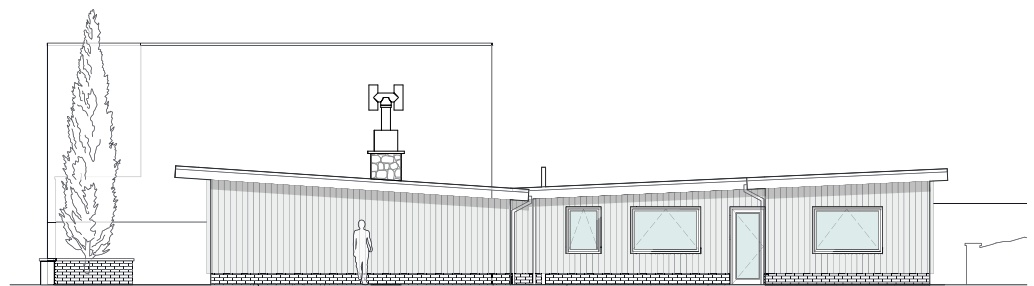


DESIGN &
ACCESS
STATEMENT

7B PARROCK ROAD,
GRAVESEND, KENT.
DA12 1PY.

DATE: 28/12/23
REVISION: A



B - PROPOSED SIDE ELEVATION - COURTYARD

INTRODUCTION

This design and access statement has been prepared in support of the full planning application for the proposed alterations to:

7b Parrock Road, Gravesend, Kent. DA12 1PY.

Alterations include:

- Doors and windows
- Roof light
- Materials and details
- Solar Panels
- Internal layout

The mid-century detached butterfly roofed (v roofed) bungalow is located in the Windmill Hill Conservation Area (as shown in Windmill Hill Conservation Area Character Appraisal (2007) by Gravesham Borough Council).

Our primary purpose of the proposal is to improve the circulation, the interior layout and upgrade the performance of the building whilst maintaining the existing footprint (115 sqm) and accommodation (3 bed).

The statement is to be read with the following planning drawings:

Location Plan at 1:1250 scale

Existing Plan and Elevations at 1:50 scale

Proposed Plan and Elevations at 1:50 scale

Heritage Statement



CONTENTS

1.0 Context and Site analysis

- 1.1 The existing site from aerial views
- 1.2 The existing site approach views from the road
- 1.3 The existing context
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- 1.5 The existing property
- 1.6 Site Photographs

2.0 Design proposal

- 2.1 The design & access aims

3.0 Conclusion

1.1 THE EXISTING SITE FROM AERIAL VIEWS

Aerial map of the surrounding area and the site where the image is orientated true north. The red line indicates site boundary and the blue line indicates ownership boundary.

THE SITE

- A detached bungalow with 3 bedrooms
- Garage accessible from street level
- The property is raised above street level
- The property has an extension built around the 1980s
- There is a front and rear garden
- There is off street parking
- No other recent applications for planning have been submitted previously

7b Parrock Road,
Gravesend, Kent.
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1.2 THE EXISTING SITE APPROACH VIEWS FROM THE ROAD

Aerial map (shown true North) indicates the direction of the views towards the site.



7b Parrock Road,
Gravesend, Kent.
DA12 1PY.



7b Parrock Road,
Gravesend, Kent.
DA12 1PY.



7b Parrock Road,
Gravesend, Kent.
DA12 1PY.



Parrock Road Looking South towards site



- 7b Parrock Road, Gravesend, Kent. DA12 1PY.
- Site is set back (17.6m) from Parrock Road,
 - Site is behind boundary walls and front garden,
 - Site is set on the foot of the hill,
 - Site is on land raised higher than the road.

7b Parrock Road - Straight

7b Parrock Road,
Gravesend, Kent.
DA12 1PY.



7b Parrock Road,
Gravesend, Kent.
DA12 1PY.



7b Parrock Road,
Gravesend, Kent.
DA12 1PY.



Parrock Road - Looking North towards site

1.3 THE EXISTING CONTEXT

Relationship to adjoining properties

The plot is as large in size and is similar period of build as its neighbours but is smaller.

The houses on Parrock Road are generally 2 floors or more.

The bungalow is 1.2m inset from the boundary.

There are no through ways or rights of access on the land. And the boundary treatments are not all owned by the client.

Most neighbours have upgraded their windows and doors with UPVC double glazing in a dark gray colour.

The street scene is varied both in ridge height and style of properties.



1.4 SITE LOCATION PLAN

Ordnance Survey plan (2022) of the site where the drawing* is orientated true north and at 1:1250 scale for planning compliance.

The red line indicates site boundary and the blue line indicates ownership boundary.

