

8 Cuckfield Road

Design & Access / Heritage Statement

8 Cuckfield Road
Hurstpierpoint

May 2025 - Rev A

Introduction

Meynell Gunton have been appointed by Lisa & Andrew De Sallis to prepare designs for the refurbishment of 8 Cuckfield Road.

Lisa & Andrew have recently purchased the property which is Grade II listed building that is understood to have originally been part of a Coaching inn, It has at times been a public house and a retail shop (Lamb Photographics). It has most recently been used solely as a residential dwelling.

We are applying for Listed Building Consent for a range of alterations to the property.



Project details

Project Name: 2252 – 8 Cuckfield Road

Site Location: 8 Cuckfield Road, Hurstpierpoint, Hassocks, BN6 9RU

Client: Lisa & Andrew De Sallis

Current Stage: RIBA Stage 3

First Issue: 30 May 2025

Revisions: A: 31/05/25 - Amendments as per client comments.

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Existing Site

The existing building features a large carriageway on the ground floor providing access to the rear garden with the ground floor plan being restricted to the north side of the site with a later lean to extension at the rear. The first and second floors span the full north / south width of the site bridging over the carriageway.

Internally there have been some adaptations to what is understood to be the original floorplan but many original walls remain.

Official list entry

- + Heritage Category: Listed Building
- + Grade: II
- + List Entry Number: 1025665
- + Date first listed: 11-May-1983
- + List Entry Name: LAMB PHOTOGRAPHICS
- + Statutory Address 1: LAMB PHOTOGRAPHICS, 8, CUCKFIELD ROAD
- + County: West Sussex
- + District: Mid Sussex
- + Parish: Hurstpierpoint and Sayers Common

Details

HURSTPIERPOINT CUCKFIELD ROAD 1. 5405 (East side) No 8 (Lamb Photographics TQ 28 16 30/107 II

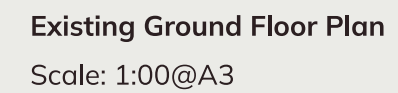
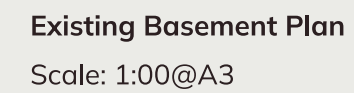
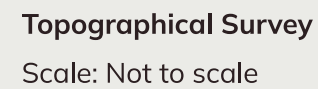
2. Originally part of the Lamb Inn. Early C19. Three storeys. Four windows. Stuccoed. Slate roof. Vertical glazing bars intact. Doorway at north end with flat hood over on brackets and door of 6 moulded panels. Carriageway archway through ground floor at south end with segmental head.



Site Photos

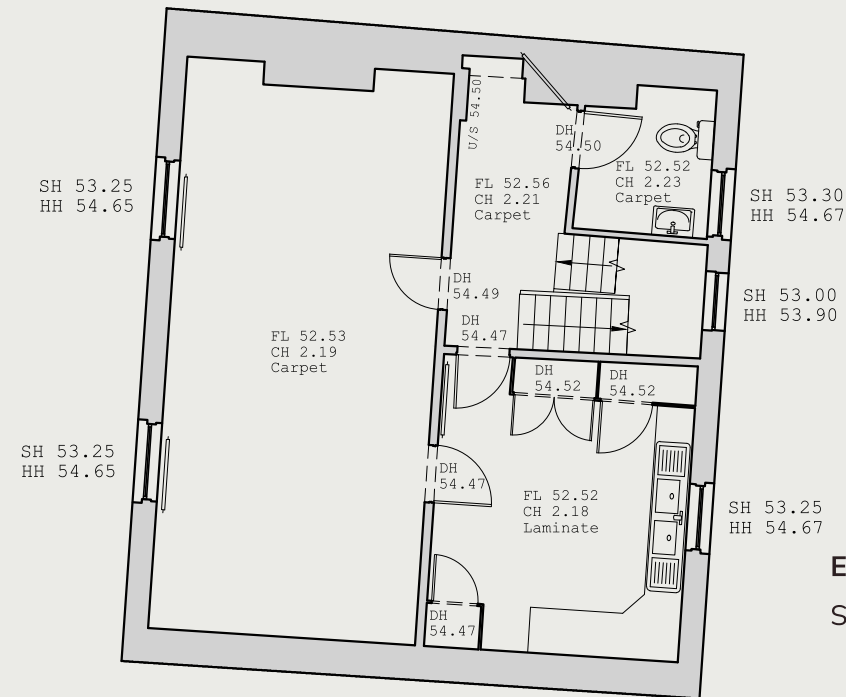


Fosse Surveys were commissioned to undertake a topographical survey of the site and a measured survey of the house in February 2025.



