



Corstorphine & Wright

NEW
RIVER

Burgess Hill

Design & Access Addendum

Proposed Section 73 Amendments

250180 - 8002 - 01 | May 2025

Corstorphine & Wright

Revision Log

Revision	Date	Notes
00	18.05.25	Draft Issue to Consultant Team
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1

Introduction

1.0 Introduction

1.1 The Martlets Shopping Centre, Burgess Hill

Existing Aerial

This document has been prepared by Corstorphine & Wright Architects, its intended purpose is to identify the design strategy behind the proposed redevelopment of the Martlets Shopping Centre, located in Burgess Hill town centre.

This Design & Access addendum accompanies the full Section 73 application submitted by way of proposed variations to the consented application ref DM/19/3331 for demolition and development proposals to the centre.

The consented scheme was informed by a greater appetite for leisure uses to complement the existing retail provisions. This scheme included the introduction of new leisure uses, such as a new 16-lane bowling alley and multiplex cinema for a more diverse scheme that was viable at the time of application.

Since the grant of this planning permission, the market conditions have changed again, heavily influenced by population lifestyle changes post-covid epidemic. As such, it is no longer viable to propose this scale of cinema and bowling alley offering. In order to deliver a high quality and sustainable scheme, it is therefore necessary to reduce the footprint of these uses. In turn this has facilitated a centralised leisure block and a significantly enlarged and improved public square for the wider benefit of Burgess Hill.

At the same time, the scheme has gone through design development and coordination resulting in a number of minor alterations and re-configurations, which are covered in the remainder of this document. The amended proposals share the same vision to deliver a vibrant town centre with benefits to the economy, jobs and housing.

Site Location

The site is located on the existing Martlets Shopping Centre and the surrounding land. The Martlets is located within Burgess Hill town centre and occupies a large portion of the central retail area of the town.

The Martlets Shopping Centre is bounded to the west and north by Civic Way, which forms part of the Burgess Hill inner ring road. To the south is Station Road (B2113) and to the north and east is Church Walk, which is partially pedestrianised. Immediately to the east is the Market Place Shopping Centre. In addition to retail units, the town centre comprises community uses (including a library, gym and theatre/entertainment venue) other commercial floor space and car parks.



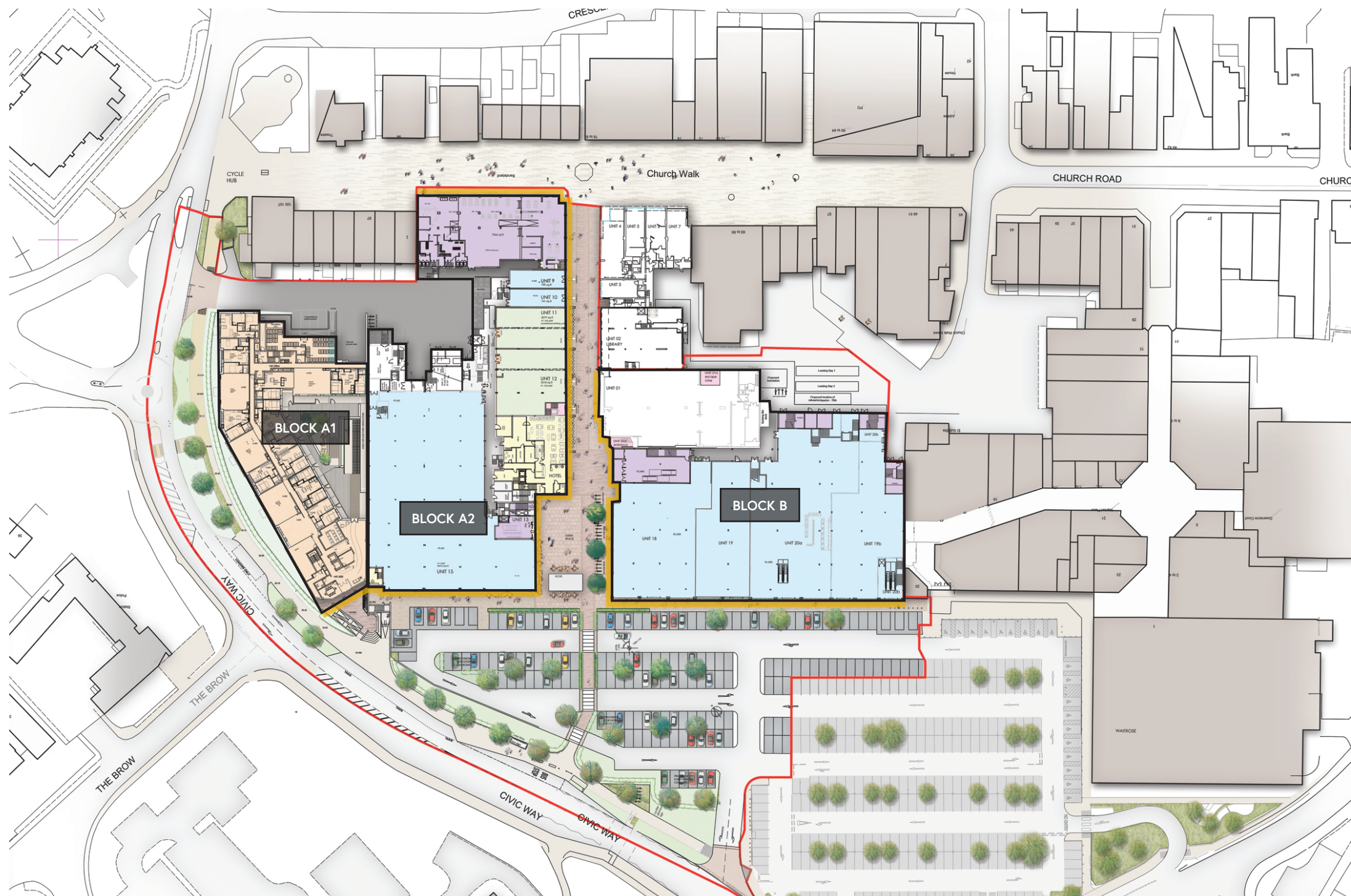
1.1 Burgess Hill Overview

Existing Site Aerial



1.2 Burgess Hill - Consented Scheme Overview

Ground Floor Consented Masterplan

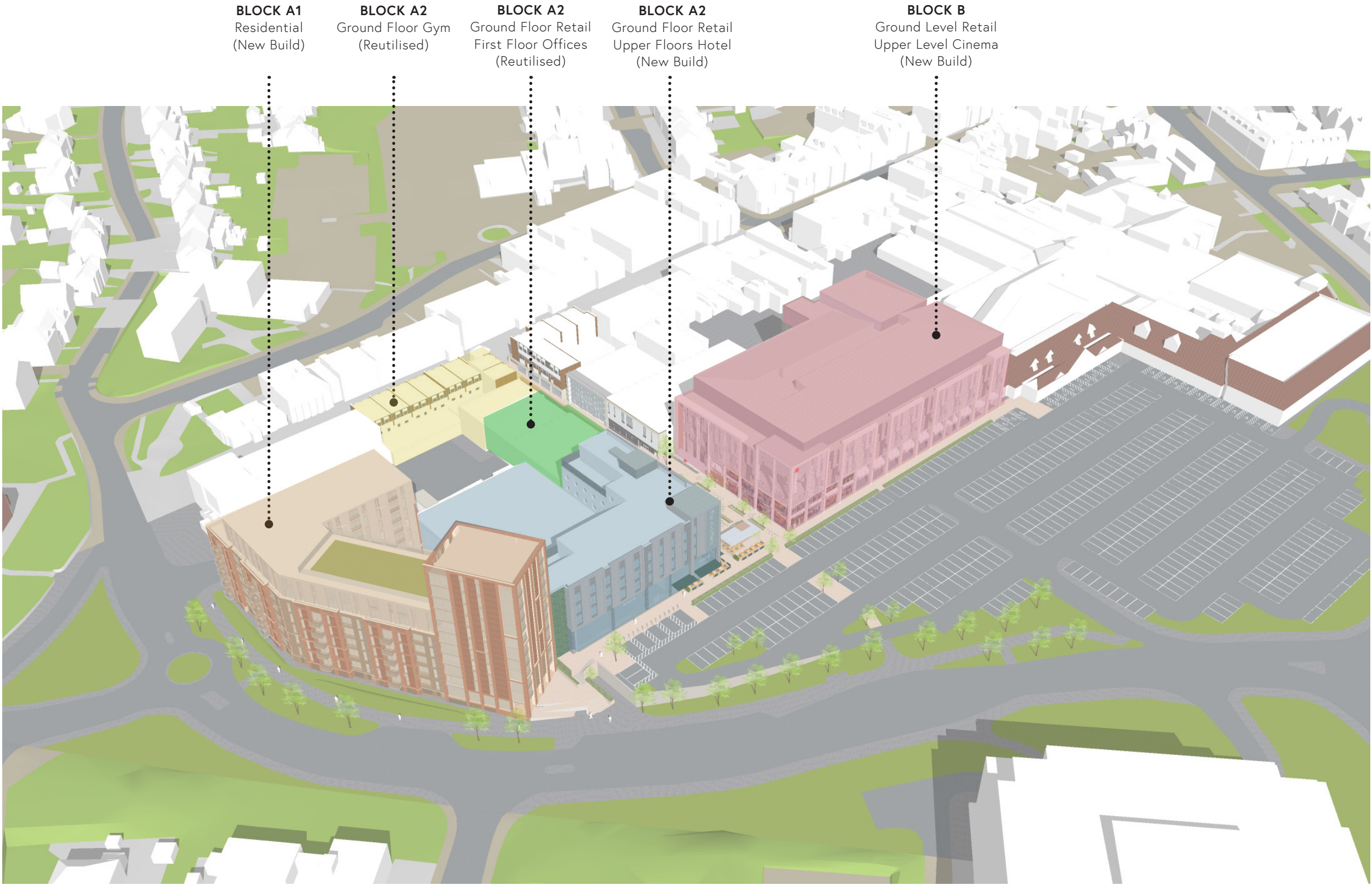


Key

Retail Use (A1)	Restaurant / Retail Use (A3)	Residential Use (C3)	Leisure Use (D2)	Hotel Use (C1)	Entrances to First Floor Offices (B1)	Active Frontage
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1.3 Burgess Hill Consented Scheme Overview

Consented 3D Model - Proposed Blocks A1/A2/B



1.4 Block A1 - Residential Overview

Visual of the Consented Residential Block A1 from Civic Way



1.5 Block A2 - Hotel and Retail Overview

Visual of the Consented Food store & Hotel Block A2 from the Consented Main Car Park



1.6 Block B - Retail & Cinema Overview

Visual of the Consented Retail & Cinema Block B from the Consented Public Square



1.7 Public Realm Overview

Visual of the Consented Public Square & Events Space





2

Block A1 - Residential Scheme

2.0 Residential Proposal

2.1 Variations to accommodate detailed design development

Summary of Amendments

Since planning permission was granted for the consented scheme in July 2021, there have been significant updates to fire safety regulations, including revisions to Approved Document B, the introduction of the Building Safety Act 2022, and revisions to standards such as BS 9991, the British Standard that provides guidance on fire safety design for residential buildings. These updates reflect a more robust and accountable approach to fire risk management—particularly in high-rise residential developments.

The Building Safety Act 2022 mandates that updates to previously consented planning applications may be necessary to ensure compliance with new fire safety standards including the introduction of categorising high-risk buildings (HRBs). The consented Residential building (Block A1) is now classed as a HRB, given it is over 18 metres tall/ 7-storeys high and contains more than two residential units. As such this block is now subject to stricter safety regulations, including enhanced oversight by the Building Safety Regulator, mandatory registration, and more rigorous design, construction, and occupation requirements to better manage fire safety risks.

Further, the latest revisions to BS 9991:2024, introduces significant changes such as, revised sprinkler and stairway regulations, updated fire door classifications, and enhanced provisions for smoke control and evacuation lifts.

These fire regulatory changes have informed significant architectural, safety, and functional improvements to the proposed design. A major revision includes the addition of a secondary stair and evacuation lift to the taller element of the building, which necessitated a redesigned tower layout. This second stair/lift core has been incorporated without alteration to the proposed massing or footprint of this part of the building.

Further notable fire safety enhancements include the integration of enlarged mechanical and natural smoke vents, additional fire escape routes such as a new stair and firefighting lift extending to the 7th-floor roof terrace, and designated wheelchair waiting areas within corridors. In open-plan kitchens, hobs have been repositioned to comply with fire safety clearance standards, ensuring both heat radius and escape routes are adequate.

In addition to the alterations informed by fire safety updates the proposed design has undergone general refinement as developed and coordinated design has progressed.

Minor alterations have been made to the elevations and external treatment of the building. The 7th-floor parapet height has been raised to conceal building services and reduce the need for extra edge protection. All apartment windows and doors have been extended in height to accommodate louvre panels for improved ventilation systems. Materials and design elements have been standardized and simplified, including a shift from glass to metal balustrades and the application of brick detailing to soften visual impact. Additional adjustments ensure compliance with boundary requirements for window placement and introduce provisions for rooftop plant equipment and access.

Internally, the proposed layouts have been optimised for compliance with National Housing Space Standards. This includes standardising bedroom and living room sizes, wall thicknesses, and utility space dimensions. Ground floor communal spaces have been restructured for efficiency and safety, such as splitting the bin store to comply with waste disposal access limits and modifying shared amenity areas to accommodate the updated stair cores as noted above. In the basement, parking and layouts have been reconfigured around enlarged plant areas as required for the sprinkler tanks to support the EV-ready car parking as well as the residential building.

The overall number of proposed residential units is unchanged from the consented application. In facilitating the above noted alterations the unit mix has been amended; the consented application had 100 1-Bed units and 72 2-Bed units, the revised proposal has 106 1-Bed units and 66 2-Bed units.

These comprehensive updates demonstrate a coordinated effort to enhance safety, functionality, and design cohesion throughout the development.

2.2 Fire Regulations Updates

Amendments for HRB and BS991 Compliance:

1. Secondary stair and secondary evacuation lift added to tallest element of the scheme on the South Western Boundary with Block A2.
2. Internal Arrangement of flats redesigned as a result of incorporating a second stair and evacuation lift within the same building footprint.
3. 2100mm x 1500mm wheelchair waiting areas incorporated into corridors.
4. Secondary escape stair and firefighting lift from the communal roof garden added to 7th floor roof terrace. Stair core to the north end of Block A1 extended to roof level.
5. Mechanical smoke vents added to central corridors
6. Mechanical smoke vents increased in size to meet fire strategy 0.8m2 clear internal space requirement
7. Natural smoke vents increased in size to meet fire strategy cross-sectional 1m² clear internal area space requirement.
8. Hobs in open plan kitchens relocated to maintain a 1800mm heat radius + 900mm escape route around hob

Key:

-  Stair Core
-  Lift Shaft
-  Services Riser
-  Smoke Shaft

Consented Scheme



Proposed First Floor Plan - Block A1

Proposed Section 73 Amendment



Proposed First Floor Plan - Block A1

2.3 Elevational Adjustments:

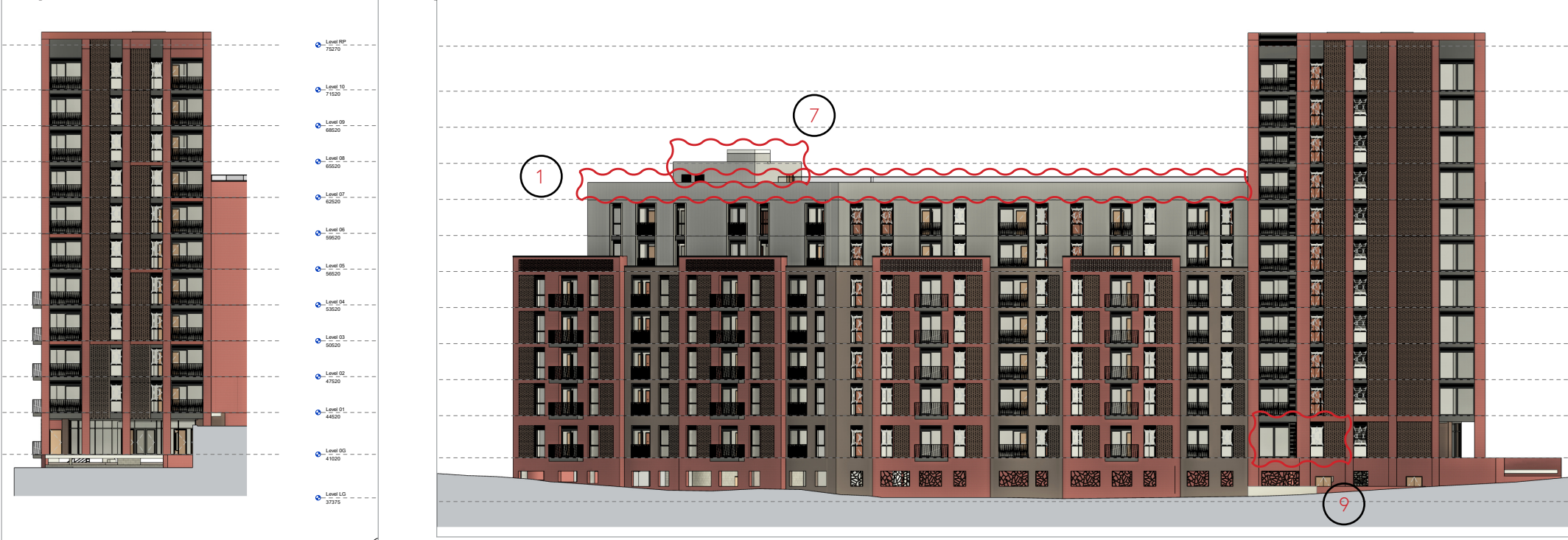
Amendments to External Appearance:

1. Parapet to the 7th floor roof increased in height from 150mm to 1100mm to screen SVPs, overruns, and limit the need for additional edge protection systems.
2. All apartment windows and external sliding doors increased in height to 2700mm, to accommodate supply and extract ventilation within ceiling voids.
3. External railings and balustrades simplified, and all glass balustrades changed to metal (to consolidate design language, reduce frequency of maintenance and reduce the effects of weathering).
4. Brick detailing added to 'tower' North elevation to visual soften solid brickwork mass.
5. Window sizes reduced or moved, to ensure glazed areas are at least 2m away from the boundary on the East and South 'tower' elevations.
6. Hoist for Plant Equipment to roof of southern block included.
7. Northern stair core connected to roof level 07 to allow for second means of escape from communal garden.
8. Internal courtyard elevations changed from white render to red brick (to reduce the effects of weathering, reduce the frequency of maintenance, and to tie in with adjacent elevations).
9. Adjustment to Southwestern elevation window arrangement at Level 01 due to stair core position abutting facade as detailed on the above page.

