



Design & Access Statement

Braye House
Rev D

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Design & Access Statement

Introduction

This design and access statement has been produced to support the full planning application for the refurbishment and remodelling of Braye House.

Braye House is a family home located in the borough of Maidstone in the village of Sutton Valence. The property is not in a conservation area, and is located in a family orientated area. The properties external appearance remains very similar to its original state.

This application has been made to request approval for the following:

1. Conversion of the existing garage to a pantry and ensuite.
2. Conversion of the reception room to a guest bedroom with ensuite and hallway.
3. Modification of the existing kitchen and utility.
4. Conversion of a family bathroom on the first floor to bathroom and an en-suite.
5. Addition of rooflights and skylights.
6. Creation of a rear elevation loft extension.
7. Conversion of an existing loft.
8. Creation of a boundary fence and entry gate.
9. Installation of solar panels, air source heat pump and MVHR.

The proposal will maintain much of the internal layout of the existing property with the kitchen and dining space being made open plan to create an open plan living space on the ground floor.

Care has been taken to ensure that the proposals are a positive addition to the individual property. It is thought that the new proposals provide the internal space required by the applicant which complement both the internal and external appearance of the existing building without having a negative impact on the neighbouring properties.

Site

The existing site is located within a residential community where the surrounding properties are predominantly detached houses.



Braye House

Above: Aerial site view of Braye House

Use

The property will continue to be a private residence for the applicant. The existing layout will be reconfigured as result of requiring modernisation. The existing ground floor reception and garage will be converted to use as a guest bedroom and bathroom now and for future accessible living for the applicants as they grow older. A new pantry space is also included within the proposed design.

Layout

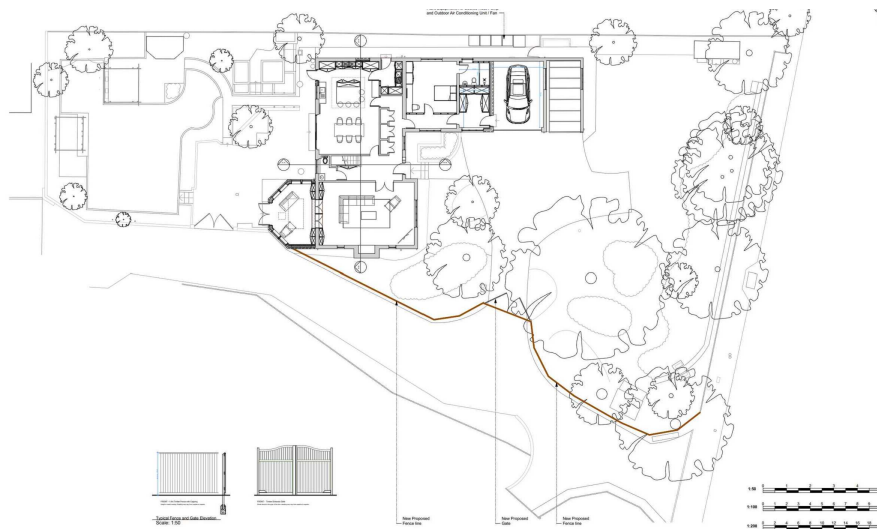
The internal layout of the existing house on ground, first and second floor will be reconfigured. Reconfiguration to the ground floor layout will be undertaken to create an open plan kitchen/dining room, guest bedroom with ensuite, an office, utility and pantry space and towards the south of the site a living room, office, toilet, snug and a entrance hallway. On upper floors, existing bedrooms and bathrooms will be redecorated and updated with the creation of a new ensuite to the first floor bedroom. On second floor the existing floor will be used to create a master bedroom and master bathroom with a second floor dormer extension to allow for stair case access to the second floor.

Scale

The scale of the existing house will be maintained as exists at present with the addition of modestly scaled dormer extension to the west of the site at second floor level.

Landscaping

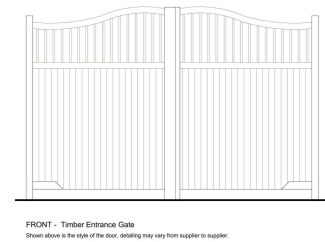
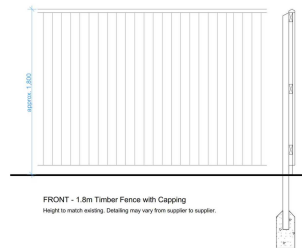
The existing landscaping will be maintained and where possible improved as part of the proposed works.



Above: Site layout

Boundary fence and entry gate

A new timber boundary fence and gate is proposed per the above and below. The new fence will be in keeping with the existing fencing as shown below.



Above: Example image of proposed gate design and proposed drawings of new fence and gate

Appearance

The appearance of all existing facades will be maintained and improved. New tiling and new aluminium windows will be installed throughout. The garden room to the rear is designed to be in keeping with the existing building and the surrounding area.

Access

Access will be maintained and improved through the projects development.

Parking Provision

The existing parking provision onsite will be maintained.

Site Waste Management Plan

As the scope of works required for the proposal are of a minimal scale. The site waste management will be best implemented as relates to the project scale in this regard. Where possible material will be reused, recycled and disposed of as of best practice.