



Design and Access Statement and Flood Risk Assessment

Extension **at**
70 Lewes Road, Haywards Heath, RH17 7SX

Originator: JT
Date: 23.07.2026
Revision: -



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Design and Access Statement and Flood Risk Assessment

70 Lewes Road

Introduction

This Statement has been created to provide supporting information in support of the Planning Application for an extension at the property known as 70 Lewes Road, Haywards Heath, RH17 7SX

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 within an established residential area with the houses being situated on large plots with ample space for extensions. Neighbouring properties have been significantly extended and made changes to the existing aesthetic of the properties. The property shares an entrance with the neighbouring attached property with this situation not proposed to change.

Design and Access Statement and Flood Risk Assessment

70 Lewes Road



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Client: Mr Jack Martin
Project: 70 Lewes Road
Haywards Heath
RH11 7SX
Drawing: Site Location and Proposed Site Block Plan

PLANNING

Drawing Number	Date
081-061-000 Rev -	July 2026
Scale	Paper Size
1:500 & 1:250	A3
Drawn JT	Checked JT

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Rev	Date/By	Revision Note

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Existing Plan

The existing property is semi-detached and separated from the other neighbouring property by a fence and established vegetation combination. The property has a shared access onto Lewes Road. The Existing property has been subject to unsympathetic extensions which have introduced hung tiles where the predominant materiality is brick.

A previous application was submitted to extend to a similar amount, but to render the building and provide new UPVC windows. Both of these were highlighted as reasons for refusal. The revised application has taken the reasons for refusal into account and made sympathetic changes to the design and alterations to overcome these reasons for refusal. Although Jonathan Talley Architects were not responsible for the previous application, we are of the understanding that the extent of the extension was not a reason for refusal and was supported

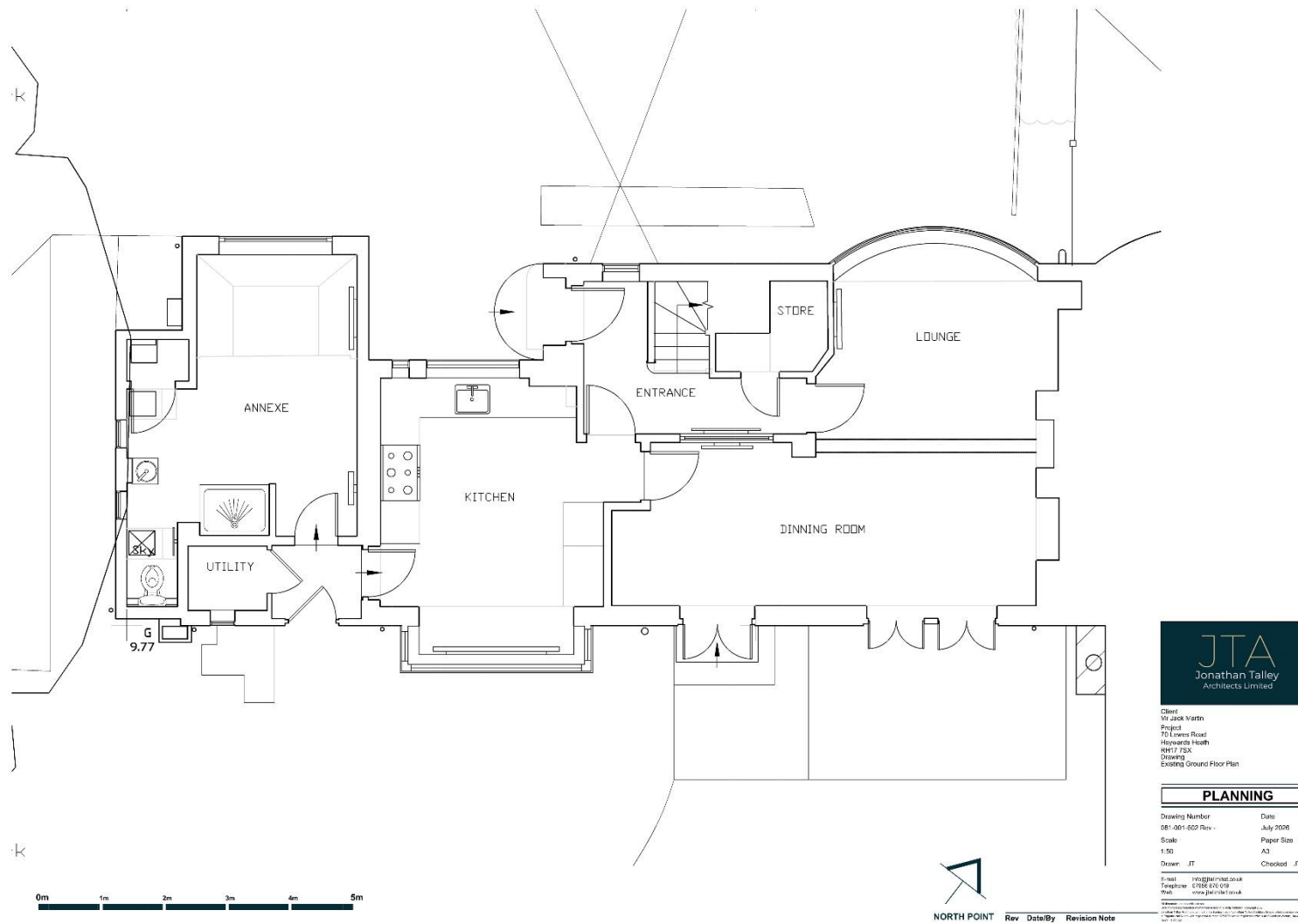
The family are settled in their house and love where they live. They would like to make improvements to the entrance to improve the sense of arrival and the 'journey' from the entrance to their front door. The front garden is predominantly driveway and laid to lawn with the rear garden having a small patio leading to an extensive garden space.

