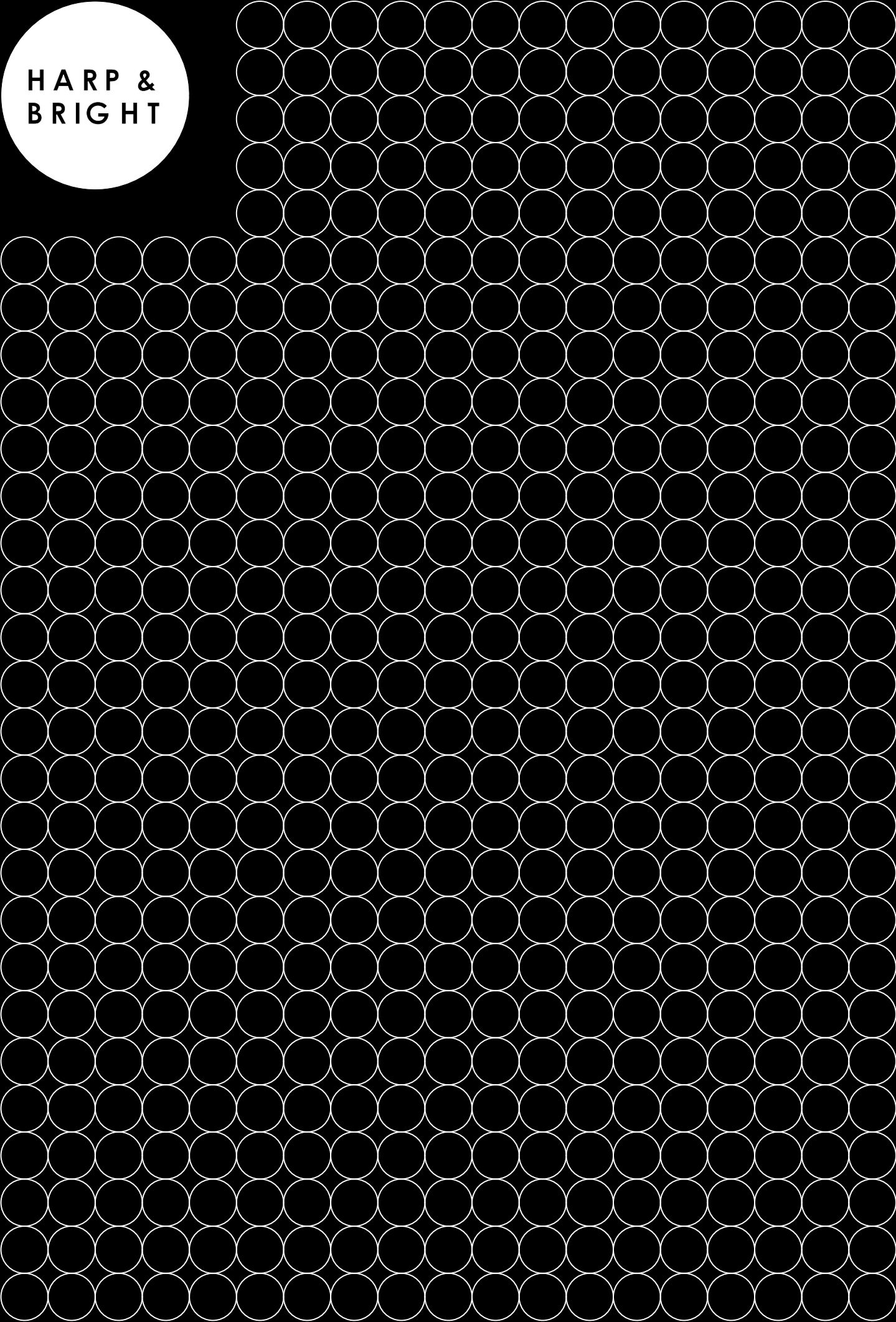


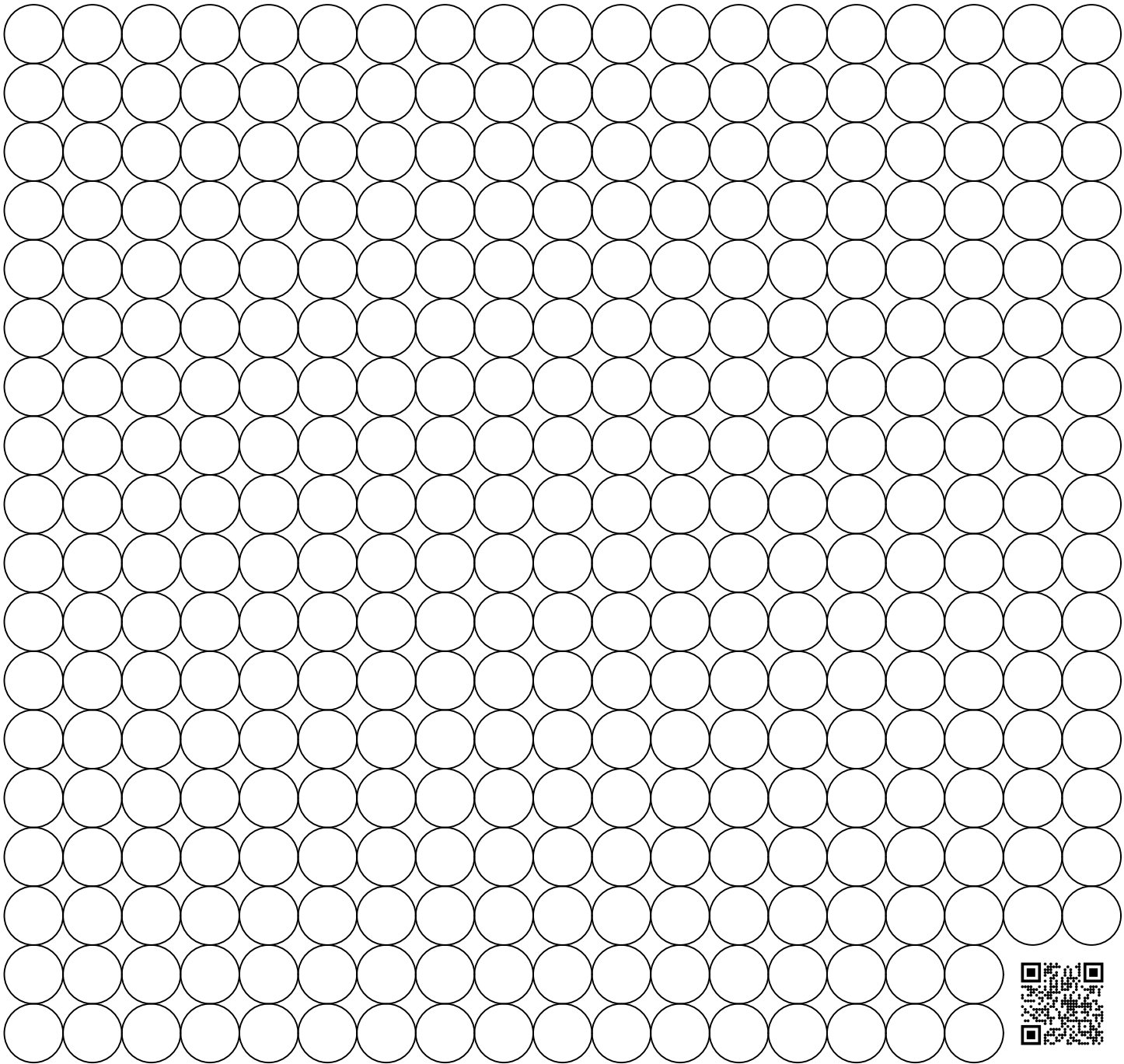




Design & Access Statement

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Design & Access Statement

Project Name: Hassocks FC
Address: Hassocks Football Club, The Beacon,
Brighton Road, Hassocks, West Sussex,
BN6 9QD

Reference: 1100

Date of Issue: 16th February 2026

Revision: ...

Issued by: Harp & Bright
Address: 64 Byron Street, Hove, BN3 5BB

Employer: Hassocks FC
Address: Hassocks Football Club, The Beacon,
Brighton Road, Hassocks, West Sussex,
BN6 9QD

Project description

Proposed single storey kitchen extension

1. Introduction

This Design & Access Statement accompanies a full planning application for a single-storey pitched roof extension to the west elevation of the existing football clubhouse pavilion at Hassocks Football Club.

The proposal will enlarge the existing kitchen to improve operational capacity in support of the club's established community use.

The development comprises:

- Single-storey extension
- Approx. 3.8m width x 2.8m depth
- Approx. 10.6m² additional floorspace
- Pitched roof to match existing

The site lies within countryside designation and within the setting of the South Downs National Park.

