

## 59 Fairfield Road Design & Access Statement December 2025

This statement has been prepared to accompany a householder planning application for the extension of 59 Fairfield Road, Burgess Hill.

59 Fairfield Road is a two storey semi-detached house located within the Fairfield Conservation Area, in Burgess Hill.. The applicants wish to replace a dilapidated side return addition with a slightly longer, brick built single storey extension, at the side of their property. They also wish to convert their extensive loft space, with the addition of a small dormer window and several rooflights.

This statement has been prepared after review of the local context and characteristics of the site and its surroundings, and examines the following areas;

*Use, Amount, Layout, Scale, Landscaping, Appearance, Access.*

### Use

The existing use is C3 dwelling houses and there is no proposed change to this.

### Amount

The property is a modest, unlisted semi-detached building dating from the late 19<sup>th</sup> century which lies at the perimeter of the Conservation Area, adjacent to a footpath which runs down the south side of the recreation ground.

At ground floor, the dwelling comprises an open plan circulation and reception area, and a modest reception kitchen / diner with small utility room situated within the dilatated lean-to addition, with an existing ground floor footprint of 69.5m<sup>2</sup>.

The proposed side return extension brings the total proposed ground floor footprint to approximately 75m<sup>2</sup>.

No change is proposed to the first-floor area.

The loft conversion will provide an additional area of 25m<sup>2</sup>, (with headroom above 1.5m) and will accommodate a further bedroom, bathroom and ad hoc office space. This valuable additional space will transform the property into this family's lifelong home.

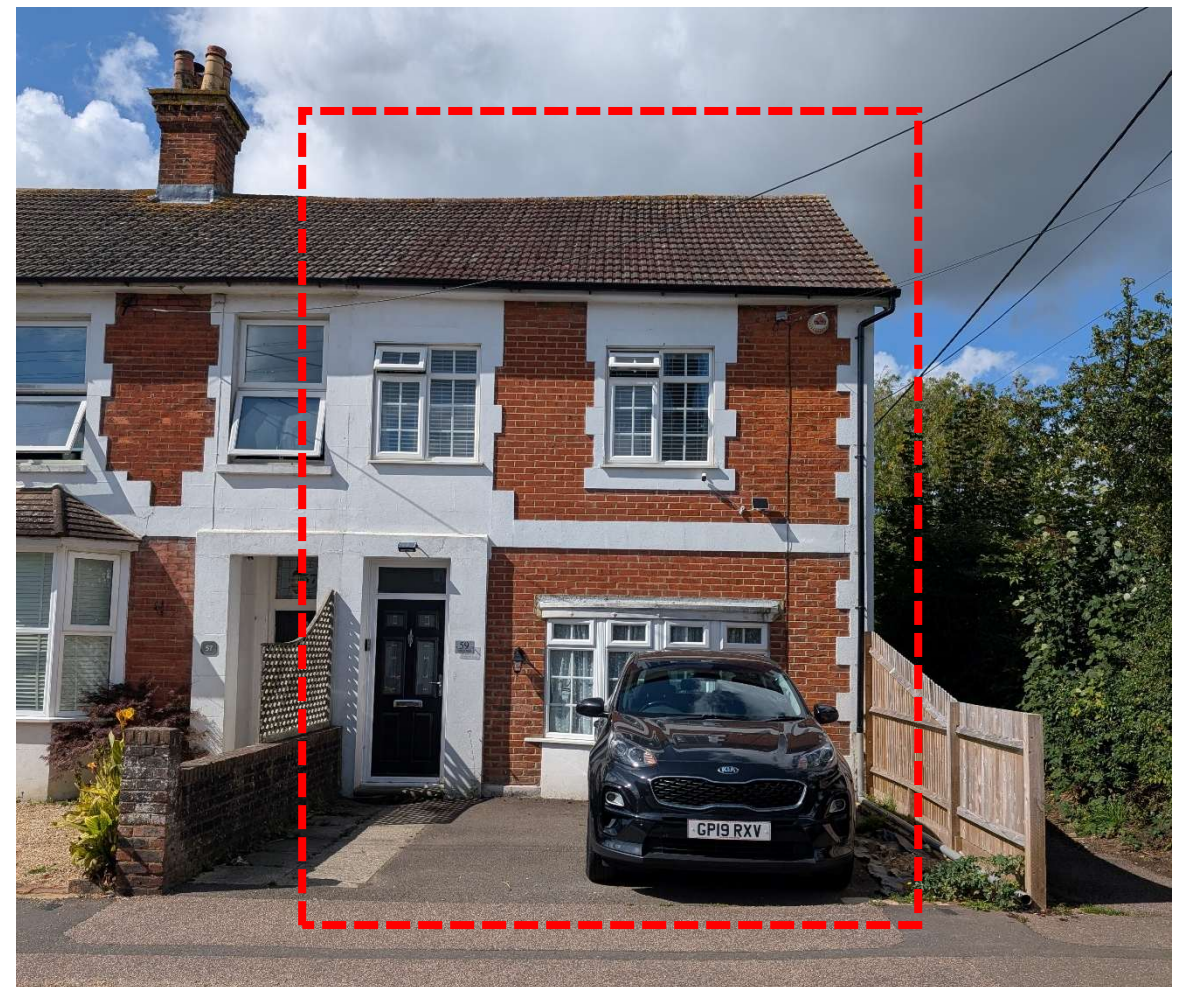
### Layout

The proposal sees the existing kitchen opened up to the small side return extension to create a well-proportioned kitchen and dining room for this family home, with small utility room and ground floor WC located towards the rear. The existing large open-plan circulation and reception space is sub-divided, creating a defined entrance hallway, formal reception room at the front, with smaller reception room beyond.

