

DESIGN & ACCESS STATEMENT: Proposed rear extension and internal alterations: 18 Brooke Drive, Gravesend, DA12 4XP

Version 1 07/01/2022

clay architecture



	Page
Introduction	3
Materials/ Summary & Conclusion	4
Photographs	5
Planning History	7
List of Drawings	8

The Proposal

In order to futureproof the living in the house, the applicant and family house needs to be extended to accommodate their two adult children and their current needs.

The application is for the demolition of the rear single storey conservatory. The proposal is for a two storey rear extension with the ground floor extending as far as the existing conservatory but to the full width of the house. On the first floor the rear extension takes into account potential overshadowing the bedroom of no.19.

The proposed rear ground and first floor extension will create a deep plan:

- Extension and internal alterations to the ground floor replaces the existing conservatory with a snug/lounge area and a dining room. Creating a new internal access to the garage through the front hallway and repositioning the door from the lounge to the kitchen.
- Increasing the area of the smaller existing bedrooms to create three equally sized bedrooms, a new bathroom and storage space.
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Background and Rationale

The existing home was built in the 1980s as part of a large homing development for 22 detached homes for McLean Homes South East. The current owners have lived in the house from when it has been first built as a 4 bedroom house with 1 bathroom and downstairs toilet.

No.20 Brooke Drive, has a rear extension of a similar length.

We believe that the proposals will have little to no impact on the amenity and privacy of neighbouring properties and will augment the existing house with pleasant and generous spaces for contemporary living.

Planning History

There has no planning history on 18 Brooke Drive, except the McLean's housing development.

Refer to page 7 for original planning application for the development.

Summary and Conclusion

Materials

The following materials are proposed for the extension and alterations:

- The new roofs will be tiled to match the existing roof and ridge tiles.
- The new rear extension will match the bricks to the main house.
- New external doors to be powdered coated double glazed aluminium.
- New windows to be powdered coated aluminium or composite double glazed

Summary and Conclusion

- The proposal will have little to no impact on the amenity and privacy of neighbouring properties and will augment the existing house with pleasant and generous spaces for contemporary living.
- There is recent precedence for similar extensions obtaining planning approval on the same street.
- We trust that the information submitted is in order and ask that the Local Authority grant planning permission for the proposed extension.



Existing front elevation



Existing rear elevation

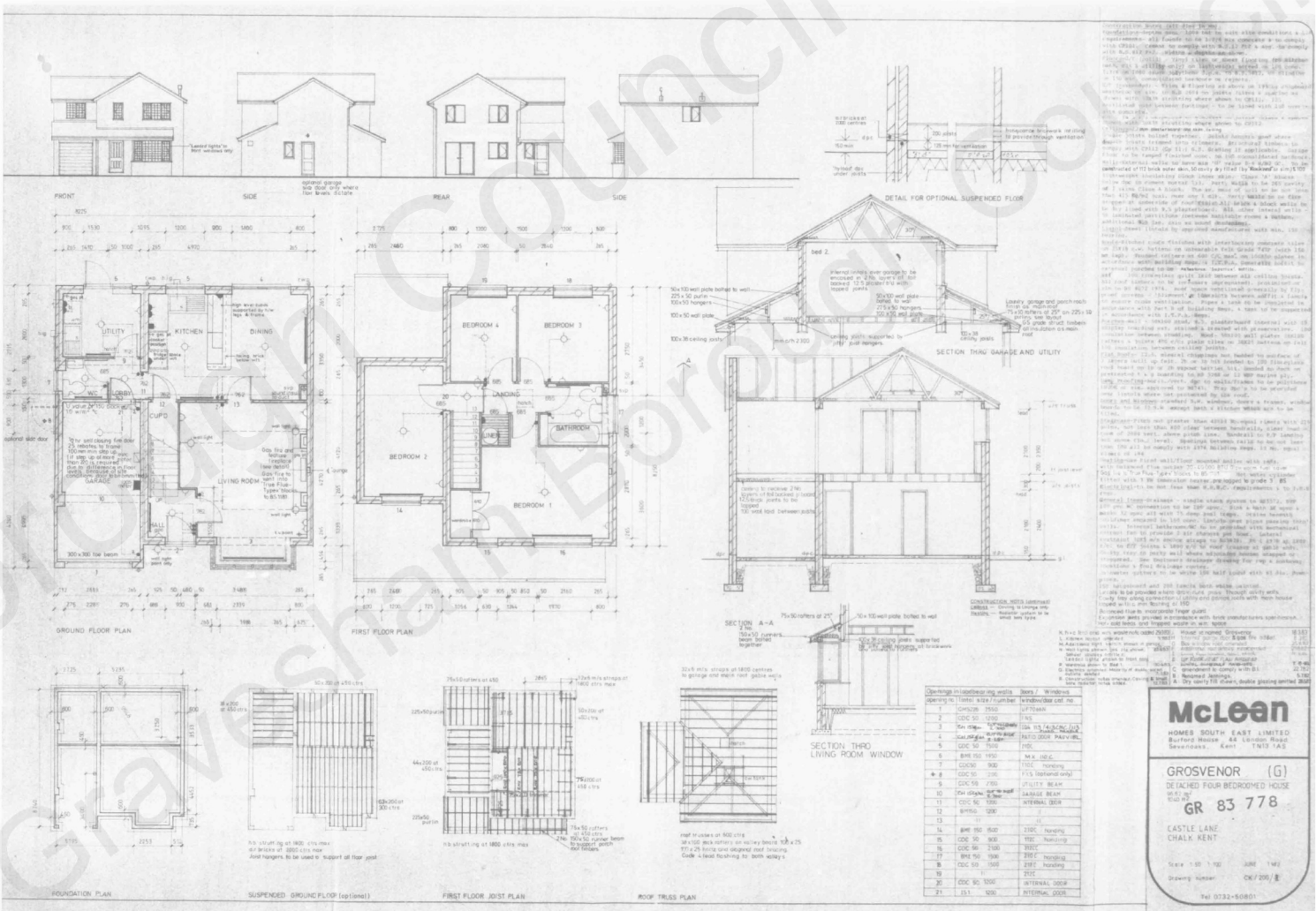


Planning History

Approved Planning Application: November 1983, Ref.19830778.



McLean Homes Masterplan for 22 houses



McLean Homes Construction drawings for 18 Brooke Drive

			SCHEME DESIGN (Planning)		
5268/PL/	100	A3	Location Plan	5268_OSX	1:1250
	101	A3	Existing Block Plan	5268_OSX	1:500
	102	A3	Proposed Block Plan	5268_OS	1:500
	110	A3	Existing Ground Floor Plan	5268_GFX	1:100
	111	A3	Existing First Floor Plan	5268_FFX	1:100
	112	A3	Existing Roof Plan	5268_RFX	1:100
	120	A3	Existing North & South Elevation	5268_ELEX	1:100
	121	A3	Existing East & West Elevation	5268_ELEX	1:100
	122	A3	Existing Section A-A	5268_SECX	1:100
	123	A3	Existing Sections 1& 2	5268_SECX	1:100
	130	A3	Proposed Ground Floor Plan	5268_GF	1:100
	131	A3	Proposed First Floor Plan	5268_FF	1:100
	132	A3	Proposed Roof Plan	5268_RF	1:100
	140	A3	Proposed North & South Elevation	5268_ELE	1:100
	141	A3	Proposed East & West Elevation	5268_ELE	1:100
	142	A3	Proposed Section A-A	5268_SEC	1:100
	143	A3	Proposed Section 1&2	5268_SEC	1:100