

*Fig.0.1 Front elevation of 24 Sussex Road, Petersfield*

ALTERATIONS TO  
24 SUSSEX ROAD, PETERSFIELD  
*21-499A DESIGN AND ACCESS STATEMENT*

JUNE 2021

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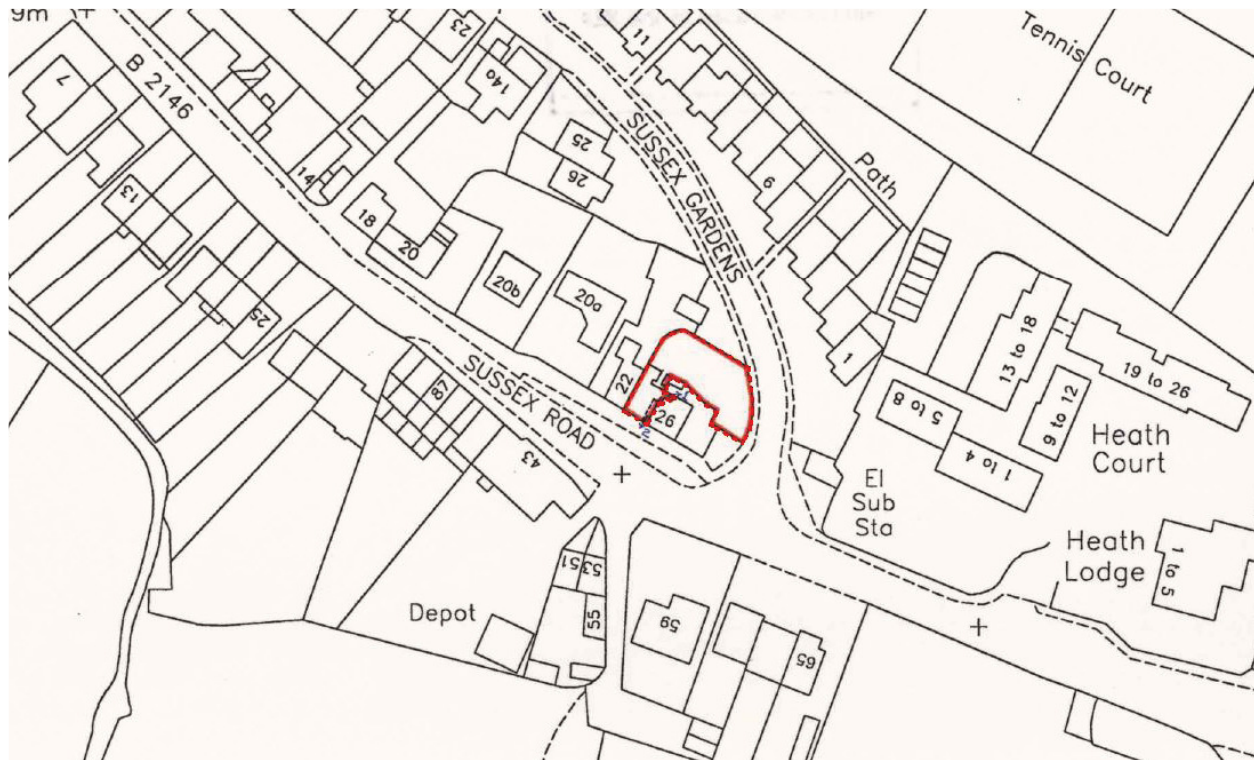
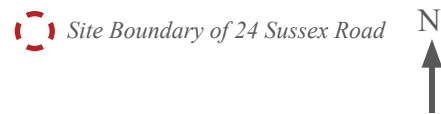


Fig 0.2 Location plan of 24 Sussex Road



### 1.1 SCOPE OF THE APPLICATION

This application seeks consent for the proposed alterations to 24 Sussex Road, Petersfield, as shown on the enclosed drawings and comprising:

- *Demolition of the 1971 pantry/utility;*
- *Relocation of the bathroom and kitchen facilities to position the kitchen with better connectivity to the garden;*
- *Rationalising the building services with removal of redundant electrics and plumbing where these detrimentally affect the historic building including the boiler installation with altered flue route;*
- *Small (1sqm) extension to infill the 'L' of the retained 1970's extension;*
- *Removal of the brick on side' partition wall between the kitchen and hallway (see heritage statement for photo) to relocate the wall to provide space for a bathroom and small dining area and to open up the cramped hall;*
- *New timber windows in existing openings in the rear elevation;*
- *Replace dangerous staircase to provide safe access to the first floor;*
- *New aluminium windows to the retained*

