

Design & Access Statement

SIAN FORMWORK
STONEBRIDGE ROAD
GRAVESEND
DA11 9BA



EXISTING FRONT ELEVATION

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This Design and Access Statement has been prepared by .D.Evans Building Services to support the submitted planning application at 'lock up & storage area' at Aurthar street gravesend

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 8 No precast concrete garage with corrugated asbestos roofs with large concrete paving area between the 2 blocks of 4 garages facing each other. The location is set within a residential area of 2 to 4 storey buildings..

The intension is to demolish the existing garages etc. complete and construct a two storey building consisting of 6 No one bedroom flats, two of which to be accommodated within the roof space.

The proposal will constitute minor development and in accordance with Policy H11 of the Local Pan.



SITE LOCATION

PRE CONSULTATION

We have taken into account the points raised within the pre consultation as well as the criticisms detailed within the Pre consultation discussions and site meeting and progressively we have adapt the details submitted to accommodate the points raised, as well as reducing the overall height by one storey and introducing bays and railing to the front elevation and creating a communal garden area to also accommodate with the conservation officers comments.

We note that much reference was made in respect of 'bulk' in the initial application and we believe we have dealt with this issue by reducing the property to a 2 storey traditional build

Slates to the roof with yellow stock brickwork with a rendered central entrance area.

Similarly we will make an application in conjunction with our Building Regulation Application to the appropriate water authority.

As directed we have considered and incorporated the layout in accordance with the SUPPLEMENTARY PLANNING GUIDANCE 2 Including residential housing standards.

We have accommodated room sizes as detailed as well as avoiding overlooking by erecting a 2metre fence to the rear elevation.

DRAINAGE

We will make the necessary application following a successful conclusion of this application.

Surface water to discharge into adjacent soakaways Front and rear of the proposed.

FLOOD PLAIN

The site is outside the flood plain and surface water will be dealt with by soak ways

HISTORY

nil

PARKING

Due to the central proximity of the proposed development we were advise during the pre consultation discussions that parking would be unnecessary due to the existing public transport systems that exist in the immediate locality.

BIODIVERSITY

At present no planting exists. It is the intension to provide a communal garden area.

This would include a shed for bicycle and garden storage as well as seating etc. with bird boxes to the flank wall.

HOUSING

As previously mentioned the setting is residential with properties of similar and varying design adjacent of this site, sporadically spread and of differing pallets.

It is intended to build, using traditional construction methods externally using a stock brick to the ground floor with either brick or cladding to the first floor externally and tiles to the roof to match the existing property so as to blend in with the existing buildings.

The property sits nestled within neighbouring properties and the proposed does not impact on adjacent properties and designed not to overlook such properties, as well as the design being in keeping with the local pallet.

The proposal is set out in accordance with the Local Authorities 'Layout Guidelines' for room sizes etc to provide a good family homes including good size gardens to each property.

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 and we have taken this into account when designing this property.

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.

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.

we therefore consider the design and proportions re this application complies with Section 12 of the NPPF.

NPPF 11(d)

States that where a 5 year housing supply can not be demonstrated, planning permission should be granted. Unless:-

the application of policies in this framework protect areas or assets of particular importance, or any adverse impact of permitting the development would significantly outweigh the benefits.

In response to this we would point out there are no specific policies that would indicate that permission should be refused.

It was confirmed during our Pre consultation meeting on site that the Borough Council as the Local Planning Authority cannot demonstrate a 5 year supply of housing within the Borough. Consequently the presumption in favour of sustainable development set out within paragraph 11 (d) of the NPPF and this proposed development has to be assessed in light of this presumption.

NPPF 79

States that planning should avoid approving isolated new homes in the countryside. However in this case the site lies relatively close to both West and East Malling with groups of buildings being located along Broadwater Road.

Taking into consideration its location with easy access to shops transport etc with the added situation of groups of buildings close by it is not considered to be a development in isolation.



View from Darley Road

View of existing garages



rear view
Darnley Road
properties.



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.

