

8. DIAGRAMS

8.1. Comparison of surrounding residential curtilages - map



8. DIAGRAMS

8.2. Buildings of comparable footprint -Map



68 & 70 KEYMER ROAD, HASSOCKS, BN6 8QP

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PLANNING INSPECTORATE REF: APP/D3830/W/24/3344121

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.

8. DIAGRAMS

8.3. Buildings of comparable footprint -Photos



1. Downlands Community School / The Windmills Junior School
2. 1 to 13 Shands, Windmill Ave
3. Parklands Road Development (3 Storey)
4. Brookside, Brook Ave
5. Telephone Exchange / Mid Sussex Health Care, Winmill Ave
6. Orion Parade Development (3 Storey)
7. 1 to 18 Fitzjohn Court, Keymer Road
8. Villa Adastra, no.79 Keymer Road
9. 1 to 5 Belmont Close / The Old Sorting Office, Keymer Road
10. Holmwood Court, Keymer Road
11. 1 to 8 Sandbrook Court, Brook Ave
12. Redundant Garage, no.60 Keymer Road
13. Parish Centre / Adastra Hall, Keymer Road
14. Hassoks Infant School, Chancellors Park
15. St Edward's Church, 2 to 4 Lodge Lane

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8. DIAGRAMS

8.4. Buildings of comparable scale - Map



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8. DIAGRAMS

8.5. Buildings of comparable scale – Photos



1. Orion Parade Development (3 Storey)
2. 1-18 Orchard House, Orchard Lane (up to 2.5 Storey)
3. Parklands Road Development (3 Storey)
4. Brookside, Brook Ave (up to 3 Storey)
5. 31 to 35 Keymer Road (2.5 Storey)
6. 25 to 29 Keymer Road (2.5 Storey)
7. 44 to 58 Keymer Road (up to 2.5 Storey)
8. 40 to 42 Keymer Road (2.5 Storey)
9. The Old Sorting Office / 1 to 5 Belmont Close
10. Holmwood Court, Keymer Road
11. 5 to 7 Chancellors Park
12. 32 to 34 Keymer Road
13. 1 to 4 Stafford House, Ewart Close
14. 13 to 18 St Anne's Gardens, Stafford Way
15. 1 to 8 Sandbrook Court, Brook Ave
16. 4 to 6 Lodge Lane
17. 30 to 34 Lodge Lane
18. No.10 Okley Lane
19. 1 to 10 Herno's Tye, Parklands Road

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8. DIAGRAMS

8.6. Site distances plan -Comparable distances between buildings and boundary



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8. DIAGRAMS

8.7. Site distances plan -Comparable gaps between building



8. DIAGRAMS

8.8. Site distances plan -Comparable building widths and depths



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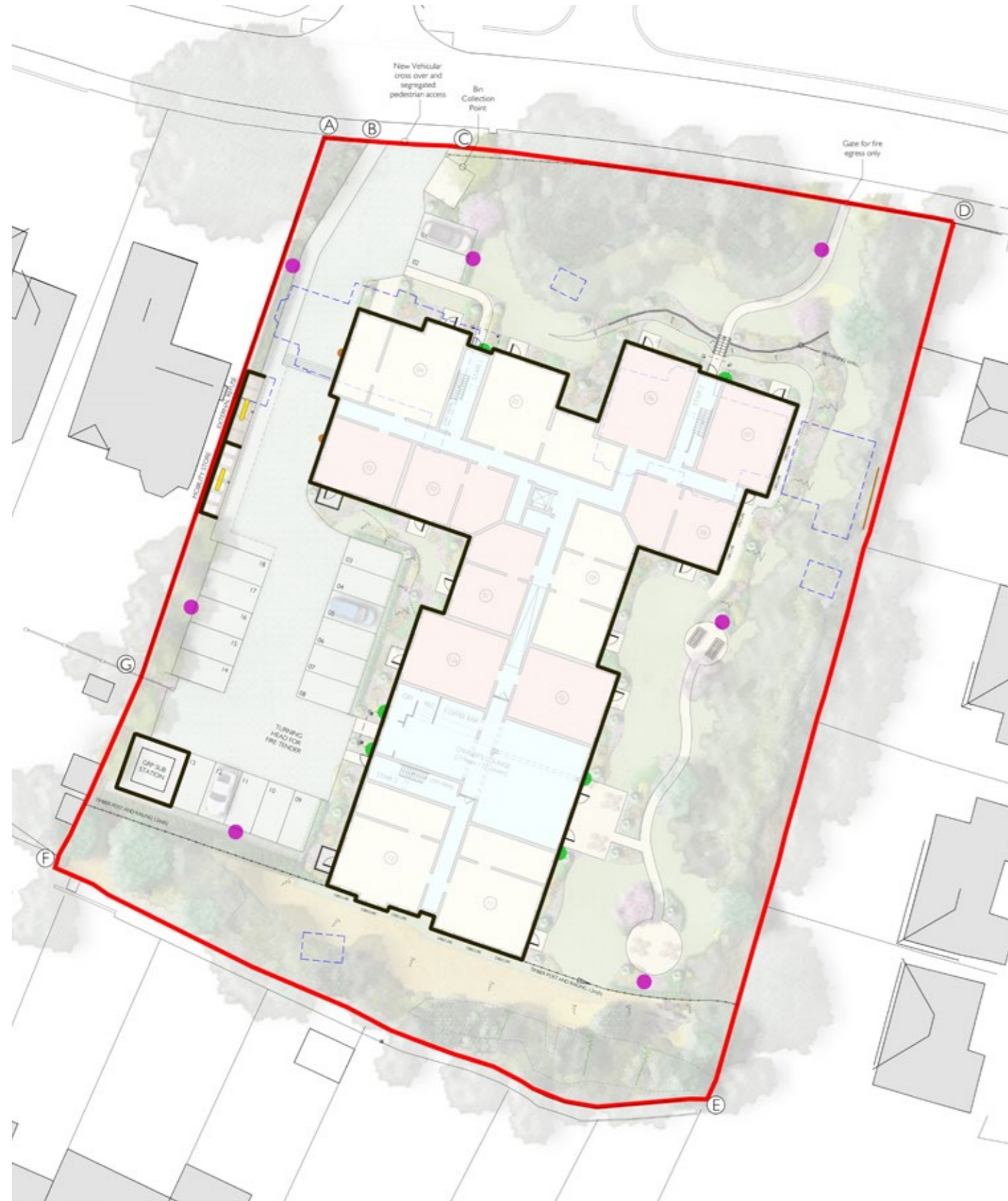
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## 8. DIAGRAMS


