



Design and Access Statement and Flood Risk Assessment

Extension **at**
7 Wood Ride, Haywards Heath, RH16 4NL

Originator: JT
Date: 02.09.2026
Revision: -



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Design and Access Statement and Flood Risk Assessment

7 Wood Ride

Introduction

This Statement has been created to provide supporting information in support of the Planning Application for an extension at the property known as 7 Wood Ride, Haywards Heath, RH16 4NL

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 with the houses being situated on plots with ample space for extensions. Neighbouring properties have been significantly extended and made changes to the existing aesthetic of the properties. The property has its own entrance onto the road with the neighbouring attached property having their own entrance.

Design and Access Statement and Flood Risk Assessment

7 Wood Ride



Client
Mr and Mrs Lewis
Project
7 Wood Ride
Highways Hub
08/16/16
Drawing
Site location and street map

PLANNING	
Drawing Number	001
001/001 - 100 Rev A	10/1/2016
Scale	1:1000 & 1:500
Drawn	JT
Checked	JT

Drawn: Jonathan Talley
Checked: Jonathan Talley
Rev: 001/001 - 100 Rev A
Revision: 10/1/2016
Revision Note: Planning Issue



Design and Access Statement and Flood Risk Assessment

7 Wood Ride

Existing Plan

The existing property is semi-detached and separated from the other neighbouring property by a fence and established vegetation combination. The Existing property has been subject to unsympathetic extensions which have introduced hung tiles where the predominant materiality is brick.

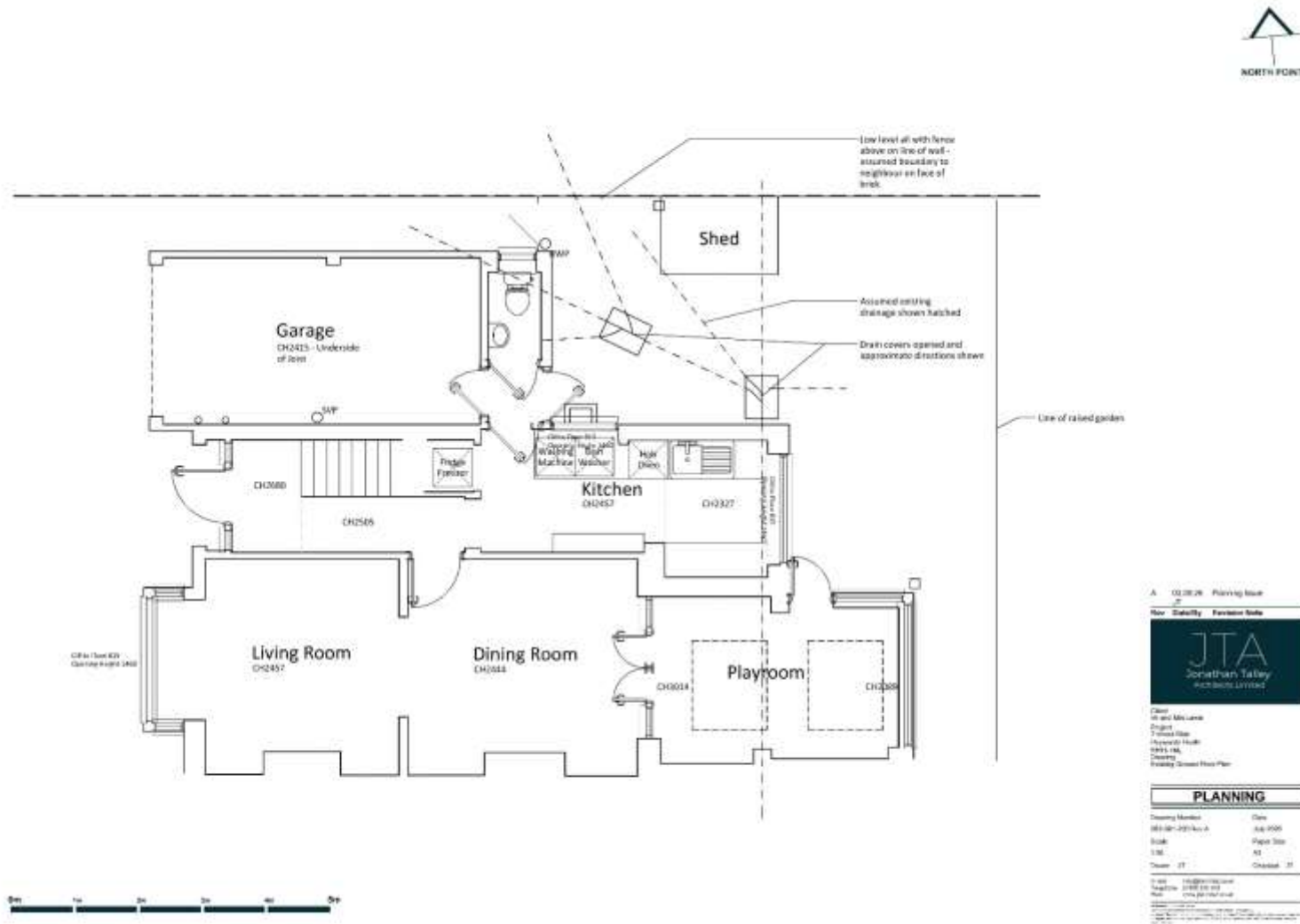
The family are settled in their house and love where they live. They would like to make improvements to the kitchen and create a space where they can work from home. The rear garden is predominantly laid to lawn with small patio leading to the garden space.

