

MERIDIAN

CIVIL ENGINEERING CONSULTANCY

140 HIGH STREET,
HURSTPIERPOINT,
HASOCKS,
BN6 9PX

FLOOD RISK ASSESSMENT

JUNE 2026

CONTENTS

1.0	INTRODUCTION	2
2.0	POLICY COMPLIANCE	3
3.0	SITE LOCATION	3
4.0	SEQUENTIAL TEST/EXCEPTION TEST	4
5.0	GEOLOGY AND INFILTRATION POTENTIAL	5
6.0	CLIMATE CHANGE ALLOWANCES	6
7.0	SOURCES OF FLOODING	7
8.0	RESIDUAL RISKS	13
9.0	FLOOD RISK MANAGEMENT MEASURES	13
10.0	CONCLUSION	14

APPENDICES

APPENDIX I Architects plan

Client : Simon Payne & Caroline Hayes

Rev	Date	Prepared by	Checked by	Approved by
P0	19/06/2026	EM	IW	MN

Please Note:

This report has been prepared for the exclusive use of the commissioning party and may not be reproduced without prior written permission from Meridian Civil Engineering Consultancy Ltd. All work has been carried out within the terms of the brief using all reasonable skill, care and diligence. No liability is accepted by Meridian Civil Engineering Consultancy Ltd for the accuracy of data or opinions provided by others in the preparation of this report, or for any use of this report other than for the purpose for which it was produced.

1.0 INTRODUCTION

- 1.1 Meridian Civil Engineering Consultancy LTD (MCEC) has been instructed by Simon Payne & Caroline Hayes to prepare a site-specific Flood Risk Assessment (FRA) for the proposed development located at 140 High Street, Hurstpierpoint, Hassocks, BN6 9PX. The site currently consists of a residential dwelling with a front and rear garden area.
- 1.2 The clients have requested a Flood Risk Assessment in response to the local planner officers request as the site is potentially within risk of flooding due to surface water.
- 1.3 It is understood that the proposed development is for the demolition of the existing rear timber extension, which is to be replaced with paving & a pergola, and the addition of a small rear extension and an open car port. Architect's plans can be found in appendix I.
- 1.4 The British Geological Survey (BGS) Geology Viewer shows the site to be underlain by bedrock of Lower Greensand Group-Silty sandstone. There are no superficial deposits underlying the site. Therefore, it is expected that infiltration rates at the site may be feasible for infiltration SuDS depending on available space, potential contamination and ground water levels.
- 1.5 The Environment Agency (EA) mapping for Flood Risk, shows the site to be located within Flood Zone 1. Flood Zone 1 is an area with less than 0.1% chance of flooding from rivers (fluvial flooding) and/or from the sea (tidal flooding) in any given year.
- 1.6 The vulnerability classifications are set out in Annex 3 of the NPPF, and this identifies that the Development Proposals are classed as 'More Vulnerable' due to the residential nature of the development. As the works are extension of existing use, a sequential test would not normally be required to support development for minor extensions.
- 1.7 Following a review of Surface Water data provided within the Flood Map for Planning, it can be seen that during the 1in100yr+CC design event, surface water flood risk could reach up to 600mm (0.6m) at the south corner of the proposed extension. Surface water flooding is also shown to reach up to 300mm (0.3m) across the majority of existing property, and at the existing paved areas and proposed paved areas. The garden area at the rear is showing points at risk of surface water flooding up to 150mm.
- 1.8 The flood map for planning is showing the proposed development to be at risk from surface water flooding, therefore it is recommended that the rear extension be constructed in a flood resistant manner, in line with Ciria C790F Code of Practice for Property Flood resilience and The Department for Communities and Local Government – Improving the Flood Performance of New Buildings: flood resilient construction (2007) to allow the building to recover in the event of flooding. Flood resilience measures could include the following:
 - Internal FFL no lower than existing
 - Flood proof rear doors to a depth of 600mm
 - Using materials with low permeability to at least 600mm above finished floor level
 - Using flood resilient materials (for example lime plaster) and design (for example Raised electrical sockets) up to 600mm above finished floor level
 - Making sure there's access to all spaces to enable drying and cleaning
 - The existing dwelling, where refurbished, should be refurbished in a flood resilient manner
 - The raised parking area and external patios should be laid as permeable surface where feasible.
- 1.9 Other sources of flooding risk to the site can be considered low based on the available information.
- 1.10 This report has been produced broadly in accordance with the National Planning Policy Framework (NPPF), the Mid Sussex District Council SFRA Level 1 & Level 2 2024 and West Sussex LLFA Local Flood Risk Management Strategy (2021-2026).

2.0 POLICY COMPLIANCE

2.1 The purpose of this assessment is to demonstrate that the development proposal outlined above can be satisfactorily accommodated without worsening flood risk for the area and without placing the development itself at risk of flooding, as per the:

- National Planning Policy Framework
- Mid Sussex District Council SFRA Level 1 and Level 2 (2024)
- West Sussex LLFA Local Flood Risk Management Strategy (2021-2026)

3.0 SITE LOCATION

3.1 The proposed development is located 140 High Street, Hurstpierpoint, Hassocks, BN6 9PX. The site currently consists of a residential dwelling with a front and rear garden area.



Figure 1: Site location. Site outlined in red

- 3.2 The clients have requested a Flood Risk Assessment in response to the local planner officers request as the site is potentially within risk of flooding due to surface water.
- 3.3 It is understood that the proposed development is for the demolition of the existing rear timber extension, which is to be replaced with paving & a pergola, and the addition of a small rear extension and an open car port at the southern end of the garden. Architect's plans can be found in appendix I.

4.0 SEQUENTIAL TEST/EXCEPTION TEST

4.1 Under the NPPF, all new planning applications should undergo a Sequential Test. This test should be implemented by local planning authorities with a view to locating particularly vulnerable new developments outside of the floodplain.

4.2 The Sequential Test ensures that a sequential, risk-based approach is followed to steer new developments to areas with the lowest risk of flooding, taking all sources of flood risk and climate change into account.

As the proposed works are limited to in and around an existing property a sequential test is not normally necessary to support householder developments. But the principle of the test can be seen to be followed for this site.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓ *

*Table 1 Flood Risk Vulnerability and Flood Zone 'Compatibility' Table as specified by NPPF.
Please note: ✓ means Exception test is not required; x means the development should not be permitted.*

4.3 The vulnerability classifications are set out in Annex 3 of the NPPF, and this identifies that the Development Proposals are classed as 'More Vulnerable' due to the residential nature of the development.

4.4 The Environment Agency (EA) mapping for Flood Risk, shows the site located within Flood Zone 1 (low risk of fluvial or tidal flooding).

4.5 Following the published NPPF guidelines, the proposed residential development means an exceptions test is not required to support development.

5.0 GEOLOGY AND INFILTRATION POTENTIAL

- 5.1 The British Geological Survey (BGS) Geology Viewer shows the site to be underlain by bedrock of Lower Greensand Group-Silty sandstone. There are no superficial deposits underlying the site.

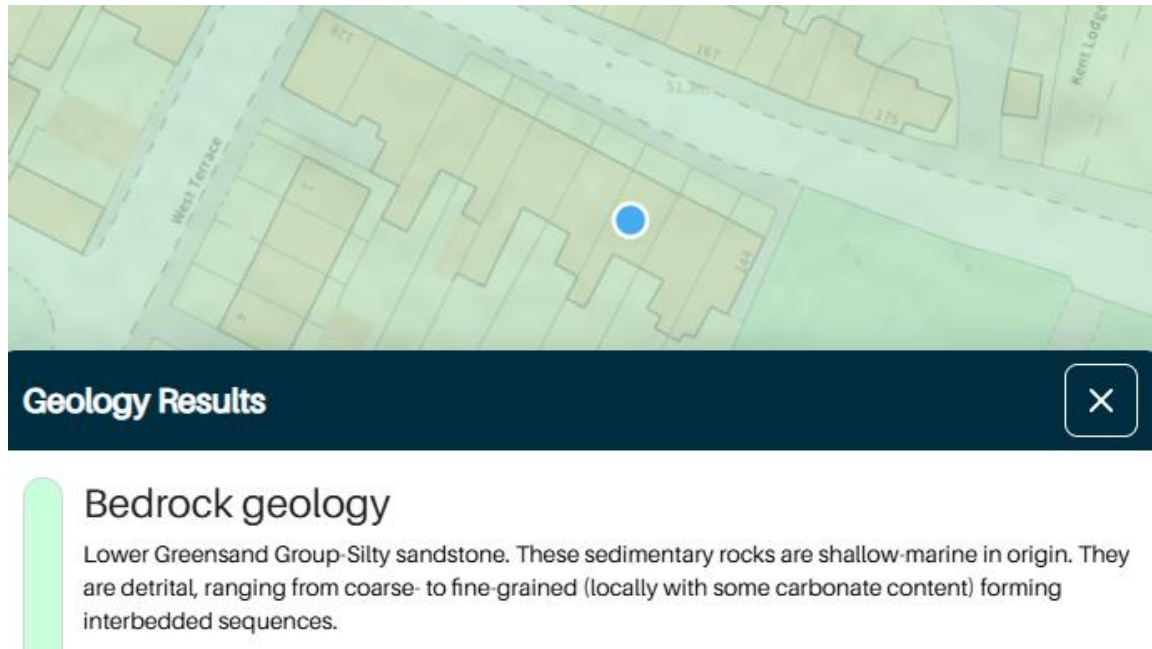


Figure 2: Extract from the BGS Geology Viewer showing the site

- 5.2 Given the BGS geology viewer shows the site to be underlain by silty sandstone, infiltration in the form of soakaways may be feasible, subject to spatial constraints as works are relatively minor drainage works are likely to be limited. A full suds sustainable drainage report is outside the scope of this FRA.

6.0 CLIMATE CHANGE ALLOWANCES

- 6.1 Making an allowance for climate change in the design of surface water drainage systems will help to minimise vulnerability and provide resilience to flooding and coastal change in the future. Climate Change allowances vary across the UK subject to catchment conditions and are based on climate change projections and different scenarios of carbon dioxide (CO₂) emissions to the atmosphere.

1% annual exceedance rainfall event

Epoch

	Central allowance	Upper end allowance
2050s	20%	45%
2070s	25%	45%

*Use '2050s' for development with a lifetime up to 2060 and use the 2070s epoch for development with a lifetime between 2061 and 2125.

Figure 3: Adur and Ouse Management Catchment peak rainfall allowances

- 6.2 Climate change allowances are defined by River Catchment peak rainfall allowances. The data published on the DEFRA database shows the site located within the Adur and Ouse Management Catchment and for this development (lifespan 100yrs), in accordance with NPPF guidance, an upper end allowance of 45% should be applied to rainfall events as the climate change allowance within this region.
- 6.3 As the site is located within Flood Zone 1, the site is shown to be unaffected by river or sea flooding, therefore climate change allowances do not need to be applied for peak river flow.

7.0 SOURCES OF FLOODING

7.1 Design Flood

This is a flood event of a given annual flood probability, which is generally taken as:

- river flooding likely to occur with a 1% annual probability (a 1 in 100 chance each year); or
- tidal flooding with a 0.5% annual probability (1 in 200 chance each year); or
- surface water flooding likely to occur with a 1% annual probability (a 1 in 100 chance each year), plus an appropriate allowance for climate change.

7.2 Tidal and Fluvial

- 7.2.1 The Environment Agency (EA) mapping for Flood Risk plus climate change shows how the combined extent of flood zones 2 and 3 could increase with climate change over the next century. Figure 4 shows the site to be located in an area of Flood Zone 1 where the flood extent does not appear to increase with climate change.

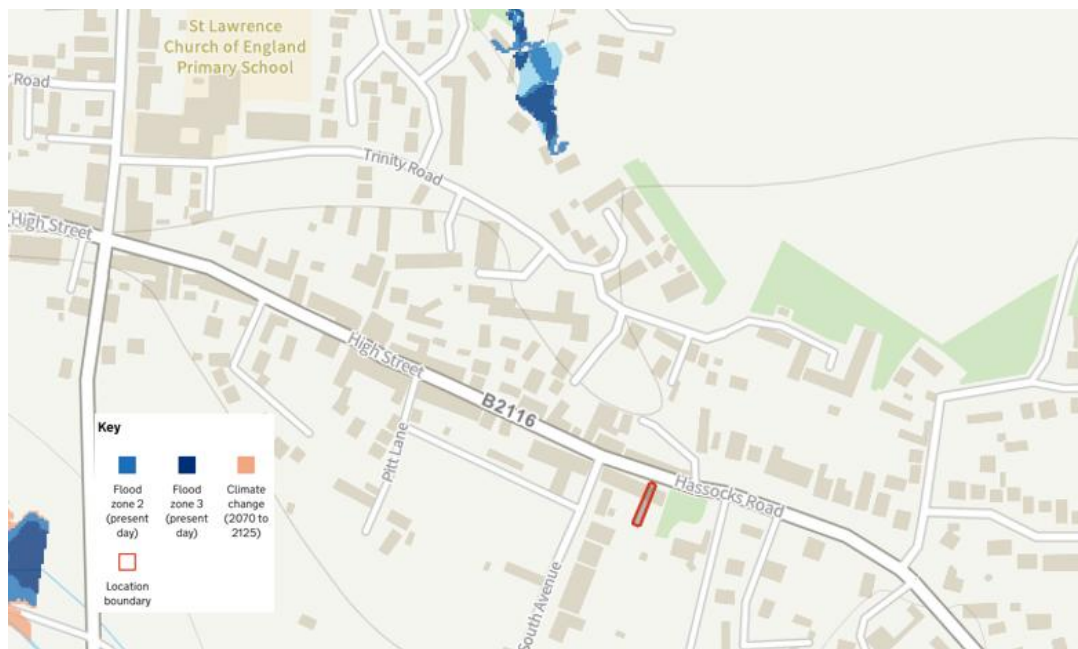


Figure 4: EA Flood map Planning extract plus climate change dataset

7.3 EA Long Term Flood Risk map

- 7.3.1 According to the EA Long Term Flood risk map, the site is located outside of tidal and fluvial flood risk modelling, staying outside of the flooding extents between 2036 to 2069. It is

understood that the EA Long Term Flood Risk map uses a 15m boundary to determine the flood risk to a development.

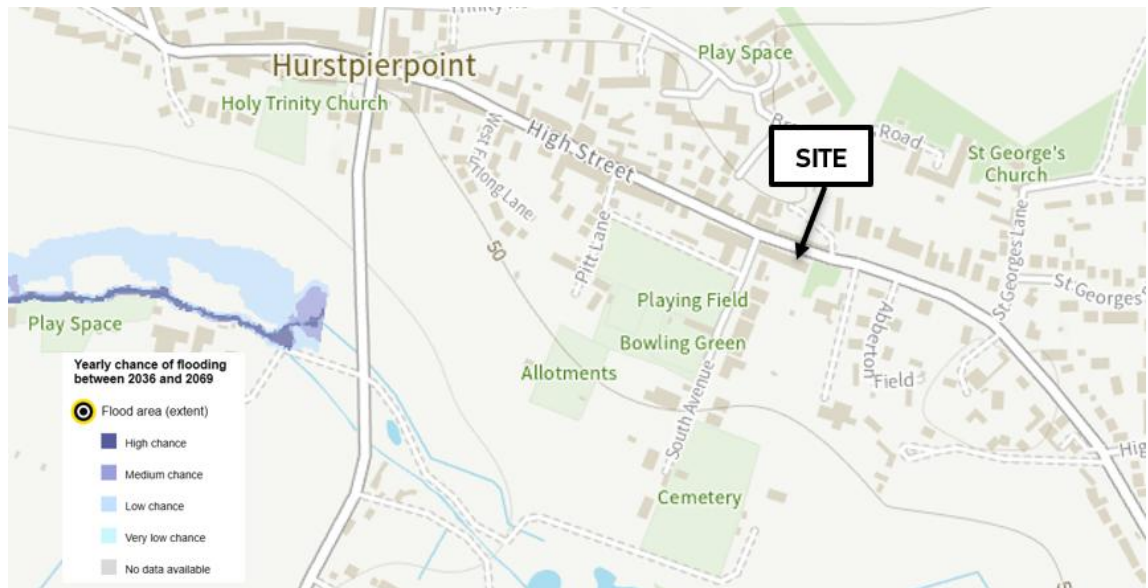


Figure 5: EA Long Term Risk of flooding map extract 2036 to 2069 – Rivers and the Sea

7.4 Surface Water

7.4.1 According to the EA Long Term Flood Risk map, areas of the site are shown to be at a low risk of surface water flooding, staying at very low risk between 2040 to 2060. Low risk means that each year this area has a chance of flooding between 0.1% and 1%.



