



DESIGN AND ACCESS STATEMENT

JOB TITLE

CONSTRUCTION OF A SINGLE STOREY REAR EXTENSION,
CONVERSION OF EXISTING OUTBUILDING INTO
HABITABLE ROOM

ADDRESS

8 DORCHESTER ROAD, GRAVESEND DA12 5QU

CLIENT

ALEKSANDRS ZENOVIS

JOB NUMBER

2111

COMPOSED BY

VIDA NAUMAVICIENE

DATE

28/09/2021

1.0. INTRODUCTION

This planning application is for construction of a single storey Rear Extension and conversion of existing outbuilding into habitable room at 8 Dorchester Road, Gravesend DA12 5QU.

Design and Access Statement sets out the principles of the design with the aim of demonstrating its suitability within the surrounding context and should be read in conjunction with Site Plan and Site Location Plan, Existing and Proposed Drawings and Planning Portal Application form.

2.0. RESPONSE TO CONTEXT

2.1. SITE AND SURROUNDINGS

Application site is located within a residential area. The existing properties on Dorchester Road are predominantly two storey terraced houses. The roofs are predominantly pitched.

The existing property at 8 Dorchester Road, Gravesend DA12 5QU is a mid-terrace 2 storey 4 bedroom property with the entrance from Dorchester Road. The property has a large garden to the rear and off-street car parking space to the front. Two outbuildings are located within the curtilage. A small single storey rear extension has been built between the house and one outbuilding.

The application site is located in Flood Zone 1, an area with a low probability of flooding. Flood Risk Assessment not required as the development is smaller than 1 hectare and not affected by other sources of flooding.

The application property is not a listed building nor situated within the conservation area.

There is a manhole located in the area of proposed development. Professional drainage survey to be carried prior to start of any work on site. Local water authority has to be consulted before manhole relocation commences.

2.2. PROPOSAL

It is the primary principle of this application to improve the existing accommodation whilst preserving and enhancing the existing building.

The proposal the subject of this application is shown on the submitted drawings. The proposal includes:

- Construction of a single storey Rear Extension.
- Conversion of existing outbuilding into habitable room.

The proposed development to match the existing house in terms of shape, scale and external materials.

3.0. USE

Existing and proposed use of the property – residential, C3 (dwelling house).



FIGURE 1: Dwelling house at 8 Dorchester Road. Front elevation.



FIGURE 2: Dwelling house and outbuilding at 8 Dorchester Road. Rear elevation.



FIGURE 3: Dwelling house and outbuilding at 8 Dorchester Road.



FIGURE 4: Dwelling houses at 8 & 10 Dorchester Road.



FIGURE 5: Dwelling houses at 6 & 8 Dorchester Road.

4.0. LAYOUT, SCALE, APPEARANCE

The proposal includes construction of a single storey Rear Extension and conversion of existing outbuilding into habitable room. The proposed development aims to significantly improve the functionality of the current house.

Proposed Ground Floor will consist of a hallway, storage, living room, lounge, kitchen/ dining area with rear door access to the garden, bathroom and office.

The proposed development will have no impact on the character of the existing house in terms of shape, scale and external materials.

The proposed development, converted outbuilding together with the proposed rear extension, will remain the same height as existing outbuilding.

The proposed development will have a flat roof to match the existing outbuilding subject to this planning application.

The types and colours of all external materials of the proposed development will match materials used in the exterior of the existing house. External render to the walls will match the existing house. The new windows and external doors are proposed to be the same style, colour and material as existing.

5.0. IMPACT ON NEIGHBOURS

There would be no impact on neighbouring properties regarding shadowing, lighting and visibility. There would be no impact regarding overlooking as the new windows and doors of proposed development would provide no more view into neighbouring properties than the existing windows and doors.

6.0. LANDSCAPING. ACCESS. PARKING

The existing off-street car parking space to the front of the property will remain unaltered.

The existing retaining wall at the rear of the property will be removed and a new retaining wall will be built to create an adequate space for the proposed access to the garden from the kitchen/ dining area.

Vehicular and pedestrian access from Dorchester Road remains unaltered.

7.0. STATEMENT

The scheme has been developed with sensitivity to the surrounding materials and the character of the local environment. No impact to the street view and existing environment because:

- The design, materials and proportions of the proposed development are sympathetic in style and appearance to those of the existing house.
- The proposed development, converted outbuilding together with the proposed rear extension, will be located at the rear of the house and will not be visible from the street.

8.0. CONCLUSION

It is considered that the impact of the proposed works is minor and has no harmful effect on the building asset, keeping with the property's character and surroundings. We believe the proposed development is of a suitably high quality and resulting in an improved and more efficient use of the building as a whole.

By using the space in the proposed single storey rear extension and converted outbuilding the existing spaces within the house become better used and will make a valuable contribution to the local housing stock.

We anticipate positive support for the proposal and the application as submitted.