



Design and Access Statement and Flood Risk Assessment

Extension **at**
28 Fox Hill, Haywards Heath, RH16 4QZ

Originator: JT
Date: 27.11.2024
Revision: -



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Design and Access Statement and Flood Risk Assessment

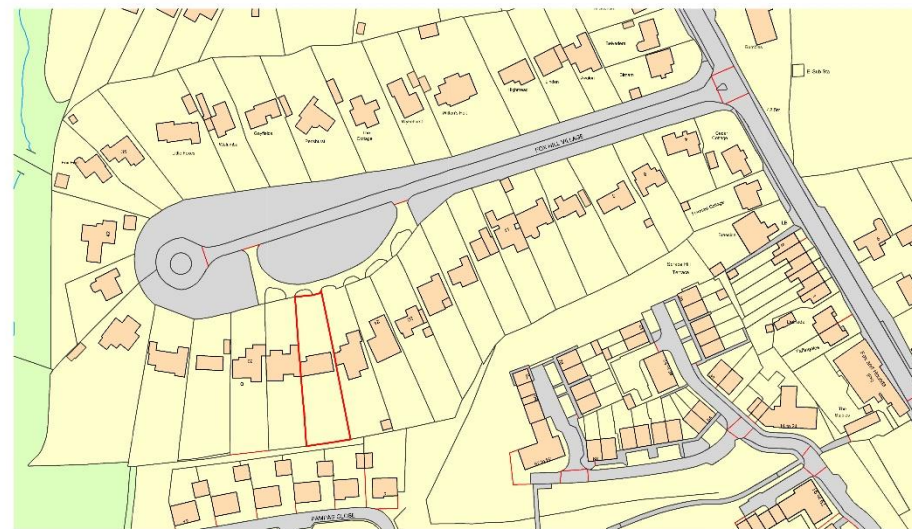
28 Fox Hill, Haywards Heath

Introduction

This Statement has been created to provide supporting information in support of the Planning Application for an extension at the property known as 28 Fox Hill.

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 Fox Hill and is significantly set back from the main access 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.



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Client:
Mr and Mrs Stewart
Project:
28 Fox Hill Village
Haywards Heath
RH11 4JZ
Shoreham
Site Location Plan

PLANNING

Drawing Number	0001
Project Name	28 Fox Hill Village
Scale	1:1000
Drawn By	JT
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Date	20/10/2024
Drawn By	JT
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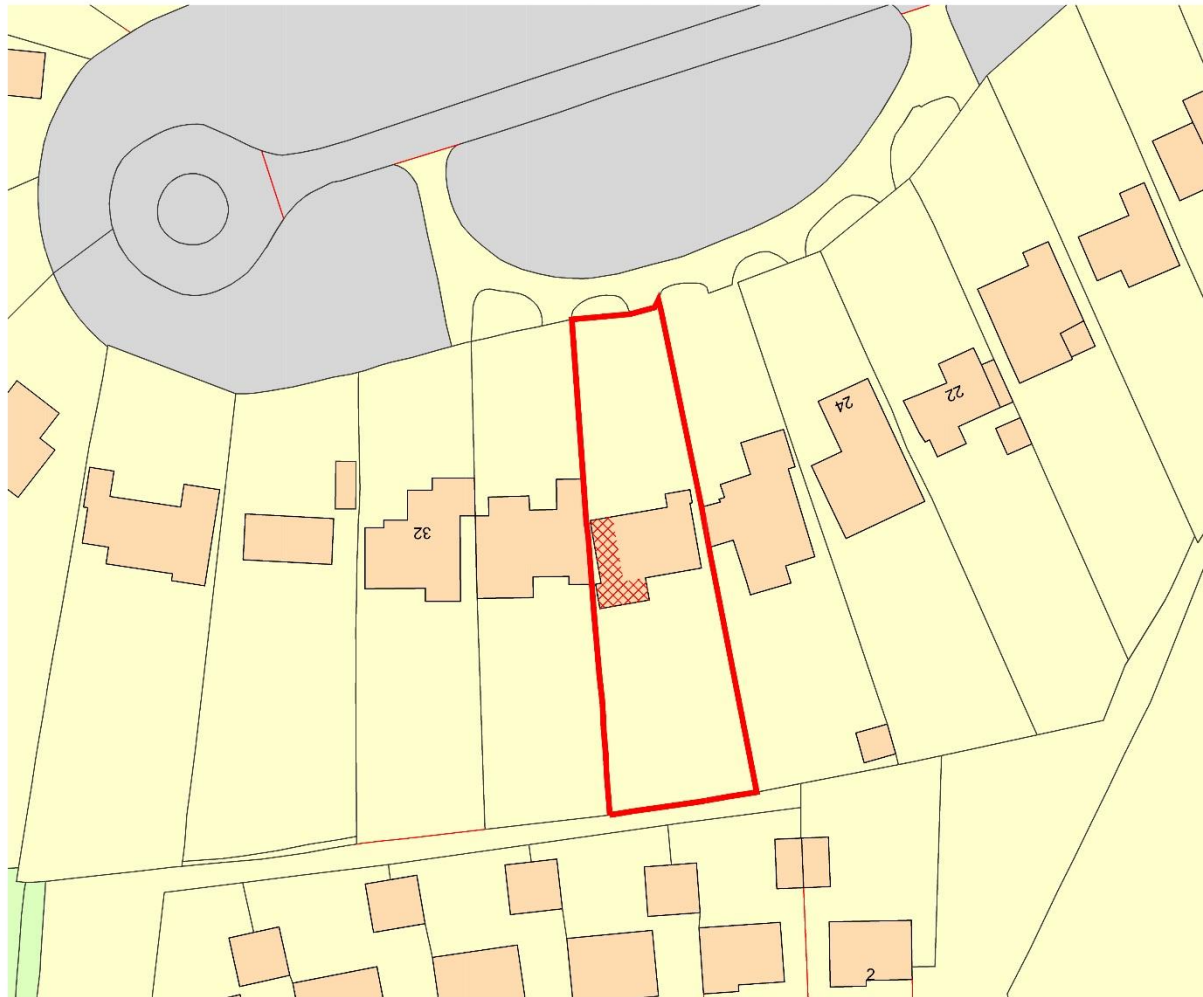
20/10/2024

