



Design and Access Statement and Flood Risk Assessment

Extension at
The Dairy, Wineham Lane, Wineham, BN5 9AG

Originator: JT
Date: 14.01.2026
Revision: -



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Design and Access Statement and Flood Risk Assessment

The Dairy, Wineham Lane

Introduction

This Statement has been created to provide supporting information in support of the Planning Application for an extension at the property known as The Dairy, on Wineham Lane

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 within a small cluster of buildings with its own entrance onto Wineham Lane. It is positioned slightly set back from the main road with the primary elevation facing South rather than toward the road.



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Existing Plan

The existing property is detached and separated from the neighbouring property by a tall wall and fence combination. The property has its own access onto Wineham Lane. The property does not particularly read that the front with the primary entrance is the front, with the route from the entrance to the road somewhat convoluted.

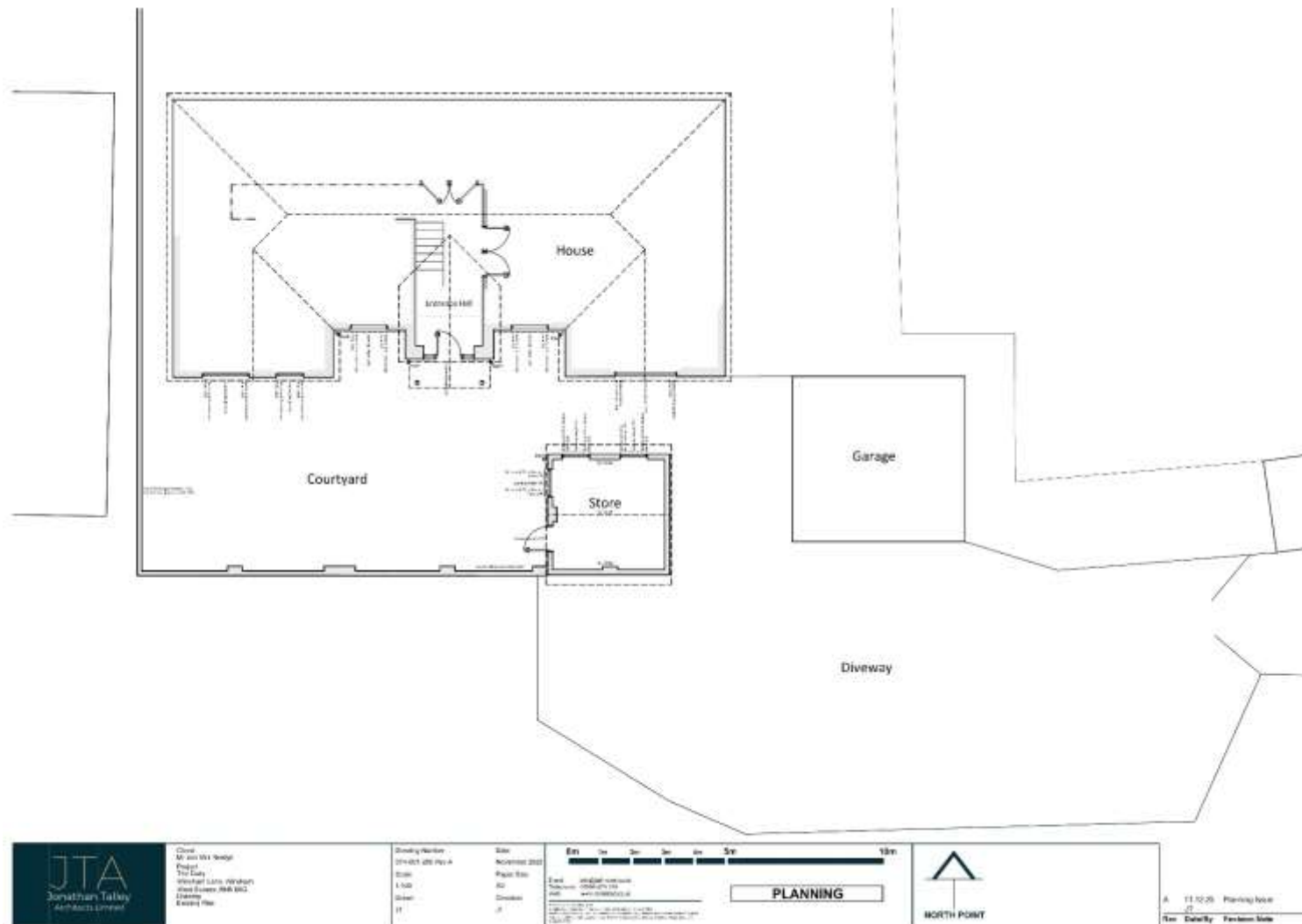
The family are settled in their house and love where they live. They would like to make improvements to the entrance to improve the sense of arrival and the 'journey' from the entrance onto Wineham Lane to their front door, which the existing building orientation makes the entrance seem lost. They have highlighted the potential of the space to the 'front' of the house where the garage/storage room currently sits for an extension rather than project too far into the garden to the side and rear. The storage building creates an awkward configuration and offers little thermal efficiency and therefore are not overly used

The property benefits from a good-sized garden but the patio to the front is underutilised and thus has an opportunity for a respectful extension. The garden will remain an adequately large size after the extension has been built due to the siting and orientation.

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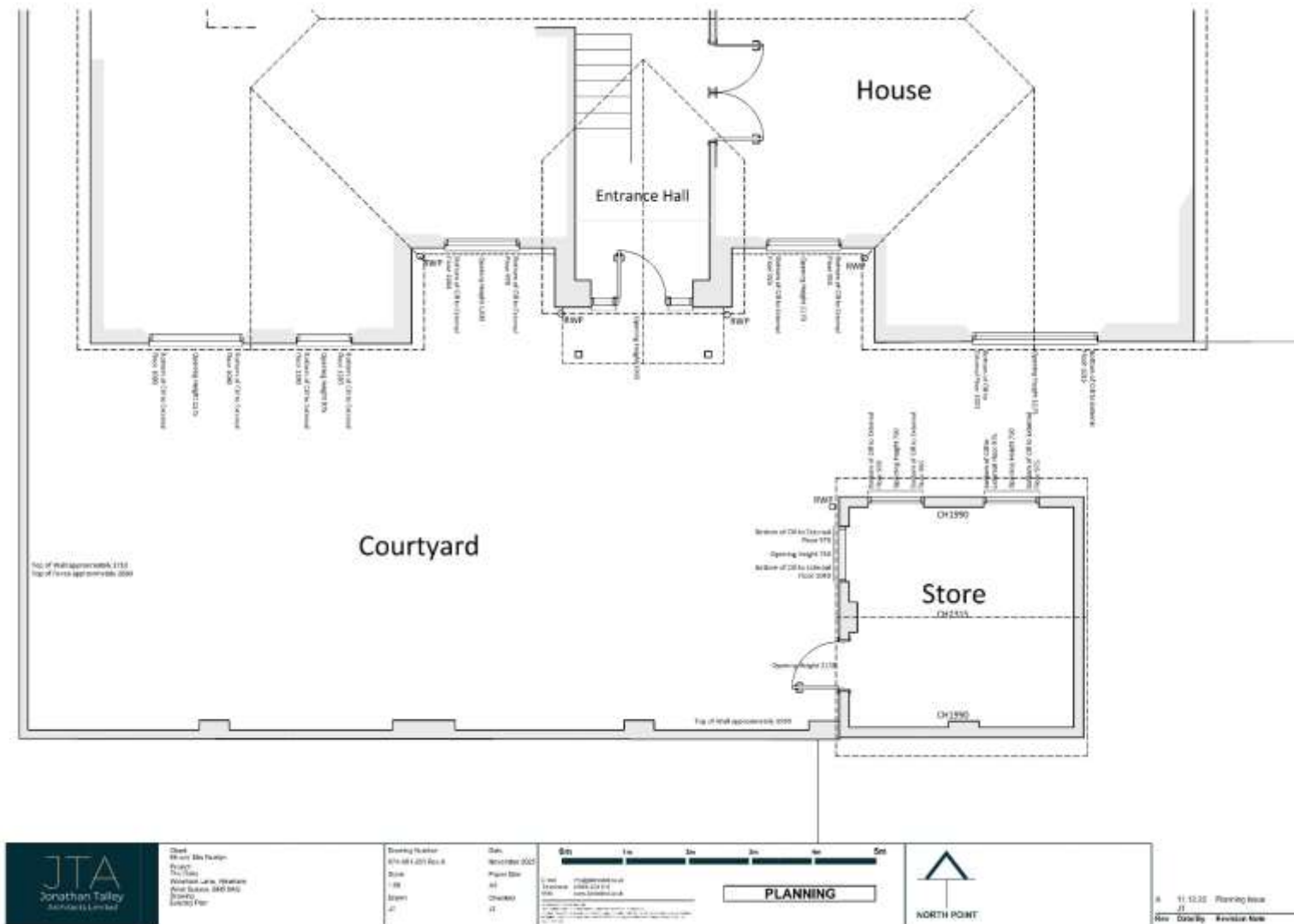
Existing Ground Floor Plan



