

2205

11 DORSET CRESCENT

DESIGN & ACCESS STATEMENT

Revision -



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Drawings shown not to scale
unless otherwise stated

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PROJECT SYNOPSIS

PROJECT BRIEF

This document looks at the proposal of forming a new single storey porch, reconfiguring the front garden to accommodate a second vehicle, and reducing the boundary wall to widen the entrance.



SITE ANALYSIS

SITE LOCATION

The site is located along Dorset Crescent in the centre of a densely populated residential area in Gravesend.

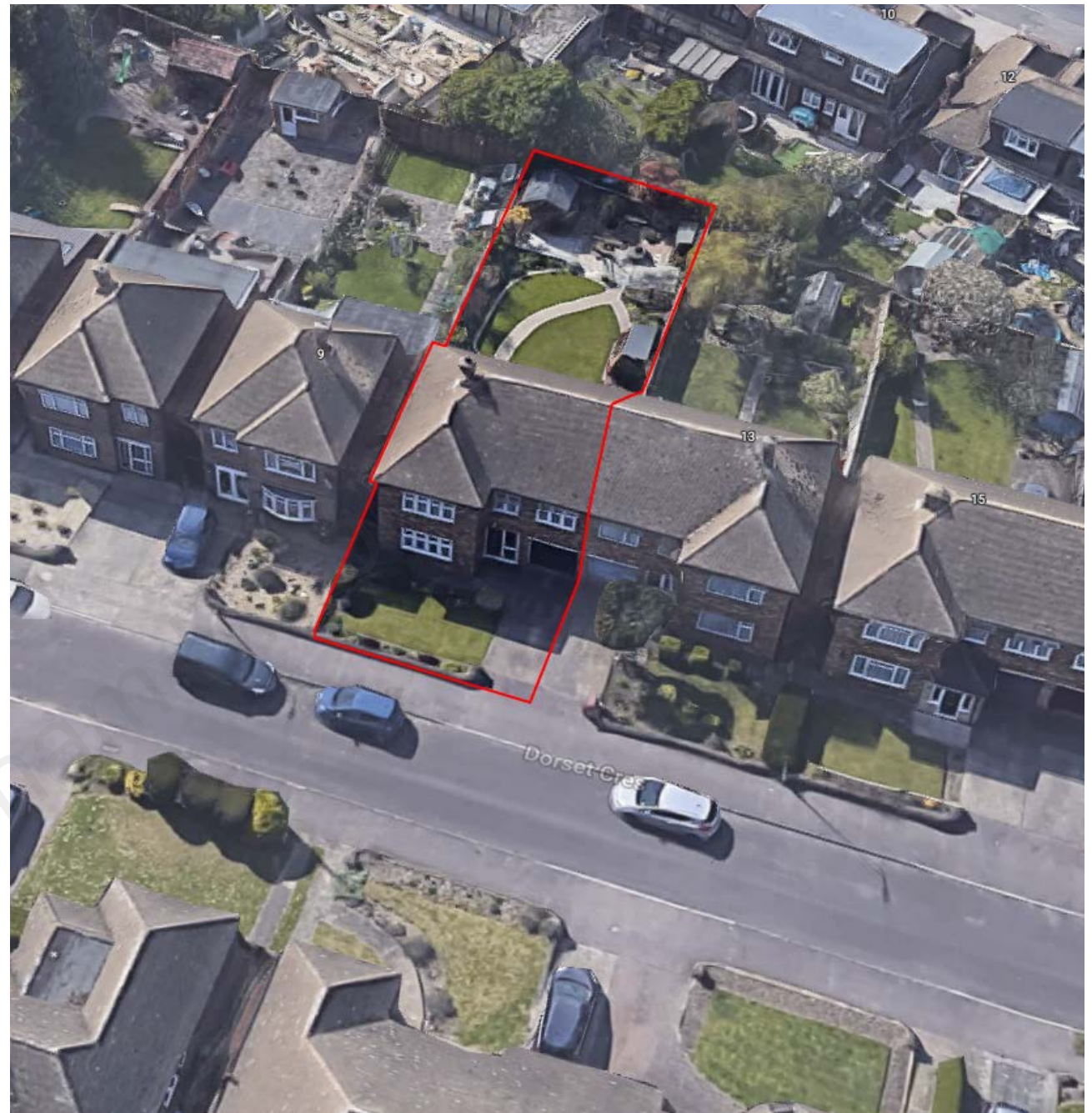
In regards to site constraints, the site is within the Urban Boundary and outside of any Green Belt or AONB.

