

7 First Avenue, Northfleet, Gravesend, DA11 8DJ

Planning Application
Design and Access Statement

28/03/2022

Ref: 7FA/DAS



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1. Introduction

- 1.1 This Design and Access Statement has been prepared in support of a Planning Application that seeks approval for a loft conversion with addition of a dormer to the rear of the property and 2no rooflights to the front at 7 First Avenue, Northfleet, Gravesend, DA11 8DJ.
- 1.2 The house is a two-storeys detached dwelling located along First Avenue.
- 1.3 The building is not listed and it is not located in Conservation Area.
- 1.4 The following sections explain the design principles and concepts that have been applied to the loft conversion to demonstrate the steps taken to appraise the context and how the design takes that context into account.

2. Site

- 2.1 No. 7 is approximately located at the beginning of First Avenue in a calm residential area. It is two storeys house with an extensive rear garden and a garden at the front with a driveway in front of the garage.

3. Design

3.1 Purpose of proposal

- 3.1.1 The purpose of the proposal is twofold: firstly, to increase the quality of accommodation required for a growing family and also to maximize the usable living space within the property. The loft conversion will benefit of a comfortable headroom and, along with the addition of a dormer will increase the liveability of the property and its spectrum of usage for the family by offering a further bedroom, shower-room and plenty of storage space.
- 3.1.2 The 2no rooflights at the front will bring more natural light into the proposed storage space (a walk-in wardrobe) and the staircase, whereas the 3no windows in the rear dormer, facing the rear garden, will allow natural light to the bedroom and shower-room.

3.2 Proposed development

- 3.2.1 On the rear elevation, the proposed dormer has 3no Juliet balconies which have been design symmetrically and aligned as much as possible with the windows at the first floor in order to incorporate their design in the existing building. The dormer extension is contained within the existing rear roof slope and set back from the existing eaves with height not exceeding the existing ridge line.
- 3.2.2 The massing and position of the rear dormer were designed to ensure no overlooking occurs to existing windows or rooflights of

neighbouring properties. The roof dormer is subservient to the overall mass and volume of the house. All proposed external works are contained within the existing roof's geometry and are out of sight from street views.

- 3.2.3 All proposed materials and finishes to be use externally shall match those of the existing building to ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with the Policy of the Gravesham Local Plan Core Strategy adopted in 2014 and update 2019.

4. Sustainability

- 4.1 In order to increase the sustainability of the property, construction procedure will aim to improve the current energy performances. Accordingly, the loft conversion will be properly insulated, with insulation running down to the eaves. Additional flat roof insulation will be installed in the dormer as well as in the walls and dormer's cheeks. The rooflights and the Juliet balconies will be double-glazed to ensure the maximum heat retention and reduce energy consumption.
- 4.2 The increase amount of natural light brought into the loft will reduce dependency on artificial lighting, hence helping to reduce energy consumption.

5. Access

- 5.1 The primary access to the no. 7 via the main front door will remain unchanged.

6. Conclusion

- 6.1 This Design and Access Statement has been prepared keeping in account the relevant Policies and Local Plan Core Strategy adopted in 2014 and update 2019 from Gravesham Council. These considerations will ensure that the proposal will not affect the local appearance and character of the area, but it will blend and be absorbed in it instead. As we emphasise that the proposed works:
- Intend to turn the unused roof space into a bedroom, storage, shower-room adding space for a growing family;
 - Integrate the proposed dormer by using materials that will blend in with those of existing house;
 - Do not detract appearance of the residential area;
 - Take into consideration the scale, materials and appearance of existing house.
 - It will definitely improve the sustainability of the existing dwelling.

7. Supporting Documents

- 7.1 The following drawings have also been submitted and are to be read in conjunction with this Design and Access Statement.

Drawing number	Scale	Title
7FA/SL01	1:1250 @ A4	Site Location Plan
7FA/BP01	1:500 @ A4	Block Plan
7FA01-09/EXI	1:50@A3	Drawings as existing
7FA01/09/PRO	1:50@A3	Drawings as proposed
Photos	Not To Scale	Photos of front, rear and side