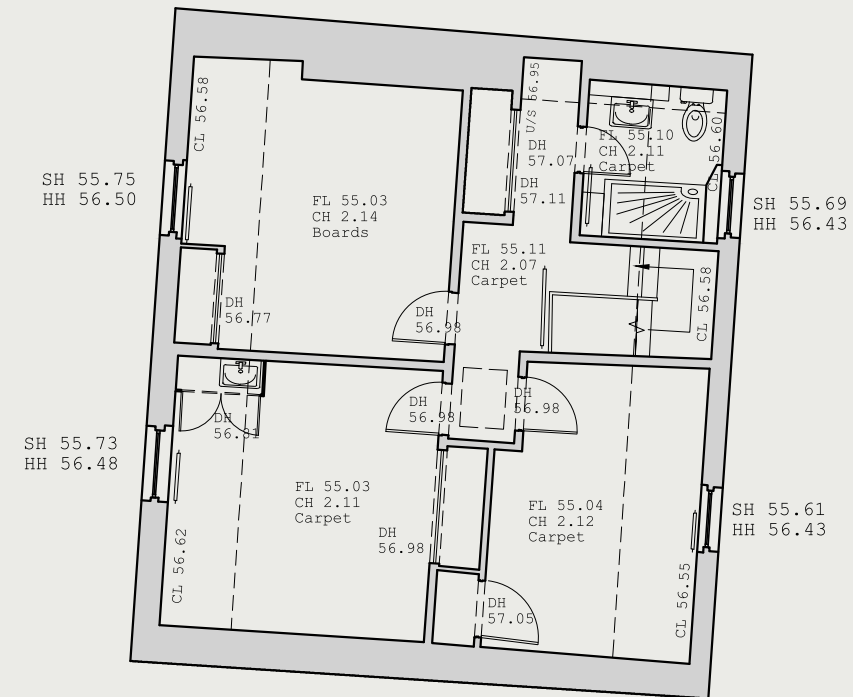
Survey

⊕ First Floor
Insertion Point



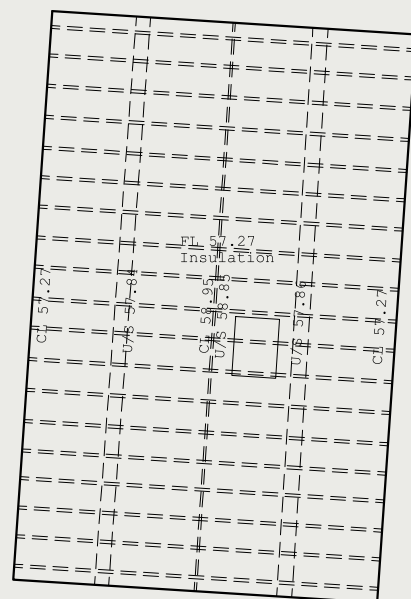
Existing First Floor Plan
Scale: 1:00@A3

