

Heritage 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.
Conservation Area Description	<i>The Silverdale Road/Birchwood Grove Road Conservation Area is described by Mid Sussex District Council as follows:</i> <i>"The area was Conservation Area was designated in 1982 in recognition of its special character.</i> <i>The development of a station in 1889 attracted new residents to the town who built large new houses with large gardens, in contrast to the existing artisans' cottages to the north and west of the town centre which were occupied mainly by employees of the local brick manufacturing companies.</i> <i>Although some infilling has taken place, the character of this area has remained largely intact. The buildings, mostly Victorian and Edwardian styles, are generally in good repair and are set in large gardens with mature trees. The character of the area which the Council wishes to conserve depends upon the relationship between the buildings and their settings.</i> <i>The following features contribute to the character of the Conservation Area:</i> <i>• The variety in styles of the substantial Victorian and Edwardian houses, set in spacious gardens;</i> <i>• The predominant use of traditional building materials e.g. brick, clay tile hanging and render;</i> <i>• The use of ornamental roof ridge tiles;</i> <i>• The abundance of trees and hedges in the area;</i> <i>• The grass verges dotted with trees alongside Birchwood Grove Road, which has the appearance of a semi-rural lane;</i> <i>• The impressive buildings of the Burgess Hill School of Girls set in extensive and attractive grounds; and</i> <i>• The views from the within the Conservation Area, particularly looking to the west from Keymer Road."</i>

Description of the Property	The host property comprises a substantial three storey detached domestic property that was formerly used as boarding accommodation by pupils attending the nearby Burgess Hill Girls school. The building has brick walls, with some of the upper parts clad with vertical tile hanging, under a large clay tile clad pitched roof, that is topped by decorative ridge tiles. However, planning permission has been granted for a change of use, from a boarding house (C2) to a single domestic dwellinghouse, with annex accommodation (C3), in November 2026, under planning reference DM/25/2549. The rear garden immediately behind the house comprises a flat lawn, with a number of mature trees, beyond which is an area of woodland, containing many mature trees and shrubs.
Statement of Significance	The National Planning Policy Framework (2021) states that: “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”.
Impact Assessment, Mitigation Strategy and Justification Statement	The proposed extension and alterations have been carefully designed to integrate them with the host building and many of the existing architectural features have been replicated. 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 of the side extension and upper storey of the existing two storey side extension. Plain clay tiles will be used on the roof, with matching feature ridge tiles and decorative finials. Comprising a single storey, the proposed side extension will be set back from the front elevation so that it will not be dominant, or appear overbearing, and the clear space of around 5.7m, between the side of the extension and the side boundary will maintain the separation between this property and the neighbouring one (No.5. Glendale Road). No trees will be removed or affected by the proposed works. Although parts of the mature hedge at the front of the property will be removed to create visibility splays, doing so will greatly improve safety for users of the public footway when vehicles exit the property. It is important to note, most of the hedge will be retained. It is felt the proposed brick piers either side of the two (existing) entrances are befitting of the Conservation Area and will enhance the grandeur of the property.
Conclusion	It is considered the proposed works will not cause harm to the character of The Conservation Area.