

BakerBrown



Design and Access Statement

Project

Minor amendments to the approved full restoration and conversion of a Grade II listed former stable outbuilding and attached cart-shed into new dwelling accommodation.

Site Location

Brook Farm,
Brook Street,
Cuckfield,
West Sussex,
RH17 5JJ

Date

October 2026

Revision

-

Introduction

BakerBrown were appointed by the owners of Brook Farm to explore options to convert their existing outbuilding into a separate dwelling which was approved in May 2023 with works commencing on site in spring 2026.

The original application included provision of a woodburning stove but the flue pipe was located to the front elevation and on the advice of the conservation officer this was removed and we were advised to relocate it to the rear elevation with the principle being acceptable subject to listed building consent. The applicants would also like to omit the currently proposed gas boiler and replace this with an ASHP to provide heating and hot water, which would be located to the rear at low level and add a small additional shower room for guests to use.

To summarise the proposed scheme as presented for listed building consent:

- To install a woodburning stove in the living space with a black flue pipe existing through the rear roof slope of the single storey former cart shed.
- To omit the approved gas boiler and flue pipe and replace with an ASHP located to the rear of the building at low level.
- To include a small shower room to the rear of the second bedroom by building a stud partition and forming a new opening in the concrete partition between the 2 former stables..

A Heritage Statement comprising of a desk-based assessment, walk-over survey and impact assessment has been carried out and is attached with this application, and was also included with the original approved application. The report concluded that the proposals have little impact to the setting of the heritage assets when viewed as a whole and tested against the structured approach in the planning policy.

The other sections included in this report are:

1.0 Project Context

2.0 Listed Building Status

3.0 Design Proposals

4.0 Existing Photographs

5.0 Planning Policy

1.0

Site Information

1.1 Site Location and History

The site is located on Brook Street which is near the village of Cuckfield to the north-west of Haywards Heath.

The site is within a parcel of land which contains two Grade II listed buildings. Both the main house, and supporting agricultural barn are Listed Buildings with separate listings on Historic England's register. The main house was originally the barn serving the main farmhouse to the north titled Northlands, and was converted to a residential home in the 1920's. The agricultural barn to the north of the main house is the site that this project is concerned with.

The agricultural barn has three core elements. A presumed stable block with a northern lean-to element, and a cart-shed to the west. The building has a timber structure that has evidently been altered over the years. The existing structure is in poor condition with rotting visually present. The timber structure has been cut, modified, and built under with brick as a method of controlling damp egress. A structural report has been submitted with the application which details the current condition of the building.

The existing building is:

- grade II listed.
- in a designated area of natural beauty.
- not in a conservation area.
- not in an archaeological notification area.



1.0

Site Information

1.2 Planning History

We were able to locate details of the following planning applications associated with the property to view on the Mid Sussex District Council planning register.

DM/25/1419, DM/25/1463, DM/26/0332 and DM/26/0571- Discharge of conditions

DM/22/2141 and 2142 - (Amended Plans received 13.04.2023) Proposal to convert the Grade II listed outbuilding into residential accommodation as a single two bedroom dwelling, with new openings, upgraded insulation and new weatherboarding. To amend the landscape to form a sunken private terrace.(2023) Approved

09/00420/LBC - Dormer window addition to existing modern lean-to and minor alterations to interior (amended description 12.03.09) (2009) (Approved)

08/01880/LBC -Clean external timberwork: remove oil paint residue from oak with poultice or pumice grit blasting (ie light cleaning) (2008) (Approved)

08/01879/LBC -Removal of existing modern porch including brick piers and fin walls and supporting structure. Make good of existing roof and steps on completion. (2008) (Approved)

08/01878/LBC – Insertion of two single casement gabled dormers to rear pitch to light attic storey. Approved conservation roof lights reduced in size. (2008) (Approved)

08/01876/FUL – Insertion of two single casement gabled dormers to rear pitch to light attic storey. Approved conservation roof lights reduced in size. (2008) (Approved)

06/01512/LBC – Conversion of attic storey to form new bedroom and bathroom, insertion of conservation roof light to rear pitch and hipped ends. Amendments

received showing a reduction in the size of the proposed velux windows. (2006) (Approved)

06/01524/FUL – Insertion of one conservation roof light to rear and hipped ends. Amendments received showing a reduction in the size of the proposed velux windows. (2006) (Approved)

06/02708/LBC – Relocation of modern partitions and enlarge existing opening into rear extension. New kitchen and associated works, new aga with flue liner installation. To also include from previous approved application CD/06/1512/LBC, conversion of attic storey to form new bedroom and bathroom. (2007) (Approved)

01/00273/LBC -Proposed single storey rear extension to existing residential property. This will substitute previous planning approval and Listed Building consent for a two storey rear extension to this property. New small side window on south elevation (2001) Approved

01/00272/FUL -Proposed single storey rear extension to existing residential propoerty. This will substitute previous planning approval for a two storey rear extension to this property. (2001) Approved

00/00611/LBC - Two storey rear extension to form ground floor dining room & first floor sewing room. To include addition of 1 no. small window on existing south elevation for first floor shower room together with ancillary external works & remedial works (2000) Approved

00/00608/FUL – Proposed two storey rear extension to existing residential property (2000) Approved

CD/060/99 – listed building consent: internal conversion of existing store rooms at lower ground level into new bedroom/shower room and provision of en-suite facility and alteration of airing cupboard at first floor level. miscellaneous essential repairs to external elevation within confines of bedroom and some external works. (2000) (Approved)

2.0

Listing Building Status

2.1 Listing Detail

Heritage Category: Listed Building
Grade: II
List Entry Number: 1379926
Date first listed: 03-Dec-1999
Statutory Address: Former Stable, Granary and
Cartshed at Brook Farm, Brook Street.

