

Proposal for 2no. detached family homes

LAND AT 4 GOLF LINKS AVENUE &
AT BRIDEWELL, DA11 7NU

Planning and Design & Access Statement

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ABOUT

00.00

INFO 00.01

Name of the project:	Project 611: Golf Links & Bridewell
Location:	Bridewell, Watling Street, Gravesend DA11 7NU
Client:	Golf Links Properties - David and Denise McCormick
Architect:	DESIGNSCAPE CONSULTANCY Ltd
Contributors:	Surveyor
Date:	December 2023
Document:	Planning & Design & Access Statement
Format:	A3
Revision:	Rev 00
Author:	Kingsley Hughes / Charn Murphy-York



The Site: Land at 4 Golf Links Avenue and Bridewell

INTRODUCTION

01.00

SUMMARY OF THE PROPOSAL 01.01

This report has been prepared by Designscape Consultancy on behalf of the applicant, and comprises the Planning and Design and Access statement in support of the detailed planning application for:

“Two new detached family homes, with parking and gardens”

This document provides additional information relating to the site, including details of the existing site, the proposed development, the relevant planning policy and planning history, and material considerations.

Summary

The proposal is for two new detached family homes on side and rear excess land at 4 Golf Links Avenue and Bridewell in Gravesend.

Application site area: 574sqm

Use: Residential

PROPOSAL

Storeys: 2 and 2.5

Number of units: 2

Number of 3bedroom units: 1

Number of 4bedroom units: 1

Ground Floor GIFA:

Plot 1: 53.1m²

Plot 2 61.5m²

First Floor GIFA:

Plot 1: 53.1m²

Plot 2: 63m²

Second Floor GIFA (Plot 2 only): 38.5m²

Total Plot 1: 106.2m²

Total Detached: 163.5m²

Documents

This report should be read in conjunction with all of the formal submission drawings and any other supporting documents that make-up the application.



CONTEXT

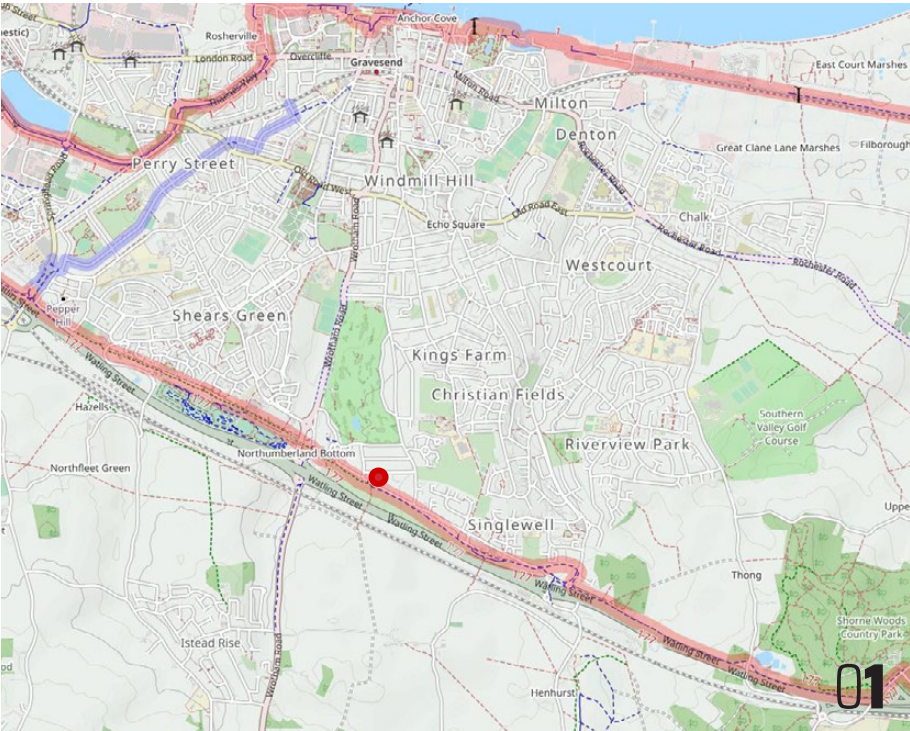
02.00

INTRODUCTION TO THE SITE 02.01

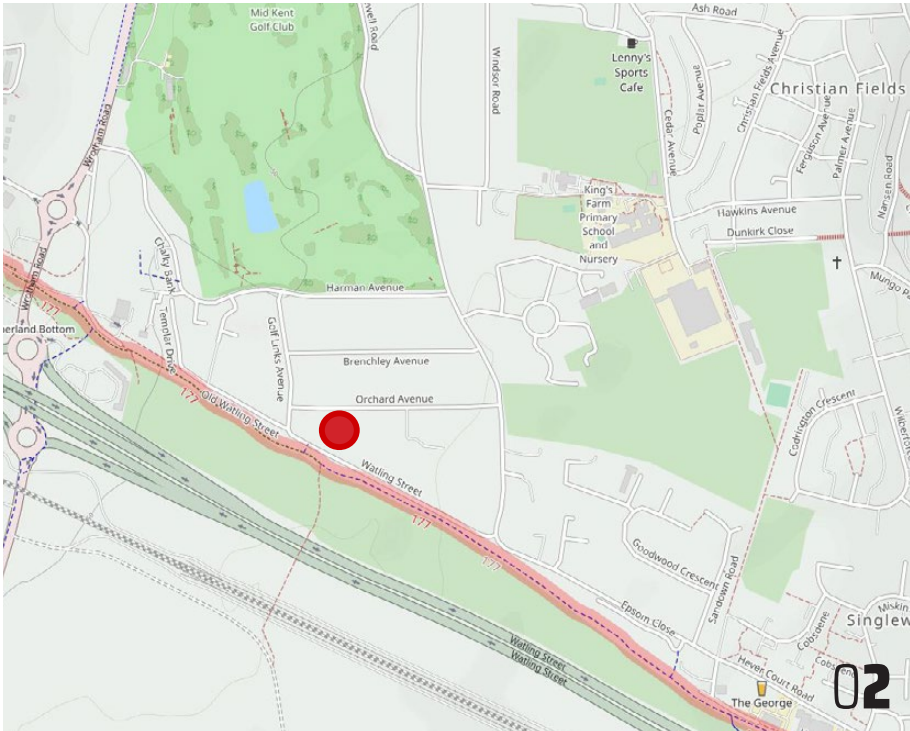
The site is located to the south of Gravesend, a town in northwest Kent, at Golf Links Avenue & Bridewell in Watling Street, being the main old Roman Road from London to Dover. It currently features a house with front and rear garden land, being a corner plot with Orchard Avenue.

