



Design and Access Statement and Flood Risk Assessment

Extension **at**
143 Priory Way, Haywards Heath, RH16 3NS

Originator: JT
Date: 03.04.2025
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

143 Priory Way, Haywards Heath

Introduction

This Statement has been created to provide supporting information in support of the Planning Application for an extension at the property known as 143 Priory Way.

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 towards the end of Priory Way and is set back from the main road. Several of the surrounding houses have had recent work undertaken and although there is a general aesthetic, the various extensions have provided a significant number of differences from house to house.



Ordnance Survey, (c) Crown Copyright 2025. All rights reserved. Licence number 100022132



Client
Mr A Williams
Project
143 Priory Way,
Haywards Heath,
RH12 1NS
Drawing
Site Location Plan

PLANNING

Drawing Number	095-001-100 Rev A	Issue	March 2025
Scale	1:1250 and 500	Paper Size	A3
Drawn	JT	Checked	JT
Drawn	JT	Checked	JT

Drawn: JTA
Checked: JTA
Date: 05.04.25
By: JT
Revision: 1



A 05.04.25 Planning Issue
Rev Date By Revision Note



Design and Access Statement and Flood Risk Assessment

143 Priory Way, Haywards Heath



Design and Access Statement and Flood Risk Assessment

143 Priory Way, Haywards Heath

Existing Plan

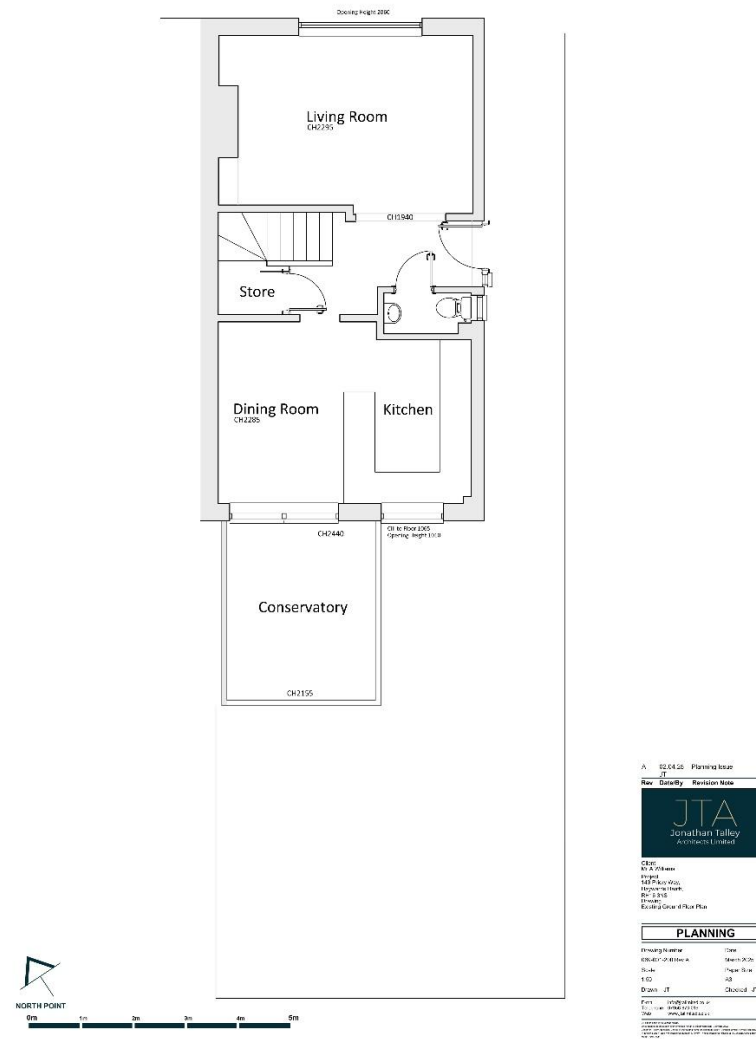
The existing property is set back from the road and accessed via a footpath to the front with the parking being established at the rear of the property within a communal area. The existing property is mostly of a brick and hung timber construction with the front elevation being a 'full width dormer' at the first-floor level. The ground floor area has a conservatory to the rear which is cold in winter and too hot in summer so the applicant would like to utilise this space in a way that would enable a more consistent usage.

The family have lived in the house for several years and love where they live. They would like to make improvements to the kitchen and create a space for entertaining and the family to be together. They have highlighted the potential of the space in place of the conservatory to ensure that the garden size is retained as existing.

