

Old Keysford Hall

Design and Access Statement July 2025

Introduction

Site Summary

Old Keysford Hall is a Grade II listed property that is attached to a separate dwelling, known as Keysford. The two properties were originally a single house which was listed on 28th October 1957. The listing describes an L-shaped, timber-framed house dating back to 1701 (with some enlargements made in 1923).

The house was separated into two properties (Old Keysford Hall and Keysford) in 1977. Keysford does not form part of this planning application.

Introduction

Old Keysford Hall is a 6 bedroom property set to the west of Treemans road and accessed by a shared driveway.

The house is originally a timber framed house with alterations over its lifetime, resulting in a mixture of red clay tiles, red flemish bond brick and timber frame with plaster infill panels as its exterior finish.

Our proposal is for the following:

1. Remove later addition kitchen interior wall and replace with a reversible joinery element to allow for a better proportioned kitchen and entrance hallway.
2. Addition of a flat roof-light within the later addition lean to, to gain more daylight into the kitchen space.

Use

The current C3 use of the property will remain.

Amount

No added footprint to the building is being proposed.

The proposal involves internal modifications to the

later addition wall that separates the ground floor entrance hall and kitchen extension, together with the addition of one new rooflight to the kitchen extension roof.

Layout

Our proposal is to rearrange the entrance hallway and kitchen to allow for a better proportioned kitchen and space for a dining table. Proposed shelving and joinery is proposed for the entrance hall area.

Scale

No changes are proposed to the existing footprint of the property.

Landscaping

No changes are proposed to the existing landscaping.

Appearance

The internal joinery wall will be finished in a timber that matches with the existing timber panelling and other existing timber elements that form part of the existing entrance hallway.

The flat glazed roof-light will be minimal in its appearance and will not project more than 150mm from the existing flat roof.

Access

The proposals do not affect the existing access to the property.

Heritage Statement

See accompanying heritage statement by HB Archaeology & Conservation Ltd.

Sustainability

The proposed works, including the installation of a new flat roof light and internal alterations to the

kitchen and entrance hallway, have been designed with sustainability in mind.

The roof light will enhance natural daylighting, reducing reliance on artificial lighting and improving energy efficiency.

Internal reconfiguration will optimize spatial use without increasing the building's footprint, minimizing material consumption and environmental impact.

Where possible, sustainable materials and energy-efficient appliances will be used to further reduce the home's environmental footprint.

Site Plan



Google Aerial View of Site

Existing External Conditions



Front (East) View of House



North View of House



South View of House



Rear (West) View of House

Existing Internal Conditions



View of hall leading to Lounge



View of Stairs



Stair Detail



Hall View looking at stairs



Stair Detail



Stair Detail



View of hall looking into Dining Room



Hall View

Considered Details

The proposal picks up on key existing internal proportions such as the height of the doors and vertical timber panelling.



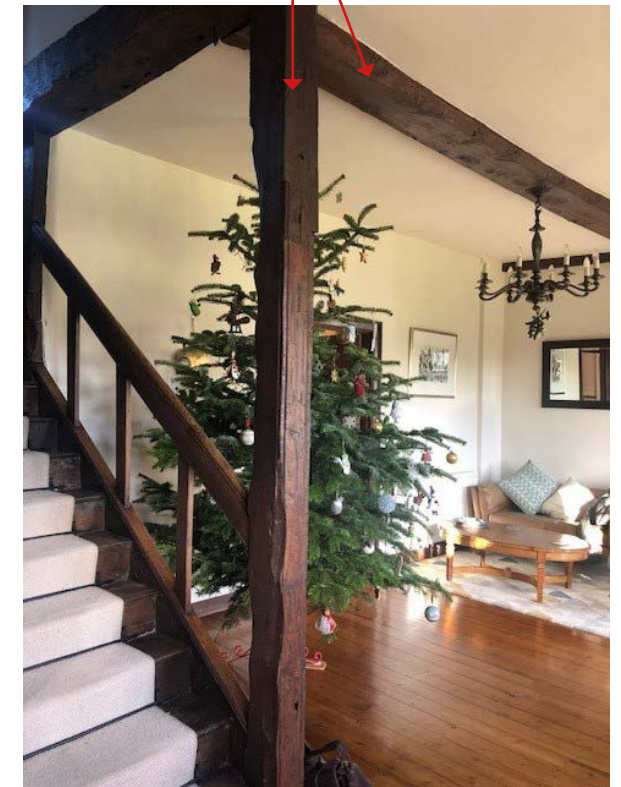
The proposed joinery and glazed framing aims to match the colour and materiality of the existing timber panelling and internal doors.