The garden will remain an adequately large size after the extension has been built due to the siting and orientation.

Design and Access Statement and Flood Risk Assessment

7 Wood Ride

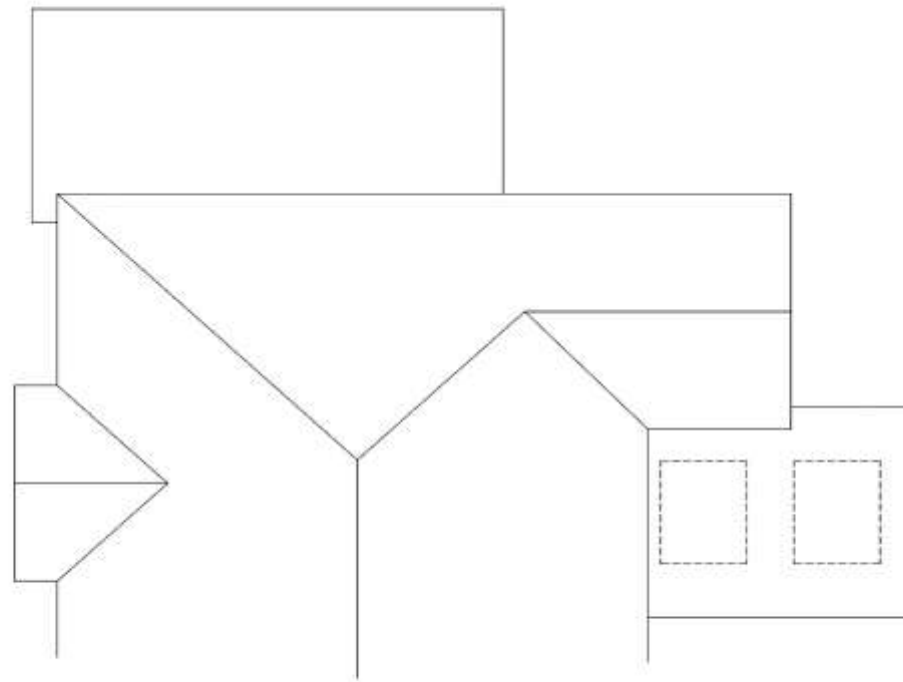
Existing Ground Floor Plan



Design and Access Statement and Flood Risk Assessment

7 Wood Ride

Existing Roof Plan



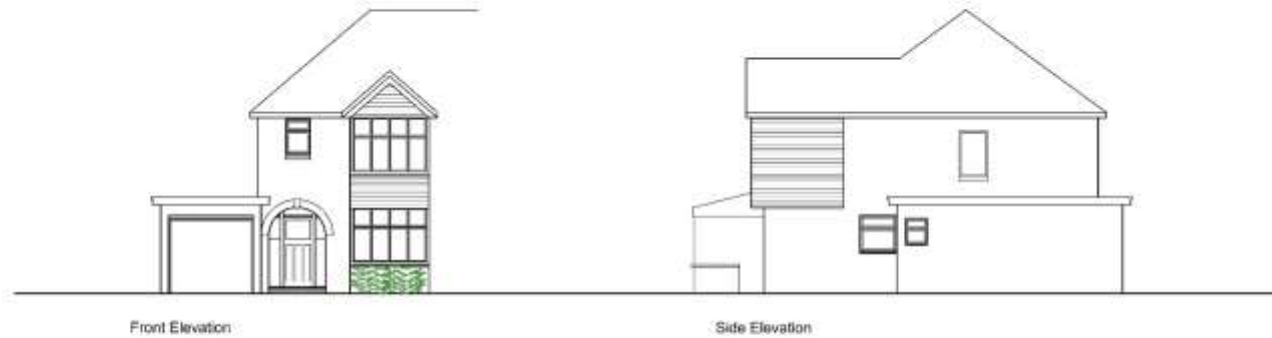
Date	Drawn By	Revision No.
		
Client: Mr and Mrs Jones		
Project: 7 Wood Ride		
Project's Name: 7 Wood Ride		
Drawing: Existing Roof Plan		
PLANNING		
Drawing No.	Date	
000-001-001 Rev	July 2018	
Scale	Page Size	
1:50	A3	
Drawn	Check	
00	00	
Drawn: JTA		
Checked: JTA		
Date: 01/07/2018		
Time: 10:00		
Location: 7 Wood Ride		
Notes: 1. This drawing is a part of a larger project and should be read in conjunction with the other drawings.		



Design and Access Statement and Flood Risk Assessment

7 Wood Ride

Existing Elevations



A 07/20/20 Planning Issue	
JTA	
Rev	Date/By
JTA	
Jonathan Talley Architects Limited	
Client: 7 Wood Ride	
Project: 7 Wood Ride	
Drawn: JTA	
Checked: JTA	
Drawing: 07/20/20	
Scale: 1:100	
Sheet: 1 of 1	
Project: 7 Wood Ride	
Drawing: 07/20/20	
Scale: 1:100	
Sheet: 1 of 1	

Design and Access Statement and Flood Risk Assessment

7 Wood Ride

Proposal

It is proposed to construct the main extension to the rear of the existing garage in place of the existing underutilised patio area. The extension is proposed to be to be extending just past the existing line of the existing kitchen to avoid a drainage run location that currently passes under the corner of the house.

In addition, It is proposed to convert the existing garage into a suitable space for home working and create a utility space to the central areas between the new office and kitchen

The front elevation of the garage has been revised to sympathetically a similar style window.