### 8.9. External Lighting Strategy



Lighting at the site during the construction and operation phases of the proposed development should be sympathetic to bats that may be roosting at the site or utilising the site and nearby habitats for foraging and commuting activity. The lighting at the site should be designed to minimise disturbance to bats (e.g. low bollard lighting where possible, use of hoods and cowls).

- No lighting onto roosts (or bat boxes) and minimise light spill onto habitats
- Lighting on timers or dimmed
- All luminaires should lack UV elements when manufactured. Metal halide, fluorescent sources should not be used.
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white spectrum (ideally <2700Kelvin) should be adopted to reduce blue light component.
- Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).
- The use of specialist bollard or low-level downward directional luminaires to retain darkness above can be considered. However, this often comes at a cost of unacceptable glare, poor illumination efficiency, a high upward light component and poor facial recognition, and their use should only be as directed by the lighting professional.
- Column heights should be carefully considered to minimise light spill.
- Only luminaires with an upward light ratio of 0% and with good optical control should be used.
- Luminaires should always be mounted on the horizontal, ie no upward tilt.
- Any external security lighting should be set on motion-sensors and short (1min) timers.
- As a last resort, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed.
- Luminaires to direct light downwards, with a beam angle below 70 degrees,
- The correlated colour temperature (CCT) of the outdoor lighting is not to exceed 3000 Kelvins.

The proposed Lighting Strategy will be the minimum needed for security and/or working purposes and minimises the potential for obtrusive light from glare or light trespass to an acceptable level.

 COMBINED IP65 & EMERGENCY LIGHT 3NM FLUORESCENT TB  
PARK LIGHT WITH SOLAR OPERATED SWITCH

 LIGHTING BOLLARD  
ref JCC JC17041 or similar

 WALL LIGHT (BULKHEAD)  
ref JC17005 or similar

 WALL LIGHT  
ref JCC JS17020 or similar



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9.1. Table of compliance Mid Sussex Design Guide

2. UNDERSTANDING THE CONTEXT

PRINCIPLE	DESCRIPTION	CHECK	SUMMARY OF COMPLIANCE
DG1: CHARACTER STUDY	<p>Has the applicant clearly identified whether the site lies within or adjacent to any area with a statutory or non-statutory planning designation?</p> <p>Has the applicant understood the implications of these designations on the development of the site?</p> <p>Has the applicant carried out a Character Study and covered the topics set out in the relevant checklist?</p> <p>Has the applicants Character Study included an evaluation of the landscape character of their site and its setting?</p> <p>Has the applicant identified the potential opportunities for new development to make a positive contribution to the character of a settlement?</p>	<p>√</p> <p>√</p> <p>√</p> <p>√</p> <p>√</p>	<p>The appeal scheme complies with Principle DG1: Character Study of the Mid Sussex Design Guide SPD by thoroughly addressing the site's context and character. The development integrates well with its surroundings, reflecting the distinctive characteristics of the area through careful consideration of local architectural styles, materials, and landscaping elements. The design breaks down the mass of the building into visually smaller components, giving the appearance of individual houses rather than a monolithic structure. This approach respects the existing streetscape and natural setting along Keymer Road and aligns with the local architectural vernacular, ensuring that the new development enhances rather than detracts from the character of the area.</p> <p>Additionally, the proposal includes a comprehensive analysis of the local context, considering the site's landscape, topography, and the character of surrounding properties. This analysis has guided the design process, ensuring that the development contributes positively to the area's sustainability and sense of place.</p>
DG2: SITE APPRAISAL	<p>Has the applicant prepared a detailed Site Appraisal and identified the constraints and opportunities that apply to their site?</p>	<p>√</p>	<p>The appeal scheme complies with Principle DG2: Site Appraisal by thoroughly assessing the site's context and constraints. The design respects the existing street pattern and scale, maintaining a coherent streetscape. It incorporates the site's topography, landscape features, and surrounding environment, with a T-shaped footprint and stepped frontage. The proposal also includes appropriate landscaping, preserving existing trees and adding new ones, ensuring the development integrates well with the natural surroundings and enhances the area's character.</p>

