

# Design and Access Statement

## Proposed Change of Use from 6 Self-Contained Flats to a Single Dwellinghouse

Hillsborough House, 118 High Street, Hurstpierpoint, Hassocks, West Sussex BN6 9PX

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### 1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the change of use of Hillsborough House, 118 High Street, Hurstpierpoint, from six self-contained flats to a single residential dwellinghouse.

The application site comprises a substantial double-fronted Victorian property situated on the southern side of the High Street within the village of Hurstpierpoint. The building forms part of the established built form along the High Street and is adjoined by neighbouring residential properties.

The property is currently arranged as six self-contained residential flats. The site benefits from existing off-street parking to the rear, including a single garage, accessed via a private lane to the south of the site. Pedestrian access is also available via a pathway running along the eastern side of the building.

The proposal seeks to restore the building to use as a single family dwelling, reflecting its original historic residential function.

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### 2. Planning History

The property has previously benefited from planning permissions relating to residential use, including the following:

#### **DM/15/0334**

**Description:** Change of use from office to one residential unit.

**Location:** 118 High Street, Hurstpierpoint, Hassocks, West Sussex

**Decision Date:** 25 March 2015

#### **DM/19/1118**

**Description:** Proposed change of use from offices to a six-bedroom dwelling.

**Location:** 118 High Street, Hurstpierpoint, Hassocks, West Sussex

**Decision Date:** 15 May 2019

These permissions demonstrate the established principle of residential use at the property.

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### **3. Design Principles and Amount of Development**

The proposal involves no extension to the building and no increase in the overall footprint, scale, or massing of the existing property.

The only external alteration proposed is the reopening of a previously infilled ground floor doorway located on the western elevation. This doorway historically served the property when the building operated as a single dwellinghouse prior to its subdivision during the late 1970s.

The reinstated doorway will not be readily visible from the public realm and can only be viewed from the western side of the site adjacent to No. 116 High Street. A substantial boundary wall, approximately four metres in height, exists between the two properties and provides effective screening. As such, the proposal will not give rise to any material impact upon neighbouring amenity or the wider street scene.

The proposal has been carefully designed to preserve the character and appearance of the existing building while facilitating its continued viable residential use.

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### **4. Layout**

The internal layout of the building will require only limited alterations in order to facilitate occupation as a single dwellinghouse.

The proposed arrangement will provide a coherent and functional family home while making effective use of the existing structure. Existing access arrangements and circulation routes within the building will largely remain unchanged.

Vehicular access and parking will continue to be provided at the rear of the property via the existing private access lane.

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### **5. Scale**

No changes are proposed to the scale, height, or external envelope of the building.

The proposal represents a straightforward change of use with minimal external intervention.

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## **6. Appearance**

The overall appearance and architectural character of the building will remain unchanged.

The reopening of the former doorway on the western elevation represents a minor and historically appropriate alteration which reinstates an original feature of the property.

Materials and detailing associated with the reinstated doorway will be selected to match the existing building and preserve its Victorian character.

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## **7. Landscaping**

No changes are proposed to the existing landscaping arrangements at the site.

Existing external spaces, boundary treatments, and hardstanding areas will remain as existing.

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## **8. Access**

There are no proposed changes to the existing vehicular or pedestrian access arrangements.

The site will continue to benefit from established vehicular access from the private lane to the south together with existing off-street parking provision at the rear of the property.

Pedestrian access to the building will continue to be available via the existing routes serving the property.

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## **9. Conclusion**

The proposal seeks planning permission for the change of use of Hillsborough House from six self-contained flats to a single residential dwellinghouse.

The scheme involves only minimal physical alteration to the building and preserves the established character, scale, and appearance of the property and surrounding area.

The proposed development represents an appropriate and sustainable form of residential development that will secure the continued beneficial use of this historic building without resulting in any adverse impact upon neighbouring amenity, the character of the street scene, or existing access arrangements.

Accordingly, the proposal is considered to accord with the relevant policies of the Mid Sussex District Plan and the overarching principles of the National Planning Policy Framework.