



Design and Access Statement

77a Windsor Road, DA12 5BW

Ref: 7138_ Full Planning – Revised

Rev: -

Date: Nov 2023

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01 Introduction

This Design and Access Statement has been prepared on behalf of the client Mr. Ahad to accompany the pre-application for the proposed new 2 storey detached residential dwelling (C3) at the site of 77a Windsor Road, DA12 5BW.



Overview: *77a Windsor Road*



Overview: *Proposed 77a Windsor Road*

02 Location

Physical Context

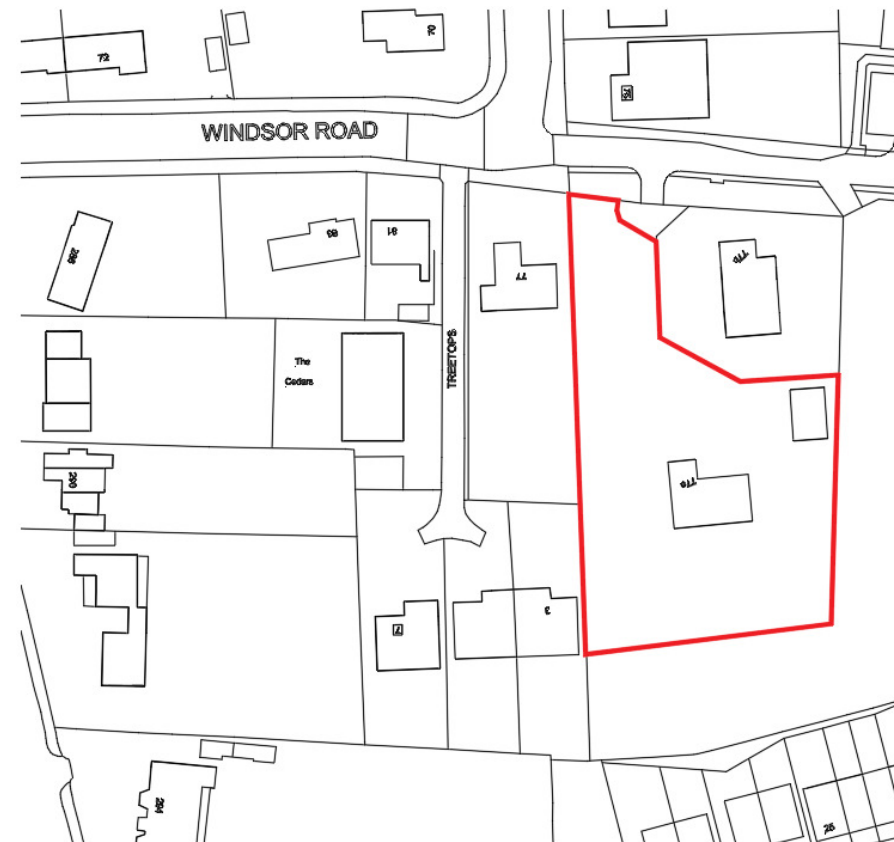
The existing dwelling house of number 77a is neatly tucked behind the neighbouring property no. 77B and concealed by trees along all boundaries. The property shares a driveway with the neighbouring property off Windsor Road which is a secondary road to Singlewell road.

The immediate area is predominantly residential with 2 storey detached houses making up the local area.

The nearest parade of shops is located on Singlewell road and approximately 1km away from the site. The site is just over 3km away from Gravesend town centre with a large Morrisons in close proximity.

There is a bus stop on the corner of Singlewell road and Windsor Road which provides the immediate area with well served public transport links to Dartford, into Gravesend and Bluewater.

Gravesend train station is located in the town centre which provides high speed services from Faversham to St Pancras International. Ebbsfleet International railway is just over 5km away providing alternative High Speed services and Eurostar routes to Europe.



Existing Location Plan: *Not to scale*

03 – Planning

The existing land of no. 77a is vast and the boundary is populated by tall trees providing privacy to the existing property.

