



DESIGN & ACCESS STATEMENT

**Alterations & extensions to existing dwelling to provide
two semi-detached dwellings**

**54 Pelham Road
Gravesend
DA11 0HZ**

for

Mr J Bhachu and Mr A Bhachu

Job ref. 5487

March 2025



Fig. 1 – No.54 Pelham Road

Introduction

This statement has been written on behalf of our client Mr J Bhachu and Mr A Bhachu in support of a full planning application.

No.54 Pelham Road is a substantial 7-bedroom detached dwelling, currently occupied by two brothers (the client) and their respective families. This application proposes to sub-divide the existing dwelling and erect extensions to form two separate 4-bedroom dwellings.

Documents

This document is to be read in conjunction with the following drawings and information:

D-01	Site Location Plan and Existing Block Plan
D-02	Existing Floor Plans
D-03	Existing Elevations
D-04	Proposed Block Plan
D-05	Proposed Floor Plans
D-06	Proposed Elevations and Section

The Site and Context

No.54 Pelham Road is located on the south-east side of Pelham Road, and lies within the 'Pelham Road and The Avenue' conservation area, and is subject to an Article 4 Direction.

The site is residential in character with predominantly large detached houses occupying generous plots. No. 54 sits amongst a group of 8 double-fronted villas, commencing at Lennox Road. All the villas are similar in design and are thought to be constructed somewhere between 1880 and 1910.

The majority of the larger houses in Pelham Road originated as single-family dwellings, however since the early 20th century, many of these have been subdivided. See Planning History section.

The application site is approx. 47m long and 13m wide, and benefits from a substantial south-east facing rear garden. The site is generally level, with the rear garden being approx. 600mm lower than the front part of the site.

The front garden is laid entirely in block paving, providing parking for 4no. cars. There are two separate dropped kerbs providing access directly from the highway.

Materially, the existing building features walls constructed of red brick with stone dressing (front) and yellow brick (side), decorative render and a pitched roof with profiled roof tiles. The existing windows are brown uPVC (front) and white uPVC (rear), top-hung to mimic sash windows.

The rear of the building has previously been extended at first floor level to form a bathroom with external escape stair, and at ground floor to form a bathroom, kitchen and conservatory.

The existing extensions are a mix of flat roofs and pitched roofs and the walls are cement render with ashlar detailing. Windows are white uPVC. There is also a large raised patio to the rear with steps leading down to the rear garden.

The neighbouring properties on both sides, but particularly at No.52 have substantial two-storey extensions. Both have been subdivided into flats and houses of multiple occupation.



Fig 2 – Rear of No.54 Pelham Road

No.56 (left of image) and No. 52 (right of image) showing large 2-storey rear extension



Fig 3 – Rear of No.54 Pelham Road

No.52 (beyond) showing large 2-storey rear extension

Relevant Planning History

There is no observable planning history available on the planning portal for this property.

Amongst others on Pelham Road, No.52 and No.56, which were originally almost identical to No.54, have both been converted into flats / HMO, with substantial extensions also approved:

Edmund Rice House 56 Pelham Road

- [Change of use from a hostel to a house of multiple occupation \(HMO\) \(Sui Generis\).](#)
[Ref. No: 20230727 | Status: Application Permitted](#)
- [Demolition of single storey rear extension and conservatory and erection of a first floor rear extension; erection of an attached two bedroom bungalow at the rear; conversion of existing building to form 3no. one bedroom and 2no. two bedroom self-contained flats with associated works and erection of a block of 6no. sheds at the rear.](#)
[Ref. No: 20150486 | Status: Application Permitted](#)

Pelham Lodge 52 Pelham Road

- [*** AMENDED DESCRIPTION*** Conversion of existing residential care home into 6 no. one bedroom flats and 1 no. two bedroom flats including the erection of a part first floor and part two storey and single storey rear extension and two associated parking spaces to the front.](#)
[Ref. No: 20150149 | Status: Application Permitted](#)
- [Change of use of dwelling to residential home for the elderly and use of attic as self contained wardens flat](#)
[Ref. No: 19870510 | Status: Application Permitted](#)

48 Pelham Road

- [Conversion to 5 x 1 bedroom flats to include erection of a rear extension, installation of new rooflights within roof slopes and extract vents through external walls, replacement and adaptation of first floor window opening to front elevation and reinstatement of external fire escape.](#)
[Ref. No: 20201336 | Status: Application Permitted](#)

The Proposal

The proposal is for the demolition of the existing rear extensions, sub-division of the existing property and erection of new rear extensions and internal alterations to provide two separate 4-bedroom family homes.

