



New proposed roof with a rear dormer and Rear Extension
Willow Walk, Meopham, Gravesend
DA13 0QS

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Design & Access Statement

1 INTRODUCTION

- 1.1 This Planning and Design and Access Statement accompanies the Planning Submission for a new proposed roof with a rear dormer, and remodelling/replacement of conservatory to allow for a rear extension at Willow Walk, Meopham, Gravesend, DA13 0S. It has been written to explain the scheme and to fulfil the requirements for such statements. The design aspects of the statement have been written in accordance with the advisory document "Planning, Design and Access Statements: How to Write, Read and Use Them" which was published by CABE, with an additional chapter on Design for Sustainability as subsequently suggested by CABE.
- 1.2 The property comprises a detached bungalow along Willow Walk in Gravesend. The submission comprises of a loft conversion, remodelling and replacement of conservatory to allow for a rear extension as well as internal remodelling works that do not require planning approval.
- 1.3 The overall site has an area of approximately 990sq.m with front of house to the edge of the road measuring 17.6 and rear gardens, being an average of 20m wide and 24m long. This is a large plot which is well able to accommodate the proposal.
- 1.4 The applicants have realised the current situation does not make the most of the existing house or the garden and does not meet the aspirations of a contemporary lifestyle, hence the intended works. The key aspects of the proposal works are as follows:
- i) Replacing the existing roof with a new roof with gable ends that cover the whole ground floor.
 - ii) New rear dormer
 - iii) Replacing and remodelling the conservatory into a rear extension to maximise relationship with the rear garden and views to woodland.
 - iv) Side extension of rear decking patio
- 1.5 The proposal has been very carefully designed as a bespoke scheme for this site and context. The proposal, for a well-designed scheme is suitable for approval and is right for its setting as regards its use, its form and its detailed design.



Surrounding Context



Approach to site from main road



Approach to site from main road



No through road next to site



Image showing the existing situation of the rear of the property

2 THE PROCESS

The Applicant

- 2.1 The applicant is Mr Tejinder Hanspal, the owner of the property. They approached the design team with a view to bringing forward a suitable development scheme to make the most out of the property.

Design Team

- 2.2 The proposal has been designed by Designscape Consultancy Ltd, an urban design and architect practice based in Kent and headed by Kingsley Hughes RIBA. Designscape has designed over 550 schemes in the 19 years since its formation, primarily residential, and is currently working on numerous projects throughout London and the South-east, ranging from large rear extensions to one-off houses, to housing estates, and blocks of apartments. Kingsley has over thirty years' design experience and has designed a number of highly successful and commended residential developments, including the London Evening Standard Apartments of the Year, the Daily Mail Housing of the Year and the London Evening Standard Housing of the Year. Designscape also was commended in the Ashford Excellence Awards. Kingsley also was the Urban Design Advisor to the London Borough of Greenwich, a position he held for eleven years and gave up just recently due to private sector workload, and a member of three Design Review Panels in London. He also acts as Expert Witness at appeals, including at Public Inquiries, in which design is the key consideration, acting on behalf of developers, Greenwich Council, Islington Council, and other councils.
- 2.3 In addition, Designscape carries out urban design and architectural studies for Kent County Council, and for Local Authorities, and was commissioned by Greenwich Council and Redbridge Council to assist them in bringing forward their Residential SPDs.

Analysis:

Physical

- 2.4 The site and context can be seen in the photographs throughout this report. The site is located in a residential area in Willow Walk, Meopham, Gravesend. The site is located on the end of a no through road, with woodlands at the rear which can be seen from the garden. It is a good-sized site suitable for the proposed development. The existing housing in the area can be seen in the photographs shown and are of 2 storey detached houses and bungalows with front and large rear gardens.

Social

- 2.5 The proposal would be of social value in meeting the aspirations of the applicants, using good design to create a scheme suitable for their family providing extra accommodation space which will upgrade the occupants living conditions. It would make a significant contribution to the range and quality of housing available in Gravesend for future occupants as well.
- 2.6 This will be a family home being of high quality. This proposal is for the applicants and they wish to make the improvements as soon as possible. This proposal would improve the existing house and internal accommodation, with high quality extensions which fit into its context. This proposal would improve the existing house and create a dwelling suitable for living, contiguous with an established residential cluster within this part of Gravesend.

Economic

- 2.7 The proposal would be of high quality and making the most of the site, and further strengthening the local economy. This includes the economic benefit of the construction phase, which the applicant intends shall be as soon as possible.



3 PLANNING POLICY

Planning Policy - National Policy Guidance

- 3.1 National planning policy guidance is included in the National Planning Policy Framework (NPPF). It was first published in March 2012, with updates in July 2018, February 2019 and the most latest update of July 2021.
- 3.2 The latest NPPF is accompanied by the National Design Guide, which features 10 characteristics for design set out in chapter 12 of the NPPF.
- 3.3 The NPPF should be used as a material consideration in planning decisions, and must be taken into account in preparing development plans.
- 3.4 The heart of the framework is a presumption in favour of sustainable development and extensions wherever sustainable and of high quality design.

Achieving well-designed places

- 3.5 The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. .
- 3.6 Planning policies and decisions should ensure that developments:
- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

Gravesham Local Plan

- 3.7 Existing housing will make up around 85% of the housing stock in 2028. As a result, it is important to safeguard and make the best use of the existing stock. Investment is needed to ensure that existing public and private housing meets improving standards.

- 3.8 The scheme aims to make the best use of the existing dwelling through minor extensions and internal remodelling, making the most of the existing dwelling and its characteristics.

