



Figure pack to accompany Design Statement- Proof of Evidence
68 & 70 KEYMER ROAD, HASSOCKS, BN6 8QP

AUGUST 2024

TOWN & COUNTRY PLANNING ACT 1990

APPEAL BY CHURCHILL LIVING AGAINST MID SUSSEX DISTRICT COUNCIL'S FAILURE TO DETERMINE AN APPLICATION FOR REDEVELOPMENT TO FORM 41 APARTMENTS FOR OLDER PERSONS INCLUDING ASSOCIATED COMMUNAL FACILITIES, ACCESS, PARKING AND LANDSCAPING.

LPA REF: DM/23/3114
PLANNING INSPECTORATE REF: APP/D3830/W/24/3344121
PLANNING INQUIRY DATE: 17th-18th September 2024

PROOF OF EVIDENCE AUTHOR: BEN SMITH
Design Director, South East Region

Churchill Living
Churchill House
Parkside
Ringwood
BH24 3SG

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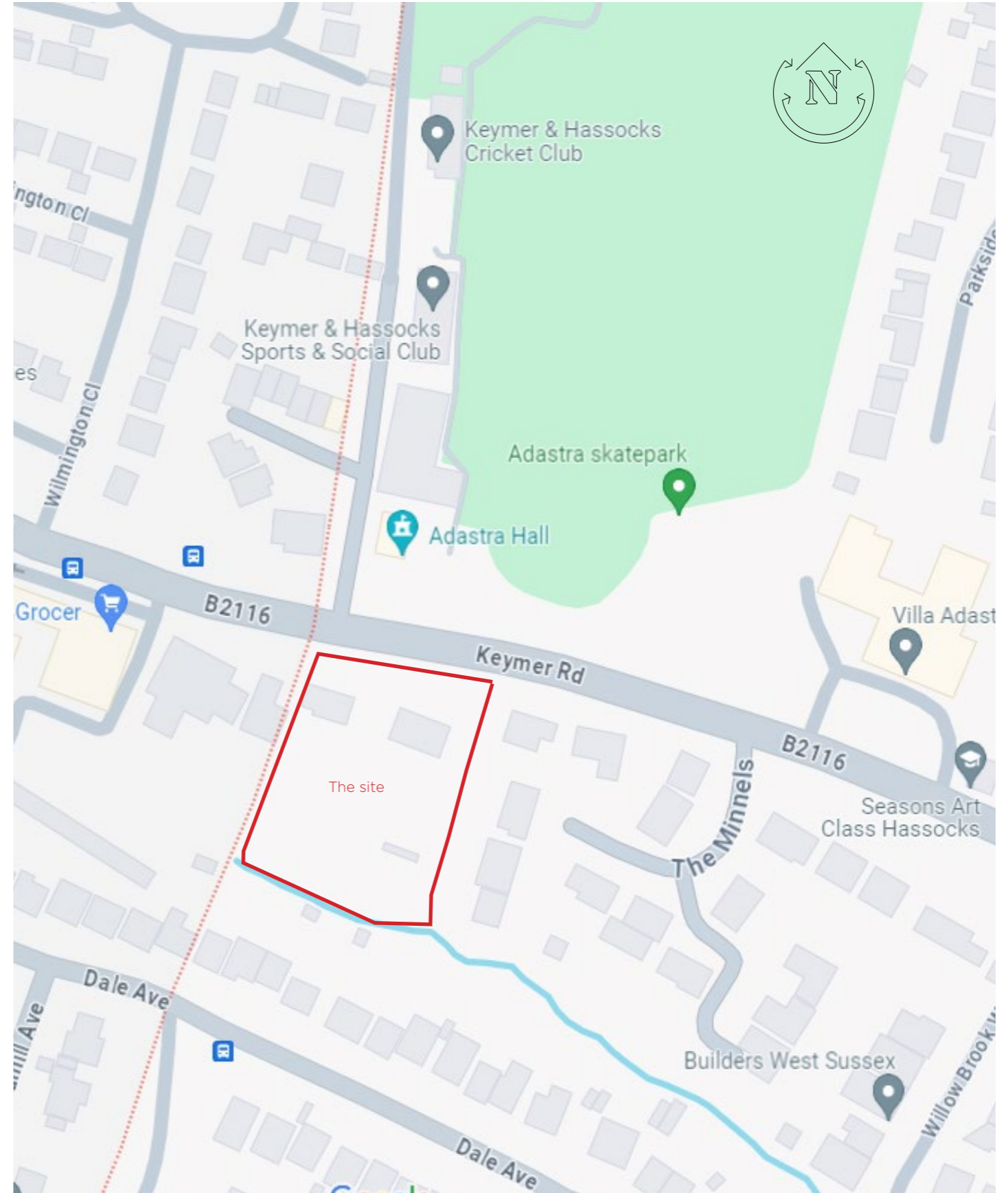
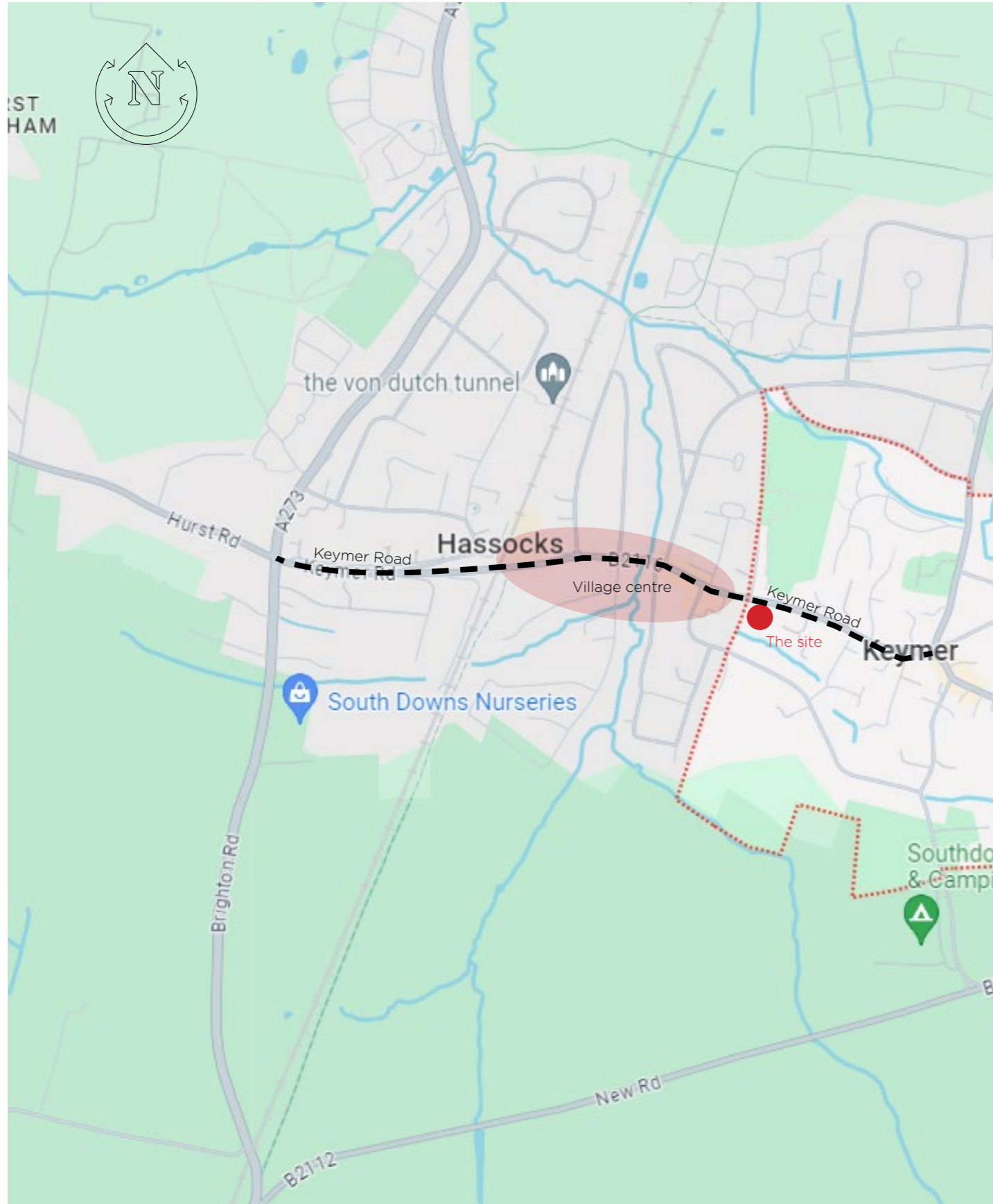
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- 1. MAPS
- 1.1. Location Maps