It was important for us to retain the main features of the stair, including the handrail and bannisters which will still be visible from the stairway.



The post and beam structure guided our placement for the new joinery piece.

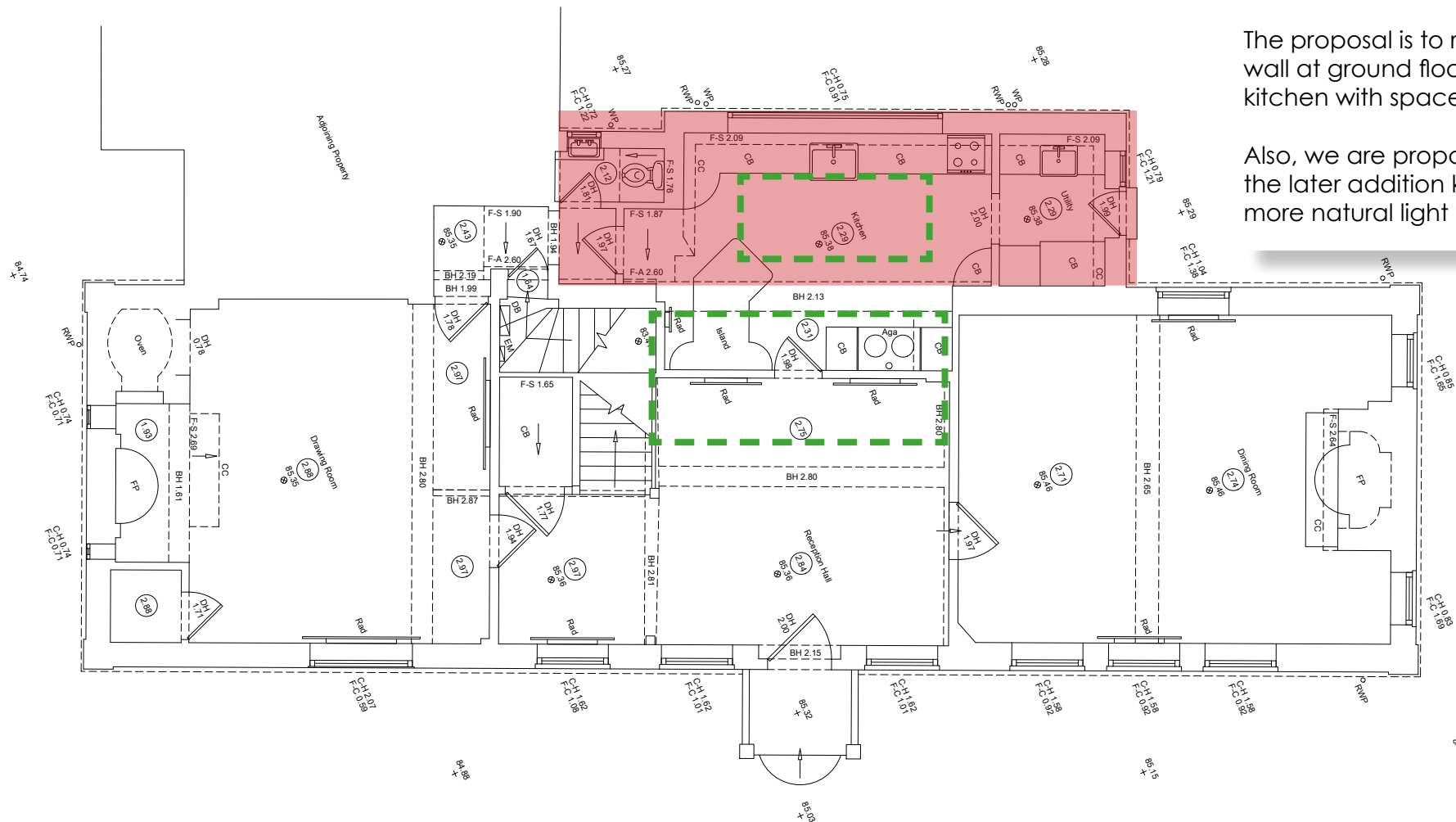


Existing Ground Floor Plan

KEY

Proposed Alteration

Kitchen Extension



The proposal is to remove the non historic kitchen wall at ground floor to allow for a better proportioned kitchen with space for a dining table in.

