

Design and Access Statement

Proposed Side Extension and Alterations

3 Glendale Road, Burgess Hill, West Sussex, RH15 0EE

Introduction	This statement has been prepared in support of a householder planning application erect an extension to the side of the property and carry out alterations to improve the aesthetic of the building. The property comprises a substantial three storey domestic property, that benefits from an existing two storey side extension, located on the east side of Glendale Road, in Burgess Hill. The proposal comprises the construction of a single storey extension to the side of the property, replace two windows, add tile hanging to the front elevation of the existing extension and erect brick pilasters each side of the two entrances While the property is not listed, it is located within the Silverdale Road/Birchwood Grove Road Conservation Area – please refer to the separate Heritage Statement.
Use	The property is a domestic dwelling and this will not alter.
Amount	The gross floor area of the existing property is 411.5m ² and the proposed extension will add 25.9m ² to the floor area.
Layout	The proposed single storey extension will be located to the side of the original building, occupying part of the current garden laid to lawn. The two pairs of brick pilasters proposed will be positioned at the front of the property, either side of the two existing entrances, set back from the footway to create 2.0m x 2.0m visibility splays.
Scale	It is considered that the size, height and overall scale of the proposal is acceptable.
Landscaping	Specific landscaping is not included in the proposal.
Design and Appearance	The walls of the extension will be built in facing brickwork, that matches the existing materials and finish, with decorative tile hanging featured on the front gable. The roof will be clad with plain clay tiles, with matching feature ridge tiles and decorative finials. The upper storey of the existing unattractive flat roofed two storey extension will have matching decorative tile hanging fixed to the front wall, with two new windows, which will have a more appropriate appearance. Bricks for the new entrance pilasters will be the same as those used on the proposed extension and will, therefore, match those on the original building. The pilasters will be topped by cast-stone caps.
Access	Principal access to the property will be via the existing front door and this will remain as existing.

Drive/Parking Area	Two 5.0 x 2.5m car parking spaces will be created to the front of the proposed side extension. The existing gravel drive will be modified to align with the proposed entrance pilasters. All new surfacing will be porous, to allow rainwater to drain naturally into the ground, comprising a geotextile filter membrane, 150mm thick Type 3 (permeable) sub-base and 50mm 10-20mm gravel. The existing entrances, cross-over and dropped kerbs will be retained.
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Site Photographs



Existing South Entrance



Existing North Entrance



Existing West Elevation



Site of the proposed side extension



Site of the proposed extension



West elevation of the existing extension