

DESIGN & ACCESS STATEMENT

Project Description:

Erection of a detached two-storey 3-bedroom dwelling in the side garden

Site:

53 Coldharbour Road, Northfleet, Gravesend DA11 8AF

Project Ref:

5417



Fig 0.1 Proposed Front Elevation

1.0 Introduction

1.1 This planning statement has been prepared in support of a full planning application for the erection of a detached two-storey 3-bedroom dwelling to the side of no. 53 Coldharbour Road. There was a previous scheme for a house that was approved but has now time lapsed.

1.2 This document should be read in conjunction with the following drawings:

- D-01 Rev A (Site Location Plan and Existing Block Plan)
- D-02 Rev A (Plans and Elevations As Existing)
- D-03 Rev B (Proposed Block Plan)
- D-04 Rev B (Plans and Elevations As Proposed)

2.0 Site Use and Context.



Fig 2.1 Photograph of no 53 Coldharbour Road (note: bus stop to right of image)

2.1 No.53 is located on the east side of Coldharbour Road, opposite the junction with Riversdale. The property has a large side garden bounded by a low-level retaining wall and public green space beyond.

2.2 The site is well-located and a walkable distance from shops, services and facilities with Perry Street and Cygnets Leisure Centre to the north and a choice of supermarkets to the south. The site lies within close proximity to a range of schools including Cecil Road Primary, Shears Green Infant School, Saint George's Primary, Northfleet Technology College, Northfleet School for Girls and Saint George's Church of England School amongst others.

- 2.3 The site is extremely well-located for public transport with a bus stop immediately adjacent to the site. The 483 provides a regular service between Kings Farm and Bluewater via Gravesend town centre. The 481 provides an hourly service between Riverview Park and Gravesend, and the 489 connects the site to New Ash Green via Longfield.
- 2.4 No. 53 Coldharbour Road is 3-bedroom semi-detached property with an extensive side garden. It is of traditional construction with facing brick walls and tiled pitched roofs.
- 2.5 The existing property comprises:
- Main house with a single storey lean-to store.
 - Dropped kerb and tarmac driveway for parking.
 - Large rear and side gardens.
 - Storage shed in rear garden.

3.0 Planning History

- 3.1 There have been two previous planning applications permitted for the erection of a detached dwelling in the side garden of this property:
- [Erection of a detached two storey three bedroom dwelling in the side garden.](#)
Ref. No: 20020102 | Status: Application Permitted
 - [Outline application for the erection of a detached dwelling in the side garden.](#)
Ref. No: 20010762 | Status: Application Permitted