⊕ Second Floor
Insertion Point



Existing Second Floor Plan
Scale: 1:00@A3

⊕ Attic
Insertion Point



Existing Loft Plan
Scale: 1:00@A3

⊕ Roof Plan
Insertion Point

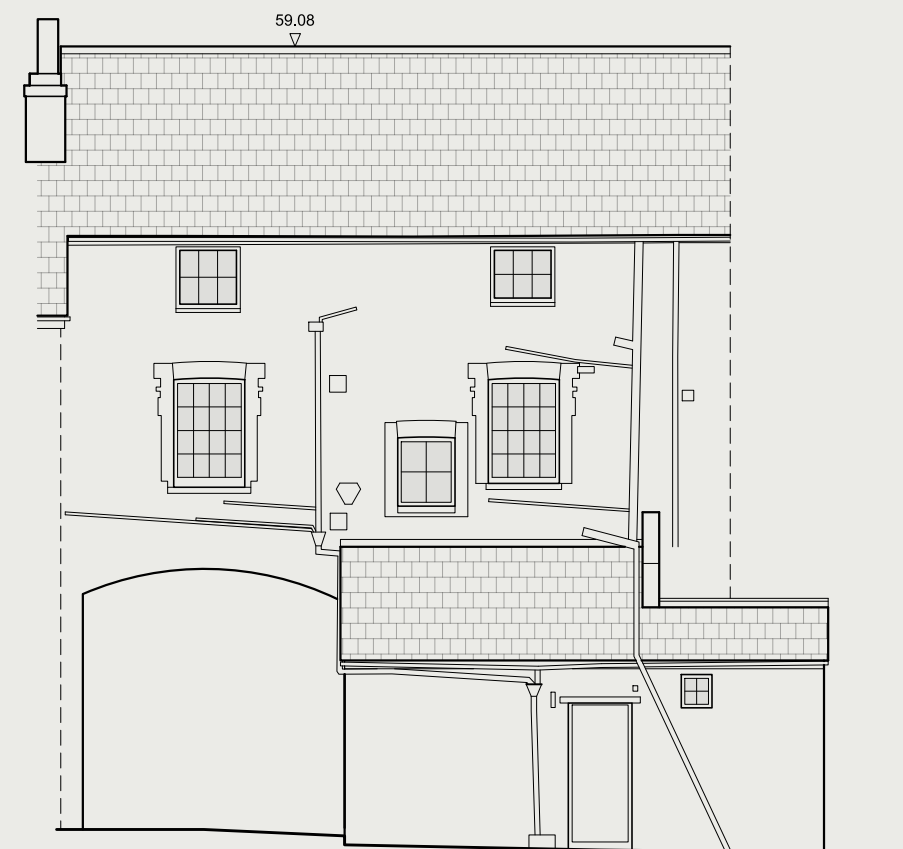


Existing Roof Plan
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Survey

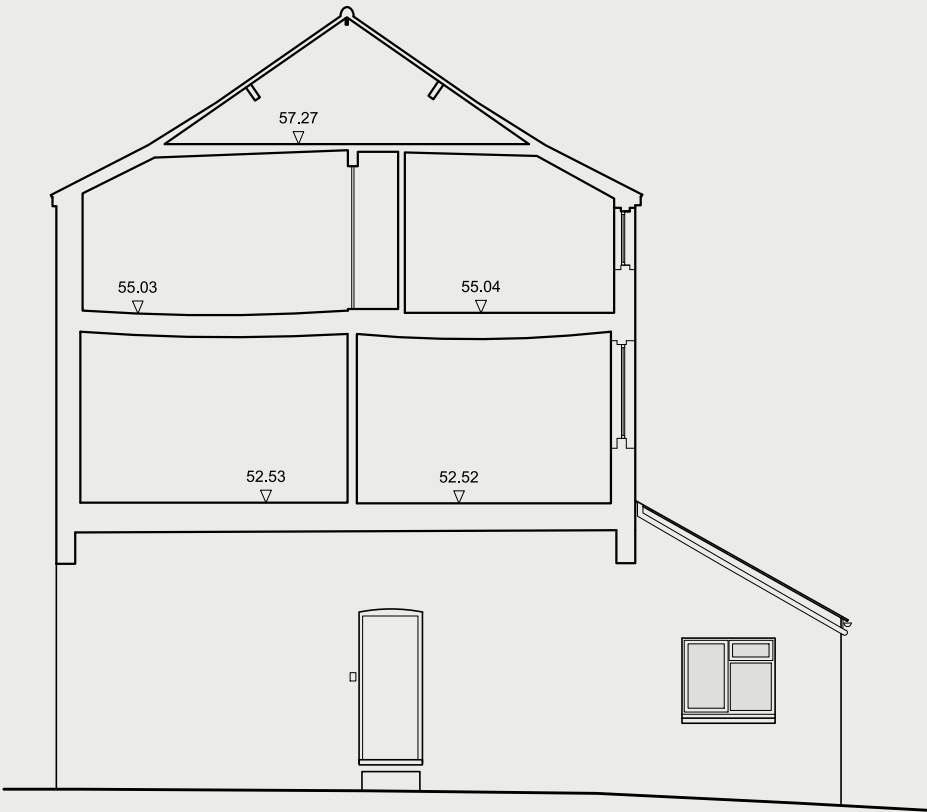


Existing West (Front) Elevation
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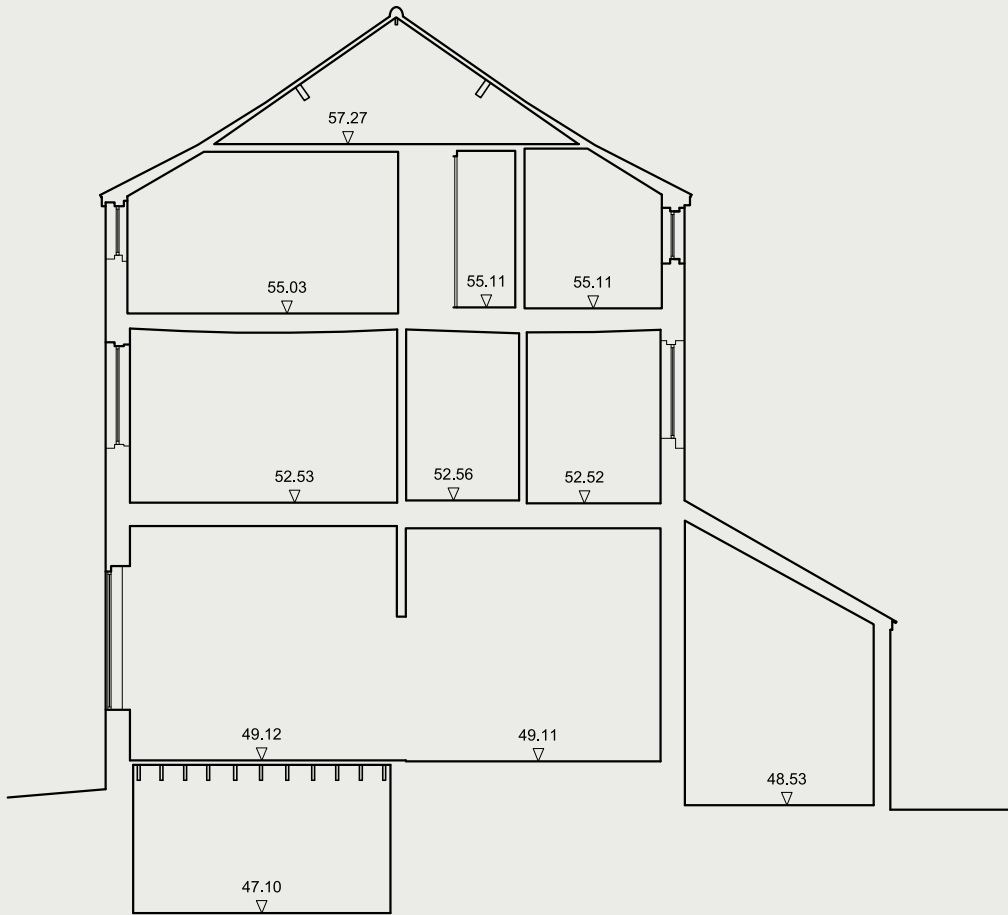


Existing East (Rear) Elevation
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Survey



Existing Section AA
Scale: 1:00@A3



Existing Section BB
Scale: 1:00@A3

Previous Heritage Advice

Prior to our appointment on the project, Lisa & Andrew submitted a pre-application advice submission to Mid Sussex District Council to obtain feedback from the council on the acceptability of the changes they would like to make to the property.

Of most relevance is the feedback provided by Emily Wade, the council's Conservation Officer dated 18 December 2024.

Pre App Feedback

8 Cuckfield Road is a Grade II listed building located within the Hurstpierpoint Conservation Area. The building, which is a former coaching inn dating from the early 19th century, is located in a prominent position near to the road junction between the High Street, Cuckfield Road and Brighton Road, at the western end of the village. It is of three storeys plus basement, with one half of the ground floor occupied by a carriage archway giving access to the rear of the building. It is now in residential use.

Firstly, I would note that any formal application should be informed and accompanied by an appropriately detailed heritage statement based on a targeted historic building survey, carried out by an appropriately qualified and experienced historic building archaeologist.

The current pre-application proposal is for external and internal works of renovation and alterations. To consider these in turn:

