

ref: 320/das:

Design and Access statement
For
79 Turners Mill Road, Haywards Heath, West Sussex, RH16 1NH

Demolition of existing rear conservatory and existing front porch, partial demolition of the existing side elevation, reconfiguration of the existing roof, erection of front and rear extensions including a new storm porch, together with associated internal and external alterations

1.0 Introduction

Objectives and approach

The purpose of this design and access statement is to support the Householder Planning Application for the consent sought on behalf of Mr & Mrs Moffatt. The intention of this document is to ensure that the proposed alterations meet a high standard of design and workmanship and is appropriate for the property.

This application is being submitted for a full-householder and comprises of the following:

- Demolition of existing rear conservatory
- Demolition of existing storm porch
- Partial demolition of the existing side elevation
- Re-configuration of the existing roof
- Construction of front and rear extensions including new porch
- Associated internal and external alterations

The approach for the design and appearance has been to adhere to the existing character of the house and continue with the inherent materials and features on the existing property with scope to modernise and improve the functionality and energy efficiency of the dwelling.

2.0 Site Use



KLA Architects Limited
RIBA Chartered Practice No.20047343



79 Turners Mill Road is a detached bungalow sitting within an established residential area of Haywards Heath. The urban grain of the immediate area is characterised by a mixture of predominantly detached dwellings of varying ages and styles.

3.0 Site Proposal

The proposed extensions create further habitable and improved accommodation to meet the needs of the applicants.

The existing ground floor area is 69m²

The proposed ground floor extension is 47m²

Net increase of habitable floor space of 22m².

The internal alterations to the ground-floor layout will accommodate the desire of the applicants, to make the house more open plan and to maximise the internal space whilst also addressing the thermal performance, creating a more cohesive and functional dwelling.

4.0 Layout

The current layout offers accommodation over the ground floor.

The new layout has been designed to improve flow, increase habitable space and provide more efficient arrangement of accommodation.

KLA Architects Limited
RIBA Chartered Practice No.20047343

5.0 Scale

The proposal has been developed with consideration and taking into account the neighbouring context so as to ensure that it remains proportionate to the existing dwelling and its plot. The extensions have been designed to respect established building lines, maintain appropriate separation distances and to avoid undue prominence within the street scene.

The houses in close proximity have a staggered building line and varying ridge heights, together with the cross fall on the site. No.79 is set lower than No.77 by 0.82m.

6.0 Landscaping

Where works affect the existing, planting parking and patio areas will be retained and modified as far as possible.

7.0 Appearance

The existing property is currently built using the following materials
walls; render
roof; concrete pantiles
doors and windows; pvc-u
gutters and downpipes; black pvc-u

The proposal is for the following materials
walls; render and cedar weather boarding
roof; concrete pantiles
door and windows; pvc-u windows, powder coated thermally broken aluminium sliding doors,
gutters and downpipes; black pvc-u

8.0 Access

The pedestrian and vehicular access to the property will remain unchanged. The driveway maintains parking provision for one car as the original garage had been previously converted by previous owner.

9.0 Sustainability

The design has been considered to include ways to incorporate passive sustainable elements within the extension including the roof over-sail to provide a veranda to the rear and a deeper soffit offering a reduction of solar glare. Recycling of materials will be included and maximised as much as possible.

10. Conclusion

KLA Architects Limited
RIBA Chartered Practice No.20047343



Company No. 6538521
Registered Office: 57 Penland Road, Haywards Heath, West Sussex, RH16 1PJ
Registered in England and Wales
The architects within this Company are registered as such under the Architects Act 1997
VAT Registration No: 257 3954 69



Overall, it seems that the proposal would not be out of scale or out of character with this area. The proposed works will enhance the appearance, functionality and longevity of the existing detached bungalow through removal of the outdated structures, the provision of well-designed extensions and the re-configuration of the roof. The proposal is therefore considered to represent an appropriate and appropriate and sustainable form of residential development.

MID SUSSEX DISTRICT PLAN

DP26 CHARACTER AND DESIGN

Strategic Objectives

2. To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence.
4. To protect valued characteristics of the built environment for their historical and visual qualities.
12. To support sustainable communities which are safe, healthy inclusive.

The proposal responds positively to the character of the existing dwelling and the surrounding residential area through a design that is proportionate, sympathetic and visually coherent.

