Design and Access Statement and Flood Risk Assessment

Extension at
43 Greenways, Haywards Heath, RH16 2DT

Originator: JT
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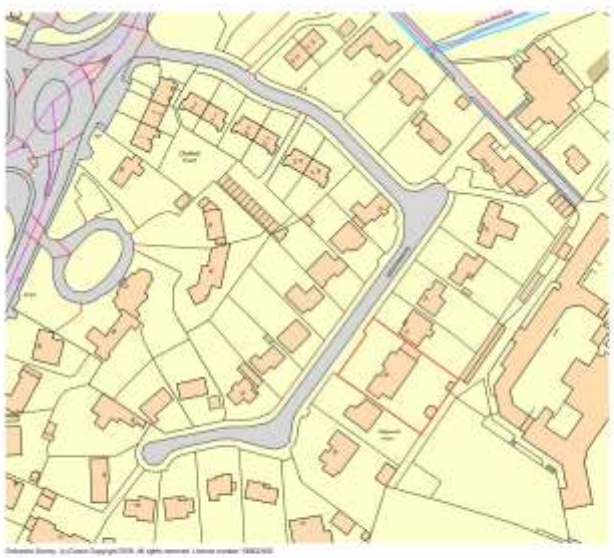
Introduction

This Statement has been created to provide supporting information in support of the Planning Application for an extension at the property known as 43 Greenways, Haywards Heath, RH16 2DT

