



M SQUARED

66 GRANVILLE ROAD

PLANNING, DESIGN AND ACCESS STATEMENT

FACADE AMENDMENTS

66 GRANVILLE ROAD
GRAVESEND
GRAVESHAM
KENT
DA11 0JT

APPLICANT
KHALISHA D'SOUZA

AGENT
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24/05/23

Introduction and Location

This Planning, Design and Access Statement has been produced to support a planning application seeking permission for the introduction of a bay window on the primary facade, a new window and relocated door on the side facade and a new front garden wall, as well as internal alterations.

The proposal has been designed to create a more efficient use of the existing space and give the property the identity of a residential dwelling, as it still has the characteristics of a corner shop which has not been used as a shop since the 1992. This will enable the property to follow the character of the street and be seen as a it's approved purpose, a residential property. This will be done by changing the existing shop front window into a bay window to match the character of the street and by including a low level front garden wall to give a sense a privacy and safety, whilst also following the character of the rest of the street.

The Applicants have lived at the current address since May 2022 and intend to stay for the foreseeable future.

Proposal Site

The proposal site is located in the Gravesham District of Kent at the address 66 Granville Road, Gravesend, Gravesham, Kent, DA11 0JT. Even though the ownership boundary is set away from the principal facade to the north, it very much has a feeling that it opens directly into a public path due to it's previous use being a shop and not having a front boundary for a sense of safety and privacy.

The side facade also opens directly onto a public pavement and for that reason has a minimal amount of fenestration areas at lower level for privacy reasons, as well as having a roller shutter for which was formally a storage location for the shop.

The property does not have a ground level garden and instead has a functioning roof terrace. The existing property is an end of terrace house with street side parking.

