

31 WATERTON AVENUE
DA12 2PY
P03



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Gravesham Borough Council

TABLE OF CONTENTS

1.0 INTRODUCTION

- 1.1 Purpose of the Statement
- 1.2 Vision and Aspirations
- 1.3 Summary of the Proposal

2.0 SITE ANALYSIS AND PHYSICAL CONTEXT

- 2.1 Site Location
- 2.2 The Site and its Surroundings Today
- 2.3 Site Access and Parking

3.0 DESIGN DEVELOPMENT

- 3.1 Constraints and Opportunities Diagram
- 3.2 Concept / Design Principles

4.0 DESIGN PROPOSAL

1.0 INTRODUCTION

1.1 Purpose of the Statement

This Design and Access Statement has been prepared by Alexandra Horsman on behalf of Sophie Dickson in support of a planning application for the proposed subdivision of single residential dwelling into two dwellings to create 1 no. 3 bedroom dwelling and 1no. 4 bedroom dwelling, associated works to include a two storey rear extension, conversion of loft space with addition of a hip to gable roof alteration and rear dormers and roof light to front roof slope and conversion of garage.

The rationale of this Statement is to explain the design principles and concepts that have been applied to the proposals in relation to the current and future potential context of the site.

31 Waterton Avenue is owned and lived in by Sophie Dickson. This was her childhood home and the plans are a solution to her being able to still live in a part of the house that she loves and grew up in.

Once the houses are complete one Home (31b) will be lived in by the current owner and the other (31a) will be sold.

The house is situated on a road of a mixture of houses, semi detached, detached and terrace. We believe the design will sit comfortably in its natural surroundings.



Site location plan. 31 Waterton Avenue, DA12 2PY



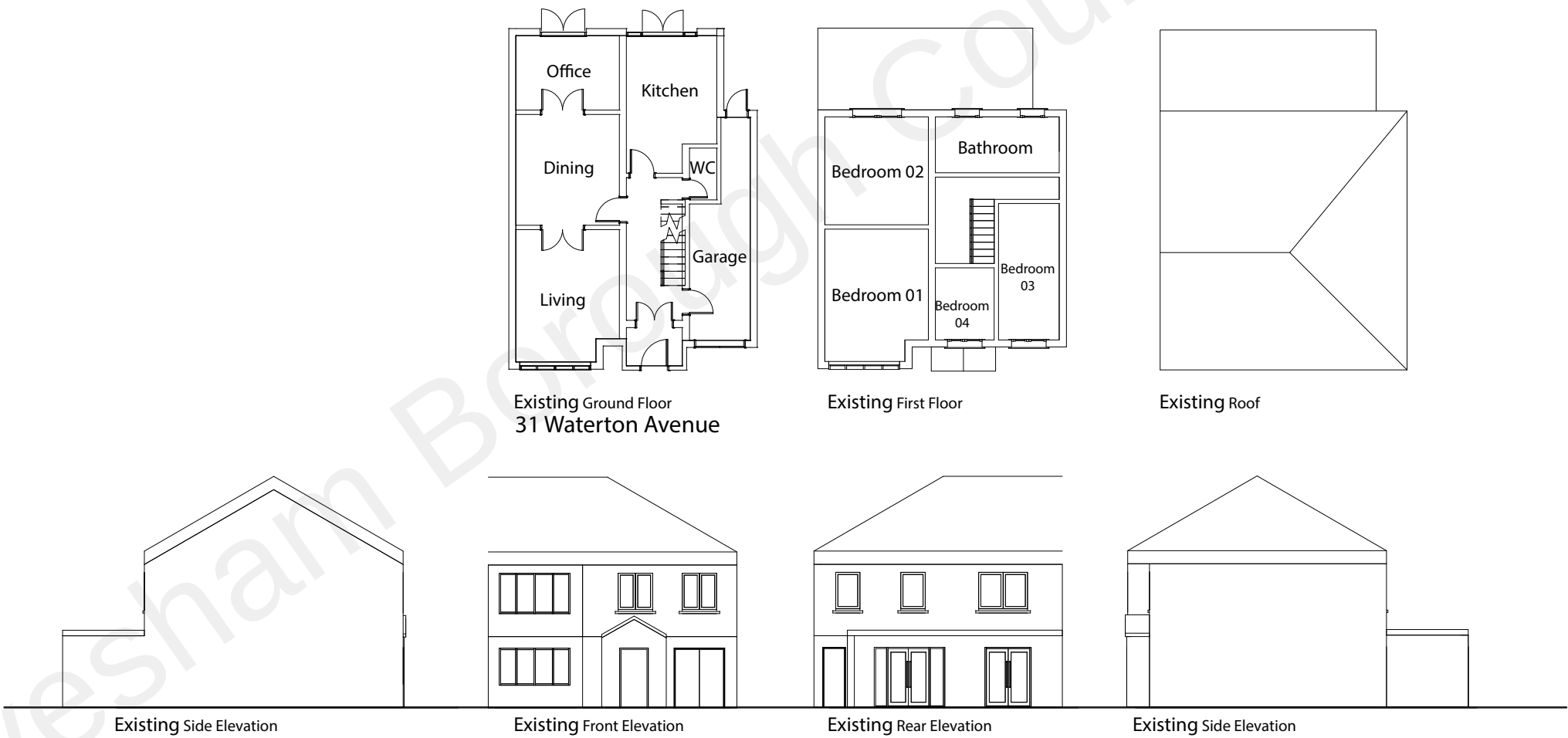
Front Elevation and Drive of 31 Waterton Avenue, DA12 2PY

