



Design and Access Statement and Flood Risk Assessment

Extension **at**
23 Meadow Drive, Haywards Heath, RH16 2RS

Originator: JT
Date: 27.11.2024
Revision: -



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Design and Access Statement and Flood Risk Assessment

23 Meadow Drive, Haywards Heath

Introduction

This Statement has been created to provide supporting information in support of the Planning Application for an extension at the property known as 23 Meadow Drive.

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 in the middle of a run of houses on a slight bend on Meadow drive and is slightly set back from the main road. Several of the surrounding houses have had recent work undertaken and although there is a general aesthetic, the various extensions have provided a number of differences from house to house.



Osmaplex Survey, 30/07/2024. All rights reserved. Licence number 53027482

Site Location Plan



Block Plan



Client:
Mr & Mrs Daisy
Project:
23 Meadow Drive
Location:
Haywards Heath
Drawing:
Site Location and Block Plan

PLANNING

Drawing Number	001
Revision	001 - 01/01/2024
Scale	1:500 & 1:250
Drawn	JT
Checked	JT

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Existing Plan

The existing property is semi-detached with the neighbouring property already having undertaken extensions to the front, side and rear of the property.

The family have lived in the house for a short while and love where they live. They would like to make improvements to the kitchen and create a space for entertaining and the family to be together. They have highlighted the potential of the space to the right-hand side of the house where the garage currently sits for an extension rather than project too far into the garden either to the front or the back.

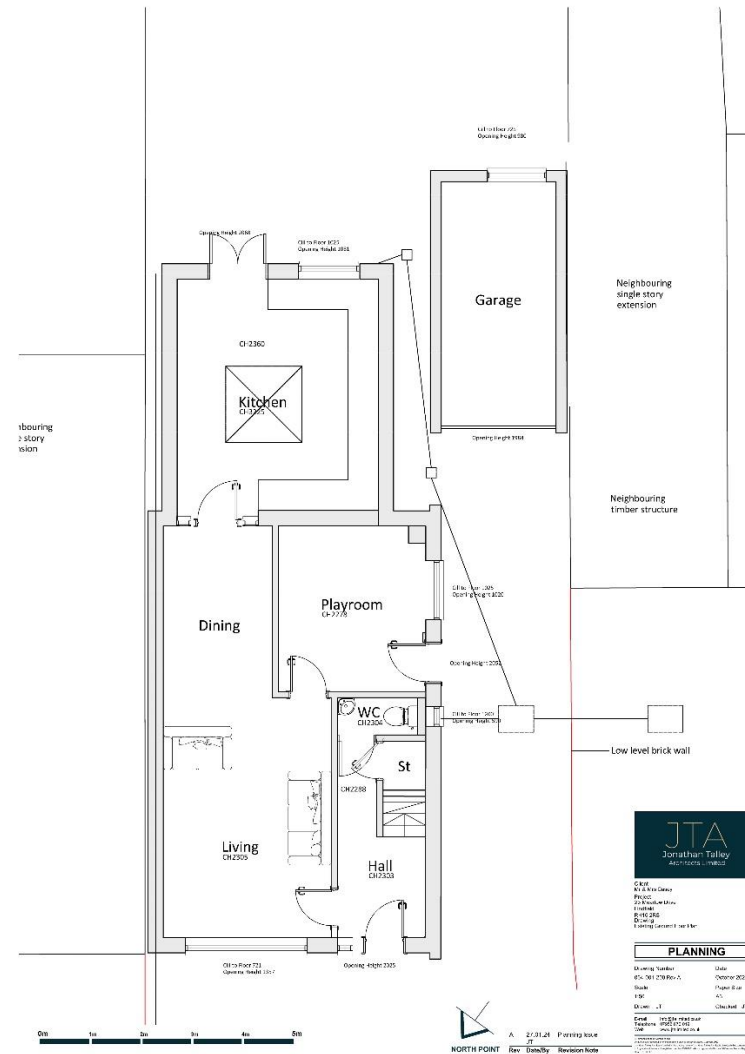
The property lacks the flow around the ground floor with the entrance hall being tight and a difficult configuration resulting in the need to walk through the living room to get to the kitchen space. Part of the works is to ease this flow and create spaces for the family to use as the children get older

The property benefits from a good sized garden for the size of the property and thus has an opportunity for a respectful extension. The garden will remain an adequately large size after the extension has been built due to the siting and orientation.