It is also proposed to utilise the tall loft space to provide a further bedroom space

Design and Access Statement and Flood Risk Assessment

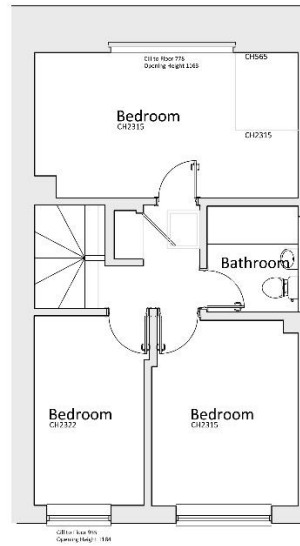
Existing Ground Floor Plan



Design and Access Statement and Flood Risk Assessment

143 Priory Way, Haywards Heath

Existing First Floor Plan

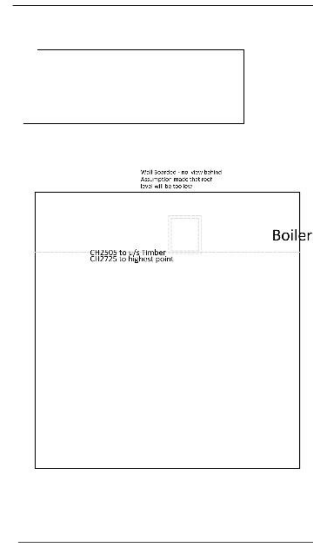


A 02/01/2020 Planning Issue														
JTA														
Jonathan Talley Architects Limited														
Client: JTA Project: 143 Priory Way Location: Haywards Heath Date: 02/01/2020 Drawing: Existing First Floor Plan														
<table><tr><th colspan="2">PLANNING</th></tr><tr><td>Drawing Number:</td><td>02/01/2020 Rev A</td></tr><tr><td>Date:</td><td>02/01/2020</td></tr><tr><td>Scale:</td><td>A3 1:50</td></tr><tr><td>Drawn:</td><td>JTA</td></tr><tr><td>Checked:</td><td>JTA</td></tr></table>			PLANNING		Drawing Number:	02/01/2020 Rev A	Date:	02/01/2020	Scale:	A3 1:50	Drawn:	JTA	Checked:	JTA
PLANNING														
Drawing Number:	02/01/2020 Rev A													
Date:	02/01/2020													
Scale:	A3 1:50													
Drawn:	JTA													
Checked:	JTA													
Created: 02/01/2020 Drawn: JTA Checked: JTA Project: 143 Priory Way Location: Haywards Heath Date: 02/01/2020 Drawing: Existing First Floor Plan														

Design and Access Statement and Flood Risk Assessment

143 Priory Way, Haywards Heath

Existing Roof Level Plan

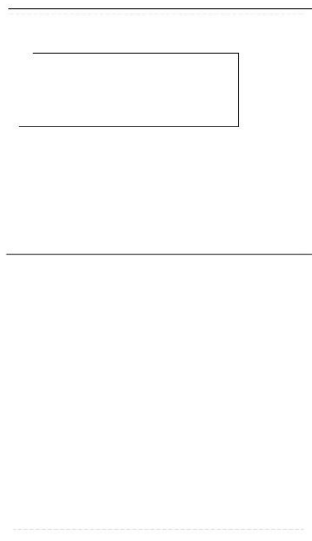


A 02/31/25 Planning level		
Rev Date/Qty Revision Note		
JTA Jonathan Talley Architects Limited		
Client: JTA Architects		
Project: 143 Priory Way, Haywards Heath, Surrey		
Date: 02/31/25		
Drawing: Existing roof level plan		
PLANNING		
Drawing Number:	None	
Sheet: 01 of 01	Sheet: 01 of 01	
Scale:	As per plan	
Drawn:	JTA	
Checked:	JTA	
Date: 02/31/25		
Name: JTA		
Title: Architect		

Design and Access Statement and Flood Risk Assessment

143 Priory Way, Haywards Heath

Existing Roof Plan



Design and Access Statement and Flood Risk Assessment

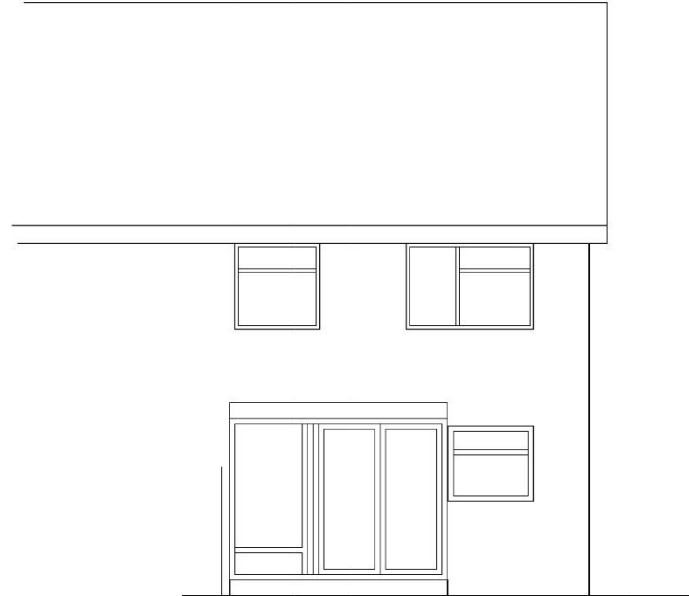
143 Priory Way, Haywards Heath

Existing Elevations and Typical Section



Design and Access Statement and Flood Risk Assessment

143 Priory Way, Haywards Heath



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



Client
Mr A Williams
Project
143 Priory Way,
Haywards Heath,
RH13 5JZ
Drawing
Existing Rear Elevation

