

JAMES CLAGUE
ARCHITECTS

REPLACEMENT
DWELLING

50 LEWIS ROAD
ISTEAD RISE,
GRAVESEND
DA13 9JG

DESIGN & ACCESS
STATEMENT

JULY 2026

FOREWORD :

This document has been produced to accompany the submission for planning from Gravesham Borough Council, regarding a proposed replacement dwelling to 50 Lewis Road, Istead Rise, Gravesend.

Issue/ Revision	Date	Description
DRAFT	July 2026	Issued to Client

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James Clague Architects Ltd. Latchmere House, 26 Watling Street, Canterbury, Kent

www.jamesclague.co.uk

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1.0 INTRODUCTION

The Design & Access statement has been prepared to support the planning submission for a proposed replacement dwelling at 50 Lewis Road, Istead Rise, Gravesend, DA13 9JG.

The proposed works are summarised below:

- The demolition of the existing detached bungalow.
- The erection of a proposed detached 1.5 storey house with canopy to rear elevation.
- Proposed landscaping including new driveway off existing entrance.

JCA have been appointed to provide a scheme for a replacement dwelling to meet the functional and aesthetic needs of the client. This design statement describes how the requirements and parameters of the proposed scheme will be met in terms of use, layout and scale to fulfil the applicant's brief.

Following a previous planning refusal, and subsequent positive pre-application advice, the scheme takes the planning officer's comments into consideration, significantly reducing the mass of the building, as well as ensuring a chalet style that is in-keeping with the character of the street, and reducing the amount of hardstanding.

This statement is supported and should be read in conjunction with the architectural drawings and information included within this submission.



Fig.1 - Aerial Map (Courtesy of Google Maps)

Key:

 Site Location

2.0 OVERVIEW OF THE SITE

50 Lewis Road is a detached bungalow with a generous garden. The site is set within the village of Istead Rise within the borough of Gravesham, Kent and is approximately 3 miles South of Gravesend. Lewis Road is accessed via Istead Rise and Arcadia Road, leading to the A227.

The neighbouring properties are two storey dwellings of a similar plot size with generous gardens to both. The overall street character is diverse, with differing materials and architectural styles, although variations on a bungalow or 1.5 storey chalet typology appear to be dominant.

The site has an established driveway for generous parking with a front lawn and brick boundary wall. To the South-West of the site, the topography slopes down to a grass lawn and provides good views across the landscape.

Planning Constraints:

The planning constraints map shown in Figure 2 shows that there are no known planning constraints relevant to the site.

Istead Rise is surrounded by a Green Belt area but does not sit within it itself.

Flood Risk:

The site is in Flood Zone 1, which means it has a very low probability of flooding.

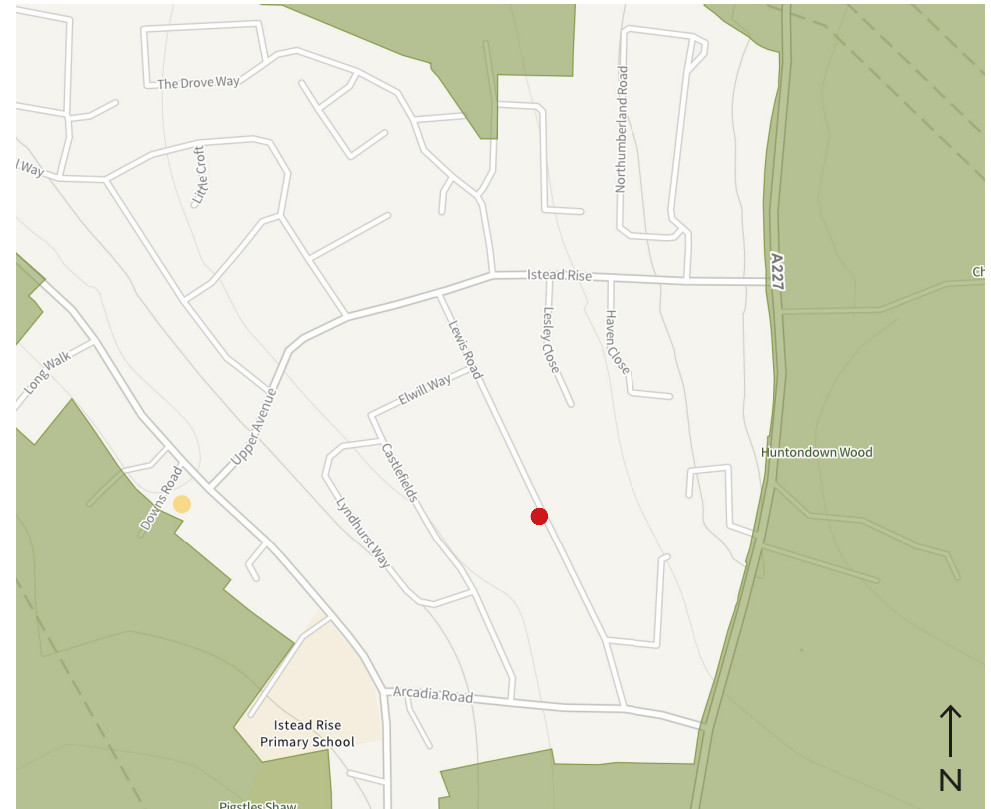


Fig.2 - Gravesham Planning Constraints Map (Courtesy of Planning Data England)

Key:

- Site Location
- Listed Buildings
- Green Belt

2.1 Site Photographs



Fig.3 - Front view of site from Lewis Road (North East)



Fig.4 - Rear elevation of site showing existing extension



Fig.5 - View of garden showing step down



Fig.6 - View of garden



Fig.7 - View of garden showing existing shed



Fig.8 - View of garden showing existing patio



2.2 Lewis Road: Character Appraisal

The images provided show the diversity of materials and scale on Lewis Road. The overall character of the street, however, appears to be defined by a chalet style with gables and hipped ends. There are also a few examples on the road that do not follow this style. The road is mostly residential with a few shops and a memorial hall.

The proposal takes precedent from some of the common materials used; red brick and slate tiles. The proposed form also takes precedent from the neighbouring properties; a 1.5 storey detached building with half-hipped gables. The proposal will therefore not look out of place on the street and will be a welcome addition to the streetscape, improving significantly on the current dwelling's street presence.



Fig.9 - Neighbouring property (No. 48) with red brick and tile



Fig.10 - Neighbouring property (No. 52) with red brick and tile



Fig.11 - Brick bungalow with central gable-end and slate tiles



Fig.12 - Two storey render house with half-hip gable front



Fig.13 - Series of houses with gable-end front elevations

3.0 PLANNING

3.1 PLANNING POLICY

The *National Planning Policy Framework and Guidance* generally supports householder development subject to consideration of local amenity, designated landscapes, and ecology.

