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LOCAL OFFICE

CROWN HOUSE HOME GARDENS
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Design and Access Statement

Prepared for:
Mr. A Wilmot

Application Site:

Winslow
Watling Street
Gravesend
DA12 5UD

Proposal :

*Upward extension and remodelling of existing detached bungalow to form a five-bedroom
family dwelling*

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1 Introduction

This Design and Access Statement has been prepared in support of a pre-application enquiry for Winslow, a detached dwelling located on Watling Street, Gravesend (DA12 5UD).

The proposal seeks to remodel and extend the existing single-storey bungalow through an upward extension to create a five-bedroom family home with an improved layout and enhanced street presence.

The design responds to the site's unique context, where access has evolved from Watling Street to Sheldon Heights over time, effectively reversing the building's orientation. The project therefore seeks not only to increase accommodation but also to redefine the building's architectural identity and functionality within its current setting.

The scheme has been developed in accordance with the Gravesham Local Plan Core Strategy (2014), the Householder Extensions and Alterations Design Guide SPD (2021), and national guidance including the National Planning Policy Framework (2023), Section 12: Achieving well-designed places.

This statement explains the design rationale, site context, and planning policy considerations underpinning the proposal, to assist the Local Planning Authority in assessing the scheme at pre-application stage.



Figure 1. Site Location Map 2025



Figure 2. View From the back of the existing building (former front)



Figure 3. View from the front of the building (former back)

2 Site and Context

Winslow is a detached three-bedroom bungalow constructed in the 1960s. The property originally fronted Watling Street, which at the time functioned as a local road. Over subsequent decades, Watling Street was upgraded and incorporated into the A2 highway network. As a result, direct access from the south became impractical, and the property is now reached from Sheldon Heights to the north.

This change has effectively reversed the orientation of the building, with the original rear elevation now serving as the principal entrance. The shift in access has also altered the visual relationship between the dwelling and the surrounding properties, creating an irregular frontage arrangement when viewed from Sheldon Heights.

The surrounding area is residential in character, comprising detached dwellings on generous plots. To the west lies St Theresa, which received permission in 2014 (ref. 20140704) for substantial two-storey front, rear and side extensions. To the east is Highview, another detached property of similar age and scale to the original Winslow. Further along Sheldon Heights, The Lodge was approved in 2019 (ref. 20191071) for a two-storey side and rear extension. These examples demonstrate a gradual evolution of the area from modest single-storey bungalows to larger, contemporary two-storey family homes.

The site itself is level, with mature boundary vegetation providing natural screening to the north and west. The garden area is well maintained and of sufficient size to accommodate the proposed extension without affecting amenity or visual openness.

Overall, Winslow occupies a generous plot in a sustainable residential location. Its layout, orientation and relationship with neighbouring dwellings provide an appropriate basis for a carefully considered upward extension.



Figure 4. Areal Images from 1960 showing the access road towards the south from Watling Street



Figure 5. Areal Images from 1990 showing the access road towards the north from Sheldon Heights from the north with the A2 Highways



Figure 6. Recent images showing the slip road towards the south.



TQ67SE - A
 Surveyed / Revised: 1860 to 1961, Published: 1961
 Size: map 47-50 x 47-50 cm (ca. 19 x 20 inches), on sheet ca. 68 x 58 cm (27 x 23 inches)

National Grid maps, 1944-1974

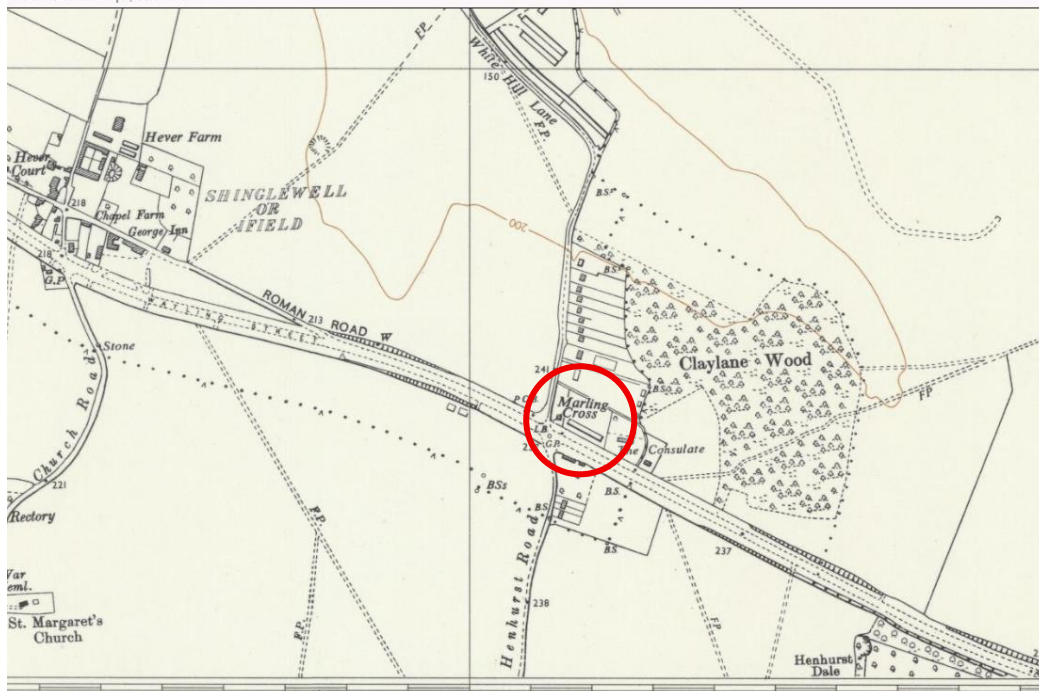


Figure 7. Ordnance Survey 1961

TQ6670-TQ6770 - AA
 Revised: 1962, Published: 1964
 Size: map 40 x 80 cm (16 x 32 inches), on sheet ca. 56 x 96 cm (ca. 22 x 38 inches)

