

# Proposals for former National Tyres Centre 60 Keymer Rd, Hassocks

Plans for the redevelopment of the former National Tyres Centre at 60 Keymer Rd have been further developed incorporating feedback following previous consultation. The revised scheme aims to:

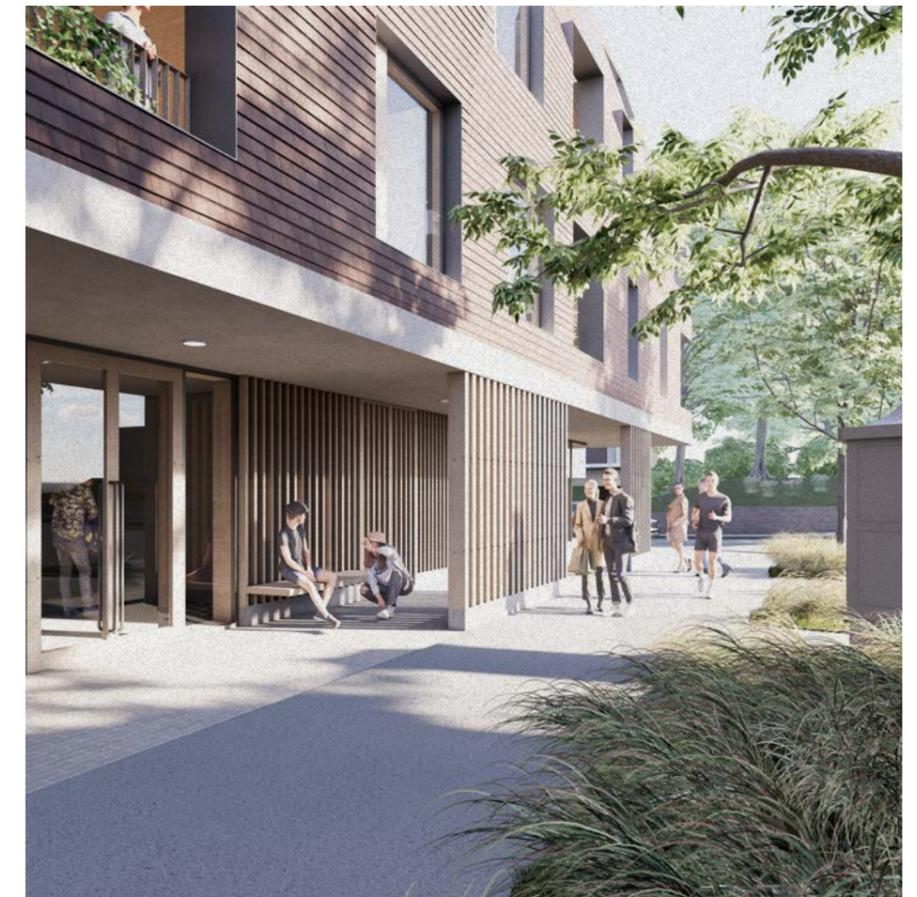
- Provide new homes that both benefit from and support existing amenities within Hassocks.
- Deliver an improved street scape and more generous public realm within the village centre.
- Provide new public frontage along Keymer Rd connecting Orion Parade to the heart of the village.
- Take measures to reduce local flooding.
- Plant new soft landscape to enhance local biodiversity.
- Accommodate 100% of car parking on site including e-charging points.
- Make financial contributions to Transport Infrastructure and Sustainable Access.
- Make financial contributions towards community buildings, children's play space, kick about, and formal sport facilities.
- Make financial contributions to primary, secondary, and sixth form education, and libraries.



