

Location

**35, Ferndale Road
BURGESS HILL
West Sussex RH15 0HB**

Project

**Demolish existing conservatory,
New single storey rear extension
Extension to existing garage.**

A Design & Access Statement

**PDK Design
Mersin, Stonecross,
Mayfield,
East Sussex TN20 6EJ**

June 2025

Contents

- 1, Introduction**
- 2, The Site and surrounding area**
- 3, Proposals**
- 4, Design Process**
- 5, Landscaping**

1, Introduction

- This statement is submitted on behalf of the applicant Mr & Mrs Martin and relates to 35, Ferndale Road, Burgess Hill West Sussex RH15 0HB
- The proposal is to remove the existing Conservatory & Construct a New Single Storey Extension on the footprint of the old Conservatory & to Extend the existing Garage

2, The Site and Surrounding Area

- 35, Ferndale Road is in a residential area near the centre of the town of Burgess Hill
- It is part of an existing mixed development on both sides of Ferndale Road.
- The dwelling is a detached bungalow. It is on a substantial plot. There is a large garden to the front and rear of the property
- The property is approx. 200m from a bus stop and 2km from a main line train station with a good service to London.
- There are local shops, Churches, leisure facilities & pubs in the centre of Burgess Hill which is approx. 2km from the site.
- The property is not within either a 'Area of Outstanding Natural Beauty' or a conservation area and it is not listed.

3, Proposals

- The house is a four bedroomed property.
- The existing cedar conservatory will be demolished. It is rather old, ugly, it leaks and has single glazed windows, so it does not meet any current building regulation standards.
- Although the house has three bedrooms and a large Lounge the Kitchen / Dining Room is very small, so it is proposed to extend the existing Kitchen / Dining Room over the same footprint as the demolished conservatory.
- It is also proposed to extend the existing Single Garage to make it a Double Garage

4, Design Process

- **Amount**

The new conversion will increase the footprint of the property by 30%, this is almost all in the addition to the garage

- **External Appearance**

The external wall will be part finished with brickwork to match existing.

The new extension windows will match the existing windows on the property.

The roof will be pitched to the same angle and covered with plain tiles to match the existing roof.

The garage extension roof will be covered with a new Flat Felt Roof to match existing flat roof.

- **Access**

The proposals do not affect the access to the property.

- **Scale**

35, Ferndale Road is an attractive detached property with a large & attractive rear & front garden.

The proposed new extension will provide much need additional space in the Kitchen / Dining Room and provide space for Mr Martin to store have vintage cars

5, Landscaping

- There will be no landscaping in the project.