

- Design and Access Statement - Cherry Dene - Norwood Lane - Meopham -



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Introduction

Erection of two detached houses with associated car parking and entrance drive at Cherry Dene, Norwood Lane, Meopham, Gravesend, DA130YE.

This design and access statement has been prepared in support of the full planning submission for the erection of two detached houses with associated car parking and new entrance drive at Cherry Dene, Norwood Lane, Meopham, Gravesend, DA130YE.

This statement responds to the requirements of the Town and Country Planning Development Management Procedure Order (England) (Amendment) 2013 for applications of this type to be accompanied by a Design and Access Statement.

The aim of the statement is to ensure design is integral to the creation of new developments.

The contents of the design element of the statement must demonstrate how the physical characteristics of the scheme have been influenced by a thorough process, which includes:

Assessment
Involvement
Evaluation
Design

The statement should also address the following factors:

Use – what the land and buildings will be used for.

Amount – how much development can the site accommodate.

Layout – where the buildings, public and private spaces are positioned and their correlation to the site surroundings.

Scale – how big the buildings and spaces will be treated to enhance and protect the character of a place.

Appearance – what the building and space will look like, for example building materials and architectural details.

The access element of the statement must include two aspects of access to the development:

Vehicular and transport links – why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.

Inclusive access – how everyone can get to and move through the place on equal terms regardless of ages, disability, ethnicity or social grouping.



Location and context

Erection of two detached houses with associated car parking and entrance drive at Cherry Dene, Norwood Lane, Meopham, Gravesend, DA130YE.



The site is located on Norwood Lane, Meopham, Gravesend, DA130YE and comprises a two storey three bedroom detached house on a large plot. The site is rectangular in shape and is 0.2 hectares.

The existing property called Cherry Dene has some arts and crafts elements to the property and has red clay roof tiles and pebble dash render.

The site is bound to the north by Norwood Lane, and the east and west by residential properties and Judsons recreational ground to the south.

The site contains lots of mature trees. Please see the Arboricultural Impact Assessment.



Location and context

Erection of two detached houses with associated car parking and entrance drive at Cherry Dene, Norwood Lane, Meopham, Gravesend, DA130YE.



Norwood Lane is a 30mph road and is straight at the point of the site. There are no TPO trees located on the site.



Location and context

Erection of two detached houses with associated car parking and entrance drive at Cherry Dene, Norwood Lane, Meopham, Gravesend, DA130YE.

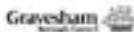


With in the site there are a couple of small timber outbuildings amongst the mature and varied trees. Please see the submitted tree survey.



Assessment - pre-app

Erection of two detached houses with associated car parking and entrance drive at Cherry Dene, Norwood Lane, Meopham, Gravesend, DA130YE.



Pre Application Response

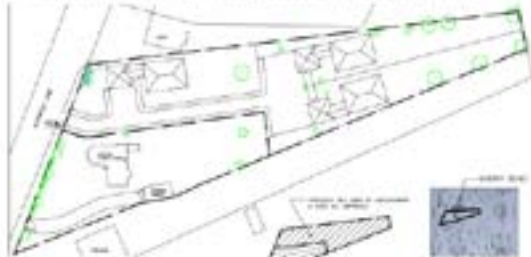
Reference	PRE20230061
Site	Cherry Dene Norwood Lane, Meopham Unincorporated
Proposed Development	Proposed to build 3 detached 2-storey houses with front and back gardens and a single garage.
Case Officer Details	Mrs Alison Vasekar E-mail: alison.vasekar@gravesend.gov.uk
Date of Advice	19 June 2023

I am writing with reference to your request for pre-application advice at the above site, received as valid on 3 April 2023.

I have now had the opportunity to review your proposal and can offer the following comments:

Proposal

Proposed to build 3 detached 2-storey houses with front and back gardens and a single garage.



Site Description

The applicant site is a two-storey detached dwelling located on a peninsula plot within the village of Meopham. The site is also within the Meopham Downs Landscape Character Area.

Relevant Planning History

19/05/1980	Outline application for erection of	Refused	02.05.1989
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Three detached houses with garages incorporating the construction of a new vehicular access drive and new vehicular access onto Norwood Lane.

This application was refused for the following reasons:

- (a) the proposed development is in contravention of the Local Development Framework which states that the proposed development is not in accordance with the Local Development Framework; and
- (b) the proposed development is in contravention of the Local Development Framework which states that the proposed development is not in accordance with the Local Development Framework.

Development Plan and other related Planning Policies and Guidance

Section 38(5) of the Planning and Compulsory Purchase Act 2004 requires the Borough Council to determine planning applications in accordance with the development plan unless material considerations indicate otherwise. Where there are other material considerations, the development plan should be the starting point, and other material considerations should be taken into account in reaching a decision.