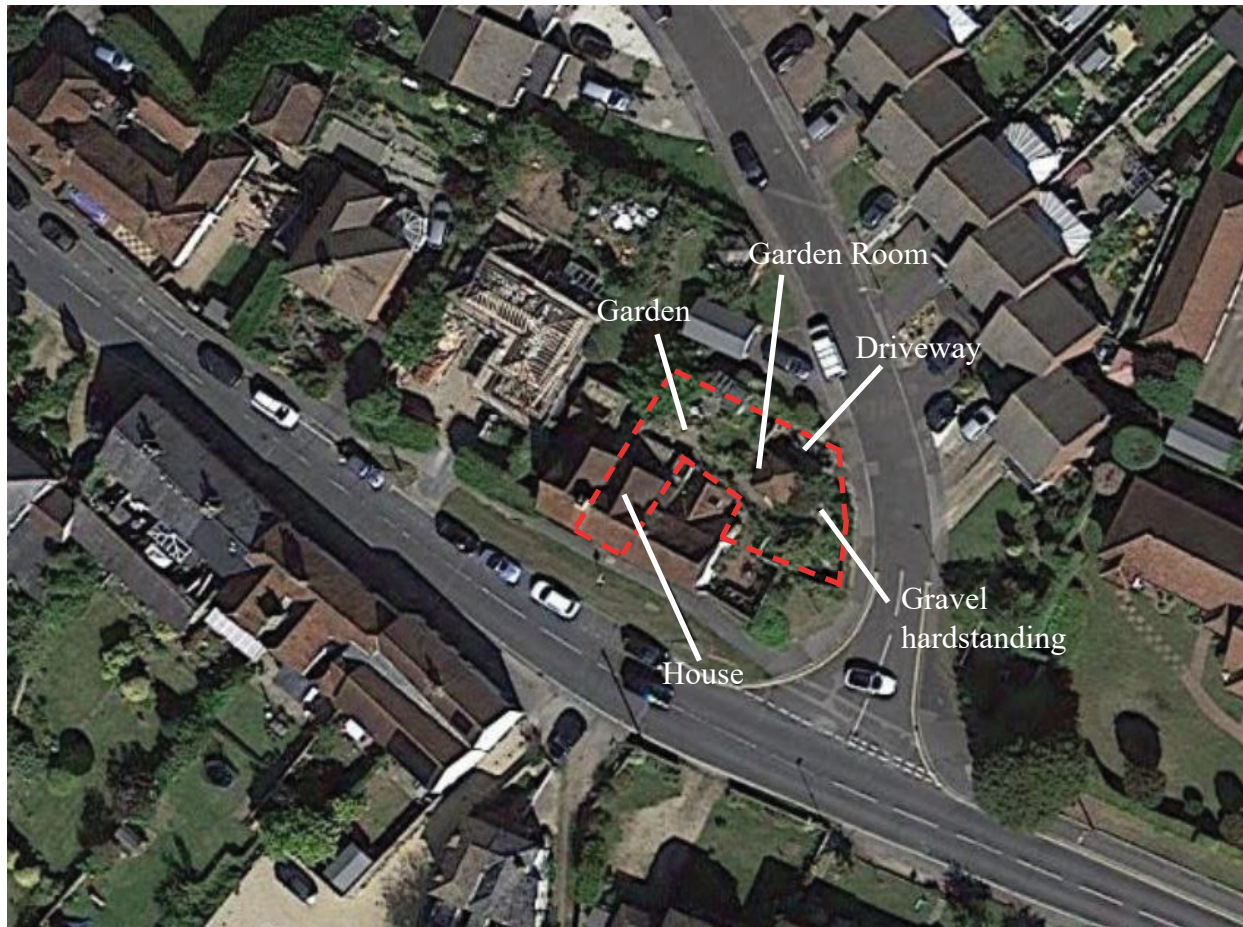


Fig. 1.1 Aerial view of the site  
www.google.co.uk

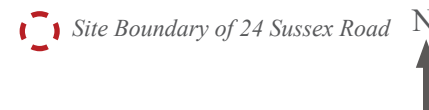




Fig 2.1 View from the West looking East along Sussex Road; no.24 on the left



Fig 2.2 View from the East looking West along Sussex Road; no.24 on the right behind no.26



Fig 2.3 Rear gable and 1970's extension of no.24 Sussex Road; no.22 gable on the right



Fig 2.4 Rear of no.24 Sussex Road with no.26 Roof and no.26 dormer on the left

1971 extension to provide a more lightweight appearance;

- Insertion of roof lantern and replacement roof finish to the 1971 rear extension;
- Small en-suite to the main bedroom to provide bathroom facilities at first floor;
- Reinstatement of the second off-road parking space by fitting new gates and reducing the height of the boundary fence.

