
Lapwings, 131a High Street, Hurstpierpoint, BN6 9PU
HERITAGE, DESIGN AND ACCESS STATEMENT

Removal or Variation of conditions related to

Consented Scheme: DM/24/0213

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1 The Property

1.1 Lapwings

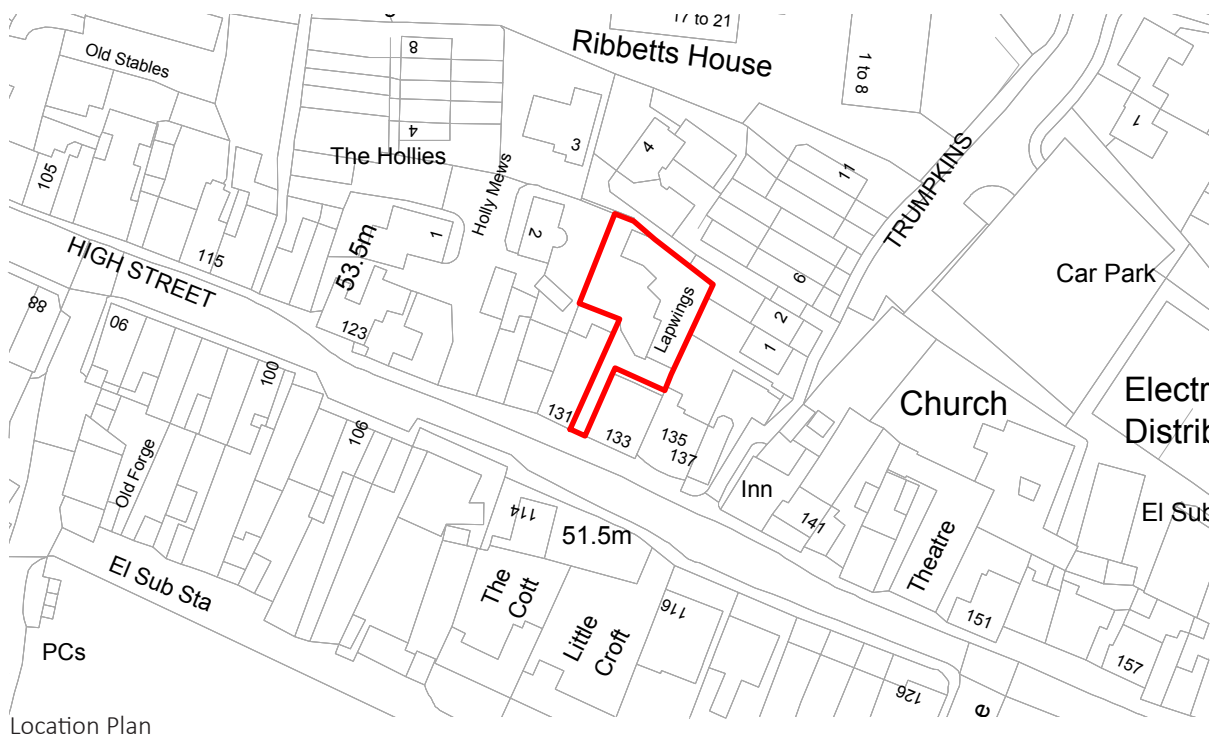
'Lapwings' is a four bedroom, two-storey single family home, set back from the High Street, behind numbers 131 and 133 High Street, Hurstpierpoint.

The building is a detached property with an L-shaped plan, with the 'wings' of the property looking in onto a landscaped walled garden, while the 'outward' facing elevations are boundary walls. The property is accessed via the garden which is approached through a private drive which provides a right of way to numbers 131 and 133, with rights to parking belonging to 'Lapwings'.

The building is believed to have originally been a coach house, later a garage and store, and converted into a residential property in 1975 (original planning proposal information included under **2.3 - Planning History**), when much of the garden facing elevations were rebuilt (including the stepped/ varying roof line) and the chimneys installed.

Consented Scheme: DM/24/0213

The consented scheme replaces the existing poor quality conservatory with a single storey extension to the same footprint, which is hidden from public view; replace and alter existing (non-original) windows; install additional roof lights and solar panels to the roof; form an external bike/ bin store to the driveway which is hidden from public view; reconfigure a garden wall to form a courtyard garden for the coach house; re-tile the poorly maintained existing roof; replace the existing covered pergola; remove the external stair; and reconfigure the entrance door into the property in order to increase privacy/ make the main entrance more obvious.



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Photo survey



Front Elevation- view from private shared drive towards property- proposed alterations are not visible



The roof where alterations are proposed under this application is not visible from the street

2 Proposed Variation to Consented Scheme

2.1 Proposals

As part of the substantial consented works to the existing roof of the property, our client would like to alter the form of the roof to the Southern elevation to increase the usable floor area to the first floor. The proposed 'half-hip' gable end that is formed by the proposed alterations is in line with local vernacular as evidenced in the below image. The materials of the roof remain as consented.

The client proposes to relocate one of the consented photo-voltaic panels from the South-West facing pitch to the South East pitch alongside the previously consented array of photo-voltaic panels (See HPP_GA_12 Roof Plan/ HPP_GA_51 Elevation).

A low-profile rooflight/ sun tunnel is proposed to the half hip roof at the gable end to increase natural light into the first floor of the property, while ensuring there are no concerns regarding instances of overlooking from the property.

None of the alterations to the consented scheme covered by this application are visible from the High Street.

