

DESIGN AND ACCESS STATEMENT INCORPORATING HERITAGE AND PLANNING STATEMENTS

**8, NEWSTONE COTTAGES,
EAST STREET,
TURNERS HILL.
WEST SUSSEX,
RH10 4PX**

**PROPOSED SINGLE STOREY REAR EXTENSION TO PROVIDE
GROUND FLOOR CLOAKROOM AND RECEPTION/BEDROOM FACILITY
DETACHED SINGLE GARAGE**

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This Design & Access Planning and heritage Statement has been prepared to accompany this householder and Listed Building planning application for works or extension to a dwelling and listed building consent under the Town & Country Planning Act 1990 at 8, Newstone Cottages East Street, Turners Hill, West Sussex, RH10 4PX

Application Site & Context

The application site is a Grade II Listed semi-detached building being one of 5-pairs of similar properties forming group of 2-bedroom dwellings on the north side of East Street, which is within the Turners Hill Conservation Area.

The pairs of houses are regularly spaced around central gardens, and in many cases the gap between the dwellings has been partially or fully filled with garages of varying designs, and in some cases not sympathetic to the context.

The application proposal is to construct a rear side extension attached to the existing conservatory to facilitate a ground floor cloakroom, together with a small reception room. The reception room doubled as a bedroom as the applicants' mature years may render them unable to access the first floor and bathroom. The balance of the extension is separated from the host dwelling for the benefit of the heritage aspect.



No 8 Newstone Cottages from road frontage

The Approach

The approach made in the Design & Access Statement is to demonstrate that the proposed alterations and improvements will not cause any harm to the listed structure, in fact in my opinion will enhance the property and provide the applicants with their required accommodation.

A previous approval was granted for a garage extension at the property under Reference: DM/20/3326, which has now time expired.

Design

Careful consideration has been given to the design of this extension in relation to the host dwelling and others within this group of buildings.

The front elevation of the garage has been designed to match that of the adjoining properties with smooth faced quoins, and the balance of snecked rubble sandstone facings, all materials would have been obtained from as near as possible supplies.

It is my consideration that the sandstone would have been supplied from either Phillpotts, or Hook quarries, both located in West Hoathly. Phillpotts Quarry is still in operation and supplying stone for construction purposes, and the sandstone would be obtained from that quarry.

Roof tiles, to match the existing plain tiles are plain, hand-made clay tiles, which would most probably been sourced from Keymer Tiles, based in Burgess Hill, and they can be obtained to match the existing tiles or obtained from a reclaimed supplier

The balance of the garage wall construction and the rear extension will be from stock brick facings to match the existing. A small section of the boundary wall will need to be extended and raised in height and again the facing bricks will be obtained to match the existing.

The extension at the rear of the property will be constructed using stock brick facings to match those used on the plinth of the existing conservatory and rear extension forming the cloakroom and future bedroom.

The front fence and doorway to be constructed from oak boarding and to be positioned just behind The front racking pier of the host dwelling to retain this feature from the front aspect of the dwelling.

Consideration must also be given to the alterations and extensions currently under construction at No.9 Newstone Cottages immediately to the east of the application property.

Scale & Layout

The main extension has a GIA of 19.2m² and the garage GIA is 16.2m²

The layout is similar to other recent extensions in this location.

Landscaping

There will be no change to existing landscaping by virtue of this proposal.

Access

No change to the existing situation or parking facilities

HERITAGE STATEMENT

Heritage Category: Listed Building Grade II

Under Entry Number: 1240540

Date first Listed: 30th September 1992

List Entry Name: NEW COTTAGES, 7 AND 8, EAST STREET

DETAILS:

Worth East Street TQ 33 NW Numbers 7 and 8 2/10004 New Cottages II GV

Semis detached pair, part of planned layout. Built 1919. Ground Floor of sandstone snecked rubble, first floor timber-framed with close studding with curved braces. Hipped roof, mainly plain tiles but lower courses of Horsham stone slabs

Central tall, ribbed stack, mainly of brick but partly sandstone. 2 stories, 2 windows. 4-light stone mullions with casements and leaded lights. Ground floor window of number 8 is longer than that of number 7. Side doorcases with flat hoods with brackets and half-glazed doors with 16 panes.

A mirror image of number 3 and 4 New Cottages

Listing NGR: TQ3426035568

OTHER POLICIES RELEVANT TO THIS APPLICATION:

MID SUSSEX DISTRICT PLAN 2014-2031 (Adopted March 2016)

DP26 – Character and Design

3DP34 – Listed Buildings and other heritage Assets

DP35 – Conservation Areas

TURNERS HILL NEIGHBOURHOOD PLAN (made March 2016)

THP7 – Building extensions and Infill Developments

NATIONAL PLANNING POLICY

The National Planning Policy Framework (NPPF) 2019 is also a material consideration and paragraphs 8, 11, 124, and 127 are considered to be relevant to this application.

