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REPLACEMENT
DWELLING

50 LEWIS ROAD
ISTEAD RISE,
GRAVESEND
DA13 9JG

DESIGN & ACCESS
STATEMENT
MAY
2025

FOREWORD :

This document has been produced to accompany the Full Planning Application to seek consent from Gravesham Borough Council for a proposed replacement dwelling to 50 Lewis Road, Istead Rise, Gravesend.

Issue/ Revision	Date	Description
DRAFT	April 2025	Issued to Client
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1.0 INTRODUCTION

The Design & Access statement has been prepared to support a full planning application for a proposed replacement dwelling at 50 Lewis Road, Istead Rise, Gravesend, DA13 9JG.

The proposed works are summarised below:

- demolition of existing detached bungalow.
- erection of proposed detached 2-storey house with canopy to rear elevation.
- landscaping including new driveway off existing entrance.

JCA have been appointed to provide a scheme for a replacement dwelling to meet the functional and aesthetic needs of the client. The design statement describes how the requirements and parameters of the proposed scheme will be met in terms of use, layout and scale to fulfil the applicant's brief.

This statement is supported and should be read in conjunction with the architectural drawings and information included within this application.



Fig.1 - Aerial Map (Courtesy of Google Maps)

Key:

 Site Location

2.0 OVERVIEW OF THE SITE

50 Lewis Road is a detached bungalow with a generous garden. The site is set within the village of Istead Rise within the borough of Gravesham, Kent and is approximately 3 miles South of Gravesend. Lewis Road is accessed via Istead Rise and Arcadia Road, leading to the A227.

The neighbouring properties are two storey dwellings of a similar plot size with generous gardens to both. The overall street character is diverse, with differing materials and architectural styles, although variations on a chalet typology appear to be dominant.

The site has an established driveway for generous parking space with a front lawn and brick boundary wall. To the South-West of the site, the topography slopes down to a grass lawn and provides good views across the landscape.

Planning Constraints:

The planning constraints map shown in Figure 2 shows that there are no known planning constraints relevant to the site.

Istead Rise is surrounded by a Green Belt area but does not sit within it itself.

Flood Risk:

The site is in Flood Zone 1, which means it has a very low probability of flooding.

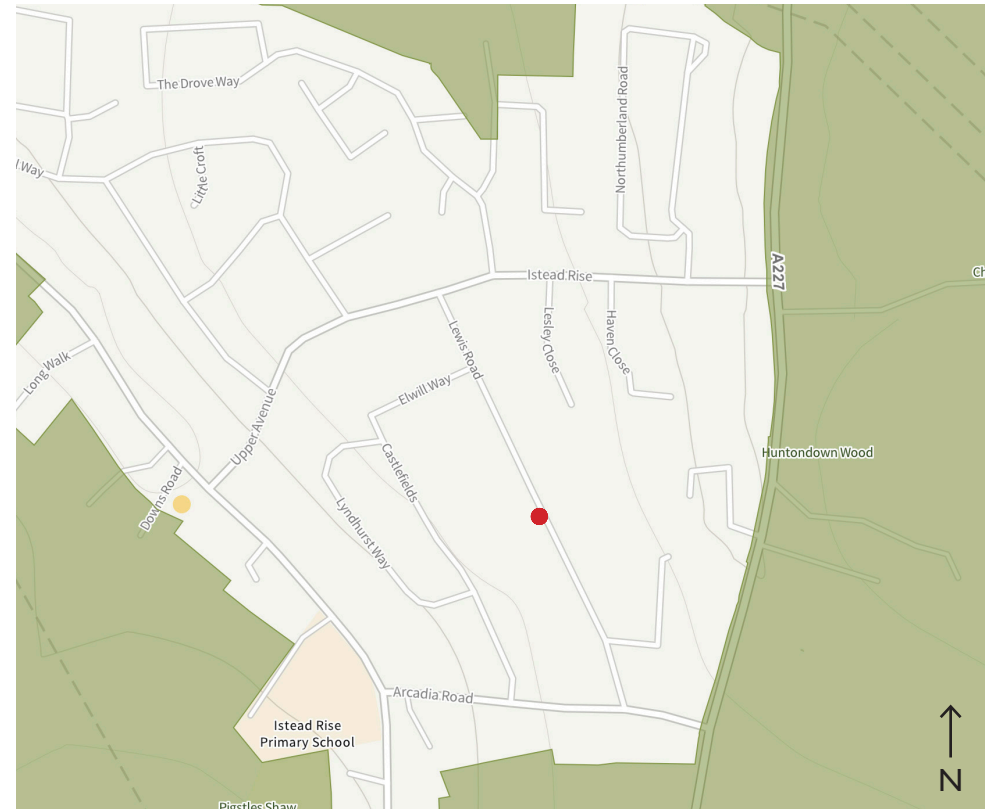


Fig.2 - Gravesham Planning Constraints Map (Courtesy of Planning Data England)

