

3. CONTEXT & CHARACTER

3.3. Historic phasing map



68 & 70 KEYMER ROAD, HASSOCKS, BN6 8QP

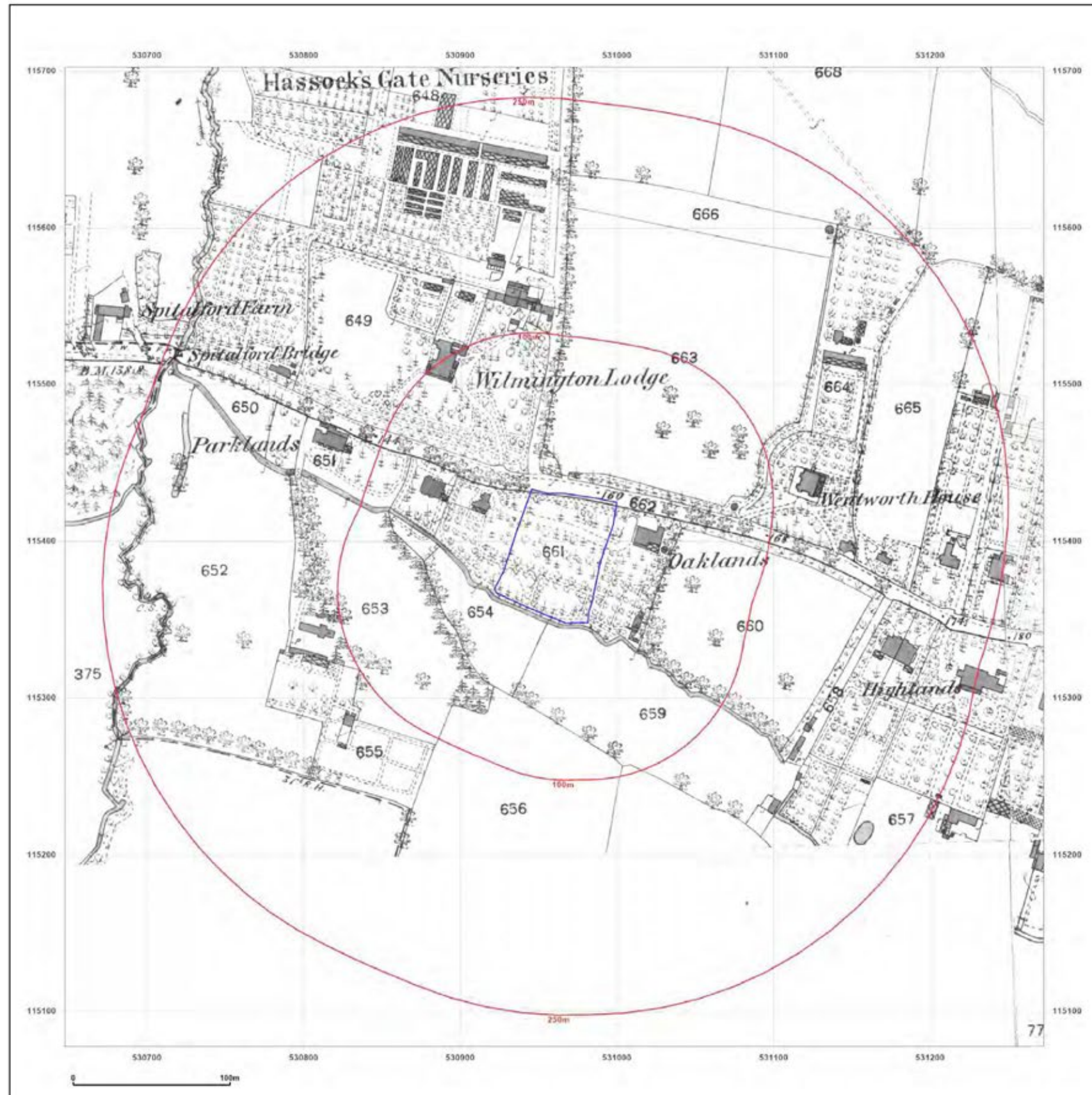
CHURCHILL LIVING

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.

3. CONTEXT & CHARACTER

3.4. Historic OS map [1873-1874]



EMAPSITE™

Site Details:

CCL03662 - Hassocks, 68 & 70
Keymer Road, Keymer,
Hassocks, BN6 8QP

Client Ref: EMS_864908_1069756
Report Ref: EMS-864908_1108025
Grid Ref: 530960, 115390

Map Name: County Series

Map date: 1873-1874

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1874
Revised 1874
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1874
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1873
Revised 1873
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1874
Edition N/A
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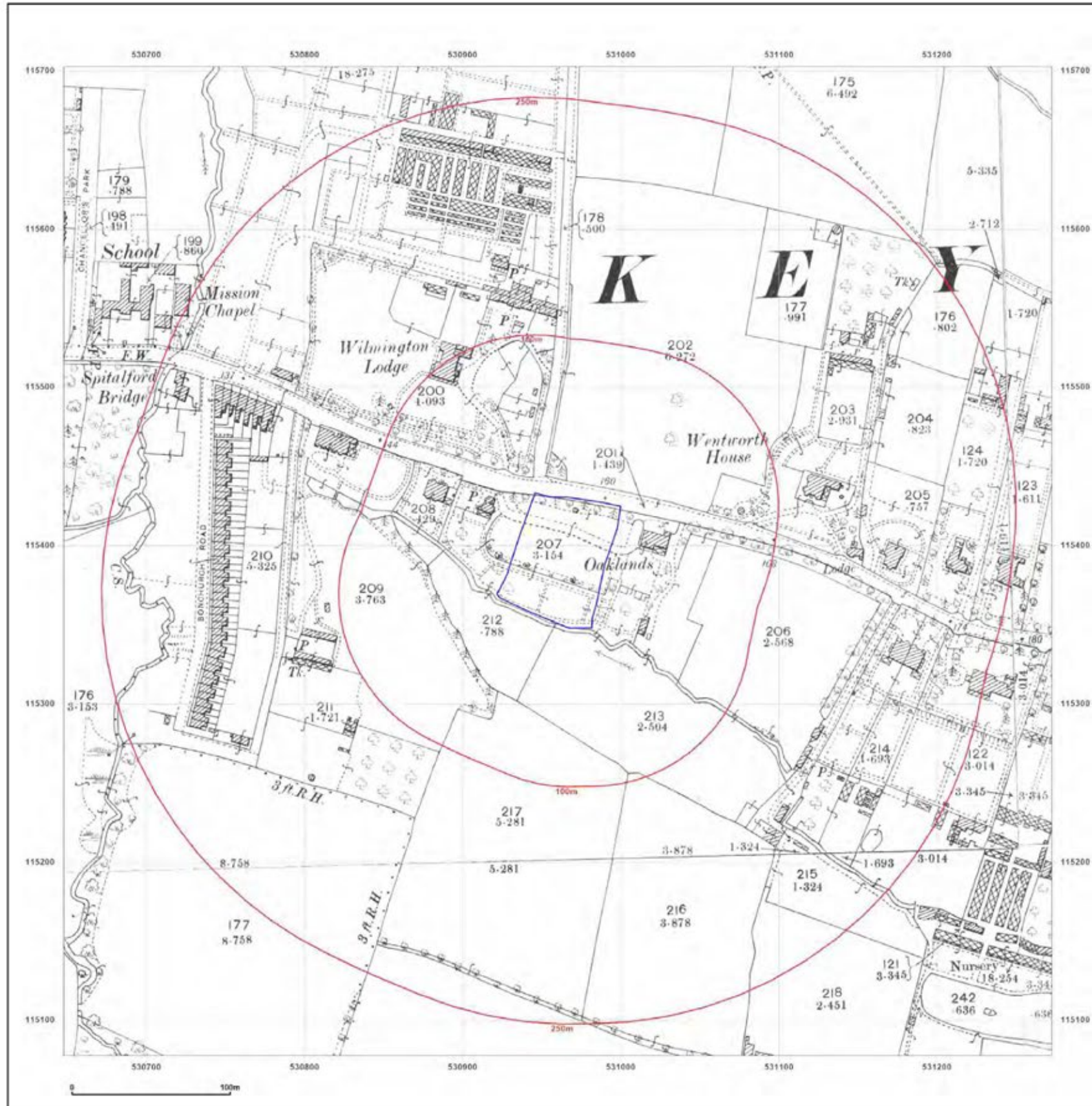
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Production date: 09 May 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