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#### 3. ESTABLISH STRUCTURE

PRINCIPLE	DESCRIPTION	CHECK	SUMMARY OF COMPLIANCE
DG3 and 4: NATURAL RESOURCES	Has the design proposal used the physical characteristics of the site identified in Section 2 to influence the form and layout of new development? Has the proposal maximised the site resources in response to Principles DG3 and DG4?	√ √	The appeal scheme complies with Principles DG3 and DG4 by focusing on high-quality and sustainable development. It integrates natural features and green infrastructure, retaining mature trees and vegetation while incorporating well-designed green spaces to promote biodiversity. The design utilises sustainable construction materials, high energy efficiency standards, and renewable energy sources like solar panels. Additionally, the development includes sustainable drainage systems (SuDS) to manage surface water runoff and enhance environmental quality. These elements ensure a cohesive landscape, promote resident well-being, and create a high-quality, sustainable living environment.
DG5: Water Features and SuDs	Where applicable has the design sought to retain, enhance and/or re-establish surface water features identified in Section 2 as positive features? Has the design incorporated the use of sustainable urban drainage as an integral part of the layout and landscape structure?	√ √	The proposed development includes sustainable drainage systems (SuDS) to manage surface water runoff and enhance environmental quality, utilising existing surface water features. Drainage consultant information has been obtained at an early stage of development, and has been integral to the proposed layout and landscape strategy.
DG6: Ecology and Biodiversity	Have landscape features with high biodiversity/ecological value identified in Stage 2 been retained and incorporated within the proposals? Do the proposals deliver net biodiversity gain? Have new habitats been created within the landscape structure to encourage additional species?	√ √ √	The design includes appropriate landscaping and greenspace, creating attractive communal gardens that enhance biodiversity. These green spaces are located to the periphery of the site assist screening the proposal from neighbouring amenity. The scheme incorporates a green infrastructure that retains existing trees and introduces new ones, including tree-lined streets that enhance the character of the area. A corridor of wild turf, native trees, and buffer planting is proposed to enhance natural screening between the new and existing developments and along the watercourse. This approach helps maintain the natural ecosystem and promotes biodiversity. A comprehensive landscape strategy with a rich biodiverse planting scheme has been provided by Paul Basham associates (Landscape Architects).
DG7: Topography and Strategic Views	Does the design work with the topography and integrate the buildings within the landscape? Have important views been identified and does the layout of development respond appropriately to these?	√ √	The site features a gradient that falls from a raised section in the north to the southern boundary where it meets a watercourse. This natural slope is retained in the design, ensuring minimal disruption to the existing landform. The design takes into account the surrounding built environment, local context, and development history, ensuring that the new development integrates seamlessly with its surroundings. This includes careful consideration of scale, massing, appearance, materials, and landscaping. Building forms are designed to reflect local character, with sensitive transitions between the new and existing buildings. This ensures that building heights, typologies, and tenures sit comfortably next to each other. Overall, the proposed design for the Keymer Road development exemplifies a thoughtful integration with the topography and surrounding buildings, creating a harmonious and sustainable living environment that respects and enhances its context.
DG8: Connect with the Existing	Does the proposal integrate with existing routes and access points, and create direct and attractive connections for pedestrians, cyclists and vehicular modes?	√	The proposal integrates well with existing routes and access points, creating direct and attractive connections for pedestrians, cyclists, and vehicular modes. The existing private driveways for the current dwellings will be stopped up, and a new access will be created on Keymer Road. This new access will be a 4.8m wide crossover. A 1.5m footway adjacent to the vehicle access will connect to the existing infrastructure on Keymer Road, facilitating pedestrian access. Cycle-friendly streets are emphasised, along with pedestrian and cycle priority.
DG9: Reduce the Reliance on the Car	Does the proposal prioritise the needs of the most vulnerable road users first creating an attractive network of safe and convenient pedestrian and cycle routes? Does the proposal incorporate space for public transport where appropriate?	√ N/A	Parking provision is based on a site-specific assessment, with 15 parking spaces provided to meet the anticipated demand. Reduced reliance on car ownership is promoted via the proposed sites' sustainable location, with easy walking distance to local amenities. The design supports future improvements in pedestrian and cycle routes, enhancing overall connectivity within the area.
DG10: Anticipate Future Development	Is the design future proofed by providing streets that later phases of development can connect into to the edge?	N/A	
DG11: Heritage Assets and the Historic Landscape	Does the design respond to, celebrate, enhance and preserve any heritage assets and historic landscapes within the proposals?	√	The proposal retains and enhances existing green spaces and boundaries wherever possible, including street trees, boundary planting, and historic boundary walls. This not only enhances the aesthetic appeal but also improves the connection between residents and nature, promoting a healthy and pleasant living environment.