National Grid maps, 1944-1974

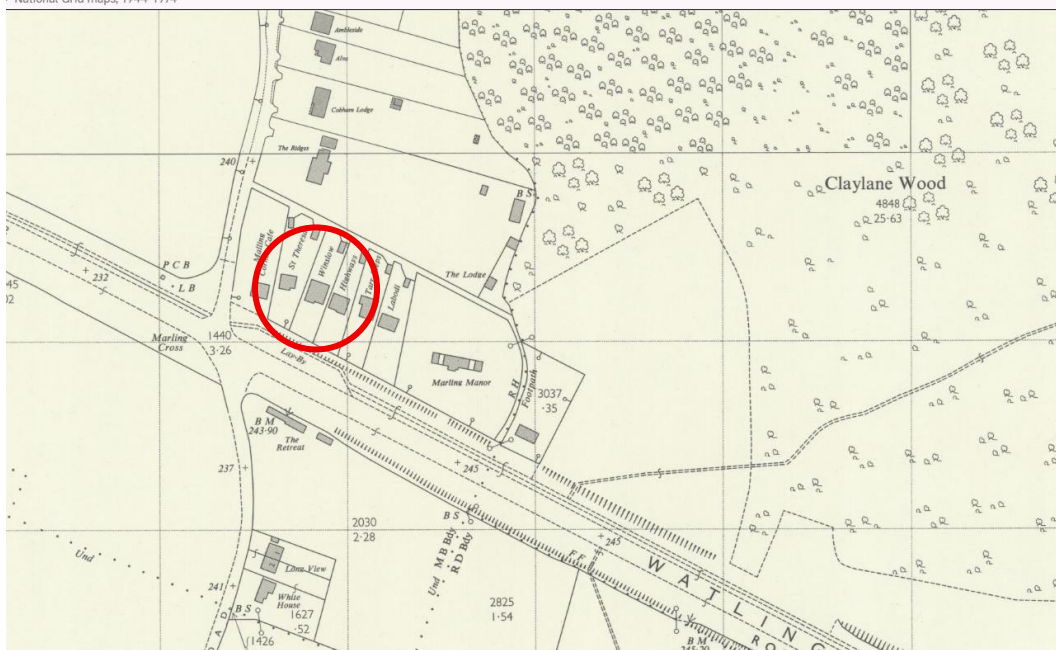


Figure 8. Ordnance Survey 1961

3 Existing Building

Winslow is a detached single-storey dwelling with a total footprint of approximately 122.6 square metres, including a glazed conservatory that currently serves as the main entrance. The property has a simple rectangular form under a shallow pitched roof, typical of mid-twentieth-century suburban bungalows.

The main entrance is presently through the conservatory on the northern side, accessed from Sheldon Heights. The original front elevation, which faces Watling Street to the south, now functions as the rear of the property. This reversal of orientation results in an awkward internal layout and external appearance, with the current principal elevation lacking architectural definition.

The dwelling is constructed with a brick plinth and pebble-dashed walls, white uPVC-framed windows, and a roof finished in clay tiles. The overall composition is modest, with limited architectural detailing and materials that reflect the period of its construction. The existing conservatory is lightweight in structure and does not contribute positively to the character or proportions of the building.

Internally, the accommodation comprises three bedrooms, a kitchen, and a living area. The arrangement is dated and compartmentalised, with narrow corridors and limited connection to the surrounding garden spaces. The accommodation no longer meets the expectations of a modern family home, and the current layout restricts opportunities for internal reorganisation.

Although structurally sound, the building's low profile, unbalanced elevations and dated materials offer limited architectural coherence. The most appropriate design response is therefore to extend upward and remodel the dwelling to create a more functional and proportionate family home that better integrates with its setting along Sheldon Heights.

