



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

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ALTERATIONS TO  
24 SUSSEX ROAD, PETERSFIELD  
*21-498A-HERITAGE STATEMENT*

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JUNE 2021



Fig 1.1 Front elevation of no. 24 Sussex Road (centre), 22 and 26 Sussex Road either side

### 1.1 HISTORIC ASSET

List entry Number: 1093530

Grade: II

Date first listed: 19-February-1973

Description: *Late C16 or early C17 timber framed building, re-fronted early C18 and with later alterations. 2 storeys, 6 windows in all. High pitched, tiled roof, that of No 24 sweeping to level of door head at back. Building is U-shaped to rear and shows timber framing with malmstone and narrow brick filling. Timber framing and brick filling also visible on left return. Some narrow brick, used in C18 re-fronting, visible on ground floor front; and 1st floor brick band can be seen below later tile hanging of 1st floor. No 24 now stuccoed. All windows early C19 or later easements.*

This is incorrect in that no.24 has a brick and clay tile facade, not stucco.

### 1.2 HISTORY

24 Sussex Road is listed alongside the adjacent and attached two properties; no's 22 and 26 Sussex Road.

The *later tile hanging of 1st floor* referred to in the listing is believed to be a later addition by Sir William Jolliffe in C19 to provide a more impressive appearance along the road into Petersfield.

Believed to be originally the home of a Tanner, the house deeds suggest the cottages were originally one building which was subdivided in or around



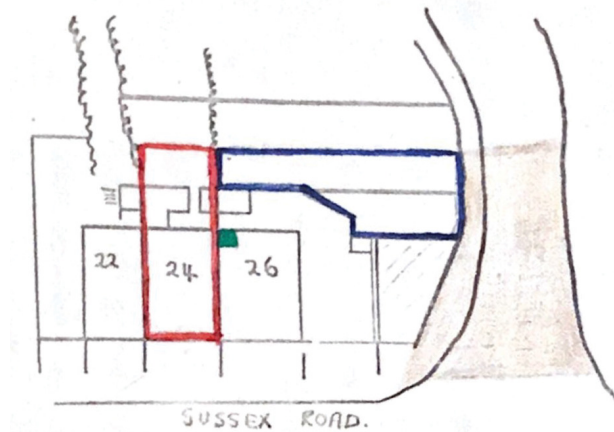


Fig 1.2 Extent of no.24 boundary as 1967

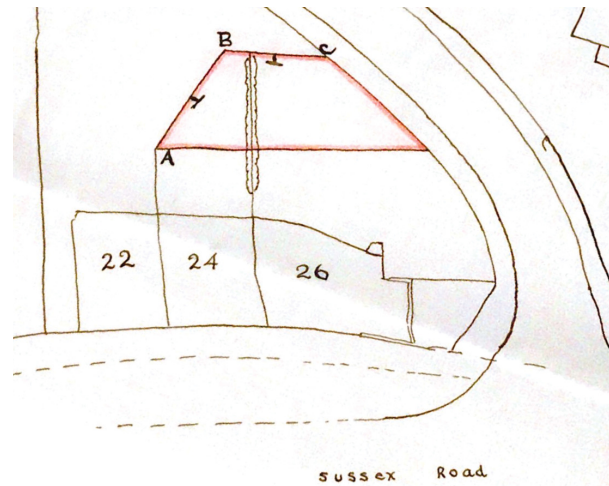


Fig 1.3 1969 plan showing extent of additional land acquired during Sussex Gardens development

1966/67 by the Tonrin Property Co. It is thought it was around this time that the staircase was fitted and later in 1971, the rear extensions constructed. The documents also describe how the garden of no.24 was originally set out as shown on the 1967 plan, with red and blue edged land (fig 1.2). Later an extra portion of land was acquired, believed to be a result and part of the redevelopment of Heath Villas and the old Vicarage into what became Sussex Gardens cul de sac. At this time the area edged red on the 1969 plan became part of no.24 (fig 1.3). It is believed at this time the driveway was relocated to its present position.

- 1.3 HERITAGE ASSET & SIGNIFICANCE
- 24 Sussex Road is listed Grade II in its own right and it also forms part of the historic grouping with 22 and 26 Sussex Road which are also listed Grade II. The significance of 24 Sussex Road lies principally in its appearance from the front along with the adjacent attached no.22 and no.26 and their overall contribution to the street scene of Sussex Road (fig 1.1). Internally the principal significance lies in the age of the timber frame structure, including the original timber framing which is visible externally on the rear elevation at first floor (fig 0.1).