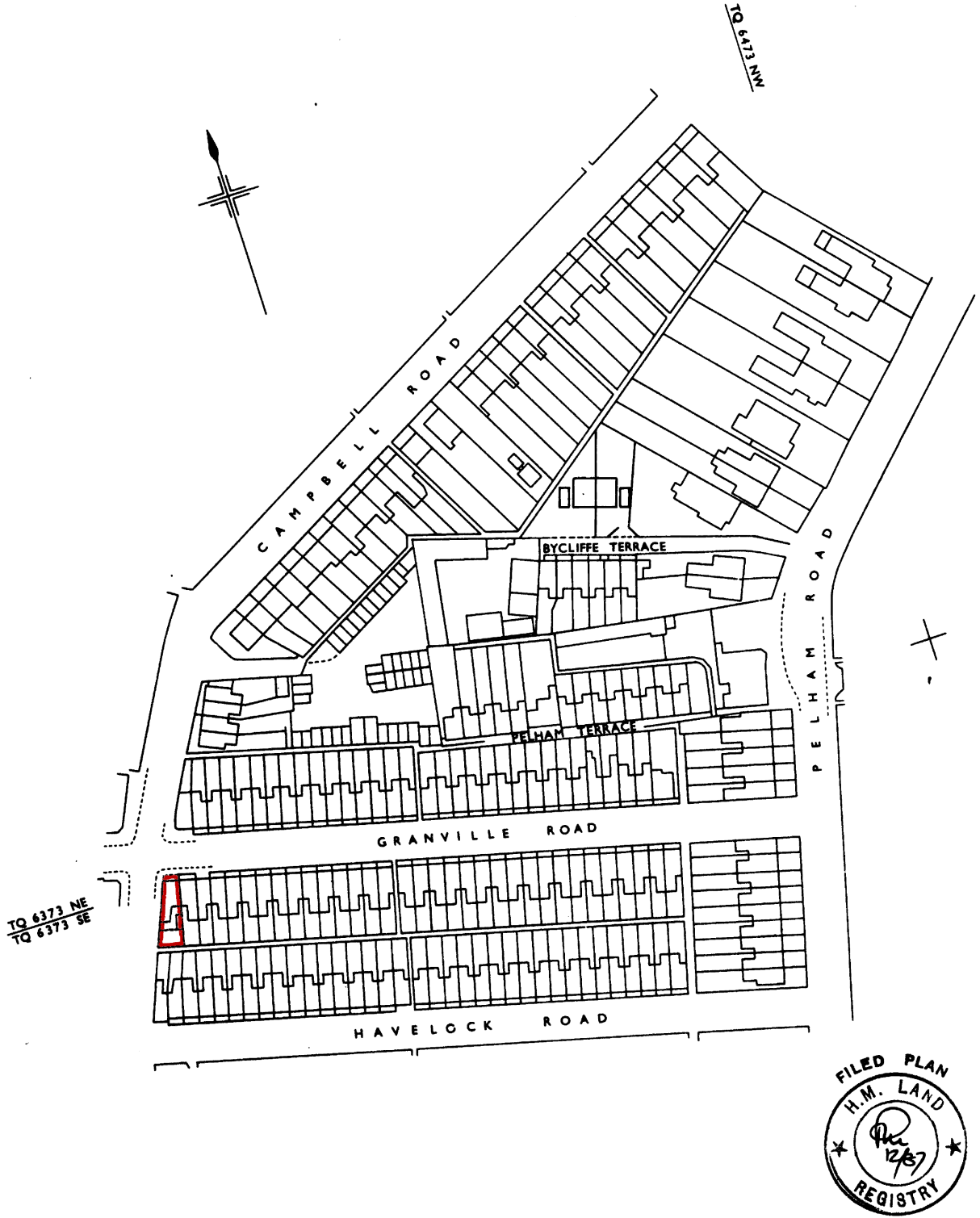
Flooding

Planning Policy requires that any planning application is mindful of the risk of flooding. The Environment Agency's flood maps indicate that the Applicant's site is within an area of Flood Zone 1 and that the land and property have a low probability of flooding.

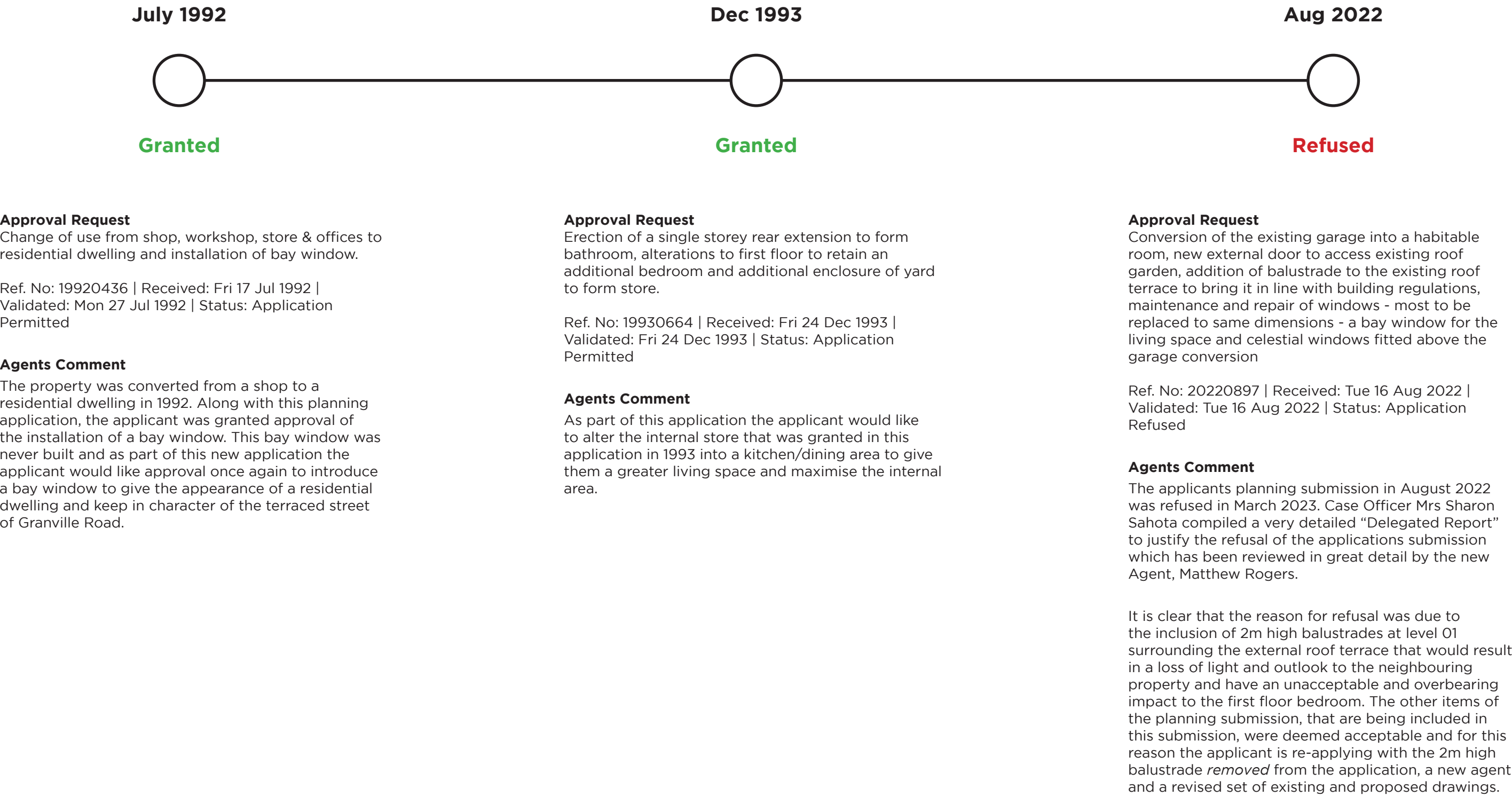
Designated Areas

The site does not sit within a Conservation Area, Green Belt, Regionally Important Geological Site or any Special Protection Areas.

