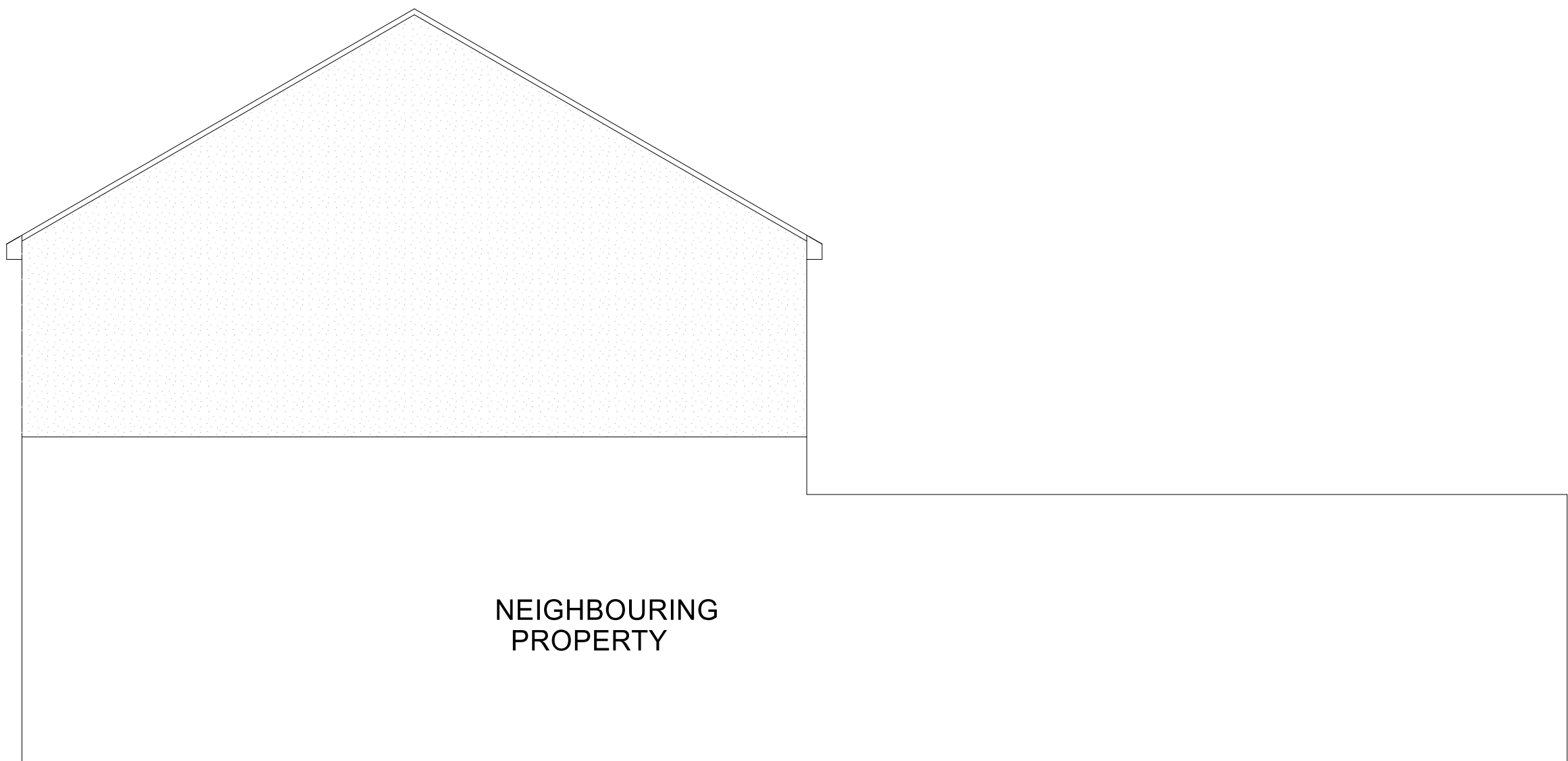


Notes / Specification

1. DRAWINGS ARE FOR PLANNING PURPOSES ONLY.
2. ALL MEASUREMENTS WITHIN THIS DOCUMENT ARE FOR DESIGN PURPOSES ONLY TO DETERMINE BEAM SIZE.
3. THE BUILDER IS ADVISED TO DOUBLE CHECK MEASUREMENTS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER PRIOR TO ORDERING MATERIALS.
4. THE DESIGN ENGINEER DOES NOT ACCEPT ANY RESPONSIBILITY FOR MATERIALS INCORRECTLY ORDERED.
5. DO NOT SCALE FROM THIS DRAWING
THESE DRAWINGS ARE THE COPYRIGHT OF RICHARD CAINE LIMITED



FRONT ELEVATION



SIDE ELEVATION

DESIGN AND ACCESS STATEMENT

CONTEXT
- The house is a two storey 1960's house adjoining a Georgian town house.
- The house is dilapidated in poor condition in need of improvements.
- Neighbouring houses are mainly arranged as groups of terraces, with some detached and paired cottages and villas.
- Buildings generally set back from the street frontage behind front gardens; many of the buildings follow the meandering orientation of the roads, creating varied plot sizes and visual interest.
- Groups of buildings set on terraces up the hillside, creating important views up to, and down across buildings and landscapes.
SCALE
- The part extension is single storey and will not overwhelm the neighbouring properties.
LANDSCAPING
- Landscaping will not significantly affect the amenity of the location.
APPEARANCE
- The design is a single-storey extension to the building.
- The window and door openings are of suitable size for the bar and changing facilities.
- Roof coverings, brickwork windows and doors will be in keeping with the existing building.
PLANNING STATEMENT
The current extension is dilapidated with no insulation and part single skin brickwork construction. The proposal is to modernise the extension and provide a usable space for future generations to enjoy.