3. CONTEXT & CHARACTER

3.5. Historic OS map [1897-1898]



Site Details:
 CCL03662 - Hassocks, 68 & 70
 Keymer Road, Keymer,
 Hassocks, BN6 8QP

Client Ref: EMS_864908_1069756
Report Ref: EMS-864908_1108025
Grid Ref: 530960, 115390

Map Name: County Series
Map date: 1897-1898
Scale: 1:2,500
Printed at: 1:2,500



Surveyed 1897 Revised 1897 Edition N/A Copyright N/A Levelled N/A	Surveyed 1897 Revised 1897 Edition N/A Copyright N/A Levelled N/A
Surveyed 1898 Revised 1898 Edition N/A Copyright N/A Levelled N/A	Surveyed 1898 Revised 1898 Edition N/A Copyright N/A Levelled N/A

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68 & 70 KEYMER ROAD, HASSOCKS, BN6 8QP

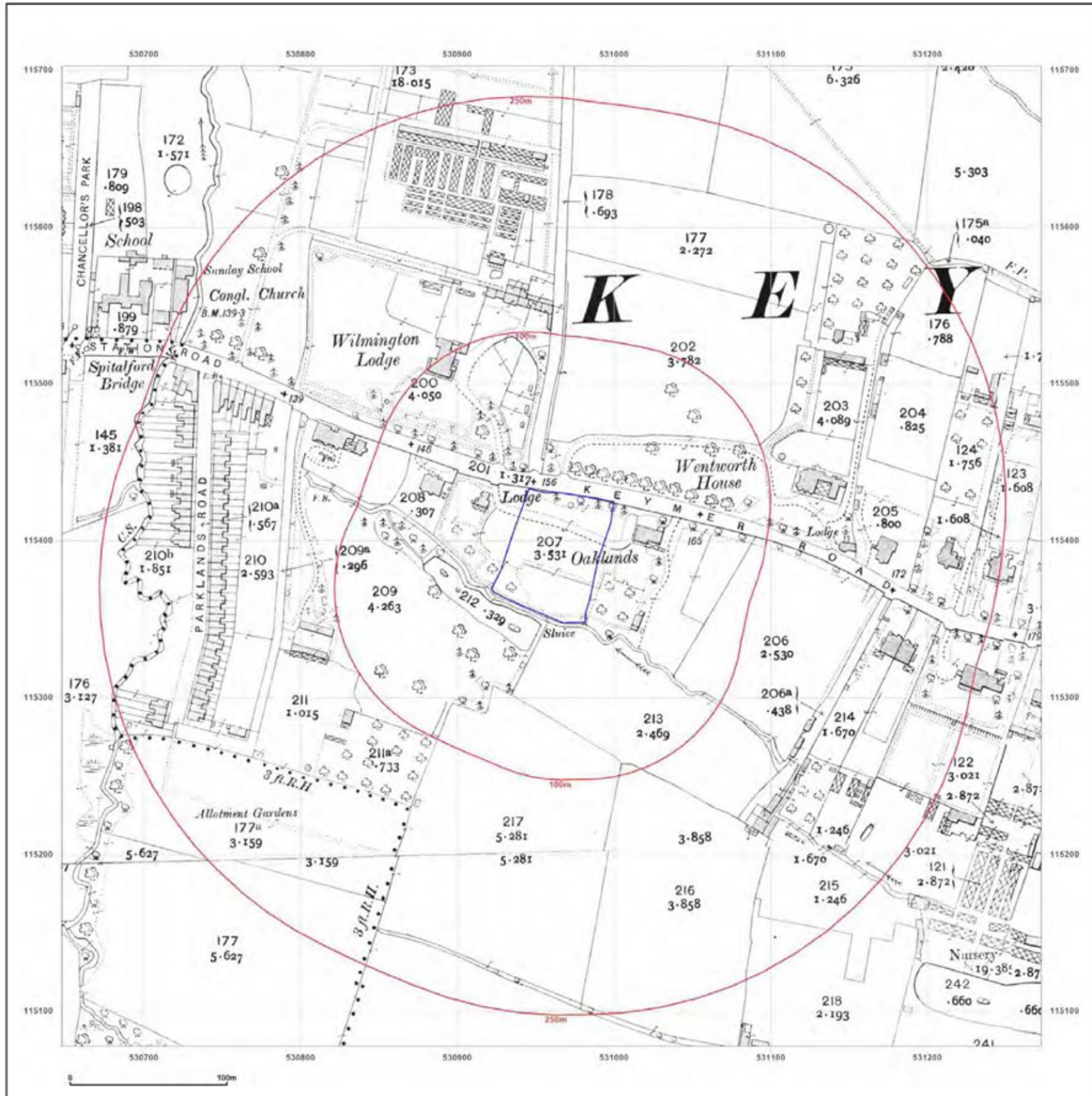
CHURCHILL LIVING

PLANNING INSPECTORATE REF: APP/D3830/W/24/334421

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.