1.2 Vision and Aspirations

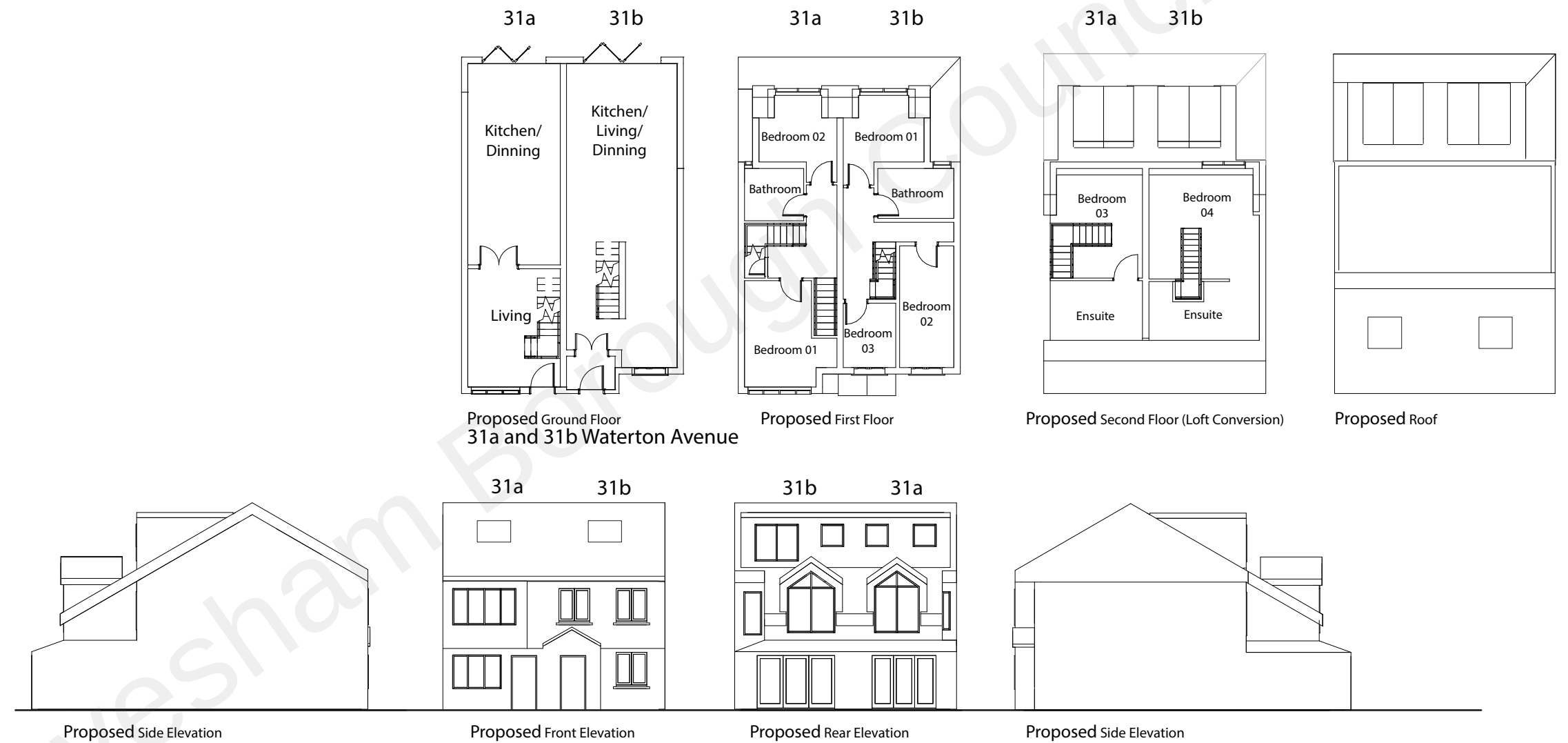
The current house is a spacious 4 Bedroom Semi Detached home with a large garden and drive way.

The design aspiration is to create two homes - 1no. 3 bed and 1no. 4 bed by dividing the house along the existing central wall.

Both houses will have their own identity achieved by different colour cladding giving it a terrace like feeling.



Existing Plans and Elevations



Proposed Plans and Elevations

1.3 Summary of the Proposal

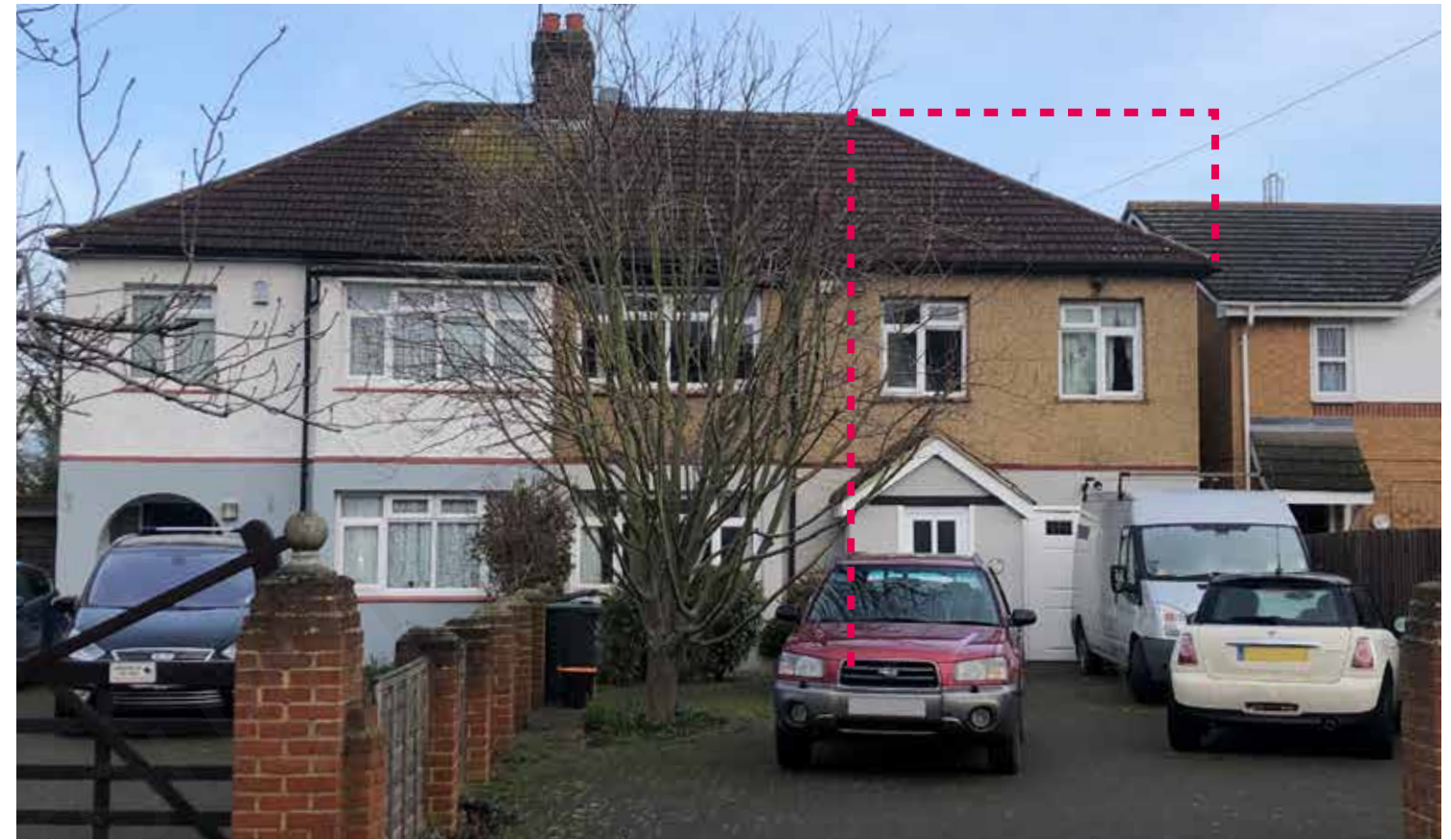
The proposed subdivision of single residential dwelling into two dwellings to create 1 no. 3 bedroom dwelling and 1no. 4 bedroom dwelling.