PLANNING

Drawing Number	Date
009-001-302 Rev -	March 2025
Scale	Paper Size
1:50	A3
Drawn	Checked
JT	JT

Drawn
JT
Telephone 01959 472 019
Email info@jtalley.co.uk
Web www.jtalley.co.uk

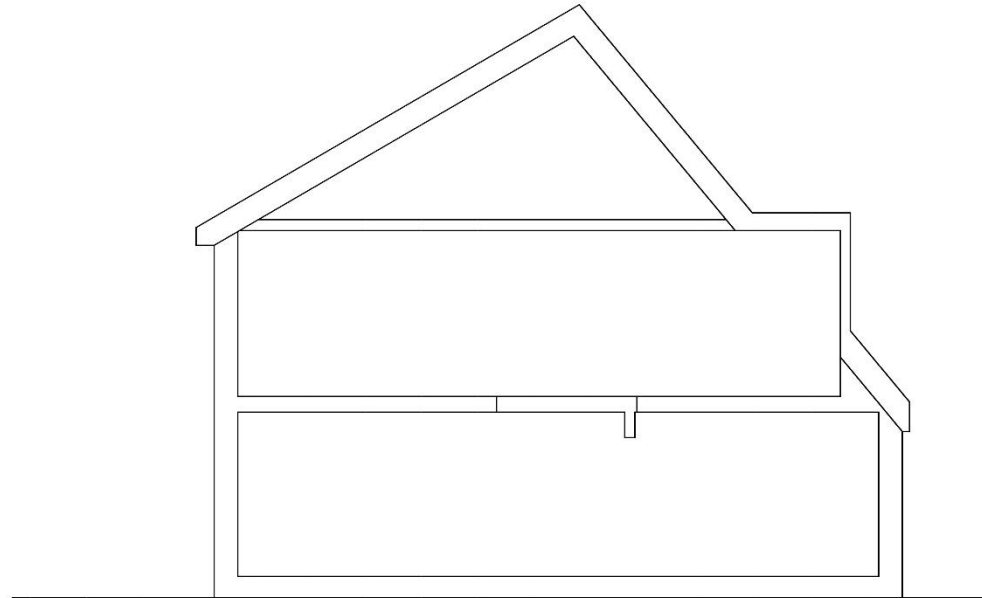
A 02.04.25 Planning Issue
JT
Rev Date/By Revision Note

Jonathan Talley Architects Limited is a limited liability company registered in England and Wales. The company is registered with the Architects Registration Board (ARB) and is a member of the Royal Institute of British Architects (RIBA). The company is also a member of the Chartered Institute of Building (CIB) and the Chartered Institute of Design Engineers (CIDE). The company is a member of the Chartered Institute of Planning (CIP) and the Chartered Institute of Management (CIM). The company is a member of the Chartered Institute of Marketing (CIM) and the Chartered Institute of Public Relations (CIPR). The company is a member of the Chartered Institute of Personnel and Development (CIPD) and the Chartered Institute of Training (CIT). The company is a member of the Chartered Institute of HR (CIHR) and the Chartered Institute of Management Education (CIME). The company is a member of the Chartered Institute of Procurement and Supply (CIPS) and the Chartered Institute of Purchasing and Supply (CIPS).



Design and Access Statement and Flood Risk Assessment

143 Priory Way, Haywards Heath



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



Client
Mr A Williams
Project
143 Priory Way,
Haywards Heath,
RH13 8JZ
Drawing
Existing Typical Section

PLANNING

Drawing Number	Date
009-001-400 Rev A	March 2025
Scale	Paper Size
1:50	A3
Drawn JT	Checked JT

Drawn JT
Telephone 01959 472 019
Email info@jtalley.co.uk

A 02.04.25 Planning Issue
JT
Rev Date/By Revision Note

Jonathan Talley Architects Limited
143 Priory Way, Haywards Heath, RH13 8JZ
01959 472 019
info@jtalley.co.uk
www.jtalley.co.uk



Design and Access Statement and Flood Risk Assessment

143 Priory Way, Haywards Heath

Proposal

It is proposed to construct the extension in two parts. On the ground floor it is proposed to remove the existing conservatory and replace it with a more formal construction and extend the kitchen / dining room into this area.

At roof level it is proposed to convert the roof into an additional bedroom and ensuite. This will be via a dormer similar in size as the close neighbouring properties on Priory Way which have done a similar extension. The stair to access this loft extension will be constructed over the existing stair where there is sufficient room to provide an 'extension' to the stair.

