

Design and Access Statement

232 Singlewell Road, Gravesend DA11 7RE



Project no. 2463

Dated: 07.12.2023

Prepared by:

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Orpington BR5 2RA**

Introduction

The plot for new proposal at 232 Singlewell Road is an area of approximately 906.20sq.m. At present, the site is occupied by a single bungalow dwelling family house.

Proposal

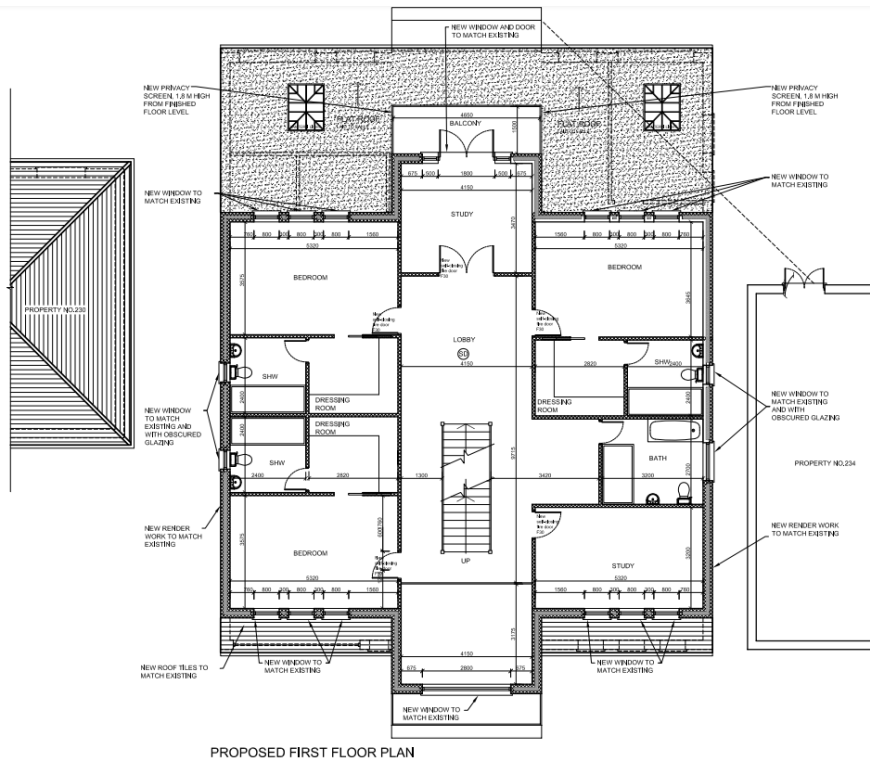
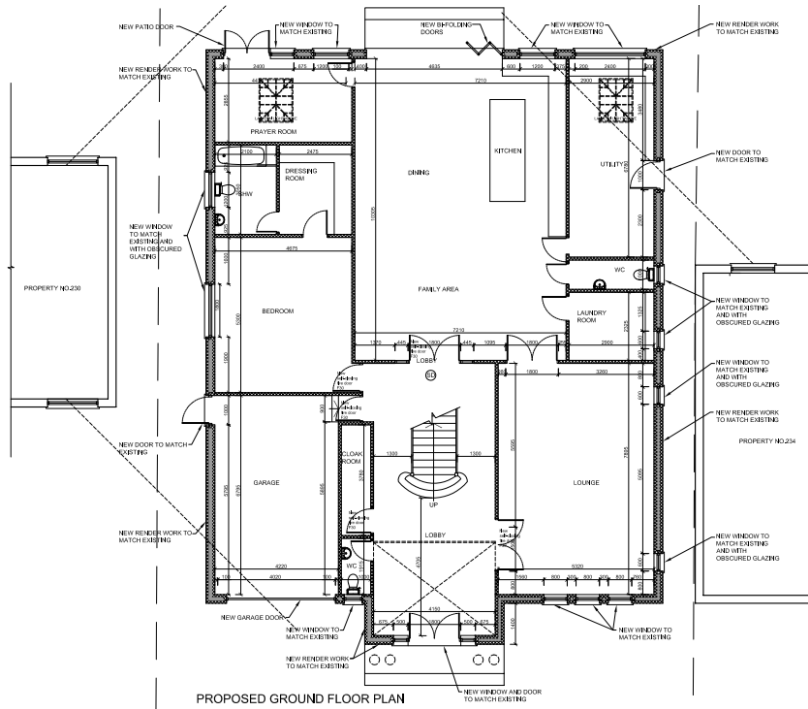
The intention of the planning application submitted us to demolish a single bungalow dwelling house with a loft conversion along with the outbuilding to provide a modestly size for a family currently living in the property. The access is proposed to be from Singlewell Road.