The area comprises of residential uses to the North, West and East within generous detached plots. The site is bordered to the North, West and East by houses and by woodland to the South. The area is characterised by modest two and a half storey detached homes, with front driveways and gardens.

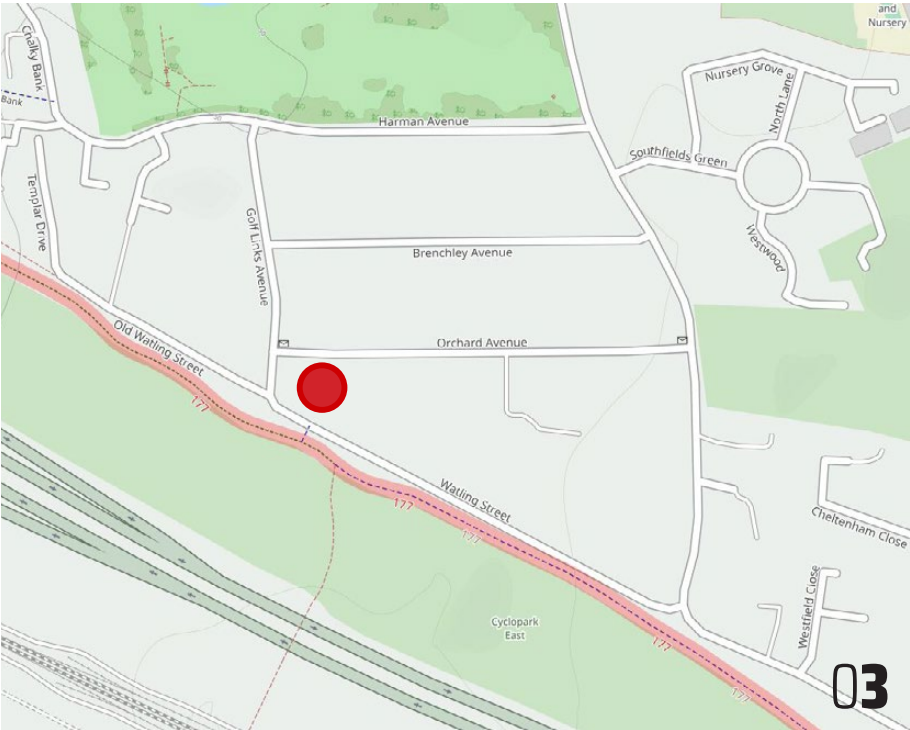
01
Map of the site within Gravesend



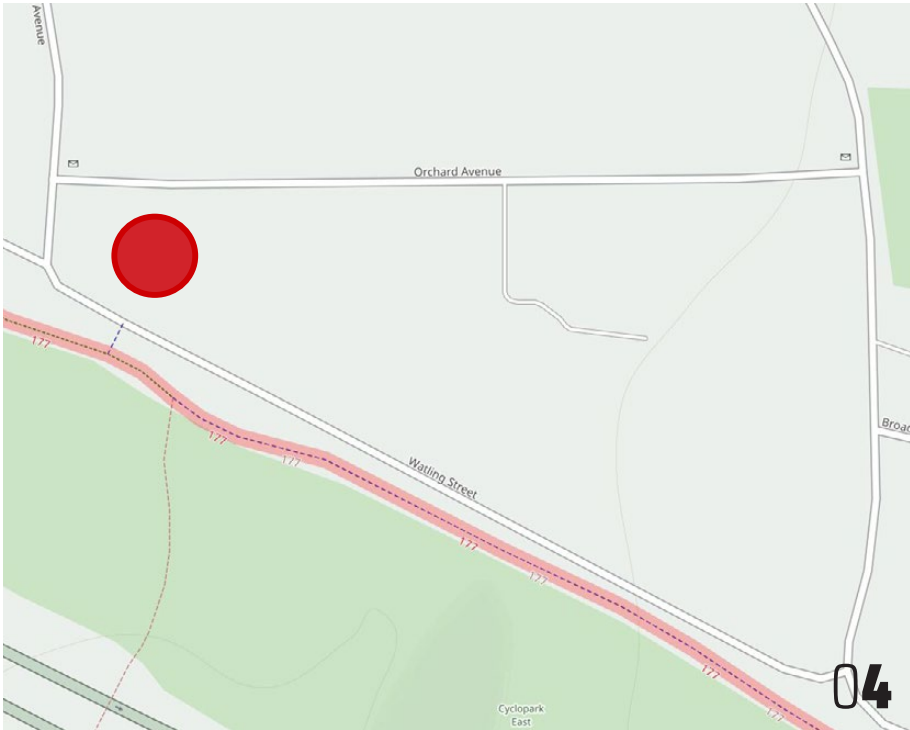
02
Map of the site with Mid Kent Golf Club



03
Map of the site showing Golf Link Avenue and Orchard Avenue



04
Detailed Location



Maps of the site

HISTORICAL CONTEXT 02.02

4 Golf Links Avenue & Bridewell, which make up the site, were both Police Houses with a Police Station in the centre, as seen in historic mapping and photography.

01
View 1960

02
View 1990



1960



1990

Analysis of the site over time

EXISTING SITE 02.03

The existing site consists of the two old police houses and police station, and their associated garden land.

The site is currently characterised by lawn, shrubs and trees. As a corner plot, it has access from Golf Links Avenue and also fronts onto Orchard Avenue.

Dimensions

Size: 36 x 12-22m

Existing Access

The site is accessed via Golf Links Avenue and Orchard Avenue, which links to the A2 to the South and the Singlewell Rd to the North. These have strong links to Gravesend, London, Canterbury, Dover, and other local towns.

Links

The nearest train station is Gravesend train station, only 2.1 miles away via Wrotham Road. Ebbsfleet station is also conveniently located for the site.

