

44 College Lane Design & Access Statement

March 2025

This statement has been prepared to accompany a householder planning application for the extension of 44 College Lane, Hurstpierpoint.

44 College Lane is a rendered terrace house located within Hurst Wickham Conservation Area. The applicant wishes to add a small porch extension on the principal elevation of their property.

This statement has been prepared after review of the local context and characteristics of the site and its surroundings, and examines the following areas;

Use, Amount, Layout, Scale, Landscaping, Appearance, Access.

Use

The existing use is C3 dwelling houses and there is no proposed change to this.

Amount

The property is a modest, unlisted mid terrace building dating from the 19th century and forming part of a double row of similar houses flanking this part of College Lane. No. 44 benefits from a double width frontage at first floor level, oversailing the access path to the rear of the terrace.

At ground floor, the dwelling comprises 2 modest reception rooms, kitchen and WC at ground floor, with an existing footprint of approximately 47m². The proposed porch footprint is 1.7m², creating a total proposed ground floor footprint of approximately 49m².

Layout

The proposal to add a small porch structure at the front of the properties will improve the general layout of the property. The small lobby created will reduce heat loss and energy usage and improve privacy within the property. The addition of a small porch will also increase valuable storage space in this modest dwelling.

Scale

The scale of the proposal has been carefully considered to ensure the proportions of the porch addition is in keeping with the existing property.

The proposed porch structure has a small, simple footprint, aligned with the existing retaining wall to the north and set away from the living room window jamb adjacent.

The porch is proposed to in a similar style to those previously added to No.'s 46 and 50, further along the terrace, with simple lean-to pitched roof, creating a subservient and harmonious addition.

Landscape

Access to and from College Lane will remain as existing, with shared steps leading up from the roadside to a path leading directly to the front doors of the properties.

A significant proportion of the front garden is set to hard landscaping, and the proposed porch structure will cause minimal loss to the garden border along the side boundary of the property.

Appearance

The property has a painted render frontage with a profiled tile roof, white sash windows, and black rainwater goods. We propose a sensitive porch addition to match the existing in material, fenestration, roof finish and black



Above: Existing east facing street elevation

Right: Proposed block plan



rainwater goods. The south and east facing walls of the porch are proposed in a painted render finish, with the north facing wall built off / next to the existing retaining wall in facing brickwork to match.

Of a total of 12 properties along neighbouring terrace rows in this part of College Lane, 8 feature porch additions on the street elevation, some built together for a uniform aesthetic where front doors are paired together, and others mismatched and added to over time.

The front door is to be retained visually in the same position on the street elevation, retaining the rhythm of the terrace and the appearance of symmetry with No. 42. The proposed side facing windows will bring much needed light into the space, and a feeling of security next to the access path to the rear of the terrace. The proportion and style of these windows are in keeping with the dwelling.

Hurst Wickham Conservation Area is characterised by a marked sense of visual enclosure due to the narrowness of College Lane and the brick retaining walls along both sides, and the raised buildings which overlook the meandering lane. This proposal does not detract from the key characteristics of the Conservation Area and will generate a significant improvement to the layout of the property for the applicant.

Access

Access to and from the property will not be altered.

The property is located a short walk from the B2116 which links the villages of Hassocks and Hurstpierpoint. From here there are excellent road and rail links to Burgess Hill and Haywards Heath to the north and Brighton to the south. No change is proposed to the current parking provision, which is found on-street, close by.



Top left: Existing porches at No.'s 58 and 60 College Lane
Top right: Existing porches at No.'s 52 and 54 College Lane
Middle left: Existing porches at No.'s 46 and 48 College Lane
Middle right: Existing porches at No.'s 54 and 56 College Lane
Bottom left: Approach to terraces looking south along College Lane
Bottom right: 44 College Lane