

32 West Common

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

32 West Common, Lindfield, Haywards Heath, RH16 2AH

Introduction

The proposal is to add a single storey infill front extension and an open side carport to the existing property.

Planning History

DM/17/0136 | Side extension to an existing detached dwelling and alteration to windows to the rear facade of the dwelling.

Proposal

The Building

The existing property is a 2 storey semi detached dwelling with additional accommodation at loft level. The ground floor comprises of a kitchen, dining room, utility, game room, and living spaces. At first floor there are bedrooms and bathrooms, the loft floor provides a further bedroom and a bathroom. The site benefits from a generous frontage, set back from the road.

The Proposal

This proposal seeks the following permissions:

- Addition of a single storey front extension
- Addition of a side carport
- Removal of chimney breast

Design Aims + Principles

A primary objective of the proposal is to enhance internal accommodation through the provision of an enlarged utility space. The scheme seeks to improve the organisation of the ground floor by introducing a carefully planned utility area, designed to function efficiently within the overall layout. A rooflight is incorporated to maximise natural daylight penetration, thereby improving the quality and usability of the space while reducing reliance on artificial lighting.

The proposed side carport has been designed to reflect the architectural character of the existing dwelling. Its form and detailing are consistent with the main structure, ensuring visual continuity and respect for the established design language. The roof profile replicates that of the principal building, while timber posts provide structural support and contribute to the overall coherence of the scheme. This approach ensures the addition integrates harmoniously with the existing property and maintains the integrity of its architectural character.

Materiality

Existing House:

Walls - Brick

Roof - Tiles

Windows and Doors - White framed

Materiality

Proposed Carport:

Oak Frame

Roof - Tiles to match existing

Proposed Front Infill Extension

Walls - Brick to match existing

Roof - Tiles to match existing and flat roof material

Windows and Doors - White framed

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.

Impact on Light and Massing

There is limited impact to light due to the orientation of the site and the side carport pitch roof and good amount of setback to the side boundary. The scheme ensures limited effect on light levels to neighbouring properties and the host dwelling itself.

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 - 143m², 1st Floor - 89m², Loft Floor - 33m²

Front infill extension area: 7m²

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.

Site Photos



Front Elevation



Side Elevation



Front Elevation