

ADC 1702

Refurbishment, Gurrs Croft, Ockley Lane, Hassocks, BN6 8NU

Heritage Statement

27th May 2026



Gurrs Croft - front view

1.0 Introduction

1.1 Planning and Listed Building Consent is sought for minor alterations for various small works including the conversion of a ground floor utility room into a bathroom, remove ground floor partitions, move a first floor bathroom and reform a conservatory.

1.2 Gurrs Croft is a two storey detached house which sits on the West side of Ockley Lane to the north of Hassocks. The grounds of the house include a detached garage and pond.



Looking North at Conservatory



Looking East at rear elevation of house



Looking South at side elevation



Block plan of Gurr's Croft

2.0 Planning References

2.1 There is no relevant Planning and Listed Building Consent history other than the granting of permission for: ERECTION OF DETACHED BUNGALOW WITH ATTACHED GARAGE AND ANCILLARY WORKS. refs KY/046/90/AP1, KY/046/90 and KY/001/90.

3.0 Development within or affecting a Conservation area Landscape

3.1 Settlements in Hassocks date back to Neolithic and Bronze Ages, was a Roman crossroad and significant location during the Iron industry. The village expanded when the railway station opened in 1841.

4.0 Listed building or its setting

4.1 Gurrs Croft is a grade ii listed building, It was listed in 1983. The original house dates back to 17th century but was extended in the mid 1900's and a conservatory added to this extension. The works focus on this more modern addition to the property. The English Heritage listing details can be found at <https://historicengland.org.uk/listing/the-list/list-entry/1354852>

4.2 The property has an inadequate kitchen and lacks a downstairs bathroom, thus this proposal includes the relocation of the kitchen to form an open plan space whilst changing the former kitchen into a utility room and utility room into a bathroom.

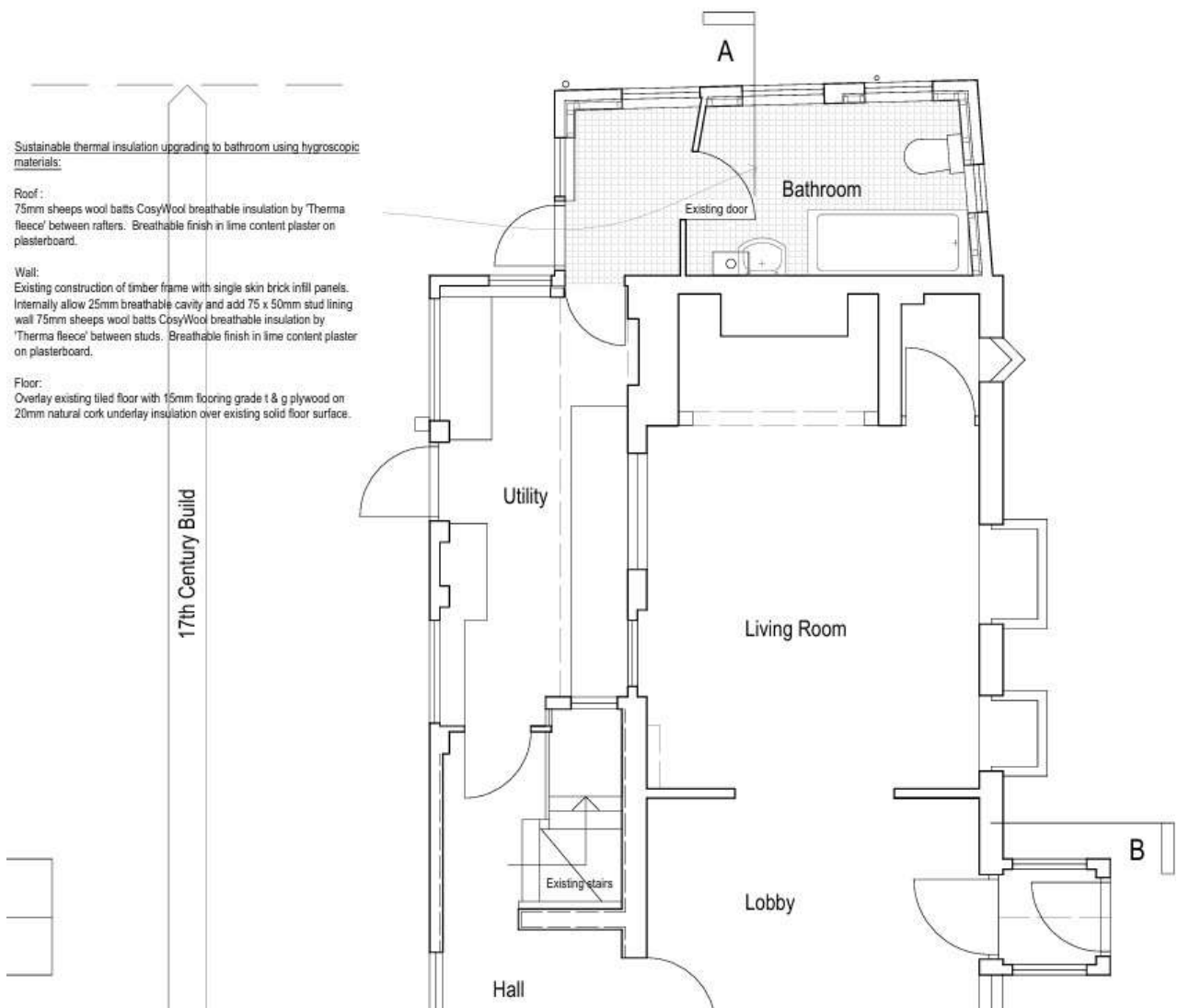
4.3 The proposed ground floor bathroom does not require any structural alteration utilising the existing plumbing and layout of the room. In addition, insulation improvements are proposed to make the bathroom livable and maintain the character of the room. The former kitchen becomes the utility room with no structural work and using much of the existing cabinetry.

