



# Design and Access Statement

882\_Old Beech Farm

August 2026

Revision: 3

The Applicant :  
Chris Husband

Project Location:  
Old Beech Farm  
Cuckfield, Haywards Heath  
West Sussex  
RH17 5HY

## Householder Application for Planning Permission and Listed Building Consent

Proposed swimming pool and associated pool house in garden of farmhouse,  
including removal of 1 no. cherry tree

This document must be read in conjunction with the full plans  
associated to this application.

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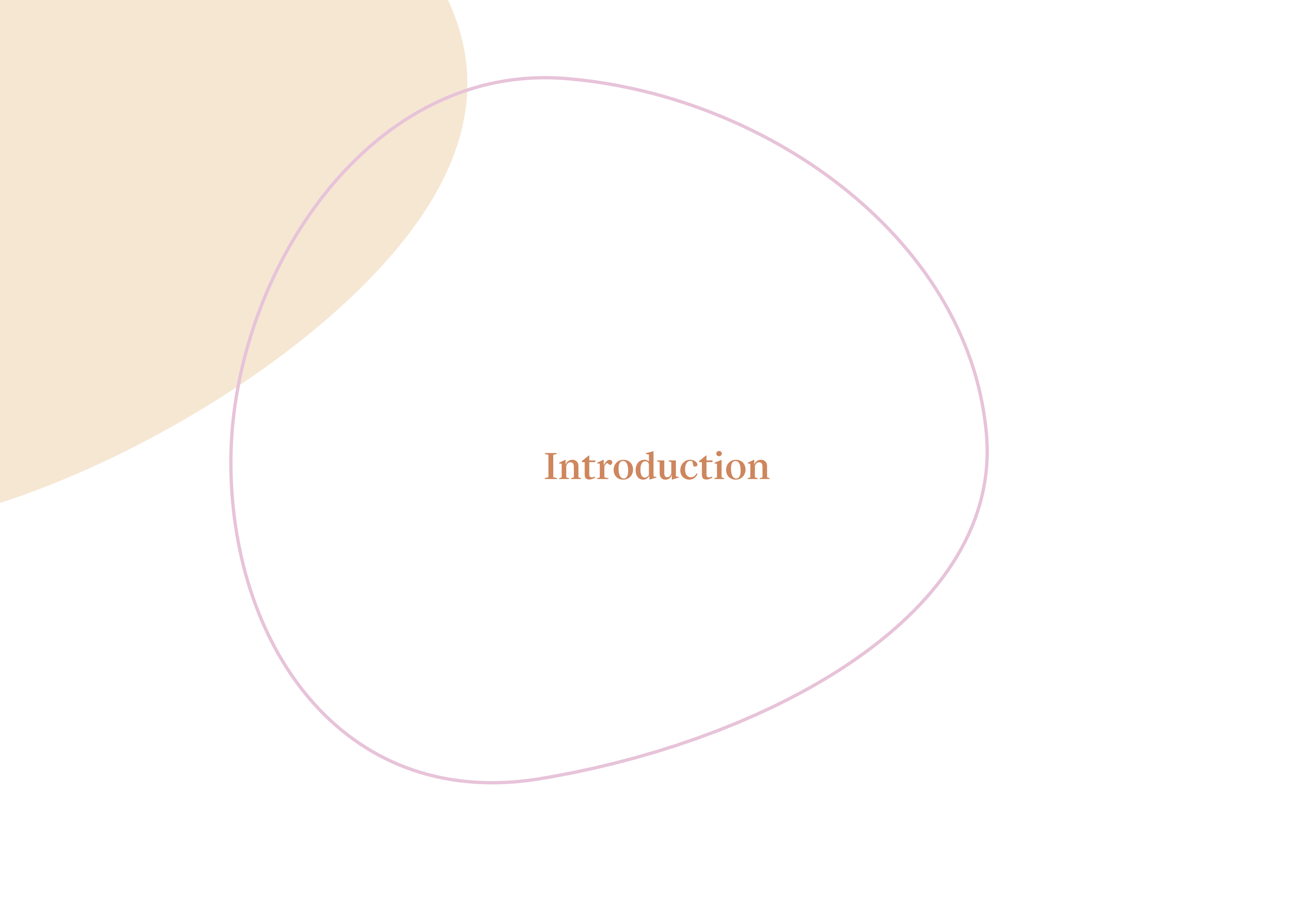
RIBA   
Chartered Practice

IHBC  
INSTITUTE OF HISTORIC  
BUILDING CONSERVATION



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# Introduction

## 1.1 Ecotecture

Since starting Ecotecture, we've prioritised conscious and mindful practice, always considering and minimising our impact. This commitment is reflected in our name, Ecotecture.

