



Design and Access Statement and Flood Risk Assessment

Extension at
33 Willow Park, Haywards Heath, RH16 3UA

Originator: JT
Date: 04.02.2025
Revision: -



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Design and Access Statement and Flood Risk Assessment

33 Willow Park, 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 33 Willow Park.

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 Willow Park which is a quiet cul-de-sac. Several of the houses along the road have had some element of recent work undertaken and although there is a general aesthetic.



Site Location Plan



Site Block Plan

A 05.02.25 Planning Issue		
Rev	Date/By	Revision Note
JTA Jonathan Talley Architects Limited		
Client: Xxxx Project: 33 Willow Park, Haywards Heath Site Name: 33 Willow Park Site Location and Block Plan		
PLANNING		
Drawing Number:	001-001-001-001	Date: 05/02/25
Scale:	1:1000	Project No: 001
Drawn:	AT	Checked: AT

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Existing Plan

The existing property is detached and separated by a double pathway to each side. The driveway is to the front of the house and offers a separation to the road.

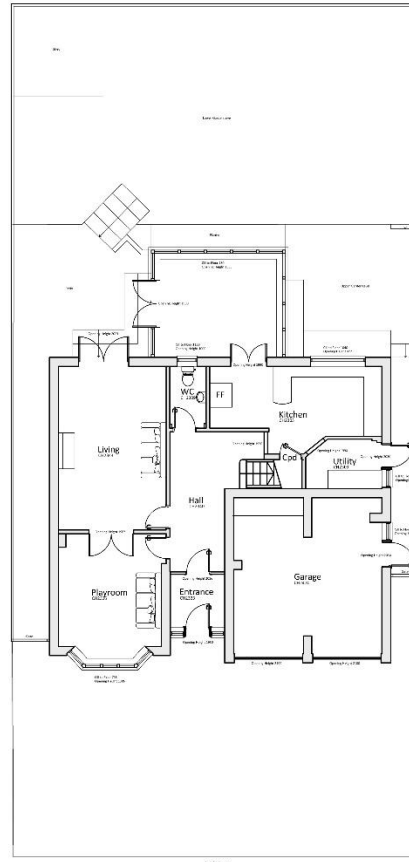
The family are settled in their house and love where they live. They would like to make improvements to the kitchen and create a space for entertaining and the family to be together. They have highlighted the potential of the space to the rear of the house where the conservatory currently sits for an extension rather than project too far into the garden. The conservatory is not often used as it is cold in winter and too hot in summer, where the garden is for the majority on a lower level so extending too far out is not easy.