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23 Meadow Drive, Haywards Heath

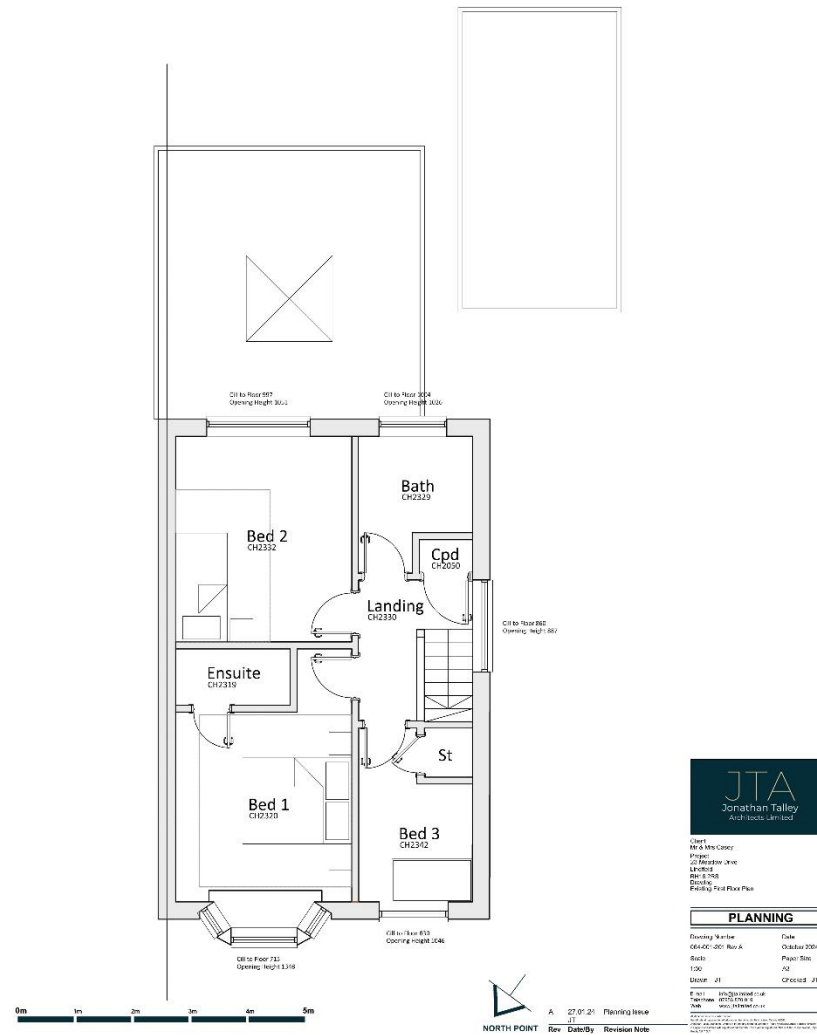
Existing Ground Floor Plan



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23 Meadow Drive, Haywards Heath

