

Design & Access Statement

Proposed First Floor Side Extension and Associated Internal and External Alterations at 17 Fairford Close, Haywards Heath

1.0 Introduction

Objectives and Approach

This Design and Access Statement has been prepared to support a planning application submitted on behalf of Mr and Mrs Relf. Its purpose is to demonstrate that the proposed development achieves a high standard of design and construction, and that it is appropriate for the existing property.

In developing the proposal, consideration has been given to relevant planning policies, including the National Planning Policy Framework (NPPF), the Local District Plan, and the Mid Sussex Design Guide (Section 8: Household Extensions).

The proposal is considered to comply with the NPPF by meeting the economic, environmental, and social objectives that support sustainable development.

2.0 Use

17 Fairford Close is a detached dwelling set back from the main road within a cul-de-sac in Haywards Heath. The surrounding area is residential in character and benefits from convenient access to the town centre, local amenities, leisure facilities, parks, and good transport links nearby.

The neighbourhood is defined by a medium density of housing, with properties generally occupying well-proportioned plots.

3.0 Amount

The proposed development involves building over part of the existing garage and the utility room to the rear, creating a master suite comprising a bedroom and associated accommodation.

The proposed development will create master room with dressing room and within the existing structure an en-suite for the master room. The internal layout will also be slightly reconfigured to provide a more generously sized bedroom/study overlooking the front of the property at first floor.

There is also a proposal for an extended bedroom which is move back to the rear of the property to house and second bathroom at first floor level.

The existing total ground floor area is approximately 139m² (including the garage).

The existing first floor area is approximately 68m².

This gives a total existing floor area of 207m².

The proposed ground floor area will remain at 139m². (including the garage)

The proposed first floor area will increase to approximately 99m².

This results in a total net increase in floor area of 31m²

4.0 Layout

The existing master bedroom and small en-suite will be reconfigured to form a new access point and an extended bedroom serving one of the smaller existing front-facing rooms.

The new master suite is aligned structurally with the front building line at first floor level. A precedent has been set for this within the close, making the garage structure with an existing high elevation frontage, work well with a floor above and more appropriate finish to the roof line than the existing flat garage roof with parapets.

The roof design responds to the enlargement of the original dwelling and follows the architecture of the original dwelling. Small hipped roofs are subservient to the main dwelling roof to the front and rear elevations. To the rear, the extension aligns structurally above the existing utility room wall.

A dressing room will be located at the front of the new extension, while the bedroom will benefit from views towards the rear.

The existing bedroom 4 extension to the rear of the property is proposed to be extended further to accommodate a family bathroom which at present sits beside the master room and does not work for the family and the proposal is that this only be used as a good sized en suite.

5.0 Scale

The internal room sizes are appropriate to the scale and level of accommodation provided. The dwelling will remain two storeys in height, and the side extension does not extend beyond the established building lines.

A hipped roof design has been adopted to minimise visual impact and reduce any potential effect on neighbouring properties.

The garden is not affected in size by this proposal and the views from rear properties are no further affected than the present situation.

6.0 Landscaping

The proposals will not result in the loss of any existing trees. No change to large garden.

7.0 Appearance

The property has been extended previously and features a variety of forms developed over time. The new addition to bedroom 4 has minimal further impact as the neighbouring property has already built a first floor to this end of the property and it set back further than my clients property.

The property proposal follows similar architectural detail to the front and rear of the property and is in keeping with the rest of the close, similar extensions set a precedent to this one.

All materials will be matched to existing brick colour and pantile concrete tiles
The building line follows the ground floor garage and does not affect light next door as the 45 degree angle does not reach the first window for the neighbouring property at first floor level or at ground level.
The proposed pitched roof will match the angle of the existing roof, and concrete pantiles will be used to ensure consistency with the current materials.
External walls will be constructed using facing brickwork to match the existing property.
All new windows and doors will be uPVC, designed to match the existing units at both the front and rear.
Soffits, fascias, gutters, and downpipes will also be finished in uPVC to match the existing.
The new roof will have a smaller soffit depth but follow the existing angles on the original roof.

8.0 Access

Vehicular access to the property will remain unchanged.

9.0 Sustainability

The proposed design has been developed to incorporate passive measures that enhance sustainability within the extension. Opportunities for the reuse and recycling of materials will be maximised wherever practicable. In addition, the scheme seeks to retain as much of the existing building fabric as possible, thereby reducing waste and minimising environmental impact.

10.0 Conclusion

In summary, the proposed development is in keeping with the scale and character of the surrounding area. A precedent has been set by other properties in the cul-de-sac where modern family living has meant extending over the garage.
The scheme has been carefully designed to provide additional high-quality living accommodation that meets the evolving needs of the occupants, while remaining sympathetic to the existing property.
The proposals will deliver enhanced functionality and long-term usability, ensuring the dwelling is well-suited to modern living without detriment to the character of the area or neighbouring amenity.