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1. MAPS

1.1. OS Map @ 1:2500



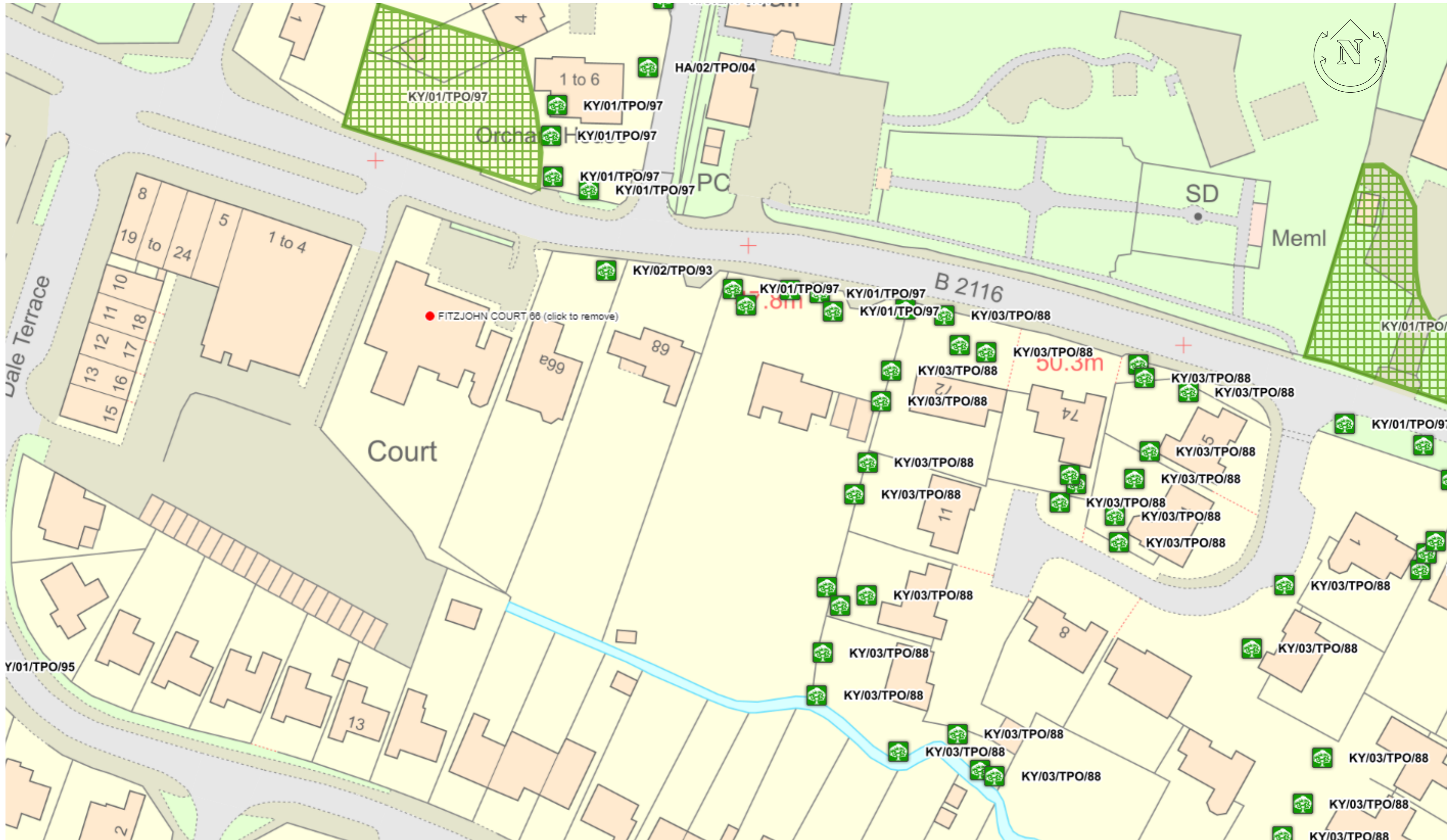
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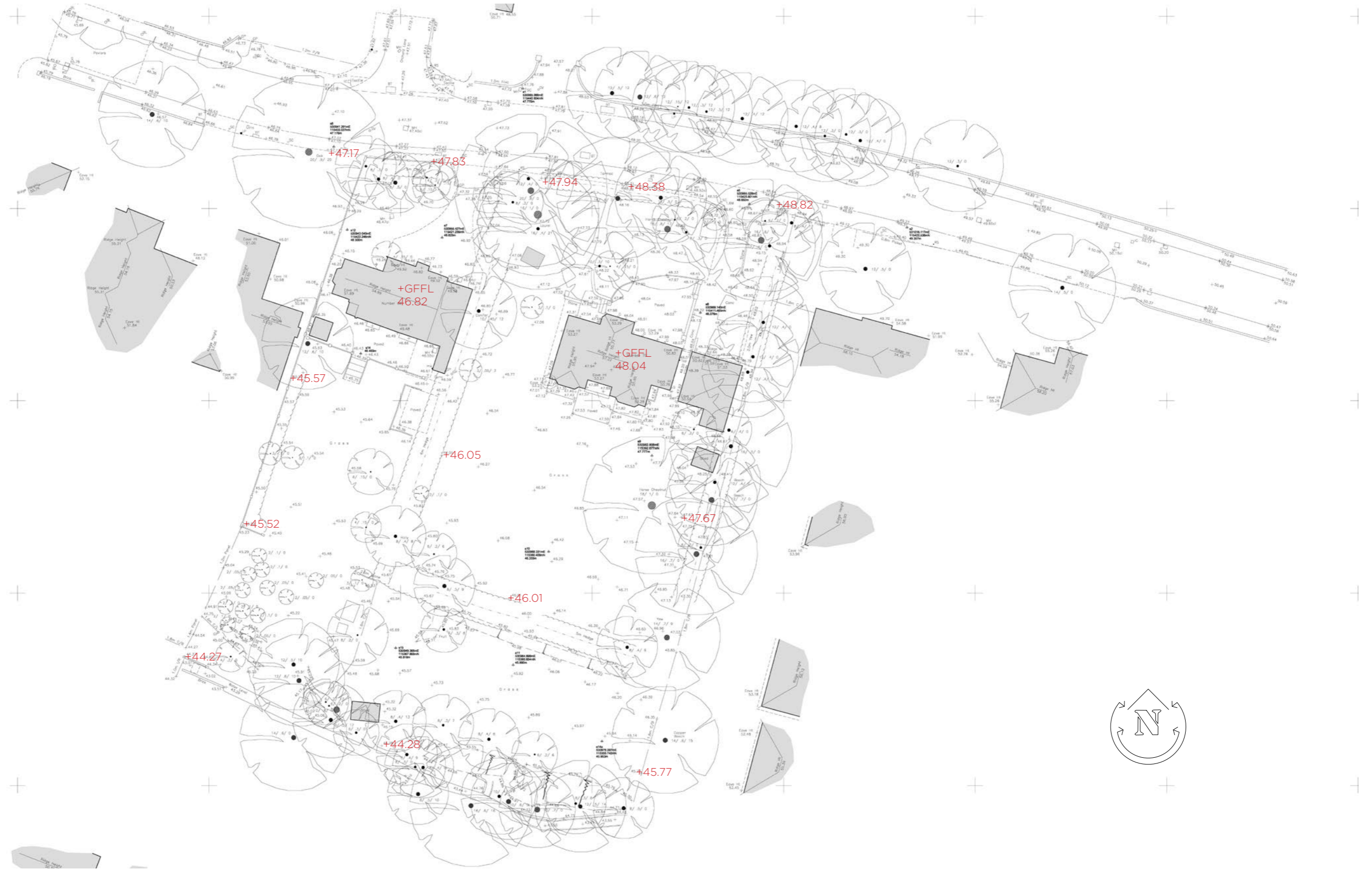
This figure pack has been prepared to accompany the Design Statement for the appeal by Ben Smith on behalf of Churchill Living against the decision of Mid Sussex District Council to refuse planning permission for the demolition of the existing dwellings on site and redevelopment to form 41 apartments for older persons with associated communal facilities, parking and landscaping.