Key:

- Site Location
- Listed Buildings
- Green Belt

2.1 Site Photographs



Fig.3 - Front view of site from Lewis Road (North East)



Fig.4 - Rear elevation of site showing existing extension



Fig.5 - View of garden showing step down



Fig.6 - View of garden



Fig.7 - View of garden showing existing shed



Fig.8 - View of garden showing existing patio



2.2 Lewis Road: Character Appraisal

The images provided show the diversity of materials and scale on Lewis Road. The overall character of the street appears to be defined by a chalet style with gable and hipped ends. There are also a few examples on the road that do not follow this style. The road is mostly residential with a few shops and a memorial hall.

The proposal takes precedent from some of the common materials used; red brick and slate tiles. The form also follows the commonly seen gable ends. The proposed form differs from its immediate neighbours chalet styles but references the gable ends and material choice. The proposal will therefore not look out of place on the street and will likely be a welcome addition to the streetscape.



Fig.9 - Neighbouring property (No. 48) with red brick and tile



Fig.10 - Neighbouring property (No. 52) with red brick and tile



Fig.11 - Brick bungalow with central gable-end and slate tiles



Fig.12 - Two storey render house with half-hip gable front



Fig.13 - Series of houses with gable-end front elevations

3.0 PLANNING

There are no known planning applications associated with this property.

3.1 PLANNING POLICY

The *National Planning Policy Framework and Guidance* generally supports householder development subject to consideration of local amenity, designated landscapes, and ecology.

The adopted development plan for Gravesham comprises the *Gravesham Local Plan Core Strategy (2014)*.

The following policies within the *Gravesham Local Plan Core Strategy (2014)* are considered relevant:

CS01 - Sustainable Development

CS02 - Scale and Distribution of Development

CS14 - Housing Type and Size

CS15 - Housing Density

CS19 - Development and Design Principles

Policy CS01

Sustainable Development

The policy states that:

1. Planning applications that accord with the policies in the development plan for Gravesham will be approved without delay, unless material considerations indicate otherwise.
2. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework

and in this Core Strategy. It will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

Policy CS02

Scale and Distribution of Development

Information from the policy that is considered relevant to this proposal:

Section 4.2.1 - 'Further development is required within the borough. Such development will meet the changing housing needs of the population... and benefit the existing local communities.'

Policy CS14

Housing Type and Size

The policy states that:

1. The Council will protect the mix of housing in the existing housing stock and will resist the conversion of family sized residential units to smaller properties.
2. The Council will expect new housing development to

provide a range of dwelling types and sizes taking into account the existing character of the area and evidence of local need to create sustainable and balanced communities.

Policy CS15

Housing Density

The policy states that:

1. Sites will be developed at a variety of densities, depending on their location and accessibility to public transport. The form and density of housing will vary across the larger sites, in response to accessibility and other characteristics of each part of the site. Variations in density across a site should be used to develop different character areas.
2. All new housing will be developed at a density that is consistent with achieving good design and does not compromise the distinctive character of the area in which it is situated.

Policy CS19

Development and Design Principles

The policy states that:

1. New development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards. The design and construction of new development will incorporate sustainable construction standards and techniques, be adaptable to reflect changing lifestyles, and be resilient to the effects of climate change.

4.0 THE PROPOSAL

4.01 Materials

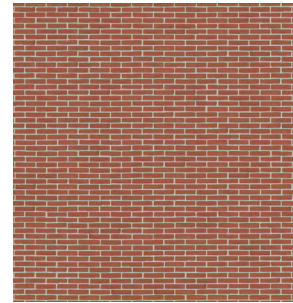
There is a diversity of materials and scale on Lewis Road. Brick, however, remains the dominant choice. The principal material used in the proposal is therefore also brick, in-keeping with the site's immediate neighbours and overall surroundings in Istead Rise. The materials chosen will also be of a high quality to ensure it adds to the local character.