At Ecotecture, we pride ourselves on being proactive designers specialising in energy-efficient architecture. We ensure we have early input from the council, structural engineers, heating engineers, and cost consultants, where possible.

This proactive design ethos allows us to develop solutions that are well-informed and tested by a myriad of experienced industry professionals, giving you confidence in our capabilities.

### Our Values

We design buildings that enable people to lead better, more sustainable lives by combining our expertise in historic building conservation, energy efficiency, and retrofit.

We adhere to Quaker principles: Simplicity, Peace, Integrity, Community, Equality, and Stewardship of the Earth.

### Our Design Approach

We follow the five Passivhaus principles:

- 1 – High quality insulation.
- 2 – Heat control and robust joinery
- 3 – Airtight construction
- 4 – Heat recovery ventilation.
- 5 – Thermal bridge free design.

Sustainability is our core ethos, not an afterthought. Our values are evident in our work and extends to our business operations and community activities.

We set annual objectives and measure our progress alongside our financial performance, reporting each New Year.

At Ecotecture, we think green, live green and design green.



Ecotecture Office  
Ecotecture

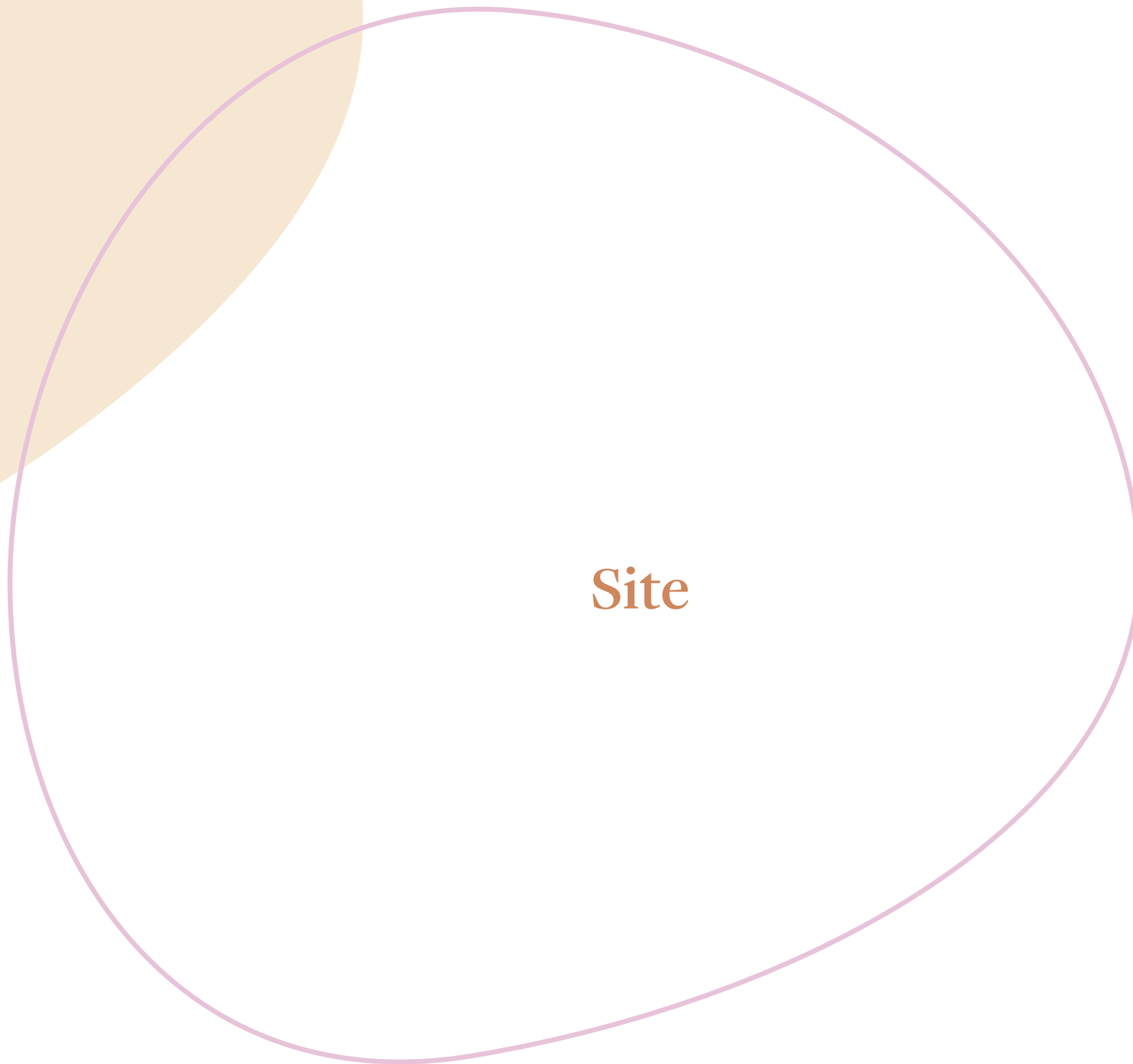
## 1.2 Introduction

This application is for a proposed new pool and associated pool house in the gardens of Old Beech Farm, Cuckfield. This follows positive pre-application feedback (ref. no DM/26/0864) received in June 2026, which suggested that the proposal is in theory not contentious.

The proposed development utilises and improves an existing area of hardstanding to the north-east of the listed Old Beech Farmhouse, which is the current site of an outdoor kitchen and pergola structure. Further to the east of this is an existing tennis court. This area of hardstanding is surrounded on two sides by grass banking and retaining walls, which provide a level of visual screening from the adjacent listed farmhouse, and hence will minimise the impact of a proposal in this space. The proposed design also aims to improve the relationship between the farmhouse and its gardens by utilising materials that tie into the design of the existing building, creating a more cohesive site.

Whilst one no. Cherry tree will be removed as part of this application, two no. new trees, alongside further planting, are proposed to enhance the biodiversity and habitat of the site. The utilisation of an area of existing hardstanding will further minimise ecological impact on the site.



