

SEVENCROFT LTD.



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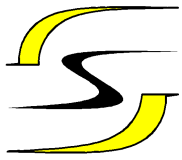
Design & Access Statement

For

Proposed Single storey extensions
to
Existing Annexe
To form
One Bedroom Dwelling

In

Land adjacent to
1 Elmfield Close,
Gravesend,
Kent DA11 0LP



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A Design & Access Statement is a document that explains the thinking behind a Planning Application, to show that the applicant has thought carefully how everyone, including disabled people, older people & young children will be able to use the proposed dwelling.

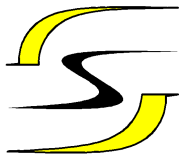
The Design Statement should be read in conjunction with drawing numbers 2023/28/01 – 10 being the As Existing & As Proposed drawings for the above works.

1.0 Introduction

The proposed application is for the Proposed Single storey extensions to Existing Annexe to form New One Bedroom Dwelling at Land adjacent to 1 Elmfield Close, Gravesend, Kent DA11 OLP along with retention of existing associated parking facilities. This area is currently the Two storey Annexe on the side of the property bounded by Elmfield Close on two sides & the rear access footpath on the third.

2.0 The Site & Design Approach.

- 2.1.1 The existing dwelling is a three storey dwelling comprising a Kitchen/Diner at Ground Floor level, a Living Room, Bedroom & Bathroom at First Floor Level & two bedrooms, bathroom & small study at second floor level. The existing two storey side Extension is a self contained annexe with Living accommodation at Ground Floor Level with Bedroom & Shower Room at first floor level.
- 2.1.2 The existing vehicular access to the property is off the Elmfield Close Cul-de-sac with existing parking for four cars on the front of the property. Further to the meeting with the Planning Officer & the PRE20230123 one parking space has been omitted, as requested, to allow for better maneuverability at the front of the site & no planting taller than 600mm in height to be planted & maintained at that level to ensure clear visibility for vehicles & pedestrians in this area.
- 2.1.3 The existing dwelling has a rendered front at ground floor level, with pale blue cladding below the window & Pale Blue cement board cladding at First & Second floor level. The Annexe is Pale Blue cement board cladding & white uPVC windows. The side Elevation is fully brickwork with the rear elevation being Rendered at Ground Floor level with tilehanging to first floor level & white plastic weatherboarding to second floor with all being under a flat roof, this being for main house & Brickwork at ground floor level & tilehanging to first floor to the Annexe with all being under a flat roof. The Windows & doors are of White uPVC & Grey aluminium powder coated.



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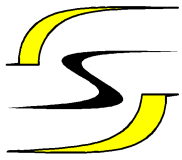


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- 2.1.4 The proposed dwelling would respect and respond positively to the context of its surroundings, both visually & functionally, and enhances the quality of the local environment through high quality design.
- 2.1.5 The proposed dwelling would be accessed via the existing driveway & would be provided with a single parking space in front of the property, as agreed with the Planning Officer on site on 6th July 2023. The single storey extensions would be constructed in line with the existing annexe at ground floor level & inline with existing dwellings at Ground floor level in order to respect the existing street frontage. No garage would be proposed, as garage spaces are no longer considered as part of the parking standards. The side extension would finish inside the existing fencing & return inline with the rear of the existing dwellings in Elmfield Close. The single storey rear extension would extend 2.95m & inline with the side of the annexe & Party wall line as requested by Planning Officer in the PRE20230123.
- 2.1.6 The proposed single storey extensions have been reduced in height, as requested, in accordance with the request by Planning Officer in the PRE20230123.
- 2.1.7 Our proposals produce a positive spatial structure and sense of place through an integrated approach to the site combining layout, building form and design, hard and soft landscape elements, access and parking.
- 2.1.8 The proposed dwelling respects and relates to the adjoining buildings and features and enhances local features of particular architectural value & would be in keeping with the local vernacular.
- 2.1.9 The existing closeboarded fencing & brickwall along Elmfield Close would be retained around the boundary with a new access gate to Elmfield close installed. A gate off the driveway to the rear will provide access to the garden area of the existing dwelling.
- 2.1.10 The External appearance will be similar to no. 1 Elmfield Close & identical to the Annexe with Pale Blue cement board cladding to the elevations. The Side Elevation will have the brickwork retained with the existing windows on the side elevations bricked up to prevent any perception of overlooking from the property. New windows to be installed on the rear to provide light & ventilation to the Bathroom & Landing area at First floor level with all being under a the existing flat roof. The Windows & doors are of White uPVC & Grey aluminium powder coated. All to match the existing properties in the Cul-de-Sac.