One such consideration will be whether the plan policies are relevant and up to date.

The Development Plan for Gravesend currently comprises:

- Gravesend Local Plan Core Strategy and Policies Map, September 2014;
- Saved policies in the Gravesend Local Plan First Review, November 1994, and
- The Kent Minerals and Waste Local Plan 2013 – 2039 (July 2016, revised 2020).

The relevant policies for your proposal are as follows:

Gravesend Local Plan Core Strategy 2014:

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS03 – Transport
- CS04 – Green Infrastructure
- CS05 – Housing Type and Size
- CS06 – Housing Density
- CS07 – Affordable Housing
- CS08 – Climate Change
- CS09 – Design and Development Principles

Saved Policies in the Gravesend Local Plan First Review 1994:

- P2 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network

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National Planning Policy Framework 2021:

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 6 – Delivering a sufficient supply of homes
- Section 11 – Working effectively with others
- Section 12 – Achieving well-designed places
- Section 13 – Conserving and enhancing the natural environment

Other Material Considerations

Supplementary Planning Guidance and other Documents

The Council has adopted a number of Supplementary Planning Guidance (SPG) documents, Development Plans and Conservation Area Appraisals. These elaborate on saved policies in the Gravesend Local Plan First Review and policies in the Gravesend Local Plan Core Strategy and are material considerations in determining planning applications.

In addition, the Council has adopted a number of documents that have been produced by Kent County Council also as Supplementary Guidance.

<https://www.gravesend.gov.uk/about-gravesend/supplementary-planning-guidance>

The following documents are relevant to the consideration of this enquiry:

- SPG2 – Residential Layout Guidelines (2005)
- SPG4 – RDC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2011)
- Technical Housing Standards – nationally described space standard (2015)
- Landscape Character Assessment (2008)

Consultation

GDC Environmental Protection

Environmental Protection would not have any objections to this application should it be formally submitted. We would be recommending the following conditions and interventions be applied to any permission.

Code of Practice on Construction and Demolition: Due to the proximity of neighbouring residential premises, this would be required in order to minimise the impact due to noise and dust from the groundworks, demolition of existing structures and construction work. There must be no burning on site whatsoever.

Lighting: Artificial lighting can cause a nuisance nuisance under the Environmental Protection Act 1990. It is important that the applicants are not permitted to install external lighting that illuminates anything other than the ground within the curtilage of the new properties in order to avoid in principle a nuisance from resulting light pollution near neighbouring properties and the surrounding area. This is particularly important due to the rural area.

Drainage/sewerage infrastructure: The first sewage shall be removed by means of the mains drainage system and not by the use of submersible sewage systems, unless connection to the drainage system is not reasonably practicable. If our sewage is to be removed using non-main sewerage systems, a sewage treatment plant or septic tank system will be considered in preference to a cesspit. Such a system may require the prior consent of the Environment Agency under the terms of the Water Resources Act 1989. Applications are therefore advised to discuss their requirements with the Environment Agency at the earliest opportunity.

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opportunity. It should be ensured that the agents look or arranged is of adequate capacity to serve the proposed development and suitable access and hardstanding area shall be maintained to it at all times.

GDC Highway

The proposed development involves issues that will need to be considered as part of any formal application:

- The car parking provision for the existing dwelling should be unaffected.
- Each new property should at a minimum have two parking spaces, but three or even four would be preferred per property to ensure no visitors have to park on the street.
- The access road will need to be constructed to a standard and level to ensure it is safe for use and that the site is not flooded.
- Secure cycle parking should be provided at the rate of one space per bedroom, with appropriate provision for charging electric cycles.
- Light levels should be 1000 lux at 2.5m x 2.5m at any new access and shown on a suitable drawing. This is appropriate for the 30mph speed limit Norwood Lane is subject to in this section of road.
- The first six metres of the access should be unobstructed to ensure that cars may pass, so one doesn't have to wait on Norwood Lane while another waits the development.
- Double garage size should conform to the requirements of Kent County Council SPG4 guidance.

Taking these factors into account the preferred internal dimensions of a garage that should be considered for residential developments in Kent are:

Preferred Garage Size for Single Cars	5.5m (length) x 2.5m (width)
Preferred Garage Size for Two Cars	6.5m (length) x 3.5m (width)

- Given no details regarding drainage are provided, the Applicant should make appropriate provision for the disposal of foul and surface water drainage.

Officer's Analysis

Officers' Comments

The application site is located within a rural settlement away from the Green Belt where the principle of development is acceptable.