The adopted development plan for Gravesham comprises the *Gravesham Local Plan Core Strategy (2014)*.

The following policies within the *Gravesham Local Plan Core Strategy (2014)* are considered relevant:

CS01 - Sustainable Development

CS02 - Scale and Distribution of Development

CS14 - Housing Type and Size

CS15 - Housing Density

CS19 - Development and Design Principles

Policy CS01

Sustainable Development

The policy states that:

1. Planning applications that accord with the policies in the development plan for Gravesham will be approved without delay, unless material considerations indicate otherwise.
2. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and in this Core Strategy. It will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to

secure development that improves the economic, social and environmental conditions in the area.

3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

Policy CS02

Scale and Distribution of Development

Information from the policy that is considered relevant to this proposal:

Section 4.2.1 - 'Further development is required within the borough. Such development will meet the changing housing needs of the population... and benefit the existing local communities.'

Policy CS14

Housing Type and Size

The policy states that:

1. The Council will protect the mix of housing in the existing housing stock and will resist the conversion of family sized residential units to smaller properties.
2. The Council will expect new housing development to provide a range of dwelling types and sizes taking into account the existing character of the area and evidence of local need to create sustainable and balanced com-

munities.

Policy CS15

Housing Density

The policy states that:

1. Sites will be developed at a variety of densities, depending on their location and accessibility to public transport. The form and density of housing will vary across the larger sites, in response to accessibility and other characteristics of each part of the site. Variations in density across a site should be used to develop different character areas.
2. All new housing will be developed at a density that is consistent with achieving good design and does not compromise the distinctive character of the area in which it is situated.

Policy CS19

Development and Design Principles

The policy states that:

1. New development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards. The design and construction of new development will incorporate sustainable construction standards and techniques, be adaptable to reflect changing lifestyles, and be resilient to the effects of climate change.

3.1 PLANNING HISTORY

A full planning application was made in 2025 for a two storey replacement dwelling. This application was subsequently refused and taken to appeal in the same year, which was dismissed in 2026. A submission for pre-application advice was made in 2026, with an overall positive response to the amendments to the scheme.

The design submitted in this document for a new planning application has considered the comments made in the pre-application advice.

The planning history information is as follows:

Reference: 20250533

Alternative Reference: PP-13981796

Application Received: Thu 29 May 2025

Application Validated: Mon 09 June 2025

Address: 50 Lewis Road Istead Rise Gravesend Kent DA13 9JG

Proposal: Demolition of existing bungalow and erection of a self build detached two storey house with canopy to rear elevation and rear deck.

Status: Application Refused

Decision: Refused

Decision Issued Date: Fri 01 Aug 2025

Appeal Status: Appeal Dismissed

Appeal Decision: Appeal Dismissed

Reference: PRE20260028

Application Received: Tue 10 March 2026

Application Validated: Tue 10 March 2026

Address: 50 Lewis Road Istead Rise Gravesend Kent DA13 9JG

Proposal: Demolition of existing bungalow and erection of a self build detached two storey house with canopy to rear elevation and rear deck.

Status: Advice Received

Advice Date: Tue 30 Jun 2026

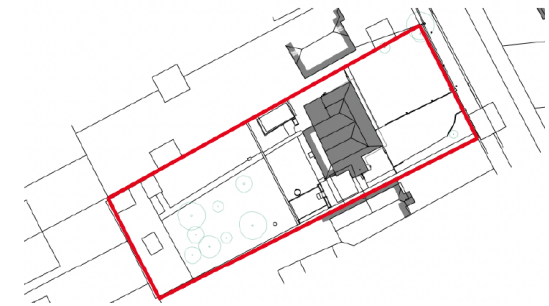


Fig. 14 - Existing Site Plan

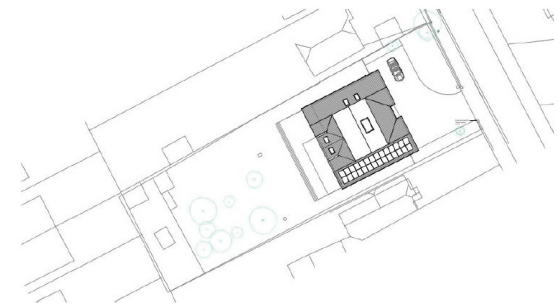


Fig. 15 - Proposed Site Plan from 20250533

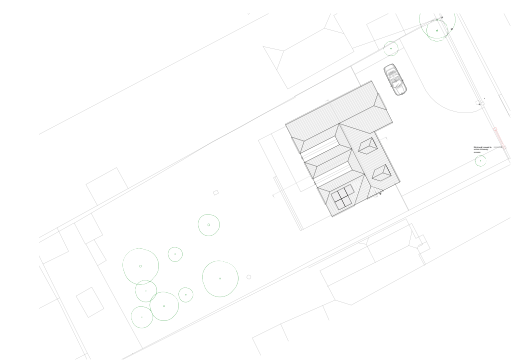


Fig. 16 - Proposed Site Plan from pre-app submission

3.2 PRE-APP SUBMISISON + RESPONSE

The pre-application response provided useful insights into both the positives and negatives of the previously submitted scheme. The main comments were as follows:

- 'It is considered that the current preapp proposal has sufficiently addressed the reasons for refusal relating to the design and character of the replacement dwelling.'
- 'The proposed external materials... are considered to be good quality materials, acceptable in principle.'
- 'The proposed extension to the vehicular crossover and increased hardstanding area could be acceptable in design terms... Soft landscaping proposals should be included.'
- 'It is unclear whether there would be any alterations to the boundary treatment along the shared boundaries with neighbouring properties... such details will be required in the event of a formal submission'
- 'Submission should include details of the proposed fencing along the raised platform in order for officers to assess the impact of the raised deck.'

The design submitted in this document for pre-application advice has since considered the comments made in the pre-application response.