3. CONTEXT & CHARACTER

3.6. Historic OS map [1910]



EMAPSITE™

Site Details:
 CCL03662 - Hassocks, 68 & 70
 Keymer Road, Keymer,
 Hassocks, BN6 8QP

Client Ref: EMS_864908_1069756
Report Ref: EMS-864908_1108025
Grid Ref: 530960, 115390

Map Name: County Series

Map date: 1910

Scale: 1:2,500

Printed at: 1:2,500

<p>Surveyed 1910 Revised 1910 Edition N/A Copyright N/A Levelled N/A</p>	<p>Surveyed 1910 Revised 1910 Edition N/A Copyright N/A Levelled N/A</p>
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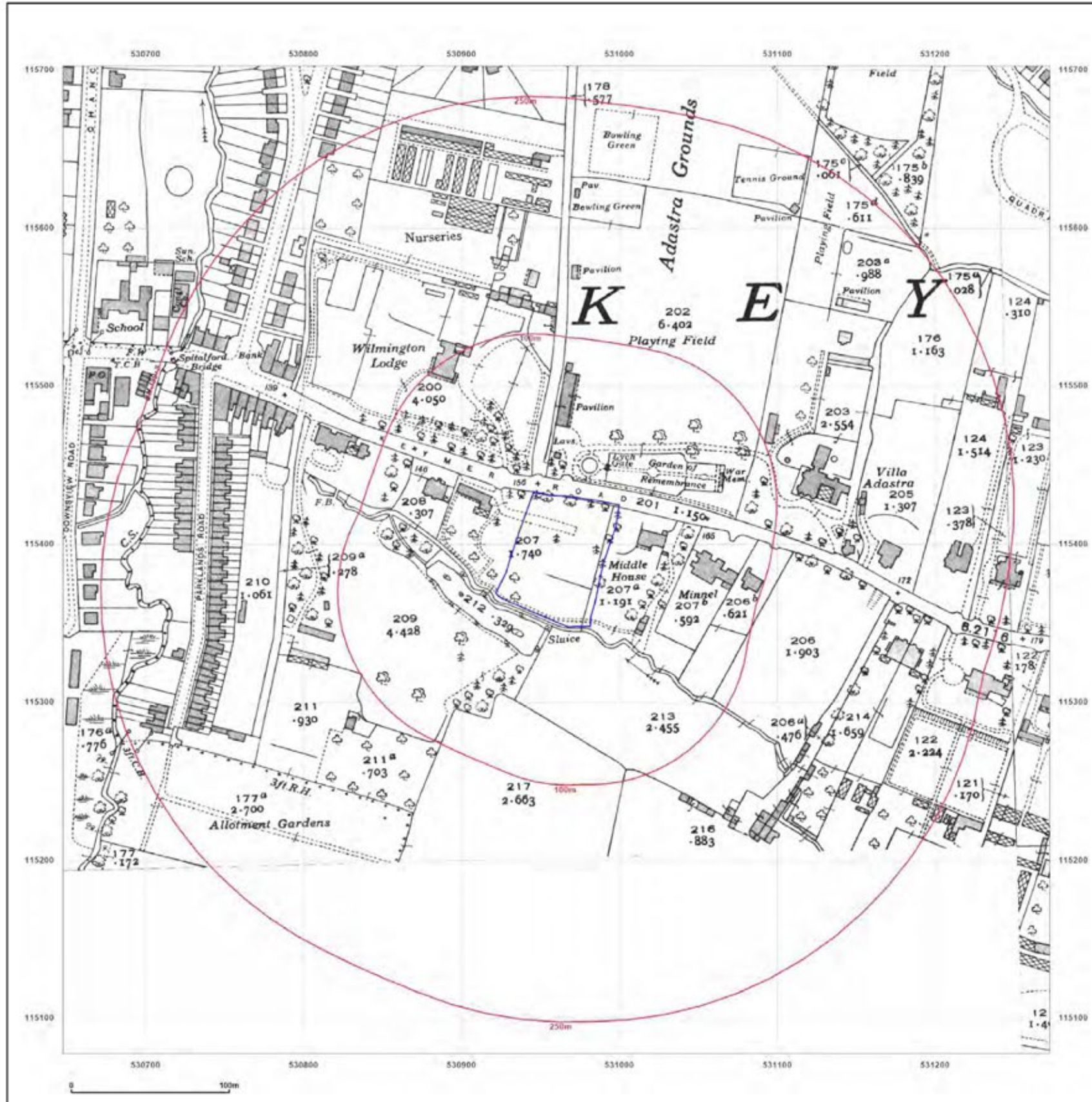
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 Production date: 09 May 2023

Map legend available at:
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3. CONTEXT & CHARACTER

3.7. Historic OS map [1937]



Site Details:
 CCL03662 - Hassocks, 68 & 70
 Keymer Road, Keymer,
 Hassocks, BN6 8QP

Client Ref: EMS_864908_1069756
Report Ref: EMS-864908_1108025
Grid Ref: 530960, 115390

Map Name: County Series
Map date: 1937
Scale: 1:2,500
Printed at: 1:2,500



Surveyed 1937 Revised 1937 Edition N/A Copyright N/A Levelled N/A	Surveyed 1937 Revised 1937 Edition N/A Copyright N/A Levelled N/A
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68 & 70 KEYMER ROAD, HASSOCKS, BN6 8QP

