

Bridge Farm House

Design and Access Statement – July 2025

Introduction

Site Summary

Bridge Farm house is located West of Cuckfield Road and is a stand alone dwelling with some smaller outbuildings further West of the site. One adjacent property sits to the south of the property. Fields surround the property to the North.

Introduction

The proposal is for internal alterations to accommodate two downstairs bedrooms including enlarging an existing rear extension and adding a new infill rear extension to allow for a new kitchen dining area.

I summarise the main proposal points below:

- 1. Extend existing utility to the rear and side to allow for a new downstairs bedroom with shower room en-suite.
- 2. Allow for a new infill extension that will match the style and form of the existing rear sun room extension. This will accommodate a new open plan kitchen dining room.

Use

The current C3 use of the property will remain.

Amount & Layout

The proposal includes increasing the footprint of a later addition extension to convert the existing utility space into a bedroom and an infill extension to add a dining room space and allow for better connectivity between the existing sun room and side entrance.

Scale

The infill sun-room extension ridge height will be lower than the existing sun-room ridge. The extension of the later addition to form a new bedroom, the roof ridge height will be maintained whilst the walls to the west and south will be extended.

Landscaping

Minimal landscaping to soften the threshold between the new extension and existing driveway have been proposed.

Appearance

The aim of the proposal is to draw on the existing form and materiality of the main house to drive the form and design of the new extensions.

The sun-room infill extension will be a oak framed structure with glazing infill panels to match the existing sun room.

The bedroom extension will be finished in brick walls with a clay tile roof and decorative ridge tiles to match the existing house.

Access

The proposals do not affect the existing access to the property.

Sustainability

The oak frame for the infill extension is sustainably sourced, offering a renewable and low-embodied carbon construction solution with excellent thermal performance. The use of traditional red brick and clay tiles in the single-storey extension ensures visual continuity with the existing building while promoting durability and low maintenance requirements. Clay tiles are a natural, recyclable material with a long lifespan.

Both extensions are designed to maximise natural light and ventilation, reducing the need for artificial lighting and mechanical cooling. Enhanced insulation, high-performance glazing, and air-tight construction techniques will further reduce heat loss and contribute to overall energy efficiency. Where possible, locally sourced materials and low-VOC

finishes are specified to reduce the carbon footprint and support healthier indoor air quality.

The combined approach aims to balance heritage sensitivity, material longevity, and environmental responsibility in line with sustainable construction principles.

