

## View Southeast along John Saxby Place



Pre App

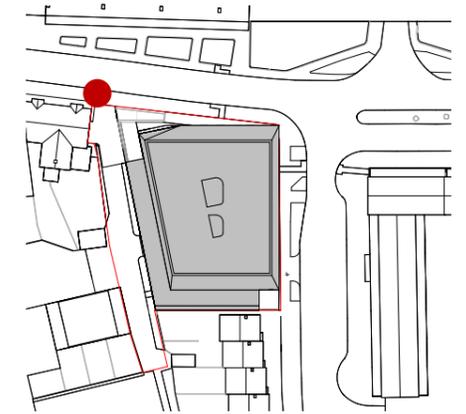
### Design Guide 6.3.15 Balcony Design

*Recessed Balconies integrated into the design of building facade*



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- b first and second-floor window arrangements aligned to establish a more orthogonal rhythm and vertical proportions.
- c building overall height reduced and east side roof angle has been increased from 11.5 degrees to 18 degrees, reducing the massing from street level.
- d ground level commercial unit raised +150mm as per flooding assessment feedback, steps added along John Saxby Place to accommodate new higher level. Accessible path via adjacent 1:20 gradient ramp. refer plans.
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## Design Development

- l North East Corner L0 refined to create larger public realm, simplify levels, and increase window frontage to John Saxby Place.
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## View South along Keymer Road



Pre App



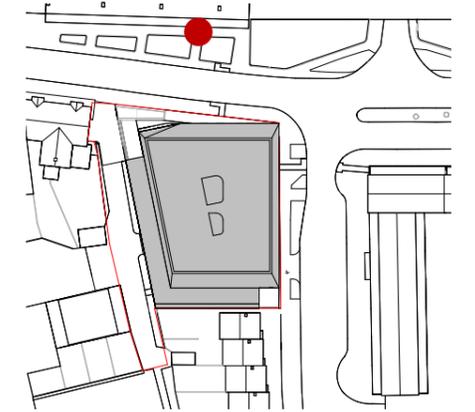
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### Design Guide 6.3.5 Windows

*Contemporary design typically incorporates large windows and greater variety of fenestration, which may be appropriate in a more traditional design.*



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## View along John Saxby Place towards Keymer Road

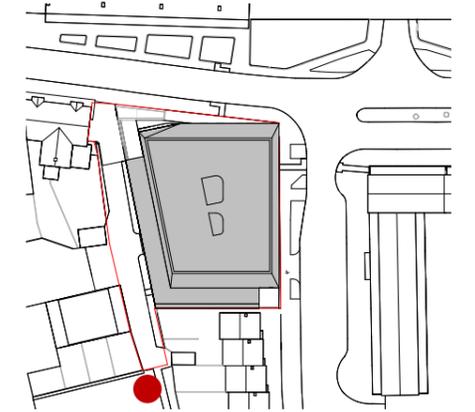


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## View East along Keymer Road of generous Public Footpath

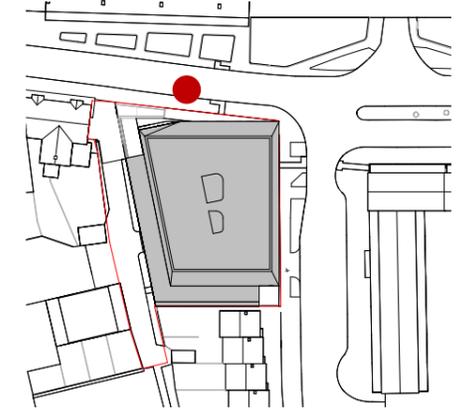


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## View of South Boundary Junction from Dale Ave

