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DESIGN AND ACCESS STATEMENT

FOR

THE CONSTRUCTION OF NEW THREE BEDROOMED COTTAGE

AT

Rhydda Bank, Dean Lane, Harvel, Gravesend, DA13 0BS



EXISTING

The property currently consists of a three bedroomed house and detached treble garage set on a large plot situated in a rural area of Harvel, Gravesend. The property is in good condition but has no apparent architectural value.



Elevation of Existing Buildings from Road

DESIGN PROCESS

This is an extremely large site so there is more than enough room to construct a new three bedroomed bungalow with attached single garage.

The bungalow will comprise of three bedrooms, the main bedroom will be en-suite with a bath, double wash hand basins, toilet and sperate shower there is an accompanying dressing room. There will be a separate family bathroom with bath, wash hand basin, toilet and sperate shower. All the bedrooms will have built in cupboards plus there will be a linen cupboard in the passage. An entrance hall with attached guest cloak room will lead off a covered entrance porch. A lounge, dining room, kitchen and utility room will make up the balance of the cottage. There is an attached single garage with direct access into the utility room, the garage will be fitted with a fast charge electric car charging facility. The roof will comprise of a flat warm roof with sedum covering which will screen the solar panels fitted to the central section of the roof, the walls will be concrete block with “Siberian Larch” vertical timber cladding. The windows and glazed doors will all be double glazed white upvc. In order to maintain sustainability, the hot water system will be supplied via a heat exchange pump system.

USE

The property is be entirely for residential use.