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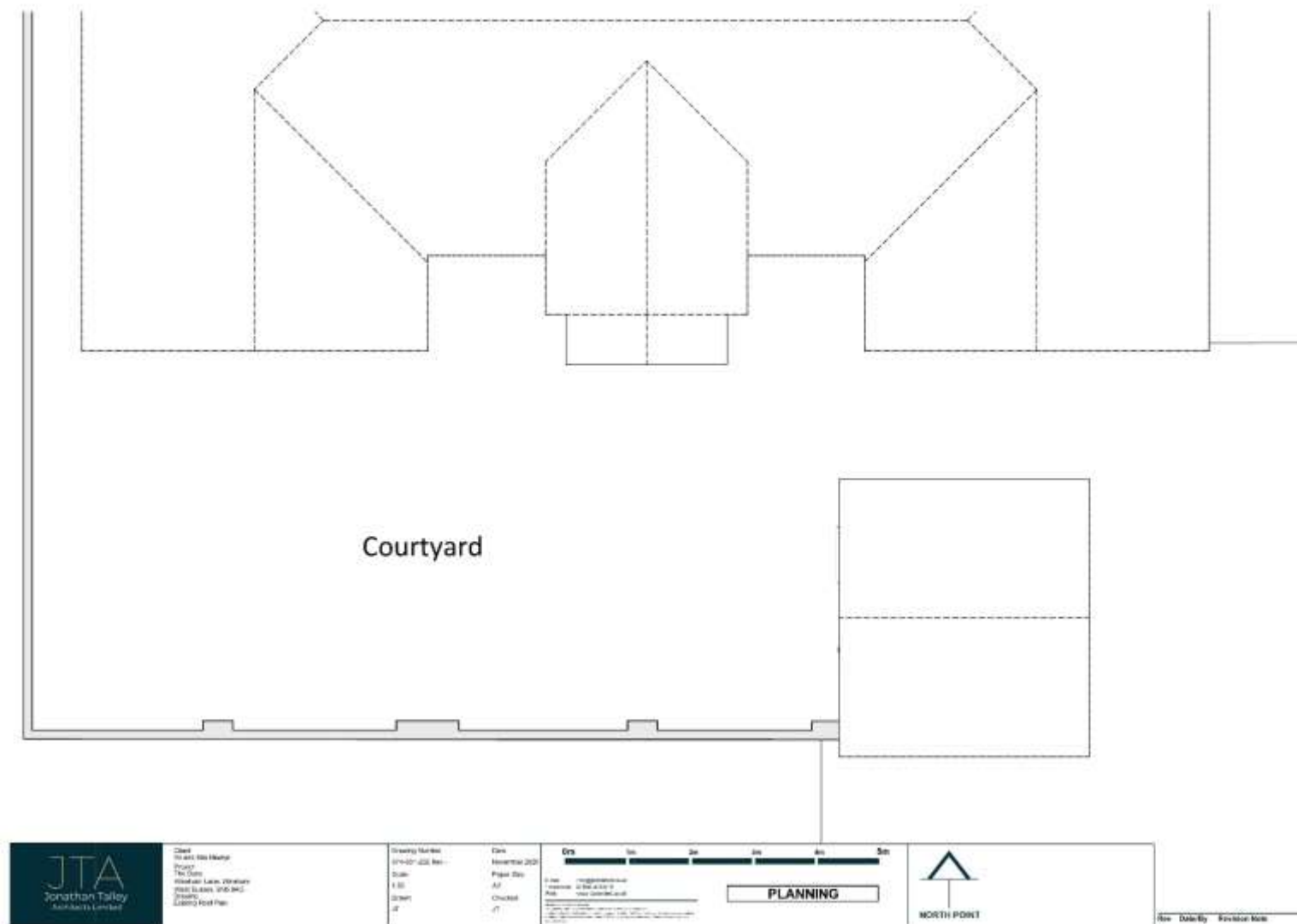
Existing Ground Floor Plan