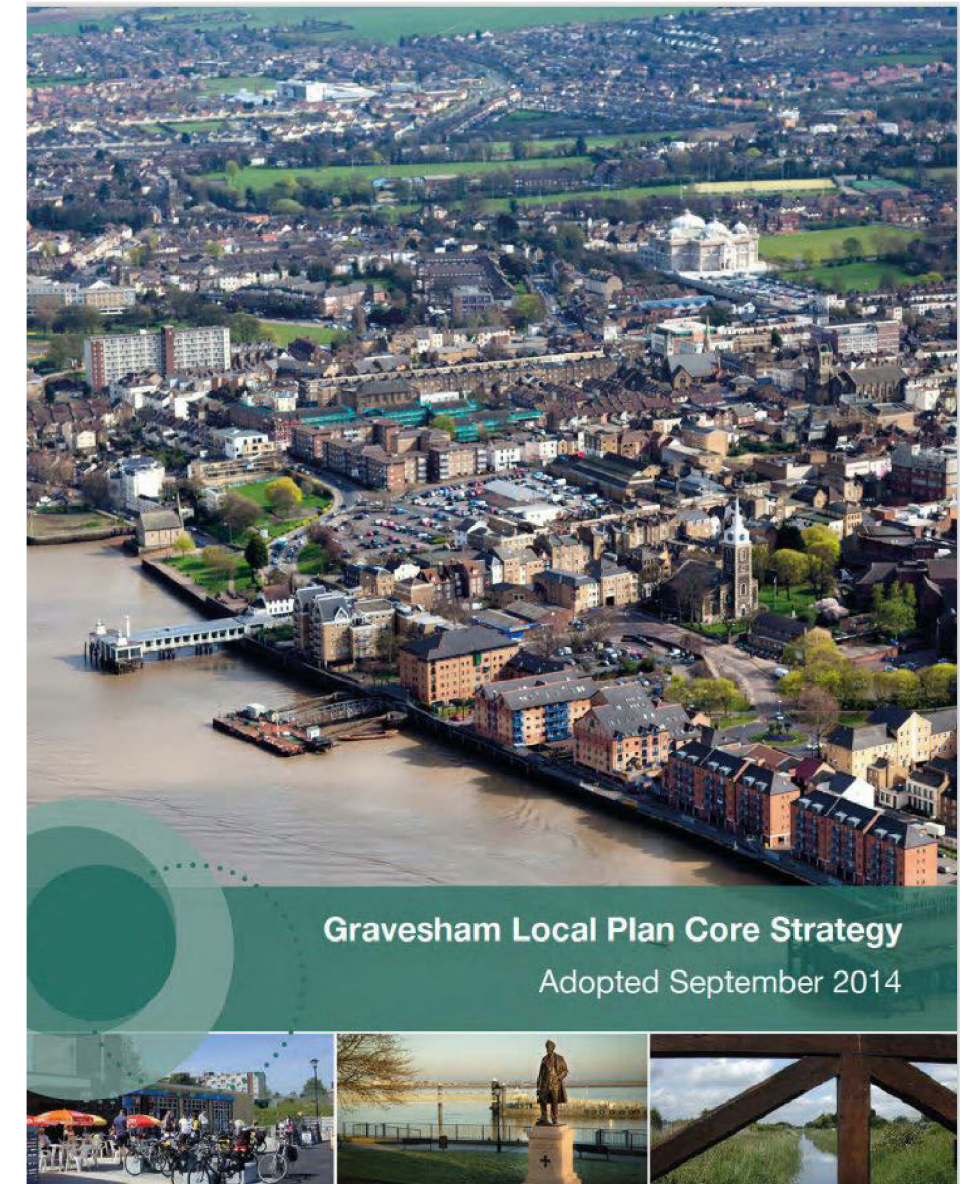
Permitted Development updated 2020

Rear Extensions

- 3.13 Under permitted development rights, a rear extension must not extend beyond the rear wall of the existing house by 4m for a detached dwelling.
- 3.14 The rear extension takes up less than 50% of the size of the land around the original house with original being the latest of when the property was built or if it was before 1948, then as it stood on 1st July 1948.
- 3.15 Is less than 4m in height (or less than 3m if within 2m of a property boundary.)
- 3.16 Has eaves and a ridge that are no taller than the existing house.

Replacement of existing roof and new rear dormer

- 3.17 The proposal is for a new roof with a rear dormer which basically complies with the permitted development policies for a loft conversion for a detached house as:
- The total volume of the proposed dormer does not exceed 50 cubic metres additional roof space.
 - The development does not include a window in any wall or roof slope forming a side elevation of the dwelling house.
 - The roof pitch of the principal part of the dwelling is the same as the roof pitch of the existing house.
 - The dormer wall is set back at least 20cm from the existing wall face.
 - Has windows that are non-opening if less than 1.7m from the floor level.



4 USE

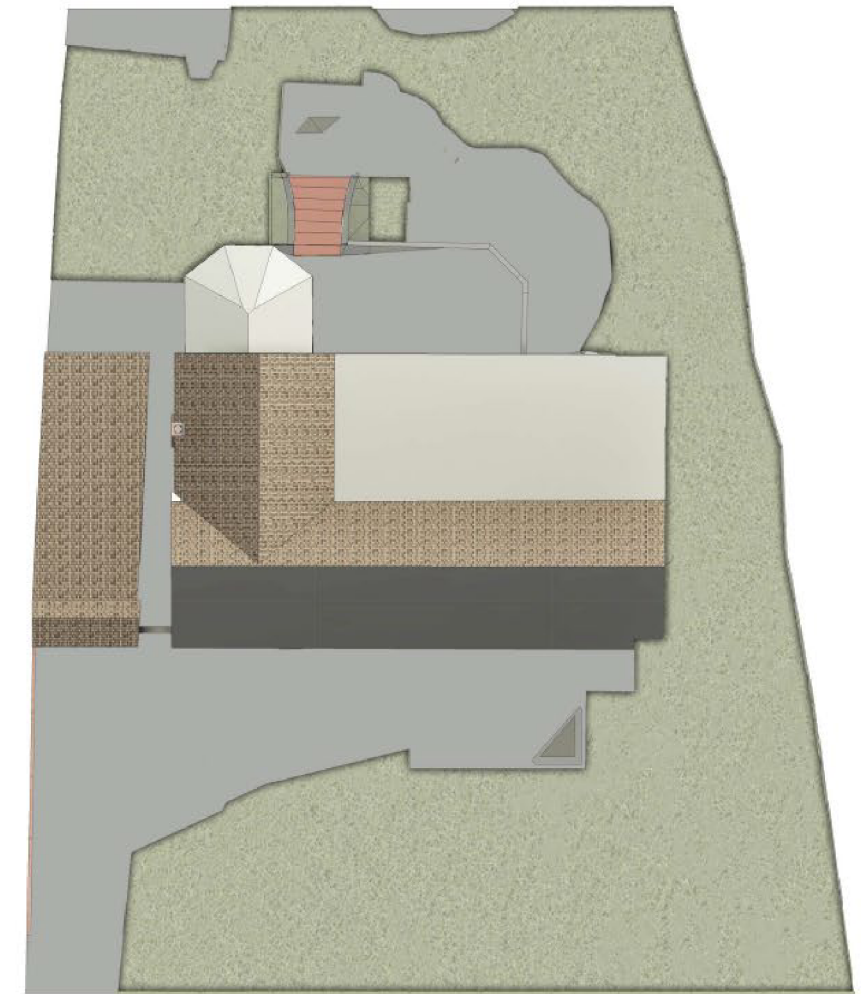
- 4.1 The proposal is works to an existing home. The proposal is for a replacement of the existing roof with a new one, with a rear dormer to allow first floor accommodation and replacement of conservatory to allow for a rear extension for domestic residential use. This is entirely compatible with the land use policies and existing use on the site and in the wider area.

5 AMOUNT

- 5.1 The proposal is for a new roof, new rear dormer and a 3.6m rear ground floor extension of appropriate size and design. The new extension will expand the living room making it suitable for a family with lots of natural light and direct access to the rear garden and the new first floor will provide 3 double bedrooms, one with an en-suite, and a big luxury bathroom. The size of the plot, and its relationship with neighbouring plots, means the above can be achieved while avoiding harm to others. The proposal is described more fully below.
- 5.2 The proposal would be entirely right for its site and setting. It would not give rise to overlooking and nor would it give rise to any overbearing height or bulk. It would be 1 and a 1/2 storey house of higher quality design which meets the requirements of a contemporary lifestyle.