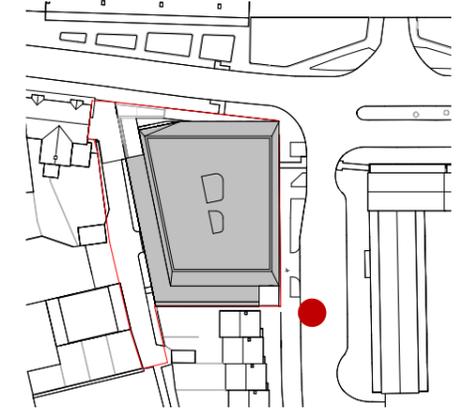


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## View along Dale Ave

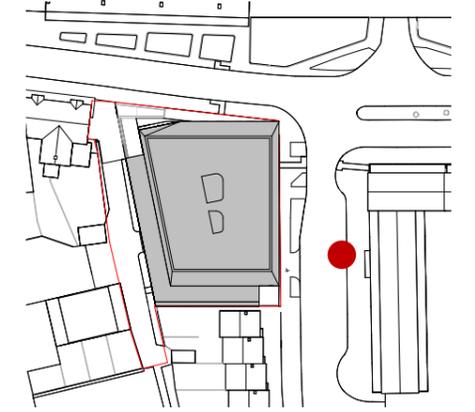


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## View North along Dale Avenue towards Keymer Road



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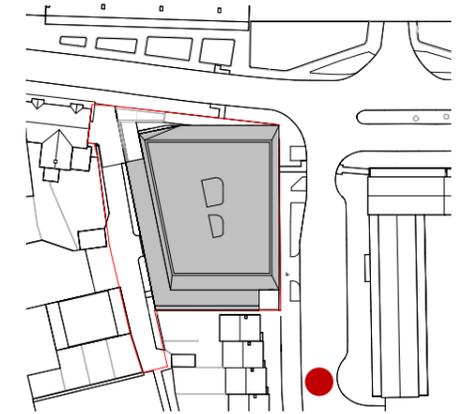
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### 6.3.5 Dormer Windows and Rooflights

*Dormers can be used in new development to reflect local vernacular.*



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## View North along Orion Parade towards Dale Avenue



Pre App



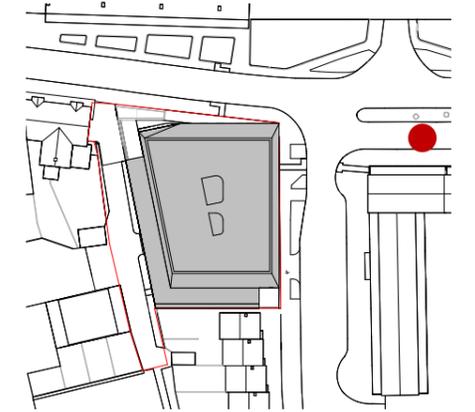
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### DESIGN GUIDE 6.3.5 WINDOWS

*The elevation benefit from deep window reveals that add interest through the play of light and shade.*



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### Indicative Class E/F1 Interior - Ground Level Commercial Space Views



