



Design and Access Statement

Extension at
23 Meadow Drive, Haywards Heath, RH16 2RS

Originator: JT
Date: 24.02.2025
Revision: B



JTA
16 Coniston Avenue
Haywards Heath
RH17 5LF
T: +44 (0)7956 870 019
E: info@jtalimited.co.uk

Design and Access Statement

23 Meadow Drive, Haywards Heath

Introduction

This Statement has been created to provide supporting information in support of the Application for a Lawful Development Certificate for a single-storey extension at the property known as 23 Meadow Drive.

The Purpose of this document is to highlight the constraints and importantly the opportunities at the property, as a whole, and propose some options as to how the opportunities could be realised. This will then provide some information and options for consideration.

The site is situated in the middle of a run of houses on a slight bend on Meadow drive and is slightly set back from the main road. Several of the surrounding houses have had recent work undertaken and although there is a general aesthetic, the various extensions have provided a number of differences from house to house.



Osmaplex Survey, 30/07/2024 Copyright 2024. All rights reserved. Licence number 53027482

Site Location Plan



Block Plan



Client:
Mr & Mrs Day
Project:
23 Meadow Drive
Address:
Haywards Heath
Postcode:
RH12 2NS
Drawing:
Site Location and Block Plan

PLANNING

Drawing Number	Date
001-001 - 01-001	October 2024
Scale:	1:500 & 1:250
Drawn:	AT
Checked:	JT

Design and Access Statement

23 Meadow Drive, Haywards Heath

Existing Plan

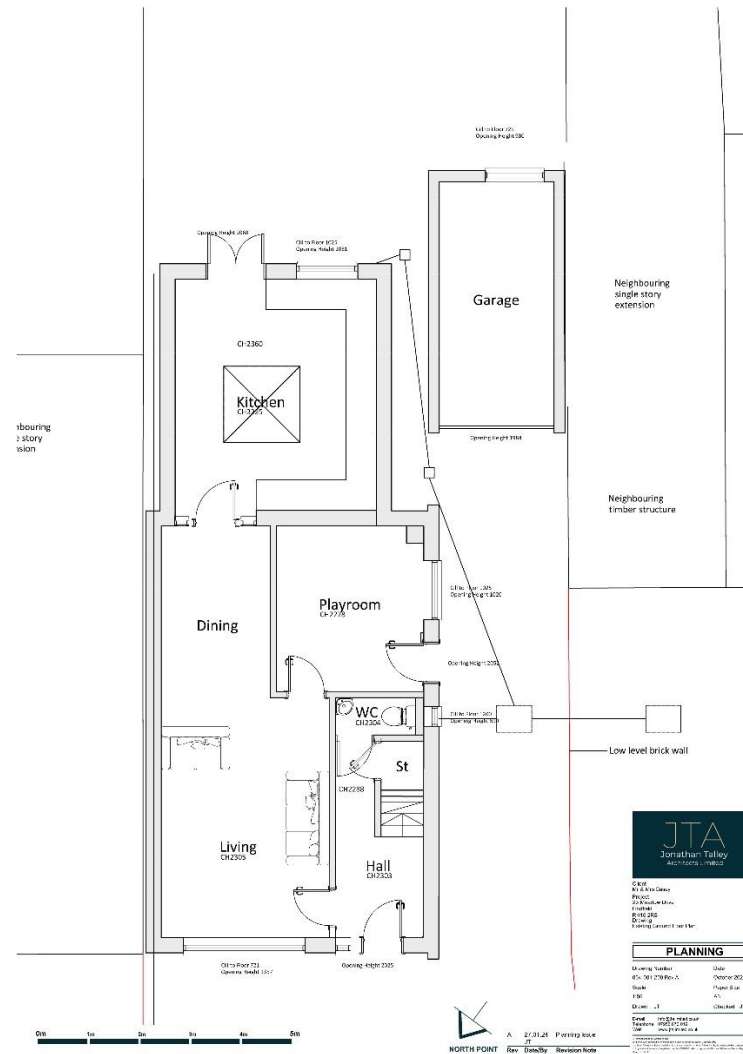
The existing property is semi-detached with the neighbouring property already having undertaken extensions to the front, side and rear of the property.

