



DESIGN AND ACCESS STATEMENT

14 Mallow Close, Northfleet, Gravesend DA11 8TF

INTRODUCTION

This Design and Access Statement has been prepared by Sterling Architecture to assist Officers at Gravesham Borough Council in their consideration of the accompanying householder planning application relating to the proposed development at 14 Mallow Close, Northfleet, Gravesend, DA11 8TF.

The site extends to approximately 270sqm and is located within a quiet residential cul-de-sac, characterised predominantly by two-storey semi-detached and terraced properties with modest front and rear gardens.

The planning application seeks permission for the erection of a single storey rear extension and a small front extension comprising a porch and W.C. The proposal has been carefully designed to respect the character and appearance of the existing dwelling and surrounding area, while improving the overall functionality and comfort of the home for the occupants.

PLANNING & ENVIRONMENTAL CONSTRAINTS

The site at 14 Mallow Close, Northfleet, Gravesend, DA11 8TF is not affected by any planning or environmental constraints that would restrict or hinder the proposed development. Specifically, the property is:

- Not a listed building;
- Not located within a conservation area;
- Not within an area of outstanding natural beauty (AONB);
- Not within or adjacent to a designated site of nature conservation interest;
- Not situated in the Green Belt;
- Not within a designated area of archaeological importance.

As such, there are no known planning or environmental designations that would adversely impact or preclude the proposed rear and front extensions.

SITE ANALYSIS



The application site occupies an area of approximately 270sqm and is located at 14 Mallow Close, Northfleet, Gravesend, DA11 8TF. The property is positioned within a quiet residential cul-de-sac forming part of a well-established suburban neighbourhood.

The surrounding area is predominantly residential in character, comprising mainly two-storey semi-detached and terraced dwellings, with modest front gardens and generous rear garden spaces. The site benefits from good access to local amenities, including schools, supermarkets, and public transport links—all within a short drive or walking distance.

Mallow Close and the immediate surrounding streets display a coherent and consistent architectural style, typical of mid-to-late 20th-century suburban development. The houses in the vicinity share similar massing, materials, and scale, contributing to a unified streetscape.

The proposed development has been carefully designed to complement and reflect the appearance of neighbouring properties in terms of scale, materials, and form. The modest rear and front extensions will remain subordinate to the existing dwelling and maintain the residential character of the area.



DESIGN ANALYSIS



Key design principles have been taken into careful consideration to ensure the proposed extensions are sympathetic to the character of the existing property and surrounding residential context, while enhancing the quality and usability of the internal living space for current and future occupants.

The form, scale, and massing of both the rear and front extensions have been designed to appear subordinate to the main dwelling, maintaining the overall proportions of the property. The proposed works will adopt materials that match or closely resemble those used in the existing house, including matching brickwork, roof tiles, and fenestration, ensuring a coherent and unified appearance.

The single storey rear extension will not be visible from the public realm and will have no adverse impact on the character of the street scene. The small front extension, forming a porch and W.C, has been designed to sit comfortably within the frontage, with a modest projection that complements the architectural style of the host property and neighbouring dwellings.

The design has minimal to no impact on the amenity of neighbouring properties in terms of privacy, loss of daylight/sunlight, or outlook. The proposal sits comfortably within the plot and adheres to appropriate separation distances, ensuring no material harm is caused to adjacent residents.

In summary, the development will provide a modest yet functional improvement to the property, in keeping with the surrounding built form and character of the area.

CONCLUSION

The proposed development at 14 Mallow Close, Northfleet, involves a modest single storey rear extension and a small front extension to accommodate a porch and W.C. These additions have been carefully designed in collaboration with the design team to respect the scale, form, and character of the existing property and its wider residential context.

This Design and Access Statement, read in conjunction with the supporting plans, demonstrates that the proposal is appropriate for the site and responds sensitively to its surroundings. The extensions are proportionate, visually coherent with the host dwelling, and do not result in any adverse impact on neighbouring properties or the character of the street scene.

The development aligns with relevant national and local planning policies and design guidance, contributing positively to the functionality and appearance of the home without compromising residential amenity or local distinctiveness.

In light of the above, and given that the proposal is in accordance with adopted development plan policy, we respectfully request that planning permission be granted.