

BRIDEWELL DA11 7NU

New pair of semi-detached houses and 1 detached house to create 3 new family homes

Design & Access statement

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ABOUT

00.00

INFO 00.01

Name of the project:	McCormick
Location:	Bridewell, Watling Street, Gravesend DA11 7NU
Client:	David and Denise McCormick
Architect:	DESIGNSCAPE CONSULTANCY Ltd
Contributors:	Surveyor
Date:	July 2023
Document:	Planning & Design & Access Statement
Format:	A3
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Author:	Panagiota Evelzaman / Charn Murphy-York



INTRODUCTION

01.00

SUMMARY OF PROPOSAL 01.01

This report has been prepared by Designscape Consultancy on behalf of the applicant. This report constitutes the Planning and Design and Access statement in support of the detailed planning application for:

“Three new homes, comprising of a pair of semi-detached houses and a detached house to provide family homes with parking and gardens”

This document provides additional information relating to the site, including details of the existing site, the proposed development, the relevant planning policy and material consideration.

Summary

The proposal is for three new dwellings on side and rear excess land on a corner plot, comprising one pair of semi-detached homes, and a detached house.

Application site area: 630sqm

Use: Residential

PROPOSAL

Storeys: 2 and 2.5

Number of units: 3

Number of 3bedroom units: 2

Number of 4bedroom units: 1

Ground Floor GIFA:

Semi Detached: 47.6m²

Detached: 61.5m²

First Floor GIFA:

Semi Detached: 50.7m²

Detached: 63m²

Second Floor GIFA (Detached only): 40m²

Total Semi-Detached: 98.3m²

Total Detached: 164.5m²

Documents

This report should be read in conjunction with all of the other supporting documents that make-up the application.



CONTEXT

02.00

INTRODUCTION TO THE SITE 02.01

The site is located to the south of Gravesend, a town in northwest Kent, on Watling Street, adjacent to the Golf links Avenue, being the main old Roman Road from London to Dover. It currently features a house with front and rear garden land, being a corner plot with Orchard Avenue.

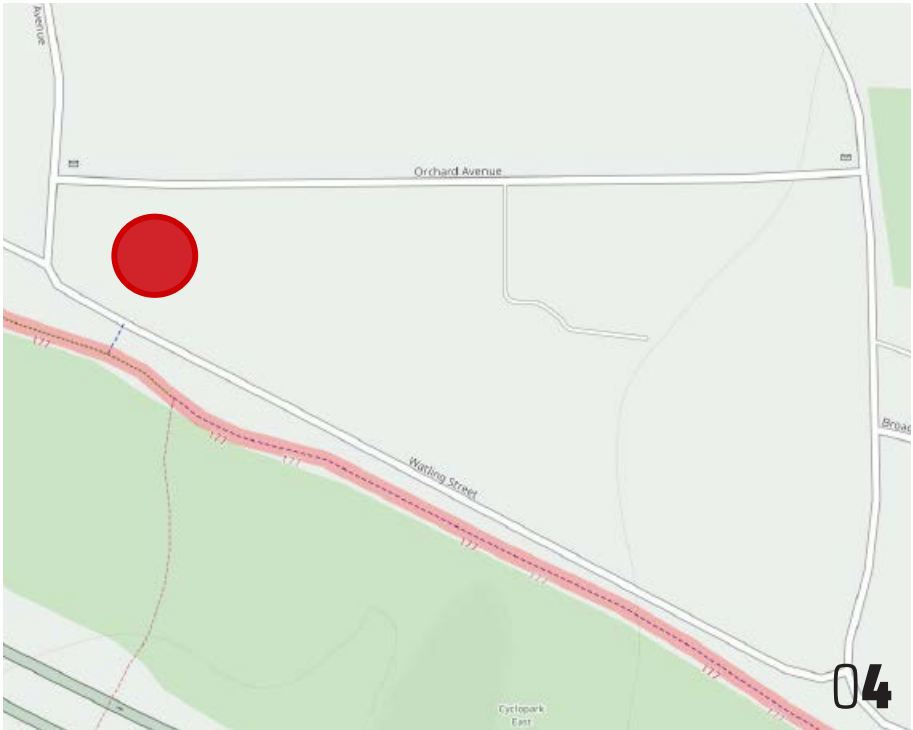
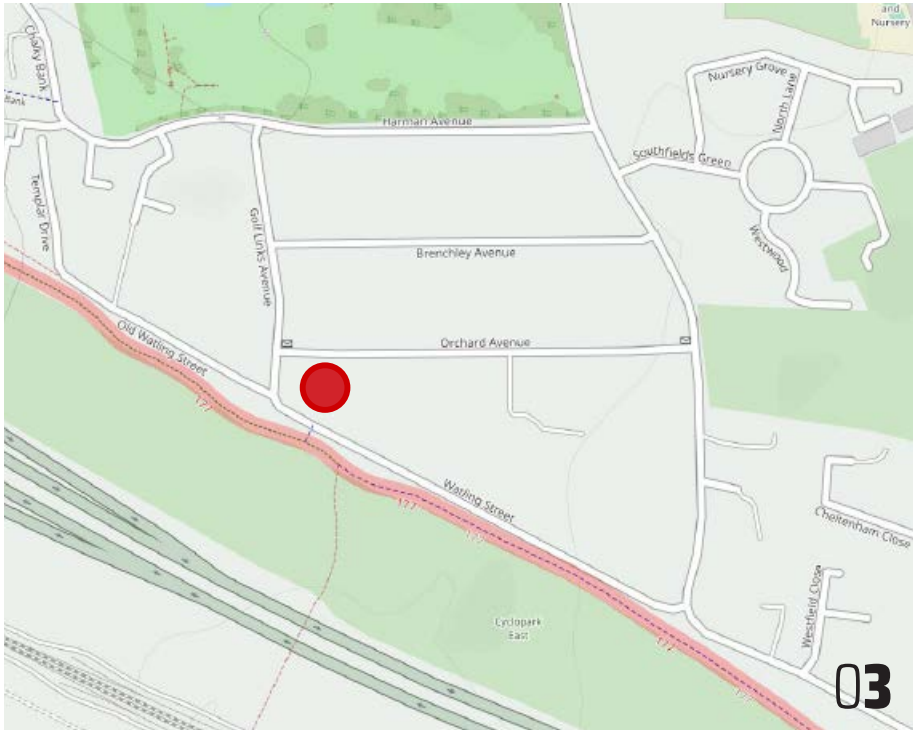
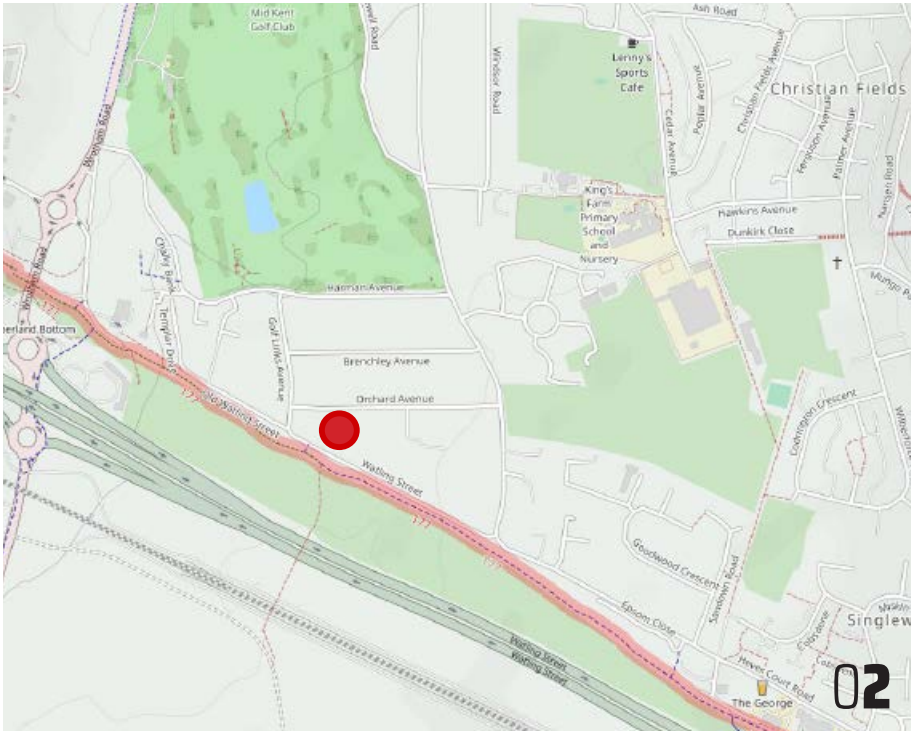
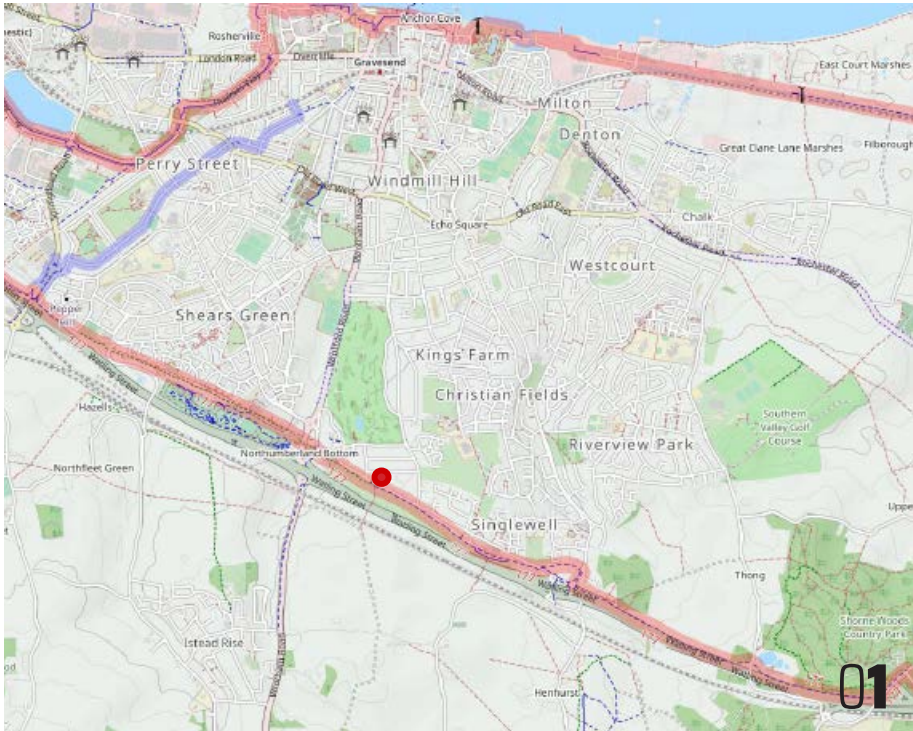
The area comprises of residential uses to the North, West and East within generous detached plots. The site is bordered to the North, West and East by houses and by woodland to the South. The area is characterised by modest two and a half storey detached homes, with front driveways and gardens.

01
Map of the site within Gravesend

02
Map of the site within Mid Kent Golf Club

03
Map of the site within Orchard Avenue and Golf Link Avenue

04
Map of the site within Watling Street



Maps of the site

HISTORICAL CONTEXT 02.02

Bridewell, the existing property on the site, was a Police House and Police station, as seen in the historic mapping.

01

View 1960

02

View 1990



1960



1990

Analysis of the site over time

EXISTING SITE 02.03

The existing site consists of an old police station and a 2-storey police family house with garden land, that is currently characterised by lawn, shrubs and trees. As a corner plot, it has access from Golf Links Avenue and Orchard Avenue.

Dimensions

Size: 36 x 12-22m

Existing Access

The site is accessed via Golf Links Avenue and Orchard Avenue, which links to the A2 to the South and the Singlewell Rd to the North. These have strong links to Gravesend, London, Canterbury, Dover, and other local towns.

Links

The nearest train station is Gravesend train station, only 2.1 miles away via Wrotham Road.

Topography

The site is relatively flat.

Area

2.2 miles from Gravesend, 4.5miles from Northfleet and 5.5miles from Swanscombe.