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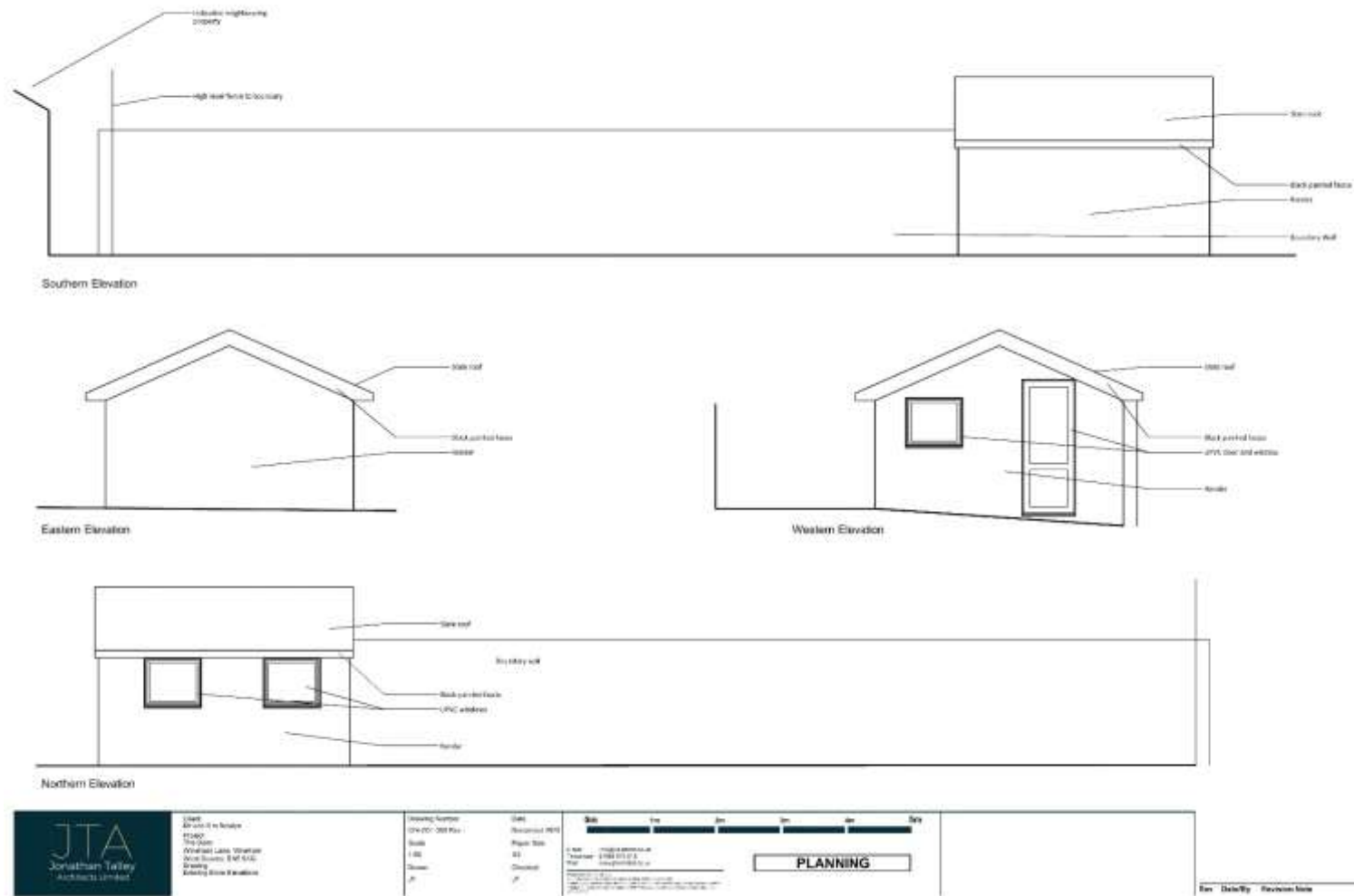
Existing Roof Plan



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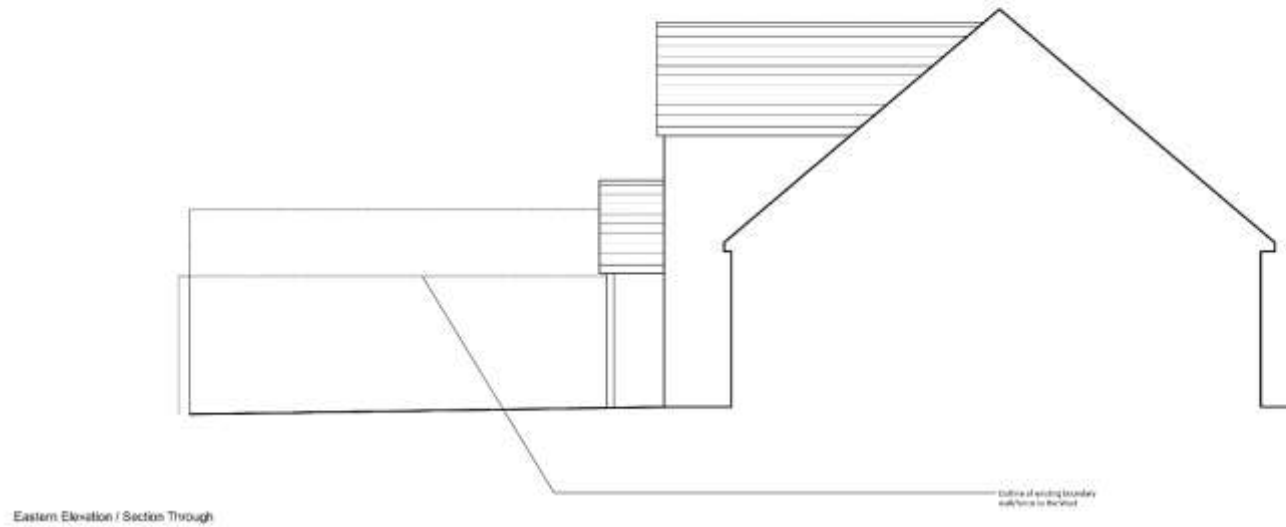
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Existing Store Elevations



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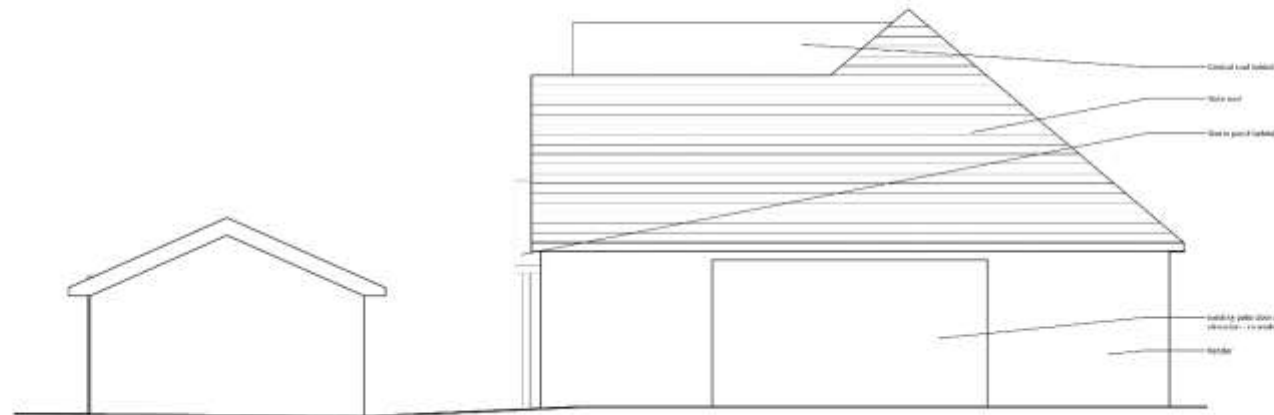
The Dairy, Wineham Lane



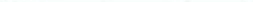
JTA Jonathan Talley Architects Limited	Client: Mr and Mrs Taylor Project: Wineham Lane, Wineham Design: Building and Access Statement / Section Through	Drawing Number: JTA-201-001 Rev 1	Date: December 2019	Scale: 1:50	Project Title: JTA	Drawn: JTA	Checked: JTA	Scale: 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m 11m 12m 13m 14m 15m 16m 17m 18m 19m 20m 21m 22m 23m 24m 25m 26m 27m 28m 29m 30m 31m 32m 33m 34m 35m 36m 37m 38m 39m 40m 41m 42m 43m 44m 45m 46m 47m 48m 49m 50m 51m 52m 53m 54m 55m 56m 57m 58m 59m 60m 61m 62m 63m 64m 65m 66m 67m 68m 69m 70m 71m 72m 73m 74m 75m 76m 77m 78m 79m 80m 81m 82m 83m 84m 85m 86m 87m 88m 89m 90m 91m 92m 93m 94m 95m 96m 97m 98m 99m 100m 101m 102m 103m 104m 105m 106m 107m 108m 109m 110m 111m 112m 113m 114m 115m 116m 117m 118m 119m 120m 121m 122m 123m 124m 125m 126m 127m 128m 129m 130m 131m 132m 133m 134m 135m 136m 137m 138m 139m 140m 141m 142m 143m 144m 145m 146m 147m 148m 149m 150m 151m 152m 153m 154m 155m 156m 157m 158m 159m 160m 161m 162m 163m 164m 165m 166m 167m 168m 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Eastern Elevation

