

Design & Access Statement

INTRODUCTION:

This Design & Access Statement has been prepared by Victoria Mustard Architects to accompany our Householder Planning Application for proposed works to Courtlands, Sandy Lane, East Grinstead.

SITE AND CONTEXT:

Sandy Lane is a quiet lane alongside Beeching Way, with detached dwellings to the North side of the lane.

The site does not have any designations.

THE PROPOSAL:

The following works are proposed:

- Demolition of existing front conservatory.
- Front two storey extension comprising a new Play Room at Ground floor and a new Master Bedroom suite at First floor.
- New pitched clay tiled roof over front extension and main house to replace existing shallow roof.
- Front extension to the Ground floor Hallway and Garage with new pitched lean-to roof over. Roof lights to be inserted into the new lean-to roof.
- Rear bi-fold doors leading to the garden, with new windows and doors to the refurbished Utility/WC.
- New internal alterations in association with the new proposed works.

CONCLUSION:

The extension provides much needed investment into the house, improving the appearance, increasing thermal performance and updating the interiors and exteriors.

New materials are in keeping with the Sussex context and are high quality and durable.



Front elevation viewed from the driveway



Rear elevation viewed from the garden



View of garage from the driveway