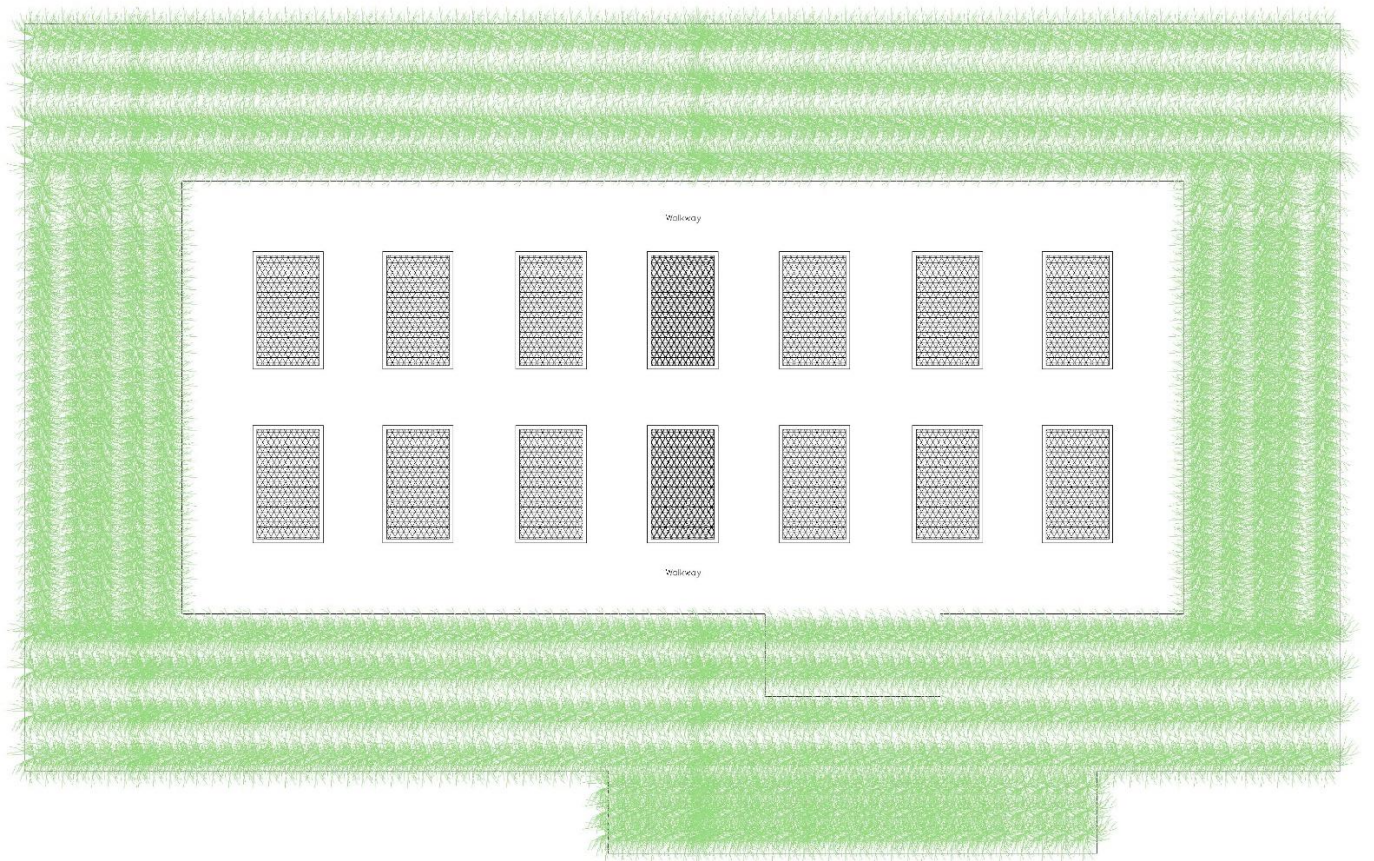
LAYOUT



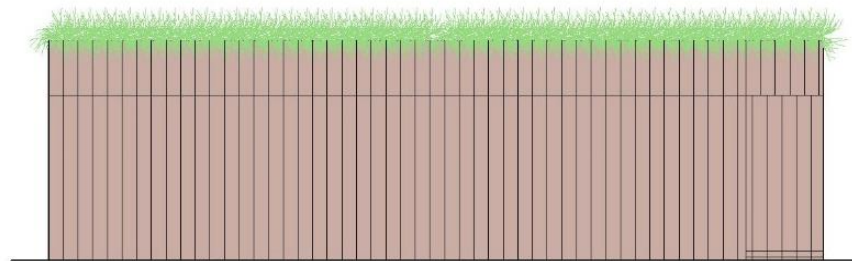
Elevation of Proposed Buildings Site from Road



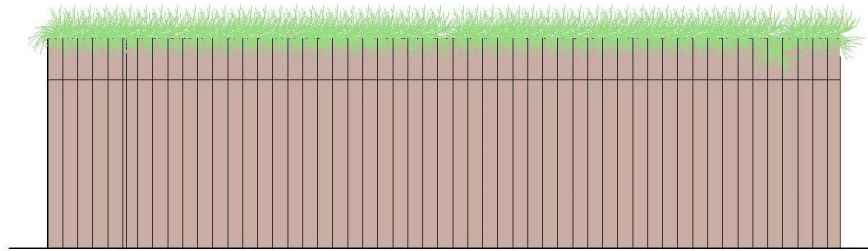
Proposed Ground Floor Plan (Scale 1:50)



Proposed Roof Plan (Scale 1:100)



Proposed North Elevation (Scale 1:100)



Proposed South Elevation (Scale 1:100)



Proposed East Elevation (Scale 1:100)

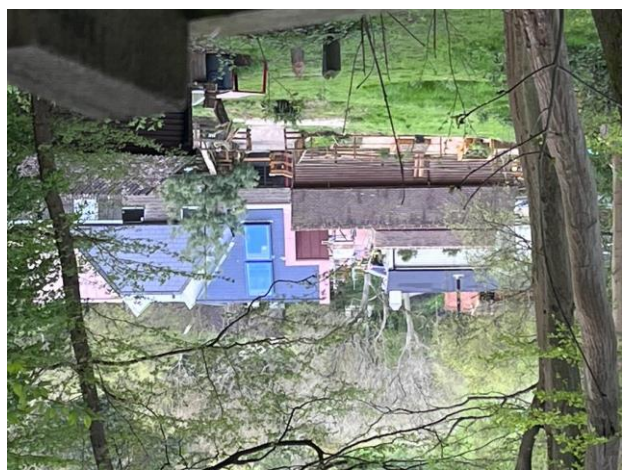


Proposed West Elevation (Scale 1:100)

NEIGHBOURHOOD WORKS

Below are pictures of similar rather large work. both new build and extensions being carried out within a 1km radius of Ryddha Bank.





SCALE

The proposed bungalow and garage have a ground floor footprint of 165.73m^2 and overall height to the top edge of the brickwork is 3.00m.

The entrance hall will be sited approximately 23m from the road boundary and will be visually hidden by the 3.0m high boundary hedge.



SITE PLAN OF EXISTING LAYOUT

The area of the site is 6325m^2 .



SITE PLAN OF PROPOSED BUNGALOW
The area of the bungalow site is 761m².

APPEARANCE

The proposed bungalow is of a style that blends in with the GREEN BELT nature of its surrounds. All materials are to be of a high quality as follows:

ROOF

Flat warm roof with “SIDUM” covering which will screen the solar panels fitted to the roof.

WALLS

Block work with Siberian Larch vertical timber cladding.

WINDOWS

The windows and glazed doors are to be high quality double glazed white UPVC.

DOORS

The front door is to be a quality varnished hard wood unit.

CENTRAL HEATING

Heat exchange pump system and solar panels.

LANDSCAPING

The existing site has already been laid to lawn and the boundary hedges exist.

VEHICLE ACCESS

Paved driveway.

PARKING

There is a single garage and off street parking for a further two cars.

PEDESTRAIN ACCESS

Via front driveway.

EMERGENCY ACCESS

Via front driveway.

DISABLED ACCESS

Disabled access will be in accordance with the national building regulation.

END OF DESIGN AND ACCESS STATEMENT