

# Design & Access Statement with Heritage Statement

775\_Keymer Road

August 2025

New two storey dwelling in rear garden of existing home.

The Applicant :  
Michelle Coe

Project Location:  
2 Keymer Rd,  
Hassocks,  
West Sussex.  
BN6 8HA.

This document must be read in conjunction with the full  
plans associated to this application.

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# Introduction





## 1.1 Introduction

This Design and Access Statement supports a planning application for the construction of a new two-storey, two-bedroom dwelling, located within the rear garden of an existing four-bedroom detached property. The site lies just outside the South Downs National Park and the Keymer Conservation Area and benefits from direct frontage onto Keymer Road.

The proposal seeks to replace the previously approved single-storey residential dwelling to the rear of 2 Keymer Road, as granted under application reference DM/23/3181, with amended Site and Location Plan Rev E received on 06.03.2024.





# 01| Introduction

## 1.2 Vision

The revised design follows Passivhaus principles and draws inspiration from exemplar local architecture found within the surrounding South Downs National Park.

The proposed dwelling will incorporate a mix of natural and sustainable external materials, carefully selected to reflect and respond to its setting.

The property will be situated within a generously sized, south-facing garden, providing a discreet and well-suited site for a modest, low-energy dwelling.





**Location**





### 2.1 The Site in Wider Context

The Application Site lies within the Hassocks Built-Up Area Boundary (BUAB), outside of both the South Downs National Park and any designated Conservation Area.

Hassocks is identified as a Category 2 Settlement within the Mid Sussex District Plan (MSDP), defined as a 'Larger Village', and is situated to the south of Burgess Hill, east of Hurstpierpoint, and west of Ditchling.

The area is predominantly residential in character, with a variety of dwelling types and plot sizes contributing to an established suburban setting.



Site within wider context of Hassocks  
Google Earth



2.2 The Site in Local Context

The site occupies a highly sustainable location, within close proximity to the village centre and a wide range of local services and amenities. These include primary schools, health facilities, and retail outlets such as a Sainsbury's Local, all within a five-minute walking distance.

Public transport connections are strong, with Hassocks Railway Station a short walk from the site, offering regular services to London and Brighton. The nearest bus stop is located on Keymer Road, served by Compass Bus Route 33.

The site also lies adjacent to Allocation SSH/6 (Station Goods Yard), which has been identified for potential residential development of up to 60 homes under the MSDC Small Scale Housing Allocation DPD reinforcing the site's suitability for sustainable infill development.





## The Site





## 03 | The Site

### 3.1 Local Vernacular

The area around Hassocks Train Station has a mix of old and new buildings. Many from the Victorian and early 20th century, with features like red brick, pitched roofs, and bay windows. Newer homes and flats have been added over time, often using materials like timber and clay tiles to match the older style.

Most buildings are two storeys and sit on good-sized plots with trees and gardens, giving the area a pleasant, green feel. While some newer flats add a slightly denser look, the overall character remains residential and in keeping with the village's traditional feel.



16 Clayton Avenue (Google Streetview)



12 Clayton Avenue (Google Streetview)



5 Stanford Avenue (Google Streetview)



34 Keymer Road (Google Streetview)



9 Semley Road (Google Streetview)



4 Grand Ave (Google Streetview)



28 Keymer Road (Google Streetview)



17 Woodland Road (Google Streetview)