

Design & Access Statement

247 Singlewell Road
Gravesend
Kent
DA11 7RN



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1.0 INTRODUCTION

This Design and Access Statement has been prepared in support of Mr & Mrs Khustwant S Bhangle.

Erection of two storey rear/side/front extension and double storey rear extension with one roof lanterns and terrace. Construction of a roof dormer on the front roof, conversion of the roof space into habitable room and installation of roof lights to the slope. Garage front double extension, internal layout alteration and associated ground rear terrace and landscape.

The existing house extension would consist of:

Ground Floor: Level: 165.78 s.qm
Courtyard: 20.5 s.qm
Double Garage: 37.37 s.qm

First Floor: Level: 135 s.qm

Second Floor: Access hatch attic storage.

PLANNING HISTORY

There have been previous planning applications for this site. Below is a summary of previous applications:-

Demolition of existing house; erection of a three storey building to accommodate ten, two-bedroomed flats; alterations to existing access; laying out and construction of vehicle parking and circulation areas, bin store and landscaping works.

247 Singlewell Road Gravesend Kent DA11 7RN

Ref. No: 20180732 | Received: Fri 06 Jul 2018 | Validated: Tue 17 Jul 2018 |

Status: Application Refused

Application for approval of conditions 3 & 8 attached to planning permission reference no. 20140178 relating to details and samples of all external materials and landscaping.

Side Garden Of 247 Singlewell Road Gravesend Kent DA11 7RN

Ref. No: 20150472 | Received: Fri 08 May 2015 | Validated: Fri 05 Jun 2015 |

Status: Approval of details

Erection of a detached two storey dwelling house with integral garage.

Side Garden Of 247 Singlewell Road Gravesend Kent DA11 7RN

Ref. No: 20140178 | Received: Fri 21 Feb 2014 | Validated: Fri 21 Feb 2014 |

Status: Application Permitted

Outline application for erection of single storey dwelling and garage and alterations to vehicular access to a classified road.

Rear Garden 247 Singlewell Road Gravesend Kent DA11 7RN

Ref. No: 19880684 | Received: Thu 04 Aug 1988 | Validated: Tue 28 Jun 1988 |

Status: Application Refused

Outline application

247 Singlewell Road Gravesend Kent DA11 7RN

Ref. No: 19871018 | Received: Tue 10 Nov 1987 | Validated: Tue 10 Nov 1987 |

Status: Unknown

Bungalow

Land Between 247 & 249 Singlewell Road Gravesend Kent

Ref. No: 19551137 | Received: Wed 10 Apr 1957 | Validated: Wed 10 Apr 1957 |

Status: Unknown

outline application for the erection of a detached bungalow

Land Adjoining 247 Singlewell Road Gravesend Kent

Ref. No: 19555137 | Received: Wed 11 May 1955 | Validated: Wed 11 May 1955 |

Status: Application Permitted

DESIGN OBJECTIVE

Having looked at the previous approved planning application, this application has been put together to enhance the building living standards and the overall living conditions to maintain 5 bed - 8 - 10 persons,

The design intention is to create a residential development of the highest architectural quality, which is to be sympathetic to the adjoining buildings and which respects the composition of the local street scene. It is also intended that the existing site will be enhanced and the proposed development will generate a greater influx of locals to this part of the Road.

2.0 SITE CONTEXT

1. THE SITE

Is located off Singlewell Road in Gravesend North-West Kent. The immediate area is characterised by commercial buildings and Residential, typically in domestic scaled buildings along Singlewell Road itself.

The site is located on the west side of Singlewell Road, which slopes gradually up from north to south at this point. The existing development on this side of the road consists primarily of substantial detached two-storey dwellings on sizeable plots. The buildings are of a wide (+28m boundary) variety of ages and designs; some of them have idiosyncratic characteristics. The plots are generally fairly deep, and there is an unmade service road running along the far end of the rear gardens. Beyond this, to the west, lies the West Mid- Kent golf club. On the opposite side of Singlewell Road the properties are mainly bungalows or chalet bungalows, sitting above the level of the road.