### Indicative Residential Interior - Atrium Views



Level 0



Level 1



Level 2

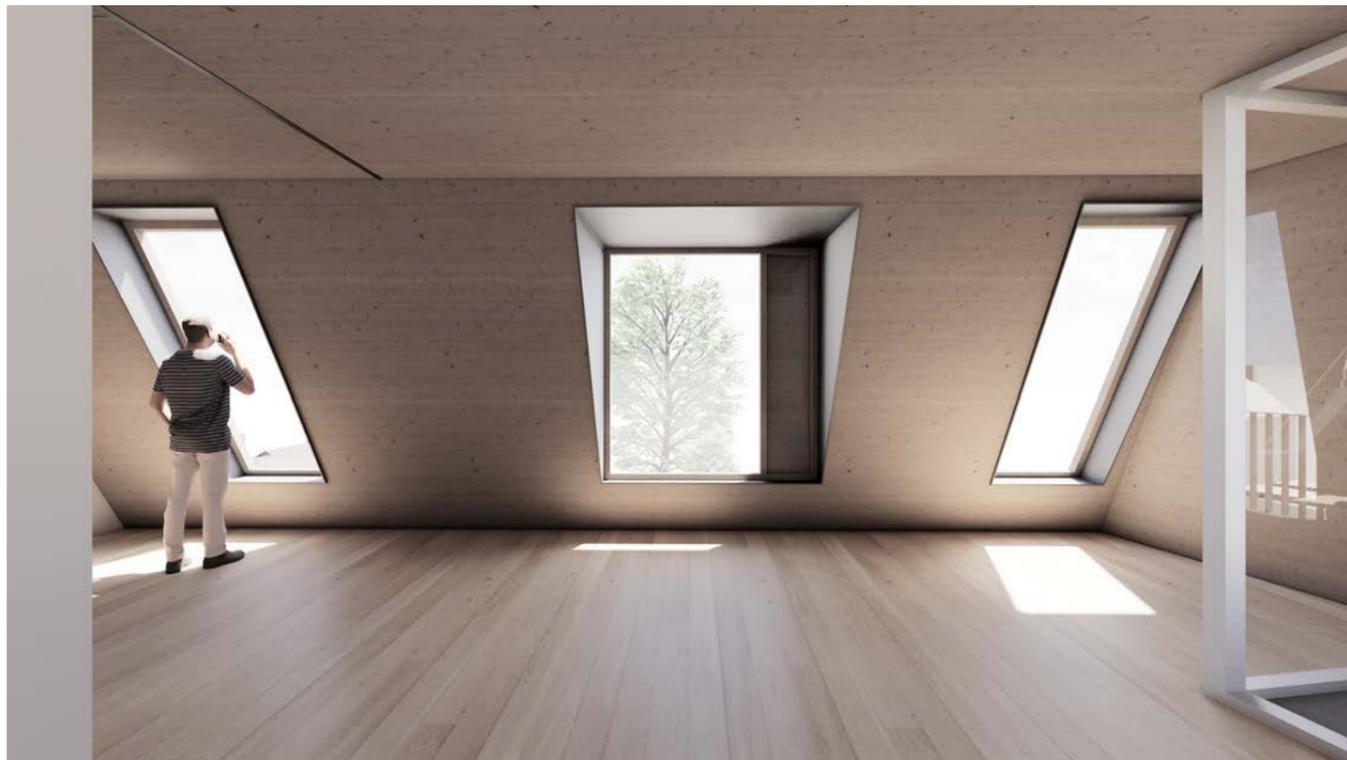


Level 3

## Indicative Residential Interior - Apartment



Two Bedroom Layout



Extended Living Layout

# Access

## 5.1 Connectivity to Site

### Approach to Site

The ground floor design priorities the creation of welcoming, easily accessible, step free pathways leading to the building and its surroundings. It included two main entrances; Primary Commercial Entrance and the Primary Apartment Entrance.