Heritage statement for 13 Primrose Terrace, Gravesend.

The heritage appraisal is made in accordance with Paragraph 128 of the NPPF. It should be read in conjunction with the Design and Access Statement and plans accompanying this planning application.

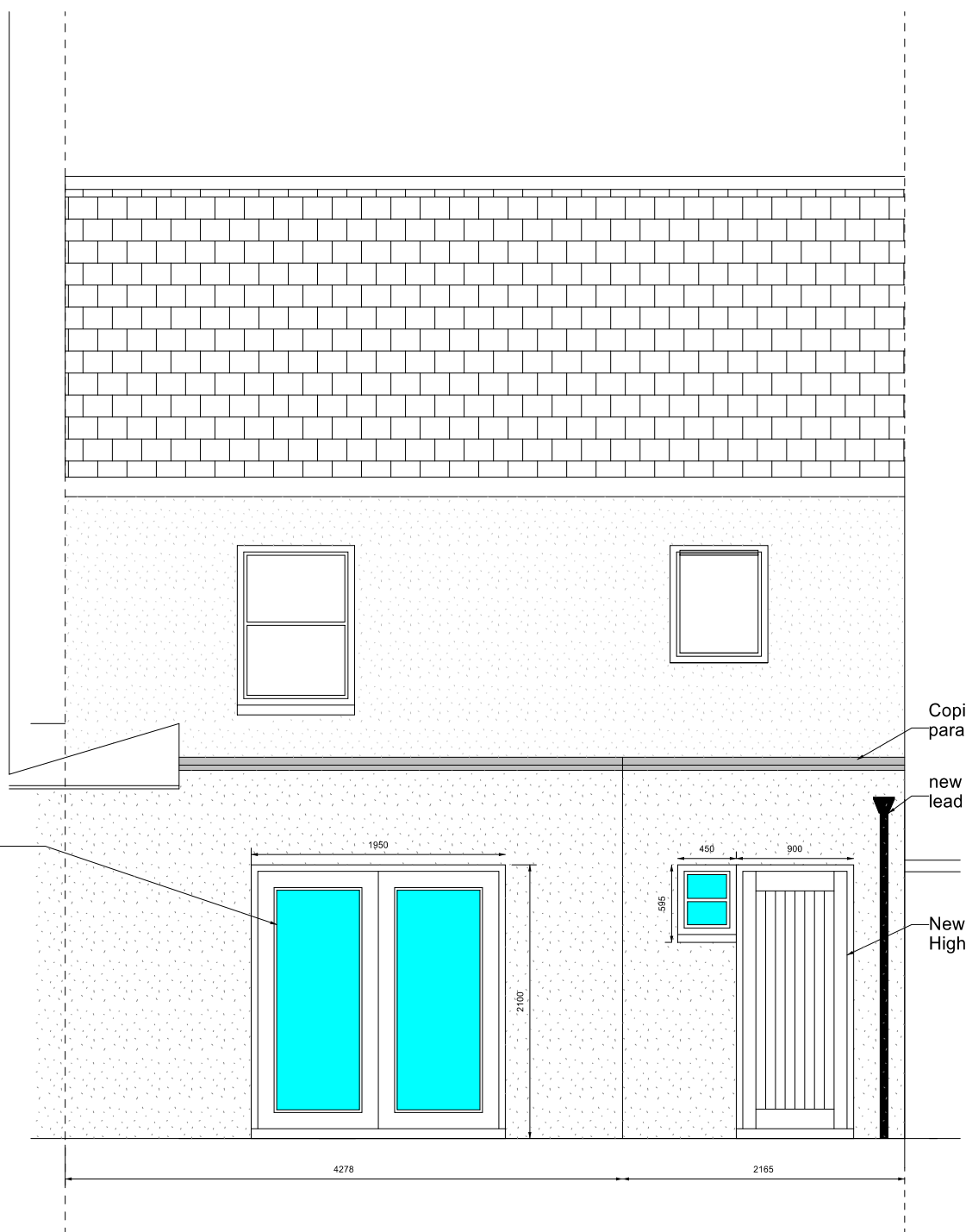
The Significance of the asset

13 Primrose Terrace is an end terrace house located in the Windmill Hill Conservation Area.

The asset is 6.5m wide and 15.1m in depth.
The asset is not a listed building.
The asset currently has concrete roof tiles, timber double glazed sash windows to the front and rear elevations with white rendered walls.
Groups of buildings set on terraces up the hillside, creating important views up to, and down across buildings and roofscapes.

Proposed Works

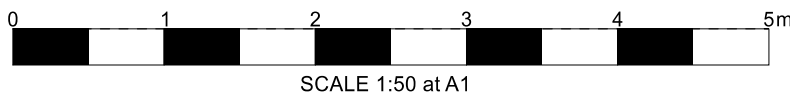
The current extension is dilapidated with no insulation and part single skin brickwork construction. The proposal is to modernise the extension and provide a usable space for future generations to enjoy.



REAR ELEVATION



SIDE ELEVATION



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client 13 Primrose Terrace
Gravesend, Kent

project
Part single storey
rear extension

drawing title
PROPOSED
ELEVATIONS

drawing no.
2062 PROPOSED
ELEVATIONS Rev C

drawing scales
1:50 - A1

RC

date
DECEMBER 2022

PLANNING