

Design & Access Statement

**GARAGE BLOCK
ARTHER STREET
GRAVESEND
KENT.
DA110PP**

SEPT. 2024



EXISTING FRONT ELEVATION

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This Design and Access Statement has been prepared by .D.Evans Building Services to support the submitted planning application at 'lock up & storage area' at Arthur Street Gravesend Kent DA11 0PP

It sets out the factors behind the submitted design proposals, putting them into urban design and planning contexts to show what affects the site and how it has influenced the design proposals.

SITE ASSESSMENT

The site consists of an existing 8 No precast concrete garage with corrugated asbestos roofs with large concrete paving area between the 2 blocks of 4 garages facing each other. The location is set within a residential area of 2 to 4 storey buildings..

The intension is to demolish the existing garages etc. complete and construct a two storey building consisting of 6 No one bedroom flats, two of which to be accommodated within the roof space.

The proposal will constitute minor development and in accordance with Policy H11 of the Local Pan.

SITE LOCATION



PRE CONSULTATION

We have taken into account the points raised within the pre consultation discussions and site visit with Ethan Bonthran, including his discussions with the Conservation Officer. During this time we progressively have adapted the details to accommodate the points raised, as well as reducing the overall height by one storey and introducing bays and railing to the front elevation and creating a communal garden area.

This was achieved by eliminating parking to the ground floor which we advised was not required due to the close vicinity the public transport.

Similarly we walked the area to discuss the type of property and design features and this photograph illustrates the type which was suggested to be similar as well as which to avoid including introducing bay windows



This was one to avoid but bulk height was not an issue at this stage.

We note that much reference was made in respect of 'bulk' in the initial application and we believe we have dealt with this issue by reducing the property to a 2 storey traditional build and the introduction of the Communal Garden area as discussed with Ethan. As well as reducing the property by one storey.

We note the Officers report on our official submission was carried out by an independent officer and not Ethan and we consider following the expense and time and effort this was detrimental to the progress of the application, however we have attempted to accommodate various points raised in the officer's report but would request for Ethan to be the Officer in respect of the continuance of this application.

The construction of the building is traditional, with slates to the roof, with yellow stock brickwork generally to the walls and rendered areas to the front elevation above ground floor and the projecting central entrance area with composite stone sills.

Similarly we will make an application in conjunction with our Building Regulation Application to the appropriate water authority to achieve sewage connection.

As directed we have considered and incorporated the layout in accordance with the SUPPLEMENTARY PLANNING GUIDANCE 2 Including residential housing standards.

We have accommodated room sizes as detailed as well as avoiding overlooking by erecting a 2metre brick garden walls to the rear and side elevations, as well as obscure glass to the lower portions of the first floor windows as illustrated.

We have similarly increased the flat size to the second floor and introduced dormer windows.

DRAINAGE

We will make the necessary application following a successful conclusion of this application.

Surface water to discharge into soakaways Front and rear of the proposed.

FLOOD PLAIN

The site is outside the flood plain and surface water will be dealt with by soak ways

HISTORY

application 20240504 REFUSED

PARKING

Due to the central proximity of the proposed development we were advise during the pre consultation discussions that parking would be unnecessary due to the existing public transport systems that exist in the immediate locality.

BIODIVERSITY

At present no planting exists. It is the intension to provide a communal garden area.

This would include a shed for bicycle and garden storage as well as seating etc. with bird boxes to the flank wall.

We refer you to previous correspondence from yourselves confirming no report necessary during validation of the rejected application.

LAND CONTAMINATION

We will carry out contamination report etc and suggest this be subject to a condition of planning.

LIGHTING

There is no intention to provide street lighting. Any lighting to the perimeter will be low level lighting.

SMOKE CONTROL

Heating will be electric, no gas supply will be involved.

ANALYSIS

The proposed is to replace the dilapidated and unused garage block for a 2 storey block of single bedroom flats. Due to its location and surrounding buildings we have chose for various reason to use a similar design to properties on the corner of Arthur Street and Darnley Road.