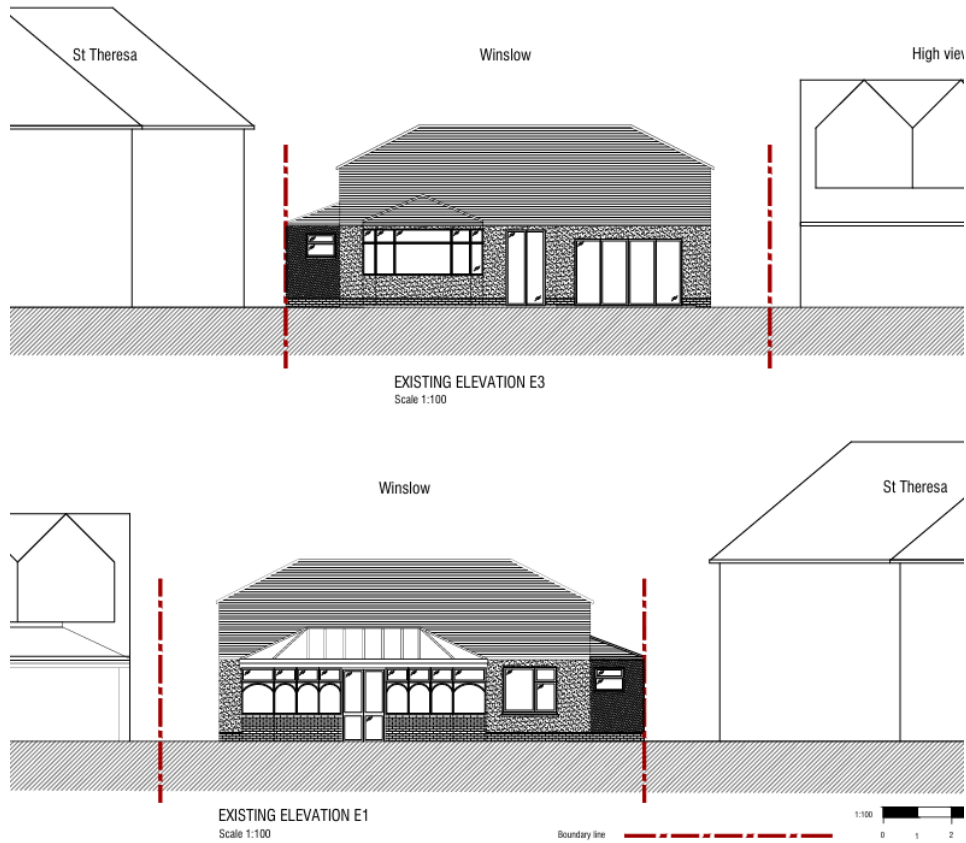


Figure 9. Front And Rear of Existing Building

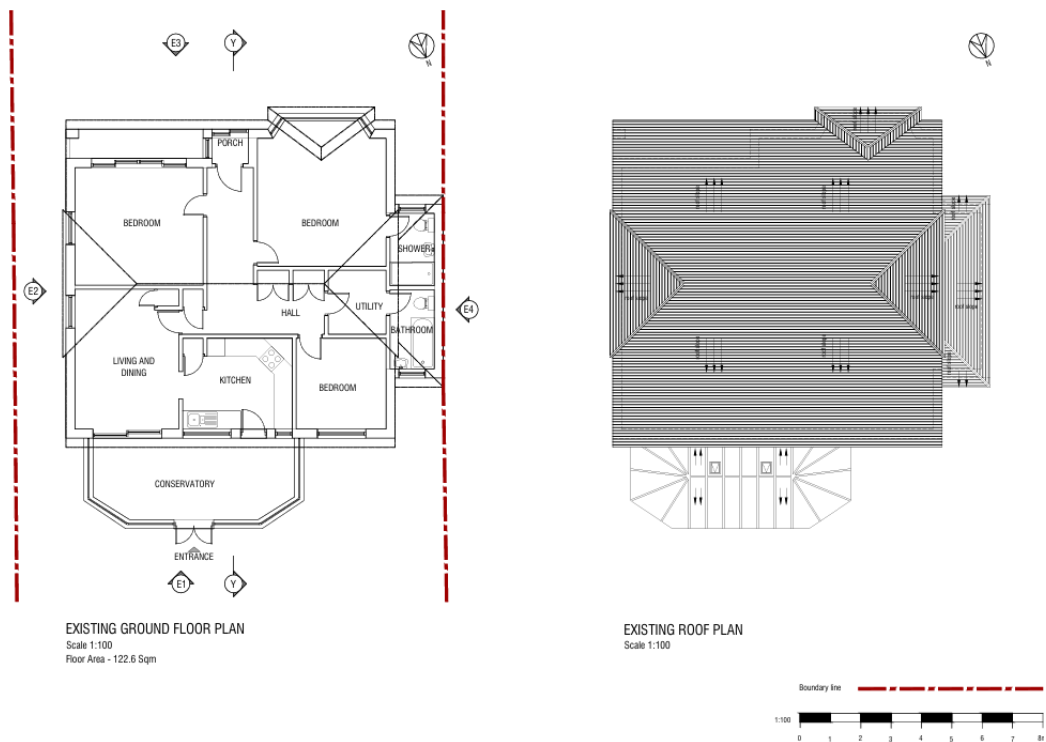


Figure 10. Existing Floor Plans

4 The Proposal

The proposal seeks to remodel and extend Winslow through an upward extension, creating a two-storey five-bedroom family dwelling. The design has been developed to enhance the appearance, functionality and long-term suitability of the property while maintaining a scale and form appropriate to its setting along Sheldon Heights.

The proposed scheme retains the footprint of the existing dwelling with minor adjustments to improve symmetry and balance. The overall ground-floor area will be approximately 113 square metres, slightly reduced from the current 122.6 square metres due to the removal of the existing conservatory. To the front, a one-metre extension on both sides of the main façade introduces a more proportionate and symmetrical composition and accommodates a new central entrance porch.

At the rear, the original front of the house is squared off by removing the existing bay window, creating a simpler and more cohesive elevation. The upward extension introduces a new first floor that aligns with the existing external walls, increasing the overall ridge height by approximately 2.6 metres. This modest increase maintains a proportionate relationship with neighbouring properties, particularly St Theresa to the west and Highview to the east, both of which are two-storey dwellings.

The ground floor is designed around modern family living, comprising a large open-plan kitchen, dining and living area opening directly to the garden on the south side, together with a study/bedroom, utility and guest WC. The layout creates a strong visual and functional connection between indoor and outdoor spaces, improving the property's orientation towards natural light.

The new first floor provides four bedrooms, including a master bedroom with en-suite facilities, a family bathroom and an additional en-suite serving the second bedroom. Window positions have been carefully arranged to ensure privacy for neighbours and compliance with the 45- and 25-degree daylight guidance.