Surrounding use

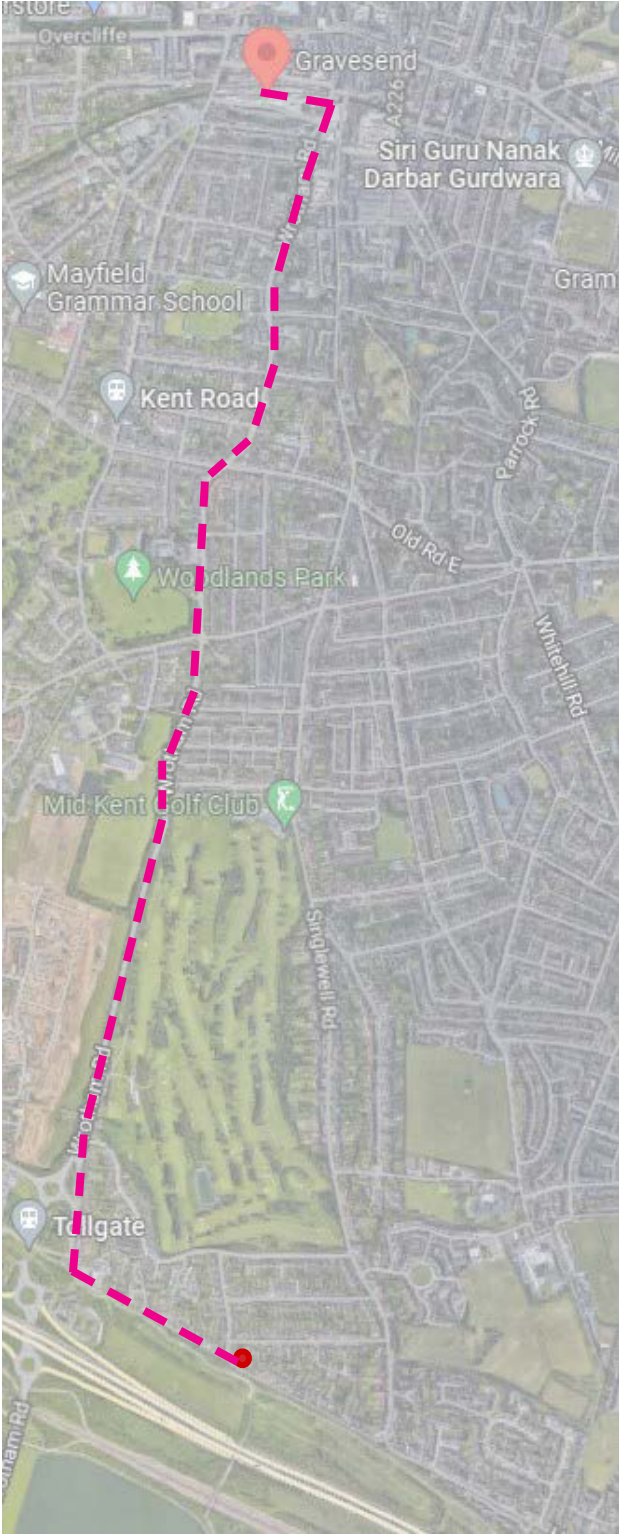
The site is within a Suburban residential area and surrounded by green parks and areas.



PROXIMITY TO PUBLIC TRANSPORT 02.04



PROXIMITY TO PUBLIC TRANSPORT(Nearest bus stops)



PROXIMITY TO PUBLIC TRANSPORT(nearest train station)

SITE PHOTOGRAPHS 02.05

01

Site looking South East at the corner.

02

Neighbouring houses along Orchard Avenue

03

Neighbouring House along Orchard Avenue

04

Area for the detached house

05

Site looking north east to the plot for the semi-detached houses



LOCAL SITE CONTEXT 02.06

The application site is not located within any protection orders and/or conservation areas. There are no areas of Special Scientific Interest nearby.

The site is in an enviable location, being within Gravesend, close to the A2 and M2.



FLOOD RISK AND DRAINAGE 02.07

The existing site is not in a flood risk area from river flooding or surface water flooding, based on the mapping and information from the government’s website.

01 The proposed site is in flood zone 1, an area with a low probability of flooding. The flood map for planning shows river and sea flooding data

02 Flood risk map showing no risk at the site for surface water or river/sea flooding.

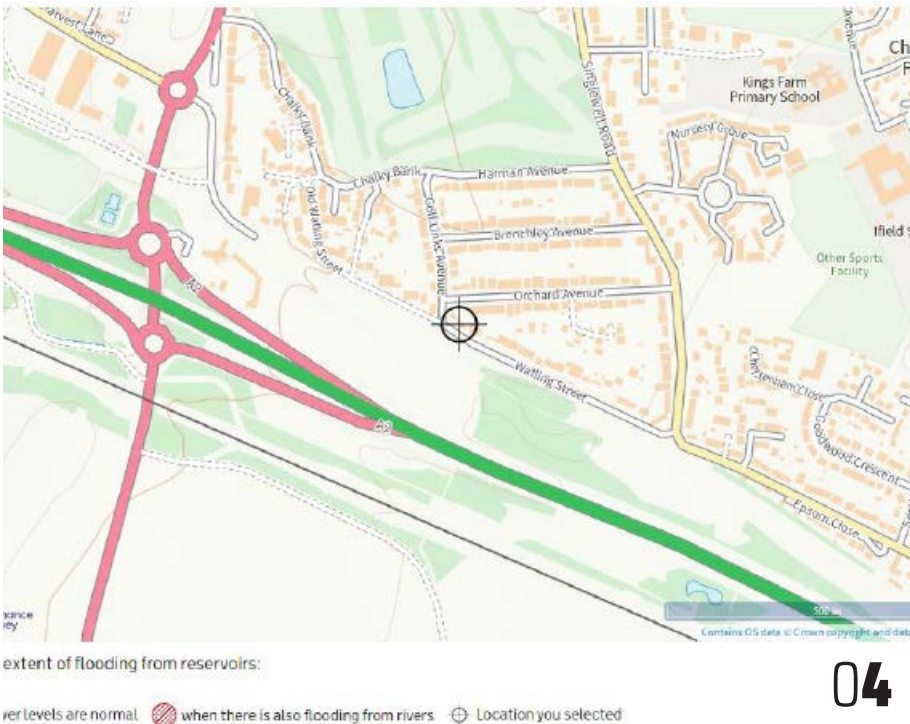
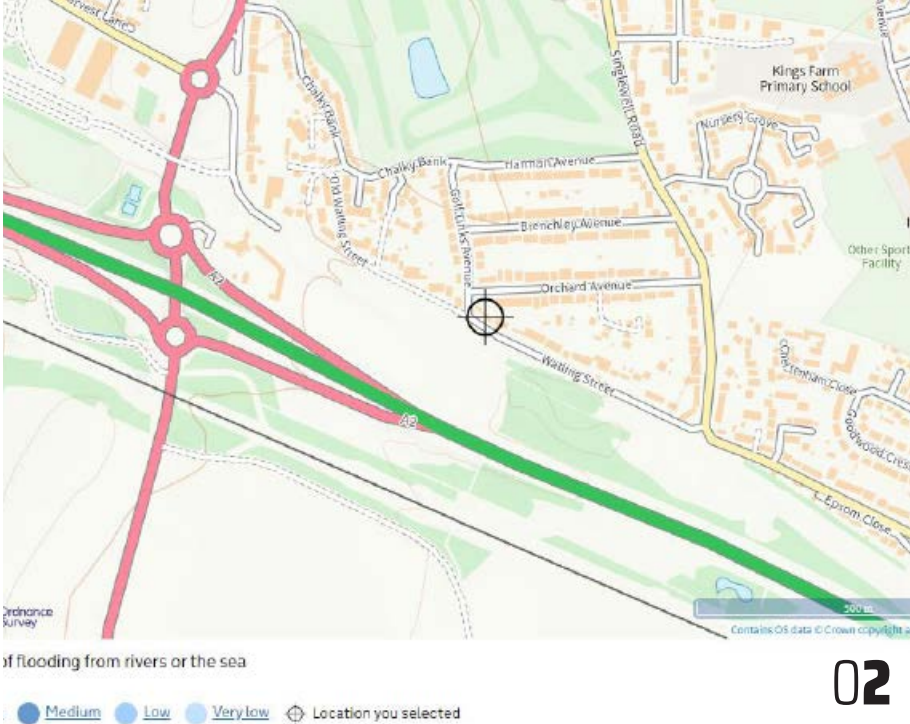
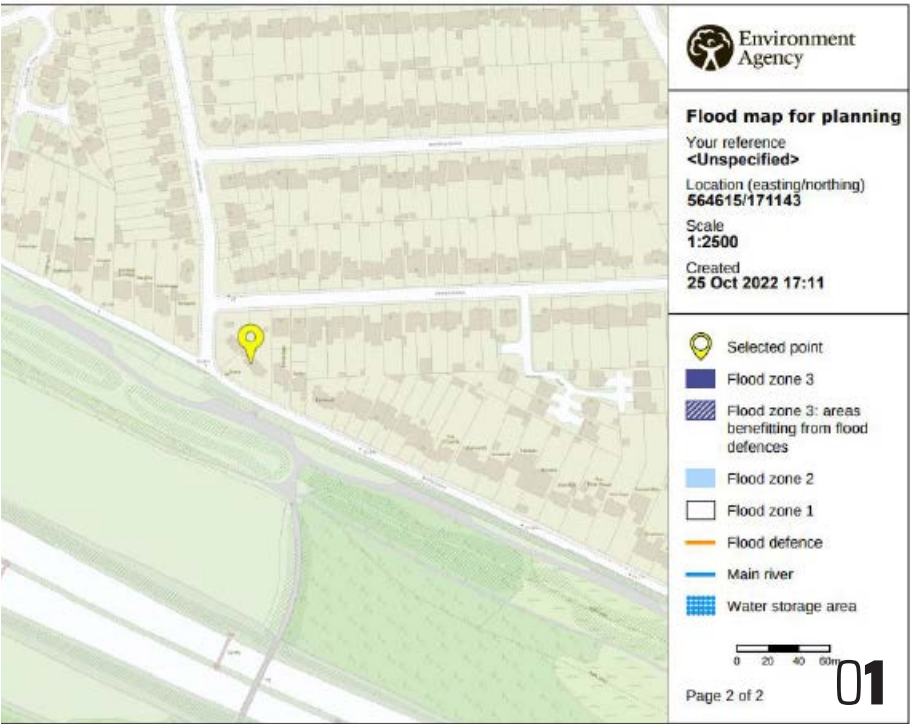
03 Flood risk from other sources of flooding such as surface water (low risk velocity)

04 Flood risk from other sources of flooding such as reservoirs.

Under the National Planning Policy Framework (NPPF) planning applications must demonstrate the utilisation of Sustainable urban Drainage Systems (SuDS) unless there are practical reasons for not doing so, and manage surface water run-off as close to the source as possible.

Suitable SuDS will be incorporated into the scheme to ensure there is no adverse impact on existing drainage. All external materials will be SuDS porous, and will be directed to an on-site rainwater harvesting tank for re-use on the site.

The proposal will also benefit from the incorporation of new planting and soft landscaping



PLANNING

03.00

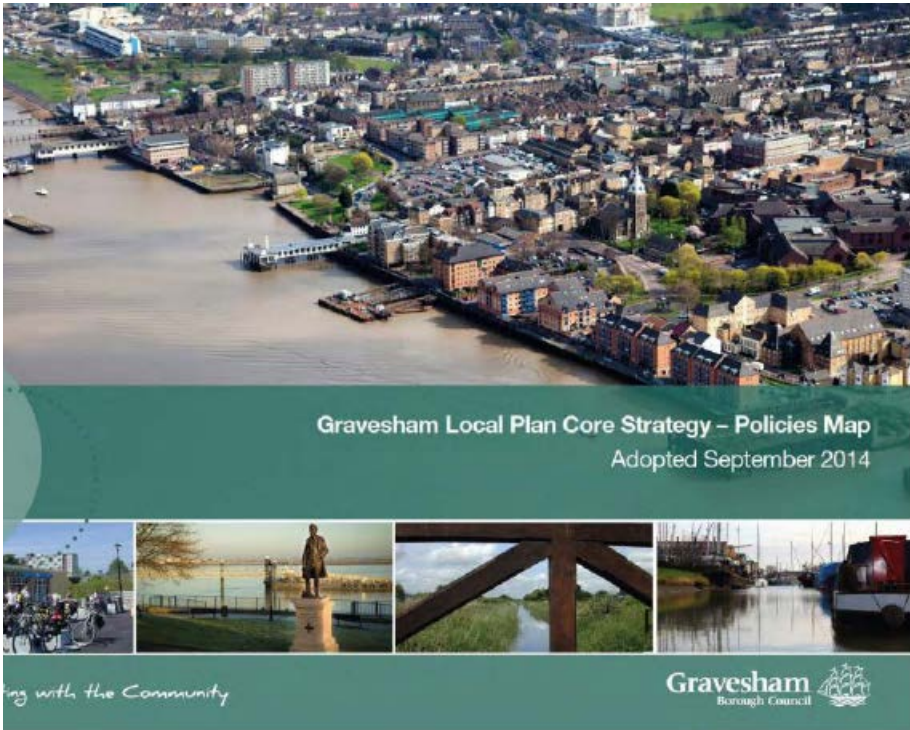
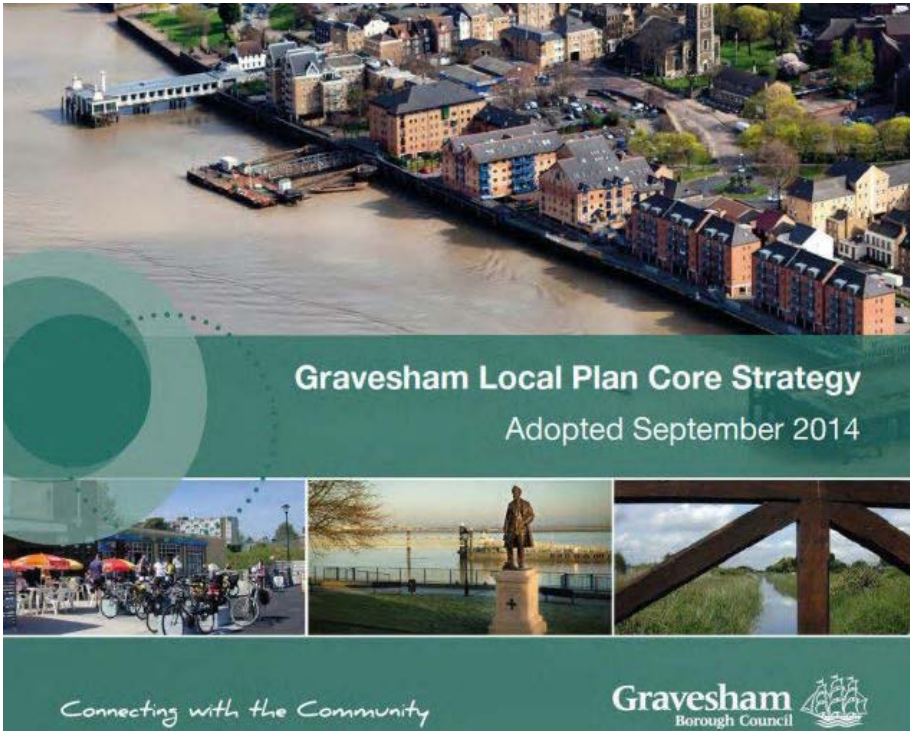
PLANNING POLICY 03.01

The NPPF, the Gravesham local plan and the Kent Design guide are all relevant planning policies for this application.

