

PLANNING STATEMENT

20 Ariel Close, Gravesend
Kent
DA12 4ND



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STATEMENT

20 Ariel Close, Gravesend, Kent DA12 4ND

The purpose of this statement is to review the impact of the proposed internal and external alterations being made to the property number 20 Ariel Close, Gravesend, Kent DA12 4ND.

Internal alteration to the property (Figure 1) begins from ground floor kitchen, aiming to demolish the wall that is currently dividing the kitchen with dining room, making this room an open plan kitchen/diner; as shown in Figure 2. The door that is dividing the dining room to the hallway to the WC and garage (also shown in Figure 1) is currently very tight - measured at 600mm. This to be also changed to a wider door at this space opening towards the kitchen/diner - measured at 800mm; shown in Figure 2.

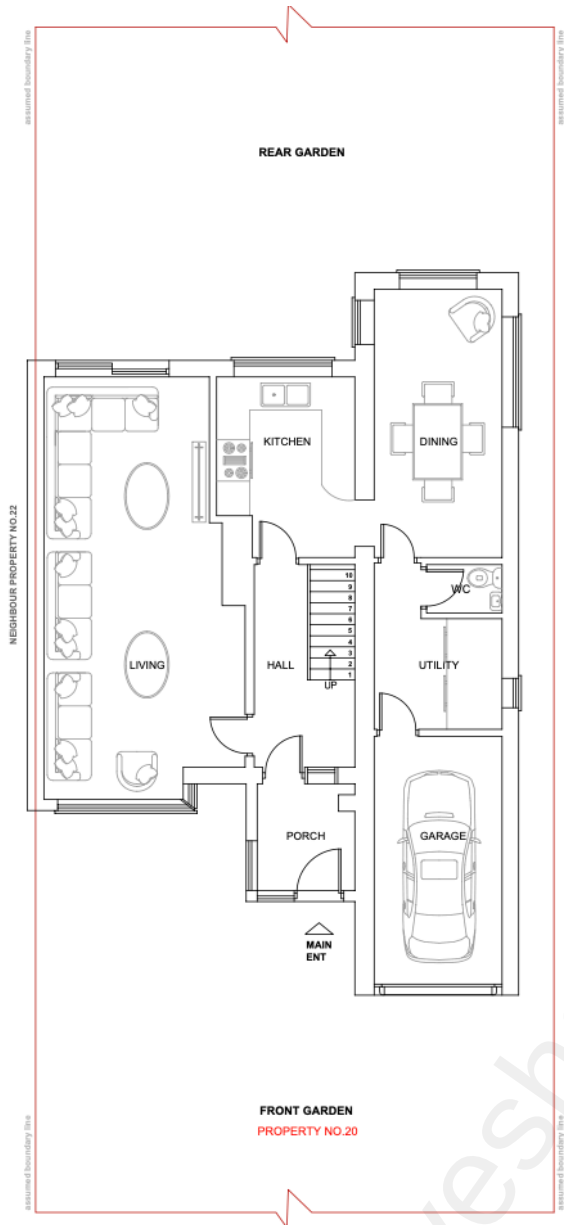
Figure 2 also demonstrates the widening of ground floor WC, making use of large utility space and having the door open towards the hallway, as the existing WC limits in space (Figure 1). Only external alteration being made to this property is the addition of 600mm window added to the WC (Figure 2), and exchanging current window in the utility room as the existing does not open.

Figure 3 shows the existing layout of the first floor level of the property. The main alteration to this level is adding a staircase to the loft floor level. Figure 4 shows the design/layout of the proposed staircase. The only room affected is the proposed office room as the wall had to be set back for the proposed staircase. Internally, strip lights are added to the walls of dropped floor levels of the side extension for modern interior space. Bathroom will also be converted to a ensuite shower. Access from the hallway will be blocked off, new entrance will be via the bedroom.

Figure 5 shows the existing loft floor level, Figure 6 shows the proposed design. Currently a ladder used from the first floor level to reach the loft, through the proposed staircase the ladder will no longer be in use. The space is divided into ensuite, bedroom and landing, making the loft a habitable space. Importantly the chimney breast in the centre of the room is to be removed to provide more space.

