



JEREMY S. ISHERWOOD

B.Sc. (hons.), B. Arch. (Wales), R.I.B.A.

Chartered Architect

34 Chalky Bank

Gravesend, Kent, DA11 7NY

Telephone / Fax: 01474 - 533793

My Ref: 523

01 September 2021

96 Old Road West, Gravesend, DA11 0LN: Mr & Mrs R. Basra Design Statement

96 Old Road West, Gravesend is an end of terrace property in a block of 4 between the junctions of Old Road West with Darnley Road and Lynton Road. It probably dates from about 1900.

My clients have recently acquired the property, which is in need of some renovation and modernisation.

The property is two-storey with an additional attic room at second floor level. This is provided with a window set in the gable end. There are no dormer windows in this property and it is the only one in the block without a dormer window at the front. The property at the other end of the block – number 92 has dormer windows at both the front and rear.

The property has a modern single-storey extension at the rear which accommodates a bathroom and part of the kitchen. The extension appears to have been built following planning permission which was granted for a two-storey rear extension on 11 January 1993 under reference 19920686. The first floor element was never built.

The existing floor areas are as follows:-

Ground Floor:	76.00m ²	(815.05ft ²)
First Floor:	56.32m ²	(606.17ft ²)
Second Floor:	20.82m ²	(224.08ft ²)
Total Area:	153.14m²	(1,645.30ft²)

There are additionally parking spaces for two cars on hardstanding at the bottom. These are accessed from the car park serving the modern residential development on the corner of

Old Red West and Darnley Road, which replaced the former Kent and Essex Public House a few years ago.

The property is located within 50 metres of the Darnley Road Conservation Area. It is not listed. The property has walls of red brick with yellow brick banding at the front. The gable and rear walls are of London Stock brick with red brick arches over the windows and external doors. The roof is covered with slate and terracotta ridges.

My clients wish to carry out the following work to the property:-

- Remove the wall between front living room and rear dining room.
- Demolish the kitchen fireplace.
- Demolish the chimney breast to the bedroom 3 above the kitchen.
- Demolish the chimney stack serving the kitchen and bedroom 3 fireplaces.
- Demolish the two chimney stacks on the flank wall to below roof covering level.
- Demolish the existing single-storey rear extension which houses the part of the kitchen and a bathroom.
- Construct a new single-storey extension at the rear to house to create an open plan kitchen with bi-folding doors into the garden.
- Create a new ground floor shower room at the side of the house.
- Provide two dormer windows to the existing attic room and include an en-suite shower room.
- Remove two ash trees and a sycamore tree in the back garden.

Much of the above can be carried out under Permitted Development Rights particularly the internal alterations, rear dormer and demolition of the chimney stacks, but the proposals for the front dormer window and the rear extension will require planning permission.

The proposed dormer windows would be similar in form to those that can be seen on the other three houses in the block and would be contained well within the main roof. They would be slate-hung with glass-fibre covered roofs to resemble lead.

The proposed rear extension would align with the end gable wall of the original house and it would be built of London Stock brick with a slate covered roof. The projecting flank wall on the east side would be in the same position as the existing rear extension wall, which is inset from the party wall line. The extension would extend to the same depth as the existing extension. The extension roof projecting from the existing original two-storey rear wing

would be duo-pitch and where alongside the existing original two-storey rear wing, it would be a lean-to.

The resultant floor areas would be as follows:-

Ground Floor:	93.36m ² (+17.36m ²)	(1,004.89ft ²) (+189.84ft ²)
First Floor:	56.32m ²	(606.17ft ²)
Second Floor:	24.45m ² (+3.63m ²)	(263.18ft ²) (+39.10ft ²)
Total Area:	151.48m² (+20.99m²)	(1,630.43ft²) (+228.94ft²)

The trees to be removed are a 10 metre high sycamore, a 10 metre high ash and a 12 metre high ash. Trees of such height and species are really unsuitable for small town gardens and block out the light.

The proposals would be designed sympathetically to the existing property and to the neighbourhood as a whole. They would result in a modernised property that would be a positive asset to the Borough

I respectfully request therefore, that Full Planning Permission is granted for this application.

Jeremy S Isherwood BSc (hons), BArch (Wales), RIBA
Chartered Architect
RIBA Chartered Practice

