



**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

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**59 Old Road East, Gravesend, DA12 1NW: Mr & Mrs S. Randhawa**  
**Planning Statement**

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59 Old Road East, Gravesend is a detached house on the north side of Old Road East, Gravesend, between the junctions of Old Road East with Park Avenue and Milton Avenue. It probably dates from the late 1920s or the early 1930s. It certainly appears on the 1932 Ordnance Survey 6 inches to a mile map.

The property has a site area of 0.07 ha (0.17 acres). The site area is generous for a town centre location.

My clients have recently acquired the property. It has changed little from the time of its original construction, apart from the addition of an attached garage, which possibly dates from the 1940s. The garage is not recorded as an addition on the Council's website. The property needs some renovation and modernisation.

The property is two-storey with a hipped roof. There is additionally a small cellar at the rear of the property which has its own external entrance. The natural ground level drops by approximately one metre between the front and back of the dwelling. A raised terrace extends for nearly seven metres from the rear of the dwelling and the natural ground level drops a further 850mm between the front and back of the raised terrace.

The property has the following existing accommodation: -

|               |                              | Area (m <sup>2</sup> ) |
|---------------|------------------------------|------------------------|
| Cellar:       | Storage Area with Coal Chute | 13.91                  |
| Ground Floor: | Entrance Hall                | 16.97                  |
|               | Front Living Room            | 14.59                  |
|               | Dining Room                  | 15.72                  |
|               | Kitchen                      | 7.25                   |
|               | Utility Room                 | 10.19                  |
|               | External WC                  | 3.42                   |
|               | Attached Garage              | 15.41                  |
| First Floor:  | Landing                      | 9.08                   |
|               | Front Bedroom 1              | 14.75                  |
|               | Front Bedroom 2              | 10.24                  |
|               | Bathroom                     | 4.82                   |
|               | Rear Bedroom 3               | 15.59                  |
|               | Rear Bedroom 4               | 10.23                  |

The existing internal floor areas excluding the attached garage and external attached toilet are as follows: -

|                    | Area (m <sup>2</sup> ) | Area (ft <sup>2</sup> ) |
|--------------------|------------------------|-------------------------|
| Cellar:            | 13.91                  | 149.76                  |
| Ground Floor:      | 67.42                  | 725.70                  |
| First Floor:       | 67.42                  | 725.70                  |
| <b>Total Area:</b> | <b>148.75</b>          | <b>1,601.16</b>         |

The garage and external attached toilet have the following internal floor areas

|                               | Area (m <sup>2</sup> ) | Area (ft <sup>2</sup> ) |
|-------------------------------|------------------------|-------------------------|
| Garage:                       | 15.41                  | 164.84                  |
| External Attached Toilet:     | 3.42                   | 36.84                   |
| <b>Additional Total Area:</b> | <b>18.83</b>           | <b>201.68</b>           |

Number 59 shares a vehicle crossover with the neighbouring property, number 57. The garage is set back by approximately 10.9 metres from the front boundary and it would therefore be theoretically possible to park 3 cars on the forecourt and in the garage.

The property is not located in a Conservation Area and it is not listed. It has mostly pebble dash rendered walls with a band of red brick between the rendered plinth and ground floor window cill level. A string course defines the transition between the red brick band and the rendered upper walls and continues around all four external walls. The roof is covered with

machine made plain clay tiles and with decorative finials where the hips meet the ridge. The windows are Crittall type steel and are possibly original.

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

- Demolish the attached garage.
- Demolish the external wc.
- Construct a single-storey extension at the rear of the property with a double gable roof. This will project 5 metres from the existing rear wall and it will accommodate a kitchen and a breakfast area. The existing dining room will open into the breakfast area
- Convert the existing kitchen into a utility room.
- Convert the existing utility room into a wet room with cupboard.
- Construct a two-storey extension at the side of the dwelling on the footprint of the existing garage. It will accommodate a guest room and a study at ground level and a single bedroom and bathroom at first floor level. The extension will be set back from the front of the existing dwelling and the front roof slope will take the form of a cat slide with a dormer window for the new bedroom.
- Reduce the size of the existing bedroom 3 to form an access to the new bedroom 5 and bathroom.
- Convert existing family bathroom into an en-suite bathroom for bedroom 1.
- Extend the existing raised terrace by approximately 1.35 metres. This will provide a 3 metre deep reconstructed terrace for the proposed rear extension.
- Remove the existing beech tree in front garden. It is 4 metres high and it is sited only 4 metres from the house. It is an unsuitable tree for the front garden being sited so close to the house.
- Remove the existing 12 and 15 metres high beech trees from the back garden which are less than 6 metres away from the back wall of the existing dwelling. They are unsuitable in this position so close to the house.

The proposed dormer window at the front of the dwelling will have tile hung cheeks and a hipped roof. It will be contained well within the new cat-slide. The proposed two-storey side extension will be set back from the front wall of the existing house and it will have a lower roof. It will be subservient to the existing house.

The proposed single-storey rear extension will have two gable roofs with a lower pitch of 30°. They will be covered with Marley Acme or Hawkins plain clay tiles which are guaranteed to be suitable at this pitch. The lower resultant roof height will not interfere with the existing first floor window cills.

The proposed extensions will have external walls of facing brick and render to match the original house and they will be complementary to its style.

The extended and modernised property will have the following accommodation: -

|               |                              | Area (m <sup>2</sup> ) |
|---------------|------------------------------|------------------------|
| Cellar:       | Storage Area with Coal Chute | 13.91                  |
| Ground Floor: | Entrance Hall                | 16.97                  |
|               | Front Living Room            | 14.59                  |
|               | Dining Area                  | 15.72                  |
|               | Kitchen & Breakfast Area     | 30.33                  |
|               | Utility Room                 | 10.17                  |
|               | Wet Room                     | 7.08                   |
|               | Guest Room                   | 10.34                  |
|               | Study                        | 10.07                  |
| First Floor:  | Landing                      | 13.92                  |
|               | Front Bedroom 1              | 14.75                  |
|               | Bedroom 1 En-Suite Bathroom  | 4.82                   |
|               | Front Bedroom 2              | 10.24                  |
|               | Rear Bedroom 3               | 12.03                  |
|               | Rear Bedroom 4               | 10.23                  |
|               | New Bedroom 5                | 10.50                  |
|               | New Bathroom                 | 7.61                   |

The existing footprint of the existing property including the attached garage and wc is 101.03m<sup>2</sup>. The external area of the existing property at first floor level is 78.58m<sup>2</sup>. The total external area at ground and first floor levels is therefore, 179.61m<sup>2</sup>.

The extended footprint of the property will be 142.84 m<sup>2</sup>. The external area of the extended property at first floor level will be 103.76m<sup>2</sup>. The total external area at ground and first floor levels will therefore be 246.6m<sup>2</sup>. The extended property will therefore be 37.3% larger than the existing in terms of its external floor area.

The front garden area will be landscaped to allow for the off-street parking of two cars and a turning space. The parking area will be surfaced with permeable block paving. The existing vehicle crossover will remain unaltered but a 2m x 2m pedestrian visibility splay will be incorporated into the replacement close boarded fence layout at the front of the site.

The proposals will not adversely affect the amenity of neighbouring properties and the external amenity space will remain generous.

The proposals have been designed sympathetically to the existing property and to the neighbourhood as a whole. They will result in a modernised property that will 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**