SITE CONTEXT

The dwelling in question is a semi-detached property towards the centre of a residential road. The properties along the same side of Dorset Cr are set a similar distance from the road and are of a similar design & proportion.

Over time numerous adaptations have been made such as the addition of porches and expanded driveways as well as new walls, fences and gates.

-- Site Boundary



DESIGN CONSIDERATIONS

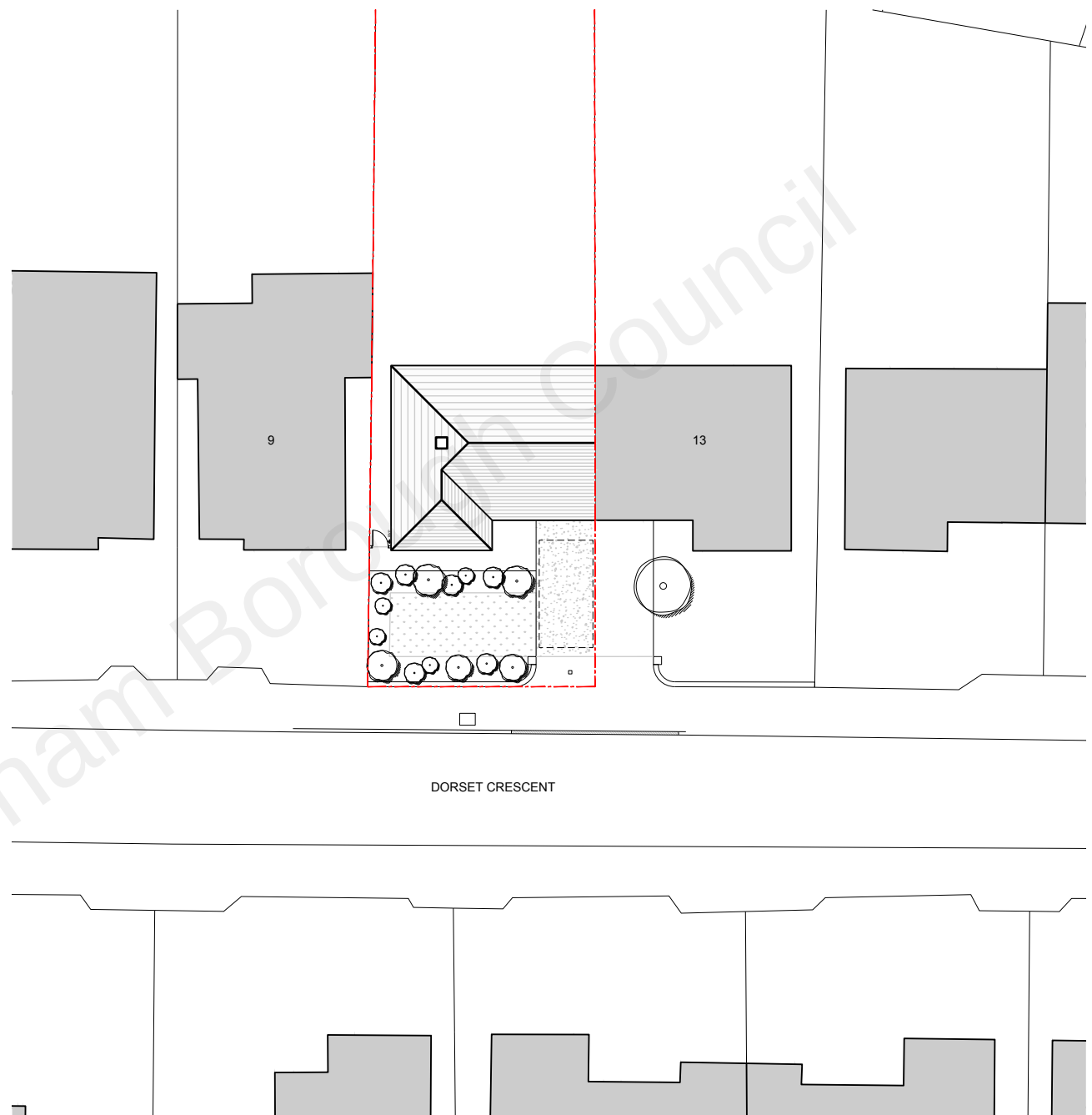
Although the proposal is modest in scale, consideration has been given to overlooking as well as ensuring the proposal is suited to the property in terms of design, materials & scale.

