



Design and Access Statement

17 Silverdale Road, Burgess Hill RH15 0ED

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1.0

Introduction

This Design and Access Statement has been prepared in support of a householder planning application for the property 17 Silverdale Road, Burgess Hill RH15 0ED.

The proposal seeks permission for a side extension together with three dormer extensions to provide additional living accommodation suitable for the needs of the existing household. The design has been developed to respect the character and appearance of the host dwelling and the surrounding residential area, while ensuring the scale, form and materials remain sympathetic to the existing property. Careful consideration has also been given to residential amenity, access, and the overall impact on neighbouring properties in accordance with local planning policy.



Google maps image

2.0

The Setting

The application site at 17 Silverdale Road is located within an established residential area of Burgess Hill characterised predominantly by two-storey semi-detached and detached dwellings with front gardens and off-street parking. The home is within the Silverdale Road/Birchwood Grove Road Conservation Area. The surrounding townscape has a consistent suburban character, with properties displaying a varied but complementary mix of traditional pitched roofs, brick, clay tile hanging and rendered finishes, and domestic extensions added over time.

Silverdale Road exhibits a spacious residential appearance with a generally uniform building line and strong sense of enclosure created by landscaping, boundary treatments, and mature planting. The immediate neighbouring context includes a number of altered and extended properties, reflecting the evolving nature of the area and demonstrating that sensitively designed domestic additions form an established feature of the local streetscape.

17 Silverdale Road occupies a generous residential plot and is set well back from Silverdale Road behind a substantial front garden containing mature trees and established hedgerow planting, which contribute positively to the verdant character of the street scene. Due to the depth of the front garden and existing landscaping, views of the dwelling from the public highway are partially filtered, with only glimpsed views of the principal elevation available from Silverdale Road.

The property comprises a two-storey dwelling finished with traditional red brickwork at ground floor level and tile hanging to the first floor, reflecting the prevailing architectural character of the surrounding area. The front elevation incorporates decorative detailing to the balcony and entrance porch, together with painted white timber-framed windows which provide visual interest and reinforce the traditional domestic appearance of the property. A detached garage structure is positioned to the eastern side of the main frontage, with access to the garden provided via a metalwork gate adjacent to the building.



Photograph of 17 Silverdale Road

2.0 The Setting



Photographs of the existing building showing the conservatory structure and rear additions. The existing kitchen window is small and views of the garden blocked by the conservatory. The existing garage to be retained and gate to front garden.

3.0

Heritage Statement & Planning policy

This Heritage Statement has been prepared in support of the proposed side and dormer extensions at 17 Silverdale Road, which lies within the Silverdale Road/Birchwood Grove Road Conservation Area. The Conservation Area was designated in 1982 in recognition of its special architectural and historic interest, derived from the late Victorian and Edwardian expansion of Burgess Hill following the arrival of the railway station in 1889. The area is characterised by substantial detached and semi-detached houses set within spacious landscaped plots, with mature trees and hedgerows contributing significantly to the verdant suburban character and spatial quality of the townscape.

No. 17 positively contributes to the significance of the Conservation Area through its traditional architectural form and materials, including red brickwork, clay tile hanging, painted timber windows, and decorative detailing to the front porch and balcony. The dwelling is set well back from Silverdale Road within a large garden enclosed by mature trees and hedgerows, reflecting the established pattern of development that defines the character of the area. Filtered views of the property from the public realm, together with the strong relationship between the building and its landscaped setting, are important aspects of its contribution to the wider Conservation Area.

The proposed extensions have been designed to remain subordinate to the host dwelling and to preserve the established character and appearance of the site and surrounding area. Due to the generous plot, existing mature landscaping, and limited public visibility, the proposals will not harm the significance of the Conservation Area or disrupt the spacious and verdant qualities that underpin its special interest. The use of complementary materials and sympathetic detailing will ensure that the development integrates appropriately with the architectural character of the existing dwelling and the wider historic townscape.

The proposed development at 17 Silverdale Road has been designed in accordance with the objectives of the Mid Sussex District Plan and the Mid Sussex Design Guide Supplementary Planning Document, which seek to ensure that extensions respond positively to the character of the host dwelling and surrounding area. The proposals have been carefully considered to preserve and enhance the character and appearance of the Silverdale Road/Birchwood Grove Road Conservation Area through the use of complementary materials, subordinate scale, and sympathetic architectural detailing. The extensions respect the established form, proportions, and appearance of the existing dwelling.

