



Design and Access Statement and Flood Risk Assessment

Extension **at**
43 Greenways, Haywards Heath, RH16 2DT

Originator: JT
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Revision: A



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Introduction

This Statement has been created to provide supporting information in support of the Planning Application for a small alteration to the rear dormer 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.

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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.

There has been a previous application under reference DM/26/0489 that included the partial consolidation of the dormers to the rear.

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Proposal

Following the previous approval the applicant has engaged with several builders who are all of the opinion that constructing the rear dormer as one would be both economically more achievable but also provide a significantly easier thermal detailing which would ensure the thermal effectiveness of the insulation would be significantly improved.

The internal space within the rear rooms of the property is still significantly impacted by the reduced ceiling height where the dormer is not provided.

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Existing and Proposed Drawing



JTA
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Chief
47-49 The Pigeon,
Rugby
CV21 3UN, Warwick
(Leicestershire), CV21 3UN

2 years
Site Location: Warwick CV21 3UN
and the proposed 700 sqm Royal West
Archery and International Tennis and Table Tennis
Centre

PLANNING

Ordering Details Size
David J. Tailey International 250
Rugby Paper Size
A1
Issue 17 Ordering 17

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Parking

No alterations are proposed as part of the application

Landscaping

There is no proposed landscaping as part of the application

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 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.

Documents Submitted

Design and Access Statement
CIL Form
075-001-250 Dormer Planning

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. The creation of one dormer rather than splitting the dormers as per the current approval will vastly improve the thermal performance of the dormers and reduce the detailing and potential for heat and water leakage

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.

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Flood Risk Assessment

This application does not increase the footprint nor increase the surface water collected therefore a Flood Risk Assessment is not required

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Photos



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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 no impact on the neighbouring properties and none to the overall streetscape. The only property in the local vicinity that has a direct view of the proposed alteration is Oathall Community College. The nearest houses directly behind the property are some 300m away over playing fields and shielded by established trees and at a 45degree angle the nearest is around 140m away, again over an allotment/field and an established treeline -therefore it should be considered that there is no impact on any other residential properties nor their outlook.

There is no increase to the overall footprint.

We would highly recommend a site visit to look at the internal situation of the property by the planning officer before a decision is made.

Please contact Jonathan Talley Architects directly to arrange the site visit. 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