	Client 40 units of m housing 101400 The Vale Walsall Local Authority West Bromwich B40 5JG Drawing Submitting Final House Design/Details	Drawing Number 101400-001 Rev 1	Date December 2010	 Scale 1:50 Drawn J.T. 	1. Site 2. Transport 3. Map 	Date/By/Revision/Issue 12/12/10 J.T./1/1
	Project Name: 40 units of m housing Project Address: 101400-001 Rev 1 Project Description: 40 units of m housing Project Location: West Bromwich B40 5JG Project Status: 101400-001 Rev 1 Project Date: 12/12/10					

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Proposal

It is proposed to construct the main extension to the 'front' of the property in place of the existing storage building and underutilised patio area. The extension will include the re-orientation of the entrance door to ensure the route is clear and create a sense of arrival when approaching the property from the parking area and the gated entrance to Wineham Lane.

It is proposed to be a single storey extension that makes clear reference to the existing home and replicates the materiality and the main aesthetic. Internally it is proposed that a shower room and gym/office area created as well as a well sized entrance hall, enhancing the revised sense of arrival.

It is important to the applicant that views are provided to create interest so the use of glazing to create a link between the extension and the existing house creates a separation suitable for including planting areas.

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 is not impacted.

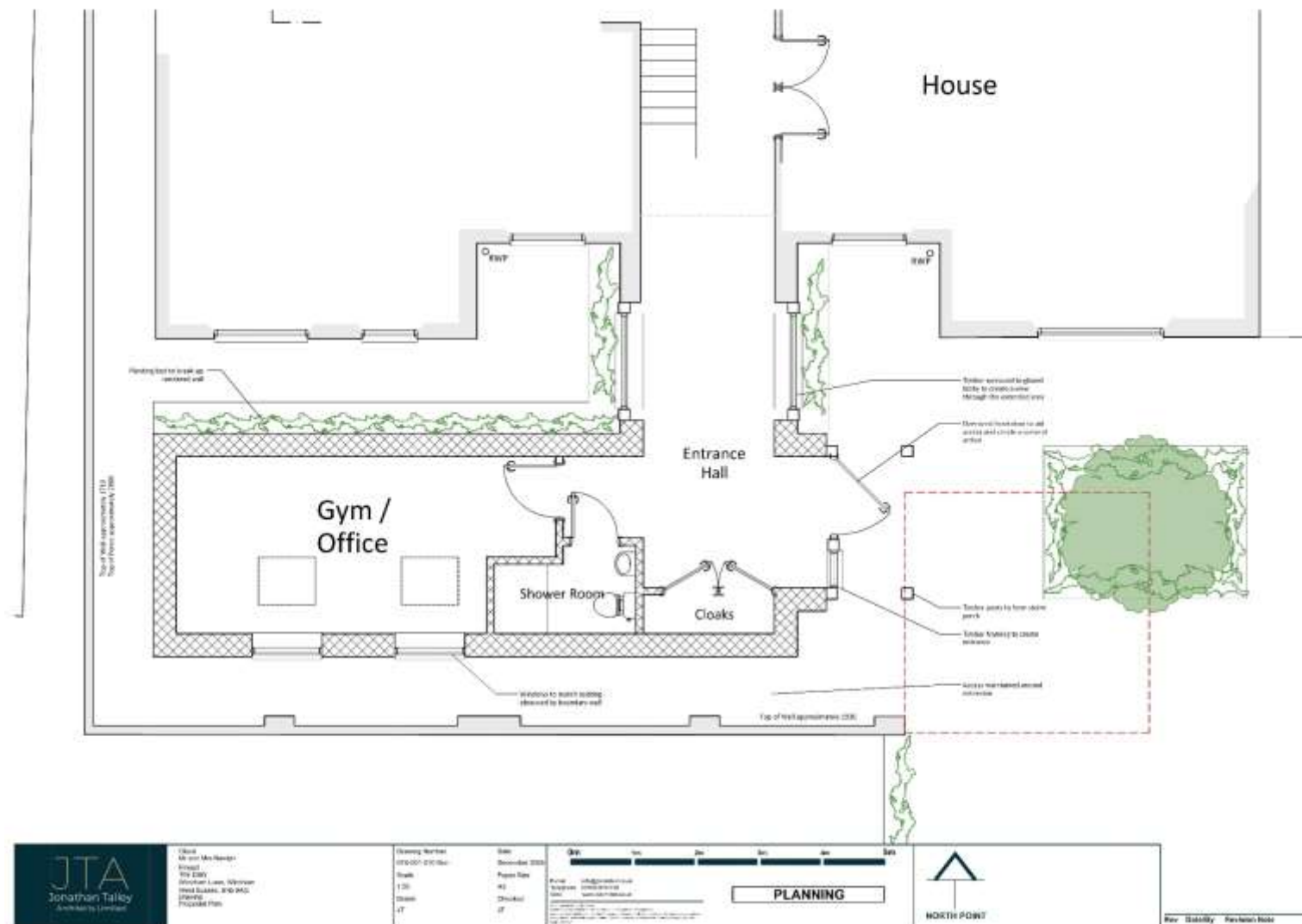
Efforts have been made to make use of the underutilised space rather than impact the garden spaces. We would not be affecting any trees (very much a requirement of the client)

