



WEST HOATHLY ROAD, EAST GRINSTEAD

DESIGN AND ACCESS ADDENDUM

Revisions

Revision	Notes	Issue Date	By	Checked By
-	Submission	10.07.26	GP	PA

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1.0 INTRODUCTION

1.0 INTRODUCTION

This Design and Access Addendum has been prepared in response to comments from the Urban Design Officer and the High Weald Joint Advisory Committee with input from the planning authority throughout the design process. It sets out a series of design and layout revisions that have informed key improvements to the original 44-unit scheme.

As part of this process, the proposed development has been reduced to 42 new homes, of which 13 will be provided as affordable housing. The Addendum explains how the scheme has evolved, illustrating changes to both the site layout and the design approach, particularly in relation to the overall character of the development.

The overarching vision remains to deliver a high-quality, landscaped residential development that responds sensitively to its edge-of-settlement setting and makes a positive contribution to the character of East Grinstead. The revised scheme more closely reflects the local context, introducing greater variation within the streetscape, improving connectivity throughout the site, and providing enhanced buffers to protect existing natural features.



Strategic Context Plan



Site Location Plan

2.0 SITE PROPOSAL

2.01 RESPONDING TO PLANNING FEEDBACK

2.02 SITE LAYOUT

2.0 SITE PROPOSAL

2.01 Planning Feedback

The diagrams below show the previous layout alongside the proposed scheme, highlighting the changes made in response to planning comments.