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3.0 Usage

3.1 The proposed development is for a Single One Bedroom, two person residential Unit

4.0 Layout

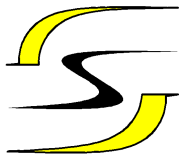
- 4.1 The new dwelling would comprise one bedroom and a Shower Room at First Floor level with a Living Room/Dining/Kitchen area at ground floor level along with direct access to the garden at the rear along with a Cloakroom with direct access from the driveway at the front.
- 4.2 We have positioned the proposed dwelling in accordance with the request by Planning Officer in the PRE20230123.
- 4.3 The Profile of the proposed dwelling will be similar to that of the Existing Dwelling & Annexe at No. 1 Elmfield Close with only minor single storey extensions provided as agreed with the Planning Officer.
- 4.3 This layout will provide a good sized rear garden. There will be space allocated for Bin storage & bike storage. This is shown on the drawings included in this application.

5.0 Scale

- 5.1.1 The proposed dwelling is smaller than the adjoining property at No.1 Elmfield Road. The annexe will be no higher than the existing annexe minimize the impact in the streetscene with the ground floor extensions being constructed within the fence line & Brickwall running along the boundary with Elmfield Close & projecting to the rear in accordance with discussions with the Planning Officer & the PRE20230123.
- 5.1.2 The proposed dwelling will sit comfortably within the plot
- 5.1.3 The proposed dwelling will provide good sized One Bedroom, Two person starter home accommodation.

6.0 Appearance

- 6.1 The External appearance will be similar to no. 1 Elmfield Close & identical to the Annexe with Pale Blue cement board cladding to the elevations. The Side Elevation will have the brickwork retained with the existing windows on the side elevations bricked up to prevent any perception of overlooking from the property. New windows to be installed on the rear to provide light & ventilation to the Bathroom & Landing area at First floor level with all being under a the existing flat roof. The Windows & doors are of White uPVC & Grey aluminium powder coated.
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7.0 - Surface water run off

The Proposed Driveway & Parking area is already finished in block paviors on a permeable sub base to reduce surface water run off into the road. There will be no changes to the driveway.

8.0 Landscaping

- 8.1 The proposed dwelling will have the area immediately around it paved with the rest laid to lawn. The existing planting within the garden to the property will be retained so as to reduce the impact of the new dwelling in the landscape. This being in line with Policy PPG 7 considering the impact of development on landscape quality of the area.
- 8.2 The low level planting to the front will be retained with all planting to be maintained at a level no higher than 600mm above pavement level. All in accordance with discussions with the Planning Officer & the PRE20230123.

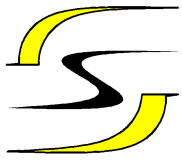
9.0 Access

- 9.1 The proposed dwelling will have the area immediately around it paved for disabled access with the rest laid to lawn. Access to the dwelling will be via a level pathway leading from the proposed vehicular entrance & parking area to the proposed dwelling.

Conclusion.

In Response to Government guidelines regarding the need for sustainable housing our proposals are in line with their requirements, in keeping with the surroundings, provides a good sized family house, provides adequate parking facilities, allows bin storage for recycling, allows bike storage within the garden area & is close to transport links.

All alterations have been made in accordance with the advice of the Planning Officer & the PRE20230123 to the previously refused application reference 20220448 & we trust that the revised scheme is now acceptable to the Council.



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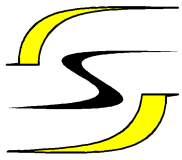
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Photographs illustrating the existing Annexe & No. 1 Elmfield Close



Front of Property illustrating Permeable paved area to the front of the property. This area will not be changed & provides parking for Four vehicles.



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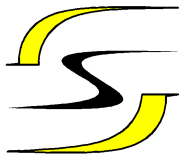
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Side Elevation of Property illustrating boundary treatment along Elmfield Close with no alterations proposed as a result of the application.





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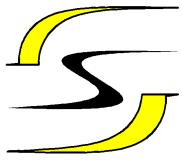
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Existing rear Garden Area to Annexe.



Existing rear Garden Area to rear of Annexe Garden.



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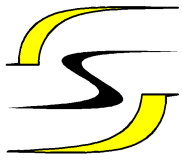
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Existing rear Garden Area to No. 1 Elmfield Close.





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PRE20230123

Planning advice provided by Planning Officer