The family have lived in the house for a short while and love where they live. They would like to make improvements to the kitchen and create a space for entertaining and the family to be together. They have highlighted the potential of the space to the right-hand side of the house where the garage currently sits for an extension rather than project too far into the garden either to the front or the back.

The property lacks the flow around the ground floor with the entrance hall being tight and a difficult configuration resulting in the need to walk through the living room to get to the kitchen space. Part of the works is to ease this flow and create spaces for the family to use as the children get older

The property benefits from a good sized garden for the size of the property and thus has an opportunity for a respectful extension. The garden will remain an adequately large size after the extension has been built due to the siting and orientation.

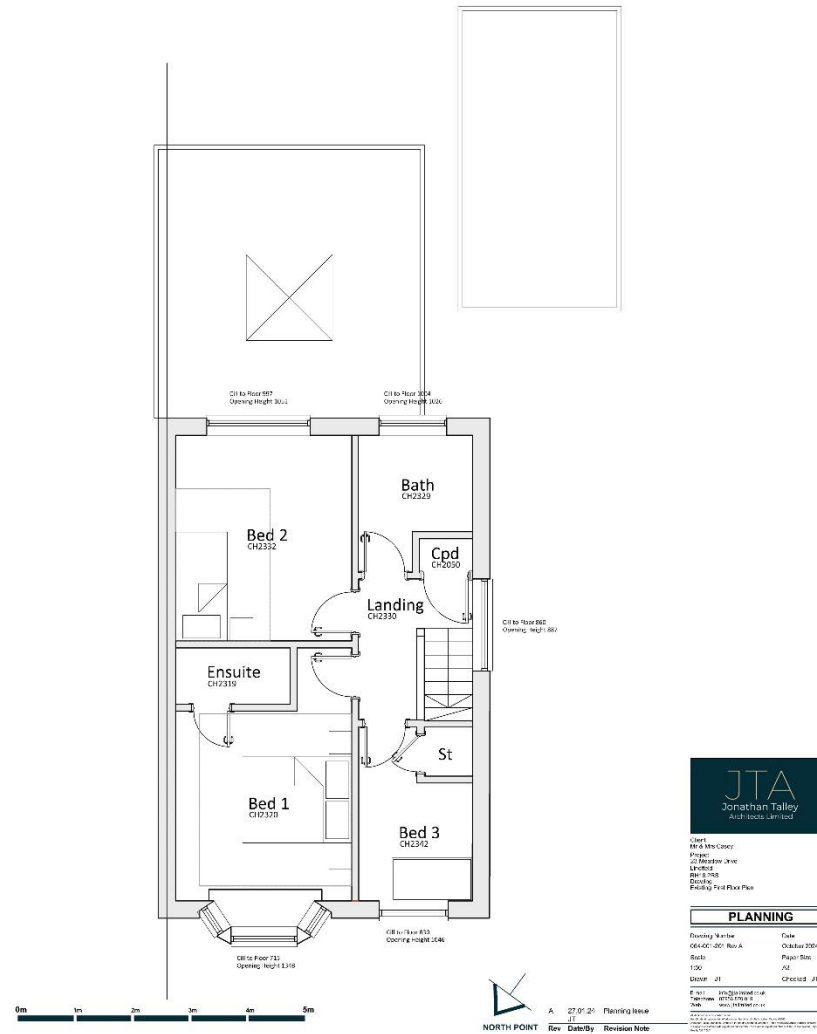
Existing Ground Floor Plan



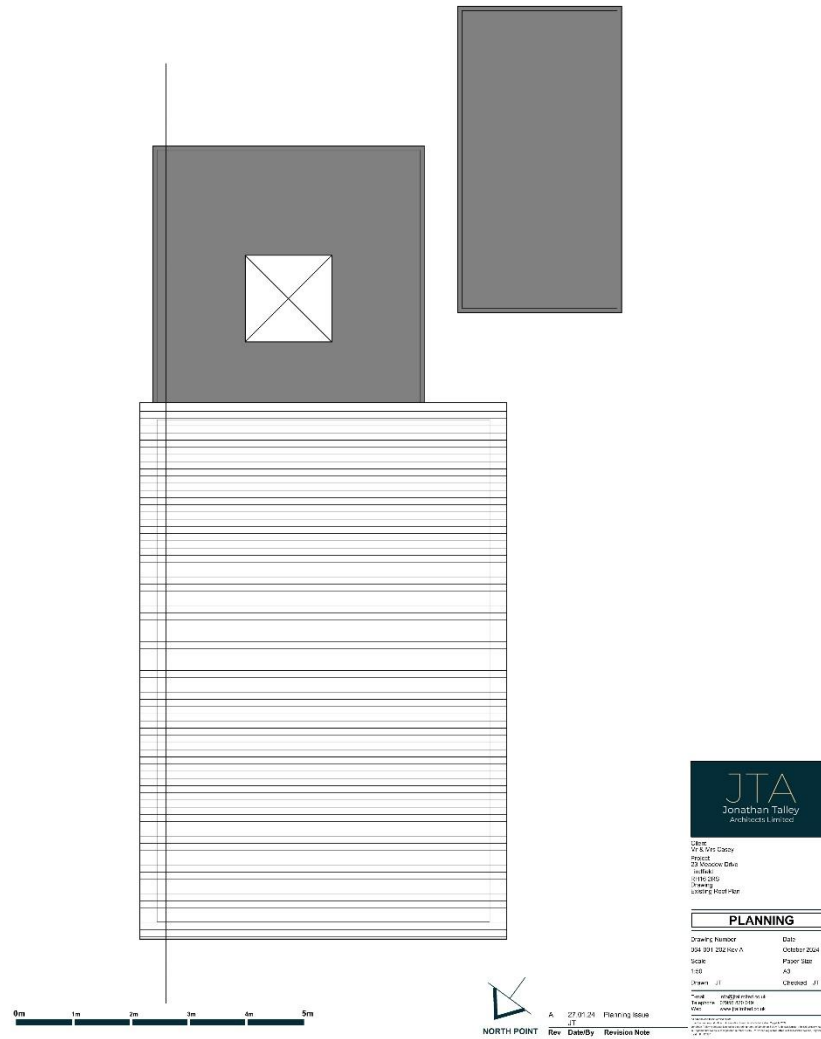
Design and Access Statement

23 Meadow Drive, Haywards Heath

Existing First Floor Plan



Existing Roof Plan



Design and Access Statement

23 Meadow Drive, Haywards Heath

Existing Elevations



0m 1m 2m 3m 4m 5m



Client
Mr & Mrs Gasey
Project
23 Meadow Drive
Location
RH13 2RS
Drawing
Existing Front Elevation