20/10/2024



Design and Access Statement and Flood Risk Assessment

28 Fox Hill, Haywards Heath



0m 10m 20m 30m 40m 50m



Rev	Date/By	Revision Note
B	27.11.24 JT	Minor alteration from client
A	26.11.24 JT	Planning Issue



Client
Mr and Mrs Sherrell
Project
28 Foxhill Village
Haywards Heath
RH12 4QZ
Drawing
Site Block Plan

PLANNING

Drawing Number
066-001-101 Rev B
Date
October 2024
Scale
1:500
Paper Size
A3
Drawn
JT
Checked
JT

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28 Fox Hill, Haywards Heath

Existing Plan

The existing property is one of several detached properties at the end of Fox Hill.

The family have lived in the house for a short while 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 to the right-hand side of the house where the garage currently sits for an extension rather than project too far into the garden either to the front or the back.

The property lacks the flow around the ground floor with the entrance hall being tight and a difficult configuration. Part of the works is to ease this flow and create spaces for the family to use as the children get older

The property benefits from a large garden for the size of the property and thus has an opportunity for a respectful extension to the west and north. The garden will remain a adequately large size after the extension has been built due to the siting and orientation.

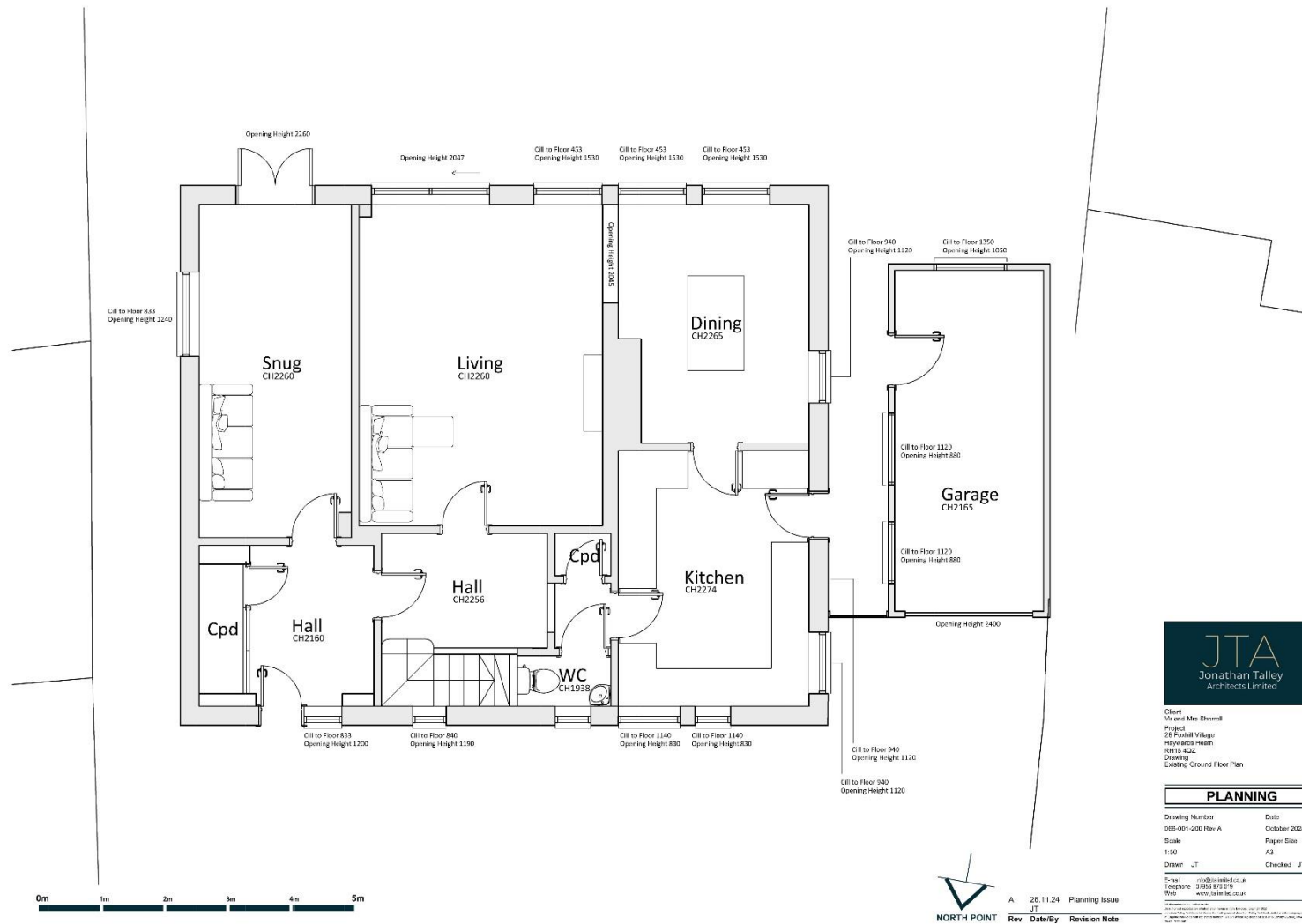
This existing building is one of the smallest on Church Lane and being at the end of the road is one of the least viewed in the surrounding area.

