

Barrow Hill Farm

Barrow Hill, Henfield BN5 9DN

DESIGN AND ACCESS STATEMENT

November 2025

INTRODUCTION

Introduction

The scheme includes the replacement of a later addition single-storey kitchen extension with a new two-storey gable-ended addition, providing an improved ground floor kitchen space and a well-proportioned principal bedroom with en-suite accommodation at first floor level. Further works include the introduction of a new en-suite to Bedroom 3, the reinstatement of an original window opening within the ground floor storage area and the refurbishment of the lounge picture window.

The design approach seeks to integrate the new elements sensitively with the existing house through the use of sympathetic proportions, complementary materials, and high-quality detailing. Consideration has also been given to sustainability and energy efficiency, ensuring that the development reduces environmental impact and contributes positively to the long-term performance of the home.

This statement addresses the key aspects of layout, scale, appearance, landscaping, access, heritage, and sustainability, setting out how the proposals meet both the needs of the occupants and the expectations of the local planning authority.

PROPOSAL

Layout

The proposals include the addition of a new en-suite to Bedroom 3 on the first floor of the existing house.

The scheme also proposes the removal of a later single-storey kitchen extension, to be replaced with a new two-storey kitchen extension. This will provide a better-proportioned principal bedroom with an en-suite at first floor level.

Within the existing ground floor storage area, an original window opening currently bricked up will be reinstated.

The proposals also allow for the refurbishment and refinement of the picture window in the lounge area.

Scale

First Floor Bathroom

The first floor bathroom will occupy the existing cupboard space and extend into the adjoining room to accommodate a new shower.

Extension

The new extension will be a two-storey gable-ended form, with the ridge aligned to the ridge of the existing house. The roof of the later rear outshot will be extended and tied into the new structure.

New Window

The reinstated window will match the proportions of the adjacent casement window and will sit within the original opening in the garage/store.

Landscaping

Hard landscaping is proposed around the perimeter of the new extension only. This includes new steps linking the south-facing patio to the western elevation of the extension, using materials that match the existing arrangement.

Appearance

First Floor Bathroom

The bathroom walls will be finished with slatted timber panelling, with the upper third formed of frosted glazing to retain openness within the adjoining bedroom. The en-suite will be accessed via a concealed timber door.

Extension

The gable ended extension at ground floor level will be a mixture of frameless glazing and red brick to match the existing house. The first floor pitched roof element will be finished in a decorative red clay tile cladding to match existing decorative elements.

New Window

The new window will be a painted casement design, matching the adjacent window in the existing ground floor storage area.

Access

No changes are proposed to the site access.

Heritage Statement

A detailed heritage statement by AS Lewes will accompany this application, separate to the Design and Access Statement.

Sustainability

The proposed extension has been designed with sustainability in mind:

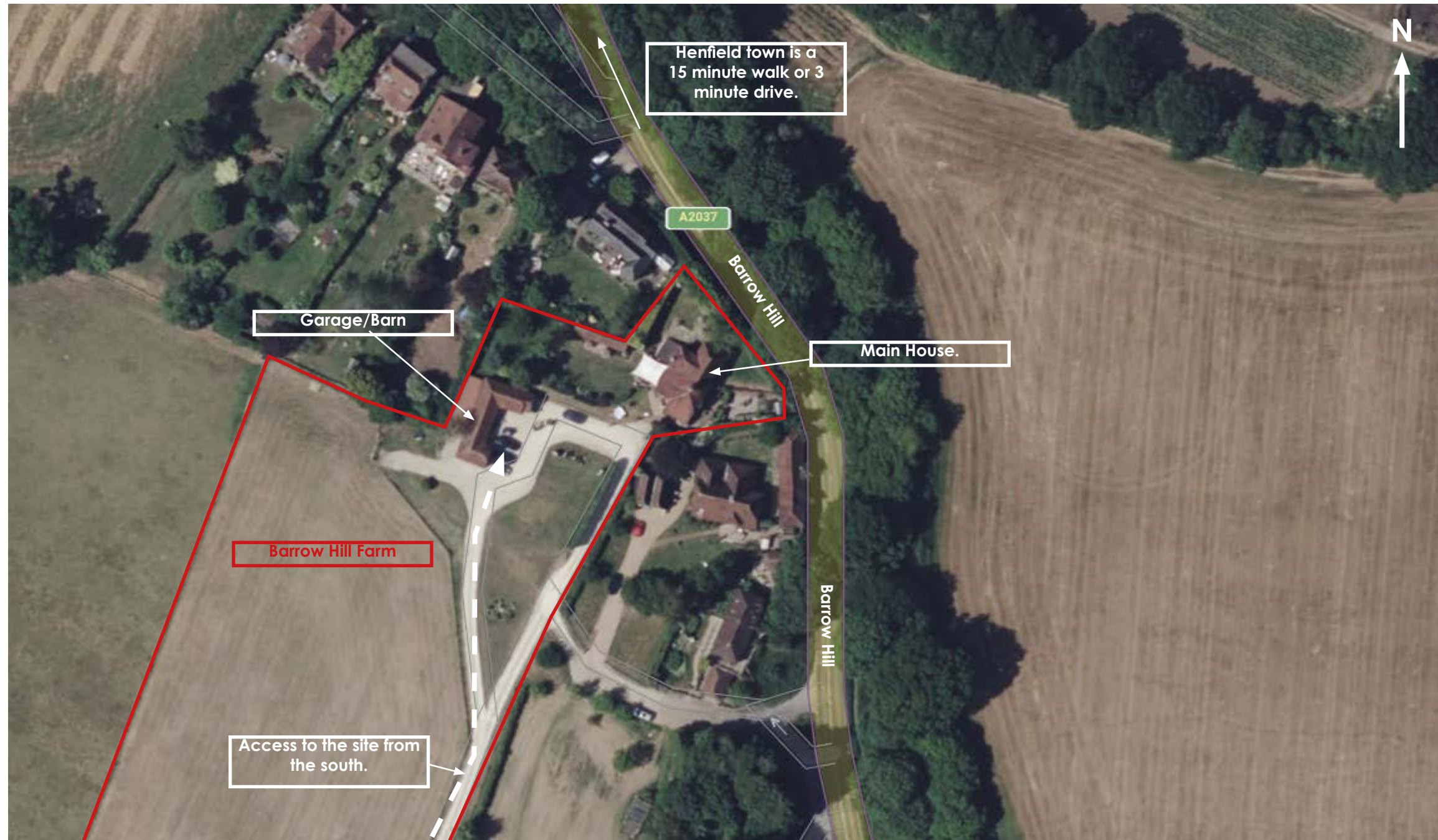
- High-performance insulation will be incorporated to improve thermal efficiency and reduce energy consumption within the new build areas.