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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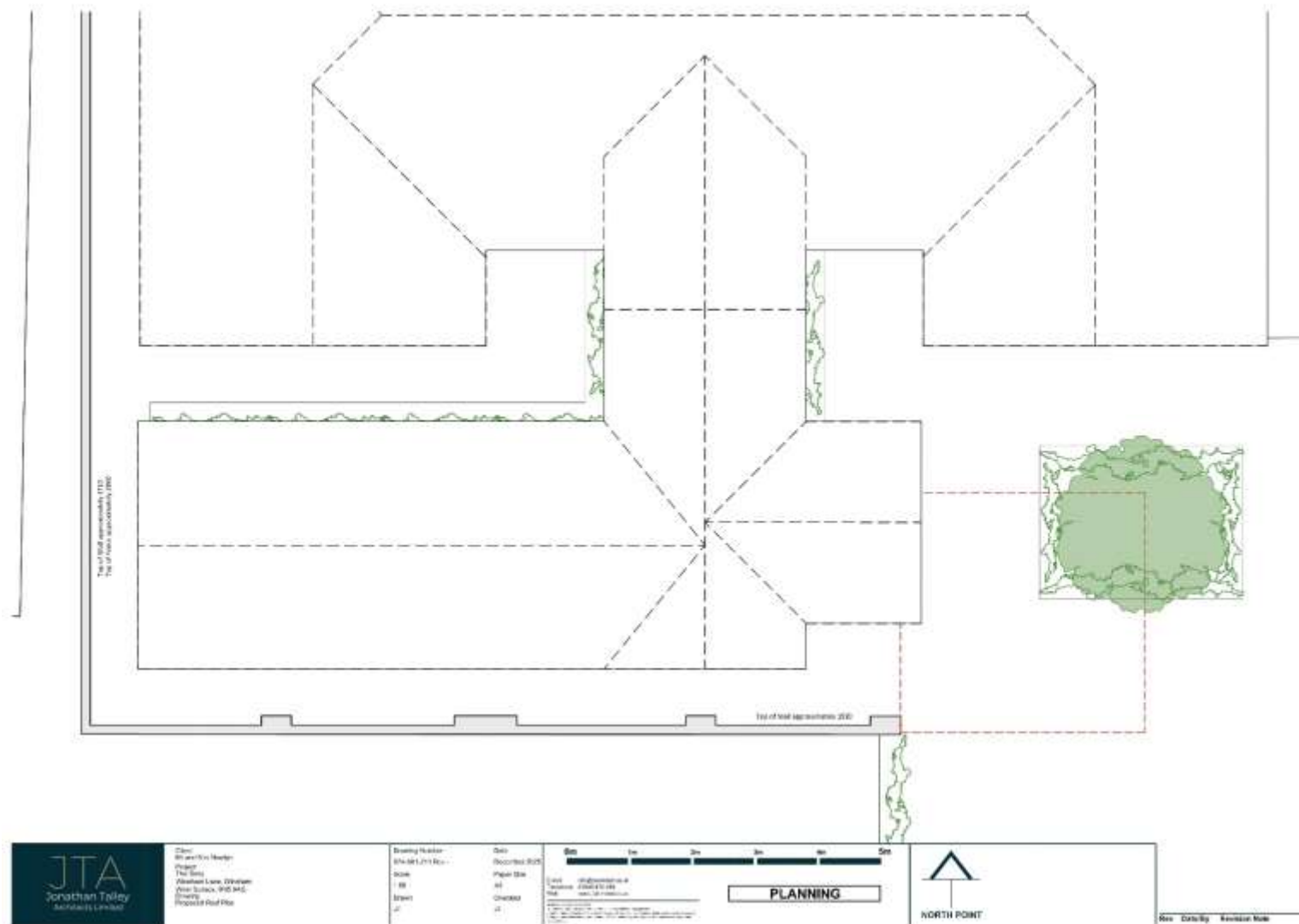
Proposed Ground Floor Plan



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Proposed Roof Plan



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Proposed Elevations

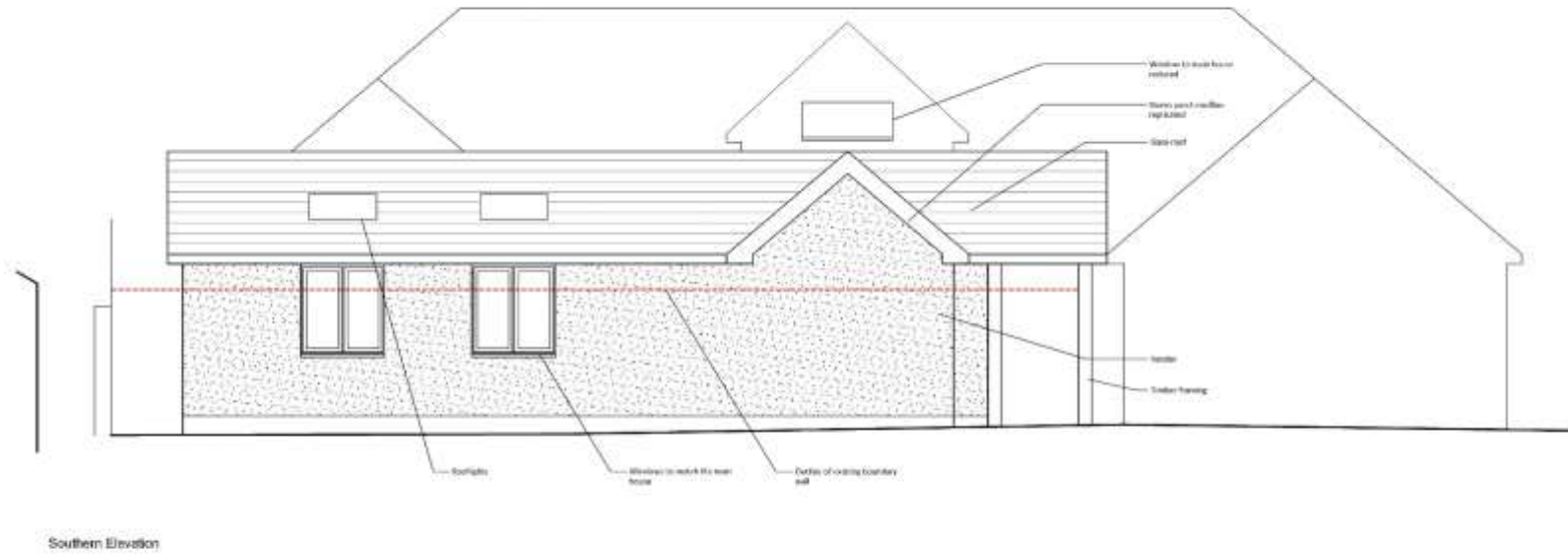


Southern Elevation

 Jonathan Talley Architects Limited	Client: Mr & Mrs Sengco Project: The Studio Whereas Lane, Woburn West (postcode: MK40 0K) Drawing: Proposed Southern Elevation (Central)	Drawing Number: SPA-001-02 Rev 001 Drawing Date: December 2020	Scale: 1:50 Status: Checked By: JT	Days: 1st 2nd 3rd 4th 5th 6th 0:00 0:00:00:00:00:00 0:00:00:00:00:00 0:00:00:00:00:00 PLANNING	Rev: Date By: Revision Mark:
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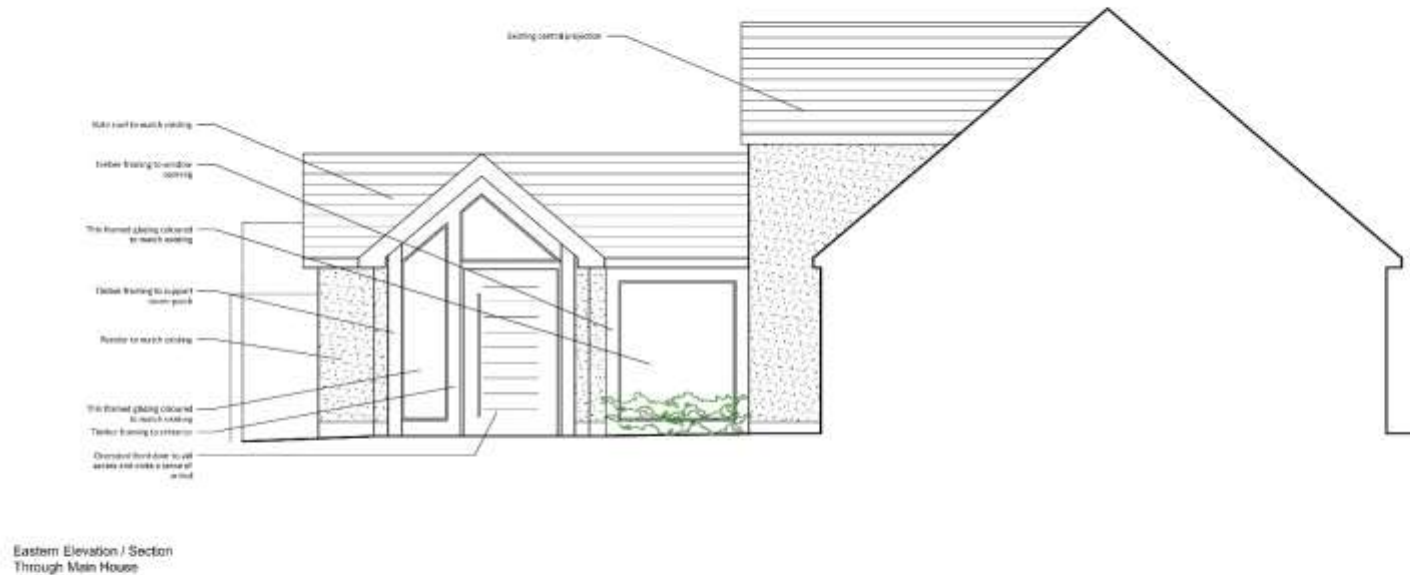
The Dairy, Wineham Lane