Topography

The site is relatively flat.

Area

2.2 miles from Gravesend, 4.5miles from Northfleet and 5.5miles from Swanscombe.

Surrounding use

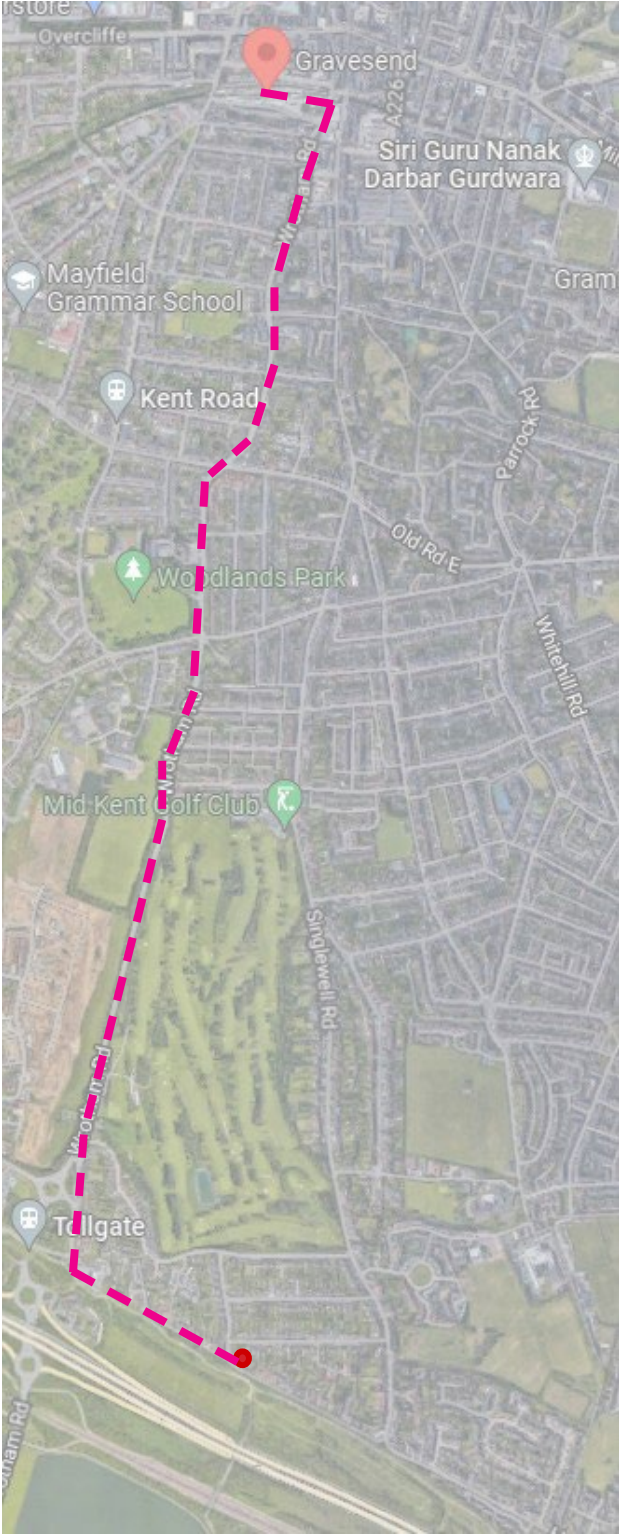
The site is within a Suburban residential area and surrounded by green parks and areas.



PROXIMITY TO PUBLIC TRANSPORT 02.04



PROXIMITY TO PUBLIC TRANSPORT(Nearest bus stops)



PROXIMITY TO PUBLIC TRANSPORT(nearest train station)

SITE PHOTOGRAPHS 02.05

01

Site looking South East at the corner, with Golf Links Avenue in the foreground and Orchard Avenue to the left.



02

Neighbouring houses along Orchard Avenue, No.41 on the left and No.43 on the right.



03

Neighbouring House along Orchard Avenue, showing No.43 with No.41 beyond.

04

Part of the site, formed of land at 4 Golf Links Avenue and at Bridewell

05

4 Golf Links Avenue, which contributes most of the land, on the left and beyond.



LOCAL SITE CONTEXT 02.06

The application site is not located within any protection orders and/or conservation areas. There are no areas of Special Scientific Interest nearby.

The site is in an enviable location, being within Gravesend, close to the A2 and M2, the M25, Gravesend station, and Ebbsfleet station.



FLOOD RISK AND DRAINAGE 02.07

The existing site is not in a flood risk area whether from marine or river flooding nor surface water flooding, based on the mapping and information from the government’s website.

01
The proposed site is in flood zone 1, an area with a low probability of flooding. The flood map for planning shows river and sea flooding data