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

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Existing Plan



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



NORTH POINT
Rev Date By Revision Note



Client
Mr and Mrs Day
Project
33 Willow Park
Haywards Heath
Surrey
Surrey
Surrey

PLANNING

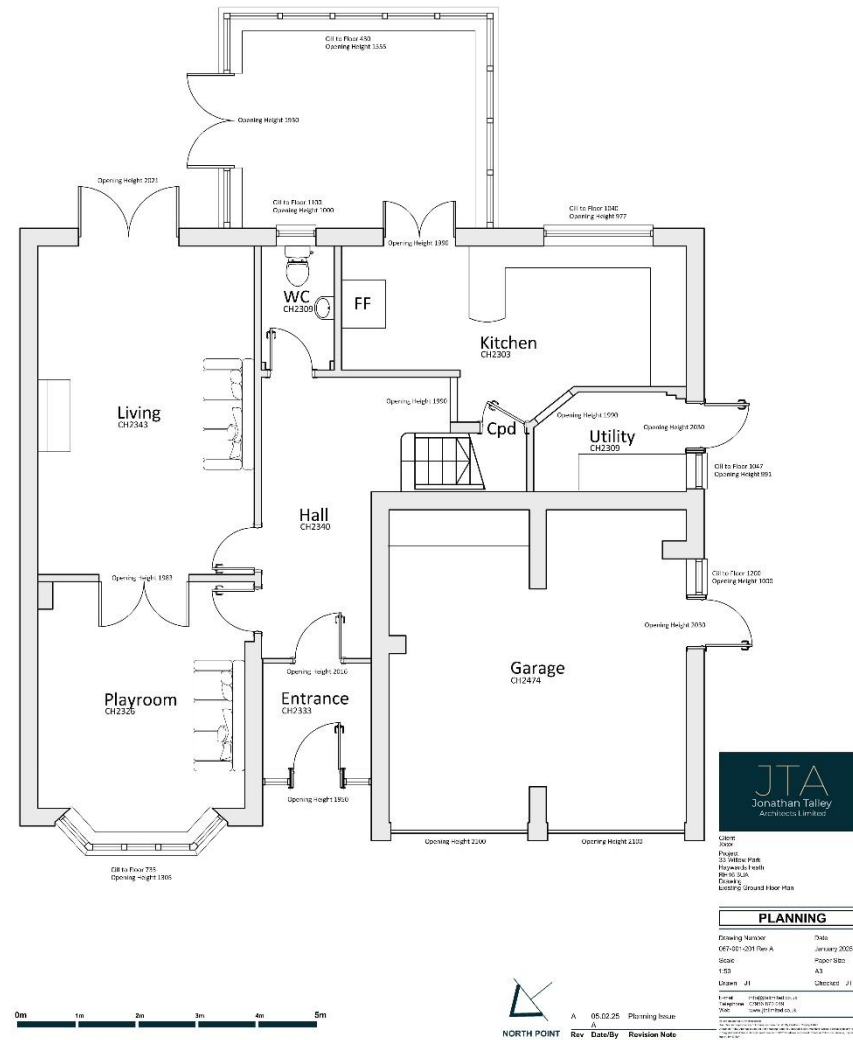
Drawing Number Date
607-001-001 Rev A January 2005
Scale Paper Size
1:100 A3
Client JH Checked JH

Author
Designer
Checker
Rev Date By Revision Note

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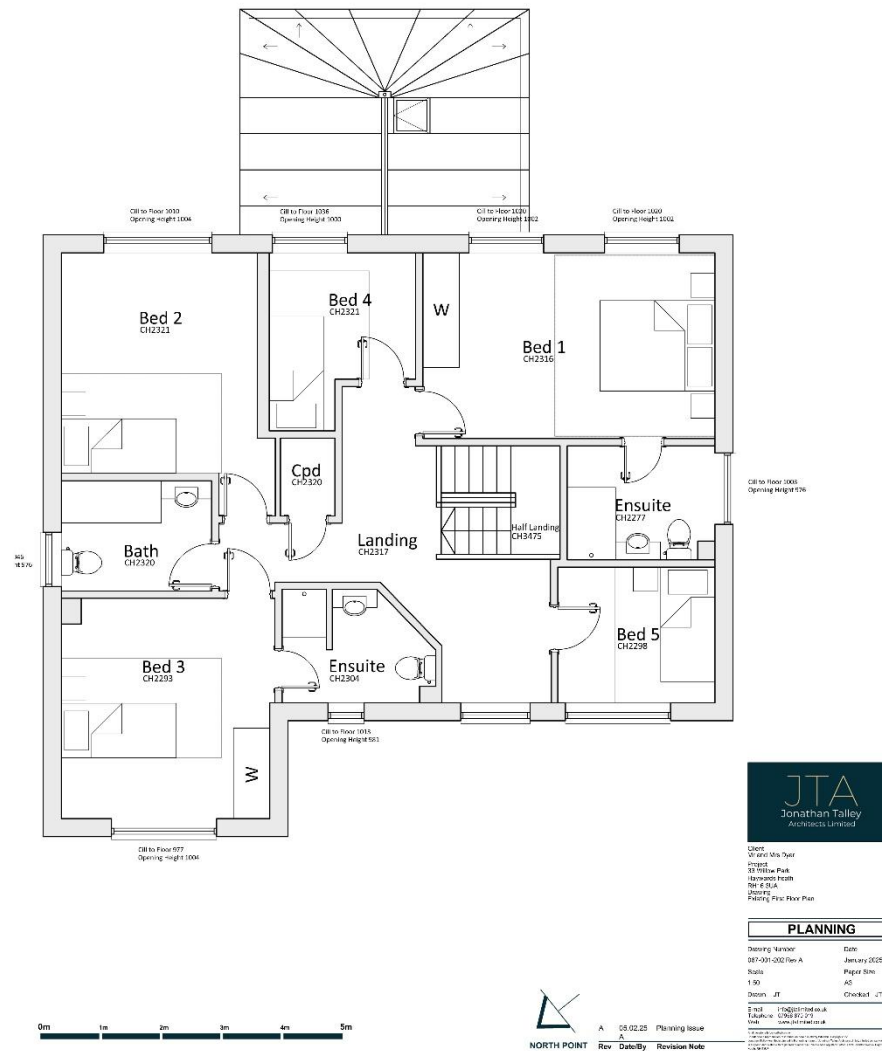
Existing Ground Floor Plan