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#### 4. SITE LAYOUT, STREETS AND SPACES

PRINCIPLE	DESCRIPTION	CHECK	SUMMARY OF COMPLIANCE
DG12: Connected Street Network	Does the design provide a clear street hierarchy and network of open spaces?  Does the design create a grid network of streets and perimeter blocks?  Do development blocks take account of natural features orientation and topography?	N/A	N/A
DG13: Frontage	Does the design provide enclosure of street space and continuous frontages with corners of blocks appropriately emphasised?	√	The appeal design adheres to policy by ensuring that the building addresses Keymer Road in a positive and engaging manner. The T-shaped footprint with a stepped frontage transitions smoothly between the varying building lines along Keymer Road and the adjoining properties. This design choice helps to maintain a coherent and attractive streetscape.  The building's design has been to reflect the existing architecture in the context through carefully designed massing and appearance. This architectural approach not only respects the local character but also creates an active frontage that enhances the pedestrian experience. The inclusion of amenity areas facing the street, along with well-designed landscaping, further contributes to a welcoming and engaging streetscape.
DG14: Enclosure	Does the proposal provide an appropriate sense of enclosure appropriate to the street hierarchy and achieve a human scale?	√	The proposed building mass has been broken into smaller components to match the widths of existing buildings in the area. This subdivision is achieved through varied projections, bay widths, eaves/ridge heights, and different aperture sizes. The frontage features a 2.5-storey structure, with ridge heights stepping up in line with the street's incline, providing a smooth transition from neighbouring buildings. To maintain a human scale, tertiary features such as full-height patio doors with canopies and feature canopies over main entrances have been added. These elements mimic individual dwellings and provide a domestic scale. The 2.5-storey height, combined with design elements like dormer windows and varied roof forms, ensures that the development fits well within the local context without being overwhelming.
DG15: Legibility, and Street Hierarchy	Does the structure or layout of the proposed development appear easy to navigate and easy to understand?  Has the applicant demonstrated how the use of landmarks, marker buildings and vistas has informed the proposal?	√  N/A	The entrance to the building has been designed to provide a clear and safe approach for both vehicles and pedestrians. This ensures that residents and visitors can easily find their way to and around the proposed development. Additionally, the development includes step-free access to apartments, communal spaces, parking, garden areas, and external outdoor spaces from the entrance. This ensures that the entire area is accessible to people with mobility issues.
DG16: The Development edge	Has the applicant (where applicable) demonstrated how their proposals provides a positive edge with building frontages facing site boundaries served by roads that run adjacent to the site edge?  Has the applicant (where applicable) demonstrated a sensitive response to the rural edge? This will normally require less density and additional soft landscaping along the boundary.	√  N/A	The proposal has been designed to have active frontages. This means that entrances, windows, and other active elements of the building face the street and public spaces, fostering a sense of security, surveillance, and interaction with the community. This approach ensures that the streets are lively and inviting, which enhances the pedestrian experience. Additionally, the proposed design emphasises edge-to-edge connectivity, making it easy for pedestrians and cyclists to navigate around the development. Continuous streets along the edges of the development enhance movement and connectivity, while discouraging the use of private drives that could disrupt pedestrian and cyclist pathways.
DG17: Pedestrian Friendly Streets	Are the proposals designed as social spaces with the needs of pedestrians, cyclists and public transport users put above the needs of the motorist?  Is the street environment designed to encourage pedestrian movement through appropriate pavement widths, avoiding unnecessary barriers or clutter and providing places for pedestrians to rest, gather and socialise?  Are traffic calming measures integrated within the design of the streets?	√  √  N/A	The proposal places the needs of pedestrians, cyclists, and public transport users above those of motorists by incorporating several design strategies aimed at enhancing accessibility, connectivity, and safety for non-motorised and public transport modes. The site is strategically located close to bus stops and the Hassocks train station, promoting the use of public transport by providing short and direct walking connections. By prioritising pedestrian and cyclist routes and ensuring robust connections to public transport, the design naturally reduces the reliance on cars. Additionally, green spaces and well-designed landscaping has been incorporated to provide recreational areas that are accessible to all residents, enhancing the overall quality of life and encouraging outdoor activities.  The proposal for the street environment in the development is designed to encourage pedestrian movement by incorporating several key features. The pedestrian infrastructure in the vicinity of the site includes footways that measure between 1.5m to 2.5m in width along both sides of Keymer Road. This range of pavement widths ensures ample space for pedestrian movement. The design avoids unnecessary barriers, creating continuous and unobstructed paths for pedestrians. The development incorporates well-designed green spaces and landscaped gardens, which are integrated into the overall site layout. These spaces are intended not only for aesthetic appeal but also to provide areas where pedestrians can rest, gather, and socialise. Such features promote a sense of community and enhance the overall pedestrian experience.