We have highlighted the key compliant policies on the following pages and provided commentary on this.



National Planning Policy Framework



PLANNING ASSESSMENT 03.02

The proposal complies with the relevant policies highlighted in the Gravesham Local Plan Core Strategy (2014)

- CS01:** : For sustainable development including operational energy, building fabric construction, and biodiversity measures.
- CS02:** Scale and Distrubution of Development. The proposal will retain and improve the existing stock of housing and make provision for the Borough's objectively assessed need for at least 6,170 new dwellings delivered at a variable rate.
- CS14:** Housing type and size for new dwellings within the area and borough. The Council will expect new housing development to provide a range of dwelling types and sizes taking into account the existing character of the area
- CS15:** For Housing Densities.
- CS18:** Climate Change for Sustainable Drainage and Surface Water Run-Off, Water

Demand Management and Carbon Reduction

“It is understood Gravesham has been achieving only half of the necessary housing delivery under the ONS Objectively Assessed Housing Need, specifically being 57% of need averaged over three years. This is extremely low and by this measure is one of the worst-performing boroughs. This means Gravesham has a Presumption in Favour of Sustainable Development, and the three proposed family homes are very much needed

The proposal complies with the relevant policies highlighted in the NPPF:

- 11)** For the presumption in favour of sustainable development
- 69)** For small-medium sites contributing towards the housing requirements
- 110)** For safe and suitable access into the site
- 120 a + d)** For the opportunity in achieving net environmental gains and making better use of under-utilised land.
- 124)** For making efficient use of land
- 126)** For the creation of high quality and beautiful buildings
- 130)** For adding to the overall quality of the area which is visually attractive as a result of good architecture
- 132)** For conducting in early discussions to ensure design quality.
- 154)** For avoiding increase vulnerability from climate change and helping reduce green-house gas emissions through its orientation and design.
- 155)** To increase the use of renewable and low carbon energy and heat
- 157)** For minimising energy consumption
- 174)** For protecting landscapes, biodiversity and pollutions.
- 180 a + d)** For conserving and enhancing biodiversity.

The proposal also complies with the relevant policies highlighted in the Kent Design Guide:

- Rural Areas:** For development within Suburban areas
- Building Design:** For attention to detailing and materials to result in successful buildings
- Style:** For maintaining one architectural style in a high quality approach
- Colour:** For the consideration of colours of materials and finishes to enhance context
- Building Materials:** For providing a palette of materials that are attractive and which mixes are kept to a minimum
- Boundaries)** For clearly defining the edges of the site and division between public and private spaces

DESIGN DEVELOPMENT

04.00

SUMMARY OF THE DEVELOPMENT 04.01

The proposal is for a pair of new 3 bedroom semi-detached houses, along with a detached 4 bedroom house. The houses are positioned toward the northern boundary, with access to the semi detached homes via Golf Links Avenue, and access to the detached house via Orchard Avenue.

Layout

The building's siting and orientation have been generated from both the pattern in the wider area and a consideration for the light, privacy and outlook of the adjacent residential properties. The scheme is designed to incorporate front gardens and parking areas and a side path for access to the rear gardens. Planting to the street and along the boundaries will be used to provide screening and privacy.

Form

The form of the roofscape refers the style and the character of the area, with contemporary features and gables.

Materials

Adjacent properties along the street feature a range of materials, including tile hanging and render, weatherboarding and brick. Proposed material colours refer to built context allowing the new house to compliment surroundings whilst identifying as a contemporary home.

Glazing

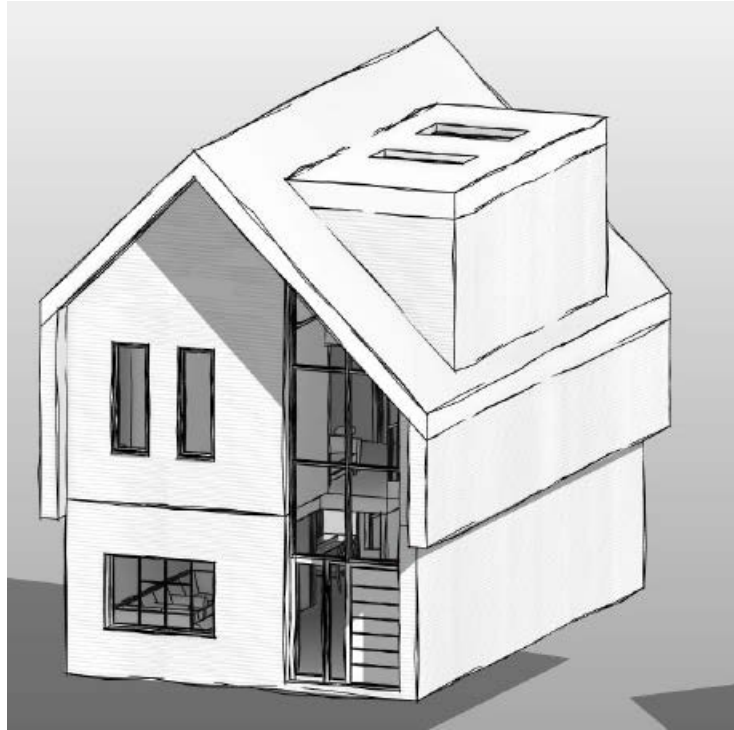
A series of windows and doors are located to provide outlook and access to the gardens, and provide a contemporary approach. The carefully positioned glazing provides natural light and outlook on both the ground and the first floor, whilst avoiding overlooking to sides.



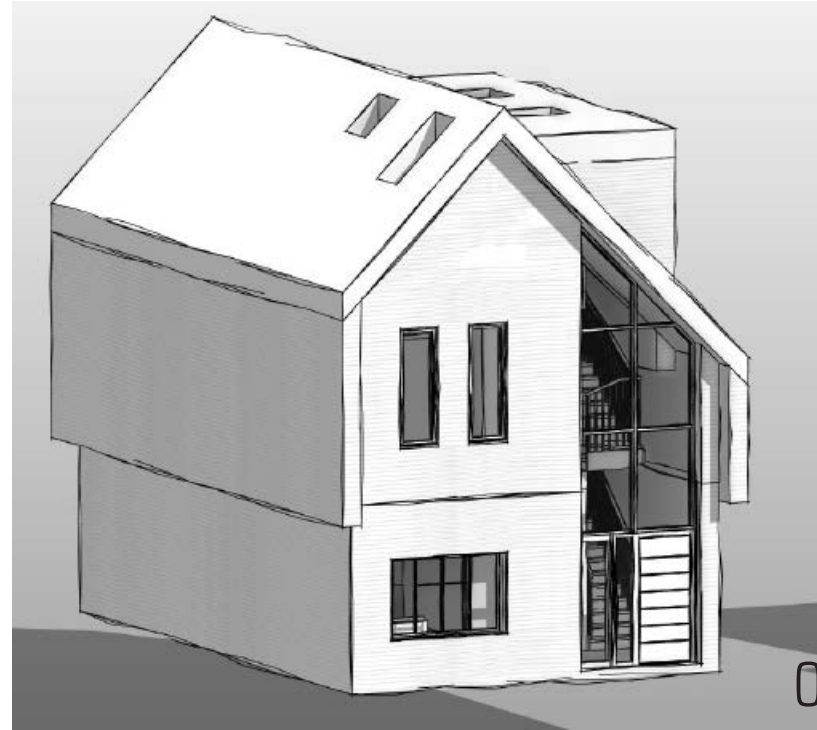
CONCEPT DESIGNS - Semi Detached Houses



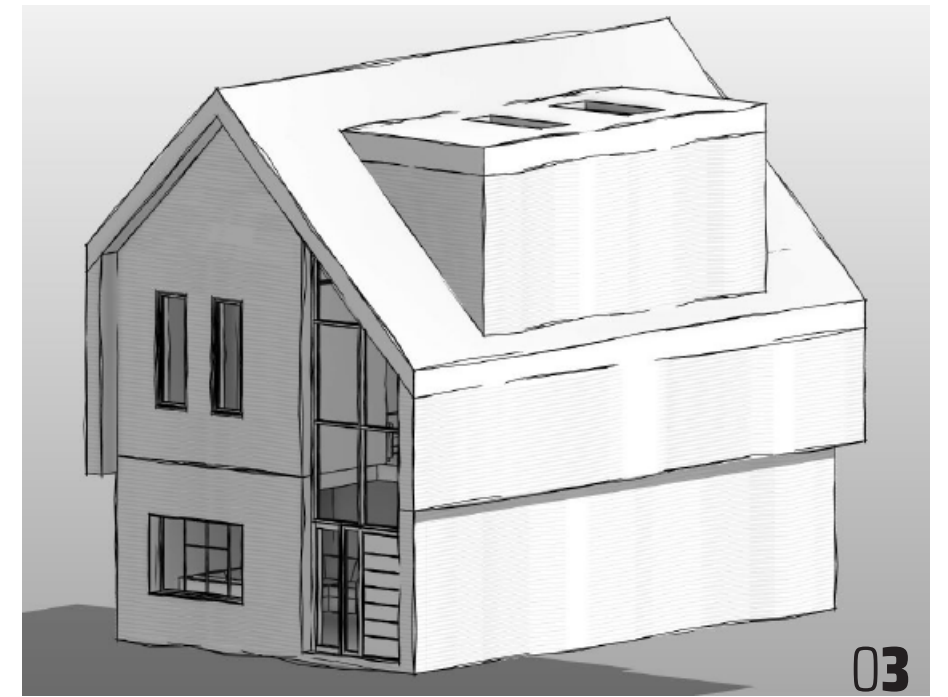
CONCEPT DESIGNS -Detached House



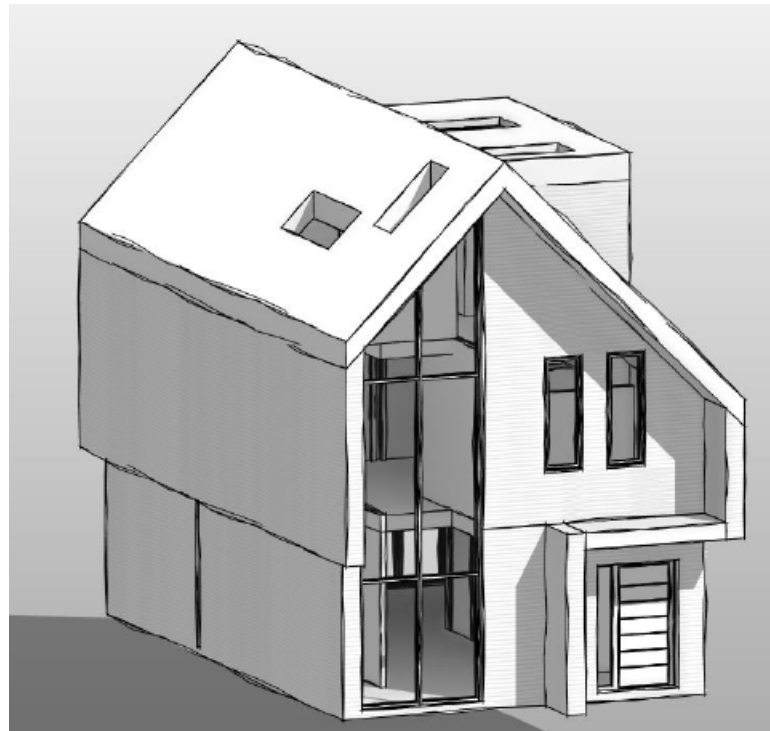
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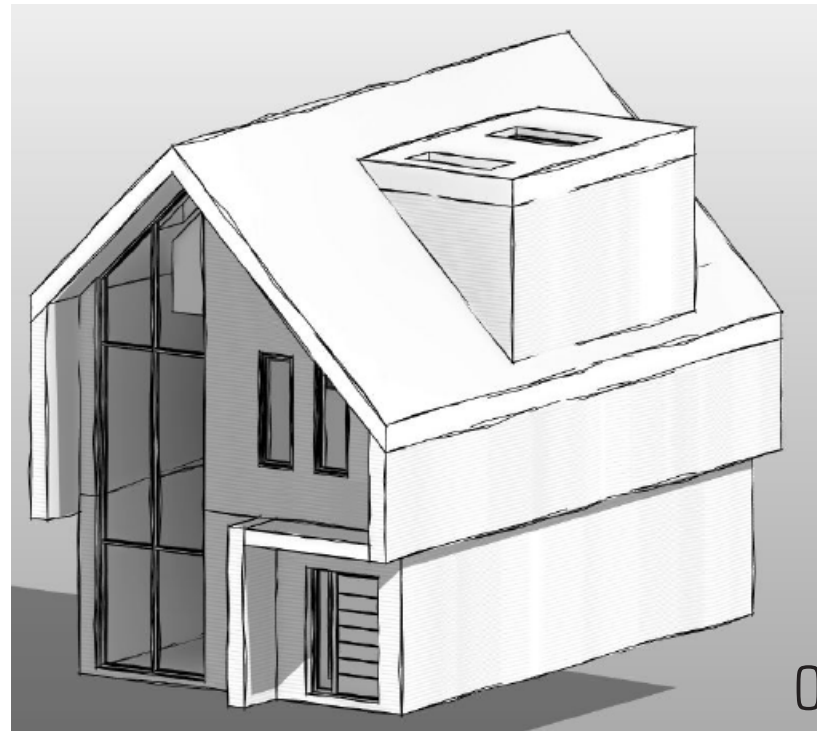
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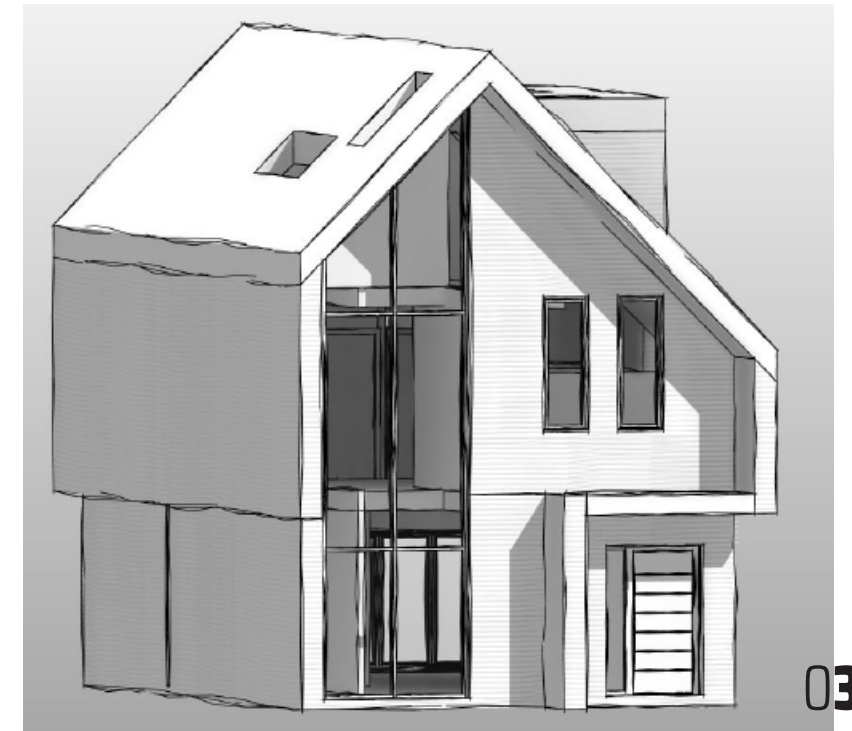
03