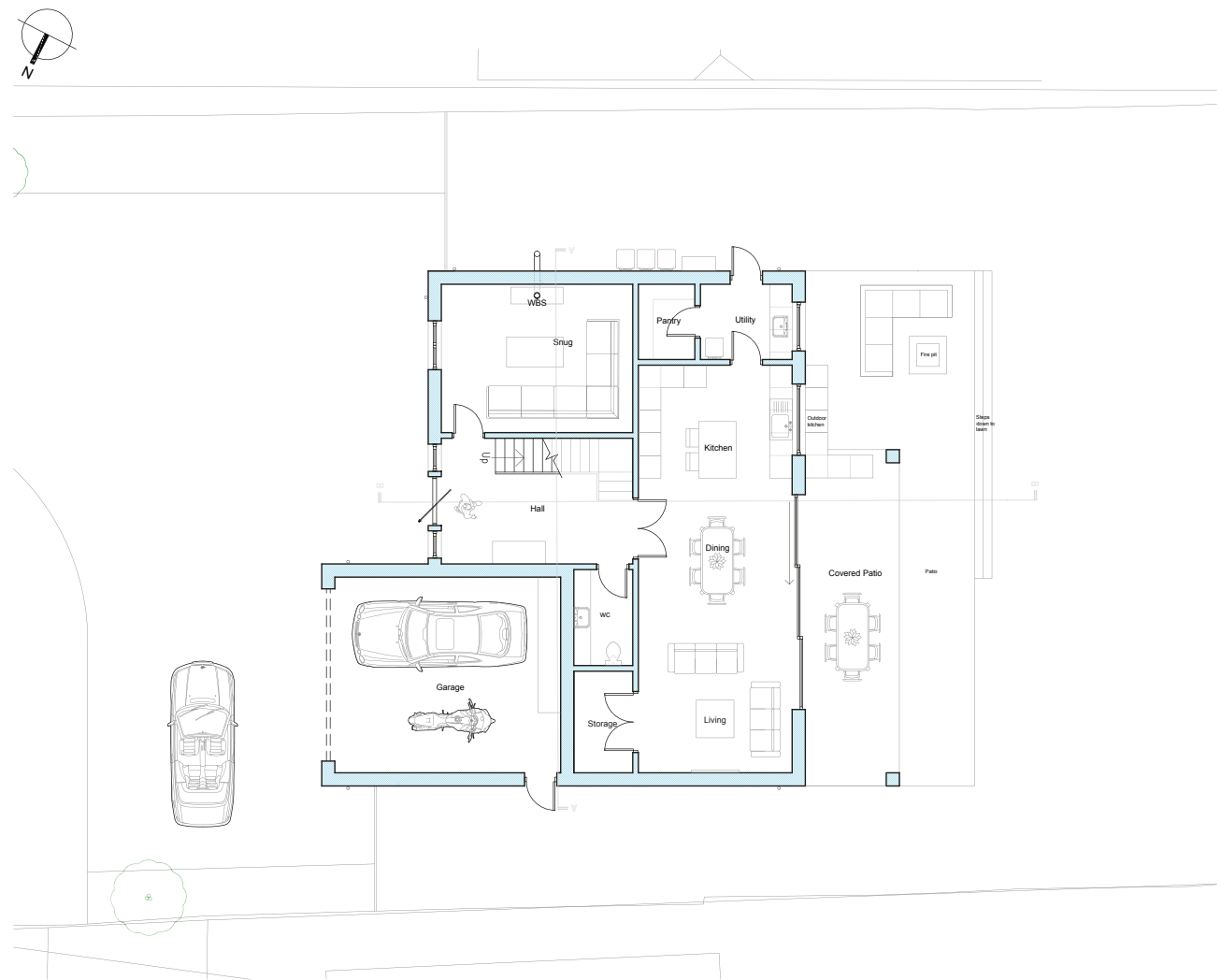


Fig. 17 - Proposed Ground Floor Plan (Pre-app)



Fig. 18 - Proposed First Floor Plan (Pre-app)

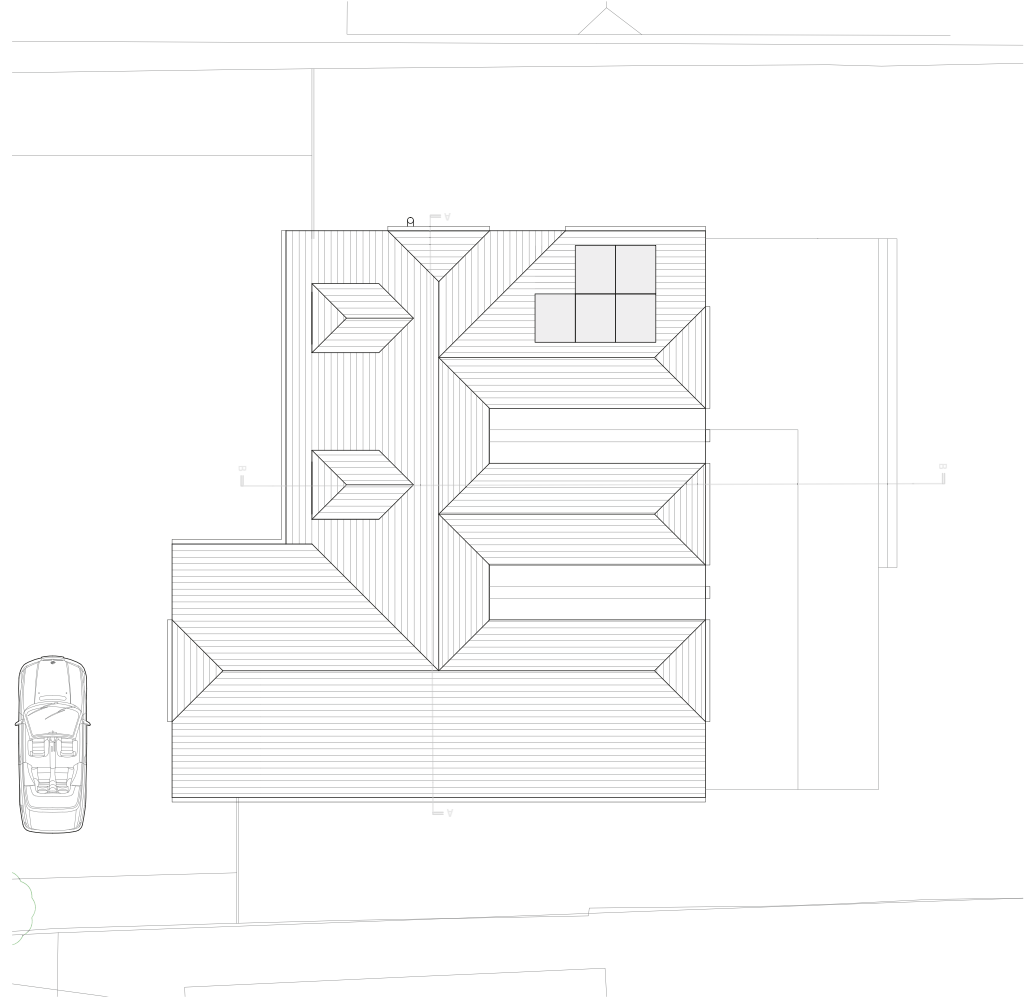


Fig. 19 - Proposed Roof Plan (Pre-app)