Existing Ground Floor Plan



Google Aerial View of Site

Existing External Conditions



Front corner of House



House Driveway



Side entrance



Side entrance



Rear Corner of Property



Rear View of House

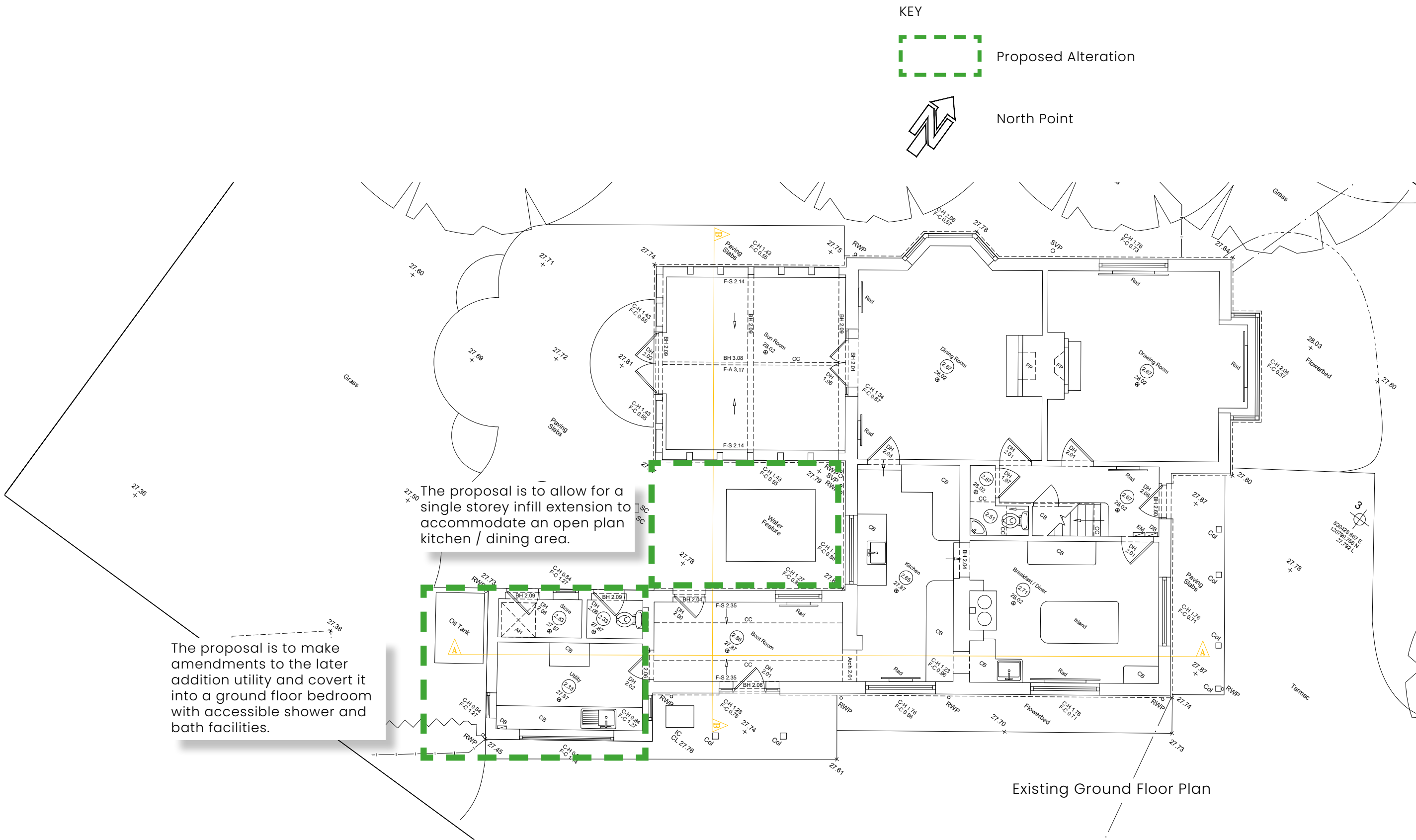


Rear View of House



Side View of House Extensions

Existing Ground Floor Plan



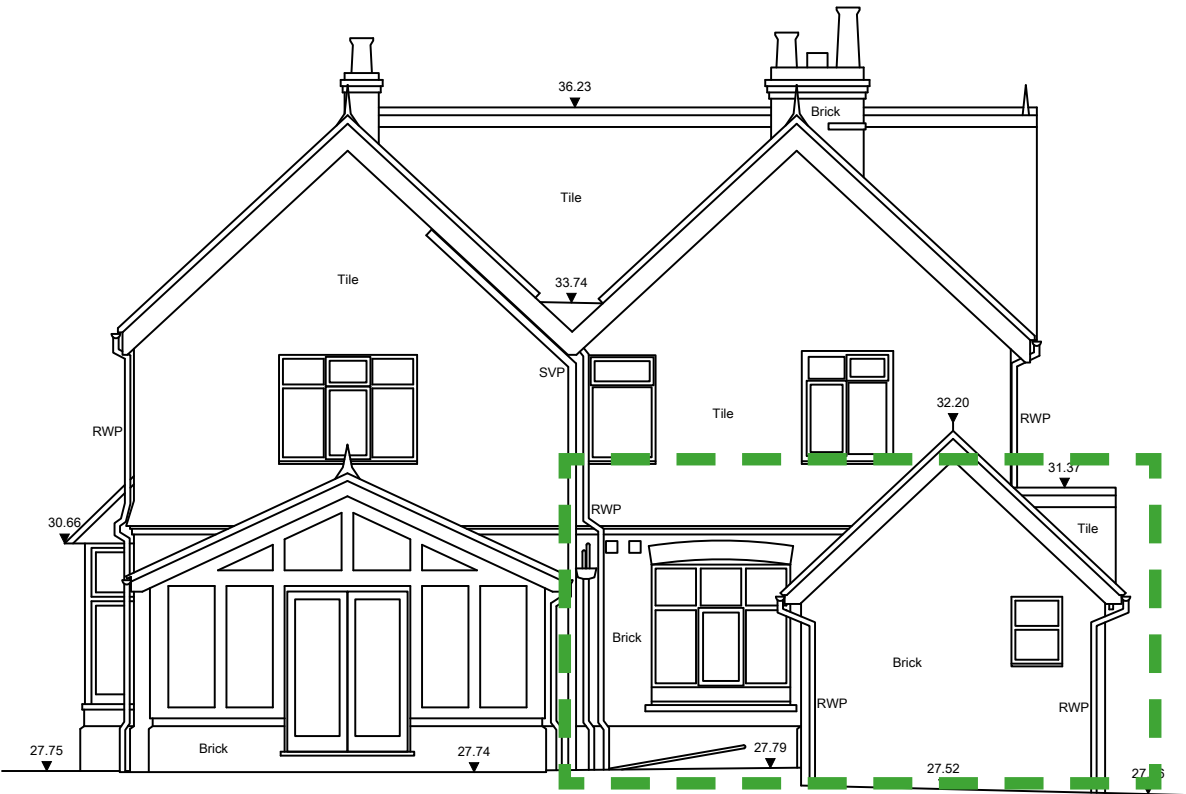
Existing Elevations



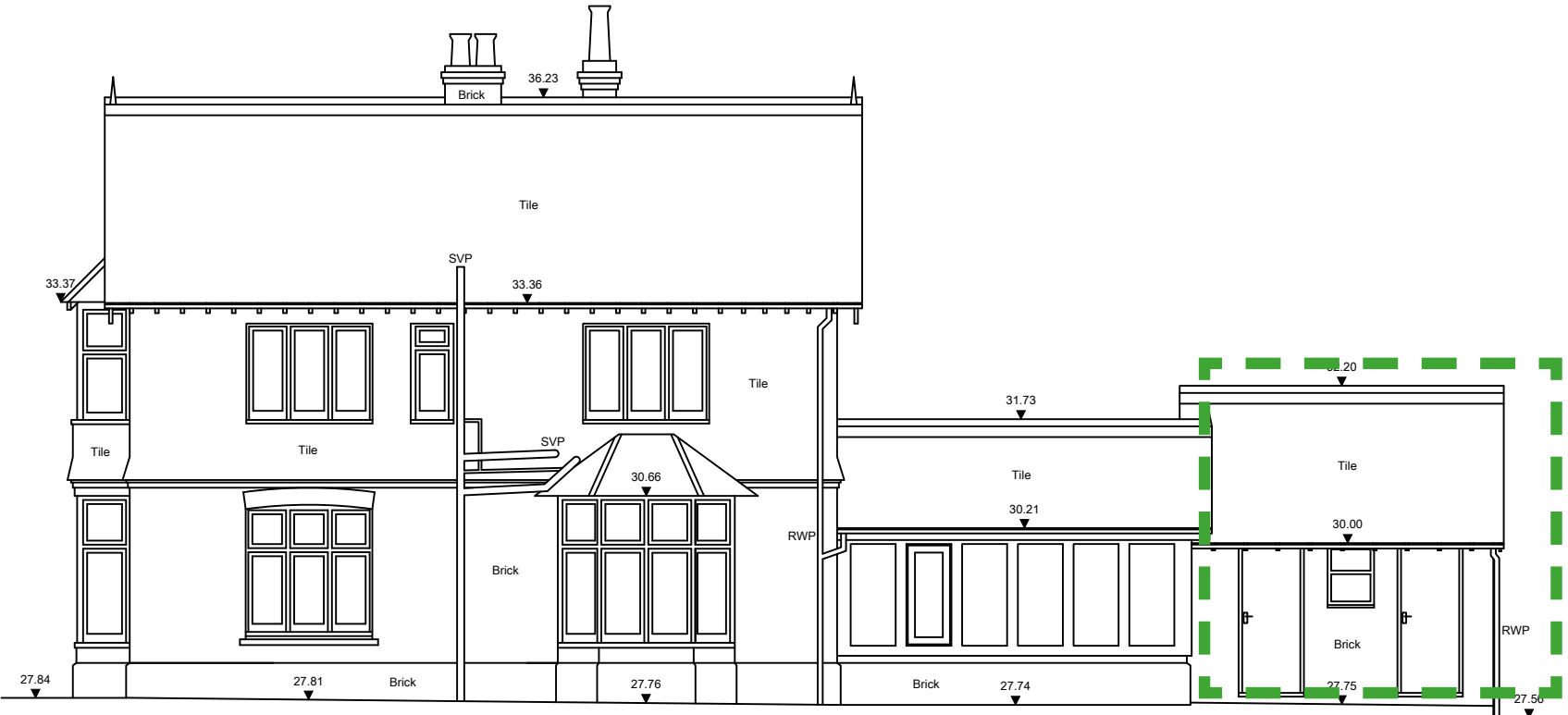
Existing Front (East) Elevation



Existing Side (South) Elevation



Existing Rear (West) Elevation

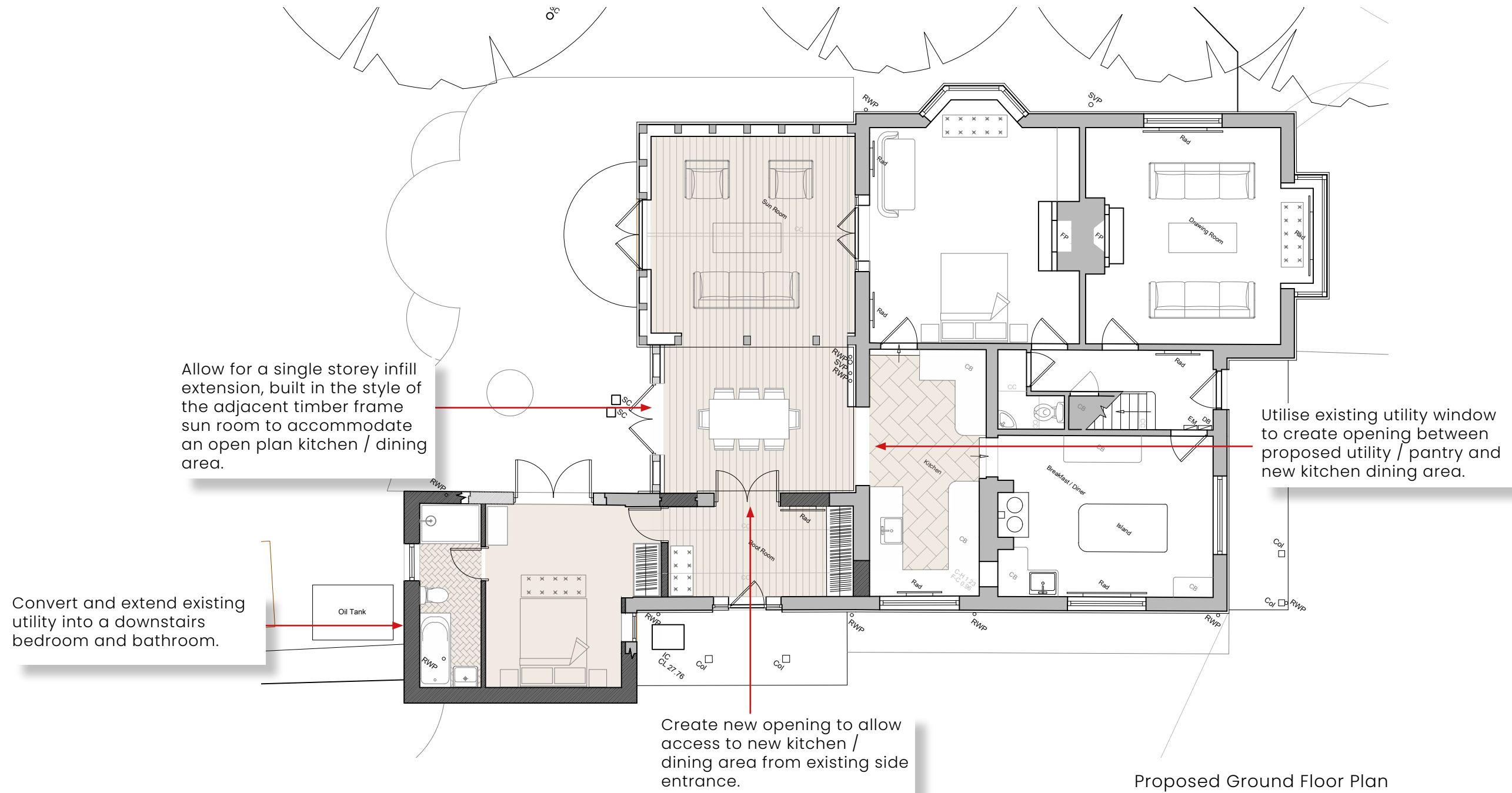


Existing Side (North) Elevation

Proposed Ground Floor Plan

KEY

North Point