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#### 4. SITE LAYOUT, STREETS AND SPACES (continued)

DG18 - 20: Car Parking	Is parking for both residents and visitors proposed at an adequate level in response to the location of the site and in locations that safeguard the quality of the street environment?	√	The proposal includes 15 parking spaces for the 41 units, which is based on an average car parking demand of 0.29 spaces per apartment as identified by parking surveys conducted at 20 existing Churchill Living (CL) sites in 2023. This average demand calculation indicates that the proposed 15 spaces are sufficient to accommodate the anticipated demand. The parking spaces are designed to avoid dominating the street environment, thereby safeguarding its quality. This is achieved through the integration of parking solutions within the development layout, ensuring that the parking areas do not detract from the overall aesthetic and functional quality of the streetscape. Additionally, the development's proximity to multiple public transport options, such as bus stops and Hassocks train station, supports a sustainable lifestyle where residents may not need to rely heavily on car ownership. This reduces the overall demand for parking spaces and promotes a more pedestrian-friendly environment.
	Is the parking provision in line with West Sussex County Council Parking standards?	N/A	
	Have car club spaces and electric charging points been incorporated into the proposals? (larger sites only)	√	
DG21-23: Refuse, Storage and Utilities	Are sub-stations and pump stations carefully designed and integrated into development so that they do not detract from the quality of streets and public spaces?	√	The sub station on the appeal scheme is discreetly located and screened by landscaping, ensuring it does not detract from the visual quality of the development. This integration supports the functionality of the site while maintaining its visual appeal.
	Are utility runs located where they do not impact on the potential for street tree planting?	N/A	
	Are refuse and recycling facilities conveniently located and unobtrusive	√	
DG24: Plan for Cyclists	Does the design provide adequate cycle parking in suitable locations for both public and private users?	√	Due to Churchill Living's demographic bike usage is extremely low. However, these principles have applied to the mobility scooter store and a number of Sheffield stands will be provided on site for visitor use.
	Does the design include for secure and convenient storage of bicycles in residential dwellings?	N/A	
DG25: Open Space	Does the design link existing and proposed landscapes and open spaces to form open space networks and contribute and respond to the hierarchy of existing open spaces?	N/A	N/A
	Are all spaces designed with a specific role or function to avoid residual, unused or neglected spaces?		
	Do the proposals provide the appropriate level of open space in accordance with MSDC Infrastructure and Contributions SPD?		
DG26: Play Space	Where applicable has the design provided the appropriate level of play space in accordance with the MSDC Infrastructure and Contributions SPD?	N/A	N/A
	Is the design for play spaces in line with guidance on inclusive play, including Design for Play: A guide to creating successful play spaces (Play England, August 2008)?		
DG27 - 28: Trees and Soft Landscape	Has tree planting and soft landscaping been provided within street designs? Are tree species appropriate for their location and to the nature and hierarchy of the street.	√	The proposal emphasises the use of native trees and shrubs to enhance local biodiversity and provide ecological benefits. Trees such as <i>Carpinus betulus</i> and <i>Acer campestre</i> 'Streetwise' are selected for their compact canopies, making them suitable for urban settings and close proximity to hardstanding like car parks. Additionally, ornamental and gardenesque trees such as <i>Magnolia stellata</i> and <i>Sorbus aucuparia</i> 'Autumn Spire' are used to add seasonal interest and enhance the aesthetic appeal of the streetscape.
	Has the applicant demonstrated that the species selected are appropriate for the location?	√	
	Has the applicant demonstrated that the long-term maintenance and management of landscape elements have been considered to ensure their successful establishment?	√	

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4. SITE LAYOUT, STREETS AND SPACES (continued)

DG29: Public Realm	Has a suitable palette of high quality materials been proposed that responds to the character of the place as identified in the Character Study?	√	The proposal includes a mix of red/brown brick, painted brick, render, tile hanging, and weatherboarding. These materials are common in the area and contribute to the building's integration with its surroundings. Tried and tested materials will be used to ensure high standards and durability. Where possible, bricks will be selected from local factories to maintain local character and sustainability.	
	Has the selection of street furniture been restricted to essential items and have functions been combined where possible?	N/A		
	Is the street furniture simple, high quality, well designed, robust and responsive to its setting?	N/A		
	Has a lighting strategy been proposed that: minimises the impact of lighting columns on the streets; accords with the design approach to other street furniture and avoids causing light pollution particularly in sensitive and dark rural areas?	√		To minimise the visual impact of lighting columns, the strategy involves the use of low-height, unobtrusive lighting fixtures that blend seamlessly with the street furniture and landscaping elements. To avoid light pollution the strategy includes downward-facing lights to direct illumination only where needed, implementing lighting controls such as timers and motion sensors to reduce unnecessary lighting, and selecting fixtures that prevent glare and spillover into non-target areas.
	Has the location, design and integration of utilities within the landscape been considered to mitigate their impact on the public realm?	√		This consideration is addressed through the use of energy-efficient systems, sustainable materials, and designs that reduce environmental impact. The design also includes appropriate building materials and soundproofing measures to reduce noise impact, as well as well-designed lighting fittings to minimize light pollution.
	Has the provision of public art been considered?	N/A		
DG30: Inclusive Design	Has the applicant demonstrated that the principles of inclusive design have been considered and incorporated within the design from the outset?	√	The design process involved engaging with the local planning authority, design review panel, consultees, and the local community. The design took on board comments received throughout the process, ensuring it aligns with inclusive design principles. Additionally, the site is designed to be inclusive for users of all abilities and ages, with features such as step-free access, lift access to all floors, and wide communal corridors. This includes secure access points and a legible approach to communal facilities and garden spaces.	

