

SITE AT 129 B MILTON ROAD GRAVESEND KENT

PROPOSED CONVERSION OF BASEMENT TO A
SELF CONTAINED FLAT.

DESIGN & ACCESS STATEMENT

IN SUPPORT OF PLANNING APPLICATION

BY DEWLANDS PROPERTY LIMITED

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The site as existing

The existing building on the site is a four storey end of terrace converted into self contained flats & a vacant basement.

Pedestrian access is to the side of the property via the unnamed alleyway off Milton Road with entrance to the flats on the rear elevation.

Access to the basement is via a self contained entrance at basement level on the rear elevation.

The property is in Flood Zone 2 location.

Design Proposals

The planning application is to convert the basement to a self contained flat.

The proposals include the following details

1. The floor area of the proposed flat is 63.5 m^2
Gravesham Local Plan Housing standards Table 2
Minimum Room Sizes (Flats / Maisonettes / Bedsets - new build or conversions indicates Living Room 13.2 m^2
Double Bedroom 11.2 m^2 Kitchen 7.2 m^2 Bathroom & WC 3.5 m^2
totalling 35.1 m^2

Table 4 - Minimum gross internal floor areas & storage (m^2) indicates 1 bedroom 2 persons 1 storey dwelling floor area minimum 50 m^2 & requires 1.5m built in storage.

Item i technical requirements requires minimum floor to ceiling height of 2.3 m for at least 75% of the gross internal floor area.

2. The proposals indicate the following room area sizes
Bed Area 13.8m^2 Kitchen / Living 21.0m^2 Bathroom / WC 6.5m^2
Built in storage 4.2m^2 all in excess of Councils minimum requirements.

The floor area of the proposed flat is in excess of the Councils minimum requirements.

The floor to ceiling height to underside of horizontal sound proofing is 2.4 m in excess of 2.3 m being the Councils minimum requirements.

3. The open plan layout includes an area of full height double glazing with opening sections to provide sufficient light & ventilation adjacent to the entrance to the Kitchen / Living & Bedroom areas.

4. The submitted proposals include horizontal sound proofing with ground floor flat to comply with Document E of the Building Regulations.

5. The perimeter of the walls will be treated with a tanking construction that will provide extra flood resistance & resilience measures to exclude flood water where possible.
6. The perimeter of the walls will be lined full height with an impermeable damp proof membrane lapped with membrane in the new floor construction & with 100mm thick vertical impermeable concrete to walls & 150mm thick to floor (which water cannot pass through). Also a lime plaster wall finish being a flood resistant material. Electric wall sockets to be installed at least 300mm above floor level.
7. Materials in item 6 would achieve a possible flood water limit of up to 300mm.
8. The estimated level of flooding for the proposed site falls within 1 in 100 year river flood level & 1 in 200 year tidal flood level. There is no recorded evidence of any flooding to the property since its construction over 100 years ago indicating there is very little or no risk of flooding in its location.

Waste Storage & Recycling

The submitted details include storage of household & recyclable waste provisions.

In summary I believe the scheme submitted would :-

- i) be an appropriate development in terms of visual appearance the only elevational alterations being additional around the flat entrance area at basement level.
- ii) provide good quality residential accommodation.
- iii) cause no detrimental harm to the neighbouring properties
- iv) provide additional unit of accommodation in the built environment.