

Design & Access Statement

Mr.& Mrs SOLANKI
72 PINE AVENUE
GRAVESEND
KENT
DA12 1QZ



EXISTING HOUSE

JULY 2021
BR/1409/100

W.D.Evans Building Services
45 Galleon Way
Upnor
Rochester
Kent
ME2 4GX
Mobile: 07958 492935
e-mail::dedesign101@gmail.com

INTRODUCTION

This Design and Access Statement has been prepared by W.D.Evans Building Services to support the submitted planning application at 72 Pine Avenue Gravesend Kent da12 1qz

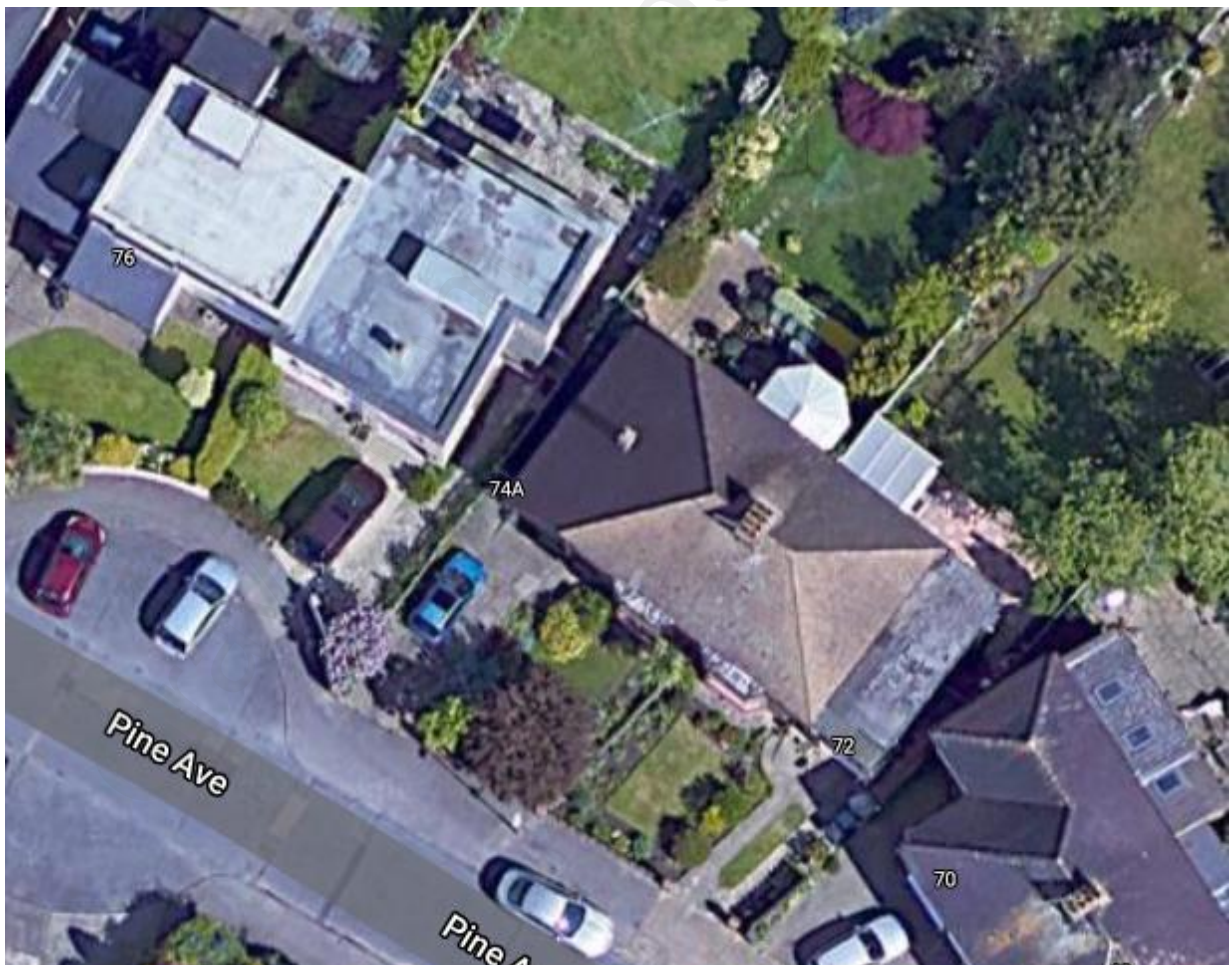
It sets out the factors behind the submitted design proposals, putting them into urban design and planning contexts to show what affects the site and how it has influenced the design proposals.