### Transport Links

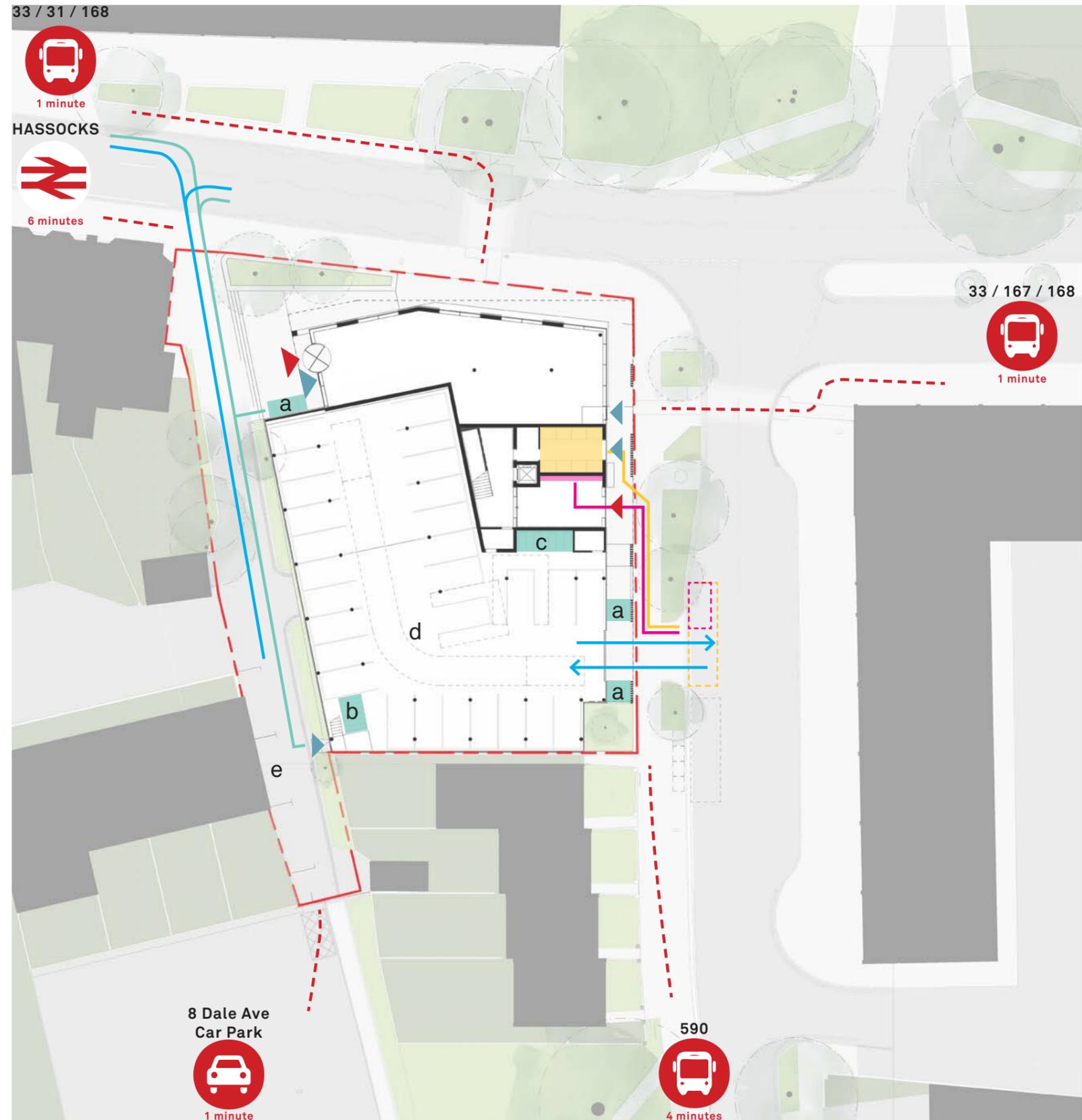
The site has multiple bus stops within a 4min walk and access to the National Rail Hassocks Station within a 6 minute walk.

### Parking

- a Cycle Parking Short Term
- b Cycle Parking Long Term
- c Mobility Scooter Parking
- d Covered Car Parking
- e Uncovered Car Parking

### Transport Key

<span style="color: red;">●</span>	Key Pedestrian Approaches
<span style="color: green;">●</span>	Cycle Access -Storage Provisions
<span style="color: blue;">●</span>	Car Access
<span style="color: magenta;">●</span>	Delivery Access - Mail Boxes
<span style="color: yellow;">●</span>	Waste Access - Bin Store
<span style="color: black;">●</span>	Loading Zone
<span style="color: red;">▲</span>	Primary Entrances
<span style="color: blue;">▲</span>	Secondary Entrances



## 5.2 Way Finding and External Lighting

### Wayfinding

Building entrances are strategically positioned to maximize visual prominence, ensuring they are easily visible from a distance along the main building approaches. Where as secondary entrances such as the bin store are articulated to be less dominate.