02
Flood risk map showing no risk at the site for surface water or river/sea flooding.

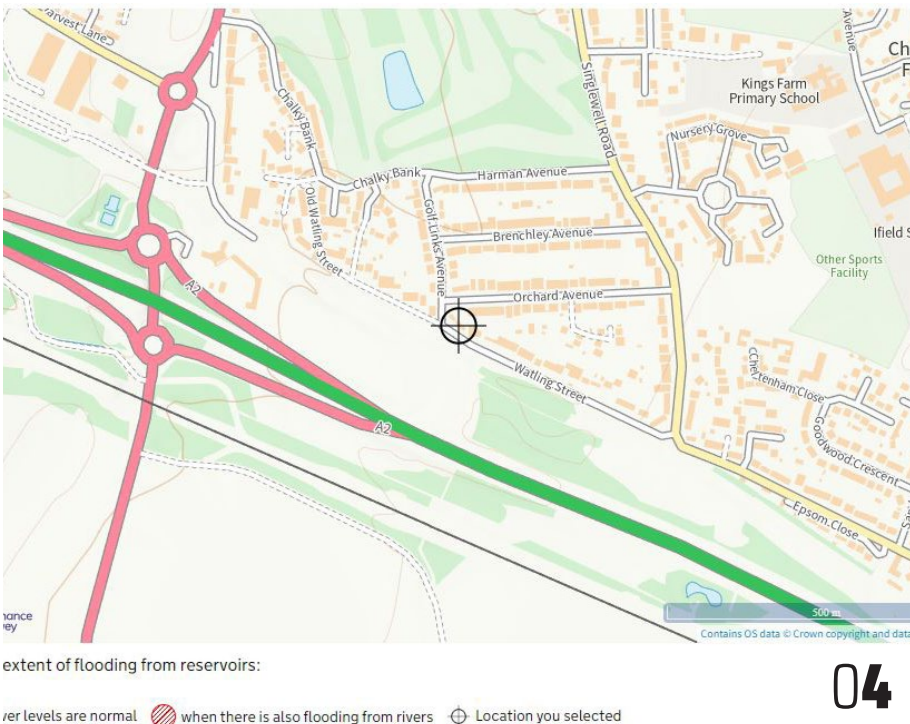
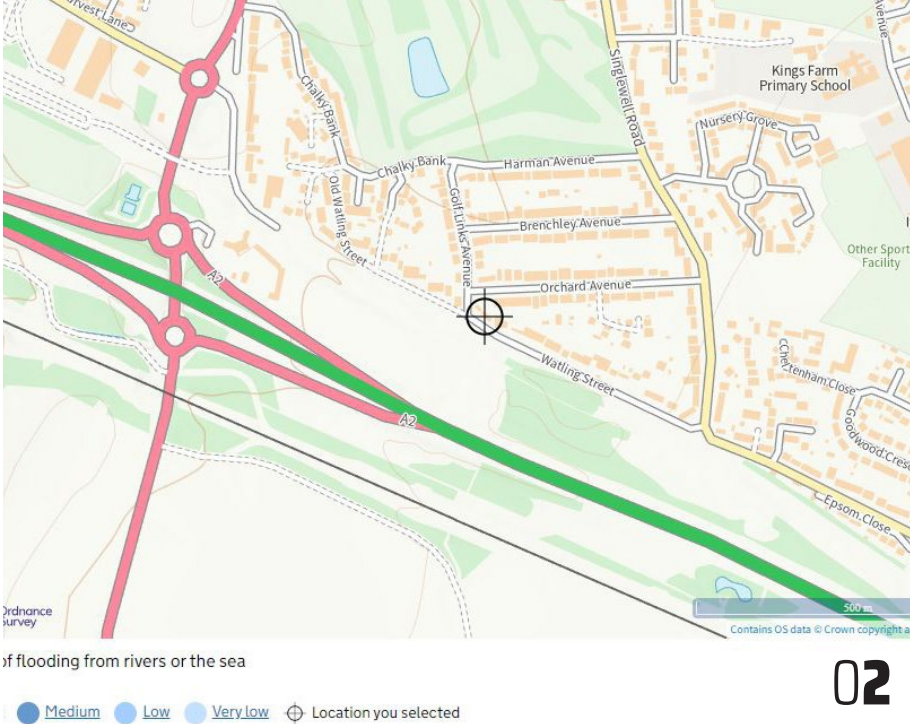
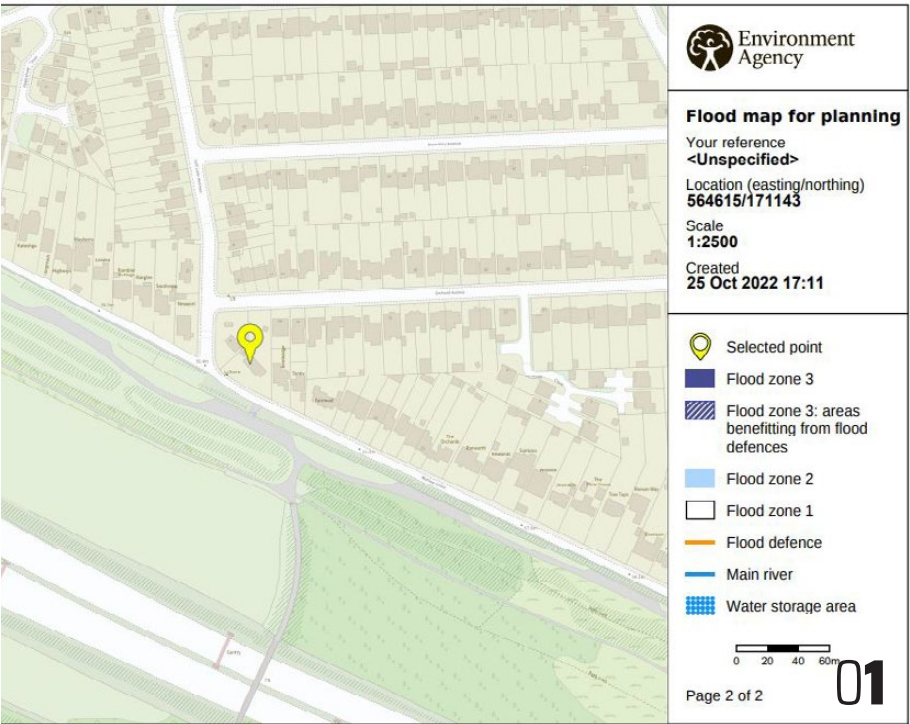
03
Flood risk from other sources of flooding such as surface water (low risk velocity)

04
Flood risk from other sources of flooding such as reservoirs.

Under the National Planning Policy Framework (NPPF) planning applications must demonstrate the utilisation of Sustainable Urban Drainage Systems (SuDS) unless there are practical reasons for not doing so, and manage surface water run-off as close to the source as possible.

Suitable SuDS will be incorporated into the scheme to ensure there is no adverse impact on existing drainage. All external materials will be soft landscaping or SuDS porous, and will be directed to an on-site soakaway.

