



Planning Permission, Architecture Designs & Structure Consultants

DESIGN AND ACCESS STATEMENT



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SITE ADDRESS:

115 SPRINGHEAD ROAD DA11 8HW.

Dated: 07-01-2024

PROPOSAL DESCRIPTION:

ERECTION OF REAR OUTBUILDING AS GRANNY ANNEX FOR USE AS A HOME STORAGE AND GYM.

INTRODUCTION:

This design and access statement has been submitted in support of application for certificate of lawfulness of proposed use for an erection of single storey rear outbuilding to be used as granny annex and home storage, toilet and gym.

This statement comprises the supporting documentation to the planning application. All information necessary to determine the application would be found within this document.

This statement seeks to demonstrate that the proposed development is in accordance with the National Planning Policy Framework (NPPF) and local planning policies and should be considered for approval.

EXISTING SITE CONTEXT:

The application site is located in the Borough of Gravesham. The application site comprises a two storey, end terraced building, situated in Springhead Road.

The area is characterised by two storey terraced residential properties. The existing property is not listed. The site is not located within a conservation area.

The property is situated within easy reach of many local amenities including schools, shops, super markets, places of worship, open spaces for social venues and transport options.



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ARIEL VIEW OF THE PROPERTY

PROPOSED DEVELOPMENT:

The proposal is for seeking permission for construction of single storey rear outbuilding with flat roof profile with maximum height of 2.5meters from the ground level.

The primary objective of the proposal for the ground floor is to demolish the existing structure and transform the space into a livable area. This new space will serve as a granny annexe for the occupants of the main dwelling at 115 Springhead Road. It will provide them with comfort and amenities, including home storage, a toilet, and a gym.

The proposed outbuilding will serve two purposes: it will function as an ancillary granny annexe for 115 Springhead Road. The owner of the building has no intention of renting or selling the outbuilding as a self-contained, separate living unit. Instead, the granny annexe will remain subordinate to the main dwelling and will not operate as an independent living accommodation.

The proposed facility located as annexe and the main dwelling will include a storage area, a toilet, and space for children and family members to play and relax. All utility services, such as water and electricity, will be supplied by the main dwelling. The proposed



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layout for the annexe clearly indicates that access is only available through the main dwelling.

The proposed development for outbuilding is considered by local and national policies. The development will provide a high standard of living and much-needed space for future and current residents. The proposal considerably supports the Gravesham Council and National Planning Policy Framework.

APPEARANCE:

The property was built in 19th century. The proposal is sustainable and appropriate in the overall context of the area. It will contribute positively towards the overall betterment of the area in general and the site in particular.

The proposal will provide a much-needed space to the occupants. It is our understanding that the erection of outbuilding will not affect the amenities of the neighbouring properties.

It is pertinent to mention here that due to its unique location, proposed development will not spread any obtrusive effect and will form sympathetic to the design and character of the existing building.

MATERIALS:

The proposed materials finishes will match to the existing:

Walls: Blocks and blocks render finish.

Roof: Warm deck flat roof.

Windows: UPVC double-glazed windows.

Doors: UPVC double glazed doors.

IMPACT UPON NEIGHBOURING AMENITY:

The proposal has been drawn considering the effects/elements on neighbouring residential properties in terms of natural light, overshadowing, overlooking or overbearing to and found moderate as all windows are opening into the property.

QUALITY OF ACCOMMODATION:

The proposal will provide an additional space to residential in terms of granny annexe and home storage, toilet and gym. There are various similar designs in the vicinity. The proposed development does not detract from the main house and the main features of the house remain intact.

SUSTAINABILITY:

The development will use the most energy-efficient construction materials and methods using high-performance thermal insulation products and low-carbon emitting appliances. All modifications and new construction will be to the latest building regulations taking specific account of the fire, ventilation, and acoustic requirements.



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ASSESSMENT AND EVALUATION:

The proposed development respects and enhances the character and appearance of the original building as well as the adjacent properties in terms of scale, massing and materials.

No additional bulk or massing is proposed in this application and relates solely to an erection of outbuilding, it is not considered that the proposal would result in any impacts relating to loss of daylight/sunlight, privacy, increased overbearing, or loss of outlook.

CONCLUSION:

The proposal would have a salutary and efficacious impact on the character and appearance of the dwelling and on the surrounding area would bring more harmony, balance and overall betterment of the area.

SIMILAR APPROVED PROJECTS:

- 52 Packham Road DA11 7JH
Ref No: 20220539-Approved
- 15 The Rise Gravesend Kent
DA12 4BX
Ref No: 20231152-Approved
- 10 Whitehill Lane Gravesend Kent DA12 5LY
Ref no: 20180657-Approved



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