



Established 1967

DESIGN & ACCESS STATEMENT

Project Description:

Single-storey rear extension with associated works

Site:

55 Harden Road, Northfleet, Gravesend DA11 7DL

Project Ref:

5421

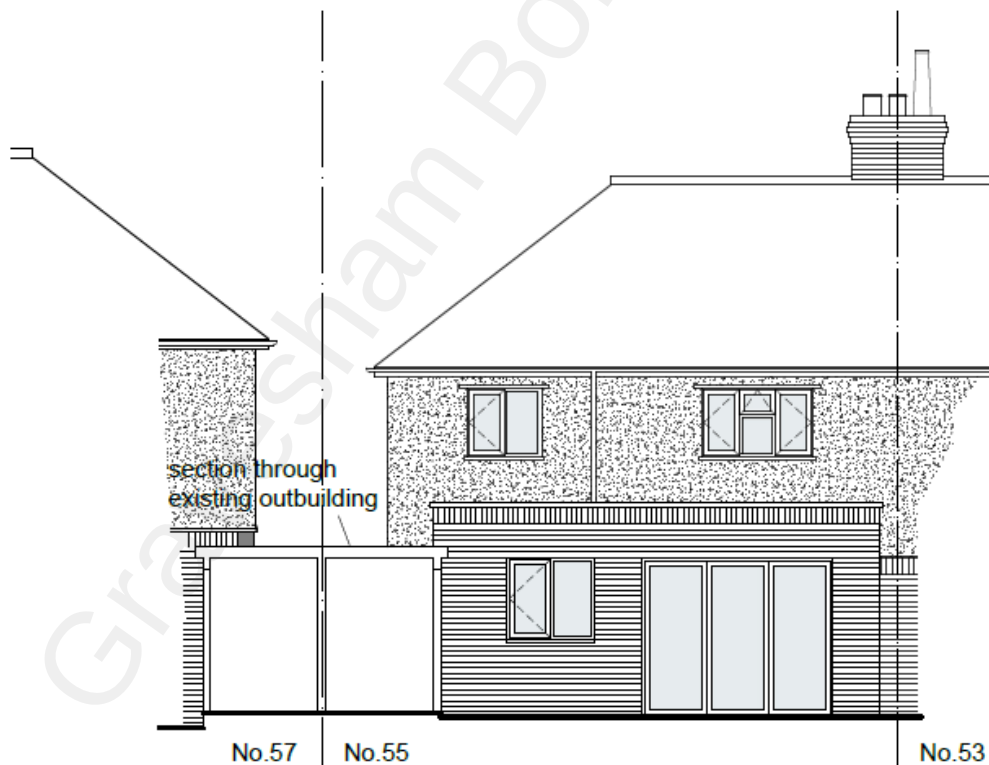


Fig 0.1 Proposed Rear Elevation

1.0 Introduction

1.1 This planning statement has been prepared in support of a full planning application for the erection of a single-storey rear extension at no. 55 Harden Road.

1.2 This document should be read in conjunction with the following drawings:

- D-01 Rev A (Site Location Plan and Existing Block Plan)
- D-02 (Floor Plans - As Existing)
- D-03 (Elevations - As Existing)
- D-04 (Sections - As Existing)
- D-05 (Block Plan - As Proposed)
- D-06 (Floor Plans - As Proposed)
- D-07 (Elevations - As Proposed)
- D-08 (Sections - As Proposed)

2.0 Site Use and Context.



Fig 2.1 Front of No 55 Harden Road

- 2.1 No.55 is located on the south-east side of Harden Road, close to the junction with Struttons Avenue and the junction with Bucks Cross Road.
- 2.2 The existing house is 3-bedroom semi-detached property. It is of traditional construction with facing brick and pebble-dashed walls and a tiled pitched roof.
- 2.3 The existing property comprises:
- Main house with a rear single-storey lean-to conservatory.
 - Large rear gardens with side access.
 - Brick outbuilding straddling the boundary between no.55 and no.57 (former WC and coal store).
 - Double garage to rear
 - Shed / summer house