Policy CS14 supports new housing development that provides a range of dwelling types and sizes taking into account the existing character of the area. The character of the area is rural. To the northwest of the site are two storey semi-detached properties, to the north east are two storey detached dwellings that are close to one another, to the east are two storey semi-detached dwellings and to the east area mix of properties including some that have been built behind others.

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In terms of character, Cherry Dene relates more to the layout of the site which is the site which are situated in larger more spacious plots. The addition of three additional dwellings on the site will create the appearance of this particular section of Norwood Lane. The plot is triangular in shape and concerns are raised that the two dwellings at the rear will appear cramped.

Policy CS15 states that sites will be developed at a variety of densities, depending on their location and accessibility to public transport. All new housing will be developed at a density that is consistent with achieving good design and does not compromise the distinctive character of the area in which it is located.

Taking the advice below that relates more to the application site, the density is approx. 1.00 dwellings per hectare (dph). With three additional houses, the density of the site becomes approx. 14dph. The density is the result of a design. Although the three houses are semi-detached, in terms of detached houses, the proposed density is high. In order to reduce the overall density and maintain the open character of the site and dwellings to the west, I would suggest removing one of the rear dwellings from the proposals.

The density was calculated using the properties below:



Policy CS16 requires affordable housing on all new housing developments of 2 units or more on sites of 0.5ha or more in the rural area. Meopham village is considered a rural area and therefore this policy applies.

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Indicative Not Case

Indicative Not Case (INC) is an approach to development that aims to leave the natural environment in a reasonably better state than it was before. Development not gain will become mandatory for major development from November 2023 and major development from April 2024. For further information please see <https://www.gov.uk/government/news/indicators-not-case>.

Accessibility

The site is located in an accessible location area. It is likely a condition will be added to any forthcoming permission to ensure a walking route is established during construction.

Highways & Parking

The Council's Highway Engineer has commented on the proposals and his comments are included in the consultative section above. In short, he has concerns regarding parking, manoeuvrability of a few appliances, sight lines, access and drainage.

The provision of cycle storage can be provided by condition or details of this can be submitted with any forthcoming application.

Other considerations

No details have been provided with regards to refuse collection. Any forthcoming application should provide details of this.

Safety

Overall the principle of development is acceptable, however the number of houses raises concerns with regards to safety and character. The development of three houses would also require a contribution to affordable housing. Design cannot be considered as plans have not been provided.

Next Steps

If planning permission is sought, an application can be made through the Planning Portal here:

<https://www.planningportal.co.uk/about-us/>

Please be aware that should you wish to submit an application it must be compliant with local and national validation requirements. You can find the requirements at:

<https://www.gravesend.gov.uk/about-gravesend/540-local-validation-fee>

Prior to submitting a planning application, you may wish to engage the services of planning agent:

<https://www.gravesend.gov.uk/>

For further pre-application services I would refer you to our website:

<https://www.gravesend.gov.uk/about-gravesend/submitting-a-planning-application/planning-advice/pre-application-services>

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This section of the Statement will address access issues to the site, including the following aspects:

Manual for Streets, 2007.

Manual for Streets supersedes Design Bulletin 32 and its companion guide Places, Streets and Movement.

Manual for Streets provides a clear framework for the use of local systems and procedures; it also identifies the tools available to ensure that growth and change are planned for and managed in an integrated way.

Manual for Streets aims to assist in the creation of streets that:

- Help to build and strengthen the communities they serve.
- Meet the needs of all users, by embodying the principles of inclusive design.
- Form part of a well-connected network.
- Are attractive and have their own distinctive identity.
- Are cost-effective to construct and maintain.
- Are safe.

Site Circumstances.

The site has direct pedestrian access from Norwood Lane.

External Access.

The proposed development has direct, at-grade access to the principles of an inclusive environment will be:

- Easily used by as many people as possible without undue effort, special treatment or separation.
- Able to offer people the freedom to choose how they access and allow them to participate equally in all, activities it may host.
- Able to embrace diversity and difference, to be safe, legible and of high quality.

The principles of an inclusive environment will be:

- Easily used by as many people as possible without undue effort, special treatment or separation.
- Able to offer people the freedom to choose how they access and allow them to participate equally in all, activities it may host.
- Able to embrace diversity and difference, to be safe, legible and of high quality.

Internal Access.

Inclusive access within the layout provides for ease of movement by all social groupings and the house design will be compliant with Part M of the Building Regulation. This ensures that certain minimum standards for disabled access for such items as steps, ramps, door widths, accessible toilets etc are adhered too. Access for disabled people to services, employment and the built environment is playing an increasingly important role in the development of new and the refurbishment of existing buildings. New legislation, regulation and planning requirements are currently being introduced and an increased range of design guidance being published.