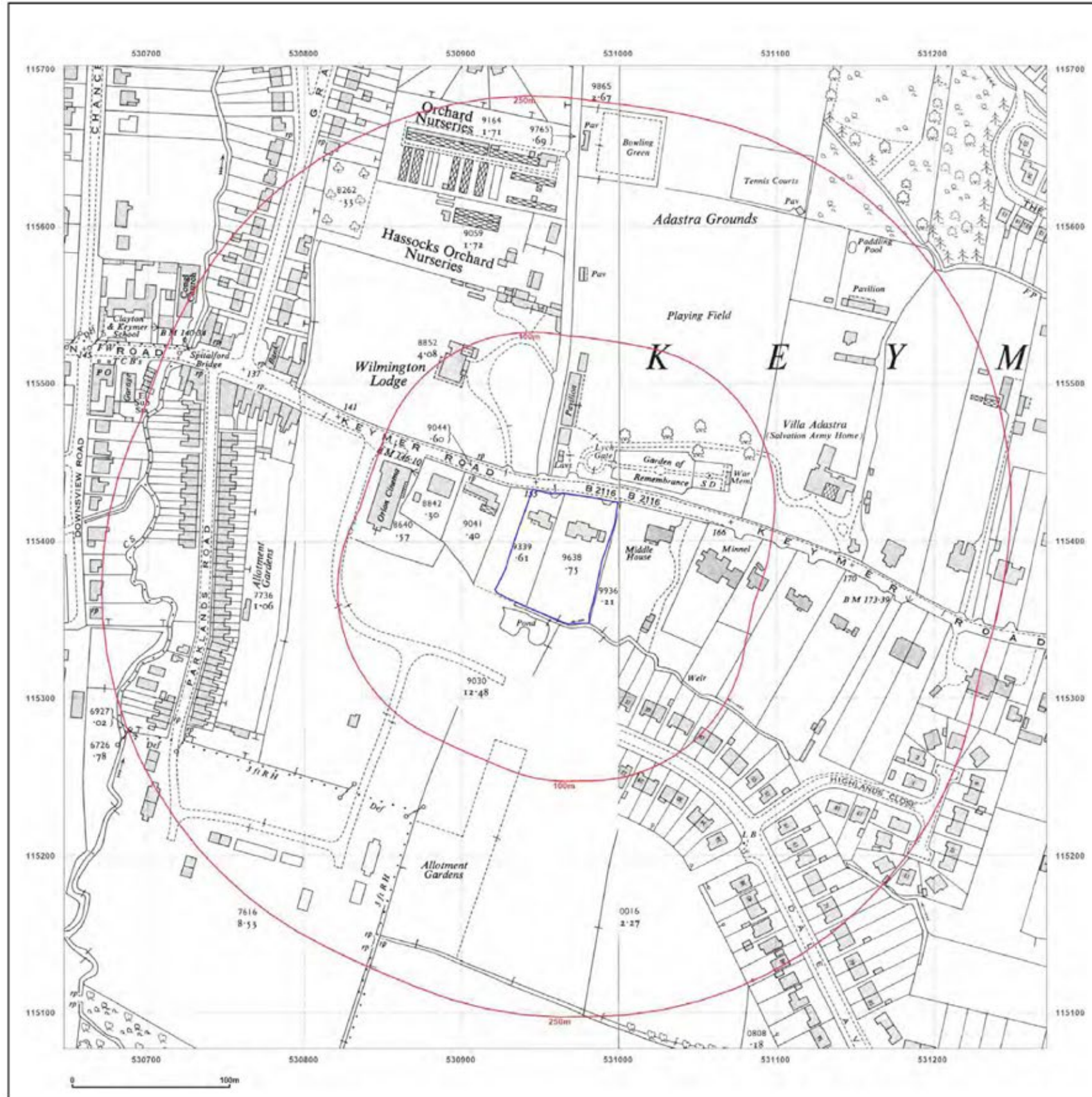
CHURCHILL LIVING

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

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3. CONTEXT & CHARACTER

3.8. Historic OS map [1954-1959]



EMAPSITE™

Site Details:
 CCL03662 - Hassocks, 68 & 70
 Keymer Road, Keymer,
 Hassocks, BN6 8QP

Client Ref: EMS_864908_1069756
Report Ref: EMS-864908_1108025
Grid Ref: 530960, 115390

Map Name: National Grid

Map date: 1954-1959

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1954
 Revised 1954
 Edition N/A
 Copyright N/A
 Levelled 1952

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1959
 Levelled 1952

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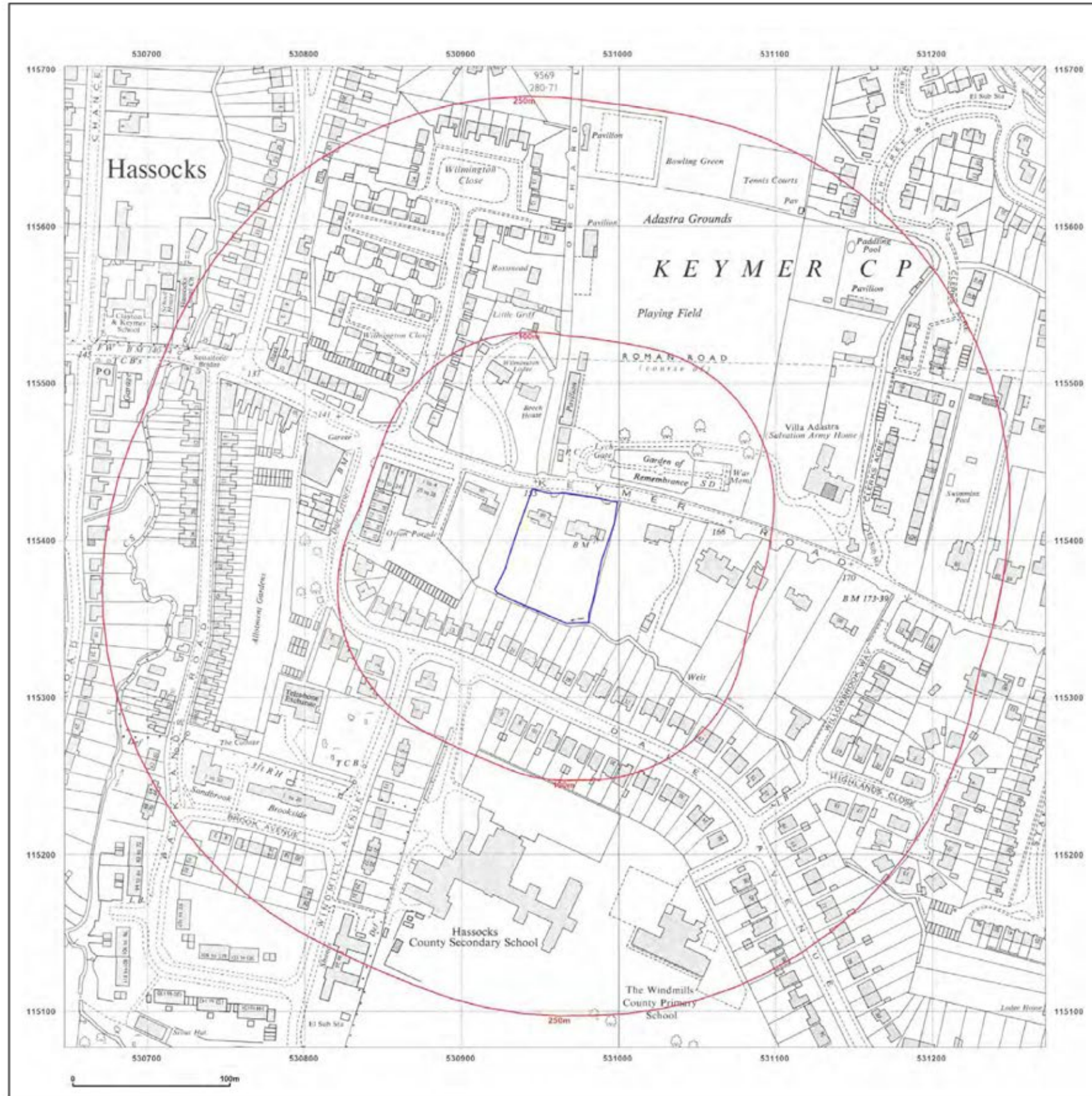
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 Production date: 09 May 2023

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3. CONTEXT & CHARACTER

3.9 Historic OS map [1969]



EMAPSITE™

Site Details:
 CCL03662 - Hassocks, 68 & 70
 Keymer Road, Keymer,
 Hassocks, BN6 8QP

Client Ref: EMS_864908_1069756
Report Ref: EMS-864908_1108025
Grid Ref: 530960, 115390

