

DESIGN AND ACCESS STATEMENT

No.104 & 106, Jubilee Crescent, Gravesend, Kent, DA12 4JF
0032A
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BWW Architects Ltd.

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1. Introduction

This Design and Access Statement has been prepared by BWW Architects (BWW Architects Ltd.) on behalf of Harrisons Chartered Surveyors. It relates to the proposals at No.104&106, Jubilee Crescent, Gravesend, Kent, DA12 4JF.

The proposals seek permission for a small 3 bedroom house at the land adjacent to Martindale, The Street.

This document will explore the site opportunities and constraints and give descriptions of the proposals. Detail is given to how the proposals have been designed; in plan, elevation and perspective, and by using contextual references to enhance the immediate area.



Fig 1 Map showing site outlined in red.

2. Site Analysis

Key:

Dense hedge/ tree row:	
Single storey:	
Two storey:	
Two and a half Storey:	
Open Green Space:	
Existing Parking:	

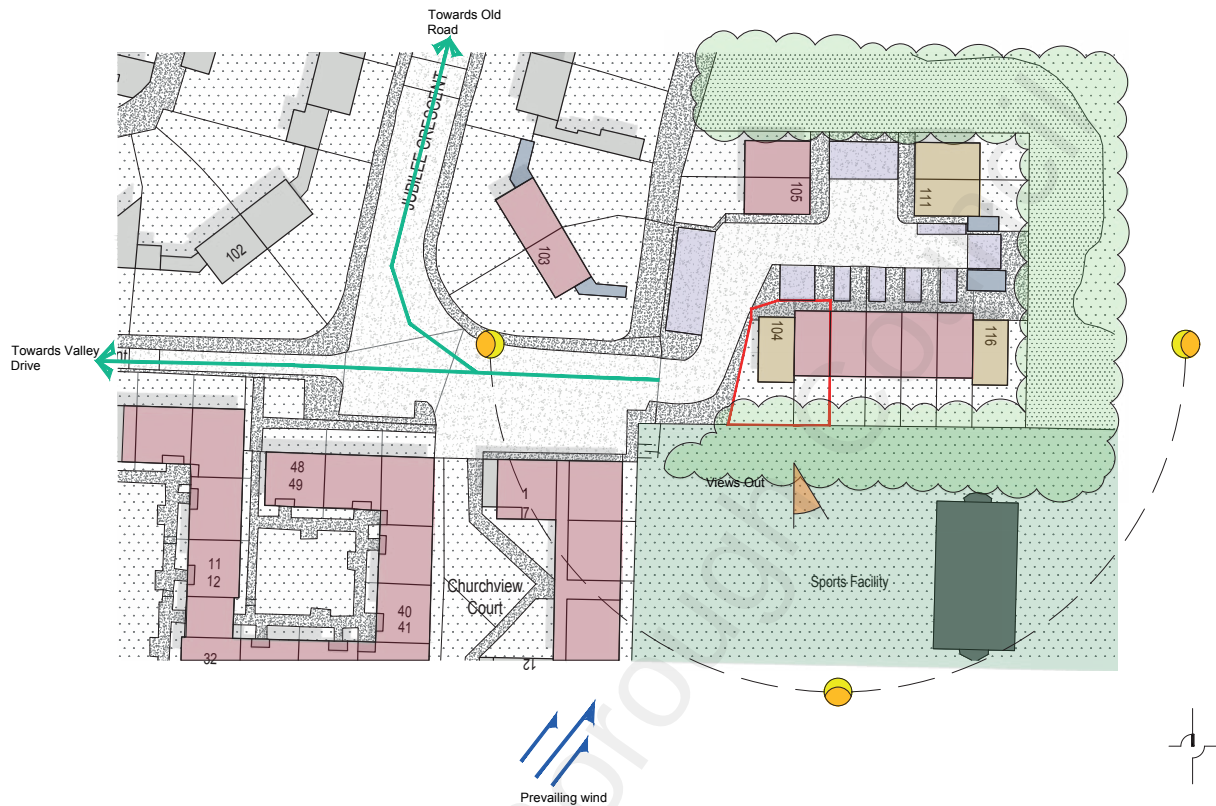


Fig 2 Site Analysis

3. Opportunities and Constraints

Prior to starting the design, it is important to gain an informed understanding of the site and its context. The site analysis, showing opportunities and constraints, assesses whether development is feasible and establishes the parameters to implement the best design.

3.1. Strengths:

- 3.1.1. Garden is south facing.
- 3.1.2. Large Garden.
- 3.1.3. Plenty of parking to the front of the property.
- 3.1.4. Within the Settlement Boundary.

3.2. Weaknesses:

- 3.2.1. Topography.
- 3.2.2. Working within the same footprint to the new building regulations.