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5. SITE OPTIMISATION AND MIXED USE

PRINCIPLE	DESCRIPTION	CHECK	SUMMARY OF COMPLIANCE
DG31-32: Increased Density	<p>Has the applicant demonstrated that their site is located in an appropriate location in which to promote development of a scale, height and massing that is greater than the prevailing context?</p> <p>Has the applicant demonstrated that their proposals do not cause unacceptable impacts on adjacent properties in respect of daylighting, sunlight and overlooking?</p> <p>Has the applicant demonstrated that their proposals do not adversely impact on views of the wider townscape?</p>	<p>√</p> <p>√</p> <p>√</p>	<p>The Design and Access Statement, as well as supporting documents, provide a comprehensive analysis and justification for the proposed scale and massing. The proposed building is 2.5 storeys high, with the second floor partially or fully situated within the roof space. This design is comparable to other developments in the area, which includes 2 to 3 storey blocks.</p> <p>The mass to the rear of the building has been carefully designed to avoid being overbearing. This is achieved by introducing an internal slope, reducing ridge and eave heights, and maintaining good separation distances from boundaries. Additionally, a Rights of Light consultant has informed the proposal from an early stage.</p> <p>Thorough analysis of the surrounding townscape has highlighted key view towards the site from the surrounding road network. These views have informed the proposed scale and massing, with verified views produced to aid design development and demonstrate the building does not adversely impact on the wider townscape.</p>
DG33: Tall Buildings	<p>Where a tall building is promoted is the height proportionate to the buildings role, and the importance of the location in the local context?</p> <p>Where a tall building is promoted is it of outstanding design quality and does it make a positive contribution to the skyline when viewed from any direction?</p> <p>Where a tall building is promoted does it enhance the character and distinctiveness of an area without adversely affecting established valued townscapes and views?</p> <p>Where a tall building is promoted does it present a positive relationship with the street and deliver a high quality public realm?</p> <p>Where a tall building is promoted has it been demonstrated that it does not adversely impact on the microclimate and amenity of the proposal site and the surrounding area?</p>	N/A	N/A
DG34: Increased density in Urban Extensions	<p>Does the urban extension promote development at a range of densities in order to aid legibility and to increase distinctiveness?</p> <p>Is development taller and / or more compact along main streets to increase the sense of enclosure?</p>	<p>√</p> <p>√</p>	<p>The appeal scheme does this through the thoughtful design and planning of the site. The development incorporates varying building heights and types to create a visually appealing and functional environment. Higher density elements are positioned in the more visually accessible area of the site, particularly along Keymer Road. The use of vertically articulated frontages along the main street creates a continuous and rhythmic streetscape that enhances the site's legibility and distinctiveness.</p> <p>Additionally, the design includes higher buildings fronting onto communal spaces and public areas, providing increased overlooking and a greater sense of enclosure. This not only enhances the security and usability of these spaces but also contributes to the overall character and identity of the development.</p>
DG35: Mix of Uses	<p>Does the proposal provide a mix of uses conveniently located to meet local needs?</p> <p>Are these uses located where they are easily accessible and visible to attract custom?</p> <p>Are servicing areas designed so that they do not visually dominate the street scene?</p> <p>Is adequate cycle and car parking provided and in a convenient location?</p>	N/A	
DG36: Mixed Community	<p>Does the proposal provide a mix of residential dwelling types and tenures to meet local need?</p> <p>Are affordable homes 'pepper-potted' throughout the site, and have the same external appearance and quality of finishes as private housing?</p> <p>Are buildings designed so that they can be altered internally or externally over time without the need for demolition or rebuilding as needs change?</p>	<p>√</p> <p>N/A</p> <p>√</p>	<p>The development focuses on delivering retirement housing, which adds to the mix of residential types within the locality. The proposal aims to meet the needs of an ageing population, which is a significant local need in the Mid-Sussex district, as identified in the Strategic Housing Market Assessment (SHMA) and other local policies.</p> <p>Additionally, the benefits of providing housing for older persons includes reducing the burden on local health services, contributing to the local economy, and optimising the use of land within the village confines. The proposed design incorporates features that comply with the 'Technical Housing Standards - Nationally described space standards' and part 'M4(2) - Accessible and adaptable dwellings' of the building regulations. These standards ensure that the buildings are accessible and can be adapted to meet the changing needs of residents. The layouts and specifications have been designed with flexibility in mind, allowing for periodic review and adjustment based on feedback from residents.</p>

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6. HIGH QUALITY BUILDING DESIGN