- Durable, low-maintenance materials have been selected, including traditional red clay tiles, double-glazed windows, and red brickwork, all of which will weather gracefully over time.

- Glazed elements have been maximized to increase natural light levels, thereby reducing reliance on artificial lighting.

- Where possible, materials will be responsibly sourced to minimize environmental impact.

SITE ANALYSIS



EXISTING SITE PHOTOGRAPHS



Original front elevation.



Front elevation garden.



Northern elevation of existing original house.



North West Facing Elevation of original house.



Later addition western extension and single storey extension



Western boundary hedge and northern boundary hedge.

EXISTING LATER ADDITION EXTENSIONS



South West Elevation, Lounge Bay Window



North West Facing Elevation



West Facing Elevation



South West Elevation, Lounge Bay Window and cat slide roof

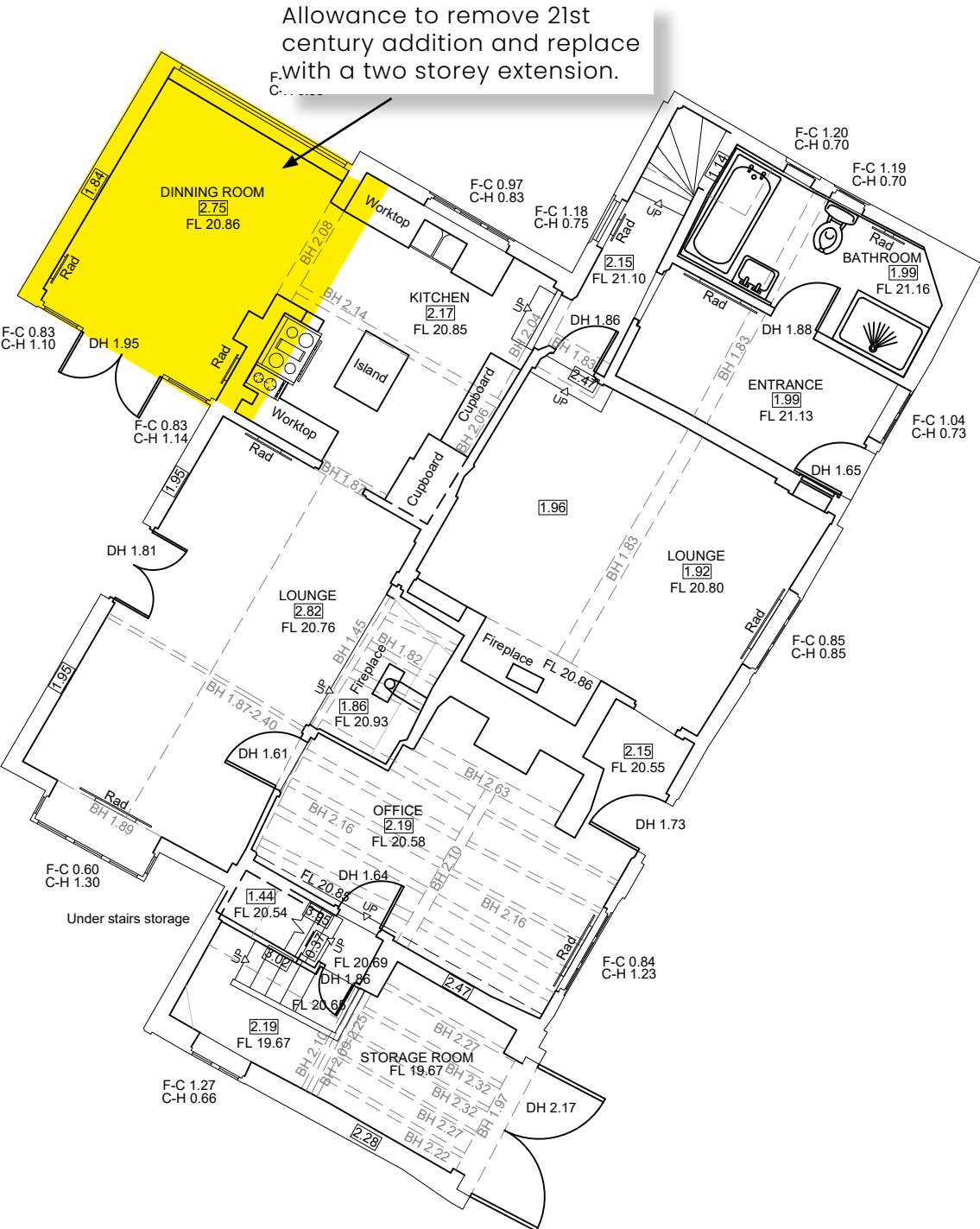


South West Elevation, Lounge Bay Window and cat slide roof. Later addition extension in the background.