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Existing First Floor Plan



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33 Willow Park, Haywards Heath

Existing Roof Plan



Client:
MR and Mrs Dyer
Project:
33 Willow Park
Haywards Heath
BN26 3DA
Drawing:
Existing Roof Plan

PLANNING

Drawing Number: 065-051-203 Rev A
Scale: 1:50
Drawn: JT
Checked: JT
Date: 09/02/25
Rev: A
Description: Planning Issue

NORTH POINT
Rev: A
Date: 09/02/25
Description: Planning Issue



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Existing Elevations



East Elevation



South Elevation



North Elevation



West Elevation

0m 1m 2m 3m 4m 5m 10m

Rev	Date/By	Revision Note
		
Client: Mr and Mrs Dyer		
Project: 33 Willow Park		
Haywards Heath		
RHTS SLA		
Drawing: Existing Elevations		
PRELIMINARY		
Drawing Number	Date	
007-001-000 Rev 1	January 2025	
Scale	Paper Size	
1:100	A3	
Drawn: JT	Checked: JT	
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Proposal

It is proposed to construct the main extension to the rear elevation mostly in place of the existing conservatory but also infilling an area that isn't utilised.

At ground floor it is proposed to extend into the existing garage to provide a space for a utility room. The main extension is proposed to create an area suitable for modern living including a home office. 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.

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 as the extension is not at first floor level.

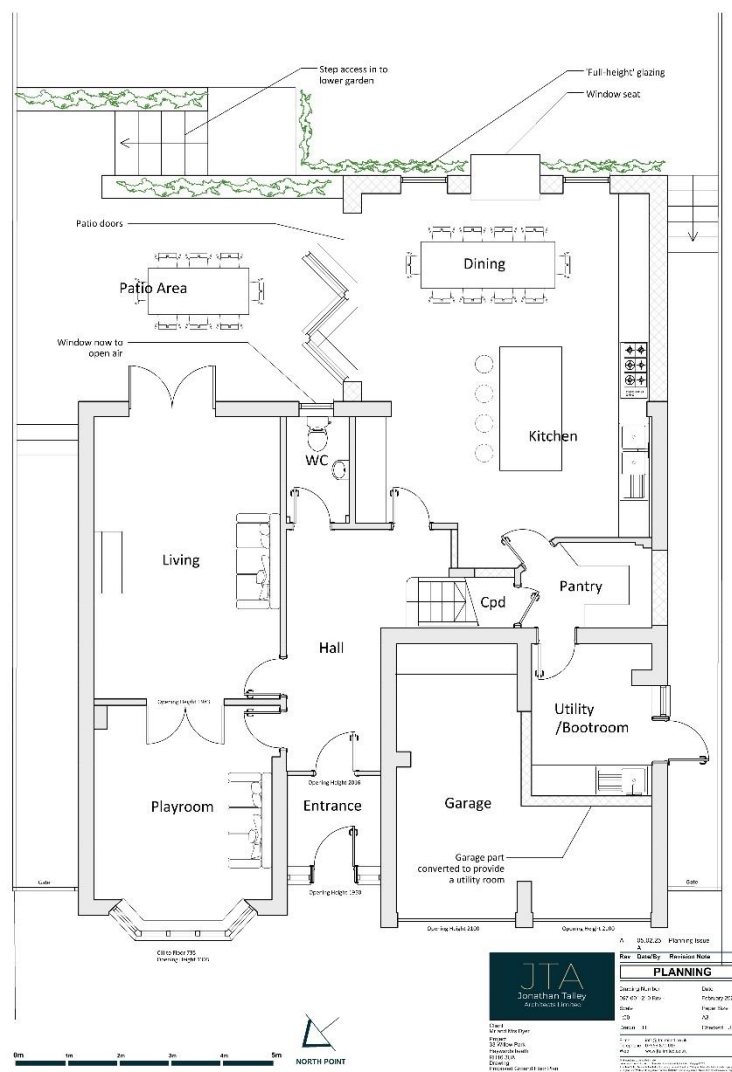
Efforts have been made to make use of the small garage and land already built on rather than impact the garden space. We would not be affecting any trees (very much a requirement of the client)