Consented Scheme - Proposed Elevations Block A1



Proposed Section 73 Amendment - Proposed Elevations Block A1



2.4 General Layout/Plan Changes

Amendments to External Appearance:

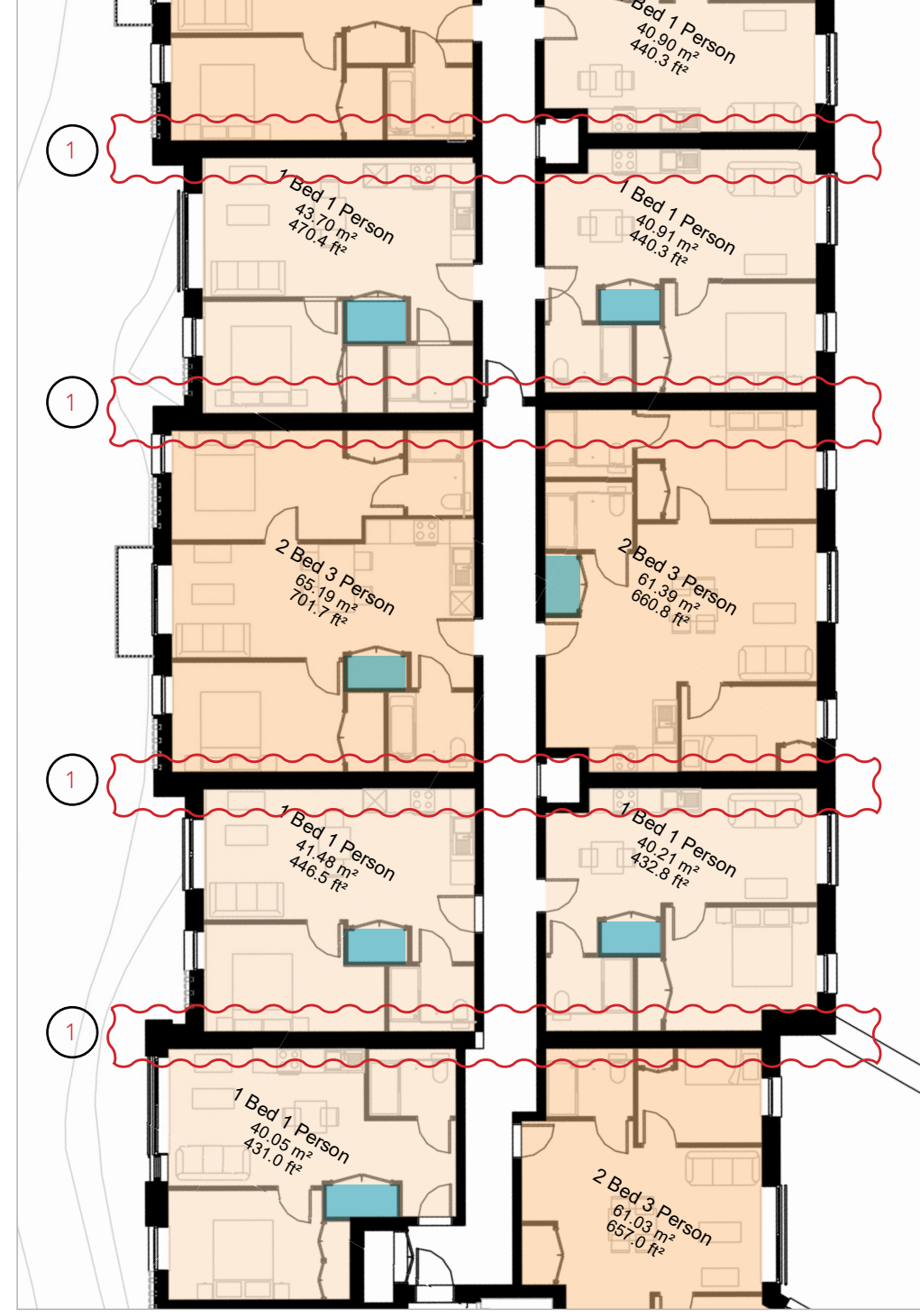
- 1. Internal and external walls increased in thickness to accommodate structure and satisfy thermal requirements.
- 2. Bedroom and living room sizes standardised to better satisfy national housing space standards
- 3. Utility space in all flats standardised to 1500mmx800mm.

Consented Scheme



Proposed First Floor Plan - Block A1

Proposed Section 73 Amendment



Proposed First Floor Plan - Block A1

Key:

- Non- Standardised Utility Cupboard
- Standardised Utility Cupboard

2.5 Re-arrangement of Communal Spaces at Ground Floor

Amendments to Internal Arrangement:

- 1. Bin store split into two stores to ensure all flats are within 30m horizontal travel distance of a waste/recycling disposal point
- 2. Cinema/Gym Space Adjustment to accommodate second stair in tower element of the scheme.

Consented Scheme



Proposed Ground Floor Plan - Block A1

Proposed Section 73 Amendment



Proposed Ground Floor Plan - Block A1

Proposed Section 73 Amendment



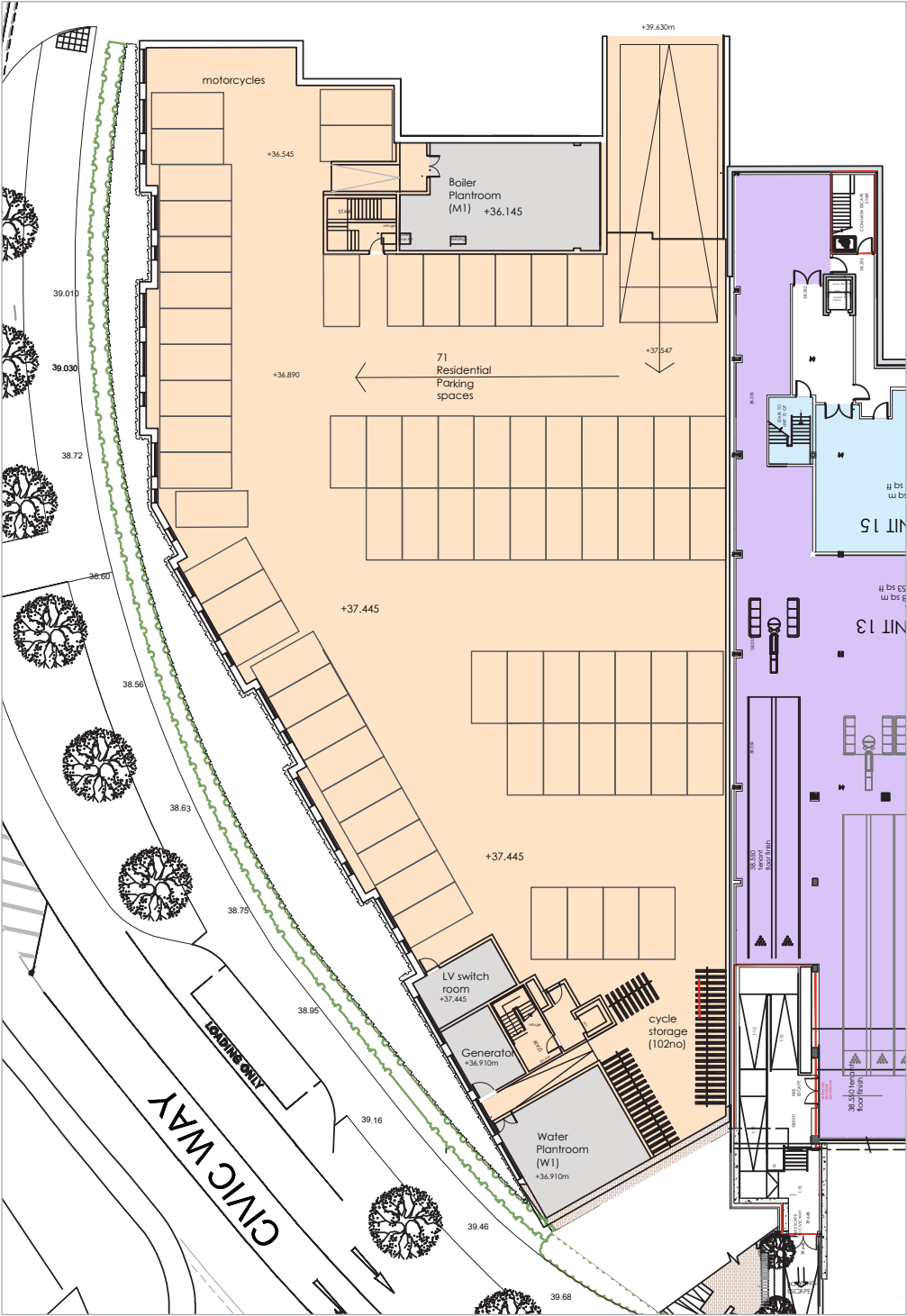
Proposed Basement Floor Plan - Block A1

2.6 Adjustment to Basement Layout - Parking & Plant

Amendments to Internal Arrangement:

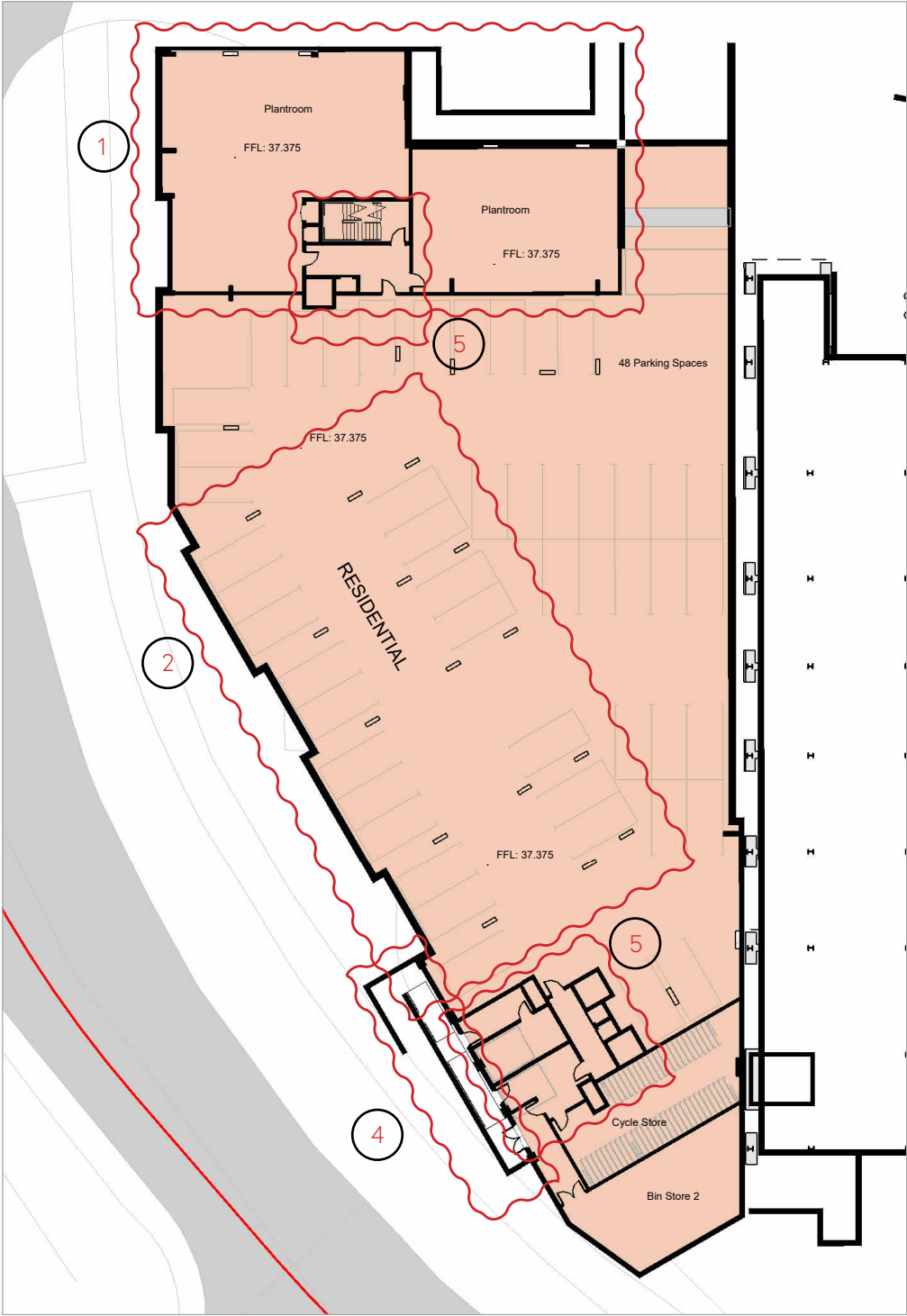
- 1. Increased Plant Zones allocated to allow for increased sprinkler tank requirements including a commercial grade sprinkler system for the basement car parking given the requirement for passive EV charging to all parking spaces.
- 2. LG car park layout revised to accommodate structure.
- 3. In the consented application there were 71 spaces in the lower ground floor level of the residential block, in the revised proposal this has reduced to 48 spaces. 23 residential parking spaces have been relocated from the lower ground level of the residential block to the external car park adjacent to Civic Way to ensure total number of spaces remains unaltered.
- 4. Pedestrian and cycle ramp, for entrance and egress to LG, added to Civic Way West elevation.
- 5. Lobbies to bin stores and stair cores amended, added, and increased in size to meet fire strategy requirements.

Consented Scheme



Proposed Lower Ground Floor Plan - Block A1

Proposed Section 73 Amendment



Proposed Lower Ground Floor Plan - Block A1



3

Block A2- Hotel
& Retail

3.0 Hotel & Retail Proposal

3.1 Variations to accommodate detailed design development

Summary of Amendments

The latest design revisions to the Block A2 elements of the development generally reflect strategic reconfiguration aimed at improving operational efficiencies, integrating tenant requirements, simplifying access, and optimising available space.

One of the most significant changes involves the removal of the previously proposed basement-level bowling alley beneath the food store in Block A2. This leisure facility has now been relocated to Block B, and the resulting voided basement space will be enclosed but unused. Consequently, ground-level access points related to the former bowling alley have been absorbed into the footprint of the proposed Food Store, allowing for an enlarged retail area and a more seamless connection to the public realm.

With the omission of the basement bowling alley and its associated lift and stair access, the north western service yard has also been reworked; the external levels have been simplified, enabling direct and level access for servicing both the Food store and the Hotel. This redesign includes relocating the substation closer to the adjacent residential block and revising refuse storage to suit the new layout and vehicle tracking requirements.

The maintenance stair, formerly between the Food store & Hotel to provide direct roof access to the relocated Telecoms Mast, has been removed. The additional ground-floor space has been absorbed in the Food store footprint for retail use. The Food store plant equipment has been relocated from the service yard to a dedicated plant deck at Level 02, accessible via a new dedicated stair core within the unit's demise. The loading bay has been reconfigured to meet tenant specifications, and an external trolley park with canopy has been added near the entrance. Architectural refinements have also been made to align ground-floor columns with the structure above.

The Hotel has benefited from a series of enhancements that increases the overall room capacity with limited external alterations. The overall number of rooms has increased by 13, from 89 rooms in the consented scheme to 102 rooms in the revised proposal. This has been achieved by reclaiming space previously assigned to plant and access functions, which has been adapted following coordinated M&E input. The removal of the Telecoms Mast maintenance stair has enabled additional guest rooms across multiple levels, and reallocation of

retail space on Level 02 to align with the ground floor footprint has added further rooms. At Level 05, the previously consented external North facing plant deck and internal West facing plant room, are both now proposed as additional internal space for hotel rooms.

There have been some minor external alterations to the consented design for the hotel; including resetting out the facade bays to the internally accommodate the tenant's standard room dimensions. The hotel entrance canopy has also been removed at the operator's request to discourage loitering/smoking, and the building's elevation has been extended to stack more logically with the ground floor. These updates reflect an integrated design approach that balances operational needs with improved building performance and tenant satisfaction.

In the original consented scheme, Unit 8 on Church Walk was intended to amalgamate several existing retail units to create a gym. Under the revised plans, the gym has been relocated to the central Leisure Block (Block B), and the Church Walk frontage will instead retain its existing configuration of smaller retail units, still to benefit from new shopfronts. The new shopfront design will largely remain consistent with the previously approved scheme, with the addition of sliding entrance doors to serve each unit. This change eliminates the need for structural modifications and level adjustments that had been required for adaptation to gym use. These smaller units will now be refurbished to a shell and core condition, ready for tenant-specific fit-outs, preserving the character and scale of the high street.

The previously approved first-floor office space (Unit 16) which spanned over Units 9 to 12 on Church Walk has now been omitted from the proposals. Instead, the revised plan integrates the existing first-floor areas into the retail units below, creating two-storey retail spaces for Units 15 through 18. New internal staircases will be added to provide public access to the upper levels of each unit, offering a more efficient and commercially viable configuration. Additionally, the previously planned dedicated entrance to the former office unit between the hotel and Unit 12 has been removed and is now absorbed into the expanded Unit 18 maximising usable retail frontage.

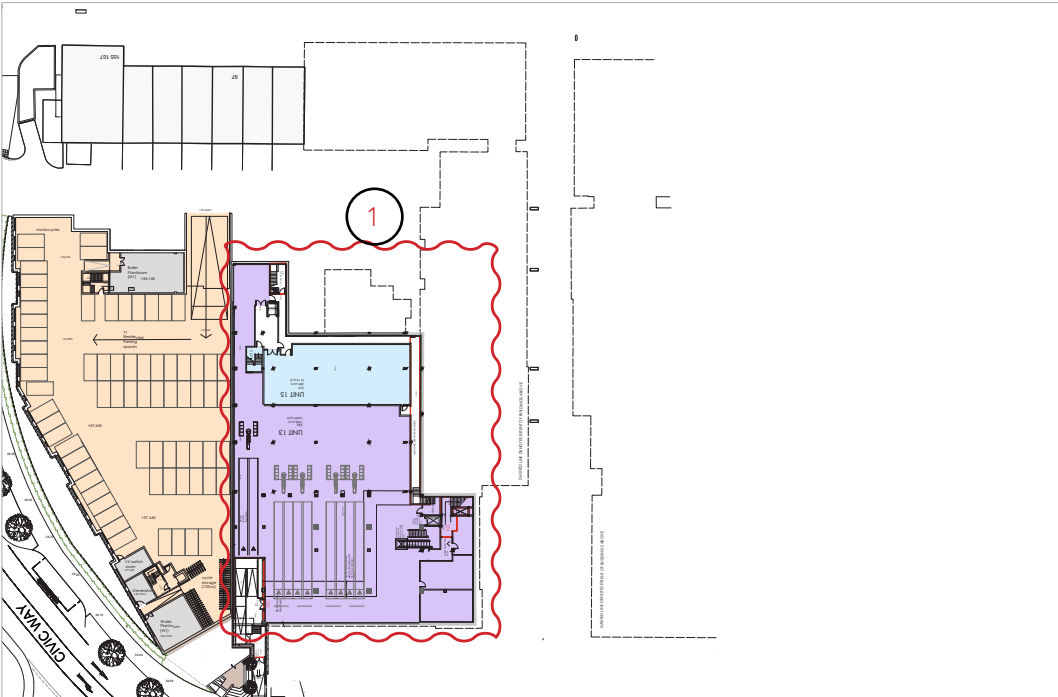
These changes prioritize adaptability, reduce construction complexity, and better align with tenant needs and urban design principles.

3.2 Bowling Alley Relocation

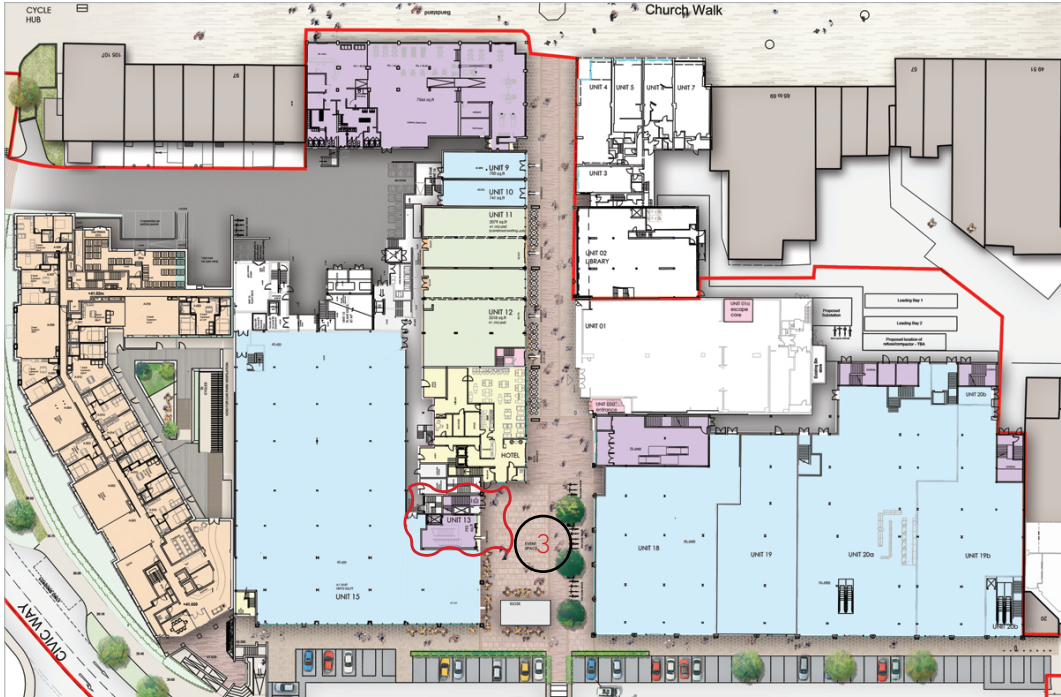
Revised Use Location within Masterplan:

- 1. The proposed conversion of the Basement (Level 00) below the proposed Food store has now been omitted from proposed Block A2.
- 2. The basement was previously allocated for Leisure Use as a Bowling Alley, numbered as Unit 13. The proposed Bowling Alley (previously Use Class D2 now Use Class E) has been relocated within the Leisure Block - refer to Block B. The basement space, which is a result of the site's topography, will be left voided and will be enclosed.
- 3. The ground floor entrance to the Bowling Alley, from the external event space, and the associated second fire exit into the service yard are no longer required, and the footprint of those areas is absorbed into the proposed Food store (previously Unit 15).

