

65 Cuckfield Road, Hurstpierpoint, BN6 9RR

*Proposed single storey side and front extension to provide
a ground floor WC and wet room*

JAMES BRECKELL ARCHITECTS

Design and Access Statement

July 2025

1.0 Introduction:

65 Cuckfield Road is a 1940's semi-detached house in Hurstpierpoint. It remains in the original layout on the ground floor with a kitchen, dining room and living room which is used as a music room. There is no WC or shower on the ground floor. The only WC in the house is on the 1st floor.

The house has belonged to Mr and Mrs Mynett since 1975.

The owners are beginning to consider their age in relation to the staircase to the 1st floor. In able for them to continue to live in at 65 Cuckfield Road, they would like to build a ground floor WC and shower so that in the future, the music room could be used as a bedroom. They would then be completely self sufficient on the ground floor only.

A ramp to the front door is also included as part of this planning application because of the likelihood that, one day, it might be necessary to approach the house by wheelchair.

2.0 Amount of Development:

Existing building:

Ground floor area = 45.8m.sq (not including the studio in the back garden)

First floor area = 45.8m.sq

TOTAL = 91.6m.sq

Proposed building:

Ground floor area = 53.8m.sq

First floor area = 45.8m.sq

TOTAL = 99.6m.sq

Total Increase in floor area = 8m.sq which represents an 8.7% increase in floor area.

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3.0 Refuse/ Recycling Collection:

There is no change to the refuse and recycling arrangements. This is stored at the front of the bungalow and is collected by the Local Authority collection services on collection day.

4.0 Layout and Scale:

The proposed shower room and WC would be located at the front of the house. This is the most sensible place for it because of the proximity to the existing drainage and all other accommodation on the ground floor can stay the same.

5.0 Landscaping:

There are no changes proposed to the soft landscaping. Hard landscaping would be changed at the front of the house by the addition of a ramp to the front door. This is for future wheelchair access.

6.0 Appearance:

The design proposal would be built in the same materials as the existing house. A small flat roof is proposed so that the junction of the roof and the existing wall is neatly under the window sill of the 1st floor window. The front door will be re-used because it is reasonably new.

7.0 Materials:

Walls –	Brickwork to match existing.
Windows –	White UPVC frame. Double glazed windows to match existing.
Roof –	Machine made, plain clay tiles to match existing.

8.0 Use:

There is no change of use to the house. It is a residential domestic dwelling.

9.0 Access:

Access is proposed to be via a ramp which will be built with a gradient of 1 in 12.

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10: Parking:

There is no change to the parking arrangements at the front of the house.

11.0 Summary:

This planning application is for a simple alteration to a house to enable the owner to live in it for as long as possible. A ground floor WC and shower room will enable the owner to be self sufficient on the ground floor therefore alleviating the need to tackle the staircase several times a day.

There is no effect on the character of the house or amenity of neighbours.

Design and Access Statement written by

James Breckell BA (Hons) Dip Arch RIBA ARB

Winner of the Shoreham Society Award for Architecture 2015

Distinction in Design Award (Adur District Council) 2016

Sussex Heritage Award for Housing

LABC Award for Housing

Shortlisted for LABC Award 2016