

286 Singlewell Road, Gravesend

Conversion of the garages to habitable rooms and erection of a side extension to create a utility room and laundry with the demolition of the current outside store and side extension.

Design and Access Statement.

The proposal is for a small side extension to the south side of the house with the existing single storey side extension housing the cloakroom and a storeroom being demolished and also an external store and for a new single storey extension to be built in their place.

Also, for the slight raising of the garage roof and installation of a roof lantern and change of use to create a games room and study. Part of the garage will be used for garden equipment storage.

Design

The side extension is a small addition to the house and will be finished to the front in facing brick to match the existing house elevations and will have a flat roof. The wall to the front extends slightly higher than the roof so screens the extension from view. There is an existing high brick wall along the boundary between this house and the adjoining house to the south.

The garage conversion works are primarily internal works. The up and over garage doors are to be removed and the opening bricked up in matching brickwork with a window to the front and with double doors to the garden from the games room. Double doors to the side of the garage will give access to the store from the garden.

All external materials are to match the main house.

Access

This property has a single step up to the front door and will also have a step up the proposed new side entrance. The games room entrance can have a level threshold.

The property is within walking distance of the town center with a local parade of shops in Singlewell Road providing for day to day shopping needs. There are other local shops close by. There are good public transport links with busses running along Singlewell Road leading to the town center and the train station being within walking distance.