

Design & Access Statement

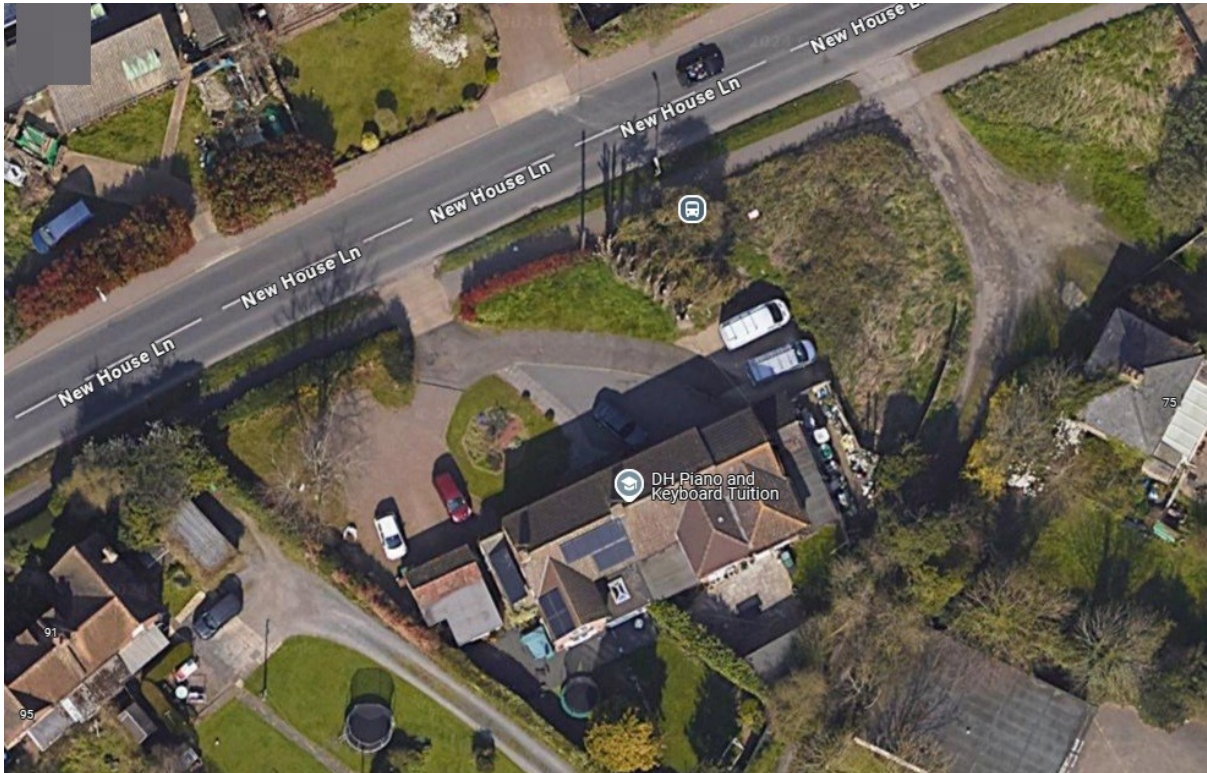
LAND ADJACENT TO :-

79, NEW HOUSE ROAD

GRAVESEND

KENT

DA11 7HJ



SITE

SEPTEMBER 2024

BR/1409/100

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INTRODUCTION

This Design and Access Statement has been prepared by D. Evans Building Services to support the submitted planning application for Land adjacent to:- 79 New House Road Gravesend, DA11 7HJ

It sets out the factors behind the submitted design proposals, putting them into urban design and planning contexts to show what affects the site and how it has influenced the design proposals.

