



DATE: August 2025
JOB NO: 2309. | REV A
PROJECT:

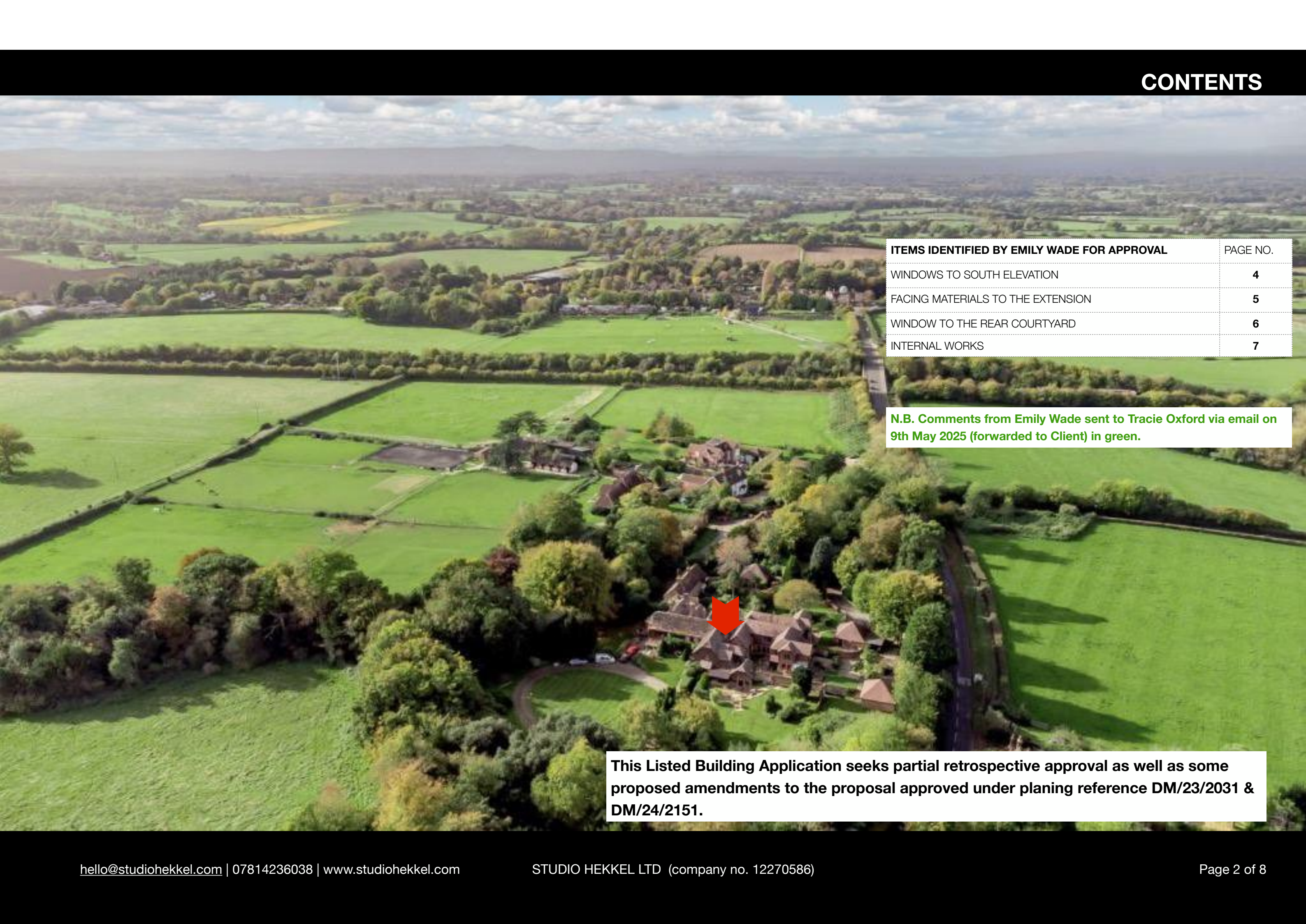
Residential Development at
Little Pakyns, Albourne Road, Hurstpierpoint.

