



MitchellEvans

Statement of Heritage and Design

In support of pre application advice sought for:

**Loft Conversion and New Dormer Windows at
Dickhurst Hall
Cripplecrutch Hill
Haslemere
Surrey GU27 2FG**



By Mitchell Evans

On behalf of

Mr and Mrs O'Donoghue

Dated: 1st December 2021

1.00 Introduction

Mitchell Evans LLP have prepared this document as supporting evidence to the pre application advice request submitted to Chichester District Council

This statement should be read in conjunction with the following documents.

Mitchell Evans LLP drawing numbers 21-1919 -01 to 05 inclusive.

The proposal is for the conversion of the existing loft space and insertion of dormer windows and rooflights along with a new timber staircase at the first floor.

2.00 Location

The property is situated just within the boundary of the South Downs National Park and falls under Chichester District Council.

The site sits between Rodgate Lane and Cripplecrutch Hill and is accessed via a long driveway directly off Cripplecrutch Hill.

The property was once a single family dwelling which incorporated Dickhurst House with the complete building siting within approximately 5.7Ha.

Dickhurst Hall is approximately 3 miles east of Haslemere with distant southerly views towards the South Downs.

3.00 Brief History of the House and Relevant Planning History

Dickhurst House was originally built in 1894/5 and was designed by the Architect C. Harrison-Townsend.

The elevations are of brick, part rendered with exposed timbers and part tile hung, all under a pitched tiled roof, recently re-roofed in handmade clay tiles.

The house plan over both floors was designed to take advantage of the far reaching southerly views with the accommodation being located to one side of a long corridor.

The property has benefited from several planning approvals, approval reference number, 00/01042/LBC, proposed a new conservatory and fireplace adjoining the breakfast room and internal alterations to enlarge the kitchen and form a new pantry which has been implemented.

Approval reference 00/01680/DOM was for the erection of a new single storey American Barn stable building which has been implemented.

Reference 00/02526/LBC was granted for the re-roofing of the whole roof in new Keymer handmade clay tiles which has been implemented.

In 2007 application references 07/00640/FUL and 07/00639/LBC were granted to divide the existing house into two individual residential units, altering the existing bedrooms to provide bathrooms. infilling the existing rear entrance yard, a new roof and rooflight,

new gable roof over existing door, new rear entrance doors, new terrace wall and garden/lawn planting.

This application has been implemented and has created two properties known as Dickhurst House, the west portion of the original building and our application site, Dickhurst Hall to the east portion of the property.



View to the rear of the property showing planning references and house division.

4.00 Listed Building

The property is listed under the following number, 1221976, and is a Grade II property.

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1221976

Date first listed: 10th December 1993

Statutory Address: Dickhurst, Cripplecrutch Hill

County: West Sussex

District: Chichester (District Authority)

Parish: Lurgashall

National Park: South Downs

National Grid Reference: SU 94323 32315

Details

Lurgashall Cripplecrutch Hill SU 93 SW (west-side)

3/10008 Dickhurst

II

Large house. C1900 by C Harrison Townsend, probably designed c1895, and mentioned three times in Hermann Muthesius' "Das Englische Haus" of 1904-5.

Vernacular Revival style building facing south over valley in open V or butterfly plan.

Main house to east, service wing including Billiard Room to west.

South or garden front east wing cement-rendered with timber-framing, west wing has ground floor of brick and first floor tile hung.

Tiled roof with 8 tall ribbed brick chimneystacks.

Asymmetrical building of one or two storeys, 9 windows.

Mainly mullioned or mullioned and transomed windows but 3 tier 4-light window to Hall on extreme east.

East side elevation has projecting chimneybreast with 2 cambered windows and main entrance with brick and timber porch and plank door.

North front has, to extreme east, a one storey alcove with seat.

The remainder of this front has a one storey corridor with catslide roof, punctuated by a two storey staircase tower, the ground floor brick, the first floor tile hung with canted bay with 3-tier leaded lights.

To the extreme west is a large tile-hung gable of two storeys and attics with large 7-light mullioned and transomed timber-framed canted bay to ground floor Billiard Room.

To the left is a doorcase with plank door and side-light.

Interior has Billiard Room with wooden fireplace with copper hood and fenders and original painted frieze of irises.

Study has built-in cupboard and fireplace with panelling and tiled surround.

Dining Room has dado panelling and chimneybreast with tiled surround and alcoves.

Drawing Room has wooden fireplace with iron basket-grate and frieze with panel showing a reclining youth and lion (Androcles and the lion or Heracles and the Nemean lion?), urns, brackets and wheat ear drops.

Fine dado plastered frieze with pattern of scrollwork and urns.

Hall entered via Drawing Room or corridor has sliding double doors.

Large fireplace of stone with eared architrave, pilastered mantelpiece, cambered sidelights, panelling and queenpost type roof.

Main staircase of dogleg type with splat balusters.

Several original fireplaces to first floor, including one with antique tiles and cupboard over.