Previous Site Layout

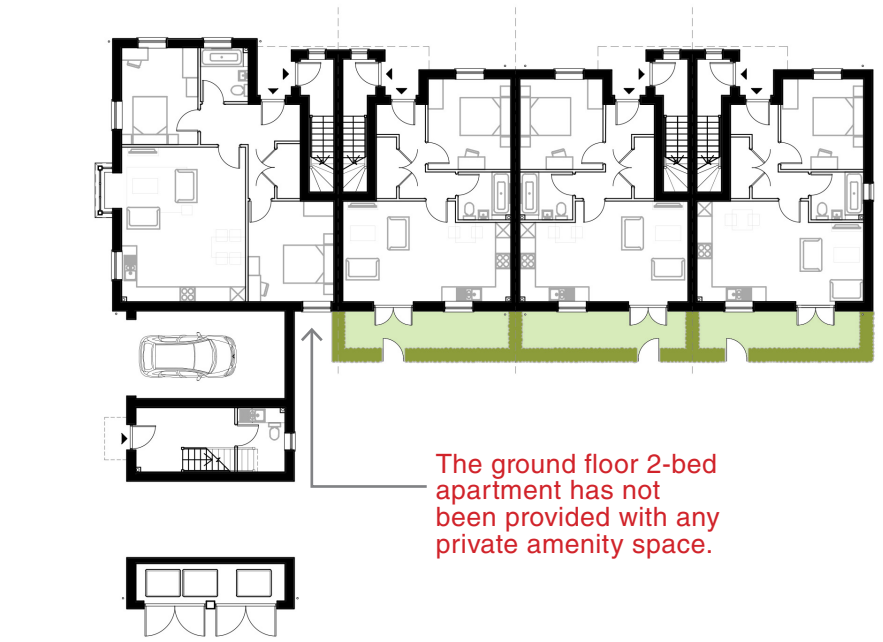


Proposed Site Layout

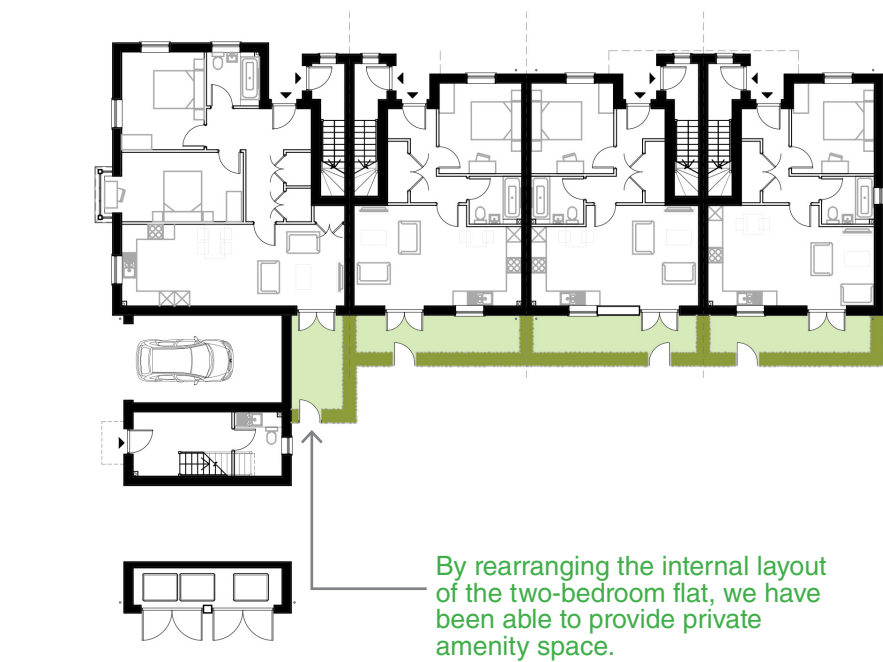
2.0 SITE PROPOSAL

2.01 Responding to Planning Feedback

The two diagrams below illustrate how the layout of the two-bedroom flat has been reconfigured to provide private amenity space, creating a functional outdoor area comparable to those provided for the other flats.

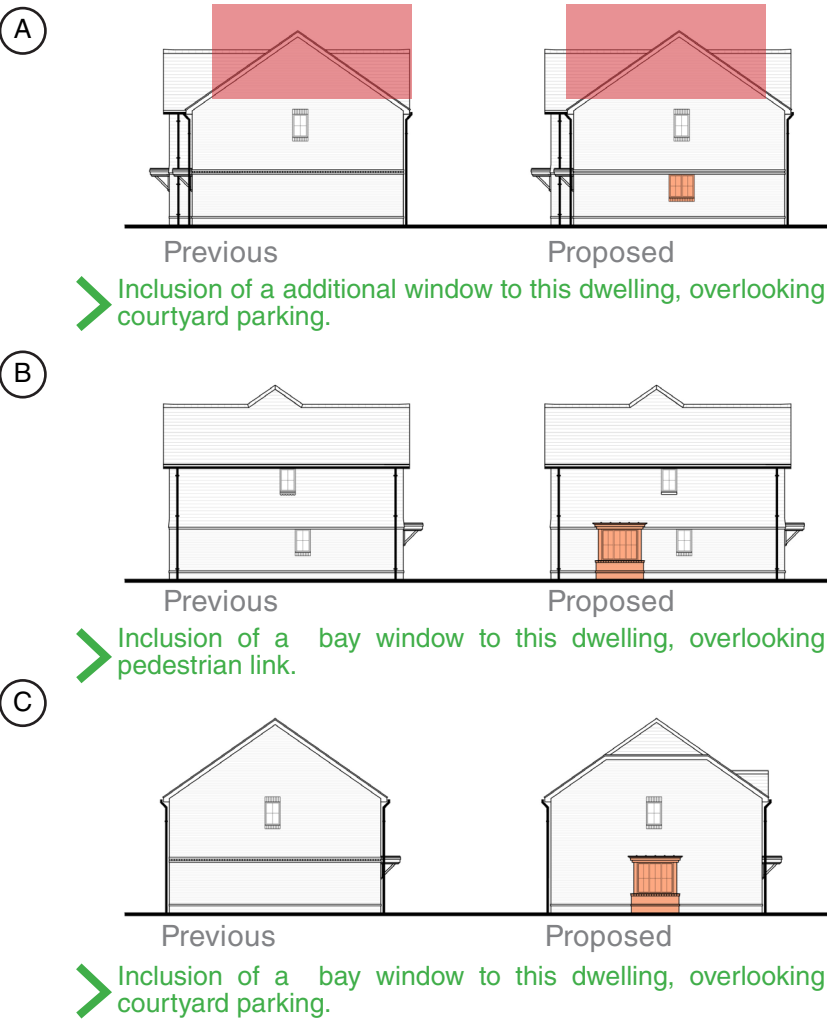
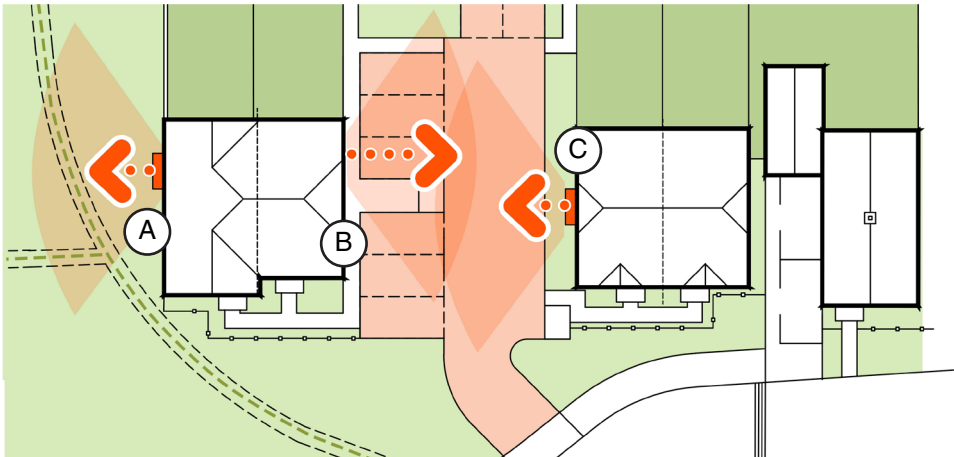