Windows will be aluminium and of a 'heritage' style to complement the brick and stone material choices. A stone surround will highlight the openings and bring a grounding quality to the fenestration. Timber will be used as an additional material choice for exterior doors.

The proposal takes precedent from some of the common materials used; red brick and slate tiles. It will therefore not look out of place on the street and will likely be a welcome addition to the streetscape.



Slate Roof Tiles



Red Brick



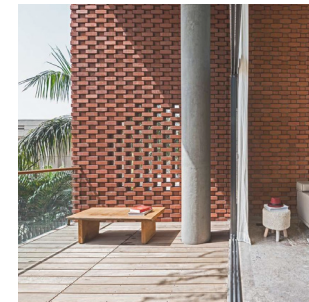
Timber



Stone Surround to Aluminium Windows



Reconstituted Stone of Similar Colour



Hit & Miss Brickwork to Balcony

4.0 THE PROPOSAL

4.02 Precedents (Key Features)



Large Feature Window in Main Bathroom



Stone Window Surround



Example of Roof Form + Drive



Rooflight over Stair



Large Pivot Door



Window Stone Surrounds Inspiration



Two Car Wide Garage Inspiration



Hidden En-Suite Door



Stove in Snug Room



Rooflights in Principal En-Suite

4.0 THE PROPOSAL

4.03 The Proposal

The scheme proposes a larger replacement dwelling that is positioned within the existing building line already established along that side of Lewis Road.

The key changes between the existing bungalow and proposed replacement dwelling are as follows:

- The footprint has increased (the existing bungalow approx. 135sqm and the proposal 233sqm) to meet the spatial requirements of the client.
- The external appearance uses brick as the dominant material choice, replicating the material of the existing. The rest of the material decisions reflect the character of the street and preferences of the applicant, including slate tiles.
- Landscaping is to be improved to meet the needs of the client. A larger driveway will allow for better parking and access, whilst a more cohesive design of the rear garden will enable the applicant to have a generous patio space whilst maintaining the large amount of greenery that exists.
- The use of an Air Source Heat Pump and PV panels ensures that the scheme has a sustainable approach and improves upon the existing. The roof form provides a good opportunity for solar panels on the South-East side.



Fig. I 4 Proposed Location Plan showing New Footprint

4.1 The Design

The proposed house provides a comfortable living space for a growing family. The ground floor plan provides generous living space and storage, as well as a garage and downstairs WC. The rear elevation opens up to the garden through large glazed doors. Overheating is mitigated through a large covered patio that helps to shade light from the South, whilst also providing outdoor kitchen space that blurs the line between inside and out. The patio then steps down to a grass lawn that slopes to the South-West.

The proposed Air Source Heat Pump and Photovoltaic Panels ensure that the design incorporates *sustainable construction standards and techniques* and is *adaptable to reflect changing lifestyles, and resilient to the effects of climate change* (as in Policy CS19: Development and Design Principles, *Gravesham Local Plan Core Strategy, 2014*). The roof form provides a good opportunity for solar panels on the South-East side, whilst a central flat roof section allows for a lightwell to illuminate the stairway.

The materials include traditional red brick, slate roof tiles and stone surrounds to windows that create a traditionally grounded aesthetic. The fenestration is of classical proportions with aluminium windows.