SITE ASSESSMENT

The site consists of an existing residential four bedroom house complete with integral garage and rear garden and front off road parking.

The site is located in a predominately residential setting with generally large residential properties, , of various designs and palates along the length of Pine Avenue , many of which ave undergone extensions and alterations

SITE LAYOUT



PROPOSED

The intension is to demolish the existing rear conservatory and replace it with a single storey rear extension. Convert the existing garage into residential as well as providing additional bedroom within the loft by extending the hip of the existing roof over the flat roof area as well as some internal alterations. It is also intended to provide a rear flat roof dormer to the rear roof slope that would not be visible from the front elevation.

also to extend the existing parking area to increase the potential parking ability .

Windows similarly to match the existing in design and materials as well as maintaining levels to match existing fenestrations. Windows as necessary to include escape sashes.

We have used our best endeavours to design the proposed to blend in seamlessly with the existing premises and thereby complying with BNE1

DRAINAGE

Drainage to the existing house is at present to the rear of the property and we have included some adoptions including relocation of existing stack and manhole as indicated that may involve an application to Southern Water for a build over..

All new branches will be connected to the relocated S&V stacks within the premises.

FLOOD PLAIN

The site is outside the flood plain and surface water will be dealt with by soakaways 5000mm away from the property and formed using crates.

HISTORY

provision of a conservatory

TRANSPORT ASSESSMENT

The site is located within walking distance to Old road East which has local shops and a bus service.

PARKING

Adequate parking facilities are available for occupants and guests to the front of the premises.

PLANTING

there are no trees to affecting the proposed

HOUSING

As previously mentioned the setting is residential with large similar properties either local of this site, sporadically spread and of similar pallets.

It is intended to build, using traditional construction methods externally using a rendered finish externally and tiles to the roof similar to the existing property so as to blend.

The proposal is to provide a family home for the occupant to enjoy for many years to come as well as not being imposing on the locality.

NOTE :- the front elevation as seen at present will remain as existing except for the extended pitched roof and infilling of the garage door and the proposed extension at the rear will not be visible from the front.

We consider by extending the existing pitch roof this will benefit and soften as well as improve the front visual appearance. similar extensions exist locally and we attach photographs for your attention at the end of this document.

However we do consider that the proposed adaptations to the existing of acceptable visual proportions and designed appropriately to blend in comfortably to the existing building and surrounding areas, we therefore consider we have complied with Gravesham's planning principles and consider the proposed to be acceptable.

Please note that this property is surrounded by some considerably larger dwellings so this proposal would not be overbearing within the local neighbourhood.

CP24 Design and Development Objectives

The client brief is to provide high quality accommodation on the site. The layout and scale of the design is to reflect the design of the plots and houses in the area using similar materials. The design should take account of the existing site constraints.

As seen the local properties vary considerable and we have taken this into account when designing this property.

We propose a 2 storey extension that nestles between and reflects the similar building heights of existing properties either side as can be seen.

The architectural design we propose will be the use of good quality materials, in ways that compliment the massing and design aspect of the house.

Low energy lighting to be utilised within the new works including integrated smoke alarms to both landing areas.

The room sized and layout are in accordance with the government housing standard We do consider that the proposal would not be detrimental or obtrusive to local residents and the Owner has had initial discussions with neighbours to test their response and as yet only received encouragement.

Energy Efficiency

- Improving the thermal efficiency of the walls, windows and roof as far as practically possible.
- Reducing air permeability to the minimum consistent with health requirements.
- Carefully designing the fabric of the house to reduce thermal bridging.
- Possibly using low and zero carbon technologies such as solar thermal panels.

Water Consumption

- 6/4 Dual flush W.C
- Flow reducing/ aerating taps throughout.
- 6-9 litres per minute shower.
- 18ltr maximum volume dishwasher
- 60ltr maximum volume washing machine.

Further Measures

- Providing more energy efficient lighting to both internal and external fittings.
- Reducing the amount of water that runs off into the storm drains.
- Using more environmentally friendly building materials.
- Enhancing the sound insulation used in the home.
- The potential use of recycled and recyclable materials.
- The minimising of construction waste.

Conclusion

We consider we have accommodated all the requirements and needs of Gravesham Planning Department and therefore feel that this application should be approved.



68 PINE AVEUE



PINE AVENUE