H.M. LAND REGISTRY		TITLE NUMBER	
		K634758	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	KENT		TQ 6373
Scale: 1/1250		GRAVESHAM DISTRICT	© Crown copyright 1971.



Relevant Planning History



Site Photos - Front Elevation



62 Granville Road

64 Granville Road

66 Granville Road



Site Photos and Materiality

Front Facade

The front facade is split in two horizontally. The lower level is dominated by a large glazed window which was once a shop window. This is what is intended to be turned into a bay window to match the character of the rest of the street and neighbouring residential properties. Surrounding this window is a brick facade that has been painted an off-white. The upper level of the facade is a mixture of red and brown bricks with the red brick surrounding the windows.

The main front door is on an angle which creates an unusual cantilever for the upper level. It is proposed to square this off so the applicant can enter the property at the front, the same as the other residential properties on the street.

Side Facade

This side wall has been rendered and has fake blockwork scored into the facade. This render is retaining a significant amount of moisture and is currently causing damp issues within the property. The render is intended to be removed and freshly redone in an off-white colour to match the

existing lower portion of the front facade. The facade has a mix of fenestration, including a side access door, 2 windows at lower level, 2 at the upper level and a roller shutter door which used to service the shop store.

Front Garden Wall

There is currently no front wall to the property which means there is little privacy and security from the front of the property and the bins are left insecure. The applicant has had their bins stolen on several occasions from those attending the pub on the opposite corner and have been thrown around. This inclusion of a front wall with a small access gate, to match those on the rest of the street, will allow the property to fit the street characteristics and give the applicant a greater sense of safety and privacy.



Design

The proposal comprises several elements, including internal alterations and minor changes to the external fenestration.

Internal Alterations

The submission seeks to convert the old shop storage area into a WC and utility room. This will also allow for the expansion of the existing kitchen and dining space which will be combined to create a large open plan sociable space with a central kitchen island.

External Alterations

To follow the changes that are happening internally, the existing uninsulated garage door

that offers access to the old shop storage will be bricked up and an existing access door on the side elevation will be repositioned. These two changes will make way for two high level windows to allow for light ingress into the open plan kitchen and dining room and will not have the capability to open outward onto the street. The lower edge of these windows will be 1.8m above ground level to avoid those on the pavement being able to look into the property.

The existing shop style window at the ground floor at the front of the property is proposed to be replaced by a bay window to match the character of the rest of the street and hold the identity of a residential property. The bay window will project

approx. 0.7m from the front elevation with a width of approx. 3m and an overall height of approx. 2m.

Currently the front of the property is open to the street with no private boundary between the facade and the pavement. It is proposed to introduce a low level brick wall in the front garden with a metal gate for entry. This will match the size, scale and setting out as the rest of the street character, as well introduce a sense of privacy and safety.

As the property was formerly a shop, the front door is on an angle to invite customers off the street. It is proposed to square off the external walls and have the front door face perpendicular

