

DESIGN & ACCESS STATEMENT

Site Description:

The application site, **11-12 East Milton Road, Kent, DA12 2JL** is located within the urban boundary and within a block of 7 residential units covering ground and first floors.

The site is not located within a conservation area and is not situated within the curtilage of or adjacent to a listed building. There are no other restrictions on the site.

Permission was granted in 2005 for the conversion of the then shop to residential unit involving erection of two storey rear extension to form a kitchen and office at ground floor level with bedrooms at first floor level.

Planning History:

1. DC 20060891, erection of front boundary wall and gates – application permitted
2. DC 20050751, conversion of shop to residential involving erection of two storey rear extension to form a kitchen and office at ground floor level with a bedroom at first floor level – application Permitted
3. DC 19940627, erection of a conservatory at the rear of No.12 and a detached building at rear of No.11 for use as a store in connection with the existing retail use – application Permitted
4. DC 19920742, continued display of the internally illuminated fascia sign, application Consented
5. DC 19890721, erection of a single storey rear extension to form enlarged stores, kitchen and WC – application Permitted
6. DC 19880721, erection of a single storey side extension to form connecting link between No.95 and the adjacent bungalow in the side garden – application Permitted
7. DC 198330041, display of internally illuminated double sided projection box sign – application Refused

Proposed Development:

The proposed development is to retain the recently converted property at No.11-12 East Milton Road to accommodate 2x3 self-contained residential units. Both properties will have separate large rear gardens including sizeable front gardens that will accommodate refuse storage spaces including soft landscape areas.

Materials:

Front finishes are of a good render and with matching colour to that of No.9 &13. There were no major changes to the front façade during the conversion with the exception of insertion of a window

over garage opening while in keeping with the street scene taking in consideration the other 7 units within the block.

Access:

There has not been any change of access from the main road and both units will be accessed via front gardens

Public transport and local amenity:

The properties are accessible from East Milton Road that joins main arterial Rochester Road. There are regular bus services along the road and bus stops are located either side of Rochester Road and are within 5 minutes' walk. On the other hand, a train station can be reached within 17 minutes

The block of residential units are served by convenient stores including the Co-op retail unit and all within walking distances.

Parking:

The only 1 off-street parking by way of a garage has given way to a front garden that serves No.11 and since the two properties have access to public transport, the need for off-street parking would not be recommended as the two frontages lie at the road bend. The issue of safety of parked vehicles reversing to the main road will be a matter of health and safety.

Supplementary Design Guidance:

Compositions of the 3 bedroom residential units:

House No.	Number of persons	GIA (m2)	Front garden (m2)	Rear Garden (m2)
11	3 bed, 4 persons	84.10	12.00	84.10
12	3 bed, 4 persons	87.80	11.30	87.80

Energy Efficiency – Health and Fire Safety:

Health and safety has been taken on board while carrying out the conversions with installation of fire doors in critical rooms (bedrooms, kitchen, living area and store), installation of smoke detectors in hallways as well as Heat detector in Kitchen areas. The properties are served with hot water and central heating system and the landlord has provided SAP and EPC certificates. From the 'find-energy-certificate.service.gov.uk', the 2 certificates can be sourced through: <https://find-energy-certificate.service.gov.uk/energy-certificate/5200-4251-0822-5005-3693>

: <https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2585-7060-2809-1645>

Conclusion

The existing residential units to be retained, meet the national Space Standards 2020 and will provide at least some contributions towards the housing stock within this location. The properties do provide adequate amenity spaces in the rear gardens with each over 84.00 m² therefore we recommend the existing arrangement to be allowed.