

# Pickeridge Cottage

## Design and Access Statement

Address: Pickeridge Cottage, Cob Lane, Ardingly, Haywards Heath, RH17 6ST  
Date: August 2025

Mid Sussex District Council  
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**HAPA**  
ARCHITECTS

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## 1.0 Introduction

This Design and Access Statement is submitted in support of a planning application for the demolition of existing cottage and construction of new cottage at Pickeridge farm.

In drawing up this proposal we have analysed the relevant national and local planning policies, and have responded to the site's unique environment and surrounding landscape. We believe that the resulting design is appropriate for its location and sensitive to its surroundings.

### 1.1 Brief

To demolish existing cramped cottage. To build a new cottage with much improved internal spaces, and external façades as suitable for the rural setting.

House to provide 4 bedrooms with high quality family rooms and landscape garden spaces. House to be a sensitive yet contemporary additional in this setting. It is a landscape and energy efficiency led home.



Fig01. Aerial photo with site boundary

**"The scheme sets a new bar for development... through thoughtful contextual architecture that demonstrates an exemplary use of timber and is enhanced by sensitive landscaping."**

- SDNP Design Officer, Rafa Grosso-Macpherson regarding black timber house in Rodmell.

[www.southdowns.gov.uk/innovative-eco-home-in-south-downs-wins-architectural-awards](http://www.southdowns.gov.uk/innovative-eco-home-in-south-downs-wins-architectural-awards)

## 1.2 HAPA Architects

Hapa Architects are a design-led, award winning, architecture practice based in Brighton. We have proven expertise in designing and delivering considered, contemporary, and sustainably led houses; whether new builds, renovations, and/or extensions to homes in rural settings and areas such as the South Downs National Park. These include works with Listed buildings, in Conservation Areas, and Areas of Outstanding Natural Beauty (AONB).

We work with local authorities to successfully create high quality, energy efficient, landscape led houses. (Fig02) presents some recent examples of our work in and around Sussex.



(1). New-build, contemporary and energy efficient black timber house in Rodmell. Within Rodmell Conservation Area and the South Downs National Park (SDNP).



(2). Extension and renovation of existing cottage in Barcombe Conservation Area. Winner of Sussex Heritage Trust Award 2025.



(3). Careful restoration of a Grade II Listed house and new flint rear extension to a property in Firle. Within Firle Conservation Area and SNDP.



Fig02. Examples of considered private residential projects by HAPA Architects in sublime rural settings

## 2.0 Existing Context

The site is Pickeridge Cottage, found on Pickeridge farm near the village of Ardingly. This is found along a rural road, Cob Lane that travels between villages Ardingly and West Hoathly. This is a very rural and secluded site, with woodland, paths, and farmland. Access to the site is from Cob Lane, and then by its own access lane and hedgerow.

The cottage is separate property to Pickeridge farm, yet forms part of the estate. The access lane first travels past the farm before reaching the cottage. Pickeridge farm includes agricultural fields, the main farmhouse, and various outbuildings to include stables, barns, and studios. The actual farmhouse is 16th century and Grade II Listed, with the additional outbuildings developed in more recent times. The farm is still used in a small hold capacity.

The existing cottage was constructed in the late 1970s. It is a two storey brown brick building, white painted timber windows, tiled roof and brown hung-tiled walls at first floor. The roof is Sussex hipped. Includes two brick chimneys, and covered entrance porch-way. The property includes a couple of garden sheds. The cottage is located south of the farmhouse and all other outbuildings. It has its own plot of land.

The surrounding landscape is secluded and full of peaceful countryside hedgerows, woodland, and sloping fields. It is within the High Weald Area of Outstanding Natural Beauty (AONB). There is a public footpath that travels north-to-south along the eastern boundary of the site.