The garden will remain an adequately large size after the extension has been built due to the siting and orientation.

Design and Access Statement and Flood Risk Assessment

70 Lewes Road

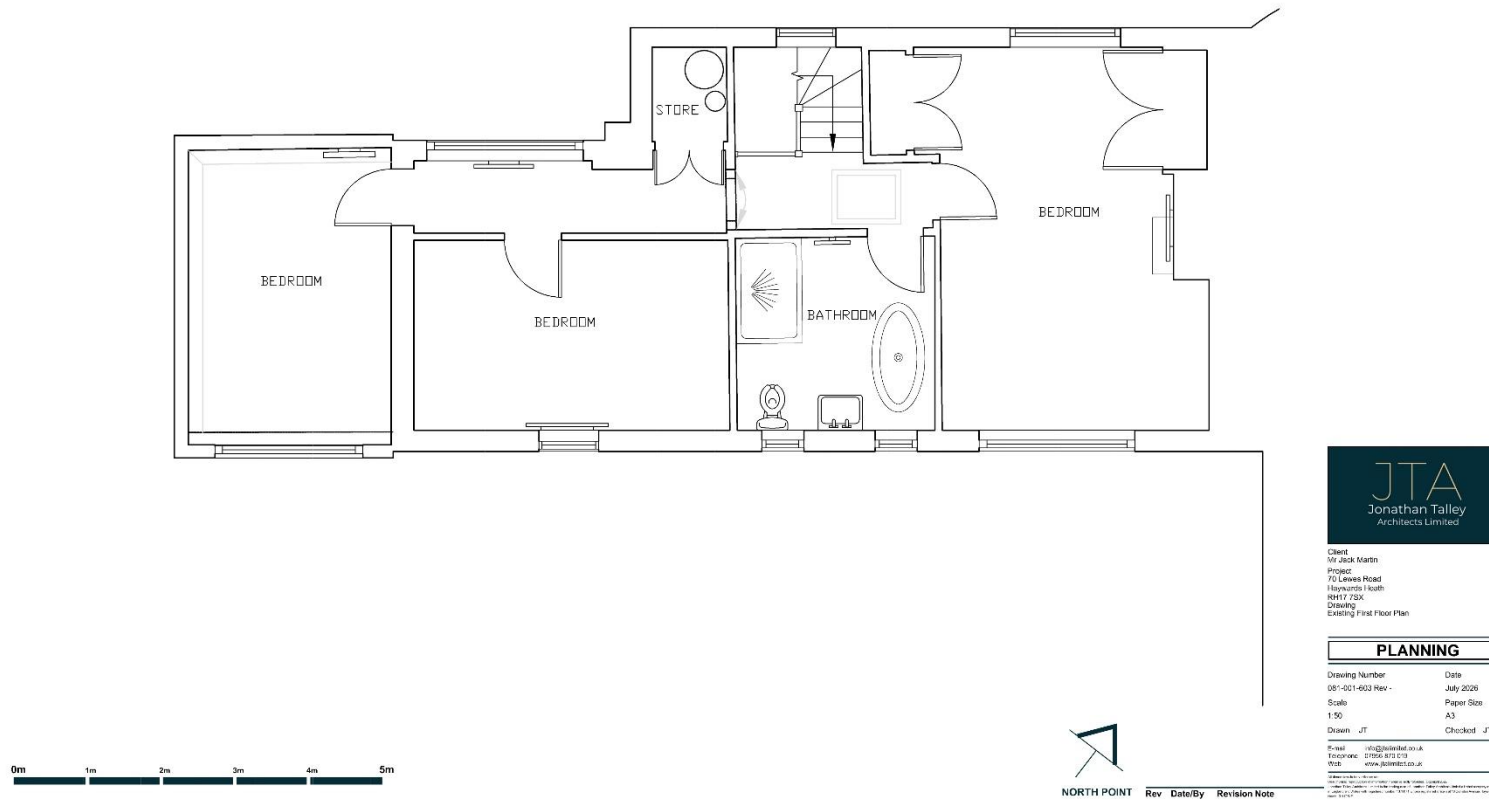
Existing Ground Floor Plan



Design and Access Statement and Flood Risk Assessment

70 Lewes Road

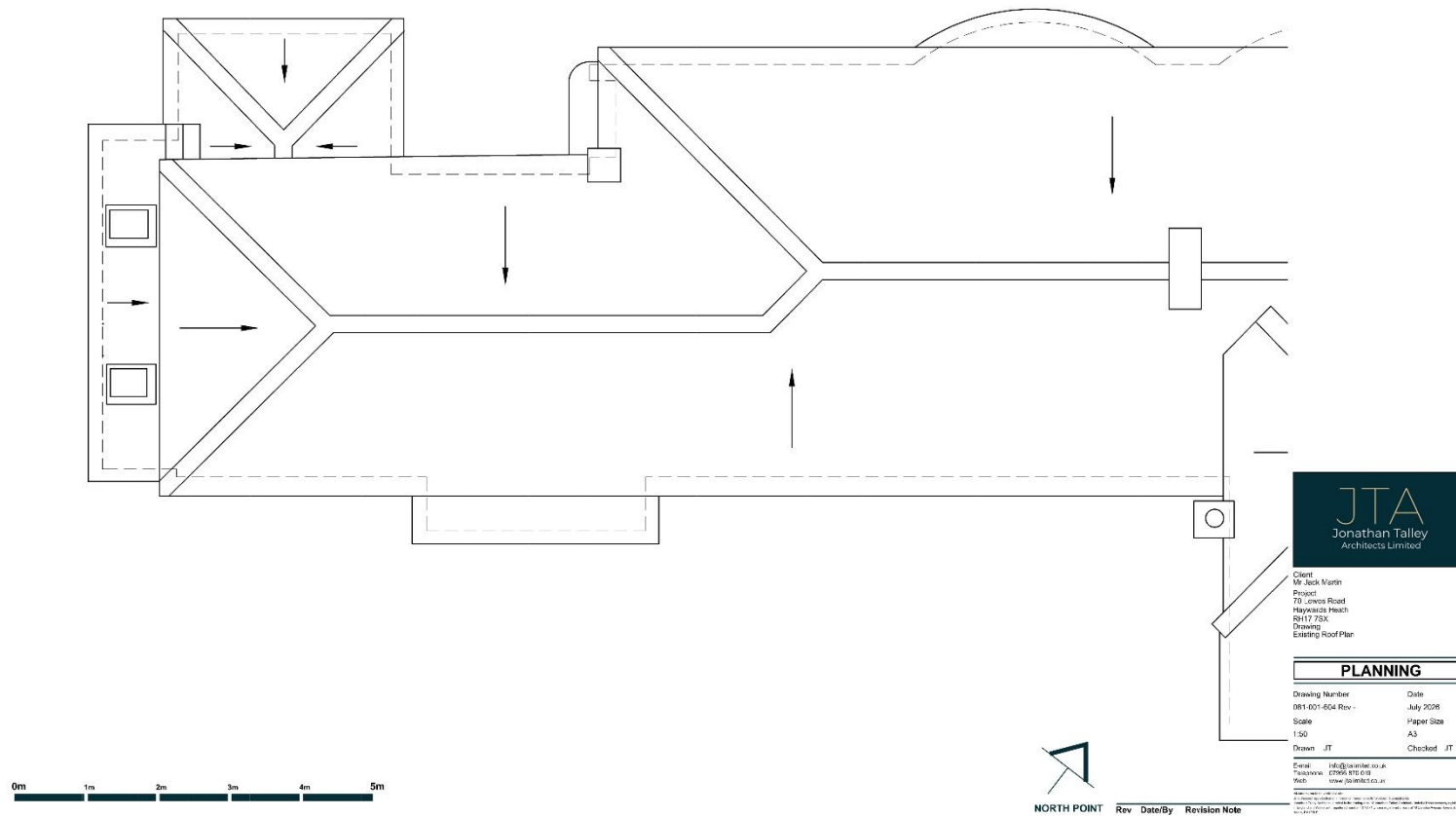
Existing First Floor Plan



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70 Lewes Road

Existing Roof Plan



Design and Access Statement and Flood Risk Assessment

70 Lewes Road

Existing Elevations



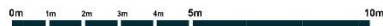
Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation



Client
Mr. Jack Martin
Project
70 Lewes Road
Hove, Brighton
BN1 7 7EX
Drawing
Existing Elevations

PLANNING

Drawing Number	Date
001-001-000 Rev 1	July 2020
Scale	Paper Size
1:100	A3
Drawn JT	Checked JT
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Rev Date/By Revision Note

Design and Access Statement and Flood Risk Assessment

70 Lewes Road

Proposal

It is proposed to construct the main extension to the rear of the property in place of the existing underutilised patio area. The extension is proposed to be predominantly to extend to the rear, across the width of the property with the central area being single storey with two projecting bedrooms at first floor. The previous application included a similar extent of extension but the opportunity has been taken to rationalise the proposal, including standardising the roof pitches and ensuring 'symmetry' is maintained where possible.