[See Hermann Muthesius "Das Englische Haus" 1904-5, p126, p129 and p131. Alasdair Service "Edwardian Architecture" p210.]

Listing NGR: SU9432332315

5.0 Design Proposal

The proposal in this application is for the following works:

- Conversion of the loft space into habitable accommodation to provide a new study area.
- Alterations to the existing roof structure to accommodate the insertion of new dormer windows, to both the front and rear elevations, and insertion of conservation rooflights to the rear elevation.
- Installation of a new timber staircase at the first floor.

6.00 Statement of Significance

Externally the historic part of the original house is in very good condition and of the utmost importance.

Internally the property has been altered as part of planning approval 07/00640/FUL and 07/00639/LBC in terms of assigning new uses to the existing rooms however the historic parts of the interior mentioned in the listing remain and are again of utmost importance.

It is considered that the above mentioned aspects of the heritage asset are maintained through careful design of the proposed alterations.

Proposals and Impact on Significance

From the outset, it must be stated that within the careful nature that this building is to be altered the significant elements that are stated for its listing are proposed to be retained and are unaffected by the proposal.

Internally the installation of the proposed stair will have a negligible impact on the building as the stair will be installed within the smallest of the first floor rooms and will be independent from the walls, being installed 50mm clear.

The stair has been designed to start along the original external wall and will turn through 90 degrees to run along an original internal solid wall, the stair will be set clear of the wall so it does not clash with the existing skirting boards, there are no picture rails or decorative cornices within this room that could potentially be impacted.

Externally the introduction of the new dormer windows has been approached with the view to these being traditionally constructed and to sit comfortably with the existing roofscape.

The dormer will be in the form of a lead covered flat roof with wood core rolls, with the windows being white painted timber casement with leaded lights fixed to black painted timber sub frames, this will ensure they are in keeping with the character of the house and not being detrimental to it.

The cheeks and fronts of the dormers will be clad in clay plain tiles to match the main roof.

As noted above the house roof was fully re-tiled in the year 2000 with new handmade clay Keymer plain roof tiles, therefore any making good to the roof following the insertion of the dormers can be carried out with an exact match manufactured by Keymer.

Harm considered, balanced or mitigated

As mentioned above we feel the proposals are well considered and will be very much in keeping with materiality and character of the house and will not be detrimental to the host dwelling or the surrounding area.

7.00 Existing and Proposed Floor Areas

The proposed loft conversion does not increase the buildings foot print and does not alter any external walls in anyway.

8.00 Planning Policy Considerations

The site is located outside of the Chichester Local Plan Area and is located just on the edge of the South Downs National Park.

Reference has been made to Supplementary Planning Document "The Design Guide (Draft)" in particular Section 4.1 Roof Extensions to Existing Residential Buildings.

The site lies in the E1b Transition Zone of the Dark Skies Area.

The proposed dormers are set such they are kept below the ridge line and between the original chimney stacks, they are located above existing windows on the first floor and sit well in the roof.

The windows do not have a large expanse of glazing and are consistent in size with the upper floor windows of the house therefore will be in accordance with the Transition Zone requirements.

We have taken on board the guidance in the above documents and have produced a design that we feel satisfies the requirements.

Dark Skies Technical Advice Note:

5.1.3 Transition Zones – areas between 15 and 20 SQM. (E1b) These are areas that lie between dark zones and the urban environment and measure between 15 and 20 SQM. Conditions in this zone will be variable but most rural areas will measure near to the 20 SQM darkness limit. While the skies are relatively brighter it is still important to reduce light pollution as these areas have the potential to become dark zones in the future. The ILP would classify these zones under E2 rural but- is superseded by the South Downs NP designation.

Roof Extensions To Existing Residential Buildings

a. Dormers may not always be appropriate facing the street where this is not already locally characteristic.

b. A dormer should not dominate the roof, but should complement the existing features of the house, and roof in particular, in terms of proportion, form, size, position and detailing.

c. Dormers should normally line up with the existing windows, and be kept away from the ridge and edges of the roof in order to provide a visual frame.

d. Roof lights should not protrude significantly from the roof profile and should be evenly spaced. They should not dominate the roof.

e. The Dark Night Skies policy may make roof lights difficult to accept in certain locations and if acceptable, mitigation measures in line with the Dark Night Skies TAN will be expected.

9.00 Ecology

With regards to ecology surveys have not been undertaken at this stage of the design process, however an ecologist will be appointed to undertake a Preliminary Ecological Appraisal with bats in mind, the PEA will involve both internal and external investigations to survey features that indicate bat presence and signs of bat roosting.

Results of the findings will be submitted as part of the supporting evidence to any further formal planning application.

10.00 Access

Access to the property will not be altered as part of this application.

11.00 Conclusion

To conclude we feel the proposed has been well considered in terms of any potential impact to the physical and aesthetic aspects of the heritage asset, the immediate environment and the wider national park, and trust our proposals can be supported.

12.00 Images



View to north elevation



View to north elevation



View to north elevation



View to south elevation



View to south elevation



Detail of south elevation roof



Detail of south elevation roof