

67 Haywards Road

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

67 Haywards Road, Haywards Heath, RH16 4HX

Introduction

The proposal is to add a single storey side extension to the existing property with glazing and rooflights

Planning History

No Planning History available

Proposal

The Building

The existing property is a 3 storey semi-detached dwelling on a residential road in Haywards Heath. The property is comprised of a ground floor with kitchen, utility, dining and living spaces, 3 bedrooms and a bathroom at first floor, and 2 bedrooms and a bathroom 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. There is an inclined front drive leading from the road with a narrow section of dropped kerb.

The Proposal

This proposal seeks the following permissions:

- Addition of a single storey side extension with rooflights and glazing

Design Aims + Principles

The primary aim of the design is to add space internally to provide an open plan kitchen dining area whilst respecting the existing form of the building and maintaining a practical side access to the garden from the front of the property. Storage will be added that is accessed externally and utility space or boot room consists of boots or shoes storage, coats hang, baby carrier area counter and sink. Added also a bike storage that is also accessed externally.

The design of the side extension is sympathetic to the existing building and utilises a material palette that respects the existing property, using with matching brickwork whilst introducing elegant architectural forms such as the pitched roof with parapet surrounding the roof, wide side and rear bifold glazing that helps to maximise natural light along with the rooflights.

Materiality

Existing House:

Walls - Mixture of brick and render

Roof - Tiles

Windows - White framed

Side extension walls - Brick

Side extension roof - Dark grey flat roof material

Side extension rear bifolding doors to dining area - Dark grey framed

Doors to new storage areas - Painted timber

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. The side windows ground floor are present in the existing scheme and the proposed windows do not change the privacy factor of this side elevation. The retained drive side passage 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 extension down toward the boundaries 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 - 77m², 1st Floor - 71m², Loft Floor - 44m²

Side extension area: 35m²

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.