

DESIGN AND ACCESS STATEMENT

ADDRESS OF SITE: 57 Sun Lane, Gravesend DA12 5HQ

APPLICANT: Aberforth Developments Ltd, 18 High Street, Gravesend, DA11 0BA

AGENT: Technical Design Ltd, 152 Fifth Avenue, London, W10 4DU
Contact: Shane Thomson, 07770 762 566



SITE AND SURROUNDINGS:

The site is located within the Central Ward of Gravesham Bourgh Council and is situated approximately 1.1m (approx. 22 min. walk) from Gravesend Station which benefits from fast train access to central London and surrounding areas by public transport. The property is not listed or located within a conservation area.

The existing property comprises of a single residence over three floors, located in the middle of an existing terrace formed of 4 residential properties. The property can be accessed at ground floor by both street front and rear via right of way around 55 Sun Lane.

DESIGN STRATEGY:

The property currently benefits from a valid planning permission granted on 17th February 2023 for the erection of roof dormer in side elevation, conversion of roof space into habitable rooms and rear side infill extension and alterations to existing ground floor shopfront elevation. (App. No: 20230114)

This application seeks approval to undertake the same works as App. No: 20230114, with the addition of the first floor rear extension to form a substantial master bedroom and ensuite. Further improving the appeal and functionality of the proposed development as a family residence.

EXISTING PROPERTY:

The existing property comprises of living room, kitchen and utility at ground floor, with two bedrooms and shared bathroom located at second floor level accessed by an existing staircase leading to two additional bedrooms at second floor level within the roof space.

FRONT ELEVATION:

The proposal requires the removal of the existing timber framed single glazed shopfront. This will be replaced with a single new uPVC window within a new painted rendered façade at ground floor level. The refurbished entrance will be complete with new solid core timber door with top light over to give the property a more residential feel from the street.

The proposed window and door proportions will complement the residential alterations previously undertaken by the neighbouring property; 59 Sun Lane.

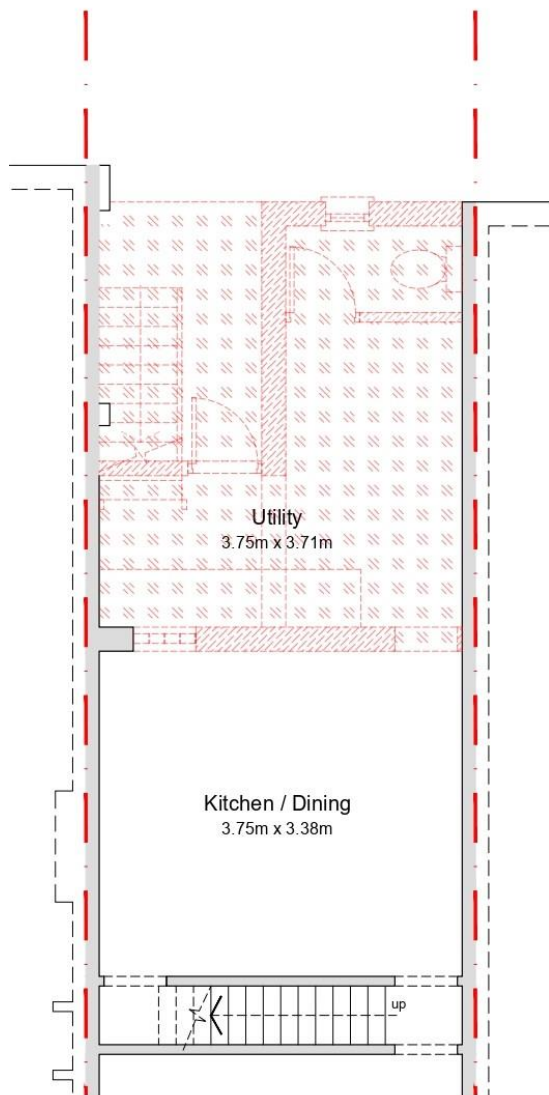


Proposed Sun Lane Elevation

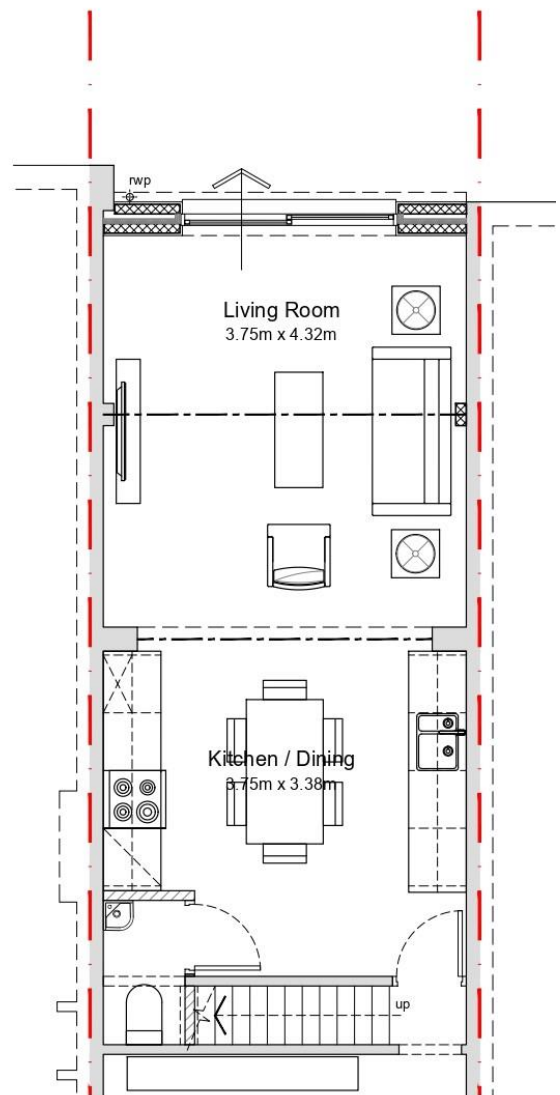
SIDE INFILL EXTENSION:

The proposed side infill extension to the rear of the property along with the removal of the internal wall between the kitchen and utility areas will open up the ground floor providing a large modern open plan kitchen and dining area, along with a large living room to the rear of the property.

Additional natural light to the proposed living areas via the proposed large glazed sliding door to the living room.



Existing Ground Floor Plan w/ Demolition



Proposed Ground Floor Plan

PROPOSED FIRST FLOOR EXTENSION:

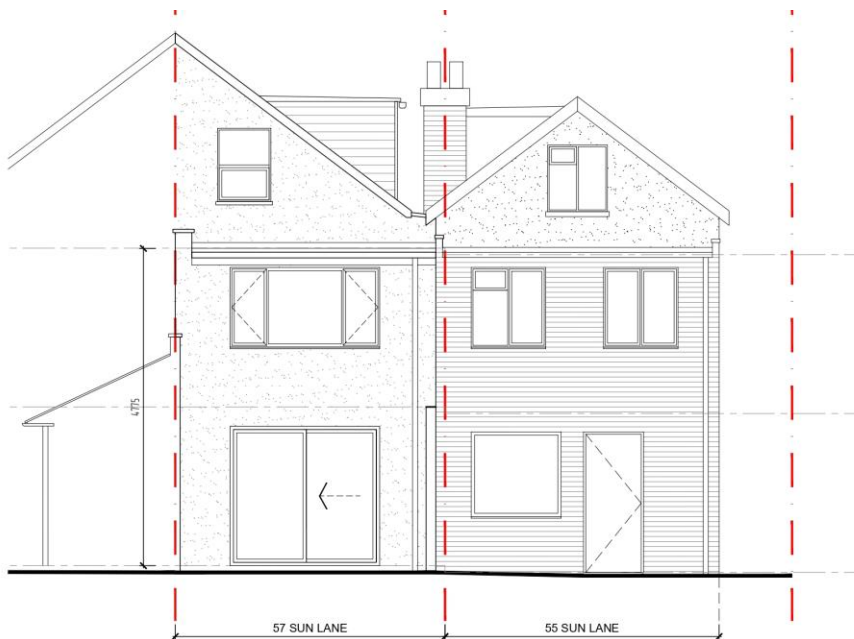
The adjoining property at 55 Sun Lane has an existing two storey extension to the rear of the property which extends to the right of way. The proposed first floor rear extension would aim to replicate the neighbouring property in scale and proportions with the external elevation constructed from cavity blockwork wall finished with a painted render finish with new uPVC windows.

This additional floor area would comprise of a large master bedroom with ensuite bathroom, with the existing family bathroom reconfigured to allow to the bedroom from the circulation space.



57 SUN LANE - Existing Rear Elevation

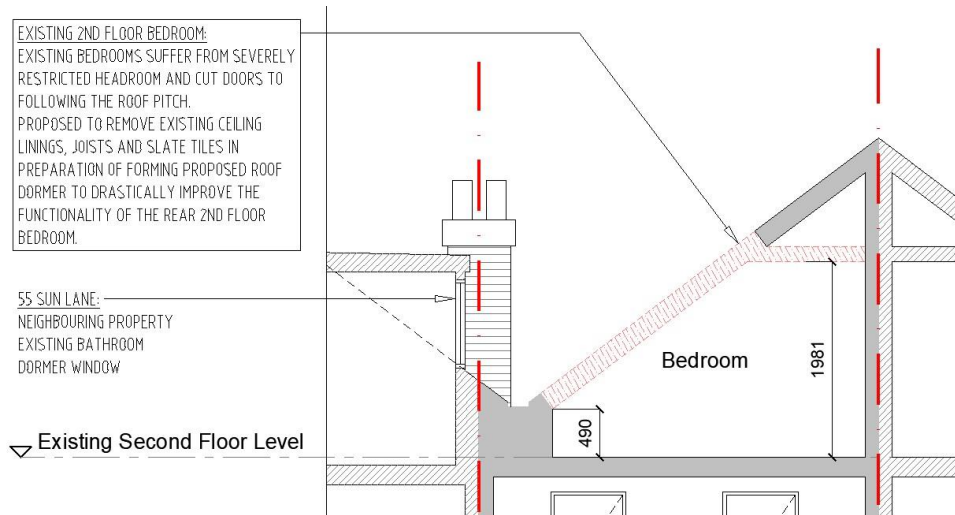
55 SUN LANE – Existing Rear Extension



57 SUN LANE – Proposed Rear Elevation

PROPOSED ROOF DORMER:

The entire second floor area suffers from a reduced ceiling height by being formed within the existing roof pitch. This provides not only a compromised ceiling height within these rooms and staircase landing, but also results in cut doors providing awkward access. A maximum ceiling height of 1980mm above floor level is achieved in a small area before sloping down to 490mm at the low side.



Existing second floor section shown with proposed demolition



Photograph 01: Existing second floor rear bedroom



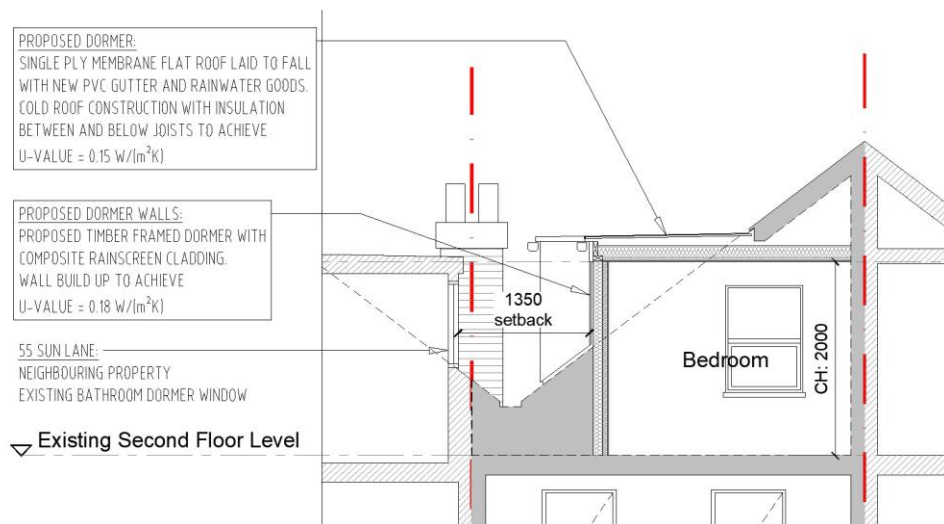
Photograph 02: Existing Dormer to 55 Sun Lane

Externally, the roof to falls to a valley gutter along the party wall with 55 Sun Lane where there is an existing dormer located between the two chimneys along the party wall which contains a non-habitable space comprising of a toilet and wash hand basin only.

The proposal also seeks permission to form a new dormer to 57 Sun Lane within the existing slate clad sloping roof to the rear bedroom, stair landing and 950mm into the front room to allow for full height door access. The proposed dormer would be set back from the party wall and existing valley, stepping back further locally opposite the existing dormer to 55 Sun Lane.

This would provide the property with improved access and ceiling height over the existing staircase landing, full height door access to the rear bedroom and improved circulation space to the front bedroom.

The proposed dormer has been setback 250mm from the rear gable fascia, with no part of the proposed works exceeds the existing ridge line. The additional roof space volume of the proposed dormer equates to 6.5 m³.



Proposed Second Floor Section



Photograph 03: Existing Roof to 57 Sun Lane



Photograph 04: Existing second floor rear bedroom

AREA SCHEDULES:

Existing Internal Floor Area	
Ground Floor	42.90m ²
First Floor	29.47 m ²
Second Floor	24.76 m ²
Total	97.13 m ²

Proposed Internal Floor Area	
Ground Floor	47.50m ²
First Floor	47.50 m ²
Second Floor	22.40 m ²
Total	117.40m ²

Additional Roof Volume:	
Dormer	6.50 m ³

EXISTING MATERIALS:

The Sun Lane façade consists of timber framed glazed shopfront with painted stucco rendered brickwork above with stucco render stringer the second floor level.

The existing slate roof falls to a lead lined valley gutter along the party wall with 55 Sun Lane.

The rear façade consists of painted stucco rendered walls with uPVC windows and slate tiles to the existing rear ground floor roof.

PROPOSED MATERIALS:

The proposed front and rear façade at ground floor level will consist of a painted render finished wall with uPVC sliding doors to match existing.

With the proposed dormer being formed by a new timber framed structure clad with composite cladding panels with a flat roof similar in form and appearance to the existing material palette.

CONCLUSION:

The existing character and visual appearance of Sun Lane will be retained with the proposed dormer being set back from the street front elevation and designed to a similar sized form as the existing dormer to 55 Sun Lane, the improved head height over the existing staircase and rear bedroom provided by the dormer have a positive impact. And when paired with the side infill, first floor extension and opening up works internally this will greatly improve the overall quality of this family home.

With this in mind, we respectfully request that this application be granted planning permission.