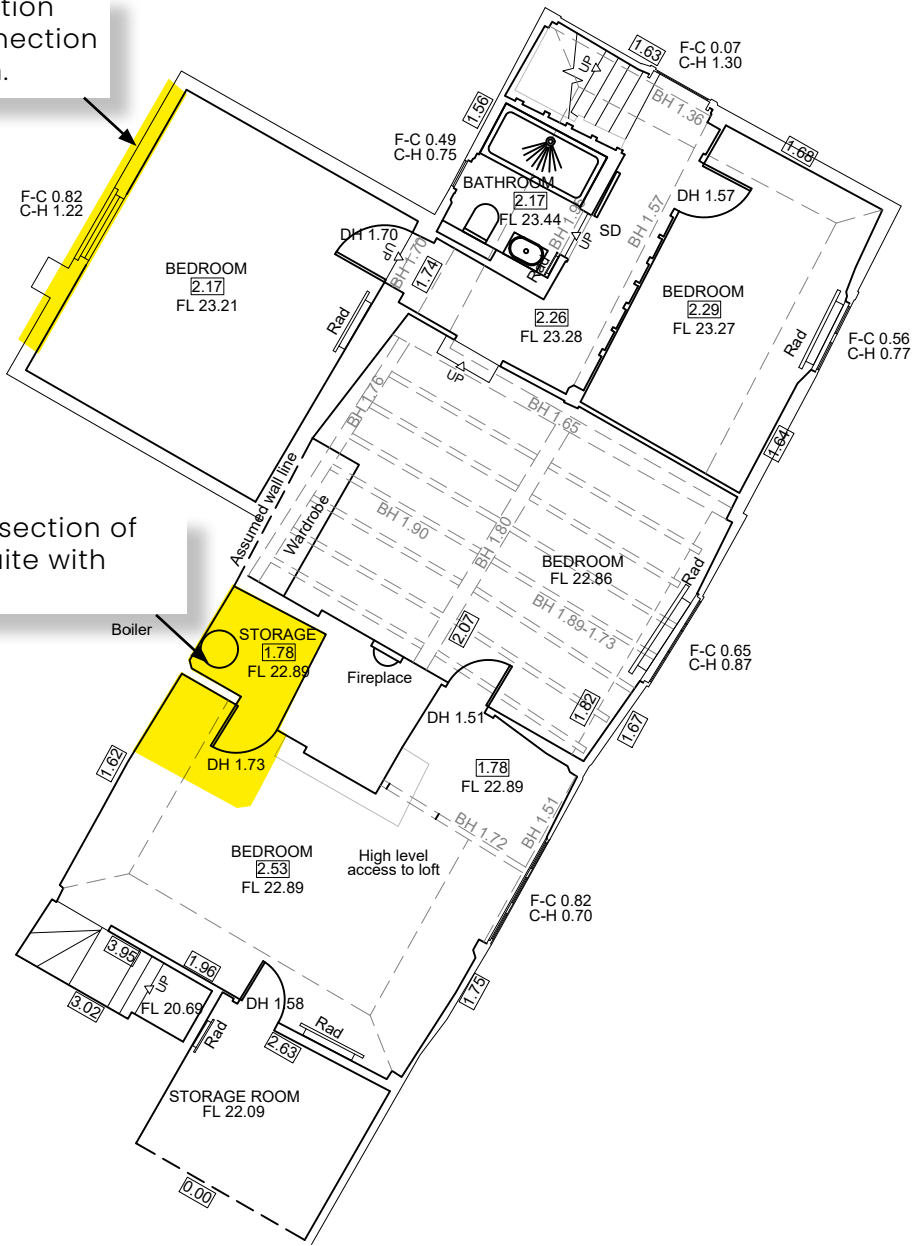
North facing elevation showing later addition extension and original timber frame house.

EXISTING FLOOR PLANS



Remove part of later addition wall to make way for connection to new principle bedroom.

Convert storage area and section of the bedroom into an en-suite with reversible joinery piece.