Fig03. Existing Cottage Photos

i. (top)  
Front of Pickeridge Cottage

ii. (bottom)  
Rear of Pickeridge Cottage from field



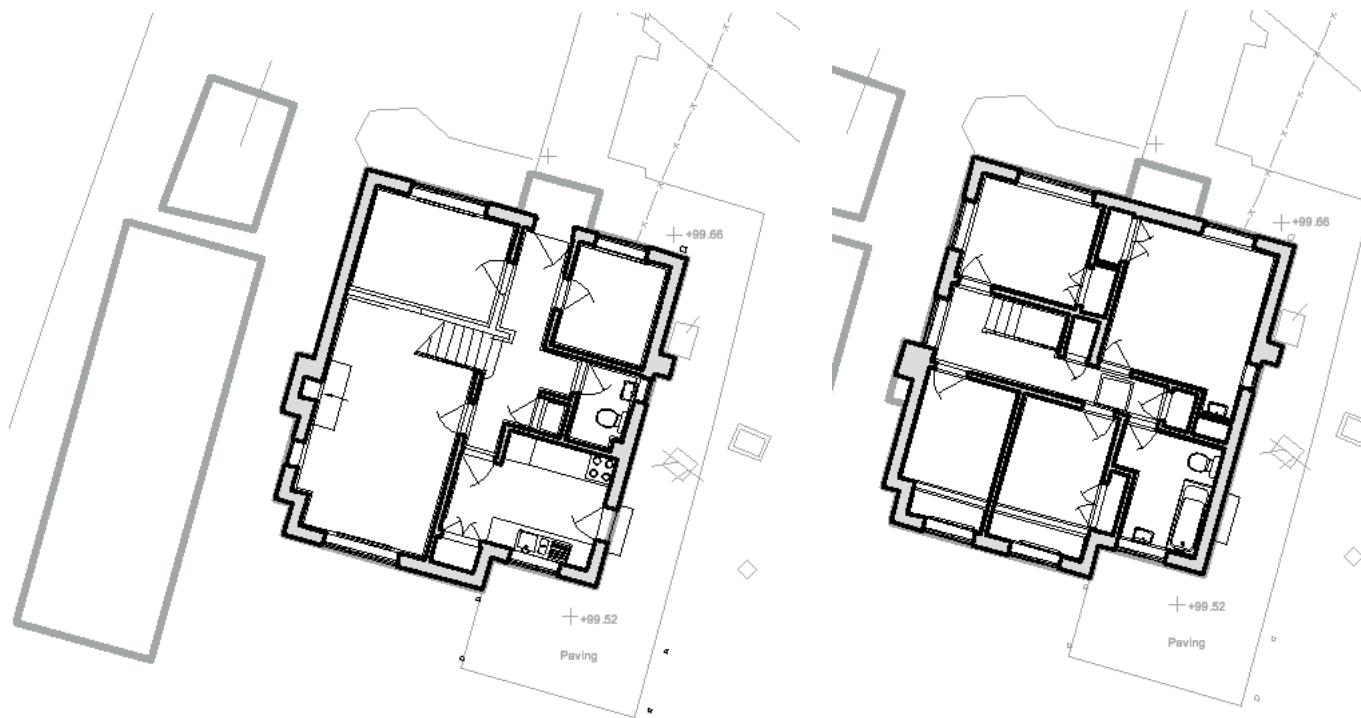


Fig04. Pickeridge Cottage plans and elevations, NTS

Fig05. Existing Site Photos (right, top to bottom)



i.

Site entrance from Cob Lane (public road), via  
google maps

ii.

Pickeridge Cottage on left side.

