

Urban Design Observations

To: Development Management, Joseph Swift

From: Anna Kramarczyk-Dillon, Architect/Urban Designer, Mid Sussex DC

Application ref: DM/25/2640

Date: 110.05.2026

Address: Burgess Hill Northern Arc, Land N And NW Of Burgess Hill, Between Bedelands Nature, Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West

Description: Reserved matters application to consider access, appearance, landscaping, layout and scale pursuant to application DM/21/3279 (original reference DM/18/5114) for parcel P1.2 comprising of the construction of a primary school with nursery and special support centre, car parking, multi-use games area, playing fields, landscaping and associated infrastructure.

Stage: Reserved matters.

This is a well-thought-through scheme that had addressed most of the concerns raised at the previous consultations.

The scheme sufficiently addresses the principles set out in the Council's Design Guides and accords with policy DP26 of the District Plan; I therefore raise no objection to this planning application.

To secure the quality of the design, I would nevertheless recommend conditions requiring the approval of the following details/information:

- Details and samples of the facing materials and elevational treatment elements, in particular the following:
 - Brick panels and details of brick bonding and mortar choice.
 - Anodised aluminium curtain walling system with projecting cappings and infill anodised aluminium panels. Include RAL colours.
 - Anodised aluminium composite windows. Include RAL colours
 - Anodised aluminium curtain walling. Include RAL colours
 - Anodised aluminium brise soleil. Include RAL colours
 - Anodised aluminium signage. Include RAL colours
 - Anodised aluminium plant screen (click-on battens) Include RAL colours.
 - Timber-effect aluminium click-on battens. Include RAL colours
 - Timber-effect aluminium click-on cladding. Include RAL colours
 - Galvanised steel guardrail. Include RAL colours.
 - Glazed northlight. Include RAL colours.
 - Steel-flitched timber column with stainless steel shoe. Include RAL colours.
 - Powder-coated metal fascia board. Include RAL colours.
 - Anodised aluminium louvred ventilation panel. Include RAL colours.
 - Powder-coated ventilation chimney. Include RAL colours.
 - Glazed wall-top fins. Include RAL colours.
 - Rainwater goods. Include RAL colours.

- Detailed 1:20 scale sections and elevations (vignettes) of the following shown in context: (a) front entrance/canopy/roof overhang; (b) front doors together with details such as doors handles dimension, door handle finishes and colour etc; (c) typical detail of all other entrance doors (d) typical curtain wall illustrating window openings (if any) and reveals. (e) typical steel-flitched timber column with stainless steel shoe and its ground fixing methods; (f) crinkle-crankle wall and its relationship with the front elevation; (g) each elevation element of the vertically grouped windows showing the relationship with the grouping material.
 - Detailed plans and elevations showing location of rainwater downpipes and drainage solutions to roof space, balconies/ terraces.
 - 1:20 scale section showing the solar panels within the roof slope.
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- Detailed soft landscape plans.
 - Detailed hard landscape plans.
 - Detailed information on proposed lighting, outdoor seating, play equipment, any street furniture together with separate detailed drawings of the play areas, planters etc.
 - Details and samples of the hard surface materials.
 - Detailed information of all boundary treatments and gates etc.
 - 1:20/50 scale plans, elevation, and sections of a 'spill out' public realm space outside of the main entrance.
 - 1:20/50 scale plans, elevation, and sections of secondary entrance zones to the north and east.
 - The design of the any bin stores, cycle stores and all outdoors school storage structures and solutions.
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- Separate 'Signage design code' for the school and its immediate surroundings.