DESIGN & ACCESS & HERITAGE STATEMENT

LISTED BUILDING PLANNING APPLICATION

PART-RETROSPECTIVE APPLICATION FOR ALTERATIONS TO APPROVAL REF DM/23/2031

SUPPORTING STATEMENT

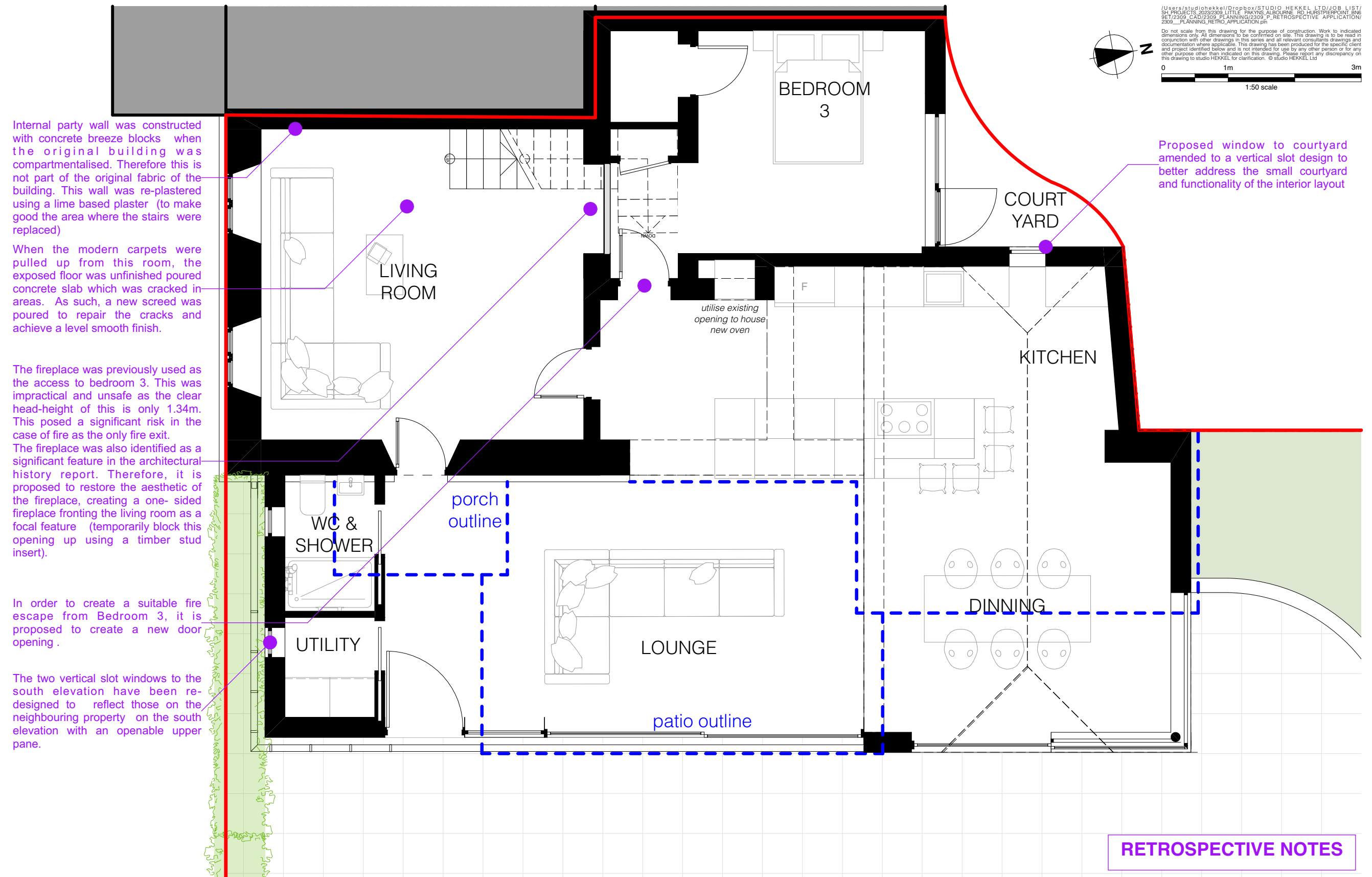


ITEMS IDENTIFIED BY EMILY WADE FOR APPROVAL	PAGE NO.
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N.B. Comments from Emily Wade sent to Tracie Oxford via email on 9th May 2025 (forwarded to Client) in green.

This Listed Building Application seeks partial retrospective approval as well as some proposed amendments to the proposal approved under planing reference DM/23/2031 & DM/24/2151.

PROPOSED PLAN



RETROSPECTIVE NOTES

WINDOWS TO SOUTHERN ELEVATION