Fig 1.4 Analysis of the historic significance of the fabric - Ground floor and First floor

1.4 VARIATION OF SIGNIFICANCE

Much of the original building fabric has been interfered with or removed since its original construction and this appears to have been carried out in piecemeal fashion with little regard to the character of the building. The current cosmetic interior dates from fashions in the 1970's. The roof timbers have all been replaced. The original ground floor has been replaced throughout with a concrete floor slab, which supports the stair and hall/kitchen wall. Ceilings throughout are fibreboard, presumed to date from the 1950's and these are sagging in places, although the original first floor joists are exposed in the living room, bedroom 1 and to some extent in the kitchen where these haven't been replaced with modern timbers. The landing hot water cylinder cupboard is presumed to date from 1950-60's due to its construction with a mixture of fibreboard and plywood. The staircase is of awkward and dangerous layout due in part to being configured around the cylinder cupboard. The rear extensions are of modern (1971) construction and utilitarian in design and are only listed by virtue of being physically connected to the original building. They do not relate in appearance to the original development and their construction segregates the house from the garden.

Refer to the significance diagrams, fig 1.4, for individual areas of significance.



Fig 2.1 Staircase with steep pitch and step 1 plinth



Fig 2.2 Modern oddly constructed 1/4 brick wall between existing hall and kitchen to be removed



Fig 2.3 Polycarbonate roof to rear extensions, (rear wall of the historic house on the left. Boiler flue and pipework to be removed)

## PROPOSALS

### 2.1 DEVELOPMENT STRATEGY

The main aim of the proposals is to enable the house to be used as a comfortable and characterful home. This will ensure a longer future for the residence to ensure its ongoing use and therefore upkeep.

### 2.2 WORK WITHIN THE BUILDING

At ground floor, the removal of the pantry extension will greatly open up and improve the amenity of the house. Work to the retained 1970's rear construction, including relocating the kitchen and increasing the fenestration, as set out in the design and access statement, will reduce the heavy appearance of this intervention to improve the overall setting at the rear of the listed building.

The bathroom in place of the existing kitchen will use the existing drainage

routes and will tidy up and consolidate the visible pipework on the rear elevation. By relocating the internal ¼ brick partition wall (fig 2.2) further east and widening the existing opening between the hall and rear lobby, this will better distribute the ground floor accommodation to provide space for a dining area without detrimentally affecting the historic fabric.

The new staircase will be fitted within the plan of the existing stairwell and will provide more consistent and safe access in place of the existing steep and narrow treads and risers (fig 2.1). New timber handrails will replace the existing wobbly and broken handrail.

New windows in the rear elevation of the older part of the house at ground floor will be fitted in existing openings and will be softwood painted white with profiles to match the existing on the rear elevation. Windows in the modern 1970s extension will be aluminium in order to contrast but complement rather than mimic the older part of the building. Fenestration in the 1970's construction will more sympathetic to the listed building than the existing high level poor quality and fixed shut bathroom window.

At first floor, the removal of the old cylinder cupboard will reinstate the original (since the division of the





Fig 2.4 Ceiling in rear lobby showing pipework and conduits



Fig 2.5 1971 pantry extension to be removed; stone and brick infill visible behind on the rear elevation of the older part of the house

*original house*) stairwell. This alteration is considered to be advantageous as this cupboard would otherwise require significant reconstruction and repair to infill holes from redundant pipework and to provide structural integrity if it were to be retained as purposeful (*see D&A statement for photo*).

A new en-suite in the rear of bedroom 1 will provide the required bathroom facilities at first floor without impacting on the fenestration of this room. Existing timber framing inside the en-suite will be retained exposed except in the shower enclosure which will be formed as a freestanding enclosure in order to provide walls for tiling without impacting on the surrounding timber structure.

Throughout the house, the appearance of electrical and plumbing routes (e.g. fig 2.4) will be improved by concealing this within the existing raised floor void in bedroom 1 and boxed in below the modern ceiling in the rear 1971 extension. Electrical sockets, wiring and conduits will be removed throughout where redundant including where fitted to exposed brickwork.

## 2.3 EXTERNAL WORKS

The proposals seek to significantly improve the external aspect at the rear of 24 Sussex Road by removing the small pantry extension (fig 2.5) to reveal more of

the older part of the house.

Increasing the glazing in the retained 1970's structure provides a more lightweight appearance to the modern extension and therefore reduces its impact on the older parts of the building.

By removing the 'amphitheatre' steps and creating a seating area at mid-level, this will further improve the relationship between the house and garden to enhance the setting of the listed building.

The reinstatement of the second parking space in the gravelled area adjacent to the existing driveway will reduce the need to park on the highway. By reducing the height of the boundary fence, this will soften the boundary and improve visibility, a benefit for no.24, the neighbouring properties, and the approach to Sussex Gardens.

## 3.1 CONCLUSION

The main elements of the proposals affect the modern (early 1970's) extensions and the existing modern alterations within the historic house. These proposals have been carefully considered to limit the effect of the alterations on any historic fabric both physically and aesthetically, whilst making the accommodation within more comfortable and practical for modern family living. The designs strengthen the connection of the house to its surroundings and therefore enhance the setting of the listed building and the conservation area.