



Design and Access Statement and Flood Risk Assessment

Extension at
50 Buckhurst Way, East Grinstead, RH19 2AJ

Originator: JT
Date: 10.03.2026
Revision: -



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

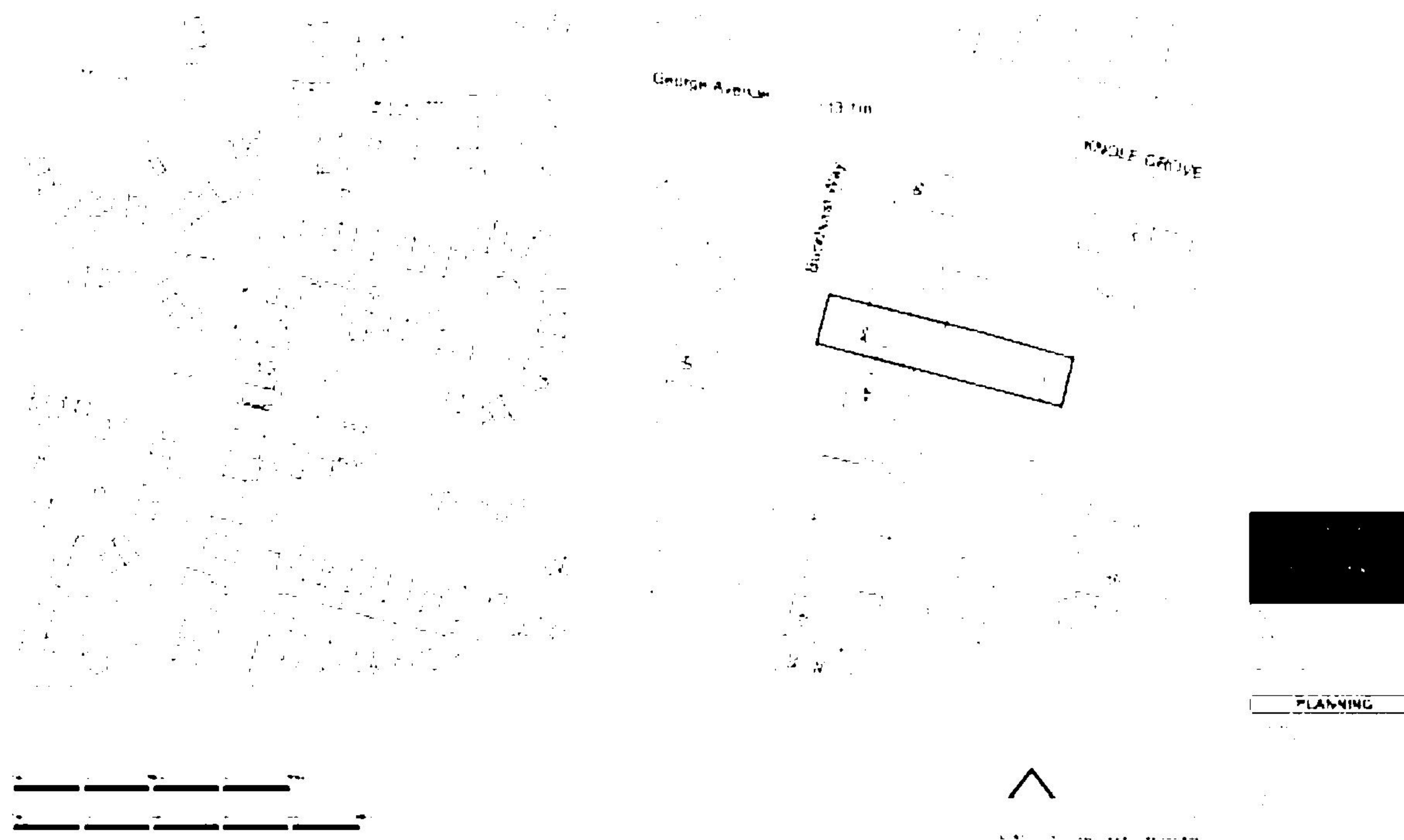
Design and Access Statement and Flood Risk Assessment 50 Buckhurst Way, East Grinstead, RH19 2AJ

Introduction

This Statement has been created to provide supporting information in support of the Planning Application for an extension at the property known as 50 Buckhurst Way, East Grinstead, RH19 2AJ

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. Several of the houses have had extensions and works undertaken including the immediate neighbour.



Design and Access Statement and Flood Risk Assessment
50 Buckhurst Way, East Grinstead, RH19 2AJ

