

DESIGN AND ACCESS STATEMENT-

21 SUN LANE
GRAVESEND
KENT DA12 5HQ

CLIENT
Mr. and Mrs. McClelland

LOCAL AUTHORITY
GRAVESEND BOROUGH COUNCIL

PROPOSAL

The proposal is to rebuild and widen the ground floor existing rear extension and to include a first floor addition built above to accommodate two bedrooms.

We append the application with building plans, PE 1415a PE 1415b, Site and Block Plans

The Site and its surroundings:

The property is an established semi detached bungalow sited on a typical highway in a road with similar dwellings

Design Statement Use

Apart from the additional ground floor space the proposed building and alteration of the extended first floor is to provide two small bedrooms and a family bathroom which will greatly enhance the residential use of this property.

Appearance

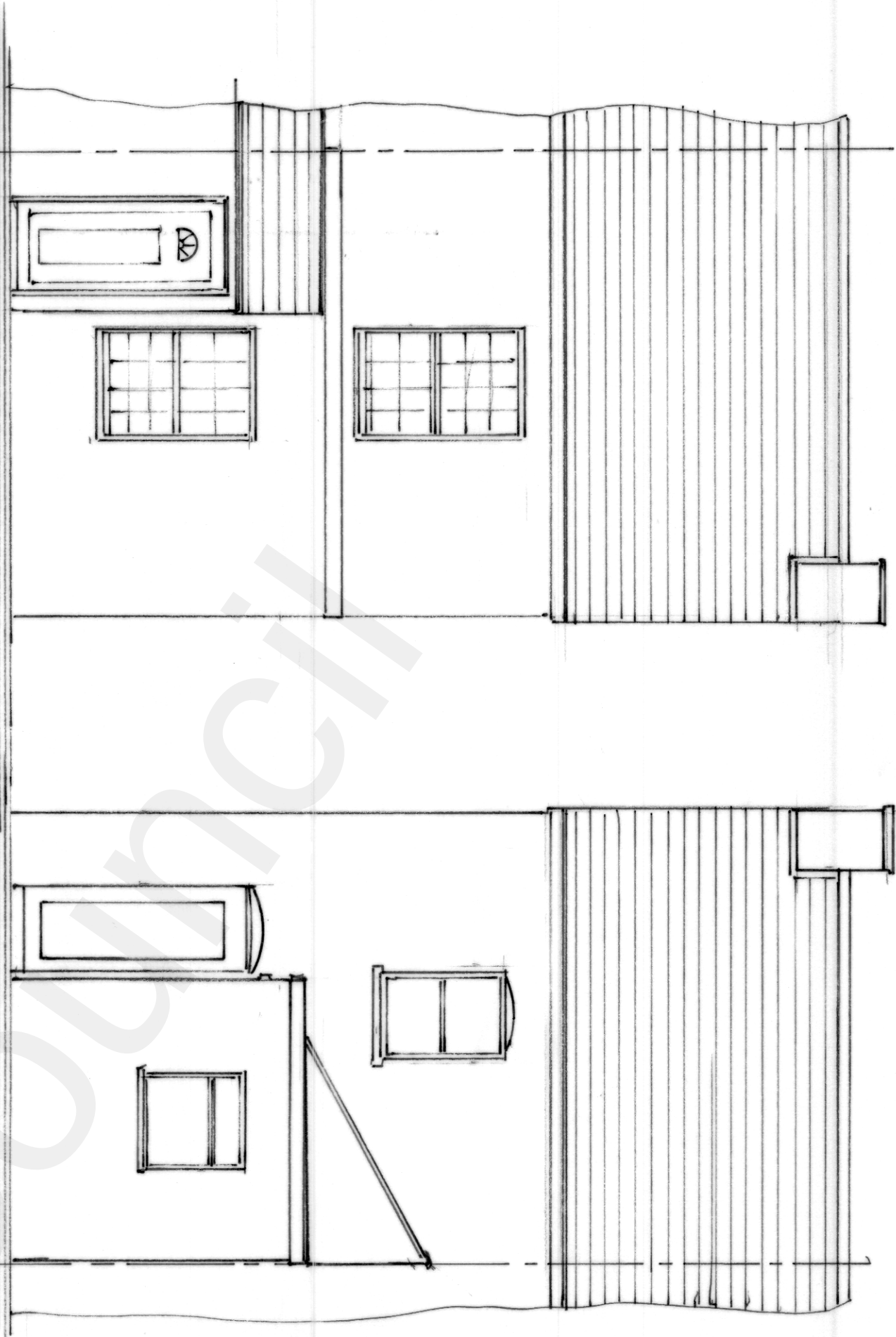
There will be no changes to the front elevation, the existing rear extension will not be deepened only widened, the first floor has a restriction under planning rules of a three meter projection.