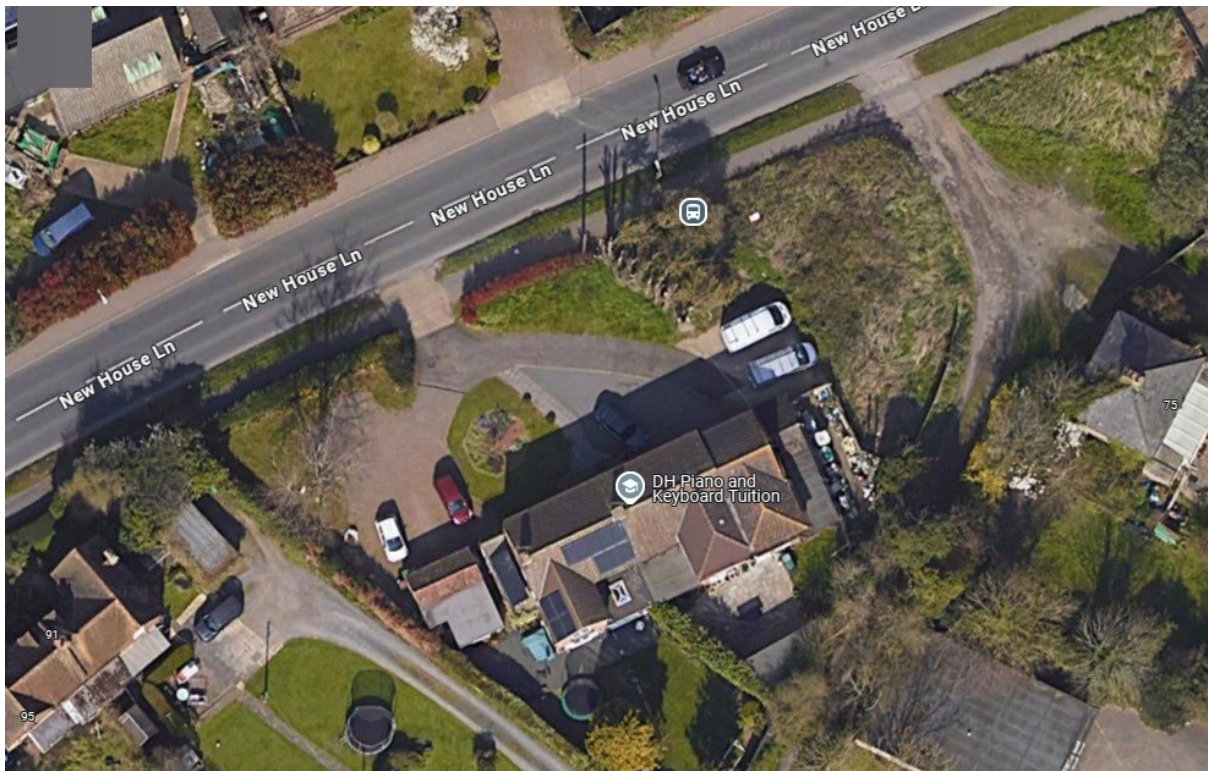
SITE ASSESSMENT

The site consists of existing Garden area adjacent to No 79 New House Road which is a residential house complete with outbuildings on a large plot rear extension.

The site lies outside the settlement confines of Gravesend and within the countryside on the West side of Wrotham Road.

The site is located in a predominately residential setting with sporadic properties, both sides of the road of various designs and palates along the length of New House Road

SITE LAYOUT



and adjacent to 79 New House Road Gravesend DA11 7HJ

PROPOSED

It is propose to construct a detached 4 bedroom house complete with independent drive and crossover on the redundant garden area that exists.

The construction is of traditional brickwork with interlocking tiled roof and white fascia and soffits along with windows etc all to match the general appearance of the existing house. existing property.

EXISTING PROPERTY (79 Main Road)



Windows similarly to match the existing in design and materials as well as maintaining levels to match existing fenestrations.

Thereby complying with BNE1

DRAINAGE

Drainage to the existing house is at present all located to the front of the house with no drainage runs beneath the proposed development, and the connection to the main drainage is to the adjacent manhole that feeds ..

An application will be made to the Water Authorities following approval of this application.