KEY

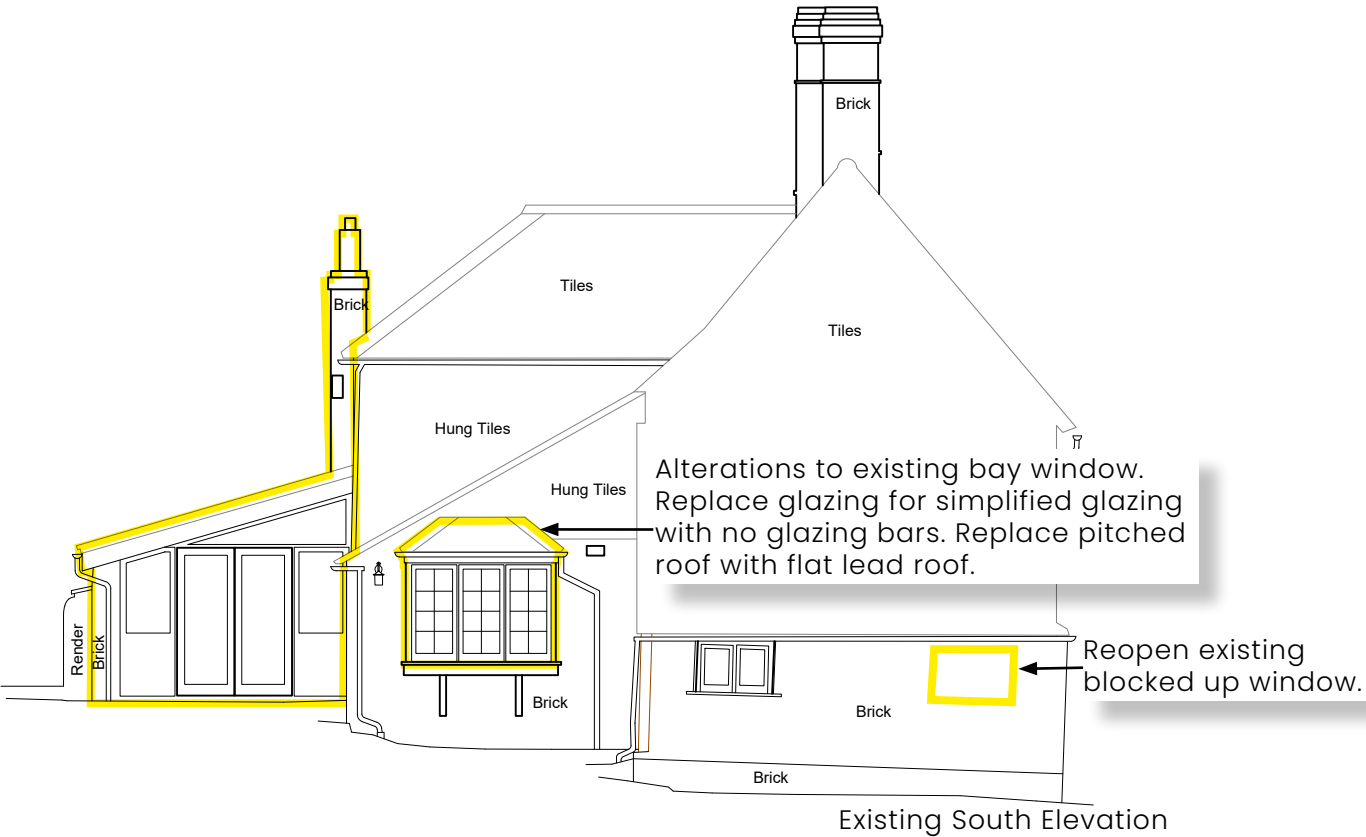
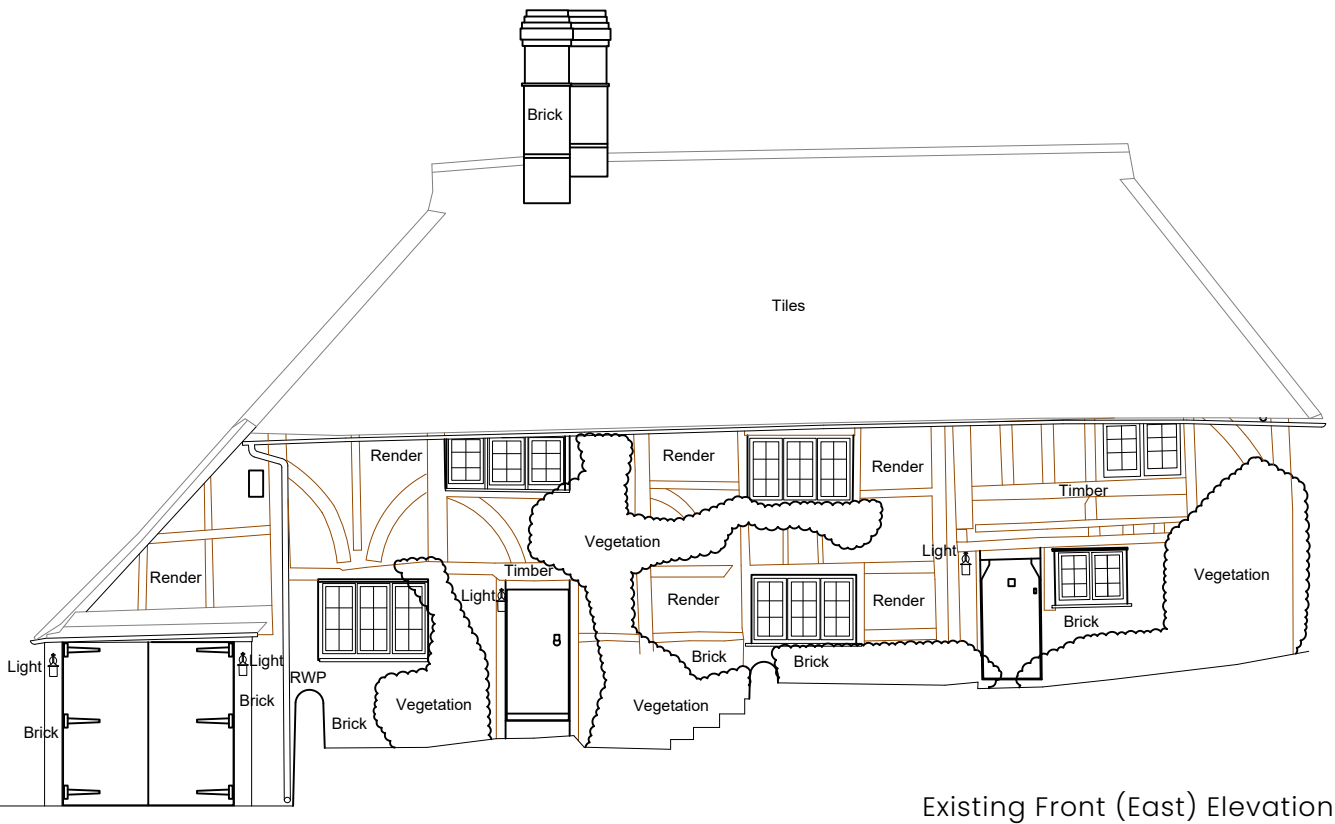
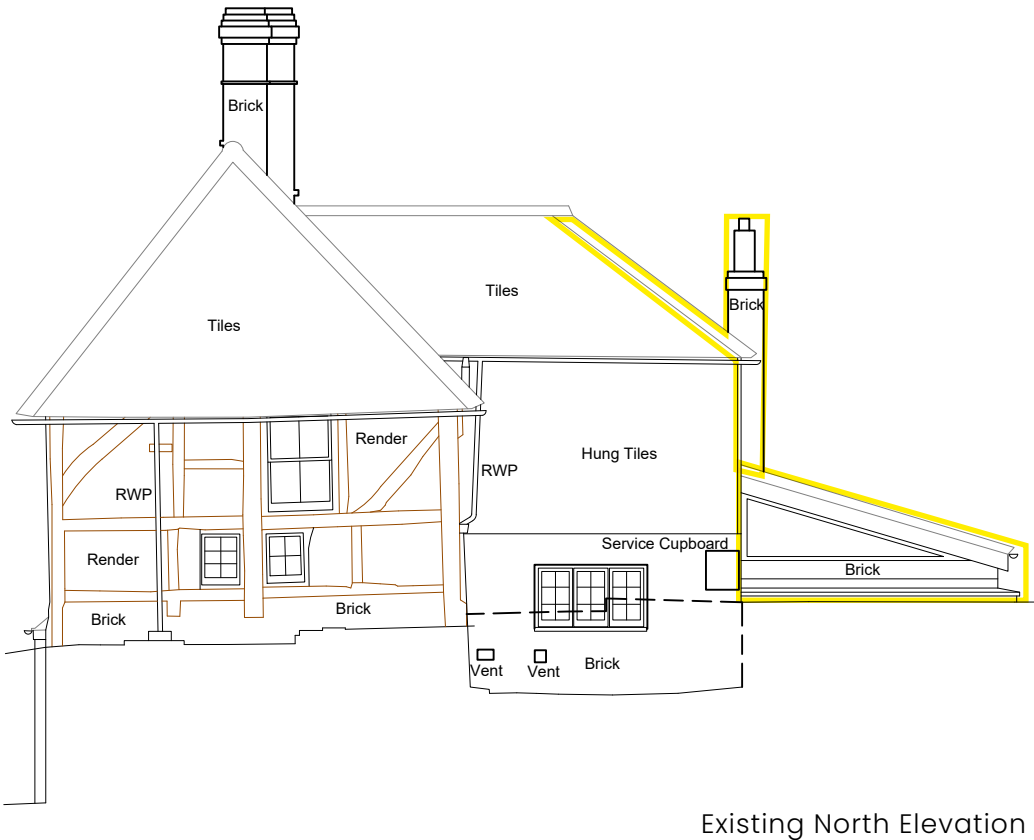
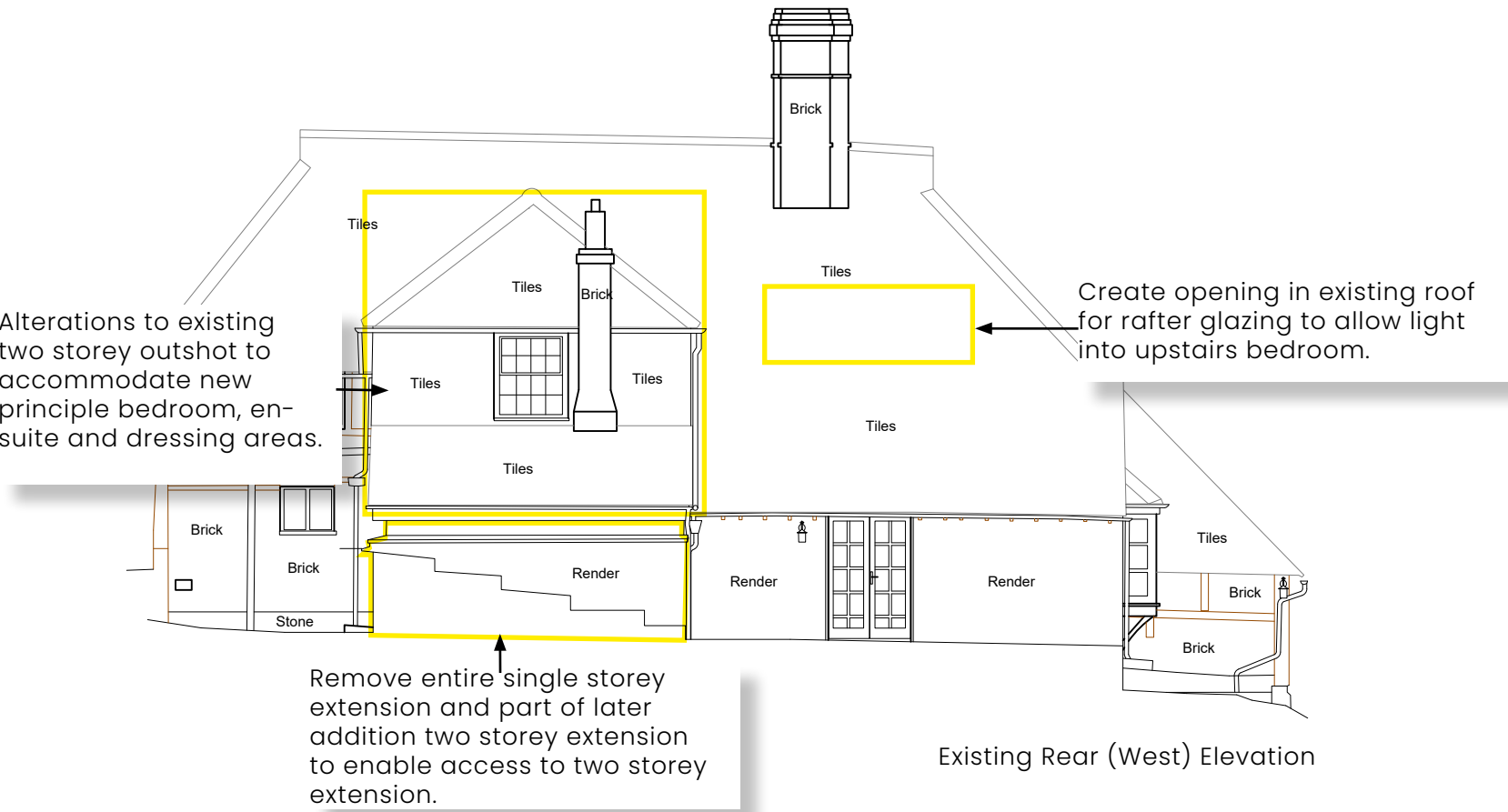


