



SEVENCROFT LTD.



277 Canterbury Road, Kennington, Ashford, Kent TN24 9QW
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Design & Access Statement

For

Proposed Two Bedroom Chalet Bungalow

along with parking & associated facilities

at

Land adjacent to

20 Tradescant Drive,
Meopham,
Gravesend,
Kent DA13 0EE



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A Design & Access Statement is a document that explains the thinking behind a Planning Application, to show that the applicant has thought carefully how everyone, including disabled people, older people & young children will be able to use the proposed dwelling.

The Design Statement should be read in conjunction with drawing numbers 2023/06/01- 04 being the As Proposed drawings for the above works.

1.0 Introduction

The proposed application is for a Two Bedroom Chalet Bungalow along with parking whilst & reusing the existing access driveway off Tradescant Drive & is located at Land adjacent to 20 Tradescant Drive, Meopham, Gravesend, Kent DA13 0EE. This is a Resubmission of Application reference number 20200651 which was approved 25th august 2020. The application is required in order to maintain the planning approval as works were unable to start as a result of the Pandemic & the current High Cost of Living.

2.0 The Site & Design Approach.

- 2.1.1 The proposed dwelling will be a Chalet bungalow with Two Bedrooms, 1 with En Suite & Bathroom at first floor level. The Ground floor will have an open plan Kitchen/Dining/Living Area with downstairs Cloakroom. The dwelling will have brick to match the adjoining properties and finished to the first floor dormer with concrete plain tilehanging & flat roof to match the adjacent property in Tradescant Drive. The Windows & doors will be white upvc to match adjoining properties.
- 2.1.2 The proposed dwelling has been designed to be similar in design to the adjoining properties in Tradescant Drive & would be in keeping with the local vernacular.
- 2.1.3 The proposed dwelling would be accessed via the existing access driveway off Tradescant Drive & providing sufficient parking spaces



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within the site to accommodate the new dwelling. There is also on street parking in front of the unit in Tradescant Drive.

- 2.1.4 Our proposals produce a positive spatial structure and sense of place through an integrated approach to the site combining layout, building form and design, hard and soft landscape elements, access and parking.
- 2.1.5 The proposed dwelling respects and relates to the adjoining buildings and features and enhances local features of particular architectural value & would be in keeping with the local vernacular.
- 2.1.6 The proposed dwelling would sit facing Tradescant Drive & adjacent to the garage & outbuilding on No. 22 Tradescant Drive. The positioning will allow for the existing driveway to be retained & be in keeping with the existing dwellings within the vicinity. This will mean that the new dwelling will be set slightly back into the site so that it will not be prominent along the road edge or dominant in the street scene.
The property will have approximately 1m walkway to the right & will ensure that the aggregate overall amenity space is in excess of Council standards.
- 2.1.7 The proposed two bedroom property will be provided with a private amenity space to the rear of 40.1sqm. The garden is in excess of the minimum 37.2sqm amenity space complying with Council standards.
- 2.1.8 The proposed application is in accordance with the previous Application reference number 20200651 which was approved 25th August 2020.

3.0 Usage

- 3.1 The proposed development is for a Two Bedroom chalet bungalow in Land adjacent to No. 20 Tradescant Drive & is within the built up residential area.
- 3.2 The application proposes a residential use within the previous garden area of an existing property at 20 Tradescant Drive within an established residential area.

Director : C. J. McMullon Dip. Arch.

Company

Secretary : A. J. McMullon

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- 3.3 Our proposals will be in keeping with the properties within the locality.
- 3.4 The new dwelling will provide a single Residential Unit for our Client.
- 3.5 The proposed application is in accordance with the previous Application reference number 20200651 which was approved 25th August 2020.

4.0 Layout

- 4.1 The proposed scheme would meet the requirements of the Councils space standards and parking provisions & would meet the required standards for the Highways department as well as outside amenity space.
 - 4.2.1 We have positioned the proposed dwelling in order to maximize the space within the plot & setback from the road edge similar to existing dwellings currently in the vicinity.
 - 4.2.2 The proposed dwelling would sit comfortably within the street scene as illustrated on the enclosed plans.
 - 4.2.3 The proposed application is in accordance with the previous Application reference number 20200651 which was approved 25th August 2020.

