

**PROPOSED 2No THREE AND FOUR BEDROOMED
NEW DWELLINGS WITH ASSOCIATED PARKING
AS A REPLACEMENT OF THE EXISTING HOUSE
AT
No27 OLD PERRY STREET
GRAVESEND
KENT
DA11 8BT.**



ACCESS AND DESIGN STATEMENT

March 22.

Mark | Carter
ASSOCIATES



**design studio
priestfield stadium
gillingham
kent
01634 304700**

PROPOSED NEW DWELLING

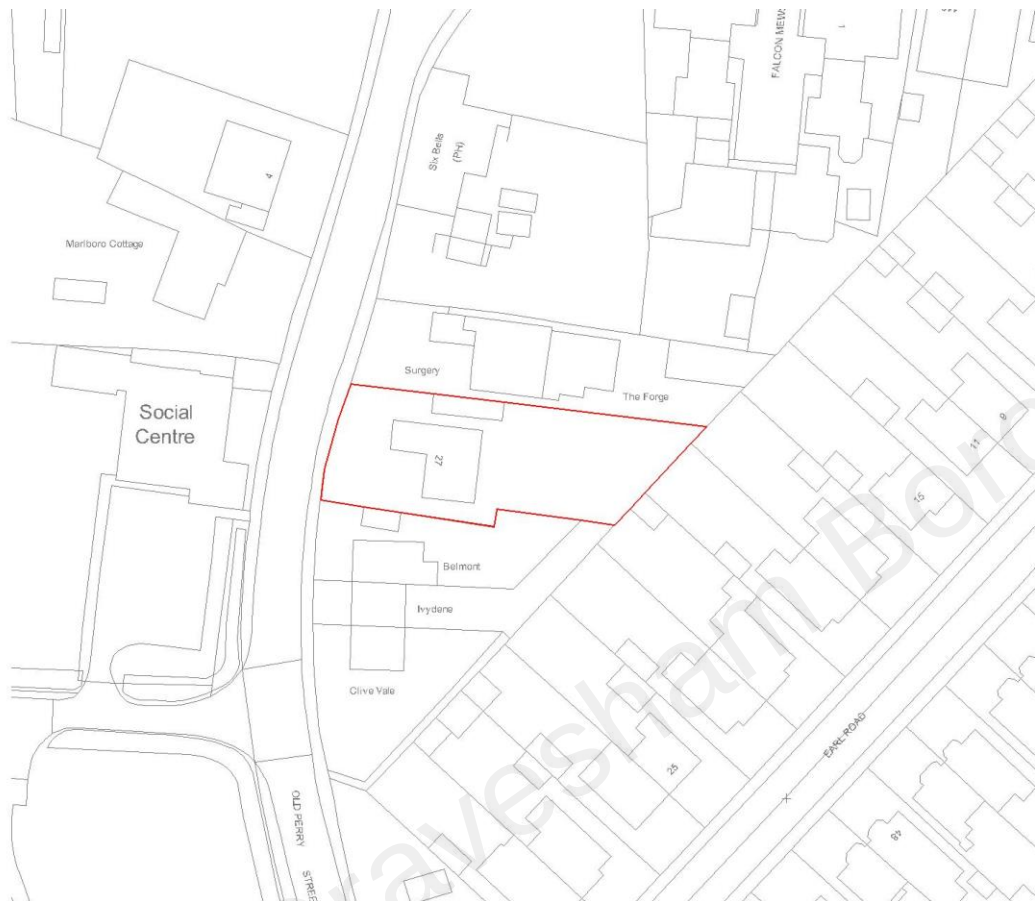
EXISTING SITE.



The site is accessed directly off Old Perry Street in Gravesend.

*The existing site has a detached house with a Garage to the side with parking and a driveway at the front and is located within a residential area.
The site has an existing vehicle access from a public highway with off street parking.
The site is within the local plan village envelope.*

LOCATION PLAN



PLANNING HISTORY

No planning history.

PRE APPLICATION

Ref: PRE20220003

Site meeting was held with Richard Hart on the 18th February 2022.