In addition, at first floor it is proposed to remove the existing tile hung elevation treatment and replace with brickwork to match the remaining part of the house. This will partly increase the width of the roof, which again will be undertaken to match the existing.

The front elevation has been revised to sympathetically introduce elements of symmetry and replicate the aesthetic of the existing windows, which was highlighted as part of the previous application as a reason for refusal. The proposal introduces additional windows to reflect the internal changes, but these have been arranged to remain in keeping.

Efforts have been made to ensure access is improved as part of the scheme, with internal alterations such as a new staircase with an improved layout, which has resulted in an opportunity to alter the windows arrangement to bring additional natural light into the hallway and landing areas while still being in-keeping with the overall aesthetic

In addition it is proposed to demolish the existing garage space and rebuild this in its existing location but from brick and tiles to match the main house.

It is important to the applicant that views are provided to create interest so the use of glazing to create a link between the extension and the garden space from the spaces created within the extension.

The extension is not out of place within the buildings in the wider surrounding area and will have a negligible impact on any other property. Care has been taken to ensure the neighbouring property is not impacted.

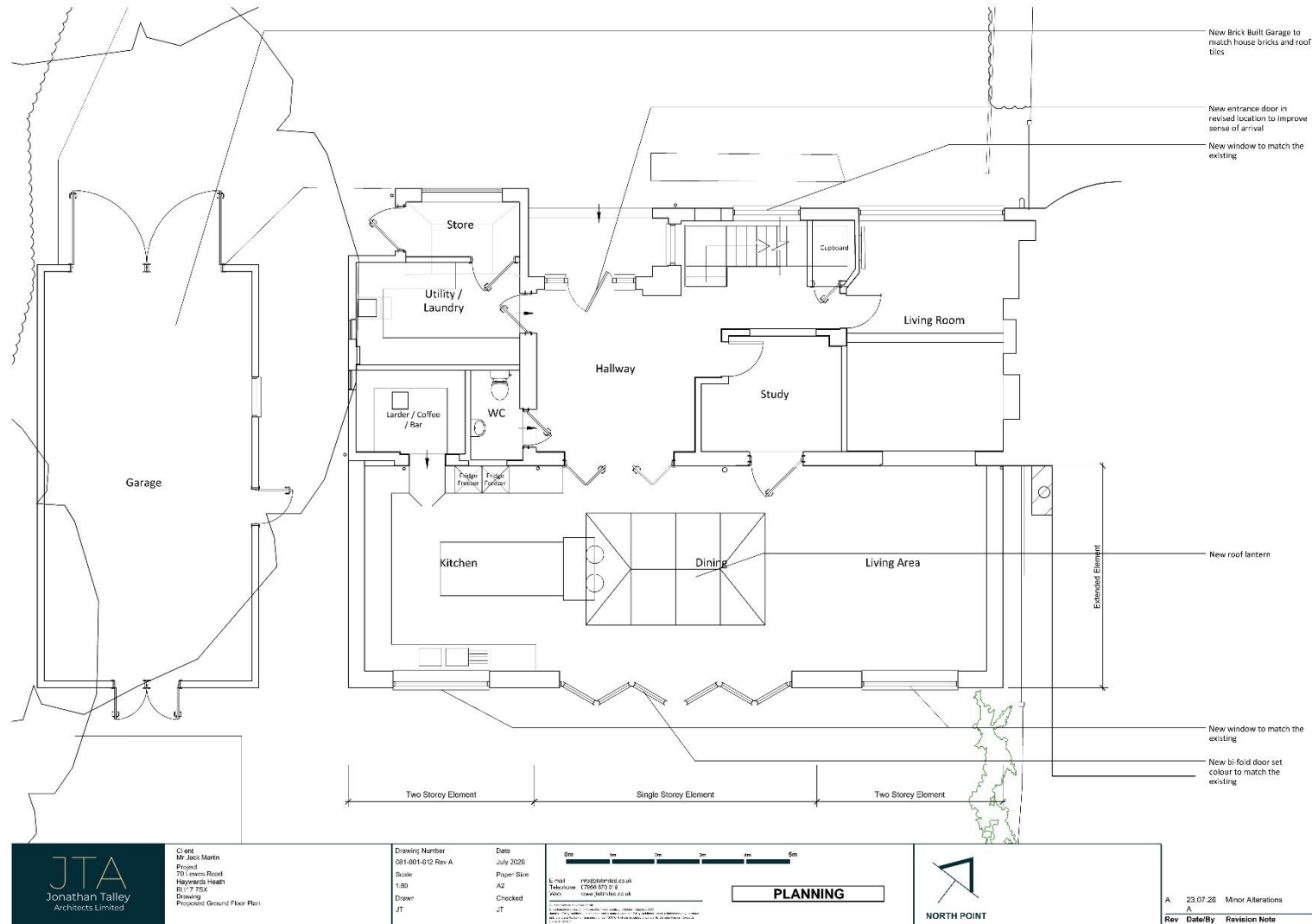
Efforts have been made to make use of the underutilised space to the rear of the house rather than overly impact the garden spaces. We would not be affecting any trees (very much a requirement of the client)

