

1 Peckhams
North Lane
West Hoathly, East Grinstead
West Sussex, RH19 4QF



Design and Access Statement
And Heritage Statement

To accompany a Householders Planning Permission and Listed Building Consent
Application for; new vehicular access, drive and parking

Applicants: Mr & Mrs O'Leary

August 2026

1.0 INTRODUCTION:

- 1.1 This report has been prepared on behalf of Mr and Mrs O'Leary, the current owners of 1 Peckhams.
- 1.2 The applicants recently purchased the property and are in the process of restoring it as their forever home. The property has sat, vacant and uncared for, for a number of years.
- 1.3 The applicants wish to create a new vehicular access to provide on site parking facilities for the property. In the West Hoathly Village this is essential to remove parking from the street scene, improving the setting of the Conservation Area.

2.0 LOCATION AND SITE SETTING:

- 2.1 The property is located slightly north of the centre of the original core of the village of West Hoathly, which is a typical Wealden ridge-top settlement in West Sussex. The name West Hoathly has Anglo Saxon origins and means 'heath clearing'.
- 2.2 The property is situated on the western side of North Lane which runs roughly north-south through the village meeting The Hollow to the northern end of the village.

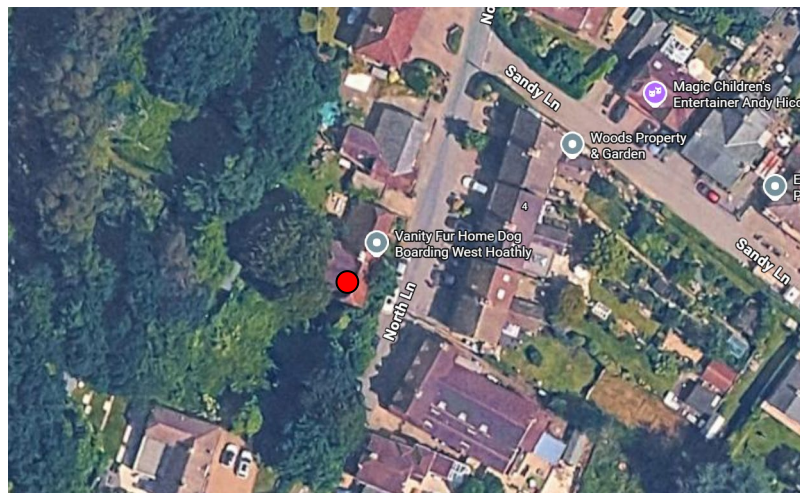


Fig 1: Google Maps Image showing 1 Peckhams highlighted in red.

- 2.3 The house is part of a collection of properties along North Lane, of similar style and form (largely Victorian), all closely fronting on to the lane itself (which is a characteristic of this area of the village and Conservation Area). North Lane is generally of more recent development and key features include tile hanging, horizontal boarding with roof slates or clay tiles varying in age from C15th to Victorian.
- 2.4 1 Peckhams is included in the Statutory List, Listed Grade II, and is within the High Weald AONB. It is also located within a West Hoathly Village Conservation Area, which

extends from the cricket ground to the south, along North Lane and continues up to the village end of Church Hill.

The Conservation Area around the North Lane area is described as including a variety of ages and styles but with a consistency between the buildings through scale and materiality, their close grouping along the lane, and the semi-rural feel due to the narrowness and curving of the lane and lack of pavement.