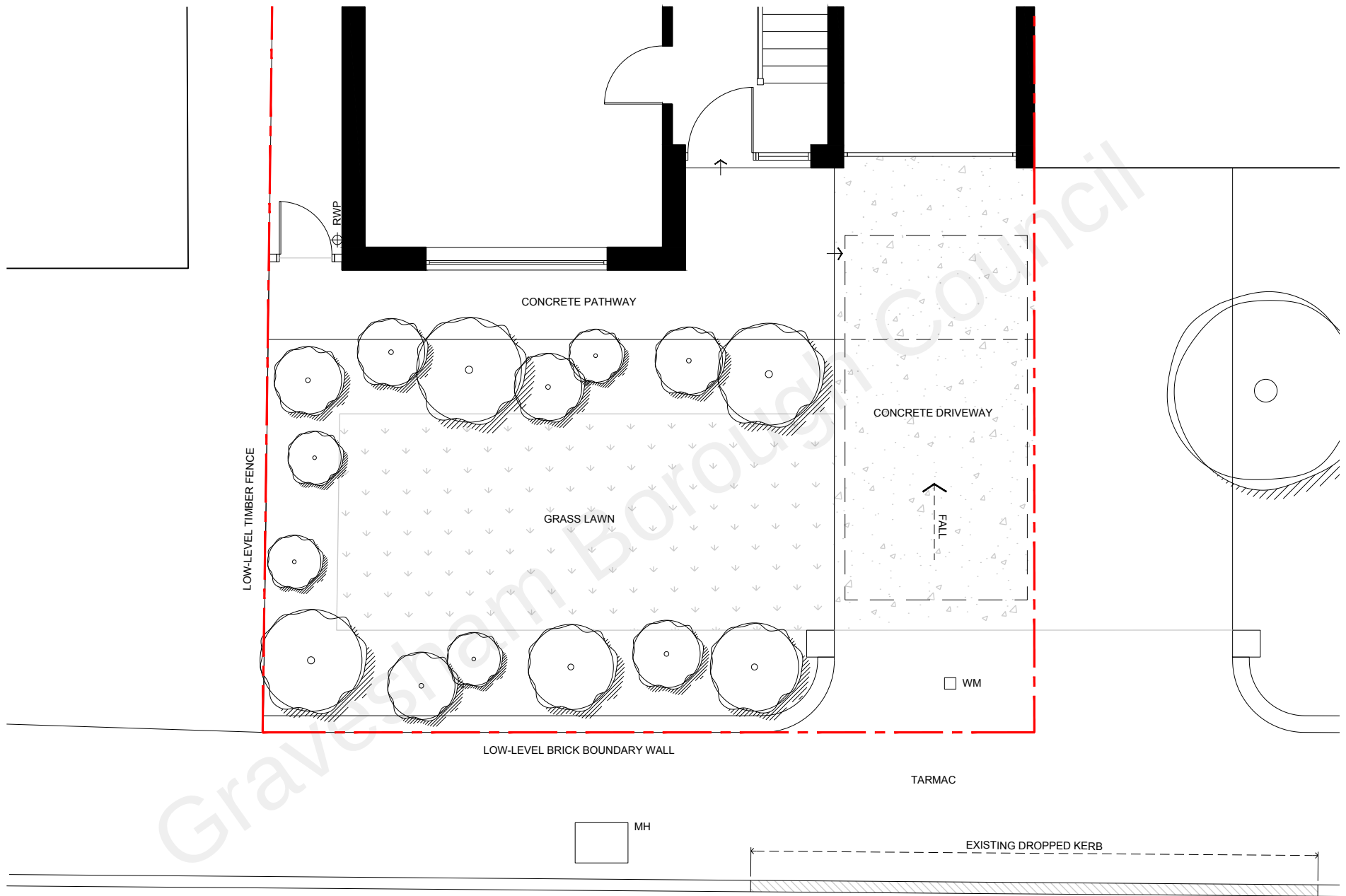
Any design must also consider how it will compliment the street-scene to avoid a design that looks peculiar or out of place.

As this driveway adjoins the neighbours, the pitch of the proposed drive must remain the same along the boundary but could be altered further into the plot.