4.4 By removing ground floor partitioning in the non-original extension we create an open-plan kitchen dining room.

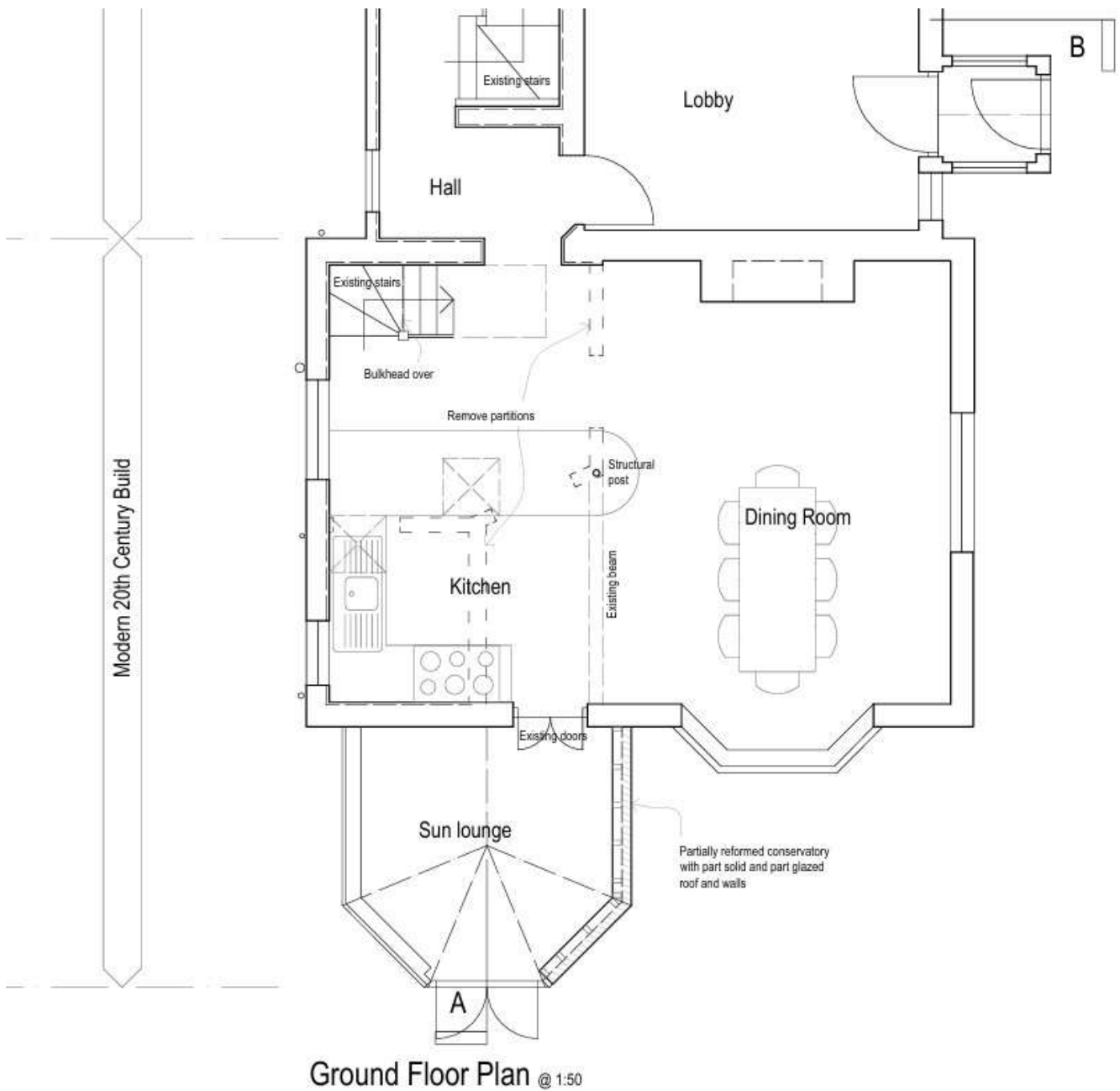
4.5 We also propose to swap the first floor bedroom and bathroom so make these rooms more workable. The bathroom waste and pipe runs will be in similar locations as existing. See drawing No ADC 1702/02.