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

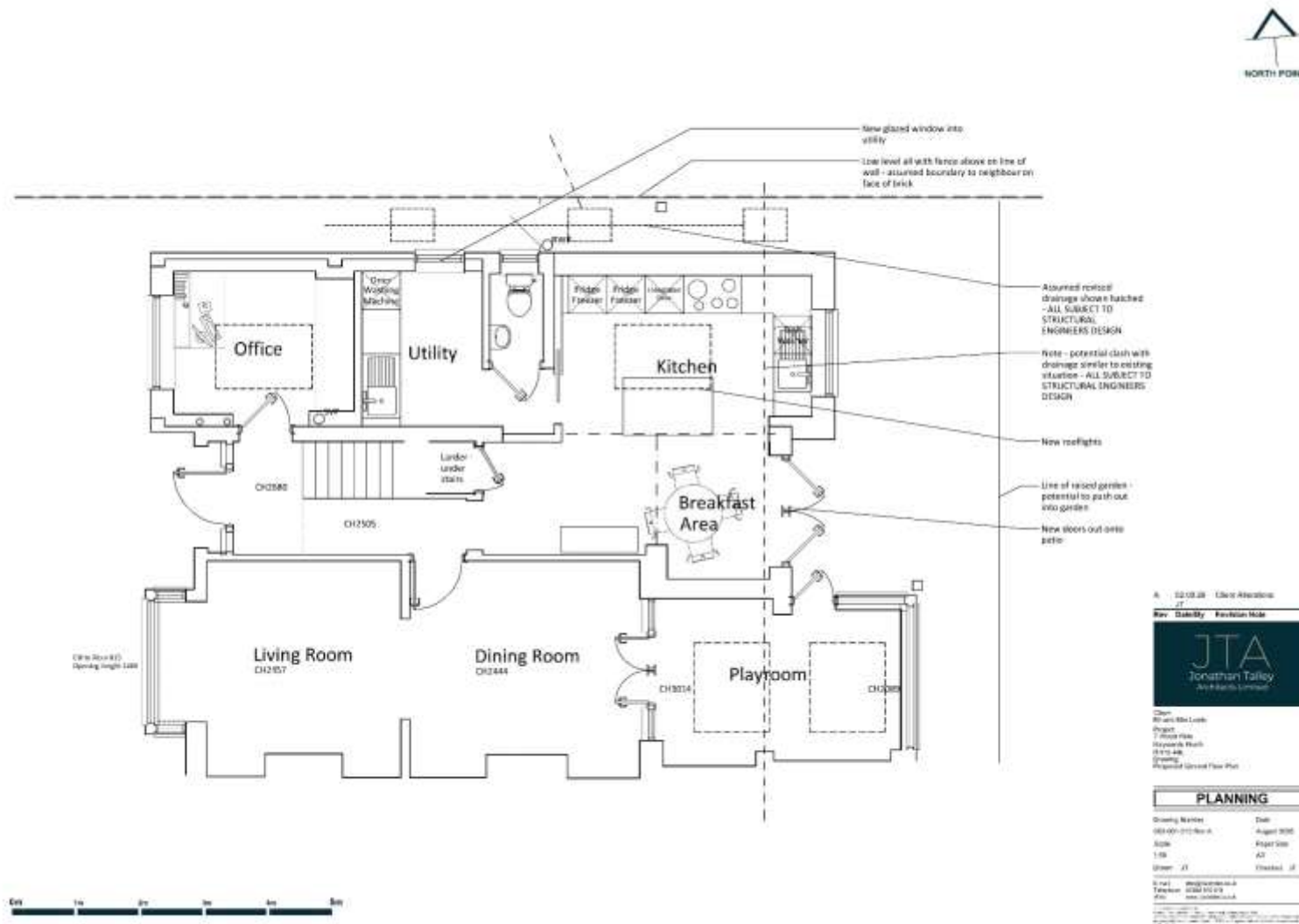
Efforts have been made to make use of the underutilised space to the rear of the house rather than overly impact the garden spaces. We would not be affecting any trees (very much a requirement of the client)

The applicants are keen that this is a home that they can continue to live in for the years to come.

