



DAINTREE DESIGN

Heritage, Planning, Design & Access Statement

Date: March 2025 Reference: D2424-DAS Prepared For: Mr & Mrs Stalley

‘Withiel’, 14 Hassocks Road, Hurstpierpoint, BN6 9QW.

Location:

Site Location:

The site is located at number 14 Hassocks Road, Hurstpierpoint, which lies at the eastern edge of the Hurstpierpoint Conservation Area.

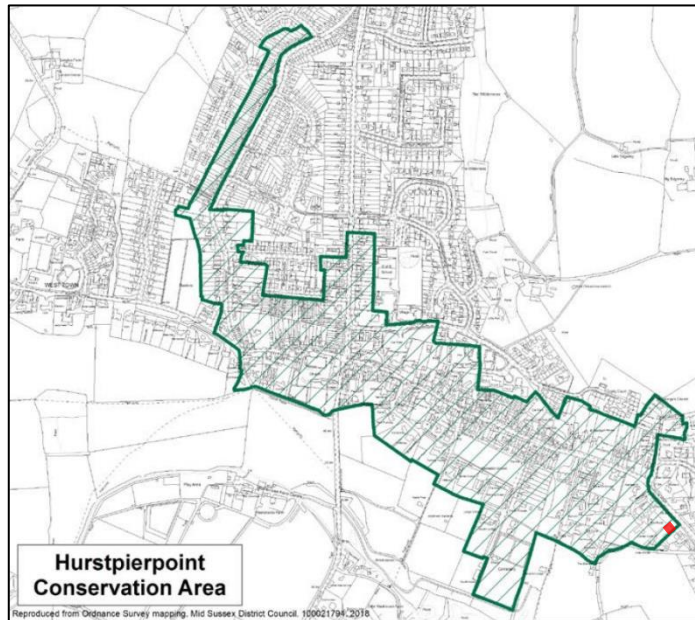


Figure 1: Extract from Hurstpierpoint Conservation Area Map (Approx. location in Red)

Existing Property:

Use:

The existing property is a detached single residence split over two main floors with a large single storey attached pool house to the rear. There is also a small cellar accessed from within the house and a large loft space.

Context:

The property is set within a comfortable plot which runs between Hassocks Road to the north and Tott Lane to the south.

The property has a traditional and characterful appearance which utilises a palette of materials common within the locality; red facing brick, hung clay tiles, clay tiled roof and timber sash windows.

The roof form is made up of a number of pitches and valleys set at different levels. Two chimney stacks are present at roof level.

The property has an impressive and largely unaltered front elevation facing north towards Hassocks Road, to which the property is addressed. The property is separated from Hassocks Road by a brick wall with mature planting over and a grass verge. A small pedestrian gate leading directly from the road is the only connection with Hassocks Road. The property is not served by a public pavement and as a result, the property has very limited visual or physical connection with Hassocks Road, indeed one might pass by without realising this property is even here, and thus it contributes little to the character and appearance of the Conservation Area.

It is at the rear of the property where more significant alterations and additions have been made. A two-storey rear extension provides kitchen accommodation at ground floor while providing two bathrooms at first floor. This extension continues a similar palette of materials, although the fenestration reflects a more modern arrangement and utilises some UPVC casement windows designed to mimic sash windows.

A smaller single storey lean-to extension provides additional space to the existing dining area with tall French doors which lead to a terrace.

The largest extension runs rearward along the eastern boundary and provides a pool house and gym area, enclosed within a single storey attached building.

At the very rear of the garden, where the property meets Tott Lane, a semi-sunken garage is found, together with an inconspicuous stepped entrance way. This entranceway forms the main access to the house for the homeowners and any guests or visitors.

The rear entranceway leads to the house via a 47metre walk through the rear garden to the back door of the house. This entrance is at odds with the grandeur of the house and is impractical for modern family life.

Layout:

The layout of the property reflects the style and grandeur of the front elevation, with high ceilings in the main areas and traditional features throughout.

The impressive front entrance leads to a delightful hallway, with a living space and home office either side. The hallway leads to a staircase and dining room, then to a breakfast room. These areas benefit from high ceilings and plenty of natural light.

The breakfast room leads to a narrow galley kitchen which is somewhat at odds with the proportions of the rest of the ground floor, with low ceiling and large landscape orientated windows.

A utility room also leads from the breakfast area. There is a side door here with small internal porch under catslide roof.

Stairs to the cellar lead from the utility.

The large, attached, pool house is accessed through the dining room. The pool house houses a plant room, shower room and toilet for changing and an open gym space leading to the pool itself. It has a grand sense of space created by the vaulted ceiling and plenty of natural light.

At first floor the stairs lead to a half landing level from which a toilet and two separate 'his and hers' bathrooms are located within the extension.

Up a short flight of stair leads to the first floor of the original part of the house, which houses four bedrooms.

Access:

Access to the property is poor, certainly by modern standards and when considering the needs of modern family life.

The property is addressed at 14 Hassocks Road, however, the property has very limited connection with this road.

The property is separated from Hassocks Road by a brick wall with mature planting over and a grass verge.

A small, inconspicuous, pedestrian gate leading directly from the road is the only connection with Hassocks Road and serves as the only access to the principal elevation and 'main' entrance. The property is not served by a public pavement.

As a result of these points, the property has very limited visual or physical connection with Hassocks Road, indeed one might pass by without realising this property is even here, and thus it contributes little to the character and appearance of the Conservation Area.

At the very rear of the garden, where the property meets Tott Lane, a semi-sunken garage is found, together with a small parking area and discreet stepped entrance way. Due to the vehicle access and parking, this entrance way forms the main access to the house for the homeowners and any guests or visitors.