In response to this evolving ideal, the design has adopted an approach, which incorporates measures to facilitate access and use by all people using the building including disabled people who may be wheelchair users or have mobility, sensory or cognitive impairments. By following good practice guidance on accessibility it has been recognised that there is a benefit to all users of the environment, not only those with the recognised disabilities.

The design considers access and the use of the environment and the dwelling by residents and visitors. The dwelling incorporates features that can be easily adapted to suit the evolving and varying requirements of the residents. Accessibility has been incorporated while being mindful of the overall aesthetic and design aim of the scheme and with due consideration given to the constraints of the site.

Approach to Building.

The approach to the building is the area of land within the curtilage of the property, from the boundary of the site up to the building itself. Consideration should be given to the construction of the pathways and use of various surface materials, dropped

kerbs, tactile paving, parking and drop off points.

Entrances.

Entrances should be located in a logical relationship to the accessible routes that serve it. Consideration should be given to signage, lighting, contrast etc. Where security is required to prevent unwanted access, means of access should be located in a position suitable to all users.

Emergency Access

Emergency vehicles can access the site and adequately manoeuvre within the existing highway network.

References:

Approved Documents M, Access and Facilities for Disabled People BS 8300 Design of Buildings and their Approaches to Meet the Needs of Disabled.

Evaluation - local architecture

Erection of two detached houses with associated car parking and entrance drive at Cherry Dene, Norwood Lane, Meopham, Gravesend, DA130YE.

Whilst there are a variety of styles of vernacular architecture to Meopham, including some Georgian architecture, lots of houses built in different periods have a mock tudor and arts and crafts style.



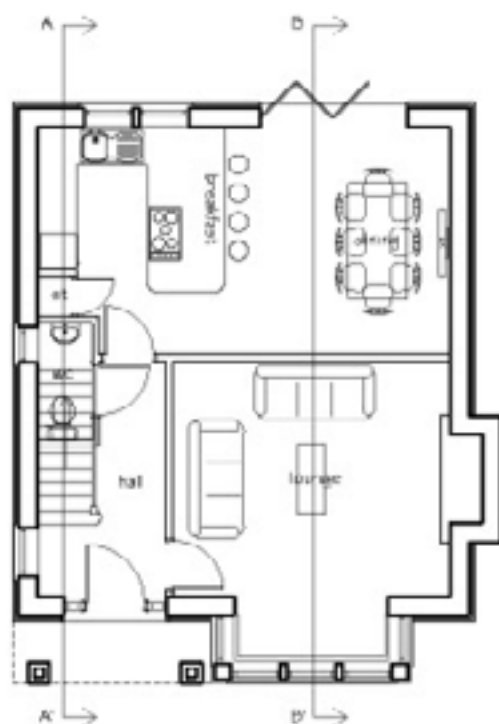
Design solution

Erection of two detached houses with associated car parking and entrance drive at Cherry Dene, Norwood Lane, Meopham, Gravesend, DA130YE.