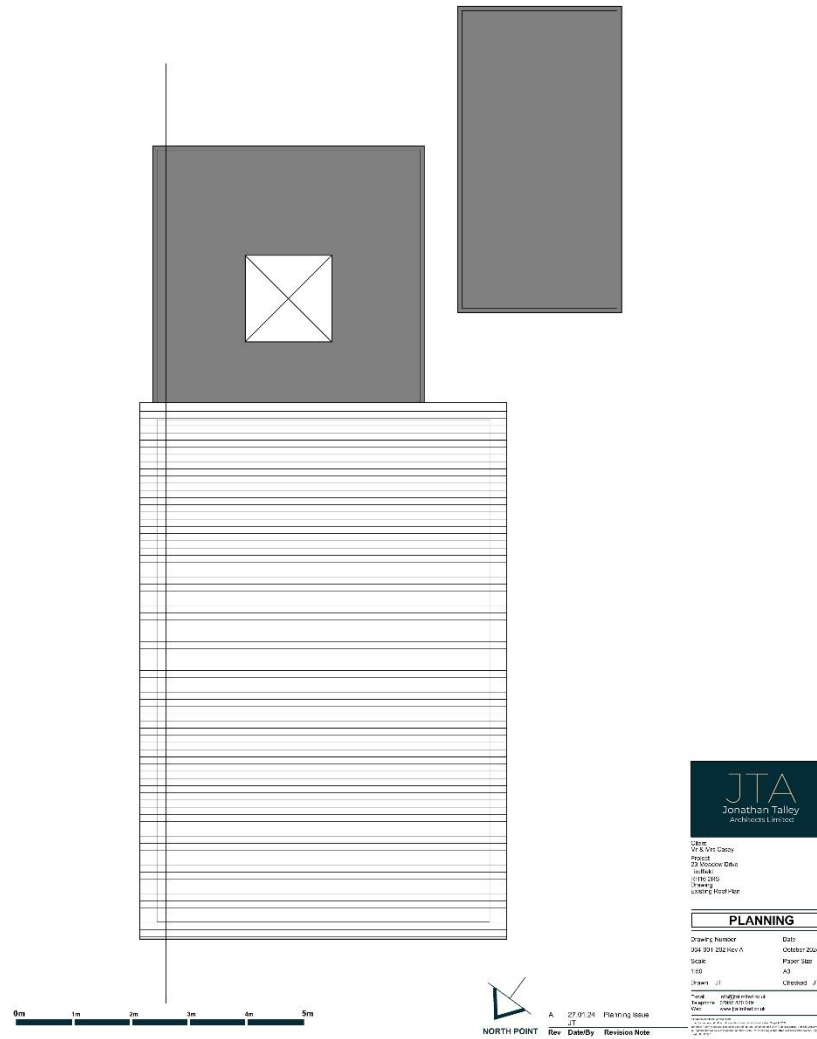
Existing First Floor Plan



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23 Meadow Drive, Haywards Heath

Existing Roof Plan



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23 Meadow Drive, Haywards Heath

Existing Elevations



0m 1m 2m 3m 4m 5m



Client
Mr & Mrs Gentry
Project
23 Meadow Drive
Location
RH13 2RS
Drawing
Existing Front Elevation

PLANNING

Drawing Number: 054-001-300 Rev A
Date: October 2024
Scale: Paper Size
1:50 A3
Drawn: JT
Checked: JT
Email: info@jtalley.co.uk
Telephone: 01293 873 972
Web: www.jtalley.co.uk

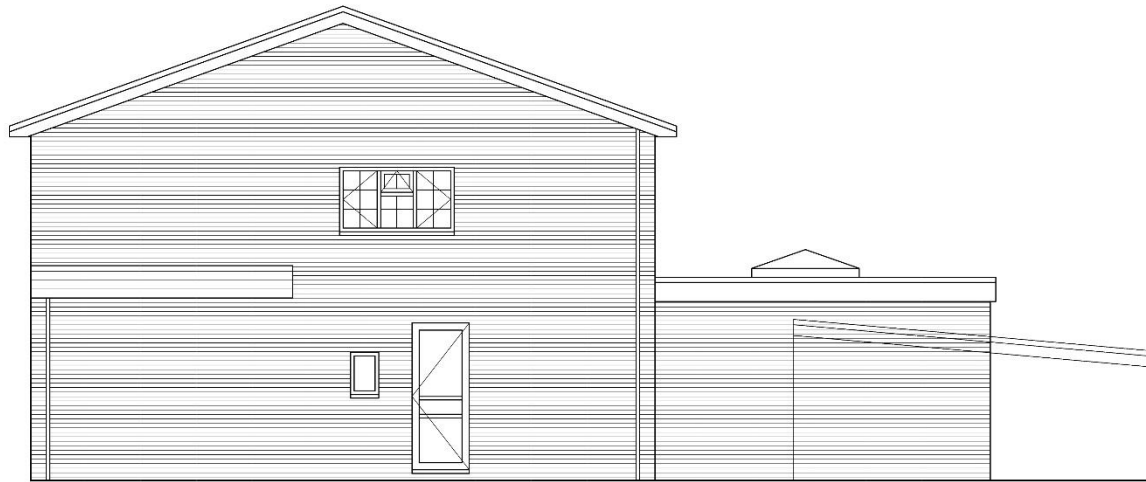
A 27.01.24 Planning Issue
JT

Rev	Date/By	Revision Note
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Design and Access Statement and Flood Risk Assessment

23 Meadow Drive, Haywards Heath



Client: Mr & Mrs Casey
 Project: 23 Meadow Drive
 Ref: 101.2018
 Drawing: Existing Side Elevation

PLANNING

Drawing Number	Date
064-001-301 Rev A	October 2024
Scale	Paper Size
1:50	A3
Drawn: JT	Checked: JT

Drawn: JT
 Telephone: 01953 872 019
 Email: info@jtalley.co.uk

A 27.01.24 Planning Issue
 JT

Rev Date/By Revision Note



Design and Access Statement and Flood Risk Assessment

23 Meadow Drive, Haywards Heath



0m 1m 2m 3m 4m 5m



Client
Mr & Mrs Casey
Project
23 Meadow Drive
Ratton, Sussex
Drawing
Existing Rear Elevation

PLANNING

Drawing Number	Date
064-001-302 Rev A	October 2024
Scale	Paper Size
1:50	A3
Drawn JT	Checked JT

Drawn JT
Telephone 01903 872 019
Email info@jtalley.co.uk
Web www.jtalley.co.uk

A 27.01.24 Planning Issue
JT
Rev Date/By Revision Note

Jonathan Talley Architects Limited is a limited liability company registered in England and Wales. The company number is 064001302. The company is registered at the Companies House, 609 Bridge Street, Brighton, BN1 1AB. The company is a member of the Royal Institute of British Architects (RIBA) and the Chartered Institute of Building (CIOB).