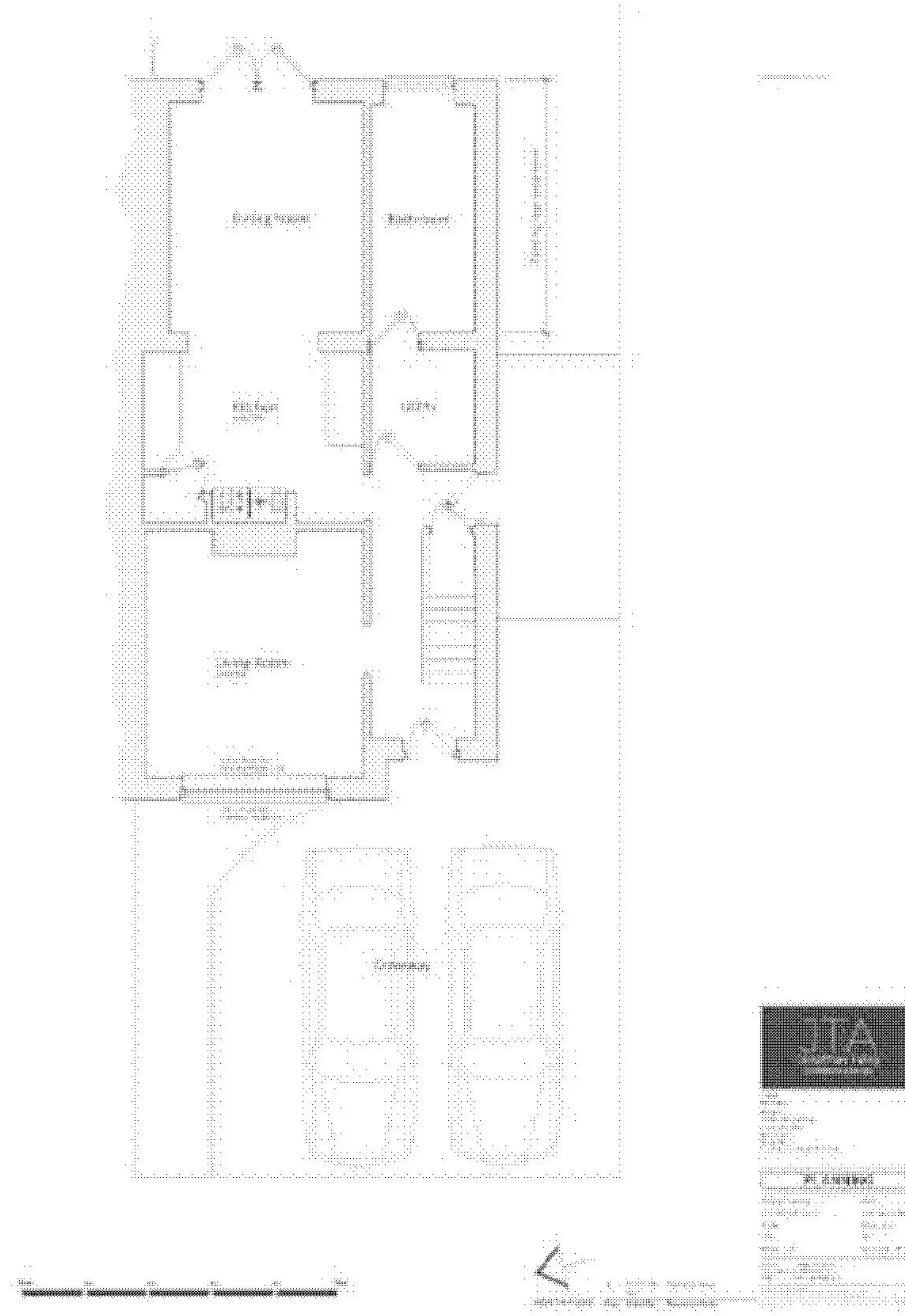
Existing Plan

The existing property is semi-detached. The neighbouring property already extended in a similar way to that proposed. The existing house does not have a WC at first floor and so it is proposed to introduce a gable on the front elevation to provide space for the provision of a WC room.

The property benefits from the opportunity to introduce this WC without a major increase to the footprint.

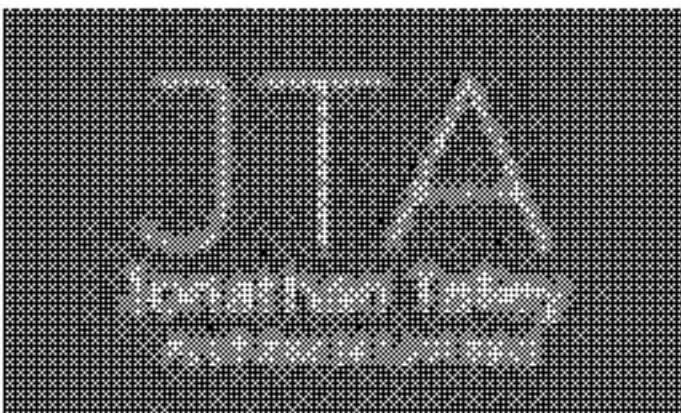
Design and Access Statement and Flood Risk Assessment
50 Buckhurst Way, East Grinstead, RH19 2AJ