4.6 The conservatory is modern and not considered of high architectural value. It is constructed from UPVC and wood with a polycarbonate roof material. It is no longer weathertight and in need of substantial repair. We propose to replace it with a more solid form using sympathetic materials such as plain tiled roof, facing brickwork and timber glazing.

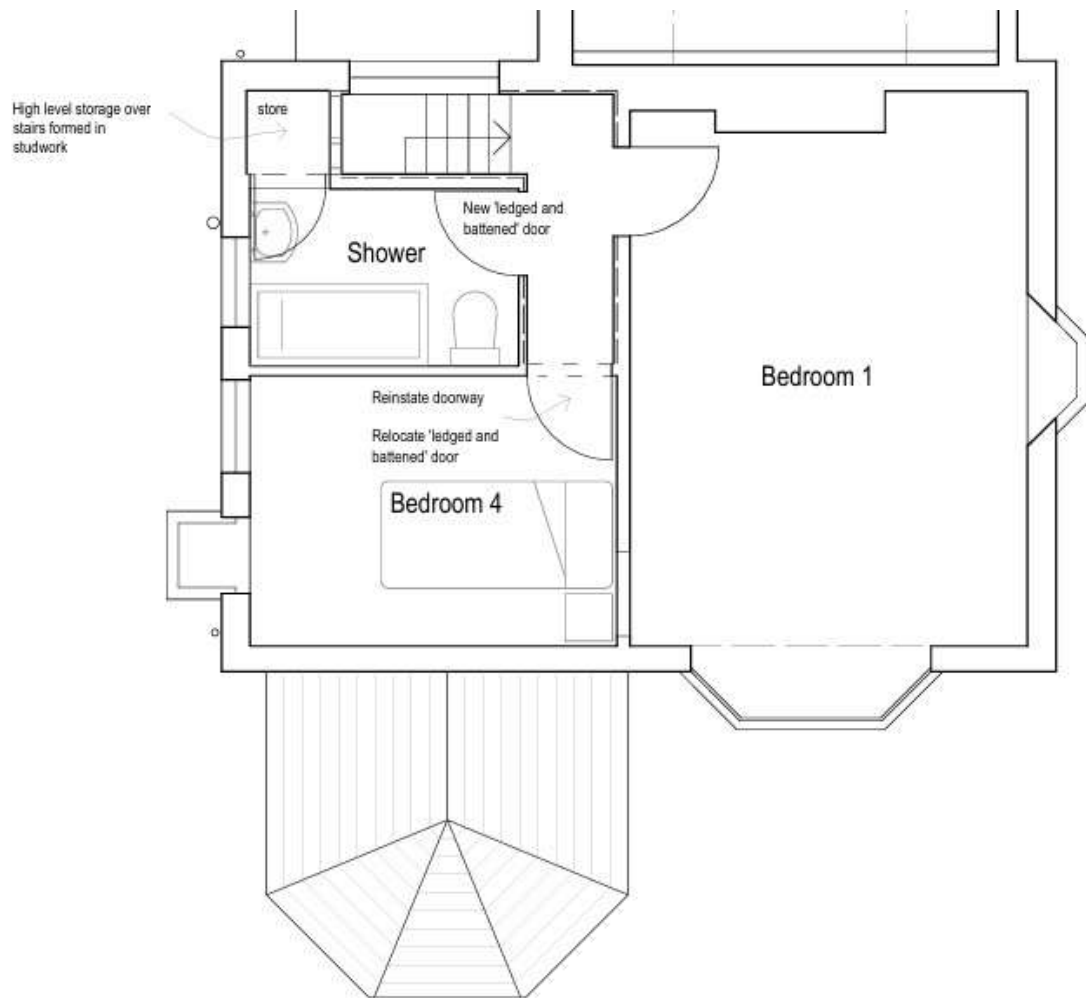
4.7 Repairs to the roof are necessary following advice from a Surveyor because there is water damage to roof beams and evidence of water leaks inside the property. The roof is comprised of Horsham stone slabs. The work will comprise stripping the existing stones and battens, stacking serviceable stones for re-use and then replacing the salvaged stones together with any second-hand stones of a like-for-like nature. Each stone will be bedded and pointed with natural slate shades in a sand, grit St Astier 3.5 lime mortar. Code 4 lead soakers and flashing will be used. Clay hogs back ridge tiles will replace the current clay ridge tiles



Extract from drawing showing bathroom conversion



Extract from drawing showing partition removed to form open plan kitchen dining room



First Floor Plan @ 1:50

Extract from drawing showing first floor alterations



Extract from drawing showing proposed replacement conservatory

5.0 Archaeological Notification Area

5.1 N/A

6.0 Schedule of Ancient Monuments

6.1 N/A

7.0 Historic Parks and Gardens

7.1 N/A

8.0 Conclusion

8.1 The works are of a de minimis nature and will not harm the Character of the Listed Building. The various improvements will ensure the longevity of the house.

A Dodd