



16 PARROCK AVENUE GRAVESEND DA12 1QQ

DESIGN AND ACCESS STATEMENT

CG-268

JANUARY 2023

CADGUYS

**CAD
GUYS**

07512090919 
www.cadguys.co.uk 
cadguys@mail.com 

1.0 INTRODUCTION

This householder application relates to a proposal at **No.16 Parrock Avenue**. We are requesting planning permission for part-side part-rear single storey extension. This extension replaces the existing conservatory but retains the form and scale. This proposal may well have fallen under permitted development but we have decided to err on the side of caution as to avoid obscure PD perimeters and having to re-submit.

1.1 EXISTING USE

The existing property is a 2/3-bed semi-detached property used as a family home. The existing extension does not perform very well as a structure due to heat loss/gain.

1.2 PROPOSED USE

The proposal will allow for an additional room of multi-function.

1.3 APPEARANCE

The current white painted pebble-dash type finish and wood finish PVC will be carried through the new addition. The roof/pitch will carry through from the existing rear extension with match tiles.

Drawing list

Nos	Drawing Name	Drawing Ref
1	CG268 - PL01 - Location and Block Plan	PL-01
2	CG268 - PL02 - Existing Plans	PL-02
3	CG268 - PL03 - Existing Elevations	PL-03
4	CG268 - PL04 - Proposed Plans	PL-04
5	CG268 - PL05 – Proposed Elevations	PL-05
6	CG268 - PL06 – Existing & Proposed Roof Plans	PL-06

1.4 CONCLUSION

This application to request householder planning permissions relates to **No.16 Parrock Avenue**. We have developed this scheme with consideration to neighbours, scale, proportion, materiality, quality of design and layout alongside building regulations.

However, we are happy to discuss the design with the local council if needed so please contact myself as the agent direct.



Sonny Medcalf

Architectural Designer BA(Hons) MA.

CADGUYS

Date: 19 JANUARY 2023

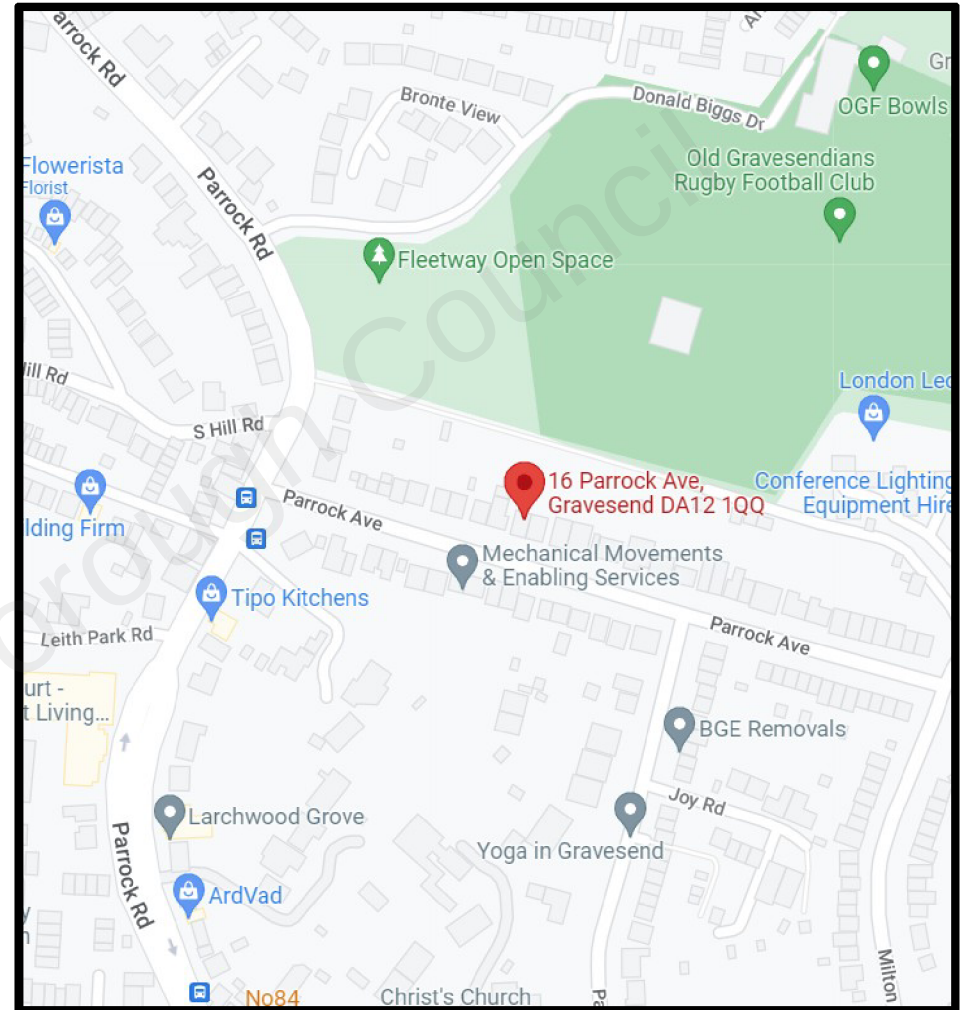
**CAD
GUYS**

07512090919 
www.cadguys.co.uk 
cadguys@mail.com 

Aerial Photo



Road Map



Details

Location 16 PARROCK AVENUE, GRAVESEND, DA12, 1QQ
LPA GRAVESHAM BOROUGH COUNCIL
Site Area 459m²

CAD
GUYS

07512090919
www.cadguys.co.uk
cadguys@mail.com



PHOTOGRAPHS OF SITE



16 PARROCK AVENUE, GRAVESEND, DA12 1QQ

**CAD
GUYS**

07512090919 
www.cadguys.co.uk 
cadguys@mail.com 