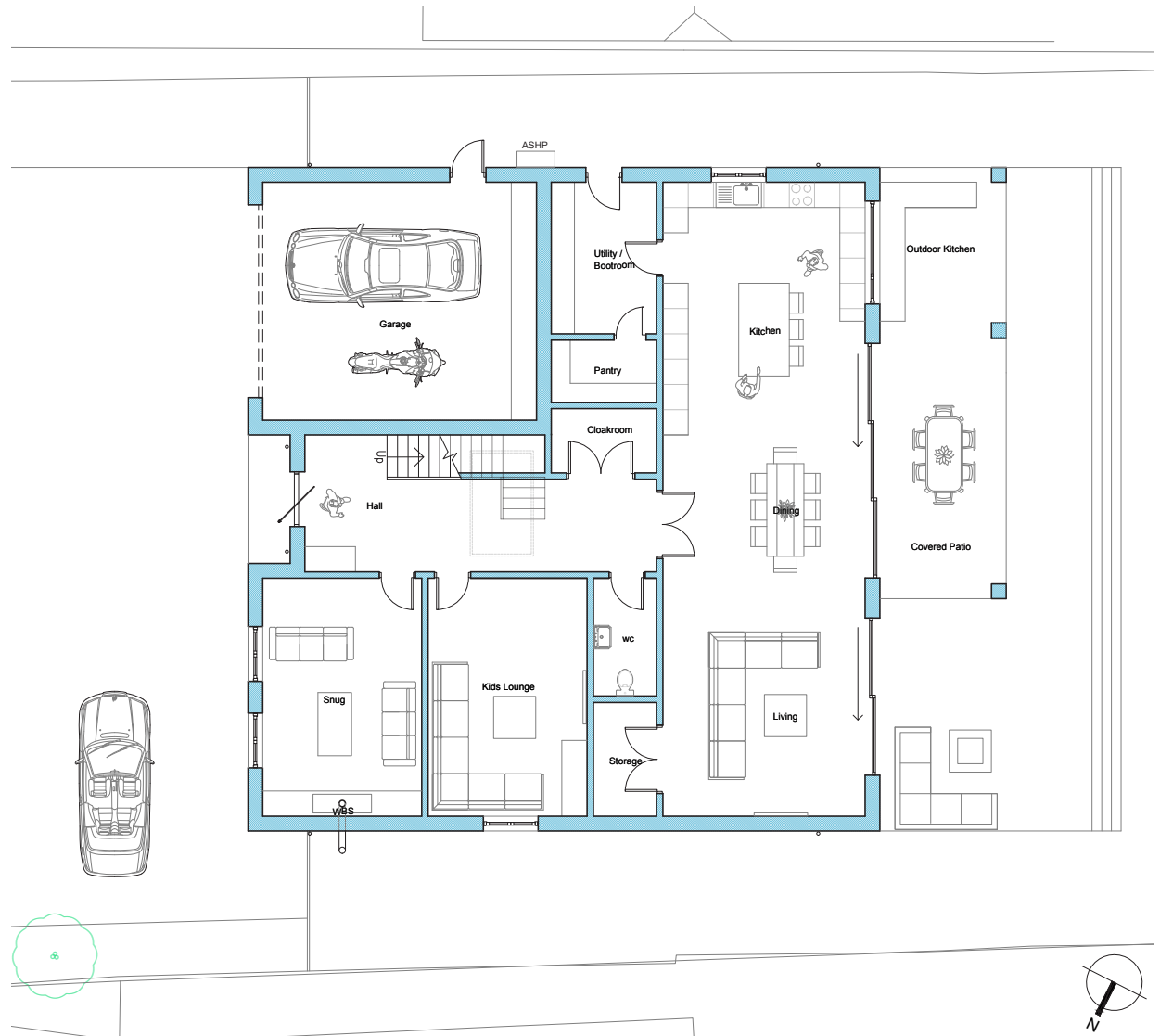


Fig. 15 Proposed Ground Floor Plan

4.1 The Design

The proposed house has been designed to accommodate more bedrooms and living space than in the existing. The first floor plan provides 5 bedrooms with a generous main bathroom and an en-suite to the principal bedroom. The proposal is *meeting the changing housing needs of the population* (Policy CS02, *Gravesham Local Plan Core Strategy, 2014*) and allowing a family to thrive within Istead Rise.

The proposed scheme will be designed to minimise energy demand through passive design where possible, will be accessible and designed to be flexible towards future adaptation in response to changing life needs and will incorporate measures to adapt to climate change.

The proposal exceeds the necessary *Technical Housing Standards* for a 2 storey 5B6P dwelling and will be a great improvement to the site.

The balcony to the principal bedroom allows for good views across the landscape and a hit and miss brick wall to the North-West side provides privacy to the balcony and mitigates against overlooking into the neighbouring property.



Fig. I 6 Proposed First Floor Plan

4.2 Scale, Mass, Layout & Appearance

The proposed house is larger than the existing bungalow. The existing property has a principal elevation 15.5m wide and a ridge height of 5.4m. The proposed scheme has the principal elevation 15.8m wide and a ridge height of 7.6m. The proposed ridge height differs from the existing, however it does not stand out largely from the existing roofline of the neighbouring properties. It sits only 0.5m above the ridge line of No. 48. The proposal therefore follows Policy CS15 in that it is consistent with *achieving good design and does not compromise the distinctive character of the area in which it is situated* (Gravesham Local Plan Core Strategy, 2014).