Our clients currently share their family home and wish to sub-divide the existing house so that they can live separately in the building with their respective families.

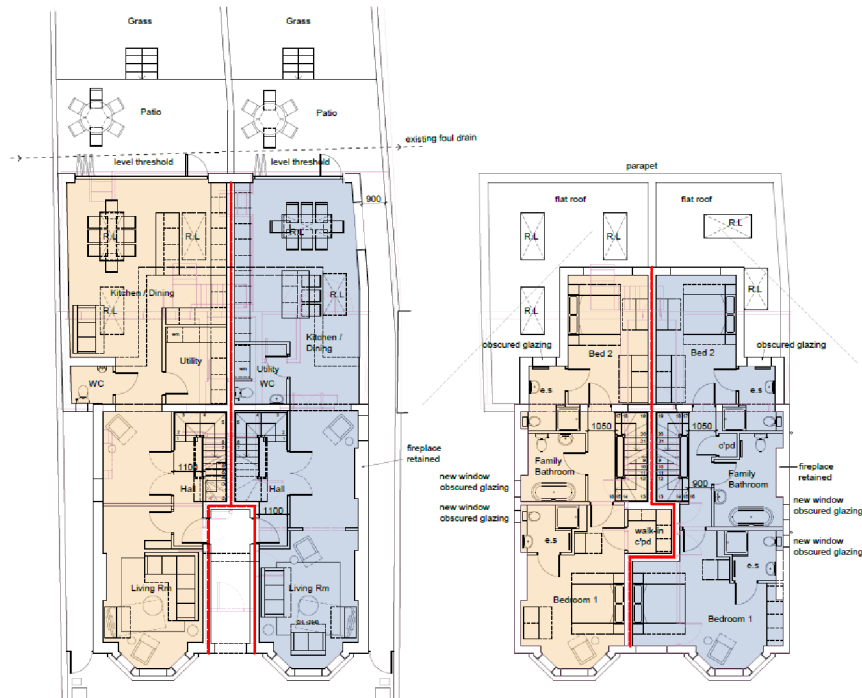


Fig 4 – Ground & First Floor Plan As Proposed

Design, character and appearance

A separating wall will divide the property into two and each new dwelling will be provided with its own front door, accessed via the existing front porch. Internally, original features will be retained where possible.

The proposed ground floor extension will create a wide, open-plan kitchen / dining room with bifold doors overlooking the substantial rear gardens.

The upper floor extensions are inset from the existing flank walls to appear subservient to the main dwelling. To further minimise bulk and scale the proposed extensions will feature flat roofs.

The ground floor and first floor extensions are to be faced in yellow brick to match the existing building. The rear 'dormer' is to be clad in zinc which is intended to further break up the overall massing.

The first-floor extension has been carefully considered to ensure that no part of it projects beyond a notional 45-degree line – as drawn from the nearest first floor windows of the adjacent properties at no 52 and no 56.