Consented Scheme

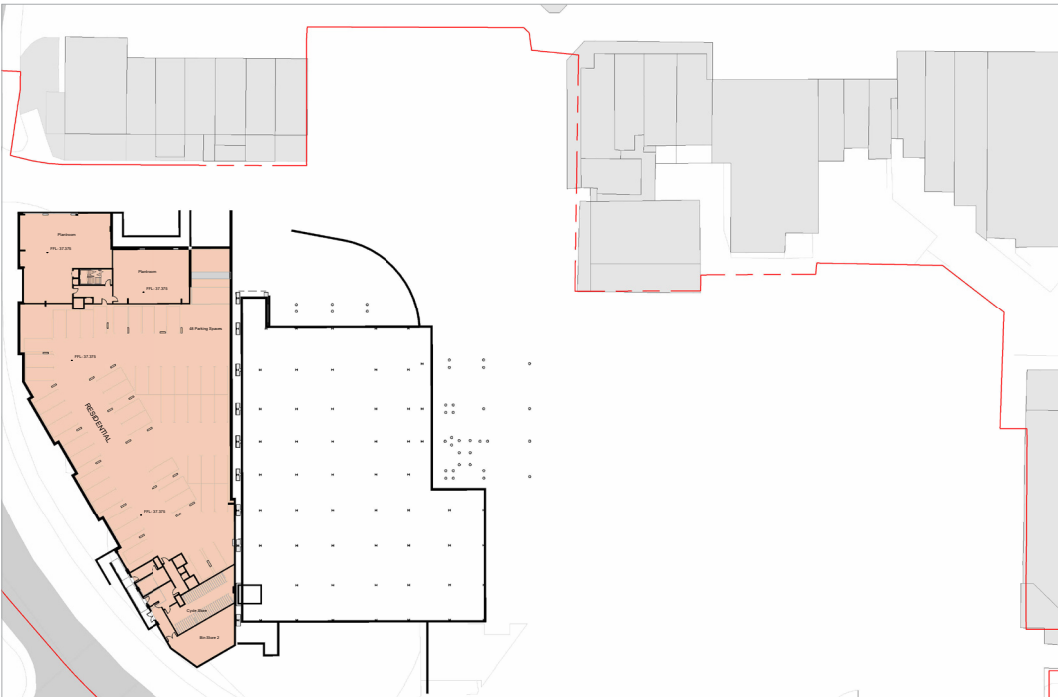


Proposed Lower Ground Floor Plan - Level 00

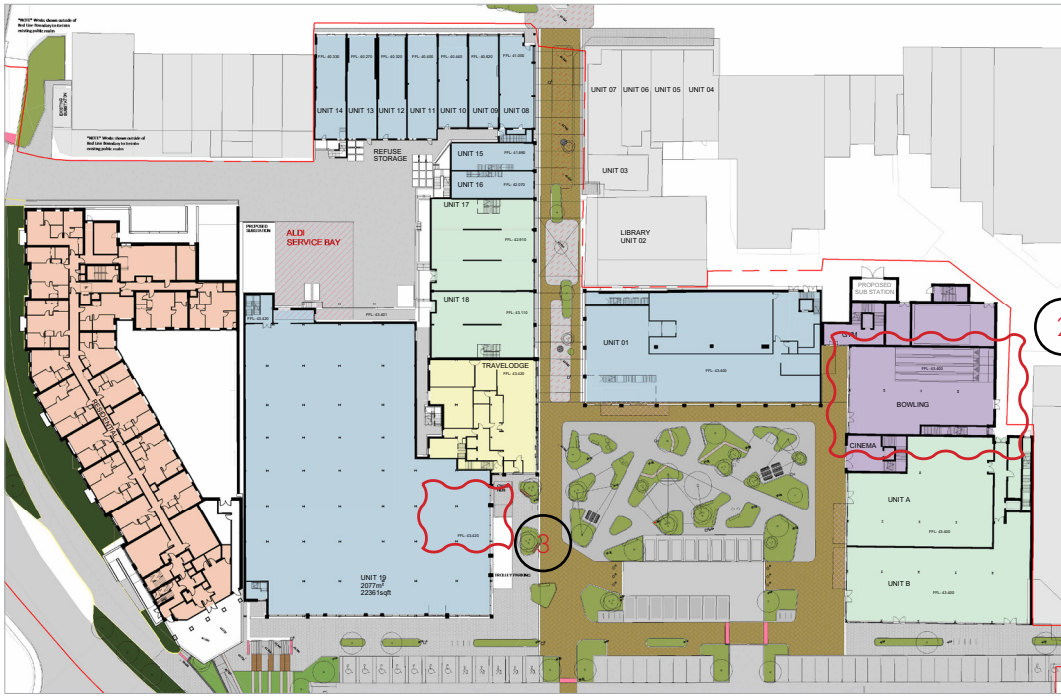


Proposed Ground Floor Plan - Level 01

Proposed Section 73 Amendment



Proposed Lower Ground Floor Plan - Level 00



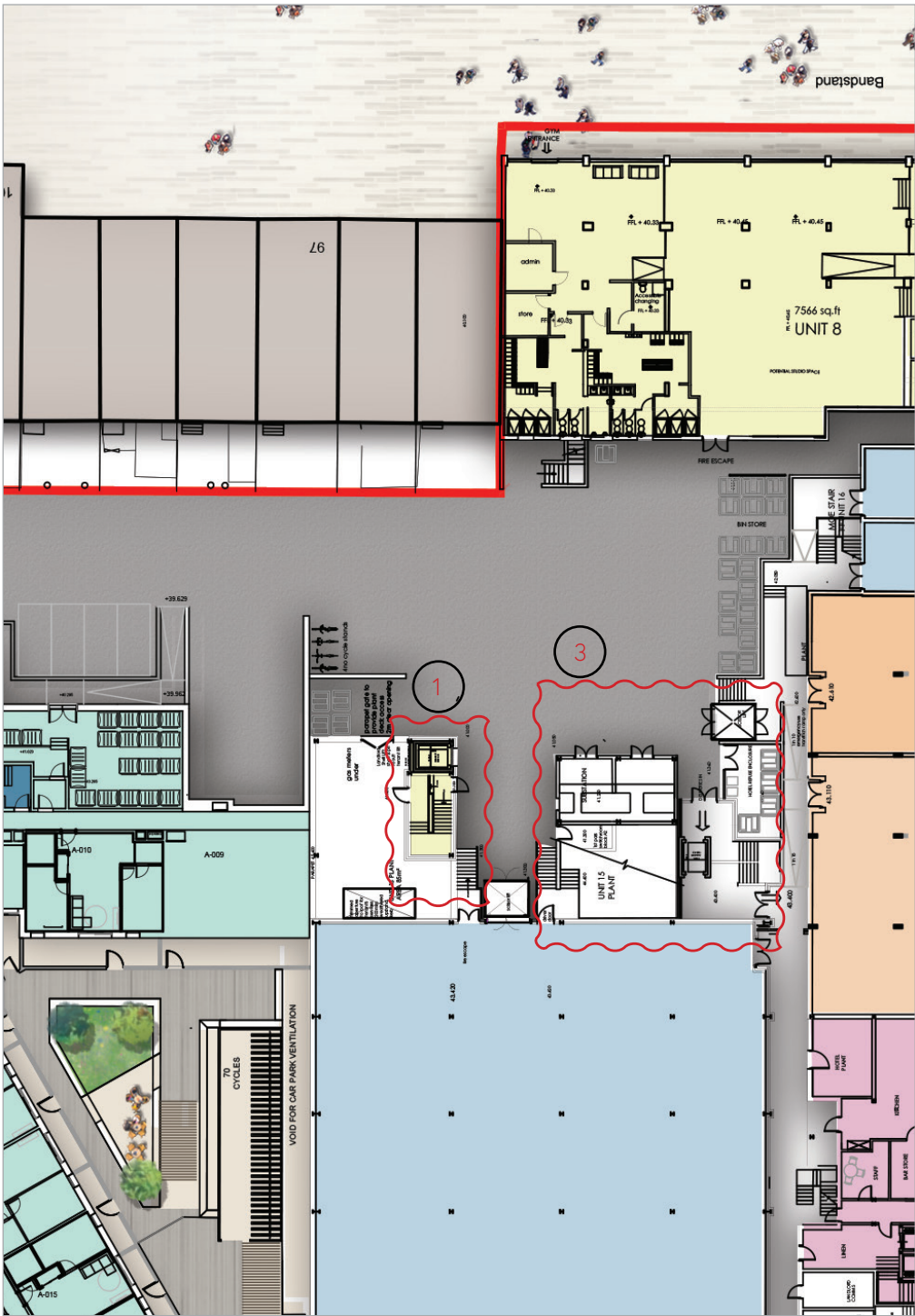
Proposed Ground Floor Plan - Level 01

3.3 Service Yard Amendments

Amendments to External Arrangement:

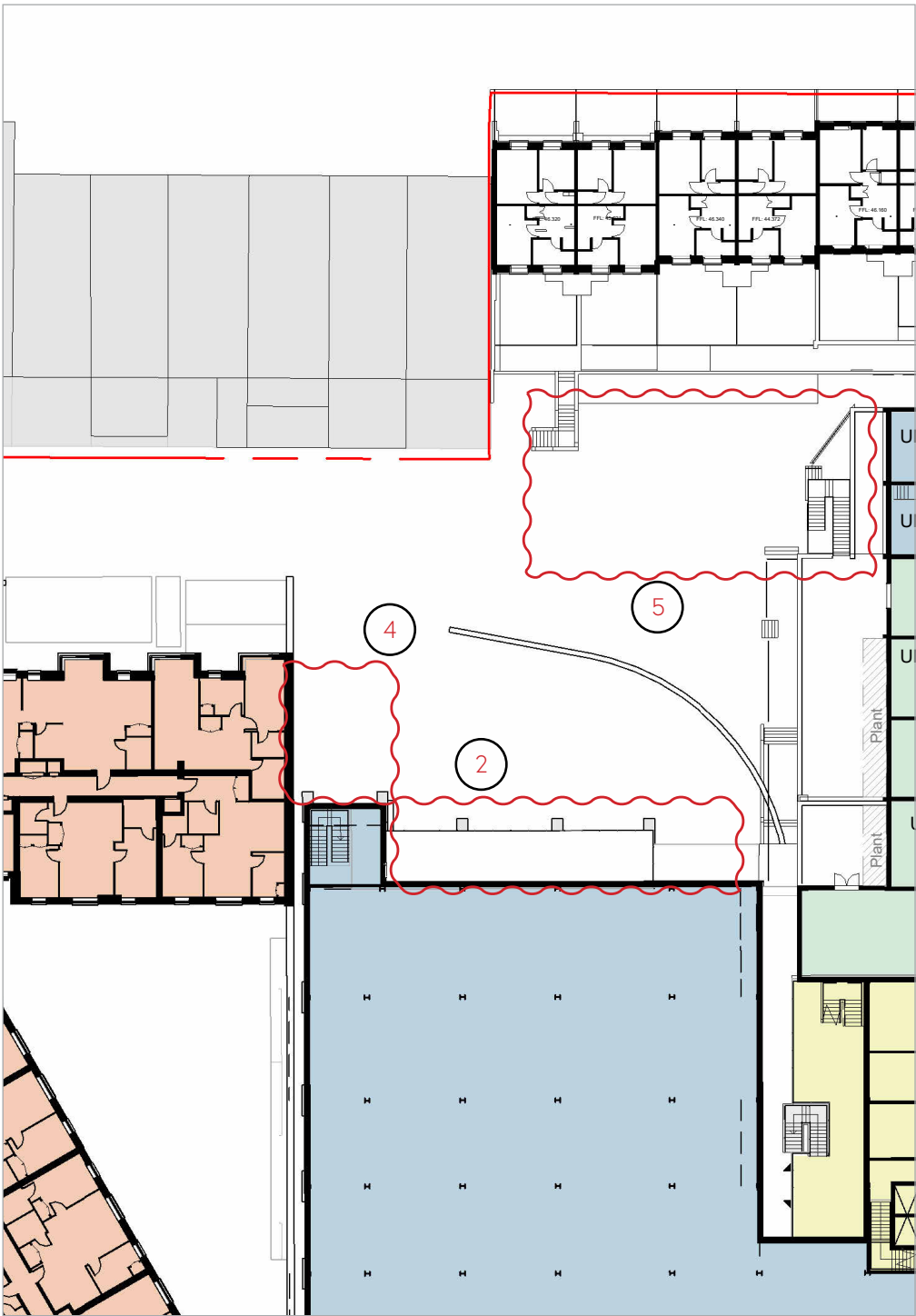
- 1. Omission of basement level access simplifies the external ground levels required and in turn the serviceability of the service yard.
- 2. Ground level in the service yard adjusted to facilitate the loading bay sitting level with both Aldi and Travelodge ground floor levels.
- 3. Stairwell and lift connecting the service yard and rear access to the Hotel are omitted as level access is now provided for all deliveries.
- 4. Sub-Station relocated to the boundary with the Residential Block (A1). Following engagement and calculations a double sub has been confirmed.
- 5. Following the re-design of the service yard, tracking of vehicular movements, revisions to the proposed buildings and changes to the external levels necessitates a re-design of the refuse storage in this area.

Consented Scheme



Proposed Ground Floor Plan - Level 01

Proposed Section 73 Amendment



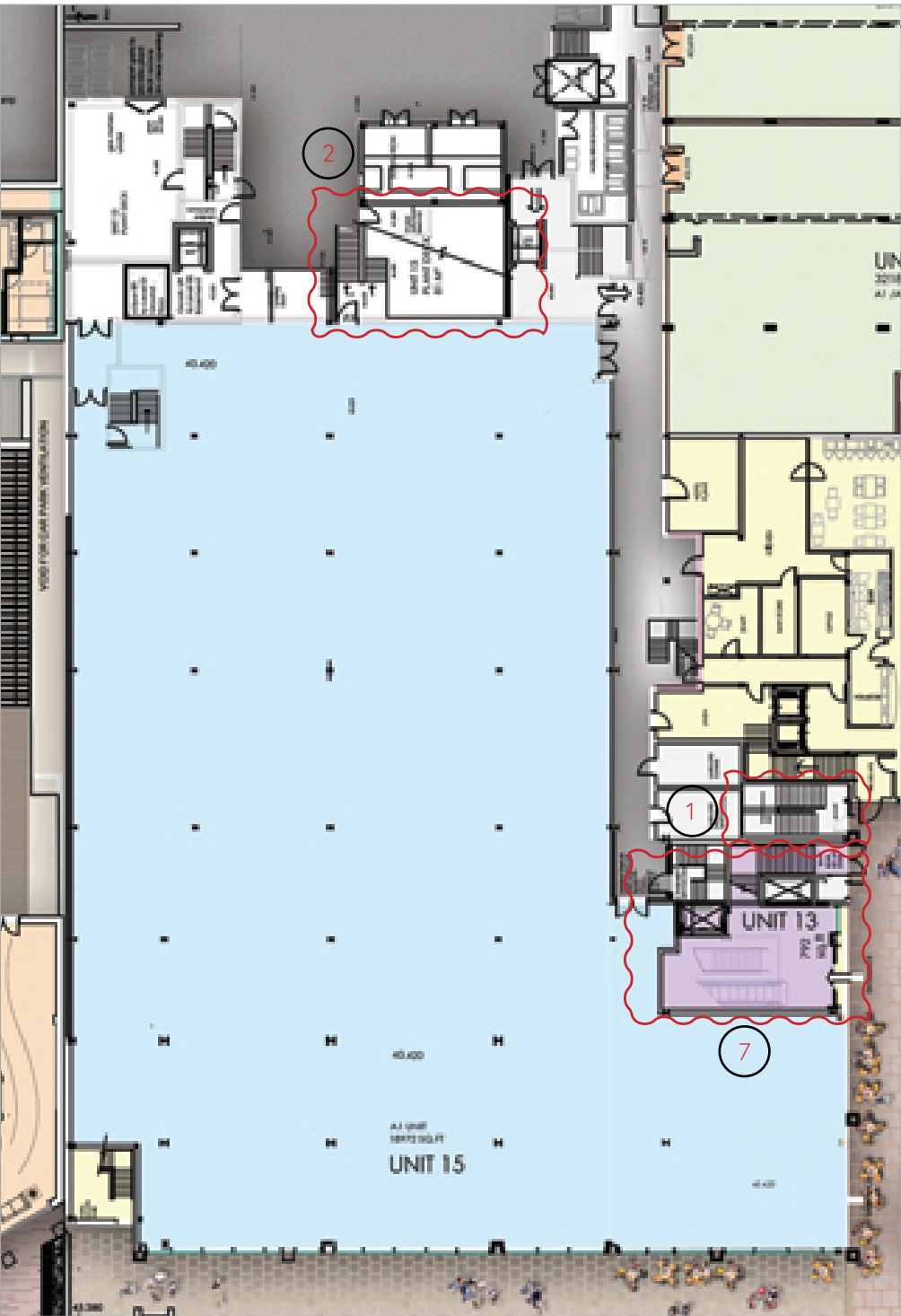
Proposed Ground Floor Plan - Level 01

3.4 Food Store Adjustments

Amendments to Store Arrangement:

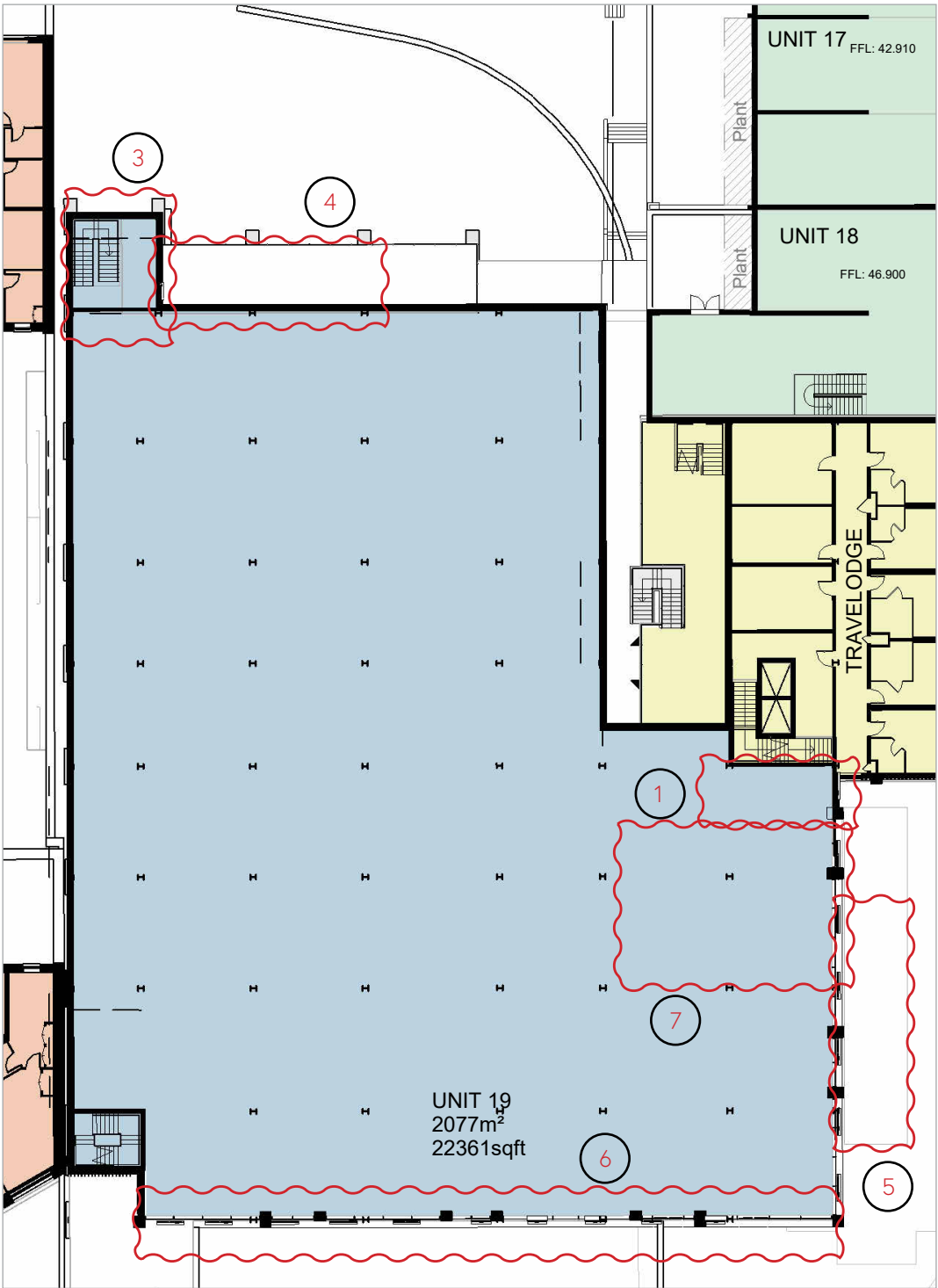
- 1. Isolated maintenance stair (and associated riser room) which provided separate access to the roof level of Block A2 for maintenance of the Telecom Mast has been omitted, footprint of the stairwell at Ground Floor Level is absorbed within the Food store increasing the overall store size.
- 2. Plant Space for the Food Store relocated from the service yard to the plant deck at Level 02.
- 3. Access to the Plant deck will now be provided via a dedicated stair core which is located where the Bowling Alley Plant area is no longer required.
- 4. Loading Bay re-designed to tenant requirements which includes a security curtain and a single pair of double doors for fire escape from the retail space.
- 5. External trolley park with canopy structure proposed adjacent to the food store entrance in line with Tenant requirements.
- 6. Elevational adjustments to align columns at ground floor with the bays of the hotel above.
- 7. Omission of the entrance lobby and stair for Unit 13/Bowling Alley. Footprint at Ground Floor Level is absorbed in the food store footprint.