PRINCIPLE	DESCRIPTION	CHECK	SUMMARY OF COMPLIANCE
DG37: Sustainable Buildings	Are buildings designed to minimise the use of resources and energy?	√	This principle is reflected in the appeal scheme through various sustainable design approaches. The building incorporates high levels of insulation, energy-efficient windows, and renewable energy sources such as solar panels, reducing overall energy consumption and carbon footprint. The design also includes strategies to increase biodiversity, improve insulation, and manage stormwater runoff.
DG38: Respond to Context	<p>Has the applicant demonstrated an architectural approach and identity borne from the place and reflected through the Character Study?</p> <p>Does the new development adopt a simple form in-keeping with the character of the area? If not is the reason justified?</p> <p>Is the choice of window design appropriate to the overall design approach?</p> <p>If balconies are proposed do they integrate well with the rest of the facade?</p> <p>Does the roofscape proposed reflect the simple roof structures characteristic within the District?</p> <p>Are larger buildings broken up into a series of smaller spans or modules of a simple form to ensure the roof does not dominate the building or surrounding area?</p> <p>If chimneys are incorporated into the design are they reflective of the character of the area?</p> <p>If dormers are incorporated into the design are they reflective of the character of the area?</p> <p>Are they positioned to line up with openings on the main façade?</p> <p>Is the palette of materials and detailing proposed of high quality and reflective of the character of the area as established through the Character Study?</p>	<p>√</p> <p>√</p> <p>√</p> <p>√</p> <p>√</p> <p>√</p> <p>N/A</p> <p>√</p> <p>√</p> <p>√</p>	The appeal scheme adheres to this principle by incorporating elements that reflect the local architectural style and character. The proposed form, window choice, balcony design, roofscape, articulation, dormer detailing and proposed material palette all respond to the local context. These design choices create a cohesive and visually appealing streetscape that enhances the area's character and provides a unique sense of place for residents. The design features a 2.5-storey building with half-dormer and full dormer elements, creating a transitioning roofscape between the different parts of the development and adjacent properties. This careful consideration ensures a harmonious composition that deconstructs the overall mass into smaller, contextually appropriate components. Additionally, The design incorporates hipped roofs to conceal any flat roof sections and reduce the perceived mass of the building, aligning with the simple and traditional roof structures typical of the area.
DG39: Scale and Height	<p>Does the design generally reflect or respond to the scale of the existing settlement and positively contribute to the character as identified in the Character Study in Section 2? If not has a strong justification been provided?</p> <p>Does the scheme incorporate variations in height responding to the location within the proposal, for instance reflecting the street hierarchy, enhancing legibility of an important corner or node or emphasising a particular use?</p> <p>Is the location of any apartment buildings justified and justifiable?</p>	<p>√</p> <p>√</p> <p>√</p>	This principle is applied to the appeal scheme by stepping the building to follow the natural slope of the site. This design choice not only integrates the building seamlessly into the landscape but also ensures accessibility and functionality for residents. The stepped design helps to minimise the visual impact of the building and maintains a cohesive and attractive appearance from all angles. Additionally, proposed boundary distances and boundary treatment / screening identifies that an apartment building of this scale and footprint sits well within the site area, avoiding any overbearing / overlooking issues.



9. TABLES

9.1. Table of compliance Mid Sussex Design Guide

6. HIGH QUALITY BUILDING DESIGN (continued)

DG40: Active Frontages	Does the development ensure that all streets and public spaces have good natural surveillance from buildings?	√	<p>The design features active building frontages facing streets and public open spaces, which help animate the environment and provide natural surveillance. This approach creates a sense of place, respects the character and scale of surrounding buildings and landscapes, and protects open spaces, trees, and gardens that contribute to the local character.</p> <p>The scheme avoids exposed, blank gable ends with no windows fronting the public realm. The design has incorporated features such as varied materials, projections, recesses, and strategic placement of downwater goods to ensure active frontages and avoid large, blank surfaces. The use of different window types and the deliberate variation of design elements help maintain visual interest. The scheme includes communal entrance cores for apartments that are generous, well lit by natural light, and naturally ventilated. The design ensures internal areas are spacious, accessible, and enhance the living experience for residents. The development clearly defines public and private spaces using appropriate boundary treatments. The design employs a combination of fencing, railings, and defensible landscaping to establish the boundaries of the development, making a clear distinction between public and private areas. This approach ensures security and privacy for the residents while demarcating the public realm outside the development. The boundary treatments proposed are reflective of the established character of the area, as detailed in the Character Study and Design and Access Statement. The study outlines the existing boundary treatments along Keymer Road, which include a variety of low-level boundary treatments such as timber picket fencing, post and rail fencing, brick walls, and railings. Dense shrubbery and mature trees are also characteristic features that provide natural screening and enhance the verdant character of the area.</p>
	Are active ground floor uses proposed on busy commercial streets / town centre locations?	N/A	
	Does the scheme avoid exposed, blank gable ends with no windows fronting the public realm?	√	
	Do corner buildings 'turn the corner' providing frontage to both streets?	N/A	
	Has the applicant demonstrated how the use of corner buildings has been considered in order to aid legibility?	N/A	
	Are all property entrances directly onto and easily visible from the public realm? Are they legible and welcoming?	N/A	
	If there are apartments within the scheme are their communal entrance cores generous, well lit by natural light and naturally ventilated?	√	
	Does the development clearly define public and private space through the use of appropriate boundary treatments? If not, is this justified?	√	
Are these boundary treatments reflective of the area as established in the Character Study?	√		
DG41: Sloping Sites	Does the development respond to a sloping site with the building stepping to follow the slope where appropriate?	√	The proposed building has a stepped slab that allows the rear leg to follow the natural fall of the site, as well as stepping the eaves of the frontage to accommodate the increase in ridge height from no.66A Keymer Road relative to no.72 Keymer Road.
DG42: Utility Meters / External pipes	Are utility meters located where they are both convenient and unobtrusive?	N/A	External service pipes are strategically located and grouped to ensure they do not detract from the building's aesthetic appeal and have also been used as a design tool to break down the mass and denote the change in materials. Through careful integration into the early design will ensure a clean and cohesive look to the development.
	Are external service pipes and other apparatus grouped together and discretely located on elevations so that they are not prominent?	√	

9. TABLES

9.2. Table of comparable coverage [ratio of built form / hardsurfacing / landscaping]



68 & 70 KEYMER ROAD, HASSOCKS, BN6 8QP

CHURCHILL LIVING

PLANNING INSPECTORATE REF: APP/D3830/W/24/3344121

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.