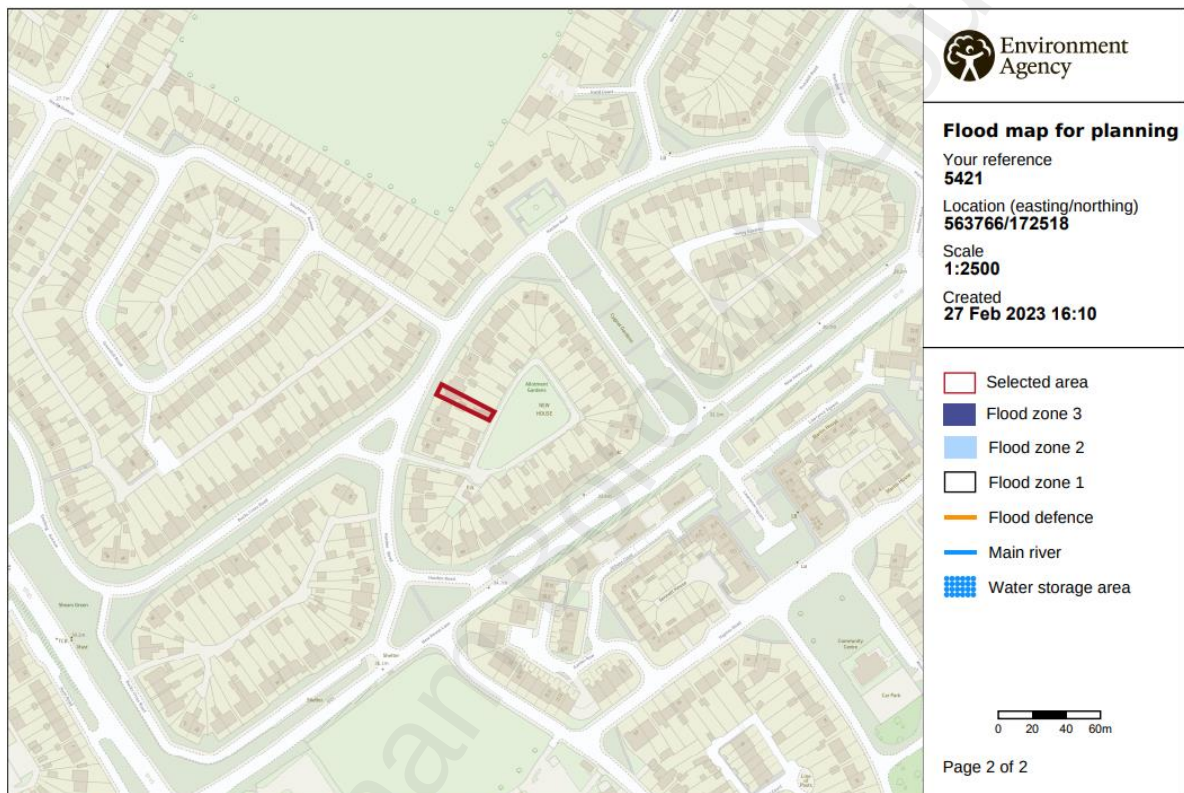
Fig 2.2 Rear of No 55 Harden Road

3.0 Planning History

- 3.1 There has only been one previous planning application permitted for the erection of a fowl house (chicken shed) in the garden of this property:

19480965 | Erection of a fowl house. | 55 Harden Road Northfleet Gravesend Kent DA11 7DL

4.0 Flood Risk Planning History



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Fig 4.1 Flood map for planning

- 4.1 The site is in flood zone 1. This means it has a low probability of flooding from rivers and sea.
- 4.2 With regards to surface water drainage, the proposed extension will drain to a soakaway.

5.0 The Design Proposal

- 5.1 The proposed single-storey extension will provide an enlarged kitchen / dining area more suited to modern living. A utility room and downstairs WC will be provided in place of the existing kitchen.

