

DESIGN AND ACCESS STATEMENT

LOCATION:

Land at the Rear of 24.St.Gerorges Crescent, Gravesend, DA12, 4AR

PROPOSAL:

Erection of one bedroom bungalow, Provision of car parking and associated facilities .

1-INTRODUCTION

The statement has been prepared in support of the planning application submitted by Mr S. Singh. The application relates to the erection of new residential Bungalow on a vacant at rear of house land situated in the residential parade .

The statement represents reasoned justification for the proposed development and has been prepared to comply with National Guidance, Strategic and local planning policies.

The planning submission has regard to the nature of the site, its surrounding, characteristics, constraints and need to improve this property.

2-SITE BACK GROUND

The application site comprises of a vacant land. The site is situated at back of Dwelling House at No .24 St. Geroges Crescent . The Entrance to the site is through an Alleyway , of St.Geroges Crescent having width 3.5 M wide . (Referred to existing and proposed site plan

Photograph Showing site Entrance



Photograph showing View of Land



The site has land are of 116 Sqm

The adjoining building exists of the garages at No. 26 & 26A St Georges Crescent.

3-DESIGN CONSIDERATIONS FOR THE PROPOSAL

The application site has large area, surrounded by residential built up environment, and contains more potential for further improvement to benefit the future occupants and fulfil the needs of residential housing.

- 1- Site is a large open land itself which makes this development more appropriate for residential use
- 2- The premises is detached in character and it will be best use of site to develop the site for housing purposes
- 3- The residential unit will have their own front and rear gardens , thus making view very much attractive for future occupants

- 4- The proposed building would be well set apart from surrounding residential premises
- 5- It is believed that the proposal will not affect the adjoining properties in terms of detrimental impact, Daylight/ sunlight impacts due to the pitched roof design and being detached from all surrounding properties
- 6- The height of proposed building will match than those of adjoining garages at properties No 26 & 26 A St Geroges Crescent
- 7- The provision of the refuse & Recycle bin space is being provided within front garden adjacent to the side footways (referred to site plan)
- 8- There is no any impact to existing green features to the surrounding area
- 9- The overall scale of the development in terms of height has the regard of the adjoining properties at No.24 & , 26 & 26 A St. Geroges Crescent .
- 10- The privacy of future occupants at all levels is maintained
- 11- The proposed building is detached and will contain maximum daylight from all directions.
- 12- There is adequate width of the road at entrance point to allow the turning of the car in front of entrance gate (Referred to existing & proposed site plan

Photograph Showing Entrance of site with reference to width of road at entrance point



4- AMOUNT OF PROPOSED DEVELOPMENT

It is proposed to develop 1x1 Bedroom house by creating a new single storey pitched roof building. Proposal involves the provision of the 1 off Street car parking spaces in the front gardens (referred to proposed plans).

SCHEDULE OF AREAS

Unit Name	Floor Area	No of Bedroom	Location	Car Parking	Amenity Space
H1	68	1	Ground Floor	1	50 Sqm

5- SCALE OF PROPOSED DEVELOPMENT

The development would be a detached building, set back from all directions from adjoining properties. The height of the building matches with the existing properties in the parade and built up environment

6-LANDSCAPING

The design proposal takes into account the hard and soft landscaping of the proposed development in terms individual and its context with the adjoining buildings.

It is clear that the proposed development does not dominate the existing buildings in term of size and scale. It reflects style, proportion, materials and details to existing townscape of the area and street.

The design of new development demonstrates that high priority has been given to the objective of positively preserving or enhancing the character of appearance of area by using the matching materials

7-APPEARANCE OF PROPOSED DEVELOPMENT

It is taken into account in the design, Layout, Size, scale and materials that appearance of the building to be to reflect the existing character of townscape of area and street. All materials to be matched with existing materials used in the adjoining properties.

- I. The scheme is designed to respect the townscape of area with an architecturally sympathetic building and roof to the townscape of area , forming a foreground car parking space

- II. The newly proposed building enhance the street scene , scale , character and creates a more coherent urban setting and ensuring appropriate privacy relationship with adjacent properties

8-ACCESS, FIRE AND SAFETY

There is no change in the existing access to the building from Sr.Georges Crescent

FIRE SAFETY:

Service vehicles and fire engines would be able to serve the site from the St Georges Crescent. Fire alarm system to be installed to further enhance the fire safety at site.

FIRE SAFETY STATEMENT

London Plan Policy D12 requires development proposals to achieve the highest standards of fire safety. The following elements are to be proposed to make proposed houses to achieve maximum level of fire safety.

Fire Rated Constructions:

All rooms, stud walls, solid walls, ceilings to be constructed for minimum 30 min fire rated materials

Usage of Fire Rated Doors

All doors to used are being proposed to be of 30 minutes fire resistance

Structural Components

All structural components , steel columns , steel beams would be made minimum 60 minutes fire resistant by dry lining them with the fire rated boards

Smoke Alarms

Radio-interlinked smoke alarms and heat alarms, from battery powered smoke detectors to certified to BS 5839 Part 6 Grades D2 for new domestic premises to be installed in newly developed premises . All smoke detectors are linked to each other via radio system and if any of the device detect the fire in any part of building, all other devices would also start the sound to inform the residents.

Refuse collection:

The reuse and recycle bins are proposed to be placed in the front garden

9-PRIVACY & OVERLOOKING

It is considered that proposal will not compromise the privacy and overlooking onto and into the adjacent buildings

10- DAYLIGHT/ SUNLIGHT

Following considerations are made in relation to impact of daylight/ sunlight

- I. The scale of the proposed building is almost matched than those of the properties in parade in terms of height.
- II. The building is detached , and is uniformity in scale than those of properties in the parade in terms of height

11-CONCLUSION

The proposal will facilitate the development of a large site to facilitate the future needs of residential premises, while maximising the aesthetic sense of the parade. The scale of the proposed building does not dominate than those of neighbouring properties. The proposed development keeps the character, scale, and shape than those of the properties in the parade and will appear the integral part of townscape.

It is envisaged that the development of the site by a well designed building using sympathetic materials to serve as an example of an environmental friendly development on a location with good public transport accessibility as encouraged by government guideline. The scheme also offer significant benefits in terms of urban renewal, aesthetic quality, and increased density of Residential premises.