

Design and Access Statement

Proposal

This application seeks permission to replace the existing mobile home with a new unit of a suitable size and standard for the occupiers' needs. The proposal has been prepared with regard to Gravesham Borough Council's planning guidance and fall within permitted development, we have therefore submitted a Lawful Development application.

Site context

The site is presently occupied by the existing mobile home at 60 Southfield Shaw. The proposal does not seek to intensify the use of the site beyond its existing residential function, but instead to improve the quality of accommodation already provided. The replacement unit will sit within the established domestic setting and will improve the appearance of the site by removing the visual harm caused by the deteriorated existing structure.

Design justification

The current mobile home is no longer capable of providing an acceptable standard of accommodation. Its fabric has deteriorated over time, resulting in a poor-quality and unreliable living environment. The proposed replacement will provide a safer, more energy-efficient, and better-insulated home, which is more suitable for modern living. It will also allow the occupiers to live in accommodation that is better matched to the needs of the household, including the need for additional room space due to the size of the family.

Household needs

The family's current accommodation is too limited for their day-to-day needs, and the existing unit no longer provides sufficient internal space for comfortable living. The proposed replacement will provide the extra room required to accommodate the household more appropriately, including space for sleeping, living, storage, and circulation. This is consistent with Gravesham's residential design expectations, which seek accommodation that is fit for purpose, adaptable, and capable of meeting the needs of occupiers.

Policy context

Gravesham's Policy CS19 seeks development that is well-designed, fit for purpose, and adaptable to meet users' needs, and the Council's Design for Gravesham SPD provides further guidance on achieving high-quality development. The Council's

residential layout guidance also expects dwellings to provide adequate internal space and a suitable standard of amenity for the household.

Access and amenity

The replacement unit will be designed to provide practical and access appropriate to the occupiers' everyday needs. The internal layout will aim to improve usability, circulation, and overall living conditions. The proposal will also enhance the external appearance of the site by replacing a visibly deteriorated structure with a more orderly and better-maintained.

Conclusion

In conclusion, the proposed replacement mobile home is justified on both functional and planning grounds. The existing unit is rotten, beyond repair, and no longer suitable for occupation, while the replacement will provide a safer, more efficient, and more appropriate home for the family. It will also address the household's need for additional space and improve the visual quality of the site in a manner consistent with Gravesham planning policy and permitted development.