Externally, to the front elevation it is proposed to refurbish the elevation, to reintroduce pelmets above the first floor windows, and to reinstate a lantern between the windows at first floor. These works are not considered contentious in principle, subject to detail, and to provision of a reasoned justification based on evidence such as historical photographs for the location, design and materials of the proposed pelmets and lantern. These works have the potential to enhance the special interest of the building, and its contribution to the Conservation Area.

Externally to the rear of the building it is proposed to remove a greenhouse and shed, and reroute an existing soil stack. These works are not considered contentious subject to detail,

and have the potential to enhance the appearance of this part of the building.

Internally at basement level it is proposed to tank the basement and convert it for use as a utility/laundry room. The basement appears to retain historic finishes to walls and floor, as well as a barrel chute. Tanking of this space would potentially result in significant loss of character, and would require a robust justification based on an appropriate survey, which demonstrated that the work was necessary for the ongoing good repair of the building as a whole. Tanking purely to allow the basement to be used in a different manner may not be a sufficient justification- the use of the space should generally be fitted to its character, rather than the reverse. The use of impervious materials in traditional buildings can also result in damage to historic fabric where it cannot breathe, or where damp is forced to migrate elsewhere in the building- any detailed proposal should include a consideration of these potential adverse side effects.

At ground floor, it is proposed to remove largely or entirely the wall between the front and rear reception rooms. This wall appears to be original, so this work has the potential to adversely affect both the historic fabric and the floorplan of the building, as well as features such as skirting and architrave. If considered appropriate at all, on the basis of the above mentioned historic building survey, the opening should be kept to a minimum, and with substantial nibs and a downstand retained.