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 within an established residential area. Several of the houses have had extensions and works undertaken.



Existing Plan

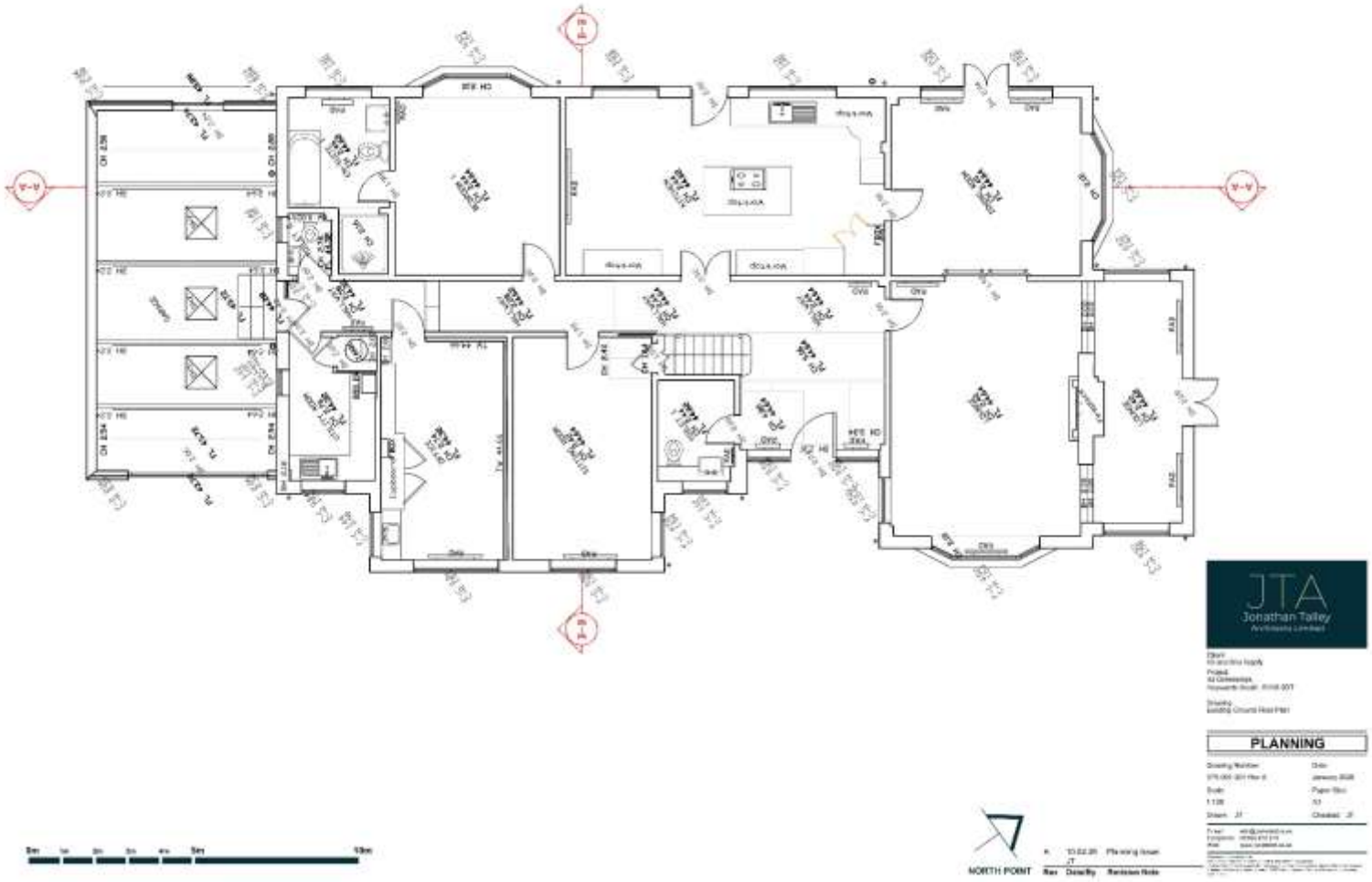
The existing property is detached with some of the neighbouring property already extending out into the garden space. The existing property is made up of several small dormers which create a difficult environment internally with low ceilings and projections into the rooms upstairs.