Also, we are proposing a flat/ plateau roof-light within the later addition kitchen extension roof to allow more natural light to flow into the space.

Planning Policy

Planning Policy

DP34 Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- *A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- *Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- *Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- *Special regard is given to protecting the setting of a listed building;*
- *Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.*

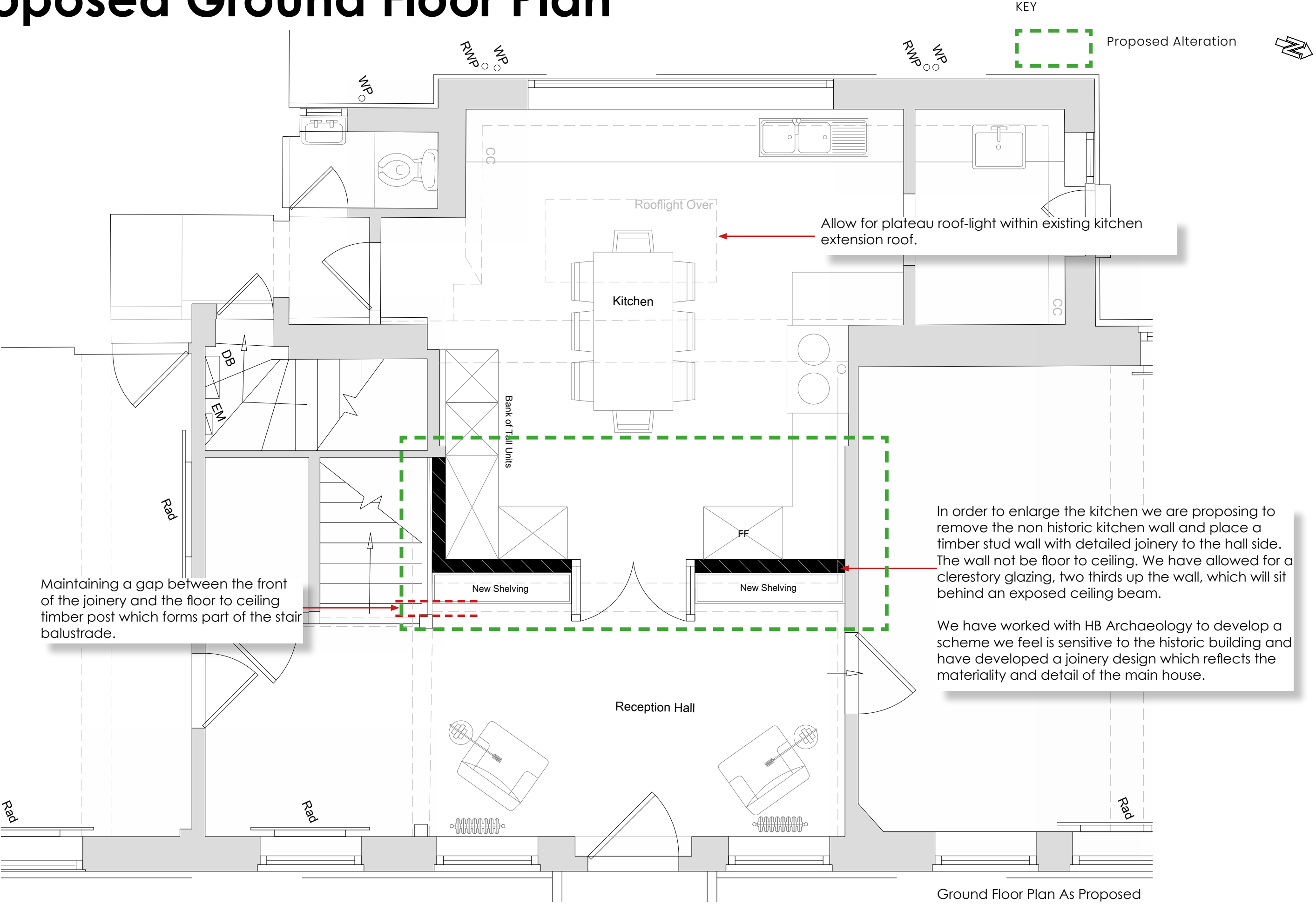
Our design has carefully addressed all key considerations relating to the listed building and its setting. We have demonstrated a thorough understanding of the building's historical significance, through the commissioned report by HB Archaeology & Conservation Ltd.