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

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70 Lewes Road

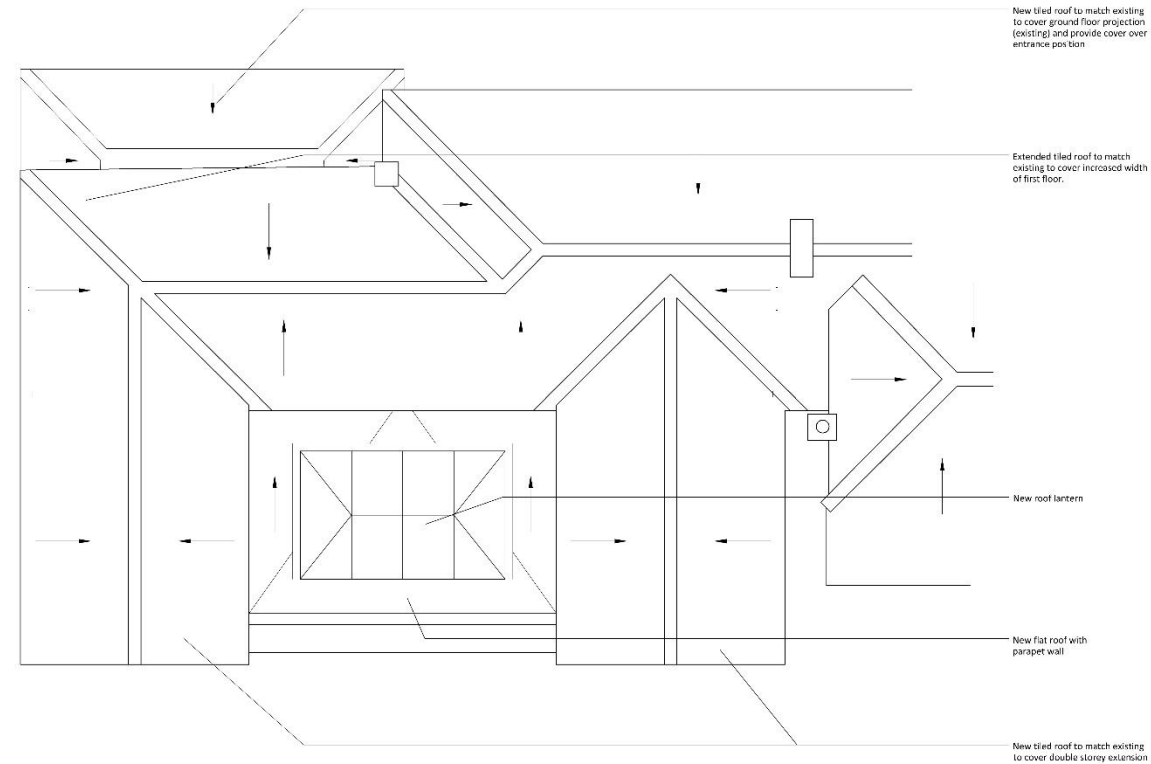
Proposed Ground Floor Plan



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70 Lewes Road

Proposed Roof Plan



	Client Mr Jack Martin Project 70 Lewes Road Haywards Heath BN17 7JF Drawing Proposed Roof Plan	Drawing Number 06'-001-SF- Rev A Scale 1:50 Drawn JT	Date July 2020 Page Size A2 Checked JT	Email info@jtalley.co.uk Telephone 01323 573 319 Web www.jtalley.co.uk PLANNING	 NORTH POINT	Rev A 23.07.20 Minor Alterations Rev Date By Revision Note
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70 Lewes Road

Proposed Elevations



Client
Mr Jack Martin
Project
70 Lewes Road
Haywards Heath
BN17 7JX
Drawing
Proposed Front Elevation