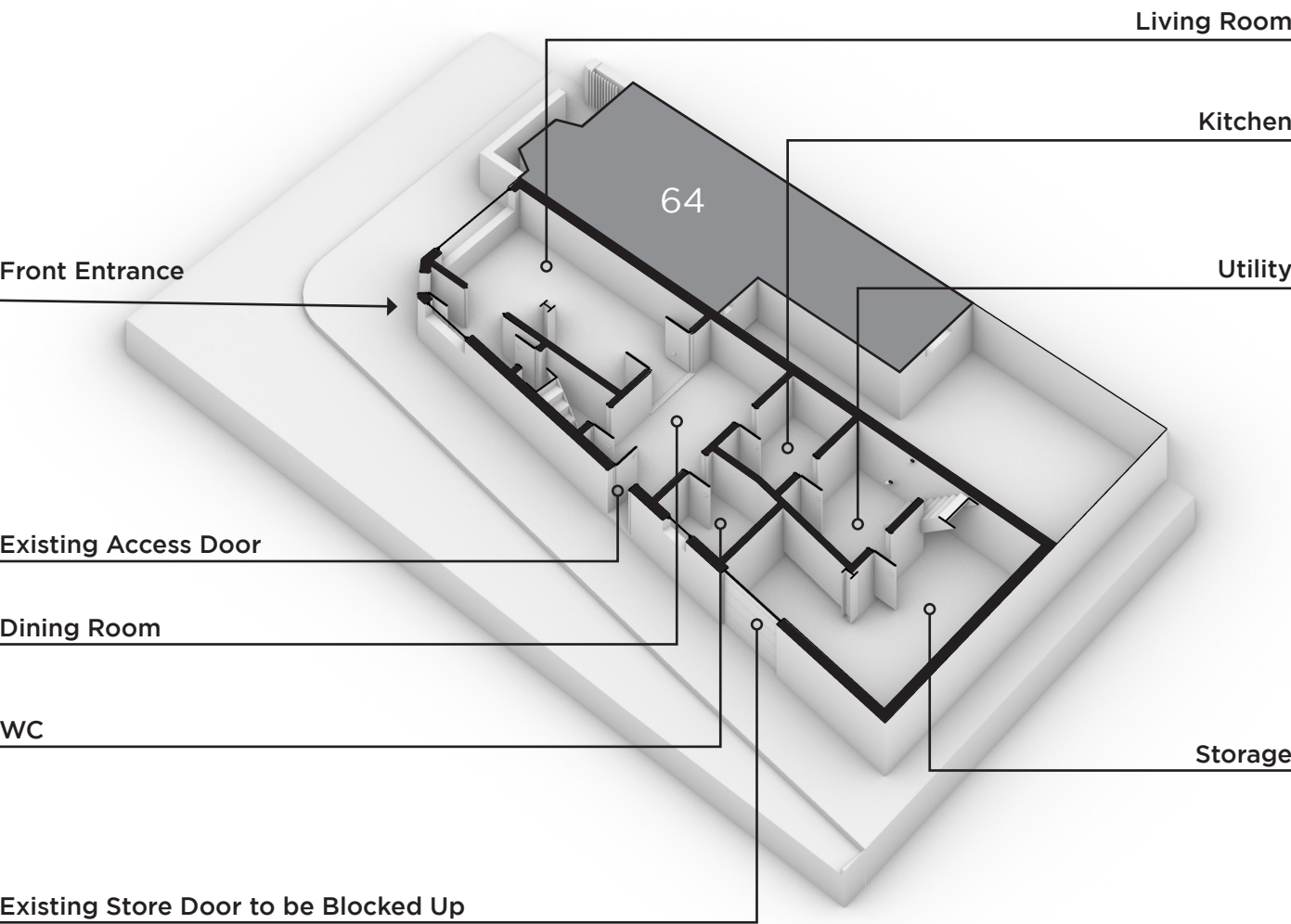
to the front facade as do the rest of the residential properties on the street.