Design and Access Statement and Flood Risk Assessment

23 Meadow Drive, Haywards Heath

Proposal

It is proposed to construct the main extension to the side elevation with a second-floor projection to the rear. It is proposed to undertake some demolition on site, including the garage.

At ground floor it is proposed to extend to the side in place of the existing garage to provide a space suitable for modern living. It is proposed to open up the existing kitchen space to form a new kitchen dining and family space, which would be suitable for entertaining and a better size for a growing family.

To the first-floor extension will increase the size of the smallest bedroom while also allow for the creation of a further bedroom to the rear.

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 and the extension is within the 45degree line from the neighbouring window, as usually accepted.

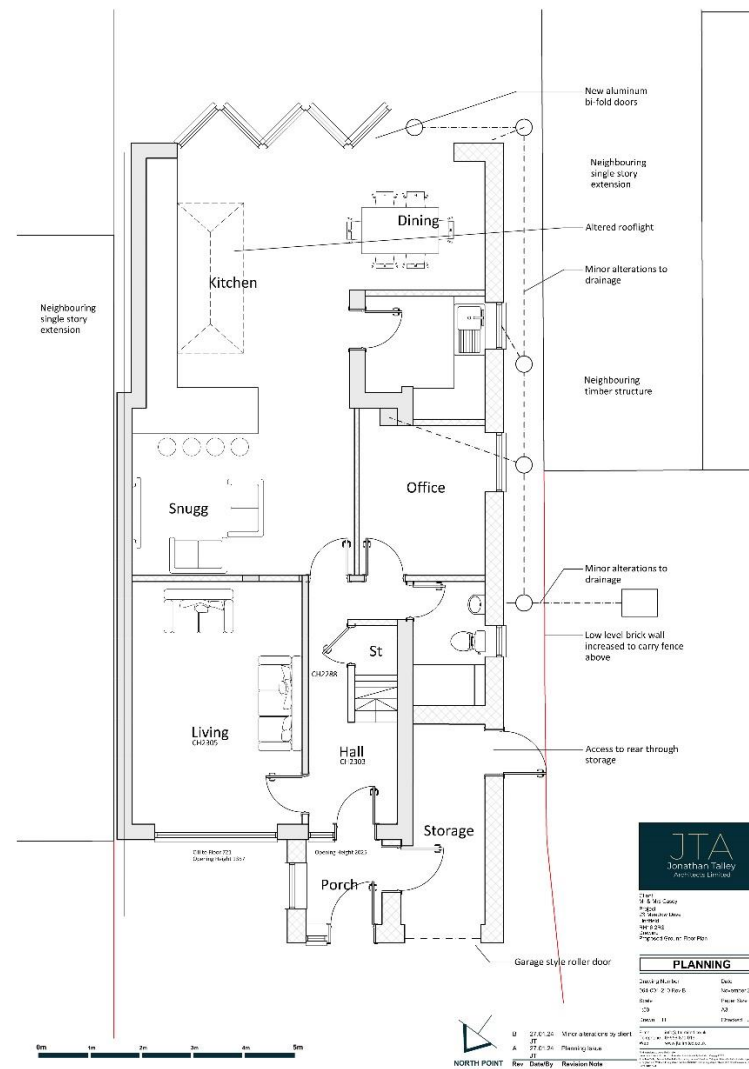
Efforts have been made to make use of the small garage to the side rather than impact the garden spaces. We would not be affecting any trees (very much a requirement of the client)

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

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23 Meadow Drive, Haywards Heath