The roof layout means that although the footprint is large, the usable space internally is compromised.

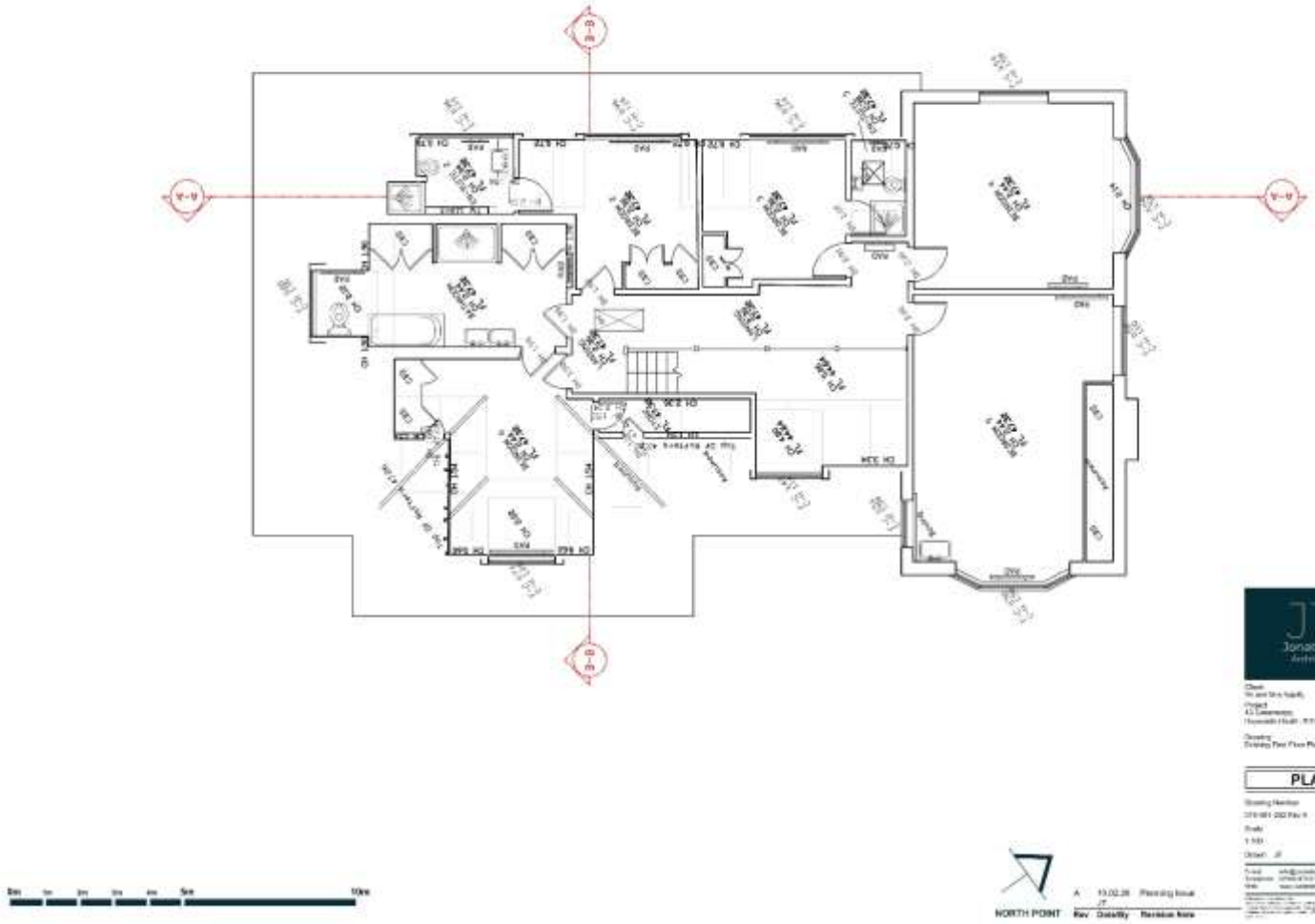
To the front there is a significantly large driveway with a twin in-out gates to the boundary onto the residential road. The garden will remain an adequately large size after the extension has been built due to the siting and orientation.