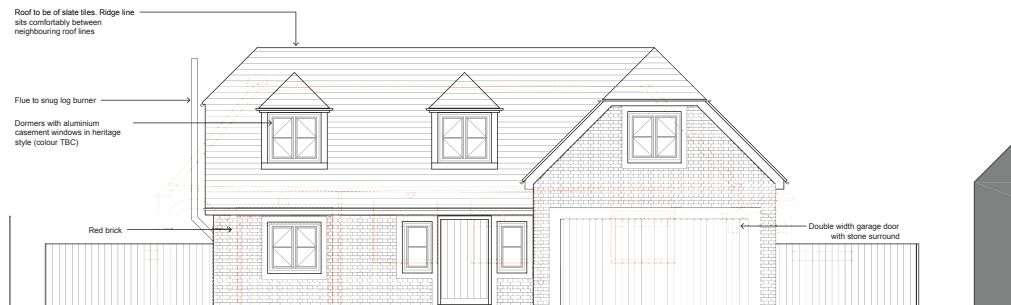


Fig. 20 - Proposed North East Elevation (Pre-app)

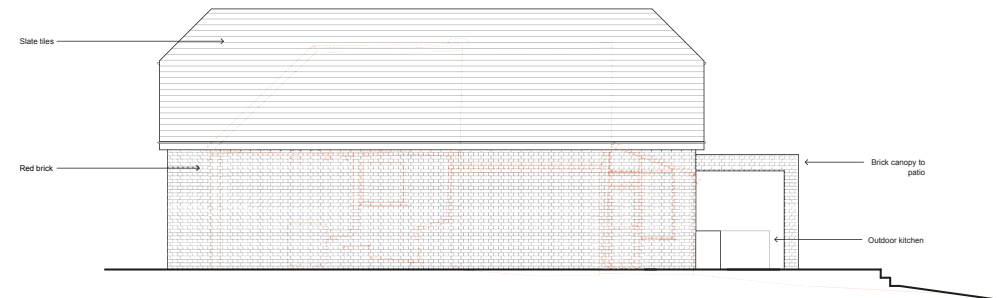


Fig. 21 - Proposed North West Elevation (Pre-app)



Fig. 22 - Proposed South West Elevation (Pre-app)

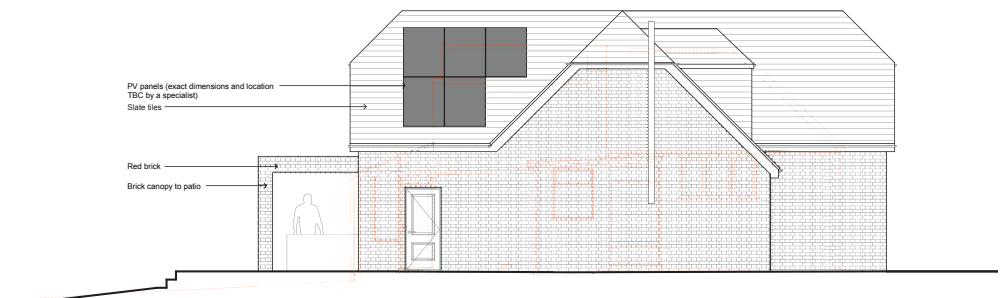


Fig. 23 - Proposed South East Elevation (Pre-app)

4.0 THE REVISED PROPOSAL

4.01 Materials

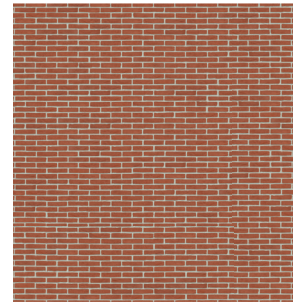
There is a diversity of materials and scale on Lewis Road. Brick, however, remains the dominant choice. The principal material used in the proposal is therefore also brick, in-keeping with the sites immediate neighbours and overall surroundings in Istead Rise. The materials chosen will also be of a high quality to ensure it adds to the local character.

Windows will be aluminium and of a 'heritage' style to complement the brick and stone material choices. A stone surround will highlight the openings and bring a grounding quality to the fenestration. Timber will be used as an additional material choice for exterior doors.

The proposal takes precedent from some of the common materials used; red brick and slate tiles. It will therefore not look out of place on the street and will likely be a welcome addition to the streetscape. The material choices were highlighted as positive in the previous submission to planning, which we have since retained.



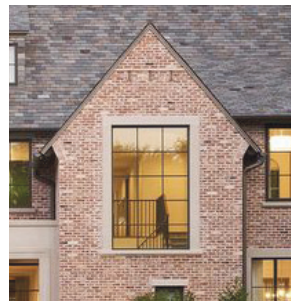
Slate Roof Tiles



Red Brick



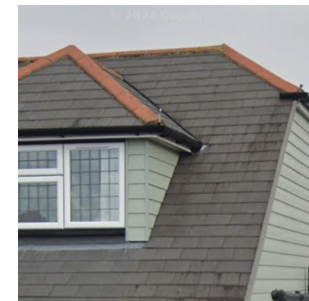
Timber



Stone Surround to Aluminium Windows



Reconstituted Stone of Similar Colour



Slate Roof Hips/Dormers on Lewis Rd

4.02 Precedents (Key Features)



Large Feature Window in Main Bathroom



Stone Window Surround



Example of Slate Roof Form



Example of Brick, Stone Surrounds, + Driveway



Large Timber Pivot Door



Slate Dormers



Example of Brick, Windows, and Stone Surrounds



Large Picture Windows with Top Opening to Rear



Stove to Snug Room



Slate Roof on Lewis Road

4.03 The Revised Proposal

The revised scheme has retained the footprint as submitted for pre-application advice, at approximately 135sqm. This is a significant reduction from the first planning submission, at 233sqm. The building now sits more comfortably within the line of the neighbouring properties, and is of a more similar scale and form to the existing and neighbouring properties.

The key changes to the scheme are as follows:

- The proposed hardstanding to the front of the property has been reduced, allowing for more soft landscaping, in-keeping with the existing streetscape. Parking has therefore also been reduced to fit a maximum of four car spaces.
- The rear deck has been checked in accordance with existing boundary treatments to ensure there are no issues of overlooking. This has been shown in the drawings, with the existing fences proposed to be retained.
- Boundary treatments are now shown more clearly, with timber fencing to be retained to neighbouring boundaries to the rear (or replaced to match as necessary) and proposed brick boundary walls to the front (subject to neighbour consent), with proposed planting as highlighted in the drawings.