Associated works to include:

- Two storey rear extension
- Conversion of loft space
- Hip to gable roof alteration
- Rear dormers
- Roof light to front roof slope
- Conversion of garage
- Removal of wall in front garden
- Extension of crossover



Caption



Front Elevation - the red vertical line indicates the divide that will create the two separate houses, and the hip to gable will square of the end of the roof creating more usable space in the roof.



Rear Elevation showing the divide of the two proposed properties.

2.0 SITE ANALYSIS AND PHYSICAL CONTEXT

2.1 Site Location

31 Waterton Avenue, Gravesend is located within the once known sub division of Milton and Denton.

Less than a mile from Gravesend Town Centre and just over a mile to Gravesend Station, the area has many transportation routes and public transport options.

Along the street there is a mixture of Detached Semi-Detached and Terrace housing with a mixture of Architectural styles.



Red line showing 31 Waterton Avenue. Located within Gravesend, the area once known as Milton and Denton



Area Location



Site Location



Street view of 31 Waterton Avenue

2.2 The Site and its Surroundings Today



View 01



View 02



View 03



View 04



View 05



View 06





View 07



View 08



View 09 - A house on Waterton Avenue that has had similar alterations, including a dormer to the rear, Hip to Gable roof alterations.



View 10



View 11 - Terrace Housing along the street with a mixture of facade treatments, inspiring the design for this proposal.



View 12



Existing Streetscape

31 Waterton Avenue

2.3 Site Access and Parking

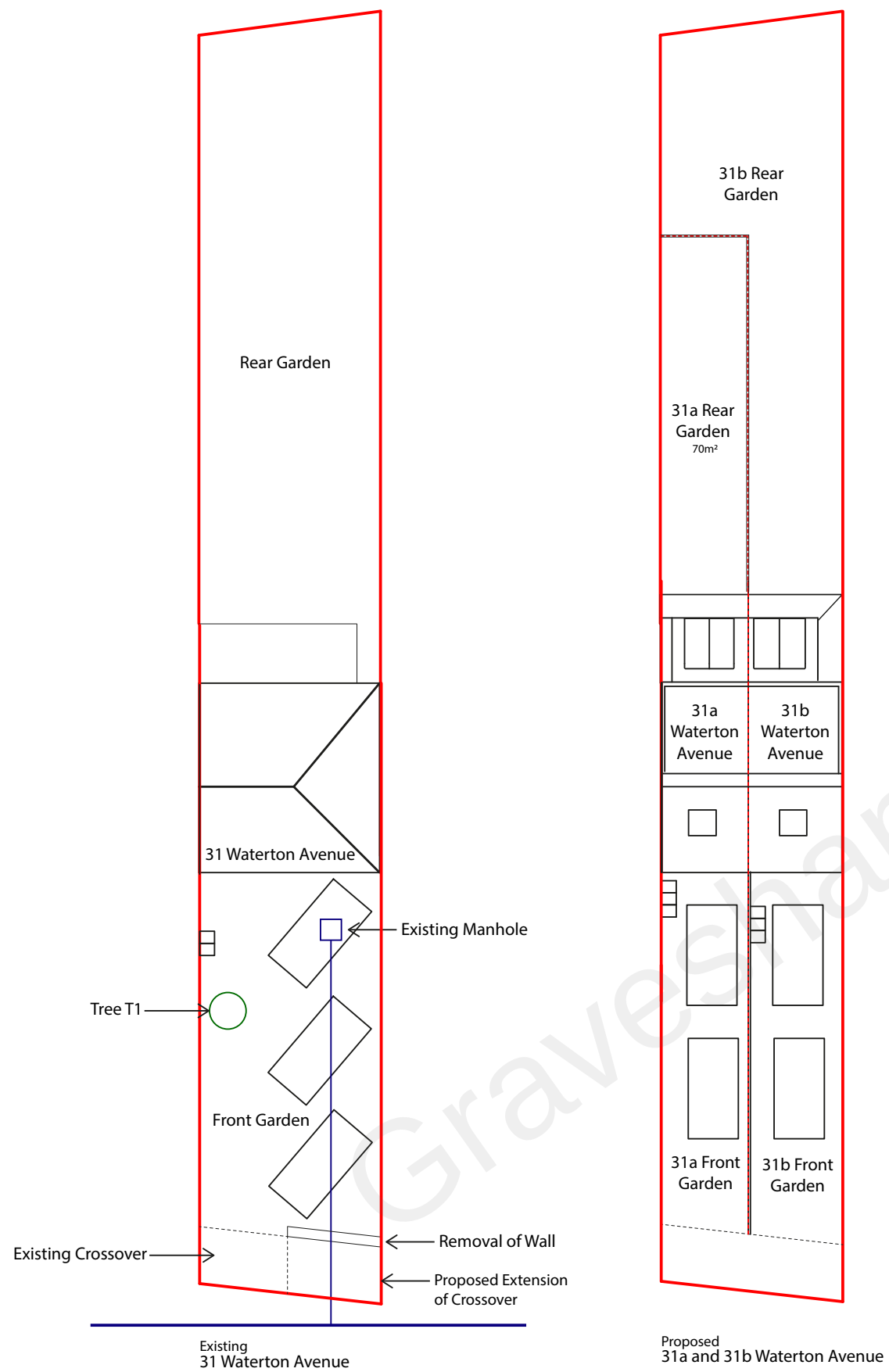
The site can be easily accessed from both directions. The proposed plans will divide the drive in two, to create two separate drives divided by a wooden fence.