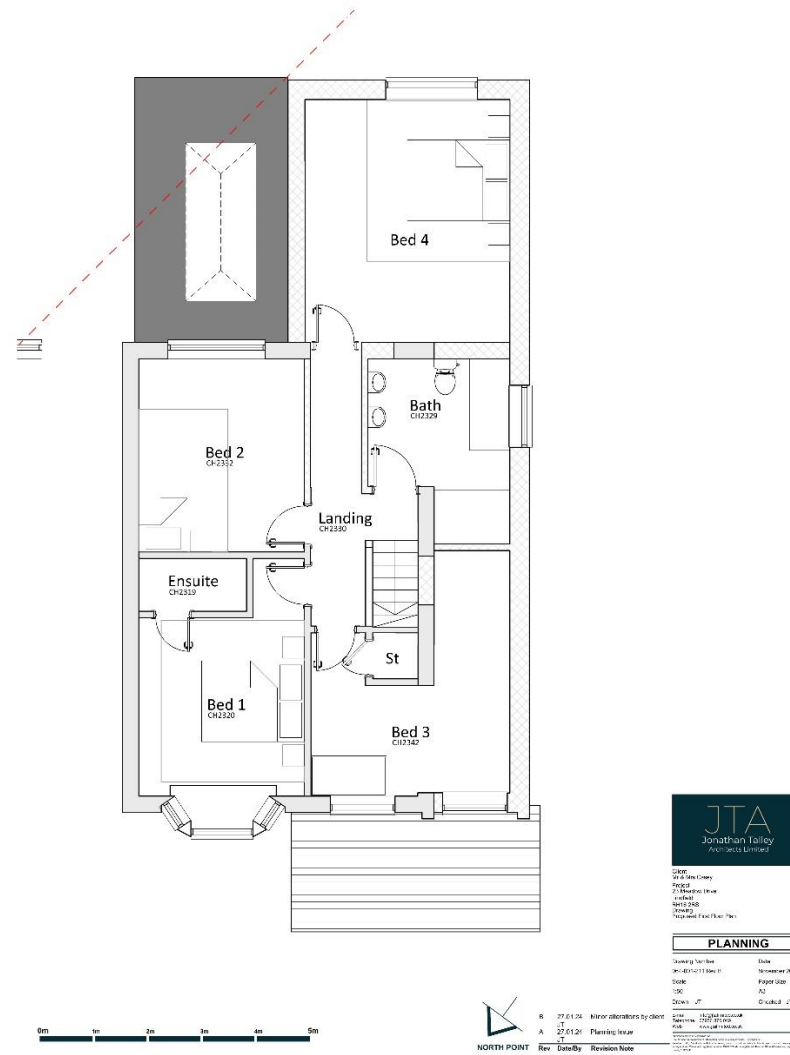
Proposed Ground Floor Plan



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23 Meadow Drive, Haywards Heath

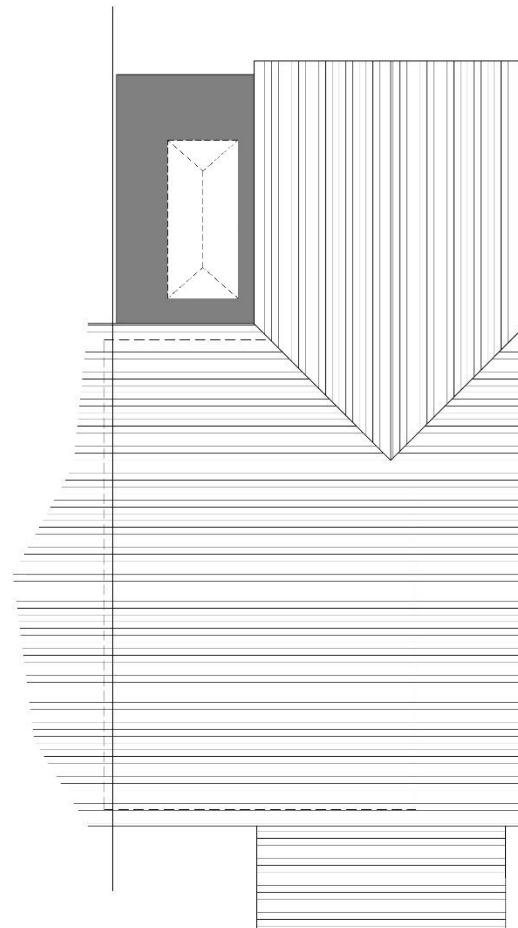
Proposed First Floor Plan



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23 Meadow Drive, Haywards Heath

Proposed Roof Plan



0m 1m 2m 3m 4m 5m



Client:
Mr & Mrs Casey
Address:
23 Meadow Drive,
Haywards Heath,
West Sussex,
PO19 2PL
Drawing:
Proposed Roof Plan

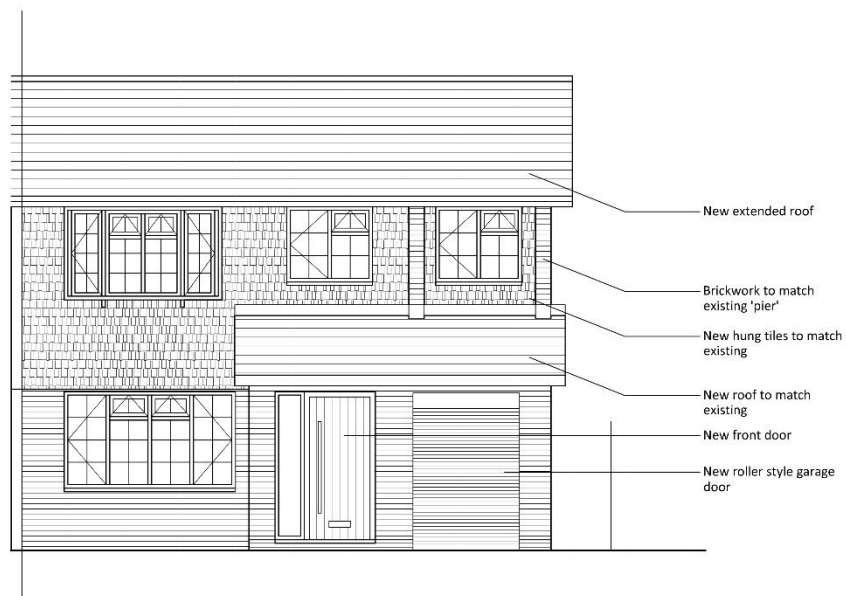
PLANNING	
Drawing Number:	004
Client Ref:	23MEAD-A
Scale:	1:50
Drawn:	JT
Checked:	JT
Drawn by:	Jonathan Talley Architects Limited
Drawn on:	23 Meadow Drive, Haywards Heath, West Sussex, PO19 2PL
Drawn at:	23 Meadow Drive, Haywards Heath, West Sussex, PO19 2PL