It is also proposed to remove the partition wall which has been inserted adjacent to the staircase in the middle room. Subject to confirmation that this is a modern insertion, I do not consider that this is likely to prove contentious. Details of the proposed replacement stair banister should be provided with

Previous Heritage Advice

any formal application. The removal of the original sash window from the rear wall of this room (originally an external wall) is proposed. This window is clearly of interest to the narrative of the building, and appears original. It should be retained, but as discussed on site the paint could be removed from the glass and/or the window kept in the open position to provide more light to the middle room from the rear of the building.

Also at ground floor it is proposed to install rooflights to the roof of the rear lean-to addition. This is not considered contentious subject to detail. The applicant would also like to create larger window/door openings to this rear extension, and makes a couple of suggestions in this respect. Although this addition is not original to the building, it does appear to be of some age and character. I would therefore suggest working with the existing openings where possible, and limiting the creation of further new openings/loss of fabric to a minimum. For example, the existing rear door could be retained, but the window to the side elevation, which is a modern insertion, replaced with French windows by dropping the sill of the opening. In order to give more light to the back of the building, a further, relatively modest window opening of an appropriate design and proportions could also be considered to the rear elevation alongside the retained rear door.

It is proposed to update the fittings to the cloakroom which occupies part of this rear addition-this is not considered contentious subject to detail.

At first floor, it is proposed to reinstated a fire surround to the front reception room and infill the doorway to the kitchen. Reinstatement of an appropriate fire surround to the fireplace would be welcomed, subject to detail. The blocking of the kitchen door will impact on the floor plan and flow of the

property- whether this is acceptable will depend on whether the opening and/or door are original (see above re. the historic building survey). However, if original, it may be that an alternative would be to retain the door and fix it shut.

The conversion of the current kitchen to a bedroom is not considered contentious subject to detail of the proposed fitted furniture.

It is also proposed to extend the bathroom at this level to include part of the adjacent hallway. On site we speculated that this hallway was created when the adjacent more modern building was constructed and the two linked internally. Subject to confirmation that this is the case, this alteration to the floorplan is not likely to be considered contentious.

At second floor, it is proposed to install a rooflight above the staircase. This is not likely to prove contentious, subject to detail. It is also proposed to repair or replace the existing windows to the three bedrooms. As these windows appeared to be original, their retention and repair will be preferable, if this is possible. If it is not, a like for like replacement could be considered, with appropriate justification. Expert advice from an experienced joiner should be sought.

At this level a similar alteration to the floorplan of the bathroom is proposed as for the floor below- again, this is not likely to be considered contentious assuming that it is confirmed that the existing floorplan has been altered as suspected.

Other works are proposed more generally throughout the house. Re-wiring and replumbing are not likely to prove contentious in principle, subject to detail which should form part of any formal application. It would be expected in both cases that care would be taken to avoid wherever possible

damage to historic fabric and finishes, including for example avoiding chasing wiring through historic lathe and plaster, or inserting downlighters or new light fittings within historic ceilings, or cutting through historic floorboards or joists for new pipe runs. New external pipework, extract vents etc. should be carefully considered to minimise adverse impact on the fabric or appearance of the building, and should be of appropriate materials.

The proposed works with respect to wall finishes, and in particular the removal of woodchip paper, were discussed on site. As set out in the further details received, the approach suggested does not appear contentious, subject to detail and the further information mentioned.

The reinstatement of the chimney in the living/dining room is unlikely to prove contentious, subject to detail.

In summary, the majority of the works proposed do not appear contentious, subject to detail, although some areas may require reconsideration or refinement based on the findings of a historic building survey.

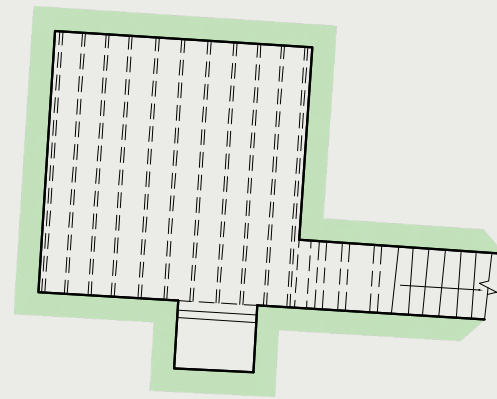
As above, any formal application should be accompanied by an appropriately detailed heritage statement. Such an application would be assessed against the requirements of District Plan Policies DP34 and DP35 as well as the relevant paragraphs of the NPPF.

