

Design & Access Statement

27 The Terrace, Gravesend DA12 2BA

Introduction:

The existing property is registered as grade 2 building and the plot at 27 The Terrace is an area of approximately 185.8 sq.m. At present the site is occupied by HMO on the ground, first, second and loft floor.

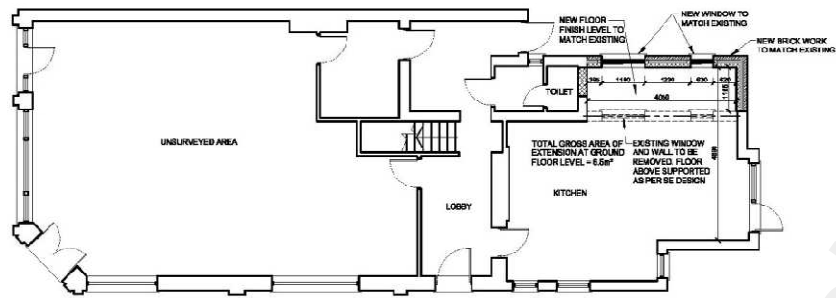


Proposal:

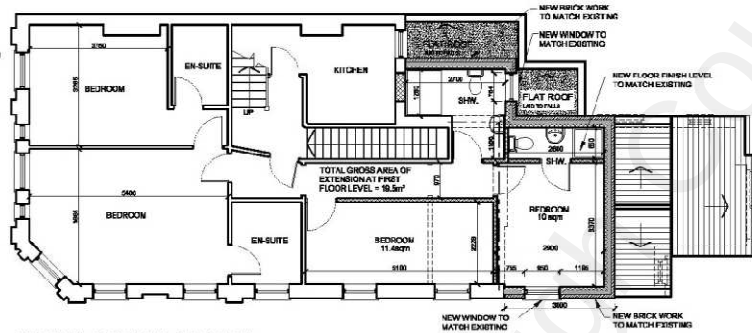
The intention of the planning application submitted is to do extension on ground and first floor extensions to create more space and for a decent size room for the property with multiple occupations (HMO).

Layout:

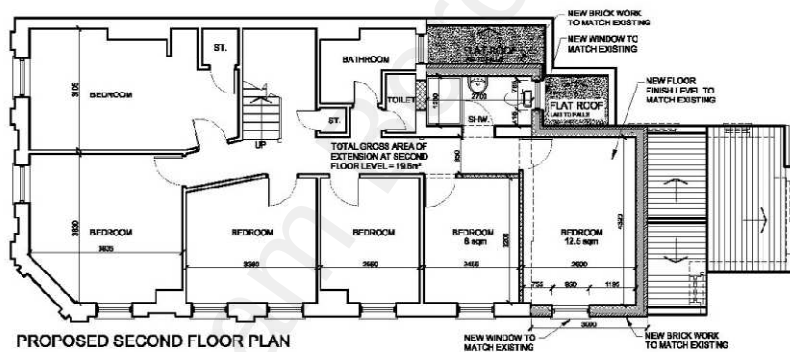
The proposed dwelling would have lobby, kitchen, and toilet and 2 bedrooms area on the ground floor. The first floor would have one bedroom and 3 bedrooms attached en-suite, shower and kitchen. On the second floor would have 6 bedrooms, shower, bathroom, toilet and stores. On the loft floor would have 4 bedrooms attached en-suite. The design of the dwelling is of traditional appearance, having walls finish with render under a plain clay tiles roof with same materials for the windows and doors. The proposed design is simple and lends itself to the existing stock within the surrounding area. There is also adequate space for the provision of re-use/ recycling collection within the site. Internally, all the rooms' area is a reasonable size and the design attempts to give some consideration to the user. All doors are proposed to have a clear opening of 765mm with the main entrance door having a clear opening of 835mm.



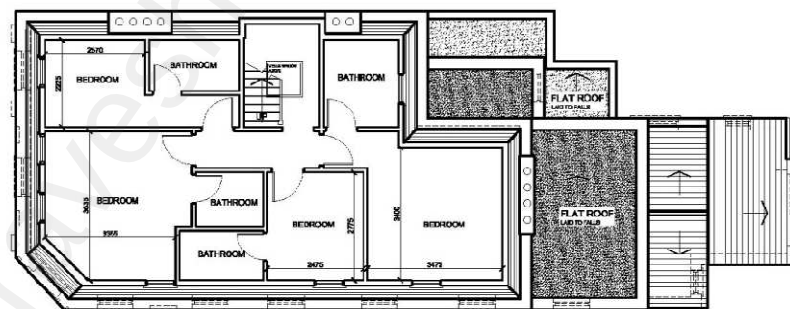
PROPOSED GROUND FLOOR PLAN



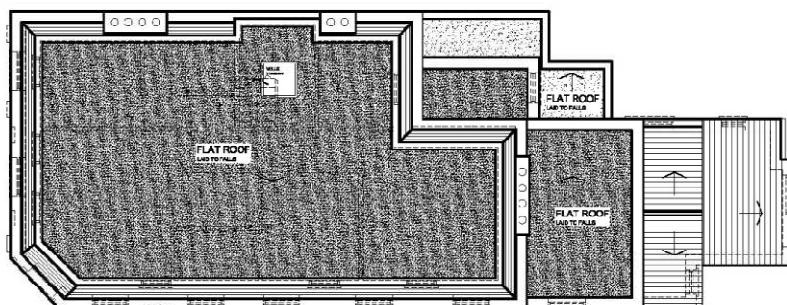
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

