

7 South Avenue Design & Access Statement

January 2026

This statement has been prepared to accompany a householder planning application for the roof works to 7 South Avenue, Hurstpierpoint, BN6 9QB.

7 South Avenue is a two-storey dwelling with basic loft conversion carried out historically.

The applicants wish to replace the dilapidated rooflights on the rear roof slope; one with a small dormer, and the other with a 'Conservation' style rooflight.

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 an unlisted, detached late 19th / early 20th century house located to the east of South Avenue within the Hurstpierpoint Conservation Area.

The dwelling comprises two reception rooms, an open plan kitchen / diner with utility and ancillary spaces at ground floor level. At first floor level are 3 bedrooms and 2 bathrooms, and the converted loft above accommodates a further bedroom / office space.

This application proposes the addition of a small dormer on the rear, providing valuable headroom which will enable improved use of the loft space as office / guest bedroom accommodation.

Whilst the new dormer will not increase the footprint of the loft space, the area with a headroom of more than 1.5m is increased by approximately 1.5m².

Layout

The proposal sees a new dormer built in place of the lower set rooflight, utilising existing structural arrangements where the purlin supports have previously been altered and the skelting current descends lower towards the eaves. No change is planned in access to the loft, nor to the lower floors within the dwelling.

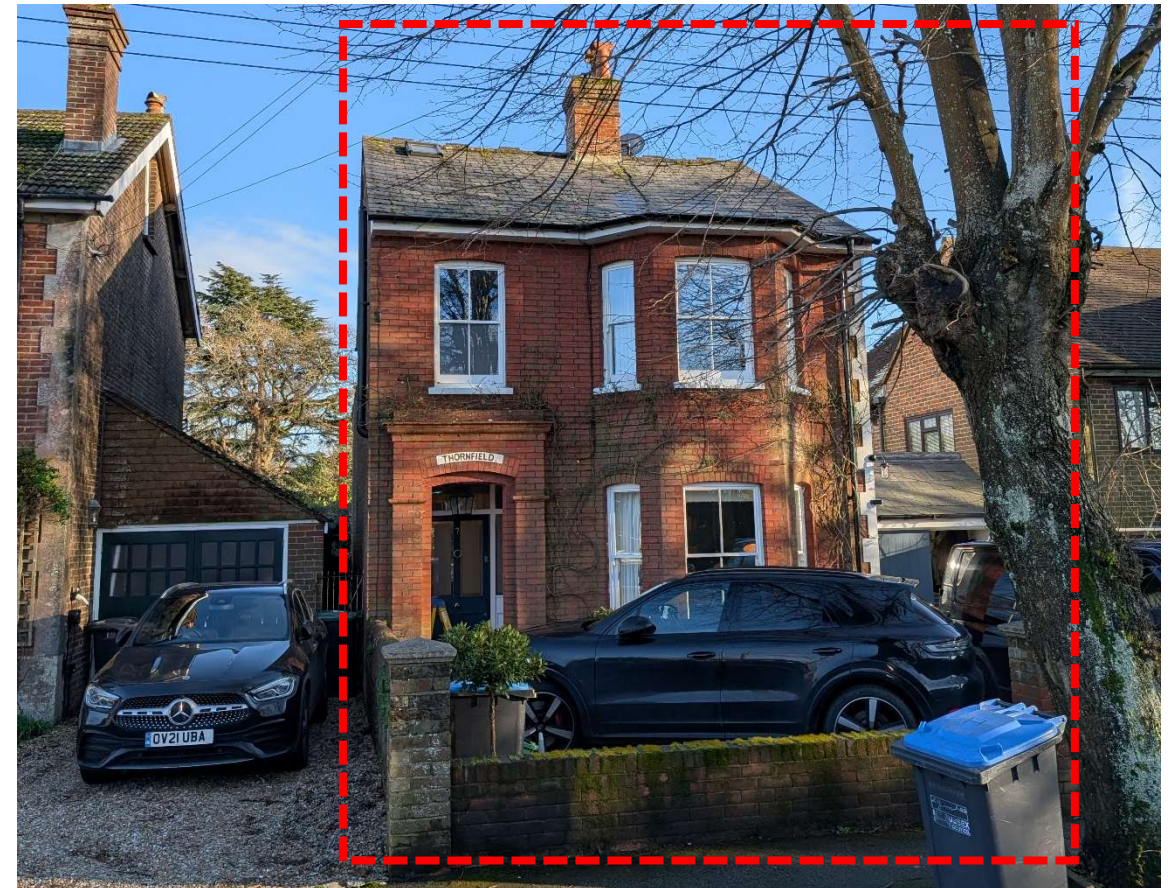
Scale

The scale of the dormer has been carefully considered to ensure the proportions are in keeping with the existing property. Its positioning on the roof is considered to balance the rear two storey gable roofline, which joins the main roof at a lower level. The dormer itself is small in size, minimising impact on the roof scape and ensuring it remains appropriately subordinate to the host building.