Drawing Number
001-001-d16 Rev A
Scale
1:50
Drawn
JT

Date
July 2020
Paper Size
A2
Checked
JT

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

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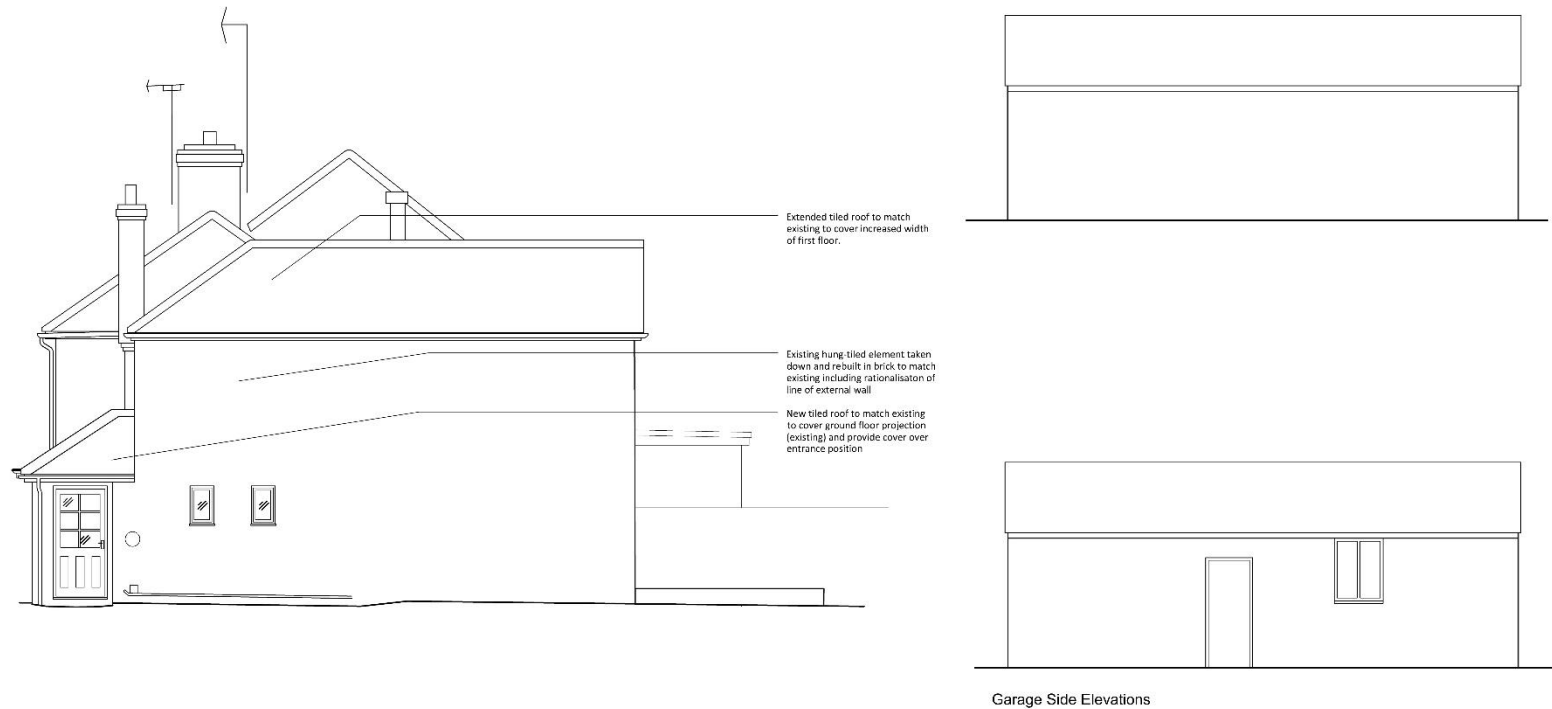
PLANNING

Rev	Date/By	Revision Note
A	23.07.20	Minor Alterations
A		



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70 Lewes Road



	Client Mr Jack Martin Project 70 Lewes Road Haywards Heath RH17 7SX Drawing Proposed Side Elevation	Drawing Number 091.001.016 Rev A Scale 1:50 Drawn JT Checked JT	Date July 2026 Paper Size A2 E-mail info@jtalley.co.uk Telephone 07860 653 019 Web www.jtalley.co.uk	0m 1m 2m 3m 4m 5m PLANNING	A 23.07.26 Minor Alterations A Rev Date/By Revision Note
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Design and Access Statement and Flood Risk Assessment

70 Lewes Road



Client
Mr Jack Martin
Project
70 Lewes Road
Haywards Heath
RH17 7SX
Drawing
Proposed Rear Elevation

Drawing Number
091.001-017 Rev -
Scale
1:50
Drawn
JT

Date
July 2026
Paper Size
A2
Checked
JT

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

In terms of parking the existing site has sufficient capacity for several vehicles. This is currently in an informal configuration and this will be maintained.

Vehicle access and service arrangements are also not changing.

Landscaping

It is proposed that there is a limited amount of landscaping implemented within the scheme. The main extension site is currently a domestic scale patio area. As part of the works, it is proposed to infill the patio where the existing store is located. The patio will have appropriate drainage linked to the existing drainage system.

It is not proposed to alter the boundary treatment.

Trees

It is not proposed to remove any trees on site and nor is it expected to impact any neighbouring trees.

