

Design and Access Statement

180 Coyer Road, North Fleet, DA11 8AS



Project no. 2572

Dated: 09.05.2024

Prepared by:

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Introduction

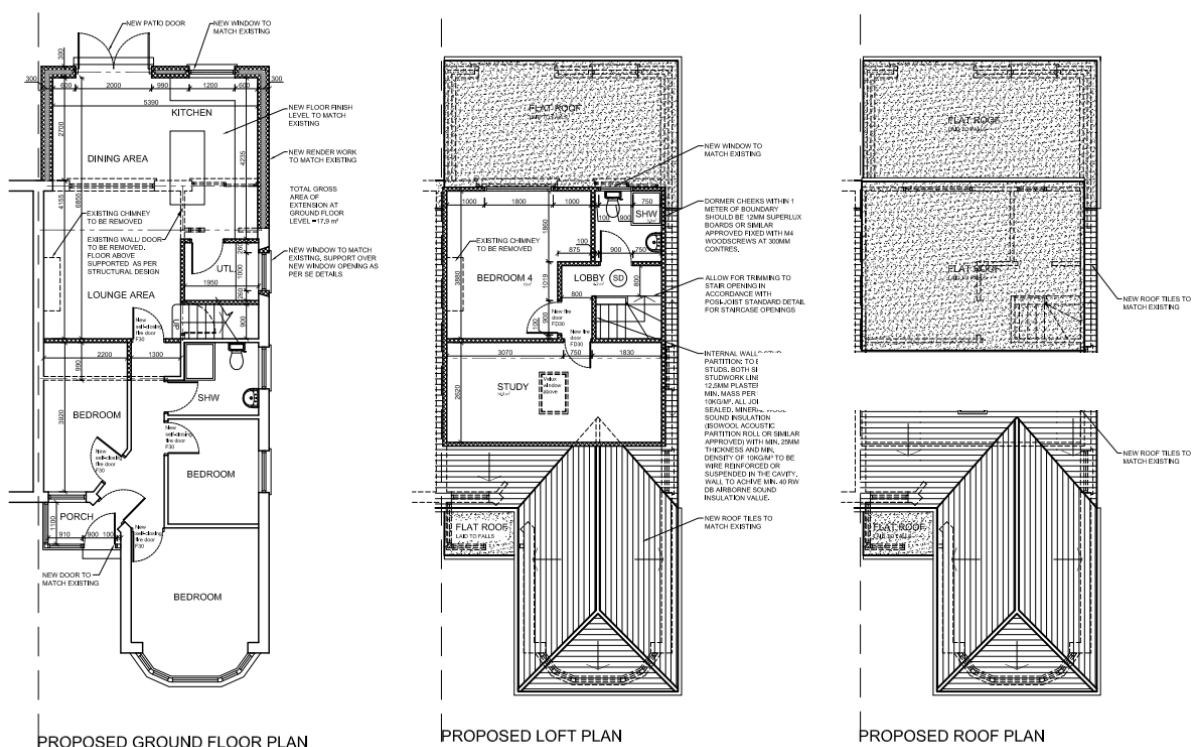
The plot for new proposal at 180 Coyer Road is area of approximately 866.2sq.m. The application site comprises of a semidetached bungalow with large rear and front garden. The site is situated within the residential area. The adjoining properties are similar in character. At present the single storey semidetached bungalow has been built to occupy a single family dwelling house.

Proposal

The intention of the planning application submitted is for the single storey rear extension along with the conversion of loft into a habitable space with the addition of rear dormer. The access is proposed to be from Coyer Road. Which is similar to the neighbouring property 168 Coyer Road Northfleet Gravesend DA11 8AS. Planning permission is granted.