### External Lighting

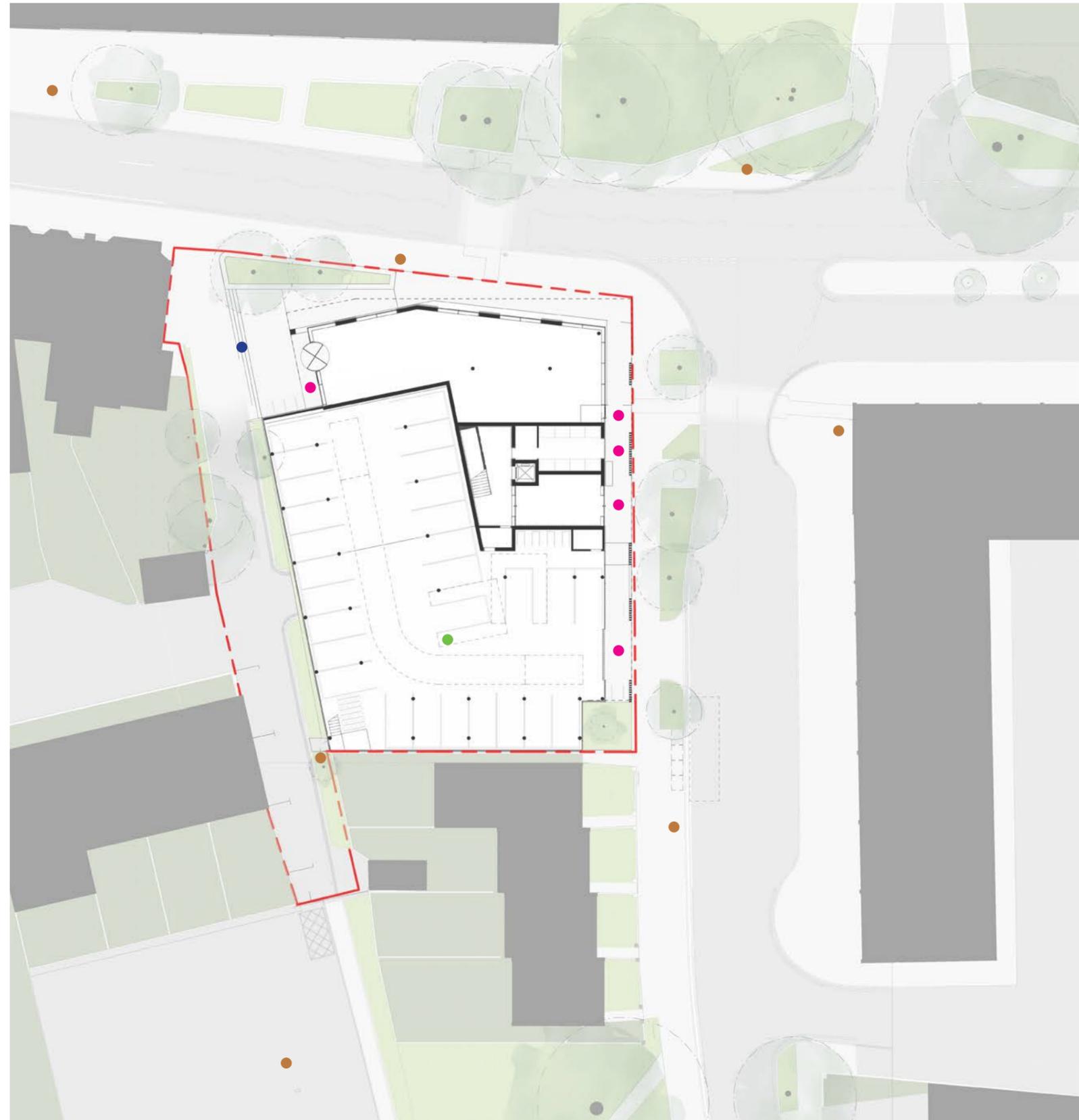
Across the plot, lighting has been designed to provide a safe, inclusive, environment that considers people with a range of abilities and age groups.

Key principles that have been adopted into the lighting strategy include:

- Illumination of building entrances to enhance way finding.
- Positively illuminating steps, ramps and other changes of level.
- Ensuring any light spill from proposed lighting is well shielded from existing and new residential dwellings.
- Using PIR sensors for intermittently used spaces to reduce energy use.

### External Lighting Key

<span style="color: brown;">●</span>	Existing Street Lamp MSDC
<span style="color: blue;">●</span>	Proposed low-level Step Lighting
<span style="color: magenta;">●</span>	Proposed soffit mounted Entrance Lighting
<span style="color: green;">●</span>	Car Park Lighting on PIR