10. VISUALS

10.1. Verified views



**CHURCHILL LIVING**

**68 & 70 KEYMER ROAD, HASSOCKS, BN6 8QP**

PLANNING INSPECTORATE REF: APP/D3830/W/24/3344121

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10. VISUALS

10.1. Supplementary CGI visuals – street scene



10. VISUALS

10.2. Supplementary CGI visuals – street scene



**68 & 70 KEYMER ROAD, HASSOCKS, BN6 8QP**

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10. VISUALS

10.3. Supplementary CGI visuals – Gardens



CHURCHILL LIVING

68 & 70 KEYMER ROAD, HAS SOCKS, BN6 8QP

PLANNING INSPECTORATE REF: APP/D3830/W/24/3344121

10. VISUALS

10.4. Supplementary CGI visuals – Entrance & carpark



**68 & 70 KEYMER ROAD, HASSOCKS, BN6 8QP**

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11. PROPOSED AMENDED DRAWINGS

11.1. PL\_027 - Amended site plan showing alternative buggy and refuse locations



- 11. PROPOSED AMENDED DRAWINGS
- 11.2. PL\_028 – Alternative Refuse [Plans and elevations]



GROUND FLOOR PLAN



ROOF PLAN

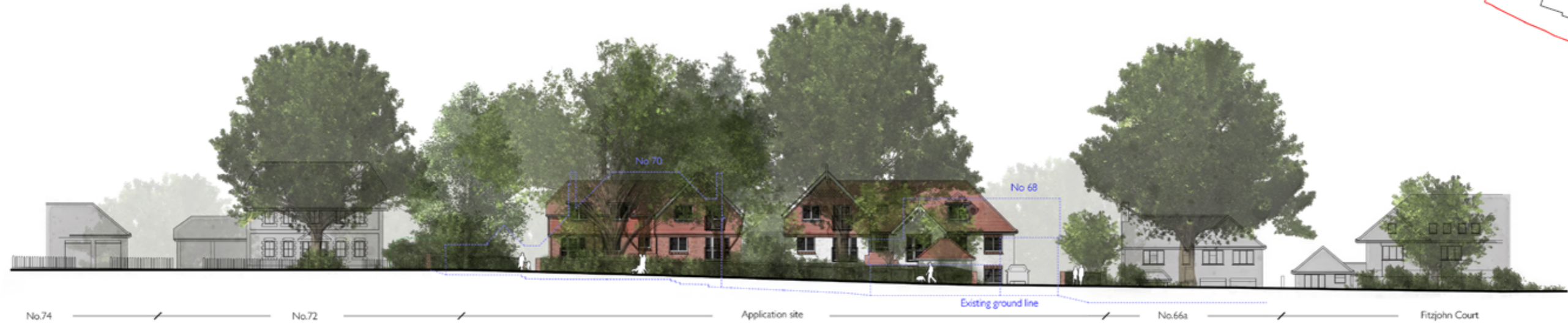
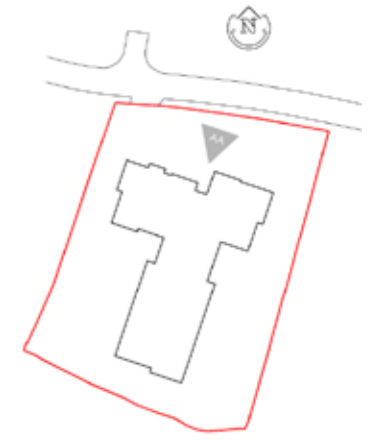
11. PROPOSED AMENDED DRAWINGS

11.3. PL\_029 - Alternative Buggy Store [Plans and elevations]



11. PROPOSED AMENDED DRAWINGS

11.4. PL\_007 P3 - Amended Street Scene [Elevation AA indicating alternative refuse location]



STREET SCENE (KEYMER ROAD)



ELEVATION AA



68 & 70 KEYMER ROAD, HASSOCKS, BN6 8QP

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11. PROPOSED AMENDED DRAWINGS

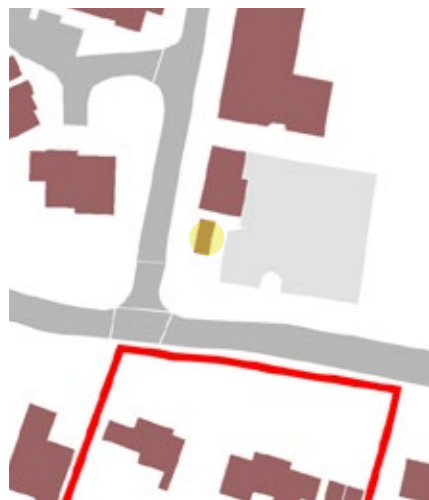
11.5. Photos - Examples of other outbuildings forward of the building line in the context of the site.



Villa Adastra (KEYMER ROAD)



Ewart Close (KEYMER ROAD)



Adastra Hall (KEYMER ROAD)