A daylight assessment using the 45-degree method was undertaken from the centre of the nearest habitable-room window of Highview, the adjoining property to the east. The assessment confirmed that the proposed first-floor extension and the one-metre ground-floor projection do not breach this line and therefore will not cause any loss of daylight or overshadowing. The generous separation distance between the two dwellings ensures there is no adverse impact on outlook or amenity.

The architectural language of the proposal builds on the modest proportions of the existing bungalow, introducing balanced gables and a pitched-roof form that harmonises with surrounding dwellings. The

ground floor will be constructed in facing brickwork laid in a Flemish bond to create a textured, high-quality base. The first floor will be finished in a smooth plaster render to lighten the overall appearance and provide a clear visual distinction between the two levels. The roof will be finished in clay tiles consistent with the traditional materials seen along Sheldon Heights.

Windows will be white uPVC with glazing bars to create a divided-light appearance, adding depth and character to the façade. Similar window detailing has been observed on nearby properties, and incorporating this feature helps integrate the new design into the local architectural rhythm.

Overall, the proposal will deliver a well-proportioned and contextually appropriate family dwelling, reinstating a coherent architectural identity for Winslow while providing high-quality living accommodation suitable for contemporary family needs.

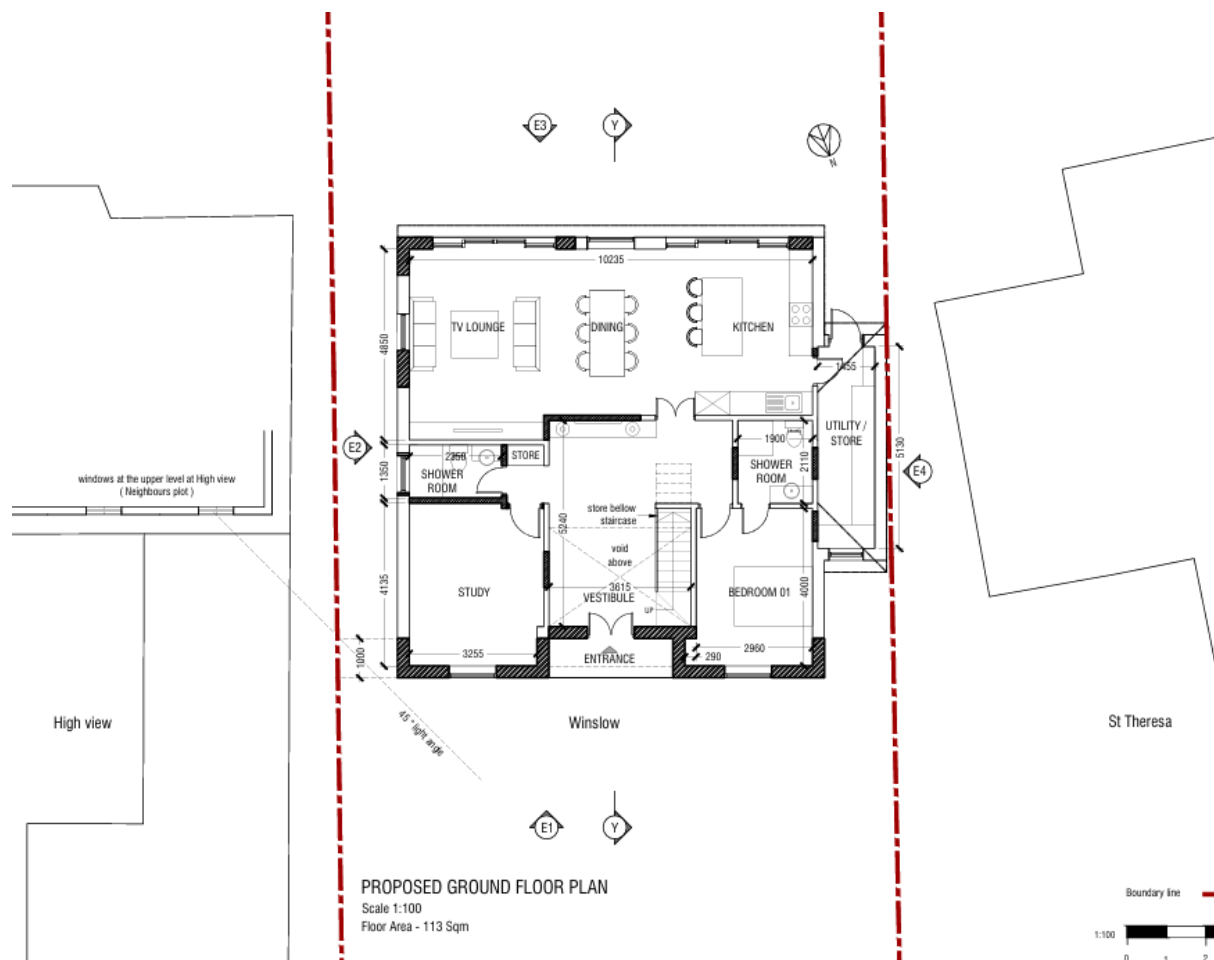


Figure 11. Proposed Frond floor Plan

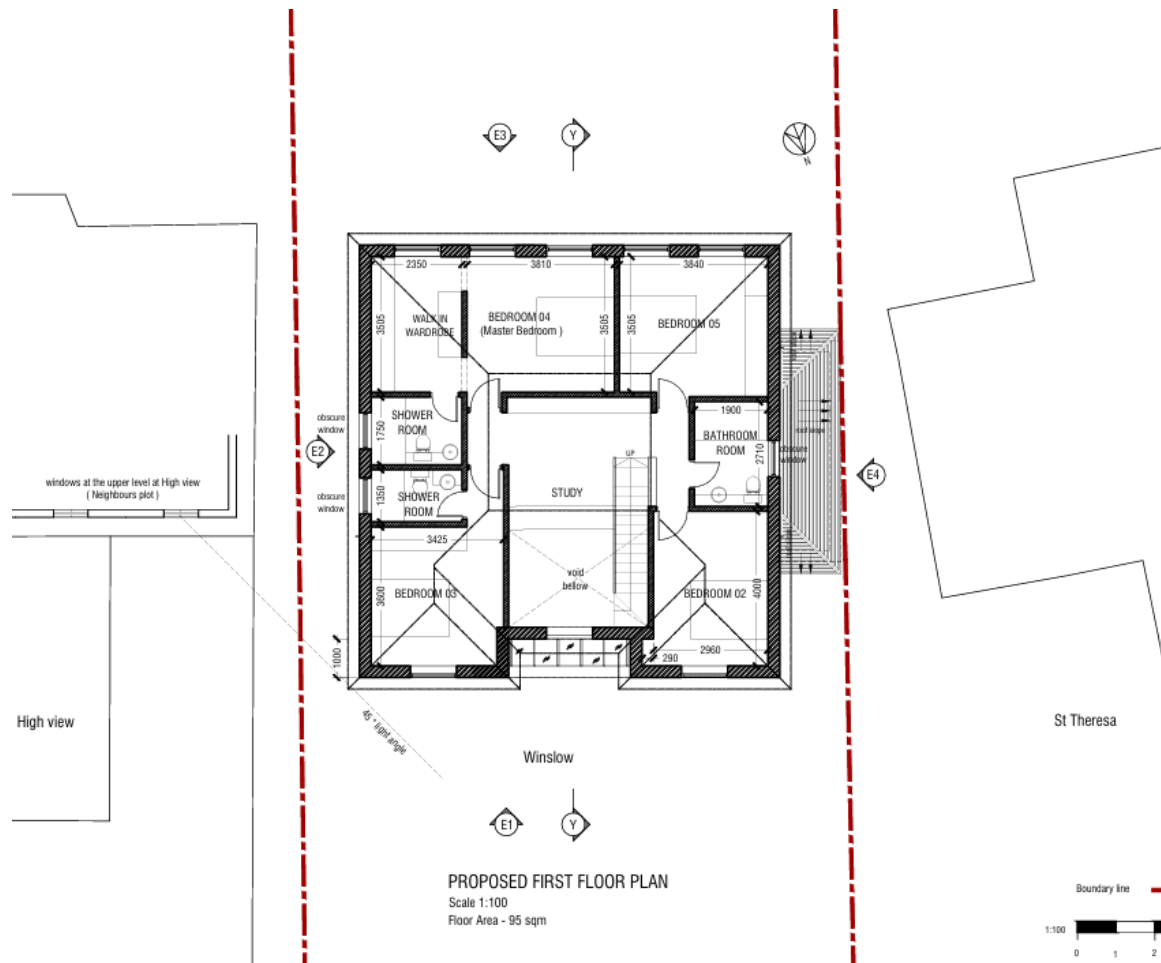


Figure 12. Proposed First Floor Plan

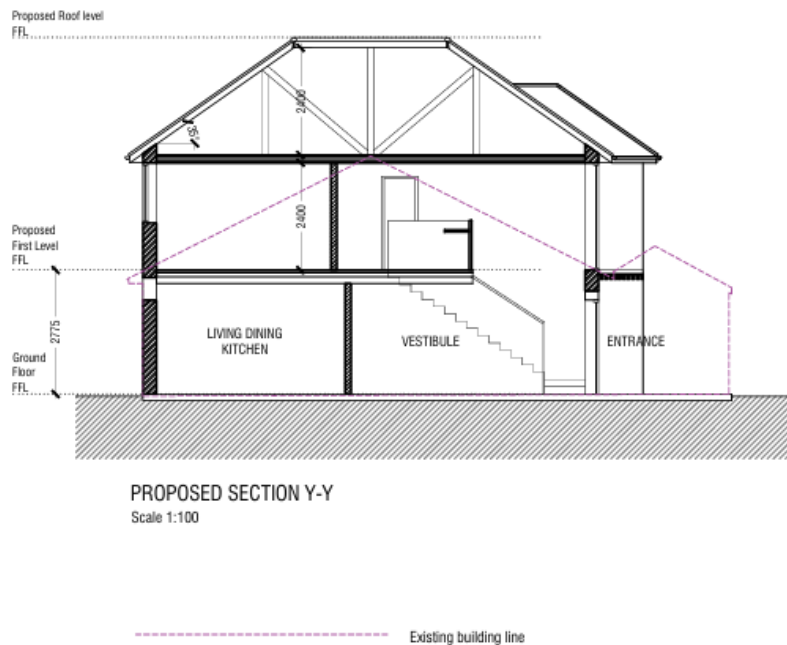


Figure 13. Proposed Section

5 Design Principles

The proposal has been developed in accordance with the design objectives set out in the Gravesham Local Plan Core Strategy (2014) and the Householder Extensions and Alterations Design Guide SPD (2021). The design responds sensitively to the site context, the established pattern of development along Sheldon Heights, and the amenity of neighbouring dwellings.

