

Design and Access Statement

Tawahi, Telegraph Hill, Highham, Rochester ME3 7NW



Project no. 2334

Dated: 22.06.2023

Prepared by:

**Design and Plan Consultants Ltd
93 Cotmandene Crescent
Orpington BR5 2R**

Introduction

The plot for new proposal at Tawahi, Telegraph Hill is area of approximately 1463.18.sq.m. At present the site is occupied by single dwelling family house.

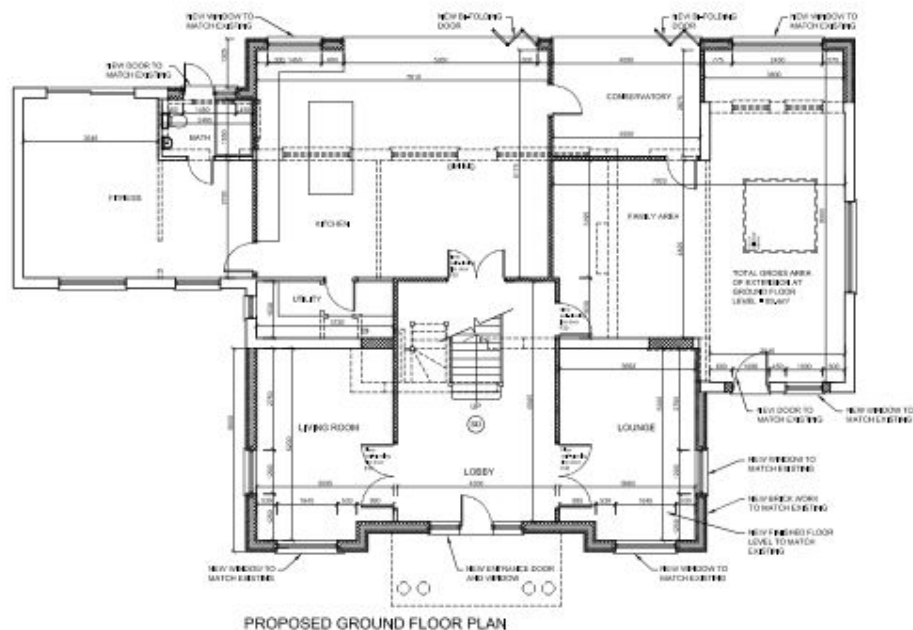
Proposal

The intention of the planning application submitted is to do double storey front, rear and side extension and a loft conversion to provide a decent size dwelling for a family currently living in the property.

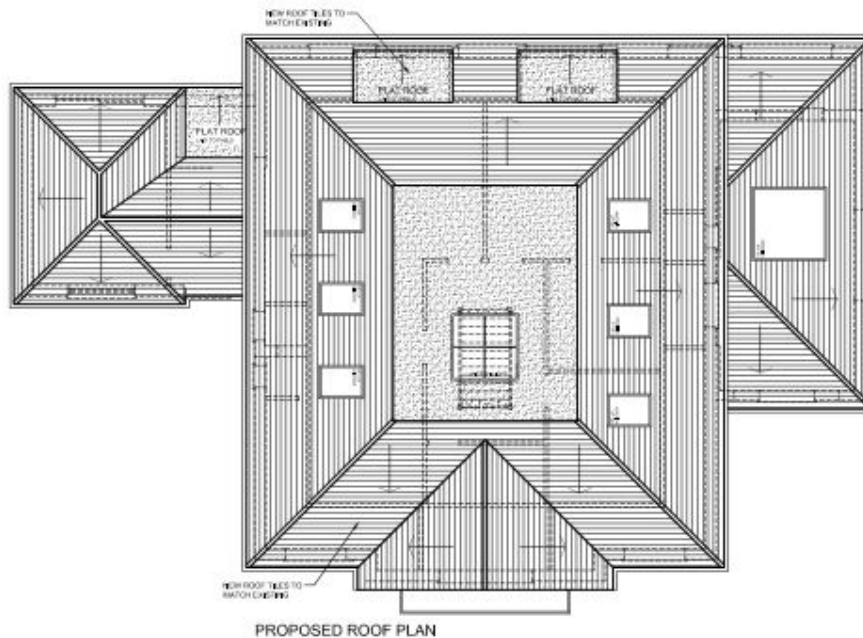
Layout

The proposed dwelling would have a lobby, lounge, living room, family area, utility, dining, kitchen, fitness, bath and conservatory at the ground floor level. On the first floor would have a lobby, 1 bedroom, 1 bedroom will have attached en-suit and dressing room, 3 bedrooms will have attached en-suit and bath. On the loft floor would have lobby, entertainment room, library will have attached en-suit, store and office.

The proposed design is simple and lends itself to the existing stock within the surrounding area. There is also adequate space for the provision of refuse/ recycling collection within the site. Internally, all the rooms are of reasonable size and the design attempts to give some consideration to the user. All doors are proposed to have a clear opening of 765mm with the main entrance door having a clear opening of 835mm.