Figure 6: EA Long term risk of flooding map extract between 2040 and 2060 - Surface Water

7.4.2 Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

7.4.1 As the proposed site is shown to be at risk of surface water flooding, the Flood Map for Planning's Surface Water Spatial Planning Depths for present day and with climate change data have been reviewed in greater detail to understand the nature of the potential surface water flooding shown locally on the EA mapping. The Flood map for planning surface water climate

change data includes the upper end allowance required to be considered as part of the NPPF guidance.

7.4.2 These datasets include the following probability scenarios for present day and with climate change, 0.1% AEP (1 in 1000), 1% AEP (1 in 100) and 3.3% AEP (1 in 30). The datasets also include the following surface water depth bands:

- Up to 150mm
- 150 – 300mm
- 300 – 600mm
- 600 – 900mm
- 900 – 1200mm
- 1200 – 2300mm
- Over 2300mm

7.4.3 With the climate change allowance applied at the 1in100yr+CC event, it can be seen that surface water flood risk is shown to reach up to 600mm (0.6m) at the south corner of the proposed extension, at the north east boundary of the proposed paved area, at the existing paved area and the existing building at the rear of the property.

7.4.4 Surface water flooding is also shown to reach up to 300mm (0.3m) across the majority of existing property, and at the existing rear patio areas and proposed patio areas. The garden area at the rear is showing points at risk of surface water flooding up to 150mm and with the proposed paved car area shown clear of potential risk.

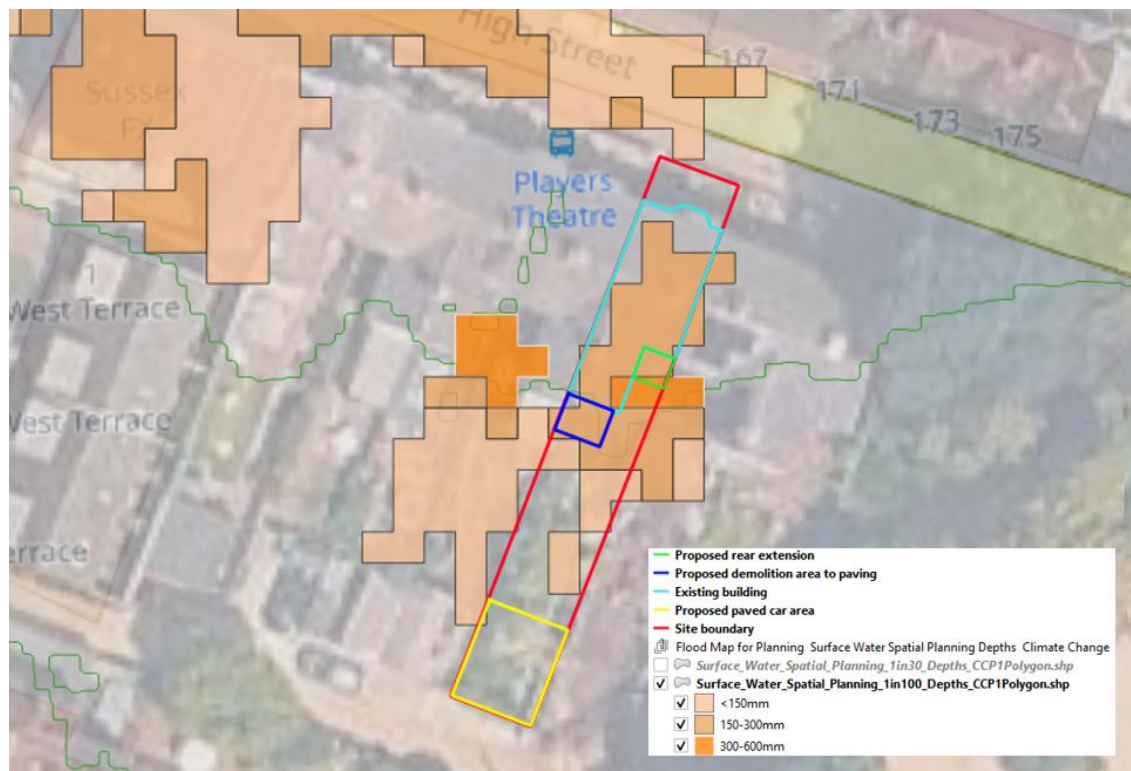


Figure 7: Flood map for planning surface water mapping – 1in100yr+CC dataset

7.4.5 With the climate change allowance applied at the 1in1000yr+CC event, it can be seen that there is risk of surface water flooding up to 600mm (0.6m) at the south corner of the proposed extension.

7.4.6 Surface water flooding is also shown to reach up to 300mm (0.3m) across the majority of existing property, the garden area is showing points at risk of surface water flooding up to 150mm, including a small area at the proposed paved car area.

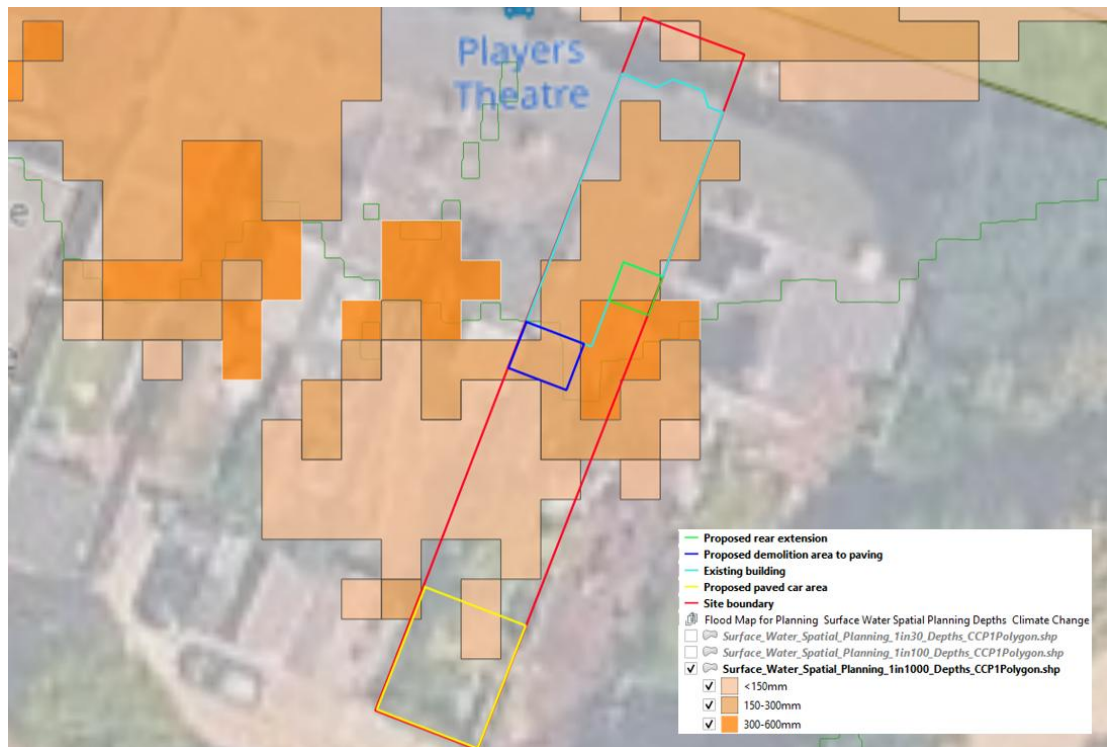


Figure 8: Flood map for planning surface water mapping – 1in1000yr+CC dataset

7.4.7 Following a detailed review of Surface Water data provided within the Flood Map for Planning, it can be seen that during the 1in100yr+CC design event, surface water flood risk could reach up to 600mm (0.6m) at the south corner of the proposed extension.

7.4.8 It can be seen in photo 1 below that the existing property has a step up to it, the same as the neighbouring properties which are not shown to be highlighted with as much risk of surface water flooding.

7.4.9 Looking at the Lidar levels in Figure 8A this seems to show the ground levels lowered locally at the building location which would impact the hydraulic model. The architectural sections show a step up into the building and a level floor and not a depression like the LiDAR shows in figure 8A and therefore flood risk in the actual property may be reduced over that shown on the mapping. To be conservative the property has been assessed based on the flood levels indicated on the flood map for planning.



Photo 1: Existing property highlighted in red outline showing stepped access to the dwellings

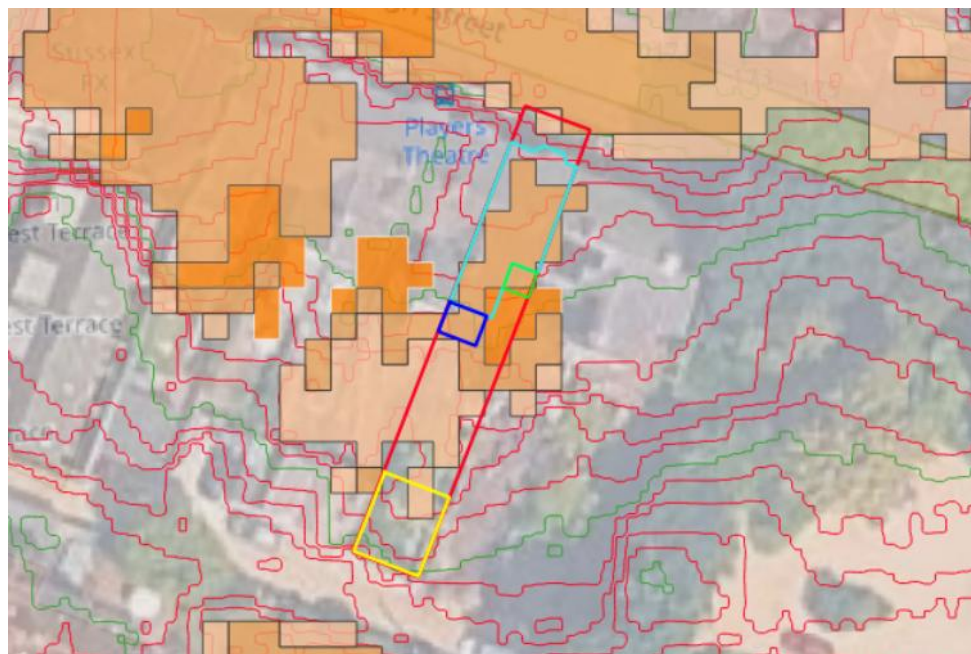


Figure 8A: LiDAR levels shown at 150mm contours

- 7.4.10 The flood map for planning is showing the proposed development to be at risk from surface water flooding, therefore it is recommended that the rear extension be constructed in a flood resistant manner, in line with Ciria C790F Code of Practice for Property Flood resilience and The Department for Communities and Local Government – Improving the Flood Performance of New Buildings: flood resilient construction (2007) to allow the building to recover in the event of flooding.
- 7.4.11 It is also recommended that the client considers the use of sustainable drainage to reduce offsite flow from the site where feasible. The raised parking area and external patios should be laid as permeable surface where feasible. A full surface water drainage strategy document is considered outside the scope of this flood risk assessment.

7.5 Historic floods

7.5.1 Mapping from the Mid Sussex SFRA, seen in figure 9, shows that the site is located outside of recorded historic recorded flood outlines for areas of land local to the site location.

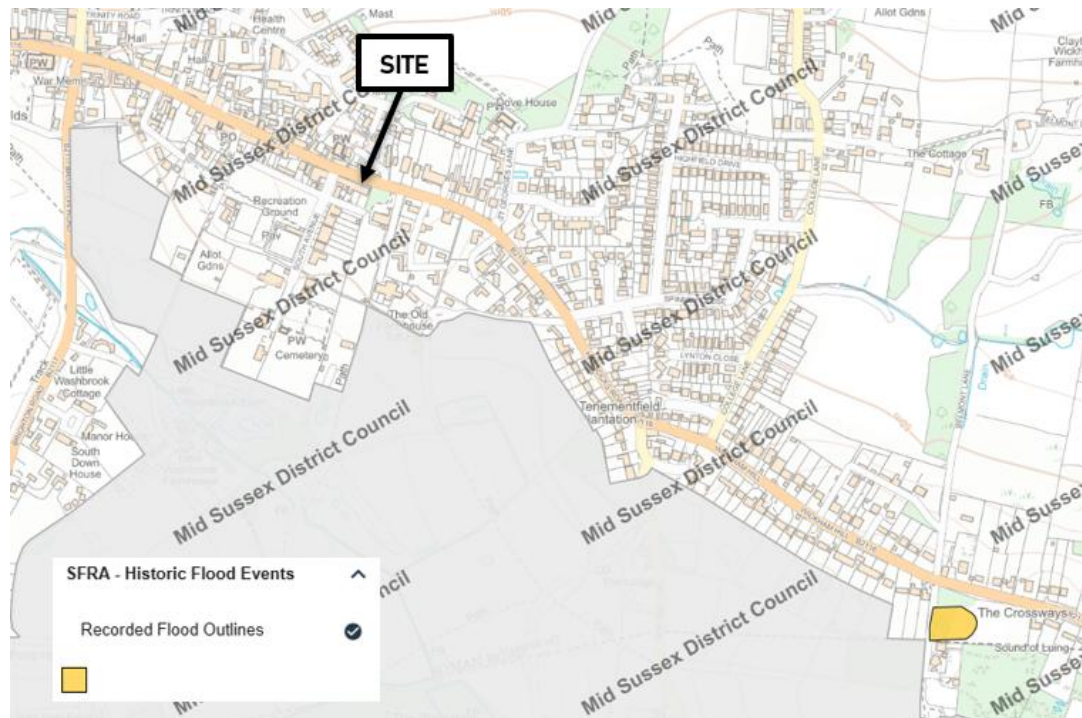


Figure 9: Mid Sussex SFRA historic flood outlines map extract

7.6 Groundwater

7.6.1 The West Sussex LLFA Local Flood Risk Management Strategy groundwater mapping shows the site to be located outside an area with potential groundwater flooding. As a result, groundwater flood risk to the site is considered low.

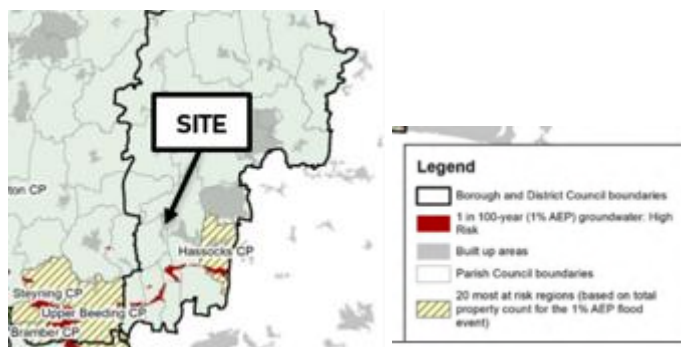


Figure 10: West Sussex LLFA Local Flood Risk Management Strategy (2021-2026) map extract

7.6.2 Reservoir

7.6.3 Mapping from the Mid Sussex SFRA outlining the risk of flooding from reservoirs showing worst case inundation extents considering a scenario when a breach would occur both during a dry day and a wet day scenario. The proposed site is located outside of the modelled reservoir flooding extents for a dry day and a wet day scenario.

8.0 RESIDUAL RISKS

- 8.1 Residual risks include an exceedance event, blockage causing overland flow as well as surface water flood risk during the 1in1000yr+CC event.
- 8.2 To mitigate residual risks, it is recommended that the new development is to be constructed in a flood resistant manner in line with Ciria C790F Code of Practice for Property Flood resilience and The Department for Communities and Local Government - Improving the Flood Performance of New Buildings: flood resilient construction (2007) to allow the building to recover in the event of flooding. As a minimum to include the following:
- Internal FFL no lower than existing
 - Flood proof rear doors to a depth of 600mm
- 8.3 Proposed ground levels should be designed to direct surface runoff away from the building thresholds.