Advice

The proposed development is considered acceptable in terms of siting, scale, and layout.

The only concern was any impact on the neighboring property, but it was confirmed that the proposed building line is very similar to the original and is also 6.3m away from neighboring house called Belmont.

Existing Dwelling

The existing dwelling is a modern 1940s detached bungalow, which appears to be in a very poor state of repair and requires extensive works to make it insulated and watertight as well as improving its condition.

The repairs would not be worth its existing value and replacing it would be the best option, which would also utilize the plot size.

PHOTOS



LAYOUT / NEW DWELLING.

The proposal is for 2 No new semi detached dwellings with associated parking as a replacement for the dated original detached property on the site.

The two houses are proposed to be a mix of a three and four bedroomed with good sized gardens, which will be ideal for family homes.

The new dwellings will act as part of the street scene in Old Perry Street, which is very varied in terms of styles and scale with a surgery and terrace houses as direct neighbours. There is also the added mix of residential and a large community leisure building directly opposite the site.

The existing property will be replaced on the site by using the existing building footprint and using the available width of the plot, with adequate access using the original and a new proposed dropped kerb.

No surrounding buildings will be affected by the loss of privacy or over shadowing due to the site layout and the distance the proposed building is away from any direct neighbours.

The ridge height comparisons are demonstrated within the proposed street scene as shown below-



There is a stepping of the property building lines and the proposal is designed to sit as close to the existing replaced house footprint as much as possible.

The two houses are stepped back from each other to suit the site layout shape and by using the maximum width of the site with large rear Gardens.

The open spaces to the boundaries and height and scale can be considered as acceptable when viewed against the existing to maintain the street character.

The new dwellings will be designed to meet the Government space standards and will provide excellent housing for families.

The design is based on a modern contemporary style, which is to have the feel of cutting-edge architecture to represent a style of new dwelling that is constructed in 2022.

The front elevation will have brick finish and rendered in areas to maintain the same pallet of materials within the street and to break up any massing. The roof will be a dark grey finish to act as a contrast to the light render to part of the first floor.

The front elevation will have large areas of open glazing to allow light into the centre of the house and create a clean modern entrance feature.

The front entrance Hallway will lead to a Family Room overlooking and opening up into the rear Garden. There is also a separate Kitchen and Cloakroom on the ground floor.

The Hall stairs will rise to the First floor consisting of three and four Bedrooms to each house together with a Family Bathroom with Gallery space.

DESIGN

The new houses will be constructed to a high level of detailing with the use of quality materials to create highly sustainable contemporary new dwellings.

The proposal is to create an eye catching modern sustainable dwelling's, which reflects the style of architecture that represents 2022, whilst maintaining the correct scale it seeks to represent a new era and standard for the way new houses can be designed.

Contemporary housing is now being recognized as an acceptable way for new buildings to look, which means stepping away from the idea of traditional and from copying past periods of architectural styles.

This design offers clean lines with an exciting edge to represent dwellings built in this modern age with style and character using a mix of materials, which are striking and attractive creating a building to be excited by, which will hopefully encourage future similar new builds.

The front entrance area will have adequate car parking area together with landscaped areas to soften the elevations from the road and assist the street character.

The energy efficiency would be far greater than the standards to provide large savings by the use of alternative energy source.

In visual terms the new houses would maintain the existing context and not affect its surroundings as a reflection of the existing adjacent properties in height and scale terms.

The design is contemporary with simple lines and uses traditional materials of brick, render and a pitched roof.

Because the building will use modern building techniques and a cavity construction the envelope of the building will prevent heat loss and maintain the internal temperature, and provide shading from the sun. The energy efficiency would be far greater than the standards to provide large energy savings and the use of alternative energy source.

Site Layout.

The proposed new dwellings are positioned on the same footprint of the replaced house, but the front is moved forward to create a larger Garden area.

The proposed houses will also relate better within the street scene as they will be closer to the front of the adjacent properties and there building line.

The new dwellings will have off road parking together with a rear Gardens, which is more than adequate for a family.