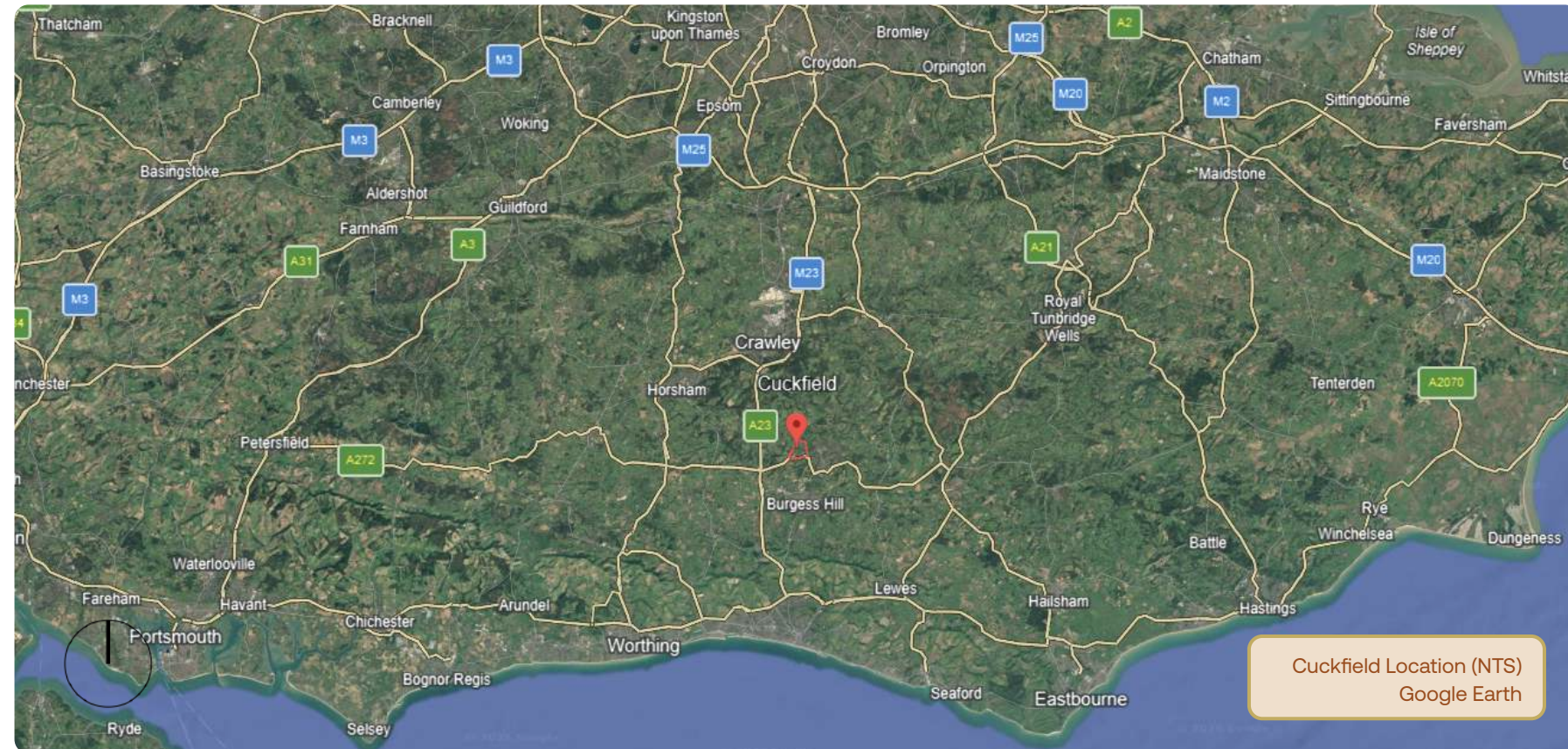


Site

## 2.1 Site Location

The site for this application lies just outside the village of Cuckfield, and is a 3.5 mile drive from the larger town of Haywards Heath to the east. Old Beech Farm is situated approximately a 1.5 mile drive from Cuckfield village centre, and is surrounded on all sides by open countryside, with a small number of dwellings in the immediate area. The proposal has hence endeavoured to maintain the open nature of the site by utilising its topography to minimise impact.

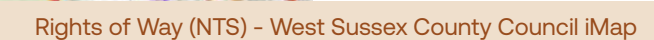
Cuckfield is well served by numerous transport options, including bus routes to Haywards Heath, Uckfield and Crawley, as well as connections main roads such as the A272. The application site itself lies just off Staplefield Road, which stretches west towards the A23. Although Cuckfield does not have its own train station, nearby stations (such as Haywards Heath and Burgess Hill) provide easy access to the London to Brighton rail network.