Design and Access Statement and Flood Risk Assessment

7 Wood Ride

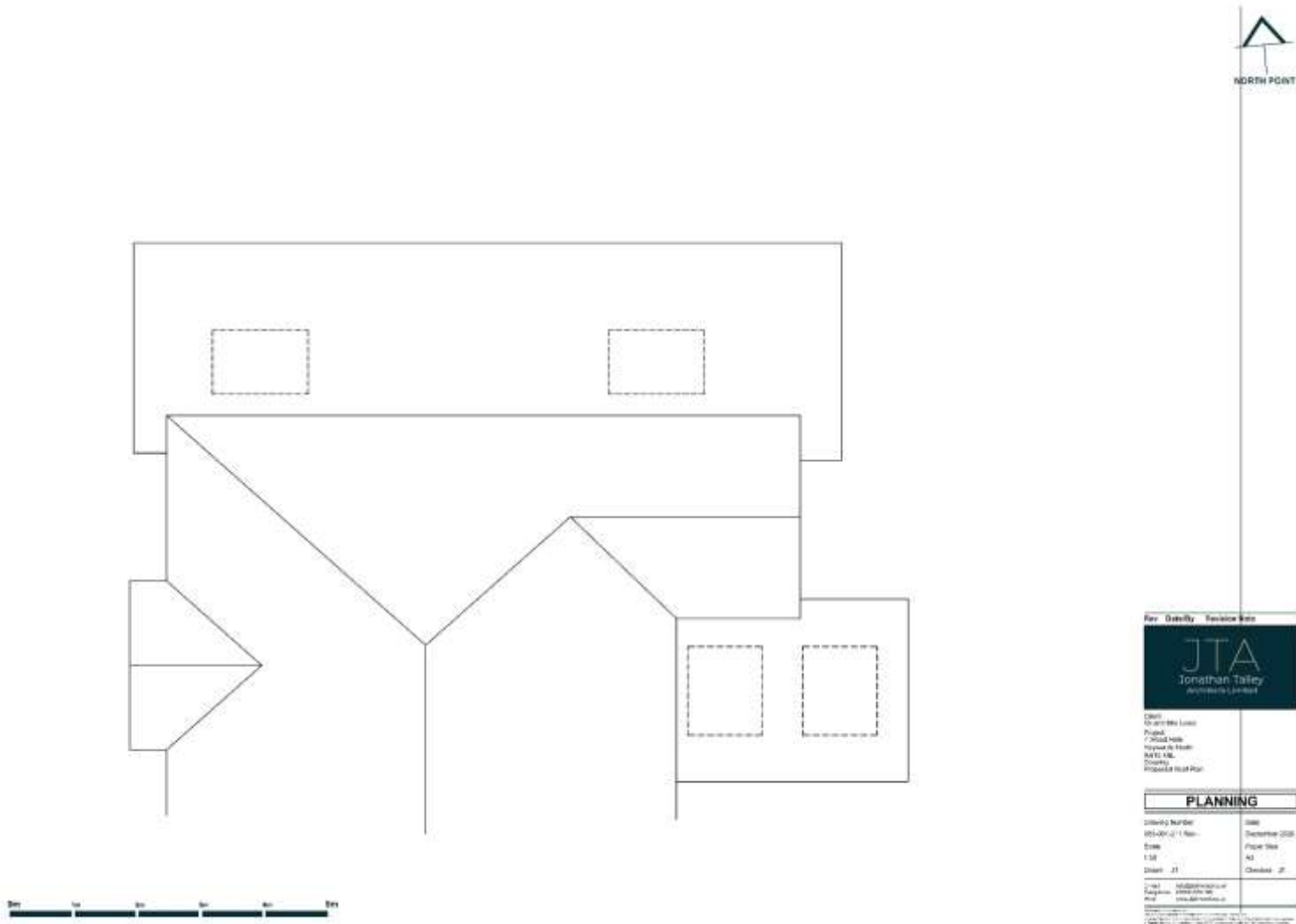
Proposed Ground Floor Plan



Design and Access Statement and Flood Risk Assessment

7 Wood Ride

Proposed Roof Plan



Design and Access Statement and Flood Risk Assessment

7 Wood Ride

Proposed Elevations



Design and Access Statement and Flood Risk Assessment

7 Wood Ride

Parking

In terms of parking the existing site has sufficient capacity for several vehicles. This is currently in an informal configuration and this will be maintained.

Vehicle access and service arrangements are also not changing.

Landscaping

It is proposed that there is a limited amount of landscaping implemented within the scheme. The main extension site is currently a domestic scale patio area. As part of the works, it is proposed to infill the patio where the existing store is located. The patio will have appropriate drainage linked to the existing drainage system.

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.

Design and Access Statement and Flood Risk Assessment

7 Wood Ride

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 mainly made up of brickwork elements. It is proposed that the new walls are also brickwork in a brick selected to match as best as possible

It is proposed to introduce a slight pitch to the roof and replace the existing garage roof inline with the extended area. All elements of the new roof will be a metal sheeting

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
083-001-100 Site Location Plan
083-001-200 Existing Ground Floor Plan
083-001-201 Existing Roof Plan
083-001-210 Proposed Ground Floor Plan
083-001-211 Proposed Roof Plan
083-001-300 Existing Elevations
083-001-310 Proposed Elevations

Design and Access Statement and Flood Risk Assessment

7 Wood Ride

Flood Risk Assessment

This is a flood risk assessment prepared to accompany the Planning Application for an side extension at 70 Lewes Road

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 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 highlighted as being within a minor 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:

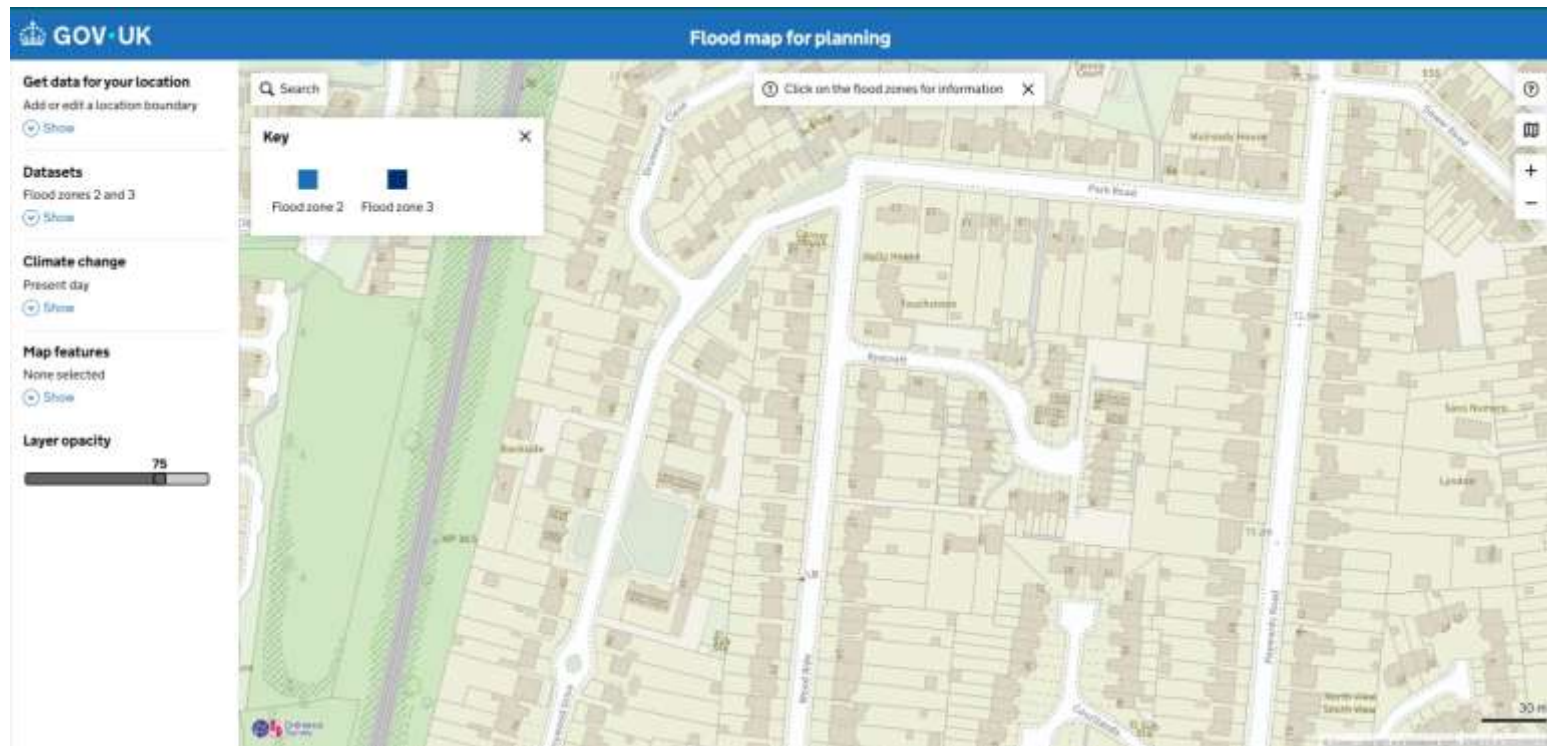
Retention of existing surface water drainage around the house.

Use of permeable block paving into a suitable base or the use of drainage channels into the existing surface water drainage provision

The provision of a soakaway, has been reviewed and it is proposed that the rear garden space may be appropriate for the provision of a soakaway subject to more in-depth site investigations.