Existing Ground Floor Context Plan

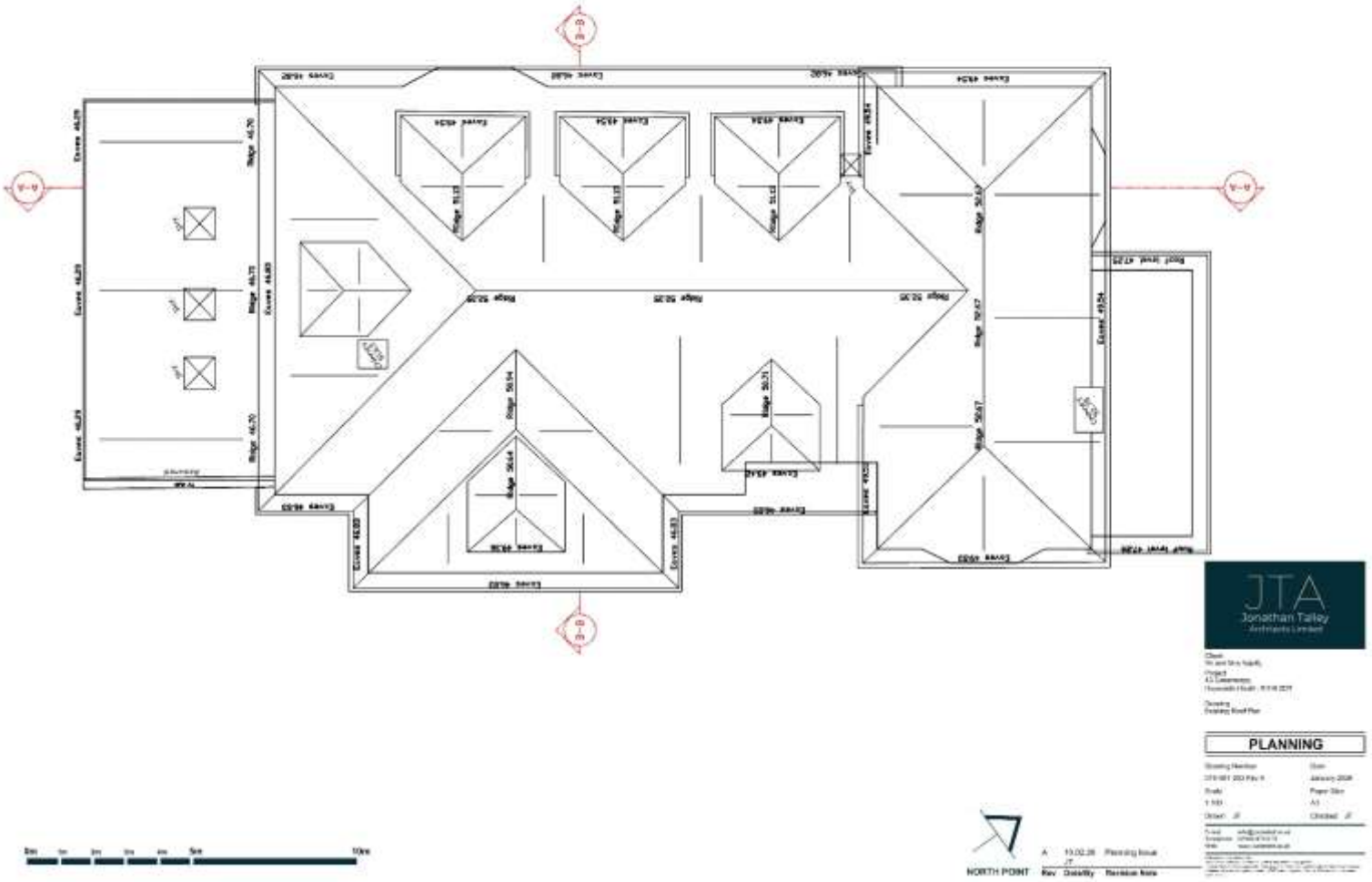
Existing Ground Floor Plan



Existing First Floor Plan



Existing Roof Plan



Existing Elevations

Front Elevation

Side Elevation

PLANNING

Existing Elevations

Rear Elevation

Side Elevation

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Proposal

At the front, it is proposed to alter the roof profile to the left hand side of the first floor. This will enable the bedroom within the roof space to be enhanced and widened to improve the internal environment. In addition to moving out sideways towards the garage, it is proposed to introduce a gable end rather than the sloped roof. This will increase the usable space internally and enable the installation of an additional window in order to bring natural light into the bedroom.

Similarly, and to ensure the property does not appear lop-sided, it is proposed to introduce a gable to the smaller roof on the right-hand side to provide a continuation of the aesthetic. This would not raise or widen the roof on this side of the house. Both the gables are proposed to be clad with tile hanging to compliment the existing. It should be noted that there are a mix of roof types so this alteration would not look out of place within the localised area.

In addition, it is proposed to increase the height the existing single storey side extension and introduce a pitched roof in place of the existing flat roof to form an ensuite and dressing room for the master bedroom. This does not increase the footprint and would be respectfully finishes in materials to complement the existing and maintain minimal windows where overlooking may occur. The window to the front elevation would be obscured so ensure privacy into the bathroom.

To the rear it is proposed that the existing small obstructive dormers are combined to provide an improved internal environment. Currently the internal height is restricted and the projections cause large obstructions to the rooms. The regularisation of the dormers would ensure that the internal space is improved and maximum use of the space can be achieved without extending into the garden space.