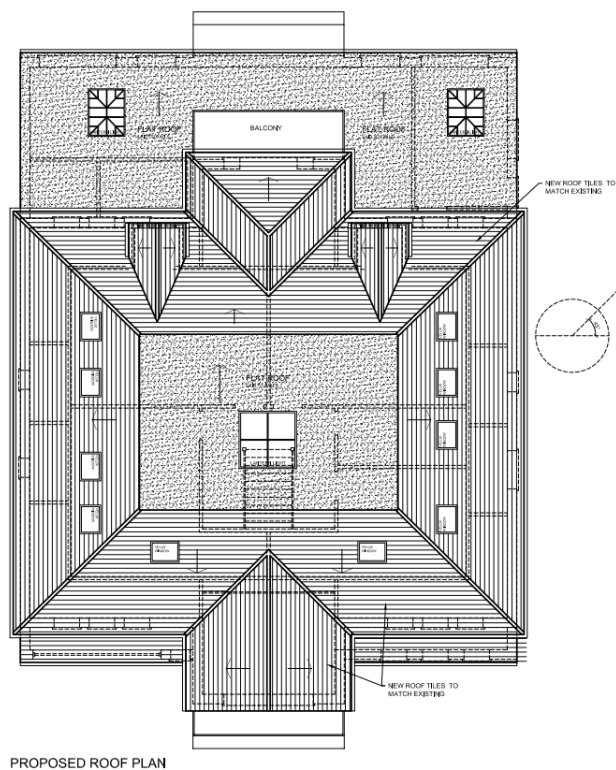
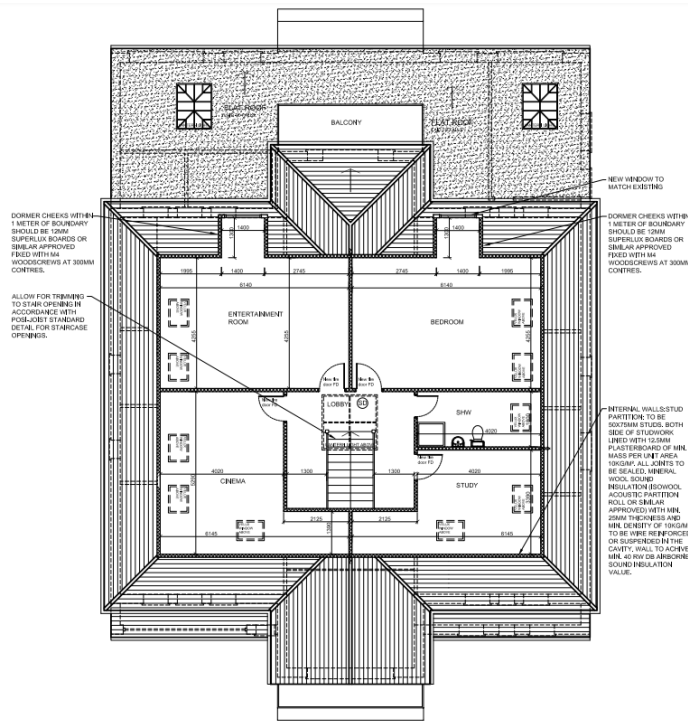
Layout

The proposed dwelling would have lobby, lounge, 2 WC, cloakroom, garage, laundry room, utility, kitchen/ dining/ family area, prayer room and 1 bedroom with attached dressing area and en- suit at the ground floor level. On the first floor would have lobby, bath, 3 bedrooms with attached dressing area and en-suite and 2 study rooms. On the loft floor would have lobby, study, cinema, and shower, 1 bedroom and entertainment room.

The proposed design is simple and lends 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 756mm with the main entrance door having a clear opening 835mm.