The existing house is a large, two-storey building dating from the inter-war period, with attached single storey garage extensions at the northern end. It has a tall, pitched roof with a gable end to the south and a cat-slide hip to the north. There is a prominent two-storey projection to the front of the building also with a gabled end; a similar gable exists to the rear. It is an imposing building

occupying virtually the whole width of the plot, and having a total width of about 24.8m. This leaves a gap to the southern boundary of around 1.2m and to the northern boundary of around 3.0m. At its closest point, the front of the house is about 8m back from the front boundary. This is formed of a mature privet hedge in the region of 2m in height; there is an un-gated vehicular and pedestrian access towards the northern end, in front of the garages. To the rear of the house there is a significant change in levels, with the rear garden some 0.8m below the height of the front of the property; this then slopes down more gently towards the rear boundary.

Immediately to the south is a detached two-storey house (247A Singlewell Road) built pursuant to planning permission 20140178 which sits at a slightly higher level than the house on the current application site. The front of this house is set back about 2.5m behind the front of number 247. To the rear, the new house at 247A extends about 11m beyond the rear wall of number 247. The common side boundary is formed by a 1.8m high close boarded fence.

Singlewell Road itself currently comprises a St Paul's United Reformed Church. Opposite on the north-east side and a Residential House building on the east side. The street itself was cut off to allow the development of large extension. Although we'll defined on the frontage to Singlewell Road, the ownership is very contorted as can be shown by the unusual shaped redline as shown on the planning drawings.

Immediately to the north is a detached two-storey house (number 245) sitting at a slightly lower level than the application site. This appears to date from a similar era to number 247 and, like 247, is a wide building taking up most of the width of its plot. This house has hipped gables to the front and a cat-slide incorporating a dormer with windows at the southern end, facing towards the application site. The front of the house is set back about 6m behind the front of the garages at number 247. The rear elevation of this house is irregular in shape but at its furthest point is about 10.5m beyond the rear elevation of number 247. The southern end of this house is about 1.7m away from the common side boundary, which is formed by a privet hedge.

The development has been designed to match the heights of the Victorian residential buildings built directly off Singlewell road itself to the east and west, but that the proposals should achieve the transition from the 2-3 storey buildings on the road to the third-storey residential 1930s house to the south and north of the site.

The third-storey house is articulated as a separate block which is set back and better matches the building line of the residential Accommodation to the north which were laid out without any consideration for the original road pattern retain.

3.0 PROPOSAL

1. PROPOSED DEVELOPMENT

Erection of two storey rear/side/front extension and double storey rear extension with one roof lanterns and terrace. Construction of a roof dormer on the front roof, conversion of the roof space into habitable room and installation of roof lights to the slope. Garage front double extension, internal layout alteration and associated ground rear terrace and landscape.

The proposal of the development consists double storey extension which are to be designed to a high quality of urban design. The proposal is to promote well designed building in term of massing, bulk, materials and details to raise the profile of the Gravesham Borough council.

2. ACCOMMATION

Erection of two storey rear/side/front extension and double storey rear extension with one roof lanterns and terrace. Construction of a roof dormer on the front roof, conversion of the roof space into habitable room and installation of roof lights to the slope. Garage front double extension, internal layout alteration and associated ground rear terrace and landscape.

The proposed residential extension area include:

Ground Floor: plan: 154 s.qm
plan courtyard: 20.5 s.qm

First Floor: 174 s.qm

Second Floor: 91.2 s.qm

Occupiers would access directly from the Singlewell road to a new entrance porch construction front, and via an existing internal hall an existing grand stairs, which would lead to their respective dwelling levels.

Existing cycle storage / shed is provided at ground rear gardens level with refuse and recycle storage facilities retained existing set up that can be accessed directly from the Singlewell Road.

4.0 PLANNING CONSIDERATIONS

1. SUSTAINABILITY

In terms of sustainability and ecology the site currently has existing retains planting one tree rear, on it and is completely covered with non-permeable hard landscaping. The proposals have four large flat roof areas, combined with the SUDS paving this will massively improve the sustainable urban drainage for this site.

Will also contribute to the local microclimate by helping to absorb diesel particulates and providing a haven for a small insect's life which in turn will attract birds and other fauna. There will be two medium-sized semi-mature specimen trees planted in the garden ground retained, massively improving the aspects for the existing neighbours and new residents alike.

2. DAYLIGHT AND SUNLIGHT

Sunlight

The proposed development is located directly to the north of Singlewell road. The proposal shows that there is no blocking of direct sunlight to the rear of these properties at upper levels which have residential accommodation looking north and south onto the proposed development.

The buildings directly to the north are third storey residential house. This neighbouring house building presents and (245 Singlewell road) commencement work; Construction , Planning: GRANT, ref: Application: 20211348 wall to the proposed development and therefore will not be impacted by having sunlight blocked.