Existing Ground Floor Plan



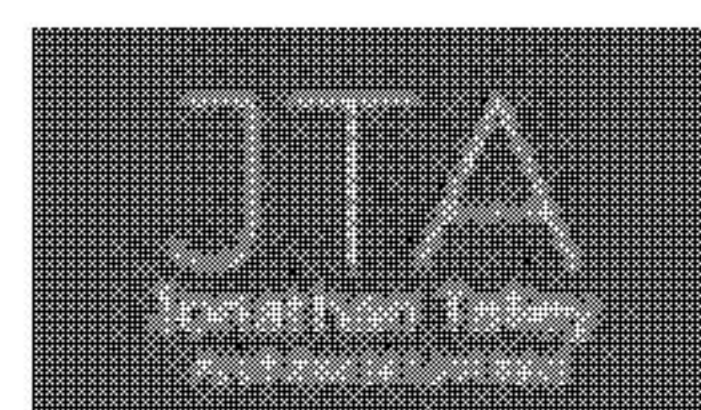
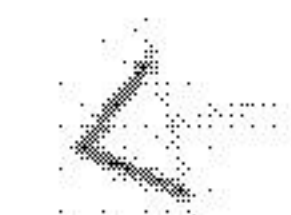
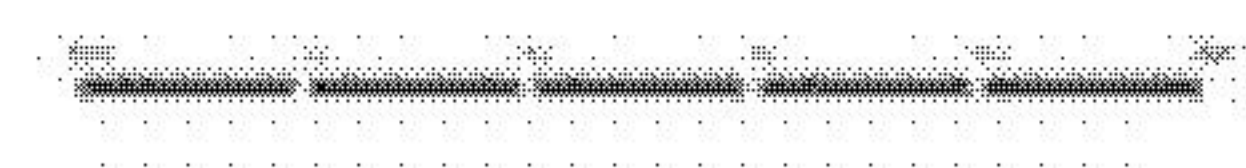
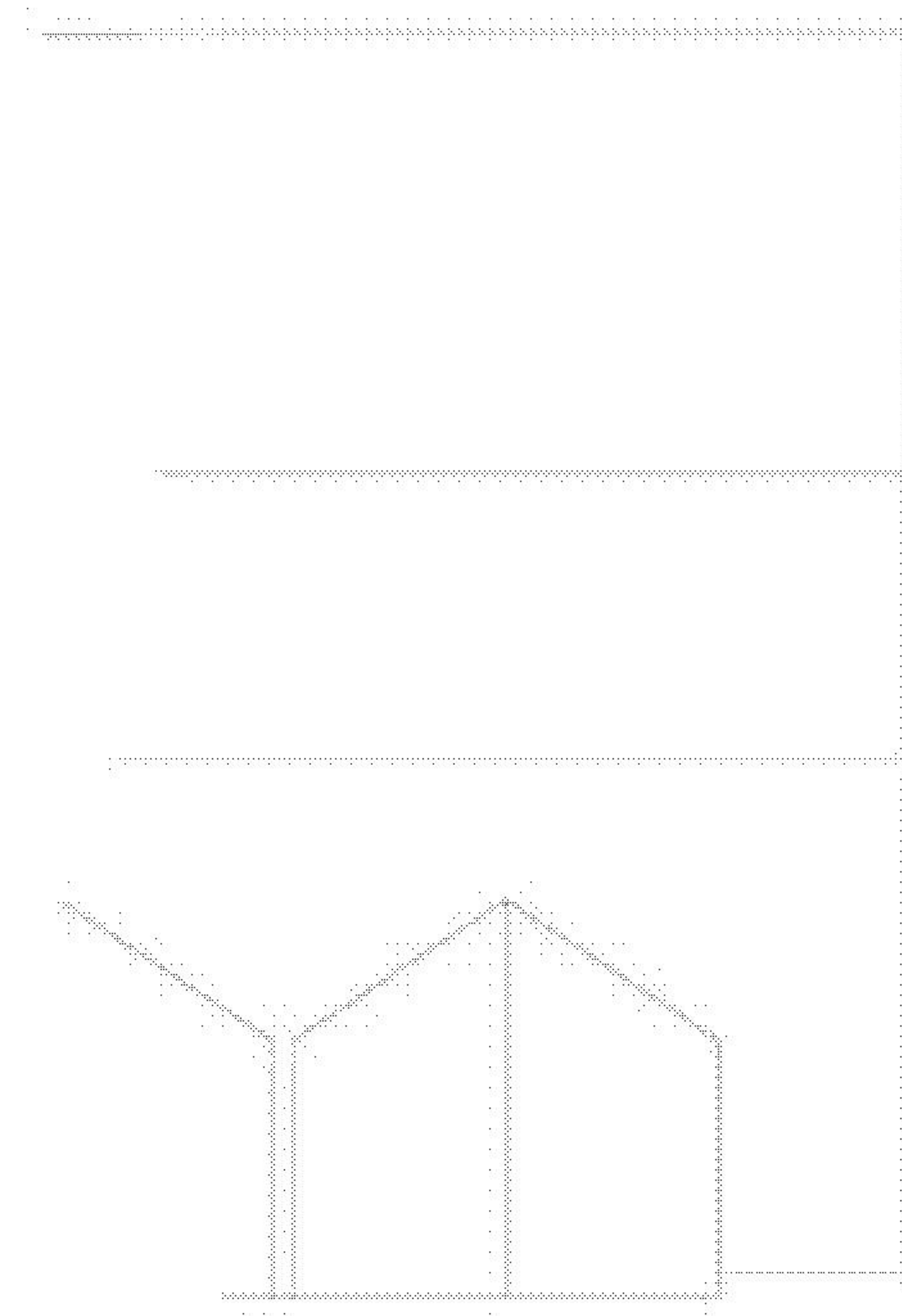
Design and Access Statement and Flood Risk Assessment
50 Buckhurst Way, East Grinstead, RH19 2AJ