01



02



03

DESIGN CONCEPT 04.02

The concepts have evolved to create three contemporary family homes that fit into their context. The homes follow a rectangular plan, with all outlook to the front and rear.

The design has been developed in relation to the site opportunities and constraints, particularly with reference to orientation, overlooking, neighbouring building heights and streetscape.

This is a large site, and it can be seen that it is well able to accommodate the proposal, in a high quality way which ties in with the pattern of the wider area



Design

PROPOSED & AMENITY

05.00

USE 05.01

The proposal is for residential use with 2x 3bedroom homes, and a 1x 4bedroom home, which fits into the wider area and context of residential uses.

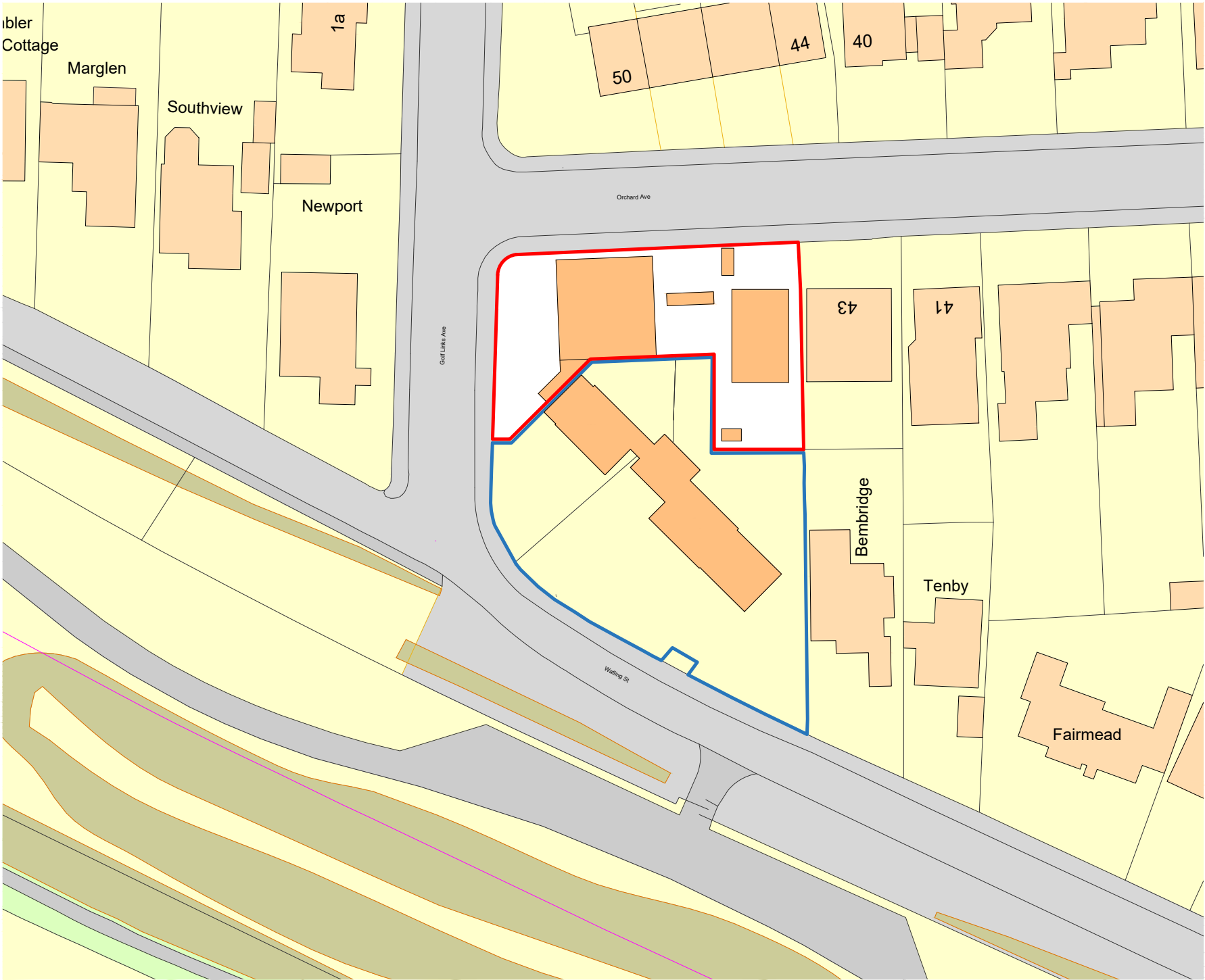
The proposal for three houses fits into the wider context and pattern of development. The use for housing is therefore appropriate for this site and within this location. This proposal will provide 3 additional high quality homes to the borough, helping towards their housing numbers.

Every room and bedroom surpasses the national space standards as highlighted on the submitted plans. The proposal is for the following:

Site Area: 608m2 (0.068ha)

No of 3 bedroom units: 2

No. of 4 bedroom units: 1



Proposed Block Plan

SCALE & MASSING 05.02

The proposal is for 2 two storey dwellings, along with a 2 and a half storey dwelling, totalling 3 new homes. This scale respects the nearby context and setting, fitting within a residential area.

The form of the buildings allows for areas of glazing and overhangs., providing comfortable and contemporary accommodation for the residents.

PROPOSED FRONT STREET SCENE ELEVATION - PLOT 1&2



PROPOSED FRONT STREET SCENE ELEVATION - PLOT 3



Street Scene Elevations

LAYOUT 05.03

The proposal is for residential use, and follows a traditional layout, with living accommodation on the ground floor, and sleeping accommodation with bathrooms on the upper floor/s. The open plan arrangement allows for access to the rear garden.

Ground Floor:

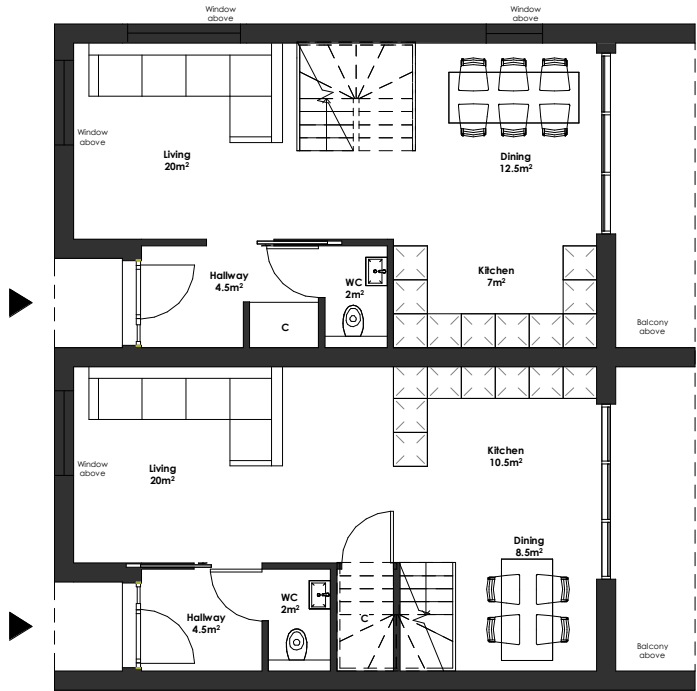
- The ground floor features an open plan living/dining/kitchen arrangement with a W/C.
- The larger, detached unit also features an utility room.

First Floor:

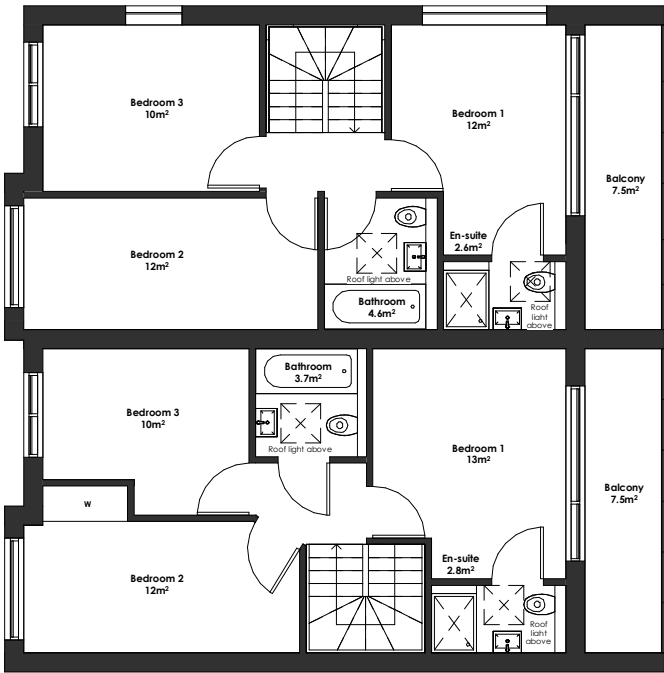
- Three bedrooms, a family bathroom and E/S are positioned on the first floor.
- The first floor is accessed via a central stair on the semi-detached units, with a side stair landing in the centre of the first floor plan on the detached units.

Second Floor:

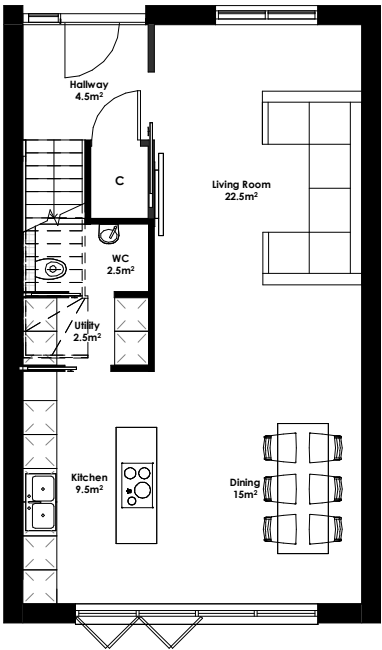
- The detached unit features a loft room, with an E/S and wardrobe area.



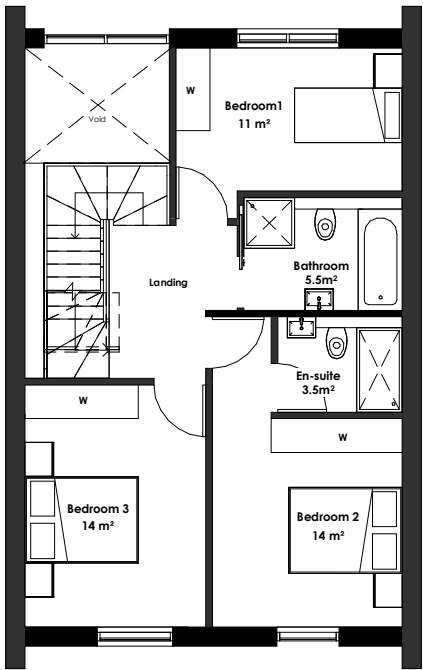
Semi-Detached Houses - Ground Floor



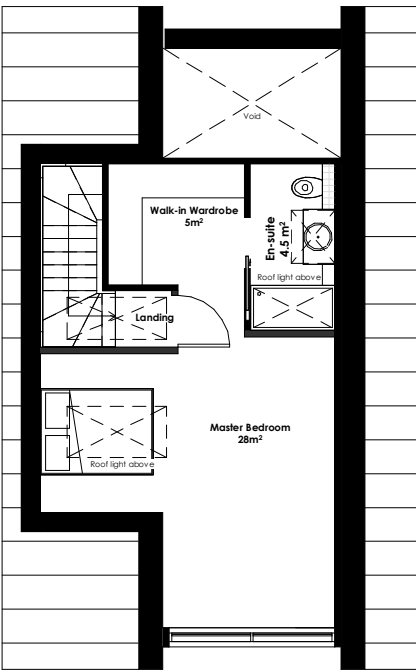
Semi-Detached Houses - First Floor



Detached House - Ground Floor



Detached House - First Floor



Detached House - Second Floor

TRANSPORT: ACCESS TO THE SITE 05.04

The proposal provides private parking spaces for each house, with access from Golf Links Avenue and Orchard Avenue. Public transport can be found nearby.