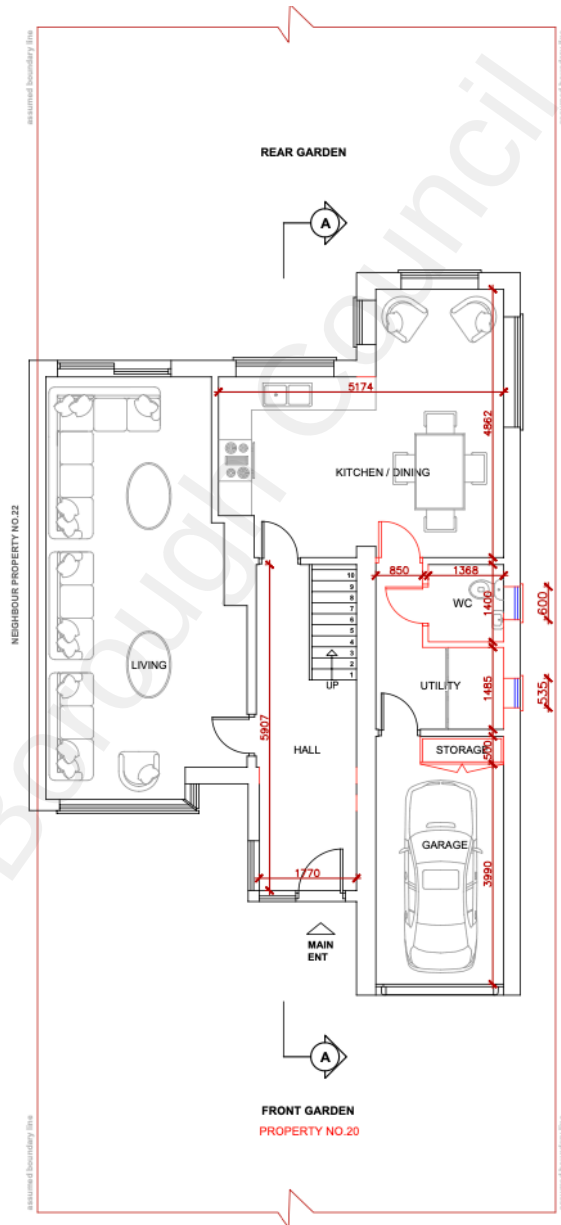
Figure 7 shows the side elevation of the only external alteration to the property.

Figure 1.