PLANNING

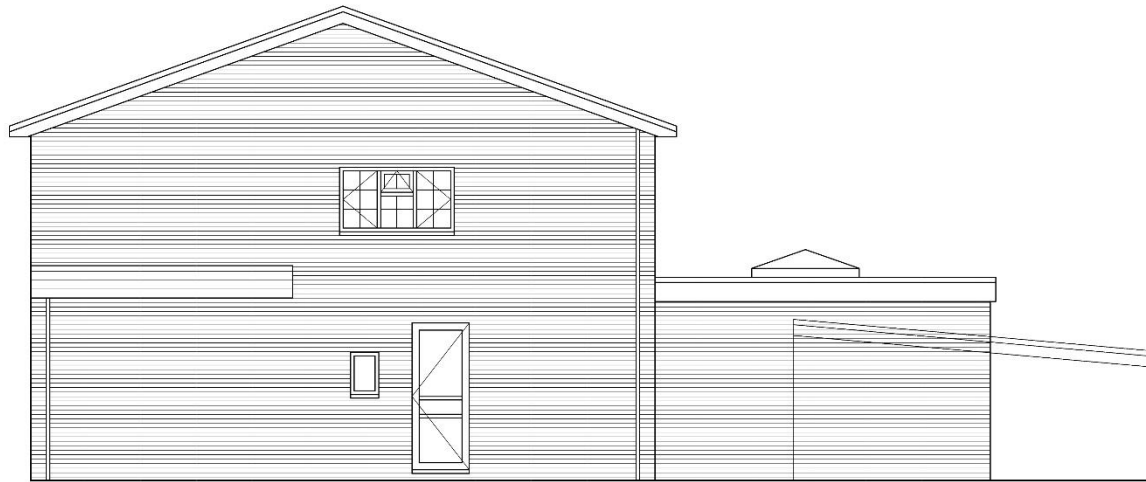
Drawing Number	Date
054-001-300 Rev A	October 2024
Scale	Paper Size
1:50	A3
Drawn JT	Checked JT
Swat	info@jtalley.co.uk
Longshore	01293 873 972
Web	www.jtalley.co.uk

Rev	Date/By	Revision Note
A	27.01.24 JT	Planning Issue



Design and Access Statement

23 Meadow Drive, Haywards Heath



0m 1m 2m 3m 4m 5m



Client: Mr & Mrs Casey
Project: 23 Meadow Drive
Location: Haywards Heath
Drawing: Existing Side Elevation

PLANNING

Drawing Number	Date
064-001-301 Rev A	October 2024
Scale	Paper Size
1:50	A3
Drawn: JT	Checked: JT

Drawn: JT
Telephone: 01959 472 019
Email: info@jtalley.co.uk

A 27.01.24 Planning Issue
JT

Rev Date/By Revision Note



Design and Access Statement

23 Meadow Drive, Haywards Heath



0m 1m 2m 3m 4m 5m



Client
Mr & Mrs Casey
Project
23 Meadow Drive
Haywards Heath
RTH13 2JG
Drawing
Existing Rear Elevation

PLANNING

Drawing Number	Date
064-001-302 Rev A	October 2024
Scale	Paper Size
1:50	A3
Drawn JT	Checked JT

Drawn JT
Telephone 01903 872 019
Email info@jtalley.co.uk

A 27.01.24 Planning Issue
JT

Rev Date/By Revision Note

Jonathan Talley Architects Limited is a limited liability company registered in England and Wales. The company number is 11111111. The company is registered at the Companies House, 609 North Colindale Avenue, London NW9 1QH.