- 1. MAPS
- 1.1. Map of TPO trees



2. THE SITE

2.1. Topographical survey



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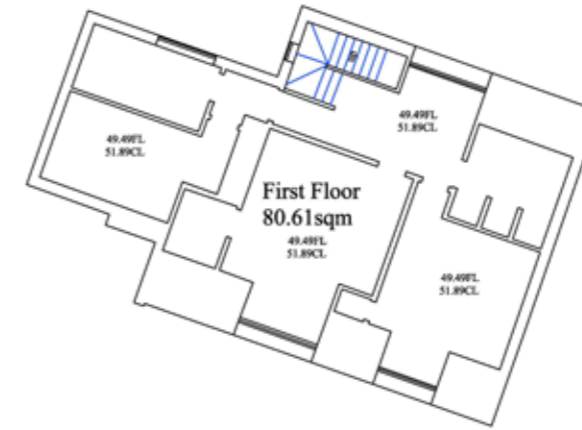
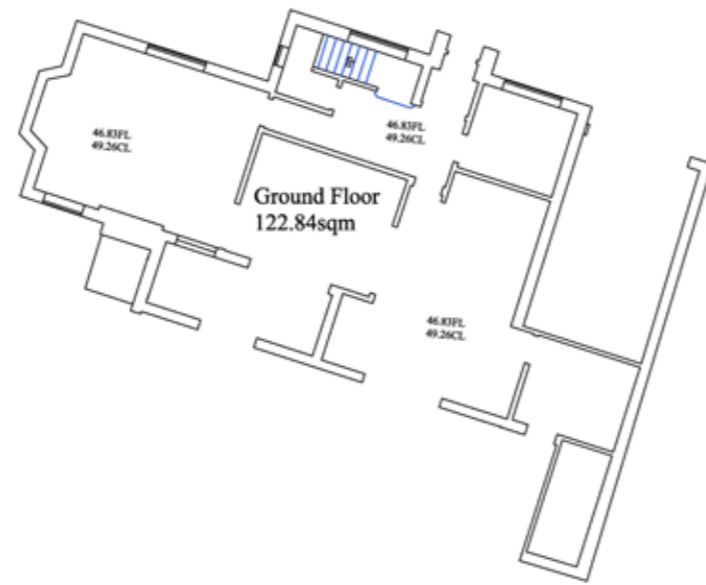
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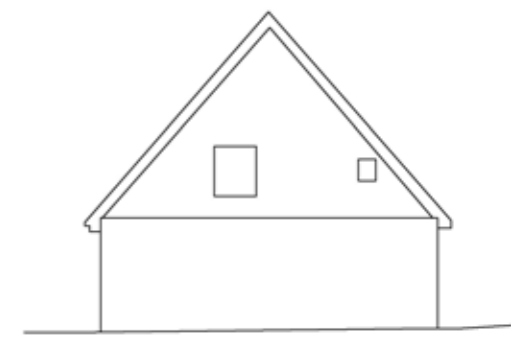
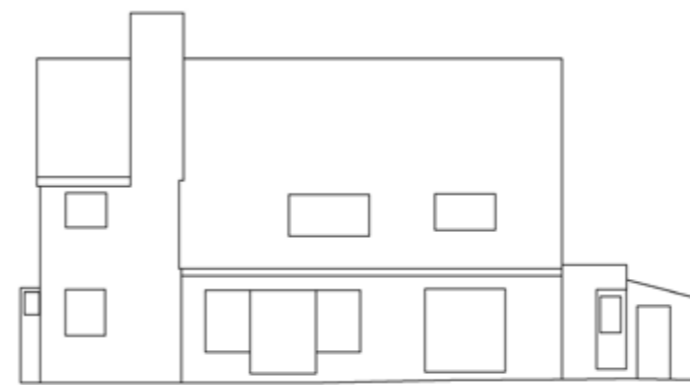
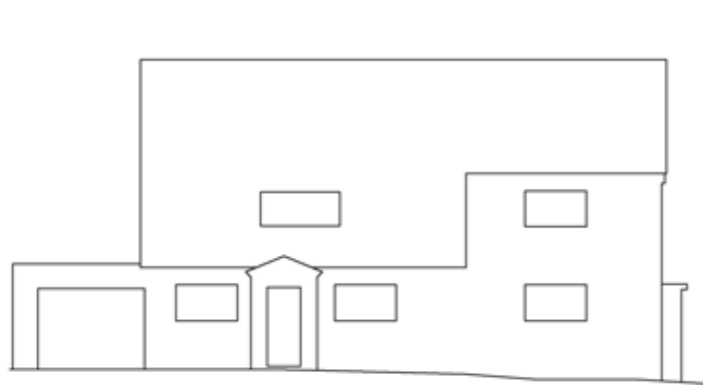
2. THE SITE

