



Photographic Survey and Design & Access Statement

**For proposed extensions to
124 Darnley Road, Gravesend DA11 0SN**



Front view of the property, showing no. 124 foremost with attached no. 122 and no. 120 further to the right.

Introduction

The current property is a three-storey semidetached property in an established neighbourhood. The ground-floor footprint covers 94 sq.m. on a generous plot of 466sq.m, laid to hardstanding to the front and a lawned garden with small trees to the rear. A single storey detached garage/store is also present in the rear garden, covering 36sq.m.

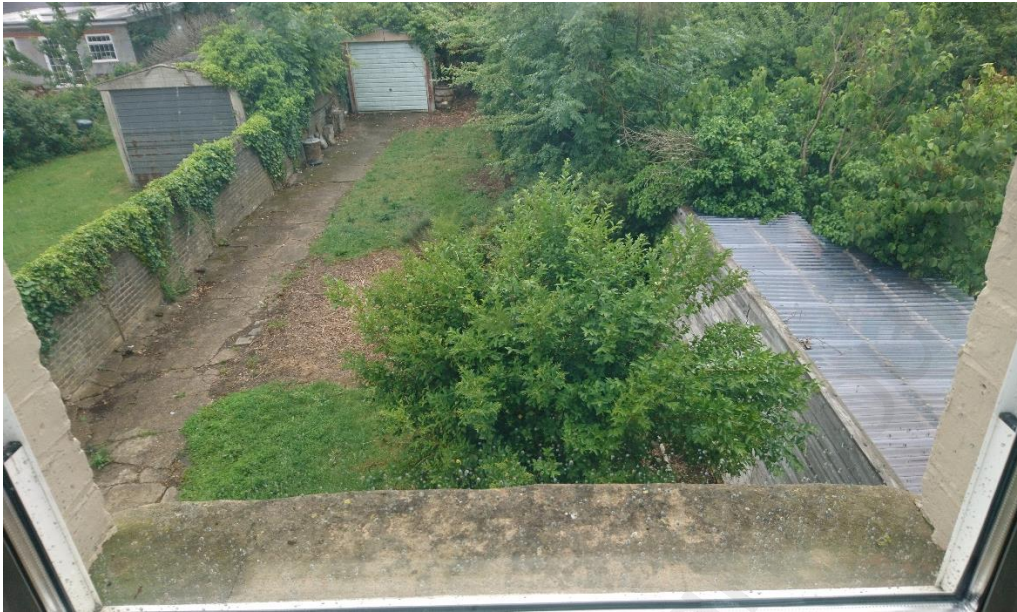
Statement of Need

Whilst currently offering five bedrooms the applicant wishes to improve the accommodation to create a ground floor accessible bedroom suite and remove the headroom restriction on one of the upper bedrooms. This is to be achieved by forming a single storey wrap-around rear extension and a flat roofed dormer extension on the second floor to the rear. No changes to the front are proposed.

Continued



Photographs



- View down the rear garden from first floor level, with garage/store in the background. Foreground shows area of proposed rear extension.



- View to the rear from the side showing the site of the wrap-around extension – current ground floor toilet windows on the right. Vehicular access to the garage/store is no longer in use, footpath to be retained to the side.

Continued



- View to rear (image courtesy of sales particulars). Dormer to be formed above second floor window on the right, and conservatory to be removed.



- Internal view of rear second floor bedroom showing limited headroom – to receive dormer extension

Continued



Design & Access Statement

Introduction

The objective for the project is to improve the accommodation on the ground floor and on the second floor as documented in the accompanying drawings and images.

Existing Site

The application site is rectangular in shape, generally flat, accessed directly off Darnley Road, of approximately 7.4m x 63m. The current semi-detached dwelling offers a total of 243 sq.m measured over external walls, including the small cellar. The detached garage/store covers 36 sq.m. The existing front garden is predominantly block paved for parking, with the rear garden a mixture of lawn, paving and small trees. The site is located within the Darnley Road Conservation Area.

Design concept

As stated above, two extensions are proposed. These are designed to be sympathetic to the existing dwelling and the local vernacular architecture.

The proposed single storey ground floor wrap-around side/rear extension will allow an accessible bedroom with ensuite shower room to be formed, utilising the existing dining room and conservatory, along with relocating the kitchen and the dining room into the extension. A part parapet flat roof is proposed, which is in keeping with a number of similar extensions to neighbouring properties. Facing London stock buff brickwork will match the existing rear and side walls.

No changes are proposed to the first floor.

On the second floor a flat roofed dormer is proposed to remove the headroom restriction to the rear bedroom. Profile metal finished roof and walls are proposed to lend a contemporary feel and clean detailing.

Amount

The proposed extensions would add 45sq.m on the ground floor, with a height of approximately 3.7m, whilst the second-floor extension adds volume rather than additional floor area. Refer to application drawings.

Access

Site access remains unaltered. A small ramp will be formed leading to the front entrance door to afford wheelchair access, and the proposed internal alterations and extension ensure that wheelchair access throughout the ground floor is achieved.

1237/Statements, EnSen Design, August 2022.