The ground floor extension is relatively small and will take the place of the existing conservatory so it is not deemed that it would have an impact on the neighbouring property. It is proposed that this would be formed using bricks to match the existing building as much as possible, with glazed doors and a rooflight to provide light into the extension.

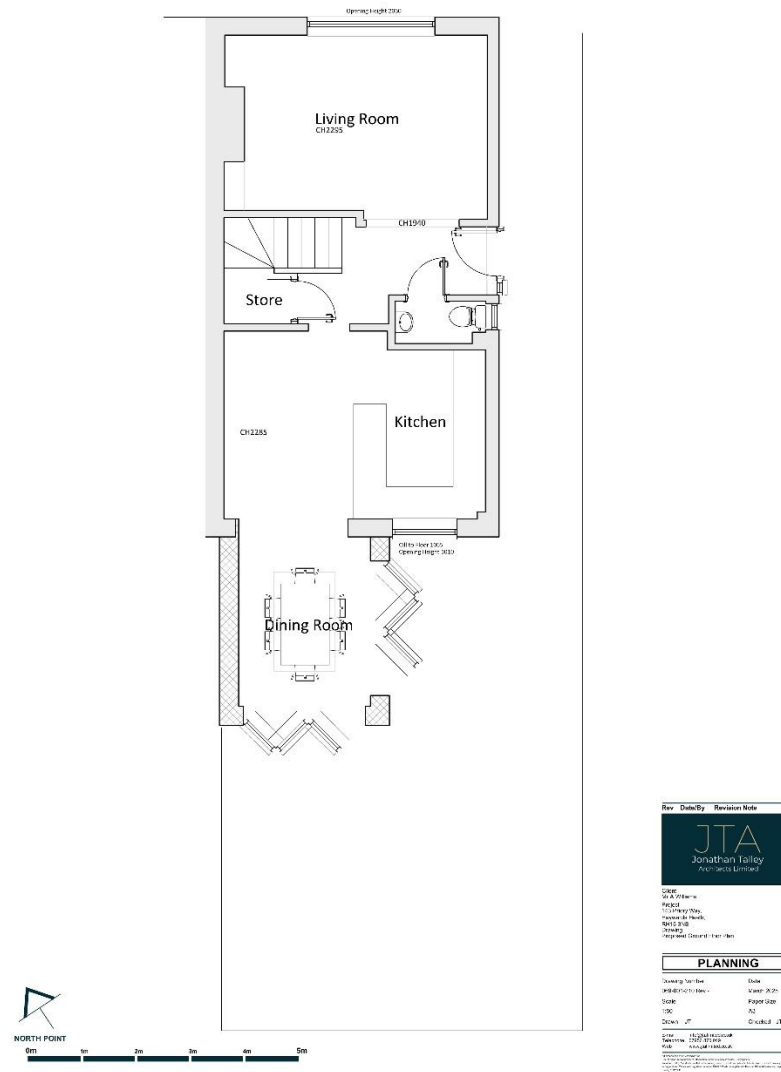
At roof level it is proposed to use a wood effect cladding to the dormer cheeks with windows similar to the existing property.

The applicants are keen that this is a home that they can continue to live in for the years to come. The majority of the property is very open plan and therefore access in terms of Part M can be easily maintained.

Design and Access Statement and Flood Risk Assessment

143 Priory Way, Haywards Heath

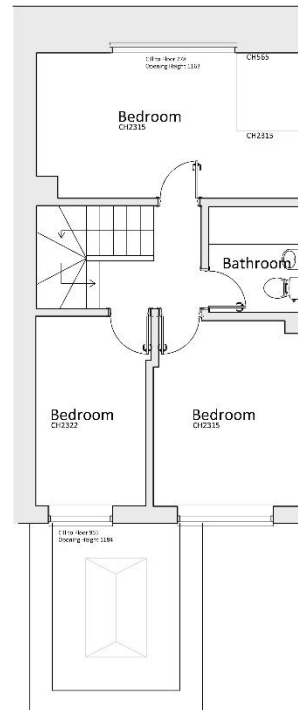
Proposed Ground Floor Plan



Design and Access Statement and Flood Risk Assessment

143 Priory Way, Haywards Heath

Proposed First Floor Plan



A 02 04 20 Minor Alteration
IT

Rev: 00000000 Revision Note

JTA
Jonathan Talley
Architects Limited

Client: Mr & Mrs Smith
Project: 143 Priory Way,
Haywards Heath,
Surrey
Project: Proposed First Floor Plan