Comment from Emily Wade:

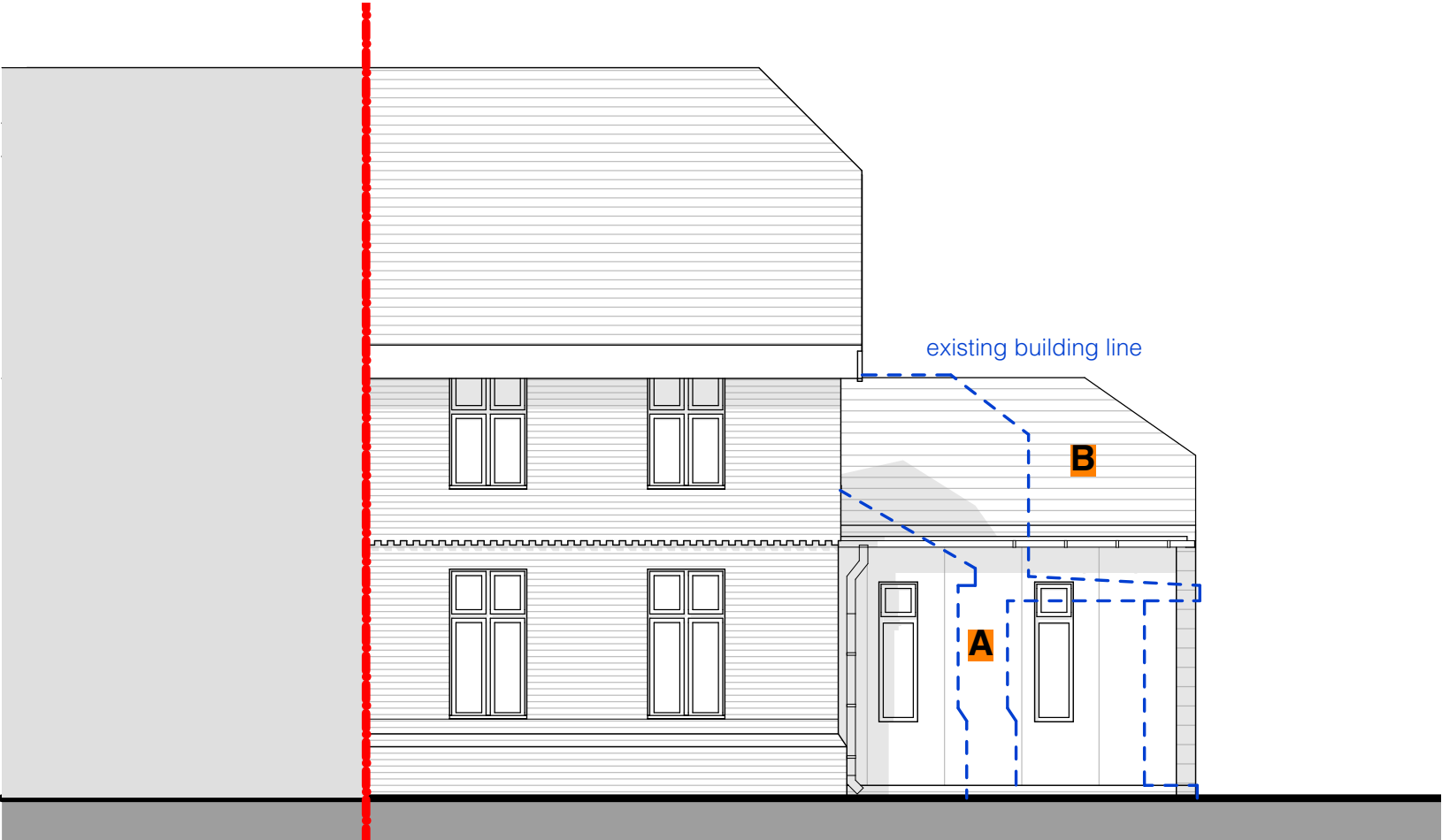
“As we noted on site the windows to the side elevation of the flat roofed element of the extension are not in accordance with the approved design. As we discussed during our site meeting, unfortunately the windows as installed are not sympathetic to the context. During a recent telephone conversation the property owner indicated that they would be willing to simply block up the window openings, however as this would result in an unrelieved, blank elevation I do not consider that this is an appropriate solution to the problem. In my opinion, the best option will be to alter the openings to match the approved design.”