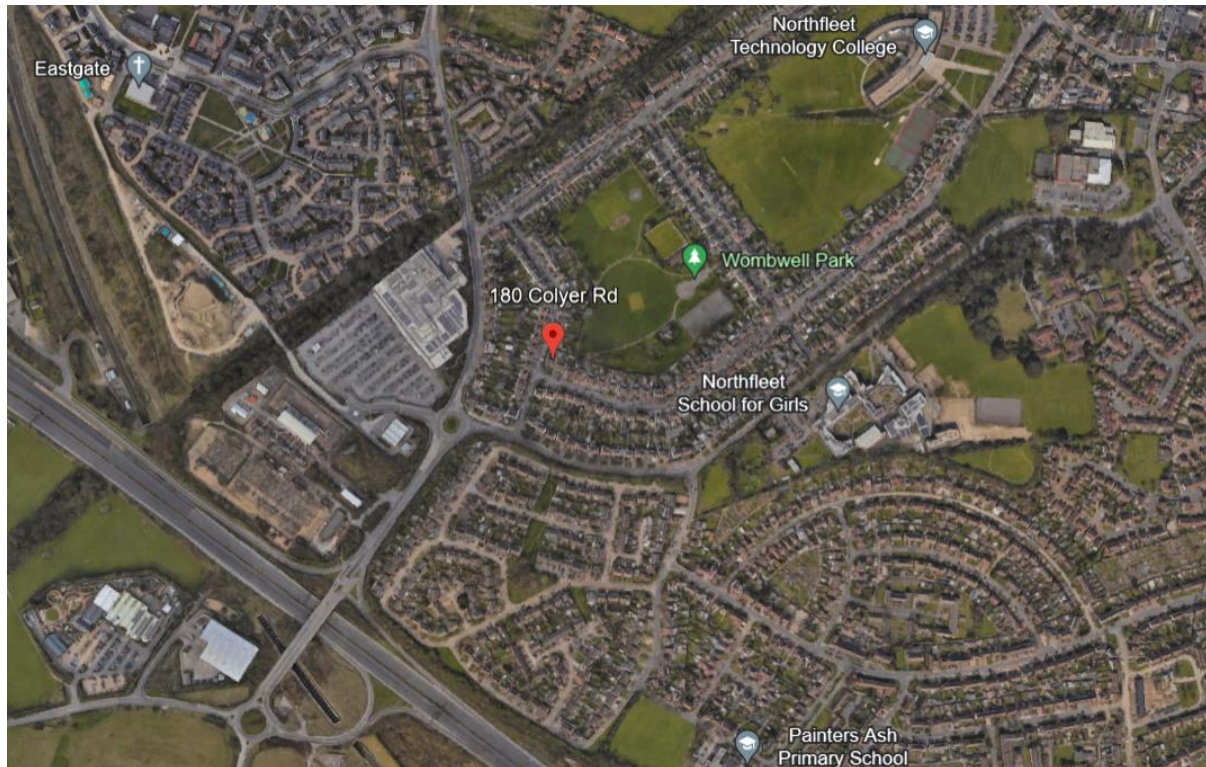
Layout

The proposed dwelling would have a Porch, lobby, lounge, dining, kitchen, 3 bedrooms and a shower at the ground floor level. On the first floor would have a lobby, 1 bedroom, a study and a common shower. The proposed design is simple and blends itself to the existing stock within the surrounding area. There is also adequate space for the provision of refuse/recycling collection within the site. Internally, all the rooms are of reasonable size and the design attempts to give some consideration to the user. All doors are proposed to have a clear opening of 765mm with the main entrance door having a clear opening of 835mm.



Vehicular Access

The access to public transport would seem relatively good in terms of buses, which are a 3-5 minutes' walk from the property on Hall Road. The property is also reasonably situated for the local amenities of the surrounding area.