The current drive can accommodate 5+ cars and we believe the proposed layout will provide enough space for 2 cars comfortably.



Current cars on drive (1 Large Van and 3 Cars) and red line indicating proposed divide





Existing wall removed to create two separate entrances to the divided drive and extension of the existing crossover



Existing wall to be removed



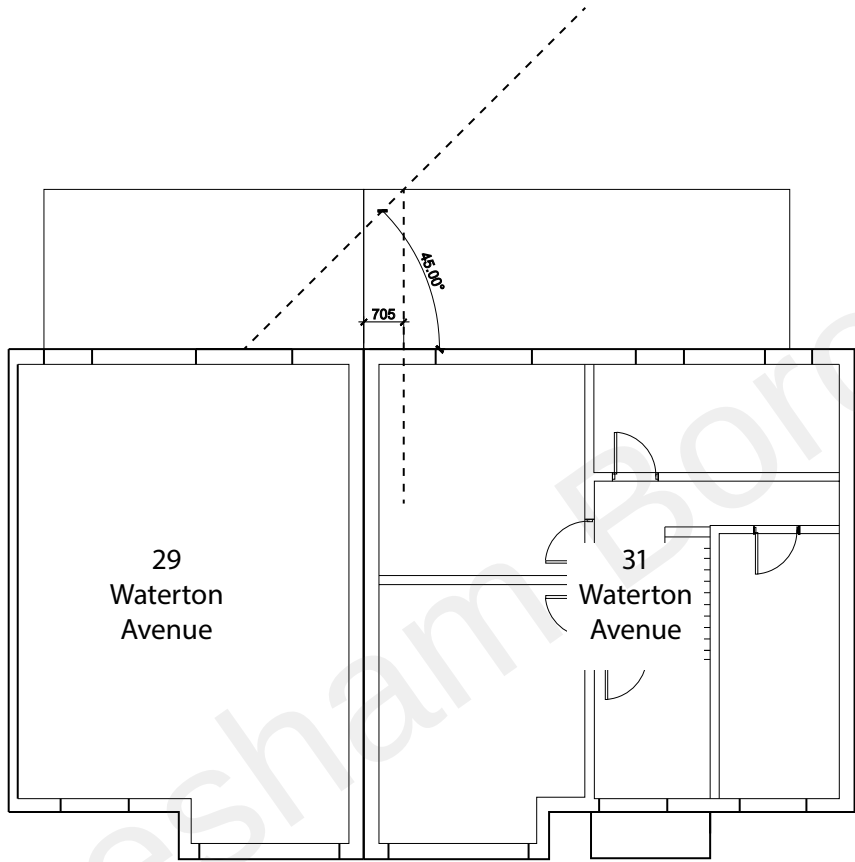
Existing Tree to be removed to create more space for 31a parking, the tree will either be relocated or replaced elsewhere on the property

3.0 DESIGN DEVELOPMENT

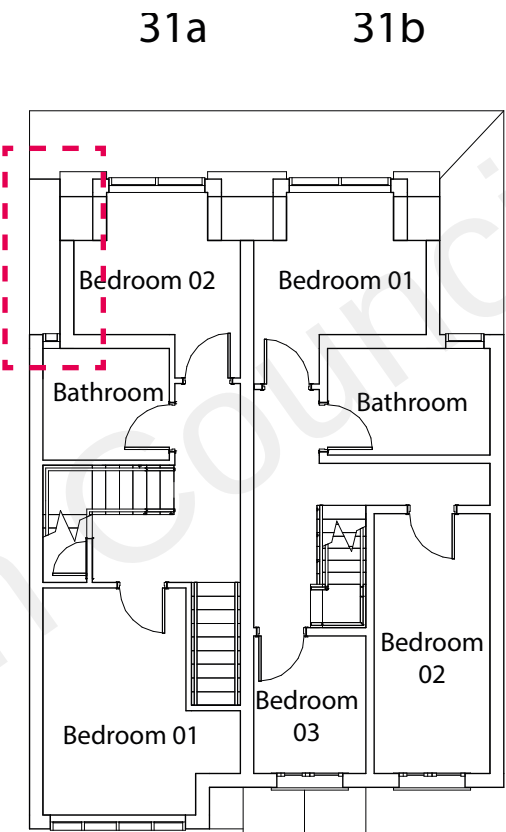
3.1 Constraints and Opportunities Diagram

One of the constraints of the design is the adjoining building. Making sure that there light is not obstructed. Being a North facing property this is not as much of a problem, but it was considered in the design process.

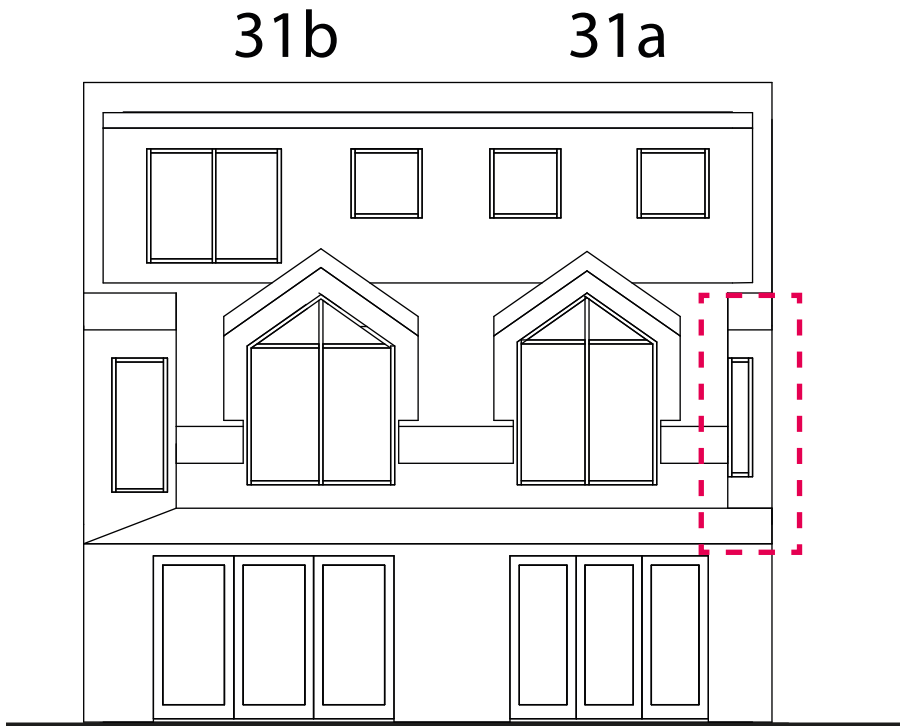
This alteration has also allowed for there to be a small vertical window in 31a bathroom, allowing natural light into the room.



