



# 50 NORTHRIDGE ROAD, DA12 5AY

Design and Access Statement

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## Design and Access Statement

### *Introduction:*

This document details the design and access considerations for the envisioned project located at 50 Northridge Road, Gravesend DA12 5AY. The project encompasses the erection of a single-storey rear extension to improve the living conditions on the ground floor, the transformation of the current garage into a home office and storage space, and several modifications aimed at enhancing both functionality and aesthetics.

Before initiating the design phase, a comprehensive analysis was conducted, delving into the site's history, its immediate environmental assets, and the broader local area. This analysis comprises:

- Examination of relevant planning policy guidance, encompassing the National Planning Policy Framework, the Plan Core Strategy with Development Management Policies, and additional supplementary planning documents or guidance.
- Investigation of council records about the site and its surrounding context to gather comprehensive information.
- Evaluation of local perspectives, both inward and outward from the site, to gauge and understand the surrounding views

The alterations to the property have been considered based on its previous developments, the size of the plot and what properties in the street have been approved in the past.

This statement is to be read in conjunction with the following drawings:

- 50 Northridge Road - Proposed Rear Extension Elevations & Plans 1:100
- 50 Northridge Road - Proposed & Existing Garage to Home Office 1:50
- 50 Northridge Road - Location Plan A1 1:500
- 50 Northridge Road - Existing Block Plan 1:500
- 50 Northridge Road - Proposed Location 1:500

This should illustrate how access will be maintained to the building through the same front door and still maintain access and egress through the garden and property.

## Application Site & Surroundings

The site under consideration is situated along a private road, conveniently positioned near the commencement of Northridge Road, and its entrance faces Jellicoe Avenue W, situated adjacent to Singlewell Road and Whitehill Lane, with easy access to the A2, the property enjoys excellent connectivity to major roads and motorways. The town centre is just under 1.4 miles away, and the closest A2 access point is within the same 1.4-mile radius. The A2 is a direct link to the M20, extending across various regions of Kent. This major road traverses South-East London and extends to the coastal town of Dover in Kent.



The site itself is a (C3):

- End of terraced three-bedroom property
- Two car front drive & rear car garage
- Access site just off of Singlewell Road & Whitehill Lane
- A rear 3 x 2 extensions & shed which are to be removed
- Loft has not been developed
- Some roof tiles are broken and require replacement in particular areas, and the roof timbers have incurred damage due to exposure to adverse weather conditions and dampness
- As the property remained vacant for an extended period, it experienced flooding caused by a burst valve on the second floor. The flooding persisted for two days, leading to severe damp issues on the ground and first floor. At present, measures have been put in place to mitigate and treat the issue
- Due to the client's being a young couple they require a front drive and would benefit from extra space by changing the use of the garage
- The shed to the rear of the garden will be removed as the rear of the building will be extended as the shed is not in good condition
- No other previous applications for planning have been submitted for the address

The dwelling shares a party wall with the adjacent property to the right, while the left side is exposed. The property benefits from a private garden at the rear, minimizing direct overlook and promoting a sense of individuality. The shared boundary is maintained by local regulations, ensuring structural integrity and delineating property lines. The design and orientation of this end-of-terrace property aim to harmonise with the neighbouring structures, promoting a cohesive streetscape while respecting the privacy and spatial considerations of adjoining properties.

### The Surroundings:

- Distance to A20 is 1.4miles and distance to local amenities is 1.4miles away
- The street and surrounding area comprises of a range of terraced houses and larger residential blocks
- Roads leading off the street contain a mix of terraced houses dating back to the 20<sup>th</sup> century
- Each property within the vicinity features a garage or storage facility situated at the rear, and occupants provide access to their respective garages via an off-road access point on Jellicoe Avenue W
- Mostly detached dwellings on the street and surrounding streets, with most being owned and rented
- The area has a majority of three-bedroom properties, although many in the surrounding streets have had rear or loft conversions for the odd fourth or fifth-bedroom properties
- The plot is as large as the other two properties adjacent to it and on the same street, with the house being smaller as it has not been extended like the others

### PLANNING HISTORY

This property, to the best of our knowledge and based on available records, does not have any prior planning history. There have been no applications for planning permission, listed building consent, or any other related approvals on file.

## Proposal:

Planning permission is sought for the conversion of an existing garage to transform it into a home office and storage facility which would also require the ceiling height to be raised, in addition to a single-storey rear extension to enhance living space and accommodate the evolving needs of the occupants.

As mentioned earlier, the plan involves the removal of the existing 3 x 2m extension, and replacing it with something more practical a single-storey rear extension, projecting 6 meters from the current structure. This extension aims to enhance the liveable space on the ground floor, enabling the establishment of a new living room space with an open-plan kitchen and dining area. The proposed extension will be constructed using bricks that harmonise with the existing ones, ensuring a seamless integration with the current architectural aesthetics.

