

DESIGN & ACCESS STATEMENT

The Old Barracks, Armoury Drive, Gravesend, DA12 1LZ **Proposal to Convert and Extend an Existing Rear Single Storey Out Building into a** **Two Bedroom Residential Flat**

INTRODUCTION

The applicant wishes to utilise an existing single storey unused out building to convert and extend it into a two bedroom flat which will make use of a vacant building within this site.

USE

The site and buildings will remain as residential. The vacant outbuilding will be converted into a detached single dwelling.

AMOUNT

The existing internal floor area amounts to 20m². The additional internal floor area will amount to 48m². The site area is approximately 1795m².

LAYOUT

The layout is conventional with the daily living accommodation on the ground floor and bedrooms on the first floor. The loft will provide two new single bed bedrooms along with a Bathroom.

SCALE

The existing outbuilding is single storey and sits up against a high solid brick boundary wall. The height of the new eaves is approximately 2.9m and the proposed cold roof construction keeps this dimension under 3m.

The outbuilding is overshadowed by the existing main residential block and cannot be seen from outside the site.

LANDSCAPING

The external space where the outbuilding is located is covered with brick pavers. There is no vegetation within this particular part of the site.

It is intended to install planters and large pots which will contain various shrubs and flowers to soften up the area.

The main part of the site will remain as existing.

APPEARANCE

The external appearance of the existing outbuilding is simple compared with the main building. The extension will have a new external cavity wall with the outer brick leaf matching the brick used on the main building, which is a yellow stock.

The windows will be white UPVC framed and be fitted with double glazing and trickle vents. The window reveals will be plain rectangular with no architectural features such as a soldier house head or stone cills.

The roof will be flat and punctuated by three simple roof lights.

ACCESS

Access to this corner of the site is via the main gate on Armoury Drive and across the main car park. There are a number of parking spaces within the site free for residents to use. Additionally a secure bike store for two bicycles will be supplied and located within the area next to the extension.

The communal wheelie bins are located near the main gates for use by all the residents within this site.