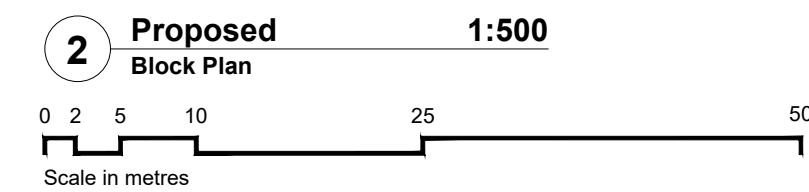
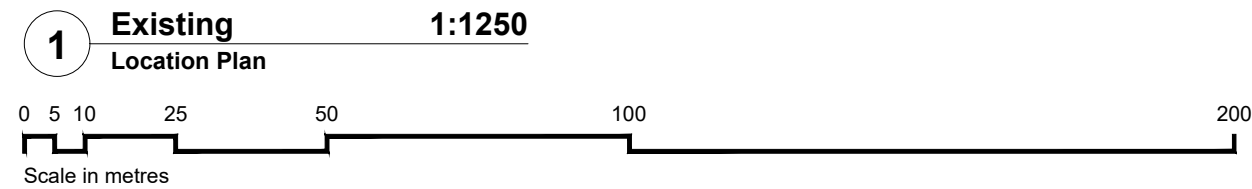
9.0 FLOOD RISK MANAGEMENT MEASURES

- 9.1 Given the proposed development site is situated in an area with risk of surface water, flood management measures have been proposed.
- 9.2 Following a detailed review of updated flood map for planning depth data, model outputs show that there is an identified surface water flood risk onsite. According to the flood map for planning, inundation could reach up to 0.6m at the south corner of the proposed extension, at the boundary of the proposed paved area, at the rear of the existing building and an increased area at risk at the existing paved area at the rear of the property.
- 9.3 The flood map for planning is showing the proposed development to be at risk from surface water flooding, therefore it is recommended that the rear extension be constructed in a flood resistant manner, in line with Ciria C790F Code of Practice for Property Flood resilience and The Department for Communities and Local Government - Improving the Flood Performance of New Buildings: flood resilient construction (2007) to allow the building to recover in the event of flooding. Flood resilience measures could include the following:
- Internal FFL no lower than existing
 - Flood proof rear doors to a depth of 600mm
 - Using materials with low permeability to at least 600mm above finished floor level
 - Using flood resilient materials (for example lime plaster) and design (for example Raised electrical sockets) up to 600mm above finished floor level
 - Making sure there's access to all spaces to enable drying and cleaning
 - The existing dwelling, where refurbished, should be refurbished in a flood resilient manner
 - The raised parking area and external patios should be laid as permeable surface where feasible
- 9.4 It is recommended that water butts be introduced to store runoff for re-use in garden areas to reduce clean water usage and the quantity of runoff entering the underground sewage networks.
- 9.5 It is also recommended that the client considers the use of sustainable drainage to reduce offsite flow from the site where feasible. A full surface water drainage strategy document is considered outside the scope of this flood risk assessment.

10.0 CONCLUSION

- 10.1 Meridian Civil Engineering Consultancy LTD (MCEC) has been instructed by Simon Payne & Caroline Hayes to prepare a site-specific Flood Risk Assessment (FRA) for the proposed development located at 140 High Street, Hurstpierpoint, Hassocks, BN6 9PX. The site currently consists of a residential dwelling with a front and rear garden area.
- 10.2 The clients have requested a Flood Risk Assessment in response to the local planner officers request as the site is potentially within risk of flooding due to surface water.
- 10.3 It is understood that the proposed development is for the demolition of the existing rear timber extension, which is to be replaced with paving & a pergola, and the addition of a small rear extension and an open car port. Architect's plans can be found in appendix I.
- 10.4 The British Geological Survey (BGS) Geology Viewer shows the site to be underlain by bedrock of Lower Greensand Group-Silty sandstone. There are no superficial deposits underlying the site. Therefore, it is expected that infiltration rates at the site may be feasible for infiltration SuDS depending on available space, potential contamination and ground water levels.
- 10.5 The Environment Agency (EA) mapping for Flood Risk, shows the site to be located within Flood Zone 1. Flood Zone 1 is an area with less than 0.1% chance of flooding from rivers (fluvial flooding) and/or from the sea (tidal flooding) in any given year.
- 10.6 The vulnerability classifications are set out in Annex 3 of the NPPF, and this identifies that the Development Proposals are classed as 'More Vulnerable' due to the residential nature of the development. As the works are extension of existing use a sequential test would not normally be required to support development for minor extensions.
- 10.7 Following a review of Surface Water data provided within the Flood Map for Planning, it can be seen that during the 1in100yr+CC design event, surface water flood risk could reach up to 600mm (0.6m) at the south corner of the proposed extension. Surface water flooding is also shown to reach up to 300mm (0.3m) across the majority of existing property, and at the existing paved areas and proposed paved areas. The garden area at the rear is showing points at risk of surface water flooding up to 150mm.
- 10.8 The flood map for planning is showing the proposed development to be at risk from surface water flooding, therefore it is recommended that the rear extension be constructed in a flood resistant manner, in line with Ciria C790F Code of Practice for Property Flood resilience and The Department for Communities and Local Government – Improving the Flood Performance of New Buildings: flood resilient construction (2007) to allow the building to recover in the event of flooding. Flood resilience measures could include the following:
- Internal FFL no lower than existing
 - Flood proof rear doors to a depth of 600mm
 - Using materials with low permeability to at least 600mm above finished floor level
 - Using flood resilient materials (for example lime plaster) and design (for example Raised electrical sockets) up to 600mm above finished floor level
 - Making sure there's access to all spaces to enable drying and cleaning
 - The existing dwelling, where refurbished, should be refurbished in a flood resilient manner
 - The raised parking area and external patios should be laid as permeable surface where feasible
- 10.9 Other sources of flooding risk to the site can be considered low based on the available information.
- 10.10 This report has been produced broadly in accordance with the National Planning Policy Framework (NPPF), the Mid Sussex District Council SFRA Level 1 & Level 2 2024 and West Sussex LLFA Local Flood Risk Management Strategy (2021-2026).

APPENDIX I Architects plans



KEY:

Site Boundary

Areas of works (Descriptions labeled)



1270HS | 140 High Street
Hurstpierpoint, BN16 9PX

key:

B	05/06/2026	Issued for approval.	SP	LH
A	12/05/2026	Issued for information. Revised to contain information in accordance with LPA criteria.	SP	LH
/	18/03/2026	Issued for information.	SP	LH

rev.	date	notes	drawn	checked

This drawing is the property of Willow Design & Planning Ltd © and protected by the Copyright, Designs and Patents Act, 1988. Do Not Scale. All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.

client:
Simon Payne & Caroline Hayes

architect:
WILLOW
DESIGN PLANNING DELIVERY

370 The Yard Brighton Road,
Shoreham by Sea,
West Sussex, BN43 6RE
tel. 01273 456519
info@willowarchitects.net

issued for:
APPROVAL

drawn by: SP	checked by: LH
-----------------	-------------------

project north:

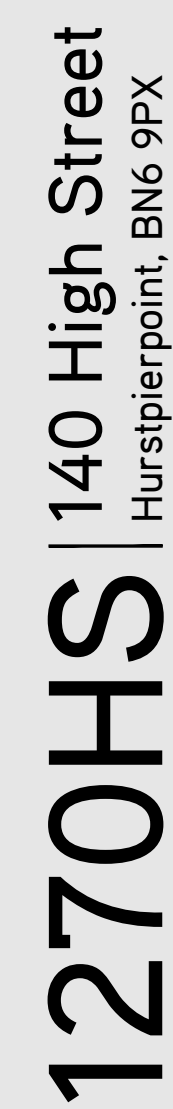


drawing title:
Existing Location Plan
& Proposed Block Plan

scale @ A1:
varies

(11)000

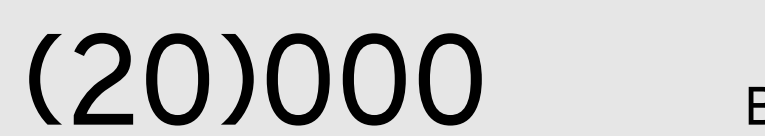
drawing no.	revision



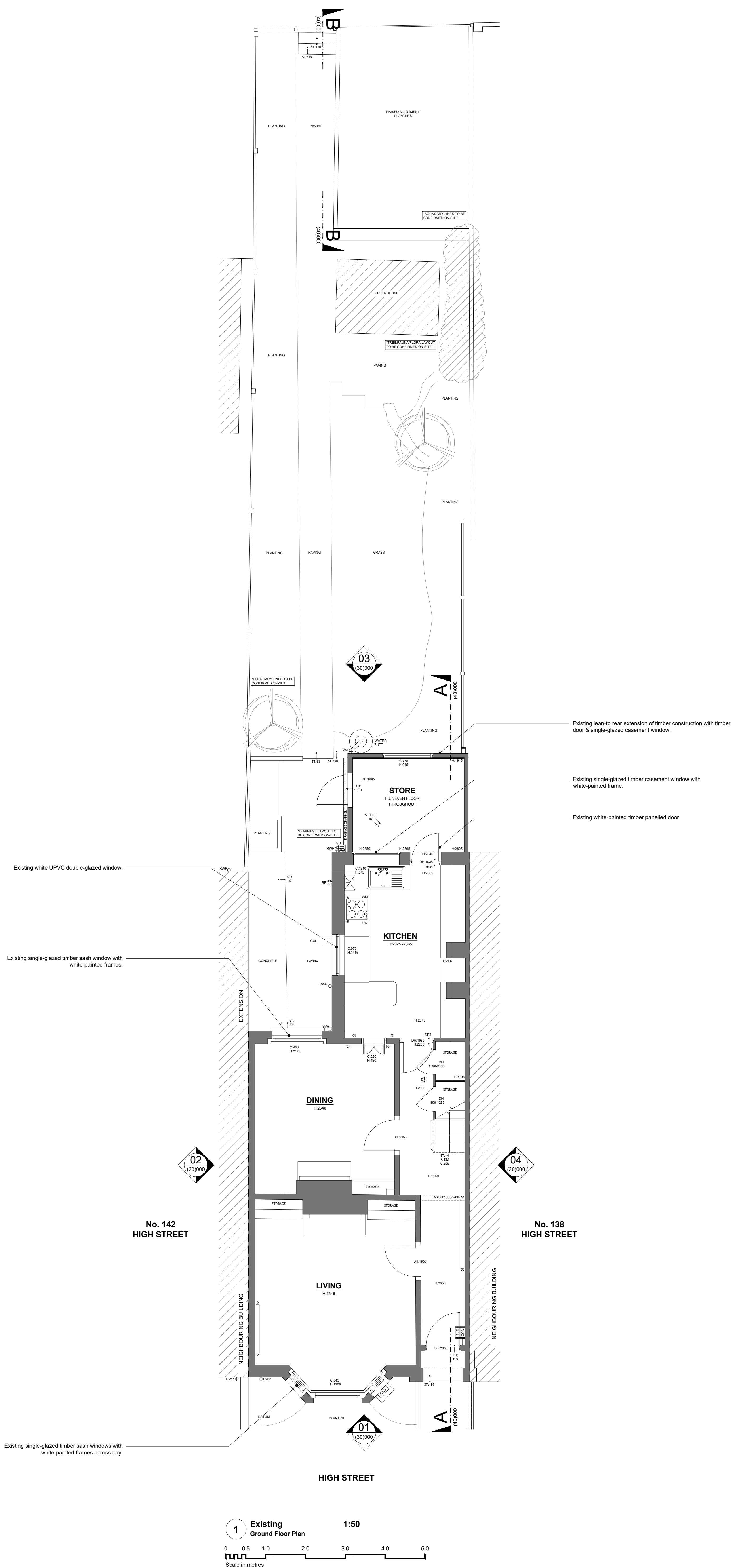
 Existing Walls

rev.	date	notes	drawn	checked
------	------	-------	-------	---------

project north:



drawing no. _____ revision _____





1270HS | 140 High Street

Hurstpierpoint, BN6 9PX

key:

Existing Walls

B	05/06/2026	Issued for approval.	SP	LH
A	12/05/2026	Issued for information.	SP	LH
/	18/03/2026	Issued for information.	SP	LH
rev.	date	notes	drawn	checked

This drawing is the property of Willow Design & Planning Ltd © and protected by the Copyright, Designs and Patents Act, 1988. Do Not Scale. All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.

client:
Simon Payne & Caroline Hayes

architect:
WILLOW
DESIGN PLANNING DELIVERY
370 Brighton Road,
Shoreham by Sea,
BN43 6RE
tel. 01273 456519
info@willowarchitects.net

issued for:
APPROVAL

drawn by: SP checked by: LH

project north:

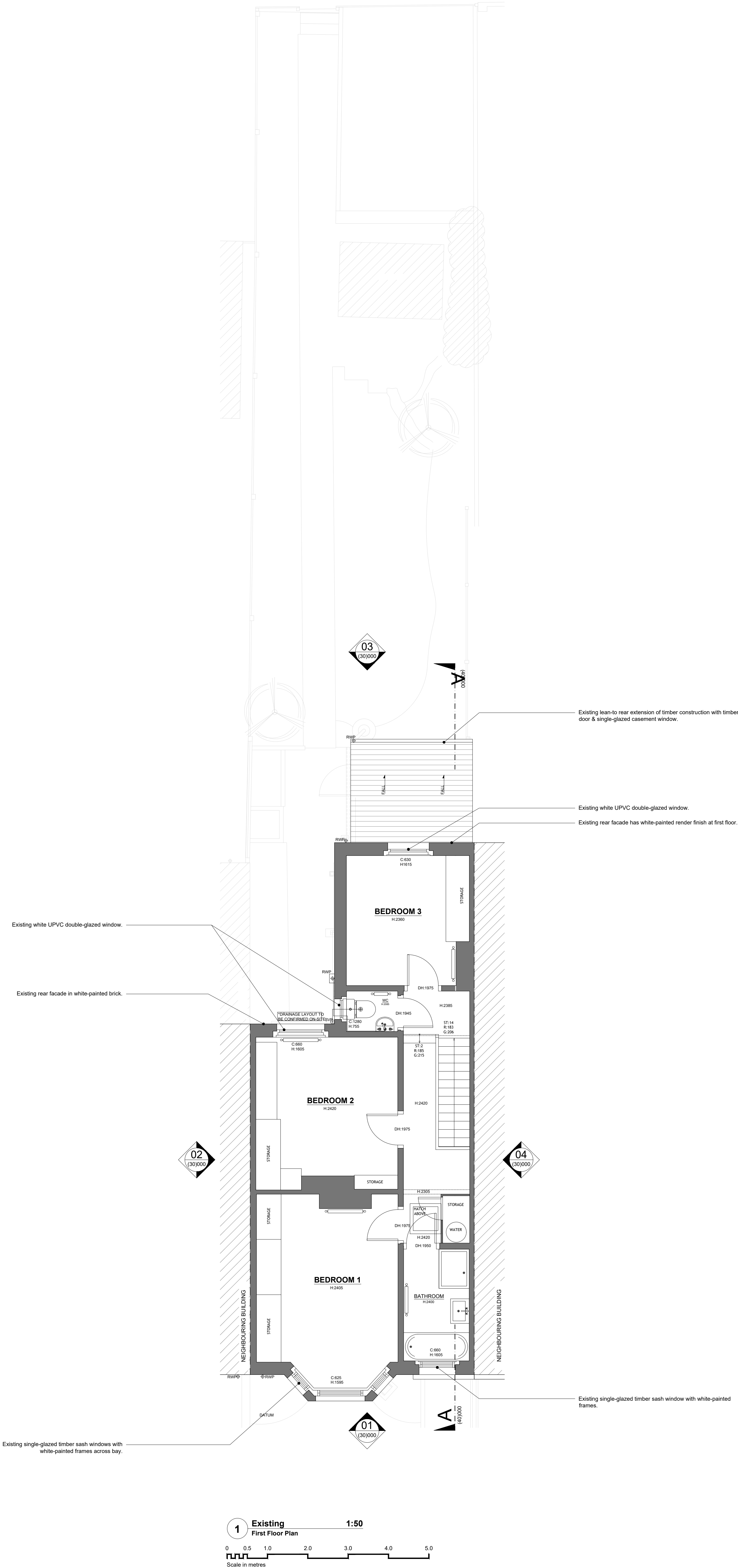


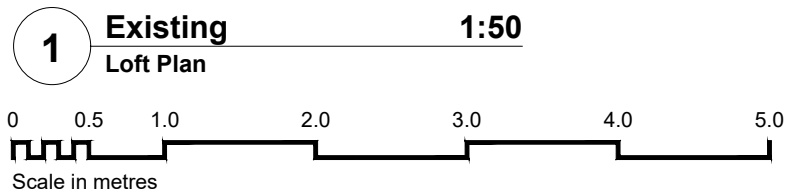
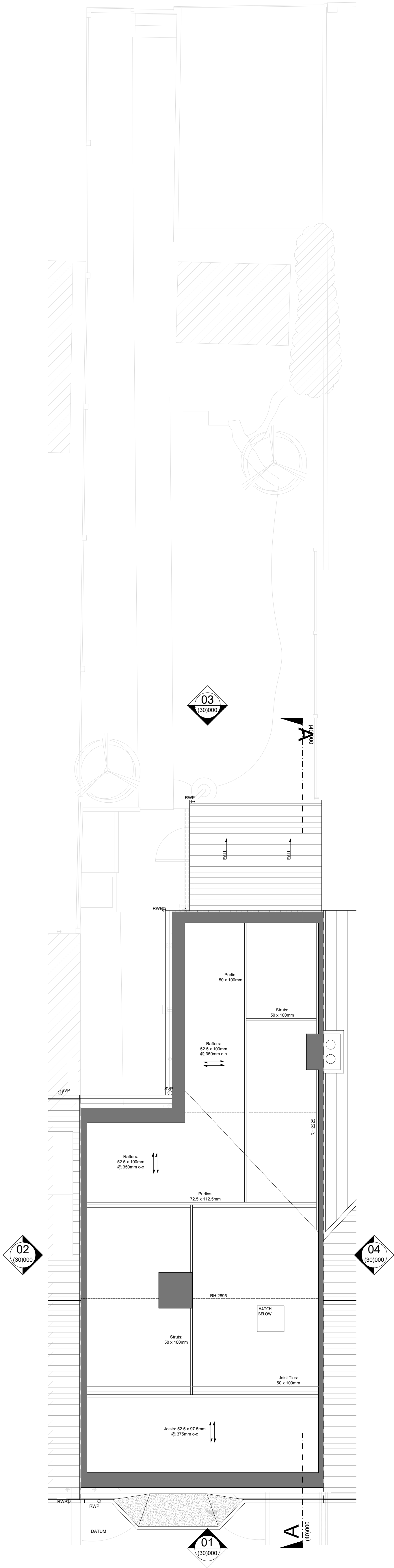
drawing title:
Existing
First Floor Plan

