

DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

46 Crescent Road, Burgess Hill, West Sussex, RH15 8EG

Proposed Single-Storey Rear Infill Extension

1. Introduction

This Design and Access Statement and Heritage Statement has been prepared in support of the planning application for the proposed single-storey rear infill extension at 46 Crescent Road, Burgess Hill, West Sussex, RH15 8EG.

The application seeks permission for a modest rear infill extension to provide additional and improved internal accommodation within the existing dwelling. The proposal has been carefully designed having regard to the established character of the property, the surrounding residential area and the site's location within the **St John's Conservation Area**.

The proposal is illustrated on the submitted drawings, including the proposed plans, elevations and block plan.

The development has been designed to:

- respond appropriately to the existing dwelling;
- remain subordinate to the main house;
- use materials that match or complement the existing building;
- avoid unnecessary alteration to the principal elevations;
- retain the established residential character of the property;
- preserve the special character and appearance of the Conservation Area.

The statement should be read in conjunction with the submitted drawings.

PART A – DESIGN AND ACCESS STATEMENT

2. Site and Surrounding Area

No. 46 Crescent Road is an established residential property located on Crescent Road within Burgess Hill.

The property forms part of an established residential area characterised by a variety of houses of different ages, styles and scales. The surrounding properties include substantial detached and semi-detached dwellings with established gardens and a generally spacious suburban character.

The submitted block plan demonstrates that the property occupies an established residential plot with the principal elevation addressing Crescent Road and the private garden area located to the rear.

The proposed works are confined to the rear of the property and therefore have limited visibility from the public realm.

The Council's heritage information identifies Crescent Road as part of the St John's Conservation Area and notes the importance of the reasonably large, well-spaced town houses and their relationship with their gardens. [Mid Sussex District Council](#)

3. Existing Building

The application property is an established residential dwelling.

The existing building is 4 bedroom house with existing loft and has a traditional domestic form and sits comfortably within the surrounding residential townscape. The principal character of the property is derived from its overall scale, roof form, elevations, fenestration and relationship with its garden and neighbouring properties.

The proposal does not seek to substantially alter the principal appearance of the dwelling.

4. Proposed Development

The proposal comprises a **single-storey rear infill extension**.

The extension is positioned to the rear of the existing dwelling and is intended to infill part of the existing rear arrangement, creating additional internal floor space in kitchen area while maintaining the established two-storey form of the main house.

The extension is deliberately limited to a single storey so that it remains visually subordinate to the principal dwelling.

The proposed rear elevation incorporates appropriately scaled domestic fenestration, providing natural light and outlook to the enlarged accommodation.

The extension will therefore read as a modest and subordinate addition to the existing dwelling rather than as a separate or competing building form.

5. Design Approach

5.1 Scale and Massing

The scale of the extension has been carefully considered in relation to the existing dwelling.

The proposed addition is restricted to a single storey and is located at the rear of the property. It will therefore have a substantially lower visual presence than the main house.

The infill approach also avoids creating an excessive projection into the rear garden and maintains the overall proportions of the existing dwelling.

The extension is considered to be appropriately scaled for a domestic addition and will not dominate the original building.

5.2 Roof Form

The proposed rear infill extension adopts a low-profile pitched roof arrangement with two roof lights.

The lower roof form assists in maintaining the visual hierarchy between the original dwelling and the proposed addition, with the existing house remaining the dominant built form.

The roof is therefore considered appropriate for a subordinate single-storey rear extension.

5.3 Materials

The submitted drawings specify that matching materials are to be used for the rear infill extension.

The use of materials that match or closely complement the existing dwelling will ensure that the extension integrates successfully with the host building and surrounding residential townscape.

6. Relationship with the Conservation Area

The proposal has been designed with particular regard to the character of the St John's Conservation Area.

The Council identifies the following characteristics as contributing to the special character of the area:

- the well-spaced reasonably large town houses along Park Road and Crescent Road;
- the variety of substantial residential properties dating from different periods;
- attractive brickwork on several buildings;
- the tree-lined St John's Park;
- the relationship between buildings and their gardens; and
- views associated with the Conservation Area. [Mid Sussex District Council](#)

The proposed extension is located to the **rear of the existing dwelling**, away from the principal street frontage. It will therefore have very limited effect on the established streetscape.

Importantly, the proposal does not involve demolition of the principal building, alteration of the front elevation or a change to the established residential use.

The existing garden setting will remain substantially intact, and the proposal does not introduce a new building within the street scene.

7. Impact on Neighbouring Properties

The design has also taken account of the relationship with adjoining residential properties.

The proposed development is single storey and is located to the rear of the existing dwelling. Consequently, the additional built form will remain low in relation to neighbouring properties.