Map Name: National Grid
Map date: 1969
Scale: 1:2,500
Printed at: 1:2,500

Surveyed 1968
 Revised 1968
 Edition N/A
 Copyright 1969
 Levelled 1967

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Map legend available at:
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68 & 70 KEYMER ROAD, HASSOCKS, BN6 8QP

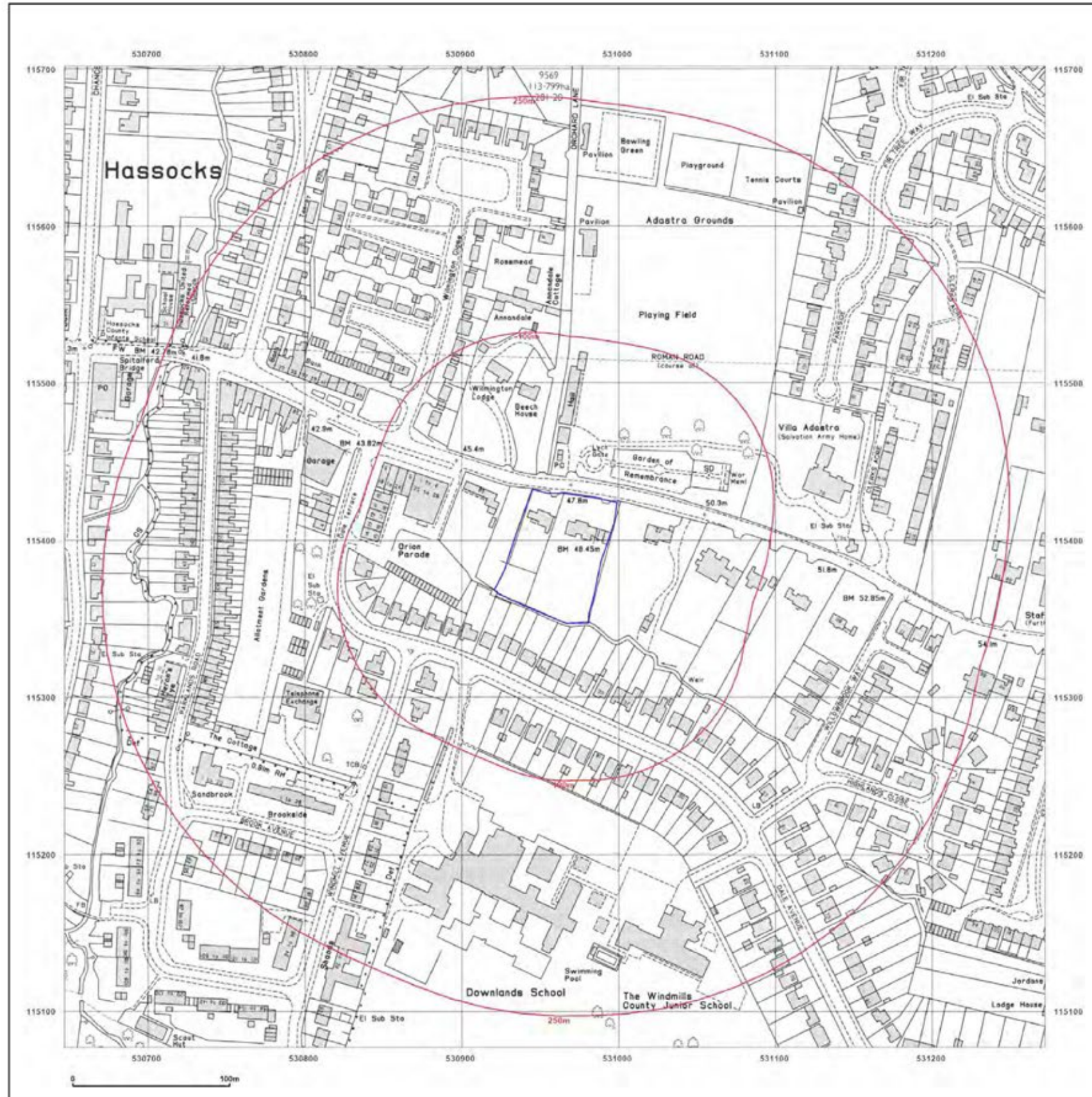
CHURCHILL LIVING

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.

3. CONTEXT & CHARACTER

3.10 Historic OS map [1979]



EMAPSITE™

Site Details:

CCL03662 - Hassocks, 68 & 70
Keymer Road, Keymer,
Hassocks, BN6 8QP

Client Ref: EMS_864908_1069756
Report Ref: EMS-864908_1108025
Grid Ref: 530960, 115390

Map Name: National Grid

Map date: 1979

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1977
Revised 1977
Edition N/A
Copyright 1979
Levelled 1967

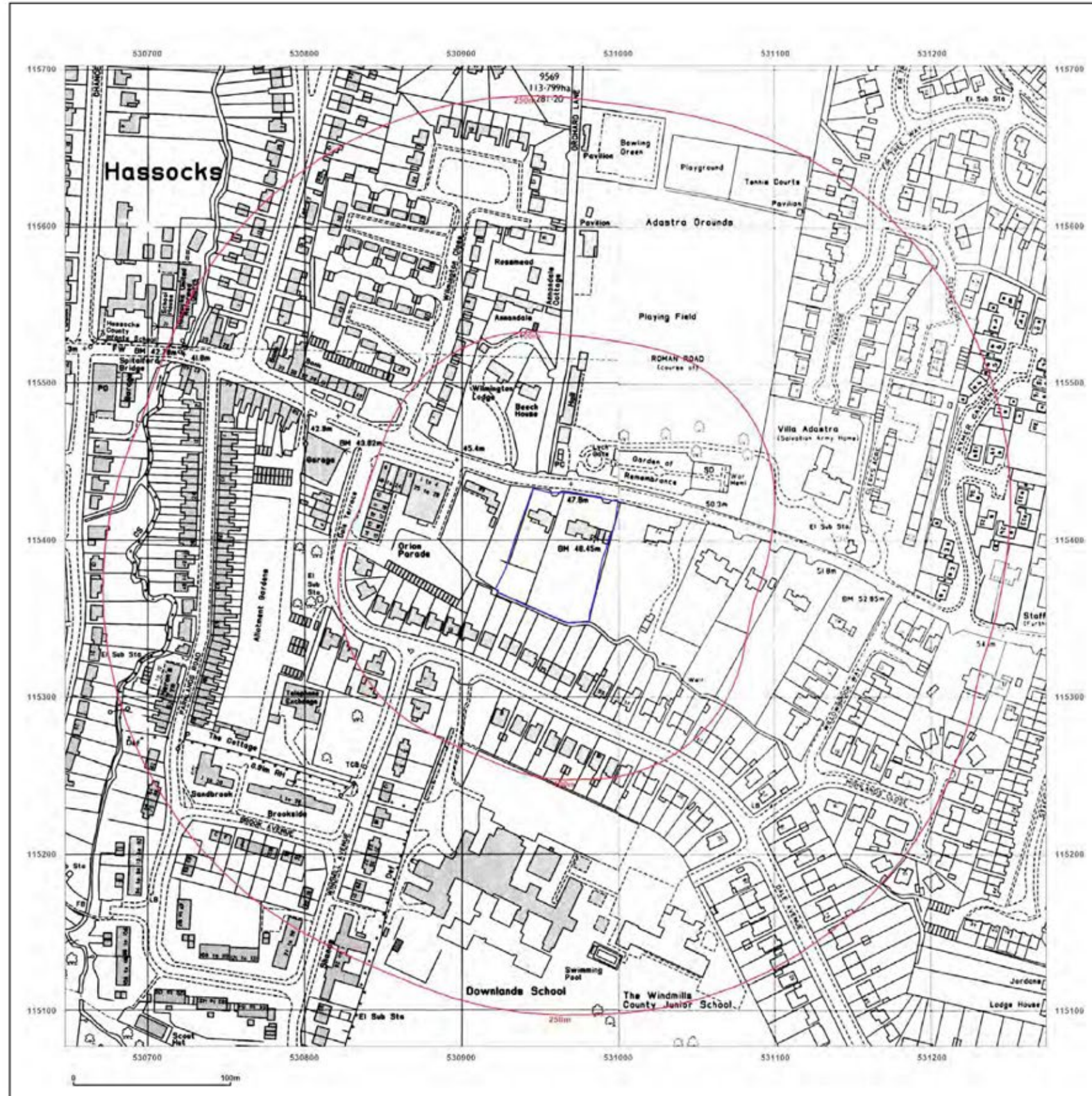
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Production date: 09 May 2023
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3. CONTEXT & CHARACTER