2.2. Existing floor plans & elevations -68 Keymer Road



No 68 Ground Floor Survey

No 68 First Floor Survey



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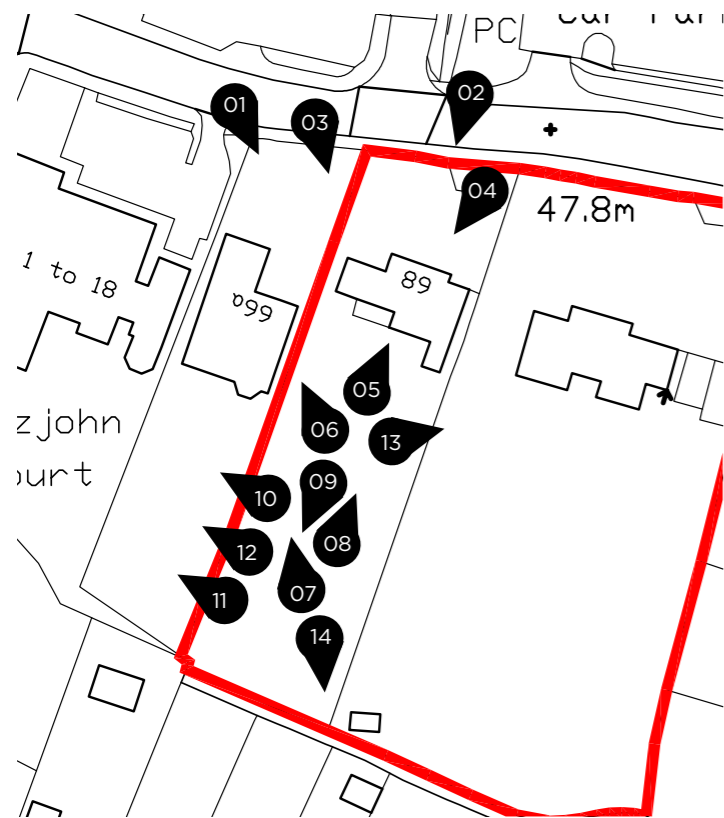
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2. THE SITE

2.3. Photolog - 68 Keymer Road



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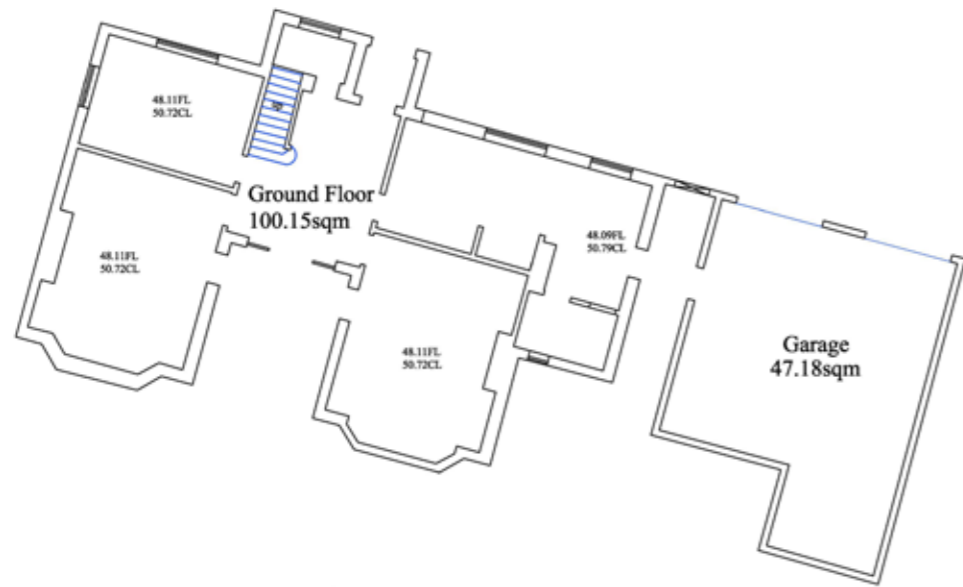
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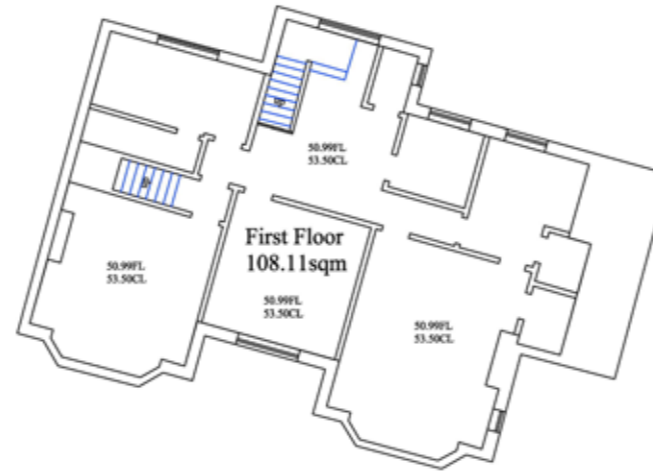
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2. THE SITE