scale @ A1:
1:50

(20)001

drawing no. B revision





1270HS | 140 High Street
Hurstpierpoint, BN6 9PX

key:
Existing Walls

B	05/06/2026	Issued for approval.	SP	LH
A	12/05/2026	Issued for information.	SP	LH
/	18/03/2026	Issued for information.	SP	LH

rev.	date	notes	drawn	checked
------	------	-------	-------	---------

This drawing is the property of Willow Design & Planning Ltd © and protected by the Copyright, Designs and Patents Act, 1988. Do Not Scale. All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.

client:
Simon Payne & Caroline Hayes

architect:
WILLOW
DESIGN PLANNING DELIVERY
370 Brighton Road,
Shoreham by Sea,
BN43 6RE
tel. 01273 456519
info@willowarchitects.net

issued for:
APPROVAL

drawn by: SP
checked by: LH

project north:

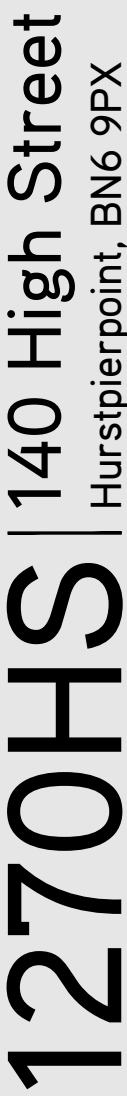


drawing title:
**Existing
Loft Plan**

scale @ A1:
1:50

(20)002

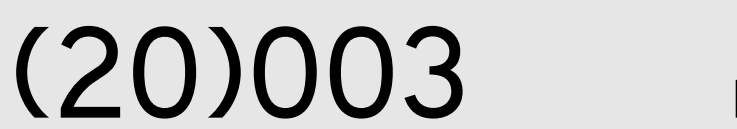
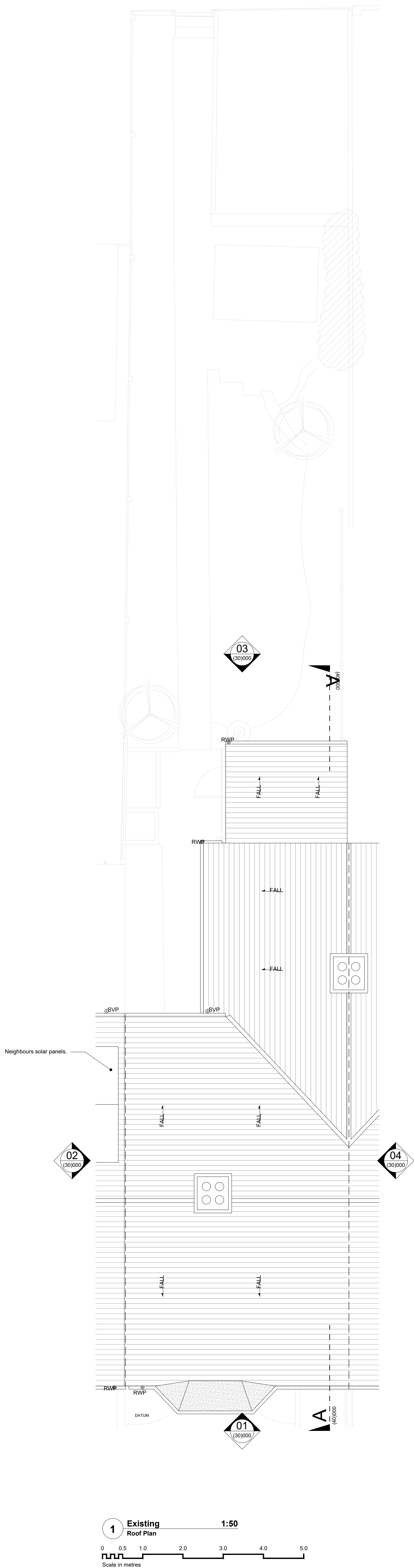
drawing no. B

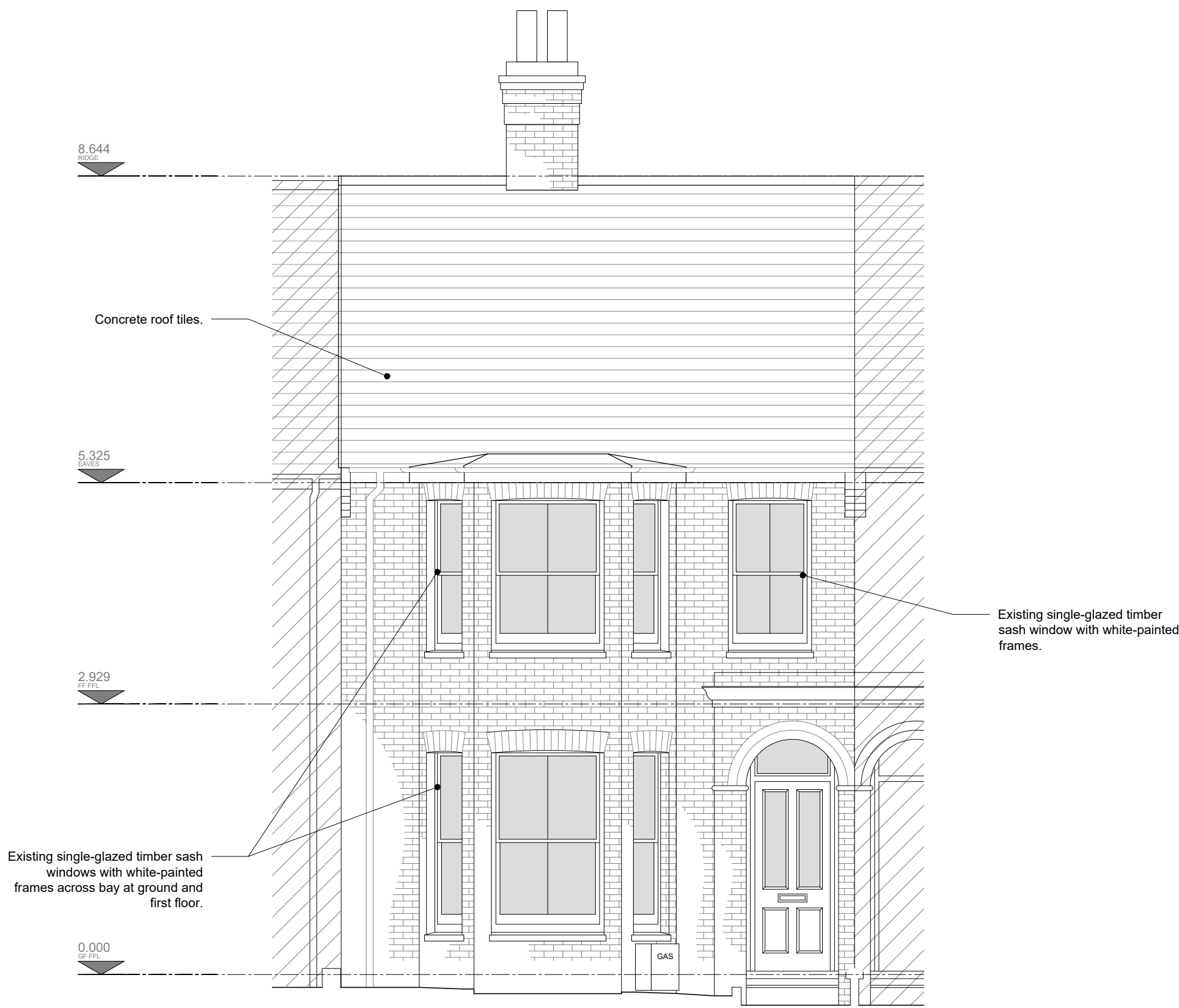


 Existing Walls

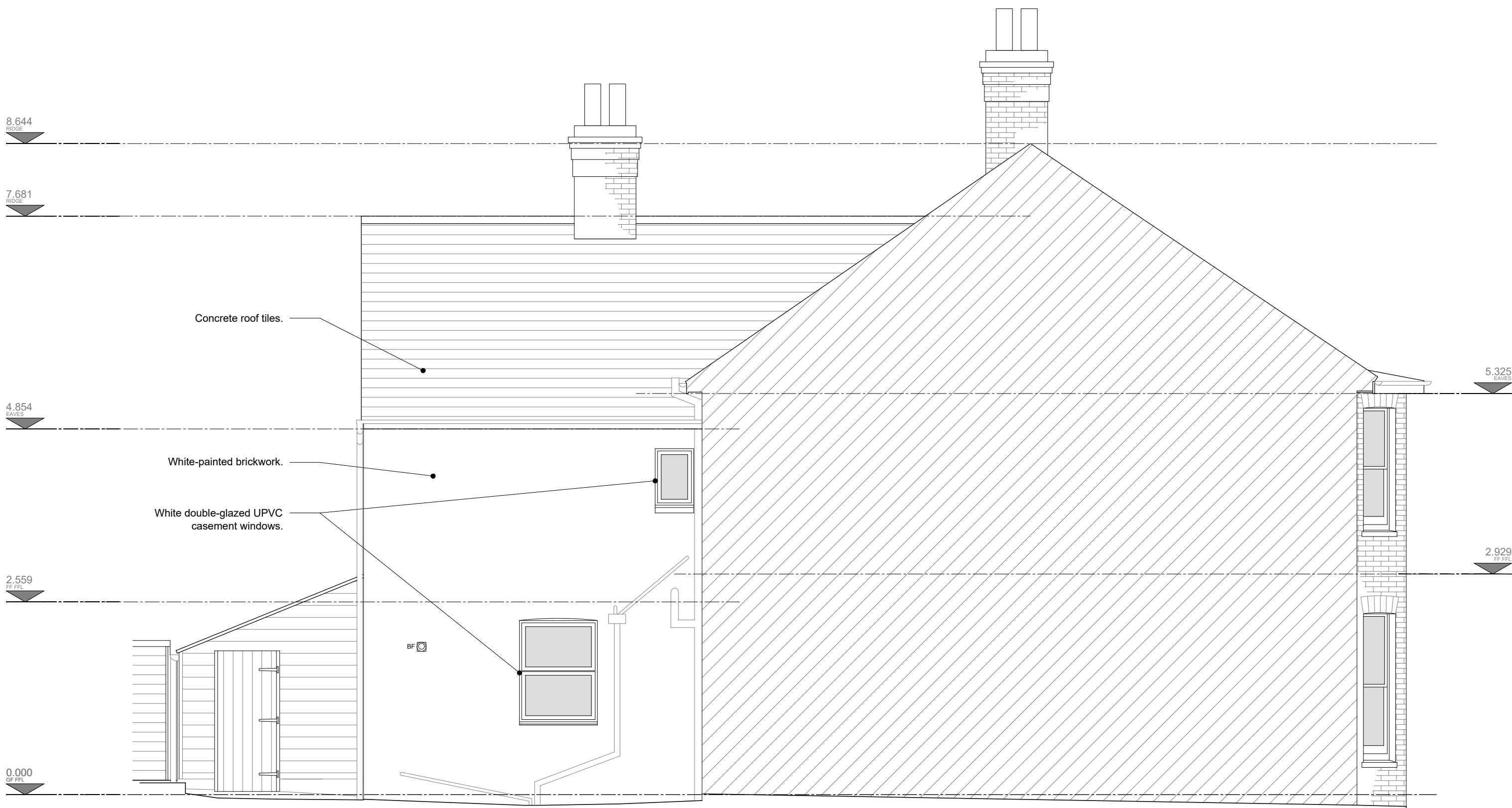
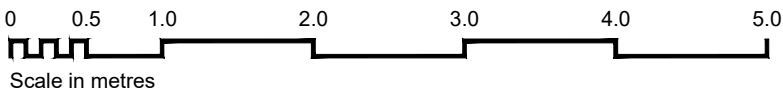
rev. date	notes	drawn	check
-----------	-------	-------	-------

project north:

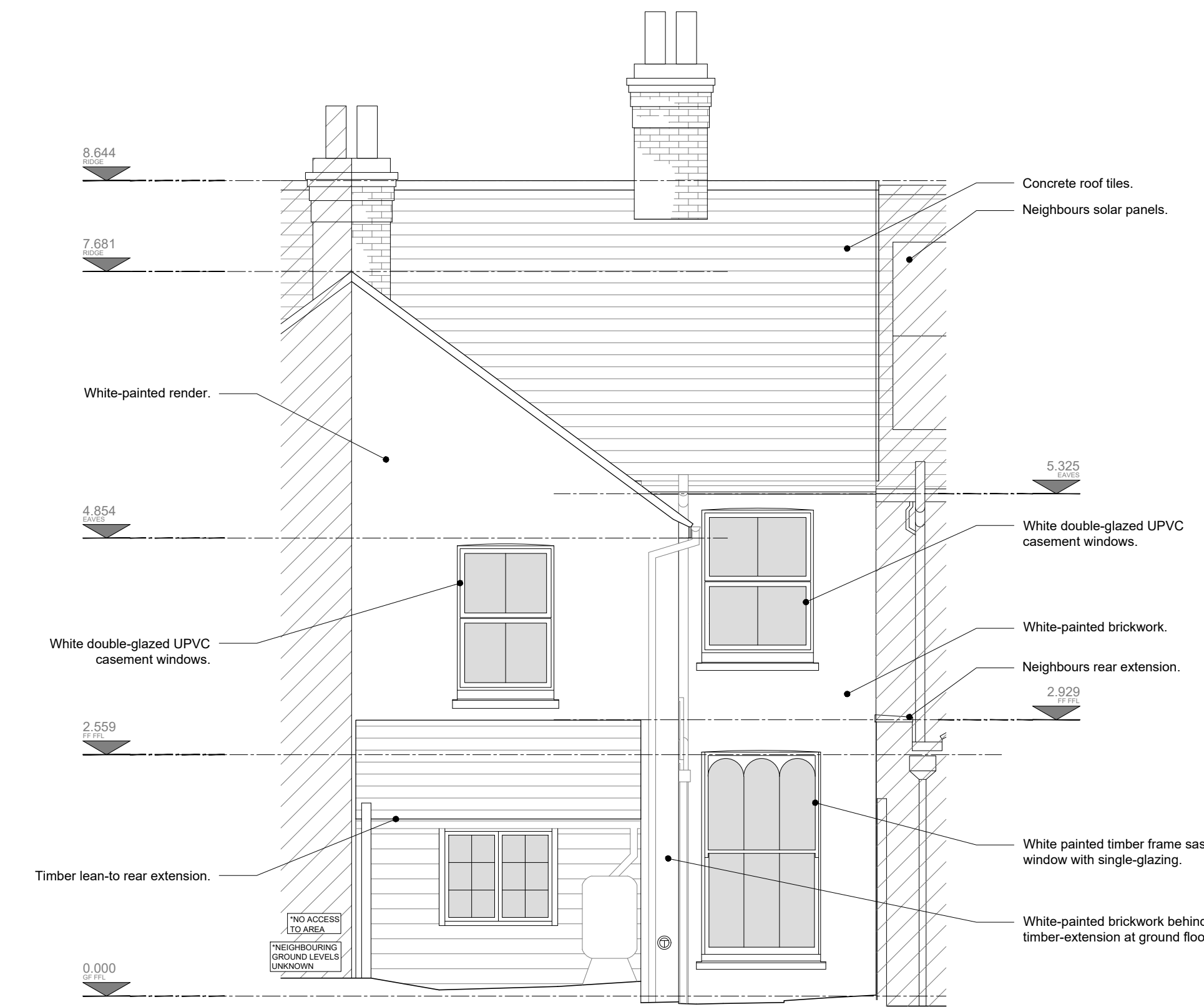
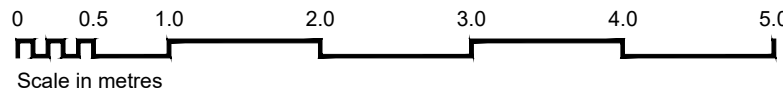
drawing no. revis



