

# DESIGN AND ACCESS STATEMENT

Roof Conversion & Front Single Storey Extension at :

No. 3, TURNER MILL CLOSE, HAYWARDS HEATH. W.SX. RH16 1NL.

## 1. The Application Site

The property is located in an urban area of Haywards Heath which falls within the jurisdiction of Mid Sussex Council. The dwelling is not within a conservation area, not Listed, and currently provides a home to an elderly resident with ongoing health issues and care requirements.

The site has an area in excess of 522m<sup>2</sup>, and though a good size plot it has an unusual 'corner' plot shape which restricts options but does allow for some minor 'infill' expansion to the northeast area of the existing house. The rear garden offers an option though this may invite scrutiny from the neighbors. Being a bungalow the better and preferred option is to reuse by converting and expanding the existing large roof loft area.

The terrain rises significantly from the entrance of Turners Mill Road and No.3 sits at the top of this rise at a lower level than Nos. 4 & 5 which have both been extended – No.5 in particular receiving a large side extension in previous years. We note that all houses in this close have been granted permission for large extensions previously – some tastefully and retaining the character of the local architectural features, and some not so:



## 2. Description of the Development

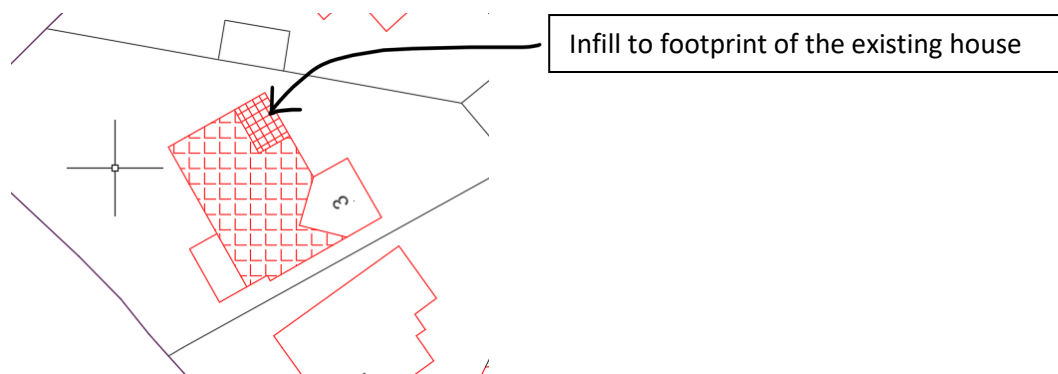
The Buxton family wish to provide live in care support for their mother whom is elderly and has a deteriorating health condition which if managed with appropriate care will allow her to live a longer and more enjoyable life without burdening the state care system.

To enable this future care plan her daughter and family have commissioned Remedy Consulting to provide a solution whereby space is created so her family are able to move into a newly adapted proposed home 'internal annex' whilst preserving some of the familiar existing layout for her mother to continue to enjoy.

The design utilises an underused yard area located to the east of the rear kitchen, and with the addition of a well-designed roof extension. This incorporates the contemporary features of the local built environment as noted in the submission drawings and photographs below, and provides for reuse of the existing ground floor space plus the addition of three bedrooms within the roof space whilst providing a balanced front elevation and street scene view in keeping and sympathetic to the other dwellings.

### 3. Appearance, Scale and Massing

The design of the ground floor extension is to infill a redundant area and create space for a galley style kitchen for an internal annexe :



This minimises any impact to the ground floor elevation and provides the supporting structure for a balanced roof design.

The roof is designed such to provide space for 3No. first floor bedrooms by providing a gable design with a ridge at the same height of the existing roof, and balanced in scale and mass by setting the proposed gable façade back by 3.205m from the front building line and existing gable. Coupled with the fact that the 'set back' proposed gable façade is angled away from the street - the gable will naturally appear smaller / diminutive than it would if the design maintained it on the current building line of the existing gable.

Additionally to continue to provide natural screening to the house and the additions, and greenery to the street scene:- The large/mature tree : Cordyline Australis is to be preserved in the proposal as shown in the photograph below:

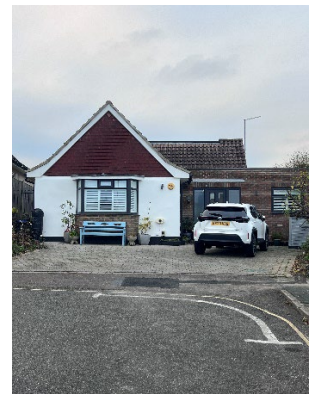


See

Above indicative 'wire frame' showing the diminishing effect setting back the proposed gable, and note the existing properties are staggered forward of the new roof gable which provides further balance to the street scene.