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LEGISLATION

Planning (Listed Buildings and (Conservation Areas) Act 1990

Policy DP34 of the District Plan is relevant and states:

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- *A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal.*
- *Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in viable use;*
- *Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- *Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- *Special regard is given to protecting the setting of a listed building;*
- *Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.*

The application site is also within the Turners Hill Conservation Area. Under Section 72 of the Listed Building and Conservation area Act 1990 the Local Authority is under duty to:

"... with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

The legislative requirement is reflected in Mid Sussex District Plan policy DP35

The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraphs 193 – 197 of the NPPF states:

- **193**
When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- **194**
Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear convincing justification. Substantial harm to or loss of:
 - a) *Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
 - b) *Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and world heritage sites, should be wholly exceptional.*
- **195**
Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss or all of the following apply:
 - a) *the nature of the heritage asset prevents all reasonable uses of the site; and*
 - b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will its conservation; and*
 - c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d) *the harm or loss is outweighed by the benefit of bringing the site back into use.*
- **196**
Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum use.
- **197**
The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Planning Considerations

Policy DP26 of the Mid Sussex District Plan states:

All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside, All applicants will be required to demonstrate that development;

- *Is of high-quality design and layout and includes appropriate landscaping greenspace;*
- *Contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing street scenes and public open spaces to animate and provide natural surveillance;*
- *Creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *Protects open spaces, trees and gardens that contribute to the character of the area;*
- *Protects valued townscapes and the separate identity and character of towns and villages;*
- *Does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution;*
- *Creates a pedestrian friendly layout that is safe, well connected, legible and accessible;*
- *Incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *Positively addresses sustainability considerations in the layout and the buildings design;*
- *Take the opportunity to encourage community interaction by creating layouts with a strong neighborhood focus/centre (300+ unit) schemes will also be expected to incorporate a mixed use element;*
- *Optimizes the potential of the site to accommodate development.*

Policy THP7 of the Turners Hill neighbourhood Plan is relevant to this application:

“building extensions and infill development which require planning permission will be permitted where they meet the following criteria:

- *The scale, height and form fit unobtrusively with the surrounding buildings and the character of the street scene taking into account the guidance of the adopted Village Design Statement.*
- *The development is designed to preserve or better reveal the features that contribute to any significance of the building or surrounding area as a heritage asset, including listed buildings, the Turners Hill Conservation Area or non-designated heritage assets.*
- *Spacing between buildings would respect the character of the street scene.*
- *Gaps which provide views out of the village to surrounding countryside are maintained.*

- *Materials are compatible with the materials of the existing building where applicable, and adjoining properties in all circumstances.*
- *The traditional boundary treatment of an area is retained and, where feasible, reinforced.*
- *The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.*

The Mid Sussex Design Guide advises on residential extensions and states that they should respond to the design of the original building and the character of the area. Extensions should also be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property, whether it has one or several additions.

CONCLUSION

Under Policy DP34 of the Mid Sussex District Plan the proposed extension should retain the significance and character of the building. Traditional building materials will be used for all extension construction.

Policy DP26 also confirms that alterations and extensions should be well designed and reflect the distinctive character of the locality.

Related Planning History of adjacent properties

06 th January 2023	Single story rear extension and single bay garage at 9, Newstone Cottages
20 th October 2020	New garage at 8, Newstone Cottages
12 th July 2018	Conversion of existing single-story workshop into new habitable accommodation together with new single story extension and construction of timber framed garage at 2, Newstone Cottages
16 th October 2015	removal of existing conservatory and erection of replacement single story extension at 1, Newstone Cottages
11 th September 2006	New garage for use in conjunction with 3, Newstone Cottages.
27 th May 2002	New single story timber glazed conservatory on dwarf brick wall at 8, Newstone Cottages
14 th December 2001	Extension to side and rear of building to provide sun lounge and cloakroom.
11 th December 1989	Single garage and access at 7, Newstone Cottages.

From Considerations and opinions provided at Pre-Application submission that are relevant To this application:

- a) As discussed with the Case and Conservation officers, the extension has now been designed at the rear of the property, and the previously approved garage has been reintroduced into the scheme. The front elevation of the garage is to be constructed in stone to match the existing building
- b) Other construction beyond the front wall of the garage will have face brickwork to match the adjacent boundary wall and plinth of the conservatory
- c) Approval has been granted, and the construction is now under way at No.9 Newstone Cottages, for a rear extension and a new garage adjacent to the application proposal. Given that No 9 is forward of the application site this puts a different aspect and consideration on this application when viewed from the street scene and heritage significance.
- d) Whilst approval has been granted for several garages to this group of dwellings it's an established fact that very few occupants actually use them as garages and then they become storerooms or ancillary accommodation.
It has been previously explained that the applicants are in their mature years and it's essential that they have a ground floor cloakroom facility, and this scheme will only require two steps down from kitchen area into conservatory and then the floor level will be the same

The proposed revised scheme presents a design that meets the Planning Policies and the applicants' requirements, and it is trusted that this application will be recommended for approval.

Les Humphrey Associates.

February 2025