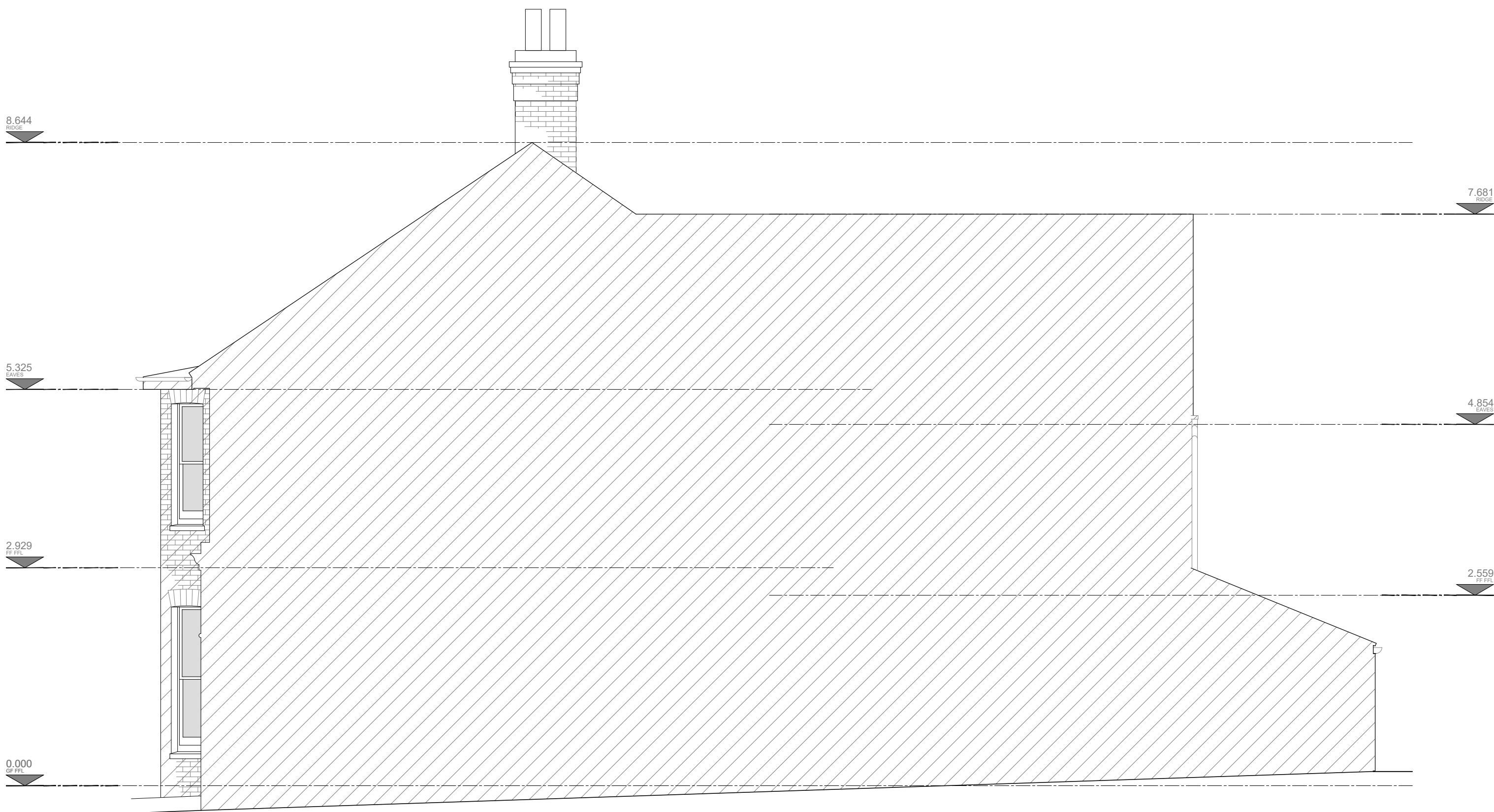
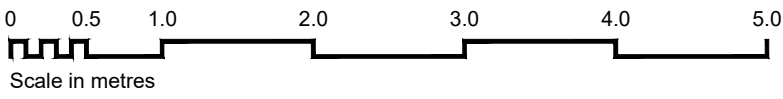
1 Existing
North-East Elevation



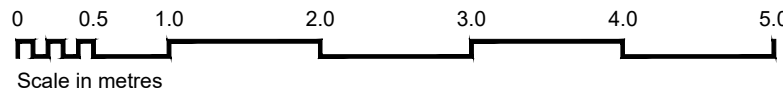
2 Existing
South-East Elevation



3 Existing
South-West Elevation



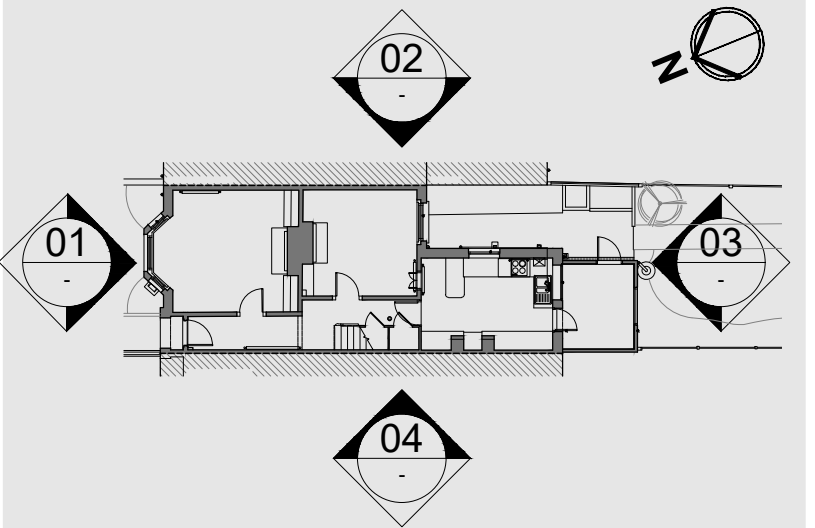
4 Existing
North-West Elevation





1270HS | 140 High Street
Hustlerpoint, BN6 9PX

key:



B	05/06/2026	Issued for approval.	SP	LH
A	12/05/2026	Issued for approval.	SP	LH
/	18/03/2026	Issued for information.	SP	LH

rev.	date	notes	drawn	checked
This drawing is the property of Willow Design & Planning Ltd © and protected by the Copyright, Designs and Patents Act, 1988. Do Not Scale. All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.				

client:

Simon Payne & Caroline Hayes

architect:

WILLOW
DESIGN PLANNING DELIVERY

370 The Yard Brighton Road,
Shoreham by Sea,
West Sussex, BN43 6RE
tel. 01273 456519
info@willowarchitects.net

issued for:

APPROVAL

drawn by:	checked by:
SP	LH

project north:

drawing title:

Existing
Elevations

scale @ A1:

1:50

(30)000

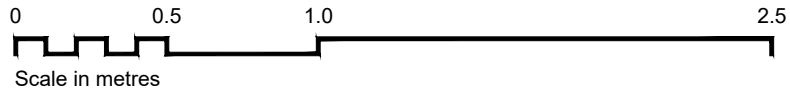
B

drawing no.

revision

Key:
Existing Walls

1 Existing
Section A-A 1:25



8.644
5.544

RH: 2895

Purlins:
72.5 x 112.5mm

Rafters:
52.5 x 100mm
@ 350mm c-c

Joists: 52.5 x 97.5mm
@ 375mm c-c

Joist Ties:
50 x 100mm

Struts:
50 x 100mm

RH:2225

Purlin:
50 x 100mm

Rafters:
52.5 x 100mm
@ 350mm c-c

Struts:
50 x 100mm

5.325
2.929

2420

2380

2.929

0.000

2650

2364

2370

1515

980

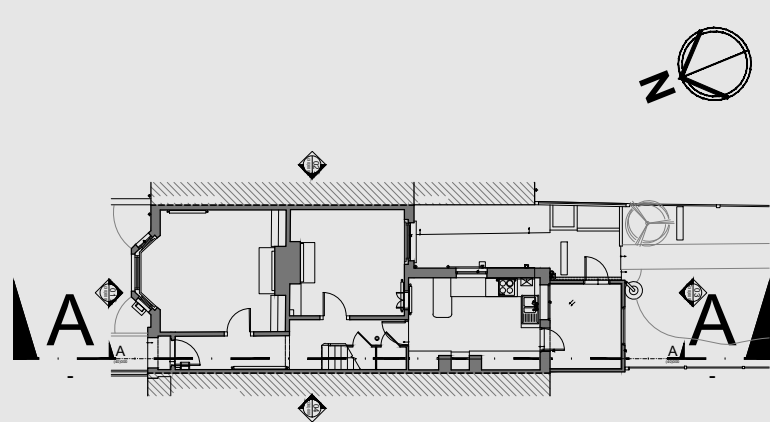
*GROUND FLOOR FLOOR ZONE, FOUNDATIONS
& SUBSTRUCTURE INDICATIVE ONLY

To Rear
Access Road



1270HS | 140 High Street
Hurstpierpoint, BN6 9PX

key:



rev.	date	notes
/	18/03/2026	Issued for information.
A	12/05/2026	Issued for information.
B	05/06/2026	Issued for approval.

drawn	checked
SP	LH
SP	LH
SP	LH

client:
Simon Payne & Caroline Hayes

architect:
WILLOW
DESIGN PLANNING DELIVERY
370 Brighton Road,
Shoreham by Sea,
BN43 6RE
tel. 01273 456519
info@willowarchitects.net

issued for:
APPROVAL

drawn by:
SP

checked by:
LH

project north:



drawing title:
Existing
Section A-A

scale @ A1:
1:25

This drawing is the property of Willow Design & Planning Ltd © and protected by the Copyright, Designs and Patents Act, 1988. Do Not Scale. All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.

(40)000

drawing no.

B

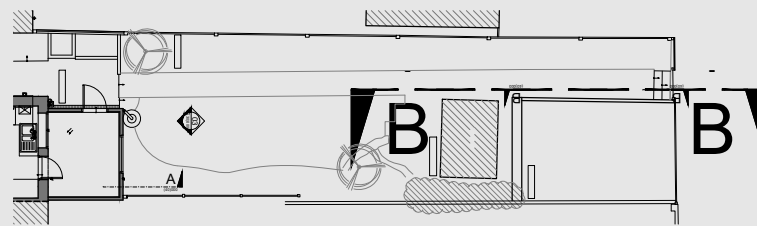
revision



140 High Street
Hustlerpoint, BN6 9PX

1270HS

key:



B	05/06/2026	Issued for approval.	SP	LH
A	12/05/2026	Issued for information.	SP	LH
/	18/03/2026	Issued for information.	SP	LH

rev.	date	notes	drawn	checked
------	------	-------	-------	---------

This drawing is the property of Willow Design & Planning Ltd © and protected by the Copyright, Designs and Patents Act, 1988. Do Not Scale. All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.

client:
Simon Payne & Caroline Hayes

architect:
WILLOW
DESIGN PLANNING DELIVERY
370 The Yard Brighton Road,
Shoreham by Sea,
West Sussex, BN43 6RE
tel. 01273 456519
info@willowarchitects.net

issued for:
APPROVAL

drawn by:
SP

checked by:
LH

project north:

drawing title:
Existing
Section B-B

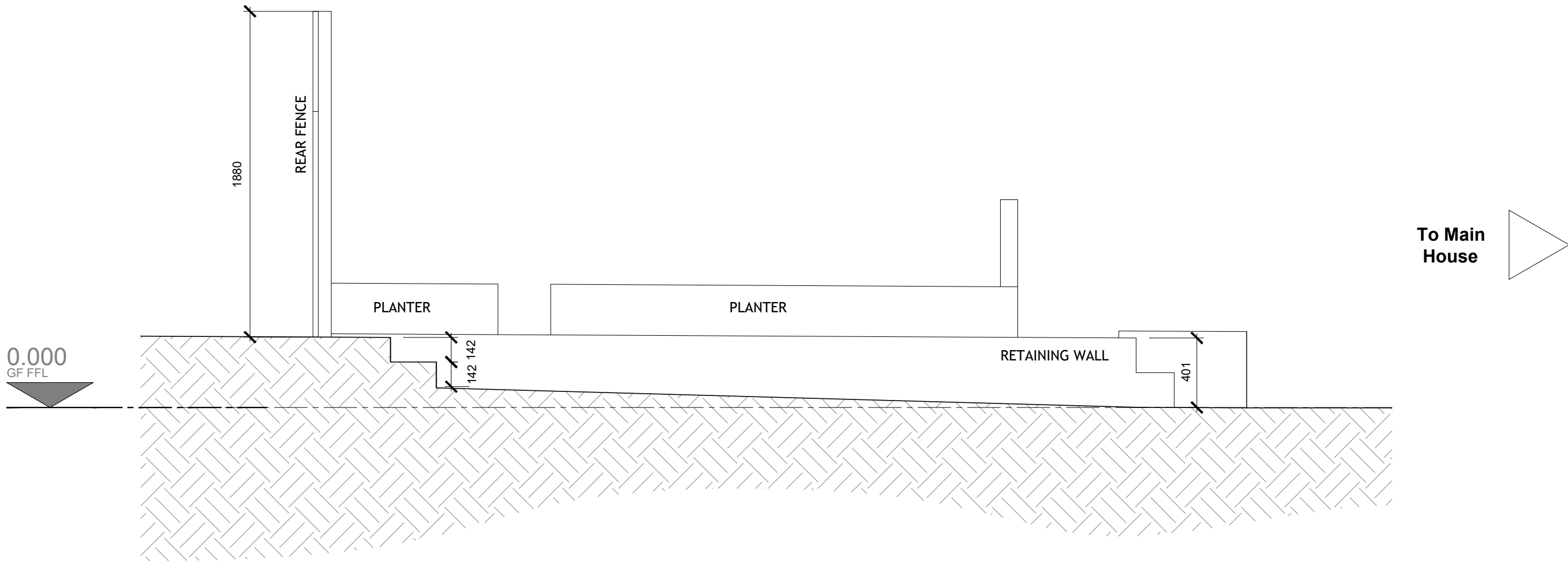
scale @ A1:
1:25

(40)001

drawing no.

revision

B



1 Existing
Section B-B

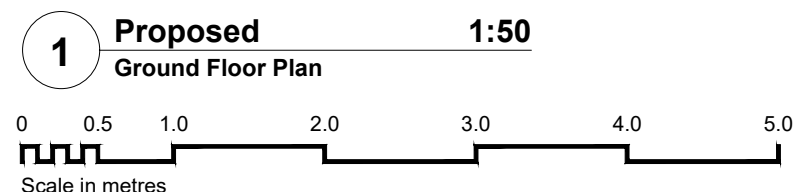
1:25

0 0.5 1.0 2.5

Scale in metres



drawing no.	revision
-------------	----------





1270HS | 140 High Street
Hurstpierpoint, BN6 9PX

key:
Existing Walls
Proposed Walls
Demolition

B	05/06/2026	Issued for approval. Revised to reflect latest scope.	SP	LH
A	12/05/2026	Issued for information. Adjusted carport design.	SP	LH
/	18/03/2026	Issued for information.	SP	LH

rev.	date	notes	drawn	checked
------	------	-------	-------	---------

This drawing is the property of Willow Design & Planning Ltd © and protected by the Copyright, Designs and Patents Act, 1988. Do Not Scale. All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.