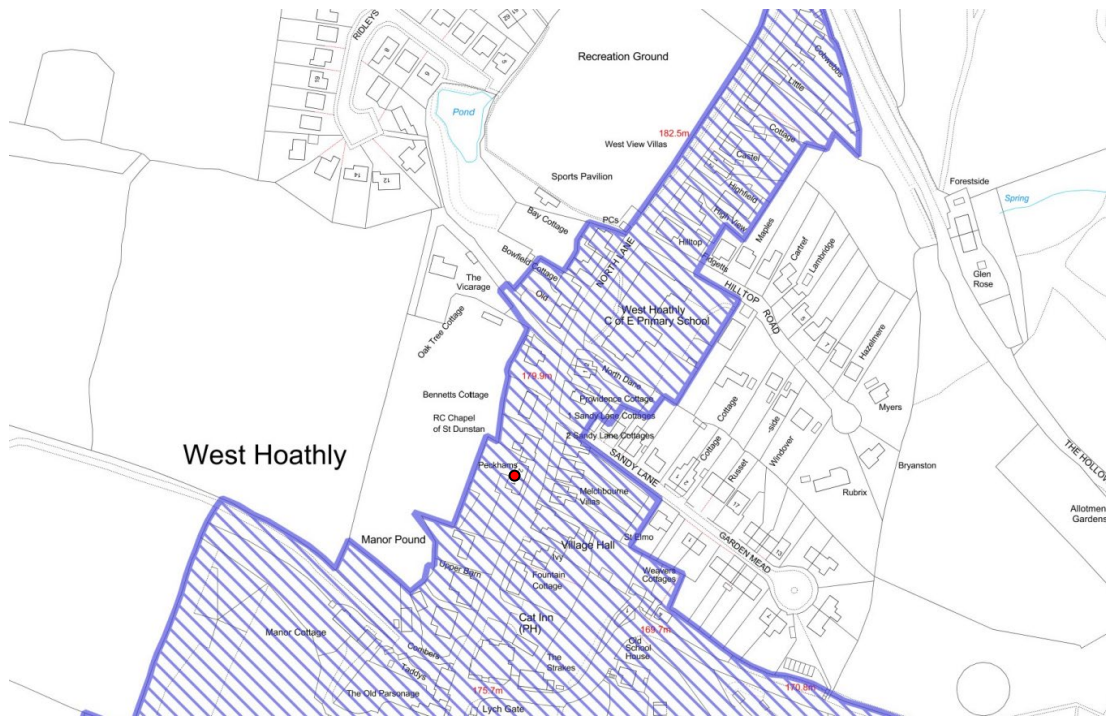


Fig 2: West Hoathly Conservation Area map showing 1 Peckhams in red.



Fig 3: photo of the site from the roadside

3.0 HISTORY OF 1 PECKHAMS:

3.1 Listing: the property is included the Statutory List in a joint listing with no. 2 Peckhams, Listed Grade II.

Name: 1 AND 2 PECKHAMS, NORTH LANE

List entry Number: 1182128

Grade: II

Date first listed: 11 May 1983

Listing: One building. C17 or earlier house, refaced with red brick on ground floor and tile-hung above with a slight bellcast between a moulded bressummer visible beneath this. Half-hipped tiled roof. Casement windows. Two storeys. Four windows.

National Grid Reference: TQ3633832715



Fig.4 Statutory Listing Map

3.2 The properties no.1 and 2 Peckhams, originally constructed as a single dwelling, is understood to have been used as such until the mid-late C19th, and included the fields to the rear (west).

3.3 Historic maps demonstrate how the area around nos.1 and 2 Peckhams has developed over the C19th, with the addition of infill properties along the spine of North Lane which have absorbed the property into the wider spread of the village as it has grown.

Further off shoot lanes have been added (Sandy Lane to the east expanded greatly) during the early C20th.

- 3.4 The historic OS maps show a rough indication of the overall form of nos.1 and 2 Peckhams and its rectangular form, with the map dated 1891/1902 showing some refined detail to the development of the property. From site investigation it is evident that the original core is found within the front bays (sitting room within no.1 Peckhams) with extensive additions to the property, added whilst also re-facing the property externally, which have been undertaken during the C20th using modern materials.