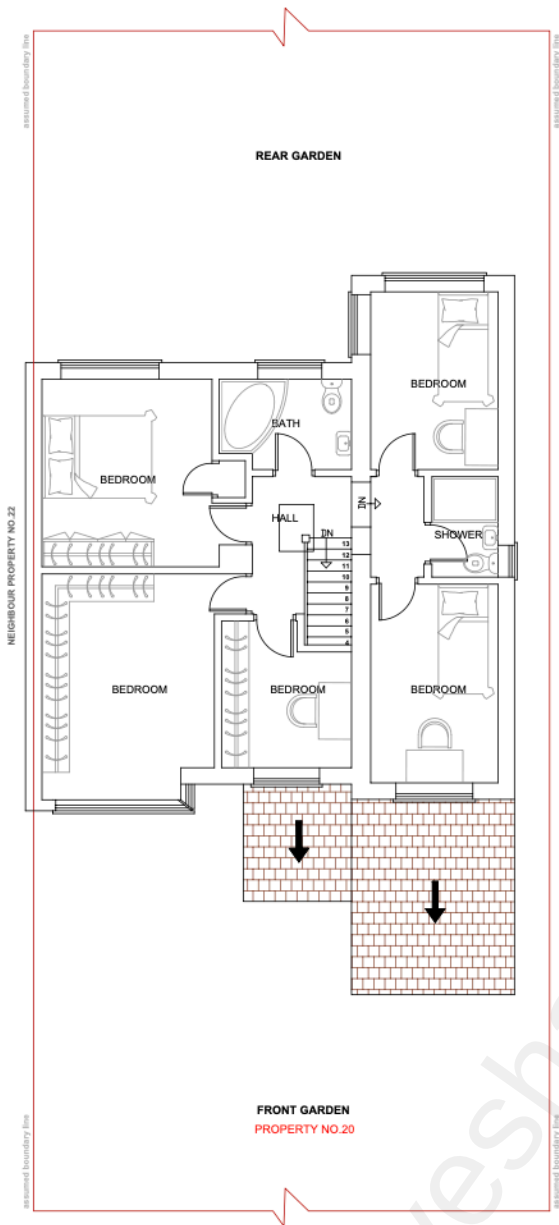
3 GROUND FLOOR - EXISTING
1:100 @A3

Figure 2.



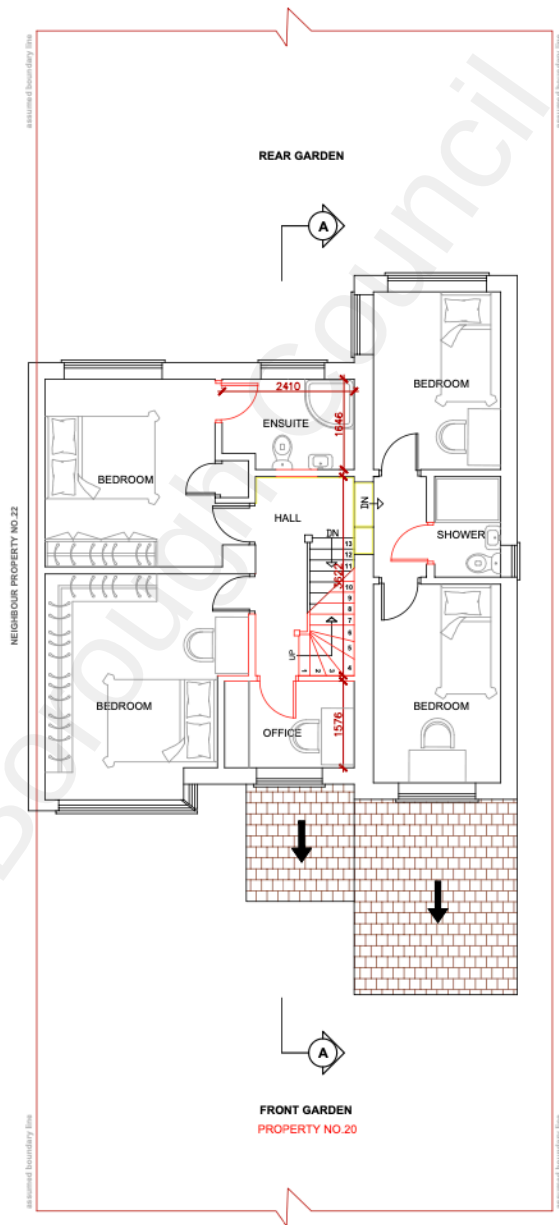
4 GROUND FLOOR - PROPOSED
1:100 @A3

Figure 3.



5 FIRST FLOOR - EXISTING
1:100 @A3

Figure 4.