Existing First Floor Plan



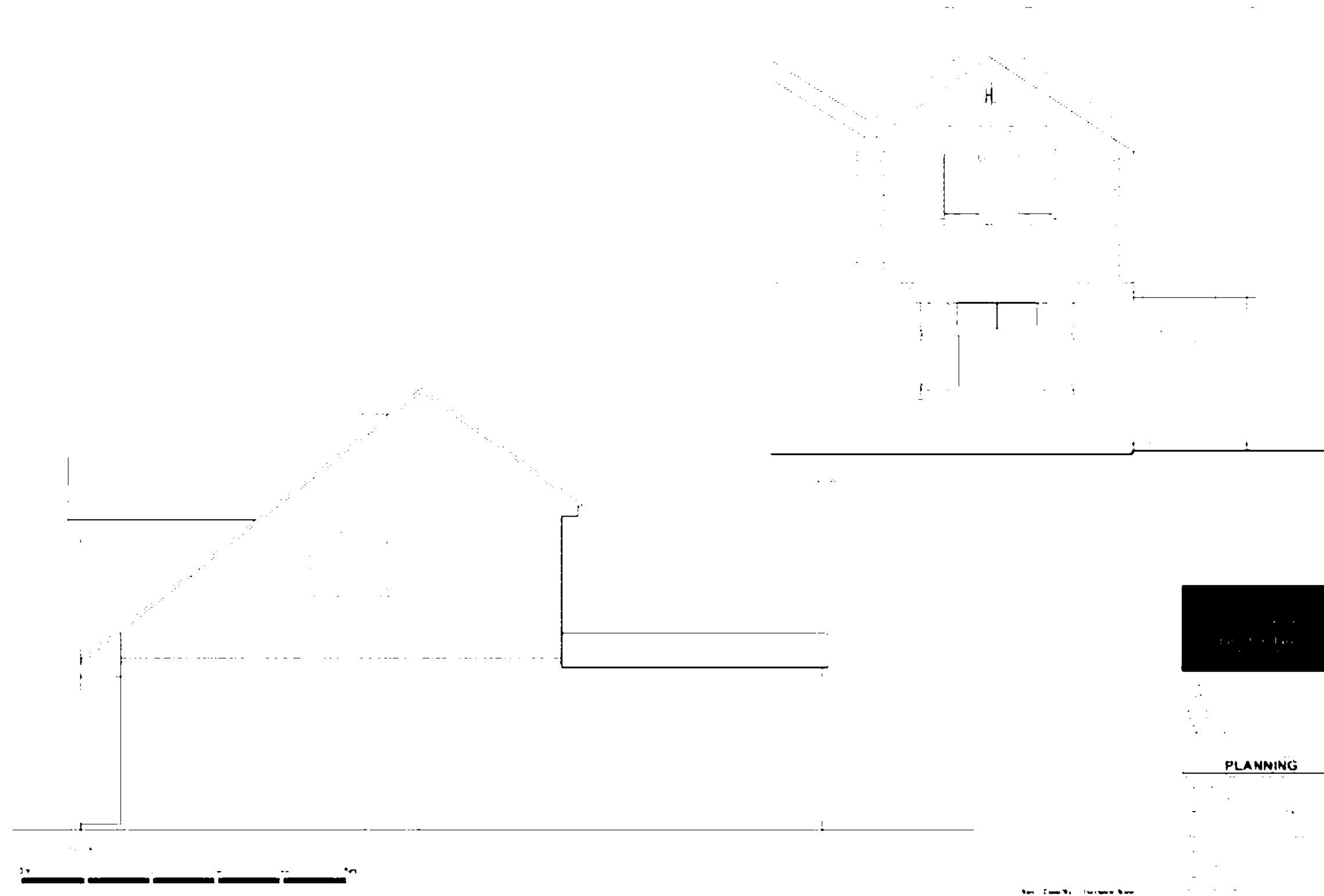
Design and Access Statement and Flood Risk Assessment 50 Buckhurst Way, East Grinstead, RH19 2AJ

Existing Roof Plan



Design and Access Statement and Flood Risk Assessment 50 Buckhurst Way, East Grinstead, RH19 2AJ

Existing Elevations



Design and Access Statement and Flood Risk Assessment
50 Buckhurst Way, East Grinstead, RH19 2AJ

Proposal

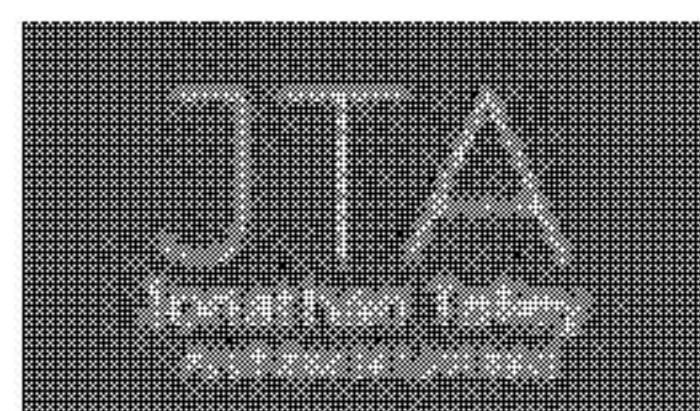
It is proposed to construct a ground floor extension to introduce a storm porch arrangement and a first floor extension above to form a gable wall and provide room for a first floor WC

It is proposed that the works will replicate the materiality of the existing property and also replicate the extension to the neighbouring property.