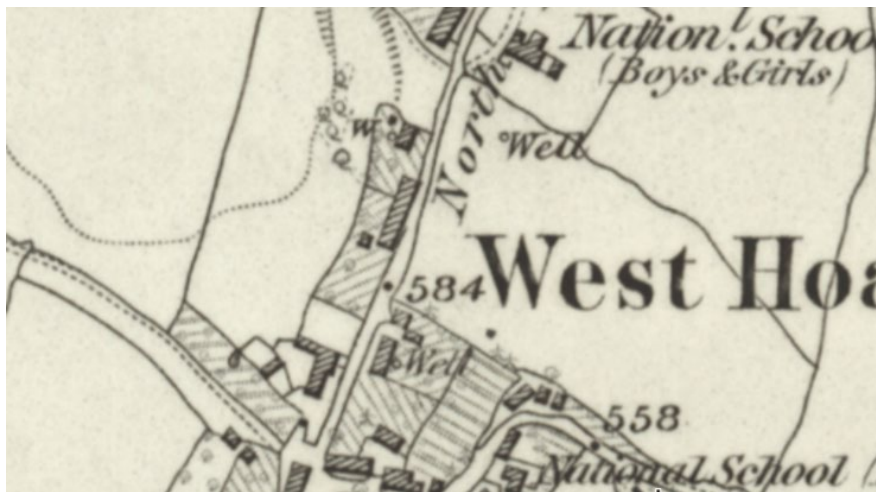


Fig.5 OS map extract of 1830-1880

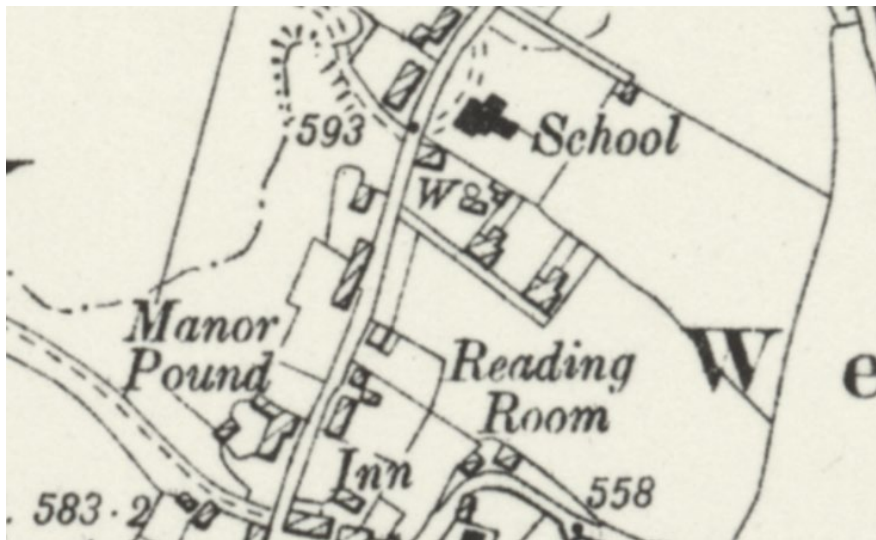


Fig.6 OS map extract of 1888-1915



Fig.7 OS map extract of 1892-1914



Fig.8 OS map extract of 1938

4.0 EXISTING SITE/ SETTING ANALYSIS:

- 4.1 1 Peckhams, forms the southern portion of the building (nos.1 and 2 Peckhams) a Grade II Listed C17th timber framed building, which has been two separate dwellings since the late C18th. The original 'long range' bays run north-south following North Lane, with the southern most bay being part of no.1 Peckhams. This is the Historic core of the property and only remaining construction of antiquity. Original timber frame construction is visible internally, and the original inglenook fireplace survives within the sitting room and bedroom above.
- 4.2 A further bay was added to the southern end of the range during the early C20th, which is evidenced from the exposed modern construction materials within the space being visible, including blockwork and cavity construction. At the same time a western cross

wing was added to the rear of the property which provides stair access to first floor level (with the properties original staircase within Peckhams 2), and a 'front door' to the southern side elevation (the original front door would have been to the front eastern elevation facing North Lane within the bay with the Inglenook fireplace).

- 4.3 Externally, the dwelling is finished fully in modern materials including; brickwork at ground floor level in stretcher bond, with clay tile hanging above at first floor level, under a Sussex Half Hip roof to both the main north-south roof and east-west cross wing. Casement windows with diamond leaded lights throughout.
- 4.4 The property is set on the north-eastern corner of the plot which includes a large garden to its south with the land steadily rising to the south-western corner. The garden consists of a large grassed area, and is bordered by mature trees and hedges to the boundaries. Much of the boundary is overgrown with brambles.
- 4.5 There is currently no vehicular access to the site, and the narrow country lane is scattered with parked cars. This makes it difficult to get through the village and negatively impacts the setting of the Conservation Area and approach to the Listed building.
- 4.6 The level of the road is much lower than the garden with the highest point in the garden, to the south-west corner being over 1.5m higher than the roadside.
- 4.7 The garden is very large compared to the size of the dwelling and in comparison to neighbouring plots.



Fig 9: Existing Garden with Manor Pound dwelling behind the boundary fence to the south-west



Fig 10: View of the eastern boundary from within the site

4.8 **Assessment of Heritage Value**

A Heritage Value Assessment is a fundamental component of the design process, providing the basis for design decisions and helping to justify the proposed approach. The assessment should inform and guide all subsequent design development.

