



LANDFALL HOUSE, SANDHILL LANE, CRAWLEY DOWN

DESIGN & ACCESS STATEMENT

2 March 2026

INTRODUCTION:

This Design & Access Statement has been prepared by Victoria Mustard Architects to accompany our Householder Planning Application for the following works:

- Demolition of existing attached double garage
- Erection of new attached 2 storey garage with annexe above.
- Side first floor extension over balcony to extend Master Suite.

USE:

- Existing Use: C3 Residential
- Proposed Use: C3 Residential

DESIGNATIONS:

- The site is does not fall within any Conservation Areas.
- The site has no listed buildings nor is adjacent to any listed buildings.

CONTEXT:

- The site is located on a rural lane on the outskirts of the village of Crawley Down.

EXISTING:

- The existing house is a characterful Arts and Crafts style detached house on a large plot of land near the end of a private road outside the village of Crawley Down.



Side West entrance view of existing attached double garage.



Side West entrance view of existing house with balcony in the foreground. The existing Master Bedroom is to be extended by building over the balcony.



Front South view of house from garden. Master bedroom is at first floor on the left side with balcony just visible.



Side East view of house from garden with rear of garage visible to the right of the house. The existing outbuilding in brick on the right is to be removed.

PLANNING HISTORY:

DM/14/01786—Permission

Extension of linked single storey garage to create new garage space with storage room off, boot-room and annexe accommodation over at first floor level.

PROPOSAL:

This application proposes to demolish the existing attached double garage, and replace it with a new garage, storage and 1 bed annexe.

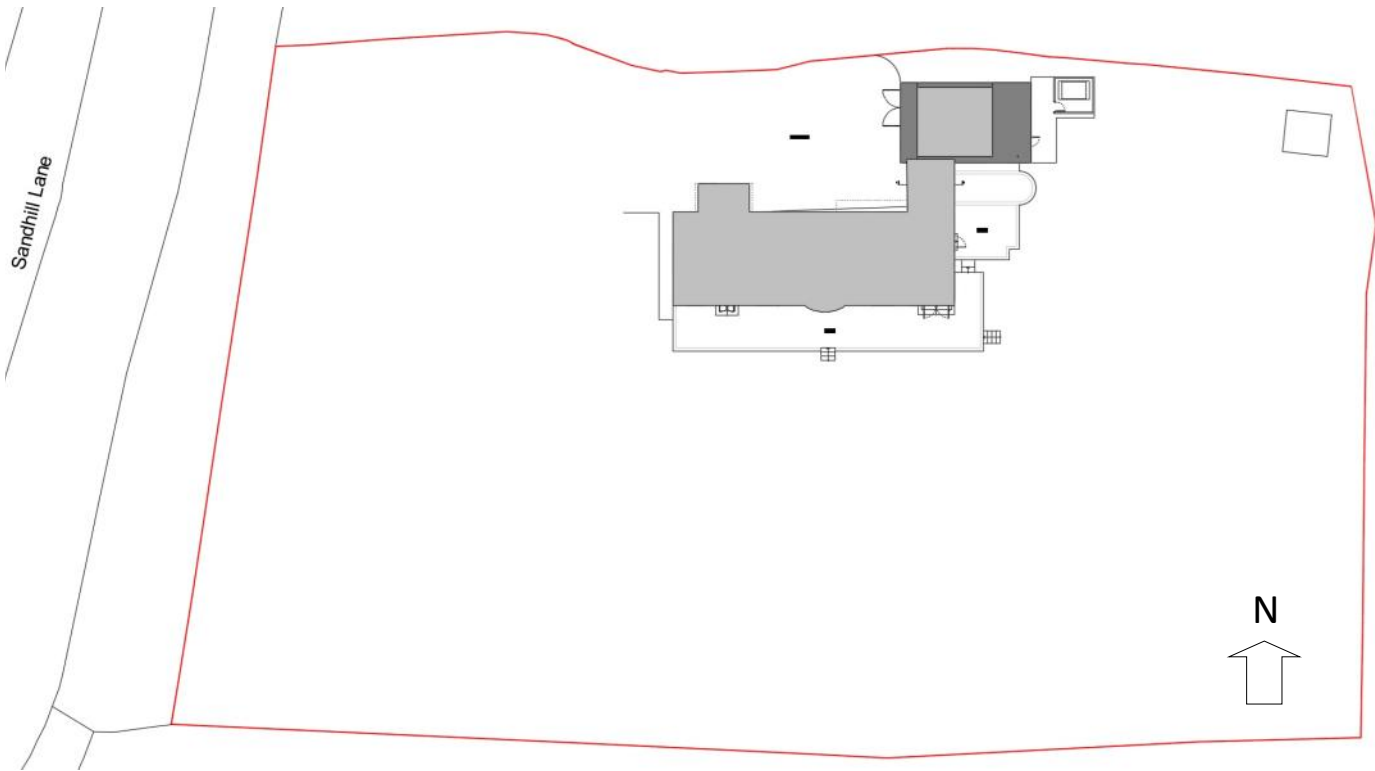
The annexe is required for an ageing relative and therefore stairs and home lift access to the annexe is proposed.

The proposed extension is designed in a sympathetic style. Matching facing bricks, bagged brick finish, leaded casement windows and clay roof tiles continue the arts and crafts aesthetic of the house.

The proposed roof is to match the pitch and details, with bell cast eaves detail to harmonise with the house. Matching clay roof tiles to match existing.

The proposed extension is subservient to the main house upon approach from the road on the West side of the house. It is well set back relative to the rest of the house, and the roof ridge height is lower than the existing main roof.

From the South front side of the house, the extension is well set back, with a lower ridge height.



Site Block Plan with new ground floor development indicated with dark grey.

CONCLUSION:

The proposed extension respects the materials and architectural typology of the existing house.

The arrangement of the extension has a lower ridge height and is well set back on the site to ensure subservience.

The adjacent property is uphill from Landfall House, and therefore the scale of the extension has limited impact.



Existing West View of the House with attached double garage. Existing balcony at 1st floor (RHS)



Proposed West View of the replacement garage with annexe above.
New extension at 1st floor over balcony (RHS).