



21 Sandown Road | West Malling
Proposed double storey side extension

Householder Planning Permission | December 2020
Design & Access Statement



Site location at West Malling



House and plot on Sandown Road

1.1 | SITE LOCATION

No. 21 Sandown Road is located approximately 0.5 miles west of West Malling town centre. Sandown Road can be accessed via Fartherwell Avenue. The house is situated on the south side but to the northern end of Sandown Road. The house is positioned back from the road with a large front driveway.



Front elevation



Single storey side building



Rear elevation and side access

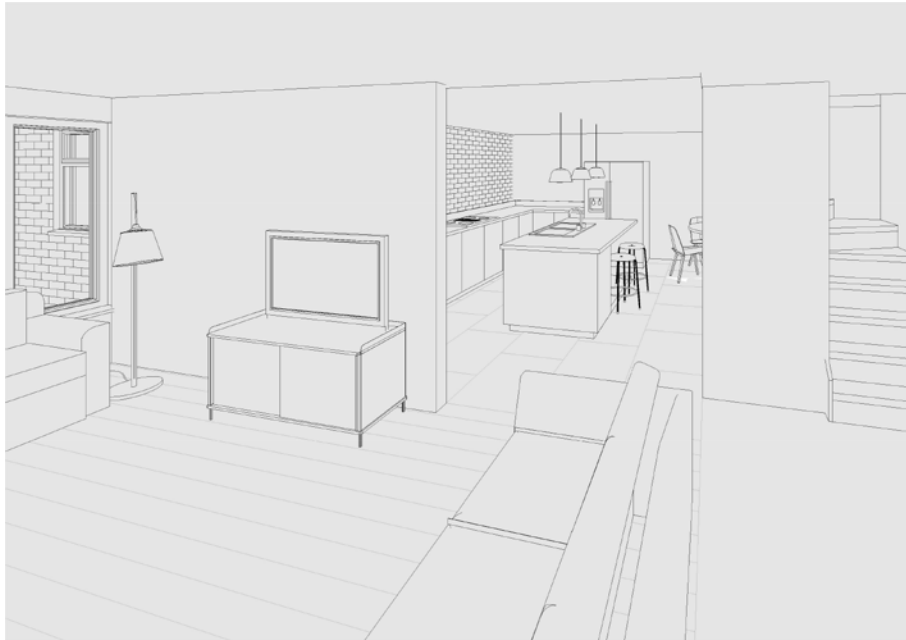


Rear elevation

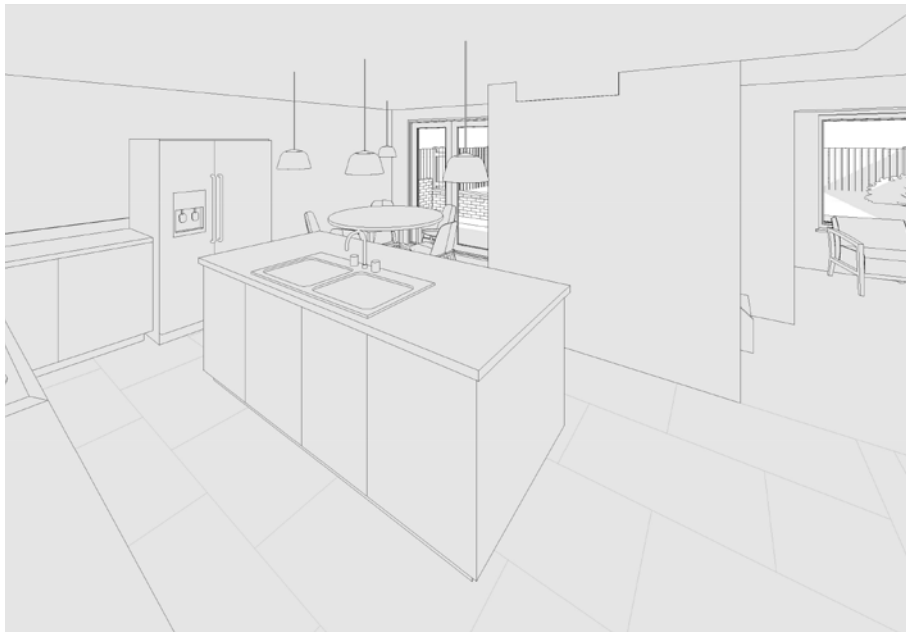
1.2 | EXISTING HOUSE

No 21 Sandown Road is a semi-detached house constructed in facing brick with a plain tile roof and Upvc casement windows. The main building is double storey with a pitched roof front to back. To the front-side of the house is a single storey garage conversion that links back to the main house. And to the rear are two single storey extensions with flat roofs over, both also constructed in brick. To the front of the house there is parking for two / three cars and the front garden which is partly laid to lawn and partly brick paved to form the driveway. A side path provides access beside the garage conversion to a small courtyard area between the converted garage and the rear extension. The path continues beyond the rear extension to the back

garden which consists of a small patio and a lawned area beyond. Internally the house at ground floor consists of a living room, kitchen and dining area. The side extension houses the utility and w.c and the garage has been converted to form a guest suite and shower room. At first floor there are two double bedrooms, one single bedroom, a bathroom, landing and separate w.c.



PROPOSED: INTERNAL VIEW FROM LOUNGE - KITCHEN



PROPOSED: KITCHEN - DINING

2.0 | THE PROPOSAL

The proposal for no. 21 Sandown Road seeks to infill the central courtyard area at ground floor and extend the first floor level out over the existing single storey extension, the courtyard area and part of the garage. This will enable the ground floor layout to be rationalised to provide an open plan kitchen / dining area at ground floor and a new master bedroom with dressing room and en-suite at first floor.

3.0 | THE DESIGN

The design for 21 Sandown Road is based around making open, light and airy spaces that better connect to the outside space. To achieve this we've designed an extension that utilises the under used existing courtyard space at ground floor and opens up the internal space to provide a large open plan arrangement that combines the living room, kitchen and dining area. The kitchen consists of a wrap around work top leading you to the dining area with views and access out to the rear garden via the bi-folding doors. The central island provides additional cupboard space and a breakfast bar with seating for two. The removal of internal walls provides views through the building and creates a greater sense of space throughout.

The first floor has been extended out over the new kitchen space below to provide a new master bedroom suite. Access to the new bedroom is gained via a new opening leading from the existing stair landing into the new master suite. The bedroom is divided into the main sleeping area leading to a central dressing room which also provides access into the en-suite situated toward the front of the house.

Externally the extension is an extrusion of the main section of the existing house form. The materials and windows proposed reflect those used on the existing house.

4.0 | CONCLUSION

In our opinion the proposal for 21 Sandown Road is a well considered design that makes use of redundant spaces to address the practical needs of a modern family. The extension is designed in a balanced and sympathetic manner with the existing building and provides more usable open plan spaces with better connectivity to the external environment.

We therefore request that the council support this proposal.