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20 Admirals Walk Chatham Kent ME5 8NL

Our ref: 24133-01

Gravesham Borough Council
Planning Department
Civic Centre
Gravesend
Kent
DA12 1AU

14th March 20245

Design & Access Assessment

Proposal: Redevelopment of the site to the erection of single storey dwelling

Location: Land adjacent, 77 New House Lane, Northfleet, Gravesend, Kent. DA11 7HJ

1.0 Use

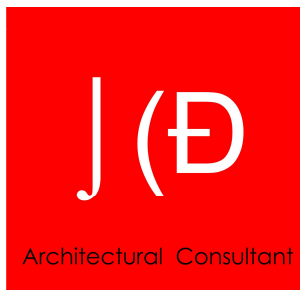
- 1.1 The site, currently vacant and undeveloped, is proposed for residential development under Use Class C3(a) (Dwellinghouses). The development aims to make efficient use of the land while delivering high-quality housing that meets local needs and aligns with sustainable design principles.

2.0 Amount

- 2.1 The application site comprises a total area of 356m², with dimensions of 32m in depth and 14.4m of highway frontage. The development ensures efficient use of the plot while maintaining proportionality with the surrounding area.
- 2.2 The proposed dwelling will feature two bedrooms within the front elevation, optimising the layout for functional living spaces and harmonising with the existing streetscape.
- 2.3 The scheme incorporates two paved parking bays within the front and side boundaries of the site. The hardstanding surface will utilise permeable materials to minimise runoff, aligning with sustainable drainage principles.

3.0 Layout

- 3.1 The proposed dwelling incorporates two bedrooms within the front elevation, ensuring a balanced and proportional design that complements the existing streetscape.
- 3.2 A central hallway separates the kitchen and bathroom, providing direct access to the open-plan living-dining area at the rear elevation. This configuration enhances functionality and natural light penetration, creating a seamless connection between living spaces and the rear garden.
- 3.3 The dwelling is centrally positioned on the site, with side access to the rear garden. This placement optimises space efficiency while maintaining appropriate setbacks from boundaries to respect neighbouring amenities.



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- 3.4 The extensive rear amenity garden will be fully preserved, retaining its ecological and recreational value. This ensures the development aligns with sustainable design principles by prioritising green space and biodiversity.

4.0 Scale

- 4.1 As outlined in the Pre-application consultation (Ref: PRE20240249), the revised layout has been carefully designed to harmonise with the surrounding context, ensuring proportionality and sensitivity to neighbouring properties.
- 4.2 The proposed single-storey, detached dwelling reflects a modest scale, maintaining the low-density character of the area while providing functional living spaces.
- 4.3 The roof design features a ridge height of 5.5 metres and eaves set at 2.7 metres above natural ground level. These dimensions ensure the dwelling remains subordinate to adjacent buildings, minimising visual impact and preserving the area's spatial character.

5.0 Landscaping

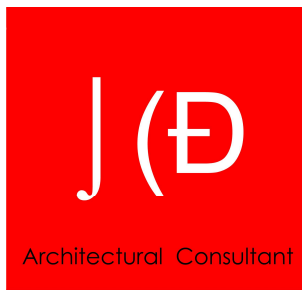
- 5.1 The proposal has been designed to minimise impacts on existing landscaping, with the majority of the rear vegetation and green infrastructure retained. This approach preserves the site's ecological value and maintains its established character.
- 5.2 The scheme introduces new native planting at the front (south-west) and rear (south-east) boundaries to enhance biodiversity and soften the development's visual impact. Additionally, wildlife-friendly features – including a bat box, bird box, and hedgehog highway – have been integrated to support local species and comply with biodiversity net gain requirements. These measures strengthen ecological connectivity and contribute to the area's environmental resilience.

6.0 Appearance

- 6.1 The proposed dwelling will feature facing brickwork for its exterior finish, chosen to harmonise with the material palette of the surrounding area. A clay interlocking tile roof will complement the traditional character of the neighbourhood while providing durability and low maintenance.
- 6.2 The low-profile, single-storey design responds sensitively to its context, situated adjacent to a two-storey semi-detached house. The front elevation has been carefully oriented and fenestrated to eliminate overlooking of No. 79's side garden, ensuring privacy for neighbouring residents. The restrained scale and sympathetic design maintain the visual balance of the streetscape, avoiding dominance or discord with existing properties.

7.0 Access

- 7.1 The site is accessed via a shared vehicular track serving Nos. 79 and 81, with the existing Right of Way retained to safeguard neighbour access.
- 7.2 The proposal includes two parking spaces with EV charging and a dedicated bike shed to promote low-carbon transport, aligning with local sustainability goals. Safe cycle routes will connect the site to the nearest train station, prioritising cycling as a practical alternative to private vehicles even though the station is not within walking distance.



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Fig 1-2. Photo of the current front from access track



Fig 3-4. Photo of the site and adjacent