We have taken the key historical features within the existing entrance hall such as the panelling, door heights and exposed timber frame and used these elements as key features to help guide the design of the new joinery piece that will help delineate the existing entrance hall and kitchen.

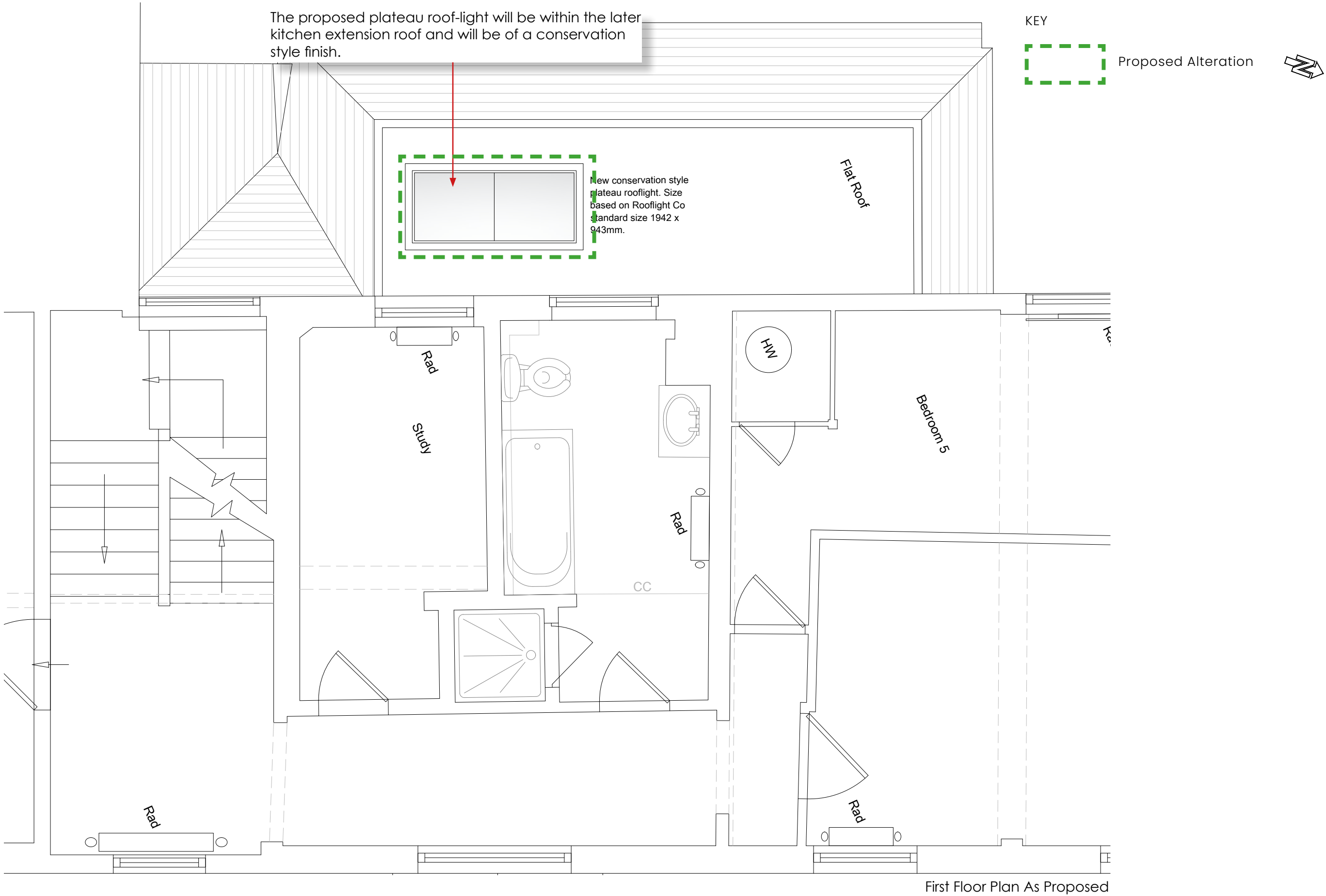
The joinery and new kitchen wall will be built using lightweight timber construction which is a reversible solution.