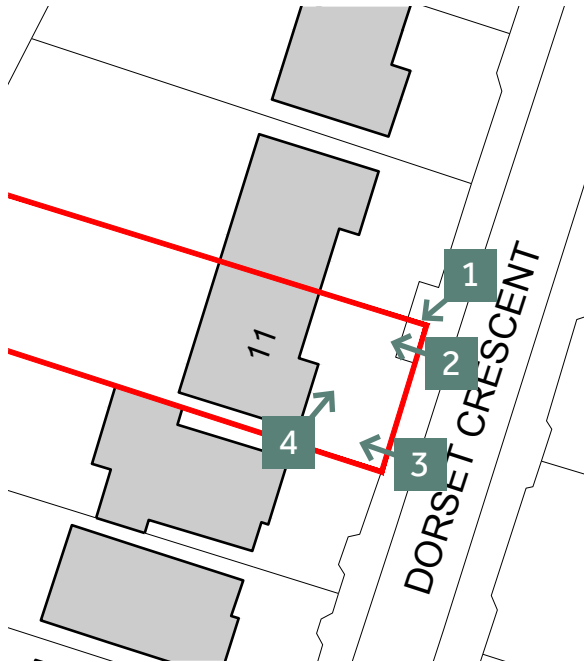
Similarly, how the driveway meets the public pathway must also remain at the same height to avoid impacting land outside of the applicants ownership.

-- Site Boundary
01. Existing Site Plan





-- Site Boundary
01. Existing Front Garden Plan



SITE PHOTOGRAPHS

01. Photograph looking across the site in question showing the proposed location of the porch and the front garden to be converted into a driveway.

02. Looking West down the existing driveway.

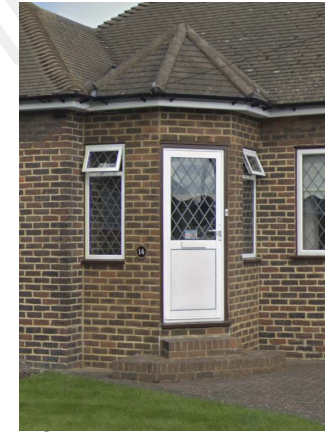
03. Looking along the boundary line and towards the side access gate to be retained.

04. Stood on the site looking East over the area of the proposed driveway.

CONTEXT STUDY

With a view to gaining a better understanding of the broader context, and ensuring we arrived at a design that would compliment both the house and the street-scene, we set out to compile examples of the existing porches along Dorset Cr.

As demonstrated by the accompanying images, there is a broad variety of porch designs along the road with no set template. With this in mind, the proposal can be designed more freely.