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FLOOD PLAIN

The site is outside the flood plain and surface water will be dealt with by soakaways
5 metre distance from buildings

HISTORY

No previous applications.

TRANSPORT ASSESSMENT

The site is located on a bus route with further buses available within walking distance to Coldharbough Road. Local shops etc are in easy walking distance including schools, community centre etc.

PARKING

Adequate parking facilities are available for occupants and guests to the front of the premises.

As well as providing a new crossover and parking

PLANTING

There are no trees in the locality of the proposed extension although the garden area proposed will include planting.

HOUSING

As previously mentioned the setting is rural with properties either side of the property are sporadically spread and of differing pallets.

It is intended to build, using traditional construction methods, externally using a stock brick to the ground and first floors and Marley interlocking to the roof. Generally windows and finishes generally in line with the existing property to maintain the local pallet.

The proposed does not impact on adjacent properties and designed not to overlook such properties, as well as the design being in keeping with the local pallet.

The proposal is to provide a family home, for the occupant to enjoy for many years to come as well as not being imposing on the locality.

CP24 Design and Development Objectives

The client brief is to provide high quality accommodation on the site. The layout and scale of the design is to reflect the design of the plots and houses in the area using similar materials. The design should take account of the existing site constraints.

As seen the local properties vary considerable and we have taken this into account when designing this property.

We propose a 2 storey building that nestles between and reflects the similar building heights of existing properties either side as can be seen.

The architectural design we propose will be the use of good quality materials, in ways that compliment the massing and design aspect of the house.

Low energy lighting to be utilised within the new works including integrated smoke alarms to both landing areas.

The room sized and layout are in accordance with the government housing standard

We do consider that the proposal would not be detrimental or obtrusive to local residents and the Owner has had initial discussions with neighbours to test their response and as yet only received encouragement.

we therefore consider the design and proportions re this application complies with Policy CS 19 and Section 12 of the NPPF.

NPPF 11(d)

States that where a 5 year housing supply can not be demonstrated, planning permission should be granted. Unless:-

the application of policies in this framework protect areas or assets of particular importance. or any adverse impact of permitting the development would significantly outweigh the benefits.

In response to this we would point out there are no specific policies that would indicate that permission should be refused.

It was confirmed during our Pre consultation meeting on site that the Borough Council as the Local Planning Authority cannot demonstrate a 5 year supply of housing within the Borough. Consequently the presumption in favour of sustainable development set

NPPF 79

states that planning should avoid approving isolated new homes in the countryside. However in this case the site lies relatively close to both West and East Malling with groups of buildings being located along Broadwater Road. A footpath from Broadwater Road leads to West Malling railway station some 15minute walk with bus service and local shops in Clare Road.

Taking into consideration its location with easy access to shops transport etc with the added situation of groups af buildings close by it is not considered to be a development in isolation.

We therefore we consider we comply with the requirements of NPPF

BIODIVERSITY

We attach the Biodiversity report for your information and the recommendations will be adopter within the build.

Energy Efficiency

- Improving the thermal efficiency of the walls, windows and roof as far as practically possible.
- Reducing air permeability to the minimum consistent with health requirements.
- Carefully designing the fabric of the house to reduce thermal bridging.
- Possibly using low and zero carbon technologies such as solar thermal panels.

Water Consumption

- 6/4 Dual flush W.C
- Flow reducing/ aerating taps throughout.
- 6-9 litres per minute shower.
- 18ltr maximum volume dishwasher
- 60ltr maximum volume washing machine.

Further Measures

- Providing more energy efficient lighting to both internal and external fittings.
- Reducing the amount of water that runs off into the storm drains.
- Using more environmentally friendly building materials.
- Enhancing the sound insulation used in the home.
- The potential use of recycled and recyclable materials.
- The minimising of construction waste.

Conclusion

We consider we have accommodated all the requirements and needs of Gravesham Planning Department and therefore feel that this application should be approved.