# 5.3 Accessibility

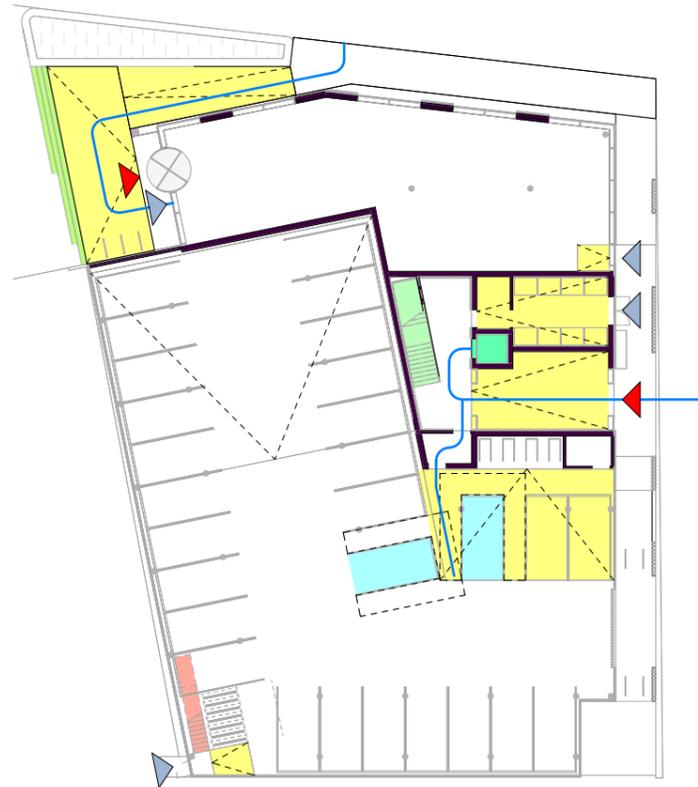
## Dwelling Units

The Mid Sussex District Plan 2014-2031, Policy DP26: Accessibility, requires 20% of dwellings to meet Part M4(2) standards and 4% of affordable homes to meet Part M4(3) standards. The proposed scheme exceeds these requirements by aiming for 100% of apartment units to comply with Part M4(2) or M4(3), demonstrating a commitment to accessibility beyond the minimum standards.

Category	No Units	%
PART M4(2) Dwellings	23	88%
PART M4(3) Dwellings	3	12%

**Access:**  
Step free access from Dale Avenue via a central lobby. This contains a communal lift that meets Part M(3) and a principle stair that meets Part M4(3) / Part K general access. All door widths and min widths to meet Part M.

**Car Parking:**  
Two accessible car parks are located within the parking areas directly adjacent to the lobby entrance. Set out to Meet Part M4(3)



