

Use

The 'planning' use is Class C3 (general needs residential).

Amount

The site area is 1886 sqm (0.19 hectares). The total residential content is 1,118 sqm gross internal. The footprint is 498 sqm, equating to 26% of the site. There are 9 2 bedroom flats positioned along the road frontage aspecting to the north and south, and 5 3 bedroom houses positioned to the rear aspecting east and west..

Scale

The scale of the frontage building is 3 storeys with the top floor partly beneath a generous pitched roof. The land drops from road level to the north by about a storey to the south. The flats facing the road are 1/2 a storey lower, so the scale as seen above the road is 2 1/2 storeys. From the south the full 3 storeys are visible. The houses to the rear are 2 full storeys with a bedroom within the roof space.

Layout

A building containing 9 flats is placed facing the road, leaving a 4.4m gap to the east and an 8.2m gap to the west giving views from the road to the land to the south. The site falls about 4m from the road to the southern boundary, so the frontage building is set half a storey below road level, with steps both up and down to external entrances at ground and first floor. There are seperate entrances for each stack of 3 flats, which gives a connection to the road, and minimises the common parts. The steps are suitable for ambulant disabled access and the fixing of stair lifts. The 4 houses to the rear are positioned beyond a central parking area, parallel to the flats to face the parking. They form a 2 1/2 storey high straight terrace, set 3m below the ground floor of the flats.

Landscaping

The existing trees are retained and new ornamental shrubs and trees will be planted around the car park and within shared garden areas.

Appearance

The buildings are traditional in appearance, with steep pitched roofs following the form of many of the neighbours to reinforce the character of the road. The steps up and down to the front doors of the flats are similar in form to many 18th & 19th century town houses. The ridge height of the flats facing the road is 550mm lower than no.20 and 1m higher than no.22. The eaves drops to 1.1m below no.20 on the western side, and is about 0.8m higher than no.22 on the eastern side and between the gables. Three gables facing the road form a strong feature, which can be seen elsewhere on Old Road, and they divide the building into more domestic size elements. The boundary wall to the road will be replaced by steel railings to give more light and visiibiity to the lower flats

Access

The existing access is shared with no.20. It is 3.4m wide and 1.6m of this is within the freehold ownership of the applicant. This will be widened by 2.5m, with the wall removed to provide 6.125m total width. 2.025m of this is within the ownership of no.20, leaving 4.1m width within the applicants ownership. A bin hardstanding for the houses is 32m from the adopted road, so a refuse cart reversing 20m would be 12m away from the bins. The bin store for the flats is at the front of the site, within 10m of where a refuse cart can stop. The distance of the furthest part of any flat from the road via the front entrance is within 45m, so full fire fighting access is provided.

There are 9 allocated car spaces for the flats (1 each), with 2 visitors spaces, exceeding Kent Highways standards. The houses have 2 allocated spaces each. All the spaces will be wired for electric vehicle charging, and 8 chargers will initally be installed, 1 for each house and 1 for each 3 flats.

A covered secure cycle stand for the flat residents (9 cycles) is provided by the car park entrance. The houses have a separate cycle stores within their gardens.

The houses are 'visitable' dwellings in regard to disabled users. The ground floor flats have step free access from the side, and the first floor flats can be accessed by half a flight of easy going steps suitable for ambulant disabled, or future stair lift. The second floor flats have standard private domestic stairs which again can be fitted with a stair lift if required. All flats are planned internally to meet the requirements of the Building Regulations for 'visitable' dwellings in regard to disabled users.



A- general. GB/31/01/22		
B- house removed. GB/25/05/22		
Client:	Wakes	
job:	Milton Mount Hall Gravesend DA12 1NQ	
title:	Design & Access Statement	
scale:	nts	date Nov. 2021 dwn. GB

drawing number; 21-18-114 rev.- B