*Roof form as proposed
for 'Lapwings'*



Local property with half-hip gable roof

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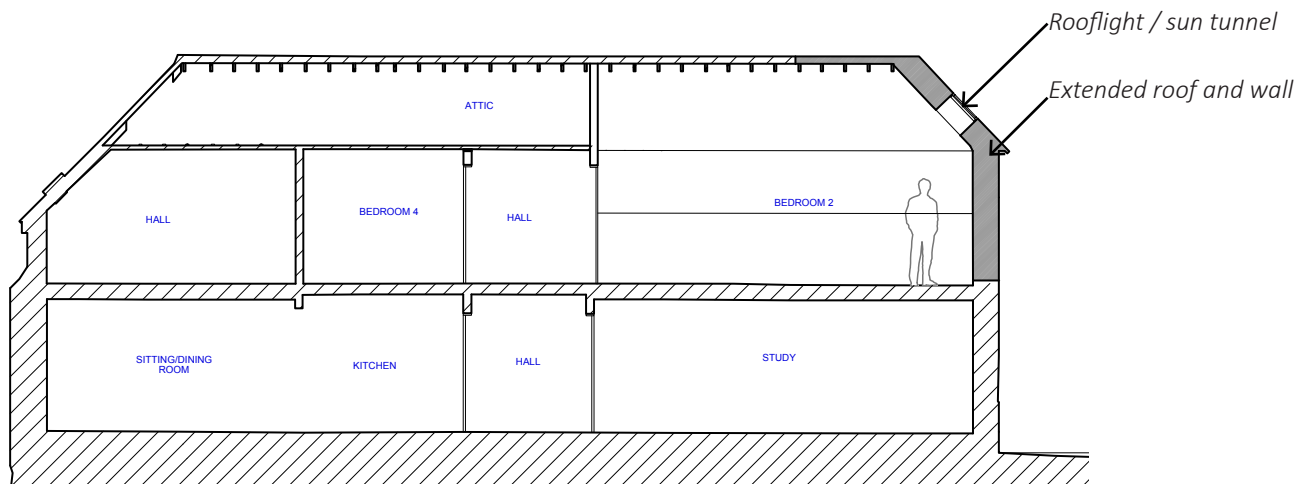


Roof as currently consented - loss of head height to first floor

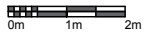


Proposed roof alterations- increased usable floor area to first floor

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Section through building



Half-hip gable roof with gable end half timber clad to match blackened timber cladding used elsewhere to consented scheme

2.2 Policy Considerations

Mid Sussex District Plan

DP35: Conservation Areas:

Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials.

The proposal maintains the existing scale and density of the property, while changes to material reflect local architecture and are an improvement on the current situation. The design of the roof extension responds to the form of the host property while referencing the local vernacular.

New Buildings and Extensions

New buildings and extensions within the Conservation Areas and their settings, both in broad form and detailing and in their relationship with other buildings and spaces between the buildings, should be sensitively designed to reflect the characteristics of the area in terms of scale, density, colour and materials. Where permission is to be granted to carry out alterations and/or extensions, appropriate traditional materials should be used.

The proposed material references the characteristic weatherboarding of the area and the consented scheme, while the form ensures the extension remains secondary and is not out of place or overbearing.

Roofs

Roofs lend character to buildings and extensions and repairs should always match the original materials where possible, as should the restoration of bargeboards and fascias. There are a variety of roofing materials evident within the Conservation Areas, including local Horsham stone tiles and tiles from Keymer claytile works at Burgess Hill. Slate roofs are a common feature of Victorian buildings within the Conservation Areas.

Soffits and bargeboards are currently white uPVC, which are proposed to be replaced in black timber so as to recede sensitively from eye. The majority of the roof tiles require replacement, and while this substantial work is undertaken, the client wishes to change the existing red clay tiles to a grey slate as is also seen in the area (see 1.3 Local Materials). This is in order to add some visual interest as is the character of the area- currently the host building is predominantly a contemporary red brick and red tile.

Key Points:

- The proposal is not visible from the High Street
- The proposal has no impact on a listed building
- The proposal will not have any detrimental impact upon the amenity of the neighbouring properties.
- The proposed extension is justified in terms of its design, size and location
- The proposal sensitively references but contrasts the original building it extends
- The proposed materials and construction is of superior quality to those replaced

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2.5 Use and Amenity

No change.

2.6 Layout, Privacy and Light

The increase in usable floor area to the existing first floor greatly improves the property's amenities with no negative impact to neighbouring properties with regards to availability of light.

The proposed rooflight/sun tunnel to the half hip at the gable end is proposed to maintain privacy for the occupants of 'Lapwings' and ensure no risk of overlooking neighbouring properties while increasing natural daylight to the first floor.

2.7 Refuse

No change.

3 Transport and Accessibility

3.1 Parking

No change.

3.2 Access

No change.

4 Sustainability

The alterations to the consented scheme includes the relocation of one in-roof photovoltaic panel to the South-east facing roof pitch, ensuring original aspirations are maintained.

5 Summary

In summary, the proposals outlined within this application improve sensitively upon the existing building. There are several precedents within the Hurstpierpoint Conservation Area of this level of alteration, and so this proposal is in keeping with the general character of the residential area.

It has been shown that the proposed scheme allows for the retention of the character of this property and neighbourhood while satisfying the needs of a modern family life, without unreasonable conflict with broader planning policies.

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Lapwings, 131a High Street
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