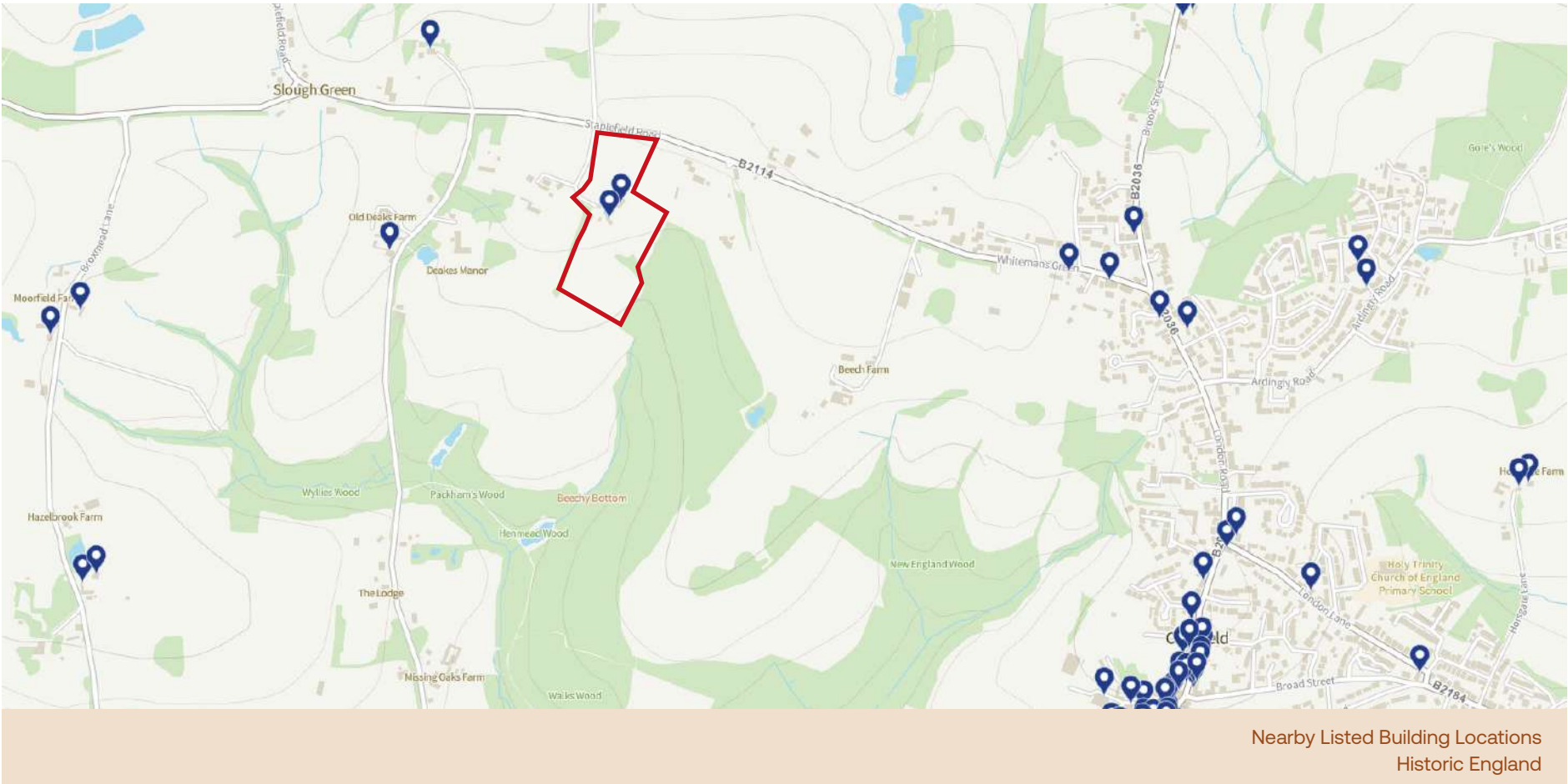
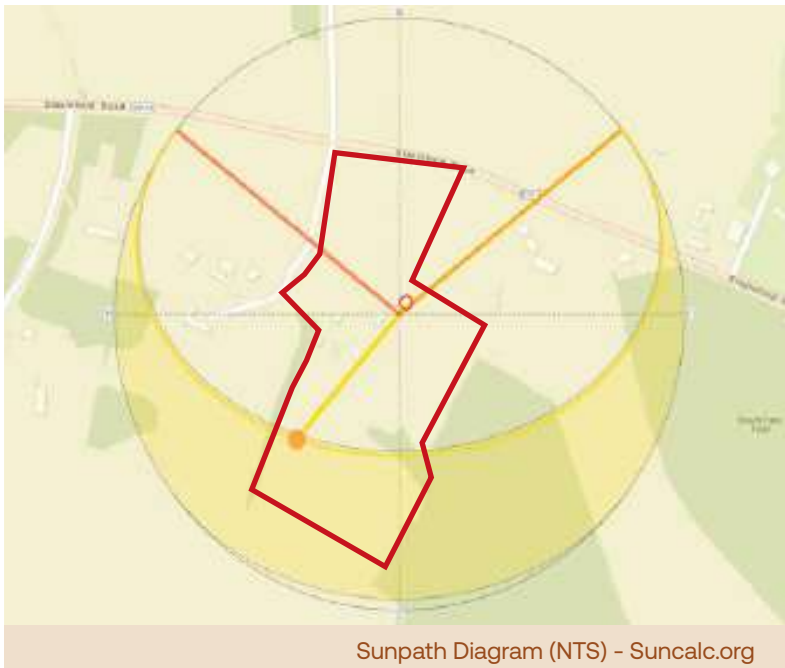
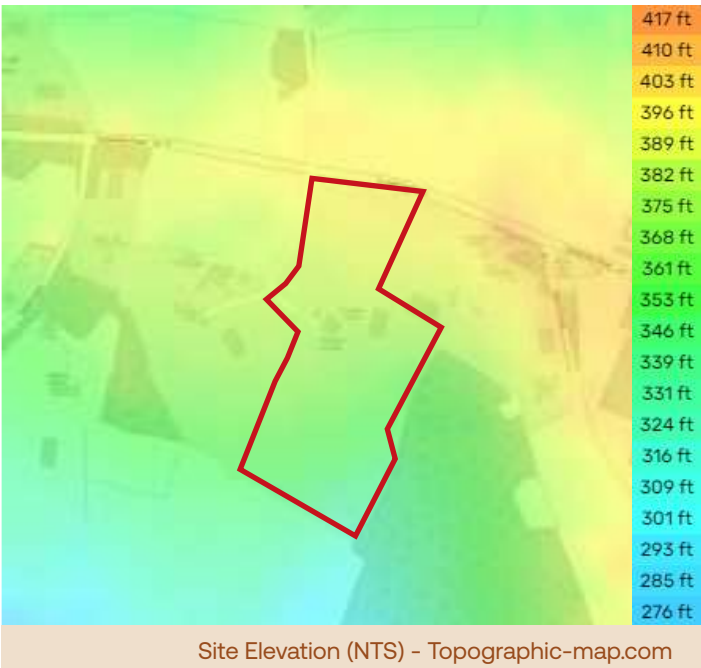