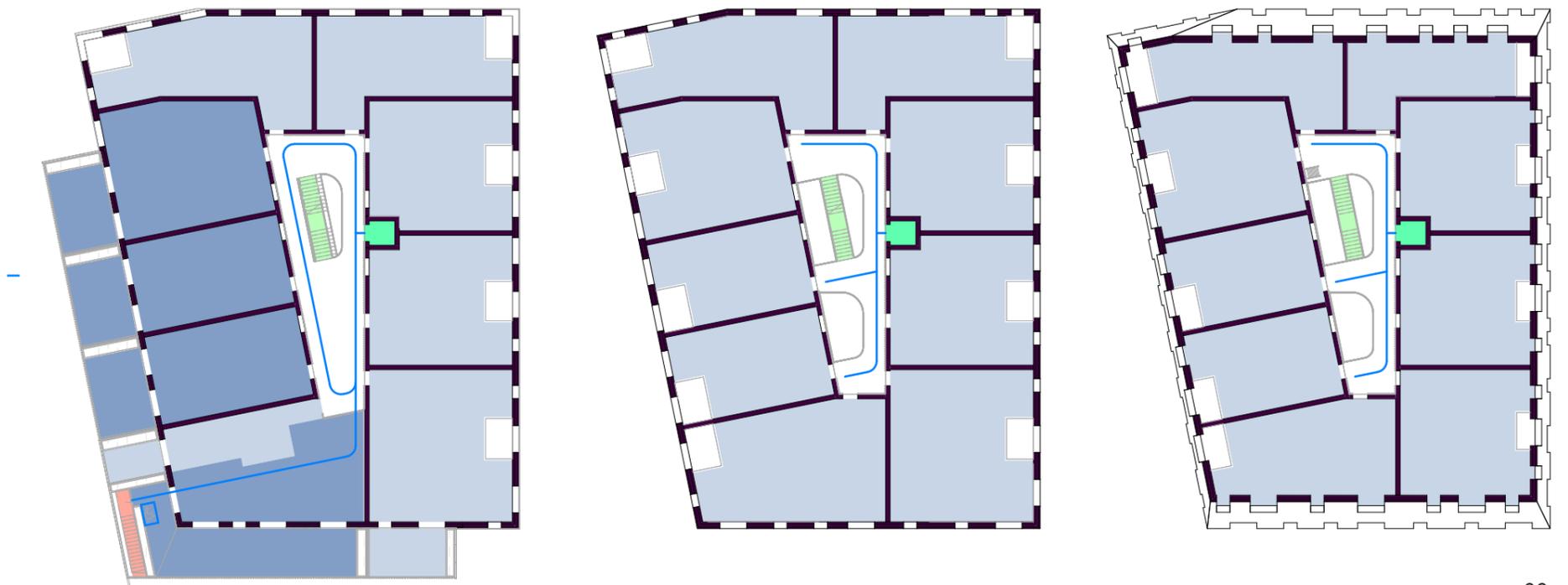
## CLASS E/F1 Commercial Units

**Access**  
The commercial unit is accessible from the public footpath via accessible ramping to the north and east and accessible steps to the west. The primary entrance contains a revolving door and a side door for wheel chair access with press to open controls.

**WC Provision:**  
To be confirmed by future tenant to meet Part M requirements.

## Access Key

● Accessible & Adaptable	Part M4(2)
● Wheel Chair Accessible	Part M4(3)
● Lift	Part M4(3)
● External Steps	Part M1
● Communal Stair	Part K General
● Escape Stair	Part K Utility
● 1:20 Ramp minimum	Part M4(3)

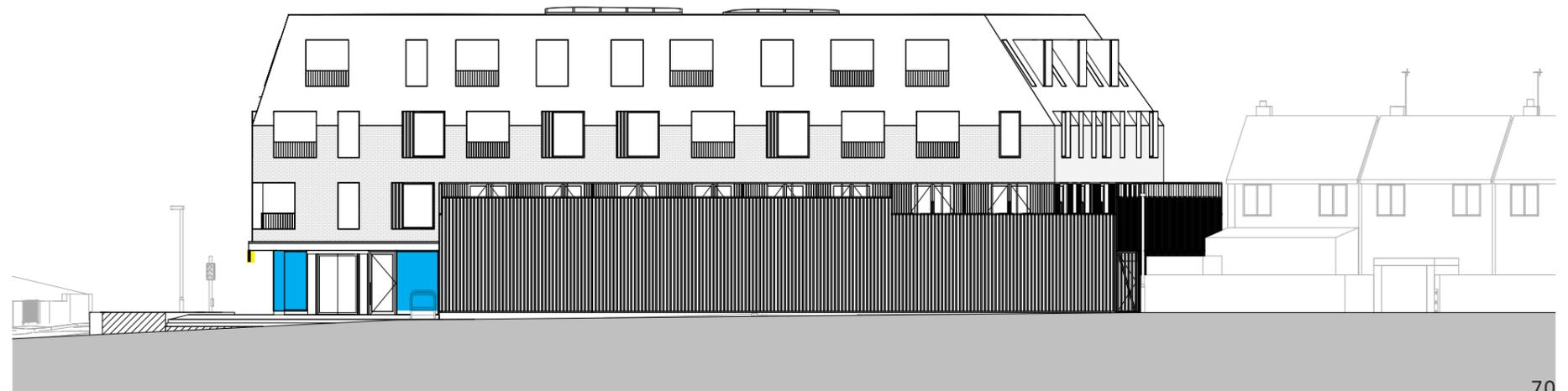


# 5.4 Signage

Signage is located as shown indicating entrances, activities, aiding way finding and for safety.

## Commercial Signage

Signage will be placed adjacent to entrances to indicate the Class E/F1 activities. This is subject to future tenant fitout, indicative signage shown.



### Signage Key

- 3D Lettering Signage
- Commercial Internal Signage / Window Display