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Materials

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

All elements of the new roof will be a tiled finish to match the existing

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 extension 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.

Documents Submitted

Design and Access Statement
CIL Form
081-001-600 Site Location Plan Planning
081-001-601 Existing Site Context Plan Planning
081-001-602 Existing Ground Floor Plan Planning
081-001-603 Existing First Floor Plan Planning
081-001-604 Existing Roof Plan Planning
081-001-605 Existing Elevations Planning
081-001-611 Proposed Site Context Plan Planning
081-001-612 Proposed Ground Floor Plan Planning
081-001-613 Proposed First Floor Plan Planning
081-001-614 Proposed Roof Plan Planning
081-001-615 Proposed Front Elevation Planning
081-001-616 Proposed Side Elevation Planning
081-001-617 Proposed Rear Elevation Planning

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Flood Risk Assessment

This is a flood risk assessment prepared to accompany the Planning Application for an side extension at 70 Lewes Road

The property is in Flood Zone 1 – the lowest risk. The Environment Agency Flood Risk Checker for the property highlights the following;

Rivers and Sea Risk

Very low risk Very low risk means that this area has a chance of flooding of less than 0.1% each year.

Surface Water Risk

This flood risk summary reports a very low risk from surface water

Reservoir Risk

Flooding from reservoirs is unlikely in this area.

Ground Water Risk

Flooding from groundwater is unlikely in this area.

Mitigation

The property is not highlighted as being within a surface water flooding risk area although mitigation measures could be provided to minimise impact on the existing system.

The mitigation measures proposed do not extend beyond those usually provided and would include:

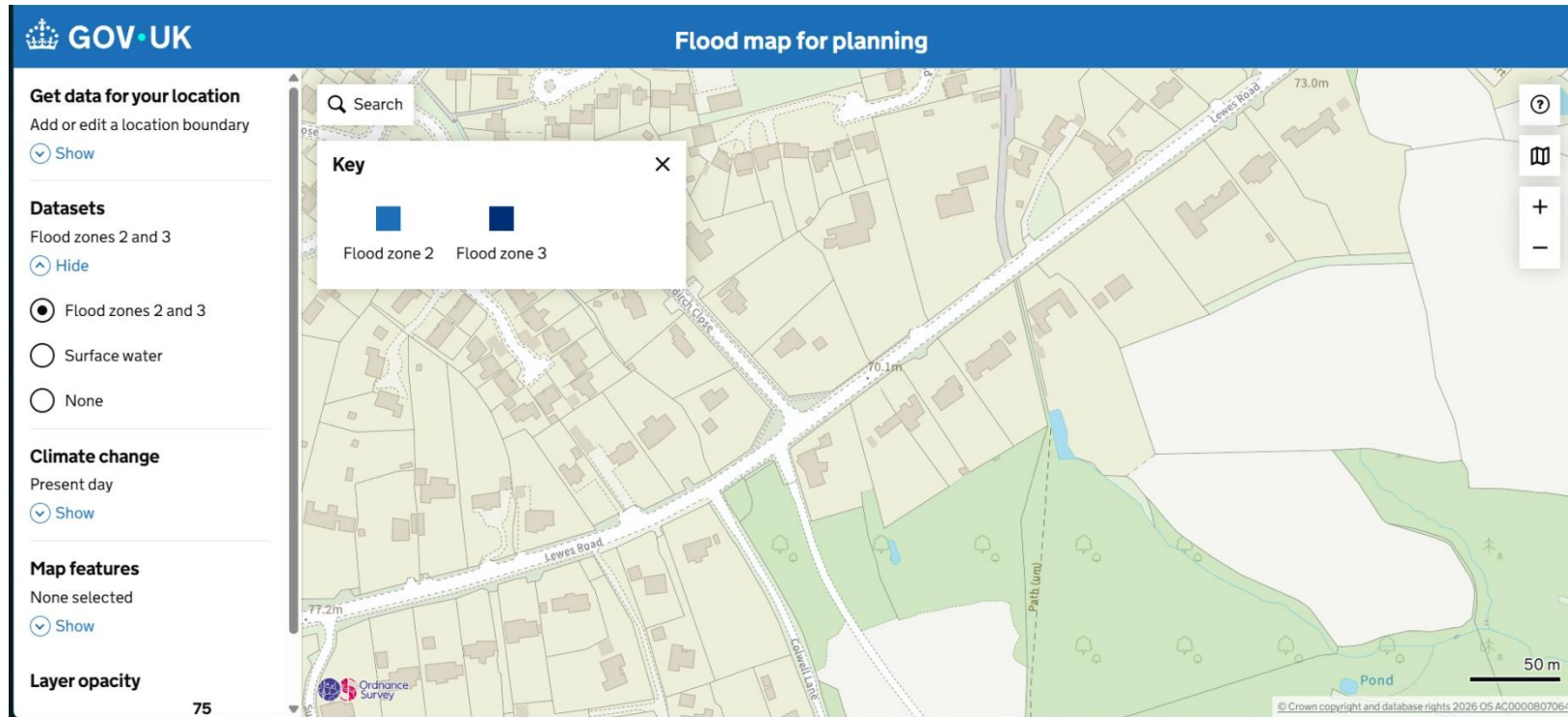
Retention of existing surface water drainage around the house.