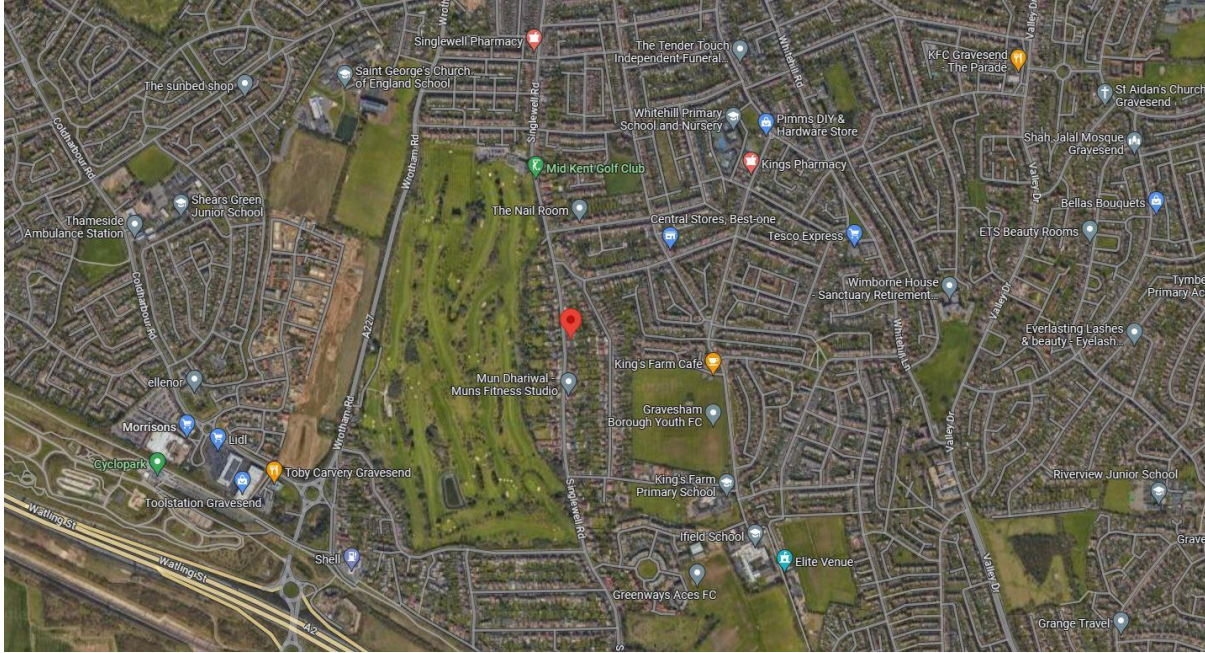
Below are proposed floor plans:





Vehicular Access

The access to the public transport would seem relatively good in term of buses, which stop at Singlewell Road and the nearest bus stop is less than 5 minutes walk from the property. The property is also reasonably situated for the local amenities of the surrounding area.



Above figure is Google map shows the location of the property and local amenity and public transport of the surrounding area.