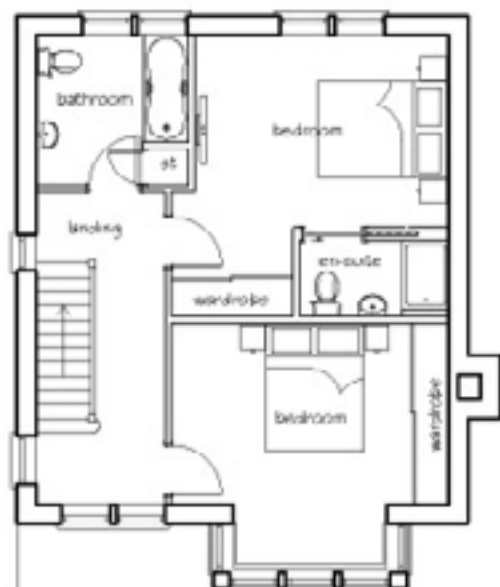


Design solution

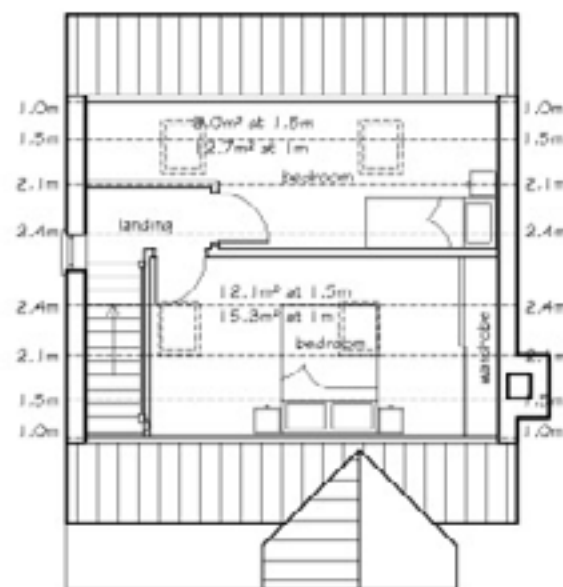
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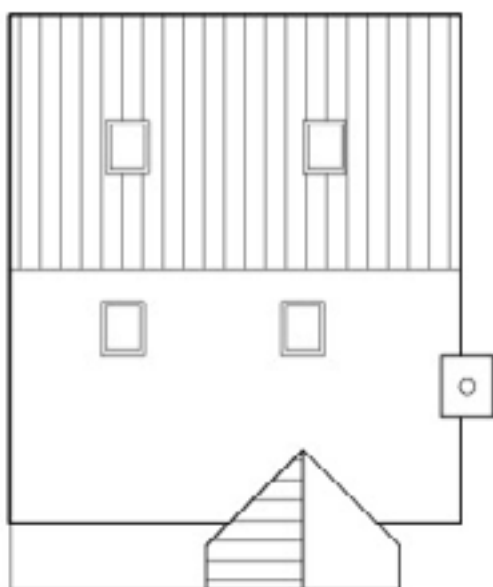
Proposed Ground Floor Plan



Proposed First Floor Plan

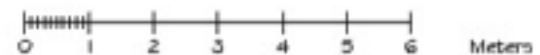


Proposed Second Floor Plan



Proposed Roof Plan

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Name	Bed / Person	Area ft²	Area m²	Total Area ft²	Total Area m²	Total Units
CD01	4b/7p	1300.3	120.8	1300.3	120.8	1
CD02	5b/10p	2045.2	190	2045.2	190.0	1
Total				3345.5	310.8	2

ARCHITEK DESIGN & PLANNING

Cherry Dene
Norwood Lane
Meopham
Gravesend
Proposed CDO1 Floor Plans

Scale 1:100 @ A3
Date 02.10.23
Drawn 6/1

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w - www.architekdesignandplanning.co.uk

Drawing No. Revision

ADP23/P102/03

Design solution

Erection of two detached houses with associated car parking and entrance drive at
Cherry Dene, Norwood Lane, Meopham, Gravesend, DA130YE.



Proposed front elevation



Proposed side section A-A'



Proposed side elevation



Proposed side elevation



Proposed side section B-B'



Proposed rear elevation

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0 1 2 3 4 5 6 Meters

Name	Bed / Person	Area m ²	Area m ²	Total Area m ²	Total Area m ²	Total Units
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CD02	5b/10p	2045.2	190	2045.2	190.0	1
Total				3345.5	310.8	2

EXTENSIVE SPECIFICATION See 10

- 1. Porch/entry: Hardwood flooring, Hardwood doors, Hardwood stairs to first floor.
- 2. Kitchen: 1200mm x 2400mm with integrated oven. Hardwood flooring, Hardwood doors, Hardwood stairs to first floor.
- 3. Living: Hardwood flooring, Hardwood doors, Hardwood stairs to first floor.
- 4. Bedrooms: Hardwood flooring, Hardwood doors, Hardwood stairs to first floor.
- 5. Bathrooms: Hardwood flooring, Hardwood doors, Hardwood stairs to first floor.
- 6. Stairs: Hardwood flooring, Hardwood doors, Hardwood stairs to first floor.
- 7. Roof: Asphalt/Flt/Gravel, Asphalt/Flt/Gravel, Asphalt/Flt/Gravel.
- 8. Walls: Brickwork, Brickwork, Brickwork.
- 9. Windows: Hardwood frames, Hardwood frames, Hardwood frames.
- 10. Doors: Hardwood frames, Hardwood frames, Hardwood frames.

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Cherry Dene
Norwood Lane
Meopham
Gravesend
Proposed CD01 Elevations