Analysis of Existing Fabric

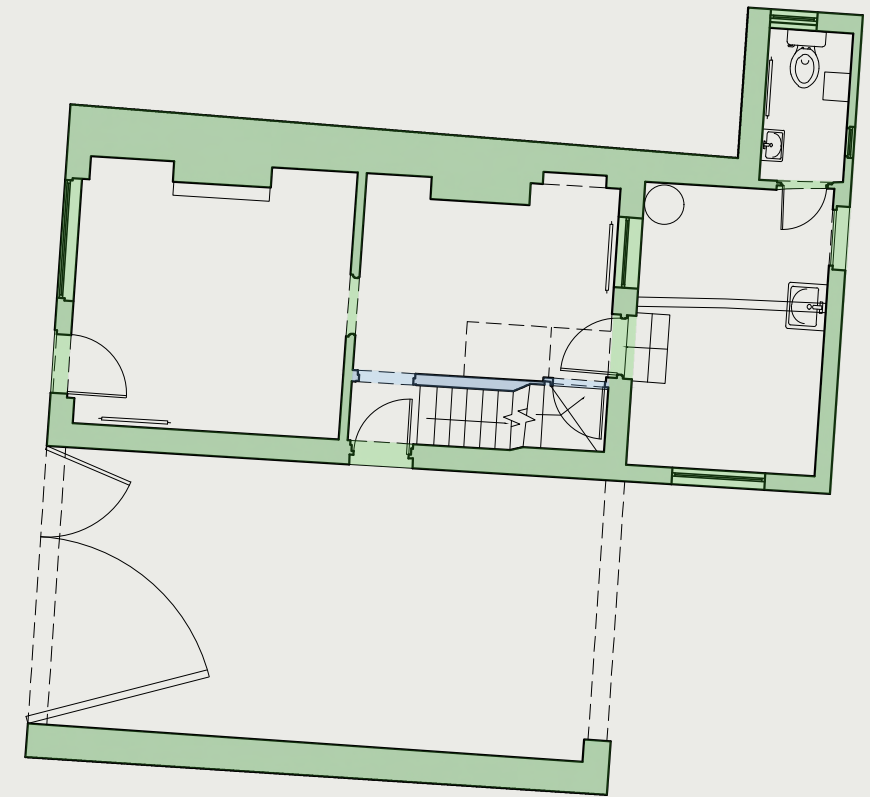
On the back of the recommendation set out in the pre-app response, Lisa & Andrew appointed Archaeology Services Lewes to undertake an Archaeological Interpretive Study of the building to understand its history and which elements of the existing fabric are of historic significance.

We have used this study to produce these analysis floor plans to help us to understand which elements of the floor plan are of heritage value and which are not.

A full copy of the Archaeological Interpretive Study has been submitted alongside this application.



