

Town and Country Planning Act 1990 (As Amended)

Design and Access Statement

Proposed Erection of detached Residential Property and Garage

At

Side Garden Of 90 Downs Road, Istead Rise, Gravesend,
Kent DA13

Client: Alder Homes Limited

Consilium Town Planning Services Limited
Northdown House
Lower Street
Leeds
Maidstone
Kent ME17 1RJ

August 2025

1 Introduction

- 1.1 This Design and Access Statement accompanies and supports a detailed planning application for the development of a single dwelling to the side of 90 Downs Road, Istead Rise, Gravesend, Kent.
- 1.2 The Design and Access Statement (DAS) has been prepared in accordance with the guidance produced by CABE. It sets out the background to the proposals, an analysis of the application site, and an explanation of the design process that has informed the evolution of the development proposals.
- 1.3 The DAS is a supporting document with illustrative material, it should always be read in conjunction with the submitted drawings and documents which constitute the planning application.
- 1.4 The following documents for the planning application comprise of the following:
 - Planning Applications Forms
 - Ownership Certificate Form (Certificate B)
 - 90-DRG-1001 B Site Location Plan
 - 90-DRG-001 Proposed Plans
 - 90-DRG-002 Proposed Elevations
 - 90-DRG-003 Proposed Garage and Floor Plans
 - 90-DRG-010 B Site Layout Plan with Topographic Survey
 - 90-DRG-011 B Site Layout Plan
 - Design and Access Statement
 - Planning Statement
 - Preliminary Ecology Report (Eco Assistance)
 - BNG Report (Eco Assistance)
- 1.5 This Design and Access Statement is in accordance with Circular 01/2006. The background or context to this proposal is provided by existing residential development surrounding the curtilage and the proposal is situated adjoining the village confines of Istead Rise.

2 Site and Surrounding Area

- 2.1 The application site is an infill site located adjacent to the boundary of Istead Rise between existing residential houses fronting Downs Road. The gross site area is approximately 0.08 hectares and currently exists as a residential side garden of 90 Downs Road.

- 2.2 The existing dwellings along Downs Road have a traditional style of architectural design and highlight a range of traditional Kentish materials. Most dwellings tend to have weatherboarding or tile hanging.
- 2.3 The application site has always been a side garden for the existing landowners, who are unable to maintain it due to its size and extent of vegetation.
- 2.4 The existing site is reasonably well screened by mature trees and vegetation along the western boundary. Vehicle and pedestrian access are obtained via Downs Road. The site has the benefit of being self-contained by virtue of its surroundings.
- 2.5 Istead Rise itself is approximately 3 miles to the south of Gravesend Town Centre, with the Medway Towns approximately 7 miles to the east and Dartford 8 miles to the west. Istead Rise sits within an attractive small-scale landscape of farms and woodland, with well connected small settlements defined by their rural village character.
- 2.6 Istead Rise has good connections to the strategic highway road network. The village is situated a short distance from the A2 connecting with links to the M25 motorway at Darenth and offering good connectivity by road to London and the south east of England. There are mainline railway stations offering regular services to London located in Ebbsfleet, Gravesend and the nearby village of Meopham. Regular bus services also connect Istead Rise to Gravesend, Bluewater and Sevenoaks. The nearest bus stops are located on Downs Road served by bus routes 308 and 418.
- 2.7 Istead Rise village has a number of local amenities including a church, doctors, dentist, post office, a community centre and a number of local shops. There is a primary school in Istead Rise and a number of secondary schools within a five-mile radius of the site, mostly located in the nearby town of Gravesend. For these reasons Istead Rise can therefore be considered a wholly sustainable location by virtue of its facilities and its connectivity both locally and to the wider region.

3 Proposal

- 3.1 The proposal involves the erection of a single detached three-bedroom chalet bungalow. The proposed new home consists of a detached house of traditional Kentish design incorporating elements such as a protruding chimney on the side elevation and a canopy entrance above the front door,

3.2 The proposed dwelling will be consistent in size and style with the surrounding area. The overall height of the building will be 7 metres with eave height on the front and rear approximately 2.5 metres in height.

Use

3.3 The proposed residential use will be in accordance and consistent with the surrounding residential area within which it is proposed.

Highway Access and Car Parking

3.4 The existing access from Downs Road will be retained and on-site turning areas have been designed to allow all vehicles to enter and exit site in a forward gear.

3.5 Access will be provided via an existing access off Downs Road.

3.6 The new dwelling will be provided with a total of two parking spaces with an EV charging point. Car parking spaces will be 4.8 meters by 2.4 metres.