Previous Apartment Layout



Proposed Apartment Layout

Natural surveillance has been enhanced by introducing an additional window to the flank elevation of Plot 41 and bay windows to the flank elevations of Plots 40 and 42, increasing passive surveillance of the courtyard parking area and the adjacent pedestrian link, as illustrated in the diagrams below.

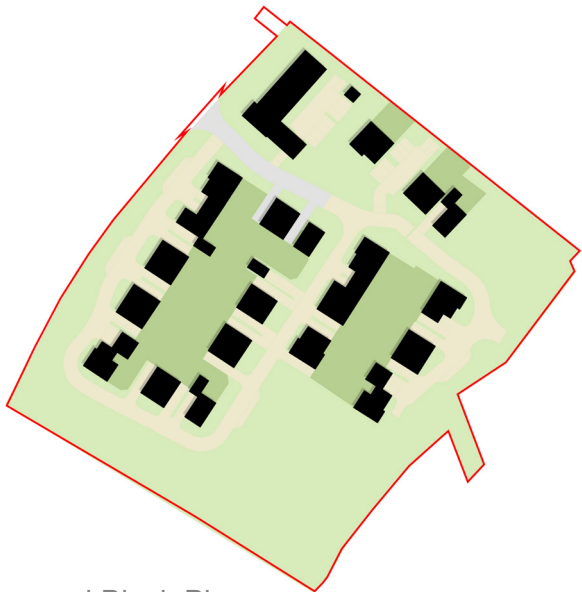


The figure-ground plans below demonstrate how the proposed scheme introduces greater variety in the relationship between dwellings. Through the inclusion of car barns, a wider range of house types, and varied roof forms (drawing on the successful maisonette design) the proposed layout achieves stronger spatial definition and a clearer street pattern.

The revisions also establish a more consistent rhythm within the streetscape. This change, alongside the rationalisation of sections of the streets and lanes, with straighter alignments and gently curved segments, helps the proposed scheme better reflect the character of the High Weald.