Proposed Alteration

EXISTING ELEVATIONS

KEY

Proposed Alteration



PRE APPLICATION FEEDBACK

The proposed extension seeks to reflect similar features within the dwelling while providing a contemporary twist on the design. The proposal is considered to be of a scale and design approach that would relate sympathetically to the host dwelling, utilising materials and form that would reflect the character and appearance of the host dwelling. While the proposal would extend to an equitable height as the host dwelling, it is considered that the variation in form and visual relief would ensure an appropriate degree of subservience.
[Thank you for the positive feedback on this item.](#)

Overall, it is considered that the scale and design of the addition would be proportionate to the host dwelling and would relate sympathetically. Should an application be submitted, it would be beneficial to provide a schedule of materials and finishes, as well as detailed drawings of wall and roof junctions etc.
[Thank you for the positive feedback on this item. We have provided more detailed set of drawings for the submission. See accompanying drawings and schedule of materials in the following pages.](#)

Heritage Impacts

Policy 34 of the HDPF seeks to conserve and sustain the heritage assets that are within the district. It ensures that development reinforce the special character of the district's historic environment through appropriate sighting, scale, form and design; including the use of traditional materials and techniques. Proposed developments are required to preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features,fabric and materials.
The proposal relates to a two storey extension to the dwelling, with the formation of an en-suite with an existing storage cupboard to the first floor.

