

DESIGN AND ACCESS, HERITAGE STATEMENT

42 FERNDALE ROAD, BURGESS HILL, WEST SUSSEX. RH15 0HG.

16th August 2024

Proposed single storey side and rear extension, new side entrance door with canopy over, and fenestration alterations to 42 Ferndale Road, Burgess Hill, West Sussex, RH15 0HG.

1.0 Introduction

This application is a submission for planning permission through a householder full planning application for a single storey side and rear extension, new side entrance door with canopy over, and fenestration alterations.

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 is appropriate for the property. The design, dimensions and heights of the new extension will not look out of keeping with surrounding properties.

2.0 Use

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

3.0 Amount

The proposed single storey extension creates a further 20.94m² of internal floor space for the ground floor kitchen/dining room/sitting room.

4.0 Layout

It is proposed to demolish this existing rear conservatory and build the extension to the rear and side of the existing conservatory area. The new extension external walls are to be built outside of the existing conservatory footprint to avoid the existing foundations and to prevent the large amount of waste material being produced in their removal.

A new side/west entrance door with pitched roof canopy over the door is also proposed, as well as existing rear and side doors and windows are to be altered, blocked up or inserted as part of the proposed works.

5.0 Scale

The single storey side/rear extension is set away from the existing conservatory by approximately 450 to 700mm to allow the installation of new extension foundations alongside the existing insufficient conservatory foundations.

The new extension is to be single storey and a similar footprint size and height to the existing conservatory which is being removed. It also matches the design and finishes of the existing house apart from the new slate roof (required for the shallow roof pitch), but slate roofs can be found on the existing utility room roof and on other dwellings in this area

The extension is in keeping with the design and scale of the existing house and those dwellings in the surrounding area, and is not out of character in this locality.

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6.0 Landscaping

A small amount of hard and soft landscaping will be designed to suit the new extension structure and accommodate the altered access point.

7.0 Appearance

The new pitched roofs will be in slate. The walls will be in face brickwork to match existing. The windows and doors are to match the existing house, and to be white painted timber or timber/composite finish. The eaves are to be painted timber to match the existing house.

8.0 Access

A new side access door is proposed from the existing driveway, with a new plain tile pitched roof canopy over the door. This door is to be located in the opening of an existing window.

A new rear door access to the property is proposed from the existing rear patio area.

The main front entrance access is to remain unaltered.

9.0 Sustainability

The design has been considered to include passive ways to incorporate sustainable elements within the extension, including a layout offering windows for natural ventilation for the kitchen/dining room/sitting room and utility room. The added glazing gives natural light to reduce the need for artificial lighting. Recycling of materials will be used as much as possible.

The location of the new extension foundations is outside the insufficient existing conservatory foundations. This avoids the need to remove the existing conservatory foundations and reduces the embodied carbon for the new extension.

Overall, it can be seen 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, reflecting the needs of a family, with accommodation suitable for modern day living, whilst simultaneously having respect for the inherent character of the property and locality.

10.0 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.