3.11 Historic OS map [1979 - 1984]



EMAPSITE™

Site Details:
 CCL03662 - Hassocks, 68 & 70
 Keymer Road, Keymer,
 Hassocks, BN6 8QP

Client Ref: EMS_864908_1069756
Report Ref: EMS-864908_1108025
Grid Ref: 530960, 115390

Map Name: National Grid
Map date: 1979-1984
Scale: 1:2,500
Printed at: 1:2,500

Surveyed N/A
 Revised 1977
 Edition N/A
 Copyright N/A
 Levelled 1967

Surveyed 1967
 Revised 1984
 Edition N/A
 Copyright 1984
 Levelled 1967

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68 & 70 KEYMER ROAD, HASSOCKS, BN6 8QP

CHURCHILL LIVING

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

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3. CONTEXT & CHARACTER

3.12 Historic OS map [2003]



EMAPSITE™

Site Details:
CCL03662 - Hassocks, 68 & 70
Keymer Road, Keymer,
Hassocks, BN6 8QP

Client Ref: EMS_864908_1069756
Report Ref: EMS-864908_1108025
Grid Ref: 530960, 115390

Map Name: LandLine
Map date: 2003
Scale: 1:1,250
Printed at: 1:2,500

N
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Production date: 09 May 2023

Map legend available at:
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3. CONTEXT & CHARACTER

3.13. Building height map



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.

3. CONTEXT & CHARACTER

3.14. Building use map



3. CONTEXT & CHARACTER

3.15. Distribution of hard and soft landscaping surrounding site



68 & 70 KEYMER ROAD, HASSOCKS, BN6 8QP

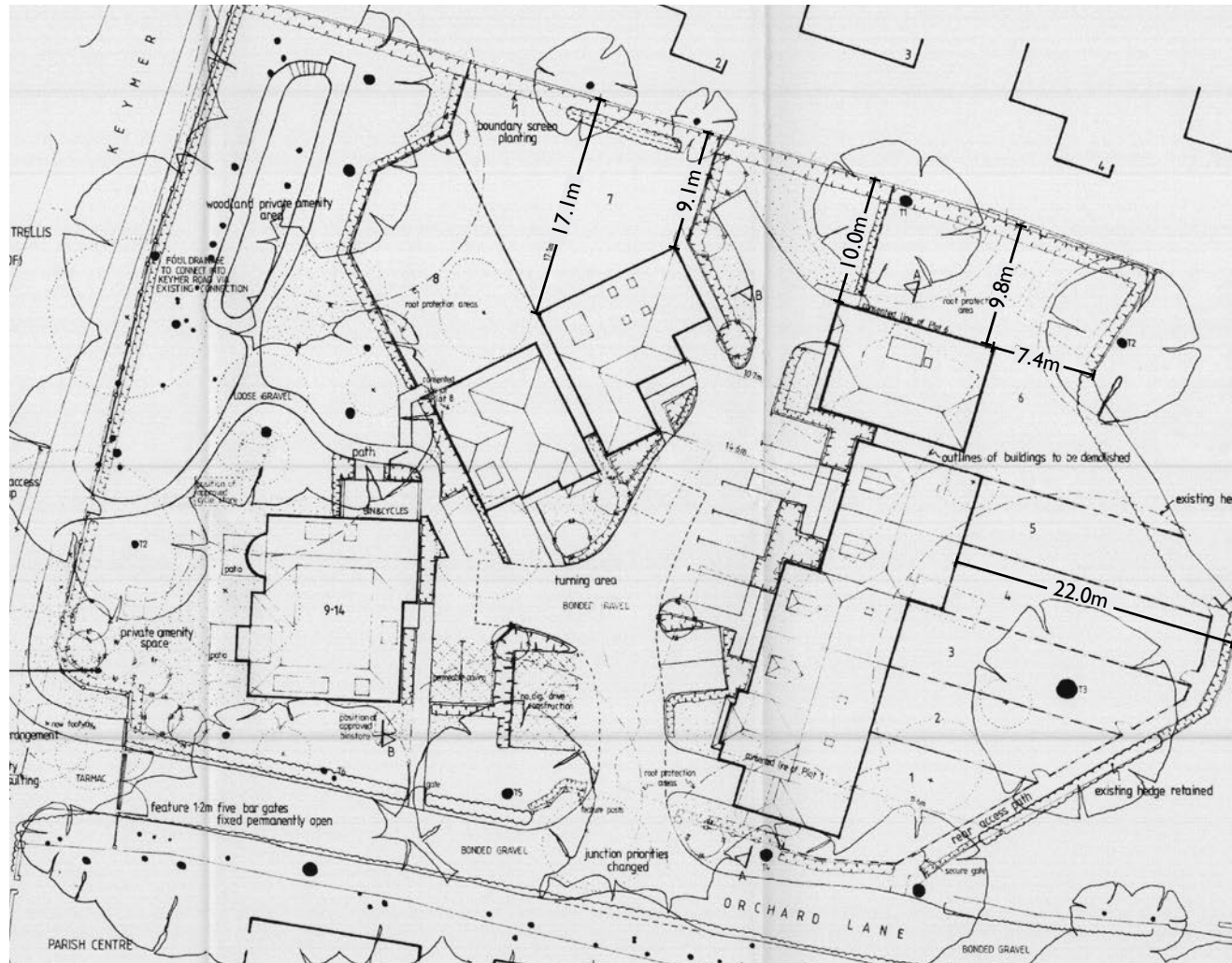
CHURCHILL LIVING

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.

