

HAMPSON



HA098 **42 CUCKFIELD ROAD** **HURSTPIERPOINT**

Design & Access Statement
February 2026

42 Cuckfield Road

Summary

The existing building at 42 Cuckfield Road, Hurstpierpoint is a former Methodist church comprising three joined building parts and an associated outbuilding. This application seeks full planning consent for the conversion of the church building into six residential flats, with associated internal alterations and modest external works.

History

A Permission in Principle was approved for the former Methodist church at 42 Cuckfield Road, Hurstpierpoint under reference DM/25/0958. The approval established that the site is suitable in principle for residential development of up to six dwellings and confirmed the acceptability of converting the church building to residential use. The decision reserved detailed matters for subsequent technical approval, which this application now seeks to address.

Amount

The existing gross internal area is 381.3 m². The proposed gross internal area will be 549.3 m². The net increase in gross internal area is 1678 m². The proposed development provides six flats with the following internal areas. Flat 1 is a two bedroom three person home of 68.7 m². Flat 2 is a four bedroom seven person home of 123.7 m². Flat 3 is a two bedroom four person home of 89.7 m². Flat 4 is a two bedroom four person home of 89.4 m². Flat 5 is a one bedroom two person home of 61.9 m². Flat 6 is a one bedroom two person home of 61.7 m².

Layout

Flat 1 will retain its own private entrance using an existing door. A new door will be created on the northern side of the building to form an entrance into an internal communal hallway from which Flats 2, 3 and 4 are accessed. Flats 5 and 6 will be accessed externally by routes that pass through the communal hallway and then leave the building to their private entrances. Most of the flats are arranged as two storey apartments, while Flat 1 is single storey and Flat 2 is arranged over three levels to make best use of the existing building form and to provide the required accommodation. Each flat will have its own external amenity space or garden. Private internal staircases within the homes will provide access to upper floors where required.

Scale

The proposal introduces a new upper level within the existing roof volume to create additional residential accommodation while retaining the existing building footprint. No extension beyond the present footprint is proposed and the new upper level sits under the existing roof so the overall massing and street presence remain consistent with the host building. The works increase the building GIA from 381.3 m² to 549.3 m² while maintaining the external scale and character of the church.

Landscaping

No external landscaping works are proposed and all existing hard and soft surfaces, boundaries and planting will remain unchanged. External amenity for each flat will use existing garden areas or defined private spaces within the site.

Appearance

The conversion has been designed to respect and enhance the character of the existing church building. All external alterations are modest and use materials and detailing to match the existing fabric. New and replacement windows and door frames will be finished in white to align with the existing fenestration and maintain a consistent appearance across the elevations. New rooflights introduced at the upper levels will be conservation style Velux windows, set flush within the roof slope to minimise their visual impact and to respect the character of the building. At the front of the property, the existing main entrance will be altered and replaced with windows, with timber panels introduced around the openings to provide a high-quality finish that is sympathetic to the original design. A small canopy will be added above the external path providing access to Flats 5 and 6, formed by extending the existing roof over this route to provide weather protection while integrating seamlessly with the host building. Overall, materials and finishes will be carefully matched to the existing building to ensure the proposal sits comfortably within its context.

Access

Primary pedestrian access to the building is from Cuckfield Road on the west side. Flat 1 uses its existing door for independent access and the new northern door provides a communal entrance serving Flats 2, 3 and 4. Flats 5 and 6 have clearly legible external access routes to their private entrances. The ground floor layouts provide step free access where practical and private internal staircases within units provide access to upper floors. No changes to public footways or external access arrangements are proposed.

Parking and Transport

No changes to the current parking provision are proposed and four car parking spaces will be retained at the front of the property. A secure bicycle store and a refuse store will be provided on the north side of the site. The building benefits from excellent local transport links with a bus stop immediately outside the property and Hassocks train station approximately 2.2 miles away which provides wider rail connections.

Waste

Refuse and recycling will be managed from the new bin store on the north side of the site. Arrangements will comply with the local authority collection schedule and will be designed to allow safe and efficient collection.

Sustainability

A “fabric first” approach underpins the design, with upgraded internal insulation to walls, floors, and roof to achieve enhanced thermal performance. Energy-efficient windows and doors, combined with modern heating and hot water systems, will minimize operational carbon and ensure a comfortable, low-energy home.

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