

13 High Street Heritage Statement April 2025

This statement has been prepared to accompany a householder planning application to set the front amenity space to hard landscaping, and an application for listed building consent to partially demolish the garden wall, at Grade II listed 13 High Street, Hurstpierpoint.

Listing details as per Historic England website are as follows;

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1096913

Date first listed: 21-Jun-1984

List Entry Name: 11, 13, 15 AND 17, HIGH STREET

Statutory Address: 11, 13, 15 AND 17, HIGH STREET

Location

Statutory Address: 11, 13, 15 AND 17, HIGH STREET

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Hurstpierpoint and Sayers Common

National Grid Reference: TQ2788016537

Details

1. 5405 TQ 2716 29/78

HURSTPIERPOINT HIGH STREET (North Side) Nos 11, 13, 15 and 17

II GV

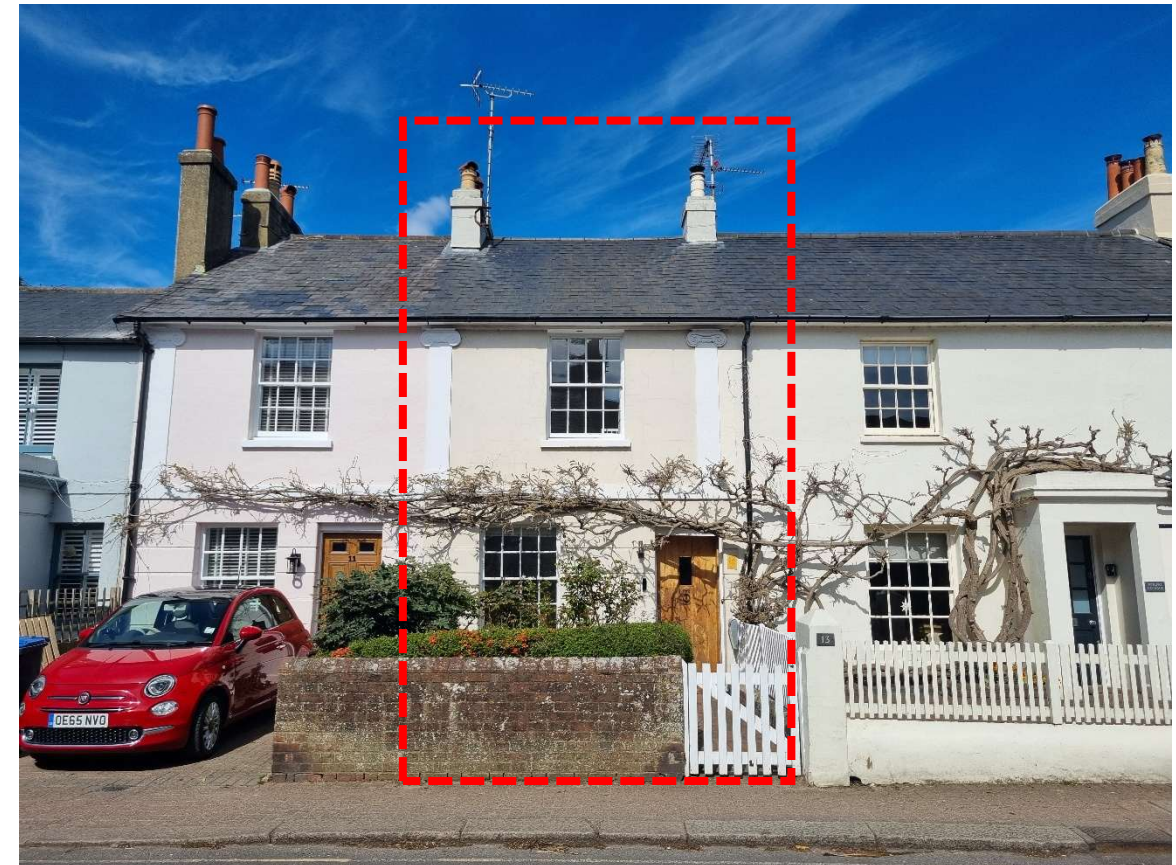
2. Small early C.19 terrace or block. Two storeys. Seven windows. Stuccoed. Slate roofs. Most glazing bars intact.

Nos 11 and 13 have a rusticated ground floor with Ionic pilasters above this flanking each house. No 15 has a small porch. No 17 has a carriage archway through the ground floor and a modern shop front to the east of this.

Listing NGR: TQ2788016537

The property is located within Hurstpierpoint Conservation Area, within the 'Holy Trinity Church and surrounds' Character Area, and is one of many tightly packed cottages with pastel painted rendered façade, timber sash windows and slate roof, with ridge running parallel to the street.

No information is readily available as to the age of the garden wall, and it is therefore assumed to be curtilage listed.



The partial demolition of the garden wall is proposed to facilitate a small hard landscaped area in front of the cottage for off-street parking, as has previously been carried out by the majority of the other listed homes along this stretch of the High Street.

No alteration is proposed to the Grade II listed cottage itself, the form, material and detailing of which contribute significantly to the property's special interest. The front elevation is maintained as existing, can be appreciated in its entirety, and may be considered to be better revealed.

The partial loss of the garden wall will have an impact on the setting of the listed cottage within the Conservation Area.

It is accepted that the front gardens were important to the character of this stretch of the High Street, and that the gradual transformation from gardens to off-street parking over a period of time has detracted somewhat from the original street scene. The change has occurred over time to facilitate widespread car ownership, and to reduce parking congestion on this stretch of the High Street and other relatively narrow streets in the surrounding area. This, in turn, benefits both the individual homeowners and road users alike.

The presence of the front gardens reduces the sense of enclosure along this part of the High Street and remains unchanged by this proposal.

Overall, it is considered that the proposal will result in less than substantial harm to the significance of the Grade II listed cottage at 13 High Street.

Since no information regarding the age of the wall is readily available it is assumed to be curtilage listed. The partial removal of the wall must therefore be considered to harm the significance of the wall itself. It should be noted that the wall is substantially less important than the Grade II listed cottage.

By retaining a section of the wall, we reduce the negative impact of its removal and maintain a level of punctuation along the boundary between the property and highway, and the neighbouring property, as can be seen in many other instances along this section of the High Street.

On balance, we consider that the benefit to the young family who reside at 13 High Street and wish to be able to park in reasonable proximity to their home, together with the benefit to road users, outweighs the harm associated with the partial removal of the garden wall.

Furthermore, and as can be readily seen, there is extensive precedent along this stretch of the High Street and within the 'Holy Trinity Church and surrounds' character area for the creation of small off-street parking areas immediately in front of the properties.



Above, left: Existing south facing street elevations

Above, right: Proposed south facing street elevations