The proposal will also benefit from the incorporation of new planting and soft landscaping



PLANNING

03.00

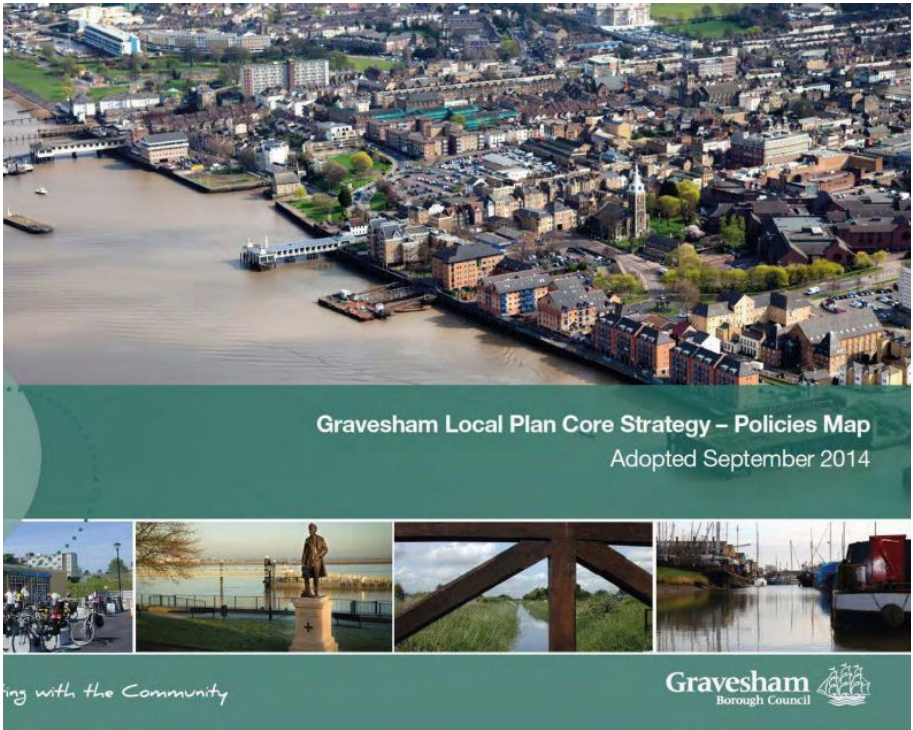
PLANNING POLICY 03.01

The NPPF, the Gravesham local plan and the Kent Design guide are all relevant planning policies for this application.

We have highlighted the key compliant policies on the following pages and provided commentary on this.



National Planning Policy Framework



PLANNING ASSESSMENT 03.02

The proposal complies with the relevant policies highlighted in the Gravesham Local Plan Core Strategy (2014)

CS01: : For sustainable development including operational energy, building fabric construction, and biodiversity measures.

CS02: Scale and Distrubution of Development. The proposal will retain and improve the existing stock of housing and make provision for the Borough's objectively assessed need for at least 6,170 new dwellings delivered at a variable rate.

CS14: Housing type and size for new dwellings within the area and borough. The Council will expect new housing development to provide a range of dwelling types and sizes taking into account the existing character of the area

CS15: For Housing Densities.

CS18: Climate Change for Sustainable Drainage and Surface Water Run-Off, Water

Demand Management and Carbon Reduction

It is understood Gravesham has been achieving only half of the necessary housing delivery under the ONS Objectively Assessed Housing Need, specifically being 57% of need averaged over three years. This is extremely low and by this measure is one of the worst-performing boroughs. This means Gravesham has a Presumption in Favour of Sustainable Development, and the three proposed family homes are very much needed.

The proposal complies with the relevant policies highlighted in the NPPF:

11) For the presumption in favour of sustainable development

69) For small-medium sites contributing towards the housing requirements

110) For safe and suitable access into the site

120 a + d) For the opportunity in achieving net environmental gains and making better use of under-utilised land.

124) For making efficient use of land

126) For the creation of high quality and beautiful buildings

130) For adding to the overall quality of the area which is visually attractive as a result of good architecture

132) For conducting in early discussions to ensure design quality.

154) For avoiding increase vulnerability from climate change and helping reduce green-house gas emissions through its orientation and design.

155) To increase the use of renewable and low carbon energy and heat

157) For minimising energy consumption

174) For protecting landscapes, biodiversity and pollutions.

180 a + d) For conserving and enhancing biodiversity.

The proposal also complies with the relevant policies highlighted in the Kent Design Guide:

Rural Areas: For development within Suburban areas

Building Design: For attention to detailing and materials to result in successful buildings

Style: For maintaining one architectural style in a high quality approach

Colour: For the consideration of colours of materials and finishes to enhance context

Building Materials: For providing a palette of materials that are attractive and which mixes are kept to a minimum

Boundaries) For clearly defining the edges of the site and division between public and private spaces

PLANNING HISTORY: PREVIOUS SUBMISSION 03.03

This is a resubmission further to the refused submission 2023/0891. This new scheme addresses the concerns identified by Gravesham Council regarding that previous submission.

As noted, this is a resubmission further to a previous refused submission 2023/0891 and now addresses the concerns that were raised by the Council.

A full detailed breakdown of the comments that were raised previously, with responses, is included as the Response to Comments table at the end of this report as Appendix 2.

Fundamentally, this new scheme now features only 2no. additional new dwellings as opposed to 3no, meaning the proposal can no longer be considered an overdevelopment of the site. Instead, it is seen to make good use of the site while fitting in with the pattern of development.

In addition, there are many other benefits arising from the more generous space around the houses that subsequently has been made available from the reduction in density.

The Response to Comments section in the Appendix addresses comments raised in the Decision Notice as well as in the Delegated Officer Report, including points raised by statutory consultees such as Kent Highways.