Previous Block Plan

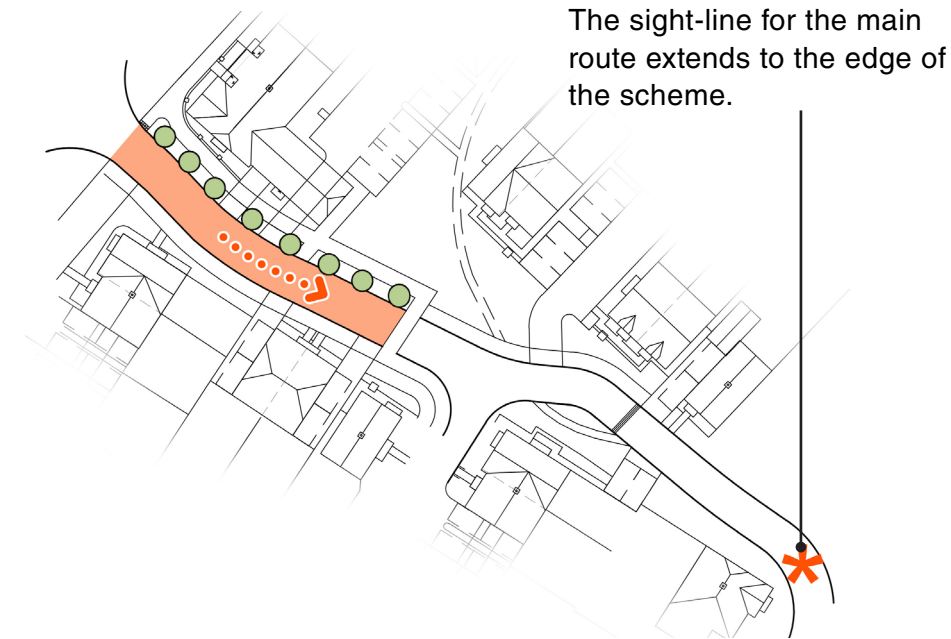
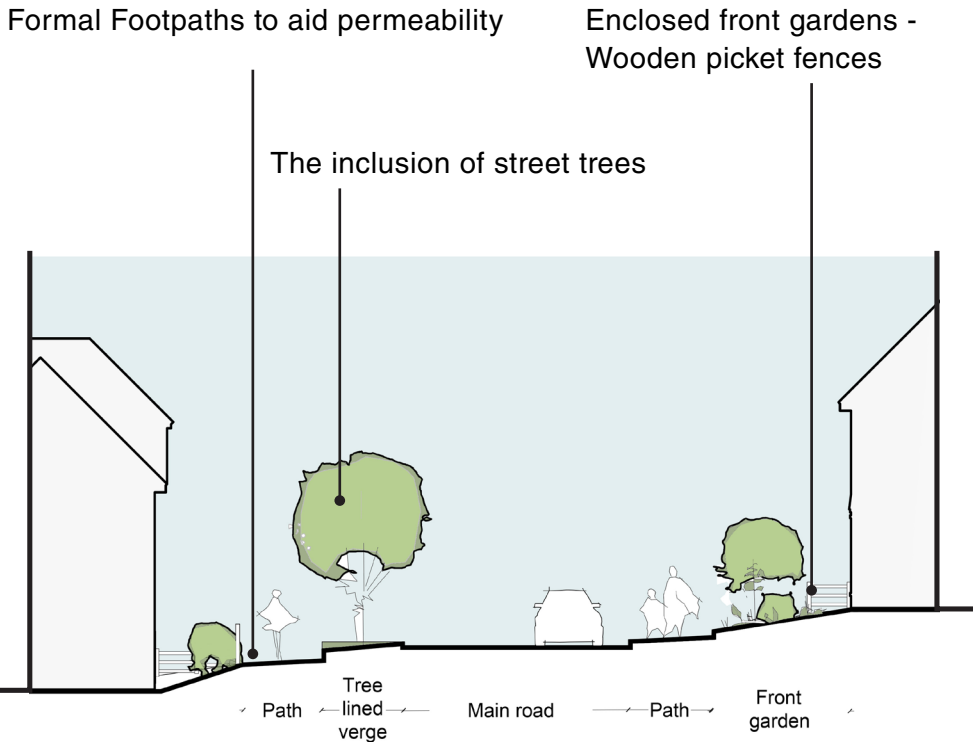