The rear entranceway leads to the house via a 47metre walk through the rear garden to the back door of the house leading to the small galley kitchen. This entrance is at odds with the grandeur of the house and is impractical for modern family life.

The Proposal:

The proposal can be broadly summarised below:

- The proposal seeks to rationalise some areas of the property's layout, simplifying access and flow through the property, and making better use of the existing space whilst seeking permission for a modest infill extension at the rear.
- The proposal aims to re-focus the property to utilise the principal elevation of the building as just that - the main focal point and entrance to the property. This is achieved by creating a more focussed main accessway from Hassocks Road to create both convenience for the homeowners as well as connection with road to which this property is addressed.
- The proposal seeks to improve and enhance the Conservation Area by creating physical connection and thus visual contribution between this striking building and the wider area as seen from Hassocks Road.

Use:

The use of the property will remain a single dwelling house.

Design:

The proposed alterations to the property comprise mainly internal layout changes, coupled with the creation of a modest single storey rear infill extension.

The extension has been designed to enhance the internal layout and contribute to the experience of the main entrance by creating a view through the property from the front doorway, leading through the hallways and new extension to the gardens at the rear.

The new extension continues the high ceilings from the main part of the house, creating a kitchen and family area in keeping with the proportions and scale of the existing building. Existing areas with low ceilings have been re-purposed for other uses, including a home office and utility areas.

The new extension has been designed with materials and detailing to emulate those of the existing building. A corbelled brick band that wraps around the existing building where brick meets hung tile finishes, is continued around the extension at parapet level, topped with a stone coping.

Bi-folding partially panelled doors serve the main kitchen / family room affording excellent levels of natural light and enhancing the connection with the garden areas.

A single door forms a functional rear entrance leading to a vestibule for coats and shoes. A small, covered porch area sits over this area to provide some cover from the elements.



Figure 2: Comparison Existing (Left) and Proposed (right) Rear Elevations.

Windows to the side and rear elevation are currently a mix of single glazed timber sash and casement windows, along with some mixed UPVC casements designed to appear at sash windows. The proposal is for new and replacement existing windows to the side and rear elevation, to be high quality heritage double glazed sliding sash windows with authentic detailing and profile section sizes.

Existing timber sash windows to the front elevation will be retained.

Located within a courtyard garden adjacent to the plant room area, two air source heat pumps are proposed to serve the house and pool heating.

At the front of the property a key aim is to refocus the property to make use of the impressive hallway and create a 'front entrance' as it is currently a little lost.

Views of the handsome front elevation are currently limited from any public vantage point and so the proposed new driveway to the front will re-focus the property with an appropriate front entrance, providing far greater convenience for homeowners and guests alike.

In addition, the proposed driveway will open onto the road, allowing the property to physically and visually connect with the area, enhancing and improving the contribution to the conservation area. Many of the houses in the locality have front driveway access to Hassocks Road, so the addition of a driveway is not considered to create an incongruous feature in the street scene and furthermore will provide a feature and function expected of a property of this style and size.

Access:

The existing parking and access arrangements are impractical. The homeowners and their guests use the rear kitchen door as a main entrance which is not practical for modern family life, nor is it befitting of a property of this type. The property has no connection with Hassocks Road.

The addition of a driveway will create a small aperture within the front garden wall, providing the opportunity to create a connection with Hassocks Road and the conservation area.

The creation of a driveway allows the building to be read better in the context of Hassocks Road and allows the front entrance to be focused on the road to which the property is addressed. In short, the 'main entrance' will become the main entrance.

Many of the houses in the locality have front driveway access to Hassocks Road, so the addition of a driveway is not considered to create an incongruous feature in the street scene and furthermore will provide a feature and function befitting a property of this style and size.

The creation of the front driveway will visually contribute to and enhance the conservation area.

Heritage Statement:

It is understood that applications made within a Conservation Area should seek to improve and enhance character of the area.

Great care has been taken to ensure the proposal improves the appearance and character of the building, retaining where necessary and key features or details.

The new extension has been designed with materials and detailing to emulate those of the existing building. A corbelled brick band that wraps around the existing building where brick meets hung tile finishes, is continued around the extension at parapet level, topped with a stone coping. This replaces a rather jumbled and confused collection of alterations at the rear.



Figure 2: Comparison Existing (Left) and Proposed (right) Rear Elevations.

No alterations are proposed to the front elevation of the property as this elevation provides a grand and characterful appearance. Currently the property is visually and physically detached from Hassocks Road and thus does not significantly contribute to the visual character of the Conservation Area from any public vista.

The addition of a driveway will create a small aperture within the front garden wall, providing the opportunity to improve the connection with Hassocks Road and the Conservation Area.

The new views of the building afforded by the creation of the proposed driveway will allow the building to be read better in the context of Hassocks Road and will allow the front entrance to be focused on the road to which the property is addressed.

As such the new driveway has the potential to really enhance this property's visual contribution to the Conservation Area.

Whilst we understand there is a Grade II Listed Building opposite, this is located approximately 50m to the north-west on the opposite side of the road, and separated by garden walls and mature planting. The proposal therefore has no impact on the character or setting of this listed building and the two are not viewed together, indeed there is no relationship between the two being so distant from one another and on opposite sides of the road.

Site Photos:



Photo 1: Rear elevation and pool house



Photo 2: Rear elevation



Photo 3 & 4: Comparison of existing back door used as Main Entrance (Left) vs Original Main Entrance at front of property which is currently under-utilised.



Photo 5: Front Elevation facing towards Hassocks Road, although unfortunately largely hidden from view.

Site Photos:



Photo 6: View West along Hassocks Road (Site bounded in red)



Photo 7: View East along Hassocks Road (Site bounded in red)

Site Photos:



Photo 8: View of 14 Hassocks Road from Hassocks Road (Site bounded in red)