## 1.2 SUPPORTING MATERIAL

This Design and Access Statement is to be read in conjunction with the survey drawings, proposal drawings and the heritage statement all as listed on the application form.

## 2.1 PLANNING CONTEXT AND SURROUNDING DEVELOPMENT

24 Sussex Road is a Grade II listed building which sits on the northern side of Sussex Road and fronts onto the public footpath. Believed to be built in 1611, it lies within the South Downs National Park and also within the central Petersfield Conservation Area. No.24 is mid-terraced and sits between the attached no.22 and no.26 Sussex Road which are also listed Grade II, as are a number of buildings along Sussex Road.

The rear garden of no.24 is large and wraps



Fig 2.5 Laburnum tree to be removed on left. Existing Magnolia tree behind fence within no.22 boundary



Fig 2.6 1970's rear extensions (extension on left outlined in red to be removed)



Fig 2.7 Bathroom with high level window



Fig 2.8 Existing narrow kitchen



Fig 2.9 Existing narrow pantry

around behind no.26 Sussex Road, with a driveway and rear pedestrian gate accessed from Sussex Gardens. A garden room, built in 2004 sits adjacent to the driveway. A close boarded fence of varying heights (between 4ft and 6ft) forms the boundary treatment around the rear garden and this, combined with the mature planting in the garden, screens much of the garden from Sussex Gardens, a 1960's development to the rear of no.24 Sussex Road.

The property boundary to both sides of no.24 is staggered in a convoluted fashion believed to date from when the original single house was divided into three in the 1960's (see drawings for layout). There is a flying freehold with part of the first floor of no.26 located over the front entrance and hall of no.24, and no.24 cupboard 1 is located beneath no.26 stairs.

## 2.2 PREVIOUS PLANNING AND MAINTENANCE HISTORY

The previous owner gained permission in 2004 for a garden room to be constructed in place of a previously permitted garage. The house has been empty for 2 years whilst the property was sold and prior to this was largely unmaintained for a number of years. The property information when we purchased the house notes that only a boiler replacement has been carried out since refurbishment work in 1987, although it is clear the mature garden has been loved by the previous owner.



Fig 2.10 Dark stairwell with steep staircase case and step 1 plinth



Fig 2.11: Pipework & cabling in existing hall. 1970's staircase on left



Fig 2.12: 1970's landing cupboard which impinges on head height over stairs and has remnants of old plumbing

### 2.3 TREES & HEDGES

There is mature boundary planting and a number of small mature trees in the grounds of 24 Sussex Road, none of which have a direct impact on the building. This application seeks permission to remove the Laburnum tree [Fig 2.5 and location shown on drawings] due to concerns over safety for children and animals. This tree is understood not to be protected.

### 2.4 ACCOMMODATION AND LAYOUT

The size of the ground and first floor accommodation is commensurate with one another, but the layout is poorly distributed with a high proportion of circulation space

for the size of the house. The entrance to the rear lobby/bathroom (fig 2.11) is constricted with a narrow and low access although it is clear this is a modern intervention as there are precast concrete lintels and a building regulations approval for this work dates from 1971.

There are two rear doors from the property and a substantial area of steps to the rear of the house to access the garden which is at a higher level, approximately 2.4m above internal ground floor level.

The internal stairwell is compromised firstly by a large brick plinth forming step 1 (which impedes access through from the living room), and secondly by a cupboard on the landing which has previously housed a hot water cylinder (fig 2.12). This has led to the previous installation of a very steep staircase with narrow winders which is dangerous to use, even for those steady on their feet (fig 2.10). The existing plan provides no space for dining and the bathroom and pantry constructions disconnect the living areas of the house from the garden. The ground floor of the house is compromised by a cramped kitchen space and with the only bathroom facilities. This means access particularly at night is dangerous using the steep staircase.