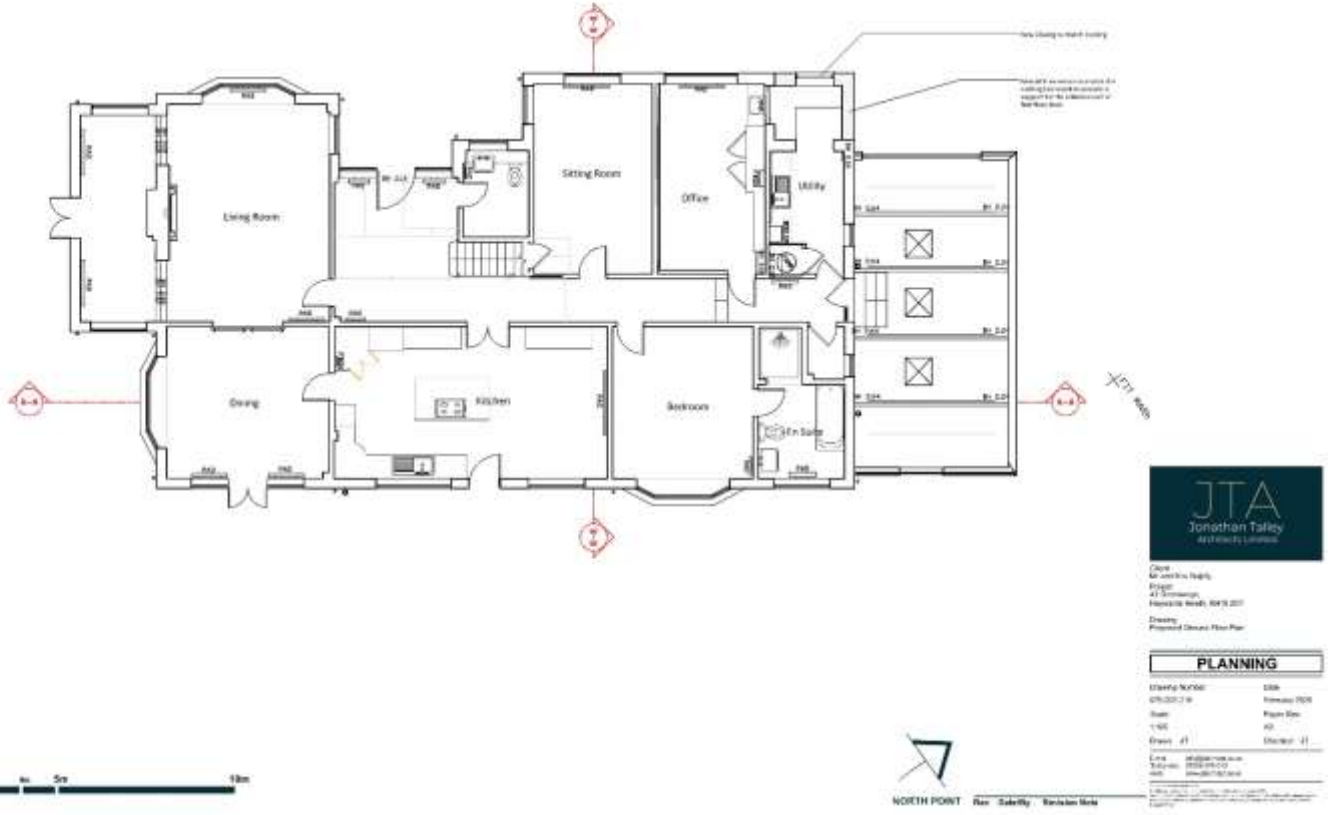
The extension is not out of place within the setting and will have a negligible impact on any other property. Care has been taken to ensure the neighbouring property is not impacted.

Efforts have been made to make use of the underutilised space rather than impact the garden spaces. We would not be affecting any trees (very much a requirement of the client)

