



1. Introduction

This Design & Access Statement has been prepared in support of a planning application for a two-story extension at Violet Cottage, Horsted Lane. The proposal aims to enhance the functionality of the property for a large family while maintaining its character and ensuring compliance with local planning policies. The extension will replace an existing side addition that is visually unappealing and lacks efficiency, contributing to a more coherent and practical living space.

Design & Access Statement

Violet cottage, Sharpthorne, East Grinstead, RH194HY

Design & Access Statement

2. Site & Context

Violet Cottage is a detached dwelling situated in a rural setting. The surrounding neighbourhood consists of similar residential properties, many of which have been extended over time. The site is not located within a conservation area, nor is the property listed, allowing for reasonable development in line with planning regulations.

3. Accessibility

The proposed extension will not impact existing access arrangements. Emergency access will remain available from the main road to the front of the dwelling. The design complies with Part M of the Building Regulations to ensure accessibility standards are met. Bin storage and waste management will remain unchanged, and vehicular access for parking will be retained without modification.



4. Design Proposal

4.1 Two-Story Extension

The proposed extension will replace an existing side addition, enhancing both functionality and aesthetics. The design aims to create a more practical living space and provide an additional bedroom to accommodate the needs of the family.

Key design features include:

- Architectural Integration:** The extension will be in keeping with the existing structure, utilizing materials that match or complement the current roof and facade.
- Enhanced Entrance Definition:** The new layout will better define the primary entrance, addressing the current lack of clear entry hierarchy.
- Rooflines & Fenestration:** The extension's rooflines and windows will be carefully designed to harmonize with the existing architectural language, ensuring a seamless visual integration.



Existing



Proposed



Existing



Proposed



Existing



Proposed



Proposed

5. Compliance with Local Design Standards

The proposal aligns with local planning policies and design guidelines. Considerations include:

- Architectural Coherence:** The extension respects the existing aesthetic and enhances the overall appearance of the property.
- Neighbourhood Character:** The design is sympathetic to the rural setting and remains in harmony with the surrounding properties.
- Minimized Visual Impact:** The extension has been designed to limit any adverse effect on neighbouring properties and the landscape.

6. Sustainability & Materials

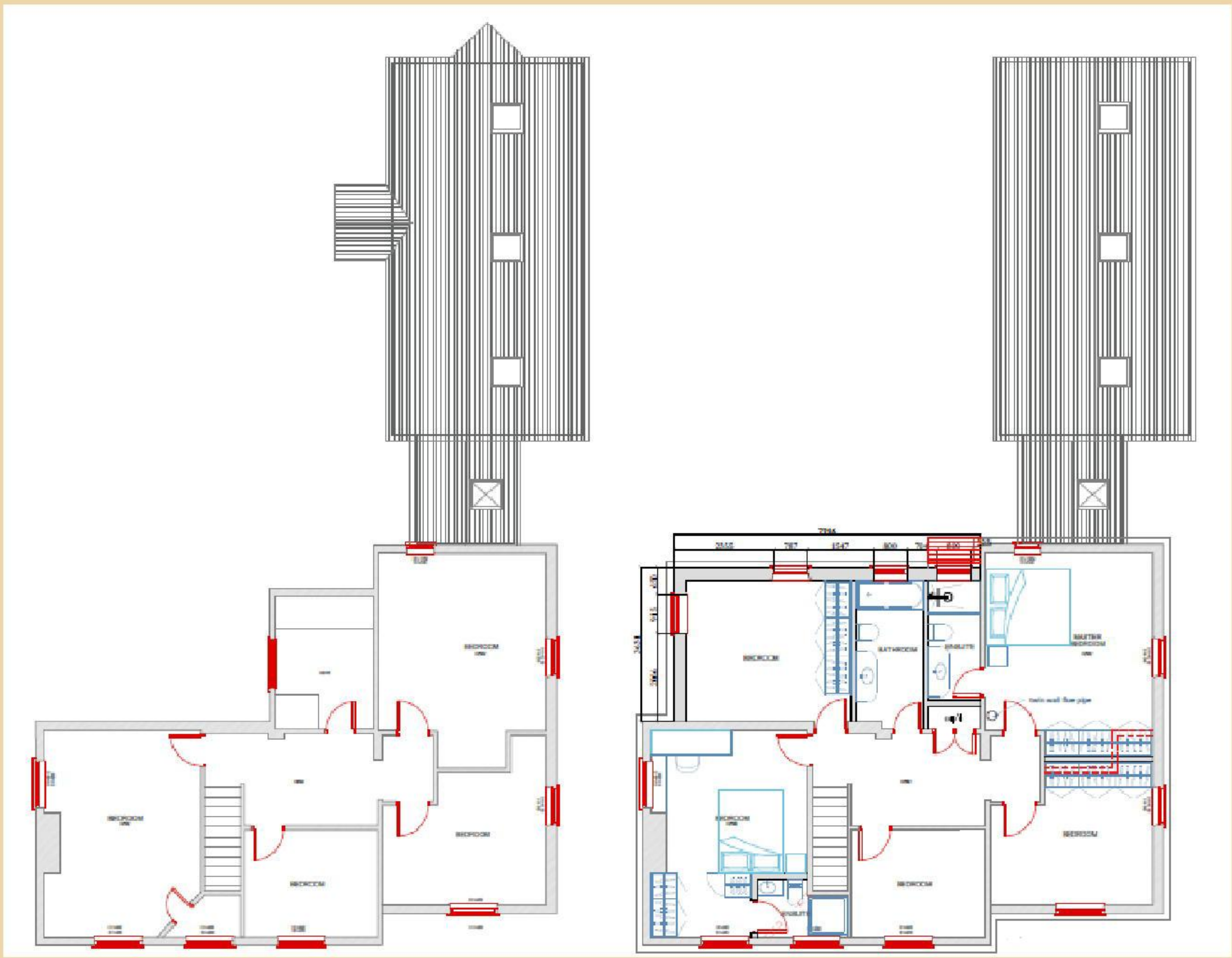
The extension will incorporate improved insulation and energy-efficient glazing to enhance thermal performance. The design prioritizes natural light and ventilation, improving the internal environment while reducing energy consumption. Sustainable construction materials will be used where possible to minimize environmental impact.

7. Access

The proposal does not alter the principal access to the property. The existing front remain unchanged. The internal layout will be adapted to ensure accessibility and ease of movement within the new spaces.



Existing



Proposed

Areas	Exiting	Proposed
Ground Floor (GIA)	120sqm	136sqm
First Floor (GIA)	78sqm	96sqm
TOTAL	198sqm	232qm

8. Conclusion

This proposal seeks to enhance the property's functionality while maintaining sensitivity to the local character. The design respects the architectural integrity of the area and provides much-needed additional living space with minimal impact on neighbours. We believe this application aligns with planning policies and contributes positively to the built environment.



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