As currently built South Elevation
N.B. project still under construction, yet to be completed.

The windows to the southern elevation are proposed to be amended to reflect those on the adjoining property's southern elevation.

This proposal was sent to Emily Wade via email for informal comment prior to submission of this application and she confirmed “...in my opinion the revised window design shown is likely to be acceptable” (email reply dated 21st July 2025).



Proposed South Elevation

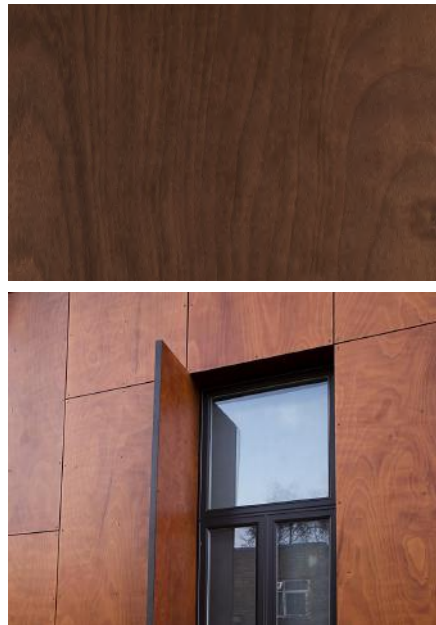
FACING MATERIALS TO THE EXTENSION

Comment from Emily Wade:

“The applicant has indicated to me that they intend to go ahead with the approved facing material to the flat roofed element of the extension, which is of course acceptable. With respect to the tiling to the gabled element, which is unacceptable as installed, it is my understanding that the applicant is still in discussions with the supplier to resolve the situation. We would expect the finished scheme to closely reflect the clean, contemporary lines shown on the approved drawings, including the profile of both the hung and roof tiles, and the ridge detailing. I would expect the applicant to provide further details of how this is to be resolved in due course.”

The proposed facing materials are to be as approved under the Approval of Conditions application. The building is yet to be completed therefore these have not been completed yet.

A Timber Cladding: Parklex Prodema Naturclad-W (Hazel Matte)



The best technical characteristics for exterior cladding

NATURAL WOOD
NATURCLAD-W has natural wood surface with 100% natural wood. NATURCLAD-W is manufactured with a natural wood veneer. They offer the benefits of natural wood without the associated maintenance and environmental concerns.

RESISTANT TO EXTREME WEATHER CONDITIONS
After 1000 hours of exposure, the material showed zero change in appearance and a rating of 5+ in accordance with EN ISO 4618.