STREET SCENE

The existing front entrance area is to be altered to create better access and assist with the vision splays by removing the original front wall and garden area as shown below. The proposed new line will be as shown by a red outline.

The existing side boundary walls will be retained.

The new front area will have new landscaping and parking area for the two new dwellings and all the new planting will be under 600mm high.



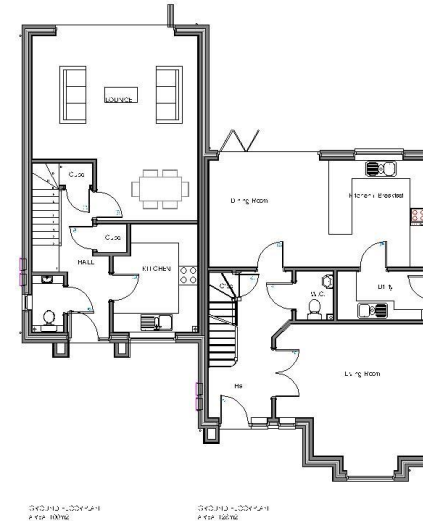
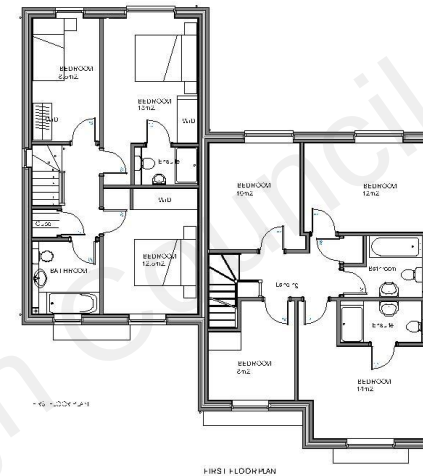
Front road view towards existing site.

Floor Plans

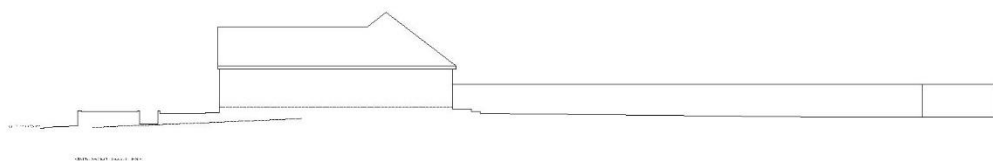
The houses are a semi detached type property, which reflects the surrounding area and the adjacent setting, and will also provide an alternative by providing a more contemporary style set against the traditional older buildings.

The plan is based on Family living with open plan Family Room overlooking and opening up to the Garden area together with a separate Kitchen area.

On the First floor there will be Bedrooms with a family Bathroom.



Existing Section



Proposed Section



SCALE.

New dwelling

Plot 1 – Internal area 100m² (three bedroomed for 5p)

Plot 2 - 126m² (four bedroomed for 6p)

The scale and apparent massing of the proposed dwelling has been designed to sit comfortably within the residential setting of the site by incorporating contemporary features with traditional material and a pitched roof. The scale is based on the existing size of the plot and the scale of the existing adjacent houses and its surroundings.

LANDSCAPE.

The proposed planting at the front of the site boundary is to be dense and evergreen, which creates a feature and softens the development.

PARKING / ACCESS.

Access will be from Old Perry Street.

The number of parking spaces created is four in total.

The parking standards can be met for this site to allow compliance with Policy. The level of parking for this site would be dependent on advice from the Highways and the Planners.

The new house will have a level threshold at the front door.

Emergency services can access the site.

The access is sufficient width for fire appliance use.

CYCLE STORAGE

Secure cycle storage will be provided for each dwelling at the rate of one cycle per bedroom by a locked shed to each rear garden.

ACCESSIBILITY / PARKING. TRANSPORT ROUTES.

The nearest bus stop is 200 yards from the site positioned in Vale Road.

The nearest shops are in Perry Street, which is 250m away

The nearest train station is Ebbsfleet or Gravesend high speed line, which is 10min drive.