The North-East elevation features two gable-ends and a roof sloping up to a central flat-roof. The fenestration is classical and symmetrical in proportions, with stone window surrounds and a canopy that softens the effect of the darker windows, slate tiles and bargeboard. The proposed dwelling references the existing roof pitches and roof forms, in both the existing and neighbouring properties. The rear elevation takes precedent from the existing triple gable roof form, whilst providing more space and a cohesive material palette. The proposal therefore meets Policy CS19 (Development and Design Principles) in that it is *visually attractive, fit for purpose and locally distinctive* and also conserves and integrates well with the surrounding local area (Gravesham Local Plan Core Strategy, 2014).

As such it is considered the design would positively contribute to the character and appearance of the local area - particularly in contrast to the relatively nondescript existing bungalow.



Fig. 18 Proposed South-West

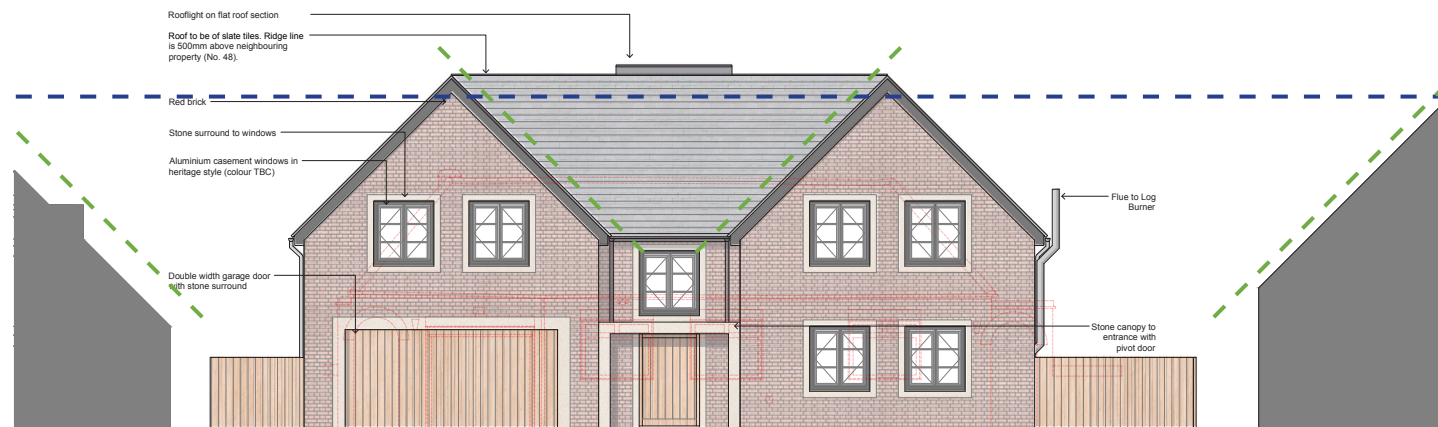


Fig. 17 Proposed North-East Elevation

Key:

— — Neighbouring Ridge Height — — Matching Roof Pitch - - - Existing to be demolished

4.3 Access, Parking & Visual Amenity

Residential Amenity

Lewis Road has plots of varying scales. The site is generous, with many plots on the street of a similar size. The proposal positioned to reduce the risk of seeming overbearing and ensure the privacy of neighbours is retained. It is unlikely to give rise to any unacceptable amenity issues over and above the lawful existing residential use.

The proposed development is in keeping with the scale of similarly proportioned dwellings on the street. The proposed ridge height exceeds the neighbours by only 500mm while providing the required space for the applicant. Given the large front garden that is retained and the proposal being kept within the existing line of the neighbouring properties, it is considered it would not have an adverse impact on neighbouring dwellings or the wider setting of Istead Rise.

Highways and Parking

The existing access would remain and there is ample space within the site to park vehicles. There would be no issue with highways or parking.

Access

The access proposed will remain similar to the existing. The large front garden allows for a large driveway and space for planting. There is space for parking on the drive as well as in the garage provided. Figure 19 shows clear access to the site via the front garden/driveway.

The proposal will be built in accordance with Part M Building Regulations requirements.