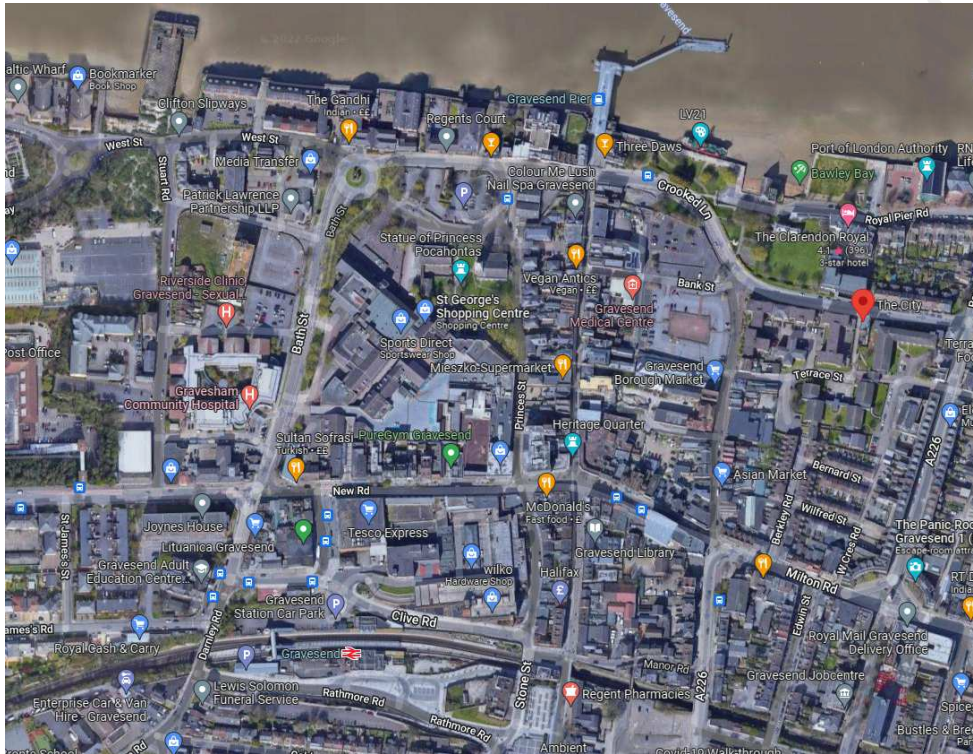


PROPOSED LOFT FLOOR PLAN



PROPOSED ROOF PLAN

It is proposed to provide a side access to the property from the ground floor. The access public transport would seem relatively good in term of buses, there is bus stop on the Crooked Line which is less than 5 minutes walk. The site also close to Gravesend train station which take about 10 minutes walk from the site to the property. The site is also reasonably situated for the local amenities of the surrounding area as the shopping centre is less than 10 minutes walking from the property.



Google map above show the local amenities and public transport near the site.

It is considered that the accommodation is very secure. Access is proposed from The Terrace and Cross Street and in full view of the other properties to the other side of the road.

The property is provided with a space all around to the property, which will be screened with boundary fencing. This is to be the main amenity space for the proposed development.

The proposed dwelling is similar in height to those of the surrounding area with the width and length being within the constraints of the plots. As a result the bulk and massing have been given close consideration and are not excessive or out of keeping for the plot surrounding building.

Appearance:

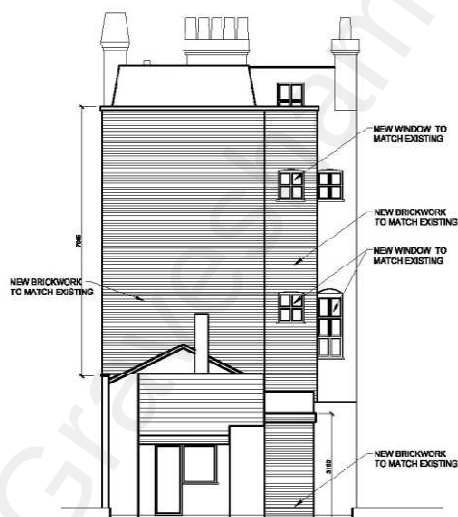
The appearance of the proposed dwelling is of a traditional style, as previously mentioned, with a view to having a balanced and neutral impact on the existing street scene. The design is also simple in its appearance and not ostentatious or contemporary. The gutter and ridge height are similar to the existing building stock in the surrounding area.



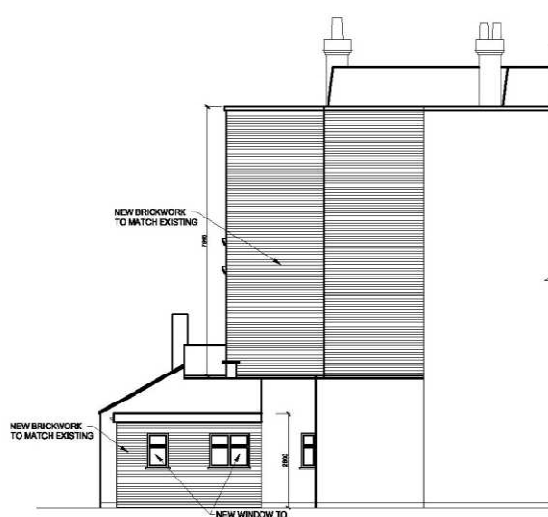
PROPOSED FRONT ELEVATION
(No change from existing)



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