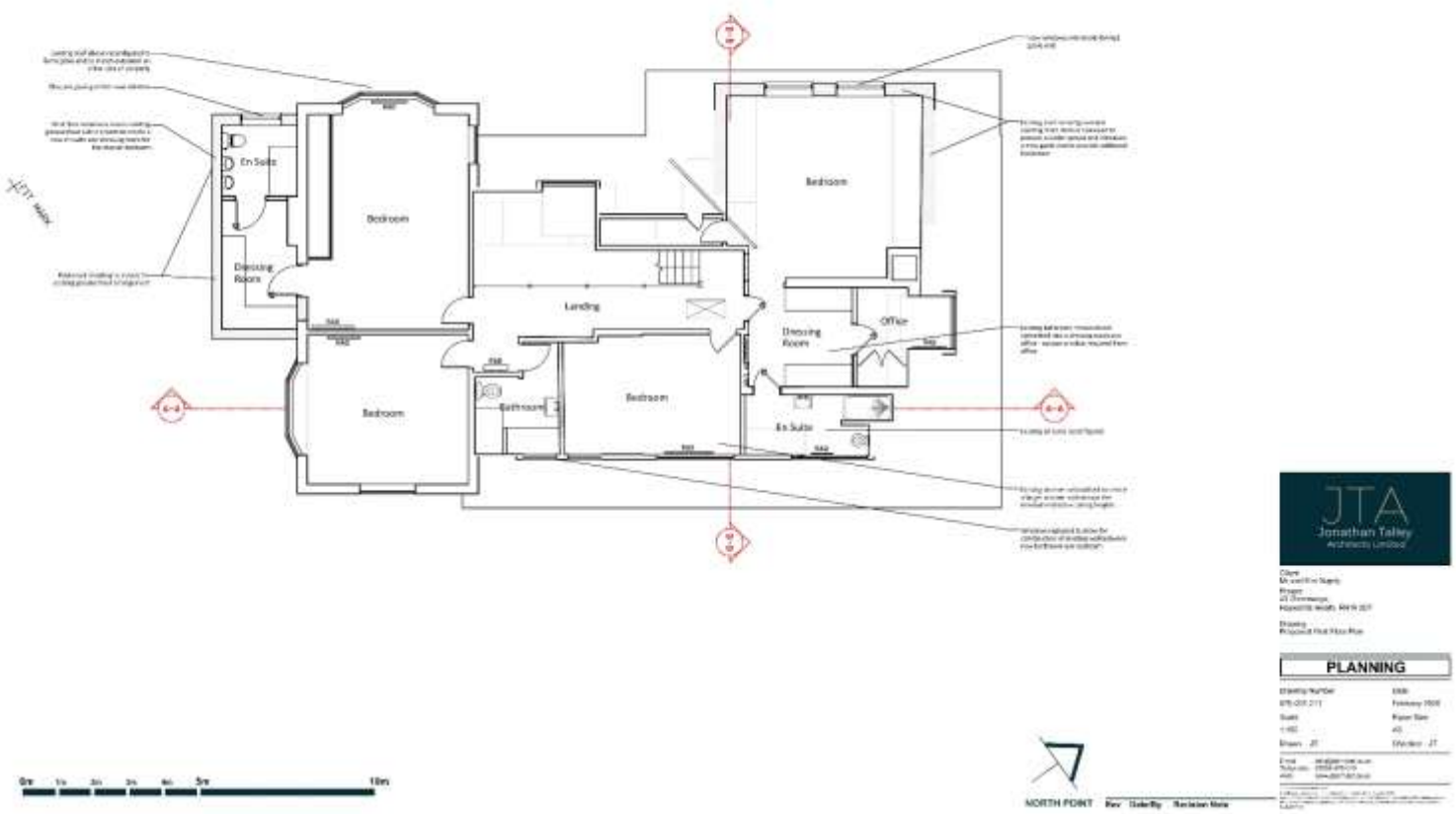
The applicants are keen that this is a home that they can continue to live in for the years to come and these alterations would make a change that would facilitate this while not impacting any other properties.

