

# HAMPSON



## **HA064 BIRCHWOOD, BURGESS HILL**

**Design & Access  
Statement**

December 2025

# BIRCHWOOD

## 1. Introduction

This Design & Access Statement accompanies a householder planning application for a single-storey rear extension to Birchwood House, a substantial late-Victorian dwelling dating from circa 1890. The property is located within a designated conservation area in Burgess Hill.

The proposal seeks to provide improved and more functional living accommodation while respecting the architectural character of the host building and preserving the significance of the conservation area.

## 2. Site Context

Birchwood House sits within a mature residential setting characterised by generous plots and a mix of one- to three-storey dwellings. The site benefits from excellent accessibility, with Ferndale Road and Woodward's Close bus stops within easy walking distance.

The existing house retains a strong historic presence, with a wealth of original period detailing that has been carefully maintained and sensitively updated by the current owners. To the rear of the property is a collection of outbuildings, including a garage and storage structures, some of which are under-used and visually subservient to the main house..

## 3. Planning History

Planning permission was previously granted under application DM/19/0360 (approved 16 August 2019) for the demolition of the existing rear garage, pantry and store and the construction of a single-storey flat-roofed rear extension, together with the erection of a detached double garage within the front garden.

The approved scheme has been partially implemented, including the construction of the detached garage and the removal of the approved trees, in accordance with the original consent. As a result, the planning permission is extant.

The scheme now presented follows the same siting, scale and overall extent of the previously approved rear extension, albeit with a marginal reduction in plan size and a refined internal courtyard arrangement. These changes improve the functionality and quality of the space while remaining firmly within the parameters of the established consent.

## 4. Proposed Development

The current proposal closely follows the approved siting, scale and overall extent of the 2019 consent. The rear extension is marginally reduced in plan size and retains the established design approach.

A key refinement is the reconfiguration of the internal courtyard, providing a larger and more usable open-air space that improves daylight, outlook and functionality without increasing visual impact or scale.

No changes are proposed to the principal elevations of the existing dwelling.

## 5. Design Rationale

The design has been developed to appear as a subordinate and respectful addition to the historic house. The flat-roofed form is deliberately contained and visually recessive, ensuring the original Victorian building remains the dominant element when viewed from the garden and surrounding properties.

The massing, proportions and detailing have been carefully considered to reflect the architectural language of the host building while clearly reading as a contemporary extension.

## 6. Materials and Appearance

The proposed material palette has been selected to reinforce continuity with the existing house:

Red facing brickwork, closely matched in colour, texture and bond to the original Victorian façade

Traditional masonry arches above all new windows and doors, echoing the brick detailing of the main building

White-painted window and door frames, matching the existing joinery in style and proportion

A coursed brick parapet detail to the south-western edge, replicating the bay-window cornice above the snug, visually tying the extension into the west elevation

## **7. Access**

No changes are proposed to the existing site access arrangements. The property will continue to be accessed via the established entrance, and the extension is fully integrated into the internal layout of the house, providing level access consistent with the existing ground floor.

## **8. Conclusion**

The proposed development represents a modest refinement of an extant planning permission that has been partially implemented on site. The approved garage has been constructed and the consented tree removals have been carried out, confirming the lawful implementation of application DM/19/0360.

The revised scheme retains the approved siting, scale and overall form of the previously consented rear extension, with only minor reductions in footprint and a reconfigured courtyard to improve usability, daylight and amenity. The design remains clearly subordinate to the host Victorian dwelling and has been carefully detailed to respect its architectural character and the wider conservation area.

The proposal therefore preserves the significance of the heritage asset, accords with established planning principles, and represents an appropriate and high-quality addition to the property.

**Brighton, London and  
the Lake District**

01273 956622

info@hampsonarchitects.com

***www.hampsonarchitects.com***

