



SEVENCROFT LTD



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Design & Access Statement

For

Proposed Part Single Storey Rear Extension to form a One
Bedroom One person flat

&

Part Two Storey Extension & Alterations to Existing Flat
Arrangement to provide one bedroom two person flat
& Retention of Existing shop

at

123 Singlewell Road,
Gravesend,
Kent DA11 7QA

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Revision to Planning Approval Reference 20220274

VAT. Reg. No. 785 2008 26

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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 2021/47/01 – 05 & 20 - 24 being the As Proposed Drawings Approved under Application reference Number 20220274 & 40 – 44 being the revised drawings to the approved drawings proposed.

1.0 Introduction

The proposed application is being submitted for Proposed Single Storey Rear Extension to form a One Bedroom One person flat & Alterations to Existing Flat Arrangement to provide One bedroom two person flat & Retention of Existing shop at 123 Singlewell Road, Gravesend, Kent DA11 7QA. This is an application for a revision of Planning Approval Reference Number 20220274

2.0 The Site & Design Approach.

- 2.1 The application site is a retail unit, which is currently vacant & a Three Bedroom, Five person flat that occupies the rear of the site at Ground Floor level & the whole of the First floor level.
- 2.2 The proposed application is being submitted for a proposed single storey rear extension to form a one bedroom one person flat & alterations to existing flat arrangement to provide one bedroom two person flat & retention of existing shop.
- 2.3 The Proposals will reduce the occupancy of the residential part of the site from five to three persons.
- 2.4 The proposed single storey rear extension will project approx. 9.9m into the rear garden, a reduction of 1.2m previously proposed and part full width & part 4.6m, a reduction of 0.5m from the previous application, for the proposed one person unit & 1.3m less where the access staircase is provided linking the proposed structure to the existing structure. This will provide a larger walled garden area for the one person flat. The proposed first floor extension will project back along Mead Road by 3.5m with it being offset from the adjoining boundary by 2.3m. The design has incorporated a High level window in the kitchen area as well as the existing rearward facing window. The design means that there are no windows overlooking any neighbours.
- 2.5 The proposed extension & alterations would respect and respond positively to the context of the surroundings, both visually & functionally, and enhances the quality of the local environment through high quality design.

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- 2.6 Our proposals produce a positive spatial structure and sense of place through an integrated approach to the site combining layout, building form and design.

REVISIONS TO APPROVED SCHEME – REASONS FOR AMENDMENTS

Our Client was able to rent out the vacant shop with the occupier not wishing any increase in floor area over and above what was existing. Therefore there was no need to enlarge the shop area meaning that the Ground Floor Kitchen area & staircase to the first floor could be retained. This meant that the Single storey flat could now benefit from the staircase area previously lost & the shared access way into the flats being off the street adjacent to the Bike Store. We therefore changed the door to a window & enhanced the layout of the flat to make it more spacious. The first floor layout was revised to provide a Utility Cupboard adjacent to the bathroom & an open study area to allow for working from Home. The Bin store was relocated as shown on drawing number 2021/47/41

3.0 Usage

- 3.1 The proposed development is for 1no. one bedroom, one person Residential unit & 1no. One bedroom, Two person flat. The Internal Floor area of Flat ONE is 38.75sqm with a 2 Bike & 2 Bin Store area and amenity space of 11.50sqm. The Internal Floor area of Flat TWO is 70m including staircase & landing area and the Ground Floor Kitchen /Diner as before with a 3 Bike & 2 Bin Store area & amenity space of 10.05sqm.
- 3.2 The proposal complies with Policy H5 of the Gravesham Local Plan 1994 and Policy CS14 of the Core Strategy 2014.

4.0 Layout

- 4.1 The proposed single storey residential unit would be for One Bedroom, One person flat & the One bedroom two person flat is designed in accordance with the advice given by the planning officer. This amendment ensures that the proposals comply with Policy CS19 of the Core Strategy 2014.
- 4.2 The proposed ground floor unit would provide Living / Kitchen / Dining Area with the bedroom having a Shower room En Suite & study area within the bedroom with the Living Space having access to the private walled garden area. The First Floor One

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Bedroom Two person Flat would have a Bathroom, Utility Cupboard & Living Room & Study at First level with separate Kitchen/ Diner at Ground Floor level as. All details as indicated on the attached plans.

- 4.3 All habitable room windows have been provided with sufficient outlook, daylight and privacy to comply with Council requirements & positioned so there is no overlooking of adjoining properties.

5.0 Scale

- 5.1 The proposed residential units are in proportion with the existing properties in the locality.

5.1.1 The proposed units will provide good sized residential units within the area.

5.1.2 The proposed residential units are in keeping with the properties within the locality.

6.0 Appearance

- 6.1 The External appearance will be of rendered walls which will match the existing buildings & the Two Storey extension will be finished with Artificial slate roof to match the existing property. The ground floor extension will be flat roofed to match in with the flat roofed extension opposite on Mead Road along with the flat roofed houses opposite & in order to reduce the impact of the structure within the streetscene. This will ensure that the proposed development does NOT appear over dominant in the streetscene & the openness between the rear of the front building & the garage at the end of the site. The windows will be double glazed uPVC windows of sash style appearance to compliment the adjoining buildings within the area.

REVISIONS TO APPROVED SCHEME

The Front Door has been replaced with a window

- 6.2 The proposed flats have been designed so that it exceeds the space about dwellings standards & will therefore not have a detrimental effect on the neighbouring properties. We have redesigned the First floor flat to be a One Bedroom Two person unit & will therefore comply with space standards. The Ground Floor Flat has been redesigned & now afford more windows to a flat roofed rooflight to ensure improved levels of sunlight, daylight & outlook into their enclosed walled garden area.
- 6.3 The materials have been chosen to enhance the existing property with the proposed residential flats being designed along the lines of the existing flats within the area & all in keeping within the streetscene.

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7.0 Other Items raised with Pre-Application advice

- 7.1 Secure Bike Storage has been provided to allow for 2no. Bikes for the One Bed flat & 3no. Bikes for the First Floor flat.
- 7.2 Secure Bin Storage has been provided to allow for 2no. Bins per flat.
- 7.3 10.0sqm Amenity space provided for First Floor flat & 11.5sqm amenity space provided for the Ground Floor Unit
- 7.4 The shop will not be used for Hot Food Takeaway

All details as requested within Pre-Application Advice provided.

8.0 SUMMARY

The reasons for the amendments have been set out above & the overall look to the development has only changed in a minor way from the external appearance with the Front Door into the Single Storey Unit being changed to a window.

Internally our Client was able to rent out the vacant shop with the occupier not wishing any increase in floor area over and above what was existing. Therefore there was no need to enlarge the shop area meaning that the Ground Floor Kitchen area & staircase to the first floor could be retained. This meant that the Single storey flat could now benefit from the staircase area previously lost & the shared access way into the flats being off the street adjacent to the Bike Store. We therefore changed the door to a window & enhanced the layout of the flat to make it more spacious. The first floor layout was revised to provide a Utility Cupboard adjacent to the bathroom & an open study area to allow for working from Home. The Bin store was relocated as shown on drawing number 2021/47/41

We would therefore request that the Planning Authority approve these minor changes to the Scheme.

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