

SITE AT 129 B MILTON ROAD GRAVESEND KENT  
PROPOSED USE OF VACANT BASEMENT TO  
BE COMBINED WITH EXISTING GROUND FLOOR FLAT  
DESIGN & ACCESS STATEMENT  
IN SUPPORT OF PLANNING APPLICATION  
BY DEWLANDS PROPERTY LIMITED

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## The site as existing

The existing building on the site is a four storey end of terrace converted into self contained flats & a vacant basement.

Pedestrian access is to the side of the property via the unnamed alleyway off Milton Road with entrance to the flats on the rear elevation.

Access to the basement is via a self contained entrance at that level on the rear elevation.

The property is in Flood Zone 1 location.

## Design Proposals

The planning application is to combine the vacant basement with the existing ground floor flat.

The proposals include the following details

1. The floor area of the proposed use is  $63.5\text{m}^2$ .

Gravesham Local Plan Housing Standards Table 2 minimum room sizes for Flats indicates minimum of  $7.2\text{m}^2$  for kitchen & the area of the new Kitchen/Diner is  $17.16\text{m}^2$  substantially in excess of standards.

The proposals indicate a storage area in excess of the minimum required 2 bedroom 3 person dwelling.

2. The proposals meet the technical requirements of item 1 with regard to minimum floor to ceiling height of 2.3m for at least 75% of the gross internal floor area being 2.5 m.
3. The open plan layout of the proposed Kitchen/Diner indicates an area of full height double glazing with opening sections to provide sufficient light & ventilation to the habitable accommodation.
4. Because the property is in a Flood Zone 1 location the perimeter of the walls will be treated with a tanking construction that will provide extra flood resistance & resilience measures to exclude flood water where possible.
5. The perimeter of the walls will be lined full height with an impermeable damp proof membrane lapped with membrane in the new floor construction & with 100mm thick vertical impermeable concrete to walls & 150mm thick to floor (which water cannot pass through). Also a lime plaster wall finish being a flood resistant material.  
Electric wall sockets to be installed at least 300mm above floor level.

The estimated level of flooding for the proposed site falls within 1 in 100 year river flood level & 1 in 200 year tidal flood level. There is no recorded evidence of any flooding to the property since its construction over 100 years ago indicating there is very little or no risk of flooding in its location.

In summary I believe the submitted scheme would :-

- i) be an appropriate development in terms of visual appearance the only elevational alterations being slight enlargement of rear exit at basement level.
- ii) Improve the facilities of the existing 2 bedroom residential flat including an additional bathroom & a new Kitchen/Diner in the basement, providing good quality accommodation.
- iii) Cause no detrimental harm to the neighbouring properties