Fig. 24 Proposed Location Plan showing New Footprint

4.1 The Design

The proposed design provides a comfortable living space for a growing family, with the ground floor plan allowing for generous living space and storage, as well as a garage and downstairs WC. The rear elevation opens up to the garden through large glazed doors. Overheating is mitigated through a covered patio that helps to shade light from the South, whilst also providing outdoor kitchen and dining space. The patio then steps down to a grass lawn that slopes to the South-West.

The proposed Air Source Heat Pump and Photovoltaic Panels ensure that the design incorporates *sustainable construction standards and techniques* and is *adaptable to reflect changing lifestyles, and resilient to the effects of climate change* (as in Policy CS19: Development and Design Principles, *Gravesham Local Plan Core Strategy, 2014*).

The materials include traditional red brick, slate roof tiles and stone surrounds to windows that create a traditionally grounded aesthetic. The fenestration is of classical proportions with aluminium windows.

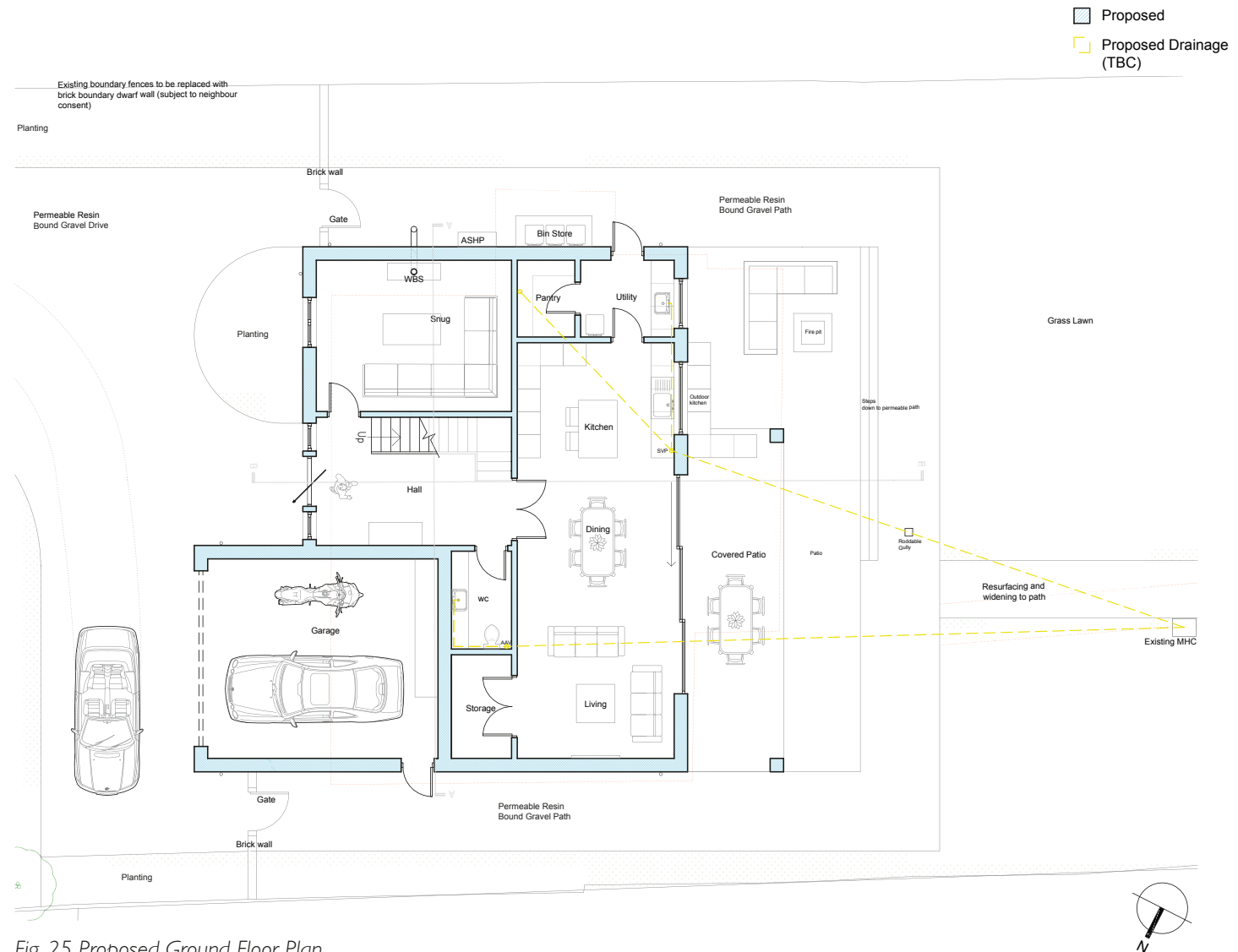


Fig. 25 Proposed Ground Floor Plan

4.1 The Design

The proposed house has been designed to accommodate improved living, whilst retaining a chalet style roof form. The first floor plan provides 4 bedrooms with a family bathroom and an en-suite to the principal bedroom. The proposal is *meeting the changing housing needs of the population* (Policy CS02, *Gravesham Local Plan Core Strategy, 2014*) and allowing a growing family to thrive within Istead Rise.

The proposed scheme will be designed to minimise energy demand through passive design where possible, will be accessible and designed to be flexible towards future adaptation in response to changing life needs, and will incorporate measures to adapt to climate change.

Dormers to the front elevation allow improved head-room and light to bedrooms 3 and 4, as well as the central open hall. Glazing is increased at the rear elevation to capture the views to the garden and countryside.