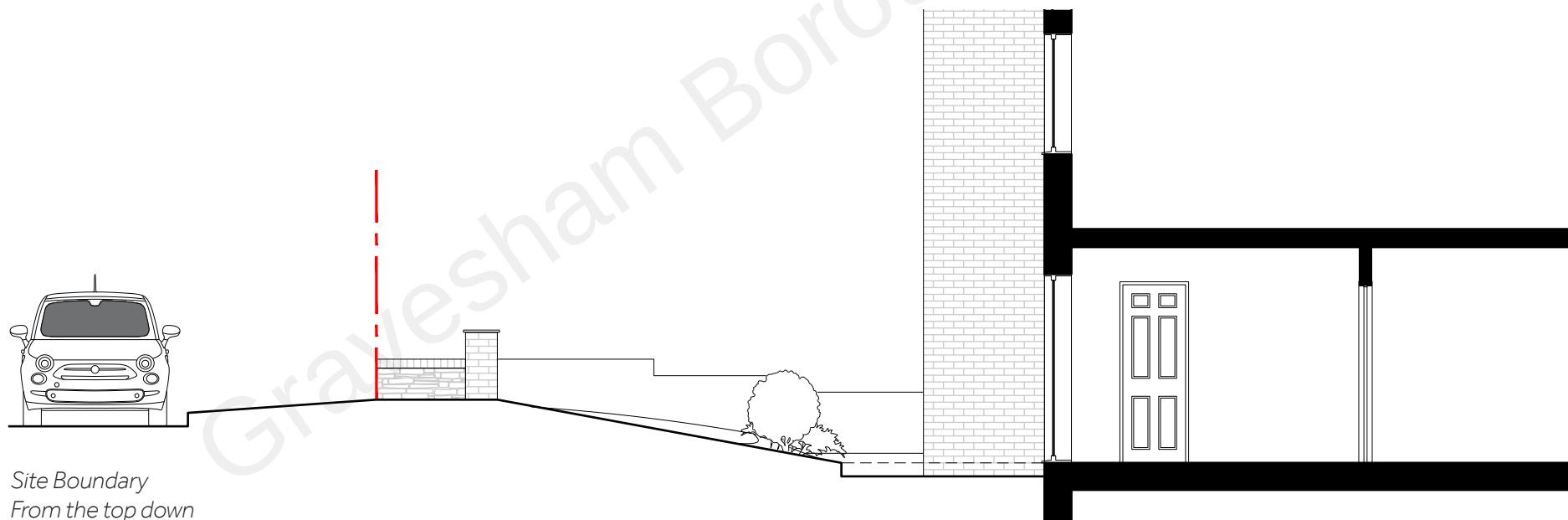
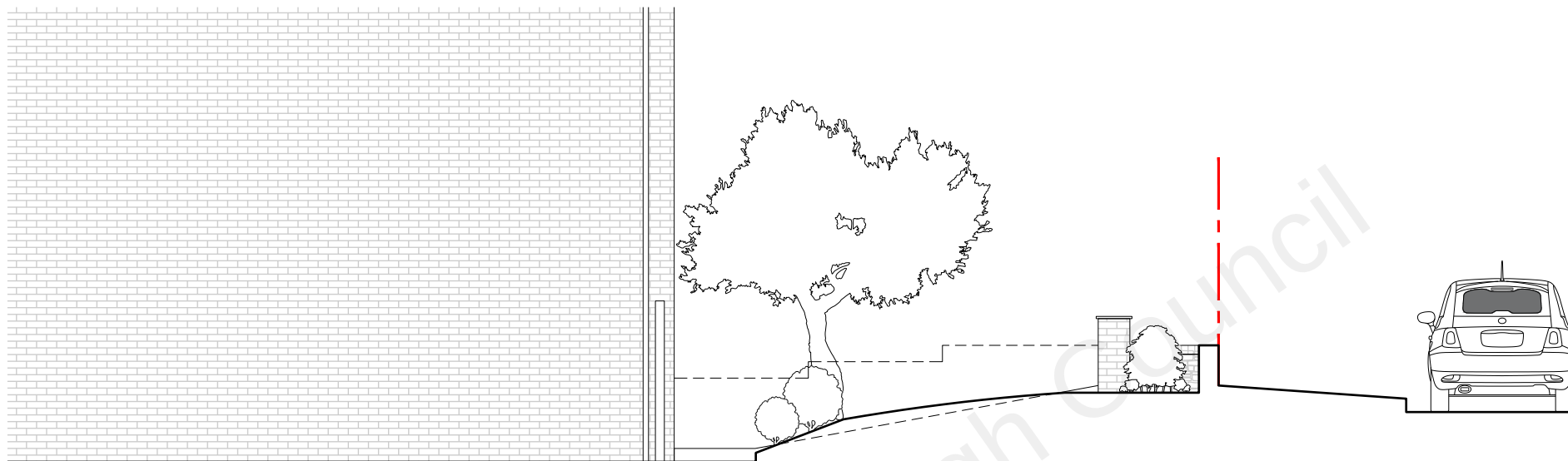




-- Site Boundary
01. Existing Street Elevation



-- Site Boundary
01. Existing Front Elevation



- Site Boundary
 From the top down
 01. Existing South Elevation
 02. Existing North Section

DESIGN PROPOSAL

DESIGN OBJECTIVE

This proposal looks at creating a single storey porch which is intended to provide additional space whilst entering & exiting the property. As well as this, the driveway is to be extended in place of the existing area of front lawn, similar to a number of properties along the road.

DESIGN STRATEGY

The porch has been designed to suit the property in terms of scale & materials whilst also adopting a contemporary style. This will be achieved by introducing new materials, such as oak cladding and aluminium windows, alongside materials already found on the site.

In regards to the driveway, to avoid creating an obvious addition the existing driveway will be recovered to match the new section using permeable paving. Similar to the current arrangement, planting will be introduced around the driveway and along the boundaries to soften the appearance.



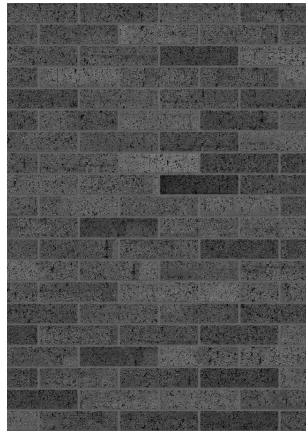
MATERIALS PALETTE

The following materials have been adopted to compliment the existing property & street-scene whilst also introducing a contemporary style.