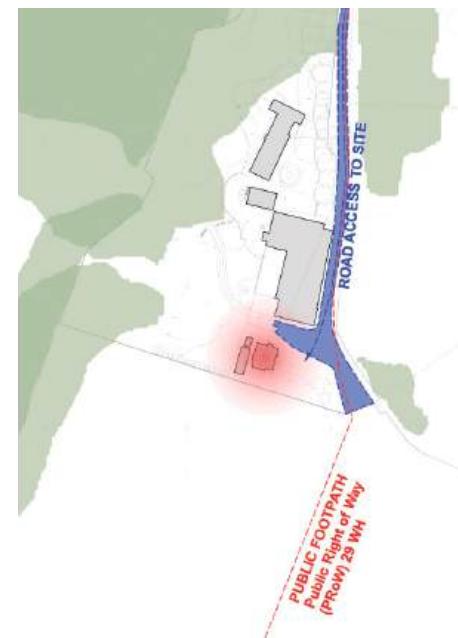
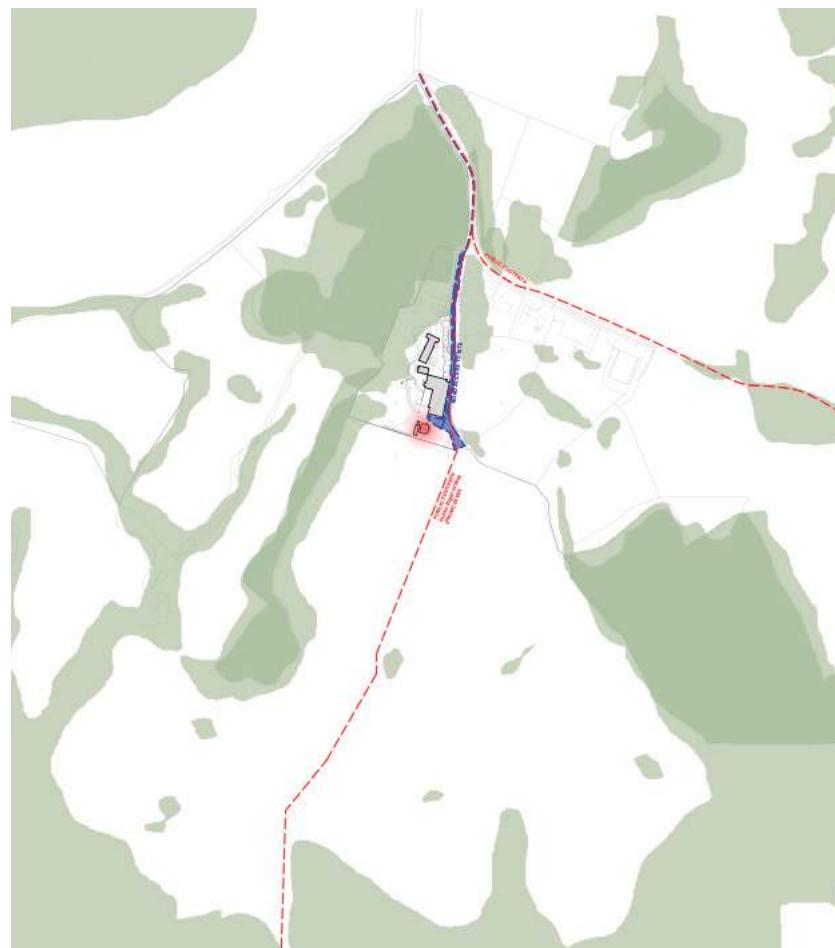
iii.

View up the access road (and public footpath)  
from site

iv.

Pickeridge Cottage roof visible behind garden  
wall. View from barn annexe courtyard





(6.1) Landscape plan of public footpaths and access road around site.

Fig06. Pickeridge Cottage initial site studies, NTS

A number of initial site studies are undertaken, to help clarify existing features for enhancement and/or of concern. Here are a number of sketches illustrating existing conditions:

To also note, Initial studies do include the mapping of protected trees. No protected trees are affected by the proposed or existing cottage.