Space Standards and Minimum Garden Sizes

3.7 The property has been designed with the technical space standards in mind and is in excess of the minimum space standards for the internal layouts.

Materials

3.8 Appearance and Materials An assessment of the surrounding area has revealed a wide variety of architectural styles and materials. A pallet of materials and architectural detailing has therefore been adopted within the design of the current proposals.

3.9 The following materials are envisaged for the development:

Roof Materials:

Clay Tiles Terreal Rustique



Elevation Wall Materials

Safier



Tile Hanging on front gable

Terreal Priory



Rainwater Goods

Black uPVC

Windows and Doors

uPVC windows and doors

Hardstanding surfaces

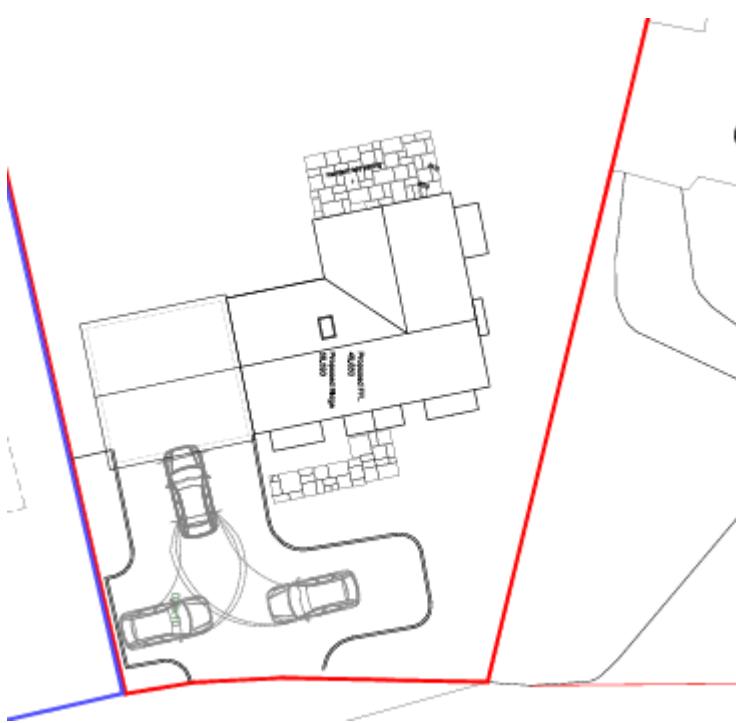
Porous Block Paving to paths and parking areas
Brett Alpha Permeable Brick





FRONT ELEVATION

Above: Front Elevation facing Downs Road



Above: Proposed Site Layout Plan

Separation Distances

- 3.10 The distances between the proposed dwelling and the surrounding properties have been carefully considered so as to protect the privacy and amenity of the existing properties and the future occupants of the property.
- 3.11 With this in mind, the siting of the new dwelling has been carefully thought through so that there are no overlooking issues.

And existing boundary trees are to be retained to assist in securing the privacy of any future occupant.

Fire Prevention and Refuse Collection

- 3.12 The new dwelling will be compliant with Part B1 of the Building Regulations 2013.
- 3.13 As such it is proposed that the dwelling will be accessed by a Fire Appliance from Downs Road. The refuse collection point will be along Downs Road, with the storage of refuse within the curtilage of the dwelling.

Drainage

- 3.14 Due to the site location, and subject to a legal agreement with Southern Water, the foul water drainage will be connected to the mains sewer running along Downs Road.
- 3.15 It is proposed that a Sustainable Urban Drainage System (SUDS) will be incorporated to allow for the surface water drainage. The design will implement the use of permeable paving to delay runoff and serve to treat potential pollutants present in runoff from driveways.
- 3.16 A below-ground soakaway system will be provided to ensure there is no flooding generated by runoff from the new catchment area for all storm events up to and including the 1:100year (+30% climate change allowance) peak storm event.

Renewable Energy

- 3.17 At the present time, local plan policies adopted by the Council requires certain standard of construction for new dwellings. The proposed development will create a high quality development that will meet the current Building Regulation standards.

Secure by Design

- 3.18 It is important that open spaces surrounding the property such as garden areas and parking areas to the side can be actively surveyed from the proposed dwellings as well as adjoining properties to create a safe and practical environment.
- 3.19 The orientation of the property and position of windows has achieved this level of security for these areas. All windows and doors will be carefully specified to enhance the security of individual units, as recommended in Secure by Design Guidelines.

Landscaping

3.20 The site currently has an established tree line on the western boundary of the site. This will be retained. The northern and southern boundaries will have landscaping/ planting along the front of this wall and fence to soften with the boundary treatment. New planting is proposed and further details can follow in due course.