



TWO STOREY SIDE EXTENSION
TO EXISTING HMO

12 CAMPBELL ROAD,
GRAVESEND
DA11 0JY

DESIGN & ACCESS STATEMENT

1.0 INTRODUCTION

The purpose of this document is to summarise the key planning considerations relating to the proposals. This statement is provided to demonstrate how the development has been designed to provide an accessible and safe environment for the residents the building.

2.0 PRE-APPLICATION ADVICE

The Council's pre-application advice has been sought for the proposal, in the form of an onsite meeting. The meeting was very friendly and the officer appeared positive about the proposed scheme. The officer highlighted a similar, larger, project locally with some similar constraints. The advice letter consisted of local policies, documents and consultee's responses, but omitted some of the site-specific discussions from our meeting, such as the officer's agreement with our approach to the external form and appearance of the extension.

3.0 EXISTING SITE

The existing three-bedroom property is a two-storey dwellinghouse with a single storey side and rear extension with flat roof eaves projections. The property is currently being used as a three-bedroom HMO with an additional bedsit on the ground floor at the rear of the property.

The site lies within the built-up area of Gravesend and Northfleet, 800m from the town centre.

According to the EA flood map for planning, the site is in a Flood Zone 1 (low probability).



Street View

4.0 PROPOSED

4.1 Use

It is proposed to construct a two-storey side extension to extend the existing property into a six-occupancy property. The proposed extension will provide 3No. single occupancy bedrooms, larger than required under the National Space Standards, with each room having an en-suite shower room. A new lounge dining room will also be provided, opening from the existing kitchen, which greatly improves the eating/ cooking facilities in the current property.

4.2 Scale

The existing building has a footprint of 78m². The proposed extension has a 33.6m² footprint, 43% of the existing. Using local authority guidelines, the proposed extension will be set back from the street elevation with a lowered ridge line to maintain a subservient appearance to the original property, though this should not be required in a terrace of this type. The extension has been designed to extend to the boundary, in order to provide accommodation which exceeds space standards and avoids 'dead areas', which attract litter.

As part of the pre-application advice GBC Private Housing team commented;

"Having reviewed Drawing No 2027.PA.02 our observations as follows:

In relation to HMO licencing and the required amenities, the proposal would comfortably accommodate 6 (Six) occupants, 6 (Six) households."



Proposed Street Elevation

4.3 *Appearance*

The extension has been designed to match the host property, through the use of like materials and the inclusion of a matching two-storey bay window. The bay windows are of the same proportion to the existing windows as seen along the street scene. The external walls will be rendered and painted to match the existing property, new windows and roof finishes will also match the existing.

4.4 *Neighbouring amenity*

The extensions proposed new windows, located in the front and rear elevations, will constitute no greater overlooking or loss of privacy to the neighbouring properties. No direct line of sight window-to-window will be created by the proposal, as noted on site by the attending planning officer during the pre-application meeting.

The new first floor window in the west elevation, due to the angle of the property, will look over the side access road, to the disused garages behind 12 Campbell Road, and further onto Campbell Road. It is noted that 8 Campbell Road has no side facing windows which could be overlooked by the development. *See Street View & Proposed Street Elevation*

5.0 ACCESS & PARKING

5.1 *Site access*

The proposed development will make use of the existing pedestrian access on the site.

5.2 *Parking*

A zero onsite parking provision is proposed due to the exceptional transport links and availability of on-street parking in the local area.

5.3 *Parking survey*

This parking survey was undertaken on a Tuesday evening at 7pm when it is considered a majority of people will be at home. All images were taken within an immediate 2-minute walking distance along Campbell Rd. and Mayfield Rd., which is accessed via pedestrian footpath opposite 12 Campbell Road (shown in green).

5.4 *Availability*

Within the two roads **20+** total spaces were available, at the time of the survey, during a high demand period. This is a conservative estimate using generously sized parking spaces and does not include spaces close to vehicle junctions.