Use of permeable block paving into a suitable base or the use of drainage channels into the existing surface water drainage provision

The provision of a soakaway, has been reviewed and it is proposed that the rear garden space may be appropriate for the provision of a soakaway subject to more in-depth site investigations.

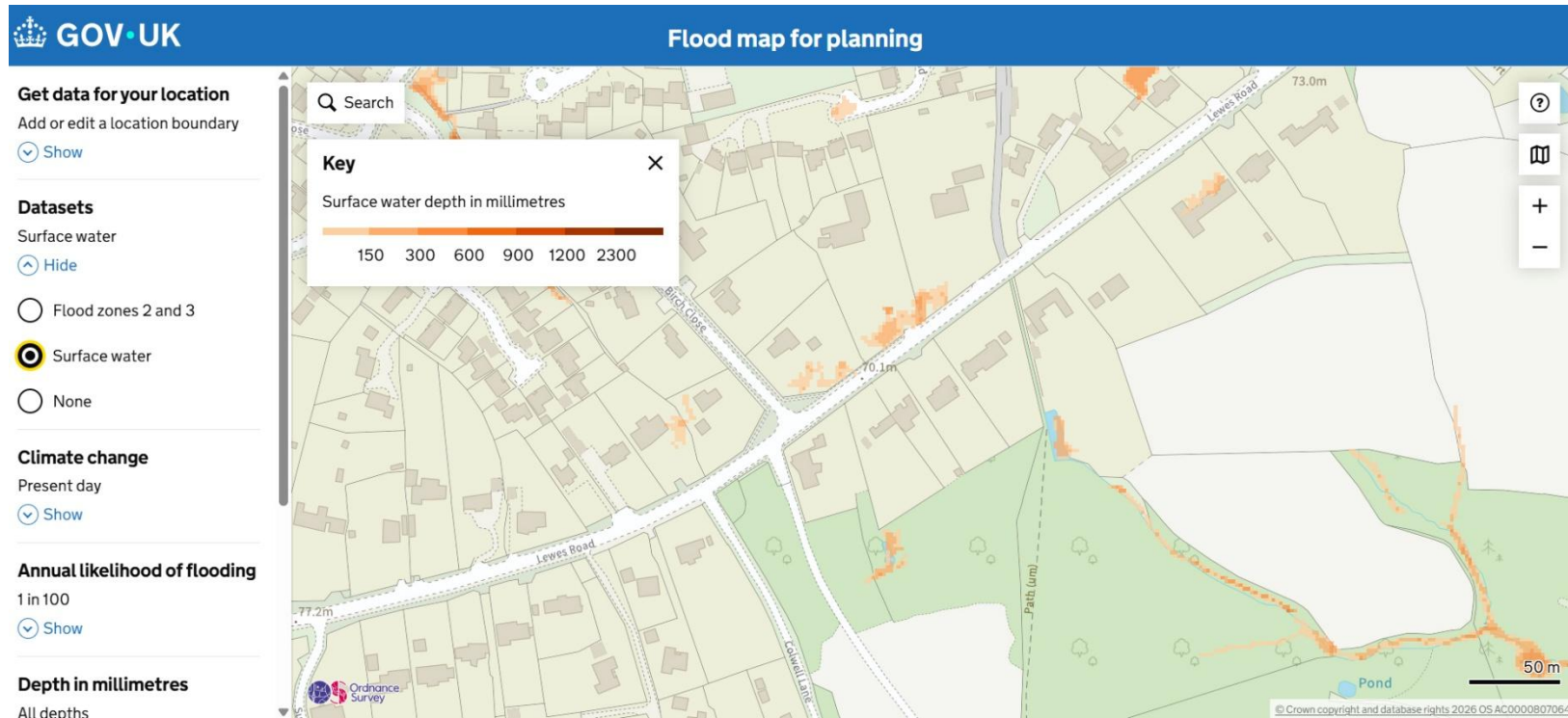
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70 Lewes Road



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70 Lewes Road

Photos



Design and Access Statement and Flood Risk Assessment

70 Lewes Road

Conclusion

The application is being made to facilitate an improved family environment via the extension to the rear of the house to provide a larger kitchen and dining space and additional first floor accommodation.

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 and the streetscape, while respecting the existing property and improving the aesthetic of the front elevation.

The vast majority of the extension is to the rear with the additional side element at first floor sitting on top of the existing footprint. With the extension' proposed location proposed, this will have a negligible impact on the neighbouring property

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

