



**SEVENCROFT LTD.**



**277 Canterbury Road, Kennington, Ashford, Kent TN24 9QW**

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## Design & Access Statement

For

Proposed Second Floor construction

over

Existing Residential Units

to

Provide 1no. Two bedroom, Four person Flat

&

Ancillary Works

at

Deneholm,

Hunt Road,

Northfleet,

Gravesend,

Kent DA11 8JT



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A Design & Access Statement is a document that explains the thinking behind a Planning Application, to show that the applicant has thought carefully how everyone, including disabled people, older people & young children will be able to use the proposed dwelling.

The Design Statement should be read in conjunction with drawing numbers 2023/31/01 – 05 & 2023/31/10 – 17 inclusive being the As Existing & As Proposed drawings for the above works.

## **1.0 Introduction**

The proposed application is being submitted for the partial removal of the existing roof & proposed Second Floor construction over Existing Residential Flats to provide 1no. Two bedroom, Four person Flat at Deneholm, Hunt Road, Northfleet, Gravesend, Kent DA11 8JT

## **2.0 The Site & Design Approach.**

- 2.1 The application site is located in Hunt Road, Northfleet, Gravesend. The application site is located within the urban area of Northfleet where the character of the street scene is mixed in terms of design and type of property.
- 2.2 The property is the current two block of Four flats which were created from the Conversion of the Former Doctors surgery on the corner of Hunt Road & Dene Holm Road & are bounded on all sides by residential properties.
- 2.3 The Proposed application is for the Construction of a Second Floor over the existing Residential Flats to provide 1no. Two bedroom, Four person Flat.
- 2.4 The proposal does not result in the loss of any retail use and will have no detrimental impact on the viability of the local centre and therefore accords with Plan Policies.
- 2.5 The proposed extension would respect and respond positively to the context of the surroundings, both visually & functionally, and enhances the quality of the local environment through high quality design.
- 2.6 Our proposals produce a positive spatial structure and sense of place through an integrated approach to the site combining layout, building form and design.



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2.7 As outlined under the planning practice guidance for Biodiversity Net Gain, the development is considered to be *de minimus* given that the development would not affect priority habitat as the on-site is of negligible value as it is all Roof Area. The Natural England guidance for BNG supports this conclusion.

### 3.0 Usage

3.1 The proposed development is for 1no. Two bedroom, Four person Flat with the flat exceeding the National Space Standards require 70sqm internally for a Two bedroom, four person flat. Our proposed flat measures 77.2sqm.

3.2 The proposals comply with Policy H5 of the Gravesham Local Plan 1994 and Policy CS14 of the Core Strategy 2014 and para. 127f of the National Planning Policy Framework 2019.

## 4.0 Layout

4.1 The proposed unit would provide Living / Kitchen / Dining Area with two bedrooms, one with En Suite & separate Bathroom.

4.3 All habitable room windows have been provided with sufficient outlook, daylight and privacy to comply with Council requirements with the design ensuring that there is no overlooking to adjoining properties.

## 5.0 Scale

5.1 The proposed residential unit are in proportion with the existing properties in the locality.

5.1.1 The proposed units will provide a good sized Two bedroom unit within the area.

5.1.2 The proposed residential units are in keeping with the properties within the locality.

## 6.0 Appearance



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- 6.1 The External appearance will be of tile hung construction matching the existing upper level on site. The roof will be finished with Existing Salvaged plain tiles along with 155 additional tiles to match to allow for breakages along with brown uPVC windows & Doors with Glass Juliet Balcony. All to match the existing building.
- 6.2 The proposed flat has been designed so that it exceeds the space about dwellings standards & will therefore not have a detrimental effect on the neighbouring properties.
- 6.3 The materials have been chosen to enhance the existing property with the proposed residential flats being designed along the lines of the existing flats within the area & all in keeping within the streetscene.

## **7.0 Other Items to be considered**

- 7.1 The proposal will need to secure a contribution towards strategic mitigation measures within Special Protection Areas, and in the absence of this contribution or adequate information to inform an Appropriate Assessment, the development would fail to comply with the requirements of the Habitat Regulations and Section 14 (specifically paragraphs 175 and 176) of the National Planning Policy Framework 2019 and Policy CS12 of the Gravesham Local Plan Core Strategy 2014. Our clients have agreed to pay £250.39 for every new dwelling provided within 6km of the Ramsar site and SPA.
- 7.2 Adequate Bin Storage is already being provided to allow for waste & recycling Bins.
- 7.3 The Existing parking situation allows for one space per unit with two visitor parking spaces & one unallocated parking space. The unallocated space will be given to the new flat.