



1. Front view of the House

**BDK**

— DESIGN & PLANNING —

## DESIGN AND ACCESS STATEMENT

### Proposed Residential Extension 1 Genesta Glade

Riverview Park  
Gravesend

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December 2021

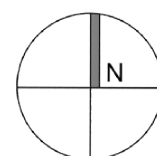
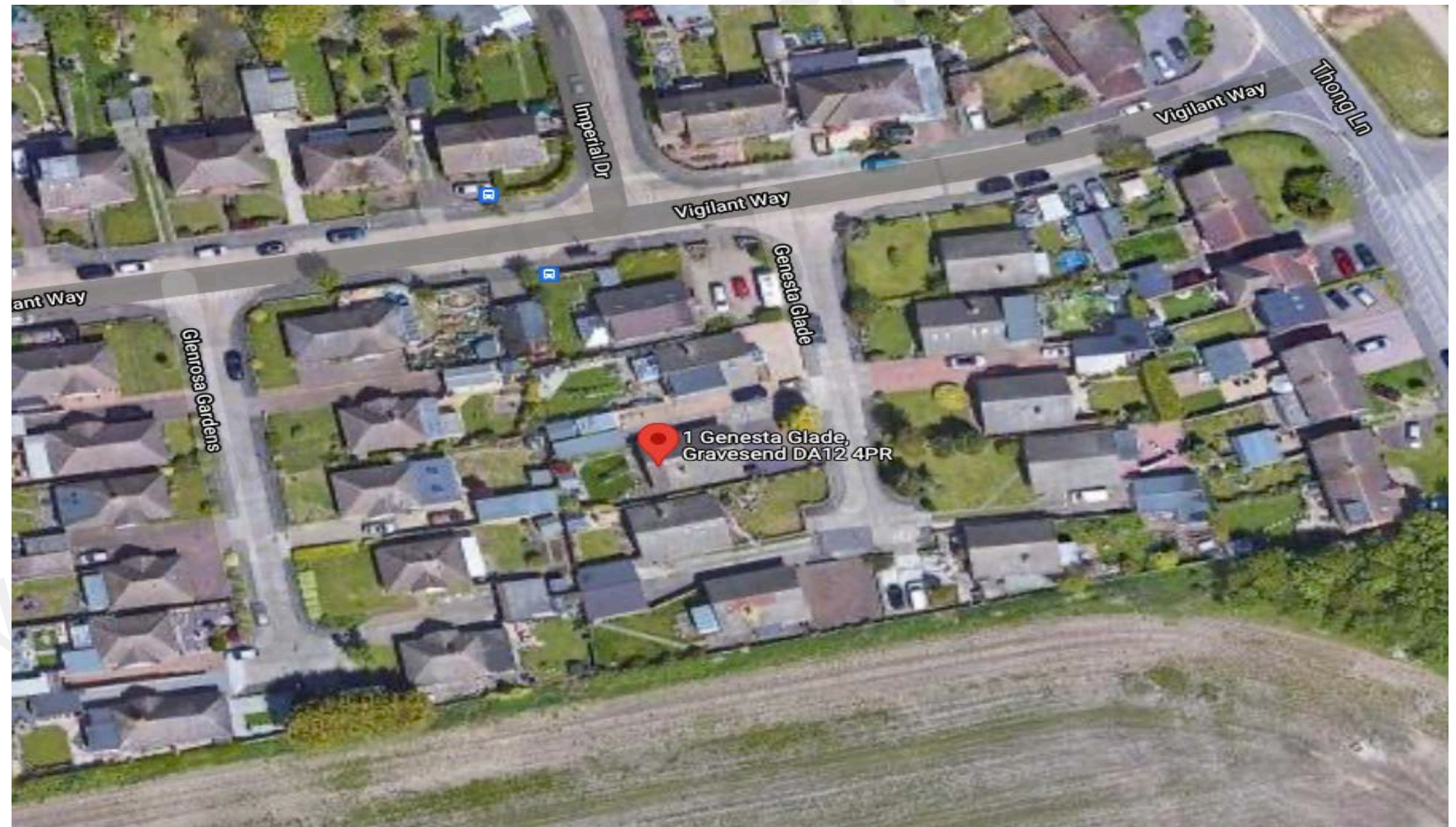


## INTRODUCTION TO SITE 01

This Design and Access Statement supports a detailed planning application for a proposed loft conversion and single storey front extension of the Residential Property. 1 Genesta Glade is located in Riverview Park, Gravesend, Kent.

BDK have been engaged to extend the existing dormers to the first floor to improve habitable space and add a single storey extension. Additionally, slight alterations have been proposed for the internal layout to create more usable spaces.

The DAS accompanies the detailed scaled drawings of the proposed scheme for the planning application.



2. Aerial View of Site

## SITE PHOTOS 02

The Street view images below show the building in its surrounding context. The proposed extension will not be out of character for the surrounding area with numerous properties of this style and orientation having completed both side and rear extensions.

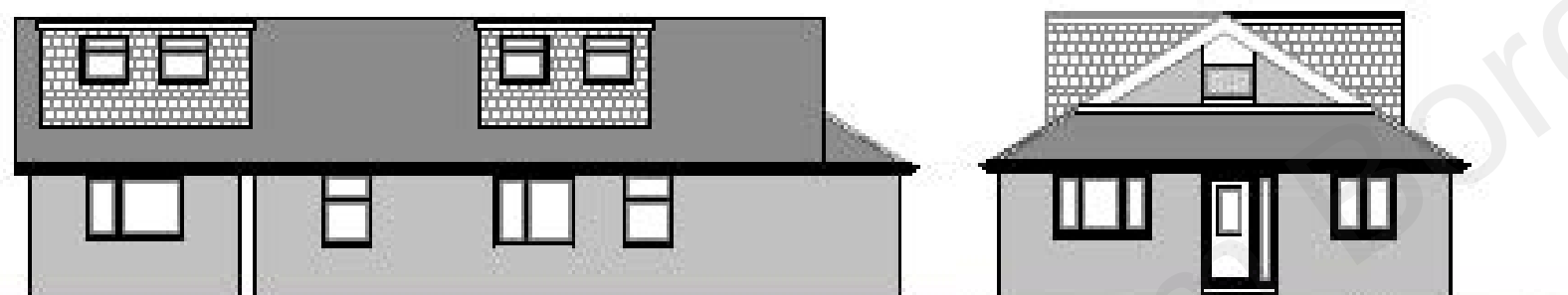


3. Street view of the property



4. Street view of the property

## The Proposals 03



The proposed extension and internal alterations are to improve the quality of living for the homeowners of 1 Genesta Glade.

The revised proposal encompasses a more sympathetic scale to the surrounding area. The extension proposals mirror that of 2 Genesta Glade in that the dormers come right to the front of the main roof and do not detract from the vista. There are also limited over looking on to any private amenity space. To retain any issue of overlooking it would be accepted that all first floor windows are top hung and even obscured.

The design principles set out in this proposed development are also in reference to 1,3,5 and 7 Gazelle Glade. Where they have all extended forward on the front with a single storey extension and also dormer extensions to both sides of the main roof and to the front of the property.

The design proposal in to compliment the street scene and replicate the front entrance similar to 7 Gazelle Glade when it is completed. (note application approved 2021).

The materials for construction proposed will also match existing with tile hanging insert to first floor on the front facade.

The existing vehicular access will be retained, with an increased block paved area to accommodate 3 parking spaces.

**Bottom Left image shows 1 and 3 Gazelle Glade with similar design principles.**