3. CONTEXT & CHARACTER

3.16. Relevant case study - Orchard House & Orchard Lane



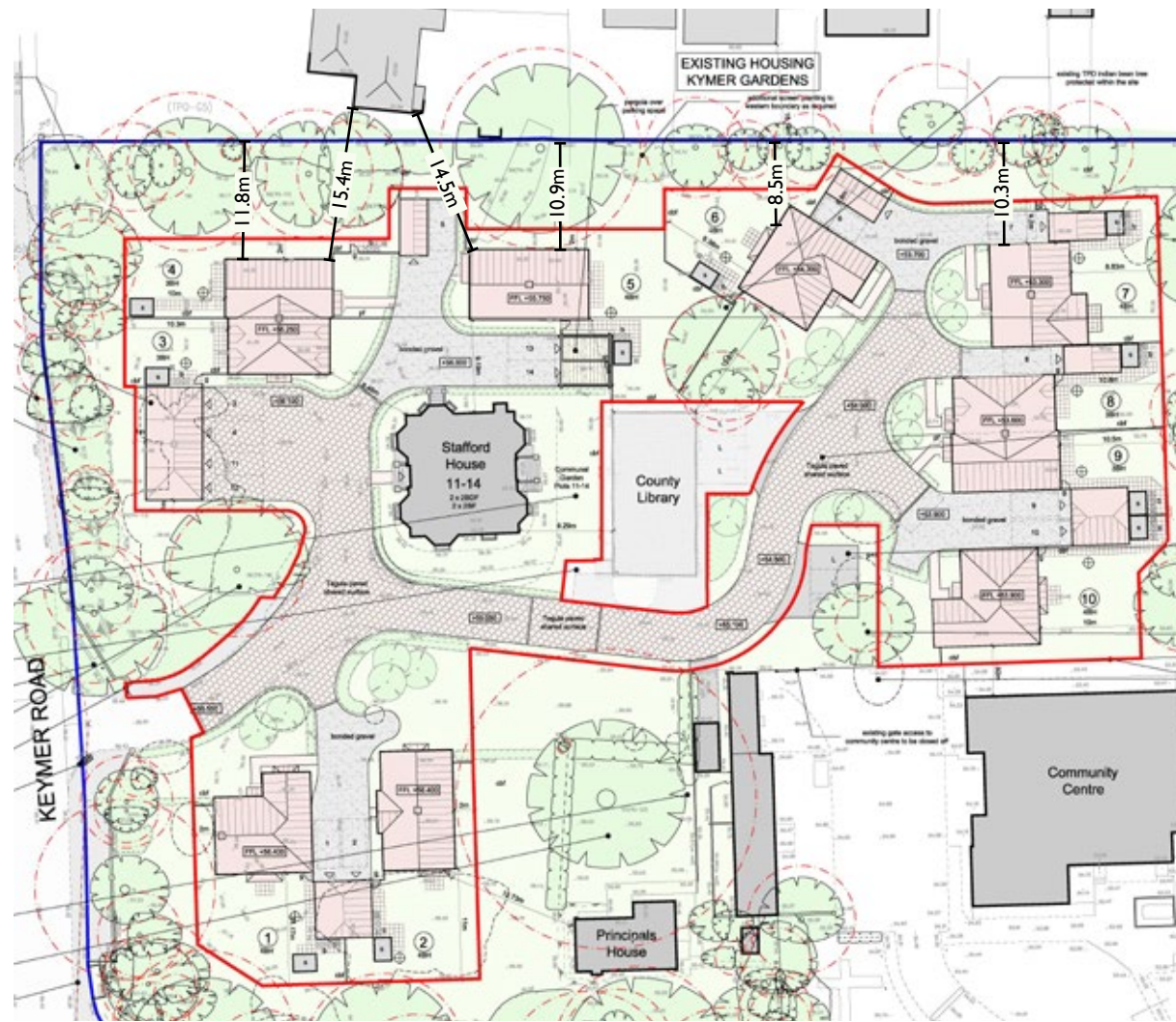
CHURCHILL LIVING

68 & 70 KEYMER ROAD, HASSOCKS, BN6 8QP

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

3. CONTEXT & CHARACTER

3.17. Relevant case study - Ewart Close



68 & 70 KEYMER ROAD, HASSOCKS, BN6 8QP

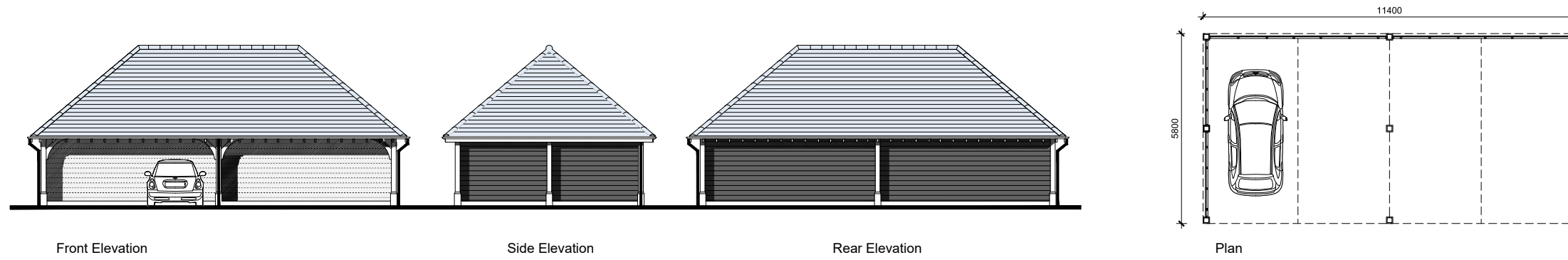
CHURCHILL LIVING

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

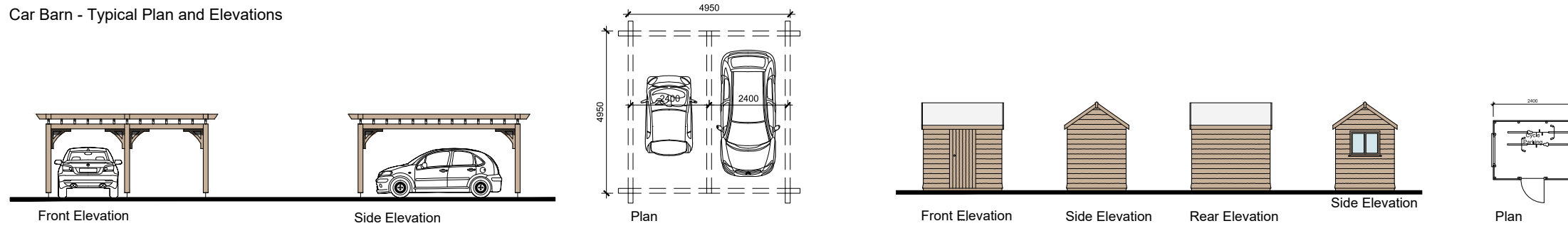
This figure pack has been prepared to accompany the Design Statement for the appeal by Ben Smith on behalf of Churchill Living against the decision of Mid Sussex District council to refuse planning permission for the demolition of the existing dwellings on site and redevelopment to form 41 apartments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