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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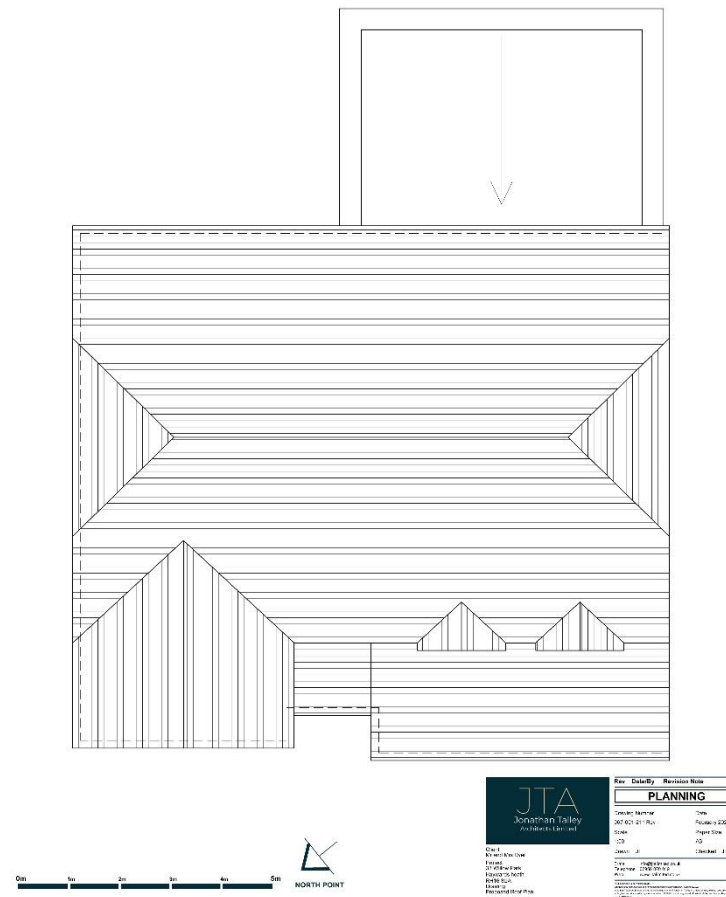
Proposed Ground Floor Plan



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Proposed Roof Plan



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33 Willow Park, Haywards Heath

Proposed Elevations



Rev	Date/By	Revision Note
A	05.02.25	Planning Issue

JTA
Jonathan Talley
Architects Limited

Client: Mr and Mrs Dyer
Project: 33 Willow Park, Haywards Heath, Horsham, Sussex
Drawing: Proposed Elevations

PLANNING		
Drawing Number	Date	
067-001-310 Rev A	January 2025	
Scale	Paper Size	
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Parking

In terms of parking the existing site has sufficient capacity for 2-3 cars. This is currently in a formal configuration and this will be maintained at the front of the house.

The proposal does remove part of the 'garage'; however as with many garages, this has not been used for vehicles. 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. This will also include raising the patio to provide a level access to the house. The patio will have appropriate drainage to protect the house.

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 be sympathetic to the existing materials. The existing is mainly made up of brick and elements of render. It is proposed that materials used will utilise materials to match the existing where at all possible. It is proposed that brickwork to match is used to construct each of the walls

The flat roof is proposed to be a single ply or liquid applied membrane which will be hidden behind a parapet wall

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.