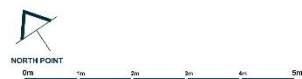
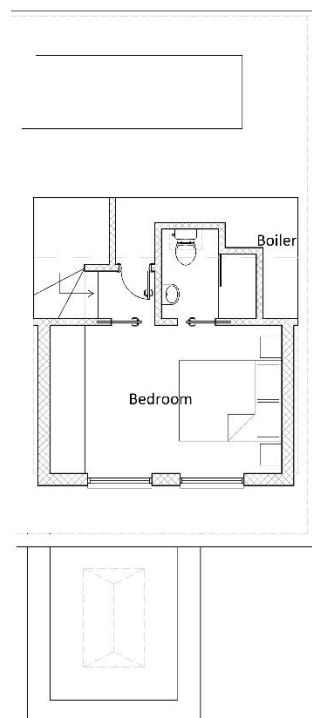
PLANNING	
Drawing Number:	000-001-01 Rev A
Date:	March 2020
Drawn:	AT
Check:	AT
Drawn:	AT
Check:	AT

Scale: 1:500
Date: 02/04/2020
By: AT
Check: AT
Approved: AT

Design and Access Statement and Flood Risk Assessment

143 Priory Way, Haywards Heath

Proposed Roof Level Plan

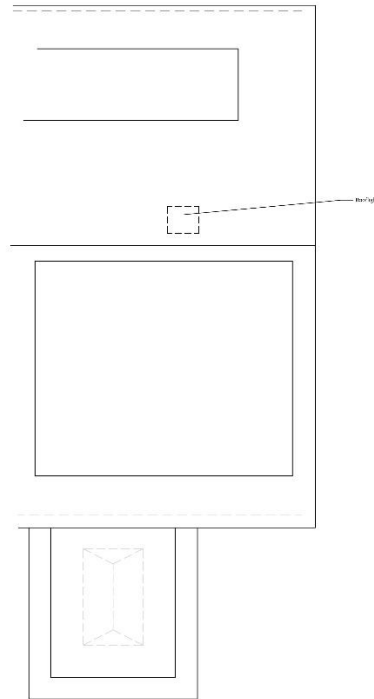


Rev	Category	Revision Note
 JTA Jonathan Taiman Architects Limited		
Client: John & Catherine Project: 1111 Mary Street, Westmount, Quebec Historic District Drawing: 2012 Drawing: 2012 Drawing: 2012		

Design and Access Statement and Flood Risk Assessment

143 Priory Way, Haywards Heath

Proposed Roof Plan



A 02.04.20 Minor Alteration

Rev. Date By Revision Note



Client
Mr. A. Wilson
Project
143 Priory Way
Haywards Heath
EC1 2 2LJ
Project
Proposed Roof Plan

PLANNING

Drawing Number	020
Client Ref	020/000000
Scale	As Shown
Date	02.04.20
Drawn	JT
Checked	JT

For: (To be completed by client)
Name: Mr. A. Wilson
Date: 02.04.20

Design and Access Statement and Flood Risk Assessment
143 Priory Way, Haywards Heath

Design and Access Statement and Flood Risk Assessment

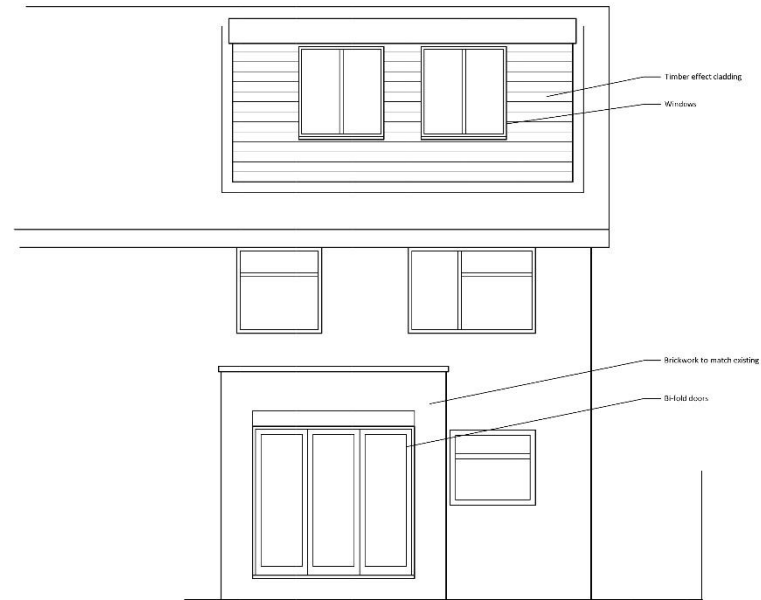
143 Priory Way, Haywards Heath

Proposed Elevations and Typical Section



Design and Access Statement and Flood Risk Assessment

143 Priory Way, Haywards Heath



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



Client: Mr A Williams
Project: 143 Priory Way,
Haywards Heath,
RE10 3JZ
Drawing: Proposed Rear Elevation