Consented Scheme



Proposed Ground Floor Plan - Level 01

Proposed Section 73 Amendment



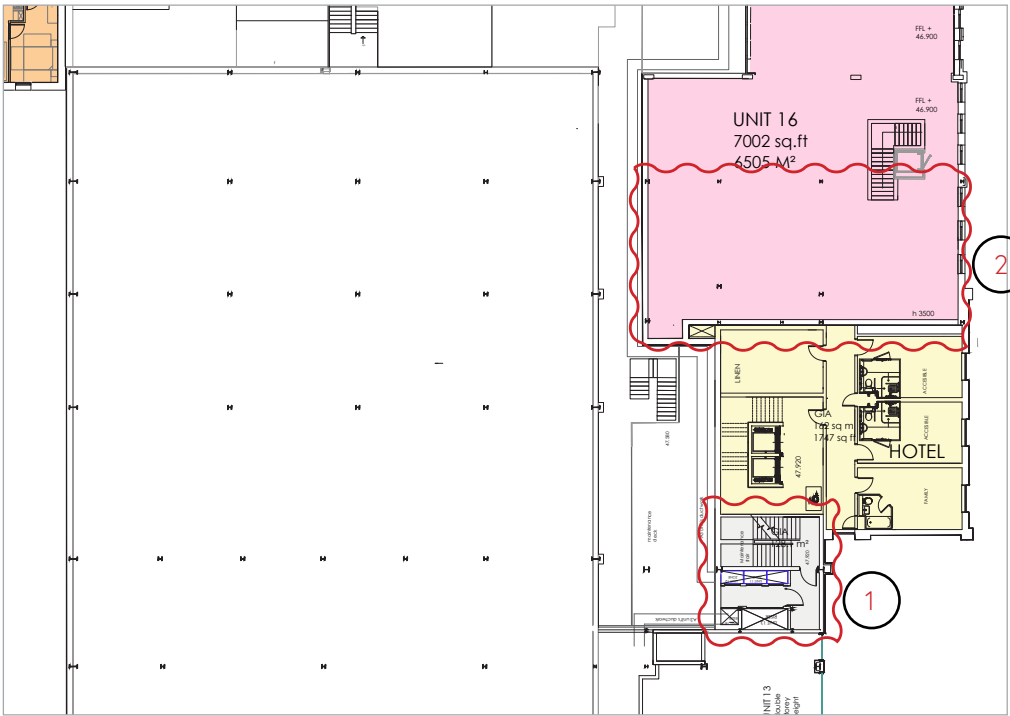
Proposed Ground Floor Plan - Level 01

3.5 Hotel Adjustments

Amended Layouts and Additional Rooms:

- 1. Isolated maintenance stair (and associated riser room) which provided separate access to the roof level of Block A2 for maintenance of the Telecom Mast has been omitted. At Levels 03/04/05 this space is attributed to the hotel enabling two additional rooms (1 Family & 1 Double) on each floor. Total plus 6 additional rooms.
- 2. At Level 02 the hotel demise has been extended into the retail space (previously Unit 12). This enables the hotel demise to stack with the ground floor footprint rather than overlapping tenants. The additional footprint at Level 02 has been allocated as 2 additional Family rooms and Plant/Staff rooms as per the tenants Back of House requirements. Total plus 2 additional rooms.
- 3. Plant deck on the north facing rear elevation at Level 05 has been relocated to the flat roof of Level 02 with direct access via the plant deck from the service yard. The area of the building is infilled to stack with Level 04 which provides 4 additional double rooms. Total plus 4 additional rooms.
- 4. Secondary escape from the roof level is provided via an access hatch into the stair core on the boundary with Block A1.
- 5. Following design development of the M&E strategy the Internal Plant Room on the west facing rear elevation of Level 05 has been confirmed as not required. The revised scheme reassigns this area as an additional double room. Total plus 1 additional room.
- 6. Total Number of Hotel rooms has increased from 89 rooms to 102 rooms.

Consented Scheme

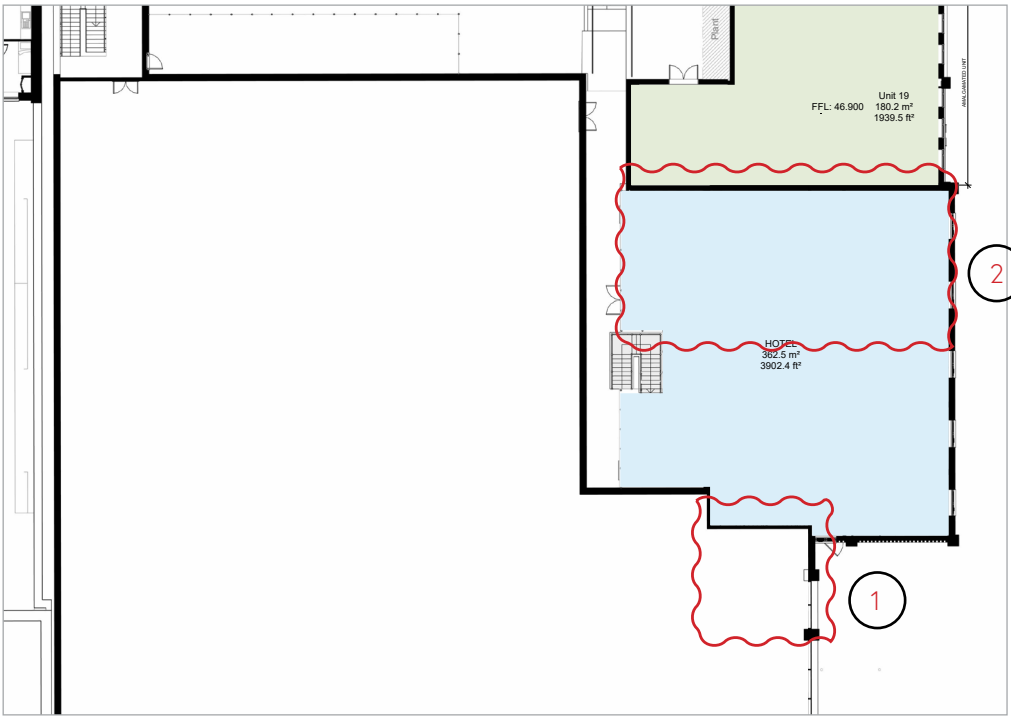


Proposed First Floor Plan - Level 02

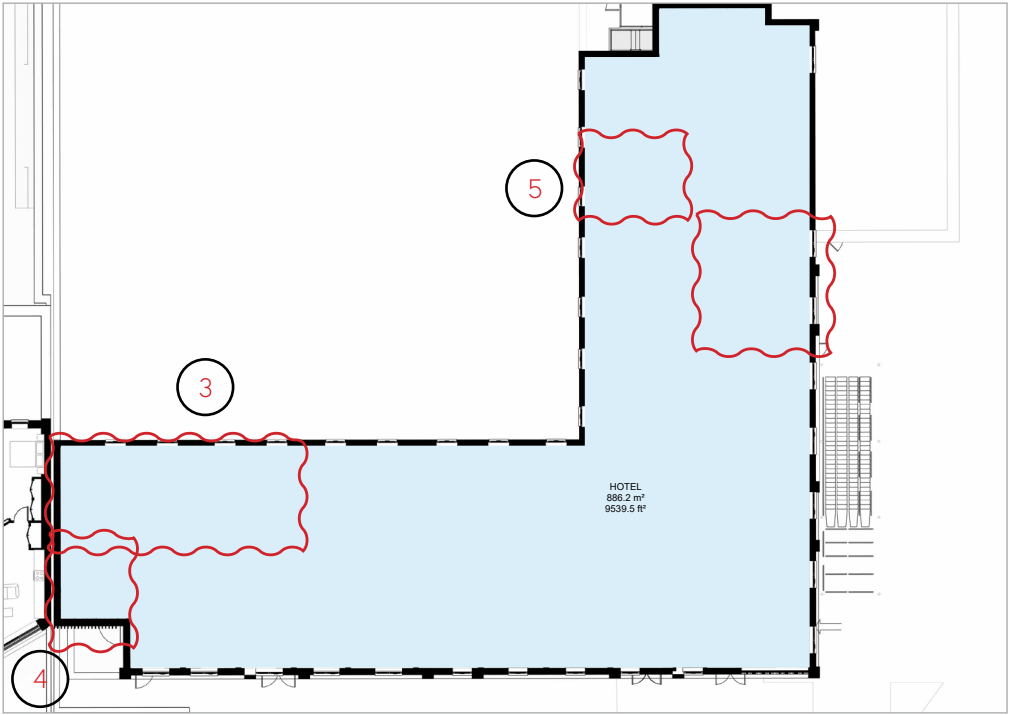


Proposed Fourth Floor Plan - Level 05

Proposed Section 73 Amendment



Proposed First Floor Plan - Level 02



Proposed Fourth Floor Plan - Level 05

3.6 Hotel Adjustments

Elevational Adjustments:

1. Façade bays adjusted to suit internal room widths in accordance with tenants standard room sizes.
2. Risers for Telecoms Mast relocated to the North facing elevation following the omission of the separate maintenance stair. Hotel tenant has confirmed roof access via the hotel stair is permitted.
3. Hotel Entrance Canopy omitted. Following user input, the hotel operator requested the omission of the canopy over the hotel entrance as it promotes unwanted congregation and smoking at the entrance of the hotel.
4. Extension of the first floor demise facing the existing Library to stack with the ground floor footprint.

Consented Scheme



Proposed North West Elevation

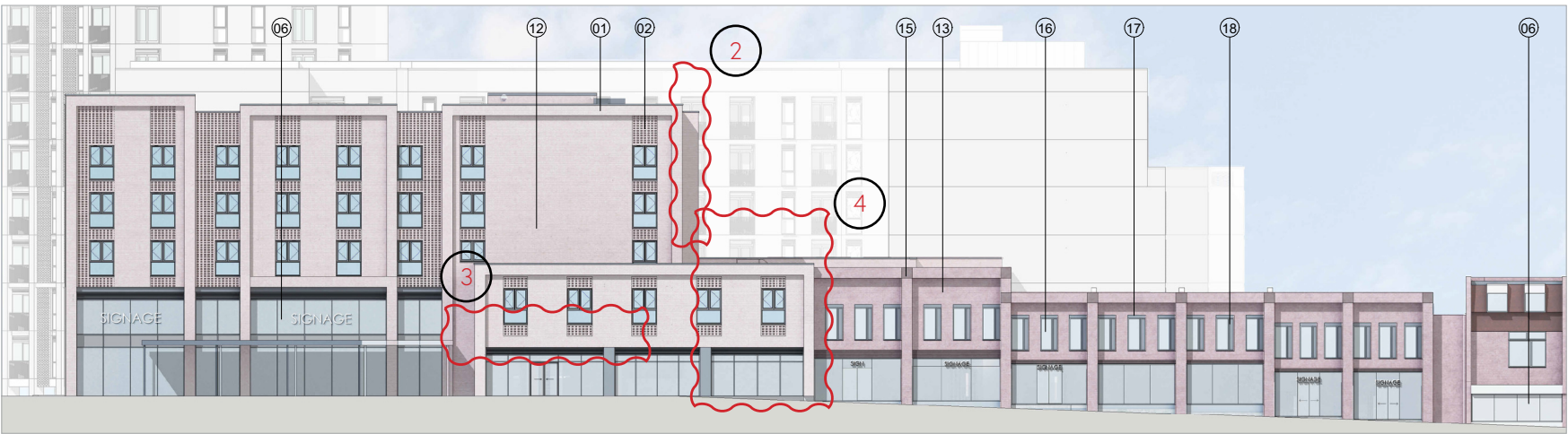


Proposed South East Elevation

Proposed Section 73 Amendment



Proposed North West Elevation



Proposed South East Elevation

3.7 Retail Units Church Walk

Amendments to Retail Arrangement:

- 1. In the consented scheme retail Unit 8 amalgamated the existing units on Church Walk for use as a Gym. In this revised proposal the gym is relocated to the central Leisure Block facility (Block B) and the retail units are retained in their existing form as a series of small retail units on the high street of Church Walk.
- 2. Internally the adjustments that were previously consented to allow gym to occupy this space, including opening up of separating walls and ramping between varying floor levels, are no longer required. Instead the existing retail units will be stripped back, shell and core fit out completed and leased to tenants for full Cat B fit out.
- 3. The proposed new shop front at ground floor level will remain relatively unchanged to the consented application. However, with the above proposed strategy for separate retail units, each bay requires sliding entrance doors, whereas the consented application had fixed glazing to the central bays.

Consented Scheme



Proposed Chuch Walk Elevation

Proposed Section 73 Amendment

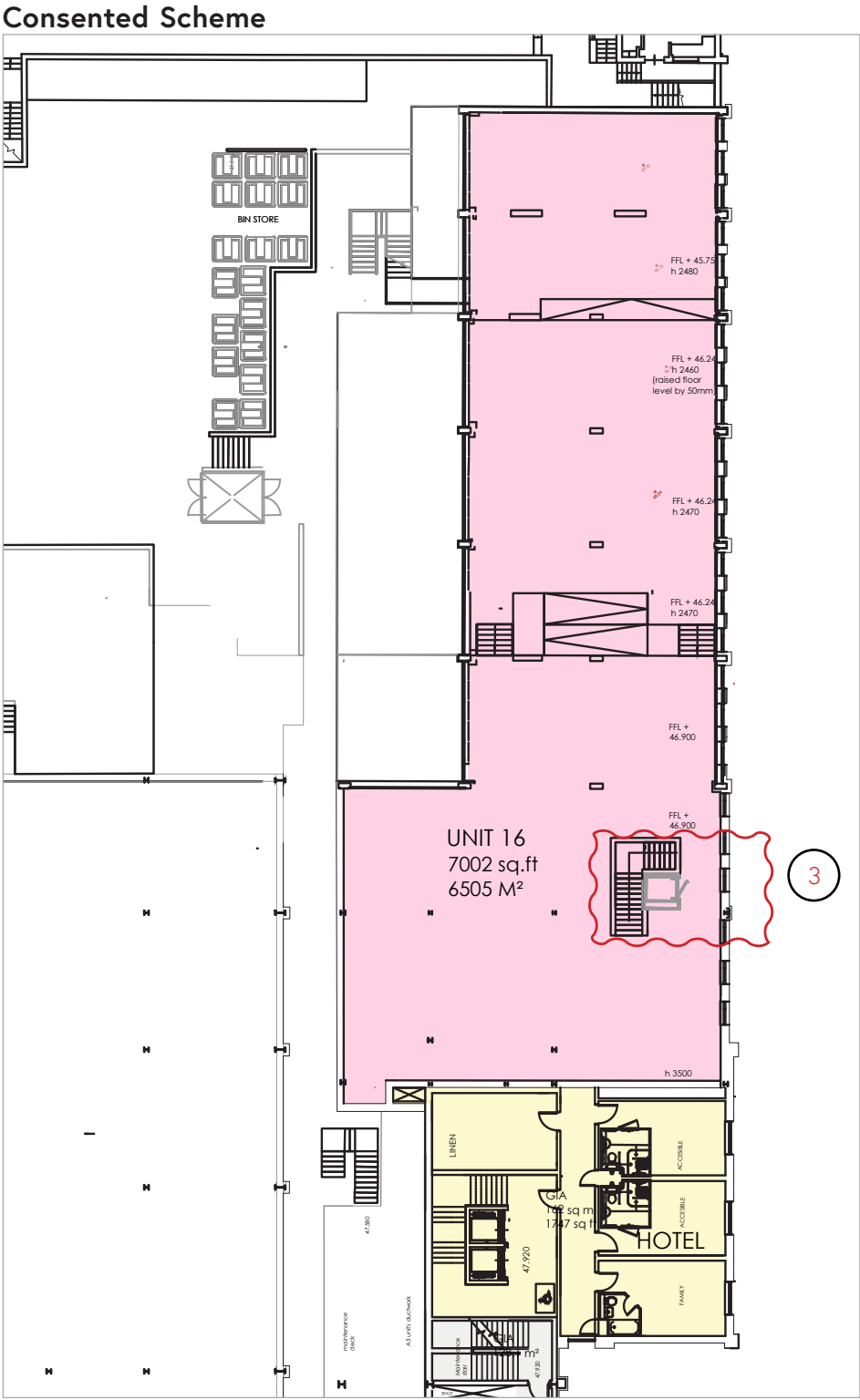


Proposed Chuch Walk Elevation

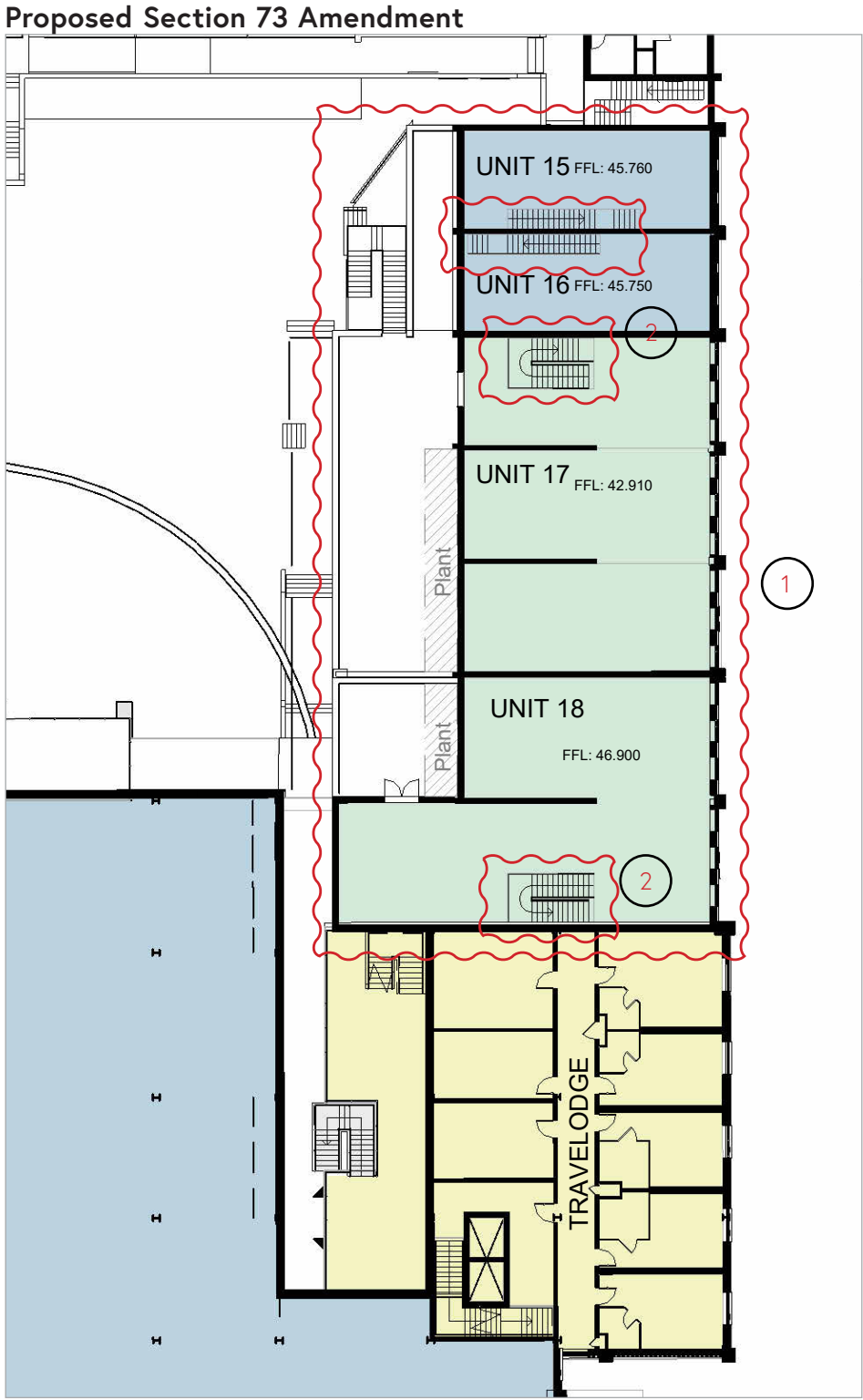
3.8 Retail Units - The Lanes

Amendments to Retail Unit Arrangement:

- 1. The consented scheme included an Office space - Unit 16 which was located at first floor level on Church Walk over the retail units 9/10/11/12. The consented office was open plan which required the existing buildings to be amalgamated by way of extensive structural work. The office spanned over varying existing floor levels which required ramped and stair connections. In the revised proposal the first floor office space is omitted. The existing first floor spaces are combined with the retail spaces below to provide 2 storey units for Units 15, 16, 17 and 18.
- 2. To facilitate the 2 storey retail spaces new staircases will be provided to each unit to give suitable public access to the first floor level.
- 3. The dedicated entrance to Unit 16, between the Hotel and Unit 12, will now be omitted and absorbed into the retail unit which is now labelled as Unit 18.