The proposal also accords with national planning guidance contained within the National Planning Policy Framework (NPPF), which requires development within Conservation Areas to preserve or enhance their significance and character. The design retains the visual prominence of the original dwelling, limits impacts on the public realm, and preserves the important relationship between the building and its landscaped setting. Given the generous plot size, mature boundary vegetation, and limited visibility from Silverdale Road, the proposed side and dormer extensions are considered to integrate appropriately within the site and wider townscape without causing harm to neighbouring amenity or the historic character of the area.

Property planning history:

BH/142/92 Aug 1992 - Approved
Demolition of end section of single storey rear extension to the rear of kitchen brick built approx 2.5m x 2.8m to be demolished.

BH/155/92 Aug 1992 - Approved
Conservatory extension to rear of existing property.

DM/19/0667 April 2019 - Approved
Proposed two storey side and rear extension, single storey side extension, new garage and attic conversion.

4.0

The Proposal

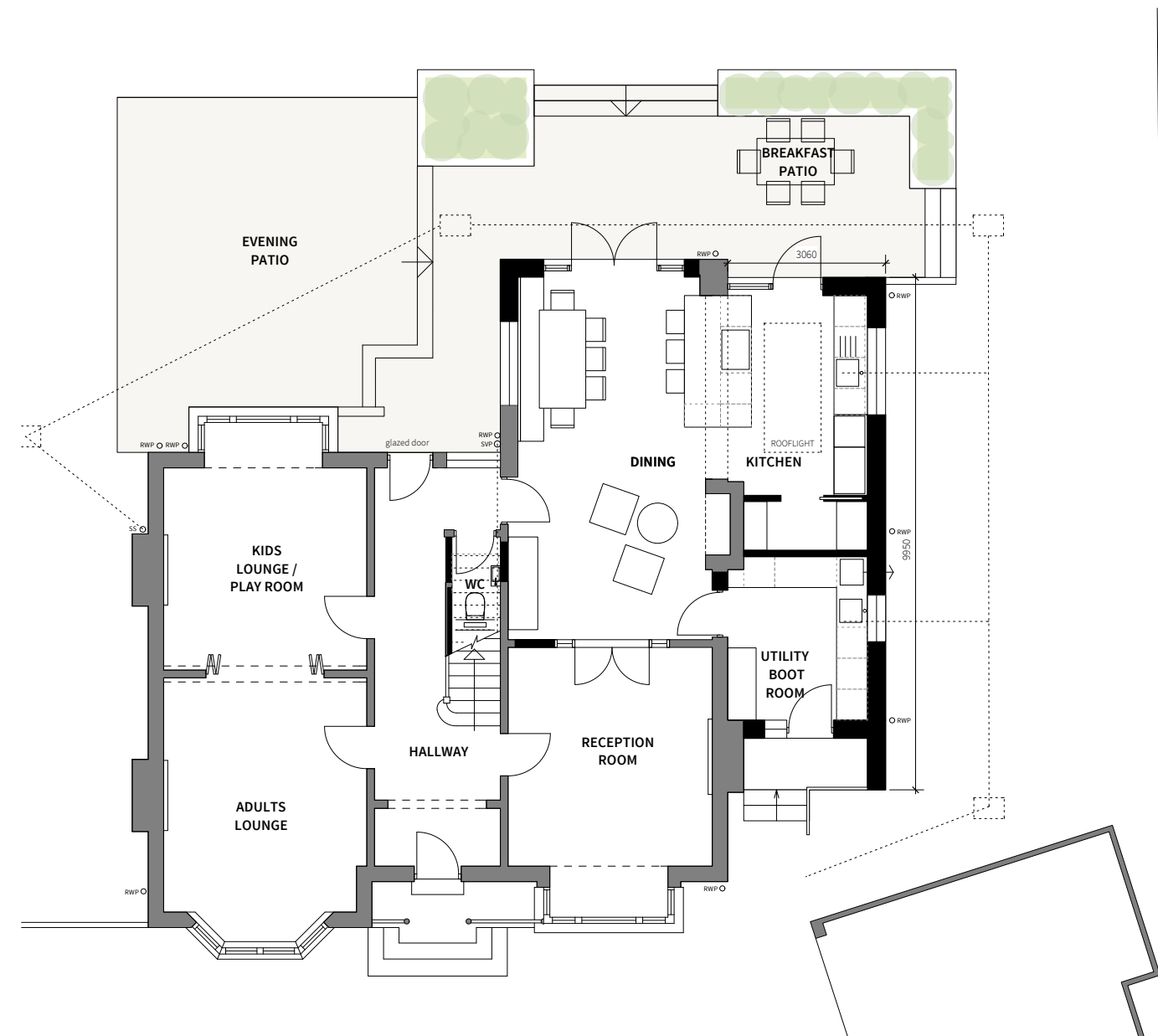
The existing internal layout of the dwelling no longer adequately meets the needs of modern family life, with the arrangement of rooms resulting in a fragmented relationship between the principal living spaces and the rear garden. In particular, the existing conservatory creates a physical and visual barrier between the house and outdoor amenity space, limiting natural flow and reducing the quality of the internal accommodation. The proposed alterations seek to create a more functional and cohesive layout with improved connectivity to the garden, providing more practical and adaptable family living spaces while remaining sympathetic to the character of the existing property.

