

Urban Design Observations

To: Development Management, Steven King

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

Application ref: DM/25/1327

Date: 30/07/2025

Address: The Martlets Shopping Centre, Burgess Hill, West Sussex, RH15 9NN

Description: Variation of conditions 6, 21 and 29 relating to planning application DM/19/3331 - amendment of approved drawings to improve the viability and deliverability of the scheme.

Stage: Planning.

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 (include mortar, all windows/door frames RAL colours, and details of stone effect elements).
- 1:50 scale plans, elevation, and sections of entrance zones to the buildings
- 1:20 drawing vignettes of the full height elevations and sections relating to each respective phase of development.
- Details of the proposed renovations/changes to all existing front elevations must be provided. These should clearly illustrate and describe the full scope of works, specifying the materials to be used and RAL colour references for all elements of the front façades. The submission should address:
 - Enhancements to signage design
 - Specification of framing materials
 - Colour selection and coordination.
 - Brick restoration techniques
 - Use of contrasting mortar colours for repointing to update the look and reduce the visual monotony of the existing long façades.
- Drawings that show how the rainwater discharge arrangements will be provided and accommodated on the buildings.
- Drawings showing all sustainability measures and their locations: solar panels, heat pumps etc.
- Detailed landscape drawings: hard and soft landscaping details

- Close up drawings (1/50 and 1/20 plans and elevations) of all important elements of the landscape, such as design of the main square, design of all ramps, steps, crossings, resting spaces, gathering spaces, frontage solutions to verge along Block A1, all works outside the red line boundary to tie into exiting public realm and works along all existing buildings and their thresholds, passage from the exiting public to a new square, path linking the square to a bus stop and the terraced zone.
- Separate landscape drawing for street furniture, with schedule and details of all benches, resting spaces, bins etc.
- Details and schedule of the external lighting: that includes:
 - External Car Park Lighting
 - Pedestrian Lighting (mounted luminaires, inground recessed and catenary type lighting, architectural lighting for seating / steps and building façade)
- Details and location diagram of any external railing with RAL colours provided
- Details of all louvers
- Details of the railing to the balconies
- Details of all the external railings used for landscape design with RAL colours
- Details of a gate between the two buildings that will have controlled access for residents (linked buildings)