Scale 1:100 @ A2

Date 02.10.23

Drawn DC

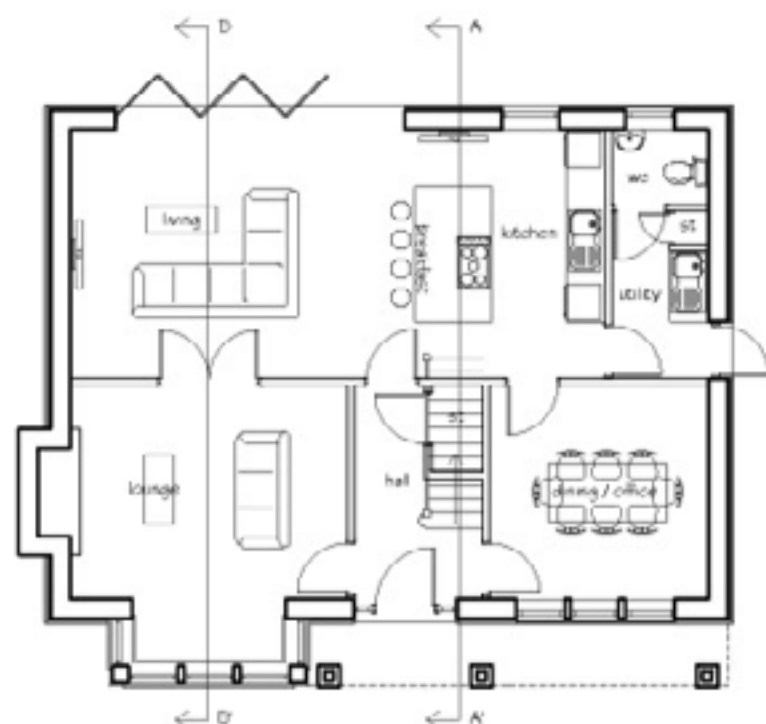
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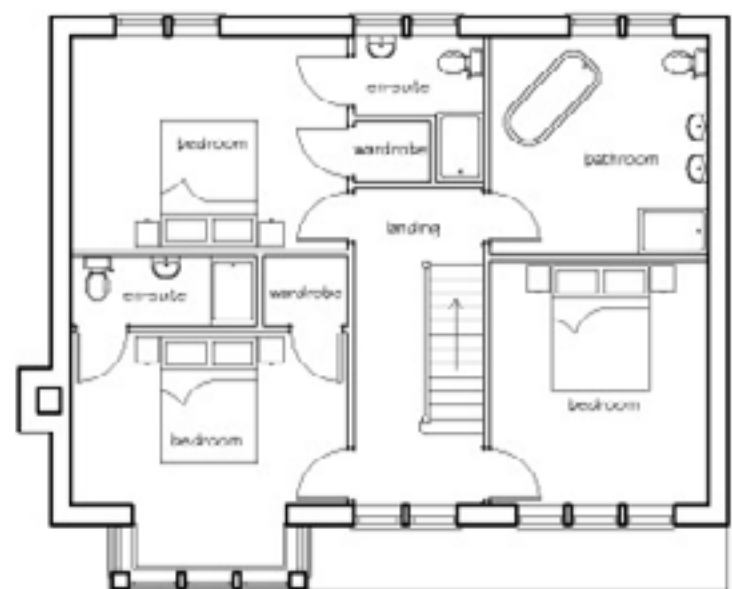
ADP23/P102/04

Design solution

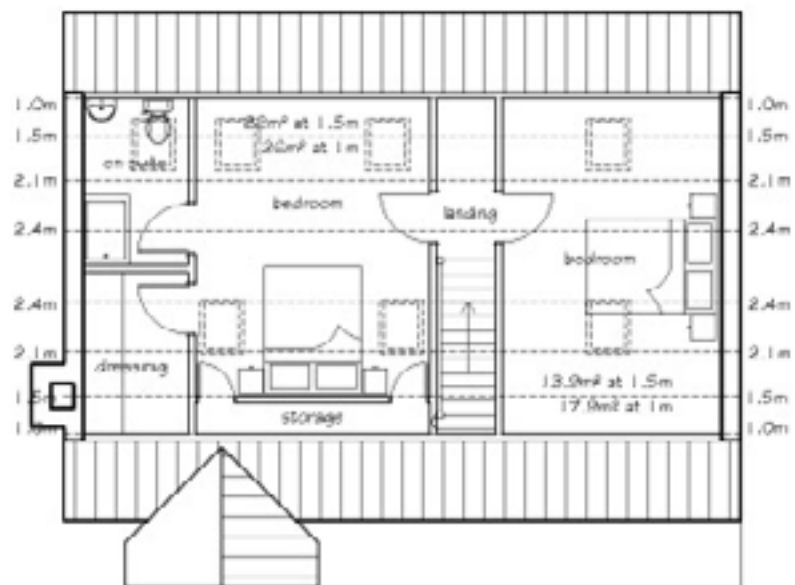
Erection of two detached houses with associated car parking and entrance drive at Cherry Dene, Norwood Lane, Meopham, Gravesend, DA130YE.