SUSTAINABLE
Can be supplied with low VOC Certified Product for the Environment (GreenGuard Gold) and has the EPD (Environmental Product Declaration).

MAINTENANCE FREE
The surface composition of the board protects the wood from UV rays, moisture, and other environmental factors, eliminating any need for subsequent treatment.

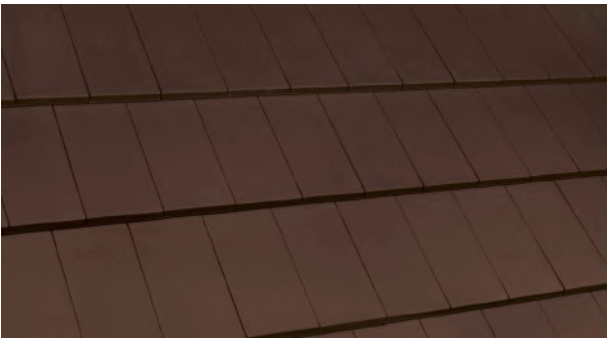
Aligned Joint

Crossed Joint

T-Joint

Plastic Insulation

B Clay Tiles: Plasma (M25 brown)



Plasma

HARMONY AND SIMPLICITY FOR EXQUISITE SOLUTIONS

Having been the first flat roof tile model, of pure forms and geometry, to be manufactured in Southern Europe, Plasma is the reference brand in its market segment.

Its contemporary design combines harmony and simplicity, beauty and class. Furthermore, its exceptional range of fittings elevate the technical performance of this line, resolving the challenges of both roof and facade.

Aligned Joint

Crossed Joint

T-Joint

Plastic Insulation



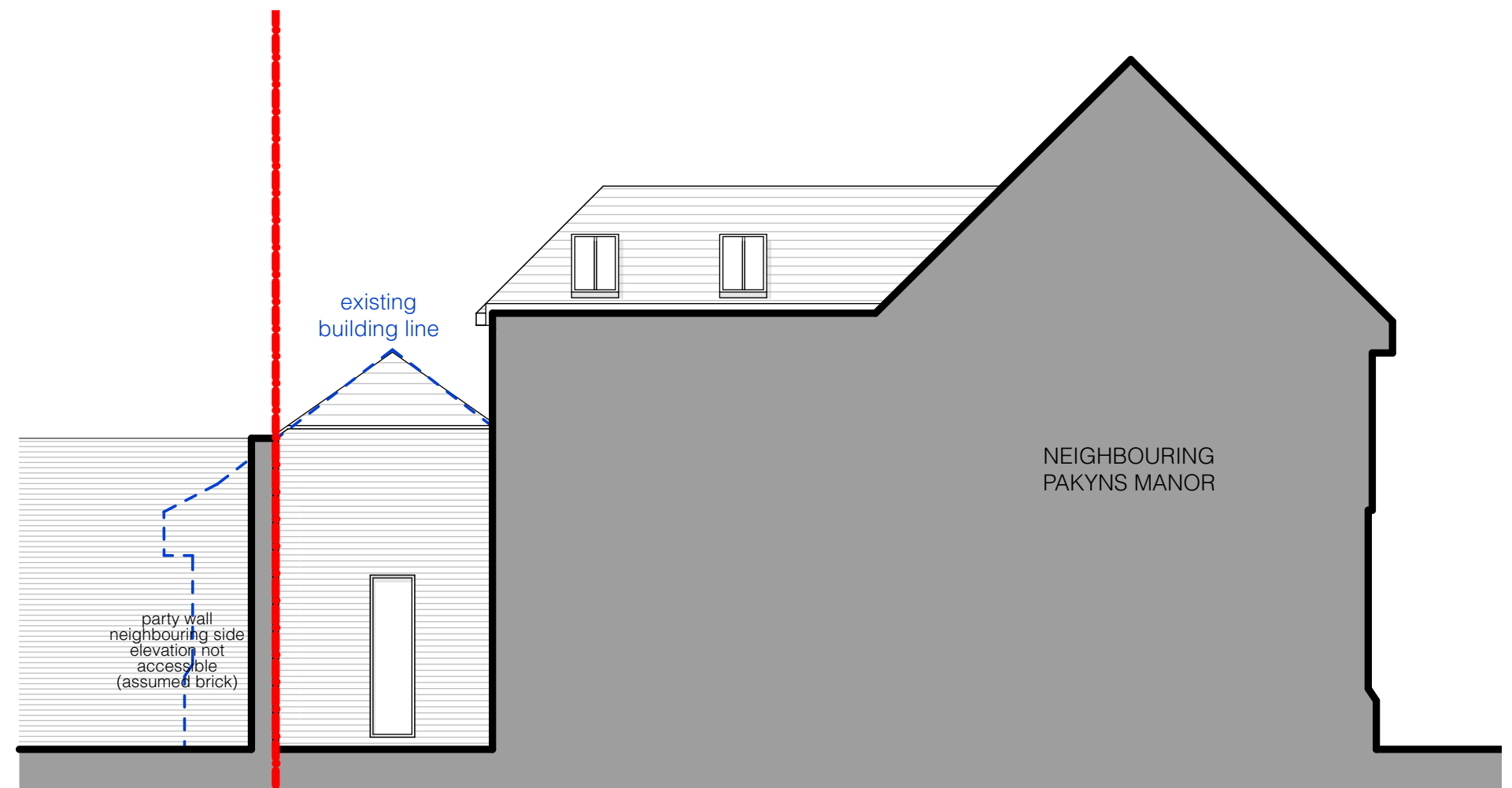
Proposed external materials
N.B. project still under construction, yet to be completed.

