

51 Backwoods Lane

Design and Access Statement

This Design & Access Statement is submitted by FAB Architects Ltd in support of a planning application for the development of an existing property as described below.

Address

51 Backwoods Lane, Lindfield, Haywards Heath, RH16 2EL

Introduction

The proposal is to add a single storey side and rear extension to the existing property. In addition an existing shed is proposed to be replaced by a garden room.

Planning History

No planning history available

Proposal

The Building

The existing property is a 2 storey plus loft space with rear dormer semi-detached residential dwelling comprised of a ground floor with kitchen, dining and living space, 3 bedrooms and a bathroom at first floor, and 1 bedrooms at Loft floor. There is a significant width side access to the property up to the neighbouring boundary and a large sized garden to the rear of the property. The site falls towards the rear, where the driveway connects to the road through a section of dropped kerb.

The Proposal

This proposal seeks the following permissions:

- Addition of a single storey side and rear extension with rooflights and glazing
- Replacement of an existing garden shed with a garden room

Design Aims + Principles

The primary aim of the proposal is to enhance internal accommodation by creating a generous open-plan kitchen, dining, and living area, while respecting the established form of the dwelling and maintaining practical side access to the rear garden. Additional external storage is provided, and a new boot room comprising of shoe and coat storage, lockers, and a rooflight which offers a functional entry space. A utility room, accessed directly from the kitchen, further supports household needs. The existing WC remains in its current location but is reconfigured to provide a more practical layout.

The side extension adopts a contemporary design language that complements the existing property. Brickwork is proposed to ensure continuity with the original fabric.

The side extension features a pitched roof that's overall height is defined by the requirement to be lower than a side window at first floor.

The rear extension is articulated with expansive windows and doors, maximising daylight and strengthening the connection between indoor and outdoor spaces. A flat roof with rooflights further enhances the contemporary character of the property, ensuring natural light can enter the deeper parts of the plan.

The garden room has been designed with a flat roof to keep the overall mass down and is a mix of flexible use space and vital storage for maintaining the garden. The garden room is at the very rear of the garden and replaces an existing shed. The perimeter of the garden room is kept in from the boundary to allow access for maintenance. Materials wise, the proposal is to use timber cladding on the front and cementitious cladding boards on the sides facing the boundary for fire protection purposes.

Materiality

Existing House:

Walls - Brick

Roof - Tiles

Windows - White framed

Side extension walls - Brick

Side extension roof - Tiles

Side extension windows and doors - White framed

Rear extension walls - Brick

Side extension roof - Single ply membrane

Side extension windows and door - White framed

Garden Room:

Front Wall - Timber Cladding

Side and Rear Walls - Cementitious cladding boards

Doors - Timber clad for the storage door and dark grey framed for the main glazed doors

Neighbourly Development

Privacy

Throughout the design process the privacy of both this and the adjacent properties have been of great importance. There is no neighbourly change to privacy by the changes proposed. There are no side windows provided on the extensions. The retained side access ensures there is a gap between the properties. The proposed rooflights are set back in from the roofs edge.

Impact on Light and Massing

There is limited impact to light due to the orientation of the site and the deliberate design to pitch the side extension down toward the boundary to reduce the mass as experienced from the neighbouring properties.

Access + Areas

Access & Security

The new doors and windows will be fitted with secure locks in line with Secured by Design and PAS-24 standards.

Parking

No change to parking is proposed, off street parking is retained.

Refuse Storage

The refuse requirements are unchanged for the existing property.

Area Change

Note: Areas approximate based on measurements of CAD drawings:

Existing area: GF - 52m², 1st Floor - 50m², Loft Floor - 16m²

Side extension area: 13m²

Rear extension area: 27m²

Garden room - 21m²

Delivering Sustainability

Sustainability

We are committed to ensuring that the development of this site is seen as an opportunity to create a project that during design, construction, and throughout its life cycle aims for sustainability in a holistic sense. Accordingly this building will utilise sustainable materials wherever possible.

Optimising Use

This proposal aims to improve the usable space of the property, making it fit for purpose, thereby extending its lifespan for decades to come. As well as adding efficiency and privacy, the space can function better, adding flexibility and making the house fit for occupants of a greater range of ages, further extending the use of the property.

Low Impact Materials

This proposal will look to reduce the carbon footprint of the building by specifying materials with a low environmental impact, usually with a rating of A - D in the current green guide.

All timber will be FSC certified, and insulants will have very low GWP or global warming potential.