	Client: Mr and Mrs Mudge Project: The Dairy Address: Wineham Lane, Wineham Postcode: SO40 5NG Drawing: Proposed Southern Elevation	Consulting Architect: 01753 627 027 Scale: 1:100 Drawn: JT	Date: December 2020 Paper Size: A3 Checked: JT	Scale: 1m 2m 3m 4m 5m Drawing Reference: Drawing: 01/20/2020 Date: 01/20/2020	PLANNING	Rev: Date: By: Revision Note:
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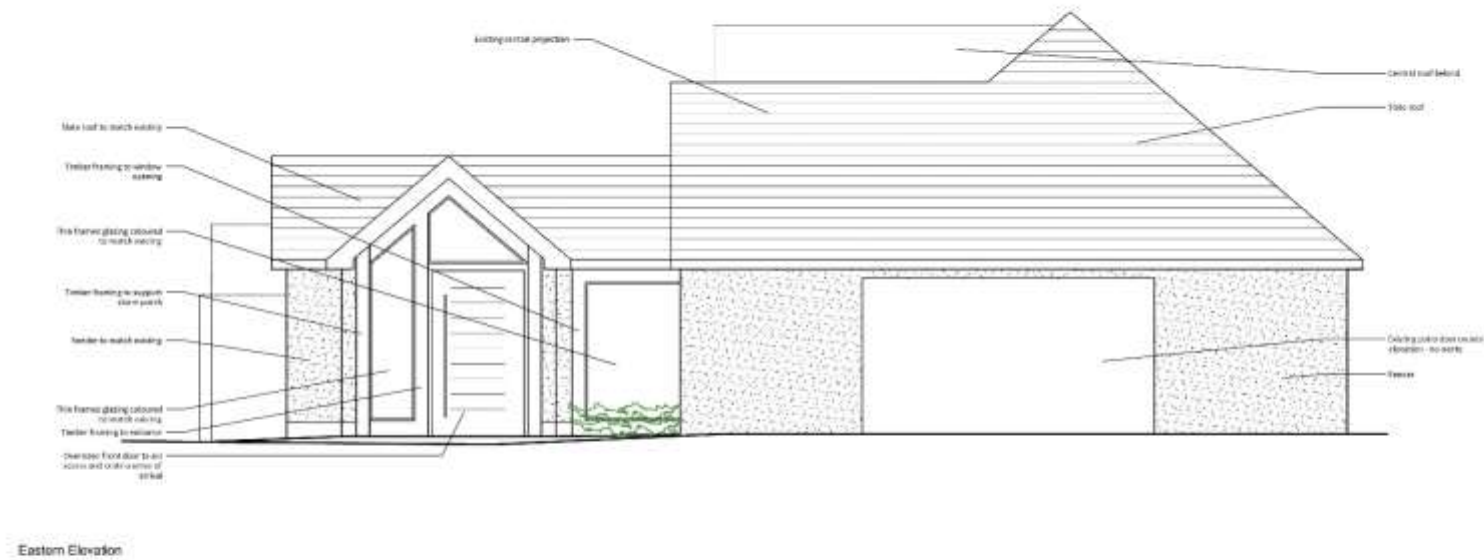
The Dairy, Wineham Lane

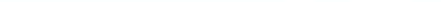


	Client: Mr and Mrs Mander Project: The Dairy Address: Wineham Lane, Wineham Postcode: PO14 3JG Project: Proposed Eastern Elevation - Section Through Scale: 1:50 Drawn: JT	Consulting Architect: 01753 622211 Scale: 1:50 Drawn: JT	Date: December 2022 Project Name: All Drawn: JT	Scale: 0m 1m 2m 3m 4m 5m Project Name: All Drawn: JT	PLANNING	Rev: 001/01 Revision Note
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Design and Access Statement and Flood Risk Assessment

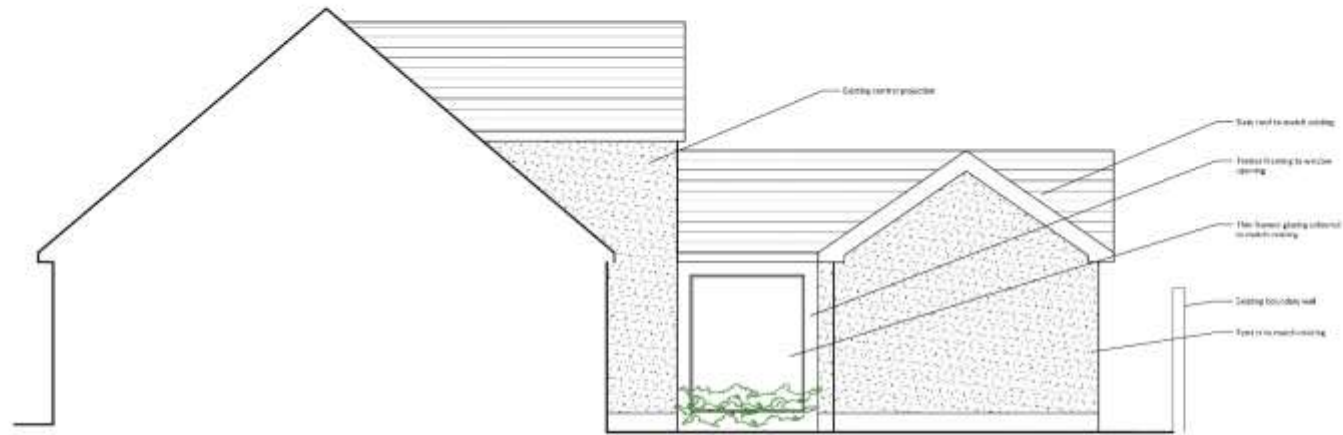
The Dairy, Wineham Lane



	Client Mr and Mrs Haden Project The Farm Site Woburn Lane, Woburn Bedfordshire, MK42 0AD Drawing Proposed Fencing Elevation	Drawing Number 074-001-120 Rev - Date 11/10 Drawn J.T. Checkd J.T.	Date 11/10 Project 074-001-120 JTA www.jta.co.uk		PLANNING	Rev Date By Revision Note
	JTA Jonathan Talley Architects Limited 11, The Quadrant, Woburn, Bedfordshire, MK42 0AD Tel: 01455 510101 Fax: 01455 510102 Email: jta@jta.co.uk www.jta.co.uk					

