

**DESIGN AND ACCESS STATEMENT/ PLANNING STATEMENT**

**54 FERNDALE ROAD, BURGESS HILL, WEST SUSSEX, RH15 0HG**

HOUSEHOLDER PLANNING APPLICATION WITHIN A CONSERVATION AREA

To be read in conjunction with drawings:

- BA221-00 Existing Floor Plans
- BA221-01 Existing Roof Plan
- BA221-02 Existing Front and Side Elevations
- BA221-03 Existing Rear and Side Elevations
- BA221-10 Proposed Floor Plans
- BA221-11 Proposed Roof Plan
- BA221-12 Proposed Front and Side Elevations
- BA221-13 Proposed Rear and Side Elevations
- Block Plan

## **1 INTRODUCTION**

This application is a submission for planning permission through a householder full planning application for two proposed first floor extensions, 4no. new dormer windows, changes to all windows and roof tile change.

The purpose of this design and access statement is to support the planning application. The intention of this document is to ensure that the proposed alterations meet a high standard of design and workmanship, and are appropriate for the property.

The proposed design of the new proposed first floor extensions and proposed pitched roof dormer windows, as well as the render and window style and colour will not look out of keeping with surrounding properties.

## **2 EXISTING USE AND SURROUNDING AREA**

54 Ferndale Road is detached single occupancy residential property.

The property is located on a small road, just off an established road in central Burgess Hill. Ferndale Road has a varied mixture of property ages, styles and sizes to the whole road. This area can be characterised as having a medium density of dwellings with moderate to large proportioned gardens.

## **3 HERITAGE**

The existing dwelling is located in the "Silverdale Road / Birchwood Grove Road Conservation Area" of Burgess Hill. The existing property is not a listed building and is not on the National Heritage register published by Historic England.

## **4 PROPOSED WORK**

The proposed works include two small first floor extensions, over existing ground floor space.

The rear first floor extension is proposed to have a pitched roof, to match the existing roof. The rear first floor extension will not be visible from the front of the property or from the street. The external walls of the rear first floor extension are proposed to be white render, to match elsewhere on the property. The new windows are proposed to be grey aluminium slimline frame windows. The pitched roof tiles are proposed to be concrete grey roof tiles.

The side first floor extension, above the existing single storey garage is proposed to have a pitched roof to match the existing roof. The side first floor extension is proposed to have white rendered walls, grey aluminium slimline frame windows and concrete roof tiles, all to match elsewhere on the property.

There is an existing, large, full height window to the side elevation. This window will be blocked up to allow for the extension. No first floor side windows are proposed to the first floor side

extension, which will remove any overlooking and increase the privacy for the neighbouring property.

There are 2no. wide and low flat roof dormers currently on the existing front pitch, these are proposed to be removed and replaced with 4no. proposed pitched roof dormers to the front existing roof pitch. The proposed new dormers will allow for increased ceiling height to the first floor, making the existing floor space more habitable. The proposed new dormers will also be uniform and symmetrical with the existing window openings and front door below. The dormers are proposed to have grey hung tiling to the window surrounds and side dormer walls. The pitched roofs of the dormers are proposed to be grey concrete tiles to match elsewhere on the property.

New windows and glazed doors are proposed throughout the existing house. The windows and glazed doors are proposed to be grey aluminium slimline frame.

All external walls are proposed to be white render.

The existing sunroom is proposed to remain.

## **5 SCALE AND APPEARANCE**

No change to the existing footprint of the property is proposed. There are no ground floor extensions proposed.

The small first floor extensions to the rear and side have been designed to be in keeping with the existing property and the dwellings in the surrounding area.

We believe any previous overlooking to neighbouring properties has been removed by the new proposed side first floor extension not having a first floor side window. The new windows to the first floor rear extension are proposed to be the same size as the existing windows to the rear first floor elevation.

## **6 CONCLUSION:**

Overall, we believe the proposal would not be out of scale or out of character for this area.

The proposed works seek to provide the increased habitable space required, with both additional first floor space and creating the provision of additional ceiling height within the new proposed dormers.

We believe the proposals reflect the needs of a large family, with accommodation suitable for modern day living, whilst simultaneously having respect for the inherent character of the property and locality.

Much care and consideration has been given to the proposed design and we ask that planning permission is given.