

13 High Street Design & Access Statement April 2025

This statement has been prepared to accompany a householder planning application and an application for listed building consent for works to the front amenity space at 13 High Street, Hurstpierpoint.

13 High Street is a Grade II listed early 19th century mid terraced cottage located within Hurstpierpoint Conservation Area. The applicant wishes to partially demolish the garden wall along the front boundary of the property, and pave the front garden, which is currently partially set to hard landscaping, and partially set to gravel with planting, with planted borders.

This statement has been prepared after review of the local context and characteristics of the site and its surroundings, and examines the following areas;

Use, Amount, Layout, Scale, Landscaping, Appearance, Access.

Use

The existing use is C3 dwelling houses and there is no proposed change to this.

Amount

The property is a modest, mid terrace cottage dating from the 19th century and is one of 4 houses within the terrace. No change is proposed to the cottage itself.

The property's front amenity space is approximately 18m², with approximately 4m² currently set to hard landscaping. This proposal seeks to create an area of hard standing across much of the front amenity space.

Layout

The layout of the property, including layout of pedestrian access to and from the property, remains unchanged.

Scale

No change is proposed to the cottage itself. The front amenity space is modest in size, measuring approx. 4.5m across the full the width of the cottage, and approx. 4.3m in length. No change is proposed to the size of the front amenity space.

Landscape

This application proposes to create an area of hard standing across the front amenity space of the property. This area of hard standing is proposed to be finished in permeable brick paving, laid in stretcher bond pattern to match the existing path, laid north to south. The size of the pavers is sensitive to the scale and age of the cottage complementing the period property, and the permeable nature of the finish will prevent excessive surface water run-off onto the highway.

A narrow flower bed is to be retained close to the property, on either side of the cellar lightwell, to enable low-level soft landscaping, adding colour and softening greenery.

Appearance

The property has a narrow-rendered façade, sharing an overall Classical style with the 3 other properties along the immediate terrace. The cottage is rusticated at ground floor level, with Ionic pilasters framing the elevations at first floor. The property has a slate roof, white sliding sash windows, a timber front entrance door, and black rainwater goods.



Above: Existing south facing street elevation

Below: Proposed block plan



The front amenity space is currently enclosed to the south by a brick wall and wooden picket gate. To the east, a low-level brick wall with picket fence runs along the boundary between No.13 and No. 15, whilst the boundary between No. 11 and No. 13 is demarcated with a low-level picket fence.

We propose to remove the wooden picket gate and partially demolish the brick wall along the southern boundary, retaining the existing rendered pier on the boundary between No. 13 and No. 15, and retaining a small length of brick wall and thus creating a new pier close to the boundary between No. 11 and No. 13.

No changes are proposed to the east and west boundaries of the front amenity space.

Historically, many of the properties along this stretch of the High Street would have enjoyed enclosed front gardens when constructed.

However, over recent years most have set their front gardens to hard landscaping, reflecting the demands of modern family life, with widespread car ownership and the associated need to park close to the property. This is increasingly important on this section of the High Street where on-street parking is limited and the road is often congested. The applicant in this case has a very young family and the ability to park a small vehicle at the front of the property will have a substantial impact on family life, and safety, next to this often-busy road.

The proposal to partially remove some of the front wall will open up the street elevation, with aspect focussed on the listed cottage elevation, and as noted above, a small area for planting will be retained, to soften the area immediately adjacent to the street façade. The proposal is not considered to detract from the key characteristics of the listed building itself and will generate a significant improvement for the applicant.

Access

General access to and from the property will not be altered.

A new vehicle crossover from with dropped kerb is proposed, to enable the parking of a small vehicle directly in front of the property, within the property boundary.



Top left: Existing street elevation at No. 9 – No. 13.
Top right: Existing street elevation at No. 15 – No. 17.
Middle left: Existing street elevation at No. 19 – No. 21.
Middle right: Existing street elevation at No. 23 – No. 27.
Bottom left: Existing street elevation at No. 29.
Bottom right: View east along High Street.