

38 Wood Ride

Design and Access Statement

This Design & Access Statement is submitted by FAB Architects Ltd in support of a planning application for the development of an existing property as described below.

Address

38 Wood Ride, Haywards Heath, RH16 4NJ

Introduction

The proposal is to add a single storey front extension with porch and a 1.5 storey side extension with a front dormer window to the existing property.

Planning History

Preapplication Advice has been sought for this application DM/25/2867 - 38 Wood Ride Haywards Heath, details in a following section.

Proposal

The Building

The existing property is a 2 storey semi detached dwelling with additional accomodation at loft level. The ground floor comprises of a kitchen, dining room, WC , and living space. At first floor there are two bedrooms and a bathroom, the loft floor provides a further bedroom with ensuite and an additional bedroom. The site falls towards the side and rear, where the driveway connects to the road through a section of dropped kerb.

The Proposal

This proposal seeks the following permissions:

- Addition of a single storey front extension with porch
- Addition of a 1.5 storey side extension with front dormer and new window to rear

Design Aims + Principles

The primary objective of the proposal is to increase internal accommodation by providing a wider kitchen, a separate dining area, and a home office, whilst maintaining respect for the existing form and character of the dwelling. The extension also provides an additional bedroom at first floor level. A modest front extension is proposed to enhance the living space and enlarge the porch area.

The design of the proposed front and side extension remains sympathetic to the existing dwelling. The material palette is consistent with the host property, utilising brickwork to ensure visual continuity. The extension introduces refined architectural elements, including a pitched roof aligned with the existing form, together with front and rear glazing to maximise natural light within the internal spaces.

Materiality

Existing House:

Walls - Brick with white paint

Roof - Tiles

Windows - White framed

Proposed Front and Side Extensions

Walls - Brick with white paint

Roof - Tiles

Windows - White framed

Neighbourly Development

Privacy

Throughout the design process the privacy of both this and the adjacent properties have been of great importance. There is no neighbourly change to privacy by the changes proposed. The side windows loft floor are present in the existing scheme and the proposed windows do not change the privacy factor of this side elevation - please refer to pre-application advice and design adaptations below.

Impact on Light and Massing

There is limited impact to light due to the orientation of the site and the deliberate design to pitch the extension down towards front and rear of the property and have a significantly lower ridge line than the main roof. The scheme ensures limited effect on light levels to neighbouring properties and the host dwelling itself.

As a development of the design post pre-application advice, the proposed side extensions GF level and first floor levels have been lowered to keep in line with the site levels that drop to the side of the property.

Access + Areas

Access & Security

The new doors and windows will be fitted with secure locks in line with Secured by Design and PAS-24 standards.

Parking

No change to parking is proposed, off street parking is retained.

Refuse Storage

The refuse requirements are unchanged for the existing property.

Area Change

Note: Areas approximate based on measurements of CAD drawings:

Existing area: GF - 50m², 1st Floor - 40m², Loft Floor - 29m²

Front extension area: 8m²

Side extension area: GF - 24m², 1st Floor - 14m²

Delivering Sustainability

Sustainability

We are committed to ensuring that the development of this site is seen as an opportunity to create a project that during design, construction, and throughout its life cycle aims for sustainability in a holistic sense. Accordingly this building will utilise sustainable materials wherever possible.

Optimising Use

This proposal aims to improve the usable space of the property, making it fit for purpose, thereby extending its lifespan for decades to come. As well as adding efficiency and privacy, the space can function better, adding flexibility and making the house fit for occupants of a greater range of ages, further extending the use of the property.

Low Impact Materials

This proposal will look to reduce the carbon footprint of the building by specifying materials with a low environmental impact, usually with a rating of A - D in the current green guide.

All timber will be FSC certified, and insulants will have very low GWP or global warming potential.

Pre-application Feedback

Pre-application feedback was provided by the planning officer Peter Davies regarding the original proposals. The feedback and design iterations following the feedback are described below. DM/25/2867

Front Extension

Preapp feedback:

The proposed front extension is of a modest depth of approximately 1.5 metres and of a design that is acceptable to the character of the dwelling and the area with other dwellings along the road having built similar extension.

Alteration:

Design retained

Side Extension

The side extension is large in scale however is set back from front of the house to help define the original dwelling as well as being subservient with a lowered ridge height. There is a loss of the gap however would be considered acceptable. Other dwellings along Wood Ride have had similar extensions with no. 32 being a recent approval in application DM/24/2819.