### 2.5 REAR EXTENSIONS

The existing rear extensions, constructed in 1971 are utilitarian in appearance and

have been formed with little consideration to the older parts of the house although they maintain the building line of the adjacent houses. The pantry extension has no current functional purpose and is showing signs of poor repair [Figs 2.6 & 2.9]. The existing polycarbonate roof is not weathertight and there is evidence of water ingress which a previous owner has tried to combat by applying silicone into the gaps between the clay tile hanging above. The bathroom extension is more substantial and useful in construction and size, but the fenestration is poor (figs 2.6 & 2.7). This high level window provides light but no view out, and no ventilation.

### 2.6

#### SERVICES

The house is cluttered with services which have been added over time without regard to appearance or previous routes. Redundant pipework and cabling has been left in place and added to in piecemeal development over time. The services now require updating as they are reaching the end of their useful lives and it is the intention to overhaul both the electrics and the plumbing as part of the works. Currently the boiler is in the rear lobby with a long and convoluted flue arrangement to the outside. It is the intention to reconfigure this as part of the proposal to bring the flue out of the rear elevation of the 1970's extension.

### 2.7

#### CONDITION

Very little has been done to the building since 1987 and prior. Consequently it is in need of significant, sensitive repair and modernisation. The walls of the smaller pantry extension are thin and poorly constructed so that it is only really usable as an outside store. The wall between the kitchen and hall has been constructed in a makeshift manner off the 1960's concrete floor slab using cement mortar and bricks turned through 90 degrees. For this reason it is deemed not to be of any significance. The bathroom and kitchen are both in need of updating and the building survey highlighted areas where vermin have entered. Previous leaks in the bathroom and kitchen have caused areas of damp. Ceilings and cupboard partition walls throughout have been lined in thin fibreboard, and these are sagging in places including the ceiling in bedroom 1. The landing cylinder cupboard is of particularly poor construction and state of repair.

#### INVOLVEMENT

### 3.1

#### PREVIOUS OWNER

The previous owner has provided information on the planning history and dates of maintenance/development of the property. As part of the house deeds provided, a set of drawings referring to the garden room notes the adjacent gravelled area as a driveway. This is within the

currently fenced area. This is reinforced by the current driveway and northern most part of the garden being a later addition to the plot.

#### EVALUATION AND DESIGN

### 4.1

#### REMOVAL OF SMALL REAR EXTENSION

The removal of the small pantry extension will open up the space to the rear of the house which will expose more of the historic fabric of the old rear elevation and will provide more light into the house and a better connection to the extensive garden. As this is a modern construction, there will be no loss of historic fabric.

### 4.2

#### LAYOUT

The reconfiguration of the kitchen and bathroom spaces will provide a more simplified layout with better connection between the living spaces and garden and will provide space for dining. The single rear door to access the rear garden will provide more straightforward circulation within the house.

### 4.3

#### ALTERING THE STAIRCASE

The current plinth/step 1 significantly reduces head height and hinders access into the rear hall. By removing this and the poorly constructed landing cylinder cupboard, this will facilitate the reconfiguration of the stairs to provide



Fig 2.13 Front door to be redecorated, step at front to be repaired



Fig 2.14 Fence along East boundary to be replaced with lower fence (Google Streetview image). No.24 driveway on the right.



Fig 2.15 Bedroom 1 corner proposed en-suite location. Low level boxing on left (painted brown) which conceals pipework is to be removed and radiator pipework rerouted in existing raised floor void.



Fig 2.16 Pipework in existing rear lobby by boiler to be removed and rerouted to conceal it. Opening on right to be widened towards the left and door to be moved further out.

10 equal risers for a safe and comfortable route to the first floor. Risers will be open to bring light in to the ground floor from the first floor windows above. As the new staircase will replace a 1970s addition and will use the existing stairwell there will be no loss to the historic fabric. Timber will be the predominant material in the new stairs which will be in keeping with the older part of the house.

#### 4.4 KITCHEN AND BATHROOM ALTERATIONS

Swapping the locations of the kitchen and bathroom will retain the services at the rear of the house, tidying up the external visible pipework into a more considerate appearance. The drains run across the rear of the property and the new layout will use existing connections. Removing the internal partition of the kitchen opens up the stairwell to bring light into this area from the rear, without loss of historic fabric. The altered old kitchen/new dining window will be fitted within the existing kitchen window opening. The new bathroom window will be fitted within an existing door opening with existing lintel retained. The infill below the window will be in red brickwork or stone or clay tile if a suitable brick match cannot be sourced, so that the general appearance matches that of the existing rear of the house. Bricks will be salvaged from the demolition of the internal kitchen wall where possible