DRIVEWAY

Permeable paving will be used as a resilient material that requires minimal maintenance whilst also providing a sustainable means of rainwater drainage. In terms of the finish, the colour is likely to be grey.



GARDEN WALL

As a result of the sloping front garden, a low level brick retaining wall would be necessary to help prevent movement.

As the brick used in the house is different to the front wall & the house next door, it would be difficult to select a single type of brick to match. With this in mind, it is possible to use a material that will compliment the driveway specifically, like a black brick for example.



BRICKWORK

In regards to the porch itself, brick is used below the DPC and on the side of the porch creating space for an electric car charger. With this, and as the amount would be minimal, it is advised to use a reclaimed brick to best match the house.



TILING

The pitched roof will be finished with concrete tiles to match the existing house and those along Dorset Cr.

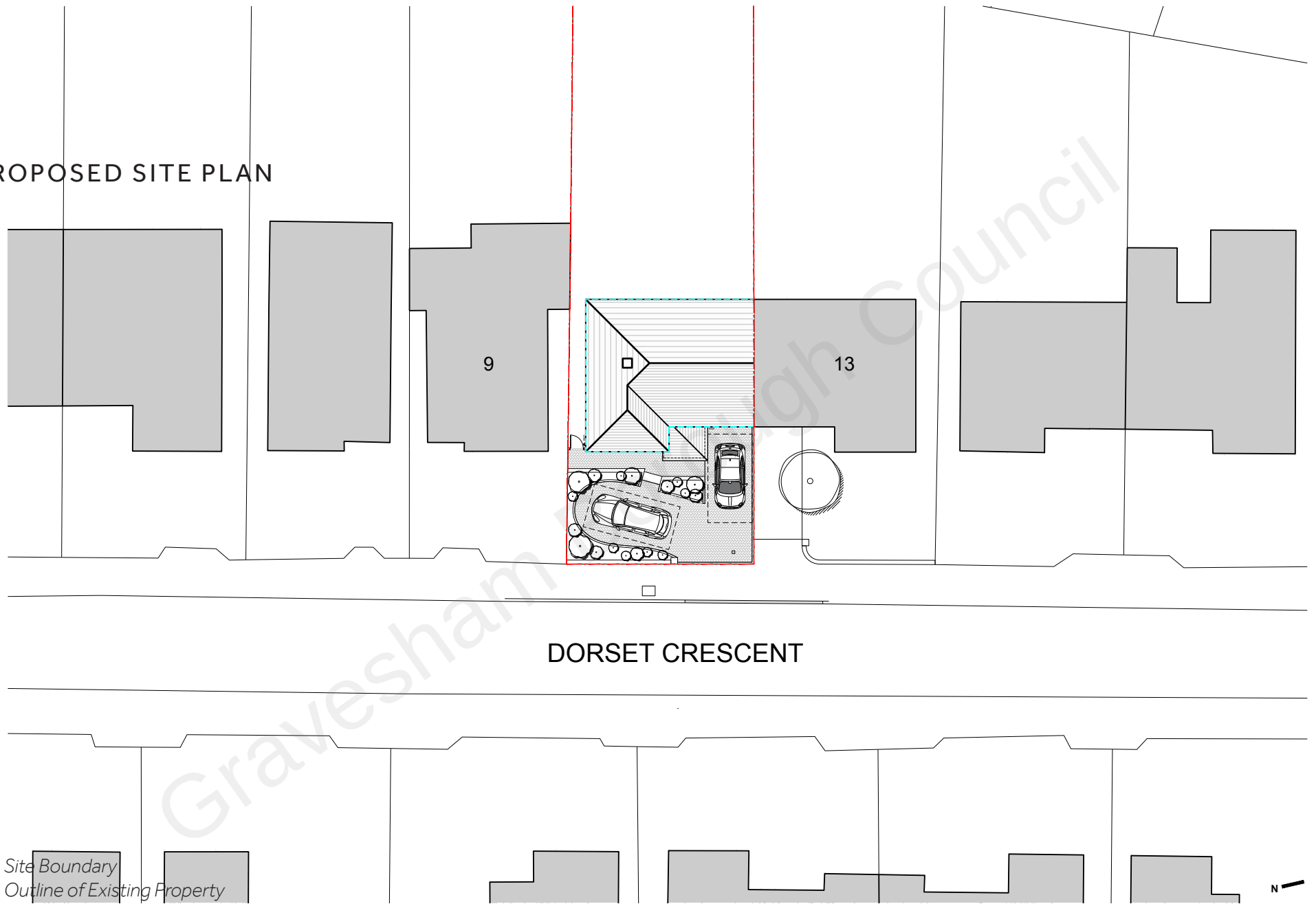


GLAZING

Aluminium glazing will be used providing a high quality & efficient product. The finish of the frames will be dark grey or black.