We note it is suggested for us to copy the unit opposite No 35a Arthur Street which is much smaller and would be uneconomically viable for my Client to even consider. The proposed is to provide 6 relatively small units for individuals that seems to be a principle housing need over family homes at present.

BIKES STORAGE

As indicated on the drawing

TREES

There are no trees on this site although we do intend some planting within the proposed garden area.

BULK

We have considered this aspect and provide a street scene to illustrate our assessment.

The distance between 69 Darnley road and the new flak wall is 16.5 metres well beyond the 11metres within the planning guide lines. Similarly 34 Auther Sreet is separated via Nine Elms Grove, and no windows exist within their facing elevation as well as this being a lean too garage against the original house.

We therefore consider we do not envisage BULK as an issue.

HOUSING

As previously mentioned the setting is residential with properties of similar and varying design adjacent of this site, sporadically spread and of differing pallets.

It is intended to build, using traditional construction methods externally using a stock brick to the ground floor with either brick or rendering to the first floor externally and slates to the roof to match the existing property so as to blend in with the existing buildings. The design of the surrounding building are extremely varied and we consider that this will be an additional enhancement to the areas.

The property sits nestled within neighbouring properties and the proposed does not impact on adjacent properties and designed not to overlook such properties, as well as the design being in keeping with the local pallet.

The proposal is set out in accordance with the Local Authorities 'Layout Guidelines' for room sizes etc to provide a good family homes including good size gardens to each property.

CP24 Design and Development Objectives

The client brief is to provide high quality accommodation on the site. The layout and scale of the design is to reflect the design of the plots and houses in the area using similar materials. The design should take account of the existing site constraints.

As seen the local properties vary and we have taken this into account when designing this property.

The architectural design we propose will be the use of good quality materials, in ways that compliment the massing and design aspect of the house.

Low energy lighting to be utilised within the new works including integrated smoke alarms.

The room sized and layout are in accordance with the government housing standard

We do consider that the proposal would not be detrimental or obtrusive to local residents and the Owner has had initial discussions with neighbours to test their response and as yet only received encouragement.

we therefore consider the design and proportions re this application complies with Section 12 of the NPPF.

NPPF 11(d)

States that where a 5 year housing supply can not be demonstrated, planning permission should be granted. Unless:-

the application of policies in this framework protect areas or assets of particular importance. or any adverse impact of permitting the development would significantly outweigh the benefits.

In response to this we would point out there are no specific policies that would indicate that permission should be refused.

It was confirmed during our Pre consultation meeting on site that the Borough Council as the Local Planning Authority cannot demonstrate a 5 year supply of housing within the Borough. Consequently the presumption in favour of sustainable development set out within paragraph 11 (d) of the NPPF and this proposed development has to be assessed in light of this presumption.

NPPF 79

States that planning should avoid approving isolated new homes in the countryside. However in this case the site lies relatively close to both West and East Malling with groups of buildings being located along Broadwater Road.

Taking into consideration its location with easy access to shops transport etc with the added situation of groups of buildings close by it is not considered to be a development in isolation.

View from Arthur Street



View of existing garages



rear view Darnley Road properties.



Energy Efficiency

- Improving the thermal efficiency of the walls, windows and roof as far as practically possible.
- Reducing air permeability to the minimum consistent with health requirements.
- Carefully designing the fabric of the house to reduce thermal bridging.
- Possibly using low and zero carbon technologies such as solar thermal panels.

Water Consumption

- 6/4 Dual flush W.C
- Flow reducing/ aerating taps throughout.
- 6-9 litres per minute shower.
- 18ltr maximum volume dishwasher
- 60ltr maximum volume washing machine.

Further Measures

- Providing more energy efficient lighting to both internal and external fittings.
- Reducing the amount of water that runs off into the storm drains.
- Using more environmentally friendly building materials.
- Enhancing the sound insulation used in the home.
- The potential use of recycled and recyclable materials.
- The minimising of construction waste.

Conclusion

We consider we have accommodated all the requirements and needs of Gravesham Planning Department and therefore feel that this application should be approved.