The extension is not out of place within the setting and will have a negligible impact on the street scape. Care has been taken to ensure the neighbouring property is not impacted. Through discussions with the neighbouring homeowner.

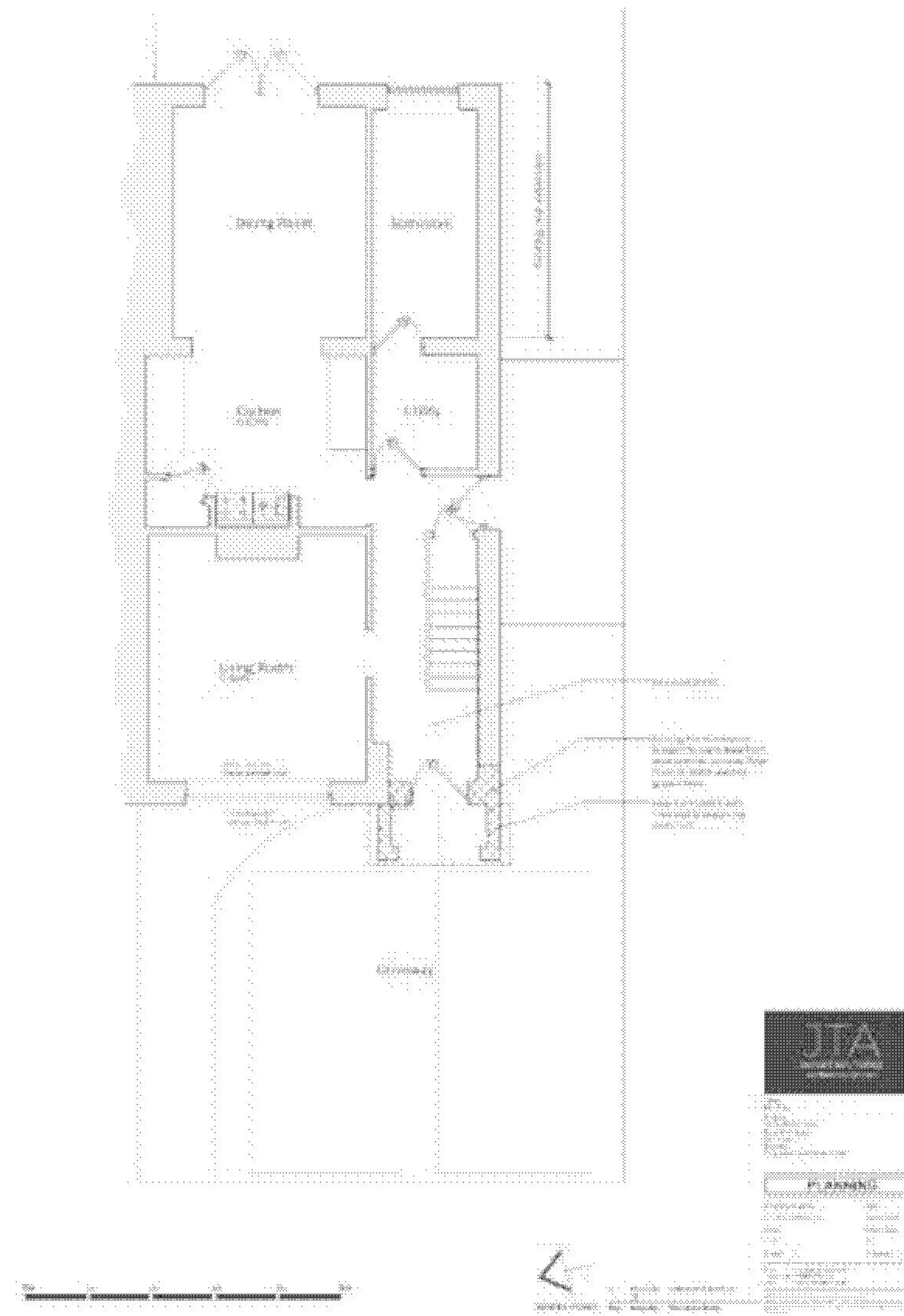
Efforts have been made to make use of the underutilised space rather than impact the garden spaces. We would not be affecting any trees (very much a requirement of the client)

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



Design and Access Statement and Flood Risk Assessment
50 Buckhurst Way, East Grinstead, RH19 2AJ

