

WCH/DSHP
Mr C Webster and Ms A Ridout
Colwood, Halton Shaws,
Hurstpierpoint, BN6 9QR

Two storey Side Extension and Alterations

Design and Access, Heritage and Planning Statement for Colwood, Halton Shaws, Hurstpierpoint



North Elevation of the property – roof insulation and rooflights on north side proposed with two storey extension on west side.

This document should be read in conjunction with the following drawings numbers:

- WCH/01 : Site Location Plan Existing and Proposed
- WCH/02 : Block Plan Existing and Proposed
- WCH/03 : Existing Ground Floor Plan
- WCH/04 : Existing First Floor Plan
- WCH/05 : Existing Elevations North, South, East and West
- WCH/06 : Existing Roof Plan
- WCH/07 : Proposed Ground Floor Plan
- WCH/08 : Proposed First Floor Plan
- WCH/09 : Proposed Elevations North and South
- WCH/10 : Proposed Elevations East and West
- WCH/11 : Proposed Roof Plan
- WCH/12 : Proposed Tree Plan

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Aims of the project

The principal purpose of this proposal is to seek Planning Permission to demolish the existing flat roofed single storey attached garage and replace it with a two storey side extension to provide habitable accommodation.

At the same time, the proposals include thermally upgrading the existing dwelling by replacing the existing single glazed timber windows and externally insulating the walls and roof.

A solar photovoltaic array is proposed for the south facing roof slope at the rear of the property.

Existing – including features of the site

The property is located on the south side of Halton Shaws, which is accessed from the B2116 (Hassocks Road) - the main road connecting Hurstpierpoint to the A23 westwards and Hassocks to the east.

Halton Shaws is a private road with properties, including Colwood, falling within the extension to the Hurstpierpoint Conservation Area. The dwelling is also within the existing Built Up Area Boundary but outside the South Downs National Park.

The dwelling lies along an east-west axis with windows orientated to the north and south. Vehicular access is to the north leaving the private side of the property with views and amenity to the south across the more open landscape and long distance South Downs National Park designation.

The site area is approximately 2,525 sq.m where bounded in red on the site location plan reference WCH/01.

Views towards the property, boundaries and materials:

The boundary on the eastern side is vertical close boarded fencing with hedging and mature shrubs on the garden side along the roadside. This changes to horizontal open slatted fencing with mature planting along the boundary with the adjacent property – Corner Croft. No works are proposed along this boundary.

To the south, the boundary relating to the dwelling is formed using mature hedging and this remains permeable to the passage of animals.

On the west side the boundary is largely horizontal slatted boarding with a stand of mature trees for its length. This boundary separates a public footpath running north – south, which is densely screened from the property.

The northern boundary to the dwelling separates Applegarth using close boarded panel fencing, again with planting.

The boundaries to the garden are beyond the scope of the building proposals. However, they inform the sense of place and the maturity of the shrub and tree planting provides ample and generous screening to support privacy and the enjoyment of the amenity afforded to each of the surrounding properties.

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East boundary (part).

South Boundary.

West boundary (part)

The dwelling is described in the Hurstpierpoint Conservation Area Appraisal (2018) as one of four houses built on land originally forming part of Halton (built by 1897) but sold off in the 1950s-60s.

The house is a straightforward form with a gabled roof avoiding any complexity associated with dormers and hips. The materials palette uses a local fairfaced stock brick to express the ground floor with a plain clay tile hanging finish to the first floor and a plain clay tiled roof. There is a chimney stack at the eastern end, which anchors the dwelling to its site.

At present, there is a single storey adjoined ancillary space providing a garage and utility / storage areas with a top lit covered access from the kitchen side door.

A separate flat roofed garage stands nearby and this has brickwork walls.

Proposed

Some internal works have been carried out to update the services and finishes and to generally make the accommodation comfortable for the new owners to move into their home.

Where the pitched roof has been removed over the original porch area, this work has been carried out to remove an area of asbestos so that a safe area can be effected and people can enter and leave confidently knowing that the risk of potentially unsafe material has been dealt with.

As mentioned above the property was constructed at some point in the 1950s to 60s on land that originally formed part of the Halton site. The Applicants wish to take the opportunity to upgrade the thermal properties of their home, whilst also being sensitive to the site location with the Conservation Area.

The most effective way of achieving this technically is to insulate externally to avoid the vulnerabilities of thermal bridging or cold spots where internal walls connect to the external envelope.

Given that the dwelling is substantially screened along its boundaries and glimpsed from the vehicular access enjoyed from the private road – Halton Shaws – an external insulation with render system solution is preferred, and this is what is proposed for the ground and first floor walls. Alongside this is the proposal to upgrade the windows to double or triple glazed stained timber windows or composite timber windows with colour coated aluminium casements to provide a slim line solution. Velfac windows are an example of the type of profile under consideration.

The proposed render would be fine textured and white, whilst the window colour proposed would be Sadolins Superdec 'Jungle Green' or Velfac RAL 7032 Pebble Grey. These colours are provided to offer a colour range and the final choice, subject to planning permission, may

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be called something else but would be agreed with the Local Authority prior to implementation.

