

Design and Access Statement

Demolition of existing rear double garage, additional of a small double storey side extension to existing 5 Bedroom house to convert the whole house into 1 no 3 bedroom house and 1no 2 bedroom house with associated living space (kitchen, dining / living space. This is done by blocking off existing openings at first and second floor into the previous extension. Additional parking and landscaping to the front.



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Design Statement

Introduction

A simple planning statement is all that is required here for a Full plans application to add an additional dwelling in the grounds of the existing house. It is to be read in conjunction with the following documents:-

- Existing GA s 1:100
- Proposed GA s 1:100
- Existing Elevations 1:100
- Proposed elevations 1:100
- Location plan 1:1250
- Block Plan existing 1:200
- Block plan Proposed 1:200

There is no need for a full street scene elevation since there is no big change to the front except a small double storey side elevation and there are no side windows. There are some front garden landscaping changes + additional parking spaces and these are shown on the main GA and Block plans and may be conditioned on the decision.

The Site

- The plot is almost triangular except for widening to the rear , due to the site being on a bend in the road.
- The site has parking to the front along with a large grassed area.
- There is a garage to the rear with access from a shared road.
- The plot is flat from front to back
- There are no trees on the plot or within falling distance
- The house on the plot has been extended from 3 bedroom to 5 bedroom with the aid of an existing double storey side extension and prior with a single storey rear kitchen extension.
- The house on the plot is an end of terrace

Relationship to adjoining properties

- Almost all the houses on this side of the road have been extended with a rear extension and a garage extension to the rear.
- 80% of the front gardens have been converted to paving boundary to boundary for 2 no or 3 no cars per dwelling
- The road is a non yellow line road or non permit parking zone.
- To the right there is a large house (155) which has a double storey side extension to the boundary and rear and double garage to the rear and a front single storey.
- To the left the house has been extended to the rear and has a double garage in the rear and parking for 4 cars to the front.

Surrounding Area

- The area is a well established street with properties on the road all being built at the same time around the 70s
- There has been a lot of development of the properties on the road. There are at least
- No 177 has a new build house built to the side of the house and hard concrete landscaping to the front.
- 147 has been massively extended on the side and part rear up to the boundary and sets precedence for development. It has an integral garage and 2 parking spaces outside.
- 139 has had a new build house build detached to the side of the house which has a loft conversion and one parking space also setting precedence for development.

Existing Uses

- The building was once a large family home for a three generation family. Having five beds and three reception rooms became too large for the family when members left and separation of the right side with a small extension would leave the house as a large 3 bedroom home and produce a good sized 2 bedroom house
- The area suffers from a lack of parking on the road so adding additional parking to the front would be essential.
- The loft has not been developed

Proposal / The Design Aims

- Demolish the rear garage to provide larger gardens
- To provide a spacious living 3 bedroom house as it was before but keeping the rear extension.
- To provide an additional 2 bedroom house made from the previous side extension but with a new extension this would give the bathroom and stairs and main hall way.
- An extension to the drive way to provide an additional 2 spaces and landscaping between to maintain some break up of the hard landscaping.
- To provide a structure that looks like the rest of the properties on the corners, that have been extended already. Existing wall finishes, window designs would be followed.
- To match all the roof details to fit the triangular site.
- Flat threshold access could be provided to the front door.
- To provide / scare the rear garden spaces so they have good sized gardens.
- To provide no over looking to adjoining property, first floor rear window is frosted.
- Bin store location to each property.

Day lighting and Ventilation

- The new extension to the side only shadows the existing side extension of no 155
- No ventilation issues

Materials

- Face brick to match as best possible the surrounding building
- Windows and fascias to match existing
- The drive will be block paving and Acco drainage to the front and soak-away as per highways spec. Highways to come out and look at the drop kerb needed.
- Landscaping to be decided, but will be small hedges and planting. May be conditioned.

Amenity Space

- There is no shared amenity spaces
- Each property will have parking for 2 vehicles
- Each property will have a space for 2 bins

Parking

- Each property will have parking for 2 vehicles
- Each property will have a space for 2 bins
- This will reduce parking on corner and parking on both sides on the footpath.

Application

- The application has been submitted without a pre application since the rules of planning were changed in December 2023 which has meant that planning applications do not receive a free re-submission if not successful first time. The current wait for pre-apps was told to be around 3 months.
- The application is a very straight forward application, another reason for not doing a pre-app. In order to get two dwellings this small extension <15% of the footprint had to be applied for. This was the best use of the side land and doesn't project beyond the front elevation and has rear frosted windows only and no side windows.
- The application does not involve any third parties permissions or access over shared areas.

Access Statement

Introduction

Access as described above. Parking to the front and both front doors are on the front elevation with a disabled friendly ramp of 1:12 rake to the front door so it is DA compliant.

Limitations

- The limitations of the property are that house can only be a new 2 bedroom as there is limited space to the side and 3rd bedroom would be over development of the site.

- Limited parking with garage being removed.
- Visitor parking is limited to one space and on the road.
- No windows are to be sited on the side
- privacy glass and non opening windows to bathrooms and WC
- The ridge height is to be kept as low as possible.
- Permitted development rights should then be removed to both properties. To prevent further extensions.

Demolition

- There is large garage at the rear of the plot that was agreed through planning, this will be demolished to give space back to the gardens
- The wall at the front of the plot would be removed and the front landscaped for parking and bin stores.

Inclusive Design

- Design will be sympathetic and in keeping with area and the street scene with all corner plots being massively extended with an extension or another dwelling
- The new two bedroom house meets all the requirements for Housing Standards
- Use materials that would require little to no maintenance and match the surroundings and yet still look modern.

Access to site

- Access will be via a front door which can only be accessed from the front drive and walkway
- No rear access is possible to existing house but will be available to the new house
- Wheel chair to front and back will be possible via a ramp to the front and zero threshold to the patio and rear door.
- There is no side access to existing but side access to new house.

Internal Circulation – Common parts

- There are no common parts within the building or the amenity space. Parking space is private

Bathroom Facilities

- Bathroom upstairs and a WC / utility down stairs
- The WC isn't designed as a wheel chair accessible bathroom. However the walls are stud work and could be moved easily to allow for a Disabled bathroom if the owner requires one.

Wheelchair Accessible House

- Designed for good ground floor for a wheel chair with door into the bedroom and lounge and kitchens being 925mm wide.
- Access to the first floor door via the path would be via stair case, but this could easily be replaced with a small lift if required.
- block paving front and rear and disabled friendly.
- The stair case is wide enough for a stair lift if required.

Transport study

- There are great links to the M25 and M2 leading to London / Essex and Dover
- There is a bus link only 60m away on London Road into Northfleet and Gravesend
- Gravesend train station is 10 ten min walk away
- There are no local public car parks however there is parking on the road and there were a few spaces on the three days the road was checked (Friday, Saturday and a Wednesday) not helped by so many dropped kerbs.

Shops /Schools

- There is a news agent 5 mins away open 7 days a week.
- There is a main shopping supermarket 400m away (Aldi)
- There are buses to Asda shopping centre
- There are several schools in walking distance both primary and secondary. There are also 2 nurseries and day care centres being such a busy town.
- Schools have not all been listed here but these are the ones with spaces and are not over subscribed.

Copperfield Academy

St Botolph's C of E Primary School

Rosherville C of E Primary School

Mayfield Grammar School

Cecil Road Primary and Nursery School