RAILWAY

The nearest railway is accessible via public transport (approx.24 minutes). Gravesend provides high speed services directly into central London, and also routes across Kent. The site is also close to Ebbsfleet International station, with high speed services to London, and links to Europe.

BUS STOP

Nearest bus stop is only 0.3miles away, being a 5 minute walk from the site.

SHOPS

The nearest convenience food store to the site is the Spar at Tollgate Services which is within easy walking distance, being just 300 metres to the west of the site



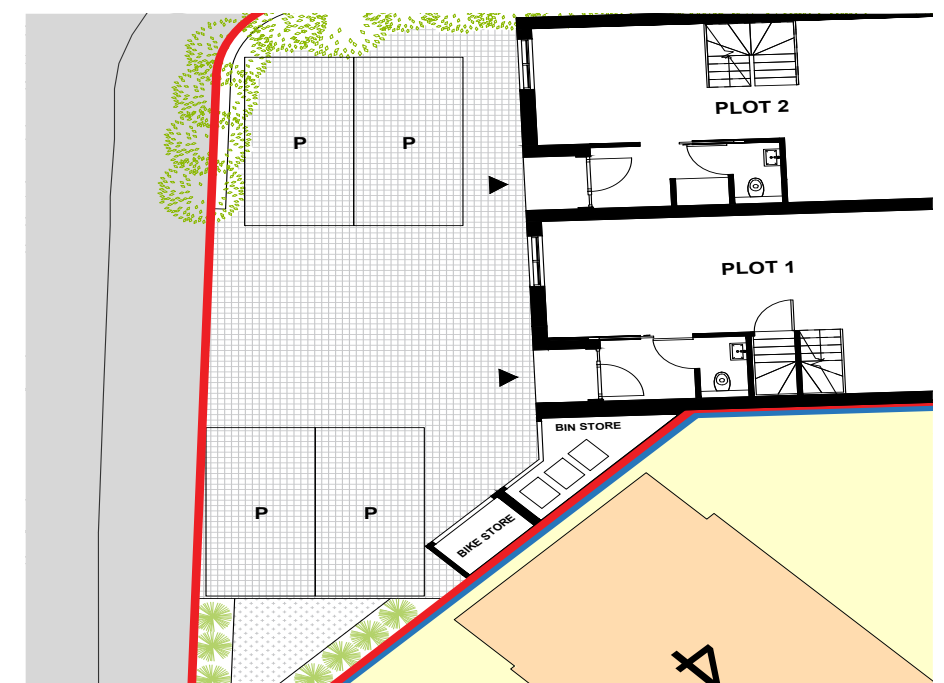
Gravesend Train Station



Bus Stop



Bike Store example



Parking

ACCESS ONCE AT THE SITE 05.05

The proposal provides new access for each dwelling. These access' have been positioned to provide adequate visibility in land controlled by the client.

VEHICLES AND PEDESTRIANS

New vehicular and pedestrian access will be provided for each dwelling.

PART M COMPLIANCE

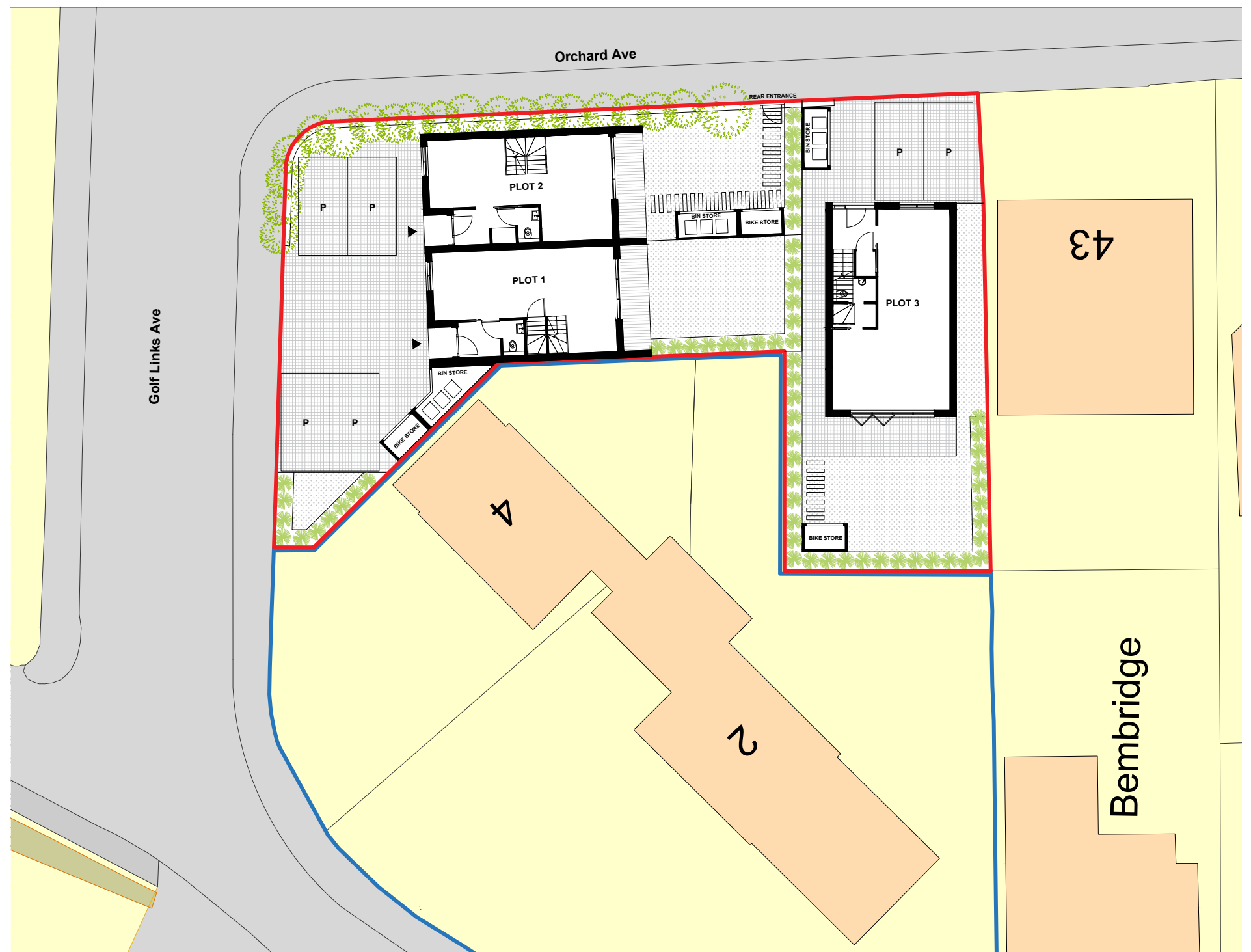
A key aspect of the scheme is to provide accessibility through inclusive design. This is achieved via the following:

- A level threshold access between the parking area and the front door.
- Spacious circulation spaces and living accommodation on all storeys, including the ground floor.
- A ground floor toilet.
- Wide clear openings on all of the internal doors.
- A level threshold external deck area, providing internal/external spaces to provide free flowing between the ground floor and the outside.

EMERGENCY ACCESS

Any emergency access would also be via the two roads, Golf Links Avenue and Orchard Avenue.

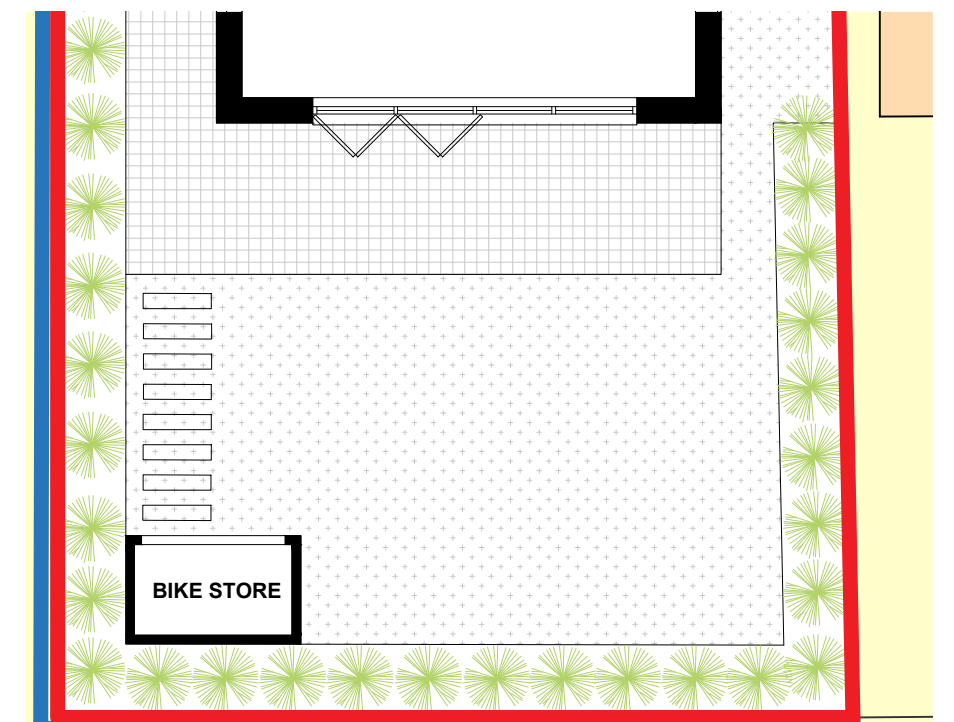
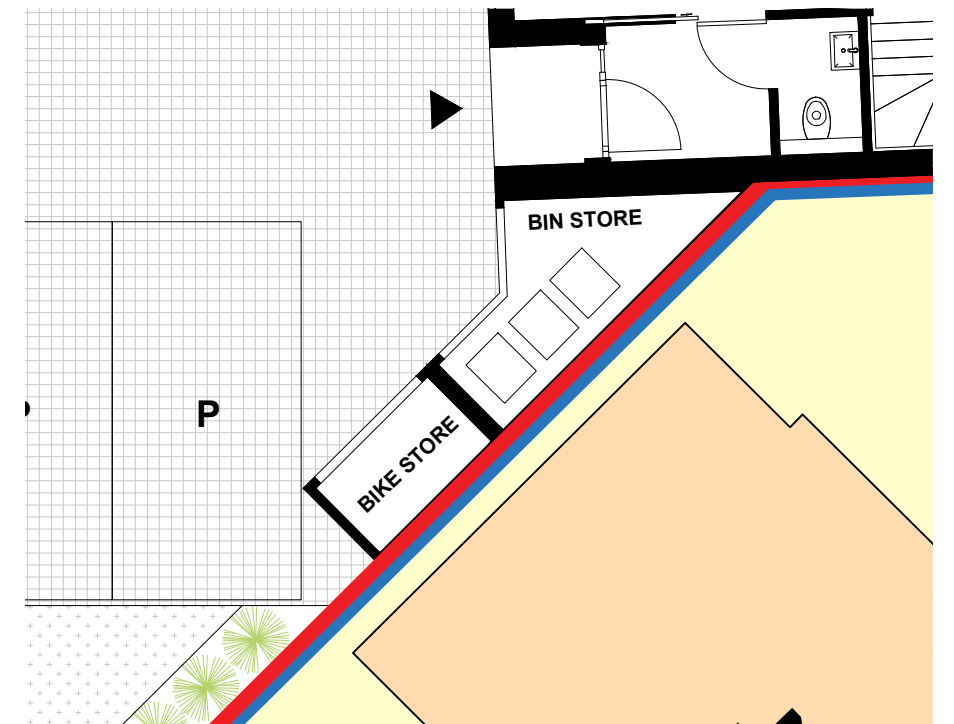
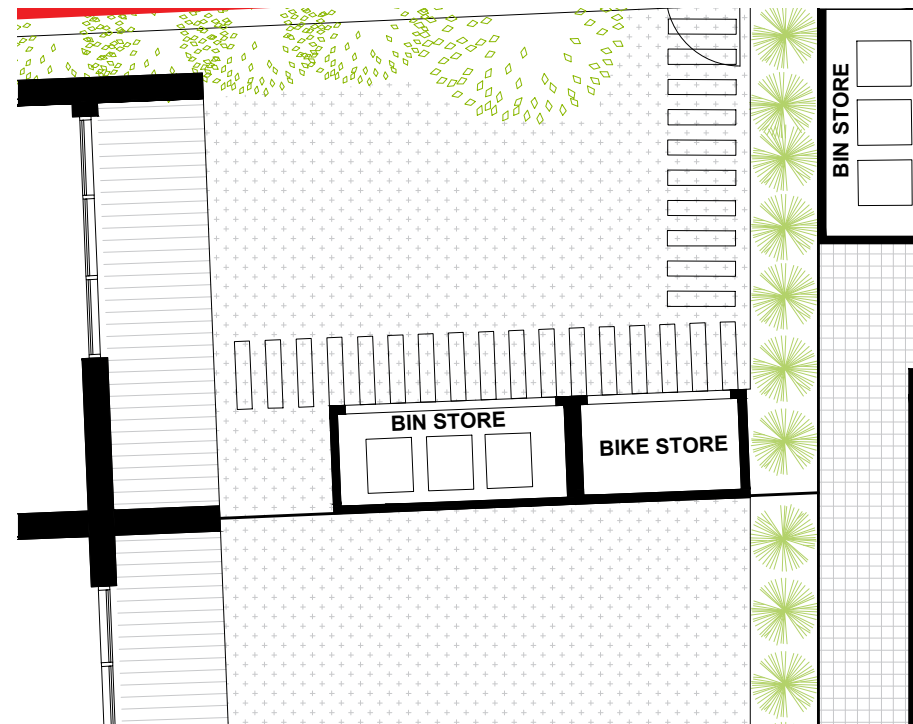
The nearest hospital is Darent Valley hospital, which is accessible via the A26 to the south at 4.8 miles (12 minutes) or via the A20 which is also 4.8 miles away. TO DO



Proposed Site Layout Plan

CYCLES 05.06

The proposal includes secure cycle stores per property. These are of adequate size for the family homes, and will be in high quality materials. They will be placed within the rear gardens of the semi-detached house and detached house, and in the front garden of the remaining semi-detached house.