Design and Access Statement

23 Meadow Drive, Haywards Heath

Proposal

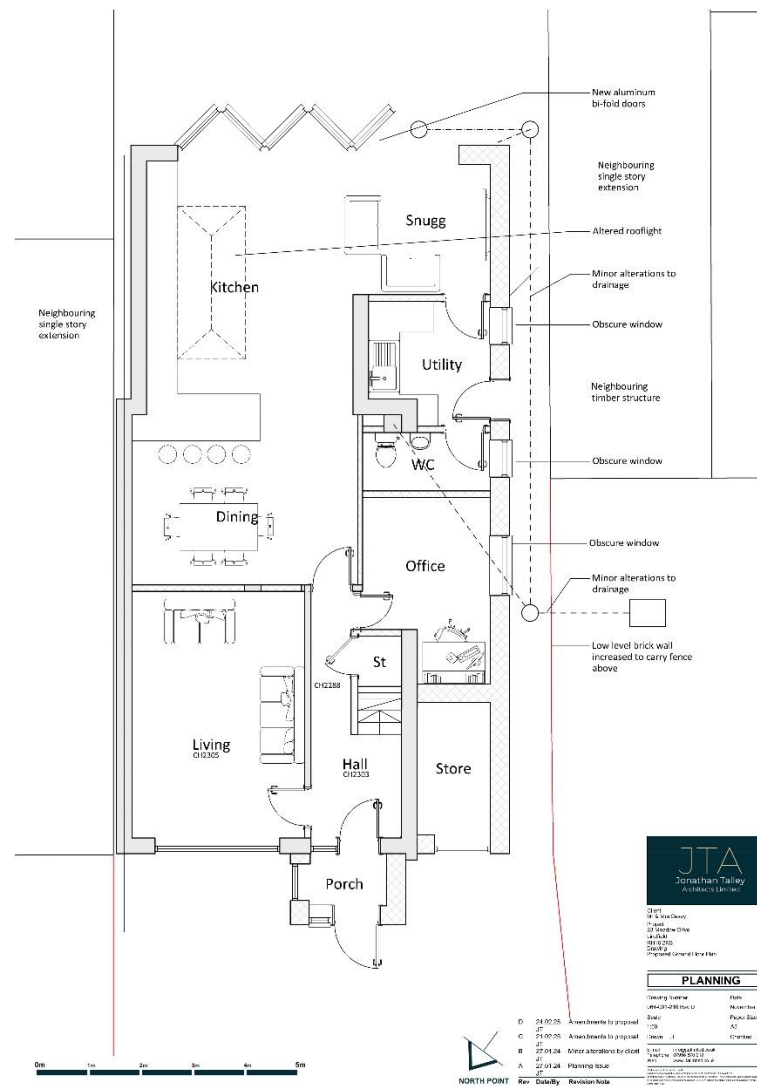
It is proposed to construct the extension to the side and to the rear. It is proposed to undertake some demolition on site, including the garage.

At ground floor it is proposed to extend to the side in place of the existing garage to provide a space suitable for modern living. It is proposed to open up the existing kitchen space to form a new kitchen dining and family space, which would be suitable for entertaining and a better size for a growing family.

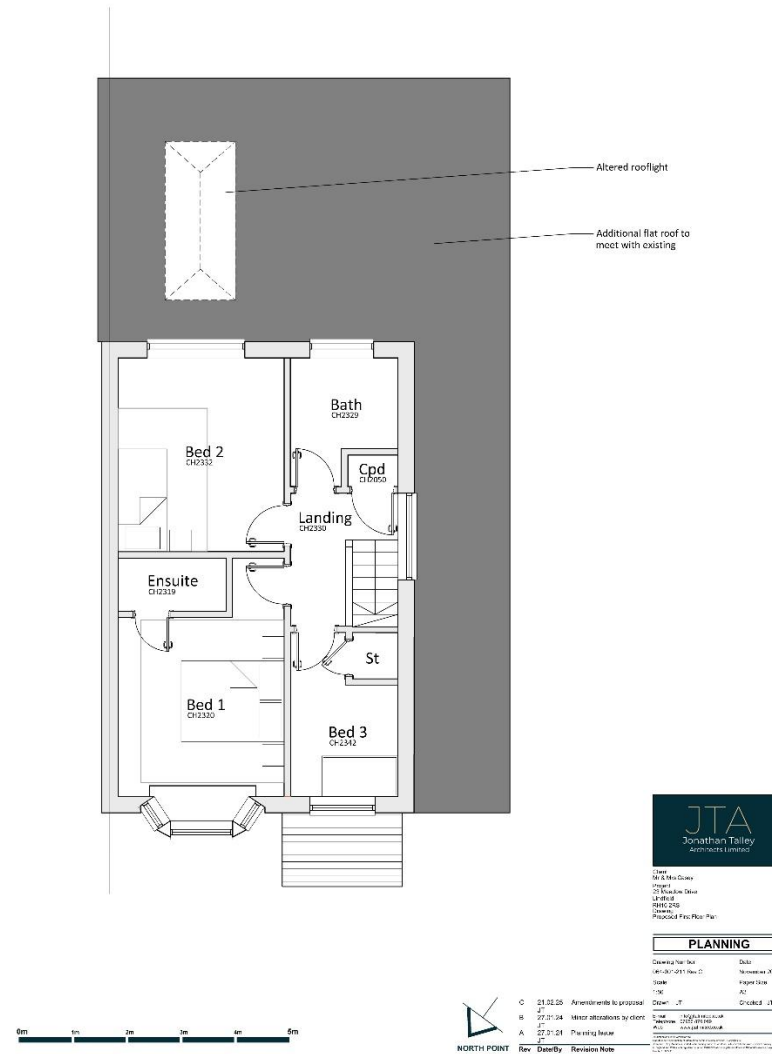
The extension shall be constructed on site in a traditional manner, with highly insulated cavity walls to the new elements to provide a good level of insulation. The overall aesthetic will be to blend with the existing house by using materials to complement the existing. It is proposed that the roof is also highly insulated. This will ensure that the extension blends seamlessly into the existing street scape and causes minimal impact on the aesthetic of the road