The existing property also suffers from being cold, with insufficient levels of insulation, it is therefore proposed that the thermal properties of the house are upgraded to ensure a more comfortable environment. The client would also like to maximise the views to the garden at the ground floor so it is proposed to provide large windows to this elevation

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28 Fox Hill, Haywards Heath

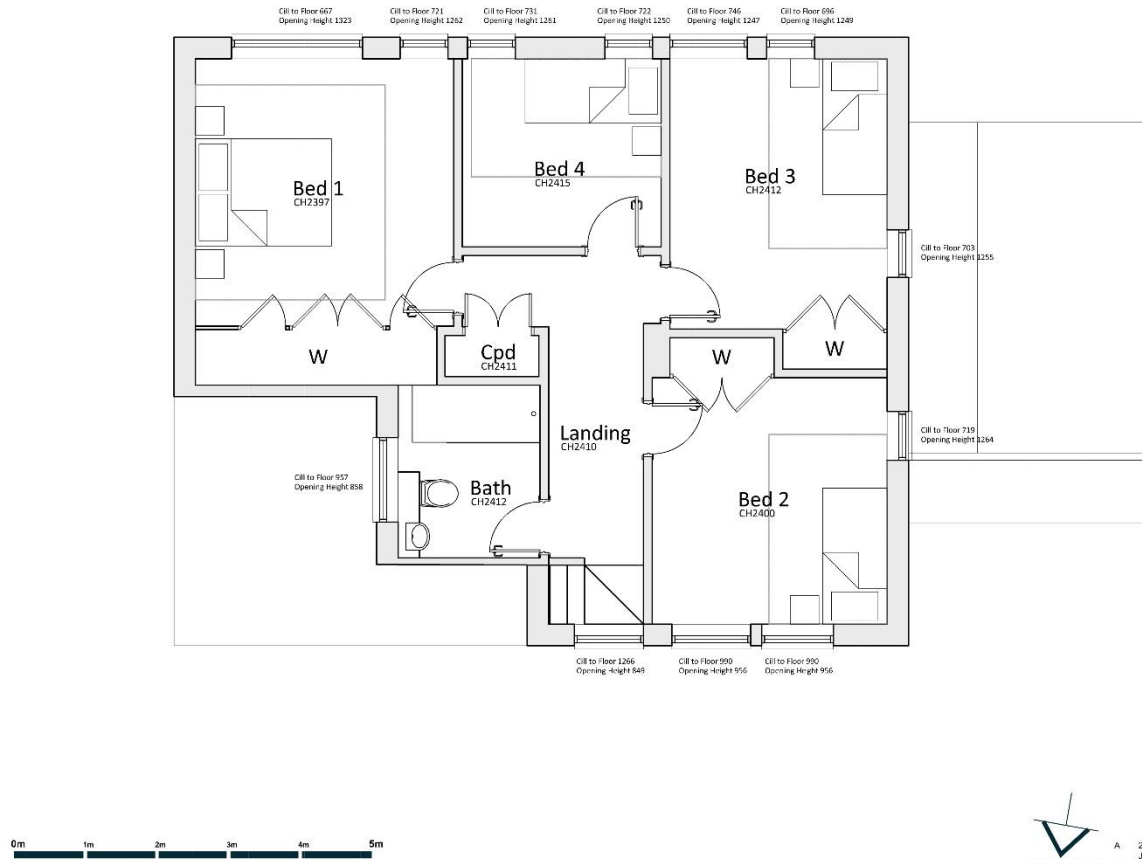
Existing Ground Floor Plan



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28 Fox Hill, Haywards Heath

Existing First Floor Plan



Client
Mr and Mrs Bennett
Project
28 Foxhill Village
Haywards Heath
RH13 6JZ
Drawing
Existing First Floor Plan

PLANNING

Drawing Number	105-001-201 Rev A	Date	October 2024
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A	26.11.24 JT	Planning Issue



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28 Fox Hill, Haywards Heath

Existing Roof Plan



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A 26.11.24 Planning Issue
JT
Rev Date/By Revision Note



Client
Mr and Mrs Bennett
Project
28 Foxhill Village
Haywards Heath
RH13 6JZ
Drawing
Existing Roof Plan

PLANNING

Drawing Number	Date
005-001-202 Rev A	October 2024
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28 Fox Hill, Haywards Heath

Existing Elevations



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Client
Mr and Mrs Bennett
Project
28 Foxhill Village
Haywards Heath
RH13 6JZ
Drawing
North Elevation

PLANNING

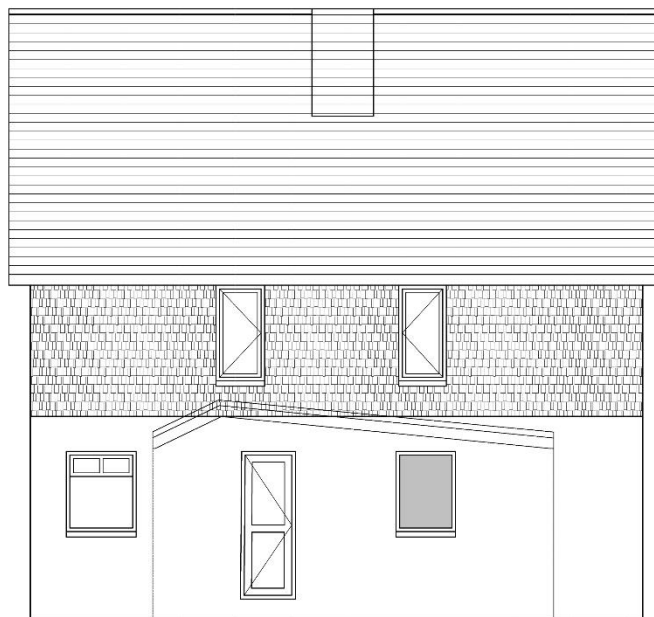
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Date: October 2024
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Design and Access Statement and Flood Risk Assessment