Further exploration of the material changes proposed for the walls is given in the heritage section of this document.

The existing roof proposal includes insulation between and over the rafters with a recovering in plain clay tiles. On the north side the proposal includes the insertion of two Velux conservation rooflights in black with a sub-dividing glazing bar : on the south side the scheme includes two roof lights as described along with a solar photovoltaic array to deliver 4Kw of energy using black panels with a glare reduced surface set in a system to obviate the need for plain clay tiles underneath ie the panels would be in line with the roof plane.

The proposed two storey extension is intended to read as a structure that is secondary to the original dwelling form but reflective of the straightforward gable ended massing. It is turned through 90 degrees following the north – south axis with windows facing east and west. The proposed materials include vertical timber cladding to the walls. Given the west position this choice is made to reflect the wooded nature of this part of the site.

The window material and colour would be the same as that chosen for the original dwelling.

The proposed roof covering is metal standing seam either in patinated/weathered zinc or a pale grey GreenCoat colour coated steel. The scheme shows the extension roof and connecting section with the main roof in a standing seam sheet material with the aim of expressing the original form of the main part of the house.

The proposed flat roofs over the existing projecting bay window and porch areas would also be finished in pale grey sheet material.

The consideration of this material choice lies in its potential to meld with the sky and appear visually inconspicuous.

Overall, the proposed material finishes for the scheme are based on an affiliation with the traditional materials that have informed the sense of place in Hurstpierpoint – plain clay tiles, leadwork, stucco/render, timber boarding, timber windows (single glazed) but with the recognition that this dwelling has been constructed in more recent times. Consequently, careful thought has been given to the timeline in this part of the Conservation Area and the truth of working with genuine materials that are available to us now, and which are able to sensitively contribute to reducing the carbon footprint going forward. Thus, in summary, timber cladding (vertical) that would be left to naturally weather to a soft silver grey, metal roofing (pale grey), render (we are proposing white as traditional), timber windows / composite timber and aluminium with slimline sections that can be engineered to support the weight of the glazing.

Layout:

The proposed inclusion of the two storey extension in the scheme is to provide additional ancillary accommodation on the ground floor that is fully incorporated into the planning and circulation of the house. Thus the utility area would assist with managing the more extensive outdoor gear associated with living in a more rural location, a pantry means that storage of kitchen associated items do not all have to be housed in the more open plan kitchen – dining – sitting area, and the family snug would offer some connection but separation from the busyness of family life.

On the first floor, the additional bedroom accommodation meets the family's needs for home working and longer stays by more elderly relatives.

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Access to the loft makes provision for managing this space as a storage area. It is not within the proposals to offer this as habitable space.

Access:

In reviewing the porch configuration, equal access would be proposed with a level threshold protected by the revised canopy arrangement.

The two staircases providing access to the first floor enables the family to retain flexibility over their accommodation needs, whilst a stair to the loft space mitigates the potential for mishaps when managing storage options.

The external parking spaces will remain : there are no planned alterations to the pedestrian or vehicular access arrangements that currently exist.

Scale and Appearance:

The proposed alterations bring visual differences to the material finishes on the existing dwelling, particularly the walls and chimney stack. These are covered in more detail above and also in the heritage section.

The proposed two storey extension per se is positioned in the west part of the site where there is already a significant tree belt screening and separating the public footpath on the west boundary.

The proposed extension ridge height is set lower than that of the principal roof and the material choices have been made to reflect the wooded nature of this part of the site and a visual dissolution against the sky.

The built form and massing has been kept straightforward and follows that already prescribed by the original house.

The impact on adjoining owners has been kept to a minimum in the context of a generous and semi rural plot size.

Landscaping:

The footprint of the proposed two storey extension sits over already hard paved areas to the west and the south side patio and dwarf wall, which currently forms an edge with the lawn.

Extension of the proposed two storey extension beyond the existing south elevation line is intended to create a different dynamic with the garden offering a semi shaded transition zone under the first floor balcony and a more finite feel to the patio area.

Soft planting and garden design would be emergent on completion of the construction works, along with paths to and from exit/entry points.

The mature trees that will remain following the agreed tree works will be protected during the course of construction works and it is expected that the foundations will need to be piled to minimise any impacts on the tree root system.

Heritage

Hurstpierpoint Conservation Area Appraisal (2018)

The Halton Shaws area was incorporated into the Hurstpierpoint Conservation Area in September 2018. This was primarily motivated by the need to include several Victorian and Edwardian buildings of architectural merit. The boundary has been amended to specifically include Wych House, Halton Shaws and No.14 Withiel and the line extended south along the garden wall of 14 Hassocks Road to meet Tott Lane.

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The document includes Photos 138 and 139: Halton Shaws, showing these older meritable buildings, which are characterised by ornate tile hanging at first floor level and painted brickwork – white or terracotta at ground floor level.