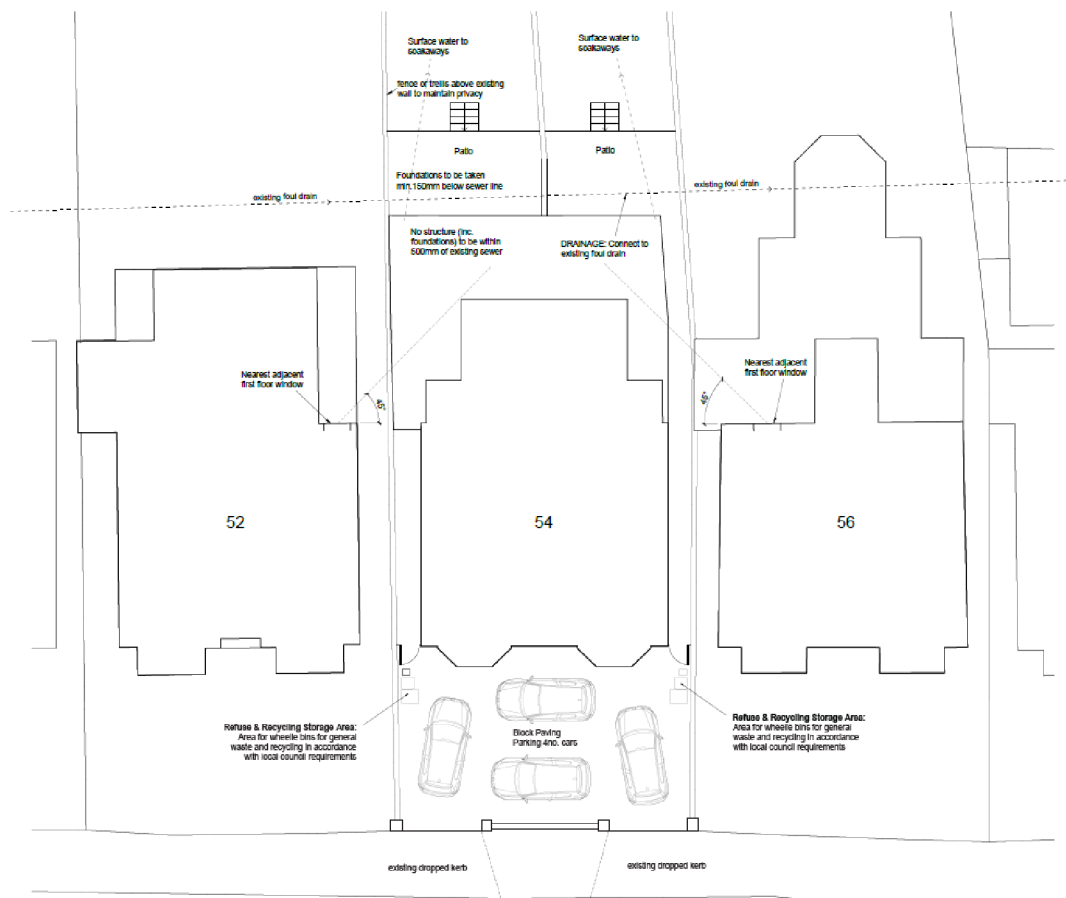


Fig 5 – 45-degree line drawn from nearest adjacent windows sets out the first- floor extension

At first floor level, 4no. new windows are to be created in the side elevations of the existing property to serve the family bathrooms and ensuite bathrooms. These windows will feature obscured glazing.

The location of all new windows will limit any overlooking of adjacent gardens beyond that which would be reasonably expected in a residential setting.

In terms of street-scene, the proposed extension will be no more visible than that of the existing building, when viewed from the public vantage point on Pelham Road.

Residential Amenity

Rear Gardens: The subdivision of the site will leave each dwelling with a substantial rear garden. The proposed boundary separating the rear gardens will be constructed either in brick to match existing or as close-boarded timber fences.

Access / Parking

The site currently benefits from 2no. existing vehicle crossovers providing access directly from the highway. The front garden is made up entirely of block paving, providing parking for 4no. cars.

Refuse & Recycling

Storage areas for refuse and recycling are to be provided. Please see proposed block plan. Bins will be wheeled to the roadside in accordance with current local council refuse collection arrangements.

Biodiversity Net Gain

The applicants intend to develop the property for themselves to live in and are therefore seeking exemption from BNG via 'Small Scale Self-build and Custom Housebuilding'. Gravesham Borough Council's 'Custom and Self-build delivery statement template' is submitted with this application.

Conclusion

The principle of subdividing the larger properties on Pelham Road is long established.

This development makes good use of the available land to provide an additional family home in a highly sustainable location, close to nearby schools, services and public transport.

The design, character and appearance of the extensions are in keeping with the residential character of the area.