Client
Mr and Mrs Sherrill
Project
26 Foxhill Village
Haywards Heath
RH15 4QZ
Drawing
Existing West Elevation

PLANNING

Drawing Number	Date
066-001-321 Rev A	October 2024
Scale	Paper Size
1:50	A3
Drawn JT	Checked JT

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A	26.11.24 JT	Planning Issue

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28 Fox Hill, Haywards Heath



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



Client
Mr and Mrs Sherrill
Project
28 Foxhill Village
Haywards Heath
RH12 4ZZ
Drawing
Existing East Elevation

PLANNING

Drawing Number	Date
066-001-302 Rev A	October 2024
Scale	Paper Size
1:50	A3
Drawn JT	Checked JT

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Jonathan Talley Architects Limited is a limited liability company registered in England and Wales. The company number is 06666666. The company is registered at 28 Foxhill Village, Haywards Heath, RH12 4ZZ. The company is a member of the Royal Institute of British Architects (RIBA).

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28 Fox Hill, Haywards Heath



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



Client
Mr and Mrs Sherrill
Project
28 Foxhill Village
Haywards Heath
RH12 4ZZ
Drawing
Existing South Elevation

PLANNING

Drawing Number
005-001-304 Rev A
Date
October 2024
Scale
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Paper Size
A3
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Design and Access Statement and Flood Risk Assessment

28 Fox Hill, Haywards Heath

Proposal

It is proposed to construct the main extension to the side elevation with a small projection to the rear. It is proposed to undertake some demolition on site, including the garage.

At ground floor it is proposed to extend to the side in place of the existing garage to provide a space suitable for modern living. It is proposed to open up the existing kitchen space to form a new kitchen dining and family space, which would be suitable for entertaining and a better size for a growing family. It is proposed to push the extension into the rear garden to gain some additional space and get additional natural light into the space.

To the first floor it is proposed that the projection on the existing roof space housing the family bathroom is extended to provide an ensuite to the main bathroom. It is also proposed to adapt the flat roof in this area to form another gable to replicate the existing main gable. This will improve the initial visual of the property as you continue down the driveway, being an attractive addition to the streetscape.

Views from the property over the established garden are an important element that the applicant would like to make increased use of. As such, it is proposed that the extension is to have a large expanse of glazing to maximise the view across the garden to the rear. Both sets of glazing are proposed to be openable.

The extension is relatively large however is not out of place within the buildings in the wider surrounding area and will have a negligible impact on any other property. Care has been taken to ensure the neighbouring property is not impacted and the extension is within the 45degree line from the neighbouring window, as usually accepted.

Efforts have been made to make use of the small garage to the side rather than impact the garden spaces. We would not be affecting any trees (very much a requirement of the client) and as there are no bedrooms proposed there would not be any additional load on to any public services.

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.

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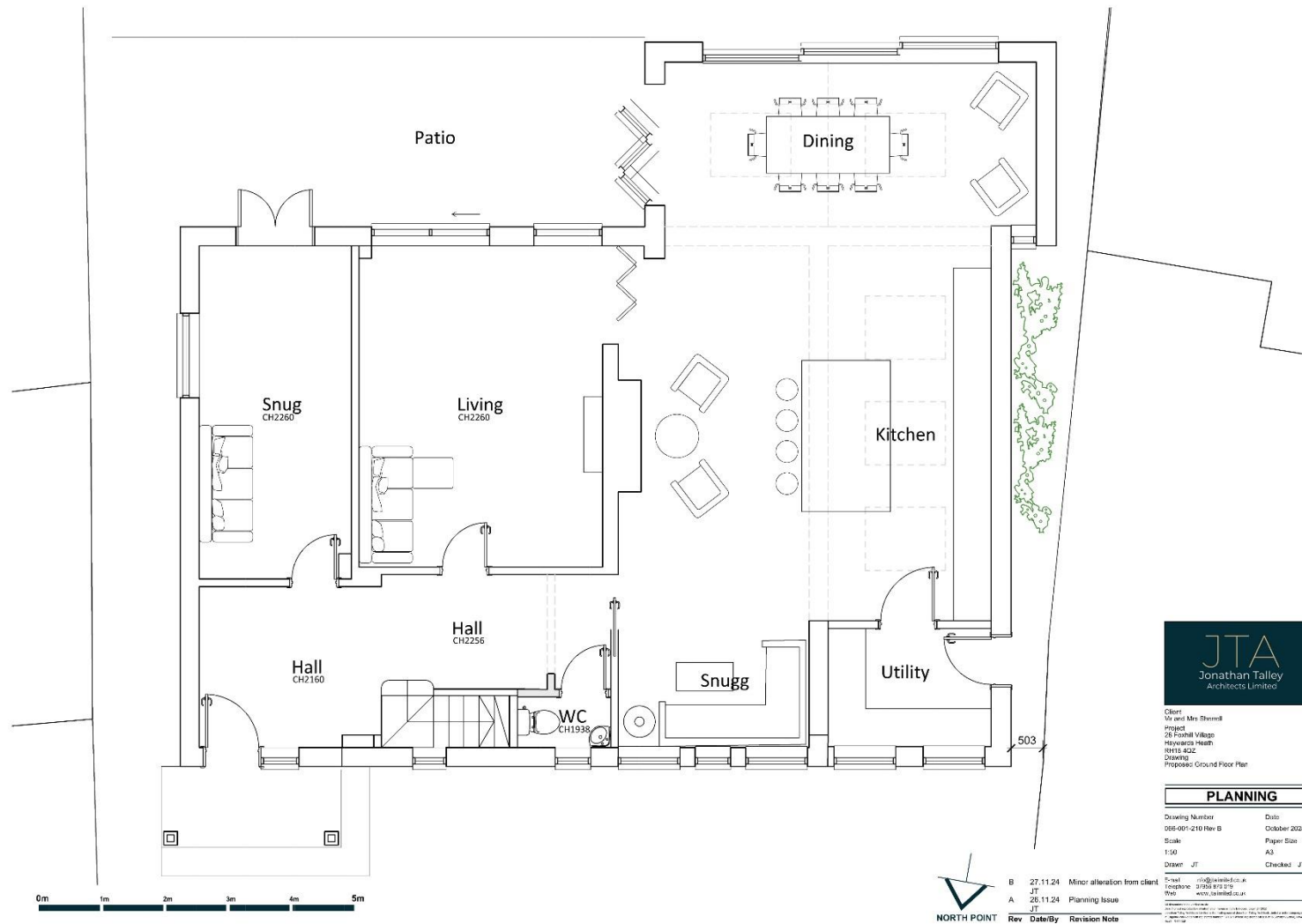
View of the property