5.0 Scale

- 5.1.1 The proposed dwelling is a two bedroom Chalet Bungalow, this being in keeping & smaller than the existing dwellings within the local vicinity.
- 5.1.2 The proposed dwelling will provide an ideal size property for our client to downsize into whilst retaining the ability to stay in the village & close to their family.



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5.1.3 The proposed application is in accordance with the previous Application reference number 20200651 which was approved 25th August 2020.

6.0 Appearance

6.1 The dwelling will have brick to match the adjoining properties and finished to the first floor dormer with concrete plain tilehanging & flat roof to match the adjacent property in Tradescant Drive. The Windows & doors will be white upvc to match adjoining properties. The windows & doors will be white upvc to match adjoining properties.

6.2 The proposed application is in accordance with the previous Application reference number 20200651 which was approved 25th August 2020.

7.0 Energy

We have carefully considered all aspect of the dwelling for energy efficiency & have adopted a very high specification for the insulation to this property. The specification for the construction would be as follows:

Ground Floor – 100mm Celotex – U-value achieved – 0.18W/m²K

Cavity Wall – 75mm Celotex with 50mm cavity – U-value achieved – 0.18W/m²K

Flat Ceiling – 400mm Quilt insulation – U-value achieved – 0.09W/m²K

We will also be providing Solar panels on the roof to improve the Sustainability of the new dwelling.

The house would be fitted with all light fittings being dedicated energy efficient lighting & therefore reducing the Carbon footprint of the property.

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We can also confirm that all Kitchen Equipment will be water and energy efficient. The washing machine will have a maximum water use of 8 litres / kg of wash load & the dishwasher will have a maximum water use of 1.2 litres / place setting.

8.0 - Surface water run off

The proposed dwelling will be fitted with 125mm deep flow upvc gutters laid to falls to discharge into 100mm diameter rainwater downpipes. All discharging into new trapped back inlet gullies and then into the new Marley Waterloc Stormwater Management System.

The existing Driveway & Parking area will be retained.

The system will provide storage capacity for the grey water recycling that is proposed for the proposed dwelling, which will be recycled & used for car washing for our client's cars.

9.0 - Pollution

It is Proposed to use two forms of insulation within the dwelling:

Knauf Insulation Rafter Roll 32

Rafter Roll 32 is free from CFCs, HCFCs and any other material with ozone depletion potential. Rafter Roll 32's manufacture has a low impact on the environment and is classified as Zero ODP and Zero GWP.

Celotex Environmental and Sustainability Statement

Operating within the construction sector and specialising in insulation products, we are acutely aware of the energy efficiency and carbon emission impact of our industry and activities. We continue to concentrate on energy efficiency and reducing our CO2 emissions through our own activities and working in conjunction with our trade partners and the supply chain process.

The use and specification of Celotex products will offer:

- The lowest environmental impact of any PIR product

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- The lowest carbon footprint of any PIR manufacturer
- A suite of 'cradle to grave' environmental profiles fully certified and commissioned by the BRE (featuring the lowest Eco-Points score per m² of any PIR insulation product)
- An A Rating in the '2002 Green Guide to Specification'
- Credits in the 'Energy & CO2 Emissions' and 'Materials & Pollution' categories of The Code for Sustainable Homes and BREEAM

Therefore we can confirm that all insulating products have a Global Warming Potential of less than 5

10.0 Landscaping

- 10.1 The proposed dwelling will have the area immediately around it paved with the rest laid to lawn. It is proposed to retain the existing fencing & hedging planted along the front as well as the boundary fences to the side & back. A new 1800mm high closeboard fence would be erected between the two properties. This being in line with the details required by the Council to soften the street frontage.
- 10.2 The proposed application is in accordance with the previous Application reference number 20200651 which was approved 25th August 2020.

11.0 Access

- 11.1 The proposed dwelling will have the area immediately around it paved for disabled access with the rest laid to lawn. Access to the dwelling will be via a level pathway leading from the proposed vehicular entrance & parking area to the proposed dwelling.
- 11.2 The proposed application is in accordance with the previous Application reference number 20200651 which was approved 25th August 2020.

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