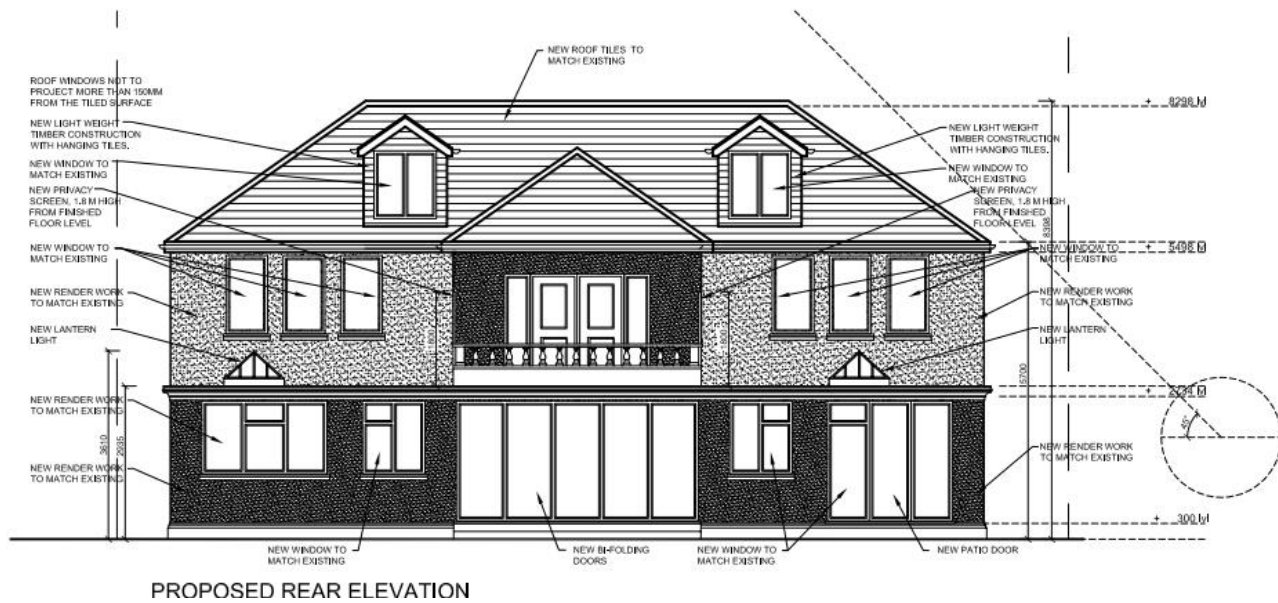
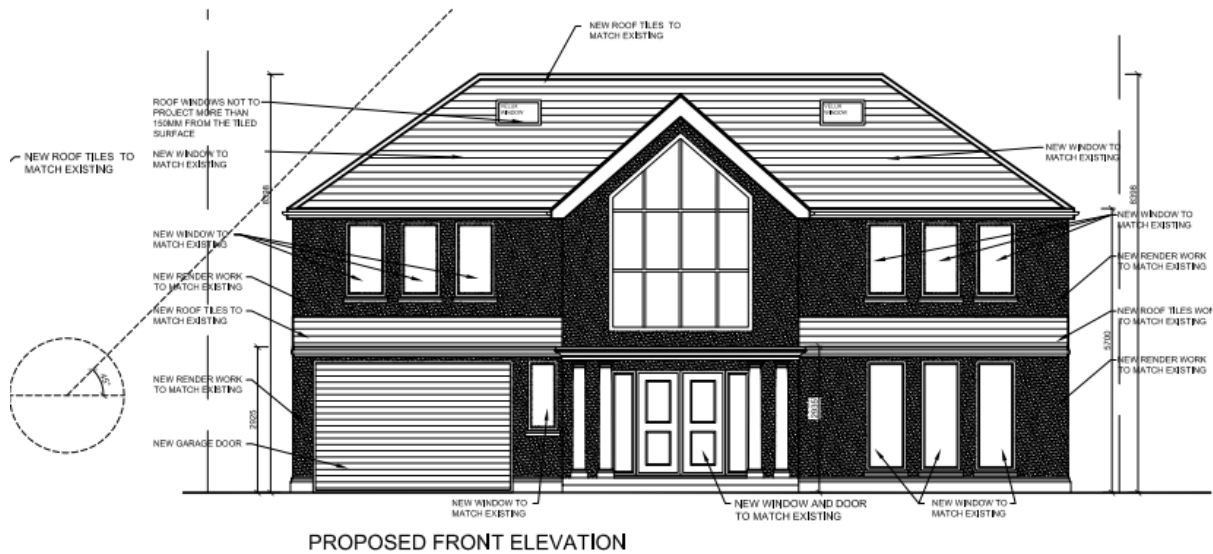
Security

