

DESIGN & ACCESS STATEMENT

For: The Remodel & Rear Extension

At: No.31 Sunte Close, Haywards Heath, RH16 1QT



foat.

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1.0 INTRODUCTION

1.1 Proposal Summary

This Design and Access Statement is submitted in respect of an application for full planning permission for alterations and extension to a residential property at No. 31 Sunte Close, Haywards Heath RH16 1QT.

The main works associated with this application are:

1. Demolition of an existing conservatory and replacement with a single storey rear extension.
2. Demolition of an existing lean-to extension and replacement with a single storey rear extension.
3. Replace rear garden access steps with an internal/external transition within the extension.

The proposal seeks to:

- Achieve a high quality of design;
- Compliment the existing building massing, plan and materiality;
- Reduce over-looking to the neighbour.
- Minimise overbearing on the boundary with the neighbour;
- Relate to the proportions of the existing internal space (specifically room heights);
- Relate to the parent buildings roof pitch;
- Capitalise on the existing views out into the garden.

The following report aims to explain each one of these design strategies in further detail.

1.2 Design Brief

The owners of No. 31 Sunte Close are seeking to create a comfortable and modern home with a rear kitchen and dining area that can easily access the significantly lower rear garden. Over the years single storey additions have been built to the rear of the house, but neither the poorly performing glazed conservatory structure or lean-to kitchen addition achieve a usable link between house and garden.

The proposal seeks to make sense of the confusing massing of the building by consolidating the two rear volumes into a far more simple envelope that addresses the existing angled rear garden. This consolidation will also allow for the building fabric to be upgraded to form a contemporary, highly insulated modern addition.

The house benefits from a beautifully mature garden, however the garden splays away from the house at an acute angle, minimising views into it. This combined with a steep access from the rear of the house means the garden is not utilised.

The design seeks to create usable internal family spaces, where the steep transition can be safely navigated and the garden can become directly linked with the house.

The proposal is to be contemporary in style but to be designed to reflect its environment and compliment the more traditional materials of the existing house.

The design is to be respectful and neighbourly in both its massing and materiality.

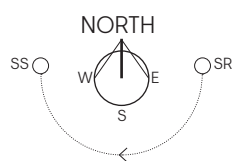
2.0 SITE APPRAISAL

2.1 Site Location

The site is located along the southern road of Sunte Close.



Fig. 01 | Aerial photograph of site (Courtesy of Google Maps)



2.2 Site Description

Number 31 Sunte Close is a two storey semi-detached residential dwelling. The property is not located on Article 2(3) land (land within an National Park, the Broads, and area of outstanding natural beauty, an area designated as a Conservation Area, and land within World Heritage Sites) or subject to an Article 4 Direction.

All the houses on Sunte Close have good sized rear gardens, with No.'s 29-34 sharing their southern boundary fences with properties along College Road. The topography of the site drops from the north to the south, with the property having level access to the front (North) Elevation, with stepped access down to the rear (South).

The existing house is of masonry construction and has previously benefited from 2no. single storey rear extensions in the past. There is a solid masonry extension with mono-pitched tiled roof that extends the kitchen, and an adjacent glazed conservatory area that extends the dining area. The garden is accessed via a single glazed door leading off the conservatory and down a flight of masonry steps, which drop down 940mm to the external Finished Floor Level (FFL) below.

The garden is extremely verdant and is mostly soft landscaped with a central lawn and bordering flower beds. The house has a side access to the garden via a gate positioned between the house and the garage. This area of driveway is too narrow for a car to pass.

The garden projects at an angle of 30° away from the rear elevation. As such, given the elevated position of the existing ground floor, views from the house out towards the garden overlook into the neighbouring garden at No. 32 rather than down into the garden of No.31.

The geometry of the site naturally elevates the house above the garden. This combined with the narrow stepped access to the conservatory creates a separation between the internal and external spaces. As such the design needs to respond to this separation and remedy it architecturally.

The house is located in an area which is susceptible to 1 in 1000 year surface water flooding, with flood depths of up to 0.15m potentially impacting the development, as such the proposal needs to protect any extension from a future flooding event with a minimum rear threshold 150mm above external finished floor levels.