The front door and garage door will also be replaced and the colour is intended to match one another.

PROPOSED SITE PLAN



- Site Boundary
- Outline of Existing Property
- 01. Proposed Site Plan

PROPOSED PLAN

- A. The existing boundary wall is to be reduced in length to increase the size of the opening onto the site. The dropped kerb will NOT be altered.
- B. New permeable paving.
- C. Additional parking space.
- D. Low-level landscaping.
- E. Low-level garden wall.
- F. New single storey porch (3.4sqm).

SITE ANALYSIS

Site Lines - The porch will be visible from the road however as a result of its overall scale, being lower than the road, and partially blocked from view by the primary elevation, any visual impact will be reduced.

Overlooking - A side facing window is included to allow valuable light into the hallway as well as improving security, providing clear visibility over the driveway. There are no side facing windows on the adjoining property.

Overbearing - The proposal is set back from the boundaries therefore there will be no overbearing issues.

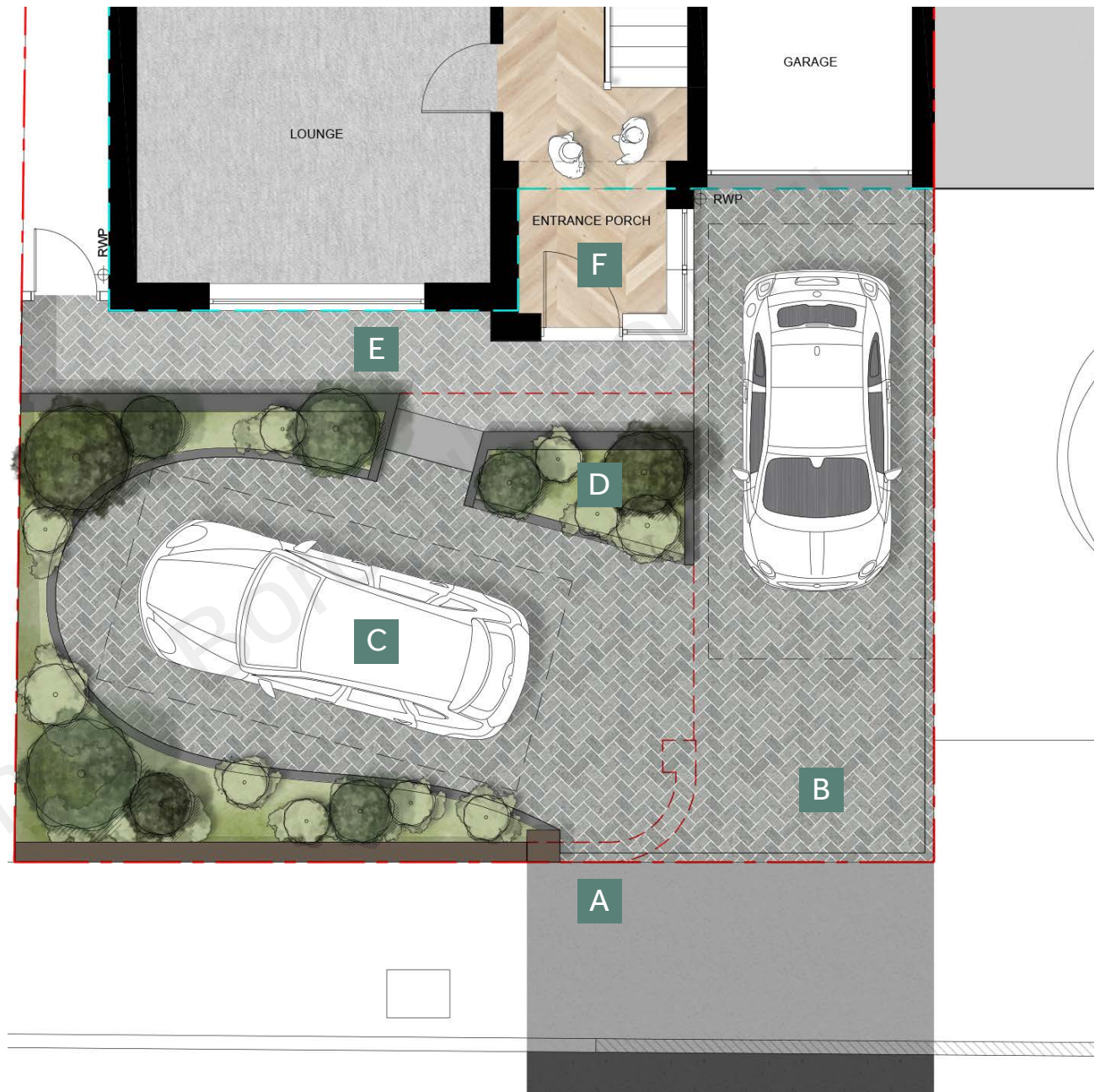
Parking - There would be 1 additional space.