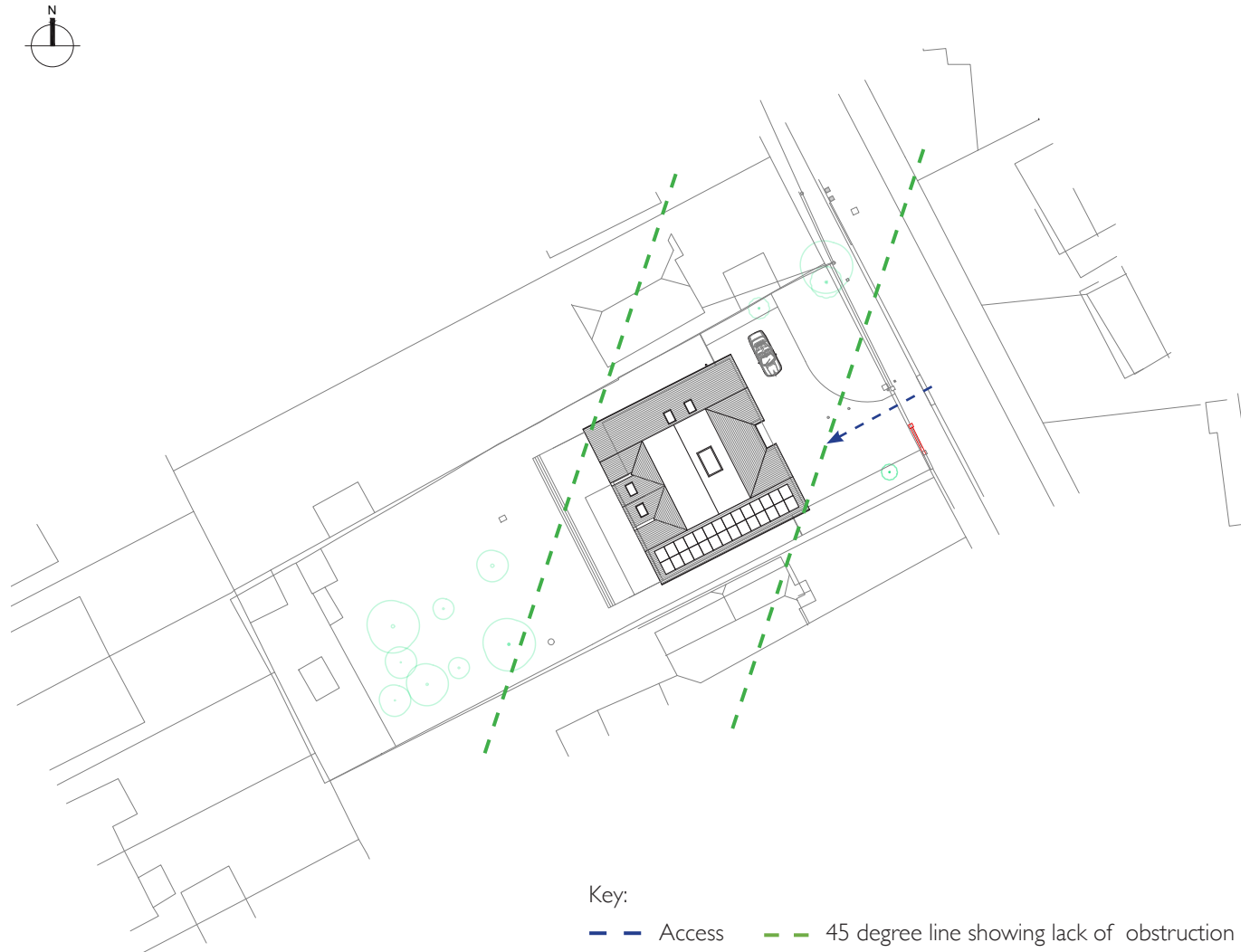


Fig. 19 Proposed Site Layout & Access

4.4 Sustainability, Landscape & Drainage

Planning Policy

The following policies within the *Gravesham Local Plan Core Strategy (2014)* are considered relevant to the sustainability, landscape and drainage of the site:

Policy CS18 - Climate Change

Section 5.14.40

Sustainable Drainage and Water Run-off

The policy states that:

1. The council will seek to minimise the impact of new development on waste water systems. In particular, the council will:

- Require that surface water run-off from all new development has, as a minimum, no greater adverse impact than the existing use; and
- Require the use of sustainable drainage systems on all developments where technically and financially feasible.