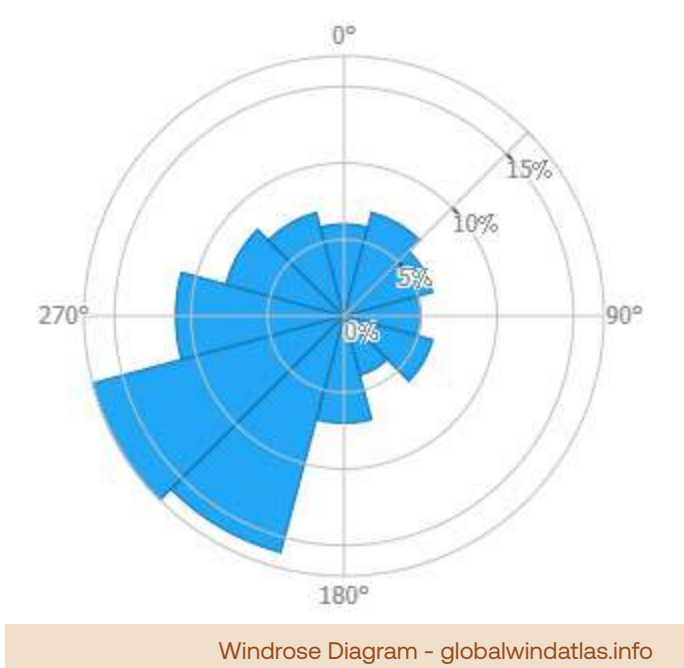
Site marked in  
red throughout  
document