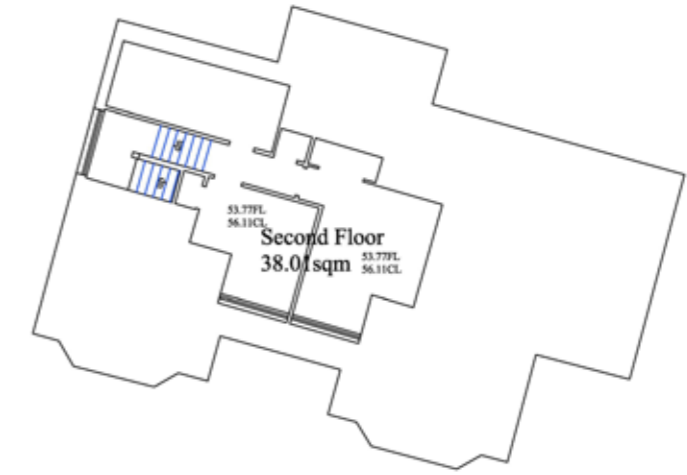
2.4. Existing floor plans & elevations -70 Keymer Road



No 70 Ground Floor Survey



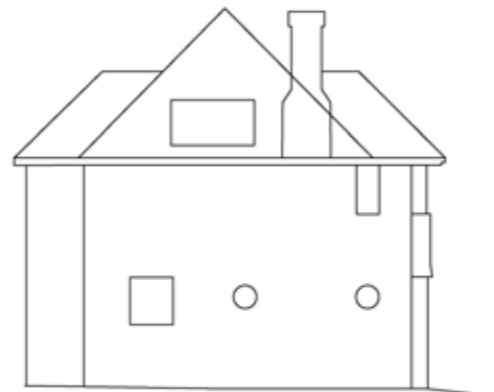
No 70 First Floor Survey



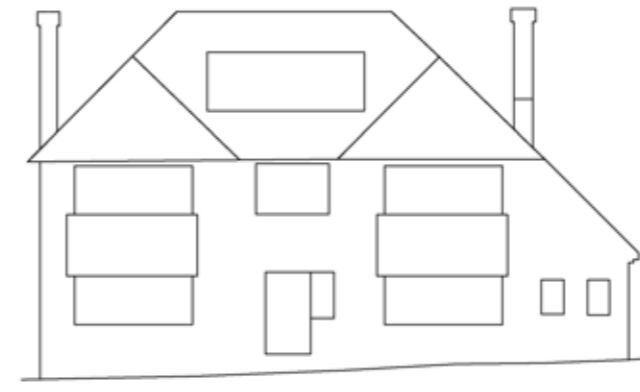
No 70 Second Floor Survey



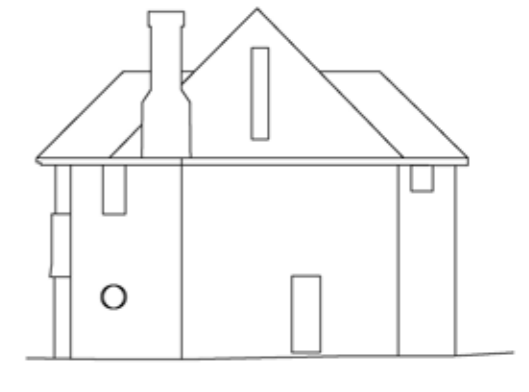
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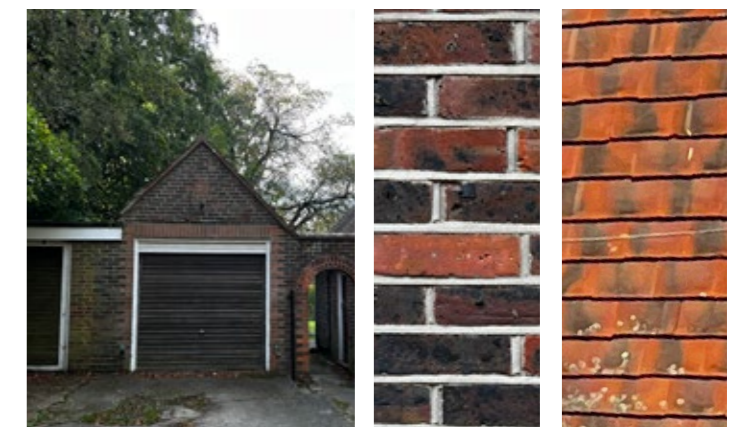
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Datum 44.00 OSGM-15

2. THE SITE

2.5. Photolog -70 Keymer Road



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2. THE SITE

2.6. Photolog - boundary treatments



A - B : 1.2m(h) Railing
New native hedge & planting to compliment existing hedge & planting to be retained (see pic.01)



B - C : New vehicular access with 1.5m segregated foot path.
Brick piers to either side of new opening

C - D : 1.2m(h) Railing with gated access for escape from stair 2
New native hedge & planting to compliment existing hedge & planting to be retained (see pic.02)



2. THE SITE

2.6. Photolog – boundary treatments

D - E : Make good existing c/b fence as required

Retain natural screening / 'infill' gaps in existing boundary landscaping (see fig.03 / 04 / 05 / 06)



Additional planting proposed to screen views towards No.9 The Minnells (see fig.07 / 08). See Landscaping Plan + Site Sections for details of proposed planting.



2. THE SITE

2.6. Photolog - boundary treatments



E - F : Open boundary along length of stream (see fig.09/10/11)



2. THE SITE

2.6. Photolog – boundary treatments

F - G : New 1.8m c/b fence

Improve natural screening to 'infill' gaps in existing boundary landscaping and filter views towards the rear amenity of No 66A Keymer Road. (see fig.12/13)



fig.12 - New 1.8m (h) CB fence to be provided. Southwest corner of site is well screened by existing mature trees. Additional planting and trees to be provided along boundary, filtering views towards neighbouring amenity.