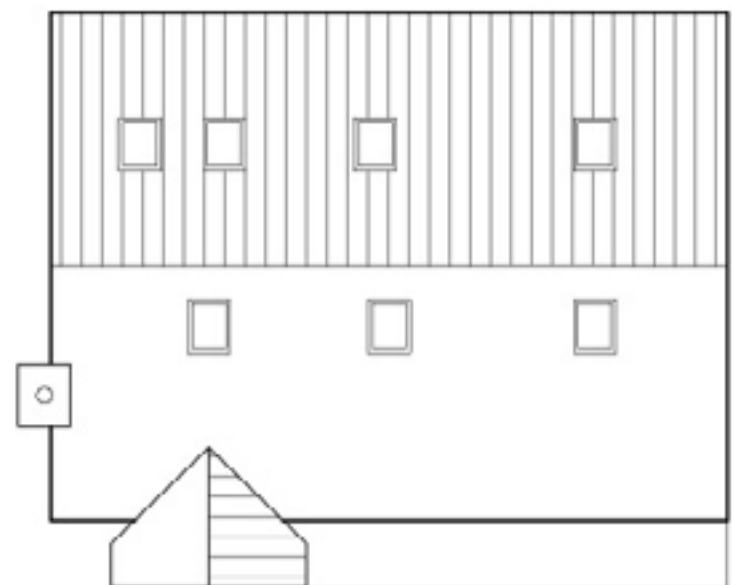
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Roof Plan

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CD02	5b/10p	2045.2	190	2045.2	190.0	1
Total				3345.5	310.8	2

ARCHITEK DESIGN & PLANNING

Cherry Dene
Norwood Lane
Meopham
Gravesend
Proposed CD02 Floor Plans

Scale 1:100 @ A3
Date 02.10.23
Drawn GJ

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Drawing No. Revision

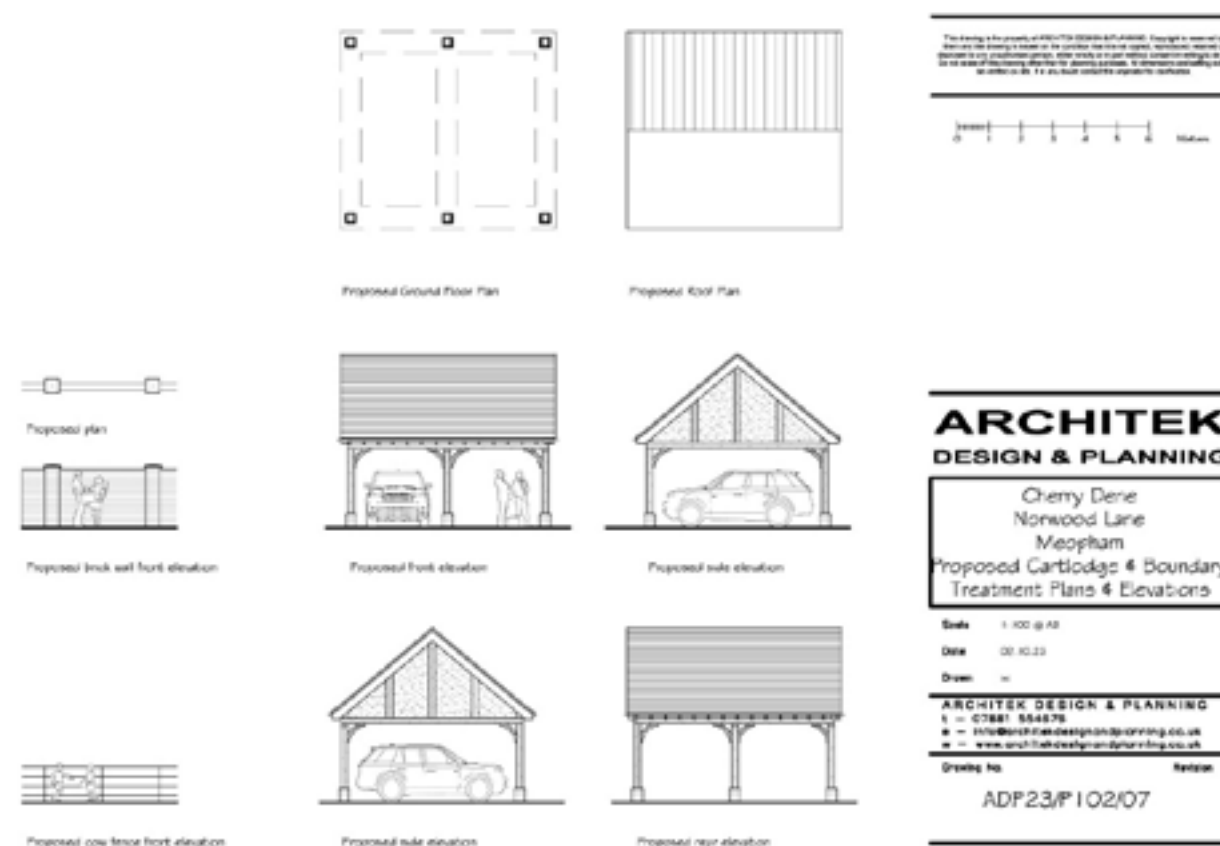
ADP23/P102/05

Erection of two detached houses with associated car parking and entrance drive at Cherry Dene, Norwood Lane, Meopham, Gravesend, DA130YE.



