

ref: 194/ds:

Design & Access Statement in support of householder application for 40 Sunte Close, Haywards Heath

Single storey side extension together with associated internal and external alterations to 20 Sunte Close, Haywards Heath

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 Mrs A Banham. 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 lawful development application to include the single storey side extension to the existing property taking advantage of the plot and boundary positions, to create a new Utility and ground floor w.c/shower room. The proposals also include for the alteration of the existing internal layout.

The approach for the design and appearance have 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.



2.0 Use

40 Sunte Close is a residential property sitting within a quiet residential cul-de-sac. The urban grain of the immediate area and other neighbouring streets is characterised by a medium density of dwellings which sit within medium sized plots.

3.0 Amount

The proposals seek to gain consent to adapt and extend the ground floor of the house. The existing ground floor area is 63m² and the proposed ground floor with extension is 71.5m² with a net increase of habitable floor space of m² on ground-floor.

4.0 Layout

The layout incorporates a newly configured hallway offering access to the ground floor w.c./shower in the extension and the kitchen area leads through to the new utility in the extension with an external door to the side access.

5.0 Scale

Internal floor areas of rooms are appropriate to the level of accommodation and scale of the house. There is no relevant change to scale of the existing proportions. Cues have been taken from the existing external window cill heights and neighbouring context so as to ensure that the new proposals look in proportion and do not encroach beyond planning guidance extents allowable.

The extension will project 1.9m from the existing side wall at the rear of the extension and project 1.6m from the side wall at the front of the extension, with a monopitch roof with a maximum height from external ground level of 3.6m. the eaves height is lowered with head height of windows to match the existing rear head height of the kitchen rear window. This allows for the monopitch roof to be cut round the existing stairs/landing window with the existing cill height being undisturbed and an element of flat roof and lead cheeks to either side of the window.

6.0 Landscaping

The proposed includes new close board fencing and gate as shown on 194.PL.01, to be 1.5m high to provide privacy to both the applicant and the neighbours at No. 21.

7.0 Appearance

Materials - existing
walls; face brickwork and tile hanging
roof; concrete tiles
doors and windows; pvc-u and timber
gutters and downpipes; black pvc-u

Materials - proposed
walls; face brickwork and tile hanging similar to existing
roof; concrete plain tiles
door and windows; powder coated thermally broken aluminium and pvc-u
gutters and downpipes; black pvc-u

8.0 Access

The pedestrian access to the property will remain unchanged with a gate fixed to the rear corner of the extension and new fence posts to the internal face of the existing retaining wall with a fence mounted on top of the existing retaining wall (five foot in height).

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.

10. Conclusion

The proposals meets with the permitted development Class A as the height of the proposed of the extension does not exceed 4metres, the width of the stepped footprint to the extension at its widest is less than half the width of the original house and the materials will be similar in appearance to the existing.