fig.13 - New 1.8m(h) CB fence to be provided. Additional high level planting and trees to be provided along boundary, filtering views towards neighbouring amenity. Existing high level boundary wall retained, screening views orientating towards the rear of No.66A Keymer Road.

G - A : Existing boundary wall made good

Additional planting proposed to enhance the existing natural screening (see fig.14/15). See Landscaping Plan + Site Sections for details of proposed planting.



fig.14 - Existing high level wall retained. Additional mature planting and trees to be provided to enhance existing boundary screening. Neighbouring trees along boundary provide additional screening.



fig.15 - Existing high level wall retained. Additional mature planting and trees to be provided to enhance existing boundary screening. Neighbouring trees along boundary provide additional screening.



fig.16 - Existing wall retained. Additional planting / new hedge to be provided.

New planting proposed to provide natural screening of views orientating towards neighbouring fronting amenity.

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2. THE SITE

2.7. Visual assessment of neighbouring garden spaces



3. CONTEXT & CHARACTER

3.1. KEYMER ROAD - Photolog key



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3. CONTEXT & CHARACTER

3.1. KEYMER ROAD - Photolog



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3. CONTEXT & CHARACTER

3.1. KEYMER ROAD - Photolog



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3. CONTEXT & CHARACTER

3.1. DALE AVENUE - Photolog key



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3. CONTEXT & CHARACTER

3.1. DALE AVENUE - Photolog



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3. CONTEXT & CHARACTER
3.1. WIDER CONTEXT - Photolog key



3. CONTEXT & CHARACTER

3.1. DALE AVENUE - Photolog



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3. CONTEXT & CHARACTER

3.2. Urban Grain Map