Proposed First Floor Plan - Level 02



Proposed First Floor Plan - Level 02



4

Block B - Retail
& Leisure

4.0 Retail & Leisure

4.1 Variations to accommodate detailed design development

Summary of Amendments:

The Leisure Block has undergone a redesign to better align with the current market conditions and deliver a more appropriately scaled, functional, and contextual sensitive development.

The previously consented scheme, which included a large 10-screen multiplex cinema over ground floor retail, has been revised to create a smaller, more viable building that responds to evolving leisure and retail demand. The massing of the building has been substantially reduced, with the north-western portion of the original footprint removed. This adjustment has halved the overall size of the block and enabled improvements to the surrounding public realm, enhancing pedestrian connections, play space, greening and the visual integration of the building within its setting.

The consented leisure elements have been relocated and reimagined within this revised layout. The bowling alley, originally situated in the basement of Block A2, now occupies the ground floor of the Leisure Block with direct access from the new public space. Similarly, the gym that was previously proposed within amalgamated units on Church Unit has been repositioned to the first floor of this block, accessed via its own dedicated entrance from the public realm. Retail provision has also been maintained, albeit at a reduced scale, with two ground floor units replacing the previous three units in the consented scheme. These two proposed retail units will provide food and beverage offerings, both benefitting from frontages onto the newly proposed Common. Above these, the cinema offering has been scaled down from a 10-screen multiplex to a more intimate four-screen boutique cinema, with its entrance now located on the north-west elevation, also facing the new public space.

Accompanying these layout changes, the proposed building height has been significantly lowered. The cinema has been reduced from 2 storeys to a single level and with the omission of large screens requiring significant raking the proposed height has been lowered from 23.5 metres to 13 metres, which allows it to better relate to the surrounding context, including the adjacent shopping centre.

The architectural language of the Leisure Block has also been reviewed and adjusted. Rather than mimicking the retail-focused Block A2 with brick piers to breakdown the building, the new design proposal uses exposed

structural elements, glazing, and entry points to achieve the same vertical articulation, giving the building a distinct identity that communicates its leisure function. Material choices have also been revised to reflect this identity, moving away from traditional stone-effect cladding toward a combination of silver corrugated metal panels and coloured aluminium glazing. A new terrace included within the cinema further enhances the elevation, adding depth and visual interest. Overall, the reimagined Leisure Block offers a more sustainable, flexible, and contextually appropriate solution that supports a dynamic mix of uses anchored in a revitalized public realm.

The revised proposals for the conversion of Unit 01 reflects a strategic adaptation of the previously approved layout to enhance commercial viability and better integrate the units with the evolving public realm. Originally designed as two separate retail units—one on the ground floor and another on the first floor with individual access—the revised proposal merges these into a single, larger two-level unit. This change maximises the retail space and aligns with the preferences of the proposed anchor tenant, particularly in creating a more open, cohesive internal layout. The former staircase entrance lobby has been removed, replaced by a spacious atrium above the new store entrance, which now opens onto the south-western elevation to better connect with the adjacent public space.

Unit 01 also benefits from the wider revised site layout. In the consented scheme, the Leisure Block (Block B) significantly larger footprint placed the retail & cinema uses directly abutting to Unit 01's south-western boundary, therefore limiting frontage to Church Walk only. However, with the reduction and repositioning of the Leisure Block massing, Unit 01 now enjoys extended frontage along the length of its south-western elevation, opening directly onto the new public realm. This expanded visibility will significantly improve the unit's retail presence and pedestrian interaction.

Architecturally, the building's elevations have been redesigned to reflect its new orientation and the unified ground and first floor use. While the original design featured a glazed shopfront framed in stone-effect cladding to match the adjacent cinema and food store, the revised façade adopts the updated visual language of Church Walk's other retail units. Red brick piers

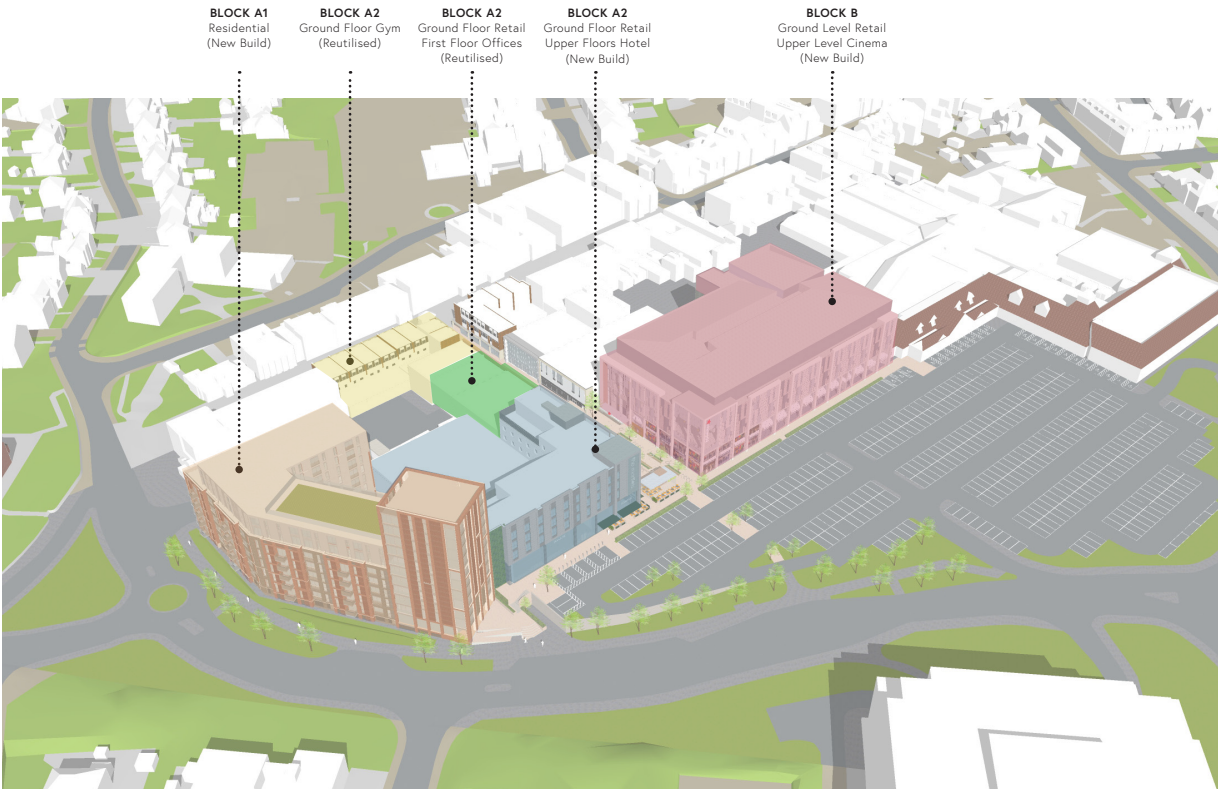
with stone capping create vertical rhythm across the frontage, while full-height glazing at both ground and first floors provides transparency and a contemporary feel. These updates bring the unit into better alignment with the surrounding retail context while enhancing its appeal and adaptability for future tenants.

4.2 Leisure Block - Massing Adjustment

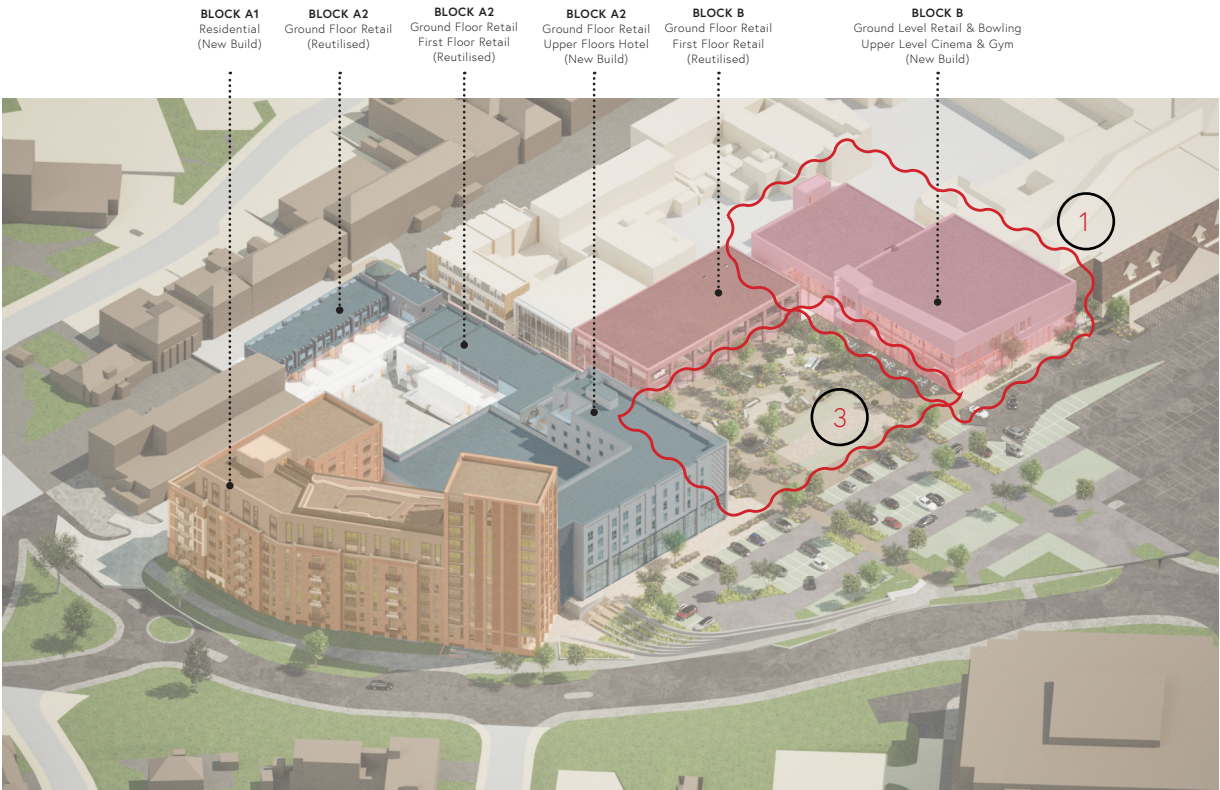
Amendments to Massing Arrangement:

- 1. Previously consented Block B included a 10-screen multiplex cinema. This scale of cinema offering is too large in the current market. The proposed building massing has been reduced to provide a more market appropriate offering including a Boutique Cinema and retail units.
- 2. The North Western half of the building footprint has been removed, reducing the proposed footprint to approximately half of the consented scheme. The footprint of previously consented retail units 18/19 and part of 20 are omitted from the revised proposal.
- 3. The reduced building footprint has facilitated improvements to the public realm as detailed under the following section.

Consented Scheme
Proposed 3D Model Blocks A1/A2/B



Proposed Section 73 Amendment
Proposed 3D Model Blocks A1/A2/B

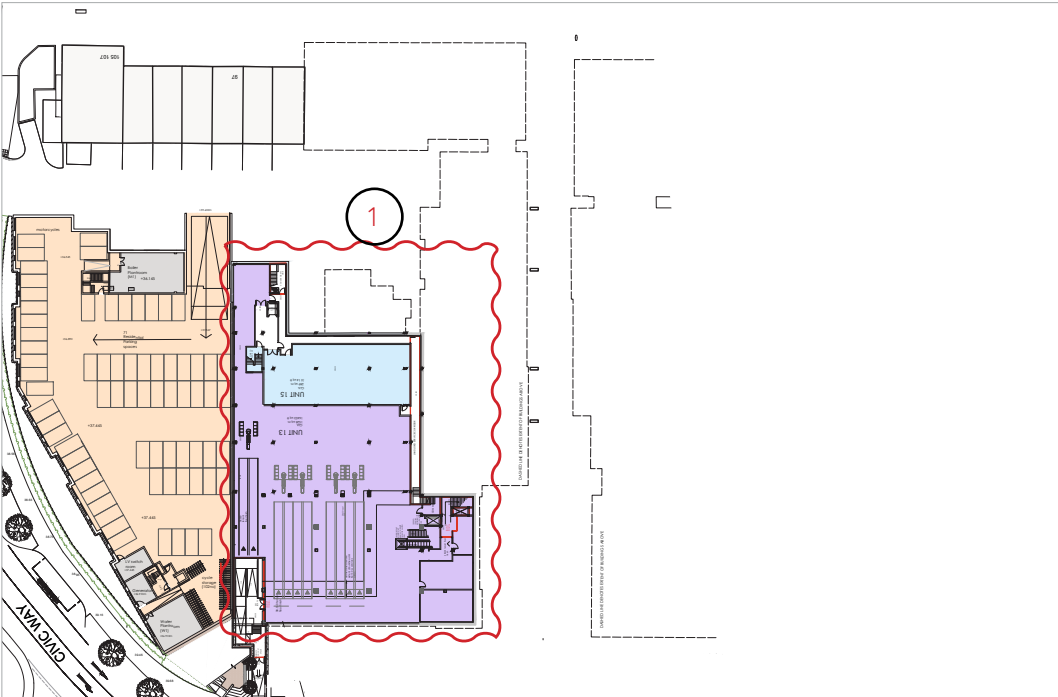


4.3 Leisure Block - Centralised Leisure Facility

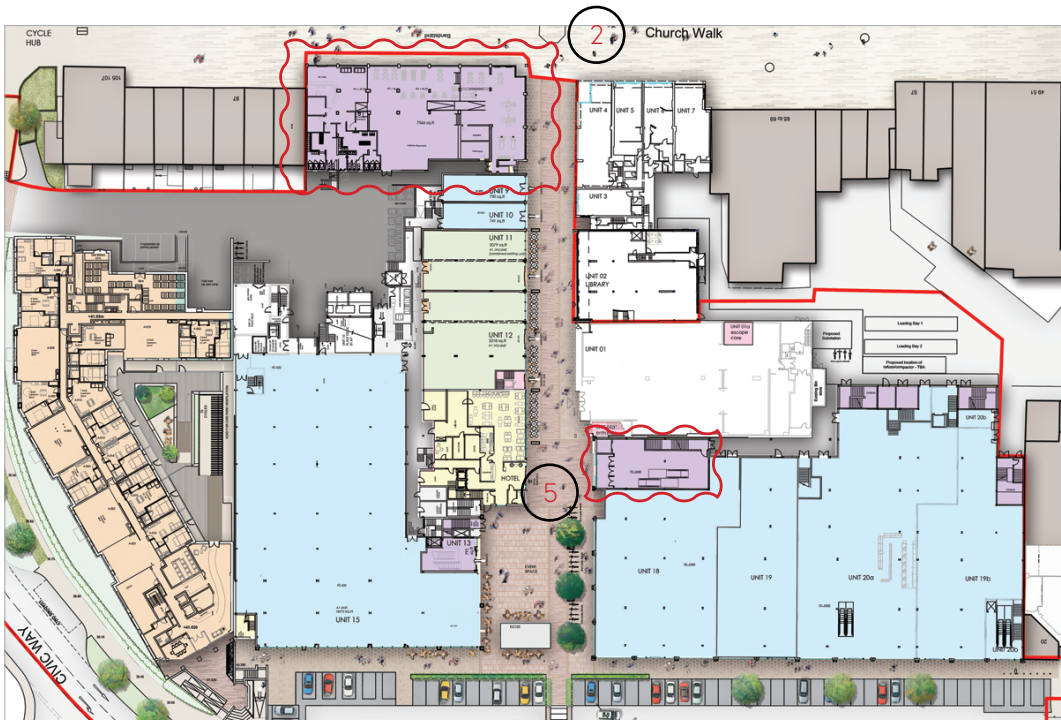
Amendments to Scale & Layout:

- 1. The previous Bowling Alley (Unit 13) has been omitted from the basement of Block A2 and relocated within the Leisure Building - Block B. The bowling alley will be positioned at ground floor level of the Leisure Building, accessed from the public realm of the new common space.
- 2. In the consented scheme the existing retail units fronting onto Church Walk were amalgamated into Unit 8 which was proposed as a Gym. The Gym has been relocated in the Leisure Building - Block B where it is now situated on the first floor level. The Gym has a separate dedicated stairwell with its entrance at ground floor level directly from the public realm of the new common space.
- 3. Retail provision retained but reduced in overall footprint in line with revised massing. The 3 retail units previously consented are replaced with 2 Retail units provided at ground floor level (Unit A&B) both with frontage onto the new public realm. Both units are intended for Food & Beverage uses.
- 4. Cinema provision retained within Block B. The previous scheme provided a 10 screen multiplex cinema. This has been reduced to a boutique cinema with 4 screens.
- 5. The cinema remains located over the retail provision at ground floor level. Due to the revised massing the cinema entrance is now positioned on the North Western Elevation with access from the public realm of the new common.

Consented Scheme

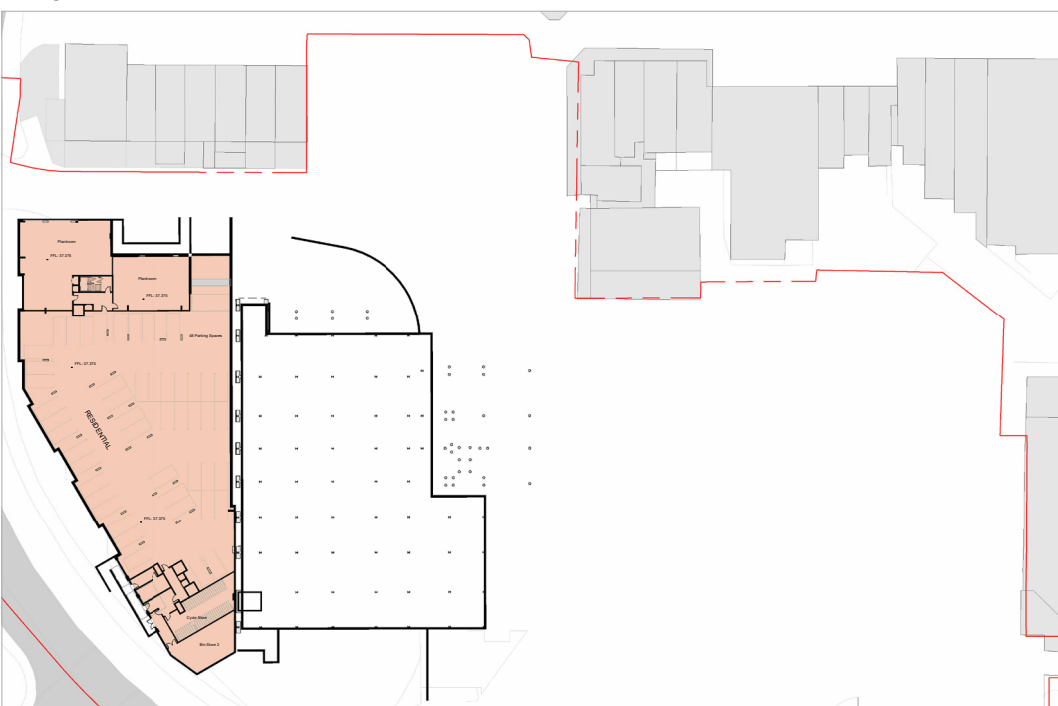


Proposed Lower Ground Floor Plan - Level 00

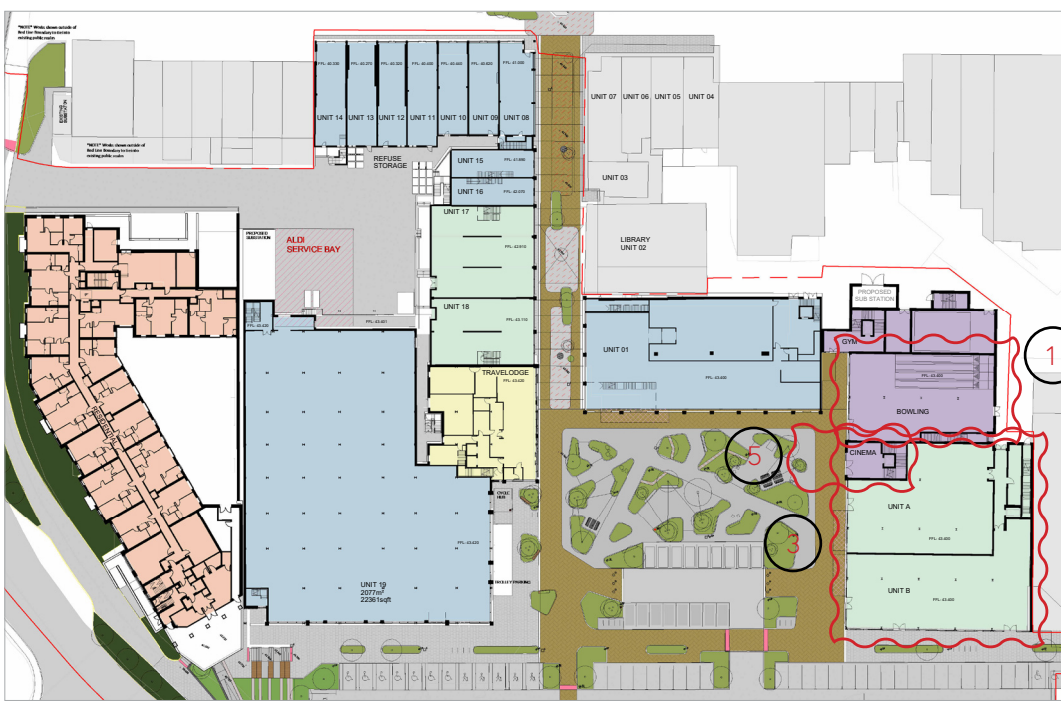


Proposed Ground Floor Plan - Level 01

Proposed Section 73 Amendment



Proposed Lower Ground Floor Plan - Level 00



Proposed Ground Floor Plan - Level 01

4.4 Leisure Block - Elevational Changes

Elevational Adjustments:

1.