- although it is noted these are modern with cement mortar.
- 4.5 EN-SUITE  
The proposals recognise the disproportionate bedroom size at first floor with no bathroom facilities. The introduction of an en-suite to the larger bedroom provides this facility in the darker part of the room, and retains a large double bedroom. This is in line with the adjacent attached properties which both have a small bathroom at first floor level. Humidistat extract ventilation will be carefully routed through to the rear roof, through the flat roof where possible.
- 4.6 FENESTRATION  
New windows to existing openings at ground floor in the rear of the main house will be in keeping with the existing white painted timber windows with single and secondary glazing. Windows in the 1970's structure will be aluminium frames which have a slimmer profile to provide a more lightweight intervention. Aluminium frames will be powder coated in a light grey or taupe colour, sympathetic to the colour palette of the existing house. The new windows will greatly increase the quality of light, ventilation and thermal performance of the existing extension whilst increasing connectivity to the garden.
- 4.7 REAR ROOF  
The existing 1970's flat felt roof will be replaced and infilled by the rear door, to simplify the roof structure. The installation of a roof lantern will increase natural light to the building and will provide a more lightweight feel to the clunky 1970's structure. A sedum blanket or trays is proposed around the roof lantern to encourage biodiversity.
- 4.8 EXTERNAL WORKS  
The levels at the rear will be altered to provide a less daunting access to the rear garden, with intermediate patio seating level at mid-height (step 7) before continuing the remaining steps up to the rear. This will improve the safety, and appearance from the new kitchen windows and will have no effect upon the neighbouring properties.
- 4.9 FRONT DOOR REDECORATION  
The existing distinctive front door will be retained but redecorated in a darker blue (Little Green Dock Blue) to help identify the main entrance, differentiating it from the colour of the external joinery to the neighbouring property, no.26 and a new house number sign will be fitted above the arched entrance opening. Otherwise the external appearance to the front will be unaffected.
- 5.1 VEHICULAR & PEDESTRIAN ACCESS AND PARKING  
The pedestrian access to the site remains unaltered. The vehicular access also remains unaltered although the reintroduction of the second parking space provides more room for parking on site to free up space along the Highway. This parking area is an existing gravelled area which is understood to have historically been a parking space before the garden was closed off with a single pedestrian gate and 6ft high fence. The proposals seek to reinstate this parking space by reducing the height of the boundary fence to 4ft to improve visibility. Double gates will be fitted to retain the security of the garden and the line of the existing fence whilst increasing parking on site.

## CONCLUSION & APPENDIX A- OTHER CONSIDERATIONS

### APPENDIX A

#### OTHER CONSIDERATIONS

##### DAYLIGHT/SUNLIGHT ASSESSMENT

The alterations have no impact on surrounding buildings and a marginal impact on the existing building, (daylight into the existing building will be increased) therefore a Daylight/Sunlight assessment is not warranted.

##### PHOTOGRAPH/PHOTOMONTAGE

Relevant photographs have been included within the Design and Access Statement and the Heritage Statement.

##### SITE WASTE MANAGEMENT PLAN

Waste management on the site is unaffected by the proposals, they will remain as existing. All displaced soil from the alterations to the external landscaping is intended to be reused on site to form raised planting beds.

##### FLOOD RISK

The property sits in an elevated position in flood zone 1 and the proposals have no impact to require a flood risk assessment.



*Fig 2.17 Bedroom 2 pipework to be rerouted beneath modern floor*



*Fig 2.18 Bedroom 1 pipework to be rerouted within existing floor service void. All existing redundant cabling stripped out and plaster to be repaired*

### 6.1 CONCLUSION

The proposals will significantly improve the habitability of the house whilst respecting its character and quirks which give grounds to its listed status.

The sensitive incorporation and upgrading of facilities will help to reinstate the house as a comfortable place to live. Any unnecessary alterations to the historic fabric are to be avoided and where necessary have been inserted in a way to avoid irreversible change to significant parts of the original features or character of the building.

The proposed alterations will be carried out within the bounds of the existing building, and will rationalise the layout of the existing accommodation, allowing for comfortable living with a better connection to the garden.

The rear appearance of the house will be refocused on the older part of the house, ensuring longevity of the listed fabric which enhances the quality of the property within its setting as a listed building in the Central Petersfield Conservation area. It is hoped that the Local Authority will endorse the proposals and grant Listed Building Consent for the proposed improvements to be implemented.