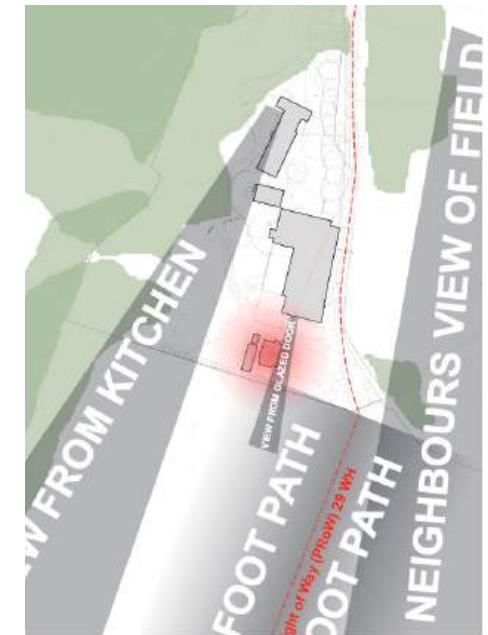
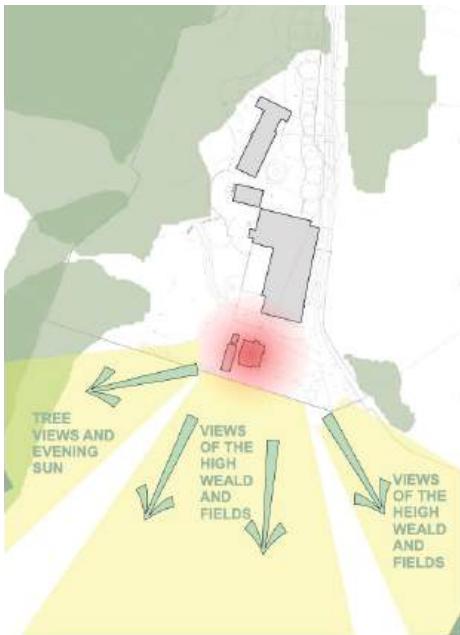




Fig07. Aerial photo of the site in landscape. Pickeridge Cottage can be seen as the bottom most building.

## 2.1 Site History & Heritage

- The site is not in a Conservation Area.
- There is a Listed building to the north of the collection of building.
- The site is in an area with a low probability of flooding, flood zone 1.
- The site is in High Weald AONB

### High Weald National Landscape AONB

The High Weald is an outstandingly beautiful landscape cherished by people and celebrated for its scenery, tranquillity and wildlife. Its ridges and valleys are clothed with an intricate mosaic of small fields interspersed with farmsteads and surrounded by hedges and abundant woods, all arranged around a network of historic routeways. One of the best surviving medieval landscapes in north-west Europe, the High Weald has remained a unique and recognisable area for at least the last 700 years. Covering 1461 sq. km and close to London, this extensive area offers millions of people the opportunity to experience the beauty of nature within working countryside. It was designated an Area of Outstanding Natural Beauty (AONB) in 1983, and is now known as the High Weald National Landscape.

"A landscape not yet bulldozed for speed"

As I walked Out One Midsummer Morning, Laurie Lee, 1969

The above extract is taken from the *High Weald AONB Management Plan 2024-2029* literature. It is a very adapt description of the surrounding area of Pickeridge Cottage and its immediate surroundings.



Fig08. Site Plan, NTS

### Listed Building Near Site

There is a Listed building on the farmland. There are a number of outbuildings between the Listed farmhouse and the cottage. The Listing is carefully considered in the design proposal and the new house is not visible from the listed building.

Pickeridge Cob Lane, Grade II Listed Building.

List Entry No: 1025586

Details: WEST HOATHLY COB LANE Pickeridge

1.5405 TQ 33 SE 7/512 28.19.57

2. L-shaped C16 timber-framed house, now faced with weather-boarding, the west front partly tile-hung. Gable ends to east and west wings. Tiled roof. Casement windows with diamond-shaped panes on first floor. French windows with pointed windows on ground floor. Ashlar and brick chimney breast on north wall. Veranda with slate roof on ground floor of east front.

The Listed farmhouse has recently undergone carefully restoration and contemporary extensions. This considered works have helped to preserve the building, to ensure better function for modern day rural living, and to continue its heritage into the 21st century.

Pickeridge, Grade II  
Listed

SITE: Pickeridge Cottage



Fig09. Listed Buildings and Monuments



Fig10. Photos of Pickeridge, Grade II  
Listed building

## 2.2 Site Planning History

Pickeridge farm and its various buildings have a sizable planning history. Following is listed a few relevant planning applications.

The adjacent farmhouse and its outbuildings have recently undergone successful renovations and extensions:

**Listed Building Application:** Replace existing lean-to extension to main house with a new kitchen extension. Proposed alterations to the barn store to create a guest annexe. Minor remodelling and alterations to the work shop, east end of the garage barn and swimming pool barn.