Proposed Bike Stores

BINS 05.07

For waste storage and collection, it is proposed to site bin stores within the front and rear gardens of the proposals. These are within separate areas from the main houses.

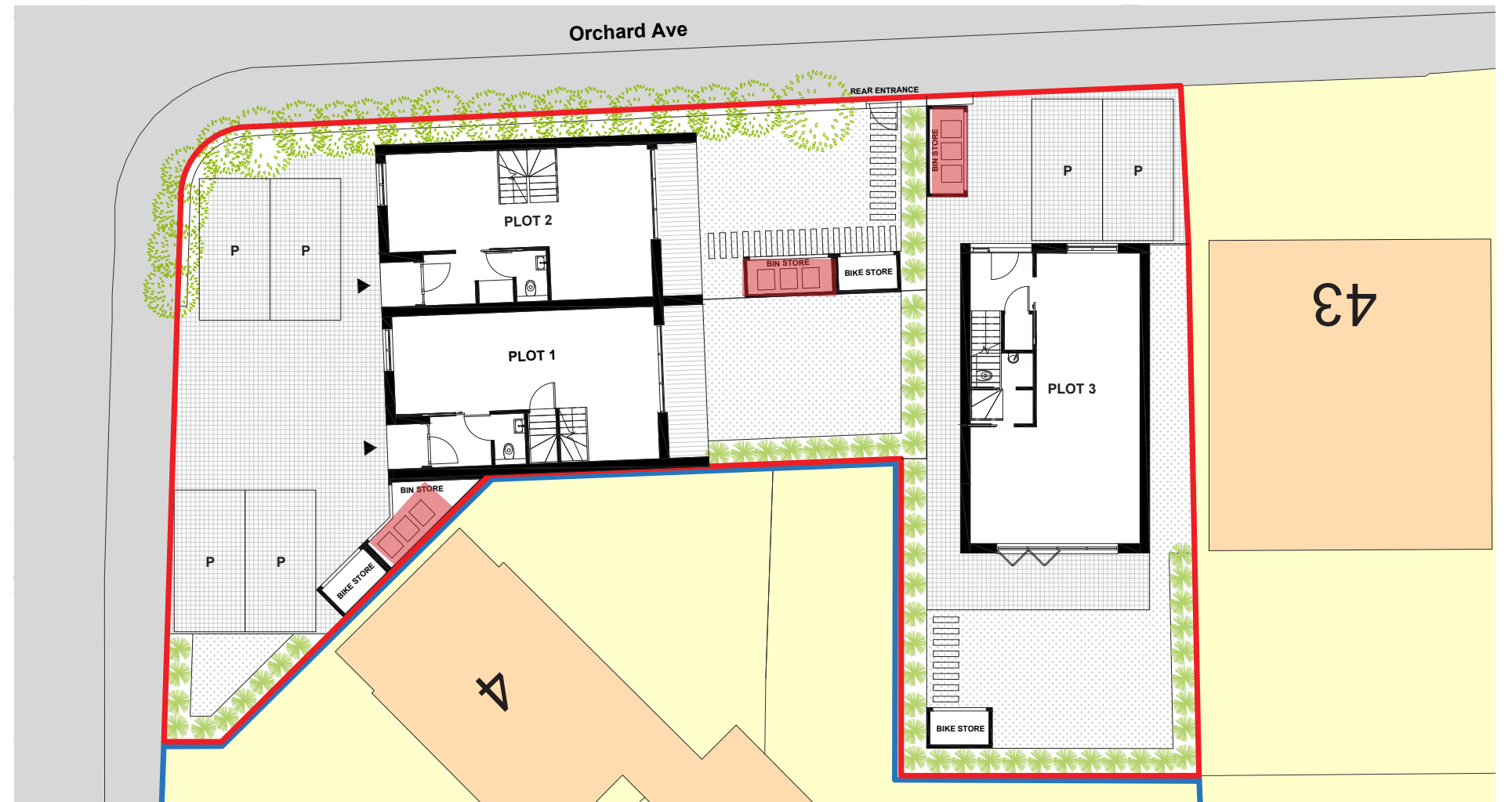
BIN STORE

The bin stores will provide adequate size for the required bins:

- 1 x 180L general waste bin
- 1 x 240L recycling bin
- 1 x 23L food waste bin

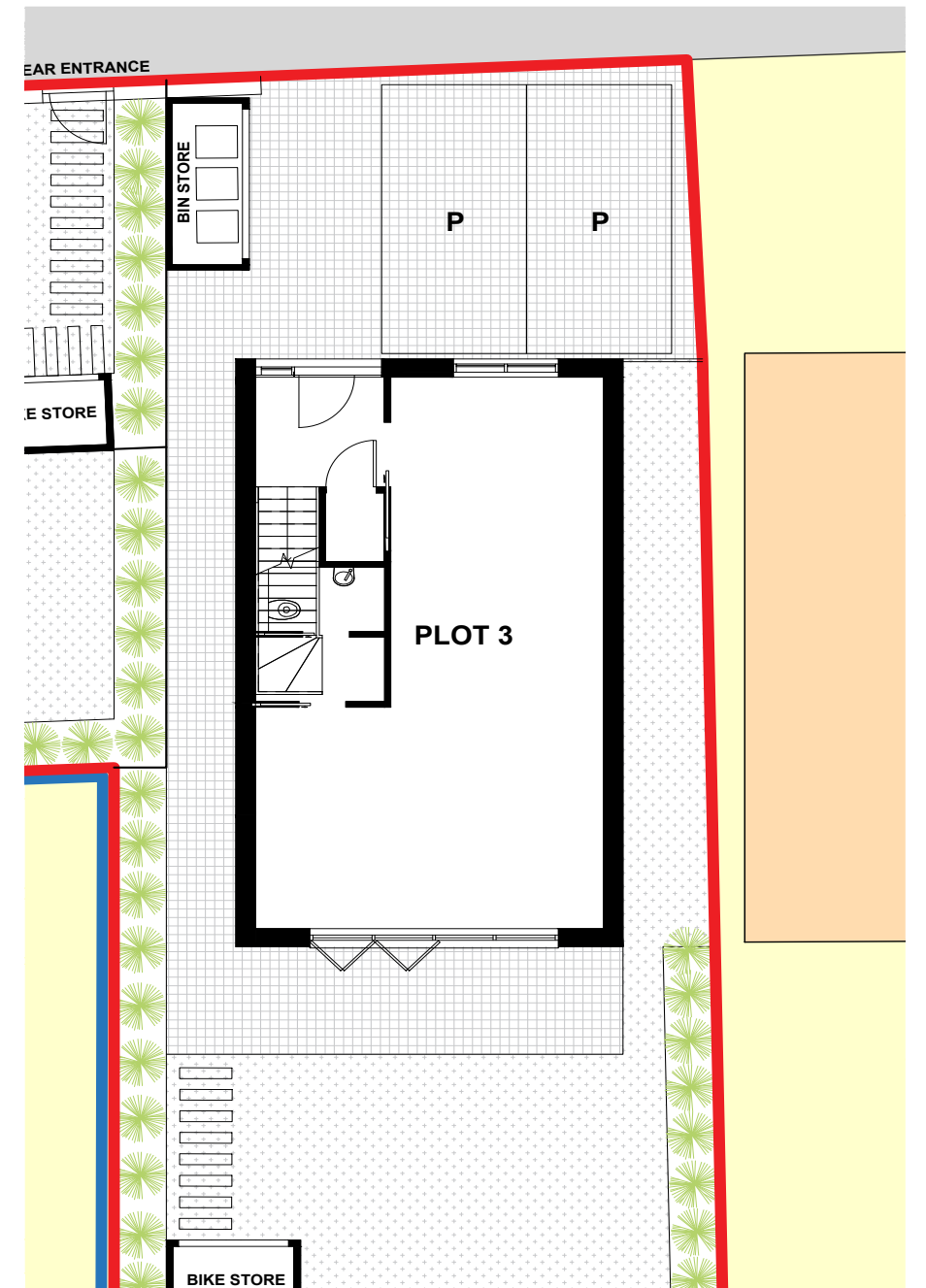
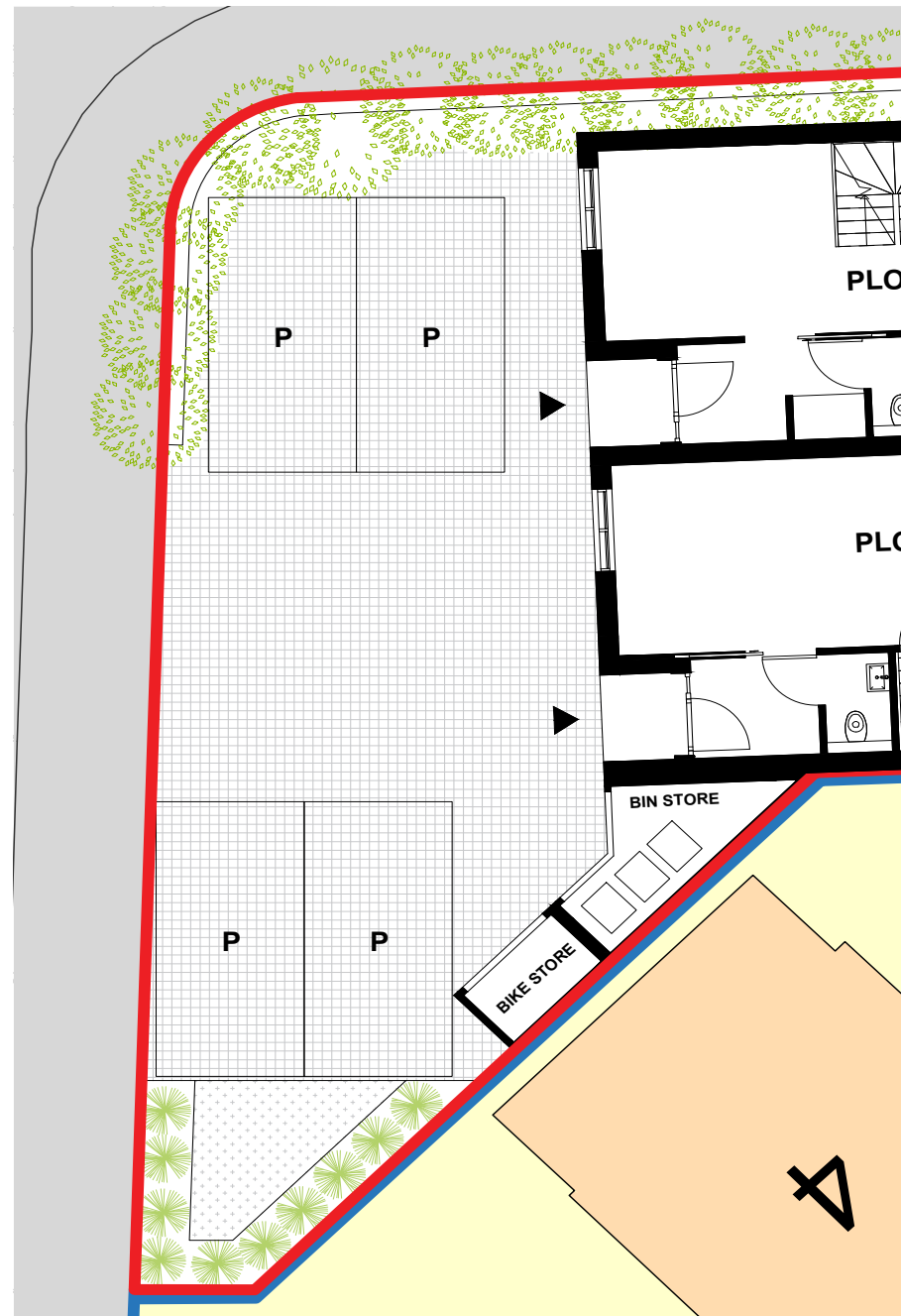
It is proposed to create timber clad bin store enclosures to securely house these bins. Waste and recycling will be stored in separately identifiable wheeled bins as required by the council.

The location of the bin store enables the bins to be placed on the roadside on collection day.