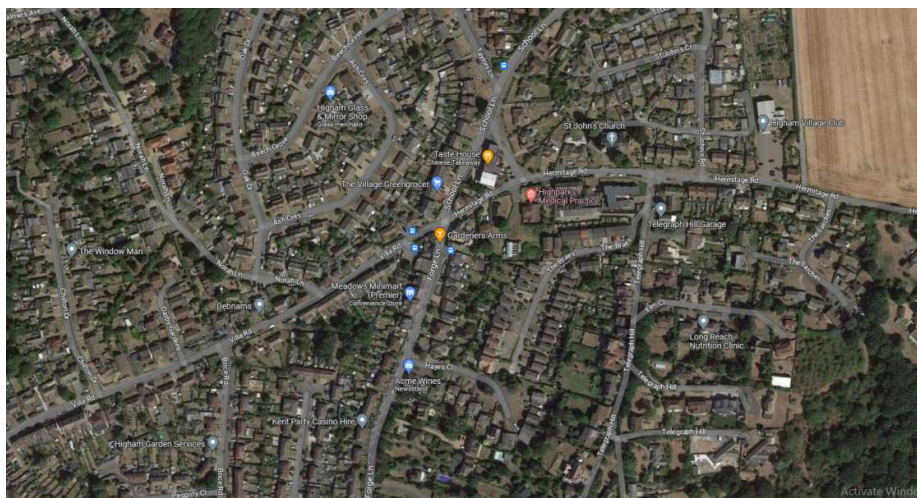




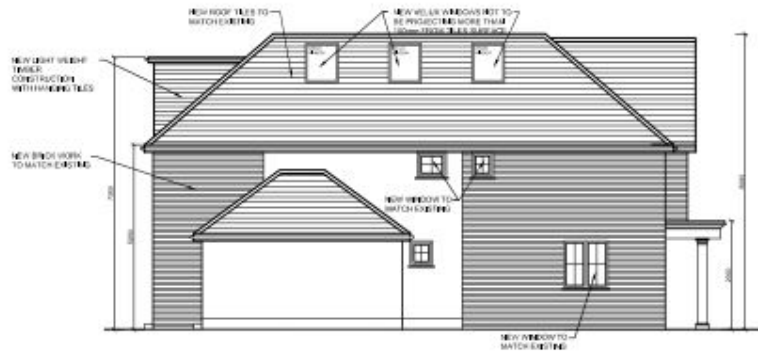
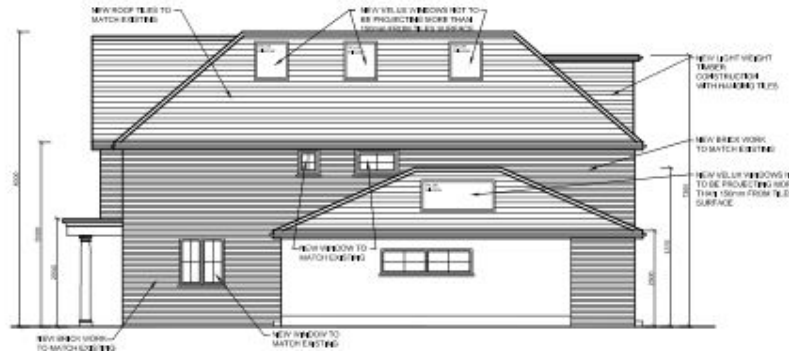


Vehicular Access

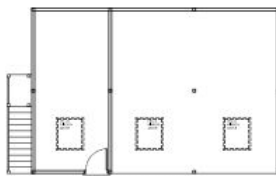
The access to public transport would seem relatively good in term of buses, which stop at villa road and the nearest bus stop is about than 10-15 minutes' walk from the property. The property is also reasonably situated for the local amenities of the surrounding area.







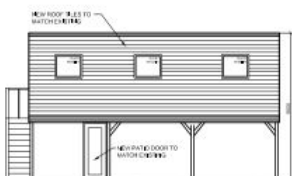
PROPOSED SIDE ELEVATION



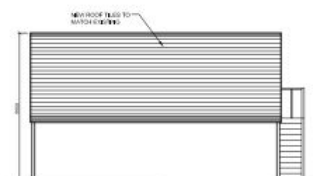
PROPOSED GROUND FLOOR PLAN



PROPOSED ROOF PLAN



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

Landscape

The property is provided with a space all around to the property, which will be screened with boundary fencing. This is to be the main amenity space for the proposed development. The building is also set back from the public highway with a view to providing some planting directly in front of the property. Some planting will take place to the garden; however, this will need to be mindful of the existing occupancies of the surrounding properties.

Scale

The proposed dwelling is similar in height to those of the surrounding area with the width and length being within the constraints of the plots. As a result the bulk and massing have been given close consideration and are not excessive or out of keeping for the plot surrounding building.