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The Dairy, Wineham Lane



Western Elevation

	Client Mr and Mrs Bailey Project The Dairy Address Wineham Lane, Wineham Postcode BN1 3AG Drawing Proposed Western Elevation	Drawing Number S10-001-001-001	Date 01/01/2023	Scale 1:100	Sheet 1 of 1	Project Name The Dairy	Client Mr and Mrs Bailey	Project Address Wineham Lane, Wineham BN1 3AG	Project Postcode BN1 3AG	Project Name The Dairy	Client Mr and Mrs Bailey	Project Address Wineham Lane, Wineham BN1 3AG	Project Postcode BN1 3AG
		Drawing Title Proposed Western Elevation	Scale 1:100	Sheet 1 of 1	Project Name The Dairy	Client Mr and Mrs Bailey	Project Address Wineham Lane, Wineham BN1 3AG	Project Postcode BN1 3AG					



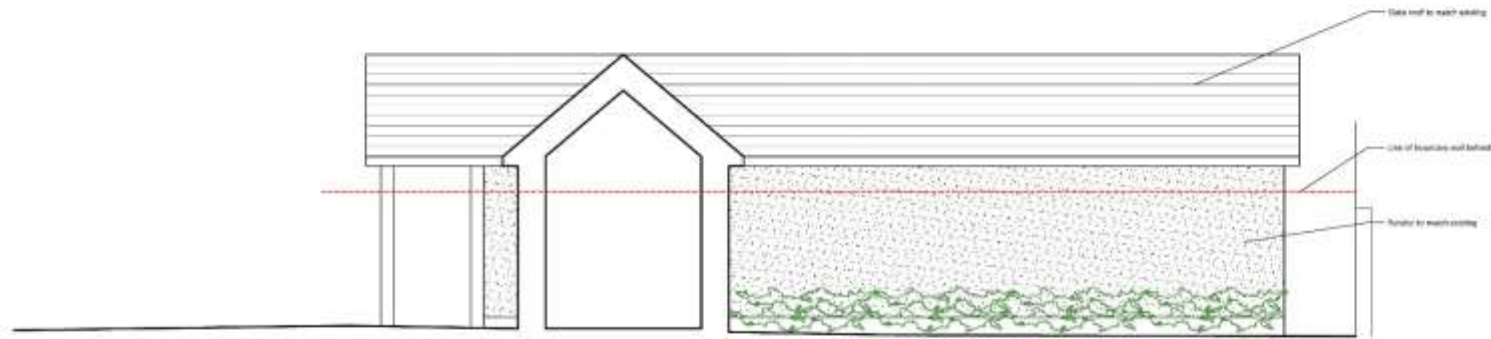


PLANNING

Rev **Quantity** **Revision Note**

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The Dairy, Wineham Lane



North Elevation

JTA Jonathan Talley ARCHITECTS LIMITED	Client: Mr and Mrs Bentley Project: The Dairy Wineham Lane, Wineham West Sussex, BN1 3AG Drawing: Proposed Planning Application	Drawing Number: S10-001-000-000	Date: 08/04/2023	Scale: 1:500	Paper Size: A3	Title: PLANNING	Rev: Date: Revision Note:
		Drawn: JTB	Checked: JTB	Date: 08/04/2023	Project: S10-001-000-000	Drawing: S10-001-000-000	

Design and Access Statement and Flood Risk Assessment

The Dairy, Wineham Lane

Parking

In terms of parking the existing site has sufficient capacity for several vehicles. This is currently in an informal configuration and this will be maintained.

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 infill the patio where the existing store is located. It is also proposed to provide some planters to break up the entrance area and the visual of the new rendered extension. The patio will have appropriate drainage linked to the existing drainage system.

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.

Design and Access Statement and Flood Risk Assessment

The Dairy, Wineham Lane

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 rendered elements. It is proposed that materials used will utilise materials to match the existing where at all possible. It is proposed that the sides are predominantly rendered apart from the openings

All elements of the new roof will be a tiled finish to match the existing

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 extension starts with a 'Fabric First' outlook. High levels of insulation will be initially very important and provide a starting point to build from. The current store has areas of no insulation and part of the works is to include the provision of thermal improvements to ensure heat-loss is reduced.

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.

Documents Submitted

Design and Access Statement
CIL Form
074-001-100A Site Location Plan
074-001-200A Existing Plan
074-001-201A Existing Plan
074-001-202 Existing Roof Plan
074-001-210 Proposed Plan
074-001-211 Proposed Roof Plan
074-001-300 Existing Store Elevations
074-001-301 Existing Main House Southern Elevation
074-001-302 Existing Main House Eastern Elevation - Section Through
074-001-303 Existing Main House Eastern Elevation
074-001-320 Proposed Southern Elevation Combined
074-001-321 Proposed Southern Elevation
074-001-322 Proposed Eastern Elevation - Section Through
074-001-323 Proposed Eastern Elevation
074-001-324 Proposed Western Elevation
074-001-325 Proposed Northern Elevation

Design and Access Statement and Flood Risk Assessment

The Dairy, Wineham Lane

Flood Risk Assessment

This is a flood risk assessment prepared to accompany the Planning Application for an side extension at The Dairy

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.