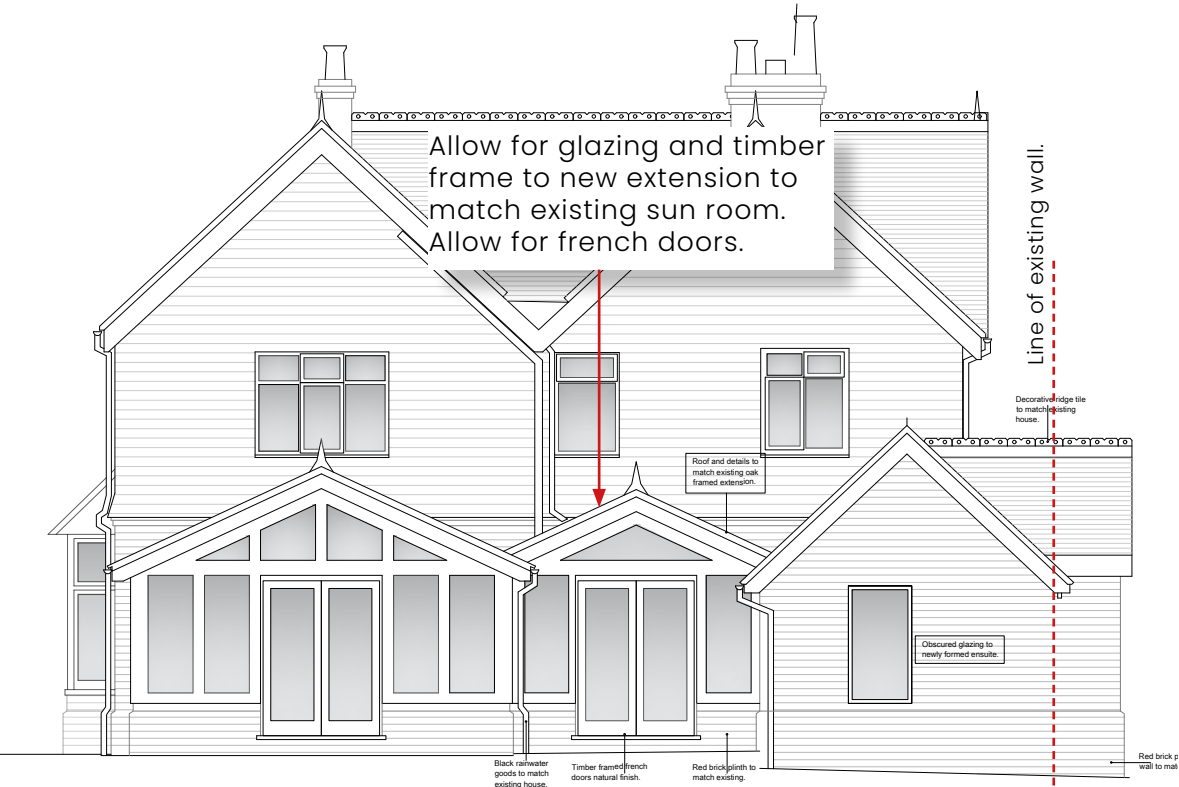
Proposed Elevations



Proposed Front (East) Elevation



Proposed Side (South) Elevation



Proposed Rear (West) Elevation



Proposed Side (North) Elevation

Pre Application | Case Officers Comments

Summary of main points from Case Officer.

- *“In my informal opinion, the approach that has been taken would overcome the previous reason for refusal.”*
- *“...The extension has been broken up and reduced its visual massing.”*
- *“The addition would still result in an enlargement to the southern elevation but the depth has been reduced and a more uniform approach is now proposed.”*
- *“Overall, in my view, a cohesive scheme is proposed.*

We are pleased to hear that, in your informal opinion, the new design overcomes the previous reason for refusal and is considered a more cohesive approach with reduced visual massing.

We will ensure that the proposed materials match the existing dwelling as advised. Additionally, we will give further consideration to the positioning of the en-suite window to address any potential privacy concerns relating to the office opposite.

DP26 Character and Design

All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside.

The revised design breaks up the massing of the extension to avoid a dominant or bulky appearance. By reducing the depth and creating a more uniform and cohesive layout, the proposal now sits more comfortably alongside the original dwelling. We have also mirrored key architectural features, such as ridge detailing, and ensured the use of matching materials to retain visual consistency with the host property.

Furthermore, the secondary addition replicates the existing garden room, resulting in a lightweight structure that blends seamlessly with the existing design and minimises visual impact. These changes ensure the proposal is sympathetic to both the character of the building and its surrounding context, in line with relevant local policies and design guidance.