WINDOW TO REAR COURTYARD

Comment from Emily Wade:

“As we noted on site, this window is not to the approved dimensions. Whilst I think this is unlikely to prove contentious, an application would be required to regularise the situation.”

Proposed window to courtyard amended to a vertical slot design to better address the small courtyard and functionality of the interior layout .



Proposed North Elevation
N.B. project still under construction, yet to be completed.

Comment from Emily Wade:

"Our on site inspection showed that the scheme as constructed deviates from the approval in several respects in terms of the floor plan, in particular the location of door openings. I would like to request an 'as built' floor plan from the applicant to allow a full consideration of this aspect of the works and to allow a fully informed assessment of the potential impact on historic floor plan and fabric. If these works are considered acceptable, an application for listed building consent to regularise the situation will be required. I would also request that the applicant provide a detailed schedule to show works of plastering/replastering, refinishing of floors, and any other internal works which have been carried out in excess of the approved scheme. This schedule should include details of the materials used. Again, if acceptable an application may be required to regularise the situation."



Photograph of fire place prior to commencement of works.

The internal party wall was constructed with concrete breeze blocks when the original building was compartmentalised. Therefore this is not part of the original fabric of the building. This wall was re-plastered using a lime based plaster (to make good the area where the stairs were replaced).

When the modern carpets were pulled up from this room, the exposed floor was an unfinished poured concrete slab that was cracked in areas. As such, a new screed was poured to repair the cracks and achieve a level and smooth finish.



Living Room Interior: photographs show the modern blockwork wall and cracked rough concrete floor prior to the commencement of repairs/works were carried out.

The fireplace was previously used as the access to bedroom 3. This was impractical and unsafe as the clear head-height of this is only 1.34m. This posed a significant risk in the case of fire as the only fire exit.

The fireplace was also identified as a significant feature in the architectural history report. Therefore, it is proposed to restore the aesthetic of the fireplace, creating a one-sided fireplace fronting the living room as a focal feature (temporarily block this opening up using a timber stud insert).

In order to create a suitable fire escape from Bedroom 3, it is proposed to create a new door opening into the kitchen..