Basement Heritage Analysis Plan
Scale: 1:00@A3

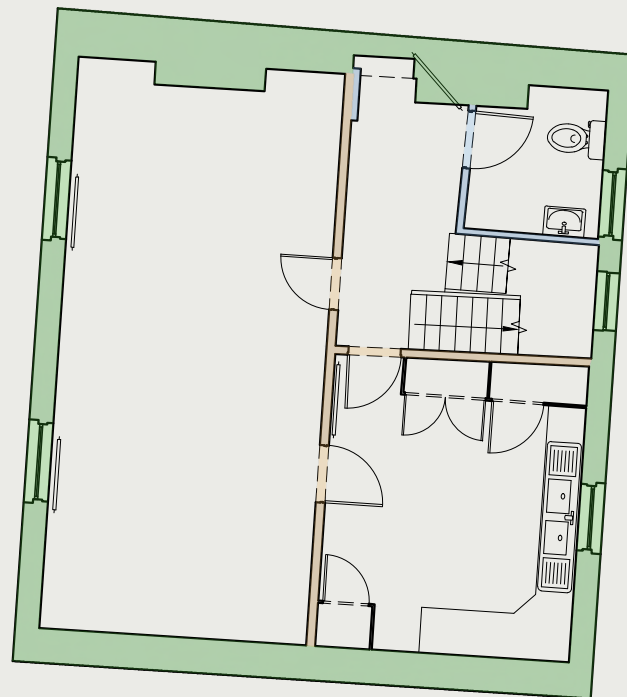


Ground Floor Heritage Analysis Plan
Scale: 1:00@A3

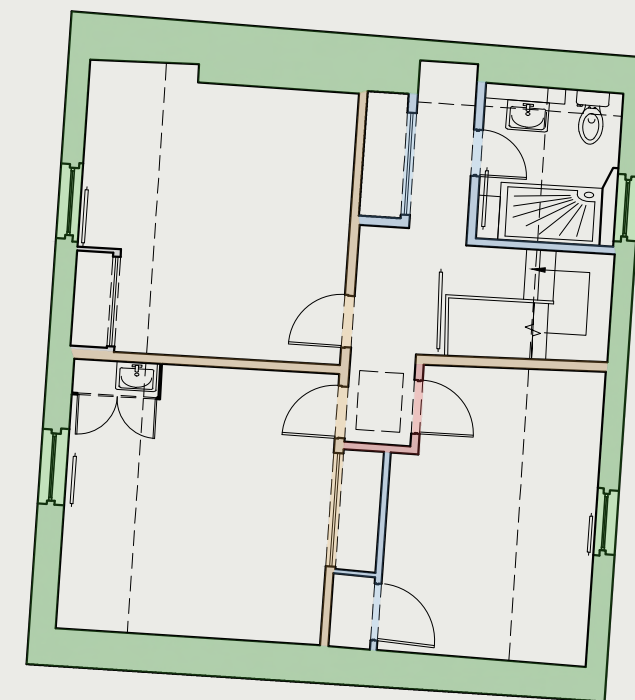
Key

- Historic masonry wall with direct lime plaster
(some areas potentially lined with lath & plaster).
- Original timber frame wall
(some areas lined with modern gypsum plasterboard).
- Modern wall with gypsum linings.
- Historic status uncertain

Analysis of Existing Fabric



First Floor Heritage Analysis Plan
Scale: 1:00@A3



Second Floor Heritage Analysis Plan
Scale: 1:00@A3

Proposals

Introduction

A full set of existing and proposed drawings have been submitted alongside this application to describe the proposed works. The works are also described over the following pages on a room by room basis with reference to the room numbers used in the Archaeological Interpretive Study report.

External - Front Facade

The existing front door will be replaced with a new timber panel door. This new door will be fixed shut as it impairs the new kitchen installation behind.

New lights will be installed to the front elevation. The central wall light is to replicate the historic light fitting visible in historic photographs set out in the Archaeological Interpretive Study.

The existing shop front sign will be removed to restore the front facade to the condition shown in historic photographs where no signage is present.

At roof level a new chimney stack will be created to compensate for the previous loss of this feature. The new stack will be formed in brickwork and replicate the detailing of the existing chimney stack to the front facade along the party wall between 6 & 8 Cuckfield Road.

At first floor, it is proposed to replace the two existing sash windows with new full height sliding sash windows. This will reestablish the original window proportions as set out in the Archaeological Interpretive Study. It is further proposed to recreate the pediment visible in historic photographs. NOTE: replacement of these windows and the addition of the pediment is subject to funds being available and may not be progressed.

External - Undercroft & Side Elevation

A new mechanical extract vent will be installed at high level in the undercroft to serve the new kitchen. This will be ducted through the wall and not directly connected to the cooker hood.

The step at the main entrance will be reconstructed, the existing step has two uneven rises which causes a significant trip hazard. The new step will be formed in the same brick and stone as the existing.

Within the undercroft the original barrel chute in the floor will be opened up and fitted with frameless walk on glazing to provide daylight to the cellar.

Drainage from the kitchen and cellar utility room will exit the building to the left of the entrance door and run underground to the main drainage run (which runs south to north through the garden). An outdoor tap with gulley drain will be installed to the right of the entrance door and connect to the same drainage run. When installing the external drainagr runs, the existing external paving will be carefully lifted and reinstated following the works.

To the rear, the existing window in the lean-to will be removed, the masonry below the sill will be removed and a set of french doors installed into this opening.

Proposals

External - Rear Facade

The existing single leaf door to the lean-to will be replaced with a new glazed door to match the french doors on the side elevation. The WC window will also be replaced to match the new doors.

Three new roof windows will be fitted, two in the lean-to roof and one smaller window in the main roof which will compensate for the lack of daylight in the circulation space. All of these rooflights will be Velux Conservation roof lights with black metal frames. Roof rafters either side of the roof windows will be doubled up to support the frame, a structural sketch scheme is included with the proposals.

The soil and rainwater pipework will be reconfigured to suit the new bathroom positions. This allows the pipework to be substantially simplified and avoids the need for the main soil stack which runs across the lean-to roof as it does currently. These will be connected to the main drainage run via new below ground pipework.

Ground Floor - New Kitchen (Room G1)

Within this space, the front door will be fixed shut and the external wall partially lined out to create a consistent reveal depth either side of the main window.

New kitchen units will be installed as indicated on the drawings. No tall or wall units will be installed on the wall with the chimney breast to retain the significance of this feature.

The chimney breast will be partially opened up to provide space for the hob. The hob will be fitted with a recirculating downdraft extractor which requires no ventilation ductwork to be run across the room.

Ground Floor - Reception Room (Room G2)

A new fire door will be fitted into the existing door opening to the staircase.

Ground Floor - Lean-to

Works to this room are limited to the new doors and roof windows described in previous sections.

Ground Floor - WC

The northern window in this room will be removed as it currently looks out into the private garden of the neighbouring dwelling. The opening will be infilled with new masonry to match the existing wall and fully toothed into the existing. Internally the wall will be plastered to match the existing walls.