Access

Public access to the ground floors and garden areas will not be affected either before and after the construction.

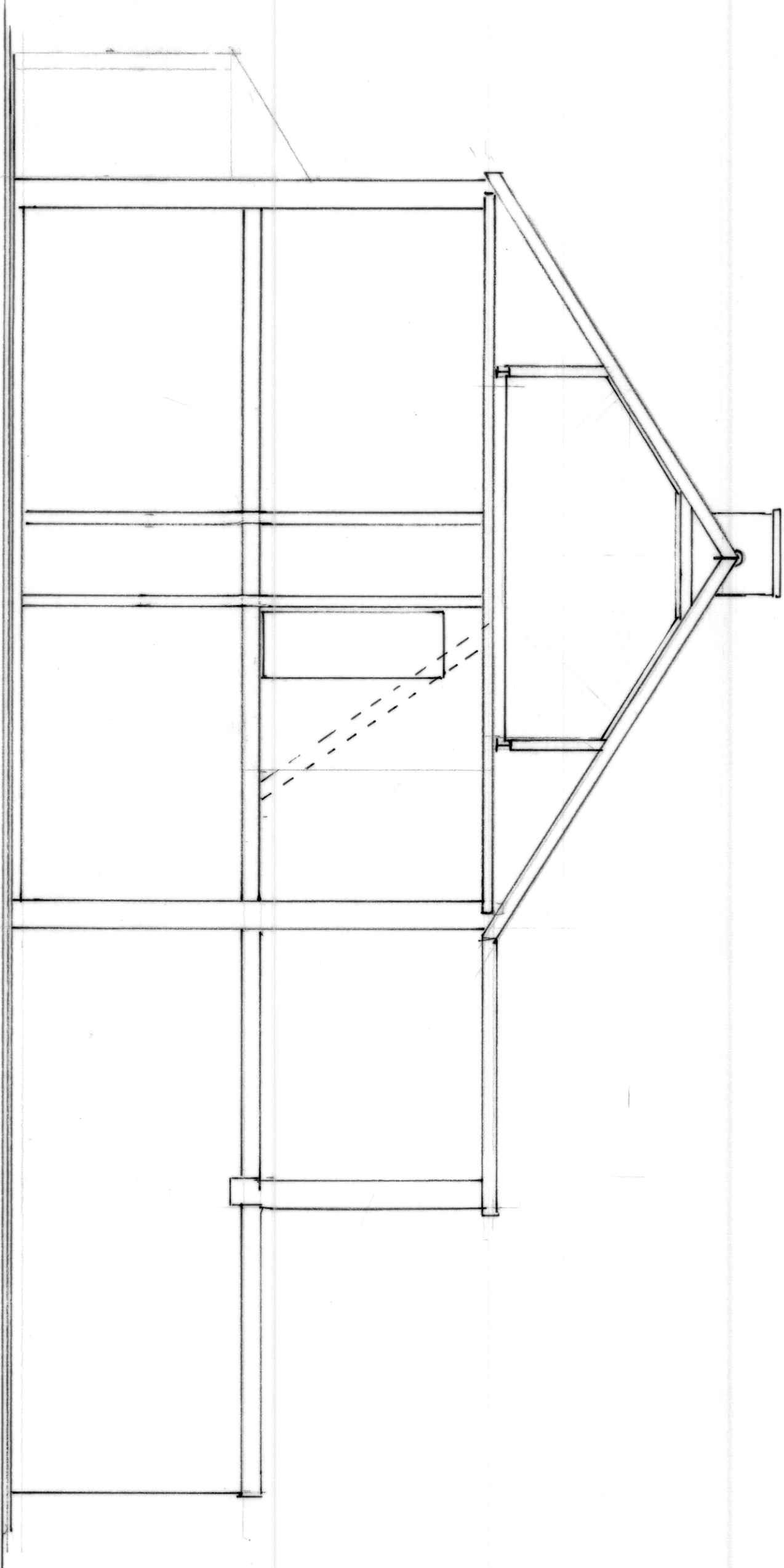
Conclusion

The overall proposed works in my opinion will not harm the character of the area as there are different styles of properties in that stretch of road.