The application site lies within the Mid Sussex District, with various designations in and around it. Most notably, the site lies within the High Weald Area of Outstanding Natural Beauty, and has surrounding areas of woodland (some ancient) located particularly to the south. These woodland areas, along with a number of species designations (such as for the Brown Hairstreak, Lapwing and Yellow Wagtail) demonstrate the ecological value of the site and the countryside surrounding it. This proposal has therefore considered this quality throughout its design and intends to improve the biodiversity of the site through further planting. There are also a number of designations in the area around the site which do not affect this application directly but are still of note, including Cuckfield Conservation Area.



2.3 Site Analysis



## 882\_Old Beech Farm



### 2.6 Listed Buildings on Site

Historic England Official List Entries. Further details in associated Heritage Statement.

#### Old Beech Farmhouse

List Entry Name: Old Beech Farmhouse  
Statutory Address: Old Beech Farmhouse, Whiteman's Green  
Grade: II  
Date First Listed: 11 May 1983  
List Entry Number: 1025713

Two parallel ranges. East range is a C16 timber-framed building with plaster infilling ground floor rebuilt in red brick, first floor of south front tile-hung. Horsham slab roof. Casement windows. Two storeys. Two windows. Queen-post roof and stone fireplace inside. West range C18.



Old Beech Farmhouse - Historic England Archive, Mr John Francis, 2005

#### Barn to South West of Farmhouse

List Entry Name: Barn to the South West of Old Beech Farmhouse  
Statutory Address: Barn to the South West of Old Beech Farmhouse, Whitemans's Green  
Grade: II  
Date First Listed: 11 May 1983  
List Entry Number: 11924229

C17. Faced with weather-boarding. Hipped tiled roof with pentice to east half of south front.



