

Land Adjacent to No 8 Castle Lane Gravesend DA12 4TG

Planning/Design/Access Statements.

1 The proposal is for the erection of a detached 3-bedroom chalet style bungalow.

2 Construction Environment Management Plan attached which states the times of onsite construction.

3 During the construction of Nos 6 and 8 and works required under the Archaeology report there was no evidence of contamination.

4 There was an archaeological report carried out before the construction of of the adjoining properties.

No significant items of interest were identified.

5 Foul drainage from the proposed dwelling to be connected to existing foul drainage to adjoining properties.

6 Surface water drainage to be taken to the rear of the property and to be connected to a 3.0M create soakaway sited 5.0M from any of the buildings.

7 The materials to the proposed dwelling are to match the adjoining properties.

Facing bricks to be Ibstock Grovenor county mix.

Cladding to be Cement fibre board Anthracite Grey.

Roof tiles to be Eternit slate

Windows to be powdered coated aluminium in black.

8 The only lighting to be provided is adjacent to the entrance door and is to be operated in conjunction with PIR system.

9 2No parking spaces are to be provided to the property and are accessed from the access track off Castle Lane.

10 Storage shed to be provided for two cycles, 2.0Mx1.2M.

Position as indicated on drawing.

11 Electrical Vehicle charging point to be provided adjacent to entrance door, details are attached indicating 7Kw supply and all technical details.

12 It is proposed to retain existing hedges and post/wire fence and remove any dead or diseased plants.

As the post and wire fence is to be retained access for mammals will be maintained.

13 The parking spaces and access track to block paved to match the access track serving the adjoining properties which is drained to newly installed soakaway.

14 It is proposed to provide a bat box and bird box fixed to the side elevation of the dwellings at high level.

Two bug hotels are to be provided to the rear boundary fixed to existing posts of the post/wire fence.