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Proposed Elevations



Client
Mr & Mrs Gasey
Project
23 Meadow Drive
Lindfield
RH15 2RS
Drawing
Proposed Front Elevation

PLANNING	
Drawing Number	Date
054-001-310 Rev -	November 2001
Scale	Paper Size
1:50	A3
Drawn JT	Checked JT
E-mail rjio@jainindia.co.uk	
Telephone 37355 873 519	
Web www.jainindia.co.uk	

Rev	Date/By	Revision Note
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Design and Access Statement and Flood Risk Assessment

23 Meadow Drive, Haywards Heath



0m 1m 2m 3m 4m 5m



Client: Mr & Mrs Casey
Project: 23 Meadow Drive
Ref: 1111
Drawing: Proposed Side Elevation

PLANNING

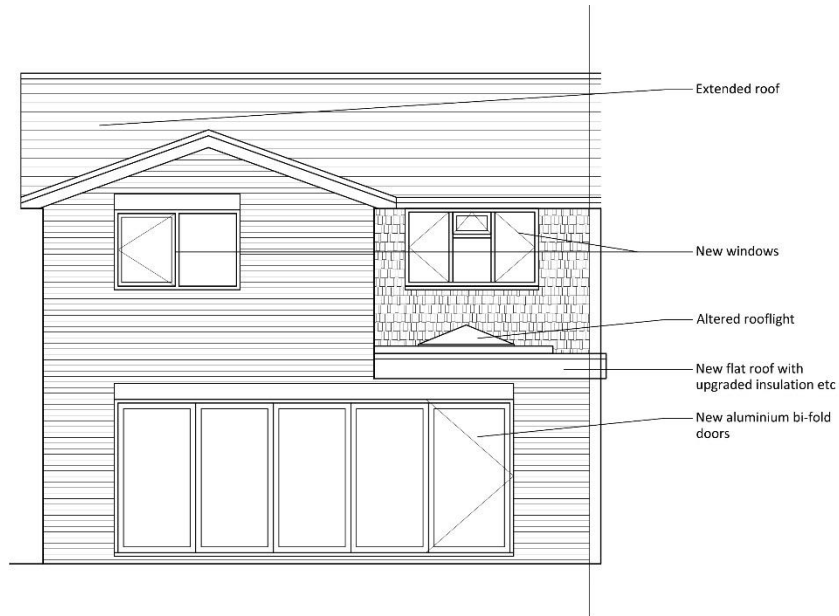
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064-001-311 Rev -	November 2024
Scale	Paper Size
1:50	A3
Drawn: JT	Checked: JT

Drawn: mr@jtalley.co.uk
Telephone: 01959 472 019
Email: info@jtalley.co.uk

Rev Date/By Revision Note

Design and Access Statement and Flood Risk Assessment

23 Meadow Drive, Haywards Heath



0m 1m 2m 3m 4m 5m



Client
Mr & Mrs Currey
Project
23 Meadow Drive
Lindfield
RH16 2RS
Drawing
Proposed Rear Elevation

PLANNING

Drawing Number: 08-001-312 Rev A Date: November 2021
Scale: 1:50 Paper Size: A3
Drawn: JT Checked: JT
Email: info@jtalley.co.uk
Telephone: 07809 372 016
Web: www.jtalley.co.uk

A 27.01.24 Minor alterations by client
JT
Rev Date/By Revision Note



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Parking

In terms of parking the existing site has sufficient capacity for 2-3 cars. This is currently in an informal configuration and this will be maintained.

The proposal does remove a garage; however, this has not been used for vehicles by the client since they have owned the property as it is not suitably sized for modern cars. Therefore the proposal can be said to have no impact on the existing parking situation.

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 increase the patio area to allow for entertaining and general domestic activities. The patio will have appropriate drainage linked to a soakaway or will be of a permeable construction, either way it will not impact the surface water drainage scheme.

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.