The new proposed cinema has smaller screen sizes reducing the need for large expanses of raked seating and associated ceiling clearance. The height of the building is reduced from 5-storeys to 2-storeys, accounting for a reduction in height from 23.5m to 13.0m from ground floor level. The new height sits more appropriately within the revised proposal and the adjacent existing shopping centre.
2.

The design of the building has changed, the revised proposal focused on the relationship of the proposal to its context, both existing and proposed as well as the viability of delivering leisure provision in the current market.
3.

The consented elevational treatment followed the principle of splitting the horizontal mass into a vertical elements with a series of bays similar to the language of Block A. The significant reduction in the proposed massing has allowed the elevational treatment to be reviewed; structure, glazing and entrance points are used to provide vertical division to the mass rather than bays. This has enabled the block to take on a language that contrasts and compliments the retail rather than copying it - which in turns allows the block to express its leisure use.
4.

The previous materiality uses stone effect cladding panels with a variety of patterns/textures as well as a grey stone effect cladding for the step back upper levels. The revised materiality balances silver corrugated metal panels with coloured aluminium glazing.
5.

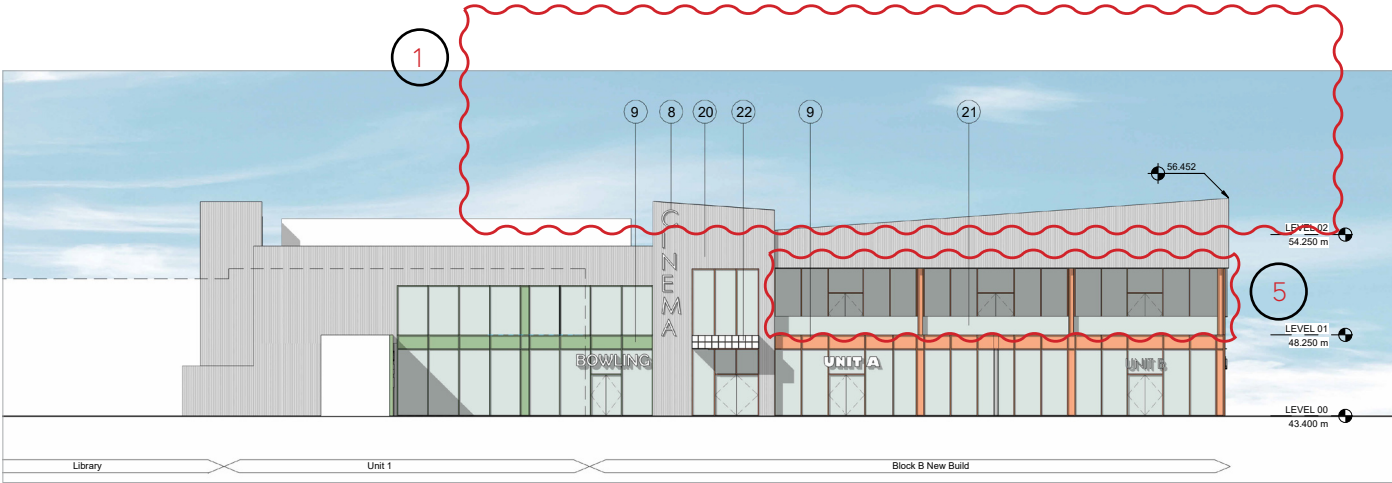
Inclusion of a terrace within the cinema provision provides depth to the façade.

Consented Scheme



Proposed North West Elevation

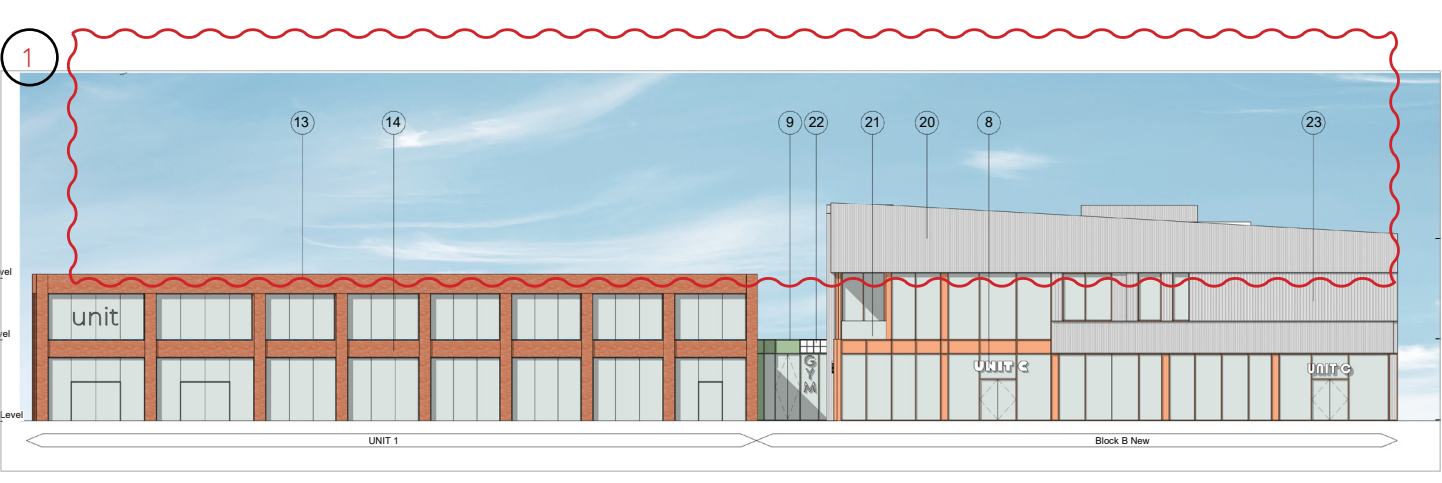
Proposed Section 73 Amendment



Proposed North West Elevation



Proposed South West Elevation



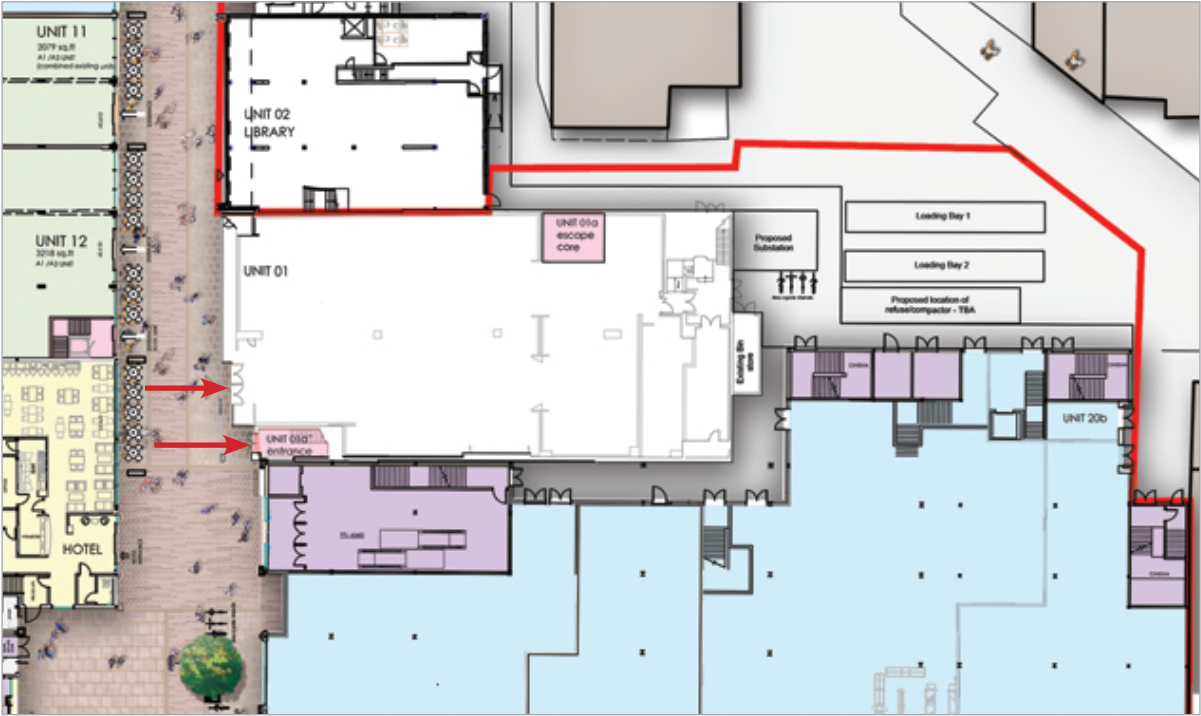
Proposed South West Elevation

4.5 Retail Conversion - Unit 01 Layout

Amendments to Retail Unit:

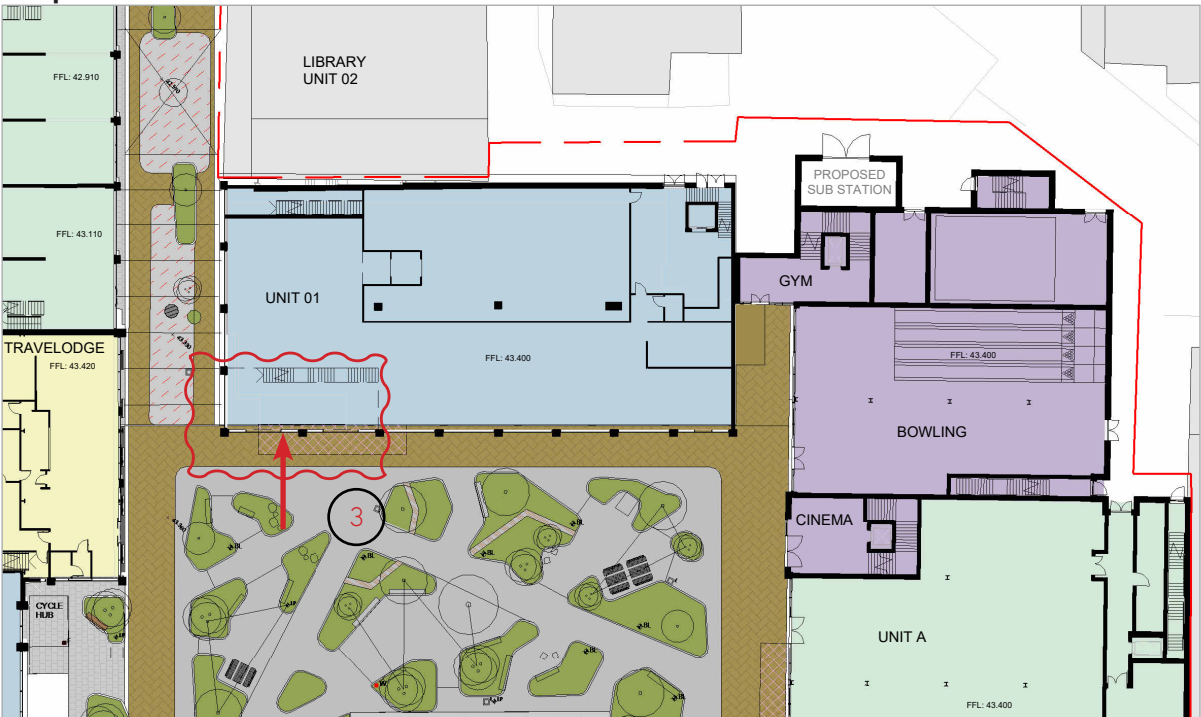
- 1. The consented scheme allowed for 2 separate retail units - Unit 01 at Ground Floor and Unit 01A which was a separate unit at first floor which direct access from ground level. The revised proposal combines both units to provide a larger retail unit over 2 levels.
- 2. In the consented proposal the new multiplex cinema/retail building directly abutted the boundary wall of Unit 01. The cinema entrance was adjacent to the Unit 01a entrance. As a result Unit 01 had frontage to on its North Western Elevation only. With the reduction to the leisure block massing and the revised positioning, as outlined above, the South Western boundary of Unit 01 will no longer abut to a building. Unit 01 will now have store frontage along the length of its South Western facing elevation, fronting onto the new public realm.
- 3. Both Units 01 and 01a were previously accessed from Church Walk opposite the Hotel & Unit 12. With the above changes, the store entrance is relocated to the south western side to optimise the revised layout and relationship with the common. The separate entrance lobby to the staircase leading to the first floor is demolished and a large atrium opened up over the store entrance in line with tenant preferences.

Consented Scheme



Proposed Ground Floor Plan - Level 01

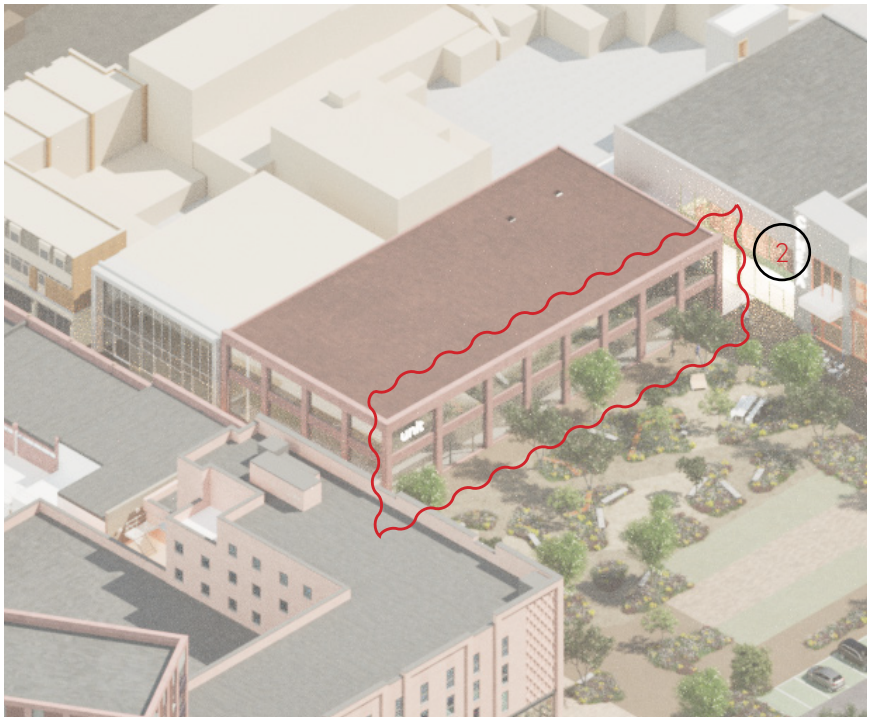
Proposed Section 73 Amendment



Proposed Ground Floor Plan - Level 01



Proposed 3D Aerial View



Proposed 3D Aerial View

4.6 Retail Conversion - Unit 01 Elevations

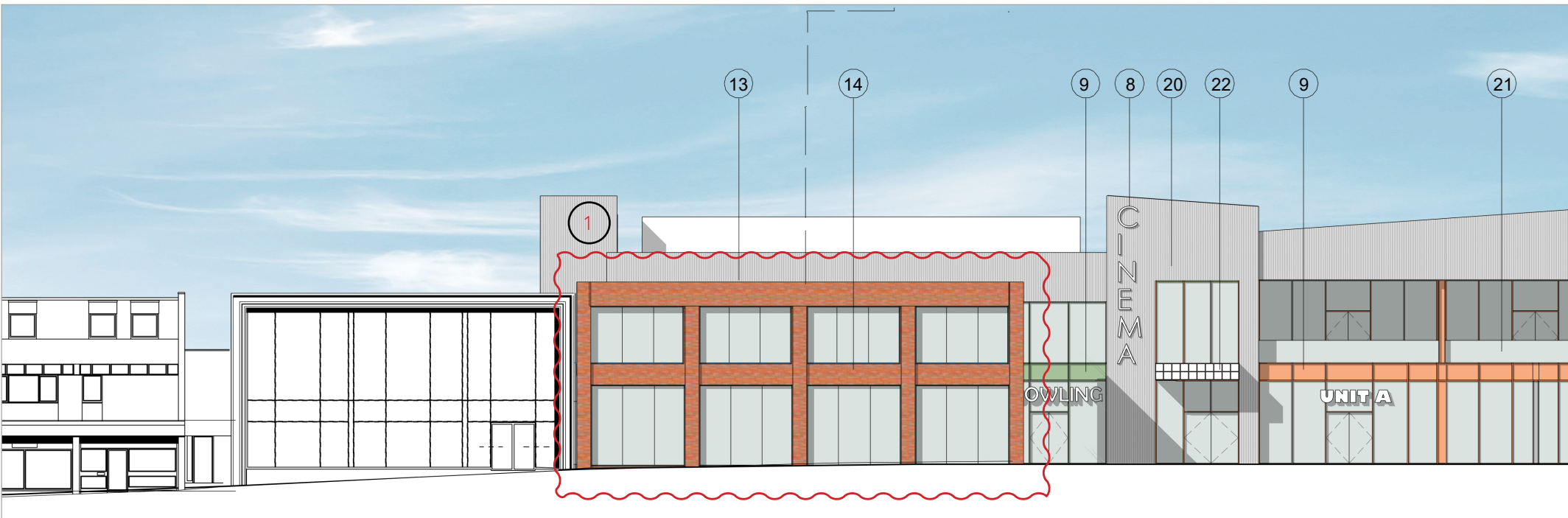
Amendments to Retail Unit Appearance:

- 1. The consented scheme included for a new shop front on the North Western elevation adjacent to the recently completed Library. The elevational treatment included a fully glazed shopfront at ground level, aluminium framed window and dark grey stone effect cladding at first floor level and a stone effect frame to the whole façade. This language united the shop front with the new cinema block as well as the shopfront of the new food store opposite. The revised proposal includes for the necessary demolition and refurbishment works to provide new shop fronts to both the North Western and South Western elevations. With the above outlined changes to the units site positioning and connection of the ground and first floor units the façade language has been informed by the new shopfronts to the other retail units along Church Walk (Block A2). Red brick piers with stone capping details form bays to break the shop frontage vertically, and new floor to ceiling glazing is provided at ground and first floor.

Consented Scheme



Proposed Section 73 Amendment





5

Public Realm

5.0 The Public Realm

5.1 Introduction

The revised scheme reimagines the public spaces within the development, focusing on placemaking, connectivity, and sustainability. Central to these changes is the transformation of the previously approved event space into a significantly larger and more activated public square, now named **The Common**. With the Leisure Block (Block B) massing reduced, this space has in turn expanded, now offering a generous new urban square to Burgess Hill.

This public realm is framed by active frontages including the cinema, bowling alley, gym, food store, retail, hotel, and food and beverage outlets. The Common is no longer a primarily hard-surfaced space; it now features a rich landscape strategy that introduces soft planting, lawns, play areas, event zones, and informal seating spaces, creating a vibrant and welcoming environment for public life.