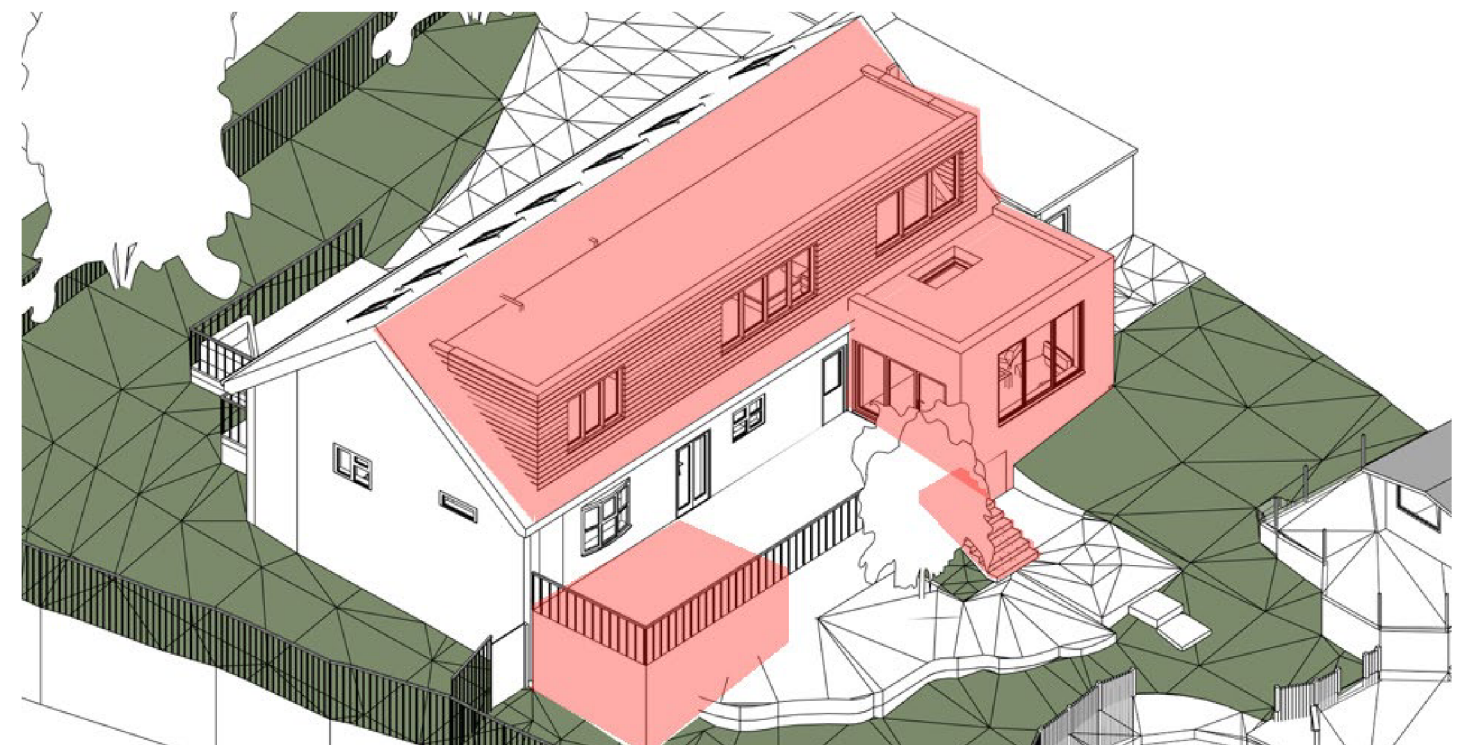
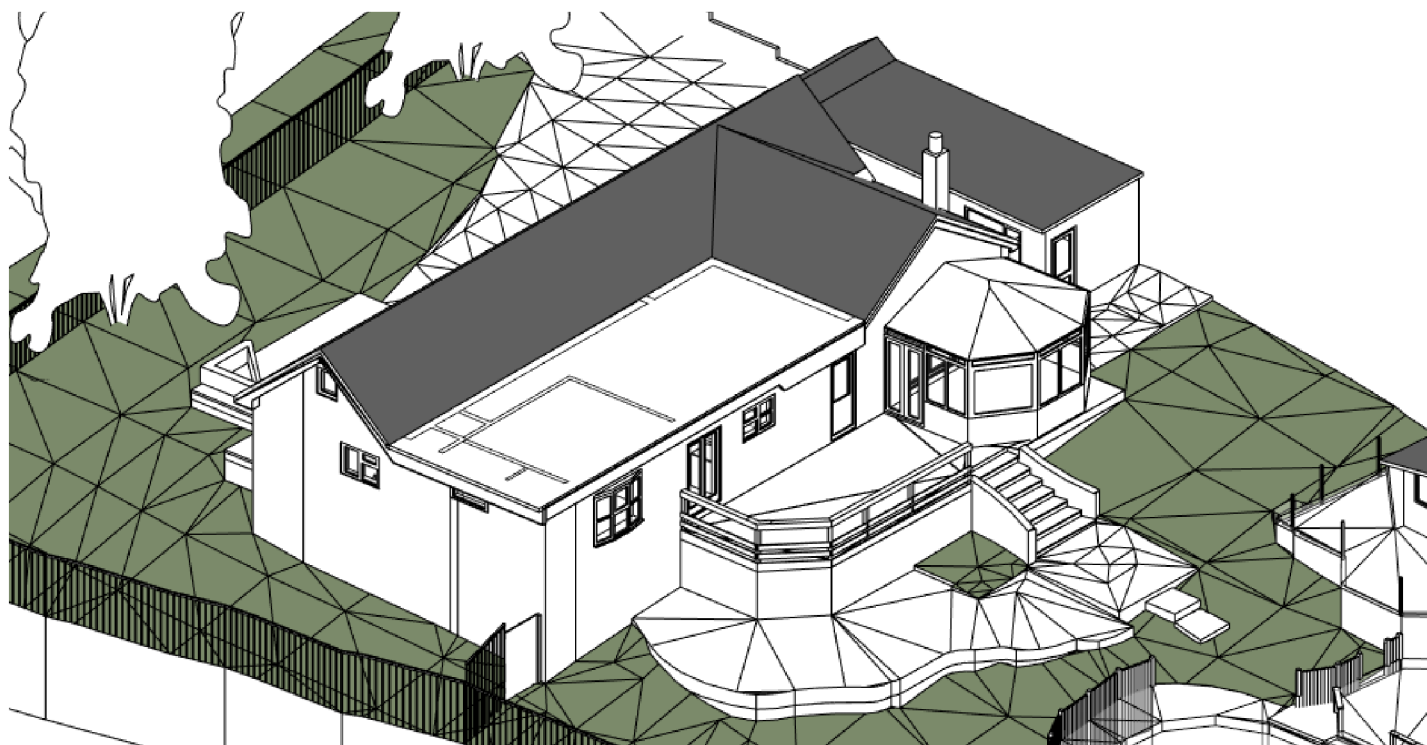