At first floor level, the large front facing bedroom is divided into a bedroom and office space, and a new stair added, to access the converted loft, above.

The stair ascends over the main body of the house, with a new bathroom located at the rear of the outrigger, immediately above the existing bathroom, and an ad hoc office space nestled beneath the roof slope, adjacent.

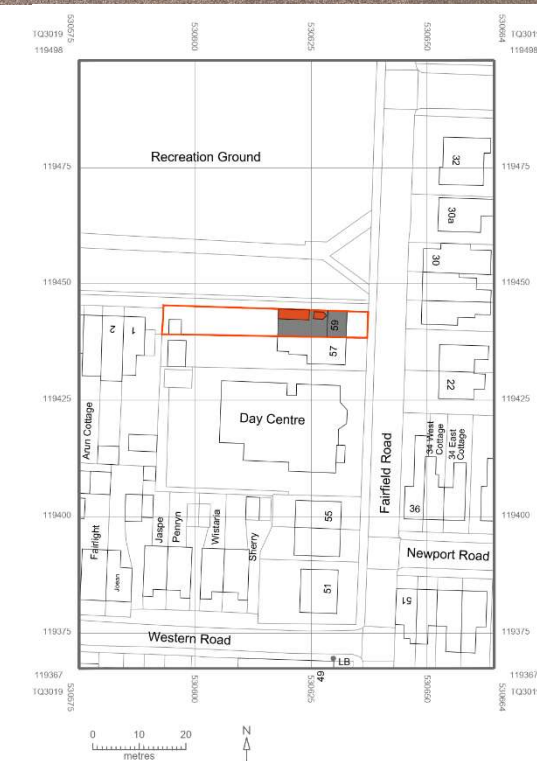
A further bedroom is created within the main roof space, with small west facing dormer window providing aspect, light and a small area of additional headroom.



Above: Existing east facing street elevation

Right: Proposed block plan

Below: Aerial view from Google maps



## Scale

The scale of the proposals has been carefully considered to ensure the proportions are in keeping with the existing property. The proposed side return extension has a small, simple footprint, which extends to the existing rear wall of the property. The proposed dormer window is small in size, minimising impact on the roof scape and ensuring it remains appropriately subordinate to the host building.

## Landscape

Access to and from Fairfield Road will remain as existing, with no change proposed to the existing hard landscaped front amenity space.

At the rear, the area of the proposed extension is currently set to hard landscaping and occupied by the existing lean-to addition. No soft landscaping will be lost due to the scheme proposal.

## Appearance

The property has an attractive red brick frontage with white quoins and detailing. The property has undergone alterations over the years, and the applicants wish to reinstate a bay window on the principal elevation, where it was once replaced with a curved window, with much lower head, and proportions which negatively impact the character of the house and street scene. The new bay window will match the existing bay window at No. 57, helping to return visual unity to the semi-detached pair from the street.

A single 'conservation' type rooflight is proposed on the principal elevation, carefully aligned over the window and front door, directly below.

The side return extension is constructed in facing brickwork to match the existing side and rear elevations, with parapet wall providing a solid wall for privacy and security along the northern boundary. Beyond the parapet wall is concealed a pitched roof to match the existing, with 3 no. rooflights serving the kitchen and utility room.

At the rear, the existing dining room window is replaced with a set of glazed doors, connecting the family kitchen and dining area to the rear garden, both visually and physically. A small, obscure glazed window in the rear wall of the side return extension matches the existing windows and provides light and natural ventilation to the new ground floor WC.

At high level on the rear (west) elevation, a small window is proposed to provide natural light, ventilation and aspect to the new bathroom. This window matches the small window at high level in the north facing gable.

At roof level, a small dormer window is proposed, facing west, cheeks clad in red / brown plain tiles, and roof in profiled tiles to match the existing roof. The dormer roof profile enables a gable window which gives greater aspect / view out from the new loft bedroom which improves the quality of the space. The proportion and style of this window is in keeping with the dwelling. Several rooflights on the north and west facing roof slopes provide natural light into the converted loft spaces below.

Both the ground floor extension and dormer addition to the roof are clearly subordinate to the host dwelling. No harm is caused to the character of the area, by the single 'conservation' style rooflight proposed on the front roof slope, and the street scene is improved by the reinstatement of an angled bay window to the front facing reception room.

Images clockwise from top left: 1. North and west elevations viewed from footpath adjacent. 2. Side elevation viewed from recreation ground. 3. rear elevation viewed from Commercial Road. 4. Street view of 57 and 59 Fairfield Road. 5. North and west elevations viewed from recreation ground.

## Access

Access to and from the property will not be altered.

The property is located a short walk from several roads which are served by local buses. The property is also located within 1 mile of Burgess Hill train station. No change is proposed to the current parking provision, available for 2 vehicles, on the hardstanding in front of the property.