The proposal seeks to remove the existing conservatory together with part of the rear section of the dwelling in order to create a more coherent and functional internal arrangement better suited to contemporary family living. In conjunction with the proposed single-storey side extension, the ground floor will provide a generous open-plan kitchen and dining space with an improved relationship to the rear garden. The side extension also accommodates a secondary entrance into the home, together with a practical boot room and utility area to support day-to-day family use.

Internal alterations at first-floor level will provide a spacious primary bedroom suite, a dedicated private office, and a new plant room area. The existing guest bedroom to the rear currently lacks meaningful outlook over the garden; the introduction of a Juliette balcony will enhance natural light and views while also providing balance and symmetry to the rear elevation.

At second-floor level, the proposed attic conversion retains the existing roof form with the addition of three modest dormer windows and two rooflights. This will create two additional bedrooms with ensuite shower rooms accommodated sensitively within the roof space.

Externally, the proposal includes an extension of the existing patio area with the introduction of raised planter beds to strengthen the connection between the internal living spaces and the garden. These enhancements will improve the flow between the kitchen, dining, and outdoor areas, creating a more usable and integrated family environment while respecting the character of the existing property and its setting



Proposed ground floor plan

4.0

The Proposal

The proposed alterations to the rear elevation include the introduction of new window openings and two modest dormer extensions designed to integrate sensitively with the existing roof form. A centrally positioned Juliette balcony provides balance to the rear gable composition and enhances the architectural rhythm of the elevation. At ground floor level, the introduction of landscaped planters and an enlarged patio area will strengthen the relationship between the house and garden, creating a more cohesive transition between internal living accommodation and external amenity space.

The proposed single-storey side extension has been carefully designed to step towards the rear of the property, allowing increased internal ceiling height within the kitchen area while remaining clearly subservient to the scale and form of the original dwelling. Visibility of the extension from the front of the property will be limited due to the retention of the existing garage structure, with only partial glimpsed views of the secondary entrance possible from the public realm.

The material palette has been selected to complement and enhance the character of the existing dwelling and wider Conservation Area. Proposed materials include painted white timber windows, red brickwork to match the existing property, clay tile hung dormers and areas of knapped flint detailing. The flintwork will wrap around the corner of the rear extension to provide visual texture and architectural interest, referencing traditional local craftsmanship and reinforcing the high-quality domestic character of the proposal. Subtle brick detailing will further complement the architectural language of the existing house through a simple and well-resolved design approach.



Proposed rear elevation



Proposed side elevation



Proposed front elevation



Proposed material palette

5.0

Conclusion

In conclusion, the proposed extensions and alterations to 17 Silverdale Road have been carefully designed to respond positively to the character of the existing dwelling and its setting within the Silverdale Road/Birchwood Grove Road Conservation Area. The scheme will provide improved accommodation better suited to modern family living while preserving the architectural integrity of the property and the spacious, verdant character of the surrounding area. Through the use of high-quality materials, sympathetic detailing, and a subservient scale, the proposals are considered to preserve the significance and appearance of the Conservation Area and comply with the relevant local and national planning and heritage policies.