Following consultation with the Council's Design and Conservation Officer, it is viewed that the proposed alterations are not contentious. It is acknowledged that there is little alteration proposed to the historic core although a new en-suite adjacent to the chimney breast on the first floor would require careful design to avoid damaging or destroying significant fabric when routing pipework and fitting the hardware. Any future application would need to include detailed drawings showing the route of pipework and the fitment of the sanitary ware and shower cubicle. It would also need to include an elevation and section drawing of the curved wall and door in relation to existing historic timbers.
[Thank you for the positive feedback on this item. We have provided more detailed set of drawings for the submission. See accompanying drawings.](#)

The proposed extension is considered proportionate and designed to make a statement that is a twenty first century addition.
The Council's Conservation Officer is supportive of this design approach. However, it is advised that wall and roof junction details be provided as part of the application. In addition, it is advised that the roof lights would need to be metal framed and fitted flush with the tiled roof slope. The Design and Conservation Officer is of the view that the triple roof-light shown

serving the new first floor en-suite should be split into two separate roof lights and ideally positioned at different heights to avoid a regular, suburban appearance.
[Thank you for the positive feedback on this item. We have taken on board the comments relating to the roof-light. They will be powder-coated black metal and will be flush with the roof. We have also allowed for two separate roof-lights to bring more asymmetry to the roof-scape.](#)

Amenity Impacts

Policy 33 of HDPF states that planning permission will not be granted where the proposal results in unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise.
Policy 12 of the Henfield Neighbourhood Plan states that development proposals should be designed to respect the amenities of occupiers/users of nearby properties and land.
Whilst the host dwelling is positioned on a generous plot size which could accommodate a modest extension, the first floor fenestration would need to be carefully positioned to minimise potential impact on neighbour amenity. Particularly given the fact that the proposed extension would bring the main property closer to the northern neighbouring property.
The application site appears to be well screened by mature vegetation. At this stage it is judged that the position of the proposal would not be of such significance as to result in an unacceptable level of harm. Although, this would be revisited as part of any planning application on the site and any public consultation responses received.
[Thank you for the positive feedback on this item. We have ensured that no windows will overlook the neighbouring properties or compromise the neighbours amenity.](#)

PLANNING POLICY / PAST PLANNING APPLICATIONS

Policy 33 Development Principles

The proposed extension has been designed to remain subordinate and proportionate to the host dwelling, with its scale and massing carefully aligned to the existing built form. The use of red brick, decorative clay tile cladding, and painted casement windows ensures that materials are both appropriate and visually consistent with the established character of the property. The introduction of additional glazing within the extension has been sensitively considered to protect neighbouring amenity, ensuring there is no adverse impact on privacy, outlook, or light levels.

Policy 34 Cultural and Heritage Assets

The proposals are informed by a clear understanding of the building's historic and architectural interest. A Heritage Statement accompanies this application, setting out the listed building's significance and how the works have been designed to preserve it.

The two-storey gable-ended extension is carefully proportioned, with the ridge aligned to the main house and materials (red brick, decorative red clay tile cladding, painted casement windows) chosen to match or complement the host building. This ensures the extension remains sympathetic and subordinate in form.

Traditional materials and detailing reinforce the locally distinctive vernacular, ensuring continuity with the host dwelling in line with Policy 34's requirement to secure a viable future for heritage assets.

Erection of a 1.5m tall green PVC coated chain link fence with green powder coated iron fence posts.
Site : Barrow Hill Farm
Ref No:DC/21/1958 | Status: Application Permitted.

Erection of a fence along the perimeter of the boundary
site : Barrow Hill Farm
Ref: No: DC/20/1423 | Status: Application Refused.

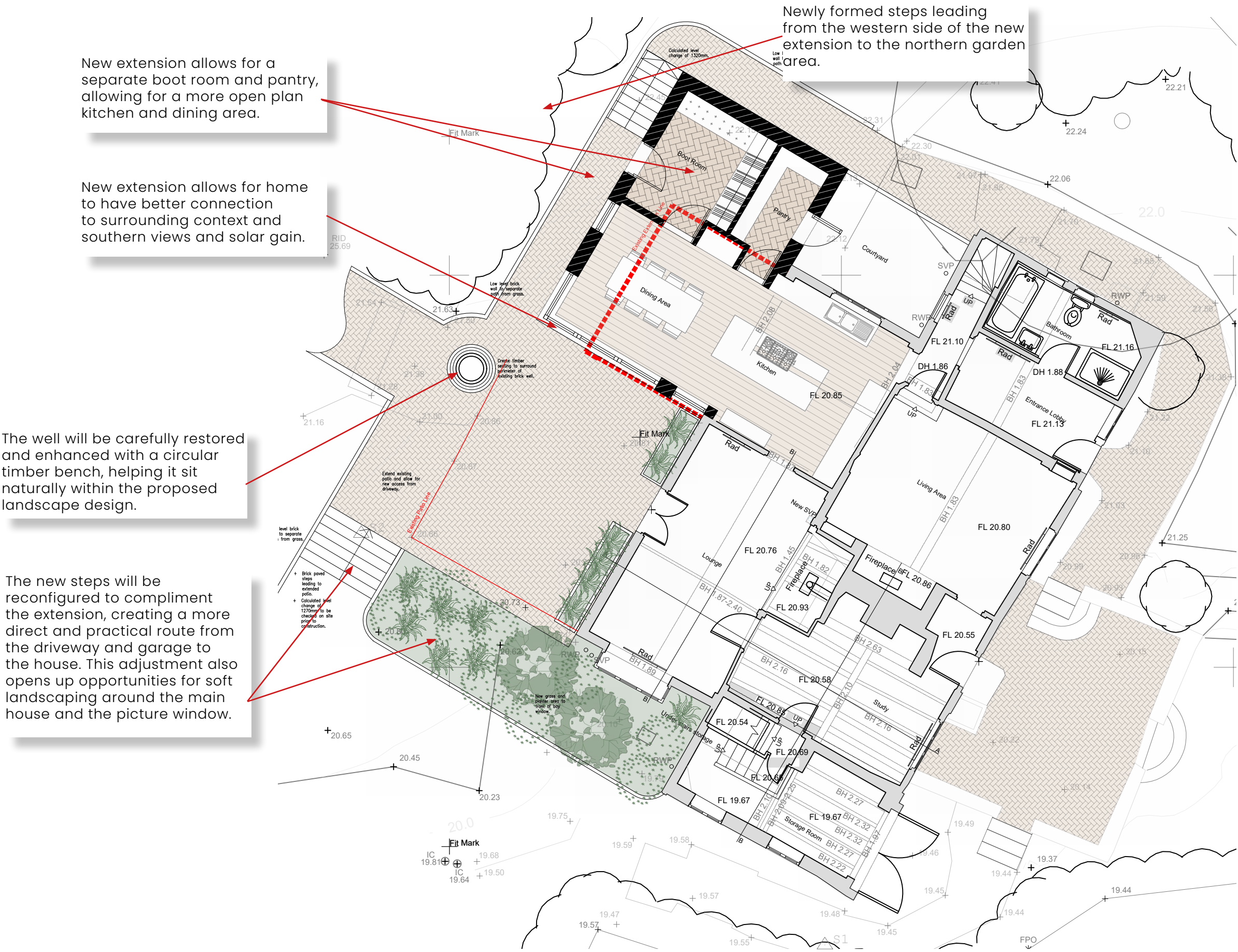
Replacement of an existing glazed french door and windows either side including raising of the lintel by 285mm from 1715mm of head height to 2000mm (Listed Building Consent).
Site: Barrow Hill Farm Barrow Hill Henfield
Ref. No: DC/18/1406 | Status: Application Permitted.