Map of Surveyed Roads

Campbell Road: 6 spaces



Mayfield Road: 10+ spaces



6.0 TRAVEL & EMPLOYMENT

6.1 Travel

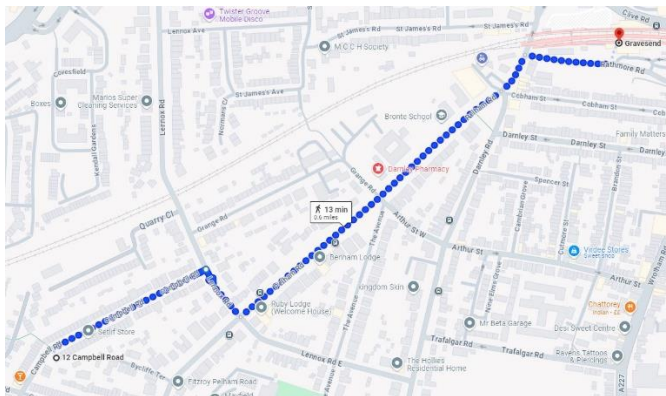
12 Campbell Road is within a sustainable, walkable neighbourhood, with good walking access to local transport services; bus (0.2 miles), linking to national services, local rail services (0.6 miles) direct to London and national services (including high speed).

6.2 Employment

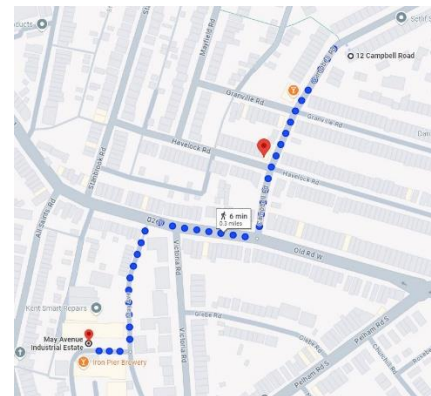
Access to local businesses and employment opportunities, like local transport, are very good and easily walkable; **Retail & Office:** Pelham Rd. offers a variety of shops and services (0.2 miles), New Rd. and St. George's Shopping Centre (0.6 miles). **Industrial:** May Avenue Industrial Estate is located (0.3 miles) to the south of site with over 16 companies registered. The terrain is flat, easily navigated and along a safe pleasant route.

London - < 1hr via Rail services

Bluewater – 37 min via Bus 483 from Pelham Rd.(every 30 min)