We believe the proposal retains the building's heritage value while supporting a viable and appropriate use. Traditional materials and construction techniques have been prioritised for this project given the significant historic value of the existing entrance hall and stairway.

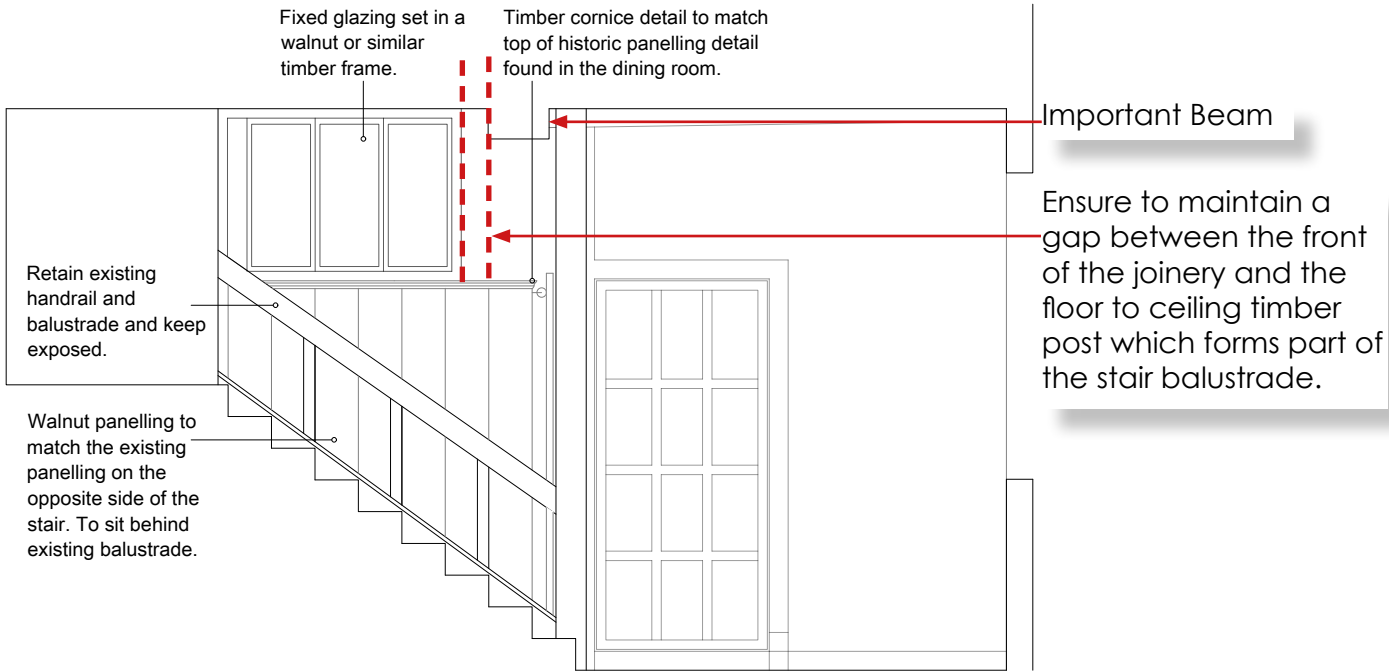
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Joinery Elevations