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28 Fox Hill, Haywards Heath

Proposed Ground Floor Plan



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28 Fox Hill, Haywards Heath

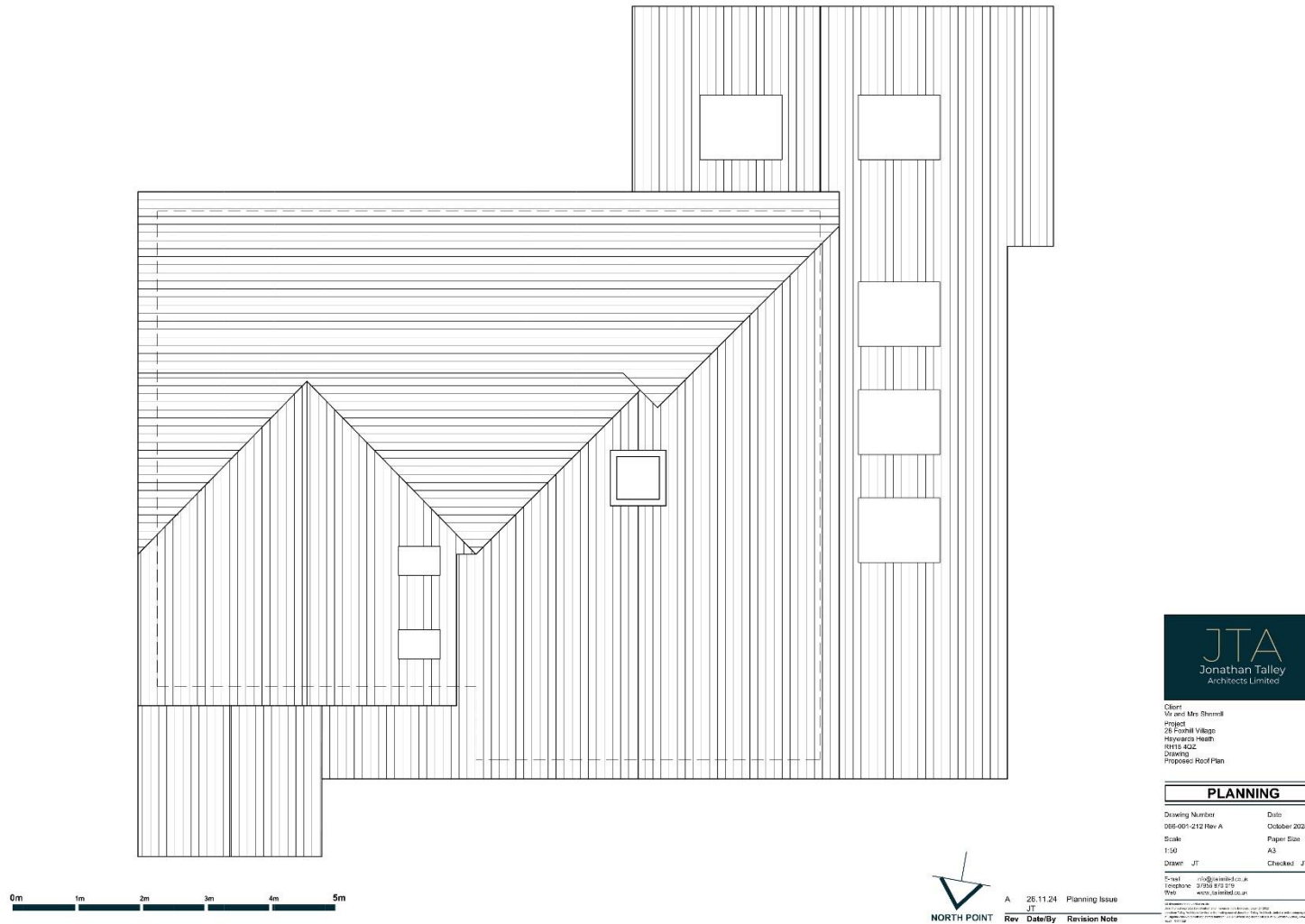
Proposed First Floor Plan



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28 Fox Hill, Haywards Heath

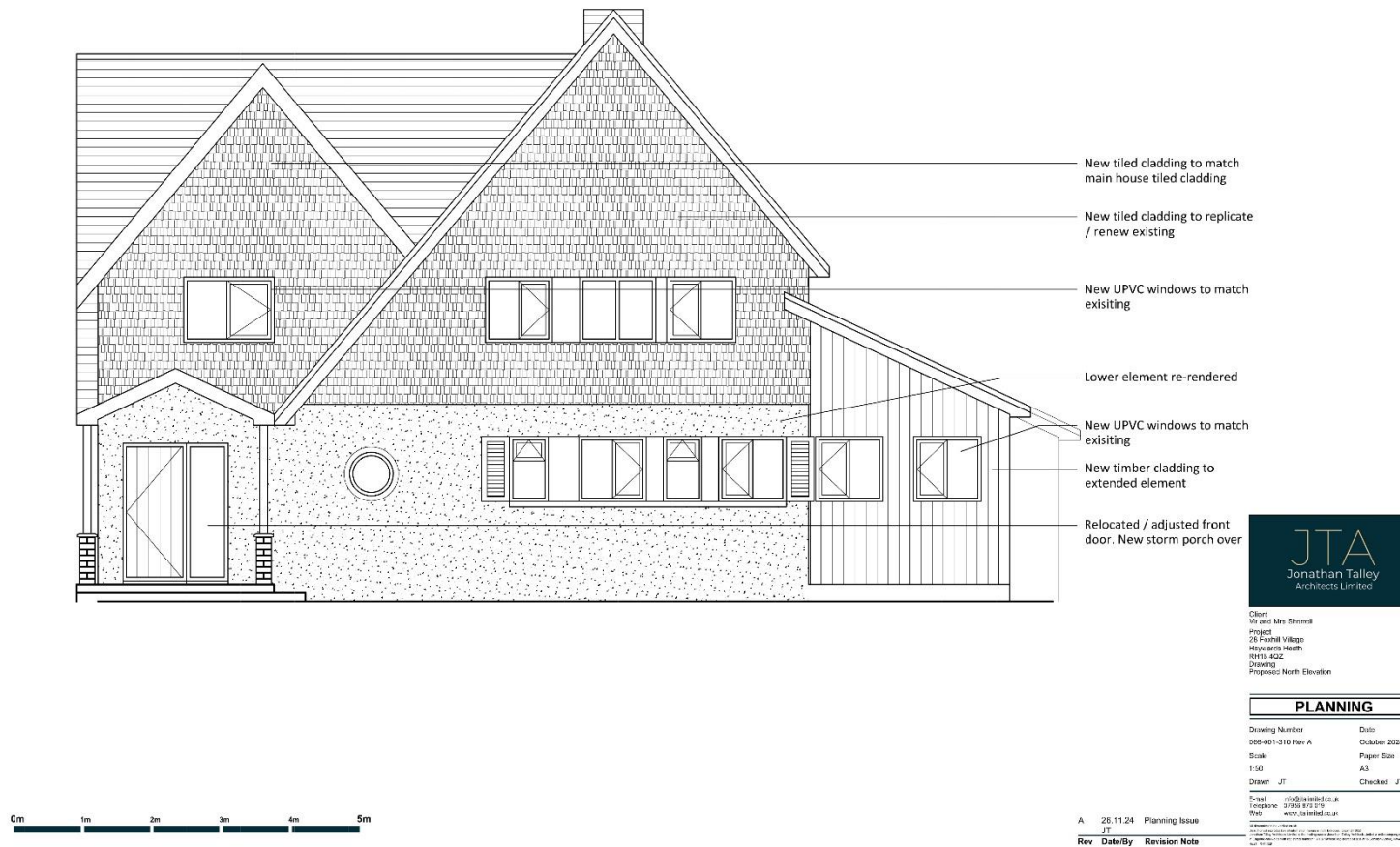
Proposed Roof Plan



