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29 November 2022

36 The Sandpipers, Gravesend, DA12 5QB: Mr & Mrs A. Sanghera

DESIGN STATEMENT

This is a design statement to form part of a planning application for alterations and extensions to 36 The Sandpipers, Gravesend. The plot size is 0.03 hectares (0.08 acres).

The property is a detached two-storey house, with three bedrooms and a separate garage within a block of three shared with the adjacent dwelling (number 35). The house is built mostly of red facing brick with a tiled roof. The projecting single-storey porch and wc compartment has rendered walls. It is part of a development of 100 homes that were granted Full Planning Permission by your Council on 22 November 1984 under reference GR/84/393.

According to the Council's planning constraints for this property, it is next to a historic landfill site known as Holyoake Mount. Messrs Boyer Design Group, acting for the builders, Sir Alfred McAlpine Homes, show approximate areas of fill on their drawing number 1814/3, which has been published on the Council's website. Number 36 The Sandpipers appears as plot 46 on the drawing. The house and garage have been built differently from that as shown on the drawing. The drawing shows the front of plot 46 in line with the front of adjoining plot 47 and the front section is shown as within the area of fill. The house as built has been sited further back than this, so that it is in line with the rear wall of plot 47. If this is the case, it is likely to be outside the area of fill.

A conservatory has been built against part of the rear wall of the house. it measures just over 4.2 metres in width and 3.1 metres in depth.

There is also a garden shed behind the garage.

The rear garden faces The Sandpipers open space.

The present porch is very cramped. My clients wish to take down the porch at the front of the property and to replace it with a deeper porch and wc compartment. The replacement porch will also have rendered walls and a tiled roof, albeit at a lower pitch than the existing lean-to roof. Whereas the existing porch projects by about 1.2 metres from the main front wall, its replacement will project by 2.5 metres. The nearest property on the opposite side of the road (number 29) is about 20 metres from the main front wall of number 36. The proposed porch will not contain any habitable room windows and the privacy of number 29 will be unaffected.

My clients also wish to extend their property at the rear to provide an open plan dining and living area at ground floor level and two bedrooms at first floor level. This will replace the existing conservatory. It will project 3.5 metres from the original back wall and extend for the full width of the property.

The extension will be built of red facing brick at ground floor level to match the original house. The entire first floor, including that of the original house, will be faced with Cedral type cladding, coloured light grey. There are two other examples of this type of cladding and colour along The Sandpipers, two further examples in the feeder road, The Curlews, and another two examples in The Turnstones, which all form part of the same development. The extension roof will be covered with the same tiles as the original house. It will consist of two hipped roofs divided by a tapered gutter and it will be subservient to the original house by virtue of its lower height.

The depth of the proposed extension will meet the 45° rule with regard to the adjoining property, 37 The Sandpipers, and the 45° line is shown on my drawings to demonstrate this fact.

The existing bedroom 3 has a floor area of 5.91m² and a width of 1.92m. This does not meet either the current minimum floor area requirement for a single bedroom of 7.5m² or the minimum width requirement of 2.15m or even the lesser standard of 6.5m² as set out in the Council's Residential Layout Guidelines, dated February 1996. The present bedroom 3 will become a new family bathroom. A window will be inserted in the existing flank wall facing number 37 for the new family bathroom. It will have a single top-hung fanlight and will be glazed with obscure glass.

The existing family bathroom has a floor area of 3.53m². This is again below the 3.6m² minimum floor area as set out in the Council's Residential Layout Guidelines. It will become an en-suite shower room for the new bedroom 3. The new bedroom 3 will have a minimum width of 3.06m and a floor area of

14.13m². It will therefore, qualify as a double bedroom, which has to be at least 2.55m wide and with a minimum floor area of 11.5m². A new bedroom 4 will have a minimum width of 2.918m and a floor area of 8.93m². It will therefore, qualify as a single bedroom.

For information, the present bedroom 1 has a floor area of 12.29m² and the present bedroom 2 has a floor area of 9.57m². Bedroom 1 therefore, qualifies as a double bedroom and bedroom 2 qualifies as a single bedroom.

The extended property as proposed will have two single and two double bedrooms, making it a 6 person property.

The existing living room window at the front of the property will be doubled in width to provide more natural light and ventilation to that room.

The existing windows to the front bedrooms will also be increased by 50% in width (from 1.2m to 1.8m), as the present windows provide inadequate natural light and ventilation.

The proposed remodelling will blend in well with the neighbourhood and no trees will be affected.

The proposal will provide the additional accommodation that my clients desire in a form that will harmonise with the original dwelling and full planning approval is therefore, requested.

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