Proposed Block Plan

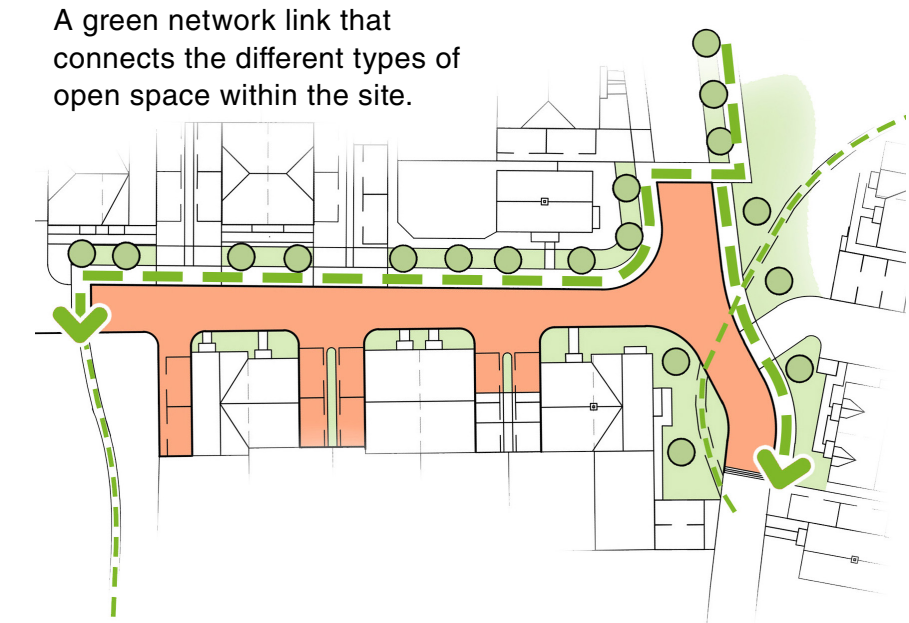
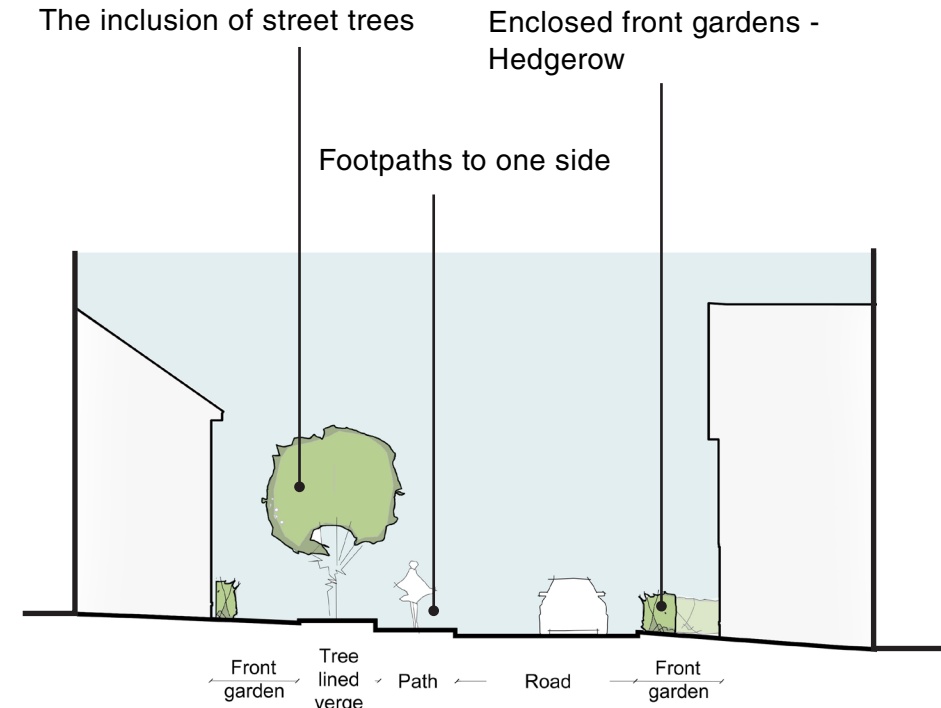
2.0 SITE PROPOSAL