External Materiality

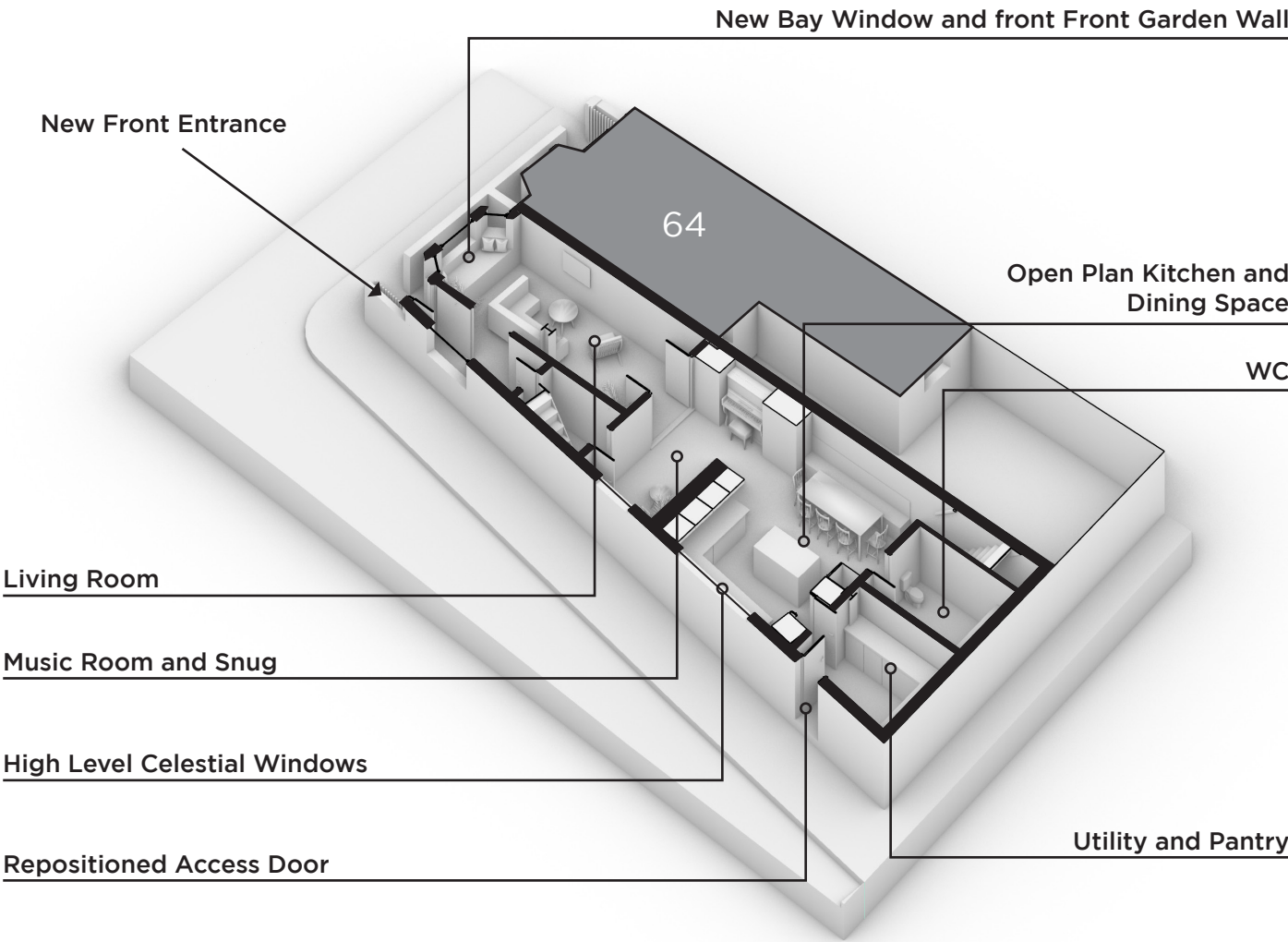
The lower level of the main facade will be painted brick to match the existing in an off-white colour.

The side elevation will be re-rendered in an off-white to match the colour of the front elevation.

Existing



Proposed



Conclusion

The proposed scheme is designed so it satisfies the needs of the Applicant by creating a more comfortable living situation through maximising the internal area, thermal performance and creating a sense of privacy and security.

The design complies with both of the national and local planning policies. The proposal is of a high standard and takes a sympathetic approach to the following design consideration.

- The amendments of the fenestration on the side facade does not encroach on the public footpath and will open inwards only.
- There is no change to parking requirement and no parking spaces are lost through the proposal.
- The introduction of the front wall creates a sense of privacy and security which the home currently misses.
- The design, appearance and use of materials is appropriate to the site location.
- The alterations to the front facade and garden bring it much more in line with the character of the residential street.
- The removal of the store roller shutter door will give the property a much better thermal performance.
- The internal alterations will allow the house to feel much more like a home for the applicant.

We believe we have given you sufficient information to make a calculated and positive determination, and we look forward to hearing your response. Should you require an further documents or information please do not hesitate to get in contact.

Relevant Planning Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

The relevant policies against which to assess this proposal are contained within the Gravesham Local Plan Core Strategy (2014).

Gravesham Local Plan Core Strategy (2014)
Policy CS19: Development and Design Principles - The proposed facade changes will better integrate itself with the character of Granville Road taking into account layout, massing, scale and architectural features.

Supporting Applicant Personal Statement

I spent many months looking to buy my first home and loved the vibrancy and multicultural community in Gravesend. When I first viewed the house, I knew I'd be taking on a project but fell in love with the quirky space, potential and history of the property. The house currently feels disjointed and in need of modernisation to make it feel like a home. The awkward layout and wasted storage area to the rear of the property makes it feel unfit for a home.

My aim for these plans is to create a light and welcoming space to host my friends and family. The back of the property is currently very dark, cold, and uninviting. I feel by creating an open kitchen dinner and adding new windows this will transform the current dark and dingy space.

I believe the plans will make the house look more cohesive with the rest of the street and bring a breath of modern design to a historic property. With these modifications we would also be able to insulate a significant volume of the of the property to help create a more energy efficient home and reduce my overall environmental impact. While I appreciate the planning history for this property is unusual, I hope you will consider this planning application to utilise the space and bring the property to its full potential.

The Applicant

Khalisha D'souza