The proposed roof extension design remains inside the existing building's original footprint and is pitched into the house thus maintaining a strategic gap between No.3 and No.4, and will balance with the extension and mass of No.5.

Additionally the design sensitively utilises/mimics the architectural features and the tile hung frontage of the neighbouring properties to ensure architectural continuity and will ensure the proposed extension appears as if constructed as part of the original 1950's build.



Architectural continuity provided by utilising the neighbouring properties features :



FRONT Elevation

These features are incorporated into the proposed design above.



Gables feature extensively in the surrounding built environment.

The nett.GIFA area of the existing ground floor is 88.8m<sup>2</sup>, and the extension ground floor extension adds 7.2m<sup>2</sup> GIFA by utilising the redundant area. The roof conversion incorporates the existing redundant loft approx.GIFA : 29.8m<sup>2</sup> and adds 28.7m<sup>2</sup> with a sensitive roof extension. The additions are therefore proportionate to the existing dwelling and is a suitable development proposal.

#### 4. Use

The intended use for the proposed building is to provide a combined multi-generational family home ensuring the care and support of the older generation plus providing clever expansion and space for a busy growing family .

#### 5. Access and parking

Existing access remains and parking will be increased by +2 car spaces by the proposal to relandscape the front lawn area by reducing the level slightly with a living retaining wall and low level LED lighting. The finish will be a light gravel over porous tarmac laid to fall to meet the street pathway.

#### 6. Landscaping

The mature presentable 'Cordyline Australis' is to be protected and incorporated into the design to provide 'green' screening to the existing dwelling and proposed roof conversion and gable.

## 7. Planning

We have taken care to ensure that from an architectural, scale and massing perspective the proposal fits in the existing street scene and built environment.

We consulted with WPS Planning consultants and requested an independent review and set out their review and analysis below:

### **Review and Analysis of Proposed Extensions at no.3 Turners Mill Close**

**Context and Existing Conditions:** Turners Mill Close is characterised by a cohesive architectural style, notably with four out of five dwellings featuring a prominent front pitched gable. No.1 deviates slightly from this design, yet all properties are single-storey. However, most properties have undergone modifications such as single-storey extensions, dormer windows, and front garden alterations to accommodate driveways or parking.

**Scope for Extensions:** Given the existing pattern of alterations and extensions within the close, there is demonstrable potential for further extensions.

#### **Assessment of Proposed Extensions:**

- **Front Gable Extension:**
  - Set back from the existing front elevation, minimising visual prominence.
  - Angle and separation from neighbouring dwelling No.4 reduce visual impact.
  - No side windows, safeguarding neighbour privacy.
  - Ridge height matches existing, slightly challenging typical planning guidance which favours lowered or set-back extensions. However, the proposal is justified by layout and overall scale, making it acceptable in this context.
- **Side Extension:**
  - Utilizes the footprint of the existing dwelling, thus avoiding significant roof bulk increase.
  - Large rear windows might not be traditionally consistent, but as these are rear-facing, they do not cause clear visual harm and reflect personal design choice rather than planning concern.

#### **Overall Assessment:**

- Proposal aligns well with the character and scale of the existing dwelling and neighbourhood.
- Extensions respect site scale, avoiding overdevelopment.
- Appropriate separation distances and roof design mitigate overshadowing or privacy concerns.
- Proposed materials match existing and neighbouring properties, enhancing visual continuity.

#### **Internal Annex:**

- Internal access ensures the annex remains integral to the main dwelling, unlikely to raise concerns from a planning perspective.

In summary, the proposed extensions appear suitable and sensitive to the local context, with minor design points highlighted for awareness but without significant concerns.

## 8. Summary

The proposed additions to the property intelligently utilises / recycles existing redundant space whilst sensitively extending and remodeling the property so that it relates well to the existing street scene and local built environment.

The application is consistent with the aims and goals of national guidance, the Council's policies and design guidelines. As such, we believe it merits the support of the Council.

END.