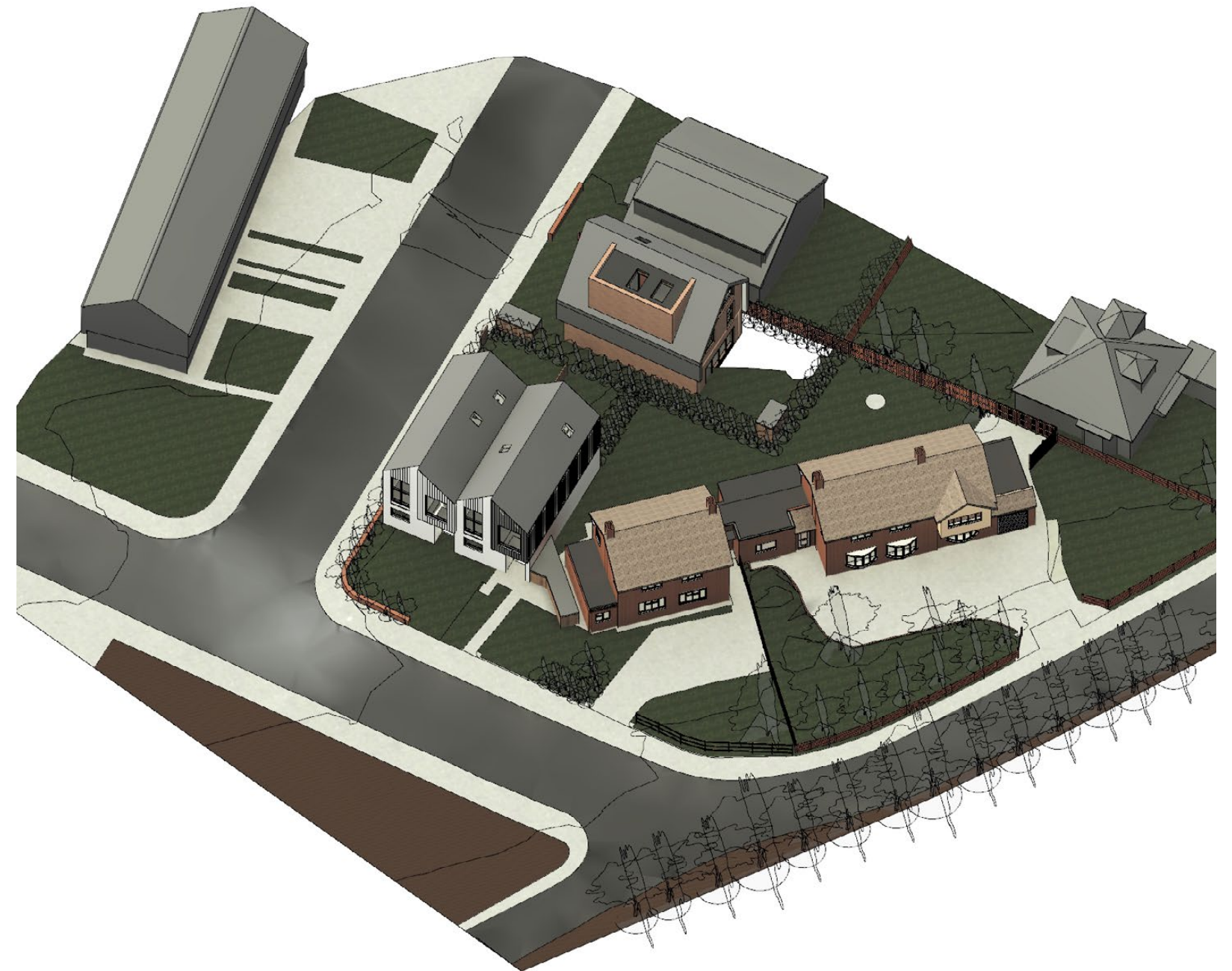
As regards the Decision Notice, there were 4 Reasons put forward for Refusal, namely relating to;

Reason 1: Overdevelopment

Reason 2: Detrimental Amenity on Bridwell and the new dwellings

Reason 3: Visibility and provision of car parking

Reason 4: Removal of Soft Landscaping



The previous submission 2023/0891 comprised 3no. additional new homes, as seen here

PLANNING HISTORY: PREVIOUS SUBMISSION contd.

Addressing the Concerns that were raised regarding the previous scheme;

Reason 1

The first reason put forward related to overdevelopment. It was considered by the Council that 3no. new dwellings was too much development, and resulted in a scheme that was cramped and that this had led to other associated issues, including character and pattern of development, and the established building line along Orchard Avenue.

This new scheme has cut the number of proposed new homes from 3no. to now only be 2no. This means the proposal now sits well in its context and cannot be considered overdevelopment. It also respects the building line along Orchard Avenue. In fact, the proposal is seen to fit in very well, as evidenced by the new Block Plan, an analytical extract of which is included at Chapter 5, with the proposed houses precisely aligned with this established building line along Orchard Avenue, including the adjacent No.43, and the other house also aligned with this building line while also holding its important corner plot, similar to a previous scheme for that part of the site.

A related aspect is that the Council previously appeared to have a misapprehension that the proposal was back garden development of Bridewell. This is wrong, and the site is actually formed by land at 4 Golf Links Avenue and at Bridewell, with 4 Golf Links Avenue actually contributing the majority of the site.

Architectural character also is a significant consideration, and it is important to note that the area comprises contemporary (post-WW2) detached houses of various styles and materials, and of these the proposal is closely based on the neighbouring houses at 41 and 43 Orchard Avenue.

Because of all the above, the generous extent of the site and the high quality reduced scheme, the new proposal is considered suitable for approval.

Reason 2

Refusal Reason 2 related to the Amenity of Bridewell and the occupants of the new dwellings. This is a further aspect that has been helped by the reduction in density and housing numbers, evidently meaning there is more surplus land available as amenity and shared across fewer homes.

The Council correctly pointed out that Bridewell would retain a very large garden which massively exceeds what is required (in fact about 2.5x typical expectations) albeit its depth as measured in metres would fall slightly short of the typical dimension. This carries less material weight and needs to be balanced against the acknowledged massive garden size. The council also may have had concerns that the proposed development was all or principally in the rear garden of Bridewell whereas it has been clarified that this is not the case. The gardens of the two proposed new houses are generous.

Reason 3

The refusal reason 3 related to Highways comments referring to geometry and precise car parking provision.

These comments are addressed in detail in Appendix 2. In summary, the geometry aspects related to pedestrian visibility splays, so pedestrians have a clear view of cars emerging from driveways. These visibility splays have been incorporated in the new scheme, being clearly shown and captioned.

A second aspect was distance from a road junction to a driveway, specifically the junction of Golf Links Avenue and Orchard Avenue. This aspect has been more easily achieved due to the reduction in housing numbers, with only one dwelling now to be located near this corner, with its driveway at the required distance from the junction. There was a further highways consultee aspect, which was parking numbers. It had been suggested that the 4-bedroom house should have been provided with 3no. parking spaces, but this approach is considered excessive and unnecessary and to lead to poor quality development schemes and poor quality townscape. Provision of 2no. spaces is considered entirely acceptable for such a house, especially in an area such as this with ample available on-street parking at such times when that is absolutely necessary.