Design and Access Statement and Flood Risk Assessment

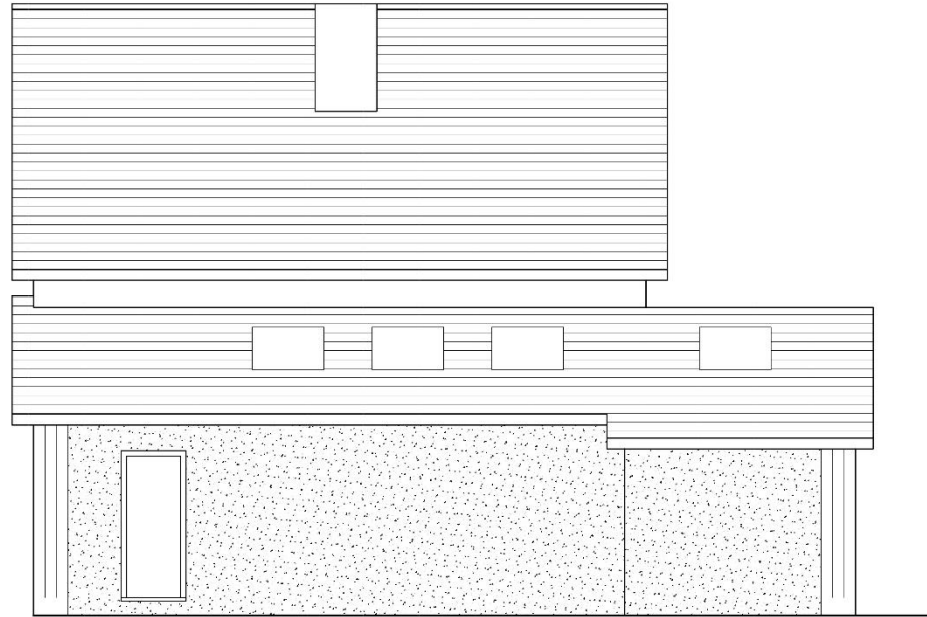
28 Fox Hill, Haywards Heath

Proposed Elevations



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28 Fox Hill, Haywards Heath



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Client
Mr and Mrs Sherrill
Project
28 Foxhill Village
Haywards Heath
RH12 4QZ
Drawing
Proposed West Elevation