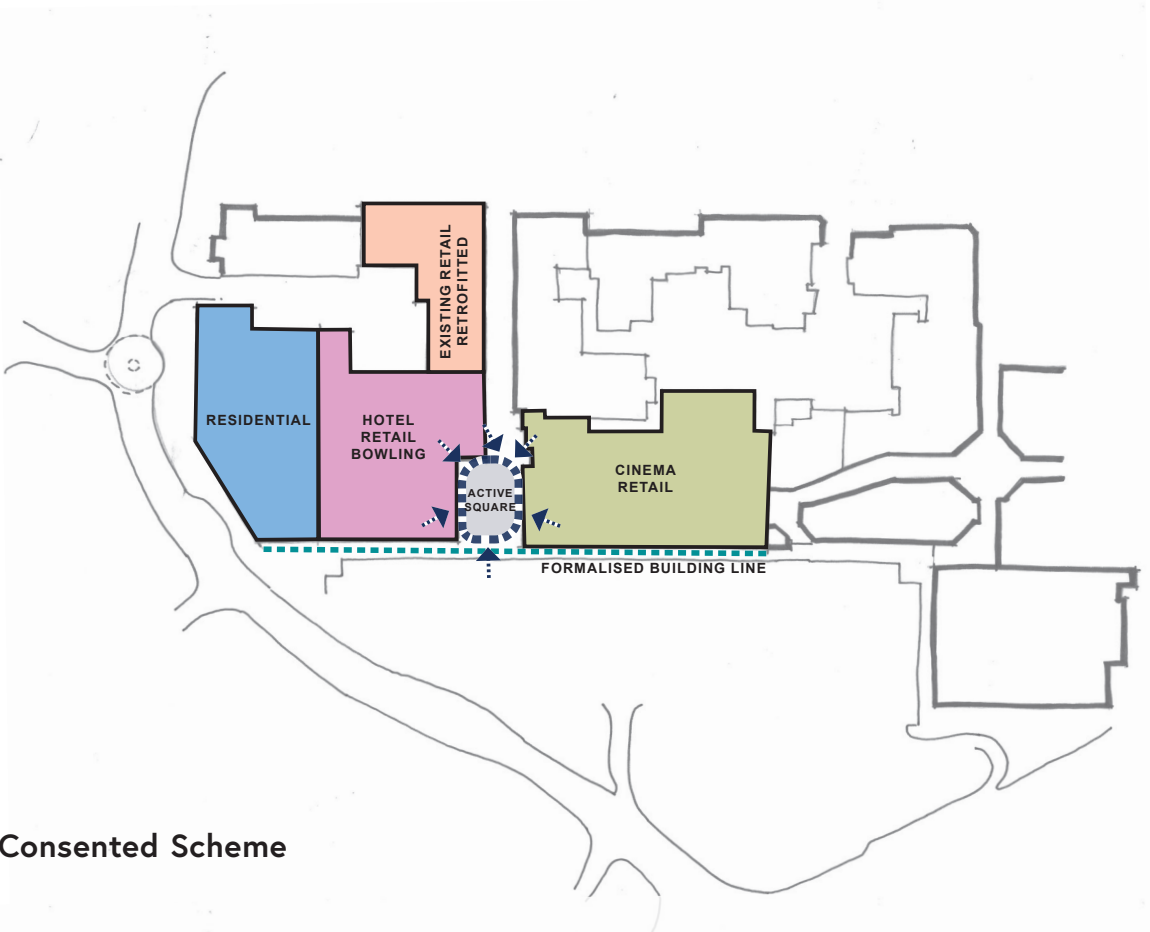
Alongside The Common, Church Walk has also been re-envisioned through the enhancement of **The Lanes**. This area, which connects The Common to The Bandstand, now includes pockets of greenery, trees, and bespoke paving inspired by local materials and patterns. Overhead lighting contributes to a more intimate and engaging streetscape, complementing the frontages of surrounding retail units and reinforcing a sense of place.

The space between Civic Way, the residential block and the Southwestern corner of the main car park is now called **The Corner**. Here changes to building access and site levels have enabled a more natural integration of the landscape with the built environment. The removal of the bowling alley's basement exit has simplified this zone, allowing the accessible route to be redesigned as a straight ramp that better follows the site's topography. Gabion steps planted with wildflowers now replace hard retaining walls, while adjustments to staircases and retaining structures improve both security and the quality of residential and public realm interfaces.

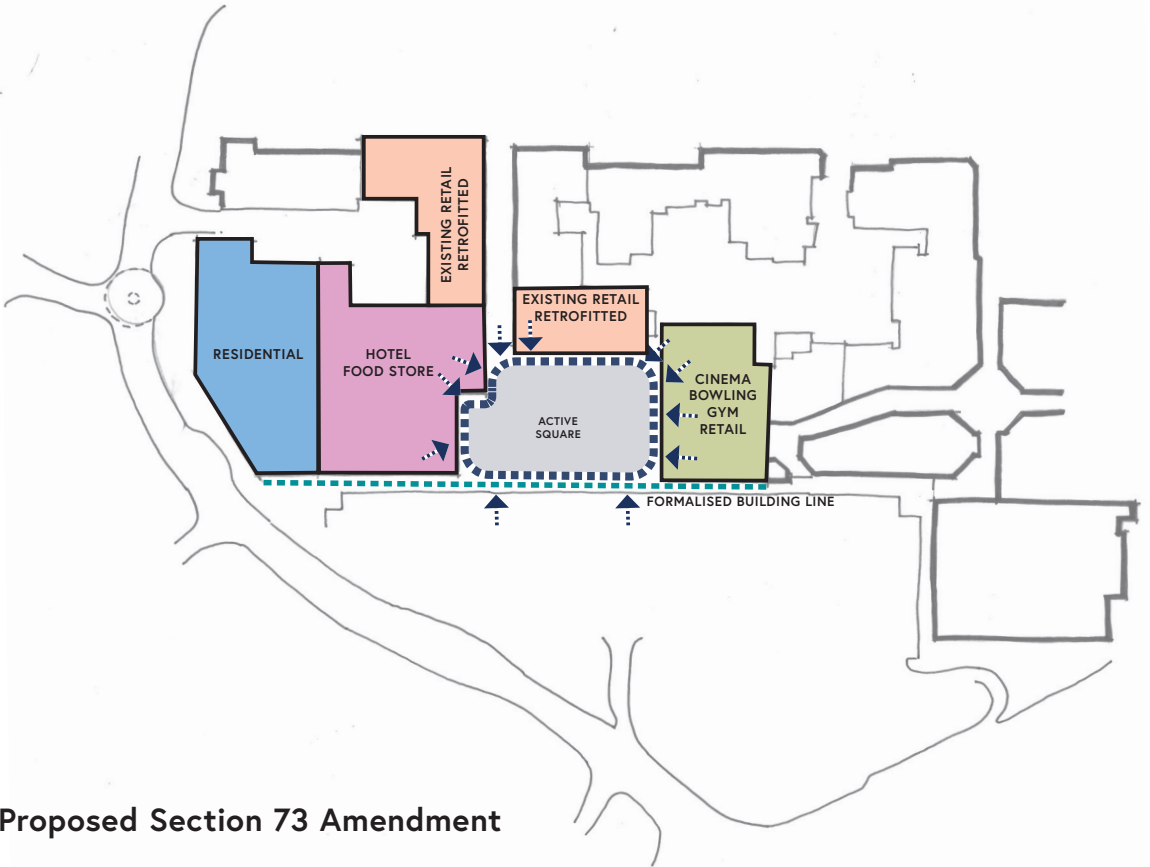
In the **Civic Way Car Park**, the number of parking spaces has been increased from 171 to 197 to compensate for spaces removed from the lower ground level of the residential building (Block A1), without altering the overall site-wide parking provision. The introduction of 17 new parking spaces into the landscaped edge of The Common uses soft materials like grasscrete, creating a multifunctional area that can also accommodate community events and seasonal activities.

Finally, cycling provision has been enhanced in response to local authority feedback. The original plans for standard public cycle stands adjacent to Block B have evolved into a dedicated Cycle Hub prominently located on the perimeter of The Common. This hub, located within the enhanced public realm, will link with planned cycleway improvements and reflect a growing emphasis on sustainable transport within the town's evolving infrastructure.

Collectively, these changes mark a significant shift toward a greener, more connected, and community-oriented vision for Burgess Hill.



Consented Scheme



Proposed Section 73 Amendment

5.2 Design Principles

Summary of Design Approach:

As part of the design development for the scheme LDA have been engaged as Landscape Architects.

LDA have completed a design review of the previous scheme, coupled with detailed interrogation of Burgess Hill and the site context to ensure a deep understanding of sense of place.

This analysis has informed the identification of 5 key spatial zones in and around the site boundary, each of which is identified by a unique character, which in turn informs the landscaping strategy.

As a whole, the scheme is underpinned by 6 key design principles as highlighted to the right, to ensure the holistic delivery of high quality new public realm to Burgess Hill.

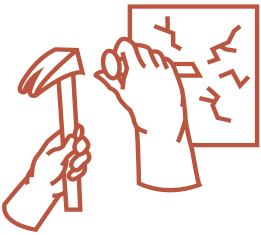


Proposed Spatial Character Areas



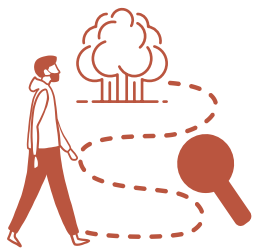
COMMON GROUND

Space for the community to come together through shared experience and celebration. Multi generational public realm, with something for all ages



A CULTURAL HEART

An experiential town centre that showcases local creativity, arts, crafts, indie businesses, and performers. Bringing the town to life through events, celebrations, and interactive experiences, turning everyday moments into a living canvas of culture and connection.



A WALKABLE TOWN

Reconnecting disparate parts of the town, promoting increased footfall and prioritising those on foot, wheel or bike



BRINGING NATURE IN

Bringing nature into the centre by removing barriers and seamlessly integrating the surrounding landscape.



A HEALTHY PLACE

Creating a healthier town by designing spaces that promote well-being, activity, and social connection. This initiative integrates green spaces, active travel routes, and community-focused design to support physical and mental health



A PLACE TO STAY A WHILE

Creation of spaces and activities that provide an anchor for people, increasing dwell times and visitor spend.

A place to discover and re-discover

5.3 Design Principles

Ensuring a spatially equitable landscape

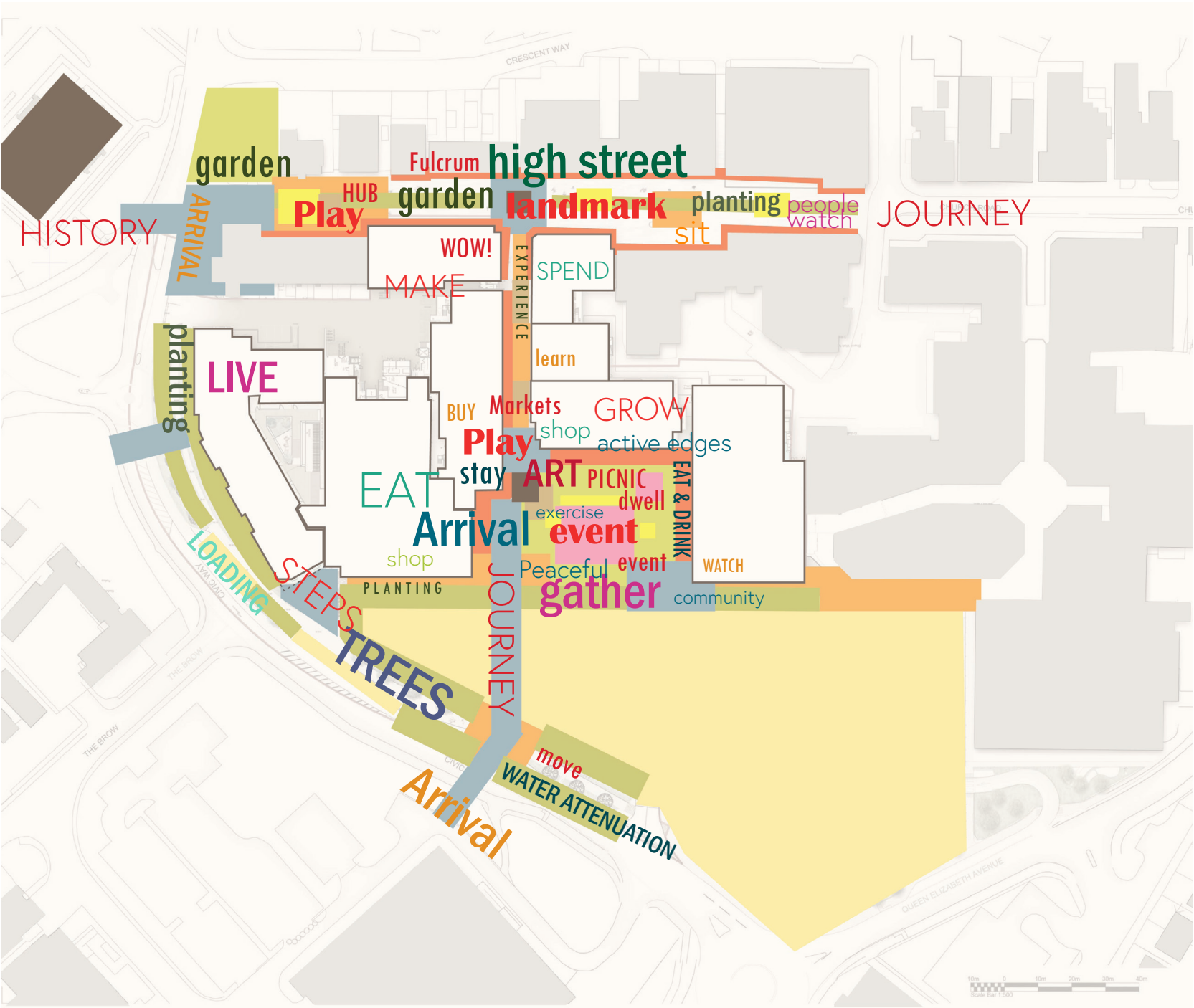
At the heart of the revised landscaping strategy is The Common. This space is the re imagining of the original principle of The Common.

Establishing equitable public space, a social structure and a right to enjoy whilst forging back connections to nature and the land.

The functions of an equitable Common landscape.

A place to...

- A place to take a moment to yourself
- A place to hear about hear and find out about local news
- A place for life, All life
- A place to gather and celebrate with locals and strangers alike
- A place to feel part of something bigger
- A place to people watch
- A place embedded in daily routine and ritual
- A place to bump into friends and neighbours
- A place with variations in topography, plant life and animal life.

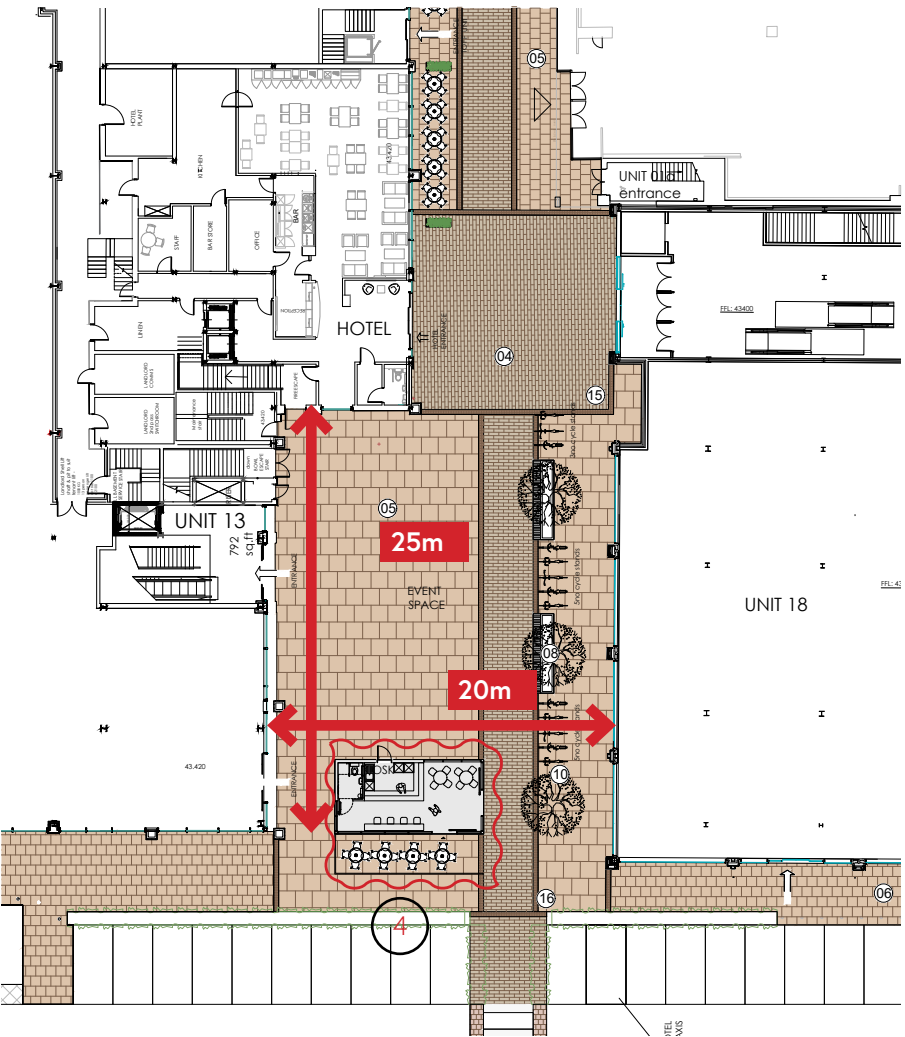


5.4 The Common

Amendments to the Public Realm:

- 1. In the consented scheme the new square, noted as Event Space on the approved plans, was a widened portion of Church Walk to the South western end of the retail arcade as adjoining the car parking zone. This public square was 20m wide and 25m deep. In the revised proposal the reduction of the leisure block (Block B2) facilitates the widening of this area creating a more meaningful public square, now called The Common. The Common is 63m wide and 45m deep.
- 2. The public square of the current scheme is enclosed by entrances to the hotel, bowling alley, maintenance stair, retail uses and the entrance to the cinema. In the revised scheme there is increased frontage onto the public realm, providing greater activation to this vital space. The Bowling alley, Cinema, Gym, retail spaces, food store, hotel and food & beverage are all access to/from the common.
- 3. In the consented scheme the new square was hard landscaped with a variety of large and small paving in warm buff zones. By contrast the increased scale of the common facilitates a wide variety of space, with a mixture of hard and soft landscaping, and notably enhanced greening of the public realm of Burgess Hill. The landscaping strategy incorporates play spaces, seating areas, flexible event zones and lounging lawns amongst dense planting, trees and informally planted edges.
- 4. In the consented application a glazed kiosk building is located on the south western edge of the square. This is omitted in the S73 application in favour of the above listed variety of spaces created within the landscape.

Consented Scheme



Proposed Hard Landscaping Plan - Level 01

Proposed Section 73 Amendment



Proposed Landscaping Plan - Level 01

Look & Feel Precedents:



5.5 The Lanes

Amendments to the Public Realm:

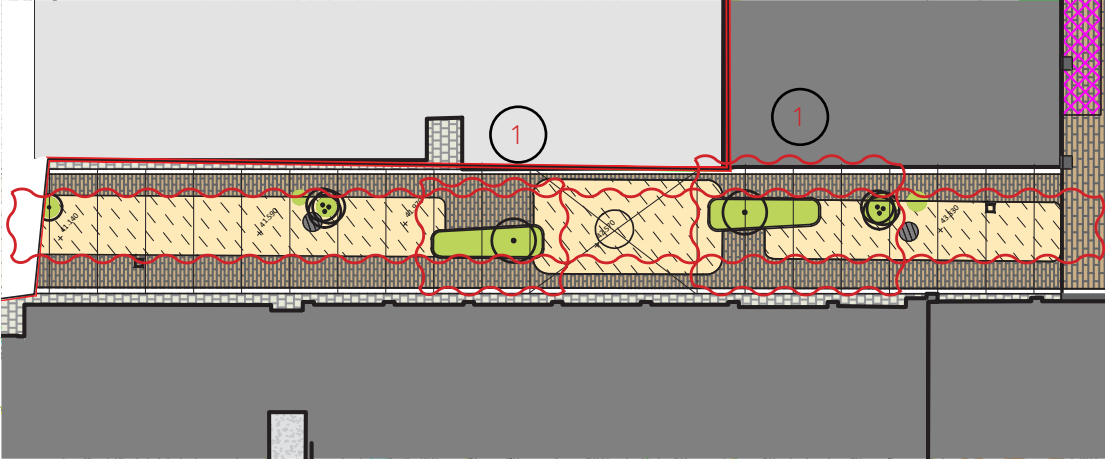
- 1. In the consented application the retail street connecting the public square and Church Walk is hard landscaped in the same warm buff paving. The revised application introduces soft landscaping by way of small pockets of greenery and trees to break down the space.
- 2. The revised proposal develops this area of Church Walk, between the Common & The Bandstand into a dynamic passage. A creative floorspace, drawing on local materials, patterns and vernacular references is applied underfoot, whilst overhead lighting creates a more intimate scale. All of the interventions are designed to complement the active frontages of the local retail units.