Rights of Lights
29 & 31 Waterton Avenue



Proposed First Floor



Proposed Rear Elevation

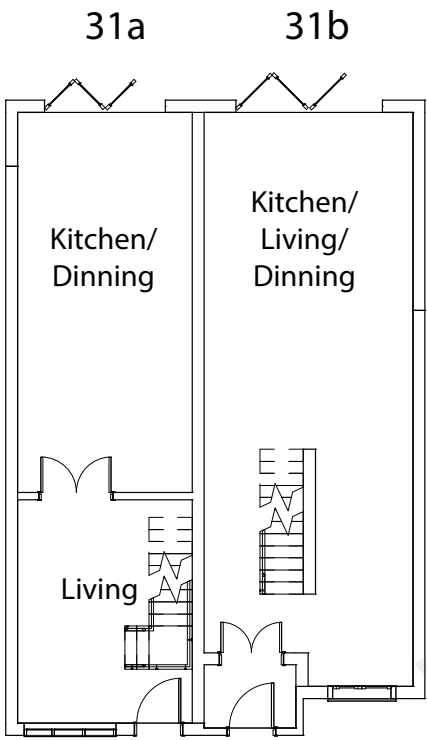
3.2 Concept / Design Principles

The design started by using the original central wall to divide the two sides of the house to create two homes.

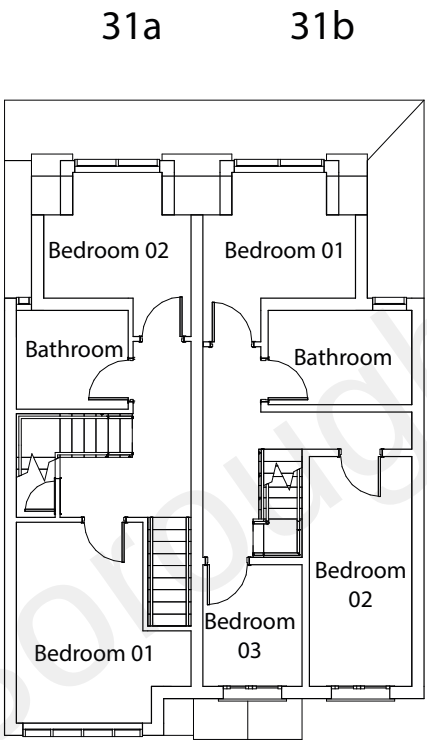
On the Ground Floor the small extension to the rear will allow more room in the Kitchen/Dinning of both houses

On the Second Floor the extension to the rear will allow an additional room for both houses.

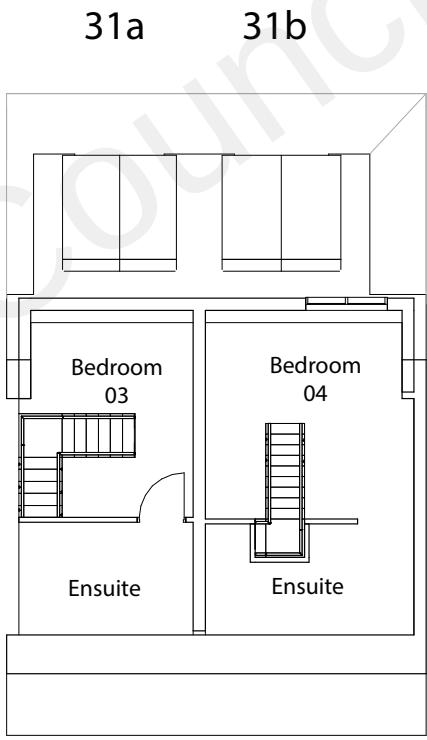
The Proposed loft conversion, including dormer and Hip to Gabel roof alteration, creates a large master bedroom and en-suit.



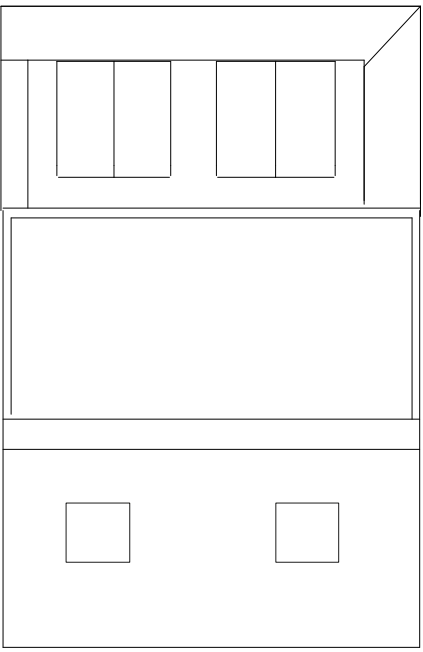
Proposed Ground Floor
31a and 31b Waterton Avenue



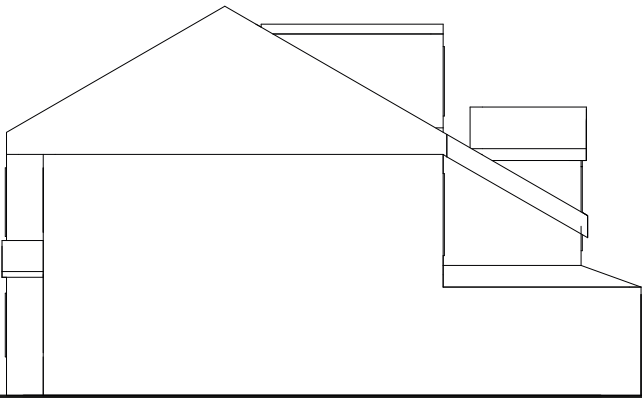
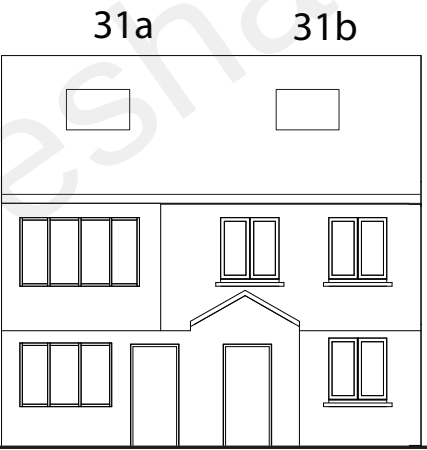
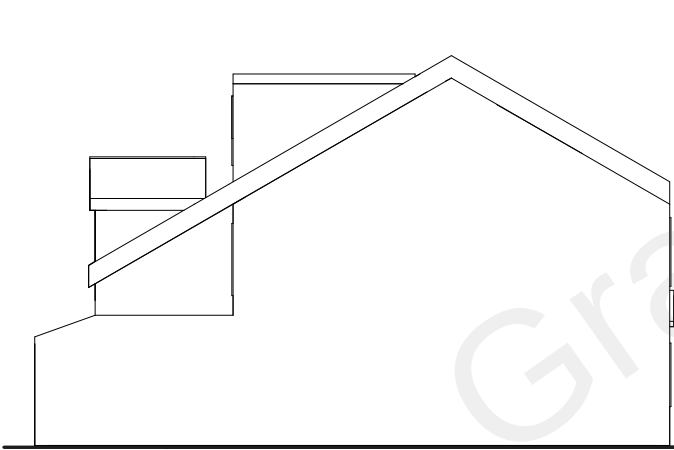
Proposed First Floor