Design solution

Erection of two detached houses with associated car parking and entrance drive at Cherry Dene, Norwood Lane, Meopham, Gravesend, DA130YE.



The proposed design is for two detached houses, car parking car ports, and new entrance driveway.

Care and attention was paid in designing the proposed floor plans and elevations, creating an arts and crafts style development, which sits comfortably in its environment.

Two car parking spaces are provided for each dwelling, located in an oak timber cart lodge. There is also a visitor space provided on the new access driveway.

The site layout has been designed around the existing trees. The site has a variety of trees, however in its centre is a very large Cedar tree, which is a category A tree. The layout has been designed to retain this tree and make it a focal character area for the development.

Care and attention has been used to make sure all development misses the tree root protection area of the large Cedar tree and all other retained trees.

Some low category trees have been removed to make a clearing for the access road and also the proposed two houses, with a couple of better quality trees also being removed, however these are compensated with the proposed submitted planting plan.

Quality boundary treatments are provided to each proposed house with a brick wall with brick piers and stone coping on top, and also a metal cow fence around the retained large Cedar tree and also site entrance.

Rolled gravel is used for the new driveway, which as a porous material will help the retained trees.

The two proposed houses vary in size, however share common architectural design features, such as a two storey walk-in-bay window, timber canopy, brick plinth, brick corbel detailing to gutters, by-folding doors to the rear, and the same red facing brick with matching colour mortar and also red clay roof tile.

The CD01 house is a 4 bedroom detached house at 120.8m². CD02 is a 5 bedroom detached house at 190m².

3D visuals

Erection of two detached houses with associated car parking and entrance drive at Cherry Dene, Norwood Lane, Meopham, Gravesend, DA130YE.



3D visuals

Erection of two detached houses with associated car parking and entrance drive at Cherry Dene, Norwood Lane, Meopham, Gravesend, DA130YE.



3D visuals

Erection of two detached houses with associated car parking and entrance drive at Cherry Dene, Norwood Lane, Meopham, Gravesend, DA130YE.



Materials

Erection of two detached houses with associated car parking and entrance drive at Cherry Dene, Norwood Lane, Meopham, Gravesend, DA130YE.



Facing bricks - Red multi Butterley Red Bank Coronet. Mortar colour to match brick. Oak timber posts



Conservation roof light

Jen Weld softwood with fixed sidelights. Stain finish



Lafarge Rosemary Light Mixed Brindle Plain Tile.



Dental brick course



EXTERNAL SPECIFICATION Sept 23

B - Facing bricks - Red multi Butterley Red Bank Coronet. Mortar colour to match brick.

BD - Brick corbel. 2 brick courses each projecting 25mm. First course to be a stretcher course, the second to be a dental course of brick headers.

R - Render - Smooth finish. Paint finish, colour white.

T - External woodwork, eaves, soffits, fascias, external doors and windows - Stain finish, Sadoline Classic. Colour, Light Oak.

P - Projecting brick plinth with cant brick projection. Colour of air bricks and air vents to match.

RT - Roof - Lafarge Rosemary Light Mixed Brindle Plain Tile.

FD - Front door. Jen Weld softwood with fixed sidelights. Stain finish

Conclusion

Erection of two detached houses with associated car parking and entrance drive at Cherry Dene, Norwood Lane, Meopham, Gravesend, DA130YE.



The proposed scheme for two detached houses, associated car parking, oak cart lodge car ports, and new entrance driveway is on land within the development limits. The proposal is in accordance with the Development Plan.

Proposals for housing should be considered in the context of the presumption in favour of sustainable development and which seeks to boost the supply of housing. In assessing the proposal, the development would bring economic benefits as it would generate employment opportunities in both the construction and other sectors linked to the construction market. The proposal would also bring additional residents to the area, who in turn would contribute to the local economy through supporting local businesses and facilities.

The proposal is considered to be acceptable in respect of the scale, massing, access, layout, impact upon residential amenity, drainage, ecology and contamination in accordance with adopted Local Plan policy. It is, therefore, acknowledged that the development would bring significant economic, social and environmental benefits to the area and that there would be no harm to matters of acknowledged importance.

This Planning, Design and Access Statement has demonstrated how the scheme accords with relevant national and local planning policy and design best practice for residential developments.

As illustrated by the submitted proposed site layout, proposed floor plans, proposed elevations, proposed 3D visuals and the contents of this statement, this detailed scheme provides a development that is sympathetic to the character of the surrounding area and is of a scale which is appropriate to the sites position creating bespoke quality housing, and should therefore be approved without delay.