



Proposed:
existing dropped kerb and
crossover removed and replaced
with footpath and kerb

Proposed:
2 new trees

Proposed:
new raised planter with seating
edge

Proposed:
new paving around north and
east sides of the building to
extend to neighbouring building

Proposed:
New steps
to meet Part K General

Existing:
Protect and maintain existing tree

Proposed:
existing kerb edge modified to
accommodate car turning

Existing:
3 car parks to be retained.
Note indicative 3pt car turn
(wheels within red line boundary)

Proposed:
accessible ramp to bike store
entry / fire escape

KEYMER ROAD

JOHN SAXBY PLACE

DALE AVENUE

NEW PUBLIC SPACE

USE CLASS E/F1
UNIT 1
FFL 43530

USE CLASS E/F1
UNIT 2
FFL 43530

Rainwater Attenuation
Tank under slab
(dashed) size to be confirmed

STAIR
CORE
S01

BIN STORAGE
(8no.)

RESIDENTIAL
ENTRANCE

lobby
FFL 43680

mobility scooter
parking (4no.)

utilities

COVERED PARKING
2400x4800 (28no.)
FFL 43500

PARKING
6000x2100mm (3no.)

resident long stay
bike two tier racks
(14no. parks)

garden

Proposed:
existing dropped kerb and
crossover removed and replaced
with footpath and kerb

Proposed:
new landscaped area with low
level planting

Proposed:
1 new tree

Proposed:
tactile paving to be confirmed

Proposed:
existing grass area planted with
new low level planting

Existing:
notice board

Existing:
Protect and maintain existing tree

Proposed:
existing grass area extended
southward with new low level
planting

Proposed:
1 new tree

Visibility Junction Splay:
car access to Dale Avenue
from parking area setout as
per West Sussex County
Council: Local Design Guide
(residential zone 30mph
speed limit)

Proposed:
existing dropped kerb and
crossover reduced in width to
align with new car parking
entrance. note 1.5m radius
entry kerbs for car turning

Proposed:
existing grass area extended
northward with new low level
planting

Proposed:
new garden with new low level
planting and new tree

east side of building at ground
floor level is setback from existing
sewer pipe to maintain access for
any future maintenance.

Do not scale from this drawing
Check all dimensions on site

Rev	Purpose	Date
00	Pre App	12.12.2023
01	Design Review Panel	03.09.2024
02	Planning Submission	13.02.2025

Bowen & McLachlan

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KEYMER HOUSING

Client: Star Garages (Brighton) Ltd
Project Address:
60 Keymer Rd, Hassocks BN6 8AR, UK

Project No:	BMCL005
Scale at A1:	1:100
Drawing No:	Revision:

Floor Plan Level 00

A010

02