The proposal does not introduce additional storeys or substantial elevated massing that would materially affect the outlook of neighbouring occupiers.

There is over 3.5m separation gap between No 46 and 44A to ensure no or minimum impact of proposed extension to the neighbouring amenity.

The proposal is therefore not considered to result in an unacceptable loss of privacy, daylight or sunlight to neighbouring properties.

8. Residential Amenity

The proposal will improve the internal functionality of the existing dwelling while maintaining the established residential relationship with neighbouring properties.

The single-storey form limits the potential for overlooking and overshadowing.

The proposal is therefore considered compatible with the established residential character of the area.

9. Access and Parking

The application relates to an extension of an existing dwelling and does not propose a new dwelling or change of use.

There will be no alteration to the existing vehicular or pedestrian access arrangements serving the property.

The existing parking arrangements will remain unchanged.

The proposal will therefore have no material effect on highway access or parking provision.

The development will continue to be served by the existing residential access arrangements from Crescent Road.

10. Accessibility

The proposal does not alter the principal entrance or existing access to the property.

The extension is at ground-floor level and will provide improved and more functional accommodation within the existing dwelling.

Where practicable, the new accommodation will be designed and constructed to comply with relevant Building Regulations requirements relating to accessibility, ventilation, daylight, thermal performance and safety.

11. Landscaping and Trees

The proposal is contained within the existing residential garden and does not require the removal of any significant tree identified as contributing to the public character of the Conservation Area.

The established garden setting will remain unaltered.

The proposal therefore seeks to retain the established landscape setting of the dwelling.

PART B – HERITAGE STATEMENT

12. Heritage Context

The site is located within the **St John's Conservation Area, Burgess Hill**.

Mid Sussex District Council states that the St John's Conservation Area was designated in **1989** and includes St John's Park and the residential areas to the east, including parts of Church Road and Crescent Road. The area contains two listed buildings: **St John's Church** and **Providence Strict Baptist Chapel in Park Road**. The Council also identifies Crescent Road as containing more modest residential properties that contribute to the area's character. [Mid Sussex District Council](#)

The Council's Conservation Area summary identifies the following features as contributing to the area's special character:

- the listed St John's Church and Providence Chapel;
- the well-spaced town houses along Park Road and Crescent Road;
- views of the South Downs;
- the variety of residential properties;
- attractive brickwork;
- the tree-lined park; and
- the spacious and open relationship between buildings and their surroundings. [Mid Sussex District Council](#)

The Council's published Conservation Area map also identifies the St John's area as a designated Conservation Area under Policy DP35. [Mid Sussex District Council](#)

13. Assessment of Heritage Impact

The proposed extension has been positioned at the rear of the existing dwelling.

This is an important design consideration because the principal character of Crescent Road is experienced primarily through the established residential streetscape and the relationship of the houses with the road and their frontages.

The proposal:

- does not alter the principal street-facing elevation;
- does not alter the established residential use;
- does not introduce an additional storey;
- does not create a new dwelling;
- retains the principal form and scale of the existing property;
- uses matching/complementary materials;
- remains subordinate to the existing dwelling;
- does not require the demolition of a heritage asset; and
- retains the established garden setting.

As a result, the proposal is not considered to adversely affect the identified heritage characteristics of the St John's Conservation Area.

The extension will be largely experienced as a modest rear alteration to an existing dwelling rather than as a new building within the historic streetscape.



14. Heritage Mitigation and Enhancement Measures

The following measures have been incorporated into the proposal:

1. **Rear location** – the extension is positioned away from the principal street frontage.
2. **Single-storey form** – the extension remains subordinate to the existing dwelling.
3. **Low-profile pitched roof** – minimises visual prominence.
4. **Matching materials** – ensures visual integration with the existing property.
5. **Retention of the principal building** – no demolition of the existing dwelling is proposed.
6. **Retention of the garden setting** – the established residential garden character is maintained.
7. **No change to access** – existing access arrangements are retained.
8. **No change to residential use** – the proposal remains a householder development.

These measures ensure that the proposed extension responds appropriately to the significance of the Conservation Area.

15. Conclusion

The proposed development represents a **modest single-storey rear infill extension** to the existing dwelling at 46 Crescent Road.

The design has been carefully considered in relation to the existing property, neighbouring development and the special character of the St John's Conservation Area.

The extension is subordinate in scale, located to the rear, uses matching materials and does not alter the principal street-facing appearance of the property. The proposal retains the established residential use, access arrangements and garden setting.

Having regard to the character of the Conservation Area and the relevant national and local planning policies, the proposal is considered to preserve the established character and appearance of the St John's Conservation Area while providing a proportionate improvement to the existing dwelling.

The proposal therefore represents an appropriate and sympathetic form of residential alteration which responds positively to its historic and architectural context.