Proposed Ground Floor Plan



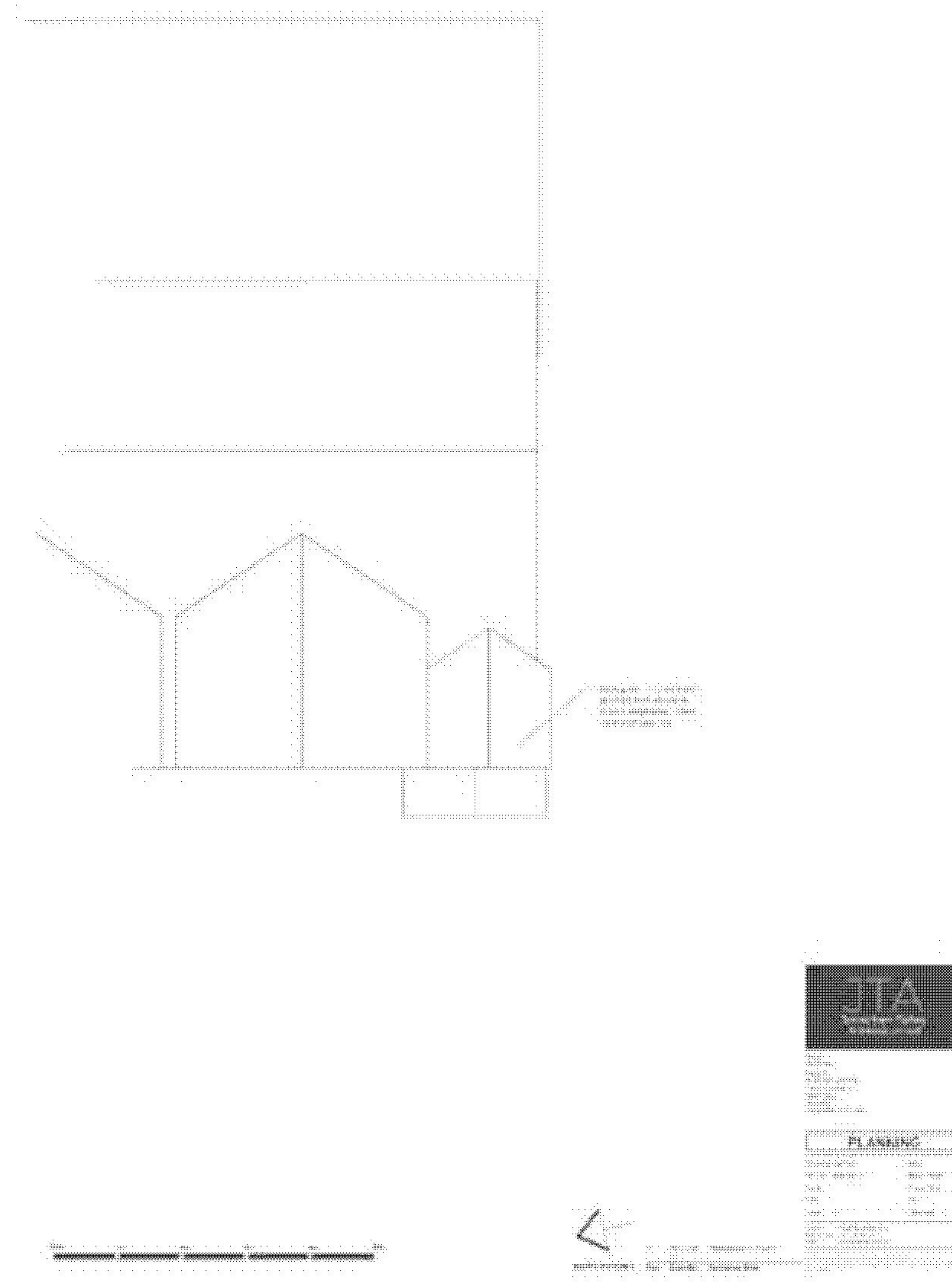
Design and Access Statement and Flood Risk Assessment
50 Buckhurst Way, East Grinstead, RH19 2AJ

Proposed First Floor Plan



Design and Access Statement and Flood Risk Assessment
50 Buckhurst Way, East Grinstead, RH19 2AJ

Proposed Roof Plan



Design and Access Statement and Flood Risk Assessment 50 Buckhurst Way, East Grinstead, RH19 2AJ

Proposed Elevations



Design and Access Statement and Flood Risk Assessment
50 Buckhurst Way, East Grinstead, RH19 2AJ

Parking

Vehicle access and service arrangements are not changing.

Landscaping

It is proposed that there is a limited amount of landscaping implemented within the scheme. The extension site is currently a domestic scale patio area. It is also proposed to provide a new planter to break up the visual of the new clad extension. 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.

**Design and Access Statement and Flood Risk Assessment
50 Buckhurst Way, East Grinstead, RH19 2AJ**

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 made up of brickwork and a rendered finish. It is proposed that materials used will replicate materials to match the existing where at all possible.

It is proposed that the roof is tiles 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
077-001-100 Site Location Plan
077-001-200 Existing Ground Floor Plan
077-001-201 Existing First Floor Plan
077-001-202 Existing Roof Plan
077-001-210 Proposed Ground Floor Plan
077-001-211 Proposed First Floor Plan
077-001-212 Proposed Roof Plan
077-001-300 Existing Elevations
077-001-310 Proposed Elevations

Design and Access Statement and Flood Risk Assessment 50 Buckhurst Way, East Grinstead, RH19 2AJ

Flood Risk Assessment

This is a flood risk assessment prepared to accompany the Planning Application for an side extension at 50 Buckhurst Way

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

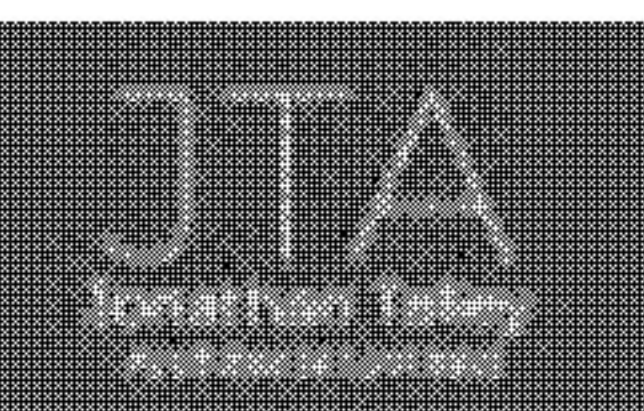
The property is not highlighted as being within a surface water flooding risk area although mitigation measures could be provided to minimise impact on the existing system.