Proposed reinstatement of agricultural access track and alterations to existing driveway.
Site: Barrow Hill Farm Barrow Hill Henfield
Ref. No: DC/17/2059 | Status: Application Permitted.

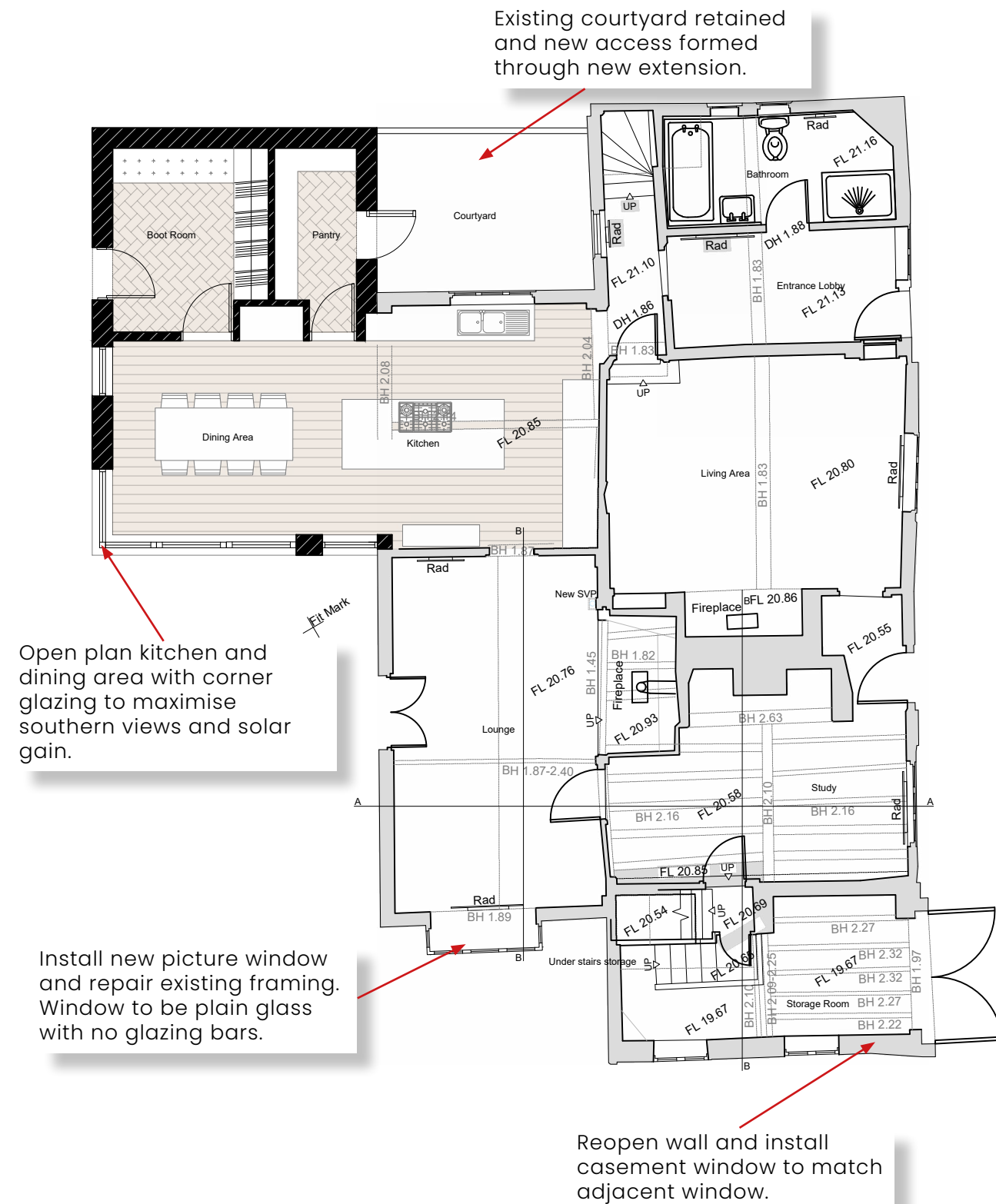
Upgrading of existing track and hardstanding
Site: Barrow Hill Farm Barrow Hill Henfield
Ref. No: DC/16/1837 | Status: Application Withdrawn.