The remaining window will be replaced as described in the Rear Elevation section.

Cellar

The existing cellar wall and floor finishes will be retained.

The barrel chute will be opened up with glazing at ground floor level as described in previous sections.

New free standing utility units will be installed. Drainage will be pumped up to ground floor level via surface mounted pipework in the south west corner of the room where existing surface mounted pipework is already present.

Proposals

First Floor - Bathroom (Room F2)

This room will be reconfigured to incorporate the adjacent portion of room F1. As set out in the Archaeological Interpretive Study, the existing configuration is not understood to be original.

New sanitary fittings and tiled finishes will be installed within this room. The recess in the party wall will be infilled to reinstate what is presumed to be the original wall line.

First Floor - Living Room (Rooms F3 & F4)

The doorway between this room and room F5 will be removed and infilled with new plasterboard lined timber studwork to match the existing plasterboard linings of this wall.

The chimney breast will be opened up so the chimney can be brought back into use. A new wood burning stove will be fitted and a flue liner installed into the chimney up to the new chimney stack described in previous sections. A new fireplace surround will be installed to the chimney breast.

New built in shelving and cupboards will be installed either side of the chimney. The shelving will be open to the existing walls so the layout of the chimney remains visible and easily read.

Timber panel mouldings and a dado rail will be installed to the walls and the current, non-original, skirtings and architraves will be replaced.

First Floor - Bedroom (Room F5)

This room is the existing kitchen, all kitchen units and fittings will be removed. The existing built in cupboard on the southern side of the room will be removed.

The existing cupboards on the north side of the room will be retained but fitted with new flush double doors.

Second Floor - Bathroom (Room S2)

This room will be reconfigured to incorporate the adjacent portion of room S1. As set out in the Archaeological Interpretive Study, the existing configuration is not understood to be original.

New sanitary fittings and tiled finishes will be installed within this room and a new hot water cylinder cupboard will be formed within this room.

Second Floor - Bedroom (Room S3)

No works are proposed within this room.

Second Floor - Bedroom (Room S4)

The cupboard located in the north west corner of this room will be removed.

Second Floor - Bedroom (Room S5)

No works are proposed to this room.

Loft

A new boiler will be installed in the loft. The flue will be ducted to a vent tile in the rear roof slope that matches the existing slate roof finish.

General Works

Each internal space in the house will be redecorated. Existing wood chip wall paper will be removed using a steam based remover that leaves any original plaster in place.

The electrical installations will be rewired, existing wiring routes will be used and sockets will only be fitted to lathe and plaster walls where there is an existing fitting present.

New light fittings will be installed throughout, where historic lath and plaster ceilings remain, existing light points will be reused and no additional fittings or recessed downlights will be installed into these ceilings.

Conclusion

The proposed works have been amended to remove elements that were raised as potentially contentious in the previous pre-application advice response.

The proposals have been further informed by the Archaeological Interpretive Study which highlighted new opportunities to improve the historic setting of the building such as the reinstatement of the original first floor window proportions.

Overall, the proposed repairs and refurbishment of this historic building are being approached with significant care, thought, and due diligence to ensure that its heritage and architectural value are preserved and enhanced for future generations.

A key part of the applicant's intention is to carefully remove unsympathetic later additions - most notably the out-of-context 1970s interventions such as woodchip wallpaper and inappropriate finishes thereby revealing and restoring the building's original lath and plaster walls. At the same time, they are aiming to reinstate many of the property's Georgian features, which are integral to both its character and its contribution to the architectural and historical significance of the village.

Where urgent works are required to stabilise the building's fabric, the applicant is already proceeding with sensitivity and in accordance with best conservation practice. For example, the accelerated deterioration of the timber sash windows and front façade render necessitated the commencement of critical maintenance works as soon as weather conditions permitted. These repairs are being undertaken by certified listed building contractors using traditional methods and materials to ensure authenticity and longevity.

In addition, the original cast iron Juliet balconies on the front elevation are being meticulously stripped of paint by hand, repaired, and repainted in situ. This approach avoids the risk of damage to the surrounding original brickwork and render, and helps to safeguard the structural and visual integrity of these important architectural features.

Overall, this project is underpinned by a genuine respect for the building's heritage and an overarching aim to bring it sensitively back to its former condition, so that it may continue to make a positive and authentic contribution to the historic fabric of the village.

This application is accompanied with a detailed set of application drawings describing the proposals. We however are happy to provide any further details of clarifications necessary to allow the local authority to support the application.

We would like to make a final request regarding the wording of any potential conditions that may be imposed on an approval. As the house is to be used as a family home, we would like to ask that any condition is worded to require further details prior to the commencement of the specific element of works to which the condition relates rather than prior to the commencement of the works as a whole.

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