2. Site context

The application site forms part of an established football facility including:

- Floodlit pitch
- Clubhouse pavilion
- Car parking
- Access via A273

The pavilion is positioned within a developed part of the site, visually contained by:

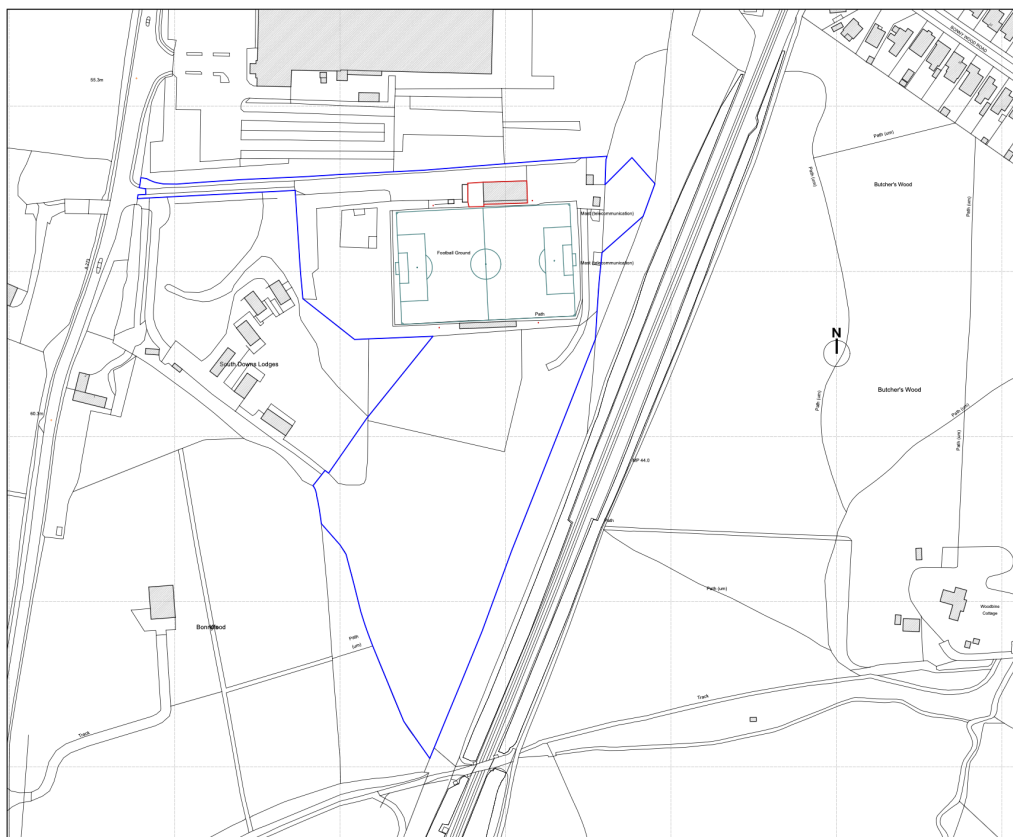
- Woodland to west and south-west
- Garden centre to north
- Infrastructure and railway corridor to east

The extension is located on the western elevation of the existing building, within the established developed footprint of the clubhouse area.

3. The Proposal

The design approach has been guided by:

- Policy DP26 – Character and Design
- Policy DP18 – Setting of the South Downs National Park
- Hassocks Neighbourhood Plan Policy 9
- Mid Sussex Design Guide SPD



Location Plan - Not To Scale

Scale & Form

The extension:

- Is subordinate to the host building
- Mirrors the existing roof pitch
- Maintains a simple dual-pitched roof form
- Does not increase ridge height beyond existing

The scale is modest and proportionate, ensuring the extension reads as a natural continuation of the building.

Appearance & Materials

Materials will match the existing pavilion:

- Brickwork to match existing
- Horizontal shiplap cladding
- Pitched roof to match existing roof materials

The palette ensures visual continuity and architectural integrity.

Visual Impact

The extension:

- Is positioned against the existing built form
- Does not project into open countryside
- Is visually contained by surrounding development and vegetation
- Will not be prominent in wider views

Given its modest scale and siting, the proposal will not detract from the setting of the South Downs National Park.

4. Impact on the Setting of the South Downs National Park

Although the site lies outside the National Park boundary, it contributes to its setting.

The proposal:

- Is minor in scale
- Is attached to an existing building
- Does not introduce external lighting
- Does not increase building height
- Does not expand development into open land

It will not harm the visual or special qualities of the National Park and therefore accords with Policy DP18 and Neighbourhood Plan Policy 6.