02 Existing Ground Floor
1 : 100



03 Existing Roof Plan
1 : 100

Existing Plans





02 Existing Front Elevation
1 : 100



01 Existing Side Elevation
1 : 100



04 Existing Rear Elevation

Existing Elevations



03 Existing Side Elevation

6 LAYOUT

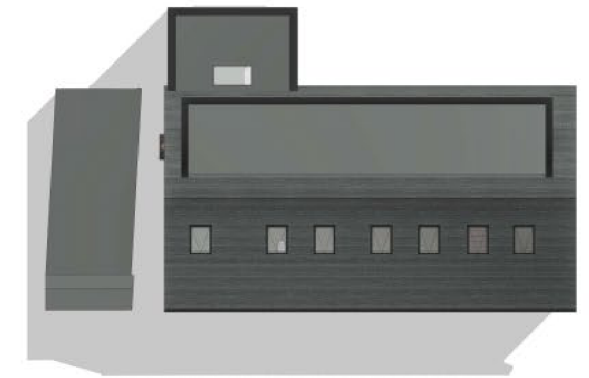
- 6.1 The detailed internal layout can be seen in the formally submitted planning application drawings. The proposal is a bespoke design that has been carefully configured to make the best use of the site.
- 6.2 The existing layout does not work well for the occupants, with the existing accommodation not meeting the aspirations of a contemporary lifestyle. Issues raised by the clients include the general lack of light into the rooms, lack of quality bedrooms generally, long and dark corridors with a general lack of connection between rooms.
- 6.3 The proposal, in marked contrast, would address all these existing problems, as set out below. The replacement and remodelling of the conservatory into a rear extension, would create more generous, contemporary living accommodation, whilst encouraging natural light and air. This can all be achieved by the demolition and rebuilding of an extension to the existing dwelling. The other part of the proposal would be internal modelling of the extension as well as a new first floor accommodation.
- 6.4 The internal alternations of the proposed development would be as follows. The south-west bedroom next to the existing dining room will be removed and replaced with a spacious contemporary staircase with floor to ceiling glazed features for extra natural light and ventilation which leads to the upper floor. The utility and kitchen will be knocked into one room. A new entrance door will also be added to the main-core improving the circulation of the house and creating better relationships between the rooms and levels. A part of the entrance hall features double height ceiling space. In this part, the glazing elements would continue to the first floor, such as roof glazing, providing extra natural light both to the main core and the snug area on the upper floor.
- 6.5 The proposed internal layout, along with the large glazing and roof lights, would bring a lot more natural light into the centre of the home, and reduce the length of the inner corridors providing a better connection between the bedrooms and communal spaces and better circulation flow into the house.
- 6.6 The proposal also is seen to be entirely acceptable in its relationship with neighbours as regards the key planning considerations such as layout, bulk, proximity, and avoiding overlooking.



05 Proposed Ground Floor
1 : 100

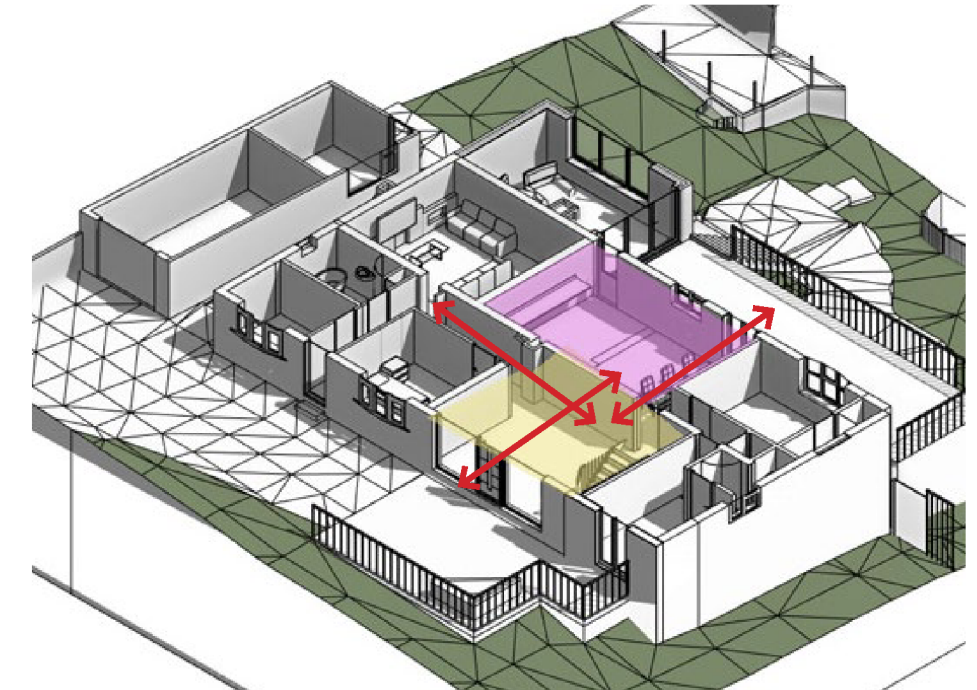
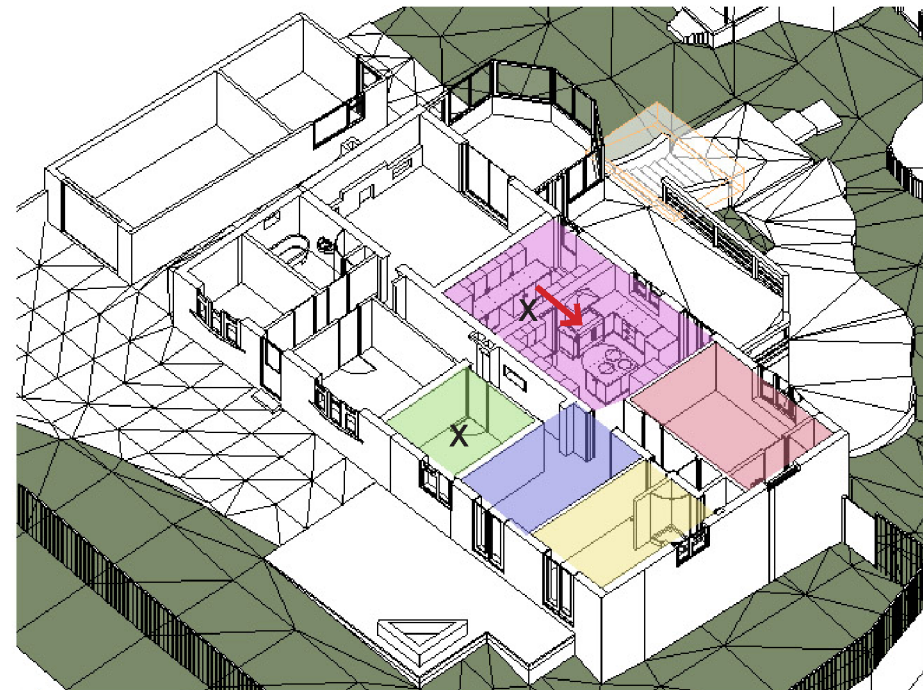