Reason 4

Reason 4 related to Landscaping, and the loss of soft landscaped areas including shrub planting.

Again, this has been significantly aided by the reduction in housing numbers from 3no. to now be only 2no. meaning more excess land is available as amenity and shared across fewer dwellings. The reduction in building footprint has allowed more soft landscaped area to be retained.

Also, on a specific point, it means the hedgerow along the Orchard Avenue frontage can be retained, whereas it previously may have required removal to make way for the previously indicated pair of semi-detached houses.

It also is important to be mindful that the existing lawns do not form great habitat of any notable contribution. Firstly they are usually cropped short meaning they do not form a suitable habitat for grassland or other species. Secondly, lawns often receive toxins added by their owners which are damaging to wildlife such as weed and feed chemicals. Thirdly, the act of mowing is highly impactful and disruptive on species who normally would live on or near the surface. Fourthly, the act of mowing requires energy and leads to pollution, be it powered by electricity, petrol, or diesel. So, domestic lawns are not the habitat haven that some people might assume.

This new proposal has allowed the retention of far more soft landscaped area, and the hedgerow along Orchard Avenue, and opportunity for additional shrub planting. Where considered appropriate, this can be supplemented by further habitat measures such as bird boxes, bat boxes, and bee bricks.

The key consideration is that this new submission has addressed all the fundamental planning concerns that were raised previously regarding overdevelopment of the 3-house submission scheme.

As noted, these matters are also all addressed point-by-point in detail in Appendix 2.

The reduction in the development scheme from 3no. homes to 2no. homes, and the detailed changes, mean this new scheme can be considered suitable for approval.

DESIGN DEVELOPMENT

04.00

SUMMARY OF THE DEVELOPMENT 04.01

The proposal is for 2no. detached family homes, with access via Golf Links Avenue and Orchard Avenue.

Layout

The proposal's siting and orientation have been generated from both the pattern in the wider area and a consideration for the light, privacy and outlook of the adjacent residential properties. The scheme is designed to incorporate front gardens and parking areas and a side path for access to the rear gardens. Planting to the street and along the boundaries will be used to provide screening and privacy. The reduction from 3no. houses to 2no. houses will allow the hedgerow along Orchard Avenue to be retained with ample space to grow and thrive, right along the corner of Orchard Avenue and Golf Links Avenue, as seen here.

Form

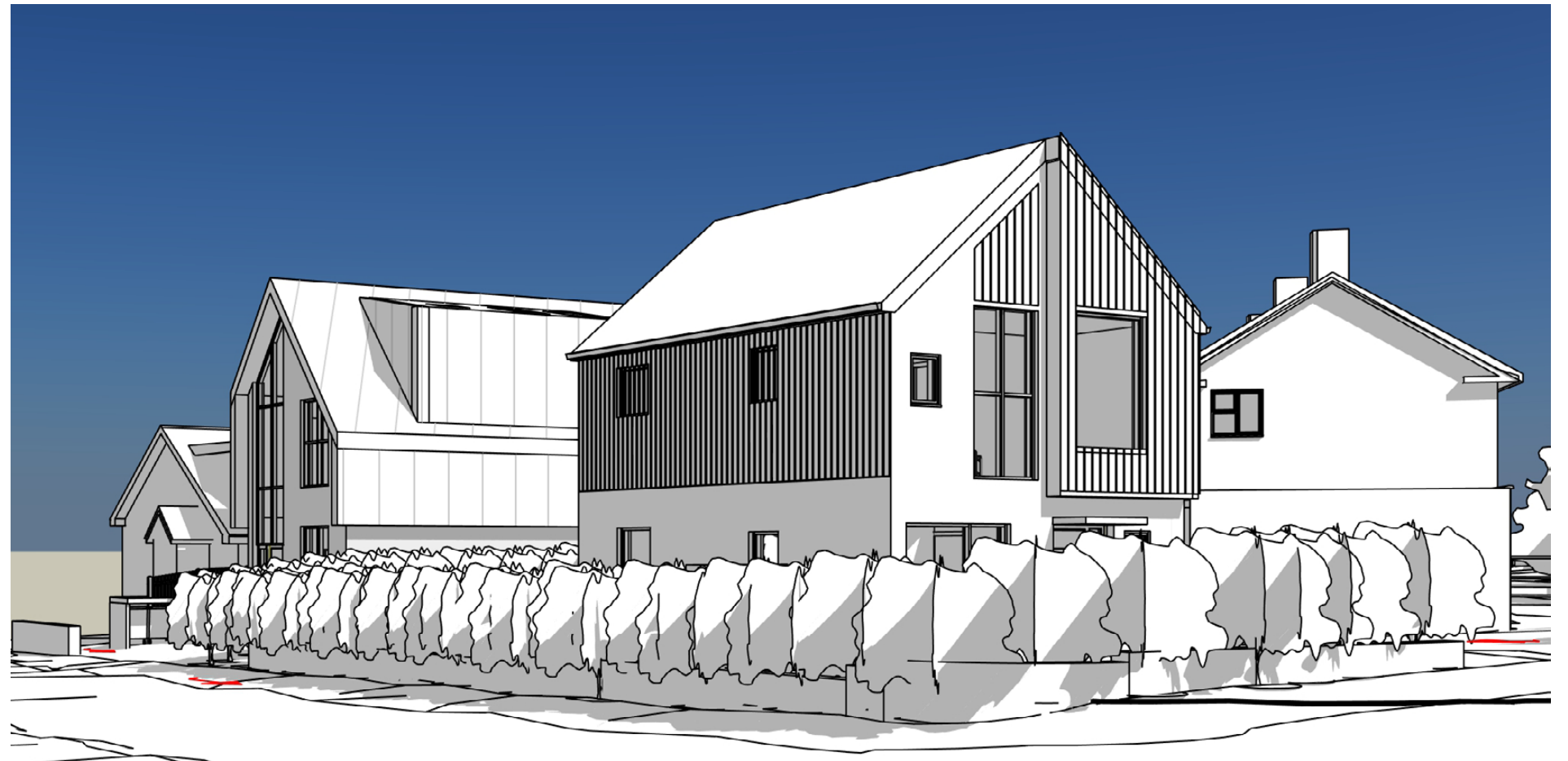
The form of the roofscape refers the style and the character of the area, with pitched roofs including contemporary features and gables.