Proposed Materials

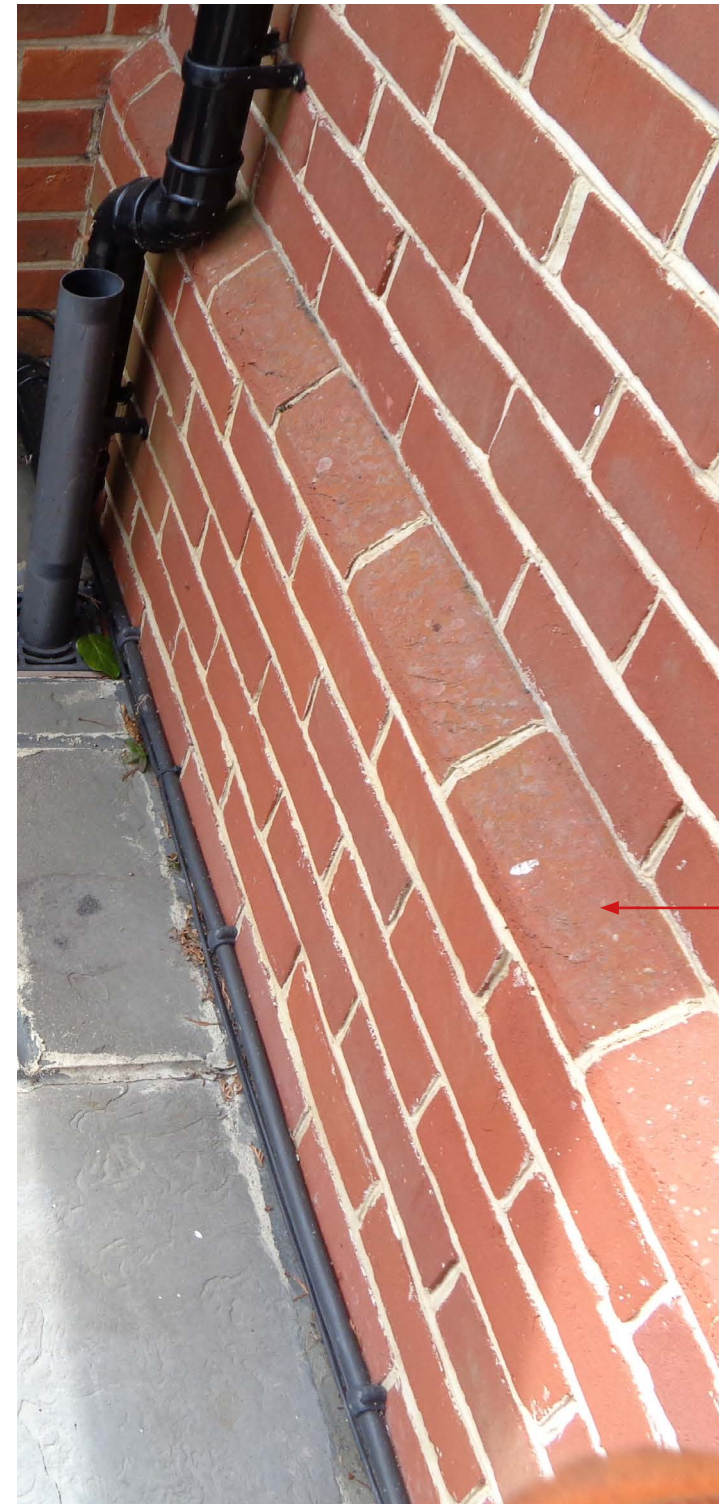
Match existing oak frame and detailing of the existing lounge extension.



Match the decorative ridge tiles from the existing house.



Match the existing red brick and brick plinth to match existing house.



Conclusion

This proposal within this document has been carefully designed to meet the evolving needs of our client as they transition into their next stages of life. By incorporating well-planned downstairs accommodation, the design ensures ease of access, comfort, and independence, allowing them to remain in their home safely and with dignity.

Thoughtful consideration has been given to both practicality and aesthetics, ensuring that the modifications integrate seamlessly with the existing property while enhancing its functionality for years to come. This approach not only supports the client's current lifestyle but also future-proofs their home, providing a long-term solution that respects their changing needs.

We are confident that the proposed works will not only preserve but enhance the character of the existing house while also safeguarding the long-term future and value of the house at Bridge House Farm.

We look forward to receiving your feedback and hope the application will be met positively.