Character and appearance

The upward extension has been designed to respect the architectural rhythm of the area, where several single-storey bungalows have been extended to form two-storey family homes. The proposed form, height and roof pitch have been carefully proportioned to achieve visual harmony with the adjoining dwellings, particularly St Theresa and Highview.

The overall design retains the simplicity of the original building while introducing a stronger architectural composition through a balanced façade, gabled roof, and refined material treatment. The use of brickwork at ground level and render at first floor level creates a clear visual hierarchy, while clay roof tiles and divided-light uPVC windows provide continuity with the surrounding residential character.

The one-metre front extensions and new central porch help to strengthen the symmetry of the front elevation, improving its presence on Sheldon Heights without appearing dominant or overbearing. The new first floor sits comfortably within the existing footprint, maintaining the original scale relationship between the house and its generous garden setting.

Amenity and daylight

The proposal has been designed to safeguard the residential amenity of neighbouring occupiers. The 45-degree daylight test was applied to the nearest habitable-room window of Highview, confirming that the proposed development remains outside this angle and therefore has no adverse effect on daylight or overshadowing.

The separation distances between Winslow and the neighbouring dwellings ensure that there will be no sense of enclosure or overbearing impact. Window positions have been selected to avoid overlooking, with any side-facing windows designed as obscure-glazed where necessary.

Sustainability and energy efficiency

The project involves upgrading and reusing the existing building structure, reducing embodied carbon compared to full redevelopment. Improvements in insulation, glazing performance and building fabric will enhance energy efficiency in line with Policy CS18 (Climate Change). The layout allows for future installation of photovoltaic panels on the roof should the homeowner wish to incorporate renewable energy.

Design quality

The proposed design achieves a coherent and well-proportioned composition that respects local character while providing modern, functional living accommodation. The scheme demonstrates compliance with the principles of good design set out in Section 12 of the National Planning Policy Framework and Policy CS19 of the Core Strategy, ensuring that the development contributes positively to the quality and distinctiveness of the area.

