

ref: 319/das: Revision A 17.9.26

Design and Access statement
For
39 Oathall Road, Haywards Heath, West Sussex, RH16 3EG

1.0 Introduction

Objectives and approach

The purpose of this design and access statement is to support the application for the consent sought on behalf of Mr & Mrs Boardman. The intention of this document is to ensure that the proposed alterations meet a high standard of design and workmanship and is appropriate for the property.

This application is being submitted for a full-householder in a conservation area and comprises of the following:

- Part demolition of existing conservatory
- Construction of new rear elevation and re-model conservatory
- Internal re-configuration to the ground floor and first floor
- Creation of roof terrace
- Together with internal and external alterations

The approach for the design and appearance has been to adhere to the existing character of the house and continue with the inherent materials and features on the existing property with scope to explore some contemporary features and introduce a modern style and detailing.



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2.0 Site Use

39 Oathall Road, is a detached residential property sitting on an established residential road within the Heath Conservation Area. The urban grain of the immediate area is characterised by spacious detached and semi-detached dwellings sitting within generous plots, mature landscaping, with historic trees and hedging.

3.0 Site Proposal

The proposal seeks to create further habitable accommodation for the family.

The existing ground floor area is 175m²

The existing first floor area is 112m²

The proposed ground floor area is 172m²

The proposed first floor area is 112m² + proposed roof terrace area is 8.5m²

The internal alterations to the ground and first floor layout will accommodate the desire of the applicant to make the house more suitable in layout for a 4-bedroom family home. The part demolition of the conservatory will make way for an improved thermal specification and build to offer more habitable space.

4.0 Layout

The current layout offers accommodation over two floors (ground and first).

The new layout seeks to re-model the existing ground and first floor layout and re-configure the floor area whilst addressing the balance with the desire to maintain usable patio and garden space and maximising views overlooking the garden.

5.0 Scale

The proposal has been developed with consideration and taking into account the neighbouring context so as to ensure the proposals protect the neighbouring amenity space and do not encroach beyond planning guidance extents. Consequently, the proposal will preserve the character of the area and maintain an appropriate relationship with adjoining properties.

6.0 Landscaping

Where works affect the existing, planting parking and patio areas will be retained and modified where necessary.

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7.0 Appearance

The existing property is currently built using the following materials
walls; face brickwork /tile hanging
roof; concrete pantiles and sedum flat roof
doors and windows; pvc-u and powder coated aluminium (white)
gutters and downpipes; black pvc-u

The proposal is for the following materials
walls; face brick work/ tile hanging
roof; pantile and sedum flat roof
door and windows; pvc-u and powder coated aluminium with new glazing bar style to complement the appearance. New proposed and altered windows to be a light muted grey, grey/green to the rear and side elevations. Front elevation windows remain unaltered in the scope of this application.
gutters and downpipes; to match existing

8.0 Access

The pedestrian and vehicular access to the property will remain unchanged

9.0 Sustainability

The design has been considered to include ways to incorporate passive sustainable elements within the extension. Recycling of materials will be included and maximised as much as possible. The sedum roof will be renovated and retained in the existing areas.

10. Conclusion

Overall, it seems that the proposal will transform the existing dwelling to better serve the current owners of this property whilst external changes will complement the appearance of the building in the Heath Conservation Area.

MID SUSSEX DISTRICT PLAN

DP26 CHARACTER AND DESIGN

Strategic Objectives

2. To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence.
4. To protect valued characteristics of the built environment for their historical and visual qualities.
12. To support sustainable communities which are safe, healthy inclusive.

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The proposed development has been carefully designed taking into account the character of the surrounding area and street scene. Construction materials will blend with the existing appearance of the house.

DP35 – CONSERVATION AREAS

States:

Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density design and through the use of complementary materials.
- Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect the character.

The proposal adheres to this policy, retaining the existing landscape and visual screening from Oathall Road.

HAYWARDS HEATH NEIGHBOURHOOD PLAN

E9: DEVELOPERS MUST DEMONSTRATE HOW THEIR PROPOSAL WILL PROTECT AND REINFORCE THE LOCAL CHARACTER WITHIN THE LOCALITY OF THE SITE

This will include having regard to the following design elements:

- Height, scale, spacing, layout, orientation, design and materials of Buildings,
- Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site,
- Creates safe, accessible and well-connected environments that meet the needs of users,
- Will not result in unacceptable levels of light, noise, air or water pollution,
- Makes best use of the site to accommodate development,
- Car parking is being designed and located

H9 Extensions to existing dwellings will be permitted where it meets the following criteria:

- The scale, height and form fit unobtrusively with the existing building and the character of the street scene.
- Spacing between the buildings would respect the character of the street scene.
- Gaps which provide views out to surrounding countryside are maintained.
- Materials are compatible with the materials of the existing building.
- The traditional boundary treatment of an area is retained and, where feasible reinforced.
- The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

The re-model and partial demolition of the conservatory is in keeping with the previous extensions and offers a glazed latent roof light. The alterations create a higher performance

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thermally than the existing conservatory. The proposed roof terrace and balcony is set back from both neighbours' boundaries to retain privacy and neighbouring amenity.

MID SUSSEX DESIGN GUIDE -SPG

DG46 Provide attractive and usable external amenity space for all homes

Where works affect the existing planting patio and parking; areas will be retained and modified as far as possible. The sedum roof will be retained which contributes to the biodiversity within the plot.

DG47 Consider your neighbours. Make sure the proposed extensions to not intrude upon a neighbour's privacy

The design ensures no windows are overlooking the neighbouring property. One of the first floor windows overlooking the side has been infilled to suit the new layout, where dressing room joinery is proposed and in turn an existing window overlooking the rear aspect has been moved away from the corner but widened to suit the new re-purposed space with a view overlooking the garden.

DG49 General principles for extensions

- Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal
- Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.

The re-model and re-construction of the existing conservatory has taken its cues from the existing and previous extension materials and design.

NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 8. Achieving sustainable development

The proposals are mindful of all three core principals; social, economic and environmental factors.

Paragraph 50 Presumption in favour of sustainable development

These proposals give no reason that the design has not demonstrated that it can satisfy this presumption.

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Paragraph 135 Planning policies and decisions should ensure that developments:

- a. Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- b. Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- c. Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)
- d. d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The proposals are mindful, and adhere, to this policy.

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