The proposal indicates that there'll be minimal impact on the buildings to the east and west of the site this is because these existing buildings are both quite and the low angle of the sun at these times of the day mean that the proposals have minimal impact. In conclusion the proposal has no adverse impact on the amenity of the neighbours in regard to sunlight blocking.

Overshadowing

Overshadowing will be determined by the proximity of the proposed development to the existing openings and amenity spaces serving the neighbouring buildings. The neighbours on Singlewell road.

There are multiple window openings on the rear of the properties at first and second floor levels as shown on the planning drawings, these have very much dictated the form of the proposed development on the site whereby the upper floors progressively step further away from these properties on the upper floors. This prevents the proposed development from overshadowing or overbearing on the existing properties on Singlewell road The proposed building fits in with the height of the residential house to the north, east and west which has a blank flank wall there is therefore no overshadowing from the front building which is three stories.

3. OVERLOOKING

Privacy is the prevention of inter looking between the existing and the proposed buildings as well as within the proposed development itself. This has been achieved by carefully arranging fenestration to minimise any inter-looking. All the other windows to the proposal are well away from the windows to the rear of the Singlewell Road room. These windows will be opaque glazed except for one panel to the first / second floor shower and Wc, office / study window.

This is a marked improvement to the existing arrangement whereby at this approximate location there is a window at first floor level.

To the east across Singlewell road there is a dwelling house building whose residences will be opposite the new proposals. To St Paul's United Reformed Church far, distance build. Whilst there is currently a two story building opposite and the proposals will create a three-storey building opposite, this is not an unusual arrangement in such an urban location.

4. ACCESSIBILITY

The design of this inclusive environment allows for people's diversity and minimises unnecessary barriers and exclusions, something which will often also benefit society as a whole. It addresses the fact that many people currently remain unnecessarily 'disabled' by the design and management of existing environments. Allowing for people's diversity and aiming to minimise unnecessary barriers and exclusions, also benefits society as a whole. It addresses the fact that many people currently remain unnecessarily 'disabled' by the design and management of existing environments.

The development is served by the public highways and can be approached from east on foot via public footways.

The design and selection of materials for floor, wall and ceiling finishes and lighting design will be selected to create a fully inclusive and accessible environment.

Consultations and Guidance

5. REFUSE BIN PROVISION AND ACCESS

The design proposes a designated external bin area by the front of the site, which would allow for the proper storage and separation of waste, in order to encourage recycling and help meet waste management targets. Bin Refuse and Recycling rubbish. Existing sit up

5.0 CONCLUSION

In conclusion the new proposals and second floor bedroom would have a minimal impact on the adjoining neighbours. In terms of sunlight there will be no meaningful impact on any of the adjoining neighbours.

The stepped massing of the proposals prevents overshadowing of the existing neighbours, the arrangement of rooms and windows in the proposals has been carefully considered to avoid overlooking, where the potential for overlooking presents itself this has been avoided by the use of proprietary slatted privacy screens. The nature of the proposed use reduces the amount of noise and activity associated with the site, and supports and the use of the surrounding buildings better.

In conclusion, the proposed development complies with the council policies and that it will enhance the existing site, bring benefits to local residents and local community and make better utilisation of a previously developed site.

The Council is therefore respectfully asked to grant planning permission.

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appendix:-

Register drawing list:-

Existing drawing; scale:-

PL01 location plan; 1:1250.
PL02 block plan; 1:500.
PL03 site plan 1:200.
PL04 ground plan; 1:100.
PL05 first plan; 1:100.
PL06 roof plan; 1:100.
PL07 front elevation; 1:100.
PL08 rear elevation 1:100.
PL09 side / flank elevation no. 245 view; 1:100.
PL10 side / flank elevation no. 247A view; 1:100.

Proposed drawing; scale:-

PL11 site plan 1:200.
PL12 ground floor plan; 1:100.
PL13 first floor plan; 1:100.
PL14 second/ loft floor plan; 1:100.
PL15 roof plan plan; 1:100.
PL16 front elevation; 1:100.
PL17 rear elevation; 1:100.
PL18 side / flank elevation no. 245 view; 1:100.
PL19 side / flank elevation no. 247A view; 1:100.
PL20 typical longitudinal section view; 1:100.
PL21 front street scene complex elevation; 1:200.
PL22 rear street scene complex elevation 1:200.
PL23 site plan context 1:200.