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Materials

In regard to external finishes, it is proposed that the main materials used are to replicate and be sympathetic to the existing materials. The existing is mainly made up of brick and elements of hung tiles. It is proposed that materials used will utilise materials to match the existing where at all possible.

All elements of the new roof will be tiled with the flat roof renewed to an improved standard of finish.

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 conversion starts with a 'Fabric First' outlook. High levels of insulation will be initially very important and provide a starting point to build from. The current house has areas of no insulation and part of the works is to include the provision of thermal improvements to ensure heat-loss is upgraded.

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. In addition, any specified white goods will be as economical as possible with efforts made to utilise A+ rated fixtures where possible.

Documents Submitted

Design and Access Statement
CIL Form
064-001-100A Site Location Plan
064-001-200A Existing Ground Floor
064-001-201A Existing First Floor
064-001-202A Existing Roof Plan
064-001-210B Proposed Ground Floor
064-001-211B Proposed First Floor
064-001-212A Proposed Roof
064-001-300A Existing Front Elevation
064-001-301A Existing Side Elevation
064-001-302A Existing Rear Elevation
064-001-310 Proposed Front Elevation
064-001-311 Proposed Side Elevation
064-001-312A Proposed Rear Elevation

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Flood Risk Assessment

This is a flood risk assessment prepared to accompany the Planning Application for a side extension at West Cottage

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 high 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:

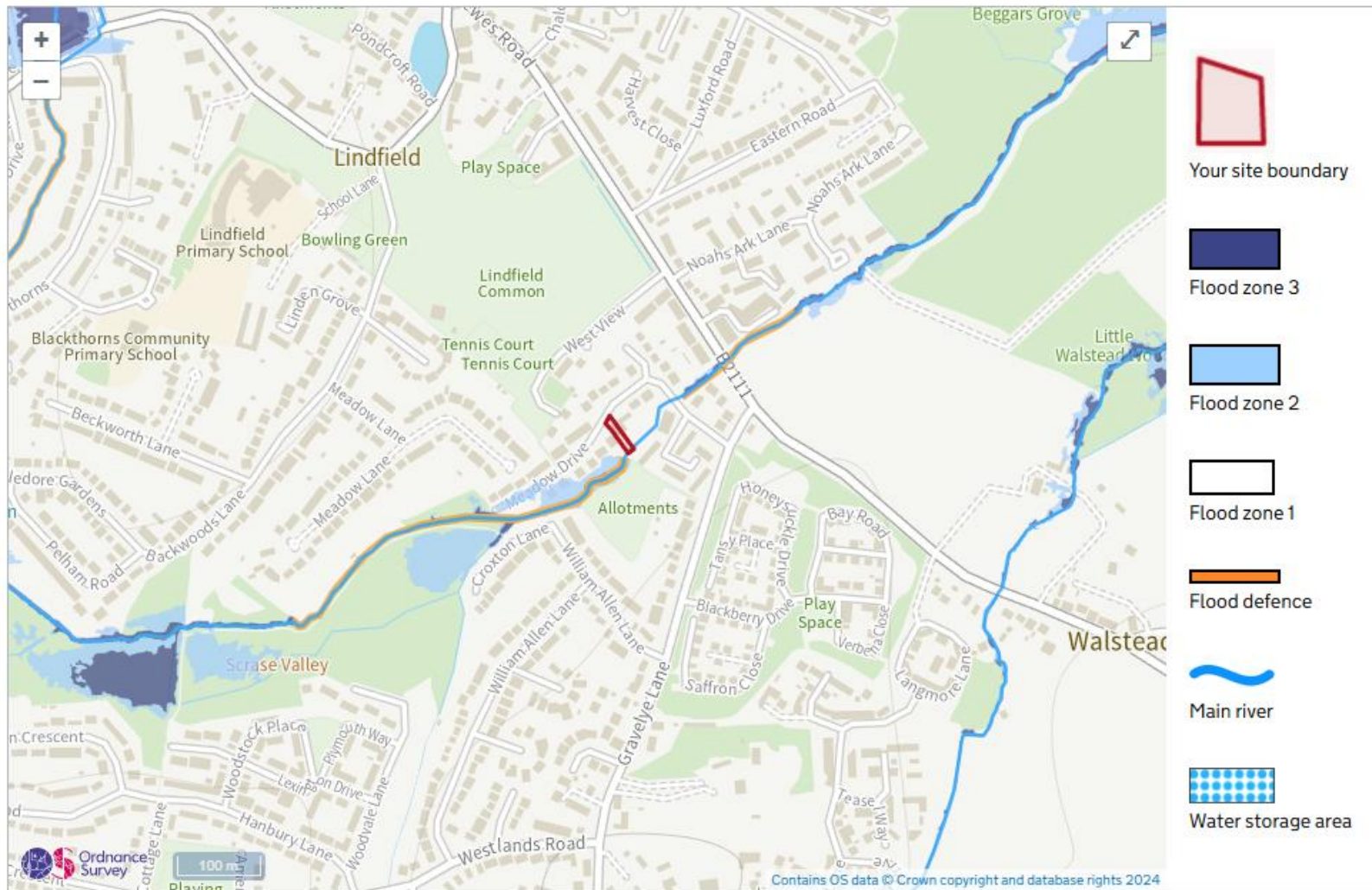
Retention of existing surface water drainage around the house.