Additionally, to accommodate the new living space on the ground floor, an RSJ will be installed on the ground floor rear of the property, creating an opening leading to the extension. In addition to this, the rear extension will have two access points, one via the kitchen section of the ground floor and the other via the other dining room area, allowing for easy access and egress out of the property. The steel will be confirmed once Goldberg Engineering Ltd has undertaken inspection and calculation.

The first bedroom on the first floor features a chimney breast connected to the neighbouring property at No. 52. Given that the chimney breast on the first floor of the adjacent property (No. 52) has been removed, a party wall agreement will be established to formalise an understanding between both parties, allowing for the proposed work to commence and chimney stack removed and appropriate reinforcement put in place, once confirmed by Goldberg Engineering Ltd.

The existing garage is set to be demolished and replaced with a more practical structure capable of year-round use and storage for household goods. To build the home office, a series of tests will be undertaken to identify the makeup of the foundations. The home office will be a brick-built home office that will match the existing property's bricks. The existing floor-to-ceiling height of the garage is 2.4m, requiring an increase in floor-to-ceiling height to 3 meters to transform it into a habitable space.

The proposal is deemed reasonable in providing additional space for the home office, considering the underutilisation of the current outbuilding due to the presence of a two-car front drive.

Additional work involves the replacement of rotten timber joists in the loft and the replacement of broken roof tiles to ensure weather resilience for the next 20 years. For this task scaffolding will be erected to roof level with appropriate edge protection.

## Inclusive Design

The frontage of the house is well-planned and lit, with easy accessibility. There is access to the main entrance & rear garden on Jellicoe Avenue W via a side communal path which leads to the rear of the properties.

With a sympathetic design in mind, the proposal is to keep up to date with the immediate dwellings adjacent. On the road some existing properties have been updated to modernise the exterior some with white crisp render, in comparison to, some have that have undergone sand blasting to freshen the existing bricks. Nonetheless all neighbouring properties situated next to the subject property follow a consistent pattern where every other property experiences a decrease in height owing to the sloping ground level.

The house's decor is currently set in the coal-burning era with the vision of it being integrated back into the modern day and reflecting a home with a design that matches the needs of its user and blends itself back into the vibrant community.

## Use

The proposed use is for a residential property & home office with storage space.

## Scale & Impact

The extension is designed to align with local PD rights for a rear extension. The height has been kept to a minimum pitch for the roof covering.

## Day Lighting & Ventilation

The proposed development ensures no impact on the neighbouring houses on either side. A top priority was to preserve adequate light in adjacent properties, especially through primary windows. The construction will not compromise ventilation for surrounding properties, as no additional Soil Vent Pipes (SVP) or boiling flues will discharge near neighbouring houses or close to open windows.

The design incorporates large windows, illustrated in the proposed elevations, therefore, guaranteeing sufficient daylight levels to the single-storey extension.

## Layout

The design of the extension is to increase the ground floor layout to allow maximum use of the rear garden whilst still retaining a decent-sized private rear space. The extension is to be 6m in length which is in line with local PD rights for a rear extension

### **Outdoor Amenity Space & Landscape**

The outdoor amenity space at the proposed site 50 Northridge Road encompasses a total area of approximately 396.7m<sup>2</sup>, with the front drive occupying 50.6m<sup>2</sup>. With plans to renovate both the front and rear garden, ensuring the aesthetic functionality provides the occupant with an inviting space of comfort.

The garden spanning 265.6m<sup>2</sup>, is focused on integrating greener elements into the outdoor space, which upholds their vision of a sustainable and eco-friendly environment.

The main functionality of the outdoor space was to maximise its potential and to keep accessibility in mind, ensuring that residents can easily navigate and enjoy the amenities provided.

### **Access**

The front of the house is well-designed and well-lit, offering easy access on a typical terraced street. Access to both the main entrance and the rear garden is provided via Jellicoe Avenue W, facilitated by a communal path along the side of the properties.

The two-car front drive holds a pathway which leads to the front entrance.

### **Transport study**

The site is aided with great links to the A2 and M2 with access via vehicle to both in 10 - 15 minutes. The area has good links to Medway and Dartford via the South. The town centre and local amenities are only 1.5miles away and there is a bus stop situated 0.1miles away from the house.

The project is located within a 29-minute walking distance from Gravesend Station, which provides direct train services to Dartford and London.

### **Shops & School**

The local primary school is within 0.3miles of the property, with local convenience stores within a 0.4-mile radius. All have places and are not over-subscribed.

## **Conclusion:**

The proposed works at 50 Northridge Road aim to enhance the property's functionality and aesthetics while adhering to relevant regulations. The project embraces a thoughtful design approach to harmonise the new elements with the existing structure.