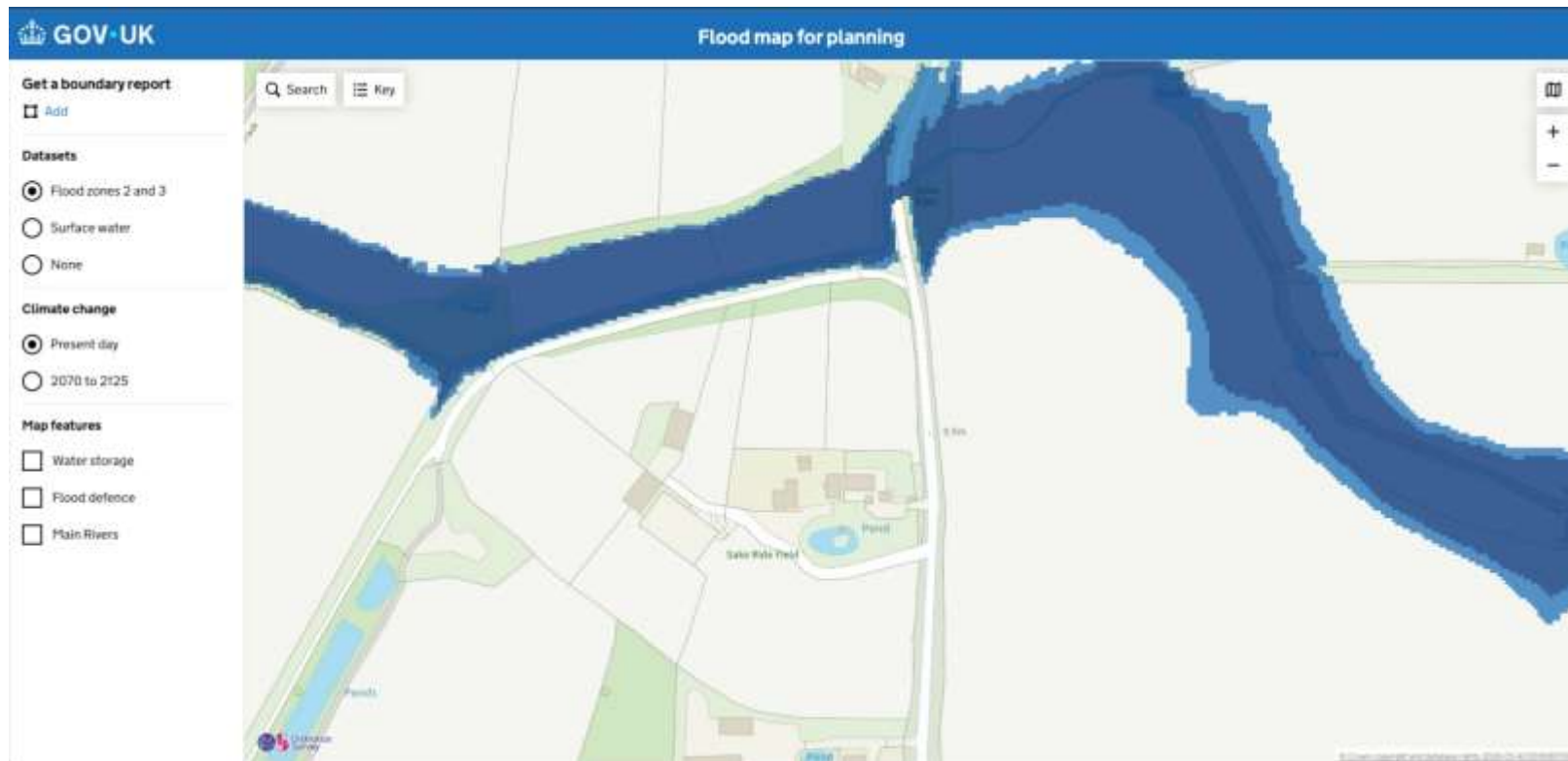
The mitigation measures proposed do not extend beyond those usually provided and would include:

Retention of existing surface water drainage around the house.

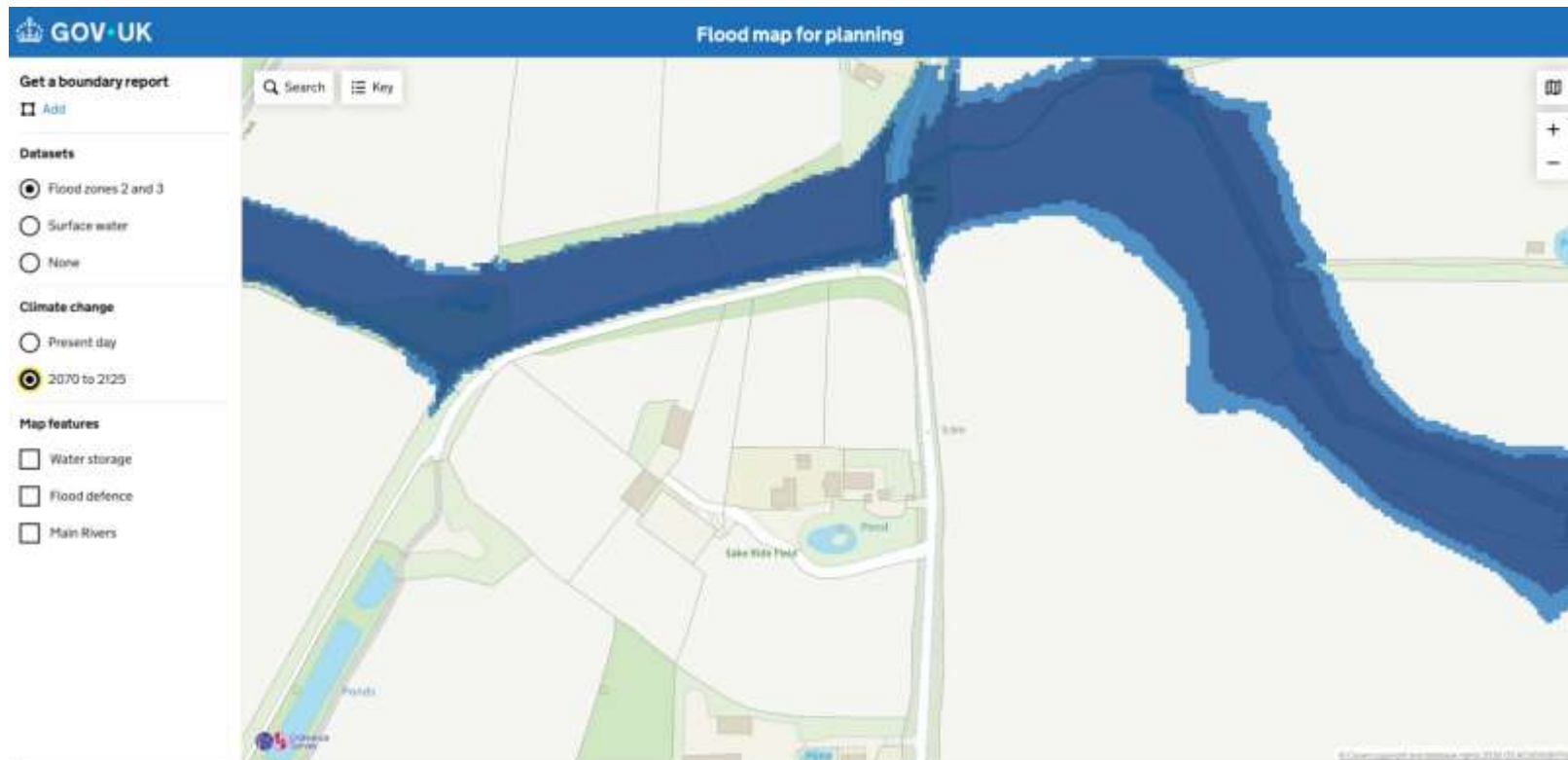
Use of permeable block paving into a suitable base or the use of drainage channels into the existing surface water drainage provision

The provision of a soakaway, has been reviewed and it is proposed that the driveway space may be appropriate for the provision of a soakaway subject to more in-depth site investigations.

Design and Access Statement and Flood Risk Assessment The Dairy, Wineham Lane



Design and Access Statement and Flood Risk Assessment The Dairy, Wineham Lane



Design and Access Statement and Flood Risk Assessment
The Dairy, Wineham Lane

Photos



Design and Access Statement and Flood Risk Assessment

The Dairy, Wineham Lane

Conclusion

The application is being made to facilitate a better family environment via the extension to integrate the existing external storage provision within the house and to re-orientate the main entrance to improve the journey to the house from the parking area.

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 storage room and underutilised front patio area rather than impacting the extent of the main garden. With the extension's proposed location proposed, 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



Design and Access Statement and Flood Risk Assessment
The Dairy, Wineham Lane