4.0 Flood Risk Planning History

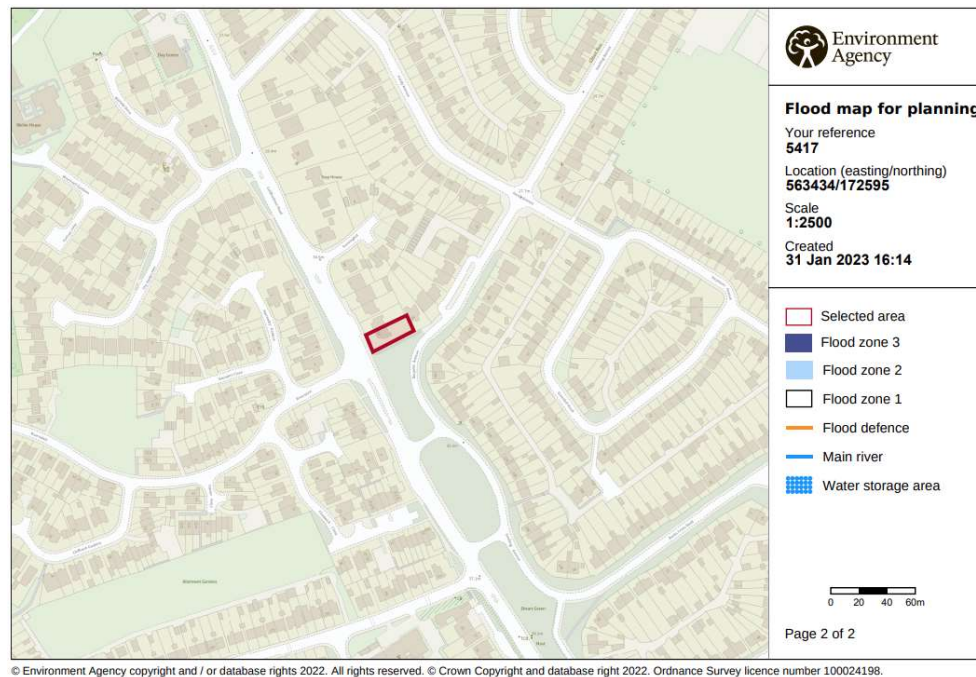


Fig 4.1 Flood map for planning

4.1 The site is in flood zone 1. This means it has a low probability of flooding from rivers and sea.

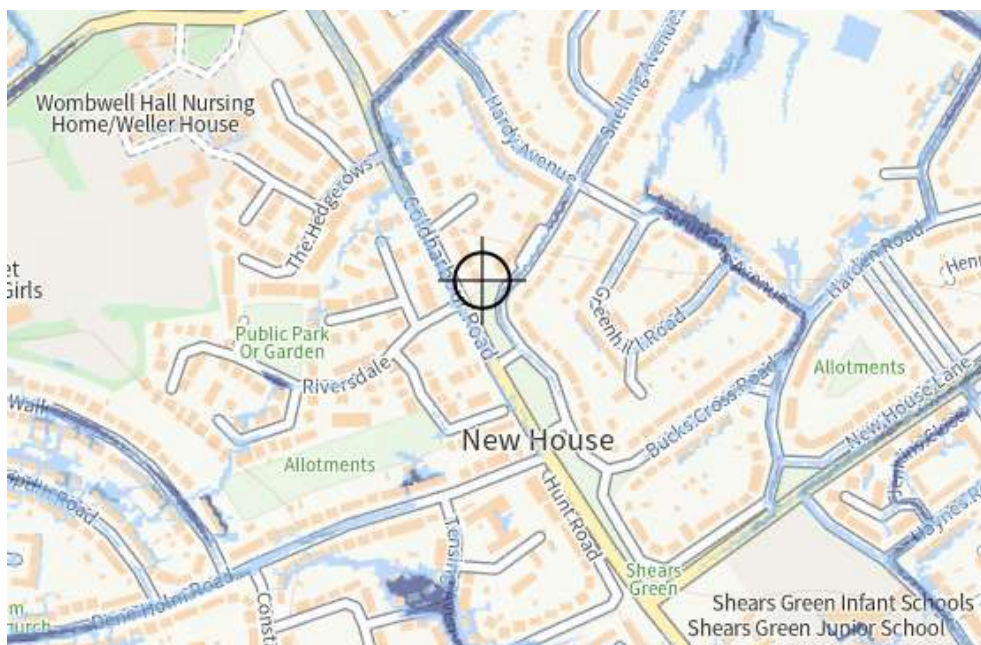


Fig 4.2 Flood risk from surface water map

4.2 The development is also considered very low risk from flooding due to surface water.

5.0 The Design Proposal

- 5.1 The proposed dwelling provides a detached 3-bedroom family home and has been designed to meet the technical housing standards - nationally described space standard for a 3b4p 2-storey dwelling (G.I.A = 85.8m²).

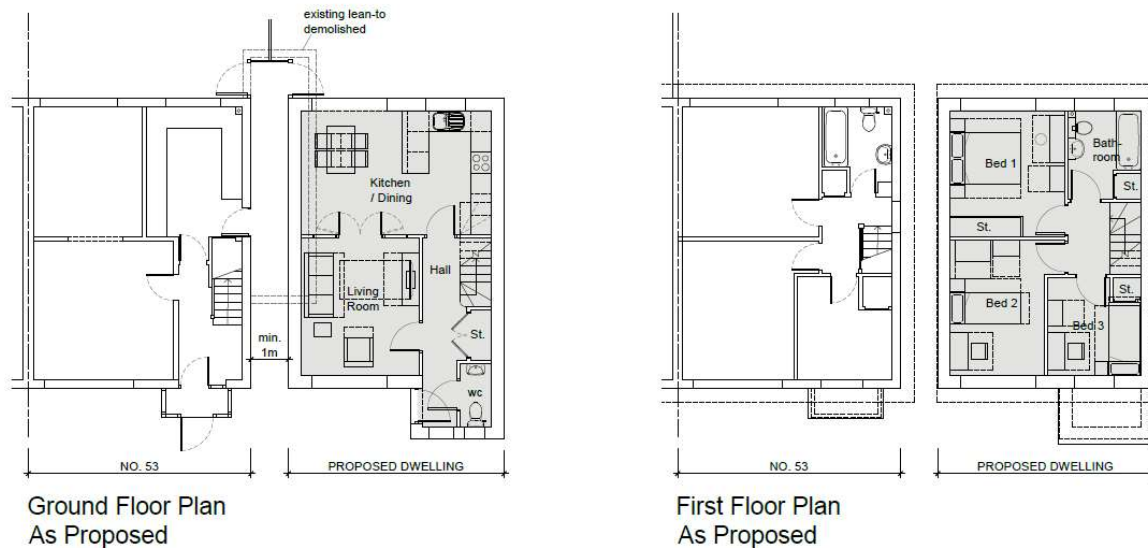


Fig 5.1 Proposed Floor Plans

- 5.2 The proposal includes the demolition of the existing single-storey lean-to at no.53, along with associated alterations to external landscaping.
- 5.3 The design seeks to align with that of the previously approved planning application ref 20020102, updated to comply with modern regulations and space standards.
- 5.4 In terms of scale no.53. is be wholly in line with the existing property following the examples within the locality of building built to the lie of the land as the levels rise along Coldharbour Road.
- 5.5 The rear elevation of the proposed dwelling faces the blank side elevation of no.39 Snelling Avenue. There is considered to be no overlooking of houses to the side or rear.
- 5.6 2no. off street parking spaces and secure cycle parking will be provided within the garden shed in the rear garden. Number 53 benefits from an additional car parking garage as indicated on the site location plan refer to D-01A.
- 5.7 Refuse: General waste, food waste and recycling bins to be provided in accordance with existing local collection arrangements.

6.0 Materials

- Walls: Facing brick to match existing
- Roof: Profiled tiles to match existing
- Doors and Windows: White uPVC to match existing
- Driveway: Permeable block paving

7.0 Summary

- 7.1 The proposal is a re-submission of a previously LPA approved scheme. The proposed building will use appropriate materials and its relationship to the site is sympathetic to the local character. The proposal will have little or no adverse impact on the existing situation in terms of overlooking, amenity, privacy or sense of openness. Provision of off-street parking has been included within this application and so will not adversely impact upon the existing parking arrangements. The proposal will provide good quality housing stock and make the best use of the site with no evidential impact upon the locality.
- 7.2 For the reasons set out in the above statement we respectfully invite the Local Authority to support this application.