Barn to the South West of Old Beech Farm House - Historic England Archive, Mr John Francis, 2005

### 2.7 Site Photos



View looking north onto existing hardstanding



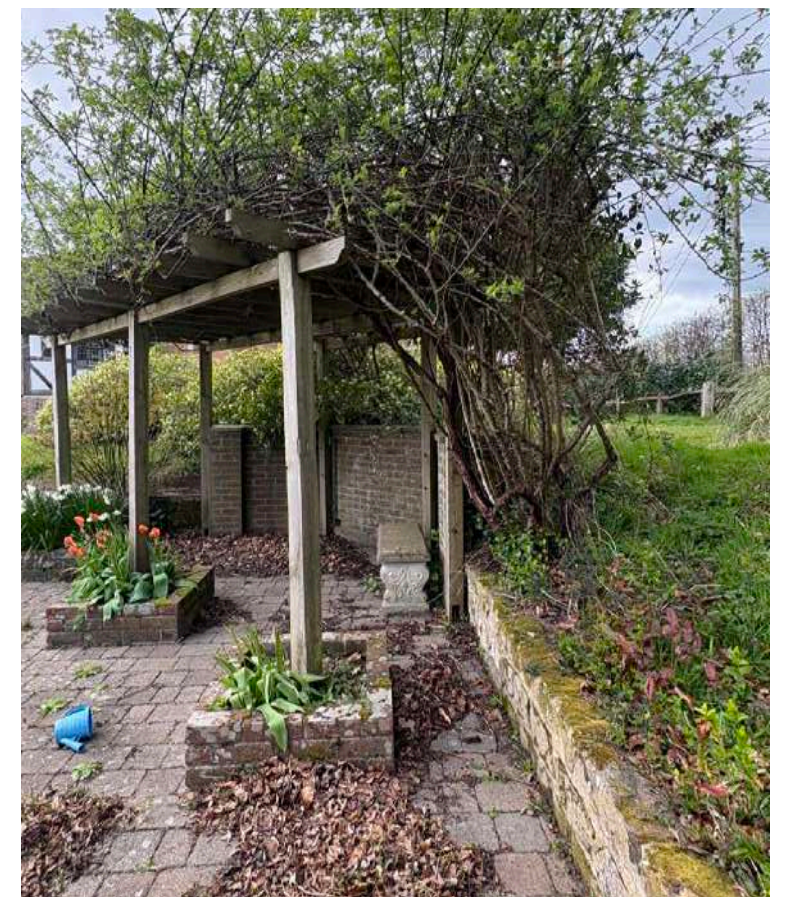
View looking west onto existing hardstanding, Old Beech Farmhouse behind



View looking north, existing grass bank



View looking north, Old Beech Farmhouse to left, existing tennis court to right



View looking west onto existing hardstanding

## 2.7 Site Photos



View looking south over existing hardstanding



View looking south-east over existing hardstanding



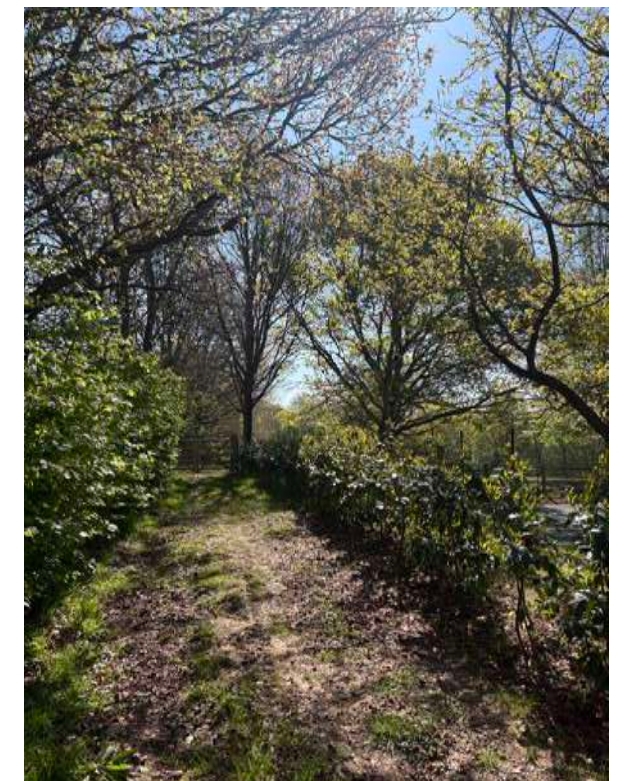
View looking east over existing hardstanding