The proposal is for the site to house a new dwelling with a width of 9.1m and length of 14m with a reconfigured driveway to provide access to the new dwelling. The building has been design in an L-shaped format to mirror the existing property (77a).

Ground Floor

At ground floor level there will be a large Lounge and Reception room accessed from the front door via a lobby. Towards the rear of the plan there is proposed to be a large open plan kitchen and dining area with bi-fold doors opening out to the rear of the site and large garden area. A family bathroom is also located at ground floor level.

First Floor

At first floor, the proposal consists of 4 bedrooms, 2 of which have access to en-suite bathrooms. There is a large family bathroom located to the rear of the plan.

The staircase providing access between floors provides a feature to the generous circulation zones allowing light to flood from the first floor down to the ground floor lobby.

Appearance

Externally the revised proposed new dwelling will be designed to maintain a similar architectural vernacular to those in the immediate area and the existing dwelling on the application site. Internally, the plan will retains a traditional layout but with open plan features and designed to provide a contemporary

family home. Reconfiguration of layout have been made to mitigate overlook or impact to amenity of the neighbouring properties.

The scale, bulk and massing of the proposed dwelling will be in keeping with its surroundings whilst being designed in accordance with the principles of the Kent Design guide and Housing policies of the Council's Local Plan.



New House: Proposed Front Elevation



Proposed Front Elevation and Context

04 – Planning History

Erection of a new dwelling.

77a Windsor Road, Gravesend, Kent, DA 12 5BW

Ref.No: 20230913 | Validated 05 September 2023 | Status: Withdrawn

Erection of two storey side and rear extensions.

77a Windsor Road, Gravesend, Kent, DA 12 5BW

Ref.No: 20191248 | Validated 26 November 2019 | Status: Approved

Erection of two storey side and rear extensions.

77a Windsor Road, Gravesend, Kent, DA 12 5BW

Ref.No: 20190957 | Validated 26 November 2019 | Status: Refused

05 – Planning Policy Context

Gravesham Local Plan Core Strategy

CS02 – Scale & Distribution of Development Gravesham Borough Council Page

CS02 sets out the Borough's objectively assessed need for housing over the Plan period (up to the year 2028) and finds that there is a need for at least 6,170 new dwellings during the period. Albeit a small contribution, the proposed Dwelling house will provide an additional unit to the borough's housing requirement.

CS14 – Housing Type and Size

The council expects new housing development to provide a range of dwelling types and sizes. The proposed Dwelling house provides one family home that takes into account the existing character of the area to help create a sustainable and balanced community.

CS15 – Housing Density

CS15 sets out that 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. As described within this design and access statement, the new Dwelling house has been designed to sit coherently within its surroundings and complement the character of its area.

CS19 - Design & Development Principles

As set out in CS19 the 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.

06 Access

Accessibility

Due to the new build nature of the proposed Dwelling house, the finished floor levels will be set out to relate to the existing site levels. Therefore the floor levels and thresholds will conform to the requirements as set out in Approved Document M of the Building Regulations.

Transport Network

The site is well connected with local bus routes and the main train station in Gravesend Town Centre providing easy access to London.

Car Provision

The proposals allow for parking outside the Dwelling house.

Cycle storage

There will be ample storage space for bicycles.

Fire brigade Access

Fire engines can access the site via Windsor Road.

Refuse Collection

To be collected as per current arrangement to 77a Windsor Road.



07 Conclusions

The proposal would maintain the existing vernacular and grain of the surrounding properties whilst providing a new contemporary home in the area whilst respecting the neighbouring properties.

The proposal demonstrates that the design, layout and scale of the proposed Dwelling house have been carefully considered to sit within the site.

This planning application seeks to create a high quality Dwelling house for a large family, utilising an oversized site to its full potential and therefore enhancing the character of the wider area.

The principle of providing new high quality dwellings on previously developed land is consistent with the policies and guidance of the National Planning Policy Framework, Technical housing standards – nationally described space standard, Local Plan, and other relevant planning policy guidance.