STRIP LIGHTS AROUND
THE WALLS OF DROPPED
FLOOR LEVELS OF THE
SIDE EXTENSION

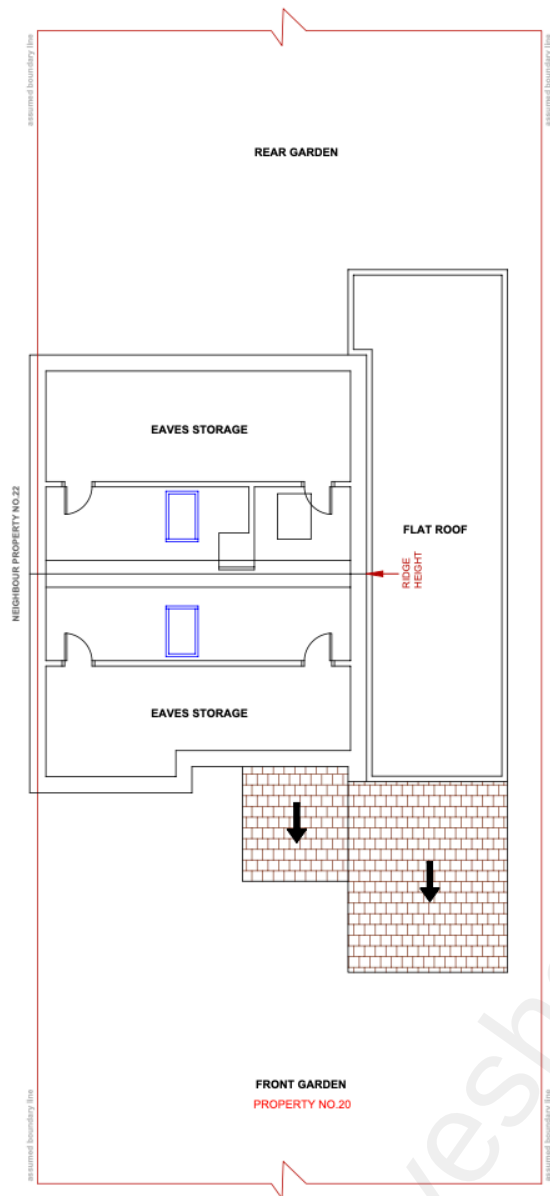
SHOWER DOOR TO BE
REPLACED WITH A DOOR
OPENING OUTWARDS
TOWARDS THE HALL

OFFICE ROOM WALL MUST
SET BACK 558MM FOR THE
PROPOSED STAIRCASE

BATHROOM TO BE CONVERTED
INTO AN ENSUITE SHOWER.
DOOR FROM THE HALLWAY TO
BE CLOSED. NEW ENTRANCE
FROM THE BEDROOM