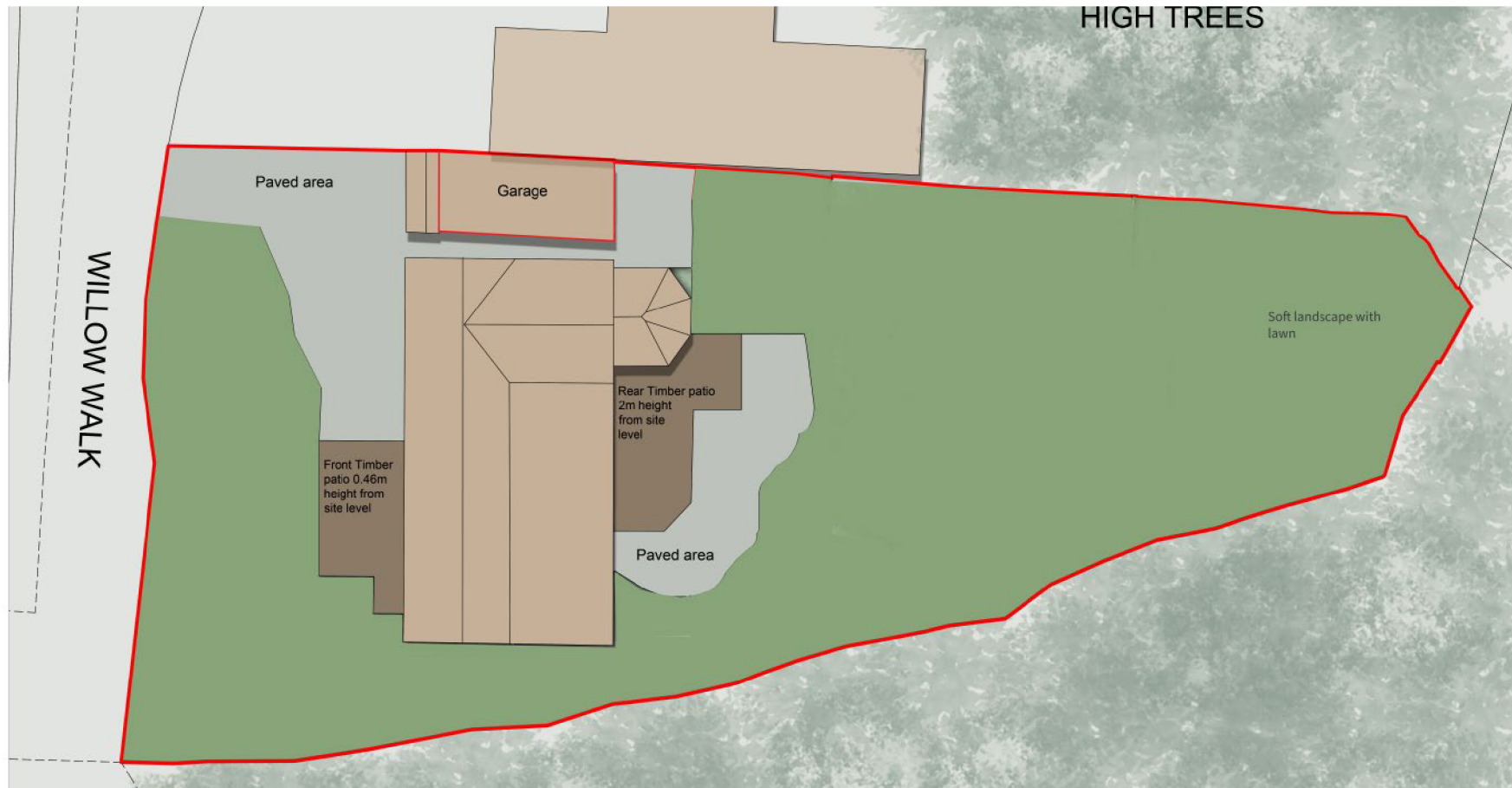
06 Proposed First Floor Plan
1 : 100



07 Proposed Roof Plan
1 : 100

Proposed Plans

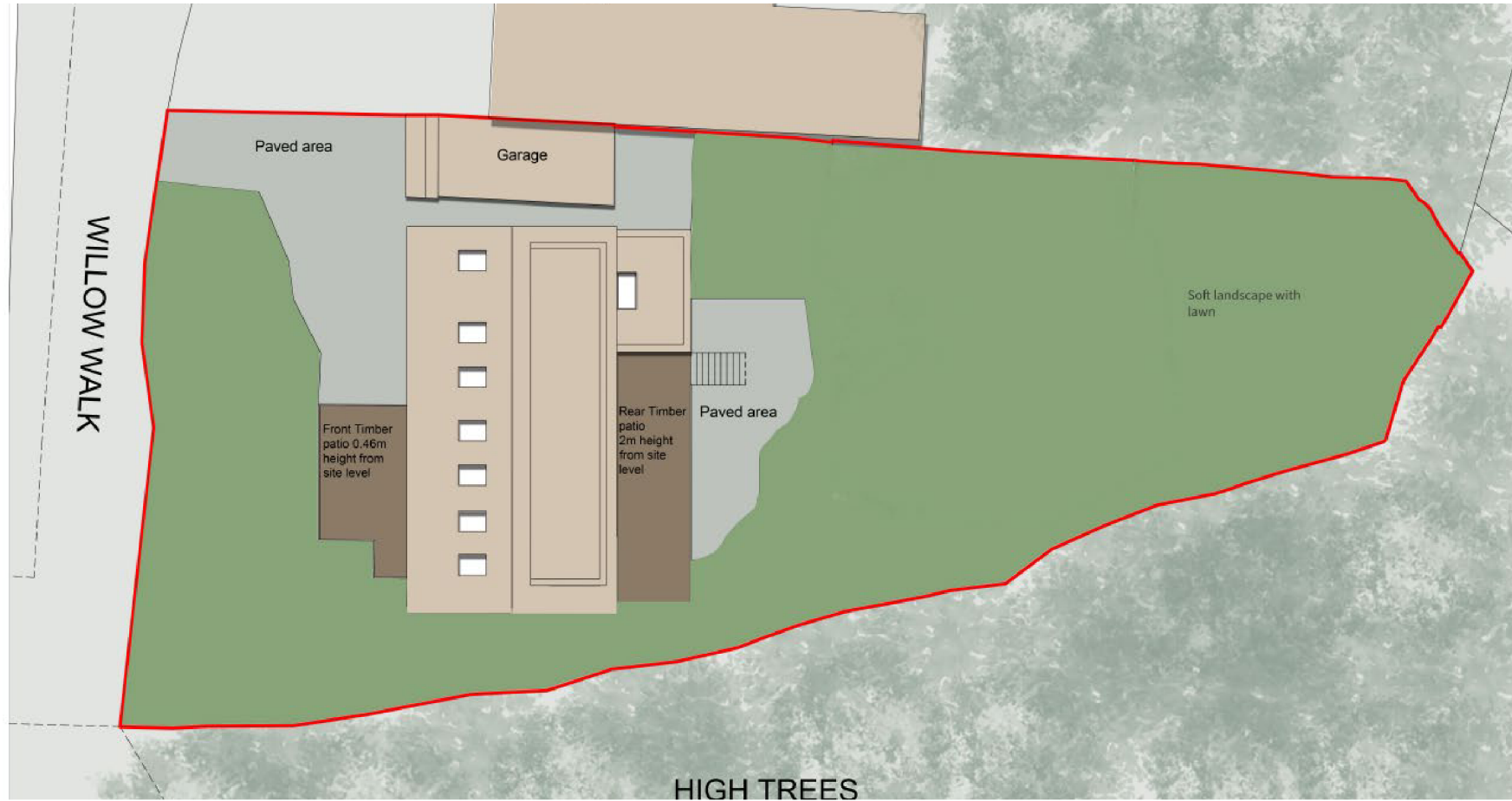




Existing Site Layout Plan



Existing Block Plan



Proposed Site Layout Plan



Proposed Block Plan

7 SCALE

- 7.1 The proposal is of sensible plan dimensions. The proposal would not give rise to harm and the scale is entirely appropriate for the site and the context.
- 7.2 As shown in the analytical drawing on the right, the site benefits from a 8.5m long front garden and a rear garden of approx 20.3m long. Due to the orientation of the existing dwelling, any rear extension would not overshadow the neighbouring properties and there would be no loss of light. With the conservatory being replaced with a permanent extension, there is no increase in footprint.
- 7.3 The scale of development carefully takes account of the context of the site. The scale is entirely appropriate for the site and the context. As noted, the proposal pays heed to the key established parameters in the area, namely plan footprint, garden size, and height.
- 7.4 Much of the spaciousness and quality created by the proposal would arise from the internal remodelling works in breaking through existing rooms. This can be seen in the plans. Such internal works do not require planning approval.
- 7.5 The new replacement roof is to continue over the full ground floor, with a rear dormer to provide habitable bedrooms on the first floor. This is entirely acceptable and is of sensible size.



