

Ref: A4835_03-02-25-03-19 - Design And Access Statement

Design and Access Statement

Proposed alterations to boundary to facilitate dropped kerb extension at 38 Fairview Road, Istead Rise, DA13 9DR

Introduction

This Design and Access Statement is submitted in support of a planning application for alterations to the boundary to facilitate an extension of the existing dropped kerb at 38 Fairview Road, Istead Rise, DA13 9DR. The proposal seeks to demolish part of the boundary wall and widen the vehicle access, enabling off-road parking for two vehicles and facilitating easier manoeuvrability within the property.

Existing Site Conditions

The property currently has a driveway width of 5.5m, accessed from a single dropped kerb measuring 2.3m in width, allowing for only single-vehicle access to the driveway. The existing driveway is constrained, limiting manoeuvrability and restricting the independent movement of multiple vehicles parked within the property.

Proposal

The proposed works involve:

- Extending the existing dropped kerb from 2.3m to 6m (subject to highways approval) to accommodate two vehicles parked side by side.
- Partial demolition of a low-level brick boundary wall to facilitate the extended access and improve visibility.
- A new brick pier will be erected on the right-hand side where the brick wall is partly demolished, matching the existing brick pier on the left-hand side.
- Ensuring a minimum 2m footway visibility splay from the back of the footway for pedestrian and vehicular safety.
- Pedestrian access to the property will be unaffected.

Materials

The materials to be used for the proposed works will match the existing features to ensure continuity in appearance and durability:

- The driveway will be extended using matching concrete.
- Brickwork to the boundary wall will match the existing brickwork.
- Concrete dropped kerbs will be installed to match the existing ones (subject to highways approval)
- The footway will be reinstated with a macadam finish to be made good to highway standards. (subject to highways approval)

Compliance with Kent County Council Residential Dropped Kerb Guidance

The proposal meets the key requirements set out in Kent County Council's Residential Dropped Kerb Guidance as follows:

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- Parking bays will measure a minimum of 2.4m in width and 4.8m in depth, as required for right-angle parking.
- The proposed dropped kerb is situated more than 10m from the nearest road junction.
- Footway visibility splays of at least 2m x 2m will be maintained, with no obstructions exceeding a height of 0.6m from footway level.
- No street furniture, street lighting columns, or bollards are located within 0.5m of the proposed works, eliminating the need for additional protection measures.
- The existing driveway slopes away from the public highway, ensuring no surface water drainage issues arise.
- No third-party assets such as BT Openreach covers, Virgin Media covers, fire hydrants, street name signs, directional highway signs, post boxes, litter bins, gully covers, or telegraph poles will be impacted by the proposed works.

Conclusion

The proposed boundary alterations & dropped kerb extension will improve access, enhance on-site parking efficiency, and provide safer manoeuvrability for residents while adhering to Kent County Council's guidance. There will be no adverse impact on pedestrian or vehicular safety, and the design aligns with local planning policies and best practices for highway access modifications.

This statement supports the application and demonstrates the suitability of the proposed development.

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Photos