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 garden space would be appropriate for the provision of a soakaway in the westerly area of the garden. The detail of this would be subject to detailed design and assessed as part of the Building Regulations application.

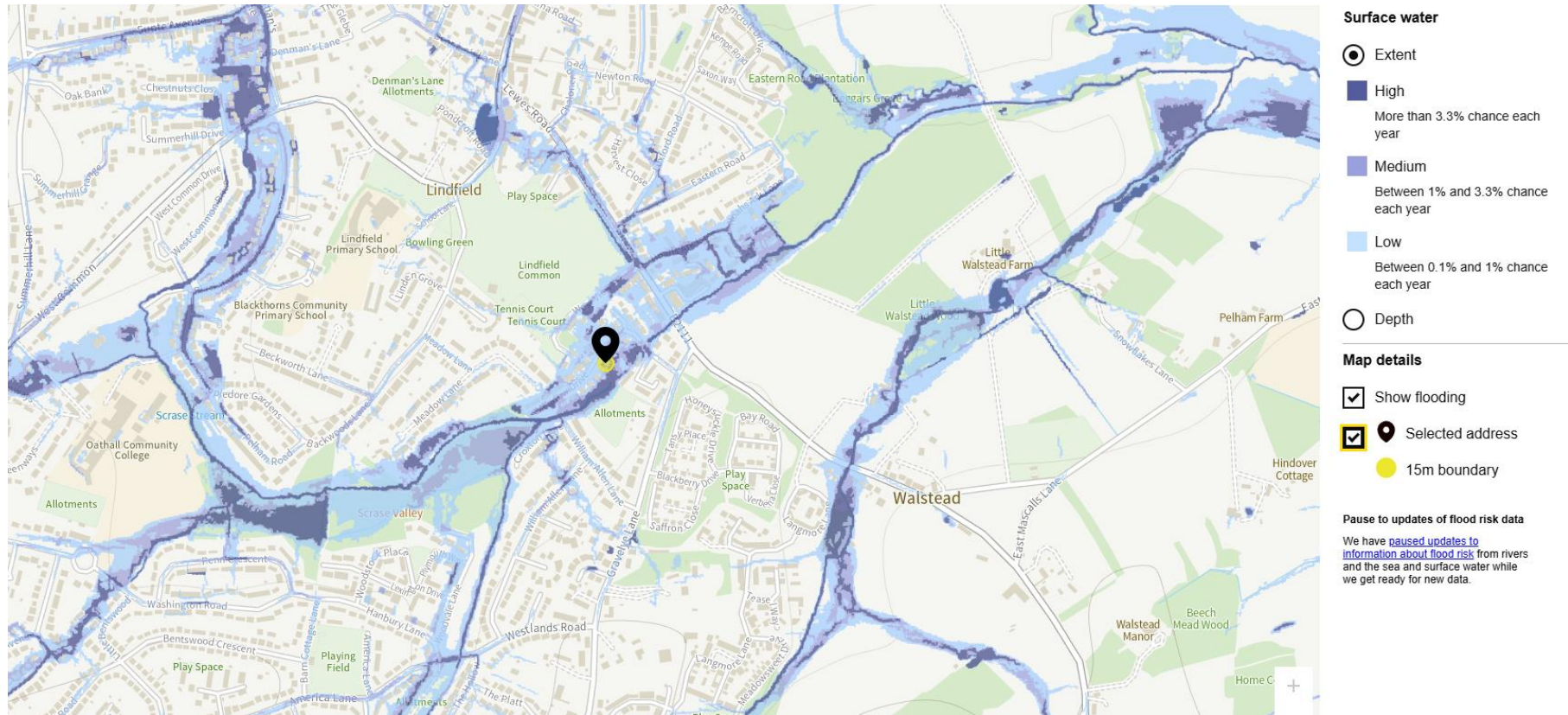
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Photos



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23 Meadow Drive, Haywards Heath

Conclusion

The application is being made to facilitate a better family environment via the extension to increase kitchen and create a space for dining and entertaining at ground floor, while maintaining the space the family needs in their existing home. 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 nor the streetscape.

The vast majority of the extension is to replace the existing garage rather than impacting the extent of the garden. With the extension location proposed to the side, 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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