There are no listed buildings in the immediate vicinity of Colwood. The nearest examples are Russell's Cottage (Grade II list entry number 1025671) at 31, Hassocks Road noted as having a ground floor of painted brick, tile hanging above and tiled roof; Tott Farmhouse (Grade II list entry number 1025669) on Hassocks Road noted as being *refronted* with stucco on the ground floor with tile hanging above. Further along Hassocks Road 19 and 21 (Grade II list entry number 1354862) is noted as stucco / faced with cement with a slate roof, and 13, 15, 17 (Grade II list entry number 1194808) represent an early terrace with stucco and slate mansard roof.

In considering the materials for the walls of Colwood we have been reluctant to propose tile hanging as the quality of materials – even plain clay – does not carry the patina of the older buildings in the group. Instead, the intentions of the proposal are to use what have been applied as traditional materials – stucco and cement (render) – in a contemporary way and as a background or backdrop, particularly to Halton Lodge. The latter remains the originator of the later development producing Colwood and is a substantial building in stature and massing.

Although not listed Halton is the significant subject in the Conservation Area and the proposed development at Colwood is intended to update the accommodation but with a more subordinate role, albeit a contemporary one, without harm.

Planning History

The planning history noted on the public access portal is limited to recent applications for works to trees. These are referenced on drawing number WCH / 12 Proposed Tree Plan.

Planning Policy

The property is located in the jurisdiction of Mid Sussex District Council and within the extended Hurstpierpoint Conservation Area.

Planning Policy applies within the hierarchy of the NPPF, the Mid Sussex District Plan 2014-2031 (MSDP) and the Hurstpierpoint and Sayers Common (Parish 2031) Neighbourhood Plan (HSC-NP).

NPPF

The focus of this application is to provide improved habitable accommodation by providing a two storey side extension, including responsible upgrading of the thermal insulation having regard to the Conservation Area context but within the principles of sustainable development: the NPPF (revised 2024) is the key document for setting out what this means under Section 2, and in particular paragraph 11 covering the presumption in favour of sustainable development.

With regard to Section 16: Conserving and enhancing the historic environment - paragraphs 202 to 221, paragraph 219 is seen as informing this planning application:

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

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Prepared August 2025

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Mid Sussex District Plan 2014 – 2031 adopted March 2018

Paragraph 2.13 of the District Plan sets out sustainable development and link this back to the NPPF.

The following is a non exhaustive resumé with extracts of policies that have been considered as most relevant to consideration of this planning application.

Policy DP26: Character and Design. 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 and greenspace;*
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- 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 (see Policy DP29);*
- positively addresses sustainability considerations in the layout and the building design;*
- optimises the potential of the site to accommodate development.*

Policy DP35: Conservation Areas. 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;

Policy DP39: Sustainable Design and Construction. All development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:

- Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;*
- Use renewable sources of energy;*
- Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience*

In addition the Design Guide Supplementary Planning Document adopted in November 2020 has informed this application and the checklist in Section 9 Household Extensions is included below.

Principle	Description	Check
Responding to local character	Has the applicant demonstrated how the proposal responds to and respects the character of the area and the immediate neighbourhood?	
Consider your Neighbours	Has the applicant considered and demonstrated that the proposal does not cause significant harm to neighbouring properties in relation to overshadowing, privacy or an oppressive or overbearing impact?	
DG49: responding to original property	Is the extension a simple, uncomplicated building form that compliments and coordinates with the scale, form and massing of the original dwelling? The original	

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	building should remain the dominant element of the property.	
	Do the materials proposed match those of the existing dwelling or has the applicant demonstrated the appropriateness of the alternatives proposed?	
	Is the roof form appropriate to the original dwelling? Generally this should be constructed with the same angle of pitch as the existing roof.	
	Does the proposed extension respond to the existing pattern of window and door openings?	Existing windows proposed for replacement. Materials are consistent and sizes can be modulated from existing.
DG50: Front and Side Extensions	Does the front extension, canopy or porch reflect the property in terms of scale, details and materials?	
	Does the side extension respond to the character of the street?	N/A
	Does the side extension retain important gaps within the street scene and avoid creating a 'terracing' effect?	N/A
DG51: Rear Extensions	Does the rear extension respond to the character of the existing dwelling and avoid impacting on adjacent buildings and gardens?	
DG52: Loft Conversions and Roof Extensions	Are any proposed dormer roof extensions set within the roof slope?	N/A
	Does the position and proportion of dormer windows respond to the location of existing windows and/or doors?	N/A

HSC-NP

This Plan refers to Policy Countryside Hurst C4 Conservation Areas

Summary

Examination of the planning policies shows that these proposed alterations to the property meet the criteria of sustainable development set out in the NPPF and are sensitive and cognisant of the Conservation Area principles.

The District Plan and Neighbourhood Plan asks that development is sustainable, and is sympathetic to its context. Realisation of this proposal will enable the Applicants to improve the functionality, flexibility and enjoyment of their living spaces whilst recognising the special qualities of their location.

We believe that this proposal is appropriate for its context and we hope that those involved with determining this application will look favourably on what we are seeking to achieve.

We would be pleased to discuss any queries arising and would wish to provide further clarification and information as required.