

DESIGN AND ACCESS STATEMENT

Proposal : Side Extension and Loft Conversion
at
Address : 5, The Holt, Haywards Heath,
RH16 4XR



1. Introduction

This Design and Access Statement accompanies the planning application for the proposed development at 5, The Holt, Haywards Heath, RH16 4XR. The property is a semi-detached dwelling situated in a residential area, with the front elevation facing a forested area. The proposal seeks to enhance the living space within the property while maintaining the integrity of the existing house and ensuring that the development is in keeping with the surrounding character of the area.

2. Proposal Overview

The proposed works consist of three main components:

- A **Front Extension** (Ground Floor) to extend the existing garage.
- A **Side Extension** (First Floor) over the existing garage and room.
- A **Hip-to-Gable Loft Conversion**, including the addition of front and rear dormers.

The design of these extensions and conversions has been carefully considered to ensure that the proposal complements the existing house, and is consistent with the overall character of the surrounding area.

3. Front Extension (Ground Floor)

The ground floor front extension will extend the existing garage forward, providing additional space for parking or storage. The extension will be designed to match the existing building in terms of materials, proportions, and appearance. This ensures that the extension appears seamless with the original structure, maintaining a cohesive and harmonious street frontage.

The materials used for the extension will match the existing brickwork, roof tiles, and windows. The garage door will be in keeping with the design of the existing doors on the property, ensuring that the extension integrates seamlessly with the rest of the house.

Key Features of the Front Extension:

- Extension of the existing garage forward.
- Use of matching materials (brickwork, tiles, windows).
- Cohesive design to ensure no disruption to the building's aesthetic.

4. Side Extension (First Floor)

The side extension will be constructed above the existing garage and utility room. This will provide much-needed living space to the property, accommodating a study with an en-suite bathroom. The extension will be designed to ensure that it blends seamlessly with the existing structure, with the same height and depth as the original roofline.

The extension will be set back slightly from the front elevation to preserve the original character of the property and ensure that it does not dominate the street view. The windows will be carefully positioned to respect the privacy of neighbouring properties.

Key Features of the Side Extension:

- Addition of a first-floor study with a bathroom.
 - Set-back from the front elevation to maintain balance and proportion.
 - Matching materials and design to complement the existing structure.
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5. Hip-to-Gable Loft Conversion

The hip-to-gable conversion will involve altering the existing hip roof to a gable roof. This conversion will allow for additional space in the loft, enabling the creation of a bedroom.

In addition to the gable roof, the proposal includes the addition of front and rear dormers. The front dormer will include a Juliet balcony, providing a pleasant view of the forested area in front of the property. This addition will allow for an abundance of natural light and provide a scenic outlook.

The rear dormer will be positioned to ensure that it does not overshadow neighbouring properties or negatively impact their privacy. The materials used for the dormers will match the existing roof tiles to ensure a consistent and cohesive appearance.

Key Features of the Loft Conversion:

- Hip-to-gable conversion to increase loft space.
 - Addition of front and rear dormers.
 - Front dormer to include a Juliet balcony for views of the adjacent forest.
 - Use of matching roof tiles to maintain aesthetic consistency.
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6. Design Precedents

The design of the proposed extension and loft conversion has been informed by the appearance of nearby properties at 14 & 16 Buckeridge Way, Haywards Heath, RH16 4XQ. These properties have undergone similar extensions and conversions, and their design serves as a useful reference for ensuring that the proposal is in keeping with the local character.

The front extension, side extension, and loft conversion at these neighbouring properties share similar proportions and materials, making them a natural precedent for this proposal. This ensures that the design respects the established character of the area while allowing for the much-needed additional space for the property at 5, The Holt.

Images of the Precedent Houses at 14 & 16 Buckeridge Way, Haywards Heath, RH16 4XQ:





These images highlight the consistent design features that have been considered for the proposed development, ensuring that the extensions will blend harmoniously with the neighbouring properties.

7. Access Considerations

The property is located on a residential street with good access to local services and amenities. The proposal will not result in any alterations to the access arrangements or increase traffic congestion in the area.

The front extension, side extension, and loft conversion will not obstruct any existing access points, and there will be no change to the driveway or parking arrangements. The existing access to the property via The Holt will remain unchanged.

Key Access Features:

- No changes to the existing access points.
 - No impact on traffic or parking in the area.
 - Retention of current driveway and access arrangements.
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8. Conclusion

The proposed development at 5, The Holt, Haywards Heath, RH16 4XR will enhance the living space within the property while maintaining the integrity and character of the house and surrounding area. The design of the front extension, side extension, and loft conversion has been carefully considered to ensure that it is in keeping with the neighbouring properties, particularly those at 14 & 16 Buckeridge Way.

The use of matching materials, proportions, and design elements will ensure that the extensions appear cohesive and blend seamlessly with the existing house and the wider streetscape. The proposal will provide valuable additional space while respecting the architectural character of the area.