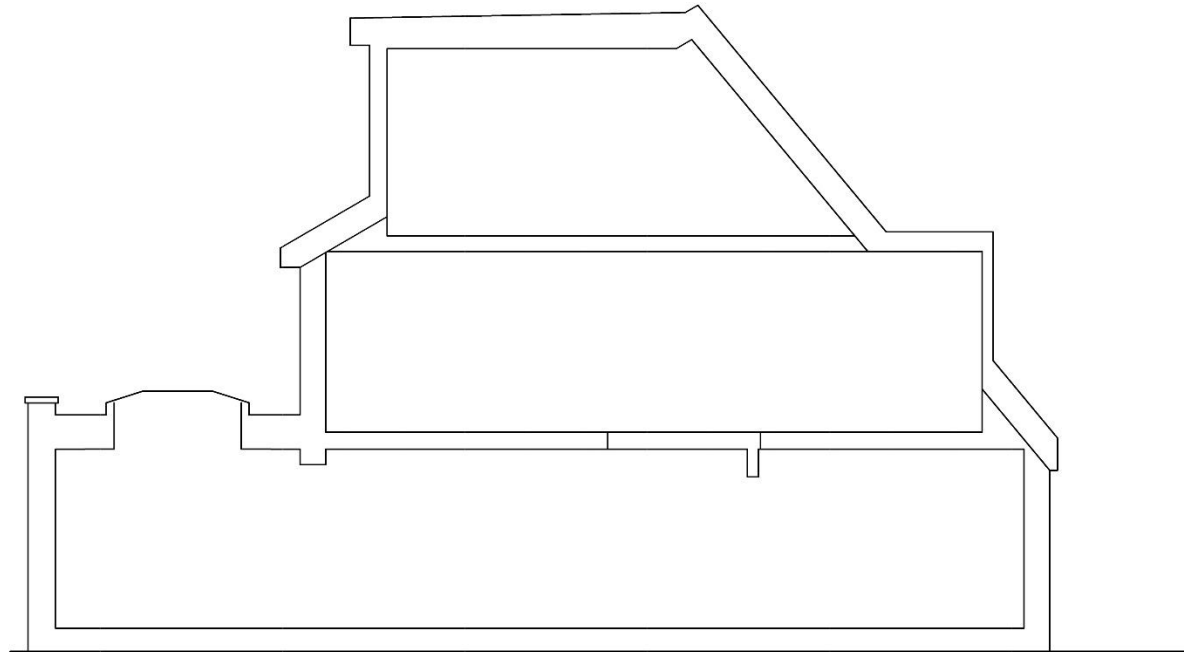
PLANNING

Drawing Number	Date
009-001-312 Rev -	March 2025
Scale	Paper Size
1:50	A3
Drawn: JT	Checked: JT
Drawn: mr@jonathantalley.co.uk	
Telephone: 01753 872119	
Email: www.jonathantalley.co.uk	

Rev Date/By Revision Note

Design and Access Statement and Flood Risk Assessment

143 Priory Way, Haywards Heath



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



Client
Mr A Williams
Project
143 Priory Way,
Haywards Heath,
RH16 3NS
Drawing
Proposed Typical Section

PLANNING

Drawing Number: 069-001-410 Rev -
Scale: 1:50
Drawn: JT
Date: March 2025
Paper Size: A3
Checked: JT

E-mail: info@jtalley.co.uk
Telephone: 01892 470 018
Web: www.jtalley.co.uk

Information for the client:
This drawing is a preliminary design and is not to be used for construction purposes without the written consent of Jonathan Talley Architects Limited.
The client is responsible for ensuring that the design is suitable for the intended use and that it complies with all relevant regulations and standards.
The client is also responsible for ensuring that the design is protected by appropriate intellectual property rights.

Rev Date/By Revision Note



Design and Access Statement and Flood Risk Assessment

143 Priory Way, Haywards Heath

Parking

In terms of parking the existing site has capacity for 2-3 cars. This is currently in an informal configuration and this will be maintained.

Therefore, the proposal can be said to have no impact on the existing parking situation

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 review the patio area to allow for entertaining and general domestic activities, any alterations to the patio will have appropriate drainage linking to the existing system, either way it will not impact the surface water drainage scheme.

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

143 Priory Way, Haywards Heath

Materials

In regard to external finishes, it is proposed that the main materials used are to replicate and be sympathetic to the existing materials. The existing is mainly made up of brick and elements of hung tiles. It is proposed that the majority of the extended areas will be brick to provide a complementary aesthetic against the existing. There are also some of the upper areas that it is proposed that this is timber effect cladding.

It is not proposed to alter the front of the property.

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 conversion starts with a 'Fabric First' outlook. High levels of insulation will be initially very important and provide a starting point to build from. The current house has areas of no insulation and part of the works is to include the provision of thermal improvements to ensure heat-loss is upgraded.

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. In addition, any specified white goods will be as economical as possible with efforts made to utilise A+ rated fixtures where possible.