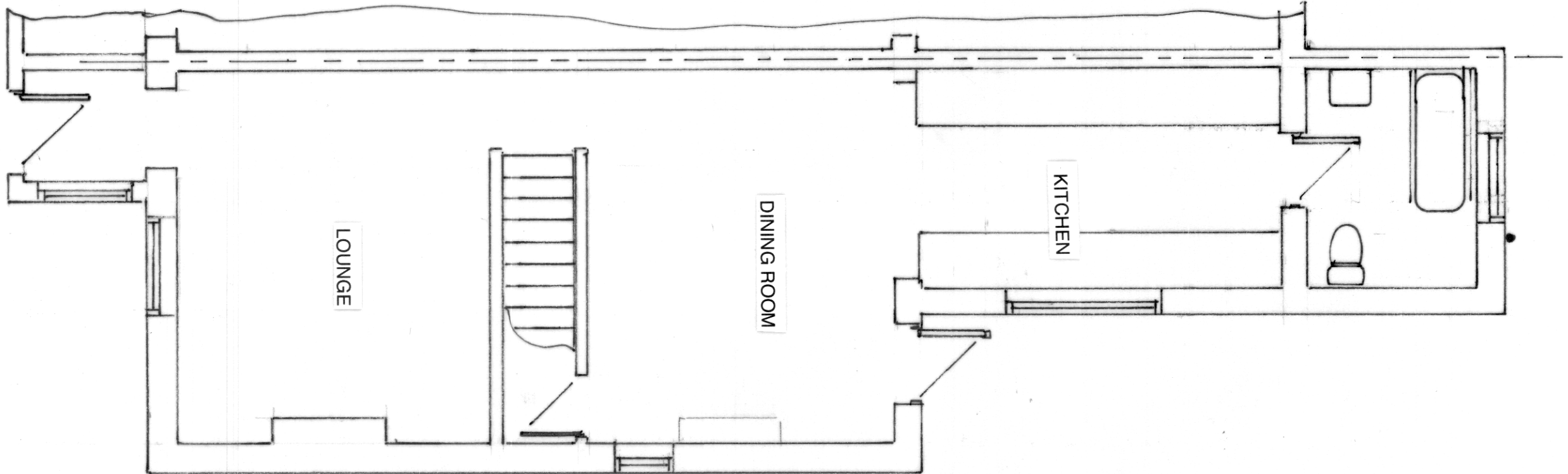


EXISTING FRONT ELEVATION - VIEWED EASTERLY

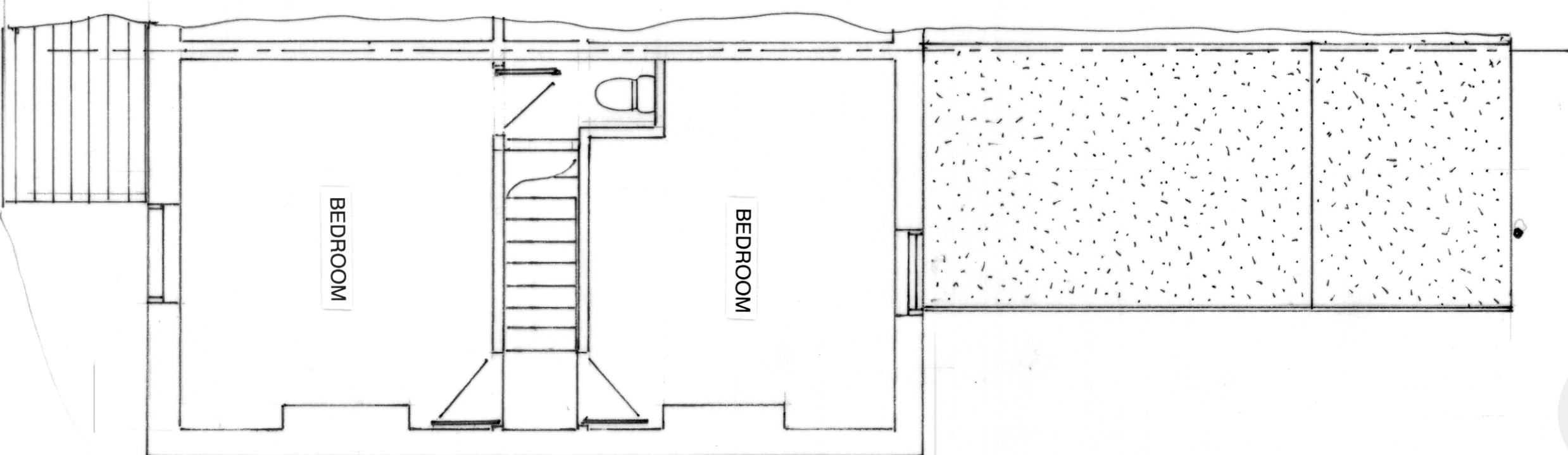
EXISTING REAR ELEVATION - VIEWED WESTERLY