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
067-001-100 Site Location Plan
067-001-200 Site Context Plan
067-001-201 Existing Ground Floor
067-001-202 Existing First Floor
067-001-203 Existing Roof Plan
067-001-210 Proposed Ground Floor
067-001-211 Proposed Roof
067-001-300 Existing Elevations
067-001-310 Proposed Elevations

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Flood Risk Assessment

This is a flood risk assessment prepared to accompany the Planning Application for a side extension at 33 Willow Park

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 very low 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:

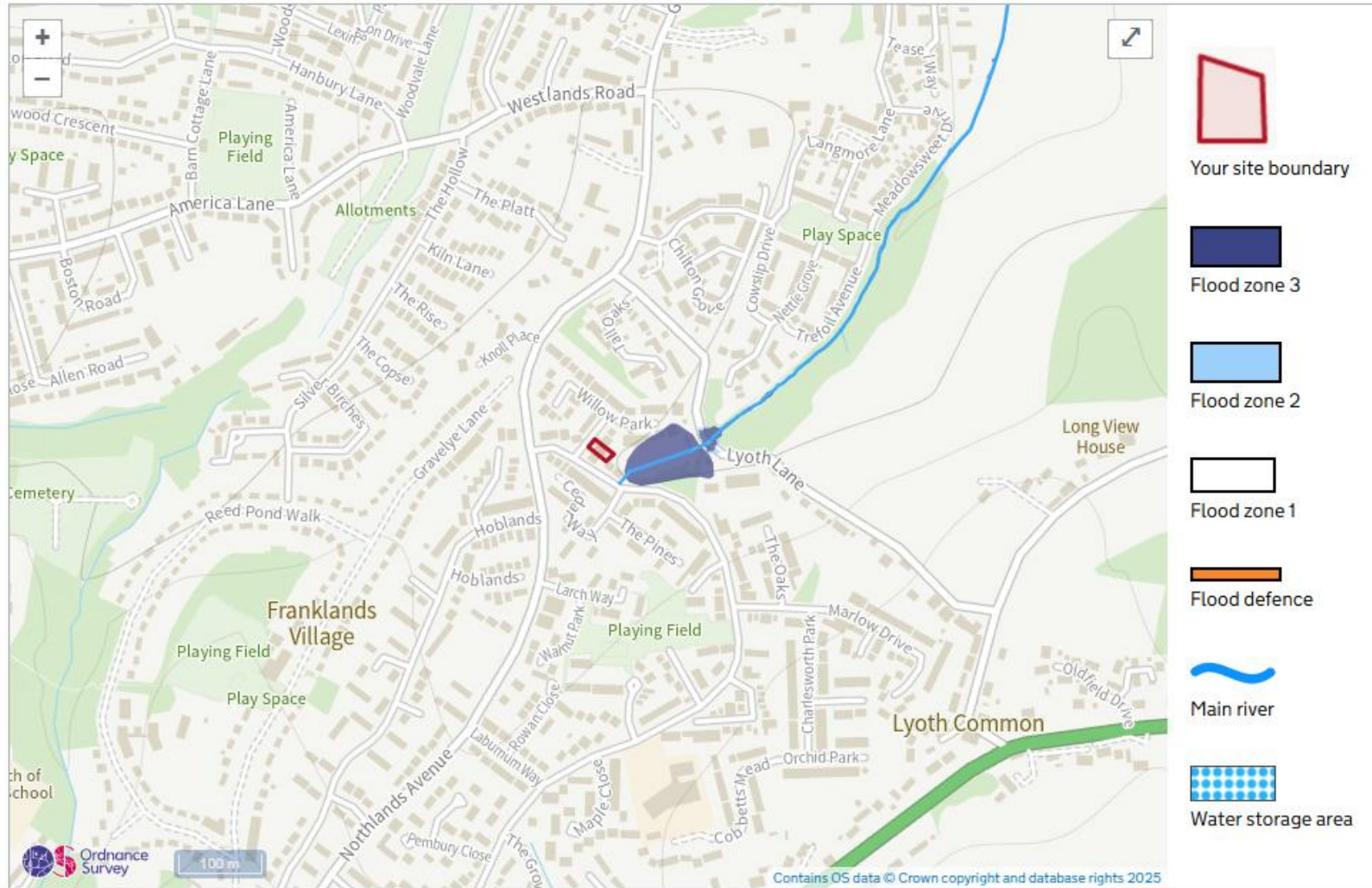
Retention of existing surface water drainage around the house.