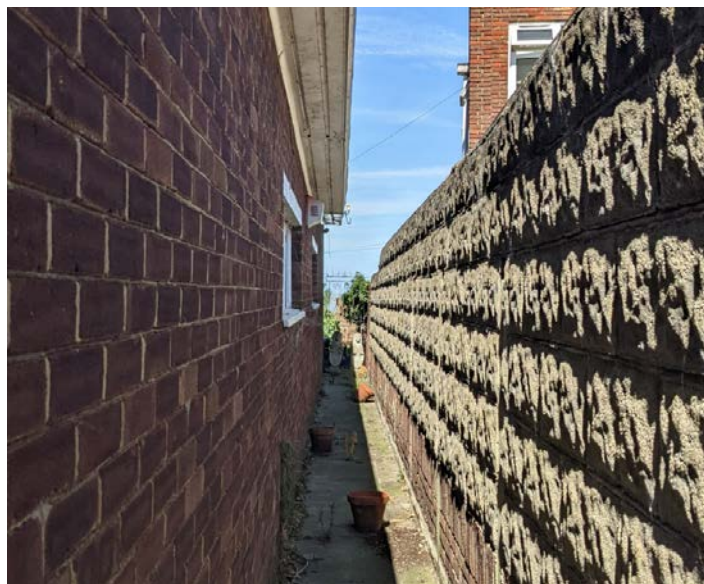
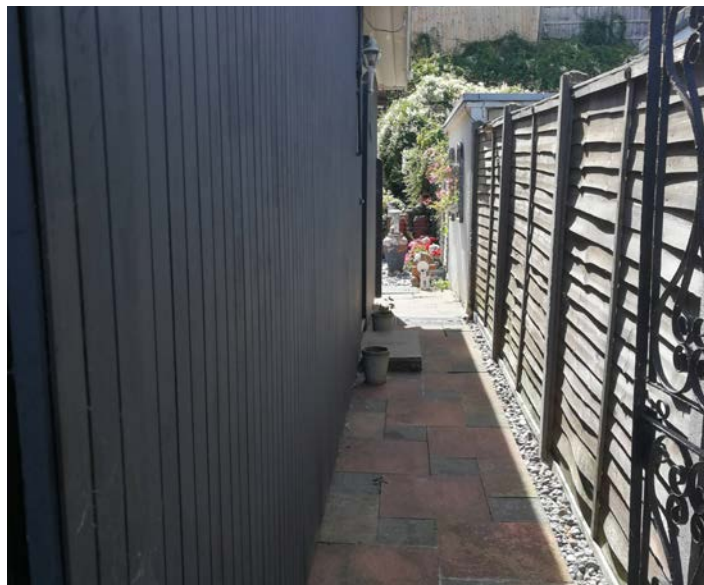
*Site Location Plan drawing is an extract from the planning drawings.



1.5 THE EXISTING PROPERTY

- The bungalow is a residential property featuring a front lobby, hall, cloakroom/utilities, open plan living/dining/kitchen, bathroom, 1 master bedroom with an en suite and 2 large single bedrooms.
- There is no loft as the roof structure is flat.
- The external walls are brick and block cavity.
- The internal walls are concrete block work.
- There is a stone chimney for a gas fire and boiler flue.
- The roof is in good condition.
- The windows either Critall and secondary glazed or timber pitch pine (single glazed) and therefore under performing for todays modern standards.
- There is no indication of damp, but there are issues with condensation and rot on the timber windows.
- There is between joist insulation.

1.6 SITE PHOTOGRAPHS

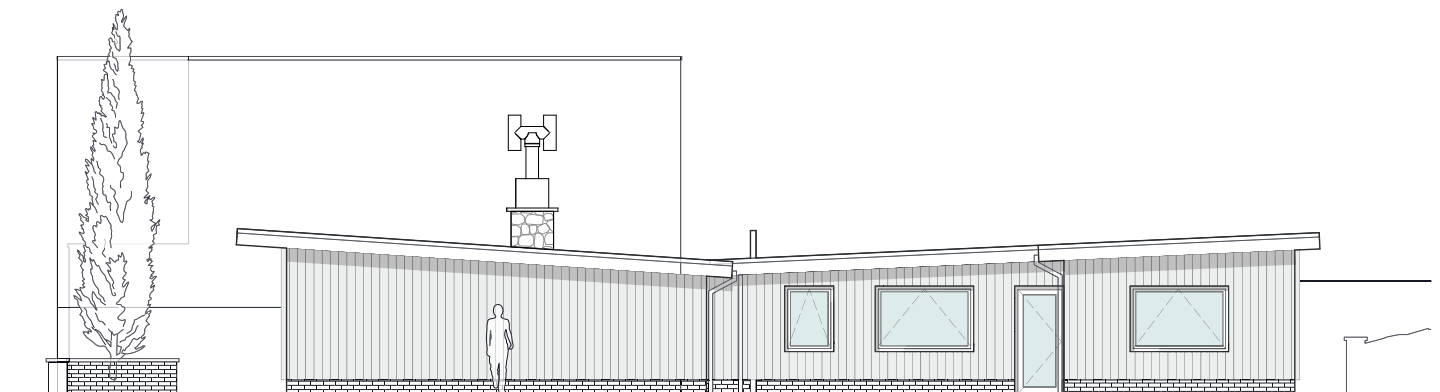


2.0 THE DESIGN AND ACCESS AIMS

The proposal does not effect disposition of the context, use, scale, extent, appearance, landscape and access to the property.

Below outlines the design aims:

- To remove/reduce the size of the existing windows and doors to align with the interior layout.
- The windows will be upgraded to improve the U values, they will be double glazed Velfac or similar in terms of performance and design.
- There will be a new door to the back of the property which will connect the corridor to the rear garden/ courtyard space. The doors will be double glazed Velfac or similar in terms of performance and design.
- The front interior of the bungalow will be made more open and create a utility/services space.
- The doors to the outside will naturally ventilate through the building, from front to back.
- New between joist insulation will be added where there is none or where coverage is poor.
- New insulated cavity lintels will be used.
- To remain as the existing footprint and not increase in size.
- To reuse the existing walls where possible to reduce carbon impact.
- Re- Clad and protect the fabric of the building. The aim is to improve the insulation between cladding and external brick face.
- The materials used are matching existing.
- The amenity space remains as existing.
- The parking is not effected.
- Access is not effected by the proposal.



B - PROPOSED SIDE ELEVATION - COURTYARD

3.0 CONCLUSION

Our primary purpose of the proposal is to improve the circulation, the interior layout and upgrade the performance of the building, whilst maintaining the existing footprint (115 sqm) and accommodation (3 bed).

In planning terms this application does not effect the disposition of the context, use, scale, extent, appearance, landscape and access to the property.

To conclude the full planning application for the proposed alterations conform with Graveshams planning policies.

END