Access & Highways - Access from the highway is unaltered & so is the dropped kerb.

-- Site Boundary

-- Outline of Existing Property

01. Proposed Front Garden Plan



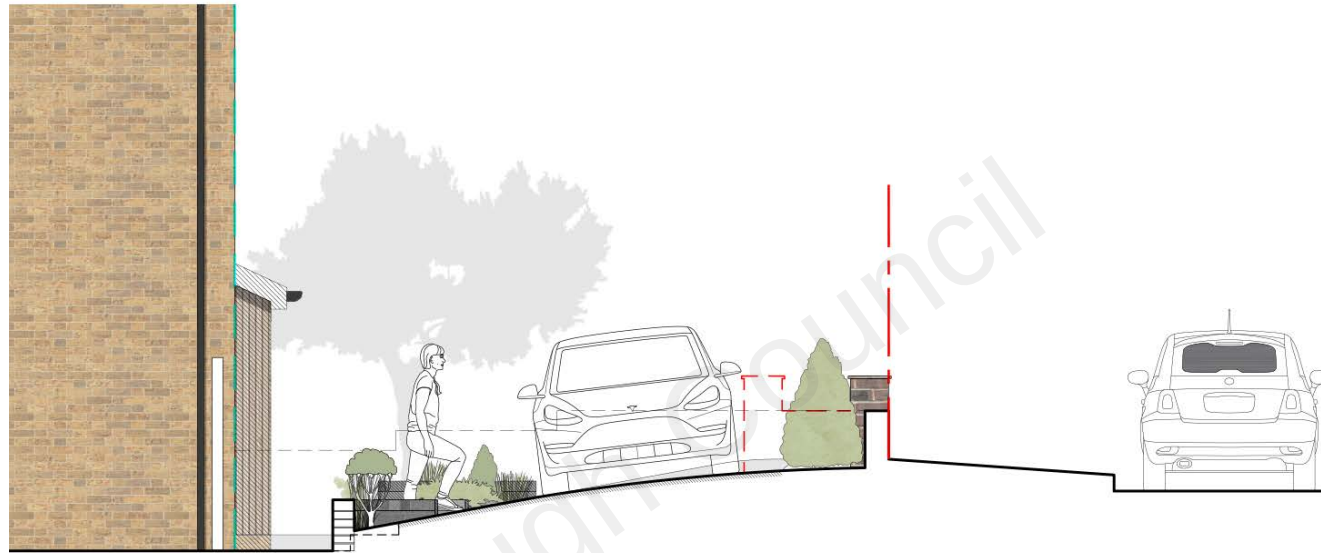
PROPOSED ELEVATIONS



- Site Boundary
 - Outline of Existing Property
01. Proposed Street Elevation



- Site Boundary
 - Outline of Existing Property
01. Proposed Front Elevation



- Site Boundary
- Outline of Existing Property
- 01. Proposed South Elevation
- 02. Proposed North Elevation

DESIGN REVIEW

PROPOSAL SUMMARY

We believe that the proposal is modest in scale and has been designed to be considerate to the broader context & street scene.

The porch adopts materials already found on the site, as well as along Dorset Cr, to help ensure the design compliments the house whilst also introducing contemporary materials that help articulate the design and create something distinctive.

The extending of the driveway has been carefully considered with a view to retaining areas for landscaping which help soften the paving & boundaries. Furthermore, the creation of an additional space will help reduce the number of cars parked along the road, improving road safety.

With this in mind, we believe the proposal has been carefully considered, and although modest in scale, will bring a number of improvements to the property.



Gravesham Borough Council

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