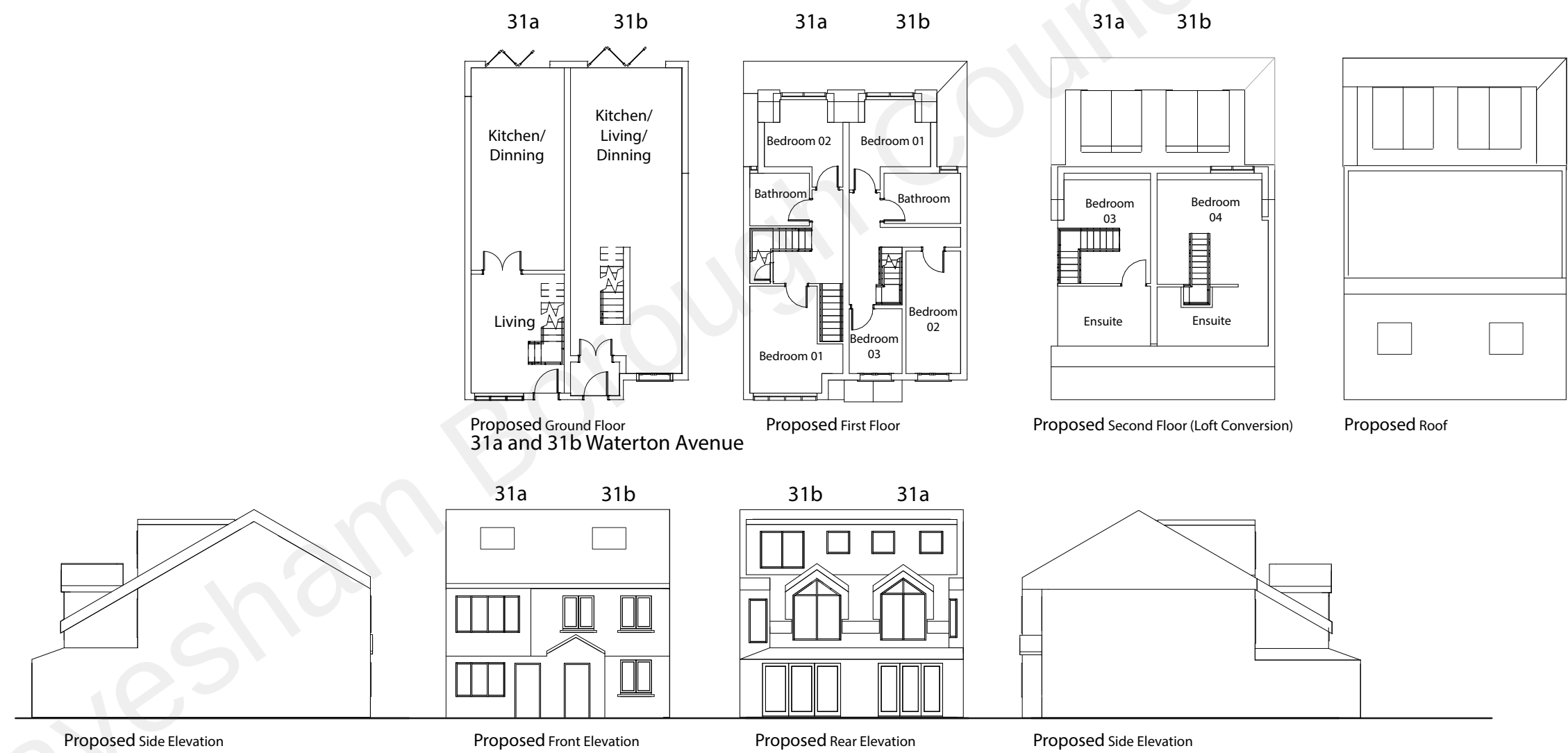


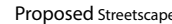
Proposed Second Floor (Loft Conversion)