The dormer is of an acceptable scale and design so as to not be oversized or top heavy.

Alteration:

Design retained



Proposed Front Elevation

Pre-application Feedback

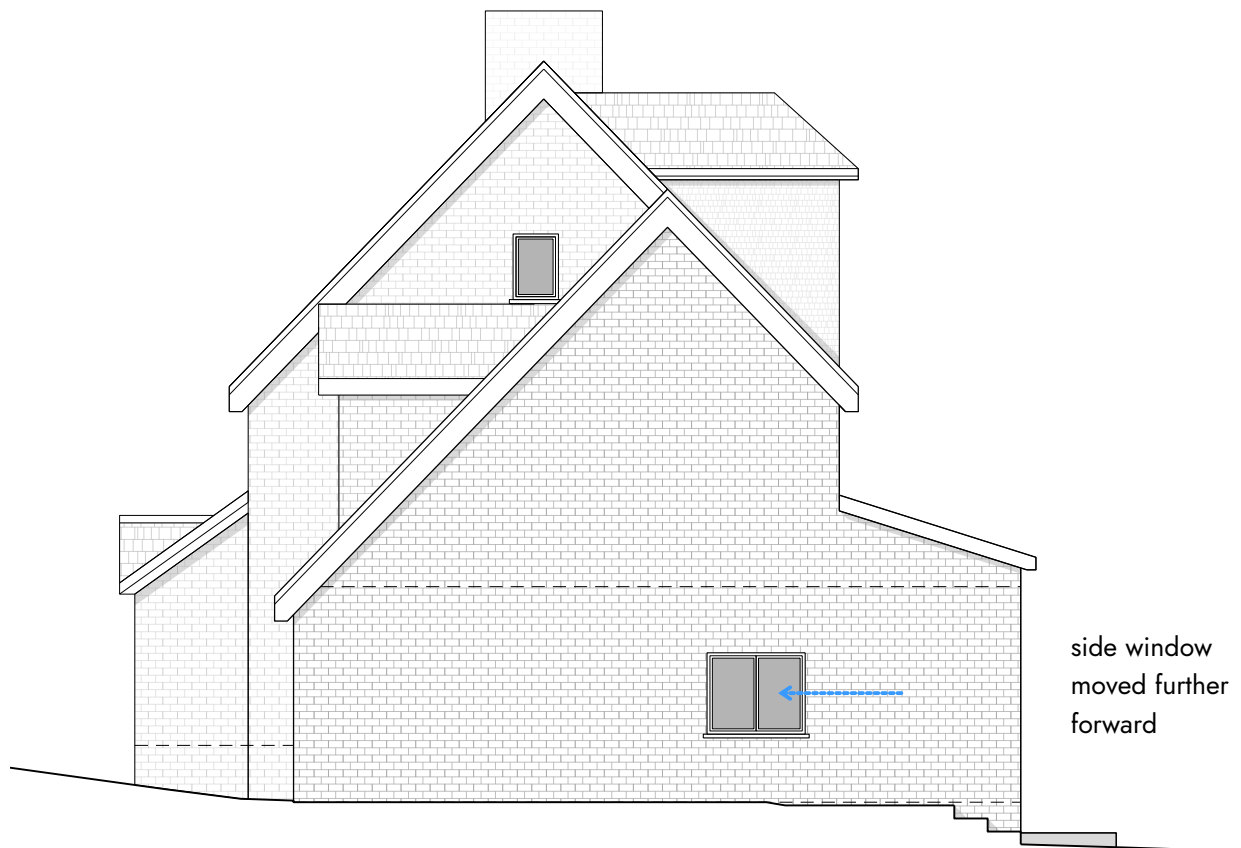
Impact on neighbour amenity

The proposed front extension would overlook the street scene and due to the scale is not likely to cause harm to neighbour amenities.

The proposed side extension would infill a large part of the gap between no. 38 and 36 however. No 36 has 2 windows on the side elevation both of which are obscure glazed. The proposed extension would not extend to the rear any further and would be inline with the neighbouring property and so it is not likely to cause significant harm in terms of loss of light. As discussed on site the proposed window on the side elevation at ground floor level may cause harm to the neighbour due to overlooking because the property is at a higher level than no. 36 and moving the window further forward could reduce this harm.

Alteration:

Side window at ground floor moved further forward.



Proposed Side Elevation

Site Photos



Front Elevation



Rear Elevation



Front Elevation

Local Reference

Example of similar extension at no. 62 Wood Ride



Front Extension
and Porch

1.5 storey side
extension