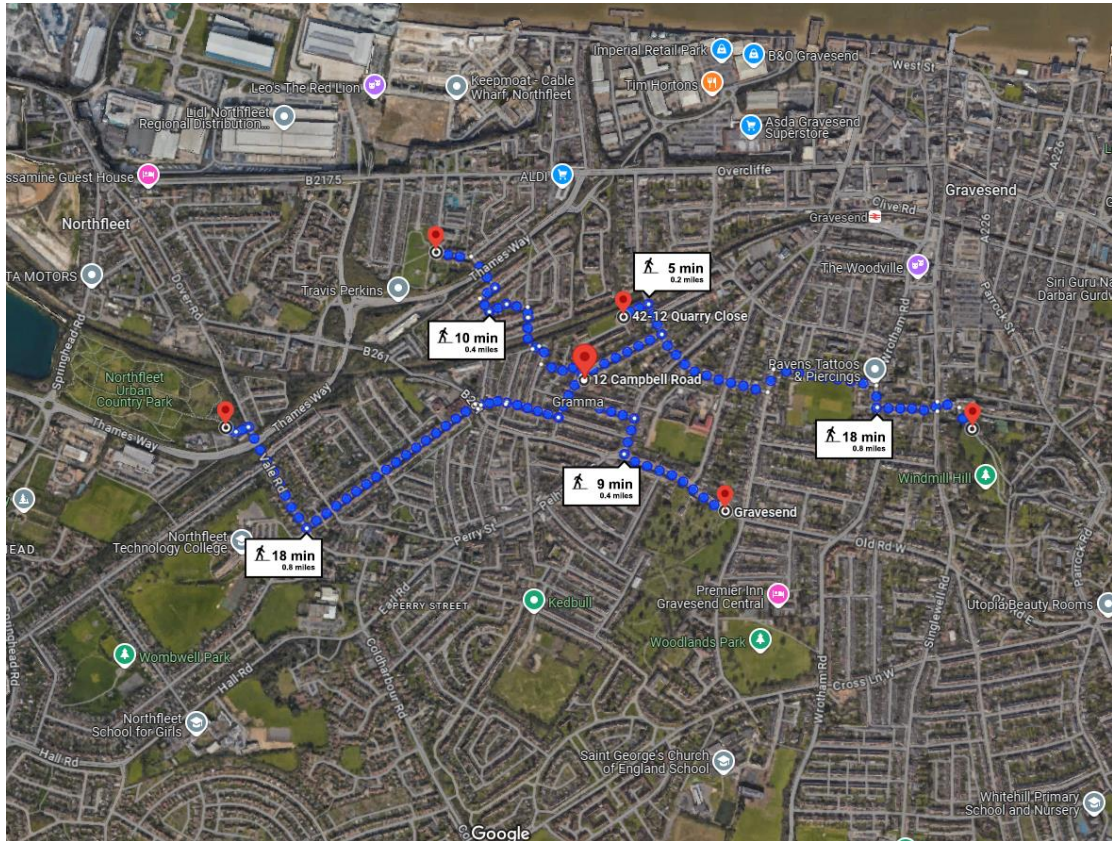
Walking Distance to Rail Services



Walking Distance to May Avenue

7.0 AMENITY SPACE

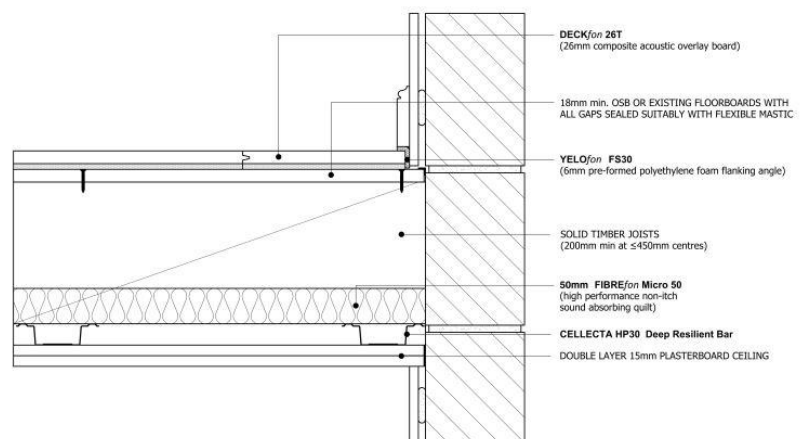
The existing property does not provide private amenity space for the residents. This is only accessible from the private apartment on the ground floor at the rear of the property. This is a common arrangement in sub-divided properties. There are a number of parks and open spaces available to the residents locally within a walking distance.



