

7 Marlpit Road

Design and Access Statement



Introduction

7 Marlpit Road is situated within the town of Sharpthorne, which lies within an Area of Outstanding Natural Beauty. The proposal includes a loft conversion, the demolition and reconstruction of the existing garage as a side extension, and the creation of a bedroom above the garage. The scheme aims to improve the dwelling's internal configuration, particularly the ground-floor layout, to accommodate the client's need for additional living space for her growing family.

The Proposal

As noted above, the proposal seeks to provide the dwelling with a significantly improved ground-floor and first-floor layout. At present, the property offers limited kitchen space; by extending the house, we propose to connect the garage to the main dwelling via a new utility room.

The design has been developed to be sympathetic to and in keeping with both the existing property and the surrounding landscape.

7 Marlpit Road is constructed with light brown multi-stock brickwork and brown roof tiles and features white uPVC double-glazed windows with eaves. The extension will be constructed using materials that match those of the existing property, with new and replacement windows and doors finished in dark-grey polyester powder-coated aluminium. These choices are intended to support a more sustainable building approach, ensuring high levels of insulation in the roof and the use of double glazing throughout.

The application also includes internal alterations to the loft, where two new en-suites and a storage area will be accessed from the corridor via a staircase.

Landscaping

The garden to the front of the property is level with the entrance; however, the landscaping to the rear drops away from the building, creating a 600mm fall. The proposal includes the construction of a patio to provide outdoor space without the need to traverse steps. Existing trees and hedging will remain unchanged as part of the proposed works.

Massing

As demonstrated in the submitted plans, the scale and massing of the proposed development will integrate well within its surroundings. The overall height and ridge line of the existing building will remain unaltered. The loft conversion and extensions have been designed to be consistent with the character of the existing property. Accordingly, the proposals will not have any adverse impact on neighbouring properties.

Access

Pedestrian access, vehicle access, and existing parking arrangements will remain unaffected by the proposal.

Protected Species

The existing building is occupied, and there is no evidence of protected species in the immediate vicinity. In the unlikely event that any protected species are identified during construction, specialist advice will be sought.

Planning Policy Analysis

The proposal has been carefully developed to ensure it remains in keeping with the existing dwelling. Importantly, the criteria set out in the Local Plan, particularly those relating to layout, design, materials, and landscaping, have been fully considered and form an integral part of this application.

Conclusion

This proposal has been developed following extensive input from both our clients and ourselves to ensure that, once completed, it represents a significant enhancement to the existing building within its immediate context.

We consider that the proposed design and internal alterations constitute an improvement to the existing building and represent an architecturally appropriate, highly sustainable development in both its function and choice of materials.