client:
Simon Payne & Caroline Hayes

architect:
WILLOW
DESIGN PLANNING DELIVERY
370 Brighton Road,
Shoreham by Sea,
BN43 6RE
tel. 01273 456519
info@willowarchitects.net

issued for:
APPROVAL

drawn by: SP
checked by: LH

project north:

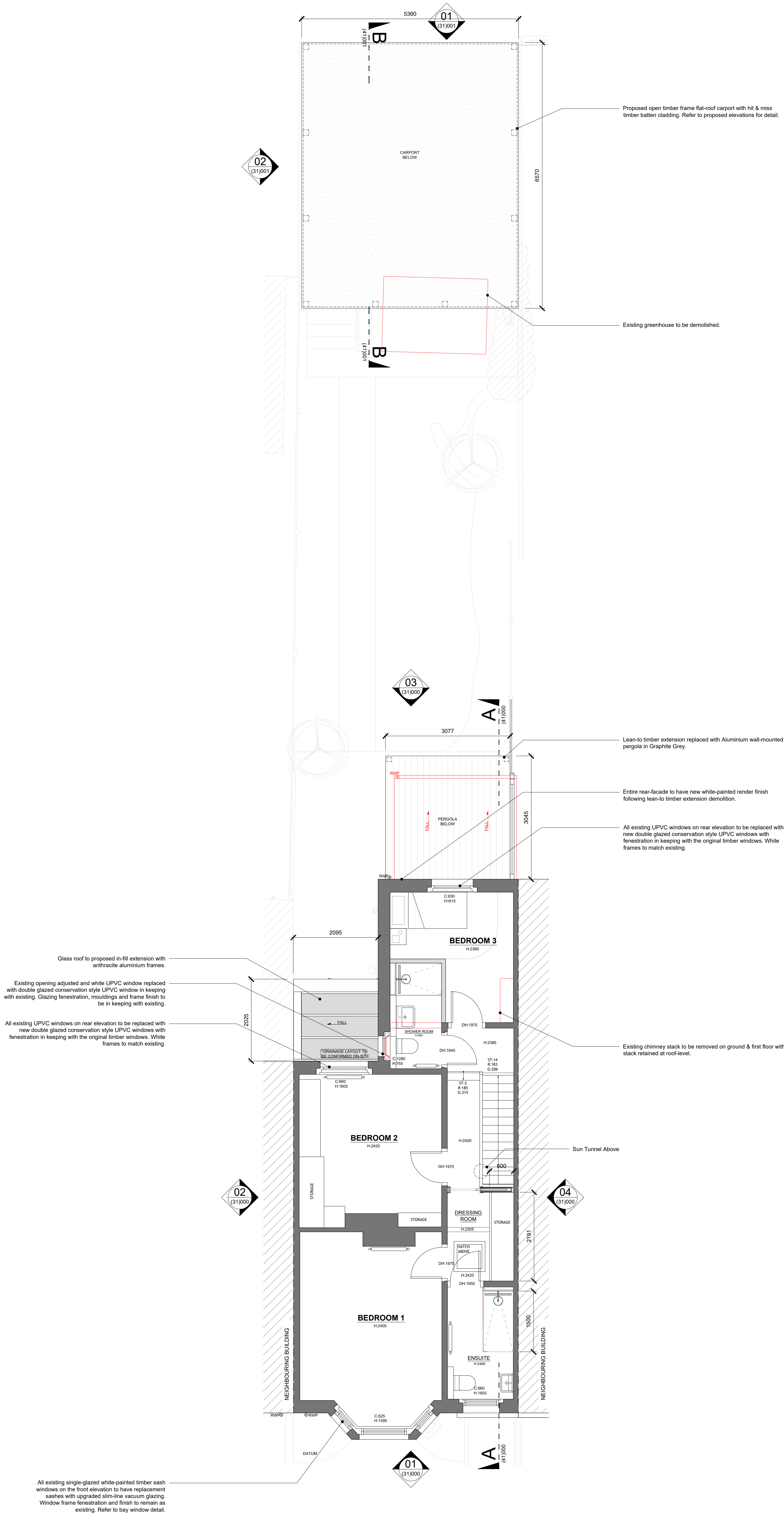


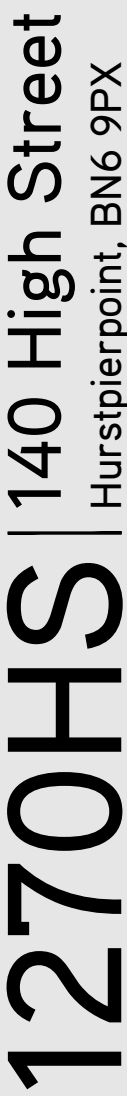
drawing title:
**Proposed
First Floor Plan**

scale @ A1:
1:50

(21)001

drawing no. revision





B	05/06/2026	Issued for approval. Revised to reflect the latest scope.	SP	LH
A	12/05/2026	Issued for information. Adjusted carport design.	SP	LH
/	18/03/2026	Issued for information.	SP	LH
rev.	date	notes	drawn	checked

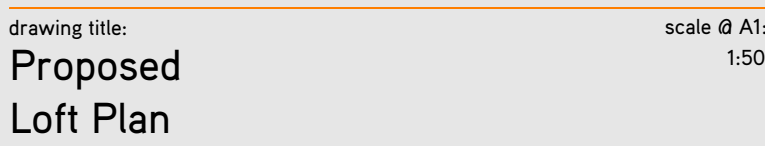
This drawing is the property of Willow Design & Planning Ltd © and protected by the Copyright, Designs and Patents Act, 1988. Do Not Scale. All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.

architect:
WILLOW
DESIGN PLANNING DELIVERY

370 Brighton Road,
Shoreham by Sea,
BN43 6RE
tel. 01273 456519
info@willowarchitects.net

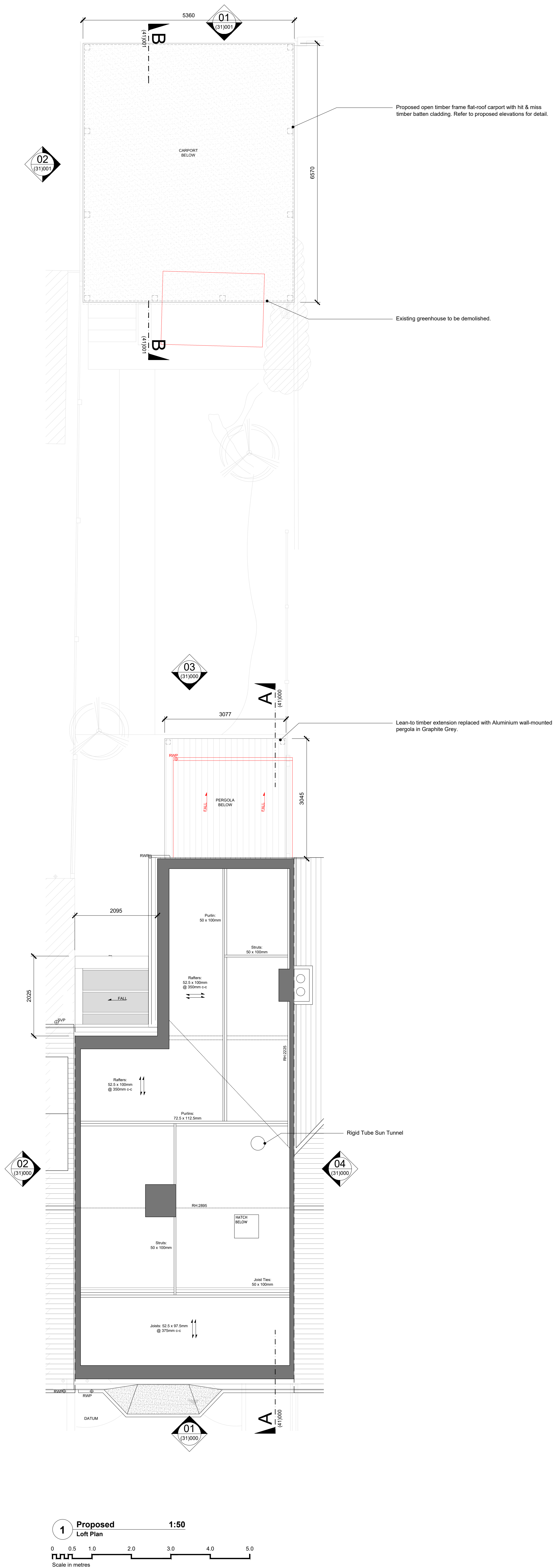
drawn by: SP checked by: LH

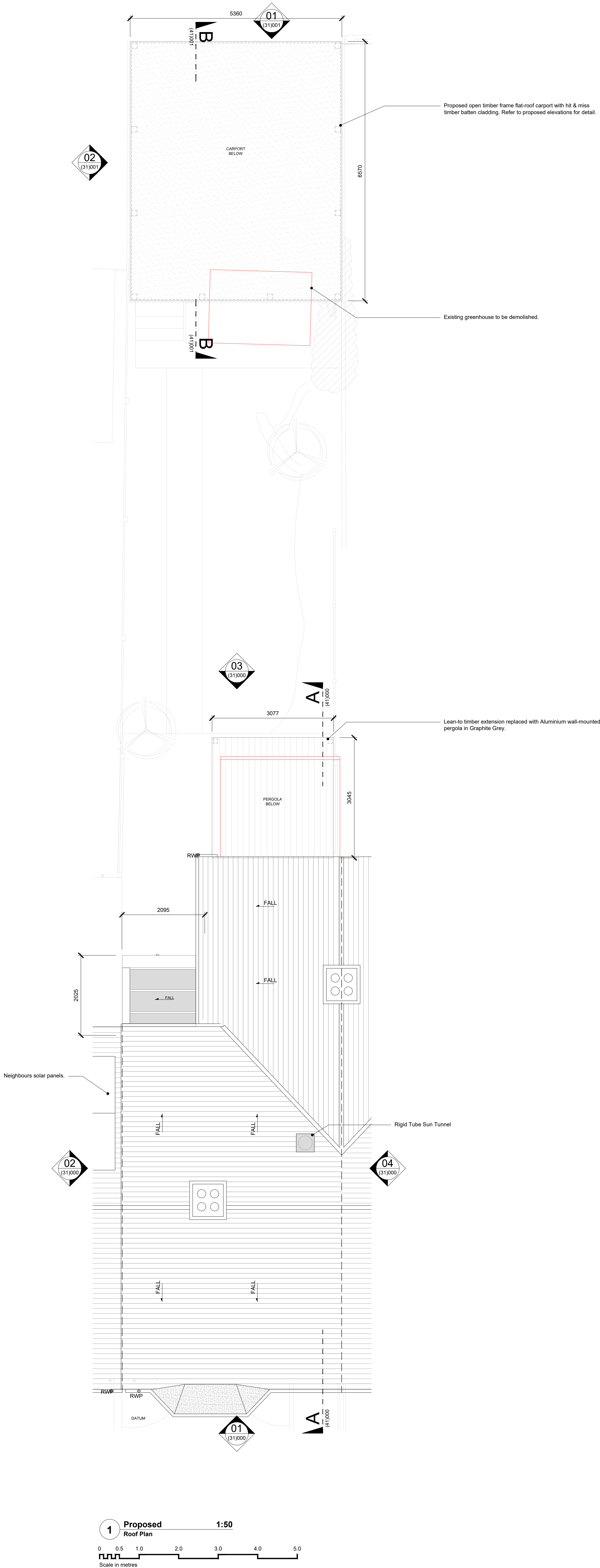
project north:



(21)002 B

drawing no.	revision
-------------	----------





1270HS | 140 High Street

Hurstpierpoint, BN6 9PX

key:

- Existing Walls
- Proposed Walls
- Demolition

B	05/06/2026	Issued for approval. Revised to reflect the latest scope.	SP	LH
A	12/05/2026	Issued for information. Adjusted carport design.	SP	LH
/	18/03/2026	Issued for information.	SP	LH

rev.	date	notes	drawn	checked
------	------	-------	-------	---------

This drawing is the property of Willow Design & Planning Ltd © and protected by the Copyright, Designs and Patents Act, 1988. Do Not Scale. All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.

client:
Simon Payne & Caroline Hayes

architect:
WILLOW
DESIGN PLANNING DELIVERY

370 Brighton Road,
Shoreham by Sea,
BN43 6RE
tel. 01273 456519
info@willowarchitects.net

issued for:
APPROVAL

drawn by:
SP

checked by:
LH

project north:



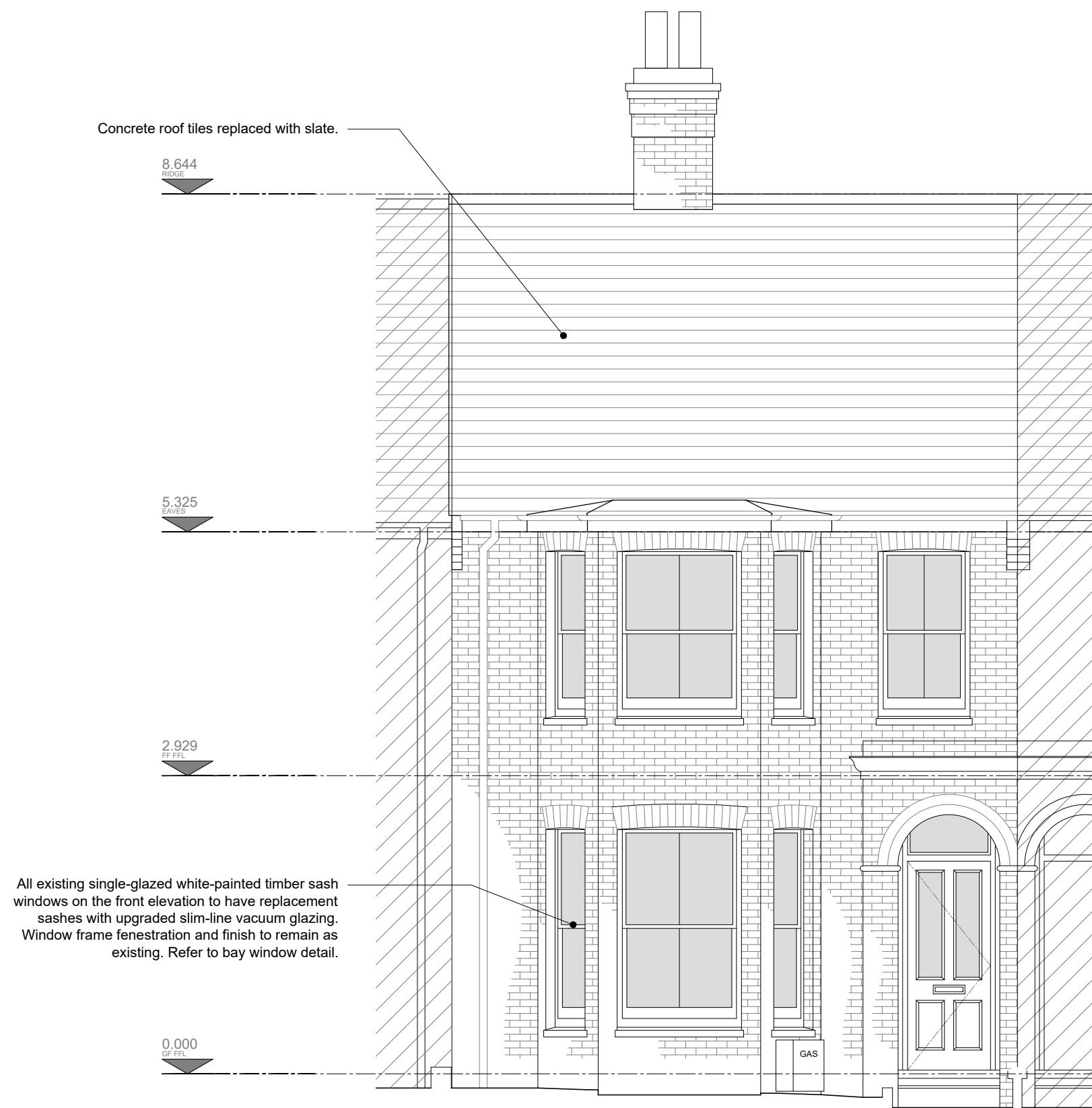
drawing title:
**Proposed
Roof Plan**

scale @ A1:
1:50

(21)003

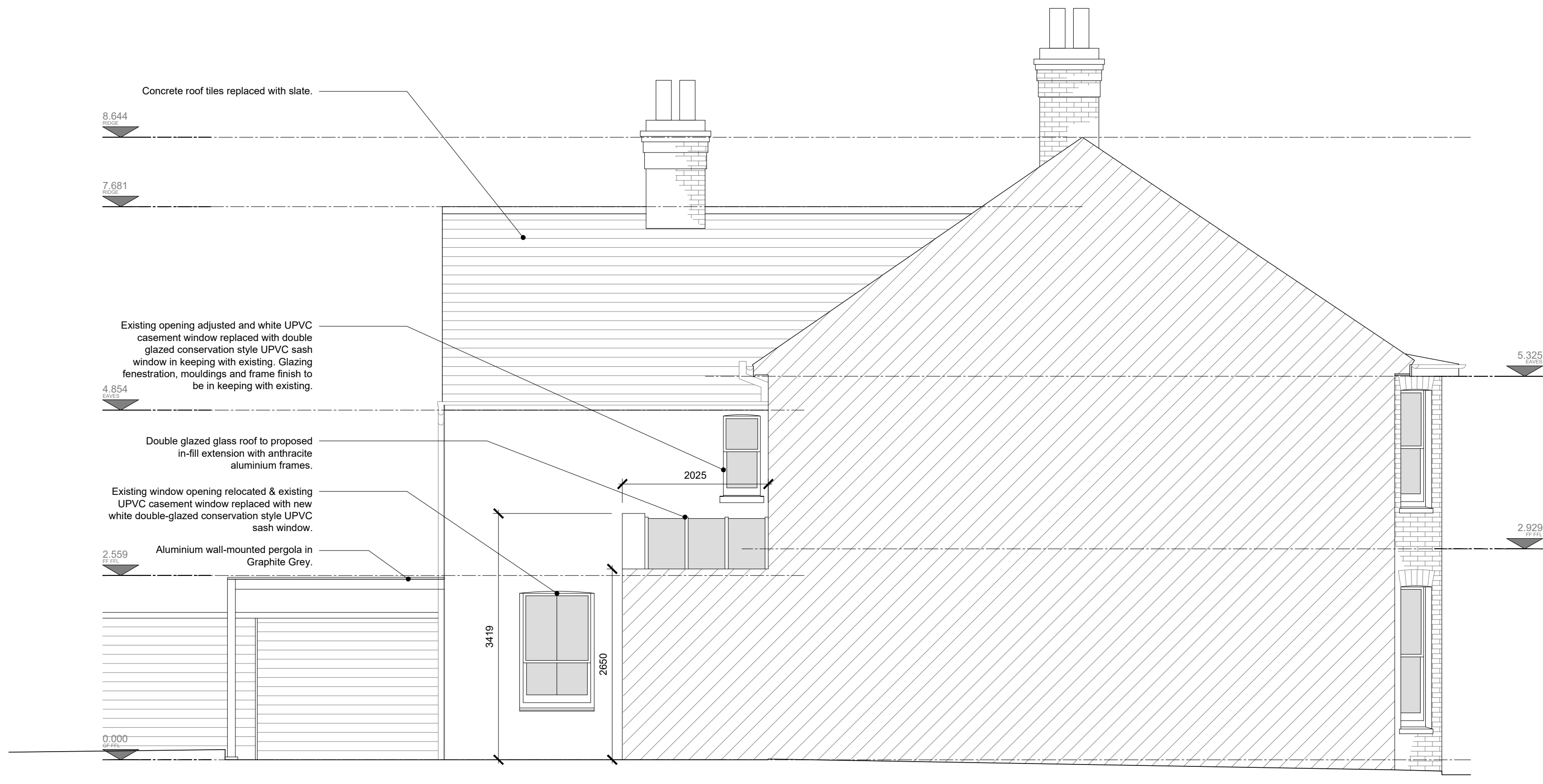
drawing no.

revision



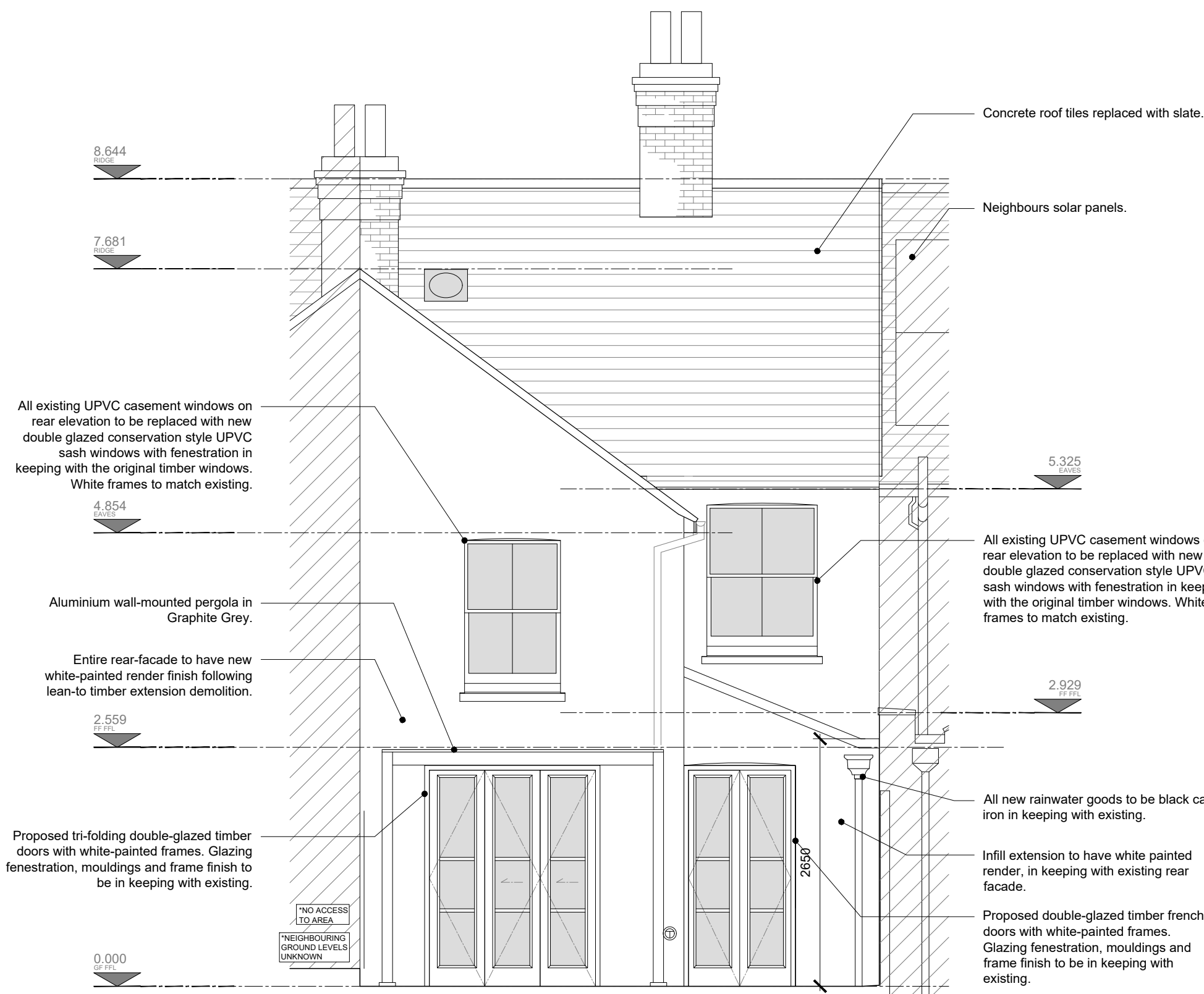
1 Proposed 1:50
North-East Elevation

0 0.5 1.0 2.0 3.0 4.0 5.0
Scale in metres



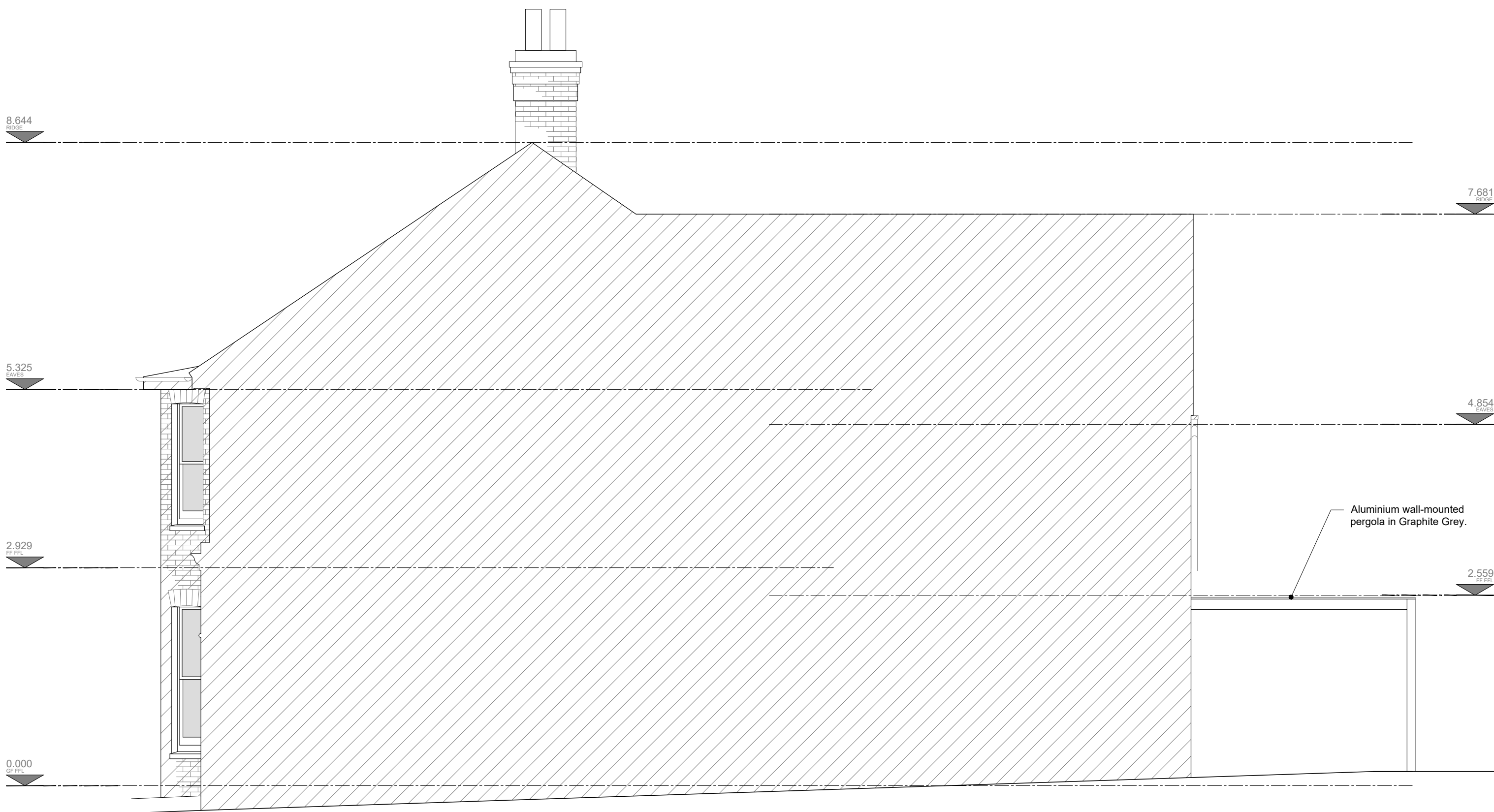
2 Proposed 1:50
South-East Elevation

0 0.5 1.0 2.0 3.0 4.0 5.0
Scale in metres



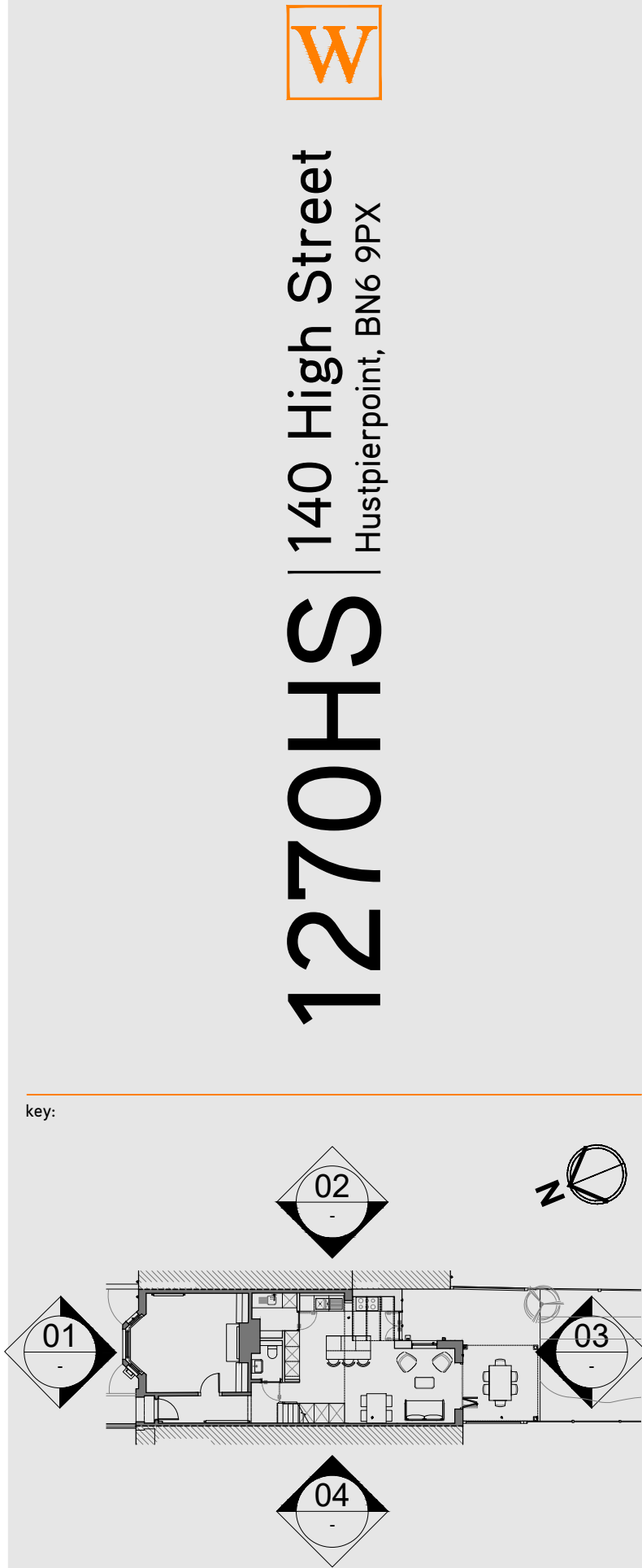
3 Proposed 1:50
South-West Elevation

0 0.5 1.0 2.0 3.0 4.0 5.0
Scale in metres



4 Proposed 1:50
North-West Elevation

0 0.5 1.0 2.0 3.0 4.0 5.0
Scale in metres



B	05/06/2026	Issued for approval. Revised to reflect the latest scope.	SP	LH
A	12/05/2026	Issued for approval.	SP	LH
/	18/03/2026	Issued for information.	SP	LH

rev.	date	notes	drawn	checked
------	------	-------	-------	---------

This drawing is the property of Willow Design & Planning Ltd © and protected by the Copyright, Designs and Patents Act, 1988. Do Not Scale. All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.

client:
Simon Payne & Caroline Hayes

architect:
WILLOW
DESIGN PLANNING DELIVERY
370 The Yard Brighton Road,
Shoreham by Sea,
West Sussex, BN43 6RE
tel. 01273 456519
info@willowarchitects.net