Documents Submitted

Design and Access Statement
CIL Form
069-001-100 Site Location Plan
069-001-200 Existing Ground Floor Plan
069-001-201 Existing First Floor Plan
069-001-202 Existing Roof Level Plan
069-001-203 Existing Roof Plan
069-001-210 Proposed Ground Floor Plan
069-001-211 Proposed First Floor Plan
069-001-212 Proposed Roof Floor Plan
069-001-213 Proposed Roof Plan
069-001-301 Existing Side Elevation
069-001-302 Existing Rear Elevation
069-001-311 Proposed Side Elevation
069-001-312 Proposed Rear Elevation
069-001-400 Existing Typical Section
069-001-410 Proposed Typical Section

Design and Access Statement and Flood Risk Assessment

143 Priory Way, Haywards Heath

Flood Risk Assessment

This is a flood risk assessment prepared to accompany the Planning Application for a rear extension and loft conversion

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 the lowest 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:

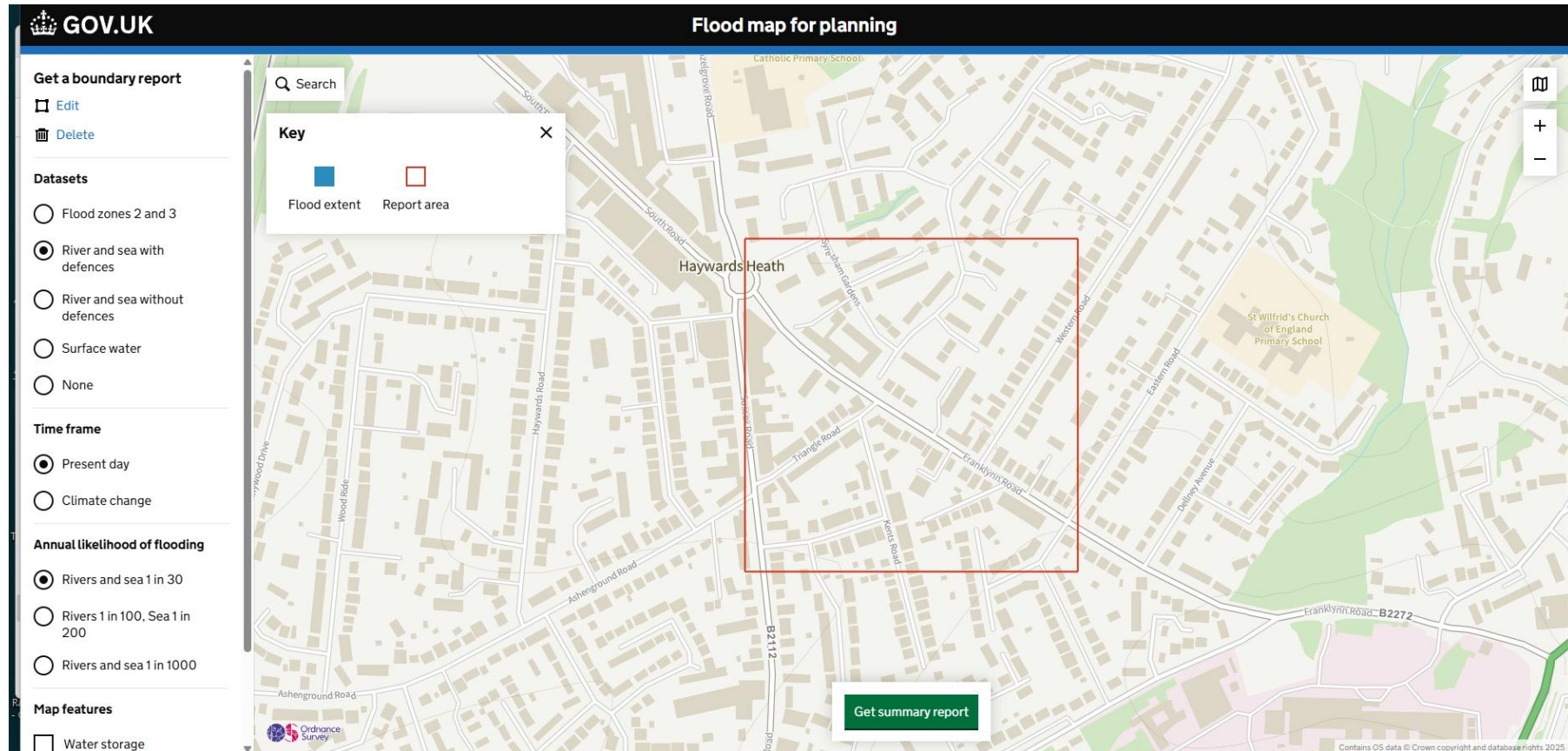
Retention of existing surface water drainage around the house.