8 LANDSCAPING

- 8.1 The property benefits from front and rear gardens as seen in the photographs and submitted plans, with the rear garden providing the main amenity for the occupants.
- 8.2 The key landscape benefit of the proposal is qualitative. The proposal would dramatically improve the appreciation of the garden and woodland, by maximising views out to the garden. The rear extension still allows for ample garden length to be maintained for the enjoyment of the occupants of the property.
- 8.3 The proposal would also provide better links to the garden from the new kitchen and dining by extending the existing rear timber patio. The extended level threshold patio creates an internal/external space with a better relationship between the kitchen/dining and outside improving further the occupants living quality with easier and direct access to the garden.



9 APPEARANCE

- 9.1 The proposal would represent a qualitative improvement, creating a unified composition at the rear of the property.
- 9.2 Looked at in detail, the proposal is of appropriate high-quality design and due design consideration. The rear extension would be of contemporary design with appropriate materials having brick to match the existing. The dormer will be made by timber construction and timber cladding. These materials are all suitable for the area and are in accordance with the Kent Design Guide.
- 9.3 The proposal will incorporate the following features;
- i) High quality floor to ceiling glazing features on the northern and southern elevation, which are offset against the area of brick providing natural light into the building. Designscape often specify contemporary glazed features in their designs.
 - ii) A traditional pitched tiled roof, encouraging the existing character of the wide area.
 - iii) A dormer with timber cladding fitting into its woodland context.
 - iv) Aluminium roof lights above the en-suite, the staircase, the shower and the master bedroom for natural lighting and ventilation.
- 9.4 Visual appearance and beauty have become an integral part of the planning system over the course of the past year. This follows the publication of detailed guidance in support of the NPPF, including the National Design Guide in September 2019 and the publication of its related annex "Living with Beauty" in January 2020.
- 9.5 The above all comes together to create a high-quality scheme suitable for its context, which will enhance the appearance and character of the wider area, as seen in the formally submitted drawings.

National Design Guide

- 9.6 The National Design Guide notes that "well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework", and

PRECEDENT IMAGES



MATERIAL SAMPLE IMAGES



The ten characteristics of well-designed places

9.7 Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time.

9.8 Successful buildings also provide attractive, stimulating and positive places for all, whether for activity, interaction, retreat, or simply passing by.

Well-designed homes and buildings:

9.9 Provide good quality internal and external environments for their users, promoting health and well-being.

9.10 Relate positively to the private, shared and public spaces around them, contributing to social interaction and inclusion; and

9.11 Resolve the details of operation and servicing so that they are unobtrusive and well-integrated into their neighbourhoods."

Living with Beauty

9.12 Living with Beauty notes that "Beauty is not just a matter of how buildings look (though it does include this) but involves the wider 'spirit of the place', our overall settlement patterns and their interaction with nature. It involves both the visual character of our streets and squares, and the wider patterns of how we live and the demands we make on our natural environment and the planet. We should therefore be advancing the cause of beauty on three scales, promoting beautiful buildings in beautiful places, where they are also beautifully placed."

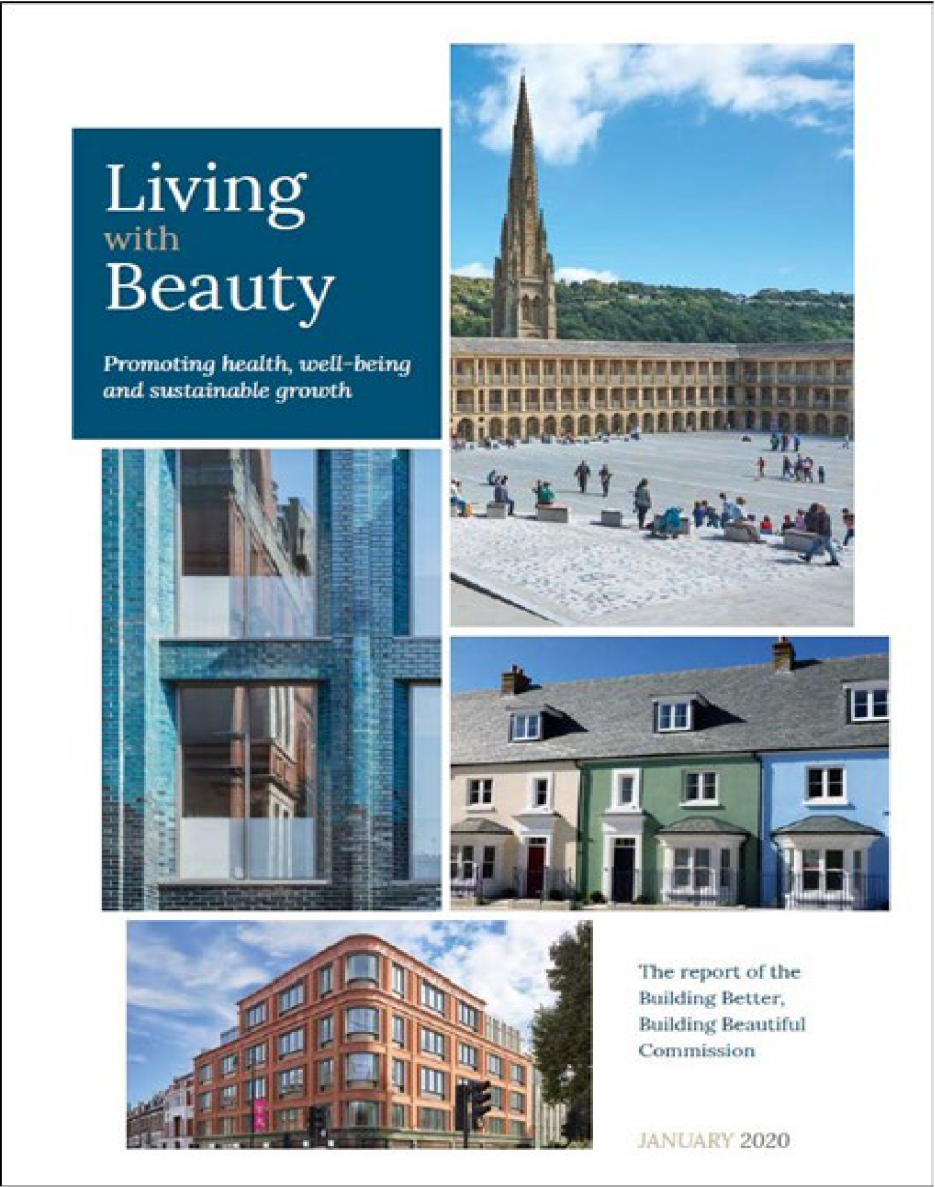
9.13 The elevations of the proposal are included within this report. The proposal would be of high quality design, whilst being of appropriate materials and an evidently subservient building fitting in with the context.

9.14 The above all comes together to create a high-quality scheme suitable for its context, and which will aide to the appearance and character of the wider area, as seen in the drawings.