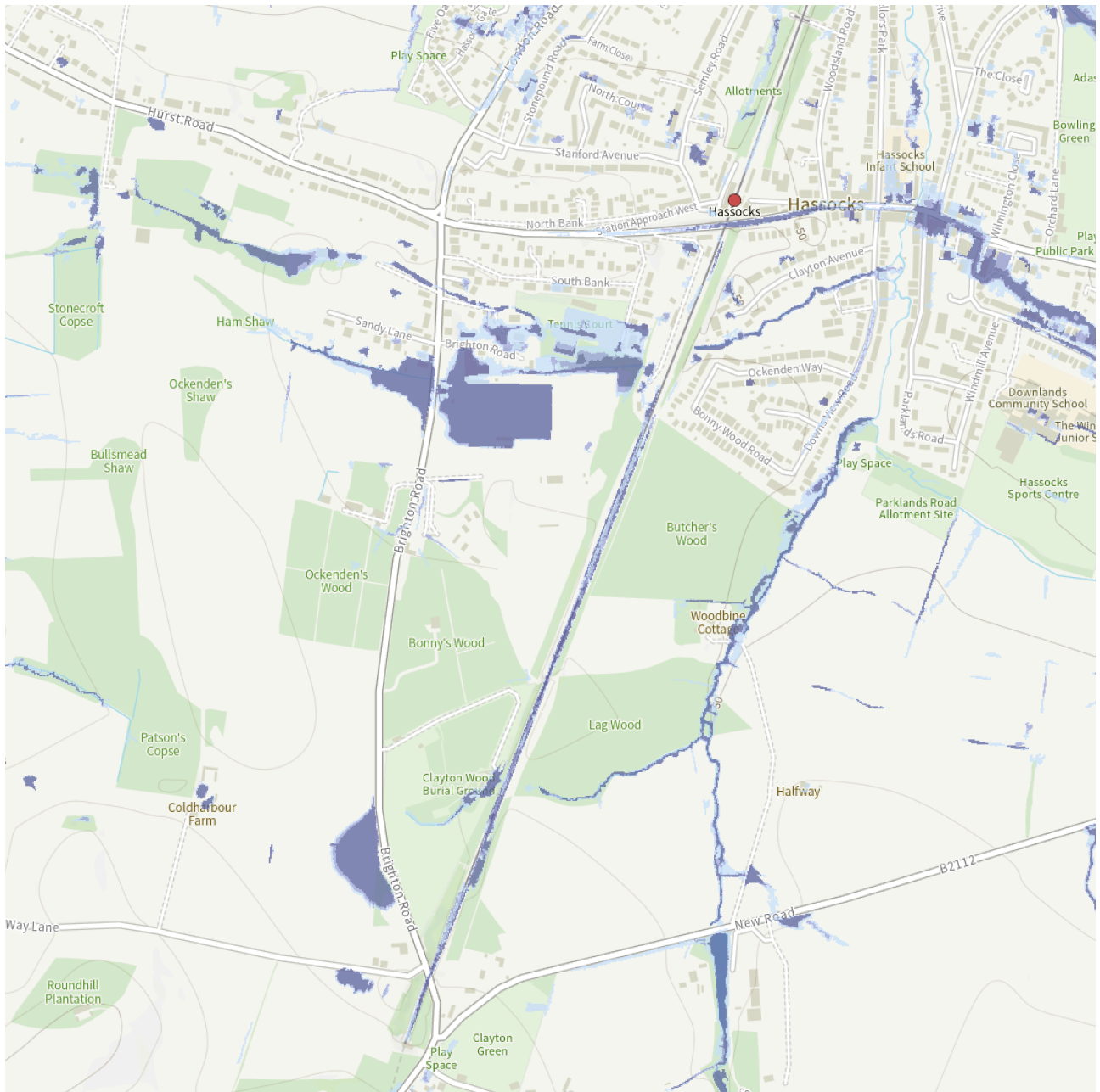
5. Use & Community Benefit

The pavilion operates as a community sports facility serving local residents.

The enlarged kitchen will:

- Improve matchday catering
- Support community events
- Enhance functionality of the clubhouse
- Sustain the long-term viability of the facility

The proposal therefore aligns with Policy DP25 (Community Facilities).



Flood Risk Map - Not To Scale

6. Access

The proposal:

- Does not alter site access
- Does not increase parking demand
- Does not intensify use
- Retains existing accessibility arrangements

Internal layout adjustments improve operational efficiency but do not affect public access arrangements.

7. Conclusion

The proposal represents a modest, well-designed extension that:

- Is proportionate in scale
- Respects its countryside setting
- Preserves the setting of the South Downs National Park
- Enhances a valued community facility

The development accords with the Development Plan and is considered acceptable in design and access terms.