Proposed View East Along Keymer Road



Library/Shop entry off Keymer Road / John Saxby Place



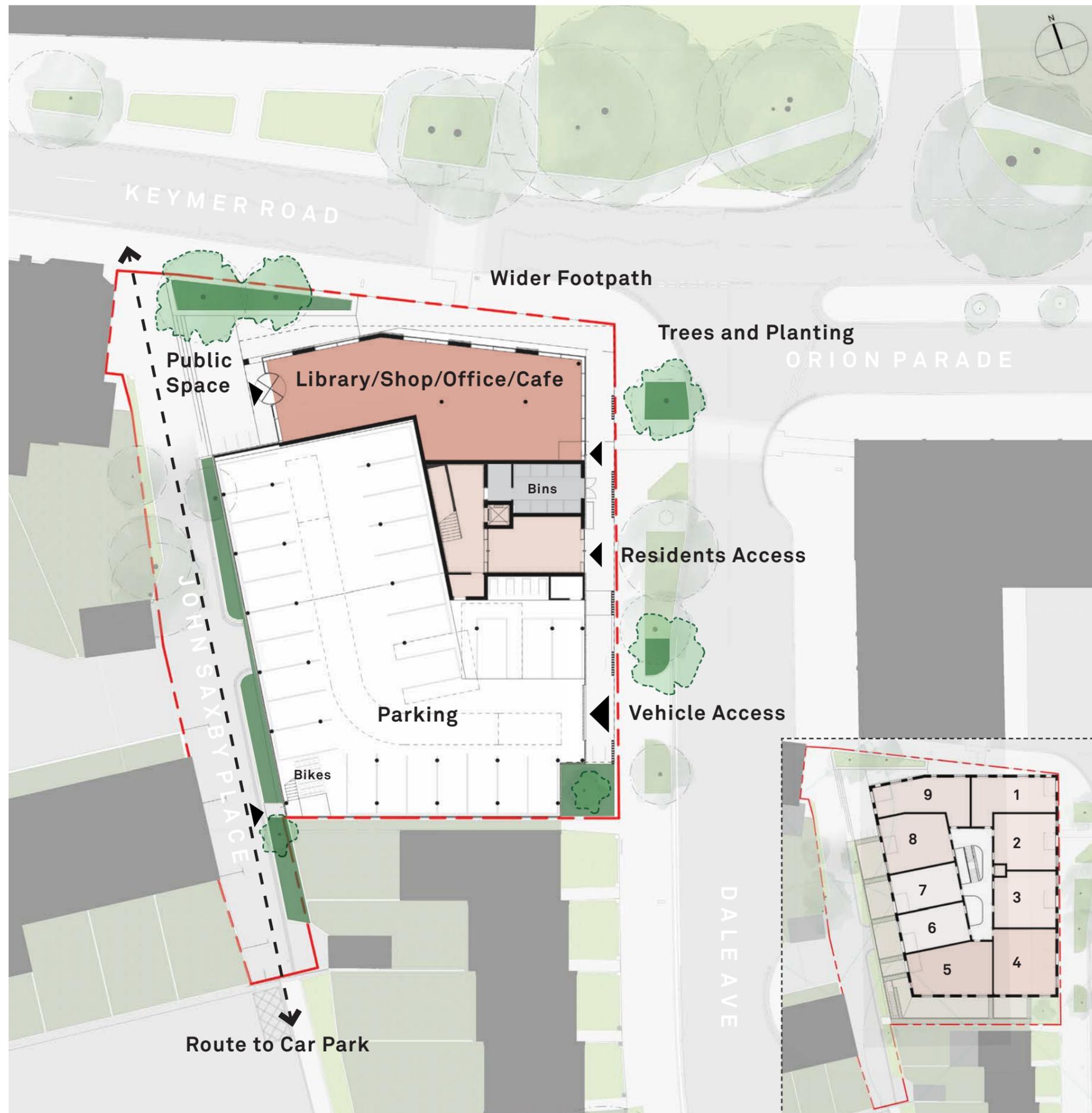
Apartment entry off Dale Avenue

## Scheme Images

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The proposal replaces the current tyre service centre and extensive forecourt with:

- Approximately 2,000sqft of flexible employment space facing Keymer Rd. This could be shops, cafés, or offices.
- Consent will also be sought that would permit the future relocation of Hassocks Library to the site if WSCC wished.
- Twenty-six new homes on the upper floors accessed from Dale Avenue.
- Private external space for each dwelling as well as communal external amenity space.
- Thirty-one secure car parking spaces on site, including e-charging points, accessed from Dale Avenue.
- Twenty-six secure bike parking spaces.
- Secure storage for recycling and waste.
- Widened public realm along Keymer Rd, Dale Avenue, and at the entrance to John Saxby Place.
- New soft landscaping.



Proposed Level 0 Ground

Proposed Level 1 Apartments

## Block Plan

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Following previous consultations, a formal Pre-Application process has been undertaken with Mid Sussex District Council, which local councillors attended. Subsequently proposals were also assessed by MSDC's external Design Review Panel. Amendments to the scheme following these inputs have included:

- Proposing a more traditional building form incorporating pitched roofs.
- Proposing the use of more traditional local building materials including hung clay tile.
- Setting the building back from the rear of the pavement to create more generous public realm along Keymer Rd and Dale Avenue.
- Setting the building into the site to create greater separation from its immediate neighbours at 1 Dale Terrace and 58 Keymer Rd.
- Creating a larger space at the junction of John Saxby Place & Keymer Rd.
- Reducing the overall building height to ensure negligible impacts on the sunlight, daylight, and overshadowing of its neighbours.
- Proposing an exemplary sustainable building both in construction and operation, using both low carbon material and on-site renewable energy generation.

Our intention is now to submit planning application seeking consent for these proposals, on which you will be invited to formally comment. We remain very grateful for you inputs to date, which have helped shape this sensitive scheme.



Proposed View North along Dale Avenue towards Keymer Road



Proposed View along John Saxby Place towards Keymer Road