The building or site itself may lie within the boundary of
more than one authority.

County: West Sussex
District: Mid Sussex
Parish: Ansty and Staplefield
National Grid Reference: TQ 30520 26575

SK 5905 Cuckfield Brook Street
1349/11/10008
Former Stable, Granary and Cartshed at Brook Farm
GV II

Stable, granary and cartshed, later stable, store and
garage. C18. Weatherboarded with tiled roof. Stable/
granary is taller building mounted on five sandstone
and one brick pier to the rear. Interior of granary has
original weatherboarding, old floorboards and roof
with collar beams. Stable has two stalls, probably for
carthorses. Former cartshed is lower and was originally
open-ended but now has C20 window and garage
doors. Originally in same ownership as Northlands
which was the original farmhouse and owned by the
Sergison family of Cuckfield Place.

2.2 Heritage Report Commentary:

"To the rear of the stable on the north side, a small lean-
to was built soon after the Stable was constructed. This
is described in the Listing description as a Granary, but
it is highly unlikely that it was ever used as such. The
construction technique uses vertical piers, rather than
staddle stones, which would enable rodents to climb
directly into the building. The majority of the timbers
used are hardwood. The piers which the building rests
on are predominantly sandstone but with some patched
brick repairs and one pier in the north-west corner
has been completely replaced by brick. This is failing
due to rooting from trees which have grown next to
the building. ... The rafters of the lean-to are not laid
over the wall-plate but are fixed to a horizontal beam
attached to the north side of the stable purlin. There is
a braced, central tie-beam and two hatches have been
cut through from the lean-to. Consequently it is more
likely that this room was used to store fodder for the
stable."

3.0

Design Proposals

3.1 Massing and Appearance

The design proposals for the conversion have already been approved and remain unaltered. This application seeks to make minor amendments to the approved scheme which require listed building consent and cannot be dealt with as amendments to the existing approval.

These changes include;

- installation of a small woodburning stove with a black flue pipe exiting through the rear roof slope of the single storey cartshed.
- Removal of the gas boiler and flue pipe and replacement with an ASHP located to the rear of the cartshed at low level where the ground slopes away.
- Provision of a small shower room to the rear of the second bedroom requiring the installation of a new stud partition and a new door opening in the existing half height concrete partition.

3.2 Layout

The only layout change from the original approval is the inclusion of the proposed additional shower room. This will require a partition to be constructed to divide the second bedroom which is located in one of the former stables. The shower room will require an opening to be formed within the concrete rendered half height partition that was built to divide the 2 stables. The original stables would most likely have comprised of 2 stalls rather than completely separate stables. The solid wall would have been a later addition and is identified as being constructed within period D which is the latest period of alterations within the historic building record prepared by Archaeology Services Lewes.

Extract from the Heritage Statement prepared by Archaeology Services Lewes

A concrete rendered partition wall (probably brick) divides the stalls with a pedestrian door to the south, although there is some evidence that an older, angled wall has been raised in height with iron rails mounted on top (Plate 13) although there is no historic fabric remaining within the wall and no evidence for an original timber partition. There are modern feeding troughs fitted and the floor is also concrete, with evidence of modern repairs inside the timber framing which has been lined with engineered bricks to support the integrity of the structure.



Image of the concrete rendered half height wall

5.0

Policy

The proposals seek to carry out some minor amendments to the approved scheme for the conversion of the barn to form a residential dwelling.

DP34 states that it is a strategic objective to protect valued characteristics and historic qualities of the built environment. It should be noted that the overall ambition of the project is to safeguard the original fabric which is currently falling into disrepair and the current approval achieves this. The only element of this application that makes changes to the fabric of the listed building is the proposed shower room which requires a small opening to be made in the cement rendered half height partition between the stables. This wall is one of the latest additions to the unconverted barn and most likely replaced a timber stall partition that would not have extended to form a full partition separating the two stables.

DP39 seeks to promote sustainable design and development. BakerBrown are industry leaders in sustainable design with circular economy principals being at the forefront of the company's ethos. The approved scheme refurbishes an existing building and re-uses as much of the existing fabric and materials as possible. This is a low carbon strategy compared to proposing a completely new build solution elsewhere on the site. Furthermore, the proposals outline an insulation strategy that will achieve a very thermally efficient building that uses minimal operational energy.

As part of this strategy the applicants would like to remove the gas boiler and flue and replace it with a more energy efficient and sustainable ASHP.

Contact

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