Consented Scheme



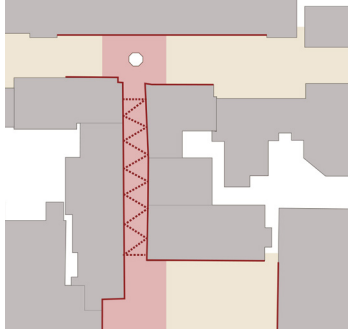
Proposed Masterplan - Level 01

Proposed Section 73 Amendment

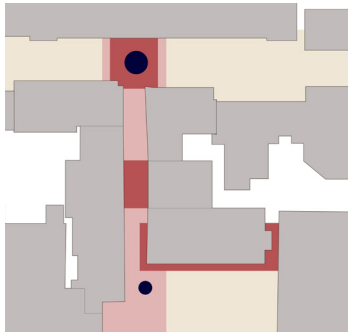


Proposed Landscaping Plan - Level 01

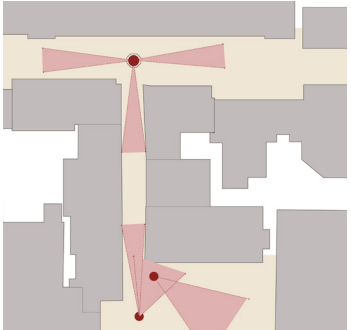
The Pedestrian Connection



Floor to ceiling activation



Framing Key assets



Maintaining key lines of sight

Look & Feel Precedents:



5.6 The Corner - Use & Character

Amendments to the Public Realm:

1.

The junction between the main entrance to the residential block (Block A1) and the south western corner of the car park covers a fairly significant level change. The consented application also had an exit route from the basement bowling alley below the landscaping, which discharged onto Civic Way. With the relocation of the Bowling Alley into Block B and omission of basement conversion this exit point is no longer required in the revised application.
2.

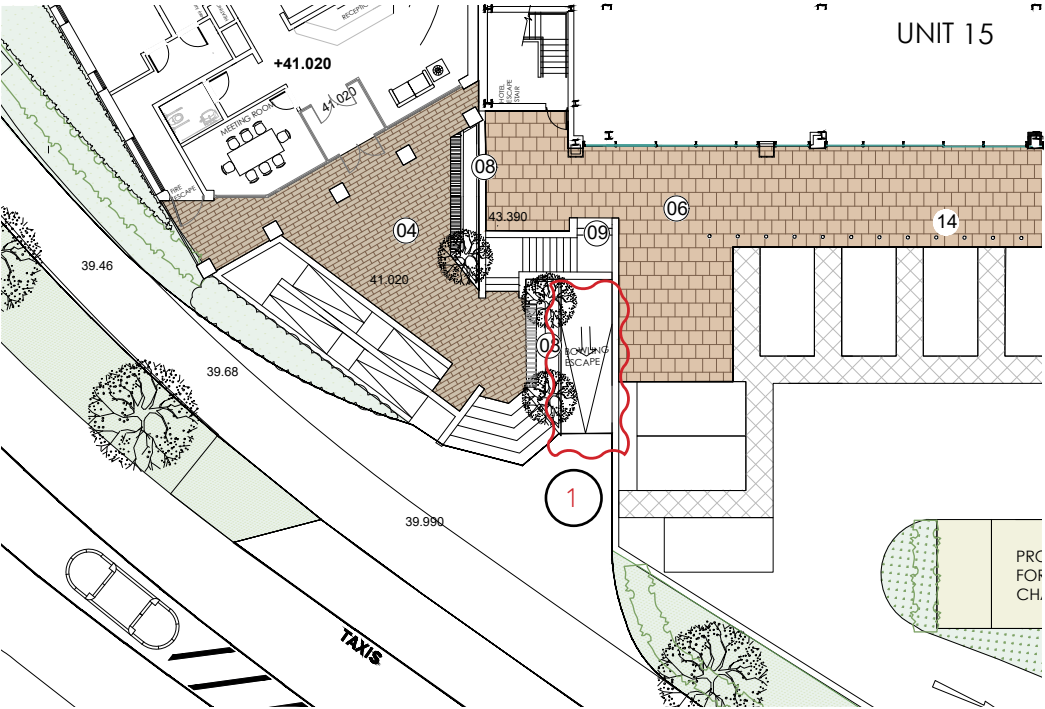
The consented application included a dog legged ramp to provide an accessible route from Civic Way to the ground floor level of the residential block. With the omission of the bowling alley access route the ramp is revised to a straight run that works with the natural topography of the site.
3.

Gabion steps, planted at each level with wildflowers, replace the vertical retaining wall adjacent to the car park. Sweeping around the corner this landscaping intervention significantly softens the edges of the scheme and greens the boundary of the Car Park and Civic Way.
4.

In the proposed updated scheme, the retaining wall between the Hotel escape stair (adjacent to the food store shop front) and the residential entrance has been pulled back away from the residential entrance to provide more breathing space to the ground floor lobby of Block A1 and ensure improve the security of the balcony on the first floor adjacent to the hotel escape.
5.

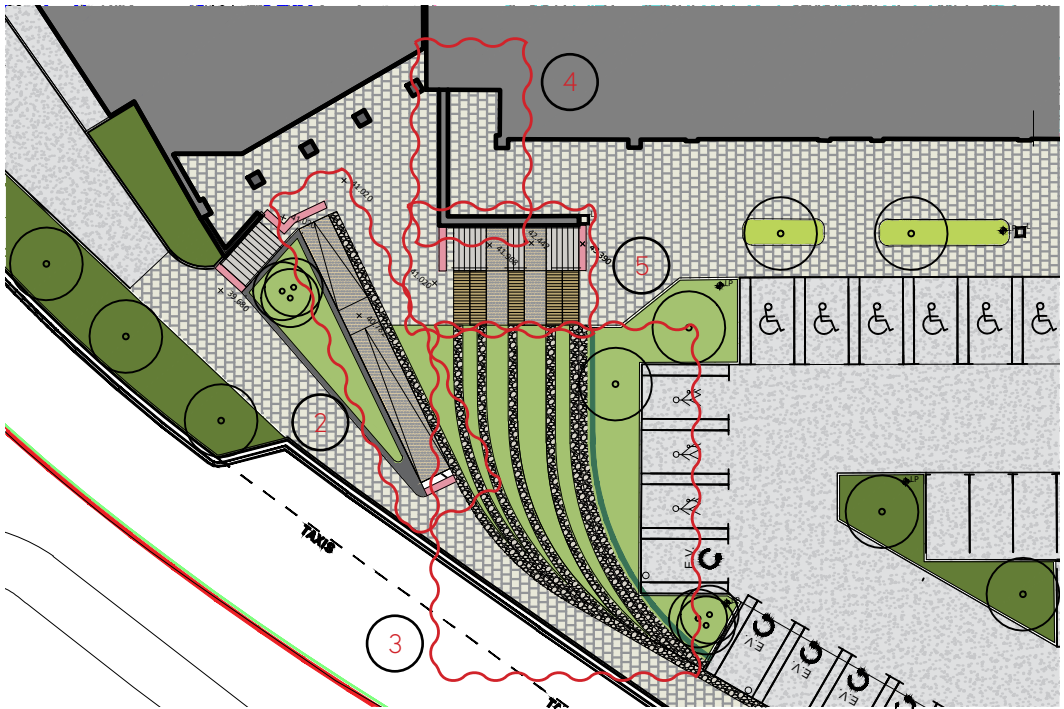
In the consented scheme an S-shaped external staircase connected the residential ground floor level directly to the main external car park and public realm level. In the revised scheme this stair is adjusted to a straight run with improved destination visibility. The staircase also incorporates public seating, optimising the south facing orientation and enhance the landscaping offering for both the public and residents.

Consented Scheme



Proposed Hard Landscaping Plan - Level 01

Proposed Section 73 Amendment



Proposed Landscaping Plan - Level 01

Look & Feel Precedents:



5.7 Car Park

Amendments to the Public Realm:

- 1. In the consented planning application the Civic Way Car Park provided 171 spaces, created by way of an extension to the existing Martlets Car Park. This revised proposal seeks to increase the parking provision in the Civic Way Car Park to 197 spaces. The 26 additional spaces will be allocated to residents of Block A1, these spaces account for those no longer allocated in the lower ground of Block A1. The total number of parking spaces across the whole scheme remains unchanged as 242 spaces.
- 2. In the consented application the Civic Way parking followed the same South Western boundary as the existing neighbouring parking, remaining south of the public square. In the revised proposal 17 spaces are integrated into the landscape of the public realm, extending the parking northwards into the Common. These spaces are will be softer, through the use of grasscrete and soft planted edge, forming a transition to the rest of the common. This area of parking is flexible and could also be used to host events like farmer's markets, outdoor cinema screenings or gym classes as the town centre of Burgess Hill evolves.

Please refer to the Landscaping Plan & Transport reports for full details.

Consented Scheme



Proposed Masterplan - Level 01

Proposed Section 73 Amendment



Proposed Landscaping Plan - Level 01

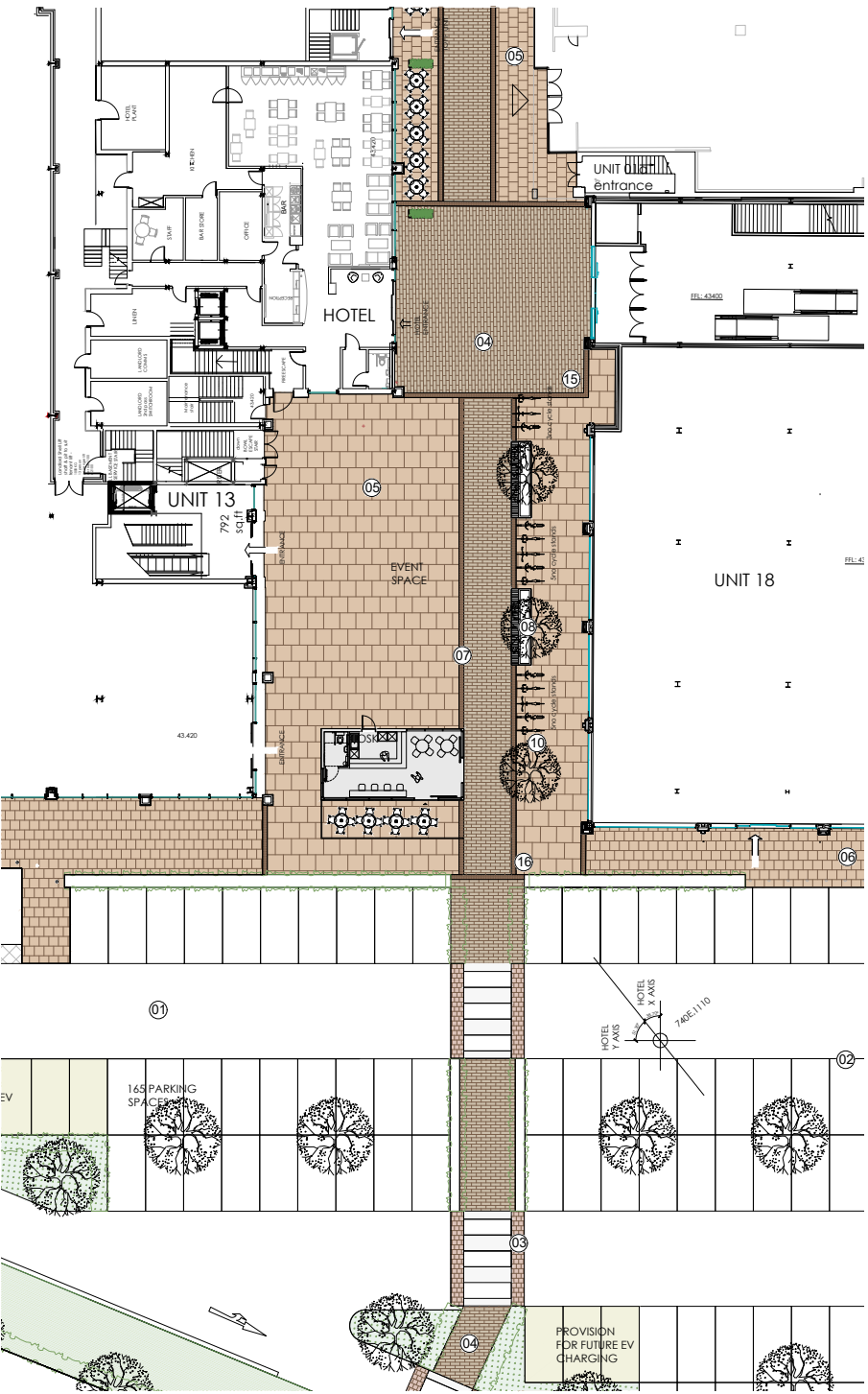
5.8 Cycle Hub

Amendments to the Public Realm:

- 1. The consented application included public bicycle stands on the public square outside of the south western boundary of Block B. The revised application proposes relocating the Sheffield stands to various locations with the public realm with key consideration to the cycle networks.
- 2. Following matters raised in the West Sussex County Council Consultation regarding highways, a letter dated 22.04.2020 was submitted by WSP on behalf of our client New River REIR (UK) Limited committing to the delivery of a new Cycle Hub. As part of this revised submission a Cycle Hub is now proposed on the north western end of Church Walk where there is an existing planter bed. The cycle hub will connect to the proposed cycleway enhancements as part of a gateway entry to the Town Centre.

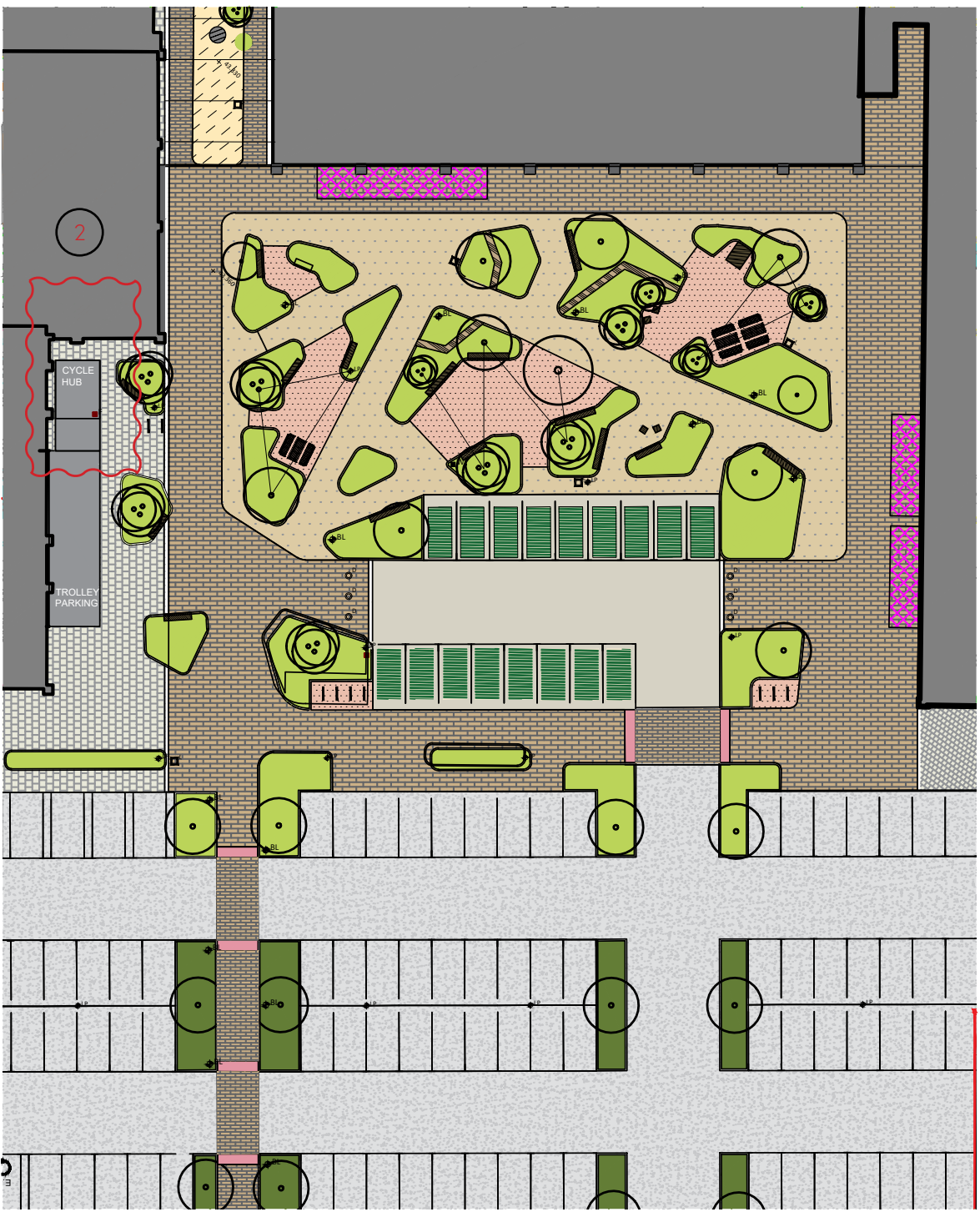
Please refer to the Landscaping Plan & Transport reports for full details.

Consented Scheme



Proposed Hard Landscaping Plan - Level 01

Proposed Section 73 Amendment



Proposed Landscaping Plan - Level 01



6

Summary

6.0 Summary of Revised Proposal

6.1 Accommodation Schedule Change Summary

Amendment: Summary of Development Amount

Outlined below is a summary of areas and uses in the development as amended from the consented scheme to the revised proposal.

CONSENTED	→	REVISED PROPOSAL
A1 - New build (Units 15, 18, 19, 20a, 20b) - 7,310 m² - Refurbished (Units 1, 9 & 10) - 1,115m² - New Kiosk - 36m²		A1 - New Build (Unit 19) - 7,310 m² - Refurbished (Units 1, 8 - 16) - 2,645 m² - OMITTED
A3 - New build (Units 14) - 324 m² - Refurbished (Units 11 & 12) - 517 m²		A3 - New build (Units A&B) - 944 m² - Refurbished (Units 17 & 18) - 894 m²
B1 (Offices) - Refurbished (Unit 16 @ FF) - 663 m² (Unit 1A @ FF) - 675m²		B1 (Offices) - OMITTED - Now Units 15/16/17/18 - Retail - OMITTED - Now Unit 01 - Retail
C1 Hotel (Unit 17) - Proposed 2,934 m² 89 rooms		C1 Hotel (Unit 17) - Proposed 3,258 m² 102 rooms
C3 (Residential) - Proposed 13793 m² 172 units 100 1 bed 72 2 bed		C3 (Residential) - Proposed 13704 m² 172 units 106 1 bed 66 2 bed
D2 (Cinema) Proposed 8,991 m²		D2 (Cinema) Proposed 1,189 m²
D2 (Bowling Alley) Proposed 2,013 m²		D2 (Bowling Alley) Proposed 392 m²
D2 (Gym) Proposed 698 m²		D2 (Gym) Proposed 697 m²
D1 (Library) Newly Constructed 690 m²		D1 (Library) COMPLETED
Car Parking Spaces - Proposed New Surface Parking 165 spaces - Proposed Residential Parking 75 spaces		Car Parking Spaces - Proposed New Surface Parking 165 spaces - Proposed Residential Parking 75 spaces

6.2 Block A1 - Residential Overview

Visual of the Revised Proposal: Residential Block A1 from Civic Way



6.3 Block A1 - Residential Overview

Visual of the Revised Proposal: Residential Block A1 from Civic Way



6.4 Block A2 - Hotel and Retail Overview

Visual of the Revised Proposal: Food store & Hotel Block A2 from the Consented Main Car Park



6.5 Block B - Leisure Block Overview

Visual of the Revised Proposal: Leisure Block B from the The Common



6.6 Public Realm Overview

Visual of the Revised Proposal: Public Realm of The Common & The Lanes



6.7 Public Realm Overview

Visual of the Revised Proposal : The Common & Leisure Block



6.8 Public Realm Overview

Visual of the Revised Proposal: The Common, Leisure Block & Unit 01



6.9 Public Realm Overview

Visual of the Revised Proposal: The Lanes leading to The Common



6.10 Public Realm Overview

Visual of the Revised Proposal: Block A2 Food Store & Hotel from The Common



Corstorphine & Wright

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Contact us to discuss your project

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