

Design & Access Statement

–Replacement of the existing slate roof tiles at the front and rear of main roof and rear roof.

Project address: 16 Lennox Road East DA11 0NB

September 2021

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Photo showing 16 Lennox Road East front elevation

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Design and Access Statement
16 Lennox Road East

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Gravesham Borough Council

1.0 Introduction and Brief:

This Design and Access Statement is submitted to support an application for planning permission to replace the existing slate roof tiles.

The proposed design intention is to replace the original slate tiles which are now mostly deteriorated and starting delamination with roof tiles of same shape, similar colour and texture appearance.

This statement should be read in conjunction with this application submitted planning drawings:

PL-001 - Site Location Plan

PL-002 - Existing Plans

PL-003 - Existing elevations

PL-004 – Proposed roof plan and elevations

2.0 Existing Property

The overall house is a semi detached two-storey house comprises of a reception room, living room, dining room and kitchen at ground floor with 3 double bedrooms and one single bedroom and a family bathroom at the first floor from latest 19th century period.

The house has retained some of the architectural features of a house of this era in this location, such terracotta ridge tiles, red and yellow stock bricks, recessed porch, castellated render detail to the bay window, vertically sliding timber sash windows, brick chimney stack, slate roof tiles and rendered window dressing replicating stone.

3.0 Design Proposal

The proposal is to replace the existing slate roof tiles which are in poor deteriorated condition and no provide anymore a proper weather tight roof, the proposal is to replace the slate tiles with fibre cement roof tile with texture which resemble the natural slate and with similar colour, the intention is to re-use the original terracotta ridge tiles on the new roof tiles and replicate the original lead flashing also the roof finial will be maintained and re-instate.

4.0 Summary

The proposed new roof tiles will be sympathetic in texture and colour with the original tiles and will not be a detrimental or negative effect to the conservation area.

Gravesham Borough Council