The applicants are keen that this is a home that they can continue to live in for the years to come.

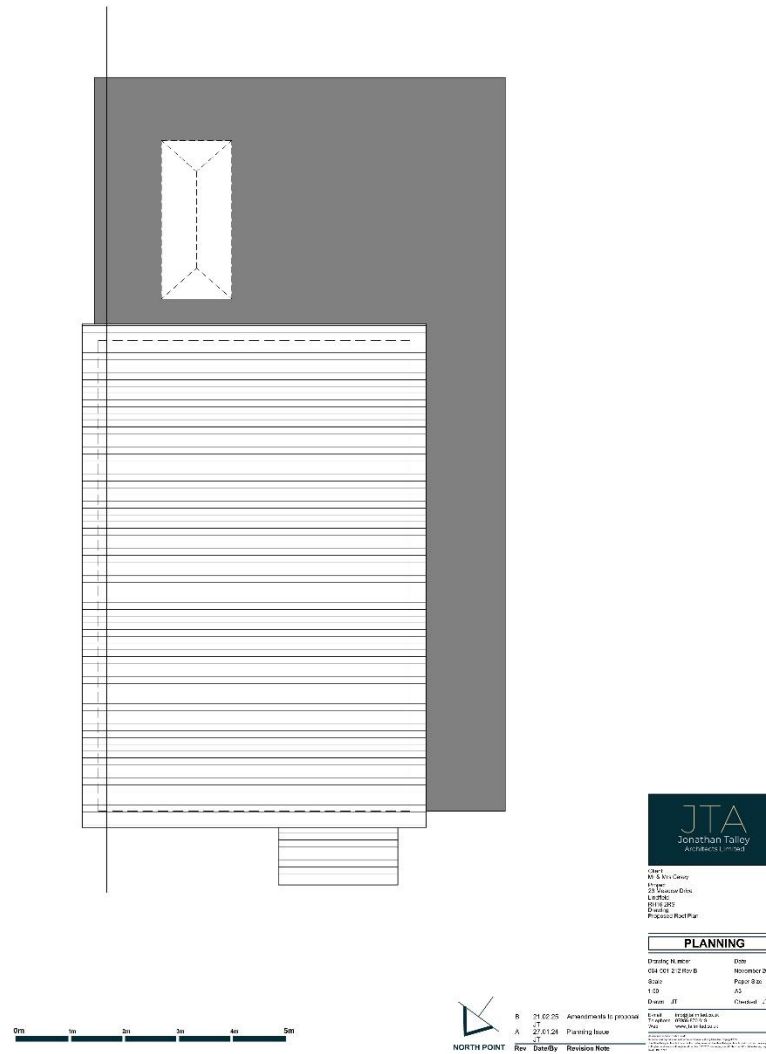
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan



Design and Access Statement

23 Meadow Drive, Haywards Heath

Proposed Elevations



0m 1m 2m 3m 4m 5m



Client
Mr & Mrs Casey
Project
23 Meadow Drive
Lymington
B3114 2RS
Drawing
Proposed Front Elevation

PLANNING

Drawing Number 064-201-310 Rev B Date November 2024
Scale 1:50 Paper Size A3
Drawn JT Checked JT