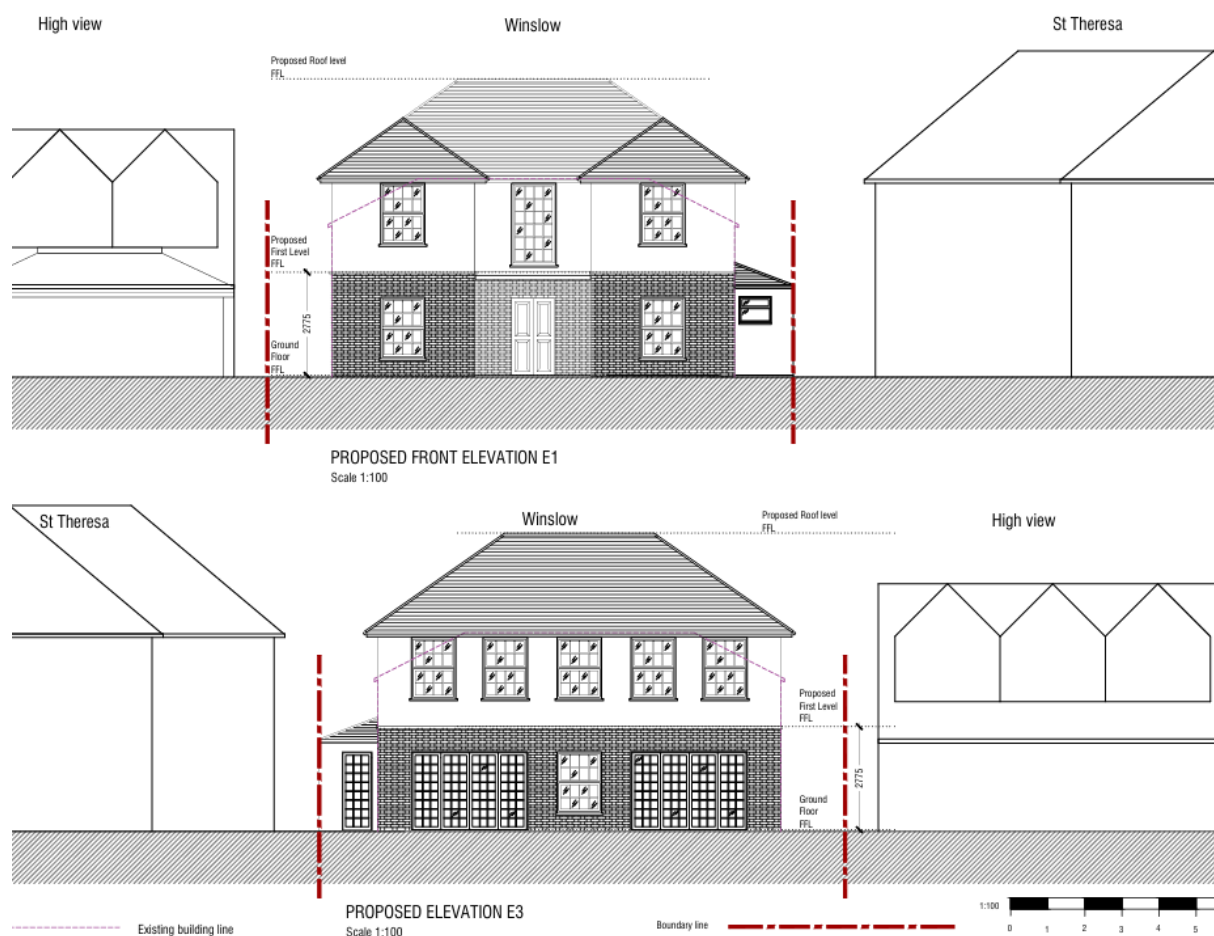


Figure 14. Proposed Front and Rear Elevations

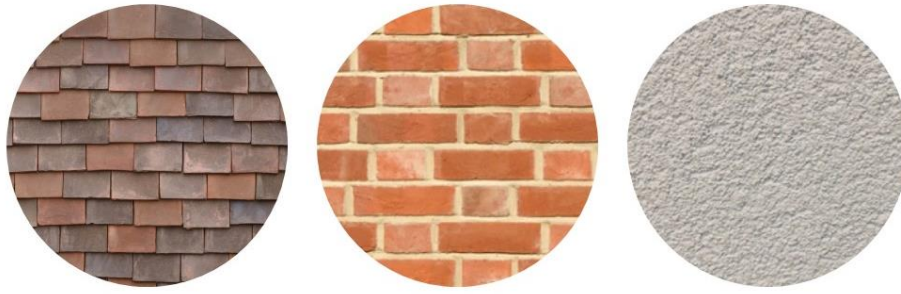


Figure 15. Material Pallet (L) Clay Tiles, (C) Brick type and Bond, (R) Render finish

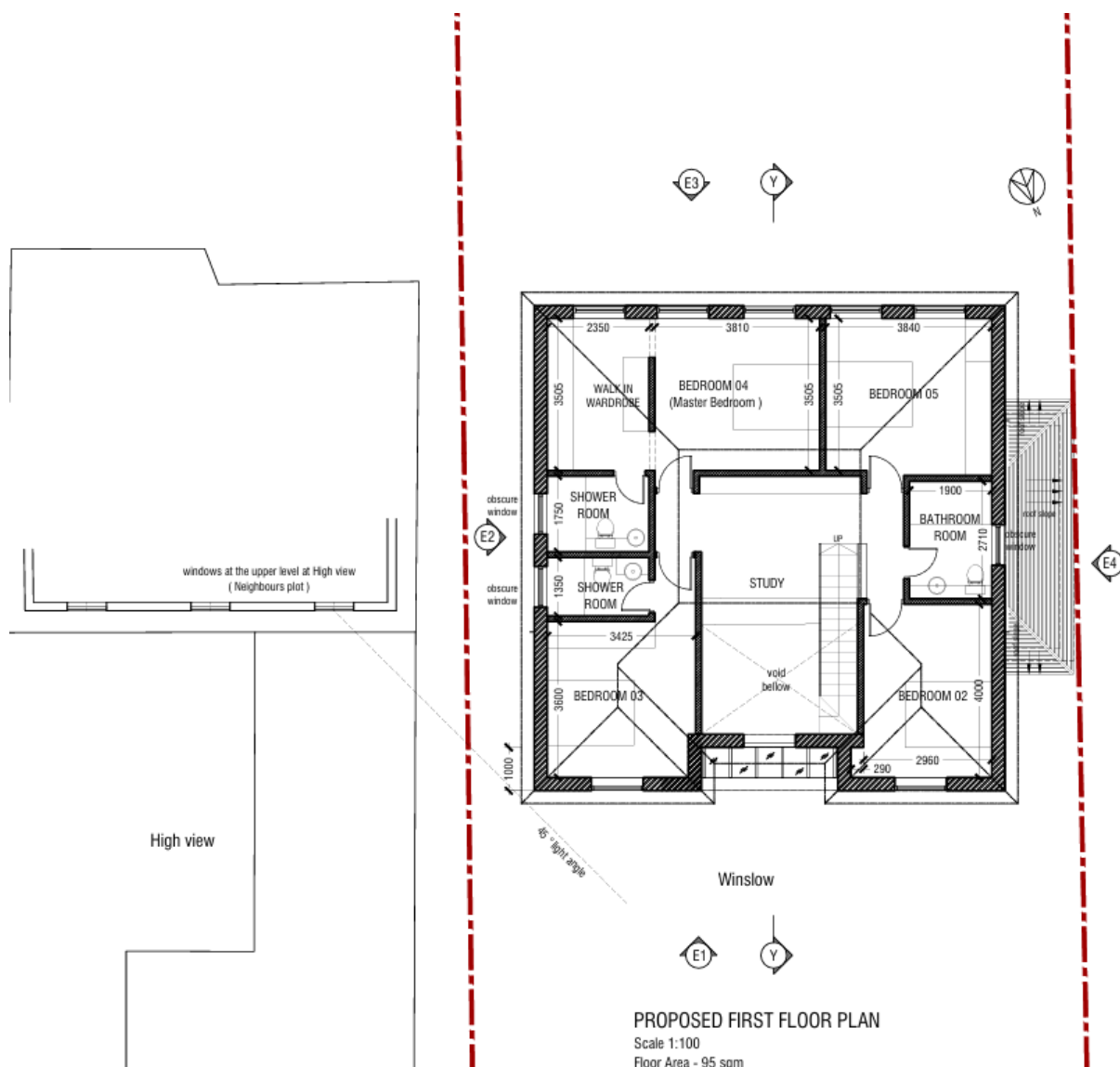


Figure 16. First Floor Plans showing the 45-degree Light angle

6 Access and Parking

Access to the property will continue to be taken from Sheldon Heights, which serves as the established vehicular and pedestrian entrance. This arrangement has been in place since the widening of Watling Street and provides a safe and convenient means of access to the site. No alterations are proposed to the existing crossover or driveway layout.