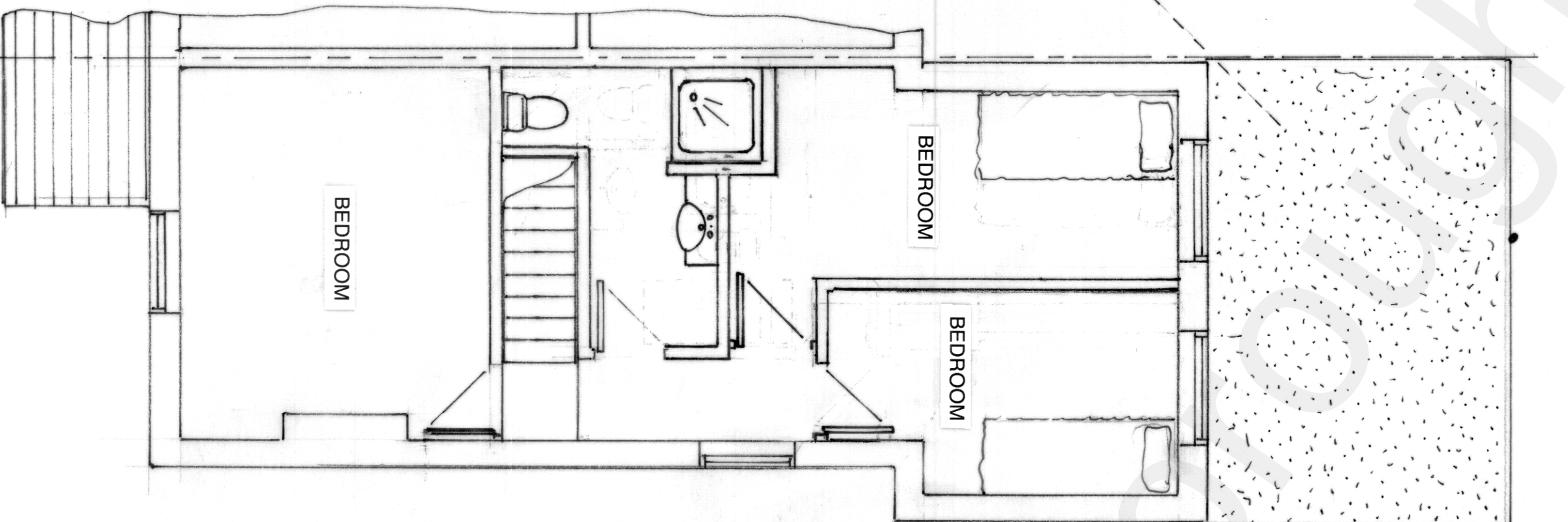
EXISTING SIDE ELEVATION -VIEWED NORTHERLY