Materials

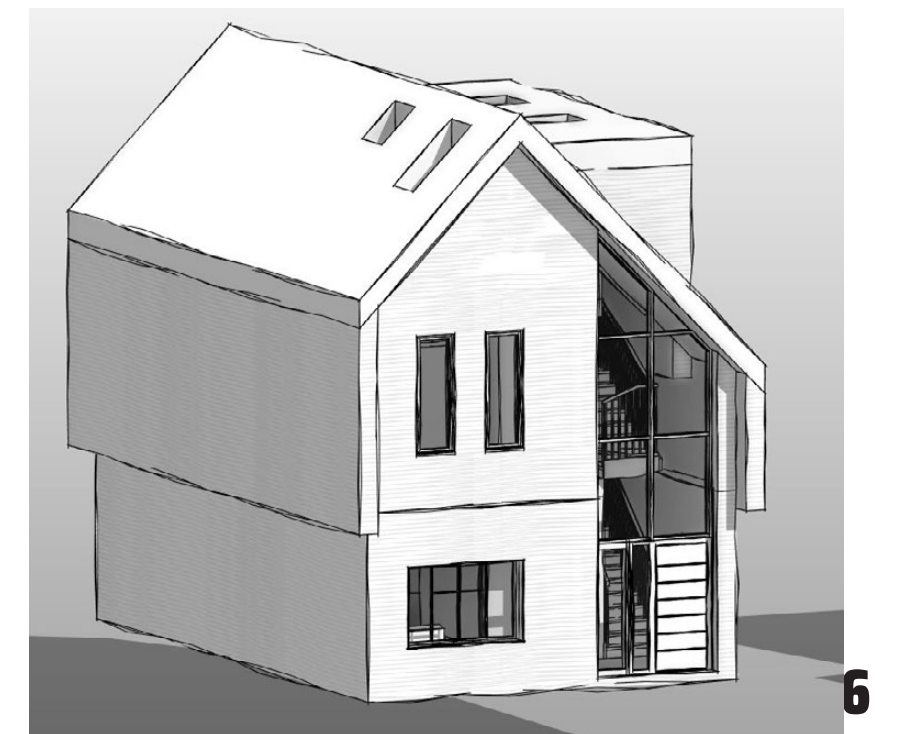
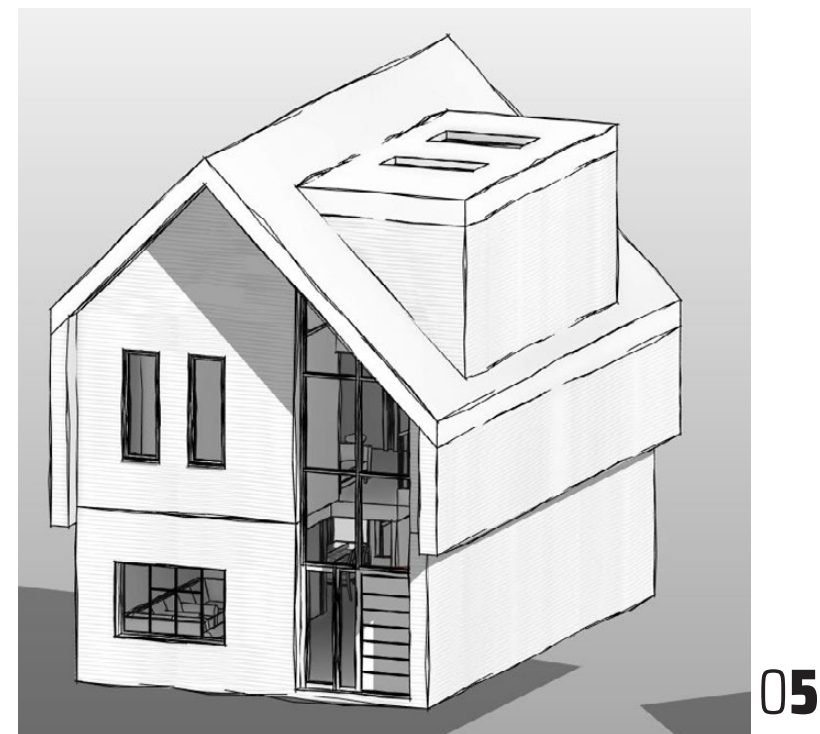
Adjacent properties along the street feature a range of materials, including render, brick, tile hanging and weatherboarding. The proposed facing materials and colours refer to this built context allowing the new houses to fit in and compliment their surroundings while also identifying as new contemporary homes.

Glazing

A series of windows and doors are located to provide outlook and access to the gardens, and provide a contemporary approach. The carefully positioned glazing provides natural light and outlook on both the ground and the first floor, whilst avoiding overlooking to sides.



PREVIOUS CONCEPT DESIGNS



DESIGN CONCEPT 04.02

The concepts have evolved to now create just two contemporary family homes that fit into their context. The homes follow a rectangular plan, with all outlook to the front and rear.

The design has been developed in relation to the site opportunities and constraints, particularly with reference to orientation, overlooking, neighbouring building forms and streetscape.

This is a large site, and it can be seen that it is well able to accommodate the proposal, in a high quality way which ties in with the pattern of the wider area.

As noted in Chapter 3, the area is composed of contemporary (post-WW2) houses, featuring a wide range of styles and facing materials. The proposal also therefore features contemporary architecture as there is no reason to not do so - this is not a Conservation area and there are no Listed Buildings, and there is no dominant prevailing style or materials palette in the area that should be followed on considerations of character.

Within this design freedom, the proposal is seen to be closely based on the design and facing materials of the neighbouring houses. The design of the 4-bed house is seen to pick up on the brickwork and form of the adjacent house at No.43 Orchard Avenue, including a side box dormer to enhance the quality of accommodation internally, although this feature has been significantly redesigned to better fit in following comments in the previous delegated officer report.

The 3-bed corner house is closely based on the existing house at No.41 Orchard Avenue, which features white render, grey window frames, and areas of feature glazing, all being design features of the proposal.

Because of all the above, the scheme proposal will fit in with the context, while also being a high quality contemporary design, a quality it shares in common with other Designscape schemes.



Design