The property currently benefits from an existing garage capable of accommodating one vehicle and an open forecourt that provides off-street parking for a further two vehicles. This level of provision comfortably meets the parking requirements for a five-bedroom dwelling under the Kent County Council Residential Parking Standards (SPG4, 2006).

No new hardstanding or changes to the surface materials are proposed. The existing driveway and parking areas will be retained and repaired as required, with minor renovation works limited to maintenance and replacement where damage has occurred.

The proposed new porch clearly defines the principal entrance from Sheldon Heights and improves the legibility of pedestrian access without altering vehicle movement. The site is level, ensuring ease of access for all users, and the internal layout of the ground floor provides clear and unobstructed circulation, including direct access to the garden.

In summary, the proposal retains the existing safe and functional access arrangements, provides adequate on-site parking for three vehicles, and maintains inclusive access for all users in accordance with local and national planning guidance.



Figure 17. Existing parking located towards Sheldon Hights to be maintained

7 Sustainability

The proposal follows a sustainable approach to the improvement of an existing dwelling. By extending and upgrading the current building rather than pursuing full demolition and reconstruction, the project makes efficient use of existing materials and structure, reducing embodied carbon and construction waste.

The development will improve the overall energy performance of the property through the use of modern construction methods and materials. Upgraded wall, roof and floor insulation, together with new high-performance double-glazed windows and doors, will significantly reduce heat loss and improve thermal comfort.

The design also promotes good levels of natural daylight and ventilation. The large open-plan kitchen and living area to the south side of the dwelling benefits from generous glazing, maximising natural light and reducing the need for artificial lighting during the day.

Clay roof tiles and traditional brickwork provide long-term durability, while the proposed render to the first floor will be finished in a light colour to help reflect solar gain. The layout of the roof and its orientation allow for the potential integration of photovoltaic panels at a later stage, providing flexibility for future energy generation.

Surface water drainage will continue to operate as existing, and the proposal does not increase the area of impermeable surfaces. The existing hardstanding will be retained and repaired where necessary, ensuring that site runoff remains consistent with current conditions.

Overall, the project aligns with Policy CS18 of the Gravesham Local Plan Core Strategy by reducing the building's energy demand, reusing existing resources, and supporting long-term sustainability through considered design and material selection.

8 Conclusion

The proposal for Winslow represents a carefully considered and proportionate remodelling of an existing 1960s bungalow into a well-balanced two-storey family home. The design responds directly to the site's unique circumstances, including its reversed orientation and relationship with neighbouring dwellings along Sheldon Heights.

The upward extension and modest front alterations have been designed to improve both the function and architectural character of the property. The proposal enhances the street presence of the dwelling through a symmetrical façade, a clearly defined entrance, and materials that complement the surrounding context. The increase in ridge height of approximately 2.6 metres remains modest and in keeping with neighbouring two-storey dwellings, ensuring the development integrates seamlessly with the established pattern of the area.

The scheme has been developed with careful attention to amenity, daylight and outlook. A 45-degree light assessment from Highview's nearest habitable window confirms that the proposal will not result in overshadowing or loss of light. The generous separation distances to both Highview and St Theresa safeguard privacy and ensure there is no overbearing effect.

In sustainability terms, the proposal reuses the existing building structure, improving its environmental performance through upgraded insulation, glazing and construction detailing. These measures contribute to reduced energy consumption and align with the principles of Policy CS18 (Climate Change).

The proposal complies with the key objectives of the Gravesham Local Plan Core Strategy (Policies CS01, CS02, CS18 and CS19), the Householder Extensions and Alterations Design Guide SPD (2021) and the National Planning Policy Framework (2023).

In summary, the development will deliver a high-quality, energy-efficient and contextually appropriate family home that enhances the character of Sheldon Heights, preserves neighbour amenity, and contributes positively to the local built environment.

9 Planning Policy References

The proposal has been developed with reference to the following planning policy documents and guidance:

Gravesham Local Plan Core Strategy (Adopted September 2014)

- **Policy CS01 – Sustainable Development** Encourages the efficient use of land and buildings while promoting sustainable patterns of development.
- **Policy CS02 – Scale and Distribution of Development** Seeks to ensure that development is of a scale, density and design appropriate to its location.
- **Policy CS18 – Climate Change** Supports sustainable design and construction, reduced energy use, and adaptation to climate change.
- **Policy CS19 – Development and Design Principles** Requires new development to achieve a high standard of design, respect local character, safeguard amenity and enhance the built environment.

Saved Policies from the Gravesham Local Plan First Review (1994)

- **Policy P3 – Vehicle Parking Standards** Seeks adequate on-site parking provision in accordance with Kent County Council standards.

Supplementary Planning Guidance and Documents

- **Householder Extensions and Alterations Design Guide SPD (Adopted October 2021)** Provides design guidance for domestic extensions, including the 45-degree and 25-degree daylight tests, materials, roof design and impact on neighbour amenity.
- **SPG2 – Residential Layout Guidelines (1996)** Sets out minimum space and amenity standards for residential accommodation.
- **SPG4 – Kent County Council Parking Standards (2006)** Establishes parking requirements for different dwelling sizes and types.

National Policy and Guidance

National Planning Policy Framework (2023) Particularly Section 12 – Achieving Well-Designed Places, which emphasises high-quality, contextually appropriate design and the creation of safe, inclusive and attractive environments.

National Design Guide (MHCLG, 2019) Provides national design principles for creating well-designed, sustainable places.