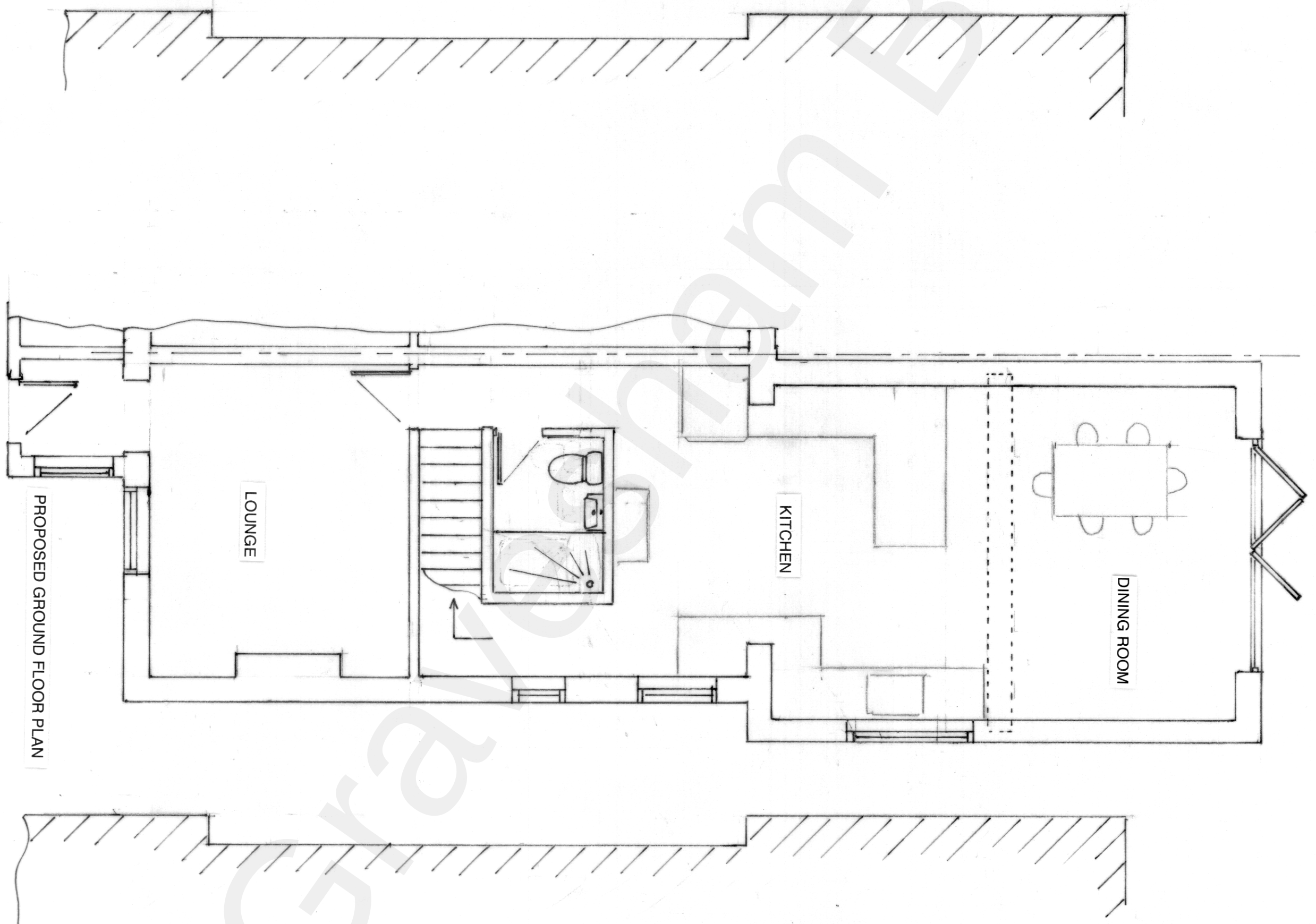
EXISTING GROUND FLOOR PLAN



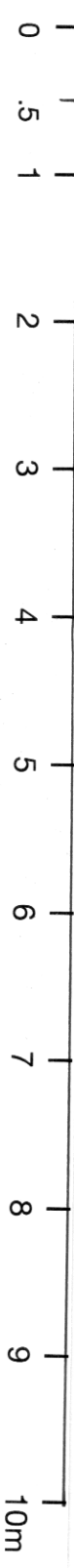
EXISTING FIRST FLOOR PLAN



PROPOSED 1ST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



Applying for
PLANNING PERMISSION
To build a 4.8 meter width rear extension within the party wall line to the same depth as existing with a first floor above the extension having a 3 meter depth with the same width as the new extension.

Client:
MR. & MRS. Mc CLELLAND
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SCALE 1:50 @ A1
DRAWING NO. PE1415A
Revised 9th August 2022