Kent Design Guide

9.15 The Kent Design Guide notes that it "seeks to provide a starting point for good design while retaining scope for creative, individual approaches to different buildings and different areas. It aims to assist designers and others achieve high standards of design and construction by promoting a common approach to the main principles which underlie Local Planning Authorities' criteria for assessing planning applications", and "The Guide does not seek to restrict designs for new development to any historic Kent vernacular. Rather it aims to encourage well considered and contextually sympathetic schemes that create developments where people really want to live, work and enjoy life."

9.16 The guidance generally concentrates on the laying out of large "major" schemes and dense urban and coastal schemes. It does however also provide some guidance for suburban areas, included left. Where relevant to the subject scheme, it encourages a strong individual form and character to avoid the sense of "anywhere" places.





Front Elevation
1 : 100



Rear Elevation
1 : 100



East Elevation
1 : 100

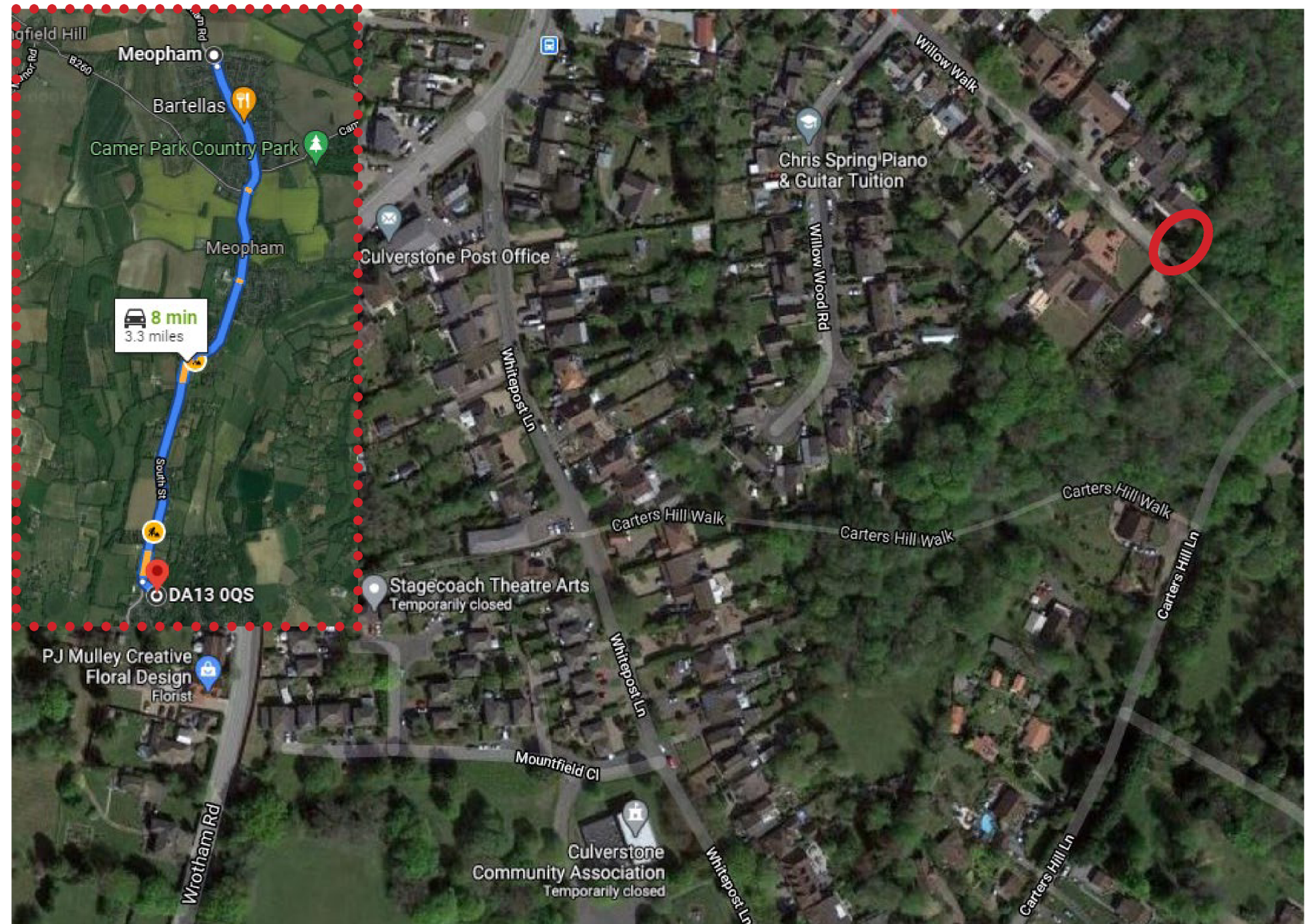


West Elevation
1 : 100



10 ACCESS

- 10.1 The consideration of access covers two distinct aspects namely the accessibility of the site to and from the wider area and secondly access once at the site, as reviewed below.
- 10.2 One of the key drivers of the proposal is sustainability. The proposal is both in a sustainable location for services and public transport.
- 10.3 The site is located in Willow Walk, Meopham and the nearest shop and amenities are a 20 minute walk away. Meopham train station is a 14 minute bus ride away from the site, with direct trains to London in just under an hour. Meopham itself provides a selection of amenities and leisure activities.
- 10.4 The configuration of the site and the design of the proposal are favourable with regards to access once at the property itself. Accessibility will be significantly enhanced by means of the open plan arrangement. The open plan kitchen would also be much brighter, achieved by means of the large expanse of bi-fold doors, being of particular benefit for people with visual impairment.
- 10.5 The relationship between the house and rear garden would be significantly improved under the proposal. The new bi-fold doors provide easy access to the rear garden, and will also allow views outside for those restricted to a seated position. The extended level threshold patio would enhance the links with the garden and create a better relationship between the internal/external spaces.



11 SUSTAINABILITY

11.1 The proposal embodies a comprehensive sustainable approach in many ways, as reviewed below;

Principle of Development: Better Use of Land

11.2 This is a sustainable site located within the urban area. It is preferable to make better use of land in such sustainable locations. It follows that the site is suitable for development in accordance with the NPPF's presumption in favour of sustainable development.

11.3 The proposal will be within the existing Willow Walk, Meopham, therefore using an existing building.

Proximity of Services

11.4 The site is very well located, being within walking distance of the many nearby shops, services, and facilities.

Excellent Transport Links

11.5 It is increasingly acknowledged that one of the most important aspects of sustainability is the principle of connectivity and the degree of connectivity of a site. Meopham train station is a 14 minute bus ride away from the site, with direct trains to London in just under an hour. The nearest bus stop, at South Street, A227 is only a 5-minute walk.

Infrastructure

11.6 The site is well located for infrastructure. Being located in an established urban area, it is able to "tap into" existing infrastructure in the area rather than requiring inefficient and wasteful works to connect back to such services. The proposal is only for an extension to a single storey existing dwelling.

Permeability and Surface Water Run-off

11.7 The proposal would minimise surface water run-off in accordance with the principles of SUDS (sustainable urban drainage system). This includes the provision of holding water on site by means of soakaways.