HAYWARDS HEATH NEIGHBOURHOOD PLAN

E9: DEVELOPERS MUST DEMONSTRATE HOW THEIR PROPOSAL WILL PROTECT AND REINFORCE THE LOCAL CHARACTER WITHIN THE LOCALITY OF THE SITE

This will include having regard to the following design elements:

- Height, scale, spacing, layout, orientation, design and materials of Buildings,
- Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site,
- Creates safe, accessible and well-connected environments that meet the needs of users,
- Will not result in unacceptable levels of light, noise, air or water pollution,
- Makes best use of the site to accommodate development,
- Car parking is being designed and located

The proposal makes effective use of the existing residential plot without resulting in overdevelopment and maintains parking provision for one car.

H9 Extensions to existing dwellings will be permitted where it meets the following criteria:

- The scale, height and form fit unobtrusively with the existing building and the character of the street scene.
- Spacing between the buildings would respect the character of the street scene.
- Gaps which provide views out to surrounding countryside are maintained.

KLA Architects Limited
RIBA Chartered Practice No.20047343



Company No. 6538521
Registered Office: 57 Penland Road, Haywards Heath, West Sussex, RH16 1PJ
Registered in England and Wales
The architects within this Company are registered as such under the Architects Act 1997
VAT Registration No: 257 3954 69



- Materials are compatible with the materials of the existing building.
- The traditional boundary treatment of an area is retained and, where feasible reinforced.
- The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

The design incorporates an intended separation from the adjacent property respects the character, materials & features inherent within the original house.

DP39 Sustainable Design and Construction

Strategic Objectives

- To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change. Evidence Base: Gatwick Sub Region Water Cycle Study, West Sussex Sustainable Energy Study, Mid Sussex sustainable Study.

The proposal seeks to improve thermal performance and efficiency through upgraded insulation and enhanced building materials improving long-term energy efficiency for occupants.

MID SUSSEX DESIGN GUIDE -SPG

DG46 Provide attractive and usable external amenity space for all homes

Overall, the proposal represents a sensitive and high-quality design solution that enhances the existing property.

DG47 Consider your neighbours. Make sure the proposed extensions to not intrude upon a neighbour's privacy

The design ensures no windows are overlooking the neighbouring property.

DG48 Extensions should be subservient to the scale, form and massing of the original building

The side extension appears subservient to the scale form and massing of the original house.

DG49 General principles for extensions

- Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal
- Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.

KLA Architects Limited
RIBA Chartered Practice No.20047343



Company No. 6538521
Registered Office: 57 Penland Road, Haywards Heath, West Sussex, RH16 1PJ
Registered in England and Wales
The architects within this Company are registered as such under the Architects Act 1997
VAT Registration No: 257 3954 69



DG50 Front & Side Extension

- Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order. Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.
- Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building. The gaps between dwellings can sometimes positively contribute to articulating and adding interest in a street frontage or be providing views/visible connections to the surrounding countryside. Side extensions will therefore, need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view.

The proposed development has been designed in accordance with DG50 by ensuring that the front and side elements continue to follow the staggered building nature of the existing dwelling. The design respects the proportions and character of the existing bungalow introducing an extension that integrates sensitively with the street scene. The 'gap' between dwellings has been increased by the introduction of building the side extension a distance from the neighbouring property. A full hip and half hip have also been introduced to be sympathetic and to maximise the separation between the dwellings.

NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 8. Achieving sustainable development

The proposals are mindful of all three core principals; social, economic and environmental factors.

Paragraph 50 Presumption in favour of sustainable development

These proposals give no reason that the design has not demonstrated that it can satisfy this presumption.

Paragraph 135 Planning policies and decisions should ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

KLA Architects Limited
RIBA Chartered Practice No.20047343



Company No. 6538521
Registered Office: 57 Penland Road, Haywards Heath, West Sussex, RH16 1PJ
Registered in England and Wales
The architects within this Company are registered as such under the Architects Act 1997
VAT Registration No: 257 3954 69



- d. d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The proposals are mindful, and adhere, to this policy.

KLA Architects Limited
RIBA Chartered Practice No.20047343



Company No. 6538521
Registered Office: 57 Penland Road, Haywards Heath, West Sussex, RH16 1PJ
Registered in England and Wales
The architects within this Company are registered as such under the Architects Act 1997
VAT Registration No: 257 3954 69