Local Parks and Open Spaces

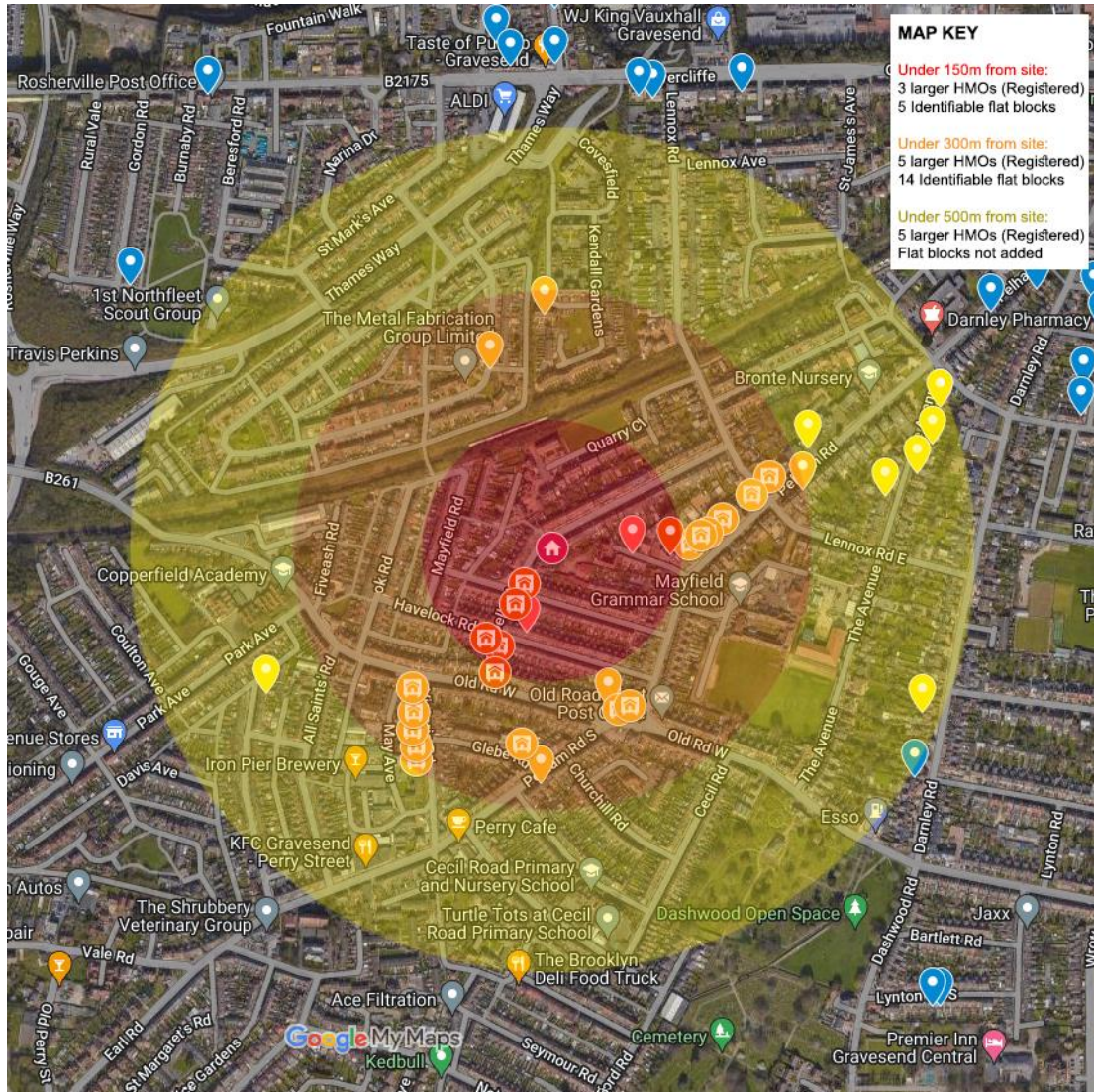
8.0 NOISE IMPACT

The extension will be constructed to meet the requirements of Approved Document E, which covers sound insulation requirements in dwelling-houses and flats. See example floor construction.



9.0 LOCAL AREA HOUSING MIX

The property has been operating as a 3-bedroom House of Multiple Occupancy (HMO) for 5 years, which does not require registration or licencing. As such, it is not possible to accurately identify properties locally, currently operating as unregistered HMOs. The illustration below shows registered larger HMOs on GBC's public register and easily identifiable flats/approved flat conversions.



Local Larger HMO & Flat Map

10.0 RELEVANT PLANNING HISTORY

19940506 Permitted 18.1.1994

Erection of two storey side extension to form garage with bedroom over and canopy to part of front elevation.

19930663 Refused 23.12.1993

Erection of two storey side extension to form garage and enlarged kitchen with two bedrooms at first floor level.

19880296 Refused 28.06.1988

Erection of two storey side extension to form garage with bedroom over and erection of front porch.