A key concern raised through planning feedback was the lack of a clear hierarchy within the road network. The High Weald Housing Design Guide emphasises the importance of legible and well-structured streets that reflect their function and reinforce local character. The diagrams below illustrate how the proposed scheme responds to this guidance, setting out a more clearly defined road hierarchy and demonstrating the different street types and their roles within the network. The scheme provides a generous amount of open space, including formal public open space, informal green areas, tree-lined verges, and boundary planting, all connected by an integrated pedestrian green network.

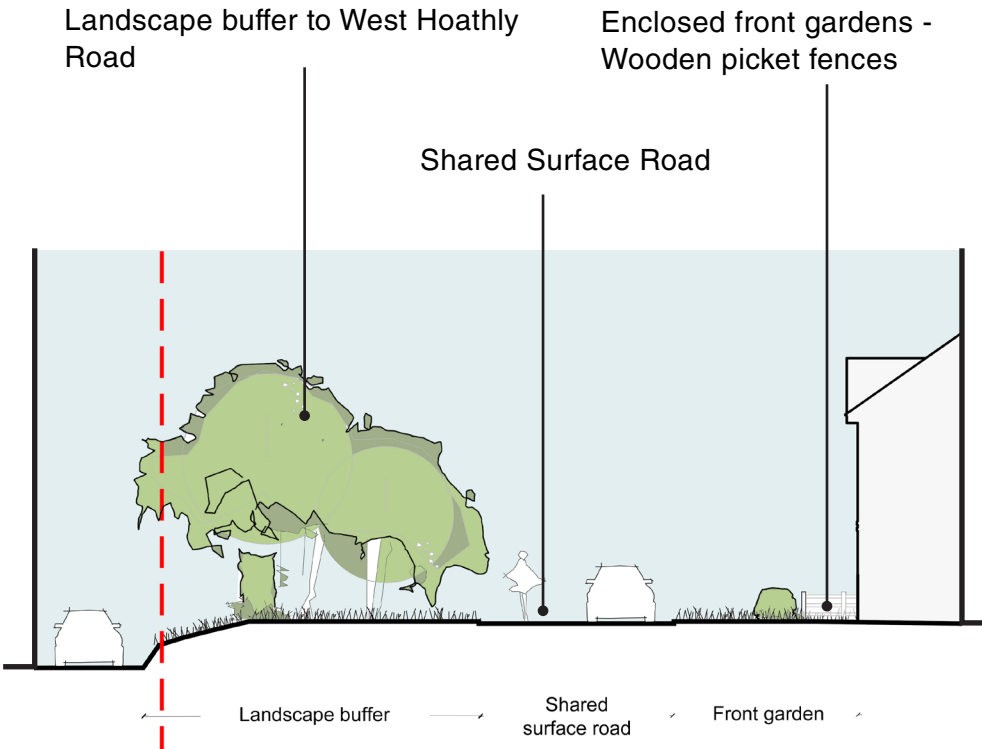
1 MAIN ACCESS ROUTE



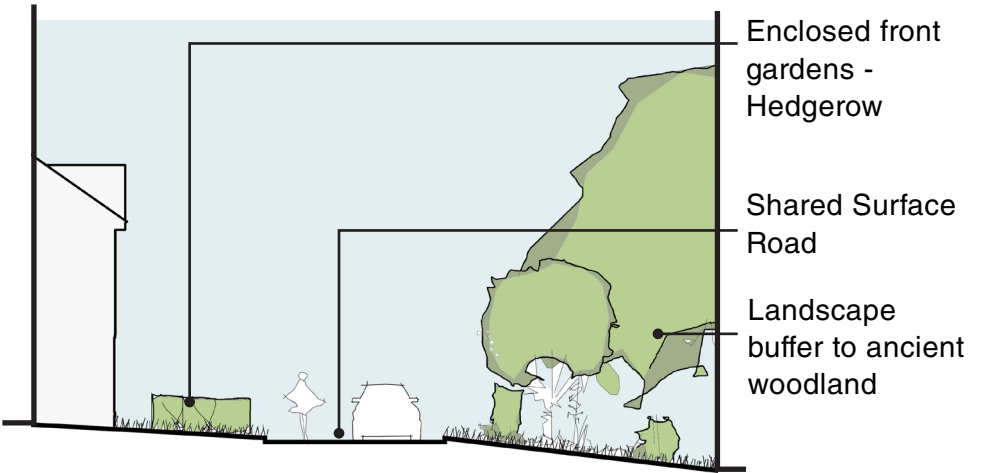
2 SIDE STREETS - GREEN LINK



3a SIDE/ BACK LANES - SHARED SURFACE ROAD



3b SIDE/ BACK LANES - PRIVATE DRIVES



2.0 SITE PROPOSAL

2.02 Site Layout

The overall site layout design philosophy will act as a set of achievable goals for the development with development principles including:

Provision of a new housing development, of 42 dwellings ranging from 1-bedroom apartments to 4-bedroom houses as a sustainable addition to the area;

Delivery of 13 affordable dwellings, containing a mixture of first homes and social rent houses and apartments, ranging from 1-bedroom apartments to 3 bedroom houses.

Creation of a safe main access into and out of the Site off West Hoathly Road, that minimises impact on landscape character.

Two distinct character areas, with scale, massing and detailed design varying within a shared design framework and materials palette, see character areas design approach for further information;

Provision of a large amount of general public open space, informal open space, tree lined verge and boundary planting;

Areas for ecological enhancement, improving the ecological diversity of the local area;

A drainage strategy utilising an appropriate Sustainable Drainage System including attenuation basins;

Using design and layout to promote energy efficiency, incorporating a strategy where possible to deliver low carbon energy generation;

A scheme that will sit comfortably within its context between the built-up area of Sunnyside, East Grinstead and the farmed fields north of the site, and provide a transition from the settlement edge to countryside.