JTA
Jonathan Talley

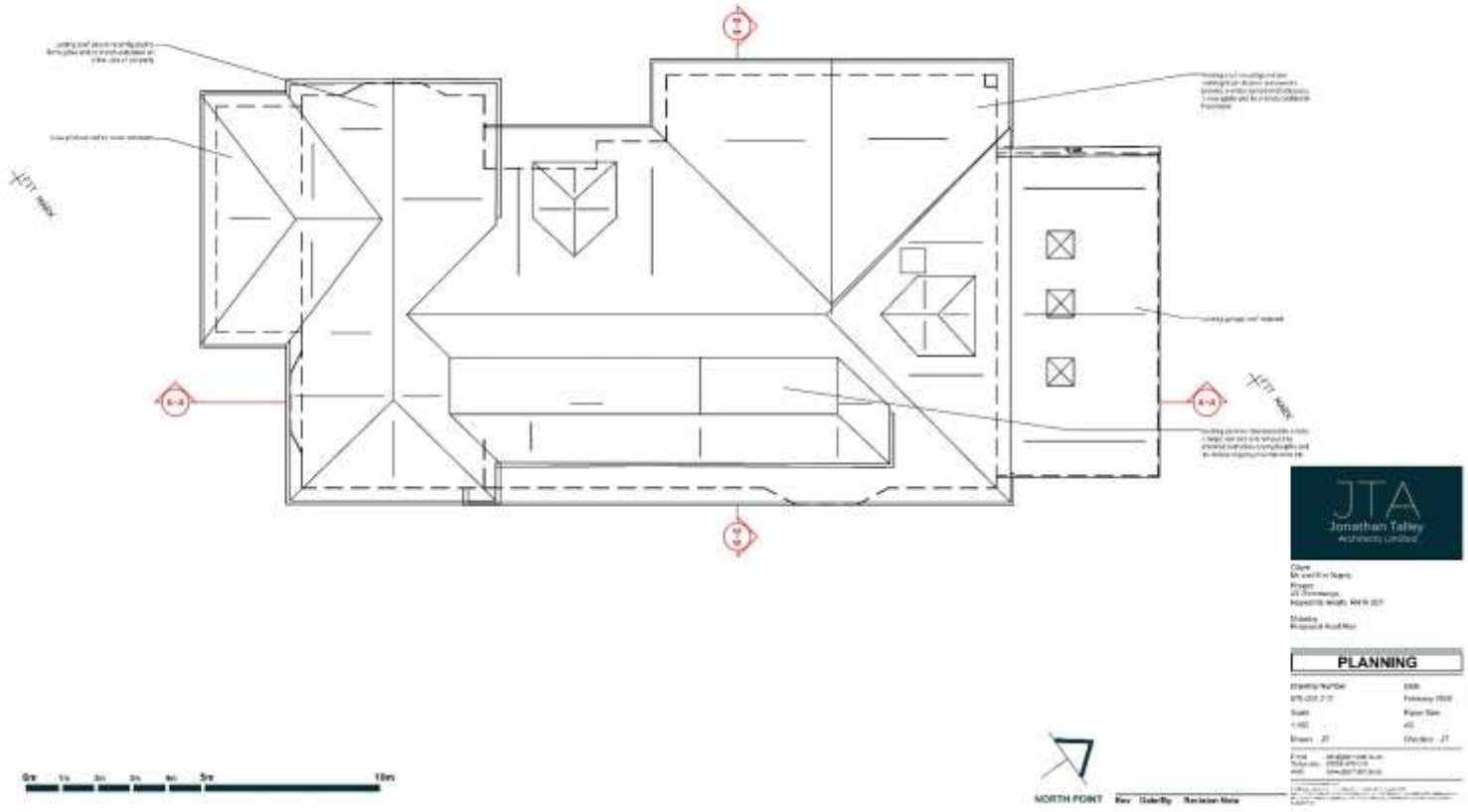
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan



Proposed Elevations

Parking

Vehicle access and service arrangements are not changing.

Landscaping

In is proposed that there is a limited amount of landscaping implemented within the scheme. The front extension site is currently a domestic scale planting area.

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.

Materials

In regard to external finishes, it is proposed that the main materials used are to be sympathetic to the existing materials. The existing is made up of brickwork to the original house and then a large expanse of roof tile. It is proposed that materials used will replicate materials to match the existing where at all possible.

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 extension starts with a 'Fabric First' outlook. High levels of insulation will be initially very important and provide a starting point to build from.

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.

Documents Submitted

Design and Access Statement
CIL Form
075-001-100 Site Location Plan
075-001-200 Existing Context Plan
075-001-201 Existing Ground Floor Plan
075-001-202 Existing Ground Floor Plan
075-001-203 Existing Roof Plan
075-001-210 Proposed Plan
075-001-211 Proposed First Floor Plan
075-001-212 Proposed Roof Plan
075-001-300 Existing Elevations
075-001-301 Existing Elevations
075-001-310 Proposed Elevations

Flood Risk Assessment

This is a flood risk assessment prepared to accompany the Planning Application for an side extension at 43 Greenways

The property is in Flood Zone 1 – the lowest risk. 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 a very low 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.

It si not proposed that there need be any alteration to the current surface water arrangement as we re not increasing the footprint of the existing property.