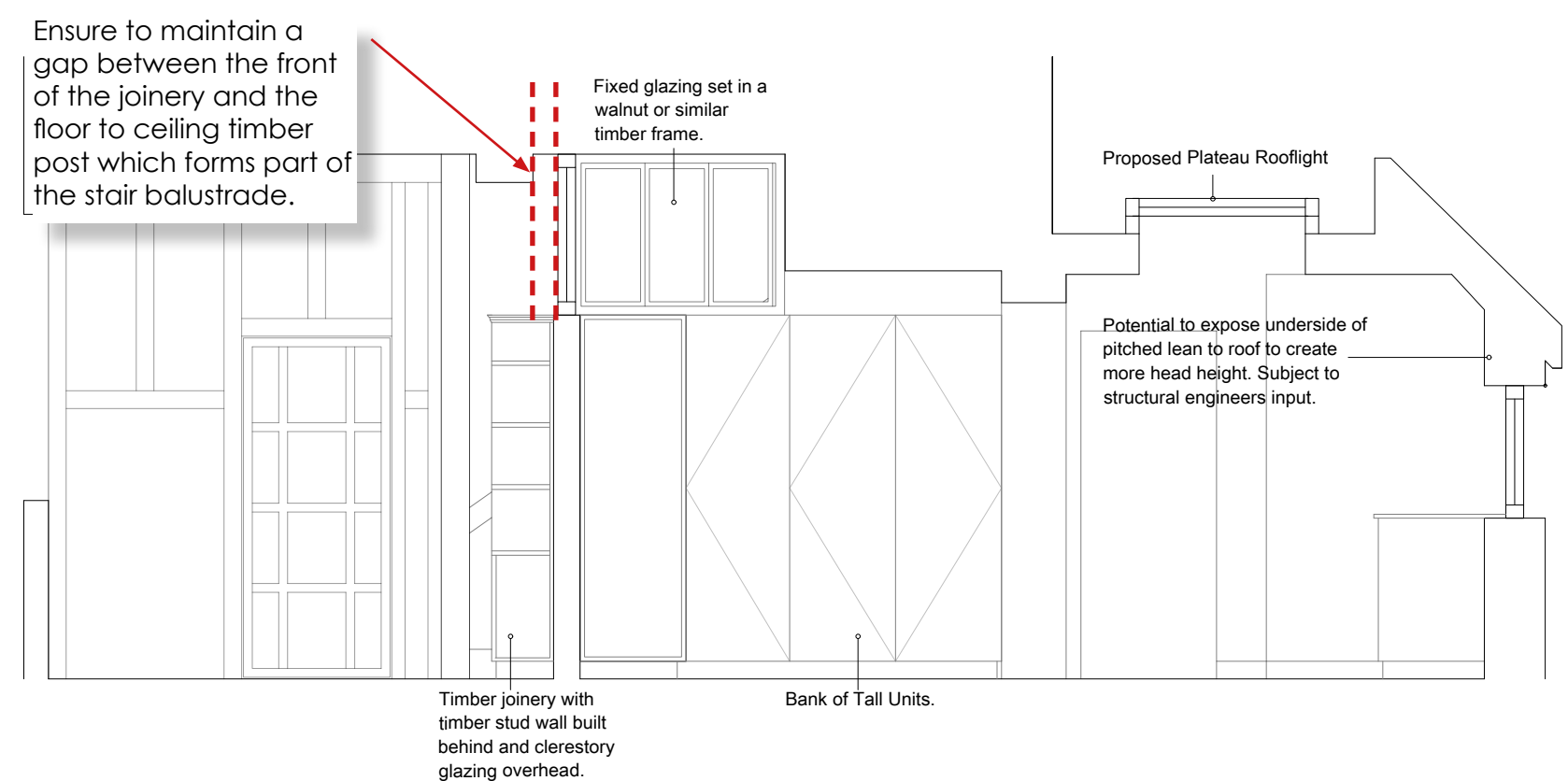


Section through existing stair looking at proposed joinery

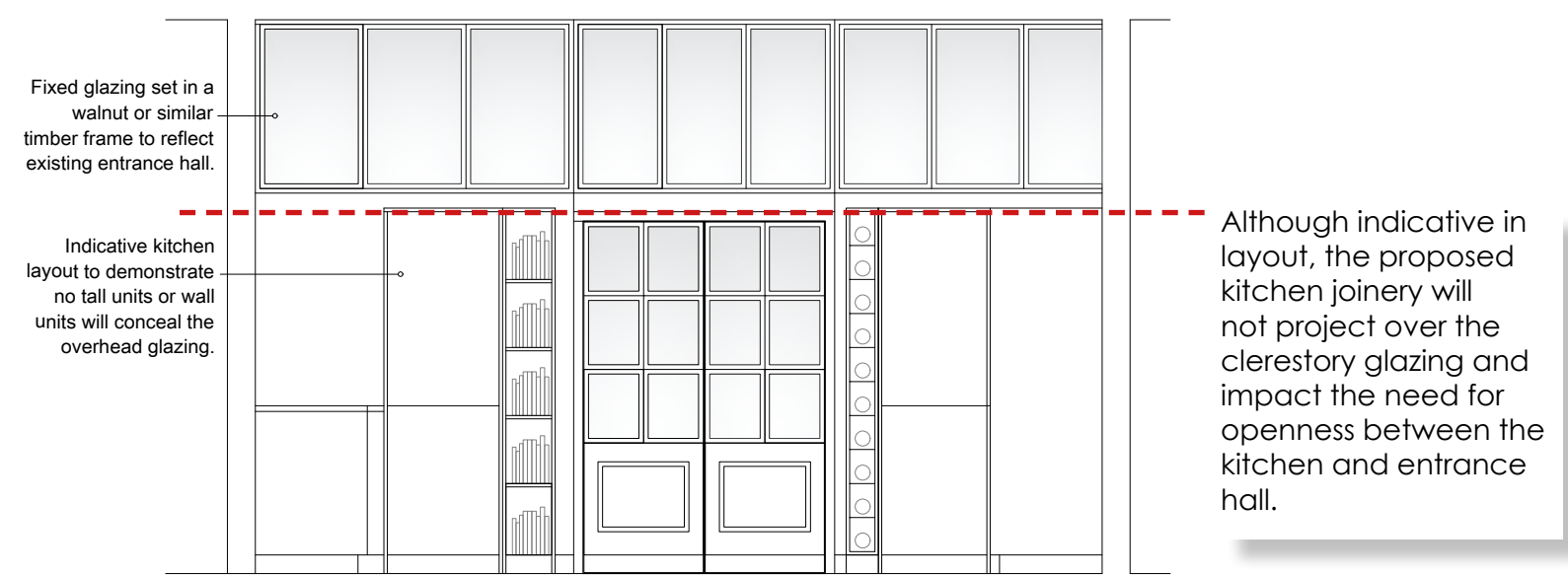


Elevation of existing stair and new joinery from the entrance hall

Proposed Joinery Elevations

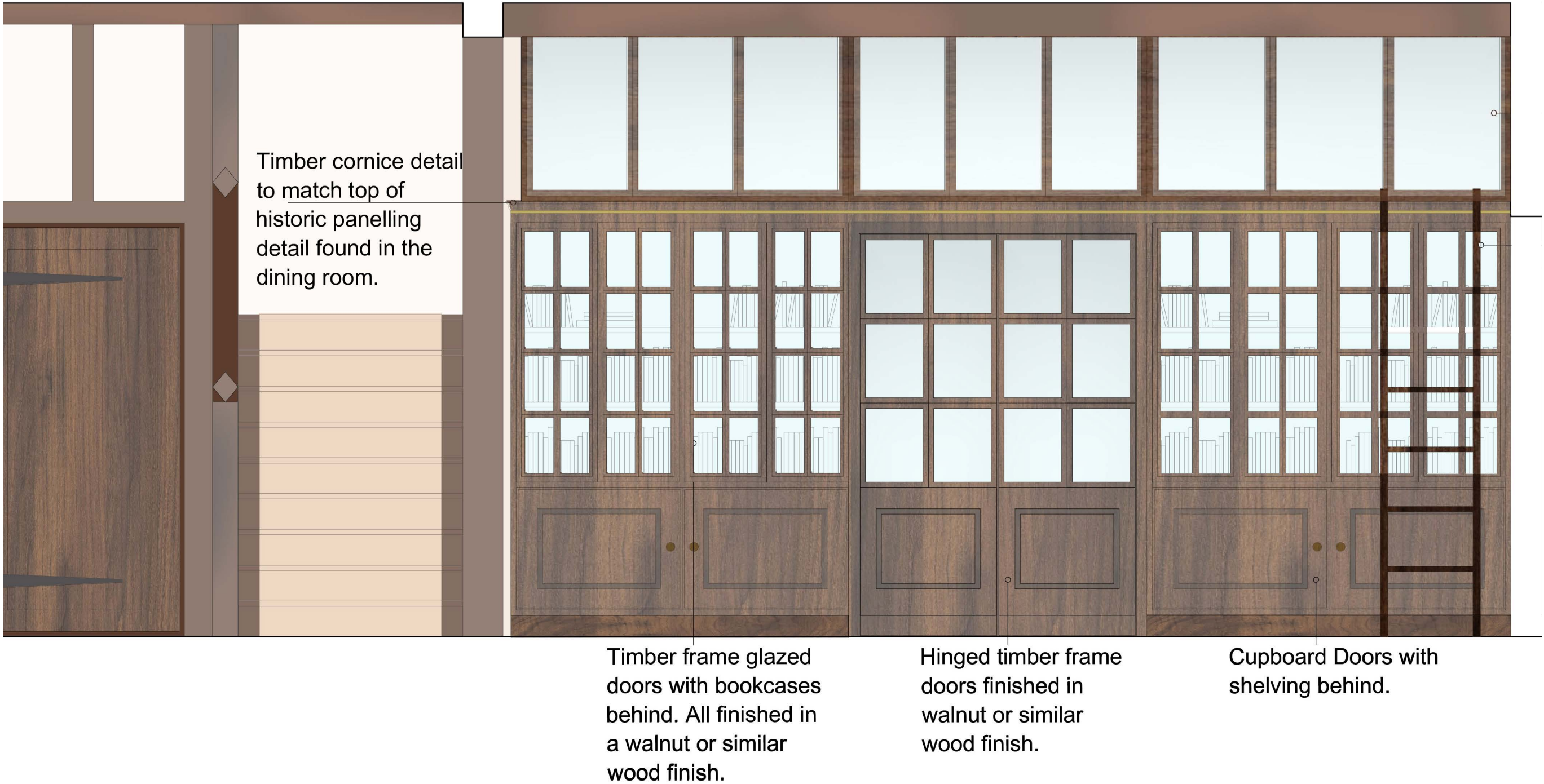


Section through proposed joinery looking at the existing stair and kitchen units.



Elevation of new wall from kitchen side looking at new doors and clerestory glazing

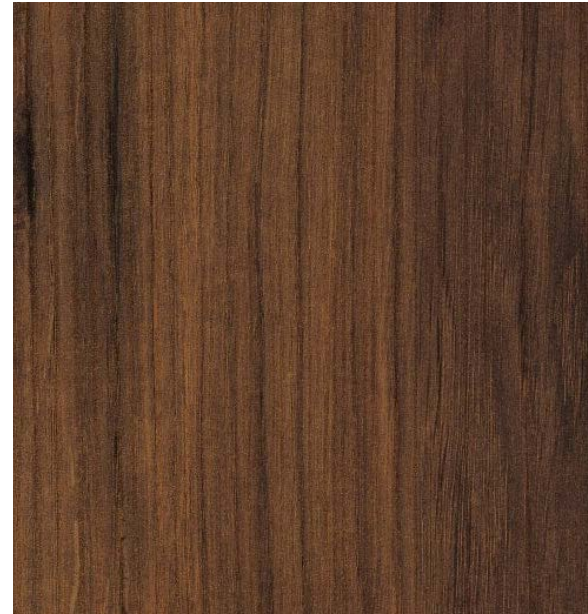
Proposed Hallway Elevation | Render



Proposed Materials and Details



