

Urban Design Observations

To: Development Management, Katherine Williams

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

Application ref: DM/25/0582

Date: 11/08/25

Address: Incorporate Ltd, 34 Cyprus Road, Burgess Hill, West Sussex

Description: Demolition of existing building, erection of a part 4, part 5 storey building for assisted living accommodation for up to 14 occupiers and on-site staff facilities (Use Class C2) and commercial space on the lower ground floor (Use Class E).

Stage: Planning

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:

- Detailed landscape drawings: hard and soft landscaping details including boundary treatments.
- Details and samples of the facing materials.
- 1:20 sections and front elevations of the typical features (shown in context) including windows, doors and balcony detail and surrounding.