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 not be appropriate for the provision of a soakaway due to the size and proximity to the boundary. Therefore, it is proposed to make adaptations to the existing arrangement.

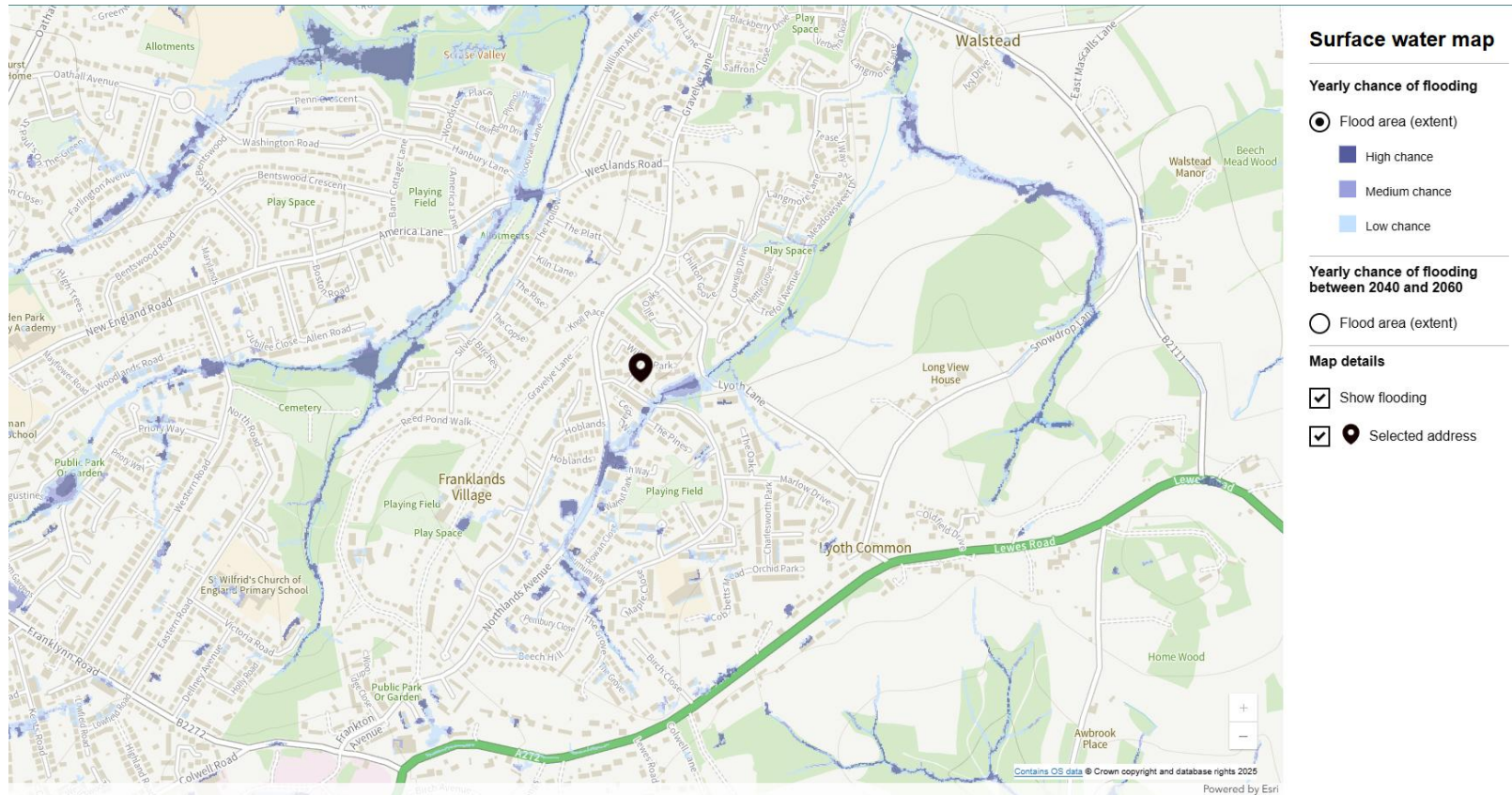
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Design and Access Statement and Flood Risk Assessment
33 Willow Park, Haywards Heath

Photos



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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 and the streetscape.

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