- 4.9 Having established the historical development, the next task before the design stage must be to assess the Heritage Value of the existing fabric with a range from '5' as the highest value and '0' the least or no heritage value. A detailed site inspection identified the following:

Element	Description	Heritage Value
Externally:		
- east elevation	materiality, location adjacent to lane and orientation following North Lane contributes to the Conservation Area setting. Modern materials used to reclad Historic framing. Original core no longer visible or identifiable as different to modern	3

	additions.	2
- south elevation	Modern additions to the property with modern materials and construction styles employed.	1
	Structural disrepair of late porch casing material damage by way of water ingress through the 'front door'.	1
- west elevation	Modern additions to the property with modern materials and construction styles employed.	1
- Garden to east	trees and hedges border the boundary to North Lane and entrances in the boundary allow views of 1 Peckhams. The land banks up from the road to the main garden area.	2
- Garden to south	mostly open grassed garden with close boarded timber fence boundary to Manor Pound.	1
- garden to west	shed and oil tank location north of the dwelling at the lower level with steps up to the higher level. Brick built outbuilding with value when viewed against nos. 1 and 2 Peckhams and timber close boarded fence.	2

5.0 PLANNING HISTORY:

5.1 The following historic Planning applications were found on the Mid Sussex District Council website:

Application: Householder Planning and Listed Building Consent
Reference: DM/24/1778 & DM/24/1779
Date: 22 July 2024
Description: Refurbishment and repair of a Listed Building, including reinstatement of porch.
Decision: Approved

Application: Householder Planning and Listed Building Consent
Reference: DM/23/2707 & DM/23/2714
Date: 20 October 2023
Description: Refurbishment and repair of a Listed Building, including reinstatement of porch
Decision: Withdrawn

Application: Householder Planning
Reference: 10/02521/FUL
Date: 01 September 2010
Description: Placing an oil tank at rear of house
Decision: Approved

Application: Conservation Areas, Trees
Reference: 09/03153/TCA
Date: 09 October 2009
Description: Yew and Ash – reduce overall canopies by 20%. Leylandii - fell
Decision: No Objection

Application: Conservation Areas, Trees
Reference: HO/003/99/TCA
Date: 20 January 1999
Description: Notification of intention to thin crown of one ash on southern side by 15-20% and reduce overall crown of one yew by 0.5-1.5m
Decision: No Objection

Application: Conservation Areas, Trees
Reference: DM/26/1912
Date: 03 August 2026
Description: T1 Yew - Fell as severe decline and crown die back. TG2 self sown Ash and Leylandii - remove as infected and growing into the house. T3 Large Conifer - Remove as poorly sited and a possible cause of subsidence. T4 self sown Sycamore - Remove in the interest of safety. T5 Yew - Crown reduction of approx 2-2.5m. T6 Large Ash - Remove as Ash Dieback.
Decision: Pending Consideration

6.0 PROPOSED ALTERATIONS:

6.1 1 Peckhams is a Designated Heritage Asset. The Heritage Value assessment directs that the existing property is largely of C20th construction, except for the Historic Core found within the original southern bay (northern portion of the property). At this time the property was refinished externally using modern materials, concealing the original timber frame, and being inbuilt in brickwork at ground floor level – resulting in the loss of Historic fabric. The property is host to important architectural features which are of Architectural and Historical importance and must be safeguarded for future reading of the property and understanding of its evolution.

6.2 The large garden area provides a lovely setting to the Listed building but the approach and existing access is negatively impacted by the requirement for cars to park on the

narrow lane. This detracts from the functionality of the dwelling, and the value of the Conservation Area setting.

- 6.3 This application seeks Consent for a new vehicular access, driveway and parking area to the southern portion of the garden away from the pedestrian entrance and access to the dwelling. The addition of this will provide parking facilities within the property boundary which currently does not exist. The Conservation Area Appraisal identifies parking pressure as an issue.

'Visitors and those residents who do not have a private garage or driveway, compete for the limited on-street parking spaces in the village. At times the available parking is simply inadequate. The combination of the narrowness of the road and cars being parked on tight bends can make the area dangerous for pedestrians and motorists alike. This is particularly a problem at weekends when The Cat Public House is an extremely popular destination for day-trippers, or when the village hall is being used.'
<https://www.midsussex.gov.uk/media/2275/west-hoathly-conservation-area-appraisal.pdf>

- 6.4 The proposal provides off-road parking where none currently exists, thereby reducing pressure for vehicles to park on North Lane. Resulting in a wider benefit to the character and appearance of the Conservation Area.
- 6.5 The new vehicular access is proposed north of the telegraph pole and will sweep up to the designated parking area adjacent to the southern boundary away for the dwelling itself. This will retain the garden setting adjacent to the house. The proposed access point and length of the drive will allow for a gradient of 1:10 to the higher ground level of the existing land. The proposal will require the cutting back and removal of some smaller trees and hedges. The proposed driveway will be finished in a permeable resin bound gravel. The proposal includes a timber fence and double gates to secure the site as the owners have two dogs.
- 6.6 6.6 In order to facilitate the new drive and parking the proposal includes the removal of (see drawings 301 and 401);

Ref	Type	Trunk(dia)/	Spread(dia)/	Height(approx.)
T5	Yew	0.2/	3/	3
T7	Pine	0.4/	6/	9
T8	Unknown	0.2/	6/	6
T9	Unknown	0.2/	6/	6
T10	Pine	0.2/	6/	6

- 6.7 Off road driveways and parking areas are common in the village with Pound House having space for 4no. cars, Upper Barn and Warblers have drives leading to the rear of

the property to double garages, Bennetts Cottage has parking in front of the dwelling and Oak Tree Cottage has a drive leading to a garage to the side of the dwelling. No.2 Peckhams having a garage and single parking space in front off road.