DM/18/1882      Approved      1 Nov 2018

Renovation of workshop with new internal fit-out, including new W/C and kitchenette, alongside new windows and doors in existing openings, new timber cladding and new external staircase to access the storage above. Barn annexe to become guest annexe by converting to a habitable space including new floor level accessed internally by new stair, new windows and doors fitted in existing openings, and two new skylights in existing roof fabric

DM/18/4784      Approved      20 May 2019

Recent extensions and renovation to Pickeridge farm including later condition discharges and variations. Works implemented.

The applicant site, cottage:

**Outline application for erection of farmhouse (148 acres)**

HO/005/74      Approved      12 Mar 1974

The outline approval of applicant site.

**Detached four bedrooomed farmhouse (Reserved Matters for F/74/88 (HO/005/74))**

HO/036/76      Approved      28 Sept 1976

The approval of applicant site.

## 3.0 Proposal

The proposal retains the existing use as a single dwellinghouse.

The Brief outline of Work is:

**a)** Demolish existing cottage

Remove inefficient 1970s cottage with its tight, cramped, poorly lit spaces. Includes garden sheds and built structures behind.

**b)** Construct new family cottage

Much improved home built within the landscape with connected family spaces, gardens spaces, and updated layout generally. To provide four comfortable bedrooms. Make the most of outstanding views and improve the house with considered contemporary architecture. Great improvements to energy efficiency and potential sustainability gains.

### 3.1 Overall Strategy

The design is informed by three important aims:

1)

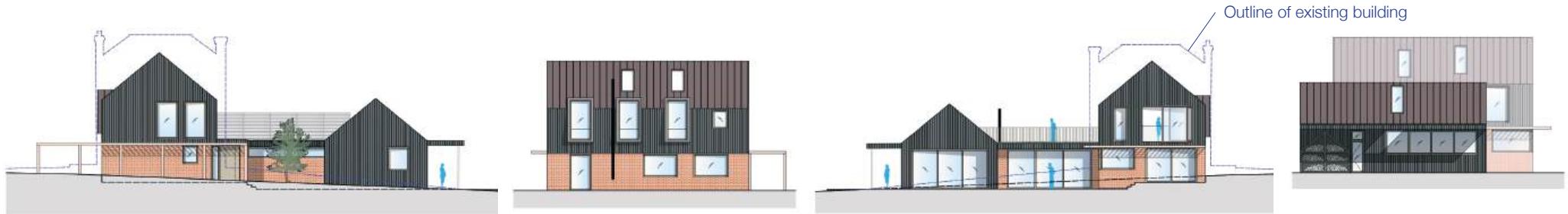
To achieve the highest possible quality of spaces and home environment for contemporary living, as appropriate to the surrounding high value built architecture and scenic nature environment assets.

2)

To create a healthy home environment with great design emphasis on improving various sustainability performances of the home. To better improve the energy efficiency throughout, critical selection of materials, and building processes, as appropriate to the surrounding architecture and environment.

3)

To create a healthy home within the landscape. The design to be landscape led to create a place where the surrounding landscape can flow inside, include garden enrichment spaces, and an architectural language that sits well in the high valued rural environment.



Outline of existing building



Fig11. Proposed Elevations, nts

Fig12. Proposed Landscape Plan, nts



Fig13. Proposed Floor Plans, nts

### 3.2 Proposed Description

#### a) Demolish existing cottage

- Demolition of existing house with its disjointed family rooms and dark lit spaces.
- Four bed property, late 1970s, two-storey.
- Remove existing garden structures.