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

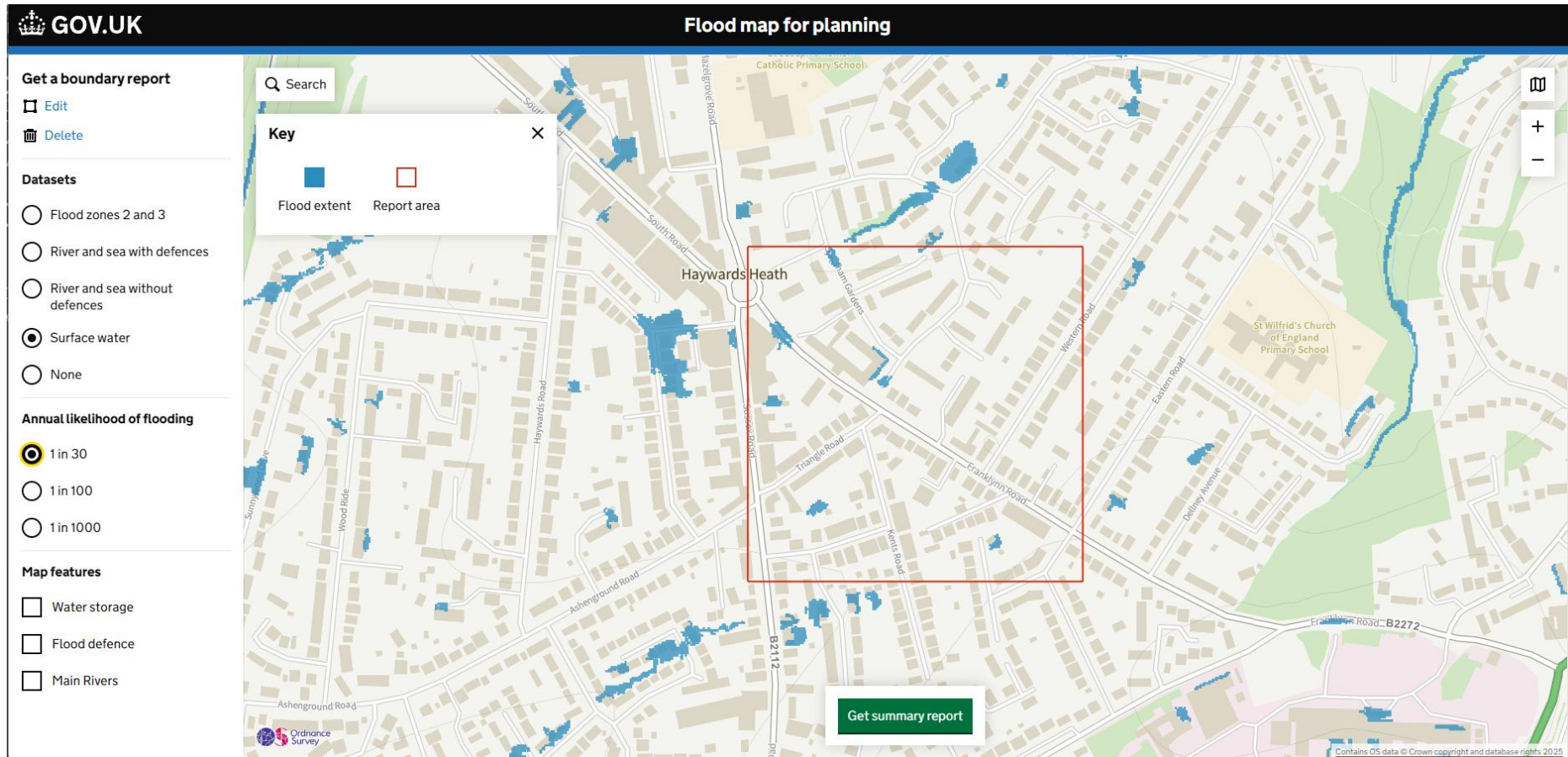
The provision of a soakaway, has been reviewed but it is proposed that the garden space would not be appropriate for the provision of a soakaway due to the size of the garden.

Design and Access Statement and Flood Risk Assessment

143 Priory Way, Haywards Heath



Design and Access Statement and Flood Risk Assessment 143 Priory Way, Haywards Heath



Design and Access Statement and Flood Risk Assessment
143 Priory Way, Haywards Heath

Photos



Design and Access Statement and Flood Risk Assessment

143 Priory Way, Haywards Heath

Conclusion

The application is being made to facilitate a better family environment via the extension to increase kitchen and create a space for dining and entertaining at ground floor, while maintaining the space the family needs in their existing home. 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 no impact on the neighbouring properties nor the streetscape.

The vast majority of the extension is to replace the existing conservatory rather than impacting the extent of the garden. With the loft extension being similar in scale to the neighbouring properties extensions, it is hoped that the Local Authority are supportive as the other properties offer a precedent to the scale of development.

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
143 Priory Way, Haywards Heath