3.3. Opportunities:

- 3.3.1. Views to the south of the site.
- 3.3.2. Plenty of open space surrounding the site.
- 3.3.3. Many local amenities.
- 3.3.4. Long south elevation roof with prospect for using PV.

3.4. Constraints:

- 3.4.1. Ridge height of the existing adjacent properties.
- 3.4.2. Eaves height of the existing adjacent properties.

4. Site Photographs



Fig 3 Original Front Elevation of No. 104.



Fig 4 Fire damage to the Side Elevation of No. 104.



Fig 5 Photograph looking at the two properties along side No. 108 and No. 110.

4. Site Photographs



Fig 6 Existing Front Elevation of No. 106.



Fig 7 Existing Front Elevation of No. 104.



Fig 8 Existing Rear Elevation to No. 108.



Fig 9 Existing Rear Elevation to No. 104

5. The Proposals

The proposals are for 2no. replacement dwellings at Jubilee Crescent, Gravesend, Kent

In June 2022 a small fire started in No.104 which spread through No.104 to No.106 destroying both properties and damaging the eaves at No.108. The proposals are to replace these dwellings with new houses that would meet the National Space Standards and Building Regulation updates of this year.

5.1. Layout, Scale and Appearance

The proposals seek a replacement 2.5 storey, 3 bedroom house to No.104 from a 2.5 Storey, 3 Bedroom house, and a replacement 2 storey, 2 bedroom house to No.106 from a 2 storey, 2 bedroom house originally.

The proposals have the same massing, keeping the eaves and ridge heights at the same heights to the original properties and in scale with the adjacent properties.

The window positions and porch features have all remained in the same places as the original houses.

The only difference to the properties are slight adjustments with the plan and dormer window locations to ensure that National Space Standards are met and the wall thicknesses are able to be built to the new Building Regulations 2022.

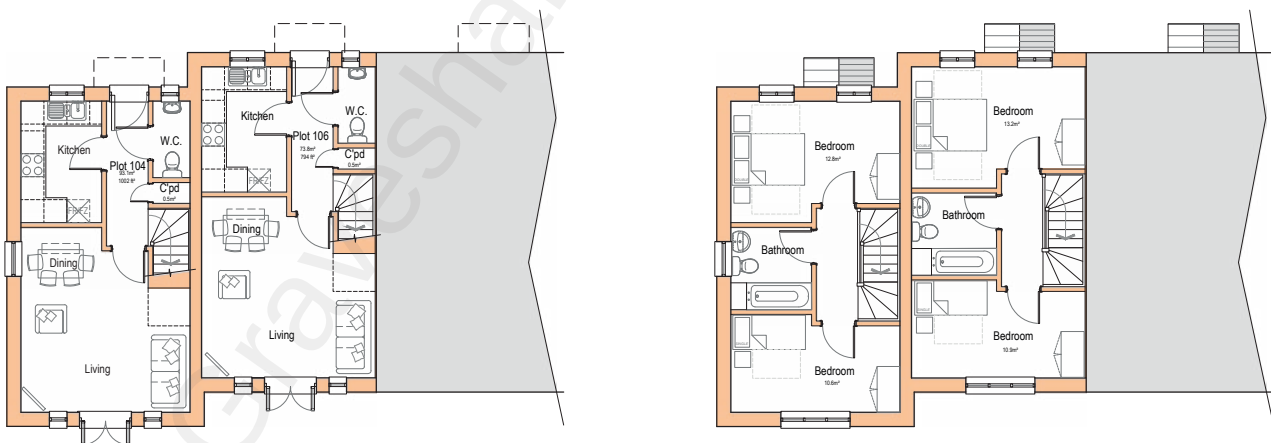


Fig 10 Proposed Floor Plans

5.2. Proposed Materials

The proposed materials are to match the existing materials of the adjacent properties. This will also match the immediate and surrounding area.



Fig 11 Tile roof to match existing



Fig 12 Brick to match existing



Fig 13 Proposed Rear Elevation

5.3. Proposed Access and Parking

The access and parking does not change from the existing scenario. The cars will be parked in the bays allocated to each property within the close. The amount of accommodation has not changed within the proposals.

This is a 'like for like' application which will relate to refuse and parking.

6. Summary

The proposals seek Planning Permission to replace No.104 and No.106, Jubilee Crescent as they were damaged by fire in June 2022. The proposals are 'like for like' and seek permission for replacement dwellings to No.104 and No.106.

The proposed application is supported by the National Planning Policy Framework (NPPF) and Local Policy which states that development within settlement boundaries should be permitted if it is the most appropriate form of development.

The change to the original houses is that these dwellings have larger walls to be approved under the new Building Regulations 2022. This change has little impact from the original properties and the proposed plans and elevation show that these proposals meet National Space Standards as well as keeping to the same aesthetic of the original properties which were once approved by Gravesham Borough Council.



Fig 14 Artist's impression of the proposed replacement dwellings.

Gravesham Borough Council



BWW Architects Ltd.