PARKING 05.08

Parking has been provided to the front of each proposal with adequate space for the occupants.



MATERIALS AND APPEARANCE 05.09

The proposals are to be a high quality contemporary homes that fits into their context. It is proposed to feature high quality white render, offset from the aluminium framed glazing, with a grey zinc roofs and zinc features.

FACADES

The walls of the semi-detached homes will be finished in a high quality render, in white. This is to be a high quality product, whereby the white colour will require little maintenance to upkeep its appearance.

The houses will also feature areas of grey cladding and zinc cladding.

The detached house will feature matching brickwork, similar to other properties within the area.

ROOF:

The roofs are to feature grey zinc panels, with integrated solar panels on the relevant orientations.

GLAZING:

The proposal features a range of high quality glazing features. The glazing would be high quality, aluminium framed with minimal frames. It will be level threshold with the outside decks, with an contemporary drainage channel.



White Render



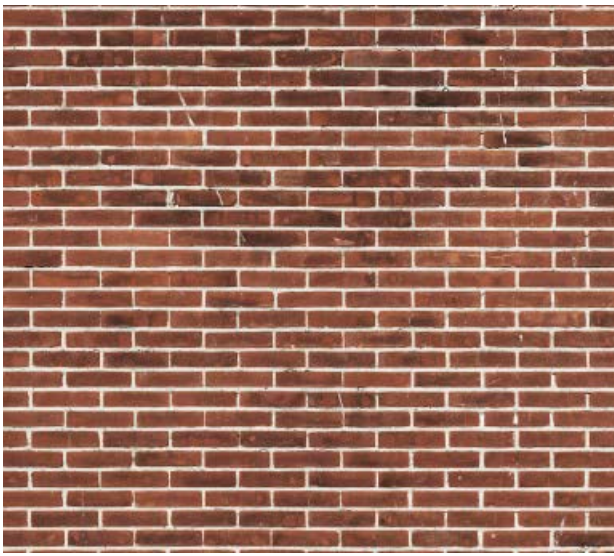
Grey Zinc Roofs



Aluminium framed glazing



Cladding



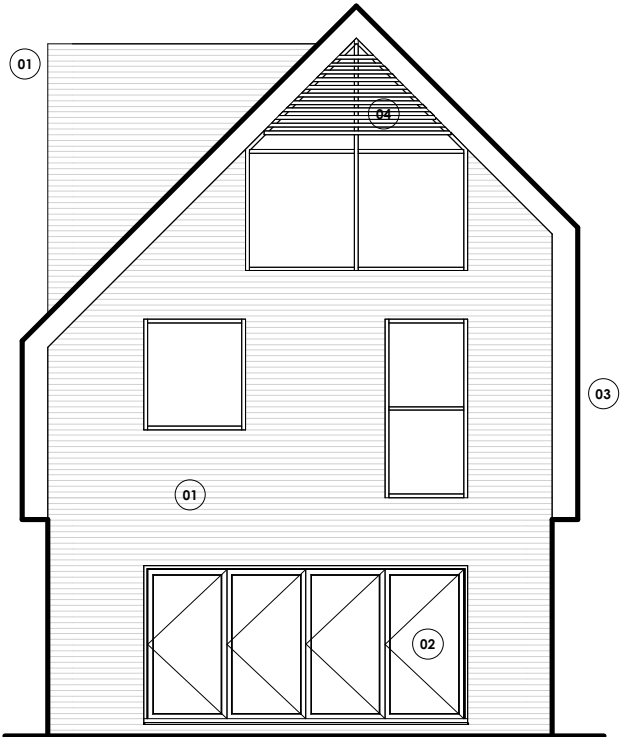
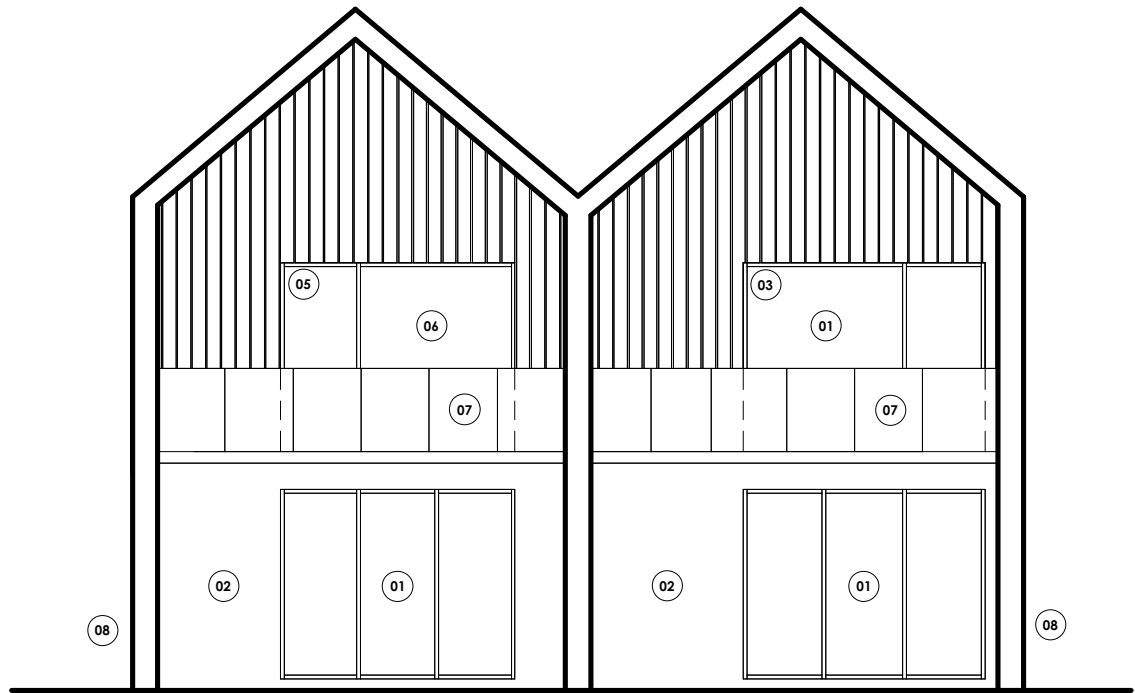
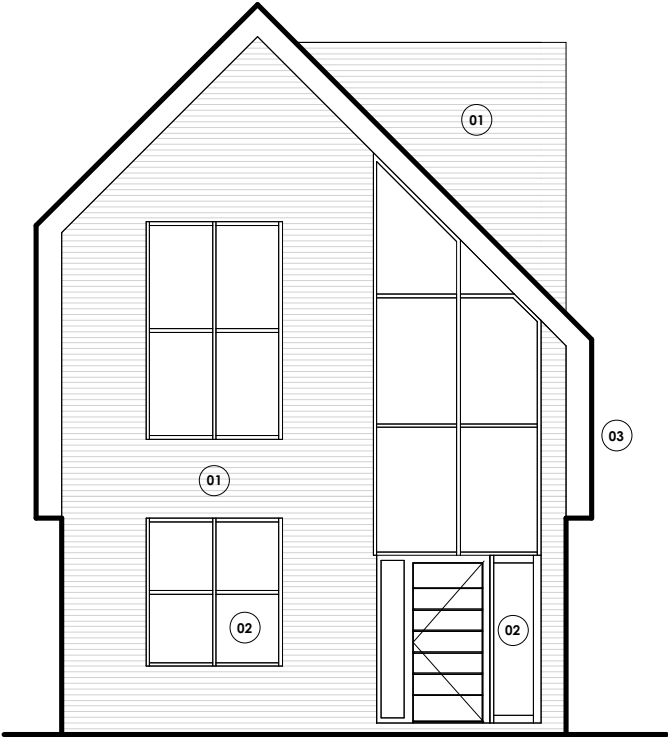
Red Brick



Pale external paving

Material samples

ELEVATIONS 05.10



PRECEDENT IMAGES



PRECEDENT IMAGES



CONSTRUCTION 05.11

The application proposes to use sustainable and recycled materials where possible during the construction. All elements will be constructed in accordance with Building Regulations and we will be providing high levels of insulation and detailing at junctions to minimise air leakage.

SUSTAINABILITY OBJECTIVES

- Delivering a low energy design.
- Design measures to control heat gain and deliver passive cooling where possible.
- Achieving water efficiency in line with relevant targets.
- Providing natural and mechanical ventilation for clean fresh air.
- Protecting existing site ecology and enhancing biodiversity through planting.
- Specifying recycled and/or reused materials where economically viable.
- Incorporating renewable energy sources.
- To utilise materials with low embodied energy where possible and where viable.

STRUCTURE

It is the intention to use timber framed construction, which has a lower embodied energy and enables for greater depths and quality of insulation used. All timber proposed will be from PEFC certified sources.

INSULATION

It is intended to use a more environmentally friendly insulation material. These can be installed within the structure, or also on the outside of the structure for additional thermal comfort. Examples include wood fibre or recycled newspaper, subject to choice by client or contractor.

LIGHTING

All lights will be LED low energy fittings, with PIR and daylight controls for garden and external lighting generally.

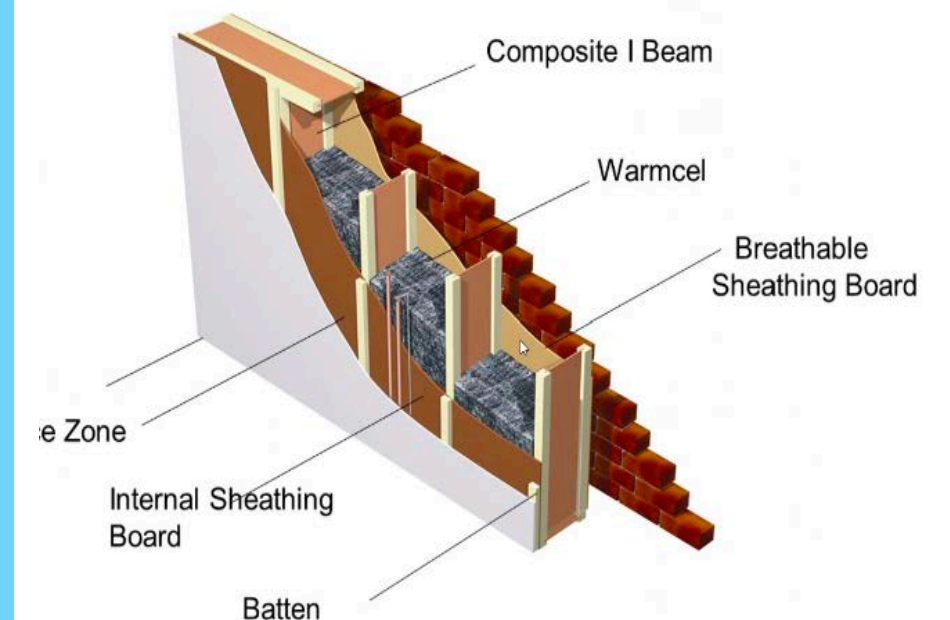
GLAZING

Double glazing will be used as a minimum. Using double glazed units will enhance the thermal performance of the buildings and reduce energy consumption when in operation. Solar shading has been provided on the southern elevation of the detached house to help minimise over heating.



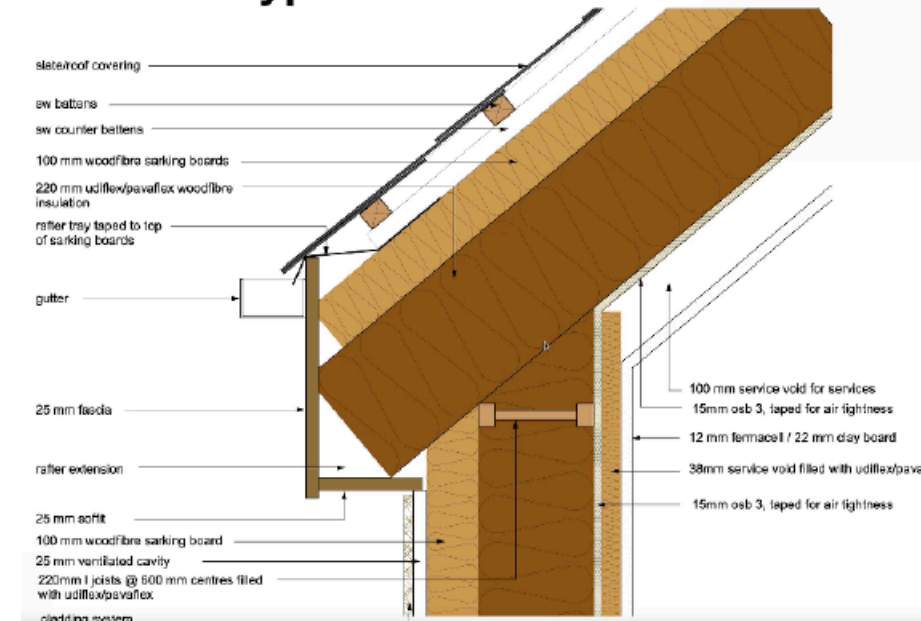
Sustainable objective

I-beam Wall Construction



Example of Timber frame with warmcel insulation - PYC Group

Typical construction



Example of Wood Fibre Insulation - BacktoEarth



Sustainable Construction

ENVIRONMENT

06.00

BIODIVERSITY 06.01

New proposals provide us with an opportunity to consider the existing environment and explore methods to improve the area to make it more attractive to wildlife.

ENHANCING ECOLOGY

The additional planting will attract wildlife including butterflies and bumblebees, and mammals and birds. Bird boxes on the facades will provide further nesting opportunities.

HEDGE

The existing hedgerow along the western and northern boundaries are to be retained.