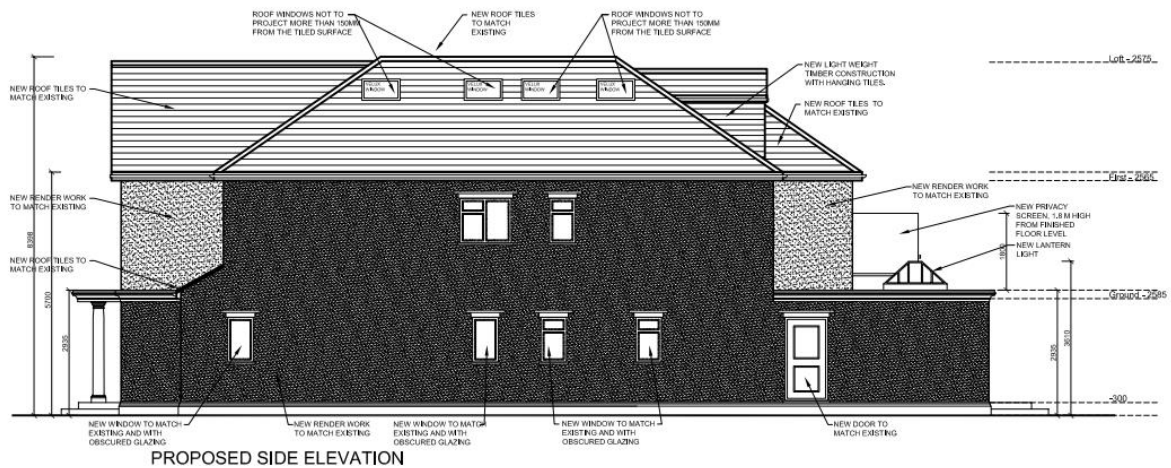
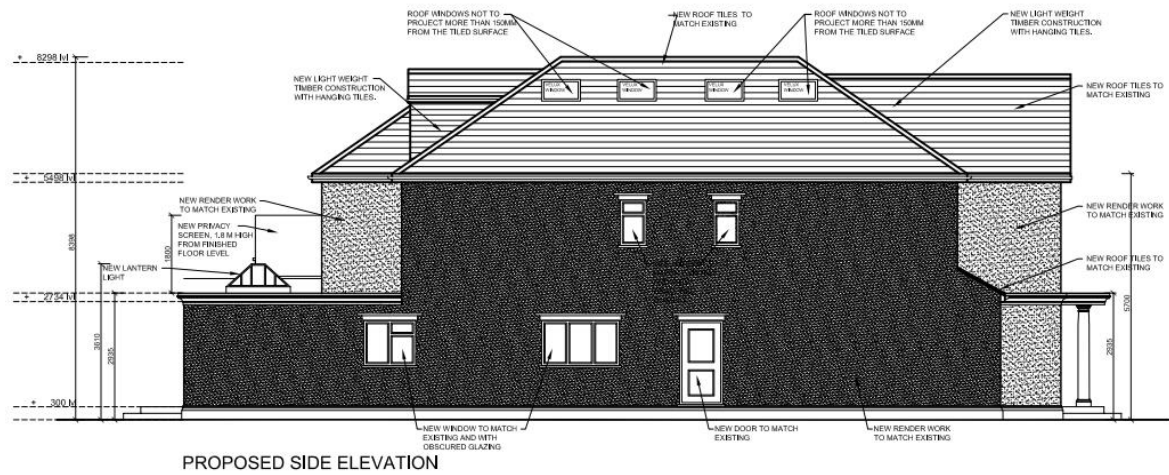
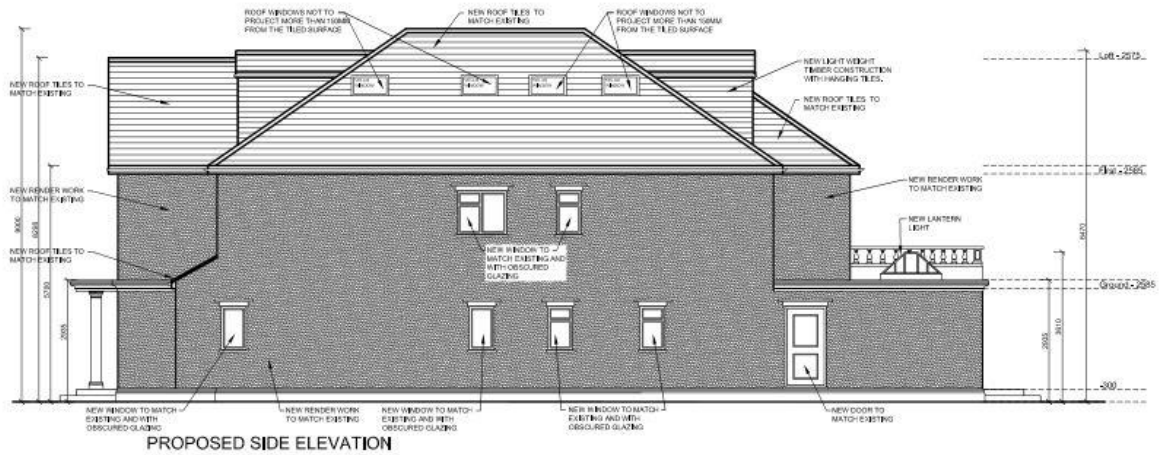
It is considered that the accommodation is very secure. Access is proposed off Singlewell Road and in full view of the other properties on the other side of the road.

