

DESIGN AND ACCESS STATEMENT

For a single storey rear extension at 40 Park Avenue, Northfleet, Kent, DA11 8DS.

This statement has been prepared on behalf of our client Mr. F. Bytyci, for whom we submit a Design Statement in support of the current planning application at the request of the local authority and in line with PPG1 recommendations for supporting written statements for Planning Applications. This has also been prepared as a requirement under section 42 of Planning and Compulsory Purchase Act 2004 and Section 62 of the Town and Country Planning Act 1990.

The property at present is three bedroom terraced house, in a dense residential area located near Vale Road, Thames Way (A226) and Dover Road East (B261). Gravesend railway station is east of the site. Vale Road, Thames Way (A226) and Dover Road East (B261) are served by a number of buses and provides good transport links to other town centres.

The site has been historically developed for residential use and is a typical terraced property with a bathroom and toilet on the first floor. The ground floor consists of a lounge, dining room and a kitchen.

The design will not alter the existing vehicular or pedestrian access arrangement or appearance of the property from the highway. The forecourt area comprises of hard standing concrete and is ample space for off street parking vehicles and refuse bins in the front garden.

There is no traffic congestion and no shortage of on street car parking spaces.

DESIGN CONSIDERATIONS

USE

The proposed extension will provide valuable space and improved living conditions for the family home. The room will provide for a much needed extended kitchen and dining room.

AMOUNT/SCALE

The proposed scheme ensures that the size of the proposal is commensurate with the size of the plot and allows for reasonable development of the site without overdevelopment and without causing demonstrable harm.

LAYOUT

The layout of the proposal complements the existing layout. The layout of the proposal has been designed to maximize the floor area. The street frontage is not affected by the proposal as it is proposed to match the existing property. The space is designed to be easy to maintain and circulate throughout.

LANDSCAPING

No change to landscaping is being proposed.

APPEARANCE

The appearance of the extension is to match the existing and therefore will maintain the character of the surroundings. The extension is designed to fit comfortably within the residential area. The extension will match the existing structure with a flat roof. UPVC windows to match existing are also proposed. Overall the materials to be used will be of a high quality and of a specification that keeps to the character of the area.

ACCESS

Vehicular and Transport Links

As the proposal is for an extension of an existing dwelling, the site already has established vehicular and transport links. The site is in close proximity to well serviced public transport.

Inclusive Access

As the proposal is for an extension, access is already limited by the layout of the original property to the front. Doorways are wide enough to allow easy access for less able occupiers.