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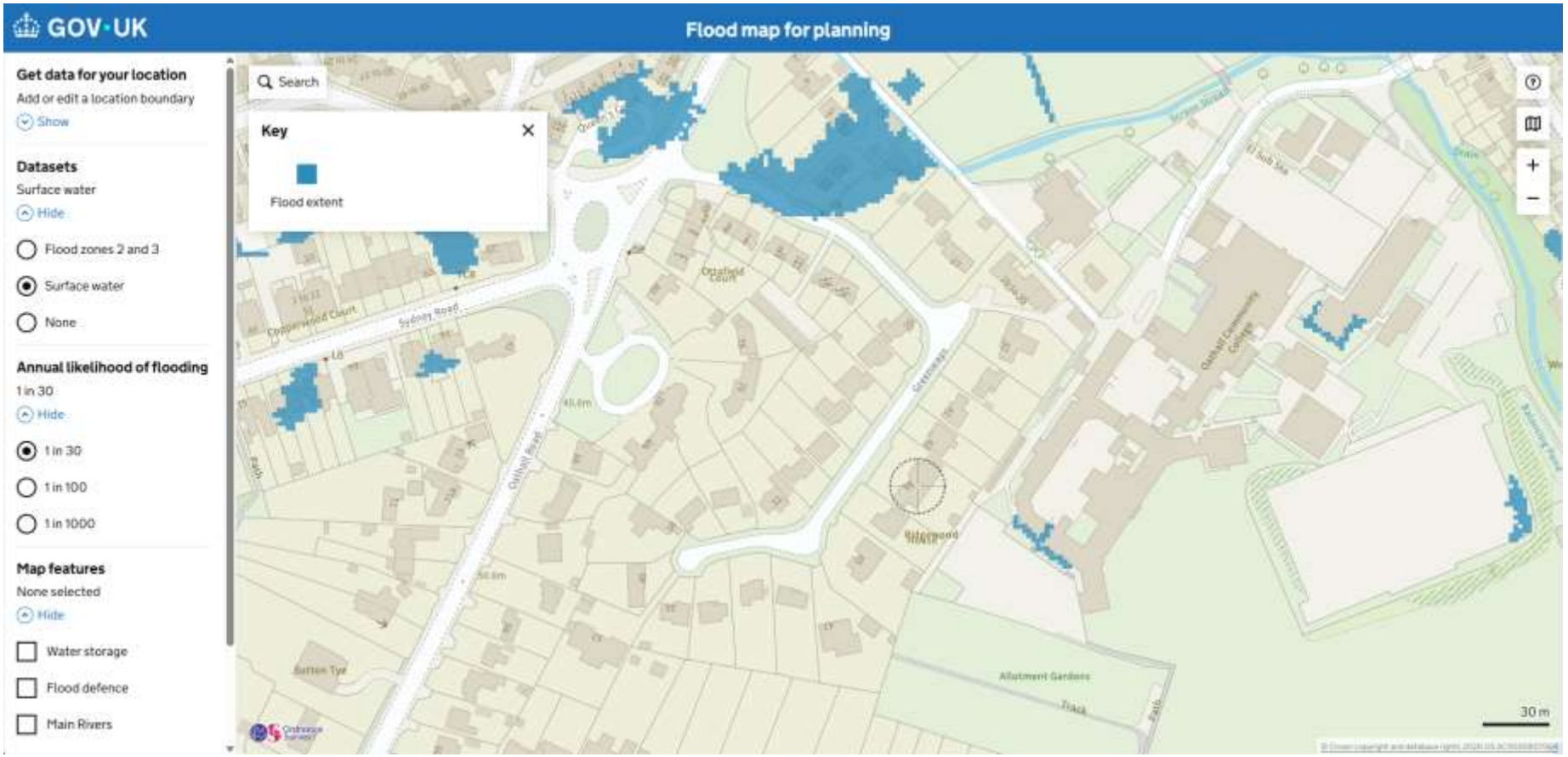
Jonathan Talley
Architects Limited



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Photos






Conclusion

The application is being made to facilitate a better family environment via the alterations proposed to provide an improved internal environment to the existing property.

In terms of materiality, it is proposed that the new materials are selected to complement the existing to ensure the alterations blend with the existing house. It is hoped that the Local Authority supports the application as there is minimal impact on the neighbouring properties and minimal to the overall streetscape.

There is minimal increase to the overall footprint apart from a small infill on the ground floor but it is proposed that the vast majority of the works are at roof level with the overall roof height not increasing passed the existing level.

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

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