The dormer is situated fairly centrally within the property boundary, minimising any perceived impact to neighbouring properties in terms of loss of privacy through overlooking.

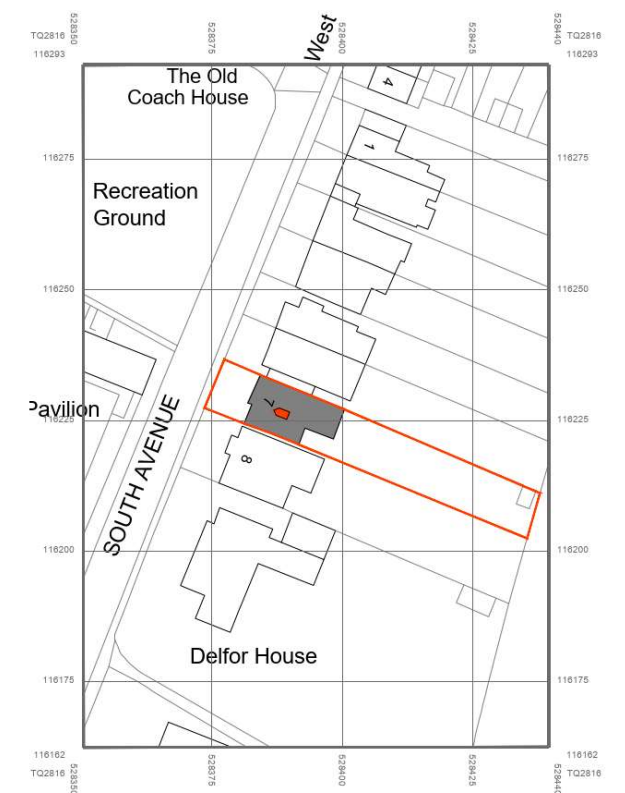
Landscape

There is no change proposed to any hard or soft landscaping.



Above: Existing east facing street elevation

Right: Proposed block plan



Appearance

The property is one of a group of similar properties along this side of South Avenue, which share a similar period, style and palette of materials, and which look west over the Recreation Ground. The property has an attractive red brick frontage with full height canted bay, and a slate roof with a single, small existing rooflight. No change is proposed to the street elevation, ensuring no harm to the character and appearance of the house and the wider Conservation Area.

At the rear, the dwelling has been subject to a ground floor extension, and a small extension to the outrigger at first floor level over the years. The rear walls are rendered. The primary slate roof at the rear accommodates 2 no. dated rooflights which are in a poor state of repair and require replacement. The lower of the 2 existing rooflights is proposed replaced with a small dormer window, cheeks clad in slate, and with slate roof all to match the existing. The simple proposed gable roof profile corresponds well to the existing rear gable roof, with pitch to match the primary roof. A white sash window is proposed, matching the style and proportion of the existing rear windows, providing improved light and aspect to the room, but most importantly, providing valuable additional headroom to enable optimal use of the space. The other existing rooflight is proposed to be replaced with a slightly larger ‘Conservation’ style rooflight, which also serves to add valuable headroom within the rooflight ‘shaft,’ in addition to improvements to light and ventilation of the space.

The dormer addition to the roof is clearly subordinate, and complementary, to the host dwelling, and the addition of a ‘Conservation’ style rooflight adds to the character of the property. Since no changes are proposed to the street facing elevation, no harm is caused to the character of the area, nor to the streetscene.

Access

Access to and from the property will not be altered. The property is located a short walk from Hurstpierpoint High Street which is served by local buses. The property is also located within 1.5 miles of Hassocks train station. No change is proposed to the current parking provision at the property.

Images clockwise from top left: 1. View of No. 7 east across South Avenue. 2. Rear elevation. 3.View north along South Avenue. 4. View of No. 7 and neighbouring properties from recreation ground. 5. Rear view of No. 7 and neighbouring properties, incl. No. 5 with dormer.

