

DESIGN and ACCESS STATEMENT

28, Orchard Avenue, Gravesend, DA11 7NX

The application property and site No.28 is a detached two storey dwelling which is to the north side of Orchard Avenue. The site does not lie within any conservation area and the property is not a listed building nor in the vicinity of a listed building. The character of the area is residential in nature. The applicant's property has a large rear garden and generous plot. There are a number of outbuildings to neighbouring properties, as there is an existing outbuilding to the rear of the application site.

The proposal

The application is for a Proposed Garden Room to the rear of the garden. The room will be ancillary to the main building and used as a garden room by the homeowner. The existing summerhouse/shed is to be removed.

Design

The proposed garden room will be 6.8m in width and 5.3m in length with a maximum height of 2.75m from natural ground level. The structure will have timber cladding to the external wall of the front elevation and grey steel cladding to sides and rear. There will be bi-folding doors in anthracite grey aluminium to the front elevation along with an anthracite grey upvc window, there are no windows proposed to the boundary elevations. The roof will be very slightly slopping and solid with an EPDM finish. There will be an anthracite grey fascia to the roof line.

The proposed garden room will be positioned to the rear of garden, 500mm away from the side neighbouring boundary fences and hedge. We believe due to the position of the proposed Garden Room and the choice of materials this will have little or no effect on the surrounding area or host building. We also believe the proposed would not result in a significant impact on the existing landscaping.

The plot size is large enough to accommodate the proposed garden room without resulting in a cramped or overdeveloped site; and we feel the height, scale, form and design of the garden room is in keeping with the scale and character of the original property and the sites wider setting and location within the area. There are other Garden rooms, Summerhouses and sheds within the area and nearby properties and this garden room does not adversely affect the character of the area or the host building itself. As the proposed Garden room does not appear disproportionate or to have an adverse impact on the host building or surrounding area, we believe this will have a neutral effect overall.

In this case we consider the proposed garden room is a modest size and a minor development in scope that the character of the original building will not be challenged or compromised. The effect will not be completely visible from the wider setting. On this basis we consider that the proposal accords with local and national policy. The proposal does not amount to a substantial alteration or extension which would adversely affect the character or appearance of the building or the surrounding area.

ACCESS

The floor of the Garden roof will be set slightly above the garden level and there will be a slight step up into the room, this has been allowed for within the maximum height. The external doors are set with a low threshold as to limit step over.