APPEARANCE / ARCHITECTURE.

The proposed dwellings reflect a contemporary vernacular development using the existing contours and restrictions and access of the site to maintain the street context using traditional materials mixed with contemporary industrial finishes to provide a crisp well detailed building. The proposed dwellings will be entirely compatible with surrounding properties and will not be intrusive in the street-scene, whilst matching the scale of the adjacent residential area.

The proposal is for a modern clean style with a mix of traditional materials to allow large, glazed elements as the design maximises the light coming into the houses and the finishes are to be brickwork and render, which is complemented with the pitched roof finish.

Materials:

Walls –Facing brickwork with render, dark grey windows, with pitched roof.

CHARGING POINTS

An electrical charging point will be provided to each new dwelling.

GARDENS

Table 2 of the Council's Residential Layout

Guidelines provides minimum requirements for private amenity space for new dwellings. For a three-bedroom dwelling the minimum required garden area is 60.0 sq.m. and for a four-bedroom dwelling the minimum required garden area is 100.0 m2. In both cases the minimum required depth of the garden from rear wall of house is 10.0m. The proposed development would meet these requirements.

PLANNING.

Preliminary proposals concerning redevelopment of the site for residential development have taken place with the Local Authority with a favourable response confirming the principle for this proposed use.

Local Plan Policies

National Planning Policy Framework (NPPF)
Development Plan and other related Planning Policies and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Borough Council to determine planning applications in accordance with the development plan unless material considerations indicate otherwise. Where there are other material considerations, the development plan should be the starting point, and other material considerations should be taken into account in reaching a decision.

One such consideration will be whether the plan policies are relevant and up to date.

The Development Plan for Gravesham currently comprises:

Gravesham Local Plan Core Strategy and Policies Map, September 2014; and Saved policies in the Gravesham Local Plan First Review, November 1994.

The relevant policies for your proposal are as follows:

Gravesham Local Plan Core Strategy (September 2014):

CS01: Sustainable Development
CS02: Scale and Distribution of Development
CS11: Transport
CS12: Green Infrastructure
CS14: Housing Type and Size
CS15: Housing Density
CS18: Climate Change
CS19: Development and Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

T1: Impact of Development on the Highway Network
T5: Access to the Identified Highway Network

Policy P3: Vehicle Parking Standards

National Planning Policy Framework 2021:

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 5 - Delivering a sufficient supply of homes

Section 8 - Promoting healthy and safe communities

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 15 - Conserving and enhancing the natural environment

Other Material Considerations

Supplementary Planning Guidance and other Documents:

The Council has adopted a number of Supplementary Planning Guidance (SPG) documents, Development Briefs and Conservation Area Appraisals. These elaborate on saved policies in the Gravesham Local Plan First Review and policies in the Gravesham Local Plan Core Strategy and are material considerations in determining planning applications.

Five year housing land supply

Policy CS02 of the Core Strategy 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 this period.

At present, Gravesham Borough Council is unable to demonstrate a 5 year housing land supply. As the delivery of housing is substantially below (less than 75%) that required by the Housing Delivery Test, the housing delivery element of Policy CS02 must be regarded as being out of date, as required by paragraph 11(d) of the NPPF.

The NPPF confirms and clarifies the Government's presumption in favour of sustainable development (para 14 specifically).

Conclusion

The proposal will be entirely consistent with the prevailing grain of the settlement and will blend with the existing street-scene. The contemporary design and height of the proposed dwellings respond to the prevailing design of the area and is in character with the neighbouring properties.

The design, layout and form of new development is derived from a robust analysis to fit into the local highly mixed context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area.

Account has also been taken of the scale, height, building lines, layout, materials, and other architectural features of adjoining buildings to add value to the street scene and be an improvement upon the existing none maintained Bungalow.

The proposal will also add an additional dwelling and improved quality of housing to a site within the urban area and be a positive towards the five-year housing supply.

As demonstrated through this report, the proposed development is sited within a sustainable location and in accordance with national government guidance. On this basis, it is considered that planning permission should be granted, subject to appropriate conditions