View looking east at existing hardstanding, obscured by planting and grass bank



Planting to the north-west of proposed pool, Old Beech Farmhouse to left



Planting to the north-east of proposed pool

2.7 Site Photos



View looking south-east towards Old Beech Farmhouse



View looking north over existing hardstanding



View of retaining wall to north of existing hardstanding



View looking east from existing hardstanding



View looking east over existing hardstanding



View looking south from existing hardstanding



View looking south from existing hardstanding

## 2.7 Site Photos - Old Beech Farmhouse



Old Beech Farmhouse, South-East Elevation



Old Beech Farmhouse kitchen extension, South-East Elevation



Old Beech Farmhouse kitchen extension, North-East Elevation



Old Beech Farmhouse, looking north-east over site

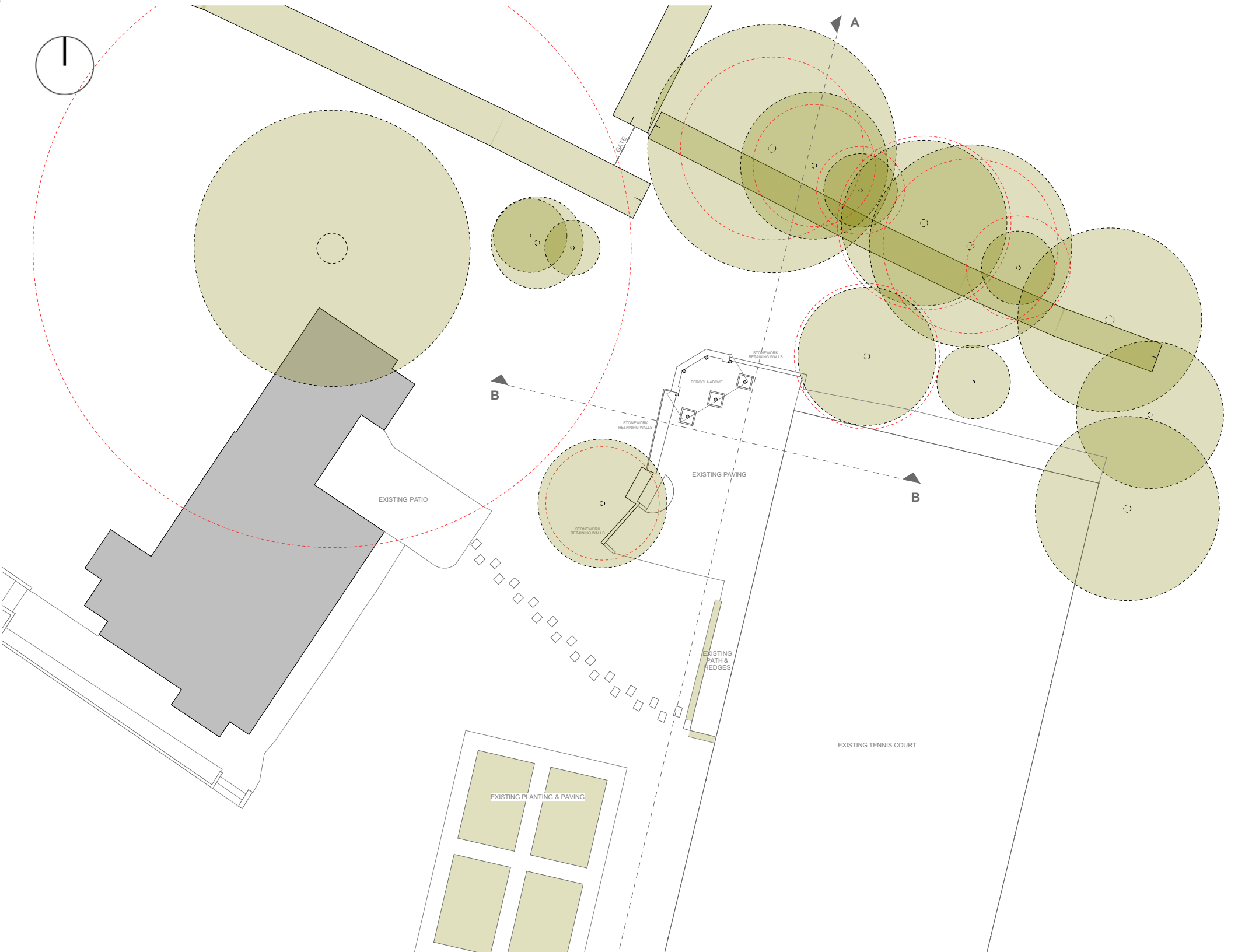


Old Beech Farmhouse, South-East Elevation



Old Beech Farmhouse, South-East Elevation, behind existing planting

2.8 Existing Drawings



Existing Site Plan (NTS) - Ecotecture

## 2.8 Existing Drawings