#### b) Construct new family cottage

##### Plans

- Proposed position of new built to be built along the pre-existing building line.
- The planform appears as 2 parallel gabled rectangle volumes connected by a central smaller link space. The forms are simple shapes connected together to create a plan that takes advantage of the surrounding landscape and views. It is low lying in the landscape being mostly single-storey with one gable offering a smaller 1st floor plan.
- The ground floor is built around a central family space. This central social space includes raised ceilings, and open sliding door connecting the interior with the outside landscape and veranda. The space provides, a lounge with kitchen and dining areas to the side.
- Ground floor: The main entrance is from the north, as per existing. This leads into an entrance hall with coat and boot storage, and a WC. Down a couple of steps leads into the shared living, dining, kitchen space. Out of the way behind the kitchen the utility, boot, and storage spaces are hidden out of view. The plan also provides a south-facing snug, and two bedrooms on this level, and a shared shower-room.
- First floor: Stairs lead to a first floor level that includes: two bedrooms with their own en-suites, a small gym room, and a cosy, quite roof garden space on top of the linking space.

#### Massing (Elevations)

- The building form presents a recognisable residential scale and form.
- The height of the proposal is designed to be much lower than the existing cottage, with the proposed first floor area also being smaller than the ground floor. This is designed to create a much improved relationship with the adjacent Barn Annexe - the proposed cottage becomes a longer and lower building. Therefore the proposed cottage massing should fit much better in the surrounding built landscape.
- The gable wings of the proposal are of different heights, allowing for a first floor space below one of the pitched roofs, and a secluded roof garden in the middle.
- Large glazing items to provide high levels of natural lighting and views out to the rural surrounding landscape. Passive design principles include the design use of overhangs and verandas to reduce high solar gains and overheating in hot summer months, and cross-ventilation possibility in rooms and spaces to allow for all year round temperature control and comfort, alongside heavy weight floor with thermal mass to retain and control any winter solar gains.
- A metal chimney flue will replace existing brick chimneys. White uPVC guttering are to be replaced by concealed box guttering and black pipes where necessary.

#### Landscape

- The design is landscape led. This includes the creation of different garden spaces. Such as a secluded small roof terrace garden, a working kitchen garden to the rear with allotments and growing bed,

a front cottage garden with wildflowers, new screening trees and hedges, and access around the surrounding landscapes for wildlife, play, and agriculture.

- The materials and cladding as fitting to the rural High Weald setting.
- The gardens spaces will grow and change through the passing seasons. With this the planting becomes more important as these spaces mature. This will help the proposal further settle into the landscape as time moves along. Garden structures include timber trellises pathways that can be overtaken by native climbing plants, flowers, and countryside aromas.

#### Use

- The proposal retains the existing. The existing property is a single private residential country cottage. The proposal is a single private residential country cottage.
- Access road is as per existing.
- Public footpaths as per existing.



Fig14. Proposed Visuals.  
Internal views of family room and  
kitchen with views of the outstanding  
landscape surroundings

### 3.3 Response to Natural & Built Context

The proposal is designed in great consideration of the surrounding environmental and built characteristics. The proposed works as a whole respects the High Weald and neighbouring Pickeridge, but makes a continued improvement to the built environment and home atmosphere within.

The overall massing of the proposed works to create a cottage that is longer but lower than the existing. The front facing facade of the proposal is to be a similar width. The scale is designed for a closer and better relationship with the immediate neighbouring buildings and create a better built grain as a whole. When compared to existing there are no added overlooking concerns.

The proposal is especially designed to bring greater use of the external amenity spaces around the house, this includes new improved surfaces and terrace spaces. For example this proposed scheme will allow for the landscape to filter in the kitchen space. Proposed landscaping / surfaces are natural and permeable to not adversely affect drainage.

No negative works to existing trees or biodiversity are proposed. An increase in biodiversity is provided with additional different garden spaces, added functions, and screening with new native trees and hedges.

Proposed main entrance is in a similar north-facing location. It will be levelled access and covered. Car parking spaces are provided at the front of the drive with a footpath leading to the house.



Fig15. Site from neighbouring field

(top): proposal  
(bottom): existing

The overall massing of the proposal creates a cottage that is longer but lower than the existing. These images show that the proposal forms a lower and more concealed massing when viewed from the adjacent south field, and potentially the footpath travelling along its eastern boundary.