2.3 Existing Site Information

The existing house consists of:

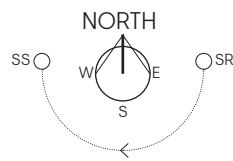
- Red mixed stock masonry walls
- Red clay roof tiles.
- White framed uPVC windows
- Black uPVC rainwater goods
- White uPVC fascia and soffit boards

The existing garden consists of:

- Raised patio area behind conservatory
- Soft landscaped lawn garden (below).
- Red mixed stock masonry walls
- Pre-cast concrete garage (painted cream)
- Pre-cast concrete pavers (600 x 600mm)
- Established trees to boundaries.
- Green house located beyond the garage.



Fig. 02 | Aerial photograph of site (Courtesy of Google Maps)



2.4 Site Photographs



Photo. 01 | Photograph of rear elevation

3.0 PLANNING HISTORY

3.1 31 Sunte Close Relevant Planning History

Application number: 05/00341/FUL

Full Planning Application for Domestic extension and detached garage

@ **31 Sunte Close**, Haywards Heath RH16 1QT

Approved on 29 March 2005

No associated documents available for online viewing.

3.2 Neighbouring Relevant Planning History

Local applications on Sunte Close of similar projects filed on Mid Sussex District Council planning portal.

Application number: DM/23/2604

Certificate for Lawful Development for Loft conversion with side dormer together with associated internal and external alterations.

@ **40 Sunte Close**, Haywards Heath RH16 1QT

Approved on 29 November 2023

Details: Loft conversion with side dormer together with associated internal and external alterations

Application number: 05/00341/FUL

Full Planning Application for Demolish existing rear single storey mono-pitch extents, construction of single storey rear extension and re-configuration together with associated internal and external alterations

@ **40 Sunte Close**, Haywards Heath RH16 1QT

Approved on 24 November 2021

Details: A new rear single storey extension is proposed in place of a small rear mono-pitch extension of the house. This will extend approx. 3.1 metres into the rear garden and will be approximately 3.9 metres maximum height. The extension would be built in facing brick with concrete plain tiles with black pvc-u gutters and drainpipe.

Application number: DM/23/1010

Certificate for Lawful Development for Loft Conversion

@ 10 Sunte Close, Haywards Heath RH16 1QT

Approved on 24 May 2023

Details: The proposed hip to barn-hip enlargement measures some 8.6 metres in depth, 4.3 metres in width and a total height of 3.8 metres. As such the hip to barn-hip extension's proposed volume is some 23.4 cubic metres. The proposed rear dormer measures some 5.8 metres in width, 3.2 metres in depth and a total height of 2.5 metres. The proposed dormer will have a volume of some 23.2 cubic metres and it is set back some 0.4 metres from the eaves of the existing dwelling. As such the total volume of the proposed roof enlargement measures some 46.6 cubic metres. The proposed works will be characterised by external materials that match those used in the existing dwelling.

Application number: DM/23/1008

Full Planning Application for Rear wrap around side extension.

@ 10 Sunte Close, Haywards Heath RH16 1QT

Approved on 06 June 2023

Details: The proposed single storey side and rear extension would measure some 9.5 metres in depth, 9.5 metres in width, an eaves height of some 2.4 metres and a total height of 4.1 metres. It would extend beyond the existing side elevation by some 4.2 metres and extend beyond the existing rear elevation by some 1.4 metres. The proposed works would be characterised by external materials similar in appearance to those used in the existing dwelling.

4.0 DESIGN

4.1 Existing and Proposed Massing

As previously described the design intent is for a single storey rear extension. This, by virtue of its smaller scale, will be subordinate to the parent building.

The dominant feature of the rear elevation is the difference in levels between the internal ground floor level and the external garden level, and how a building user can easily transition between these two levels.

As part of the initial feasibility design exercise, various designs were explored that dealt with this transition in a combination of ways:

- An internal transition.
- External transition (but better accessed).
- Combined transition - partially internal / partially external.

The final design proposal is based on the combined option where the transition is split. The majority of the steps are internal with a final 150mm step over the rear threshold (in response to the potential flooding risk). The resulting massing of the extension is taller than it typically would be if there were no difference in levels as the envelope needs to enclose the change in levels.

The overall height of the extension is a direct response to the site and is a common feature of the houses that are sited along the southern boundary of Sunte Close (and as such the level change is shared with the neighbour).