B 24.02.25 Amendments to proposal
JT
A 21.02.25 Amendments to proposal
JT

Rev Date/By Revision Note

Client Mr & Mrs Casey
Project 23 Meadow Drive
Lymington B3114 2RS
Drawing Proposed Front Elevation
Drawn JT Checked JT
Date 24.02.25

Design and Access Statement

23 Meadow Drive, Haywards Heath



East Elevation

West Elevation

0m 1m 2m 3m 4m 5m



Client:
Mr & Mrs Casey
Project:
23 Meadow Drive
Lewfield
RM16 2HS
Drawing:
Proposed Side Elevation

PLANNING

Drawing Number	Date
061-001-311 Rev B	November 2021
Scale	Paper Size
1:50	A3
Drawn JT	Checked JT

Rev	Date	By	Revision Note
B	24.02.25	JT	Amendments to proposal
A	21.02.25	JT	Amendments to proposal

For all enquiries please contact:
Jonathan Talley
01890 572 335
www.jtalley.co.uk

Design and Access Statement

23 Meadow Drive, Haywards Heath



Client
Mr & Mrs Casey
Project
23 Meadow Drive
Lindfield
RH16 2RS
Drawing
Proposed Rear Elevation

PLANNING

Drawing Number	Date
064-001-3/2 Rev B	November 2024
Scale	Paper Size
1:50	A3
Drawn JT	Checked JT

Rev	Date/By	Revision Note
B	21.02.25 JT	Amendments to proposal
A	27.01.24 JT	Minor alterations by client



Design and Access Statement

23 Meadow Drive, Haywards Heath

Materials

In regard to external finishes, it is proposed that the main materials used are to replicate and be sympathetic to the existing materials. The existing is mainly made up of brick and elements of hung tiles. It is proposed that materials used will utilise materials to match the existing where at all possible.

All elements of the new roof to the porch will be tiled with the flat roof a liquid applied membrane with a rooflight to the top to provide natural light into the kitchen area.

It is proposed that samples are not submitted as part of the application due to the ongoing difficulties with this being accepted by the vast majority of Local Authorities.

Sustainability

Sustainability is very important to the applicant, not only in reducing energy usage and therefore reducing bills, but also for the environment. It is proposed that the conversion starts with a 'Fabric First' outlook. High levels of insulation will be initially very important and provide a starting point to build from.

It is proposed to utilise natural light as much as possible and reduce the need for lighting during the day. Any lighting will be proposed to be low energy fittings such as LED bulbs. In addition, any specified white goods will be as economical as possible with efforts made to utilise A+ rated fixtures where possible.

Documents Submitted

Design and Access Statement
064-001-100 Site Location Plan
064-001-200 Existing Ground Floor
064-001-201 Existing First Floor
064-001-202 Existing Roof Plan
064-001-210 Proposed Ground Floor
064-001-211 Proposed First Floor
064-001-212 Proposed Roof
064-001-300 Existing Front Elevation
064-001-301 Existing Side Elevation
064-001-302 Existing Rear Elevation
064-001-310 Proposed Front Elevation
064-001-311 Proposed Side Elevation
064-001-312 Proposed Rear Elevation

Design and Access Statement
23 Meadow Drive, Haywards Heath

Photos



Design and Access Statement
23 Meadow Drive, Haywards Heath

Conclusion

The application is being made to facilitate a better family environment via the extension to increase kitchen and create a space for dining and entertaining at ground floor, while maintaining the space the family needs in their existing home. In terms of materiality, it is proposed that the new materials are selected to complement the existing to ensure the extension blends with the existing house. It is hoped that the Local Authority supports the application as there is minimal impact on the neighbouring properties nor the streetscape.

Should a site visit be required please contact Jonathan Talley Architects directly. We look forward to your comments and subsequent approval, however please do not hesitate to contact us to discuss any part of the application at your earliest convenience.

On behalf of Jonathan Talley Architects Limited

Design and Access Statement
23 Meadow Drive, Haywards Heath