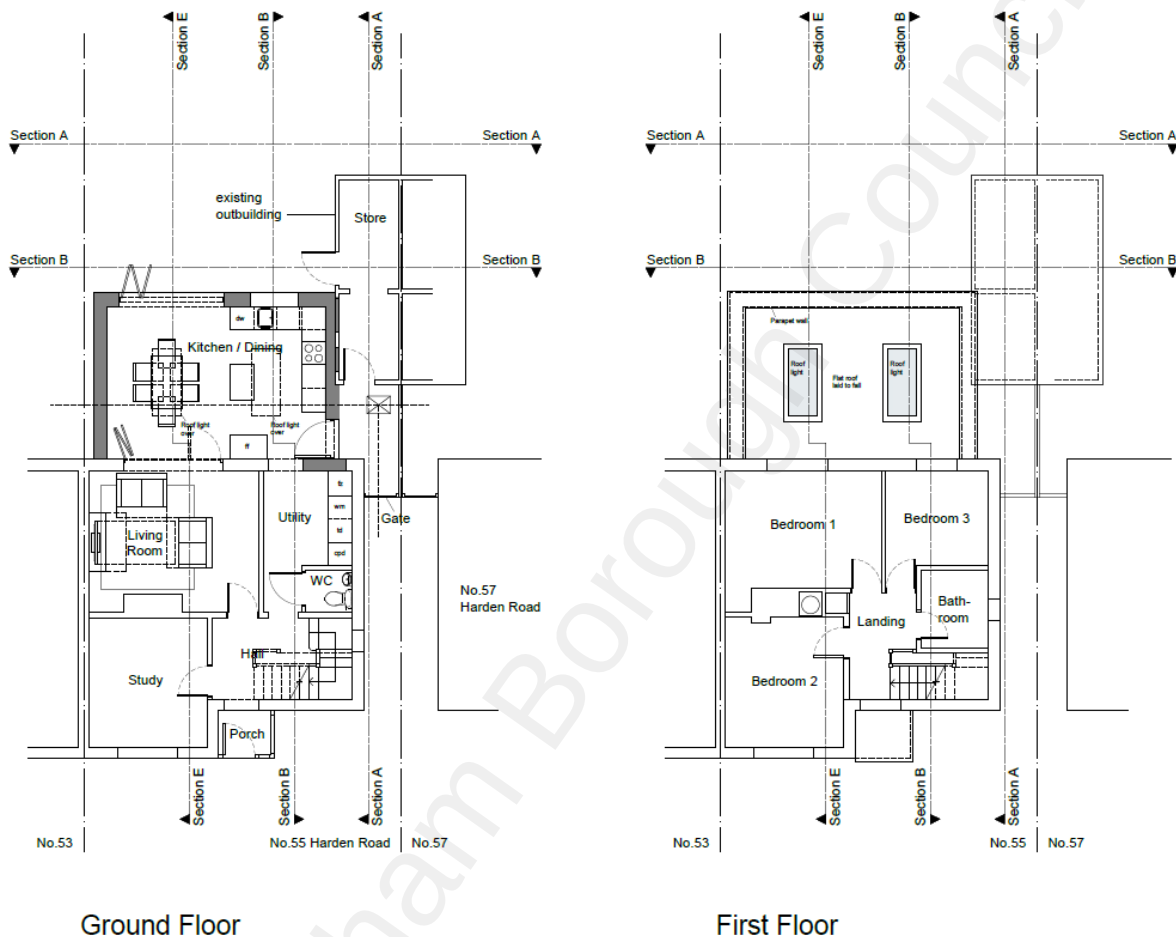


Fig 5.1 Proposed Floor Plans

- 5.2 The extension will enclose upon the existing outbuilding. An opening will be formed within the outbuilding / store to allow passage through to the rear garden without entering the house. A side door will also be provided for side access directly into the kitchen.
- 5.3 The elevations will be formed of brick, closely matched to the immediate local context. The brick soldier course featured on the existing house will be matched on the parapet of the extension and topped concrete copings. Two large roof lights will provide the inner rooms with natural light.

6.0 Materials

- Walls: Brick to match existing local context (eg. no 57 Harden Road)



- Roof: Built-up felt roof with 10mm pea shingle



- Doors and Windows: Grey aluminium
- Rooflights: Rooflight company neo advance or similar



- Outbuilding: Render: off-white / grey (K-rend or similar) and pressed metal trim detailing



7.0 Summary

- 7.1 The proposed extension will use appropriate materials and its relationship to the site is sympathetic to the local character. The proposal will have little or no adverse impact on the existing situation in terms of overlooking, amenity, privacy or sense of openness. The proposal will provide enhanced living accommodation more suitable to modern family living and makes the best use of the site with no evidential impact upon the locality.
- 7.2 For the reasons set out in the above statement we respectfully invite the Local Authority to support this application.