Replacement of existing softwood bay window and patio doors with hardwood (oak) equivalents. The existing structures have deteriorated beyond repair due to weathering (Listed Building Consent)
Site: Barrow Hill Farm Barrow Hill Henfield
Ref. No: DC/15/0637 | Status: Application Withdrawn.

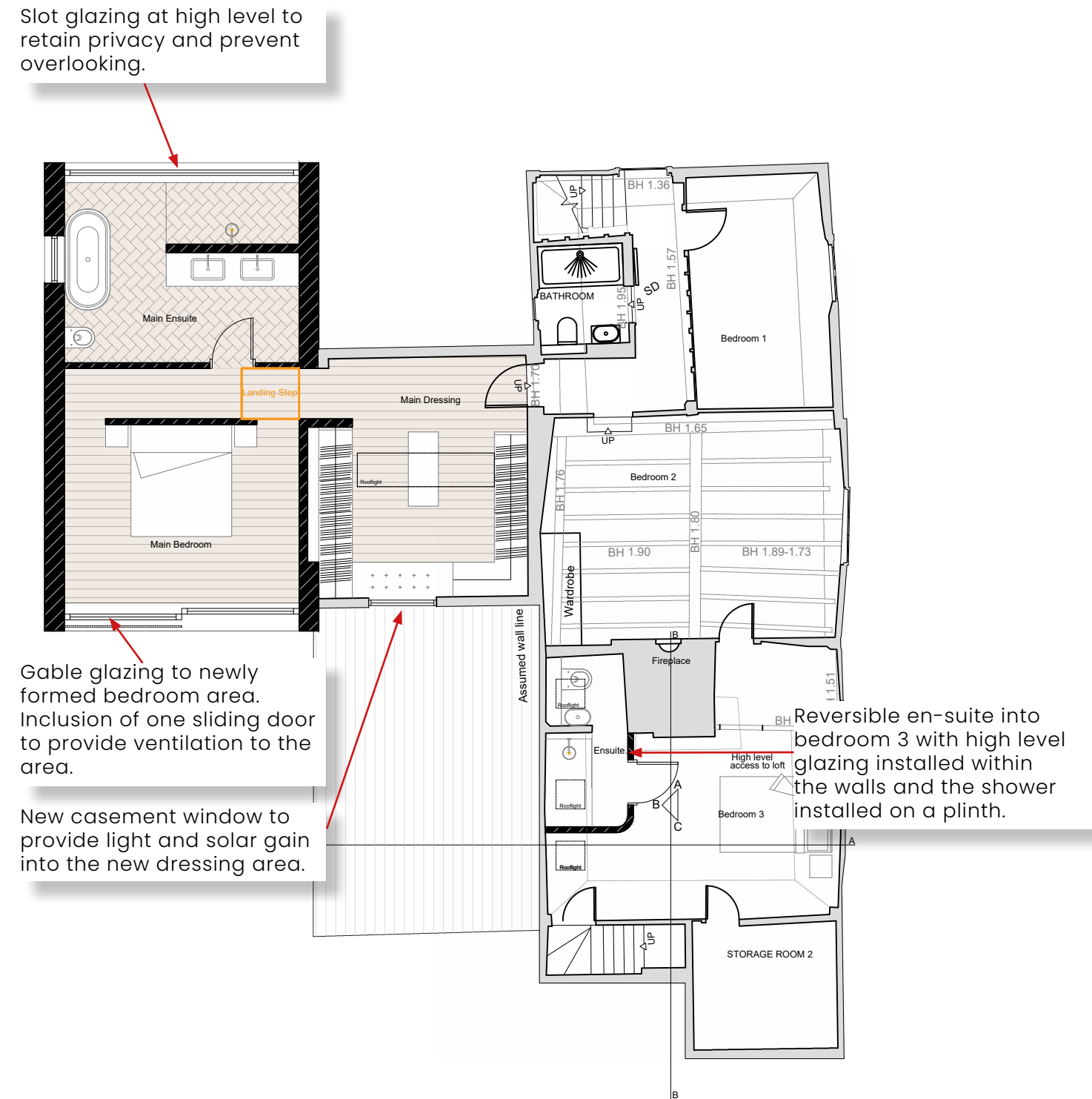
PROPOSED SITE PLAN



PROPOSED FLOOR PLANS



Ground Floor Plan As Proposed



First Floor Plan As Proposed

MATERIALS SCHEDULE

The traditional design approach allows for the use of traditional materials and styles found in the original Barrow Hill Farm house and applied in modern ways.

Picking up on the different patterns and styles of clay tiles within the wall hung tiles and using these within the new extension to reflect the warm and intricate detail of the existing.

Also the use of the mansard clay tile on the new extension allows to distinguish the old from the new in a more subtle subservient way.

New rainwater goods will be in powder coated cast aluminium to match existing.

New windows to the existing house, where indicated, will be painted timber to match existing.



Barrow Hill Farm Clay Tile



Decorative Clay Mansard Tiles



Cast Iron Guttering



Black timber to match existing.



Red brick to match existing



Decorative Clay Tile Studies



Corner glazing with red tiles over.

3D IMAGE



View looking at the South West Elevation



View looking at the North Elevation

CONCLUSION

The proposed works represent a considered and sensitive enhancement to the existing dwelling. The replacement of the outdated single-storey extension with a two-storey gable-ended addition will provide a more functional and better-proportioned layout, delivering improved kitchen accommodation at ground floor level and a high-quality principal bedroom with en-suite at first floor level.

The reinstatement of an original window opening, refurbishment of the lounge picture window, and creation of a new en-suite to Bedroom 3 will further improve the amenity, comfort, and usability of the home while respecting its existing architectural character.

Through the careful use of traditional red brick, clay tile cladding, and painted casement windows, the extension will integrate seamlessly with the existing building. The proposals also incorporate high-performance insulation, double glazing, and maximised natural light, ensuring long-term sustainability and reduced energy consumption.

Overall, the scheme provides a balanced approach enhancing the quality and functionality of the dwelling, improving its energy performance, and preserving its architectural integrity while making a positive contribution to the character of the property and its setting.