

Solutions in Building Ltd

Design and Access Statement:

If your application is for listed building consent, please complete sections 1, 4, 5, 7 and 9.

Proposal:

The proposal is to demolish the existing rear conservatory and build new single storey rear and side extensions with flat roof and skylights.

Location:

23 South Hill Road, Gravesend, DA12 1LA

1. Response to context

Please describe your proposal, the design principles and concepts that have been applied, how these have been derived from the characteristics of the site and its surroundings, and how they have led to the physical characteristics of the proposal, as set out in the following sections.

The proposal is to demolish the existing rear conservatory and build new single storey rear and side extensions with flat roof and skylights. The external walls along are to be parapet walls (except rear end of rear extension) with a coping stone on top. These will hide the felt flat roofing and is more in keeping with the style of the houses in the surrounding area.

2. Use

Explain the use or uses proposed, their distribution across the site, the appropriateness of the accessibility to and between them, and their inter-relationship to uses surrounding the site.

The existing use is residential and will remain to be so.

3. Amount

The amount of development is how much development is proposed. For residential development, this means the number of proposed units for residential use and for all other development, this means the proposed floor space for each proposed use.

Explain and justify the amount of development proposed for each use, how this will be distributed across the site, how the proposal relates to the site's surroundings, and what consideration is being given to ensure that accessibility for users to and between parts of the development is maximised. Where the application specifies a range of floorspace for a particular use, the reasons for this should be explained clearly in the design and access statement.

The extension covers 24sqm and utilises the space by incorporating a new shower room and living room. The extension to the side infills the space between number 22 and 23 to make better use of this space.

4. Layout

The layout is the way in which buildings, routes and open spaces (both private and public) are provided, placed and orientated in relation to each other and buildings and spaces surrounding the development.

Explain and justify the proposed layout in terms of the relationship between buildings and public and private spaces within and around the site, and how these relationships will help to create safe, vibrant and successful places.

Demonstrate how crime prevention measures have been considered in the design of the proposal and how the design reflects the attributes of safe, sustainable places set out in *Safer Places – the Planning System and Crime Prevention* (ODPM/Home Office, 2003).

The proposed extension uses land to the side of the property between 22 and 23 which makes better use of the land.

5. Scale

Scale is the height, width and length of a building or buildings in relation to its surroundings.

Explain and justify the scale of buildings proposed, including why particular heights have been settled upon, and how these relate to the site's surroundings and the relevant skyline. Also explain and justify the size of building parts, particularly entrances and facades with regard to how they will relate to the human scale.

The extension is single storey so will not be overly high. The height has been decided upon to enable a straight flat ceiling running from the kitchen to the extension living room. The width of the extension is to make greater use of the space available.

6. Appearance

Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

Explain and justify the appearance of the place or buildings proposed including how this will relate to the appearance and character of the development's surroundings.

The extension is to match the existing wall finishes and incorporate a parapet wall around the head of the extensions (except rear end of rear extension). This will help to conceal the flat roof and provide nice clean lines for the extension, more in keeping with the style of the building.

7. Landscaping

Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated through hard and soft landscaping measures. Statements should also explain how landscaping will be maintained.

Explain and justify the proposed landscaping scheme, explaining the purpose of landscaping private and public spaces and its relationship to the surrounding area. Where possible, a schedule of planting and proposed hard landscaping materials to be used is recommended.

Landscaping will only be changed in the rear garden by extending the rear patio out into the garden to provide outdoor amenity and seating space.

8. Access to the development

Explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the public transport network. Address the need for flexibility of the development and how it may adapt to changing needs.

Explain the policy adopted in relation to access and how relevant policies in local development documents have been taken into account. Provide information on any consultation undertaken in relation to issues of access and how the outcome of this consultation has informed the development proposals.

Access for the emergency services should also be explained where relevant.

No changes in access to the property from the highway.

9. Additional information required in respect of applications for Listed Building Consent

Include a brief explanation of how the design has taken account of paragraph 3.5 of PPG15 (Planning and the Historic Environment), and in particular:

- the historic and special architectural importance of the building.
- the particular physical features of the building that justify its designation as a listed building.
- the building's setting.

Explain and justify the approach to ensuring that the listed building preserves or enhances its special historic and architectural importance.

N/A