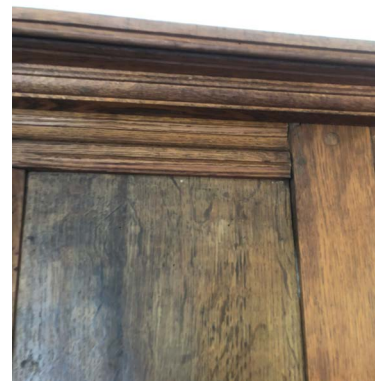
New joinery timber to match existing.



Walnut sample, similar to timber opposite.



Brass sample for door hinges and ladder rail.



New joinery cornice detail to match existing cornice detail on existing panelling found in dining room.



Lambs tongue glazing bar for clerestory glazing.

Conclusion

The proposed enlargement of the kitchen at Old Keysford Hall has been carefully designed to respect the historical and architectural significance of this listed building. By removing a non-historic partition wall and reconstructing it with reversible joinery, the works will enhance the functionality of the space while ensuring that no permanent alterations compromise the building's heritage value.

The approach aligns with Mid Sussex planning policies, demonstrating a commitment to preserving the integrity of the property.

Given the reversible nature of the work and the minimal impact on historic fabric, we believe this proposal represents a balanced and sensitive solution. We respectfully request that listed building consent be granted to allow these improvements to be undertaken.