Key

● Affordable Housing



Site Layout



3.0 DESIGN APPROACH

3.01 MATERIAL AND CHARACTER AREA
STRATEGY

3.02 CHARACTER AREA 1 - STREET
COMPARISON

3.03 CHARACTER AREA 2 - STREET SCENE
COMPARISON

3.04 CHARACTER AREA 1/2 - STREET SCENE
COMPARISON

3.05 NEW STREET SCENES

3.06 CHARACTER AREA 1 SUMMARY

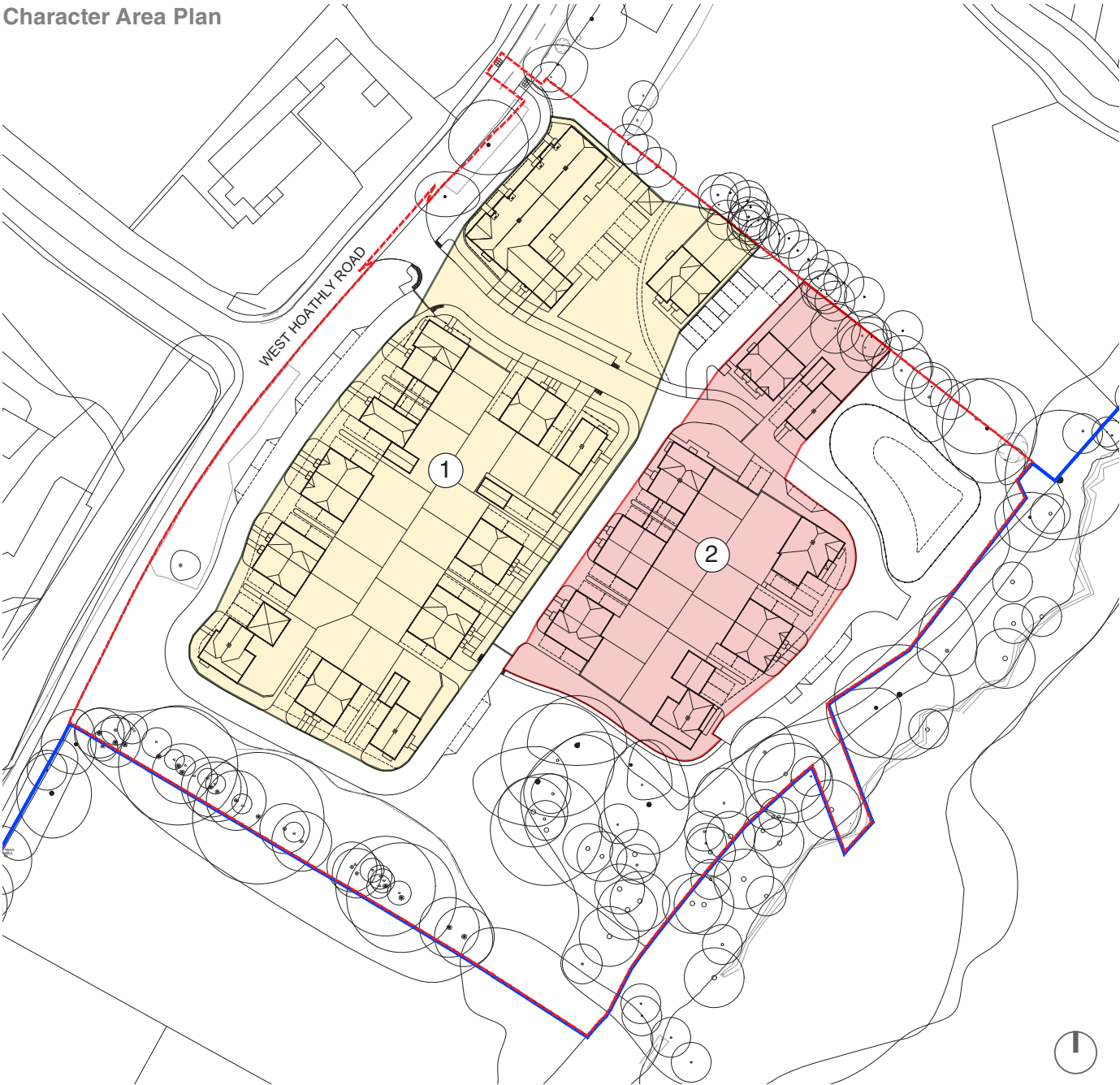
3.07 CHARACTER AREA 2 SUMMARY

3.0 DESIGN APPROACH

3.01 Material & Character Area Strategy

The material palette and roof forms have been revised to provide a clearer distinction between the two character areas. Character Area 1 is predominantly characterised by soft brown brick with half-height tile hanging, creating a cohesive architectural identity. A red multi-brick has been introduced along the central spine road to mark the transition between Character Areas 1 and 2. Character Area 2 is predominantly characterised by weatherboarding, reinforcing its distinct rural-inspired character and creating a clear visual contrast between the two areas.

Character Area Plan



Materials Key

- | | | | |
|---|---|---|--|
|  | Half height tile hanging with soft brown brick at ground floor |  | Full height weatherboarding with soft brown brick plinth |
|  | Soft brown brick |  | Chimneys |
|  | Red multi brick |  | Brown roof tiles |
|  | Half height weatherboarding with soft brown brick at ground floor |  | Red roof tiles |

Character Area Key

- | | |
|---|------------------|
|  | Character Area 1 |
|  | Character Area 2 |

Material Plan



3.0 DESIGN APPROACH

3.02 Character Area 1 - Street Scene Comparison



Previous Street Scene



Proposed Street Scene A-A

Changes Summary

- The external material palette has been updated, replacing weatherboarding with tile hanging to better reflect the character of the surrounding area.
- Flat-roofed entrance canopies have been replaced with gabled porch features across all house types, providing a more cohesive and traditional appearance.
- Gables have been introduced to Plots 13 and 14 to provide greater architectural interest and improve the articulation of the roof forms.
- A cat-slide roof form has been introduced to Plot 17 to create a stronger visual termination to the street and provide an appropriate bookend to the development.
- Scale-reducing roof forms, such as barn hips, have been introduced along the streetscape to reduce visual impact when viewed from uphill. In addition, front-to-back roof pitches are predominantly used so that only the smaller side elevations are visible, further minimising visual prominence.