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

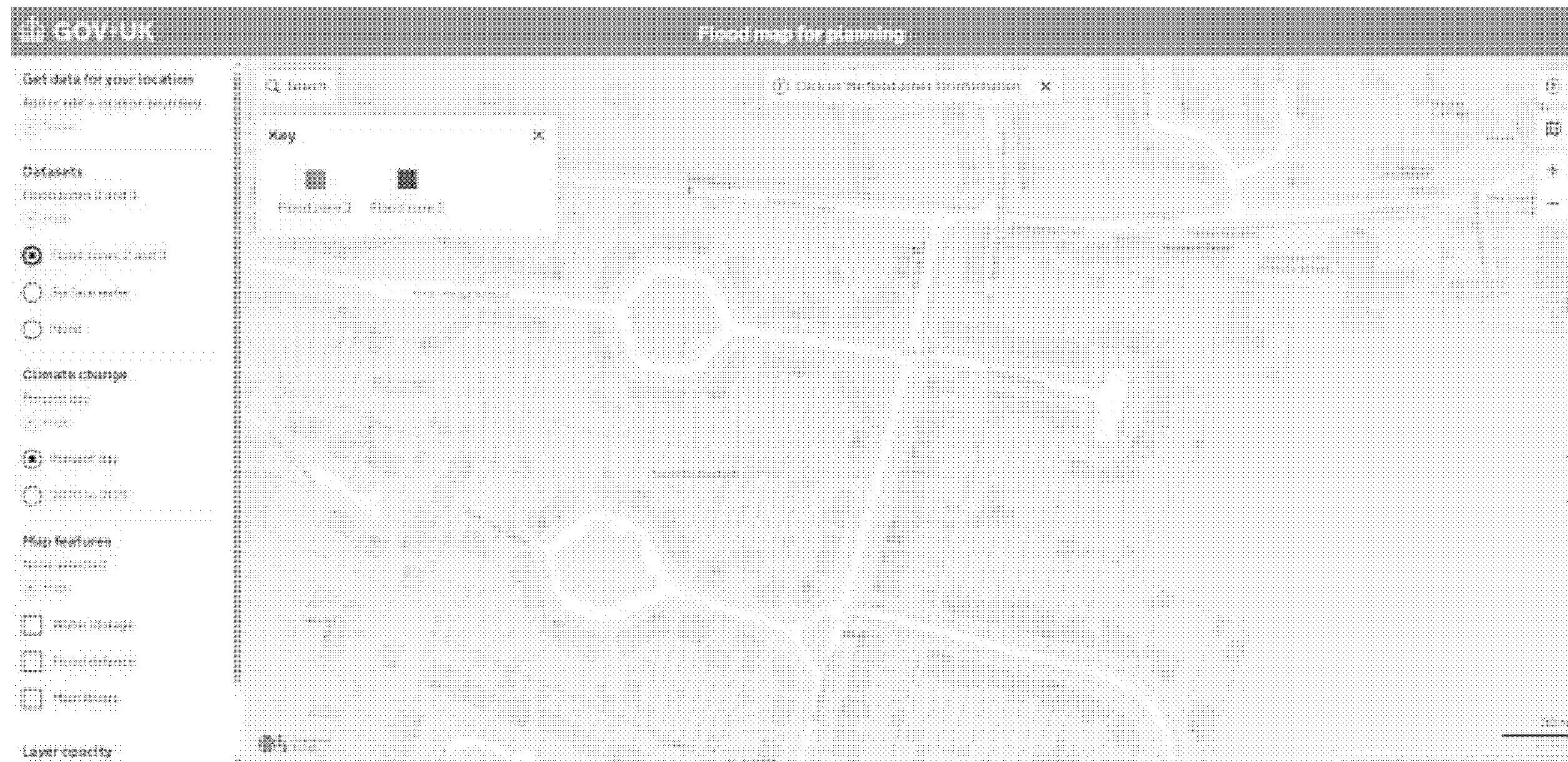
Retention of existing surface water drainage around the house.