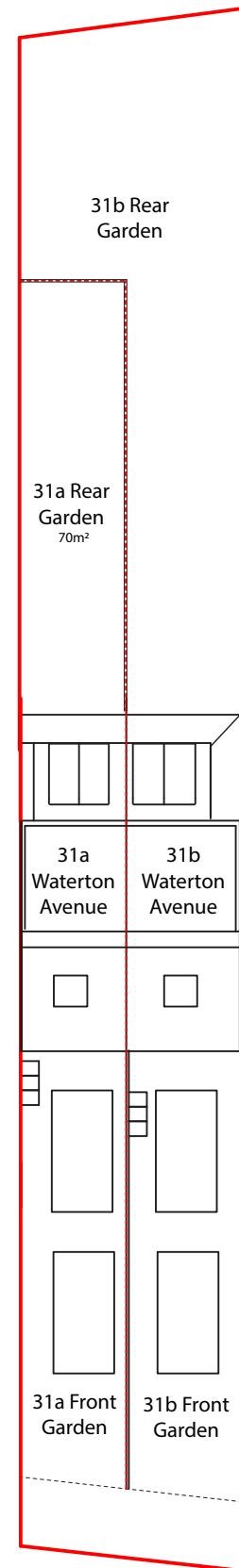


Proposed Roof









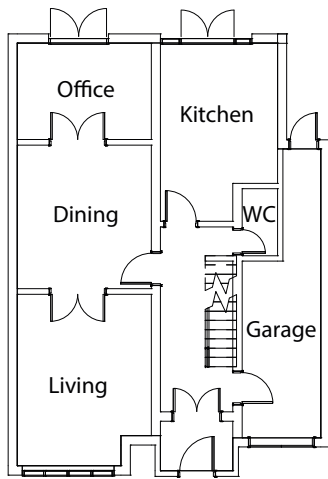
Proposed
31a and 31b Waterton Avenue



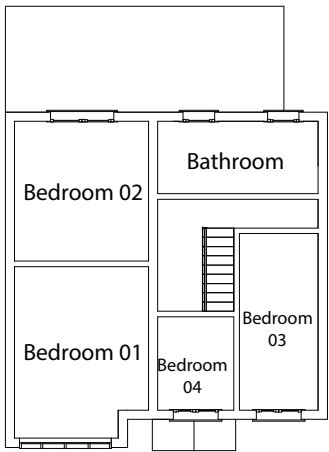
Proposed divide of the rear garden, allowing current owner to access the shed at the rear end of the garden.



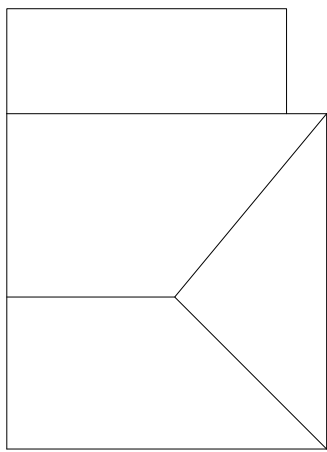
Proposed divide of the front garden/drive



Existing Ground Floor
31 Waterton Avenue



Existing First Floor



Existing Roof



Ms Sophie Dickson
31 Waterton Avenue
Gravesend
DA12 2PY

Plans and Elevations

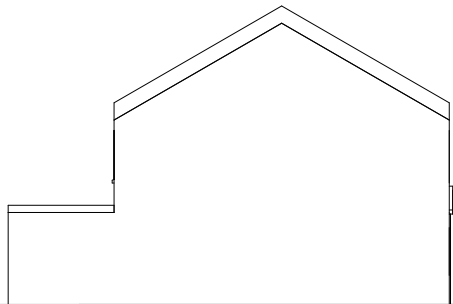
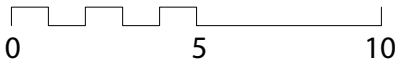
For Planning
Sheet 1 of 4

These Drawings are to be used as a
guide, measurements should be made
on site, and specialists should be
consulted where necessary.

Do not work from reduced scale
drawings. Please refer to scale and
sheet size as indicated. DO NOT SCALE.

Scale 1:200@A3

This drawing is produced by
Alexandra Horsman



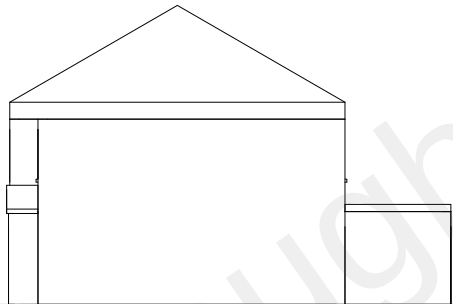
Existing Side Elevation



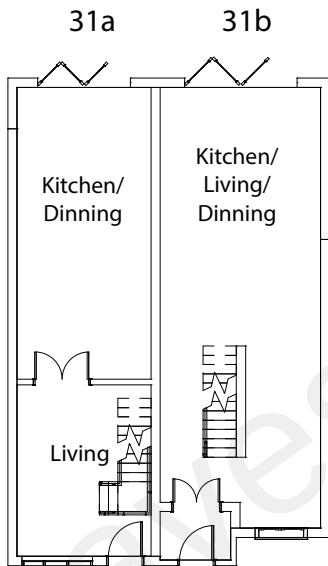
Existing Front Elevation



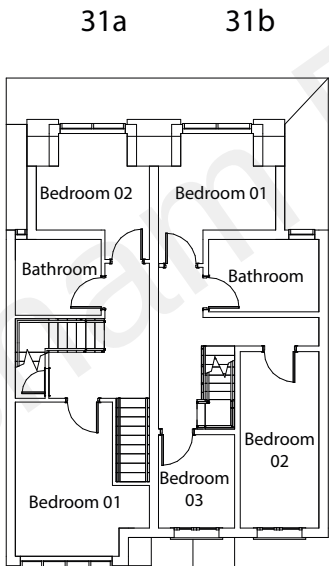
Existing Rear Elevation



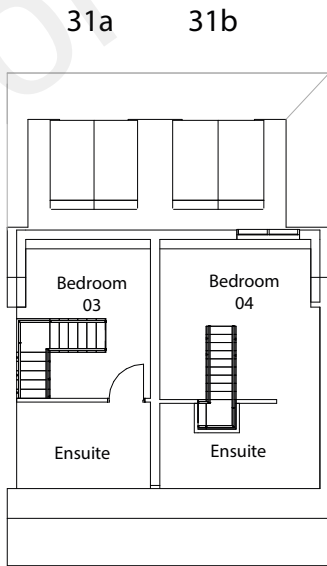
Existing Side Elevation



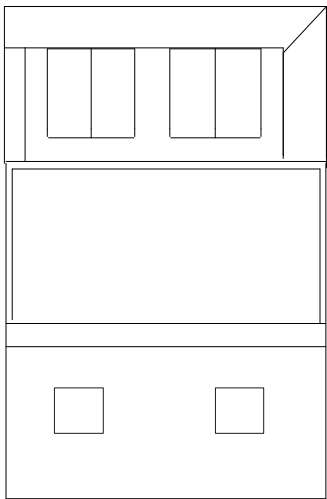
Proposed Ground Floor
31a and 31b Waterton Avenue



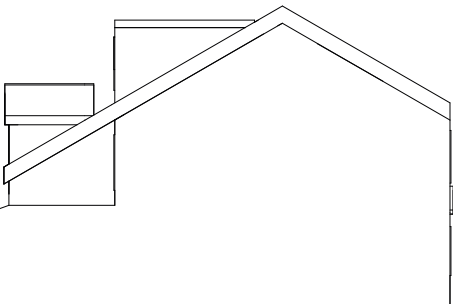
Proposed First Floor



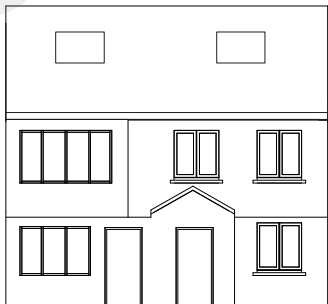
Proposed Second Floor (Loft Conversion)