Fig 11: Google street view showing driveway to no.2 Peckhams

Assessment: Managed Impact on the Heritage Asset.



Fig 12: Proposed site plan

7.0 HERITAGE IMPACT ASSESSMENT:

7.1 Local Planning Authorities are required to assess a proposal affecting heritage assets strictly in accordance with the NPPF 'Section 16. Conserving and enhancing the historic environment' in which four tests are set down:

203 – *Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

f) the desirability of new development making a positive contribution to local character and distinctiveness; and

g) opportunities to draw on the contribution made by the historic environment to the character of a place.

The value of this Heritage Asset is the primarily drawn from the original long-range southern bay. And externally the contribution of the property to the street scene by way of its front elevation closely fronting on to North Lane.

The proposal for the new vehicular access and off-road parking will improve the setting of the Conservation Area and the Heritage Asset.

207 – *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

No1 and no.2 Peckhams are included in the Statutory List in a joint Listing, Listed Grade II.

The proposal will enhance the setting of the Listed building.

210 – *In determining applications, local planning authorities should take account of:*

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

The proposal will alleviate the parking on road and will restrict people parking on the road where the vehicular access is proposed.

- 212 – *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

The proposal has no physical impact on the dwelling itself.

- 215 – *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

There will be significant public benefit by reducing the roadside parking.

- 219 – *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

The proposal will positively contribute to the Conservation Area and setting by alleviating the parking on the Lane.

7.2 **ICOMOS Protocol:** The Protocol is used for additional assessment:

Practical

- a - *'read a monument, ensemble or site and identify its emotional, cultural and use significance.*
- b - *'understand the history and technology of monuments, ensembles or sites in order to define their identity, plan for their conservation, and interpret the results of this research'*
- c - *'understand the setting of a monument, ensemble or site, their contents and surroundings, in relation to other buildings, gardens or landscapes'*
- d - *'find and absorb all available sources of information relevant to the monument, ensemble or site being studied'*
- e – *'understand and analyse the behaviour of monuments, ensembles and sites as complex systems'*

Refer to sections 2, 3 and 4.

8.0 SUPPORTING DOCUMENTATION:

- 8.1 Plans and information submitted in support of the application comprise the following:
- 26057/300: Existing Block Plan and Location Plan
 - 26057/301: Existing Site Plan
 - 26057/400: Proposed Block Plan and Location Plan
 - 26057/401: Proposed Site Plan

9.0 CONCLUSION:

- 9.1 This assessment demonstrates that the proposed vehicular access, driveway and parking area has been carefully designed to respond to the significance of the Grade II Listed 1 Peckhams, its garden setting, the West Hoathly Conservation Area and the wider High Weald AONB.
- 9.2 The proposal has been brought forward as a comprehensive planning and heritage scheme, recognising the designated heritage status of the property and its location within the West Hoathly Conservation Area. The access, driveway and parking area have been deliberately positioned within the less sensitive southern portion of the garden, avoiding intervention to the historic fabric of the Listed Building.
- 9.3 The access, driveway and parking area have been deliberately positioned within the less sensitive southern portion of the garden, avoiding intervention to the historic fabric of the Listed Building. The limited removal and cutting back of vegetation will have a low heritage impact, while the use of permeable resin bound gravel and timber fencing and gates will provide a suitably recessive and sympathetic treatment.
- 9.4 The proposal also addresses an existing issue within the Conservation Area. The absence of on-site parking currently contributes to roadside parking along the narrow North Lane, affecting the character and appearance of the historic streetscape. Providing dedicated off-road parking will reduce this pressure and improve the immediate setting of the Listed building and the wider Conservation Area.
- 9.5 Overall, the proposal represents a proportionate and well-considered intervention which preserves the significance of the Listed building while providing a practical enhancement to its setting. It supports the continued residential use and responds positively to the established character of the village.
- 9.6 The proposal is therefore considered to preserve and enhance the character and appearance of the West Hoathly Conservation Area and the setting of the Grade II Listed building, with the benefits of removing roadside parking providing a clear public and heritage benefit.