



13 High Street

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

13, High Street, Lindfield, RH16 2HG

Introduction

The proposal is to remove a section of single storey extension and replace with a larger single storey extension to the rear of the property creating an open plan kitchen diner.

Planning History

Beech (1) and two Cypressus - Fell. Beech (2) - Lift canopy by up to 1.5m
Ref. No: 08/00305/TCA | Status: No Objection

Removal of chimney. Roof to be made good with natural slate to match existing.
Ref. No: 08/00726/FUL | Status: Permission

Other relevant applications to other nearby properties:

Attached neighbour:

Reconfiguration and extension of the existing ground floor to provide open plan living space and first floor to provide an additional bedroom, loft conversion with rooflights and replace the existing garage. (Amended plans received 02.02.2023)
Ref. No: DM/22/3781 | Status: Permission

Proposal

The Building

The existing property is a 2 storey semi-detached residential dwelling comprised of a ground floor with kitchen, utility and living spaces, and bedrooms and a bathroom above. There is an existing extension to the rear that houses a utility space and a wide side passage with access from the front drive to the rear garden.

The Proposal

This proposal seeks the following permissions:

- Removal of existing single storey rear extension
- Addition single storey rear extension with windows, doors, rooflights and associated landscaping

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 and utility space will be created in the internal ground floor of the plan, tucked away from the main open plan living area but easily accessed.

The design of the rear extension is contemporary and utilises a material palette that respects the existing period property with brickwork whilst introducing elegant architectural forms such as the vaulted pitched roof and maximising natural light internally.

Materiality

Extension external walls - Brick

Extension top trim - Dark grey capping where required

Extension roof - Dark Tiles

Doors and windows - Dark grey

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. Side windows and side door at ground floor are present in the existing scheme and the proposed windows do not change the privacy factor of this side elevation. There are new side windows in the proposed side elevation, these act to bring additional natural light into the space, being at ground floor there is no affect to privacy on this elevation. The retained drive side passage ensures there is a gap between the properties. The attached neighbour has recently completed a large extension up against the boundary that extends further than the proposed boundary which ensures no change to privacy on that boundary.

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 + 1st floor): 96m²

Proposed Extension Area: 23m²

Area change: +23m²

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.