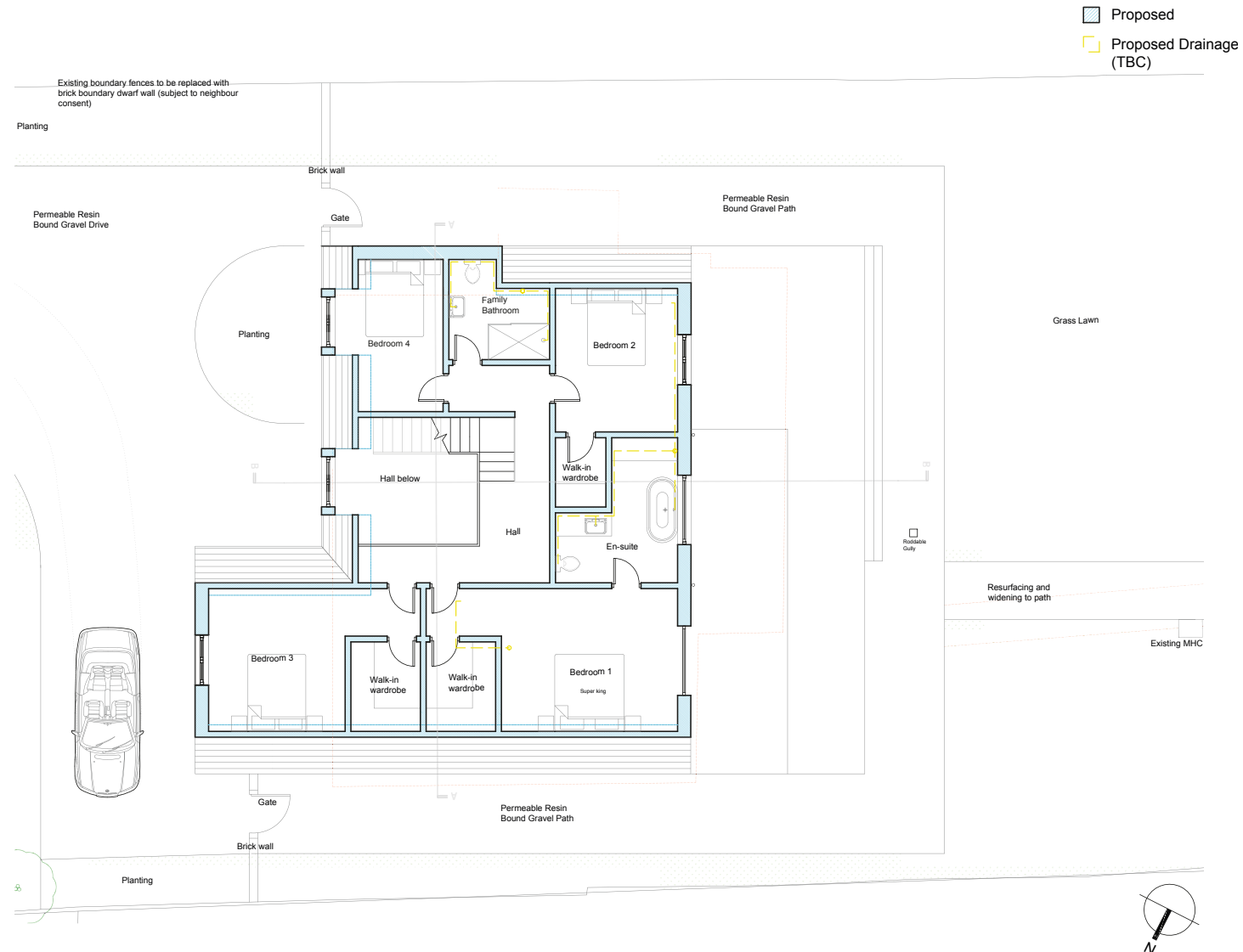


Fig. 26 Proposed First Floor Plan

4.2 Scale, Mass, Layout & Appearance

The existing property has a principal elevation 15.5m wide and a ridge height of 5.4m. The previously submitted scheme proposed a principal elevation of 15.8m wide and a ridge height of 7.6m. The revised scheme now presents a reduction in both width and height, with a principal elevation of 14m wide and a ridge height of 6.3m. The proposed ridge height differs from the existing, however it does not stand out largely from the existing roofline, and sits very comfortably between the neighbouring roof lines. It sits 0.8m below the ridge line of No. 48 and 0.7m above No.52. The proposal therefore follows Policy CS15 in that it is consistent with *achieving good design and does not compromise the distinctive character of the area in which it is situated* (Gravesham Local Plan Core Strategy, 2014).

The proposed dwelling references the existing roof pitches and roof forms, in both the existing and neighbouring properties. The rear elevation takes precedent from the existing triple gable roof form, whilst providing more space and a cohesive material palette. The proposal therefore meets Policy CS19 (Development and Design Principles) in that it is *visually attractive, fit for purpose and locally distinctive* and also conserves and integrates well with the surrounding local area (Gravesham Local Plan Core Strategy, 2014).

As such it is considered the design would positively contribute to the character and appearance of the local area - particularly in contrast to the relatively nondescript existing bungalow.

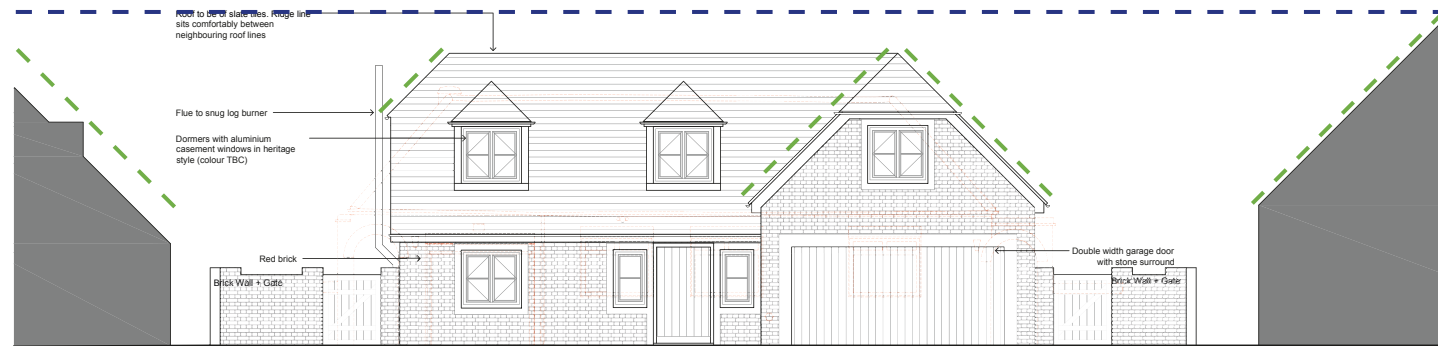


Fig. 27 Proposed North-East Elevation

Key:

— — Neighbouring Ridge Height — — Matching Roof Pitch - - - Existing to be demolished

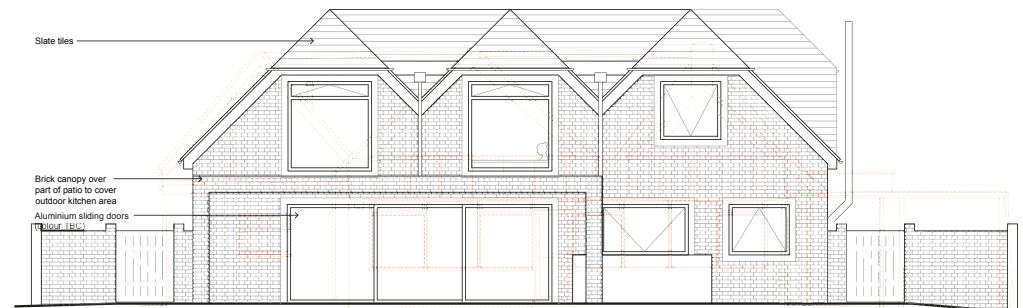


Fig. 28 Proposed South-West

4.3 Access, Parking & Visual Amenity

Residential Amenity

Lewis Road has plots of varying scales. The site is generous, with many plots on the street of a similar size. The proposal is positioned to reduce the risk of seeming overbearing and ensure the privacy of neighbours is retained. It is clear from Fig. 27 that the dormer to No. 52 has an improved outlook with this revised scheme. It is unlikely to give rise to any unacceptable amenity issues over and above the lawful existing residential use.