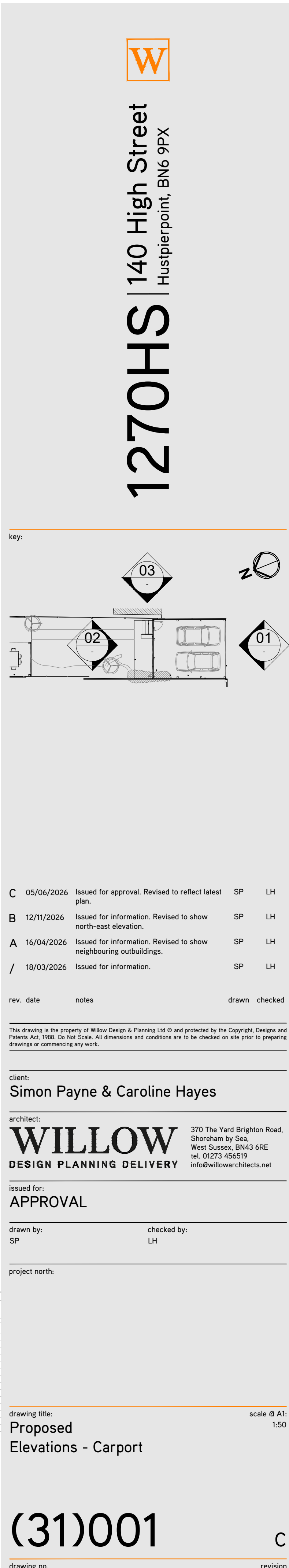
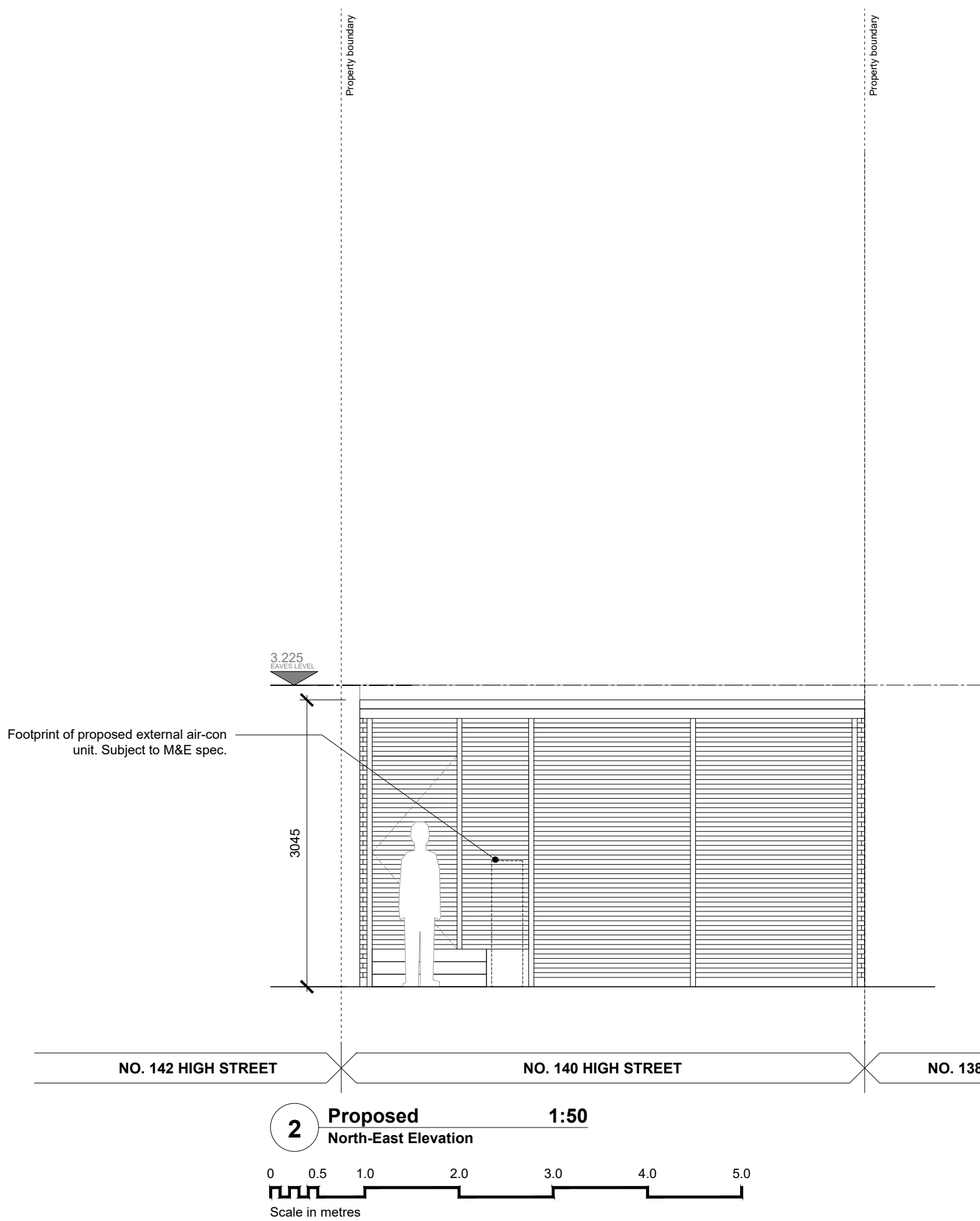
issued for:
APPROVAL

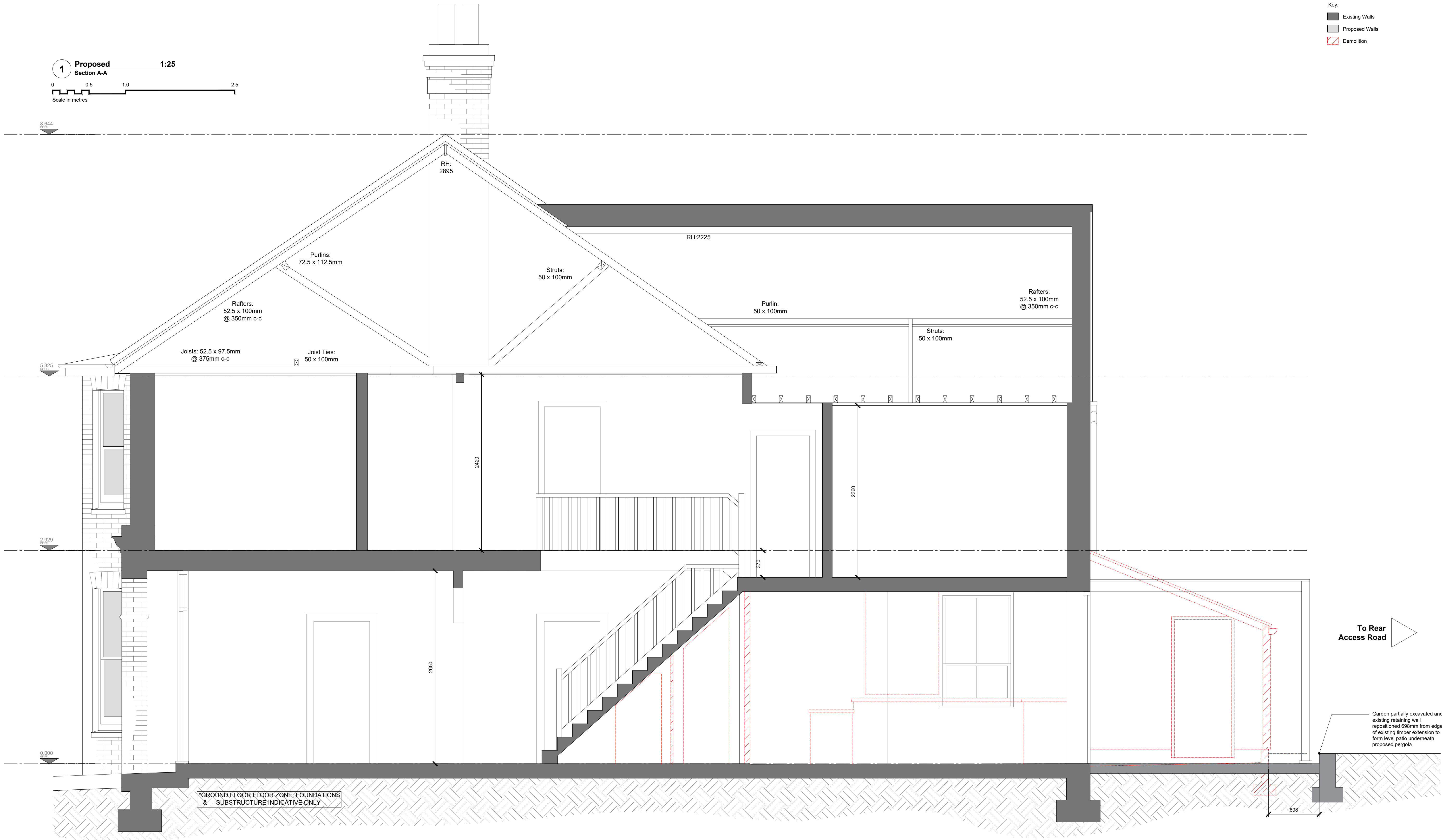
drawn by: SP
checked by: LH

project north:

drawing title:
Proposed Elevations
scale @ A1:
1:50

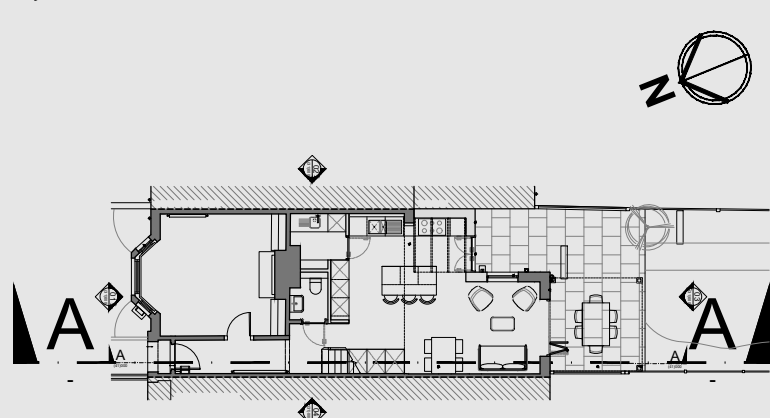
(31)000
drawing no. B
revision





1270HS | 140 High Street
Hurstpierpoint, BN6 9PX

key:



rev.	date	notes
/	18/03/2026	Issued for information.
A	12/05/2026	Issued for information.
B	05/06/2026	Issued for approval.

drawn	checked
SP	LH
SP	LH
SP	LH

client:
Simon Payne & Caroline Hayes

architect:
WILLOW
DESIGN PLANNING DELIVERY

370 Brighton Road,
Shoreham by Sea,
BN43 6RE
tel. 01273 456519
info@willowarchitects.net

issued for:
APPROVAL

drawn by:
SP

checked by:
LH

project north:



drawing title:
**Proposed
Section A-A**

scale @ A1:
1:25

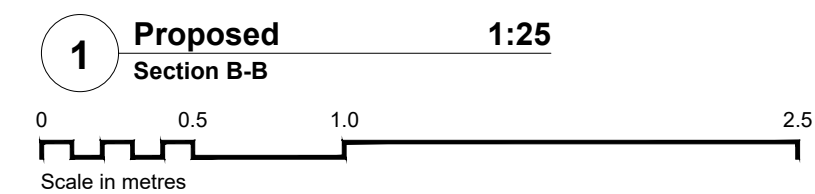
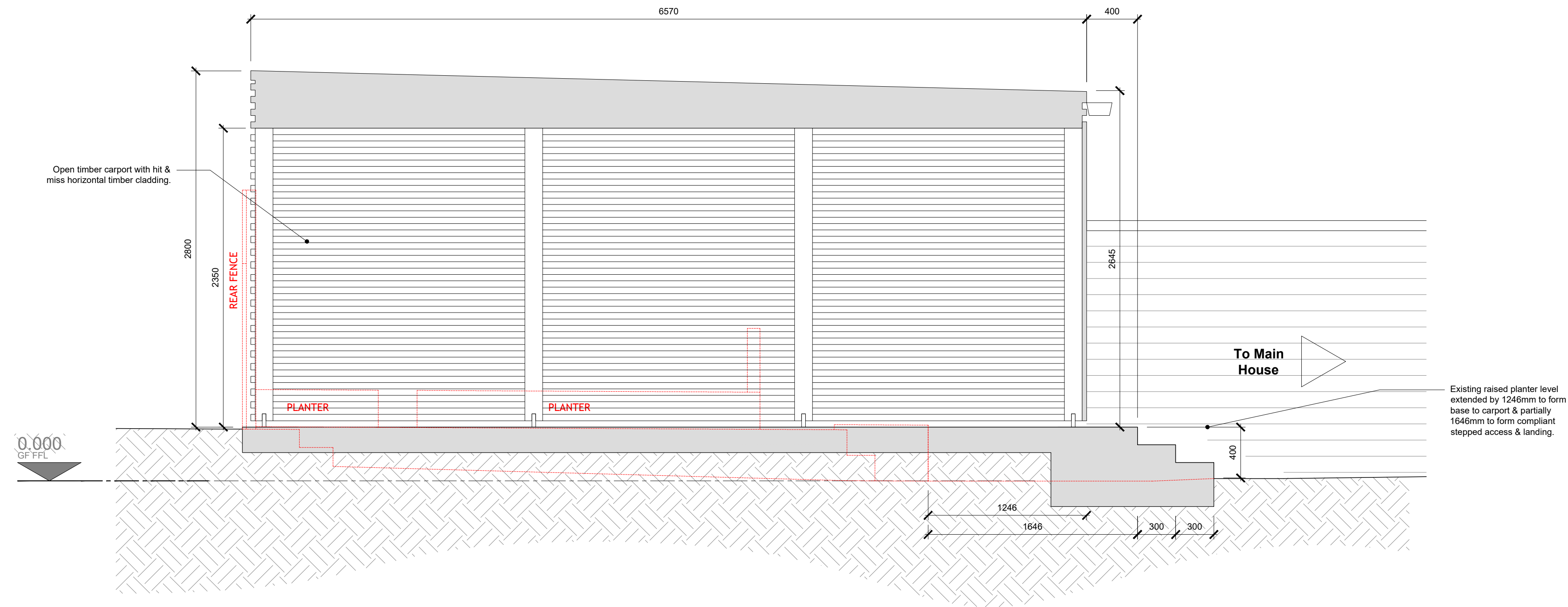
This drawing is the property of Willow Design & Planning Ltd © and protected by the Copyright, Designs and Patents Act, 1988. Do Not Scale. All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.

drawing no.

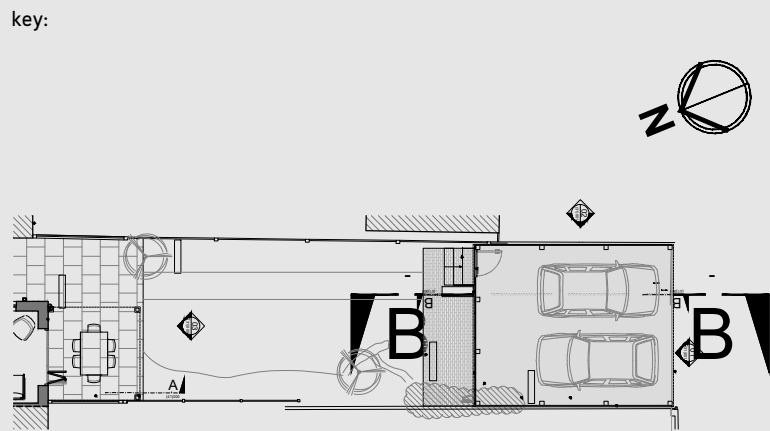
(41)000

B

revision



- Key:
- Existing Walls
 - Proposed Walls
 - Demolition



B	05/06/2026	Issued for approval. Revised to reflect latest scope.	SP	LH
A	12/05/2026	Issued for information. Revised to increase depth of carport.	SP	LH
/	18/03/2026	Issued for information.	SP	LH

rev.	date	notes	drawn	checked
------	------	-------	-------	---------

This drawing is the property of Willow Design & Planning Ltd © and protected by the Copyright, Designs and Patents Act, 1988. Do Not Scale. All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.

client:
Simon Payne & Caroline Hayes

architect:
WILLOW
DESIGN PLANNING DELIVERY

370 The Yard Brighton Road,
Shoreham by Sea,
West Sussex, BN43 6RE
tel. 01273 456519
info@willowarchitects.net

issued for:
APPROVAL

drawn by:
SP

checked by:
LH

project north:

drawing title:
**Proposed
Section B-B**

scale @ A1:
1:25

(41)001

drawing no.

revision
B