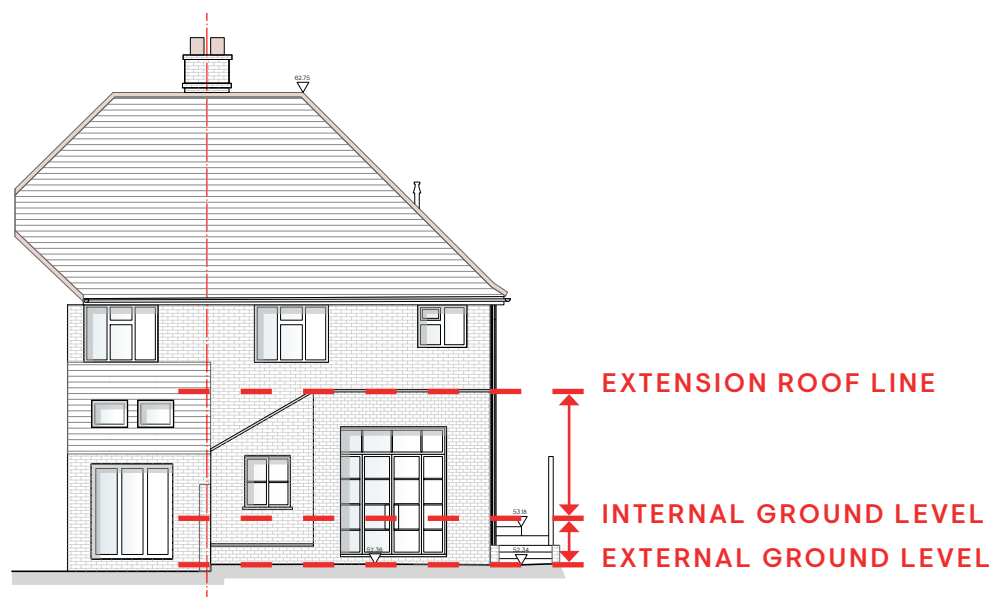


Fig. 03 | Proposed Rear Elevation Illustrating Height Difference Required to Access Garden

4.2 Extension Orientation

As previously mentioned the existing rear garden projects away from the house rear elevation at an angle of 30°. This results in limited views directly into the garden of No.31 and in fact encourages overlooking into the neighbouring property.

The proposal seeks to remedy this by reorienting the rear façade of the extension to align it with the angle of the garden. This simple action allows direct views into the garden of No.31 and mitigates overlooking into the neighbours property.

The orientation of the extension is a direct response to the existing angle of the rear garden.

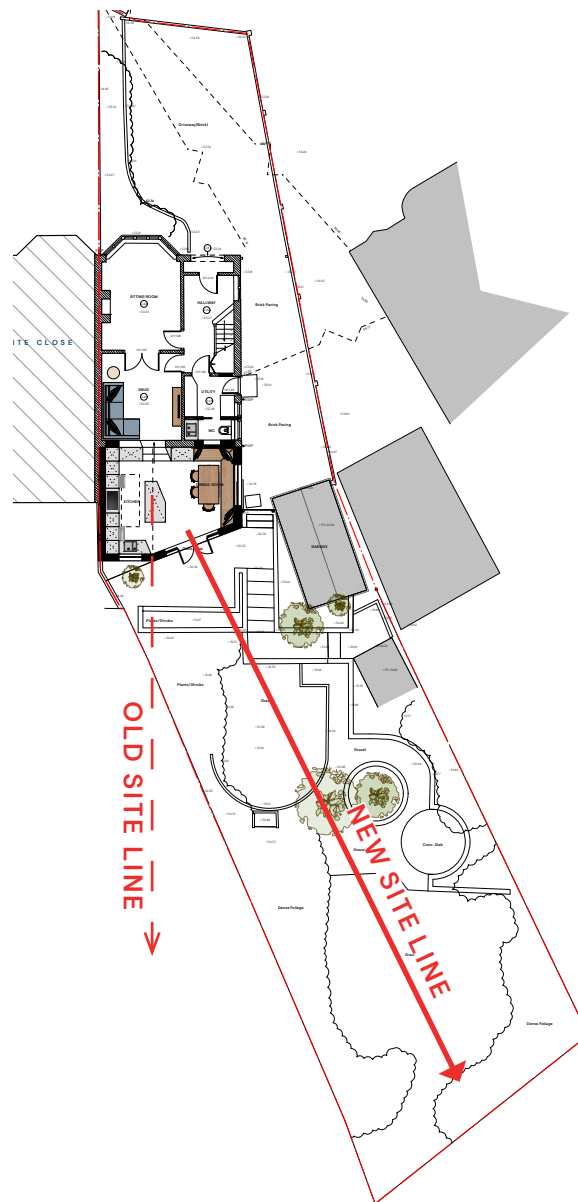


Fig. 04 | Proposed Site Plan Illustrating Sight Lines into No. 31's Garden

4.3 Roof Form - Visual Impact on the Boundary

The roof form of the proposed rear extension has been designed to do 3 things:

1. Relate to the ceiling height of the existing building so there is a continuity of height when moving back and forth from the parent building and extension. This is crucial to allow the proposal to feel cohesive.
2. Minimise visual impact on the boundary.
 - The proposed design represents the lowest practicable height for the extension on the boundary.
 - Given the proportions of the existing building and change in levels, a lower roof height is not practical. To mitigate overbearing on the boundary we have proposed that the roof is angled down to the neighbour, limiting vertical massing along the boundary wall.
 - The internal head-height has been accommodated by having the kitchen joinery along this wall.
3. Provide a natural backdrop to the garden when viewed from the upper rooms (and from the neighbouring property) by having a living roof.

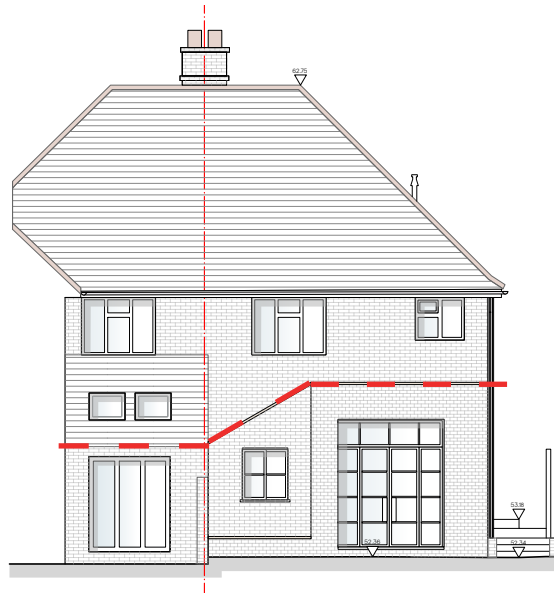


Fig. 05 | Proposed Rear Elevation Illustrating Roof Height dropping to the boundary wall.

4.4 Proposed Materials and Construction

The proposed construction and materials of the extension are to match / relate to those of the host building.

Taking a cue from the existing parent building, the proposed structure will be of masonry construction.

The proposed walls will be formed from insulated cavity construction. As such the walls will perform to a higher thermal standard than the parent building.

The proposed roof will be finished with a sedum blanket. The roof is to have a roof-light on the pitched section to maximise daylight into the kitchen/dining room and snug room beyond.

The proposed doors to the kitchen are to be a pair of metal framed, double glazed, French doors with side lights.

The proposed extension windows will be metal framed and double glazed.

4.5 Biodiversity

Our proposal sits atop the previous construction of the existing single storey rear extensions and adjacent external hard landscaping.

As our proposed works are restricted to the existing building and hard-standing, with no trees or hedges being removed or pruned, we feel no habitats will be compromised by this development.

As highlighted in this report, we are proposing a sedum green roof to the new rear extension which will contribute to a biodiversity nett gain by providing habitat as well as attenuate surface water.

Existing soft landscaping could incorporate native wildlife planting and/or bug hotels. As such complementary planting, including nectar-rich species and night-scented wild-flowers, will be provided within the landscaping to attract bees and provide a food-source.

5.0 CONCLUSION

The proposal seeks to remove a poorly performing existing conservatory and lean-to and replace and extend these structures with a single storey extension that:

- Thermally performs to current building regulations.
- Relates to the parent building in its massing and materiality.
- Mitigates overlooking to the neighbouring property by reorienting itself toward the garden of No.31.
- Is neighbourly in massing by mitigating overbearing structure on the boundary.
- Utilises the garden by creating a safe and usable transition between the internal and external spaces.
- Enhance biodiversity by introducing a green roof where there is currently only hard landscaping.

The design solution is a clear indicator of the owners desire to have a safe, private family home that respects their neighbours and offers best use of the site.

For all the reasons outlined in this report and the associated drawings, we strongly feel the new proposal will be a good addition to the street and the area at large.

6.0 PLANNING DRAWINGS

24622- PO - 001	Site Location Plan / Block Plan
24622- PO - 100	Existing Floor Plans
24622- PO - 120	Existing Elevations and Sections
24622- P1 - 100	Proposed Floor Plans
24622- P1 - 120	Proposed Elevations and Sections

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