The proposed development is in keeping with the scale of similarly proportioned dwellings on the street. Given the large front garden that is retained and the proposal being kept within the existing line of the neighbouring properties, it is considered it would not have an adverse impact on neighbouring dwellings or the wider setting of Istead Rise.

Highways and Parking

The existing access would remain and there is ample space within the site to park vehicles. There would be no issue with highways or parking.

Access

The access proposed will remain similar to the existing. The large front garden allows for a large driveway and space for planting. There is space for parking on the drive as well as in the garage provided. Figure 27 shows clear access to the site via the front garden/driveway.

The proposal will be built in accordance with Part M Building Regulations requirements.

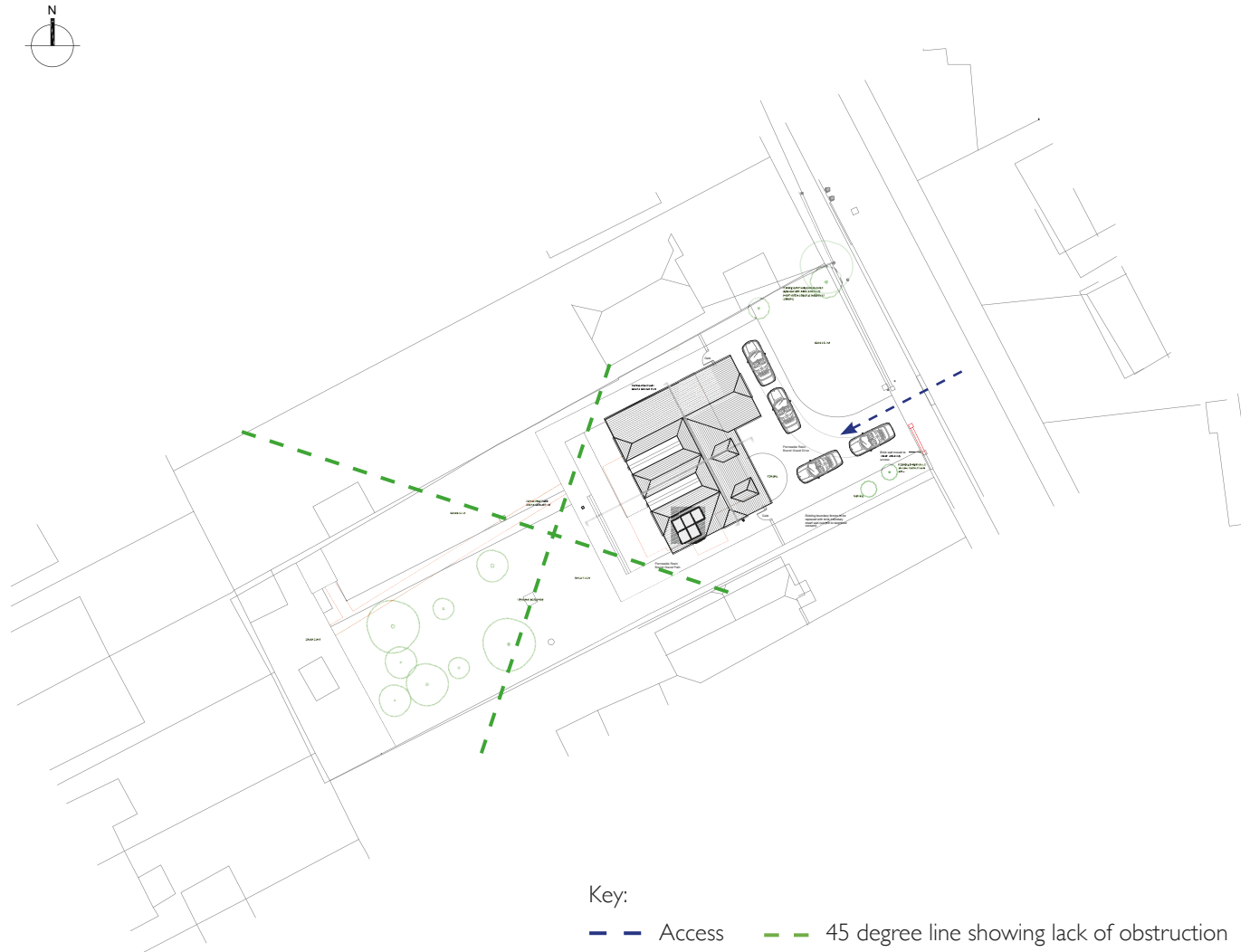


Fig. 29 Proposed Site Layout & Access

4.3 Access, Parking & Visual Amenity

Residential Amenity

The elevation shows the existing neighbouring fence in relation to the proposed rear deck. The fence height from the top of the deck is approximately 1.9m, which should not cause any issues of overlooking. The existing fence is therefore proposed to be retained (subject to checking the condition throughout), with any replacement to match the existing.