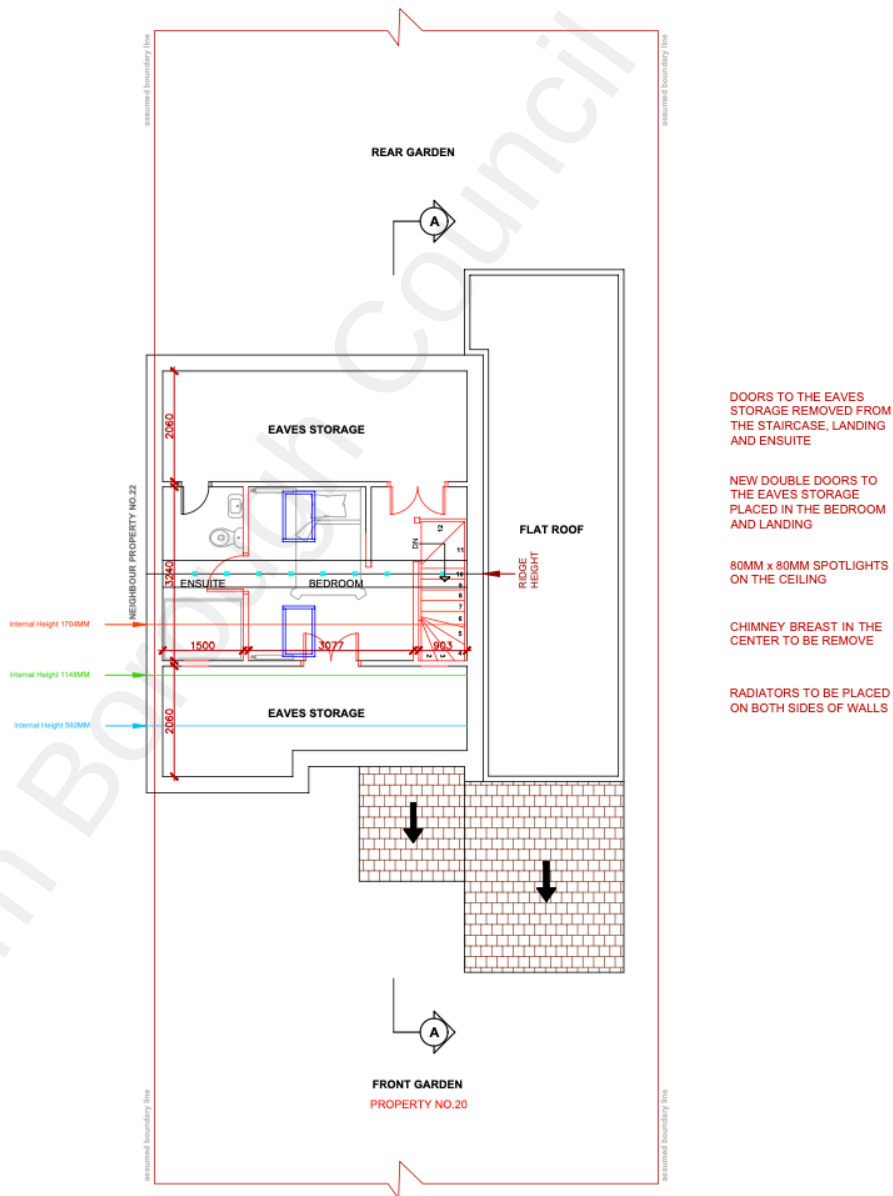
6 FIRST FLOOR - PROPOSED
1:100 @A3

Figure 5.



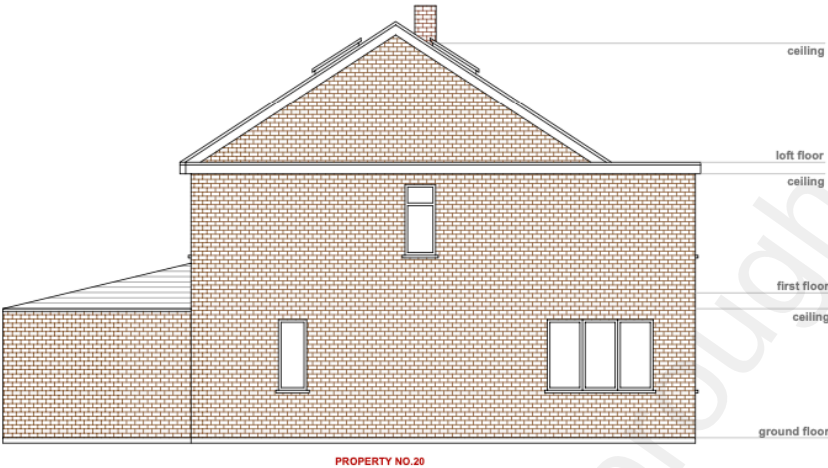
7 LOFT FLOOR - EXISTING
1:100 @A3

Figure 6.

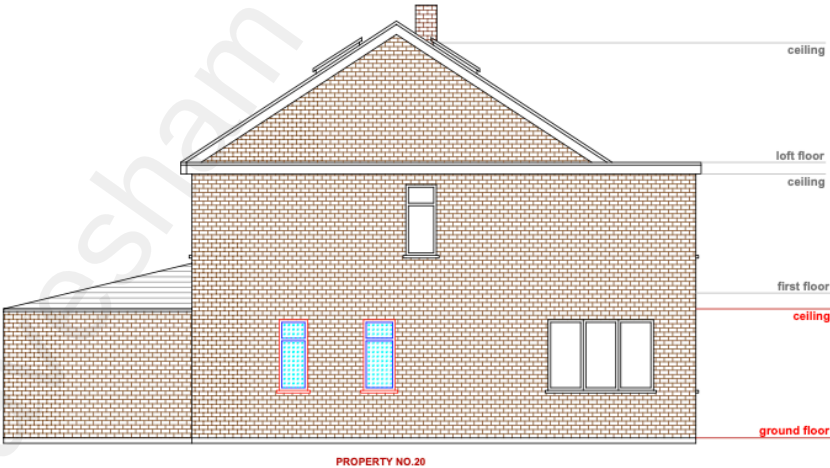


8 LOFT FLOOR - PROPOSED
1:100 @A3

Figure 7.



12 SIDE ELEVATION B - EXISTING
1:100 @A3



UTILITY & WC WINDOWS
TO BE OBSCURE GLASS

13 SIDE ELEVATION B - PROPOSED
1:100 @A3