PLANNING

Drawing Number
005-001-311 Rev A
Date
October 2024
Scale
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Paper Size
A3
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28 Fox Hill, Haywards Heath



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Client
Mr and Mrs Sherrill
Project
28 Foxhill Village
Haywards Heath
RH12 4QZ
Drawing
Proposed East Elevation

PLANNING

Drawing Number	Date
005-001-312 Rev A	October 2024
Scale	Paper Size
1:50	A3
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JT
Rev Date/By Revision Note

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Design and Access Statement and Flood Risk Assessment

28 Fox Hill, Haywards Heath



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Client
Mr and Mrs Sherrill
Project
28 Foxhill Village
Haywards Heath
RH12 4JZ
Drawing
Proposed South Elevation

PLANNING

Drawing Number
006-001-313 Rev B
Scale
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October 2024
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JT
A 28.11.24 Planning Issue
JT

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JT
Date
October 2024
Paper Size
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JT

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Design and Access Statement and Flood Risk Assessment

28 Fox Hill, Haywards Heath

Parking

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

The proposal does remove a garage; however, this has not been used for vehicles by the client since they have owned the property as it is not suitably sized for modern cars. 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 increase the patio area to allow for entertaining and general domestic activities. The patio will have appropriate drainage linked to a soakaway or will be of a permeable construction, 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.

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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 of a timber style cladding to provide a complementary but contrasting aesthetic against the existing. There are also some of the upper areas that it is proposed that this is timber effect cladding.

It is proposed that the existing front bathroom is extended to the left and finishes in a hung tile, creating an additional gable working well with the existing main roof gable. All elements of the new roof will be tiled.

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
066-001-101B Site Block Plan
066-001-200A Existing Ground Floor Plan
066-001-201A Existing First Floor Plan
066-001-202A Existing Roof Plan
066-001-210B Proposed Ground Floor Plan
066-001-211A Proposed First Floor Plan
066-001-211A Proposed First Floor Plan
066-001-212A Proposed Roof Plan
066-001-300A Existing North Elevation
066-001-301A Existing West Elevation
066-001-302A Existing East Elevation
066-001-303A Existing East Elevation Garage
066-001-304A Existing South Elevation
066-001-310A Proposed North Elevation
066-001-311A Proposed West Elevation
066-001-312A Proposed East Elevation
066-001-313B Proposed South Elevation

Design and Access Statement and Flood Risk Assessment

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Flood Risk Assessment

This is a flood risk assessment prepared to accompany the Planning Application for a side extension at West Cottage

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.

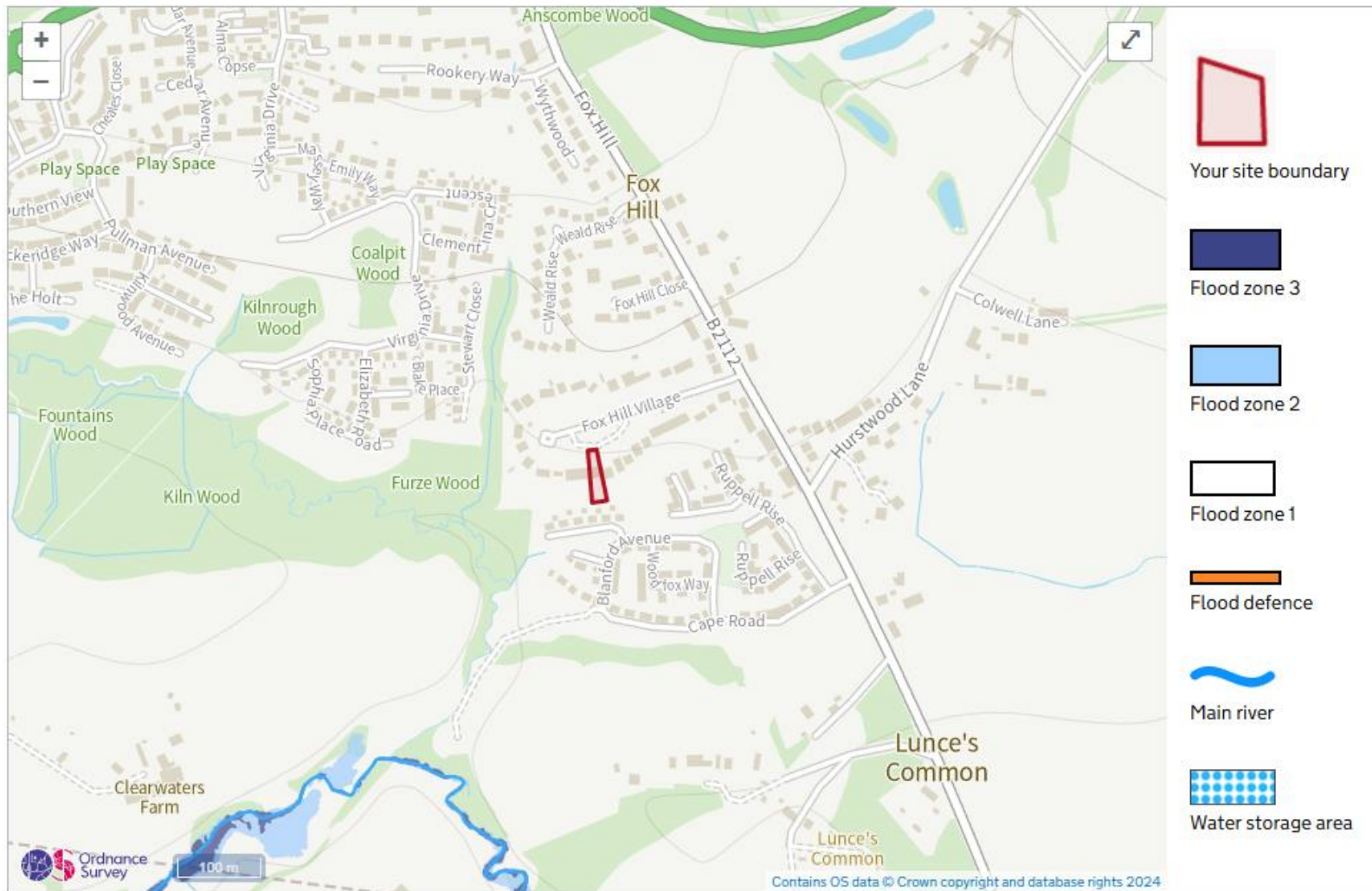
The mitigation measures proposed do not extend beyond those usually provided and would include:

Retention of existing surface water drainage around the house.

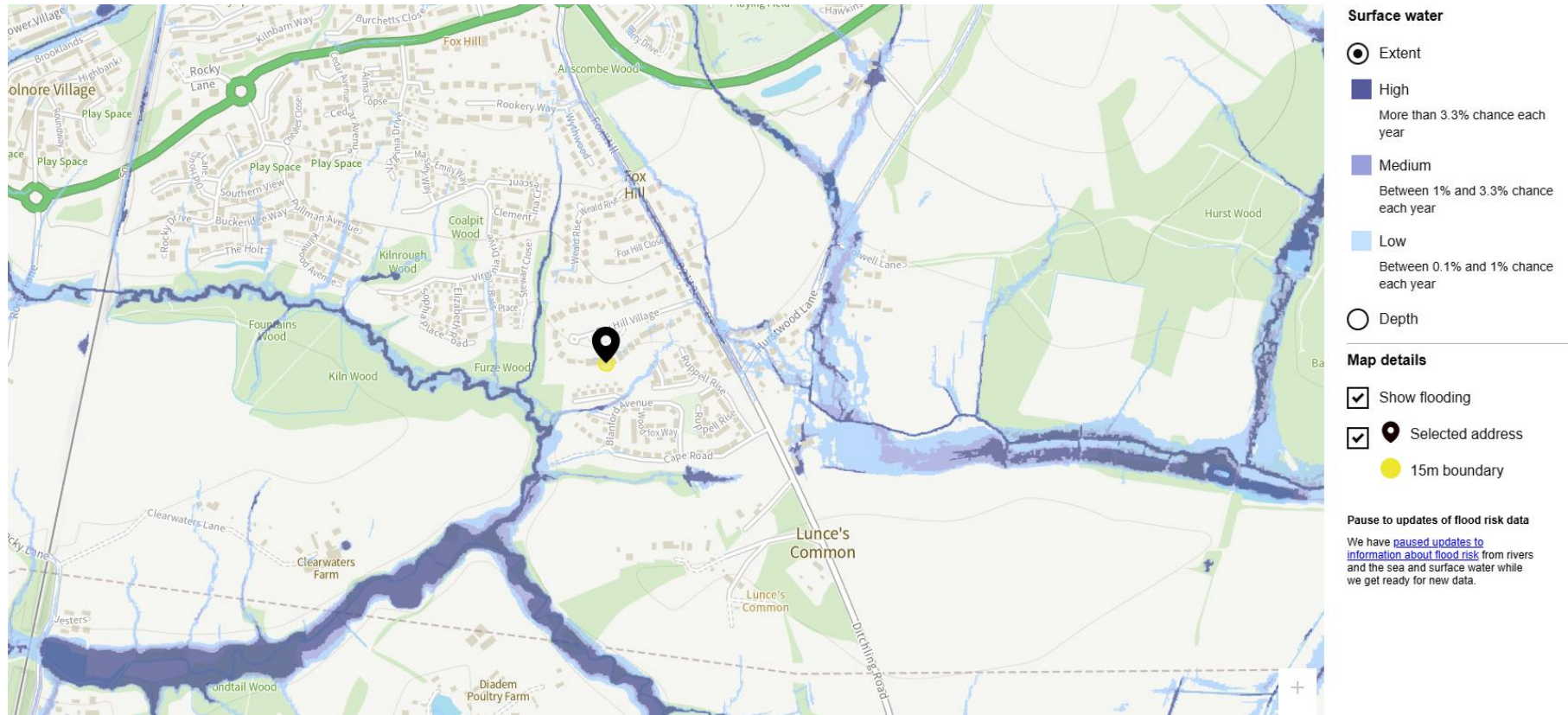
Use of permeable block paving into a suitable base or the use of drainage channels into the existing surface water drainage provision

The provision of a soakaway, has been reviewed and it is proposed that the garden space would be appropriate for the provision of a soakaway in the westerly area of the garden. The detail of this would be subject to detailed design and assessed as part of the Building Regulations application.

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Design and Access Statement and Flood Risk Assessment

28 Fox Hill, Haywards Heath

Photos



Design and Access Statement and Flood Risk Assessment

28 Fox Hill, 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 garage rather than impacting the extent of the garden. With the single storey proposed to the side, this will have a negligible impact on the neighbouring property

It is hoped that the Local Authority supports the application as there is no impact on the neighbouring properties and minimal the streetscape or the localised area. The home owner enjoys the siting and views from their property and wants to make efforts that their property makes a valuable contribution to the area.

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
28 Fox Hill, Haywards Heath