Appearance

The appearance of the proposed dwelling is of a traditional style, as previously mentioned, with a view to having a balanced and neutral impact on the existing street scene. This roof design will be matched to the existing surrounding houses and the design is also simple in its appearance and not ostentatious or contemporary. The gutter and ridge height are similar to the existing building stock in the surrounding area. This will not disrupt the important rhythm and symmetry that characterise the classic suburban typology.

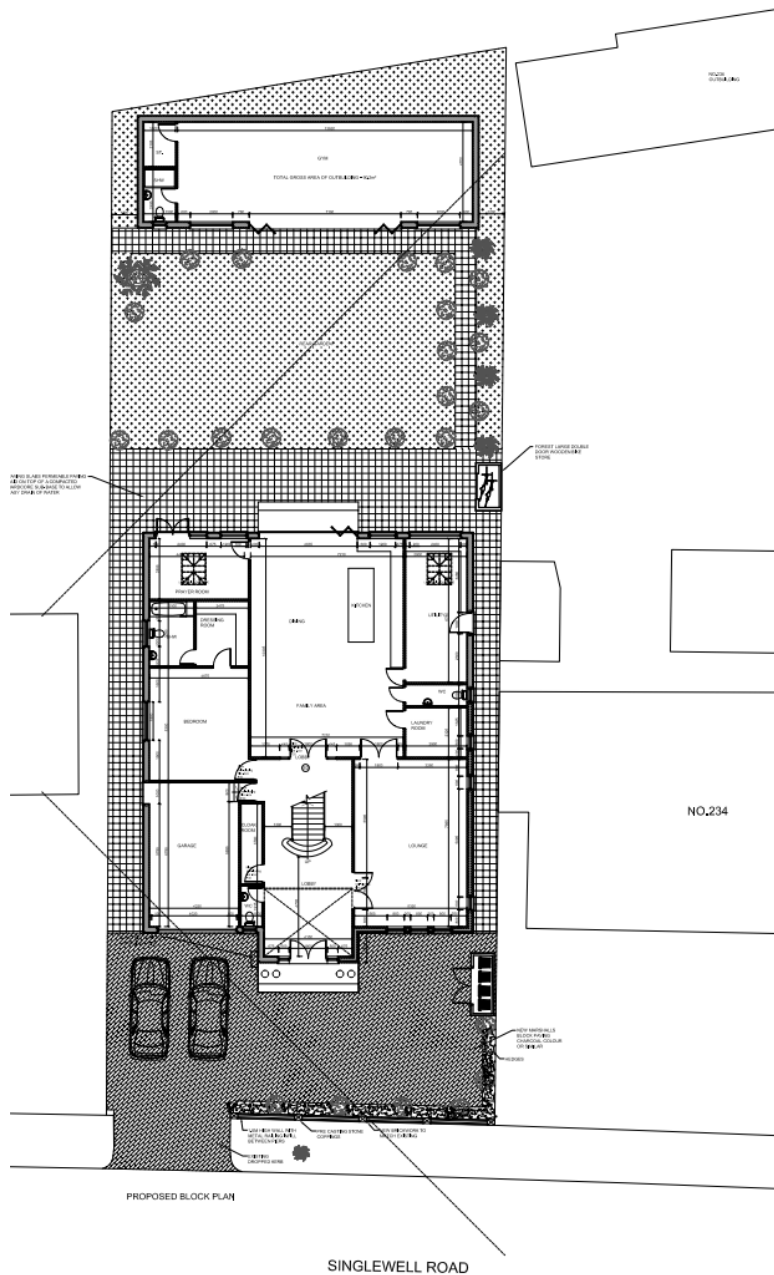
Below are proposed elevations:





Landscape

The property is provided with a space all around to the property, which will be screened with boundary fencing. 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 in 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 the plots surrounding the building.