### 3.4 Materiality

This scheme is designed in form and material selection to create a considered, high-quality, contemporary, rural, vernacular, healthy home. The material selection is refined, with a small palette of high quality materials and finishes, as deemed appropriate:

The nearby Grade II Listed Pickeridge farmhouse recently underwent successfully renovations and extensions. The material selection and architectural design is of high quality and contemporary. The new elements create a considered, high-quality architectural works that complements and clearly defines the original architecture and the new.

This proposed scheme take references from these neighbouring works by looking to use many of the same successful materials.

Select materials used by neighbouring Pickeridge property:

- a) High-quality contemporary **zinc - red**, standing seam pitched roofs.
- b) High-spec slim framed glazing windows and doors. To be **composite timber/ aluminium glazing items**.
- c) Typical **brick**, red stock brick

Additional high-quality materials / elements:

- d) Contemporary cantilevered dormer windows.

The photo reference here is a successful example of another project by Hapa Architects. Old Rectory Cottage is within a Conservation Area is recognised Sussex Heritage Trust Award winner in 2025.

- e) Responsibly sourced **timber weatherboarding** - black.

Timber is a familiar building material, especially in rural locations. Black also allow for the proposal to conceal itself within shadows in the wide landscape. Similarly, the neighbouring Pickeridge farmhouse is of timer, white painted, weatherboard. Hapa Architects have used black timber cladding successful on a number of rural residential projects included the referenced: Black Timber House. This was a regional RIBA awards winner in 2023 and was also highly commmended in the South Downs National Park Awards in 2024.



a) Red zinc,  
standing seam

b) Slim framed  
composite timber/  
aluminium glazing

c) Red brick



d) dormers



e) black timber

Fig16. Grade II Listed Pickeridge

Fig17. Material Palette & Precedents

### 3.5 Sustainable Design

The proposal have been designed with sustainability at the forefront. Design principles in mind such as allowing for heavy weight floors to act as a heat sink, high insulation, and under floor heating. The underfloor heating will be powered by high-efficiency Air Source Heat Pumps and coupled high insulation and air-tightness will make for A rated dwellings (A-EPC).

The proposal is to be built to very high building and environmental standards. Items include:

#### Internal Home Environment

- The material palette is to be considered and naturally sourced. Windows and doors to be composite timber/aluminium and not UPVC.
- Dwelling to be built to a high specification, insulation and air-tightness generally. To be designed to achieve EPC band A.
- UFH heating to provide energy-efficient heating.
- High specification glazing and large glazing items for added thermal comfort, insulation, ventilation, and natural lighting.
- Healthy, low-VOC materials and finishes, and well designed ventilation systems (MVHR) that promote good indoor air quality.
- High-efficiency Air Source Heat Pump coupled with tight air-tightness tolerances.
- A-rated white goods.

- We will be looking to add PV panels to the property in a future application on the land.

#### External Site Environment

- Electric vehicle charging points provisions.
- Permeable driveways and allow for drainage. Allowing for soft surfacing, such as hoggin.
- Rainwater harvesting with water butts.
- Increase in biodiversity and additional native trees, hedges, and plants to provide improved buffer, screening, and greenery where possible.
- Retaining generous private gardens spaces all around the property, and views out across the wider High Weald landscape for healthy outdoor living.
- Passive design principles, such as using overhanging elements / brise soleil to reduce summer solar gains, and operational windows for cross-ventilation possibilities.



Fig18. Visuals

Visual of proposal, view from access driveway

## 4.0 Summary

The proposal is carefully designed in form, landscape, and material to complement and enhance the surrounding rural built and natural environment. It responds to local and national policy, and conforms with the details of each.

The site is a family home that sits within a spectacular natural landscape. It is designed with high quality materials and finishes that complement, respect, and juxtapose the existing landscape. The proposal is formed around the existing footprint. The proposed cottage better references the neighbouring built architecture in much improved material, form, and scale.

This is a sustainable development that creates a healthier and much more environmentally friendly home and environment. It is much more suitable for today's contemporary rural lifestyle, a growing family, and forms a more considered and healthy home. It provides better domestic spaces for the family to live well and peacefully internally, and a subtle architectural cottage design that sit well within this high value rural High Weald National Landscape.