3.0 DESIGN APPROACH

3.03 Character Area 2 - Street Scene Comparison



Previous Street Scene



Proposed Street Scene B-B

Changes Summary

- Full-height weatherboarding has been introduced above a soft brown brick plinth on the four-bedroom dwellings to create strong visual bookends to the street scene and evoke the appearance of traditional farmstead buildings.
- Half-height weatherboarding and gables have been introduced to Plots 35-36 to add architectural interest and reinforce the development's rural character.
- The introduction of three distinctive house types along this street scene moves away from the previously homogeneous character, creating greater visual interest that better reflects the local context.



3.0 DESIGN APPROACH

3.04 Character Area 1 / 2 - Street Scene Comparison



Previous Street Scene



Proposed Street Scene E-E

Changes Summary

- Half-height tile hanging above a soft brown brick plinth has been introduced to the apartment building and Plots 41 and 42 within Character Area 1, with beavertail pattern detailing incorporated to add visual interest and reinforce the traditional architectural character.
- Red multi-brick has been introduced to Plots 39 and 40 to emphasise the transition between the character areas, with gables incorporated to enhance the articulation of the roofscape.
- Half-height weatherboarding above a soft brown brick plinth has been introduced to Plot 38 to reinforce the character and identity of Character Area 2, while providing greater variety and visual interest within the street scene.



3.0 DESIGN APPROACH

3.05 New Street Scenes



Proposed Street Scene C-C



Proposed Street Scene D-D

Summary

Red multi-brick has been introduced to Plots 18-19, 21-22 and 23-24 as a transitional material between Character Areas 1 and 2 along the central spine road. This creates a more gradual transition in the material palette, bridging the soft brown brick and tile hanging of Character Area 1 with the weatherboarding that defines Character Area 2.



3.0 DESIGN APPROACH

3.06 Character Area 1 Summary



Previous



Plots 13-14 - Proposed

Material Strategy for Character Area 1

- 1. Soft Brown Brick
- 2. Tile Hanging
- 3. Brown Roof Tiles
- 4. Soldier Brick Headers
- 5. Brick Cills
- 6. Brick Banding Detail
- 7. Chimney's to Key Plots
- 8. Low Level Brick Banding
- 9. Gallows Bracket Porches
- 10. White Window Frames
- 11. Front Door Type 1



Previous



Plot 17 - Proposed



3.0 DESIGN APPROACH

3.07 Character Area 2 Summary



Previous



Plot 34 - Proposed

Material Strategy for Character Area 2

- 1. Soft Brown Brick
- 2. Weatherboarding
- 3. Brown Roof Tiles
- 4. Brick Cills
- 5. Chimney's to Key Plots
- 6. Low Level Brick Banding
- 7. Front-to-back Porches
- 8. White Window Frames
- 9. Front Door Type 2



Previous



Plot 37 - Proposed



4.0 CONCLUSION

4.0 CONCLUSION

The Design and Access Addendum sets out the changes made to the scheme in response to planning comments, resulting in a more contextually appropriate and considered proposal. Key revisions include the reorientation of dwellings to face the southern tree belt, reducing built form and massing at the highest part of the site, and providing increased buffer zones to protect existing trees and natural features. Green routes have been introduced in key locations to improve connectivity and create continuous pedestrian links, alongside enhanced natural surveillance, a clearer road hierarchy, and a comprehensive review of character areas to strengthen the streetscape.

These improvements provide greater protection for existing trees, supporting their long-term retention while ensuring the scheme is more responsive to its context and better reflects the local area. Further consideration has also been given to the setting of the Grade II listed Dunnings Mill, improving the relationship between the development and this heritage asset by reducing the scheme’s visual impact from this viewpoint by amendment to the layout and roofscapes.

The resulting proposal delivers a well-considered development that responds to relevant planning policy and draws on the principles of the High Weald Housing Design Guide to create a scheme rooted in its local context. A strong landscape framework underpins the design, building on existing site features while strengthening connections beyond the site, including a new footpath link to Sunnyside Recreation Ground and improved internal connectivity.

The scheme has been assessed against all relevant national and local planning policies and guidance. The design process has been thorough and informed by feedback from the Urban Design Officer and High Weald Joint Advisory Committee, resulting in a high-quality proposal that responds positively to the character of the surrounding area and the site’s specific constraints. Overall, the development represents a sustainable and visually coherent residential scheme set within a well-integrated and thoughtfully designed landscape.





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