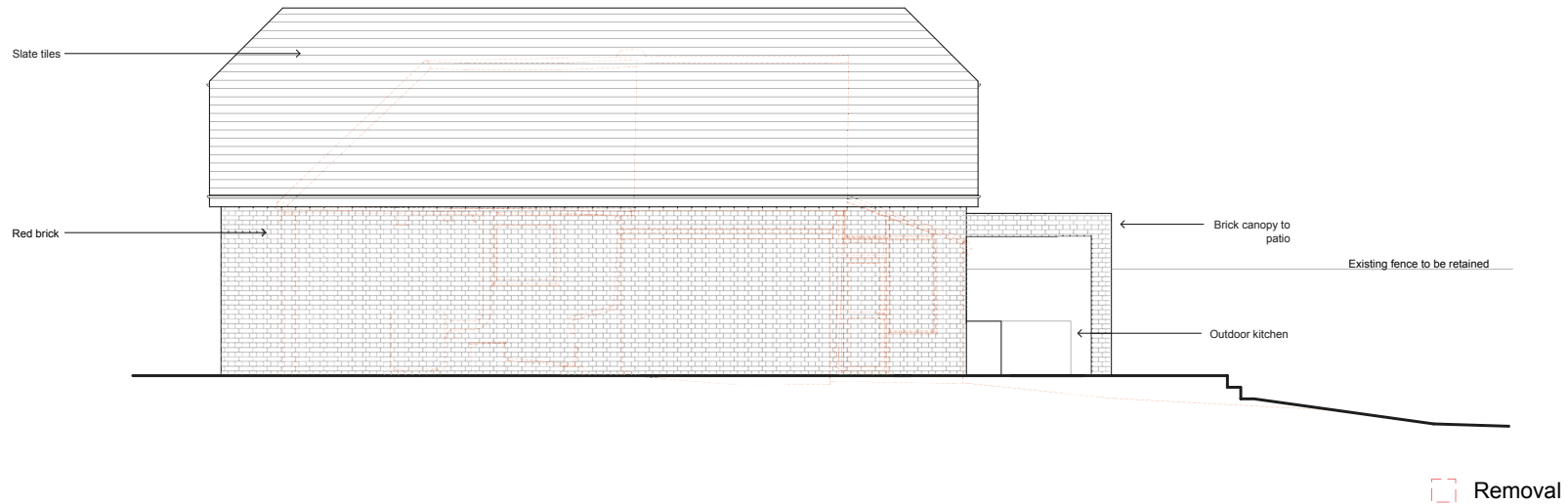


Fig. 30 Proposed North West Elevation showing existing fence in relation to proposed deck

4.4 Sustainability, Landscape & Drainage

Planning Policy

The following policies within the *Gravesham Local Plan Core Strategy (2014)* are considered relevant to the sustainability, landscape and drainage of the site:

Policy CS18 - Climate Change

Section 5.14.40

Sustainable Drainage and Water Run-off

The policy states that:

1. The council will seek to minimise the impact of new development on waste water systems. In particular, the council will:

- Require that surface water run-off from all new development has, as a minimum, no greater adverse impact than the existing use; and
- Require the use of sustainable drainage systems on all developments where technically and financially feasible.

Section 5.14.42

Carbon Reduction

The policy states that:

1. The council will seek to reduce the overall carbon footprint of the borough. In particular, the council will:
- Support stand-alone decentralised, renewable or low carbon energy development where it is compatible with national policies for protecting the Green Belt and where it accords with policies in this plan, in particular those relating to Development and Design Principles, Transport, Green Infrastructure and Heritage and the Historic Environment; and
 - Support other proposals which lead to a reduction

in carbon footprint including the retrofitting of existing homes and businesses, including local initiatives based on carbon off-setting via allowable solution.

Proposed Sustainability

A key part of the proposal has been to ensure that there is scope for sustainable energy use. To achieve this, it is proposed that solar PV panels will be installed to the roof (amount and exact location subject to specialist design). An Air Source Heat Pump will also be installed, with the location shown in the drawings.

Proposed Drainage (SuDs)

The proposal follows SuDs principles, including the use of a proposed soakaway to allow ground infiltration and minimise flood risk and impact on the existing drainage system, as shown on the drawings. The driveway and proposed paths will be of a permeable material (proposed resin bound gravel) to allow for adequate drainage to the site.

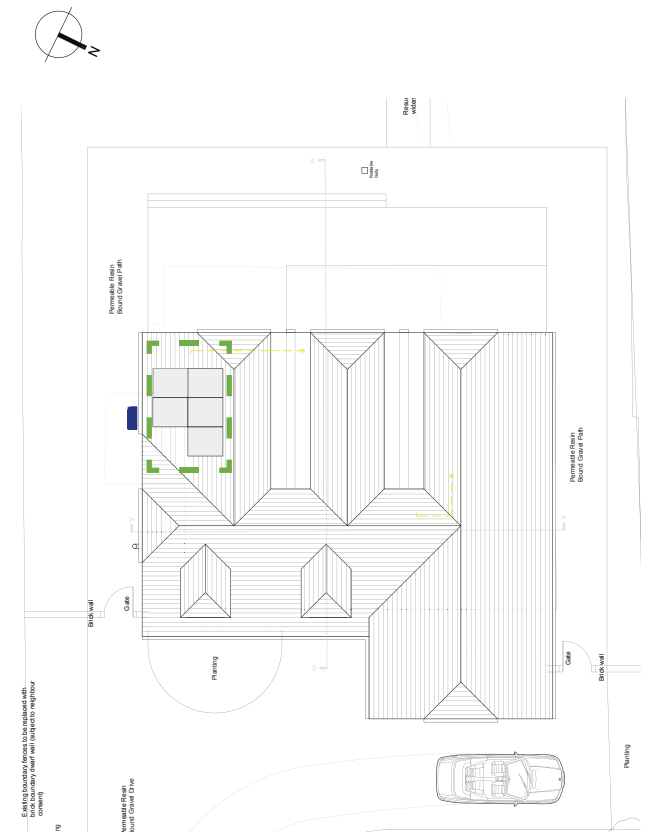


Fig. 31 Proposed Roof Plan

Key:

- PV Panels
- Proposed ASHP

4.4 Sustainability, Landscape & Drainage

Proposed Landscaping

Where possible, existing trees and vegetation will be retained. New native planting is proposed as indicated on the site plan, with suggested planting as shown in the figures below. The driveway (of permeable material) will be carefully landscaped and lined with greenery. Existing fences are to be retained to the rear (with any that need replacing to match the existing). Brick boundary walls are proposed to the front, as shown.



Fig. 32 Existing fences to be retained



Fig. 33 Proposed brick boundary wall



Fig. 33 Resin bound gravel to proposed driveway and paths



Fig. 34 Proposed native hawthorn hedging



Fig. 35 Proposed native dog rose hedging

5.0 Conclusion

To conclude, the proposals discussed in this supporting document describe a scheme in line with *Gravesham Borough Council's Local Plan Core Strategy (2014)* and other relevant guidance, suggesting that the principle of development is acceptable.

The proposed material decisions and chalet roof form creates a relative visual continuity on the street. There is no change to the use of the site or negative impact on residential amenity, sustainability or drainage.

The property meets and exceeds the *Technical Housing Standards* which will provide the required space for the current inhabitants. There are also elements to the design that aim to future-proof the property and allow some flexibility. This includes the integration of sustainable energy sources such as PV Panels and an Air Source Heat Pump, which will only be beneficial to any future occupants. We believe this is a high-quality design that will be harmonious within its setting.





T: 01227 649073
www.jamesclague.co.uk
E: info@jamesclague.co.uk
Latchmere House
26 Watling Street
Canterbury
Kent, CT1 2UD

James Clague Architects Ltd. Registered in England No:08664802 Registered
Address: 27 Camburgh House, New Dover Road, Canterbury, Kent, CT1 3DN