Thermal Performance: Space Heating

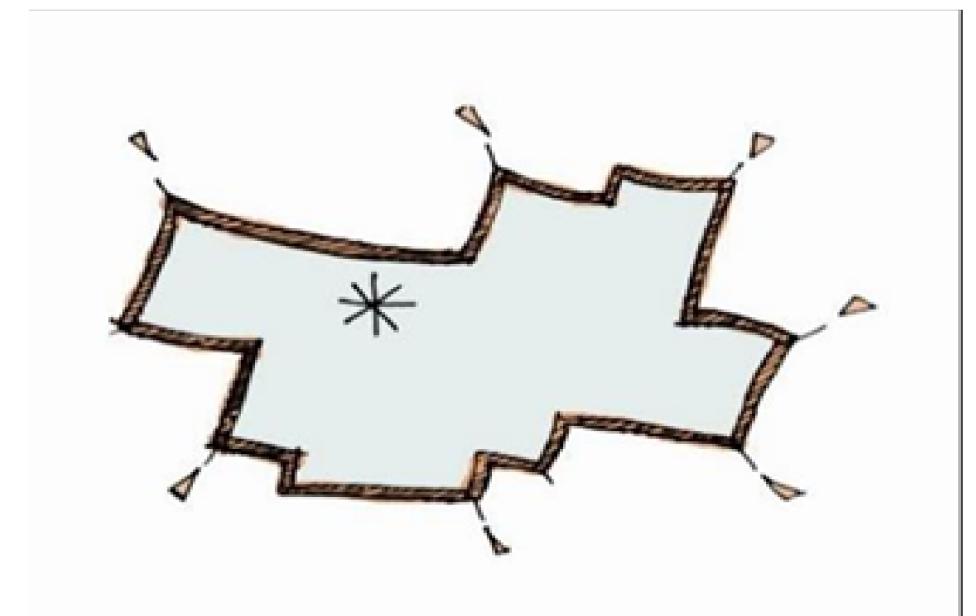
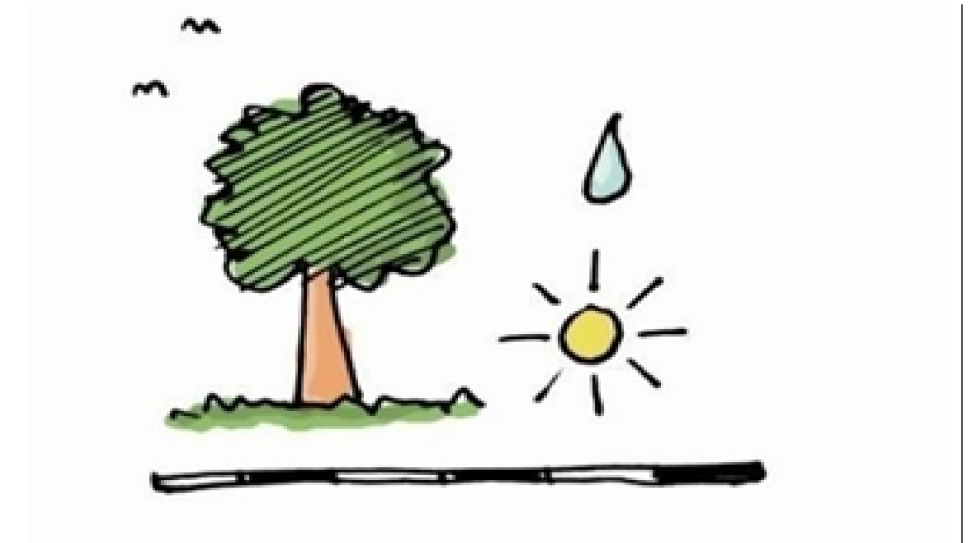
11.8 The proposal would meet the latest requirements regards thermal loss, being constructed to very high standards of thermal insulation.

Embodied Energy

11.9 The proposal would be of straightforward construction and has no need of wasteful construction materials or components.

Making the Most of Natural Light and Air

11.10 The proposal has been designed to maximise natural light and ventilation. Thereby minimising the need for artificial lighting.



12 CONCLUSION

- 12.1 The scheme would deliver a bespoke high-quality extension making the most of the existing house and site. The proposal is of sensible size, would not give rise to harm, and is of appropriate design in regards to its layout, facing materials and fenestration.
- 12.2 The current property is not able to meet the practical requirements of the applicants' family. The proposal would create usable accommodation while avoiding harm to others, meeting contemporary aspirations and better meeting the needs and living requirements of the occupants, while fitting in with the setting.
- 12.3 The proposed scheme has been carefully designed to respect the character of the existing dwelling and improve the occupants living conditions and quality of life. Fundamentally, the proposal adopts the following design principles:
- Replacement and remodelling of the conservatory into a rear extension creating more generous, contemporary living accommodation, whilst encouraging natural light and air.
 - Internal alternations to create spacious open spaces to accommodate the new kitchen and dining, the new entrance hall and the new spacious contemporary staircase creating better circulation of the house and better relationships between the rooms and levels.
 - New floor to ceiling glazed features for extra natural light and ventilation and part double height ceiling space for extra space and natural lighting.
 - Replacement of the existing roof with a new one that covers the whole ground floor and a new rear dormer creating first floor accommodation with 3 bedrooms and a snug area.
 - Extension of the existing rear patio for better links and relationship between the house and rear garden.
 - The above can be achieved through utilising the existing footprint.
- 12.4 The above chapters demonstrate that the proposal is the result of careful design consideration. The scheme makes the most of the opportunities presented by the site, is entirely right for the site and context, is of demonstrably high-quality design, and is suitable for approval.



Examples of other High Quality Schemes by Designscape Consultancy



Interior Image Residential Extension Rochester



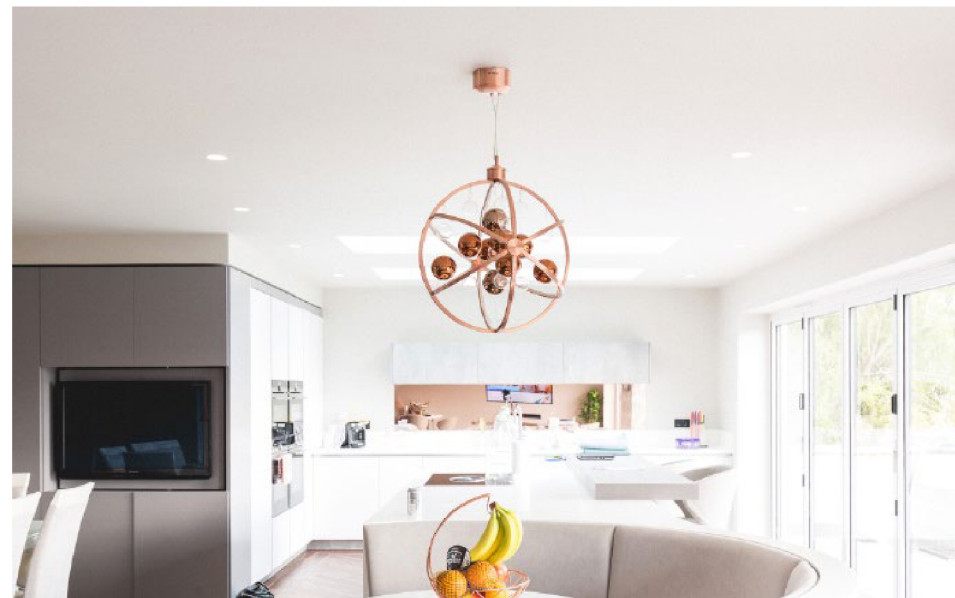
Large Residential Extension Chatham



Residential Extension Faversham



Interior Image Residential Extension Rochester



Interior Image Large Residential Extension Chatham



Interior Image Residential Extension Faversham