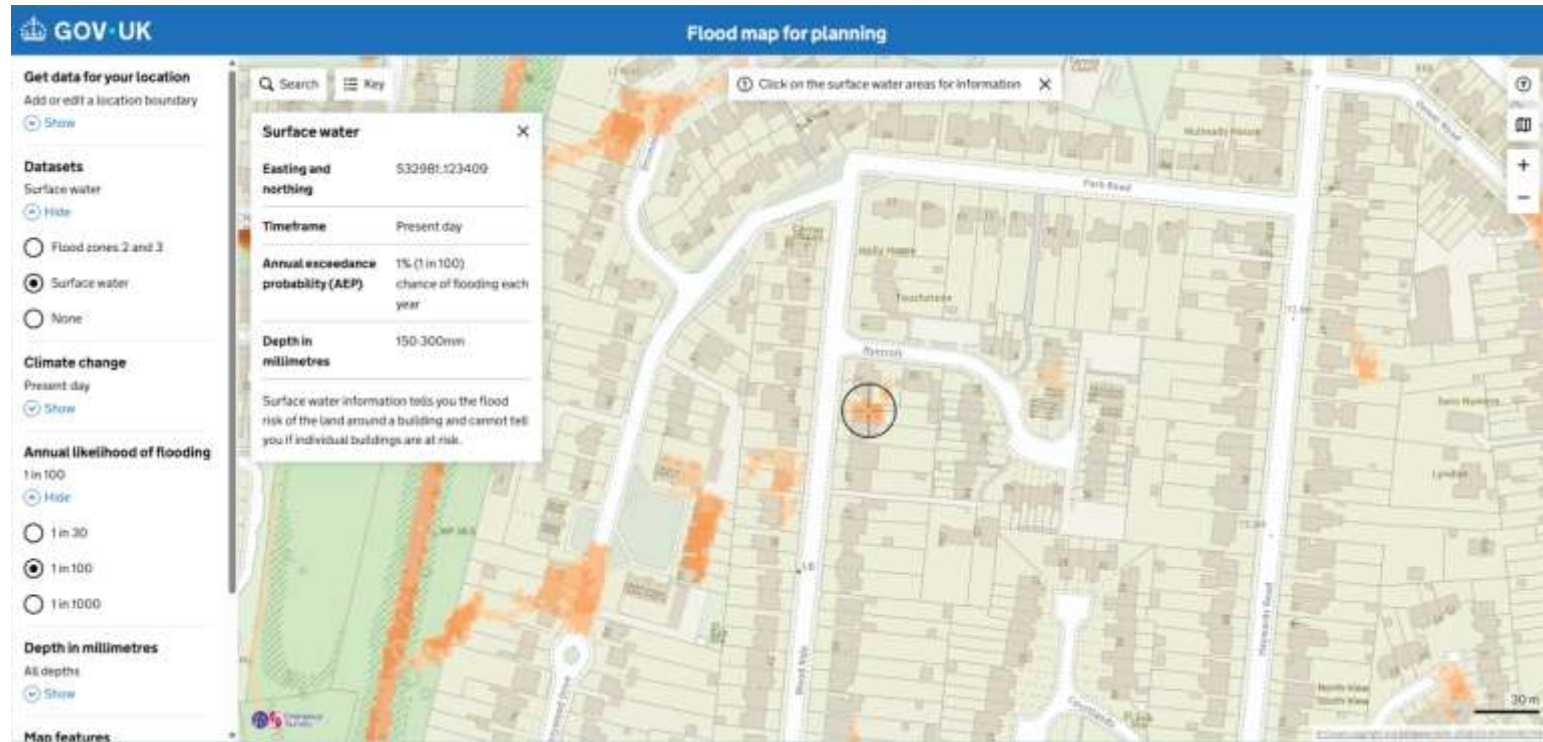
Design and Access Statement and Flood Risk Assessment

7 Wood Ride



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7 Wood Ride



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7 Wood Ride

Photos



Design and Access Statement and Flood Risk Assessment

7 Wood Ride

Conclusion

The application is being made to facilitate an improved family environment via the extension to the rear of the house and conversion of the existing garage to provide a larger kitchen and dining space and a space for home working.

In terms of materiality, it is proposed that the new materials are selected to complement the existing to ensure the extension blends with the existing house. It is hoped that the Local Authority supports the application as there is minimal impact on the neighbouring properties and the streetscape, while respecting the existing property and improving the aesthetic of the front elevation.

The vast majority of the extension is to the rear of the existing garage. With the extension being proposed in the location shown, this will have a negligible impact on the neighbouring property

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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