3. CONTEXT & CHARACTER

3.17. Relevant case study - Ewart Close (Outbuildings)

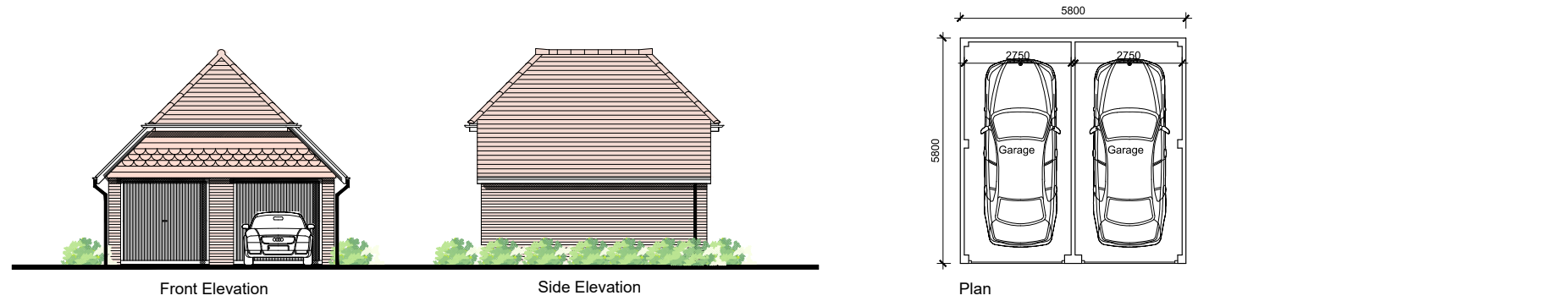


Car Barn - Typical Plan and Elevations

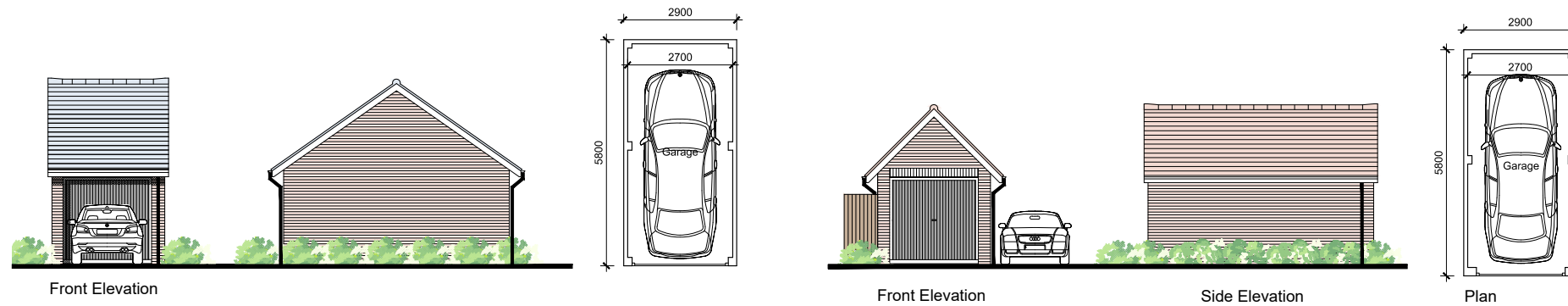


Pergola - Typical Plan and Elevations

Sheds - Typical Plan and Elevations



Double Garages - Typical Plan and Elevations



Single Garages - Typical Plans and Elevations



3. CONTEXT & CHARACTER

3.18. Relevant case study –Flowers Close



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CHURCHILL LIVING

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

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3. CONTEXT & CHARACTER

3.19. Palette of commonly used materials and details.

The photos on this page represent the typology and characteristics of local vernacular within the context of the site. Key building features and attributes of note are:

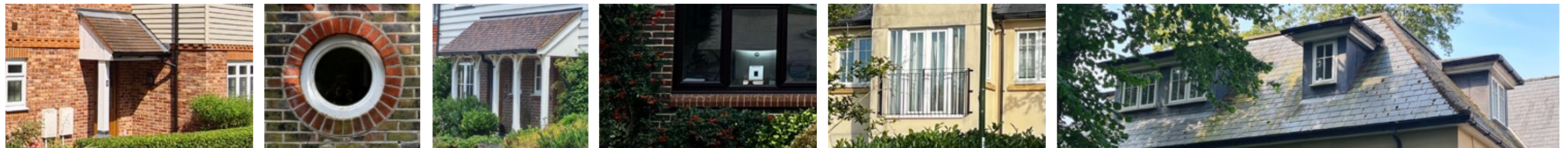
Façades of various hues of red brick, painted brick (white), flat brick headers (either to match or contrast with main brick), brick cills and banding, gabled ends, various types of weatherboarding, tile hanging, white windows, white fascias / soffits, black rainwater goods, dormer windows, Juliette & full balconies.



Sample of mix of various hues of red brick & roof finishes



Sample of mix of window styles, headers and cills



Sample of details

4. CHURCHILL CASE STUDIES WITHIN SIMILAR CONTEXTS

4.1. Tattenham Corner



68 & 70 KEYMER ROAD, HASSOCKS, BN6 8QP

CHURCHILL LIVING

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

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4. CHURCHILL CASE STUDIES WITHIN SIMILAR CONTEXTS

4.3. Selsden



CHURCHILL LIVING

68 & 70 KEYMER ROAD, HASSOCKS, BN6 8QP

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

4. CHURCHILL CASE STUDIES WITHIN SIMILAR CONTEXTS

4.3. Ashstead



68 & 70 KEYMER ROAD, HASSOCKS, BN6 8QP

CHURCHILL LIVING

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

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4. CHURCHILL CASE STUDIES WITHIN SIMILAR CONTEXTS

4.4. Bagshot



CHURCHILL LIVING

68 & 70 KEYMER ROAD, HASSOCKS, BN6 8QP

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

4. CHURCHILL CASE STUDIES WITHIN SIMILAR CONTEXTS

4.5. Tenterden



68 & 70 KEYMER ROAD, HASSOCKS, BN6 8QP

CHURCHILL LIVING

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

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4. CHURCHILL CASE STUDIES WITHIN SIMILAR CONTEXTS

4.6. Staplehurst



CHURCHILL LIVING

68 & 70 KEYMER ROAD, HASSOCKS, BN6 8QP

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