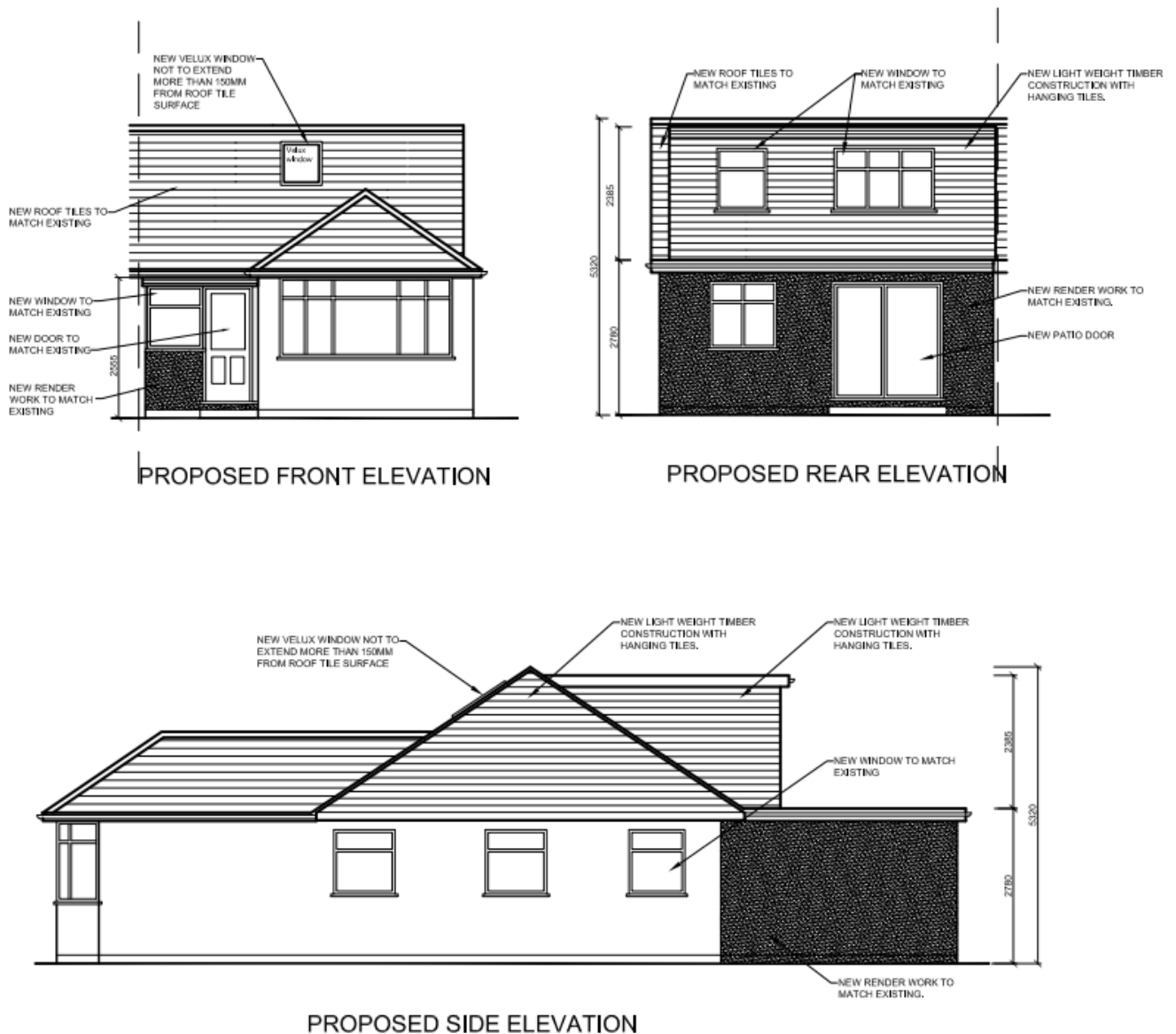
Security

It is considered that the accommodation is very secure. Access is proposed off the existing access point. It is also proposed that the property will fully comply with the Secure by Design requirements and be provided with an intruder alarm system a digital access.

Appearance

The appearance of the proposed dwelling is of a traditional style, as previously mentioned, with a view to having a balanced with neutral impact on the existing street scene. The addition of a floor does not increases the height of the existing building, which is not higher than the neighbouring buildings. As a result the bulk and massing have been given close consideration and are not excessive or out of keeping for the plot surrounding buildings. The design is also simple in its appearance and not ostentations or contemporary. Premises contain large open land around itself which makes this development more appropriate for residential use.

The proposed building would be well set apart from surrounding residential premises. It is believed that the proposal will not affect the adjoining properties in terms of detrimental impact, Daylight/ sunlight impacts due to the pitched roof design. The height of proposed building will not be increased. There will be a rear dormer on the roof. The overall scale of the development in terms of height has the regard of the adjoining properties in Coyler Road. The privacy of future occupants at all levels is maintained. The proposed building is a semidetached bungalow and will contain maximum daylight from all directions. The building is not listed and not of importance of heritage asset.



Landscape

The property is provided with a space all around to the property, which will be screened with boundary fence and brick wall. This is to be the main amenity space for the proposed development. The building is also set back from the public highway with a view to providing some planting directly in front of the property. Some planting will take place to the garden; however this will need to be mindful of the existing occupancies of the surrounding properties.

Scale

The proposed dwelling is similar in height to those of the surrounding area with the width and length being within the constraints of the plots. As a result the bulk and massing have been given close consideration and are not excessive or out of keeping for the plot surrounding building.

Access, fire and safety

There is no change in the existing access to the building from Coyler Road.

Fire safety:

Service vehicles and fire engines would be able to serve the site from the Coyler Road. Fire alarm system to be installed to further enhance the fire safety at site.