GREEN ROOF

Although the main roof features zinc, the bin stores features a green roof. These small areas also enhances the biodiversity of the site.

BIRD AND BAT BOXES

The proposals incorporates bird and bat boxes onto the elevations as recommended by an ecologist.

BEE BRICKS

The proposals also incorporates bee bricks on the southern elevations.



Example of green roof bin store



Example of an integrated bat tube

ENERGY & SUSTAINABLE BUILDING PRINCIPLES 06.02

The proposal seeks to introduce environmentally friendly and renewable sources of energy, alongside passive measures. This includes heat pumps for heating and hot water, Solar PV panels for electricity with battery storage, EV charging and rainwater harvesting.

Our energy strategy aims to reduce the building fabric heat loss and reduce unnecessary ventilation and air heat loss, whilst harvesting energy more efficiently to provide hot water and to heat the home. The aim is to reduce the amount of energy lost via critical junctions including walls, floors, windows, doors and ceilings. Further steps then include methods to generate electricity.

SOLAR PV PANELS

The scheme features PV panels on the southern roofs, to provide a renewable source of electricity. Along with storage batteries to store excess energy for use at various times of the day, these will provide a renewable source of energy.

SPACE HEATING

We have taken a fabric first approach, being construction elements that far exceed the minimum standards as set by Part L in the building regulations, to ensure that heat loss is kept to a minimum, especially during the winter months. This includes maximising the insulation layers within the walls, roof and floors.

Heat pumps will supply renewable heating to the properties via underfloor heating pipes, as recommended by a specialist.

DOMESTIC HOT WATER

The proposals will also feature heat pumps suitable for hot water heating and storage, within suitable tanks.

OVERHANGS

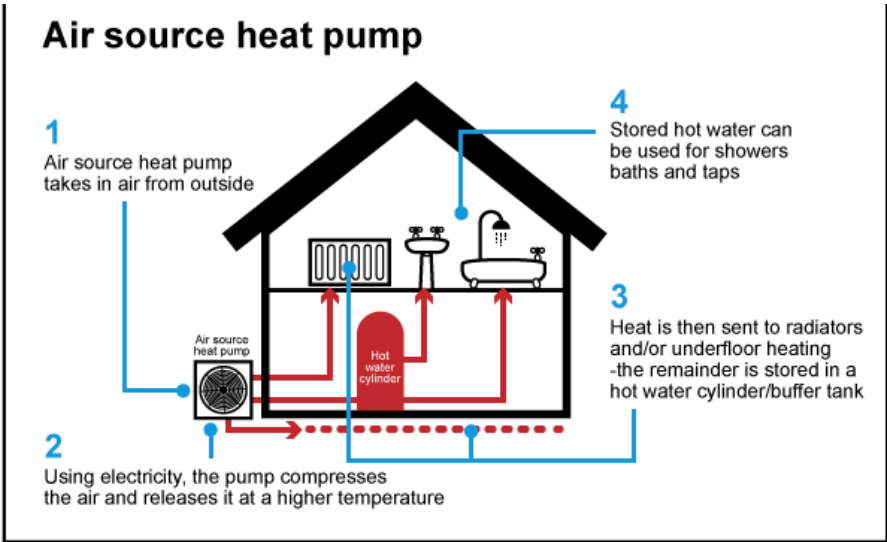
The roof on the southern elevation overhangs to the rear on the detached property. This is to provide natural shading to the glazing in the summer during the high sun levels, whilst letting sun in during the winter months.

EV CHARGING

The proposals will feature EV chargers. These will be placed on the side of the house and the bin/bike store areas. Further storage batteries can be included to store energy from the solar energy.



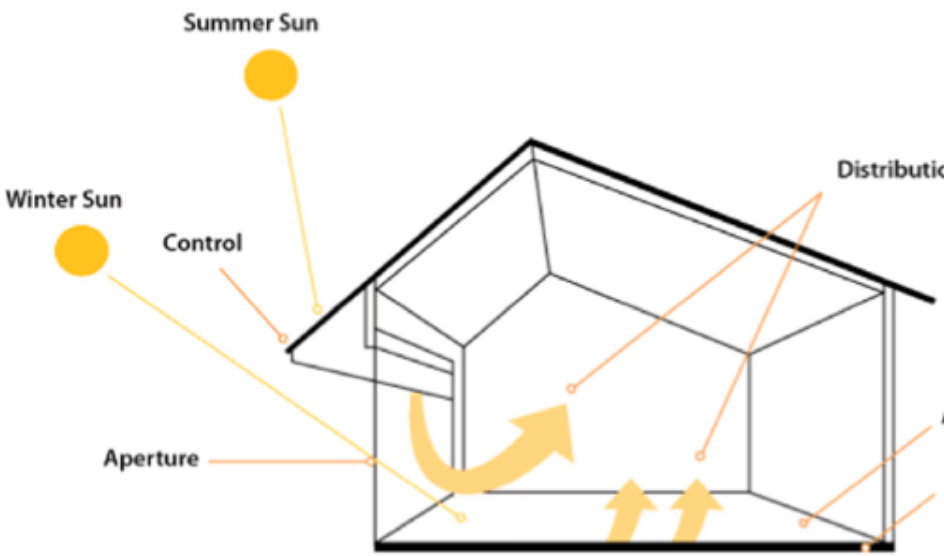
Example of a EV charging



Example of ASHP



Example of a Solar and Battery Storage



Example of overhang

DRAINAGE 06.03

The new proposals will feature water butts in the rear garden, capturing rainwater from the roofs. The proposals will tap into the existing drainage for foul sewerage.

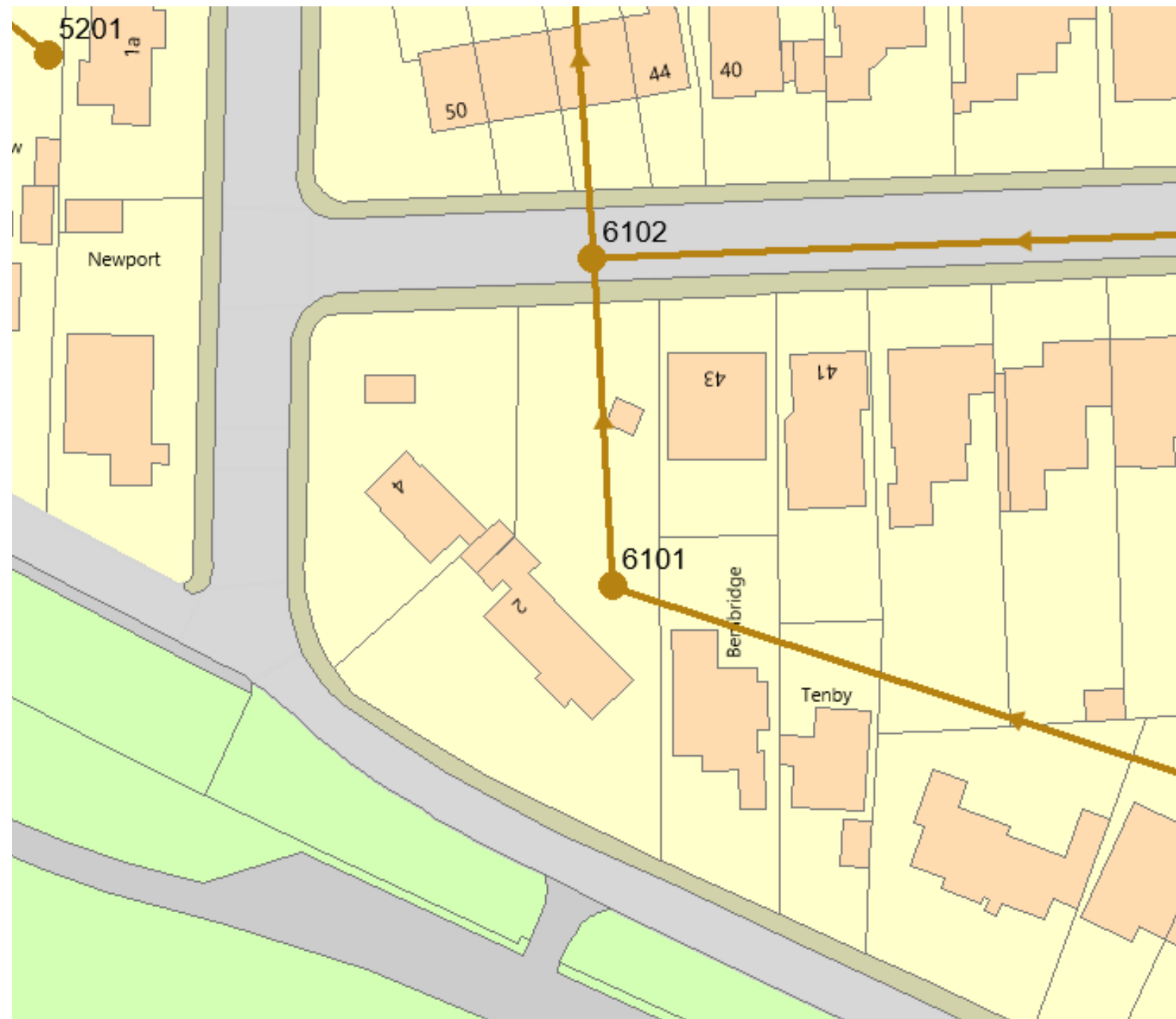
FOUL SEWERAGE

The foul sewerage will be collected from the bathrooms within the proposals to a central point on site, and then connect to the existing sewer. A new connection will be applied for to the suitable bodies at such time by the client and their contractor.

WATER RECYCLING

Water from the roof and bin/bike stores will be collected within water butts and can be used for garden use.

It is intended that water use in each property exceeds the minimum requirements as set out in the building regulations.



AMENITY

07.00

BOUNDARIES 07.01

The boundaries of the proposal will be soft landscaping, with vegetation used on the front and sides, continuing the existing features. Further vegetation has been designed within the proposals, including rear gardens.

FRONT STREET BOUNDARY

The existing front hedge will be retained, with a small area removed for the new access, with it continuing around the side. Further replacement and supplementary planting has been designed inside the site.

The semi-detached houses will share an access, with parking to the left and right for each property. The detached property will be accessed from Orchard Avenue, with two spaces to the front.

NORTHERN BOUNDARY

This existing boundary along the northern boundary will also be retained, maintaining the existing hedgerow.

NEW BOUNDARIES

The new boundaries between each plot will feature landscaping features, including low and higher level hedgerows.



Example of native hedgerow



Eastern Boundary

LANDSCAPE 07.02

The proposal incorporates landscaping to complement the proposals.

LANDSCAPING

The new landscaping will positively enhance the qualities of the site and provide useable spaces for the occupants. This can be seen within the proposed site layout plan.

SURFACES

The colours and materials used within the landscaping will create a natural feel. The driveway will feature a pale soft SUDs surface, and level threshold patios will be in softer, more natural tones and colours.

NEARBY LANDSCAPING

The proposal is surrounded by many natural landscapes, including Jeskyns Country Park, Shorne Country Park, and numerous local parks and playing fields.

Cyclopark is also very close to the site, providing tracks for bicycles and skating and a playpark, offering various outdoor activities.



FIRE STRATEGY

08.00

DEFINITION 08.01

A fire strategy is required as part of a planning application. Our strategy is therefore outlined below, and further discussions will be held with Building Control to ensure the proposed strategy can be successfully achieved.

MEANS OF ESCAPE

The ground and the first floor rooms can achieve means of escape via the windows, which are of adequate size and cill level.

Due to the detached house being three storeys, the staircase will be the means of escape for the upper floor. This strategy requires a protected stair core, which has been designed, with fire doors off of this stair.

FIRE DOORS

Due to the detached being three storeys, fire doors will be featured on every floor between the protected stair core and the main entrance. This includes the doors in the living room and all four bedrooms.

FIRE ALARM SYSTEM

The new houses will be provided with an appropriate fire alarm system, which will be interlinked with smoke and heat detectors on each floor, where appropriate.

FIRE BRIGADE ACCESS

The fire brigade can access the site via the main roads. The houses are less than 45m from the street.

CONCLUSION

09.00

CONCLUSION 09.01

It is concluded that the proposal makes best use of the site to provide three high quality and contemporary family homes within a residential area, with gardens and parking areas with minimal impact on its neighbours and the environment.

SUSTAINABILITY

The proposal is for high quality, eco homes, incorporating sustainable systems for heating, hot water and ventilation, and using construction methods and fabric first strategies to minimise reliance on mechanical systems, whilst maintaining comfort. It is also a sustainable area, being with Gravesend and all of its services and transport links.

DISTANCE SEPARATION AND MINIMISING OVERLOOKING

The proposals are aligned with the neighbouring properties, and are set at reasonable distances. Outlook is to the front and rear of each property, with some glazing on the side elevation of the semi-detached property on the corner.

LOCATION

The proposals will fit into the wider settlement boundary of this residential area, and will be a continuation between the residential properties on this corner plot.

MAKING BETTER USE OF LAND

This corner plot is extremely generous, and can provide three further homes within an existing residential area, fitting in with the pattern of development.

HIGH QUALITY CONTEMPORARY STYLES

The proposals provide a contemporary twist based on nearby materials and forms in the context. Each house features pitched roofs, and is a mix of render, cladding, zinc and brick facades.



APPENDIX

10.00

EXAMPLES OF OTHER PROJECTS BY DESIGNSCAPE 10.01



Approved home in Detling



Approved and constructed home near Coxheath



Approved and constructed home in Chatham



New House Design in East Malling



Approved eco-home in Sutton Valence



Approved house design near Oxford

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