

20 GOLF LINKS AVENUE, GRAVESEND DA11 7PA

PROPOSED GARDEN OUTBUILDING DESIGN & ACCESS STATEMENT

Introduction: This Design & Access Statement, in support of the application for a garden outbuilding at the above address, is to be read in conjunction with the supported drawings.

Overview: No. 20 is on the eastern side of Golf Links Avenue. It is not a listed property nor is it located within a conservation area. The proposed garden outbuilding will be located adjacent to the eastern boundary of the rear garden.

Layout: The building will consist of a garden room/office with a separate gym space and a secure internal store.

Design: The garden outbuilding will be ancillary to the dwellinghouse, which is modest in size considering the plot size. The L-shaped outbuilding is designed to take advantage of the sun path during the day and enhance its setting.

Appearance/Materials: The building will be constructed using traditional brick and block with cavity insulation. Screen planting will be maintained at flanks.

Windows and glazed doors will be uPVC fitted with double glazing units. The roof will be finished with a single ply membrane system or felt. Glazing has been located to preserve the privacy of neighbours, with flank glazing to be obscure.

Construction: The garden outbuilding will be constructed using brick and block with cavity insulation and single ply membrane/felt roofing to meet Building Regulation requirements.

A foundation system will be chosen that best serves the site and causes least disruption.

Access: The existing access and parking will not be affected by this application.

Assessment of the proposals: The proposed garden outbuilding is:

- i. ancillary to the dwelling
- ii. located and sized to respect the setting, location and neighbouring houses
- iii. finished in materials sympathetic to its location
- iv. will use a foundation system to suit the site conditions

There is an existing outbuilding at the end of the rear garden of No. 33 Harman Avenue, which is visible from the rear garden of No. 20 Golf Links Avenue. There are a number of larger garden outbuildings along Harman Avenue in close vicinity.

The neighbouring property at No. 18 Golf Links Avenue has a garage that is hidden from view (from No. 20) with fencing and screen planting. This garage is set further back into the garden than the house along the southern boundary with No. 20.

The design and materials proposed for the building respect the character and appearance of the host building.

Consequently, the proposal will not materially harm the character, appearance of the house, street scene or the wider locality.