Section 5.14.42

Carbon Reduction

The policy states that:

1. The council will seek to reduce the overall carbon footprint of the borough. In particular, the council will:
- Support stand-alone decentralised, renewable or low carbon energy development where it is compatible with national policies for protecting the Green Belt and where it accords with policies in this plan, in particular those relating to Development and Design Principles, Transport, Green Infrastructure and Heritage and the Historic Environment; and
 - Support other proposals which lead to a reduction

in carbon footprint including the retrofitting of existing homes and businesses, including local initiatives based on carbon off-setting via allowable solution.

Proposed Sustainability

A key part of the proposal has been to ensure that there is scope for sustainable energy use. To achieve this, it is proposed that solar PV panels will be installed to the roof (where there is ample space to meet the panel quantity required for the households energy used). An Air Source Heat Pump will also be installed to contribute to the sustainability of the proposal.

Proposed Landscaping

Where possible, existing trees and vegetation will be retained.

The driveway will be carefully landscaped and lined with greenery. New timber close-board fencing is proposed to match the material of the neighbouring existing fences.

Proposed Drainage (SuDs)

The proposal follows SuDs principles, including the use of a soakaway to allow ground infiltration and minimise flood risk and impact on the existing drainage system.

The driveway will be of a permeable material to allow adequate drainage to the site.

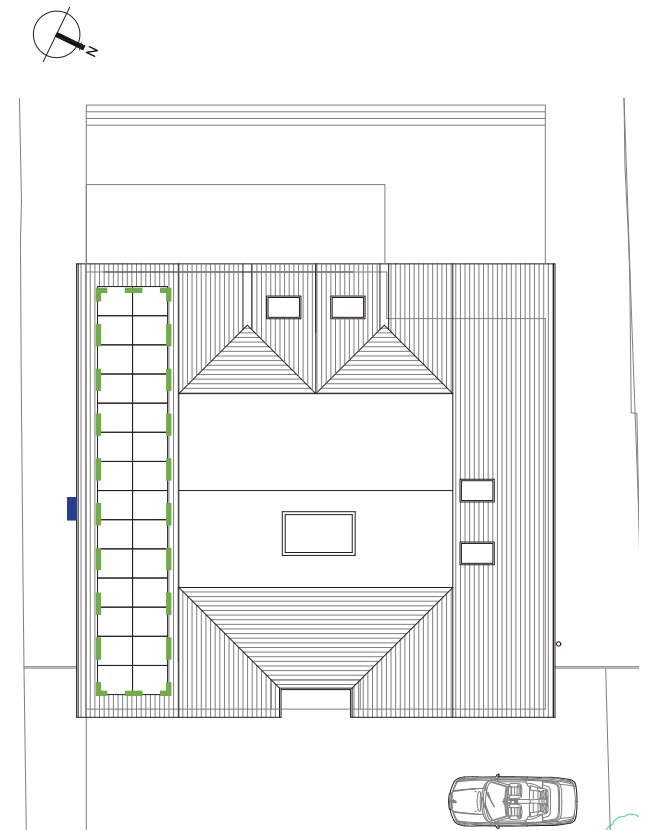


Fig. 20 Proposed Roof Plan

Key:

- PV Panels
- Proposed ASHP

5.0 Conclusion

To conclude, the proposals discussed in this supporting document describe a scheme in line with *Gravesham Borough Council's Local Plan Core Strategy (2014)* and other relevant guidance, suggesting that the principle of development is acceptable.

The proposal is larger than the existing property. However, the proposed material decisions, matching roof pitch and minimally higher ridge line creates a relative visual continuity on the street. There is no change to the use of the site or negative impact on residential amenity, sustainability or drainage.

The property meets and exceeds the *Technical Housing Standards* which will provide the required space for the current inhabitants. There are also elements to the design that aim to future-proof the property and allow some flexibility. This includes the integration of sustainable energy sources such as PV Panels and an Air Source Heat Pump, which will only be beneficial to any future occupants.

We believe this is a high-quality design that will be harmonious within its setting. We therefore submit the proposed amended scheme in accordance with the relevant planning policies of the *Gravesham Borough Council Local Plan Core Strategy (2014)*.





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