Proposed Roof



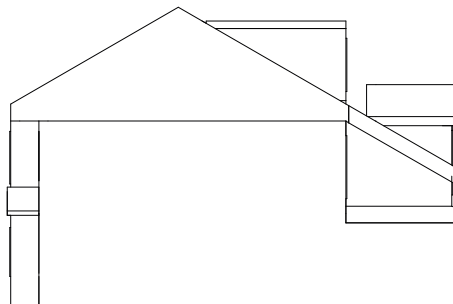
Proposed Side Elevation



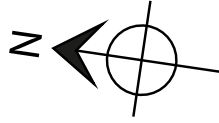
Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation



Ms Sophie Dickson
31 Waterton Avenue
Gravesend
DA12 2PY

Site Plan

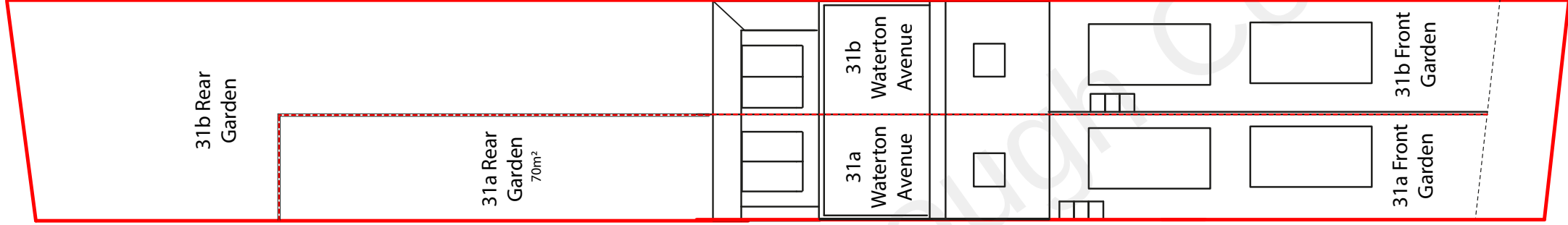
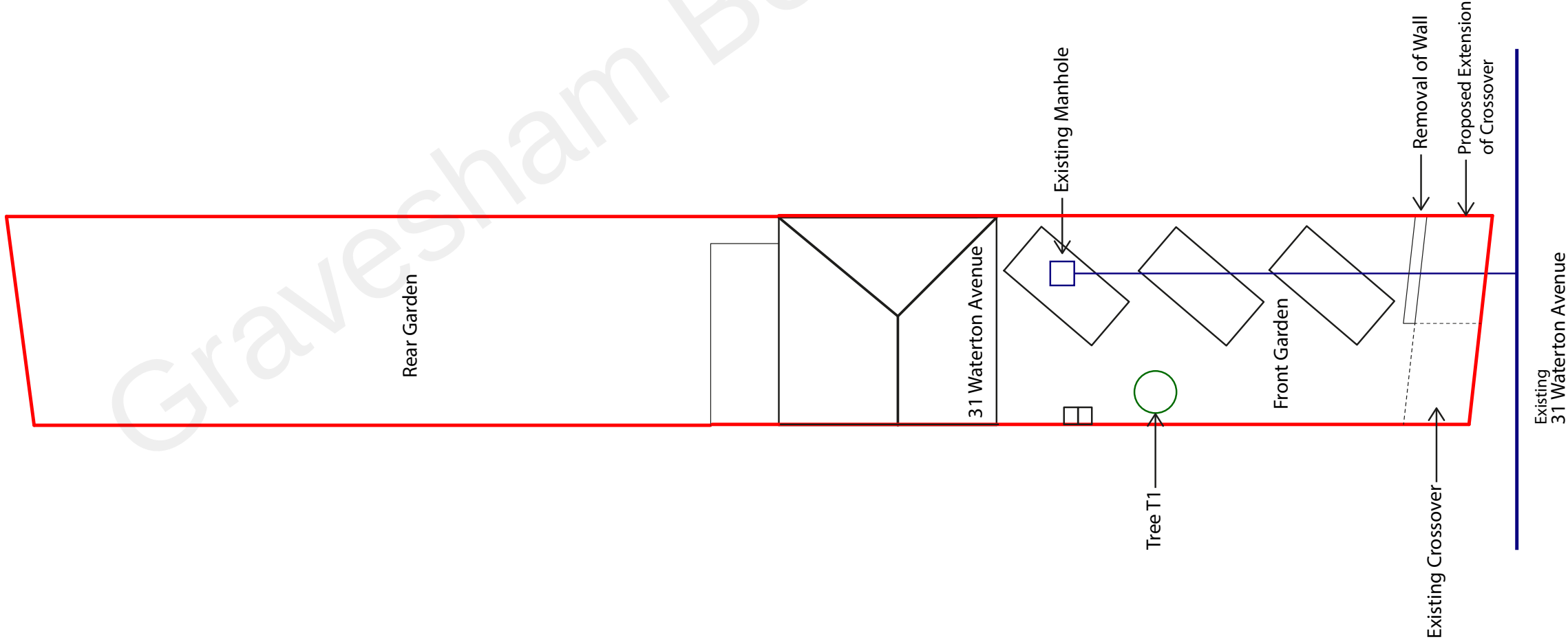
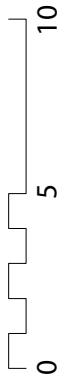
For Planning
Sheet 3 of 4

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Scale 1:200@A3

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Proposed
31a and 31b Waterton Avenue

P02 04.10.21
Updated to incorporate planners
comments

P01 25.03.21
Initial Issue

Ms Sophie Dickson
31 Waterton Avenue
Gravesend
DA12 2PY

Streetscape

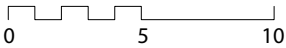
For Planning
Sheet 4 of 4

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Scale 1:200@A2

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Existing Streetscape

31 Waterton Avenue



Proposed Streetscape

31a
Waterton
Avenue

31b
Waterton
Avenue

31 Waterton Avenue



Plan Produced for: Planning
 Date Produced: 16 Jan 2021
 Plan Reference Number: TQRQM21016220419831
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31 Waterton Avenue



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