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

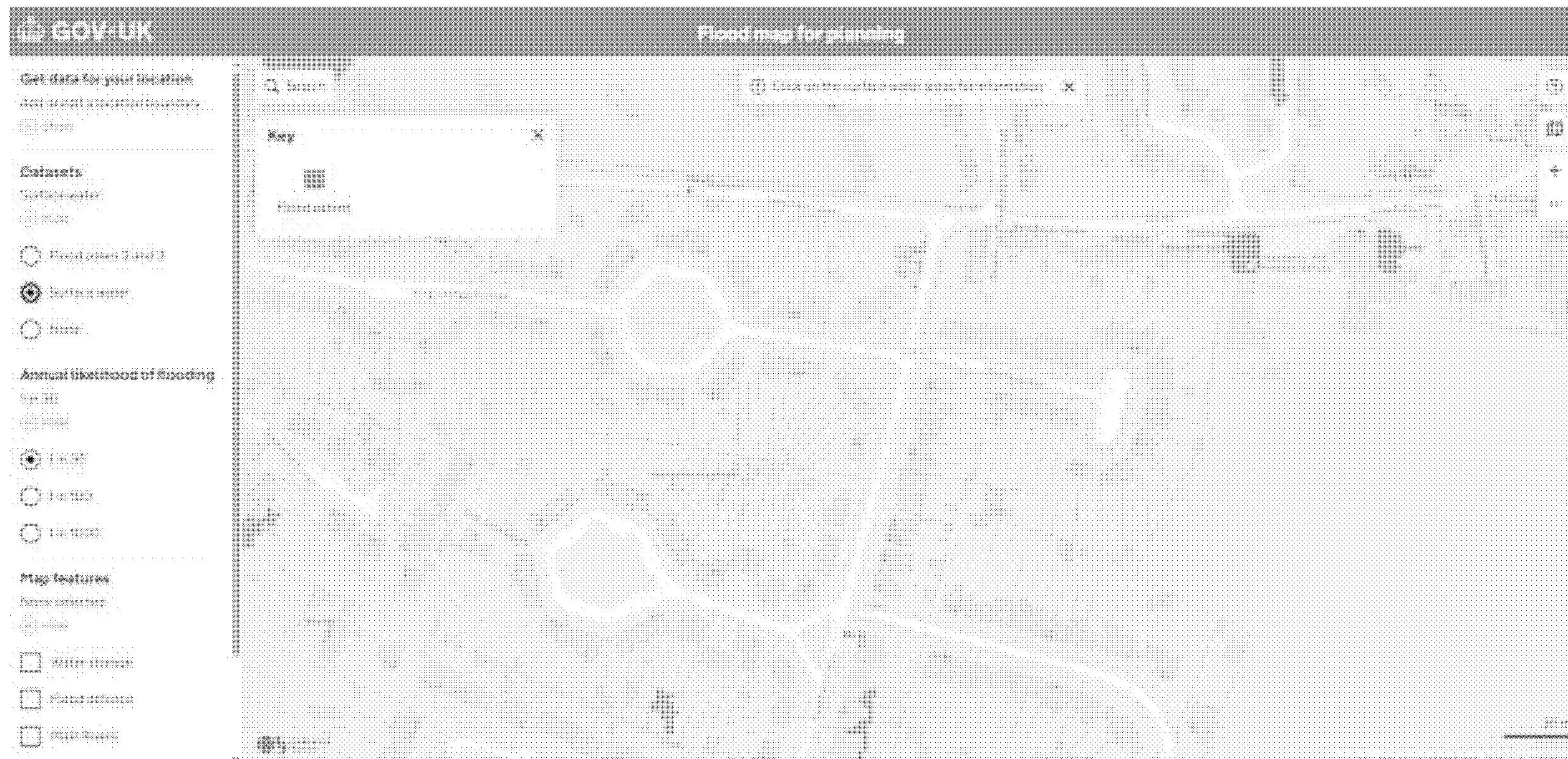
The provision of a soakaway, however the scale of the proposal is not deemed to overly make an impact on the existing arrangement as the small extension is only increasing the footprint by 1,7sqm.



Design and Access Statement and Flood Risk Assessment 50 Buckhurst Way, East Grinstead, RH19 2AJ



Design and Access Statement and Flood Risk Assessment 50 Buckhurst Way, East Grinstead, RH19 2AJ



Design and Access Statement and Flood Risk Assessment
50 Buckhurst Way, East Grinstead, RH19 2AJ

Photos



Design and Access Statement and Flood Risk Assessment
50 Buckhurst Way, East Grinstead, RH19 2AJ

Conclusion

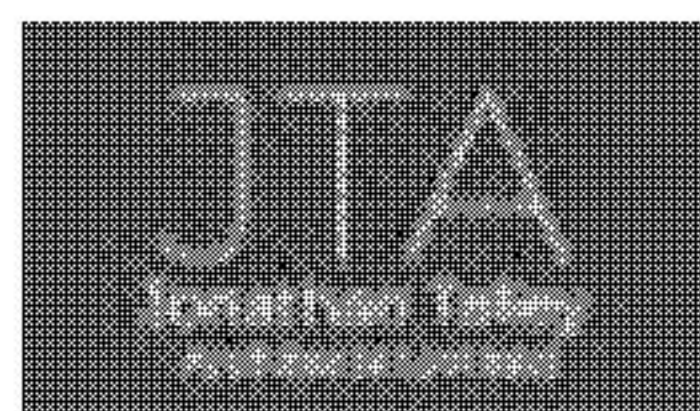
The applicant has been very happy in their home for several years and as such do not want to move from the location. The application is being made to facilitate a better family environment via the extension to provide a first floor WC

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 minimal to the overall streetscape.

The proposal looks to replicate the recent extension next door and makes only a minimal increase to the footprint of the existing 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



Design and Access Statement and Flood Risk Assessment
50 Buckhurst Way, East Grinstead, RH19 2AJ

