



Design & Access Statement

1 Warwick Gardens, Meopham DA13 0PJ

Location

The Domestic property at 1 Warwick Gardens is on the East end of the road occupying the South side, the property is a 1960's detached house with a large curved garden at the junction of Cheyne Walk and Warwick Gardens

Planning History

Only one previous planning application in year 2000 PA reference 20000615 for the erection of single storey side and rear extension to form garage, utility room and conservatory and continuation of the garage roof across the existing flat roofed front porch this planning permission was granted

Design

This planning application ref PP-11220069 is for a conversion of the existing garage to form Study, Utility room and Cloak-room, removal of existing rear ground floor Sun Room and erection of Double storey rear extension to form larger Kitchen and First floor new landing area, Walk-In Wardrobe and En-Suite Shower room. Proposed new drop kerb to roadway forming "In & Out" Driveway with fencing to the East of the Garden.

Submitted Via the Planning Portal is;-
Drawings, MAD – 443-08 and 443-10.

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Site Survey Plan 1:1250 Scale Plot outlined in Red.

Existing Block Plan 1:500 Scale showing all the plot boundary lines.

Proposed Block Plan 1:500 Scale showing the extension outlined.

Access

This application includes the design of an "In & Out" driveway with an additional drop kerb being required as detailed in Drawing MAD – 443-08. This new vehicle crossover will be required to gain access to the road. The property will still retain off street parking for four or more cars.

Proposed New Garden Fencing,

This application proposes the erection of new fencing set back from the pavement/boundary line by Two metres as per the West/Front garden of Number 9 Warwick Gardens as shown on the Site Location plan below.

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 564486, 165646



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The fencing at 9 Warwick Gardens was erected in 2010 as part of the approved planning works under application 20100298 and at the time caused concern amongst local residents as Warwick Gardens is used by people living in the Harvel area via Whitehill road as a safer means of accessing Wrotham Road rather than using The Street, as this junction is very tight to turn out of and it is considered to be more dangerous.

The reason for the local concern was that the new fencing blocked the view at the road junction as before it was a clear open plan garden with good views about the junction for both vehicles coming along Warwick Gardens turning right into Cheyne Walk, and also for cars coming along Cheyne Walk going past the end of Warwick Gardens.

The proposed fencing for 1 Warwick Gardens is on the South/East corner of the road and does not obstruct views from the 95% of vehicles using the junction either coming from or going to Whitehill Road or Harvel.

If Gravesham Council and Kent Highways have approved the use of fencing at 9 Warwick Gardens creating restricted view at the road junction they should also approve the design of garden fencing 1 Warwick Gardens shown in Drawing MAD-443-08 which does not restrict the view at the junction from that majority of the road users.

Conclusion

These proposed alterations to 1 Warwick Gardens will update this 1960's house and transform it into a modern more contemporary Home with a more flexible living accommodation, the larger garden space will create a greatly improved house to garden ratio for this large family home.

Simon Vinall.

Meopham Architectural Design

14th April 2022