

Design & Access Statement

22 Trosley Avenue,
Gravesend,
DA11 7QW

prepared by:

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This proposal has been prepared by Thistle Architecture and is subject to planning, building regulation and other statutory approvals.

We've worked on all kinds of buildings, big, medium and small. No matter the size, we present creative, innovative design solutions with the same attention and dedication from beginning to end.

This document provides an insight into our design process and what constraints and opportunities have driven the design at this stage. The images and designs in this document are for discussion purposes only and subject to further collaboration with the relevant local authority, and design/client team.

THE BRIEF	
INTRODUCTION	
WIDER CONTEXT	
STREET SCENE	
THE PROPERTY	
PLANS	
ELEVATIONS	
FINAL DESIGN	
PLANNING CONTEXT	
CONCLUSION.	

REFERENCE:	0055	ISSUE:	Revision 01
PREPARED BY:	EK	DATE:	August 2024
REVISIONS:	Full Planning Submission		

The Brief

Thistle have been approached to prepare concept layouts and sketches for a rear extension to 22 Trosley Avenue, Gravesend, DA11 7QW.

The Design Team:

+ Lead Consultant:
THISTLE ARCHITECTURE

+:
TBC

Introduction

This Design and Access Statement has been prepared to accompany a planning application for a proposed single-story rear extension at 22 Trosley Avenue, Gravesend, DA11 7QW. The property is a mid-terrace residential dwelling located in a predominantly residential area. The proposed development aims to provide additional living space to better meet the needs of the occupants while ensuring that the design remains in keeping with the character of the existing terrace and its surroundings.

This statement sets out the design principles and access considerations that have shaped the proposal, demonstrating how it complies with local planning policies and enhances the quality of the built environment.

We anticipate further engagement with planning authorities, and we remain open to constructive feedback, collaboration, and the refinement of our design proposal as we endeavour to enhance Hillside Avenues living spaces, thereby preserving its architectural legacy and achieving a fusion of traditional elegance and contemporary utility.

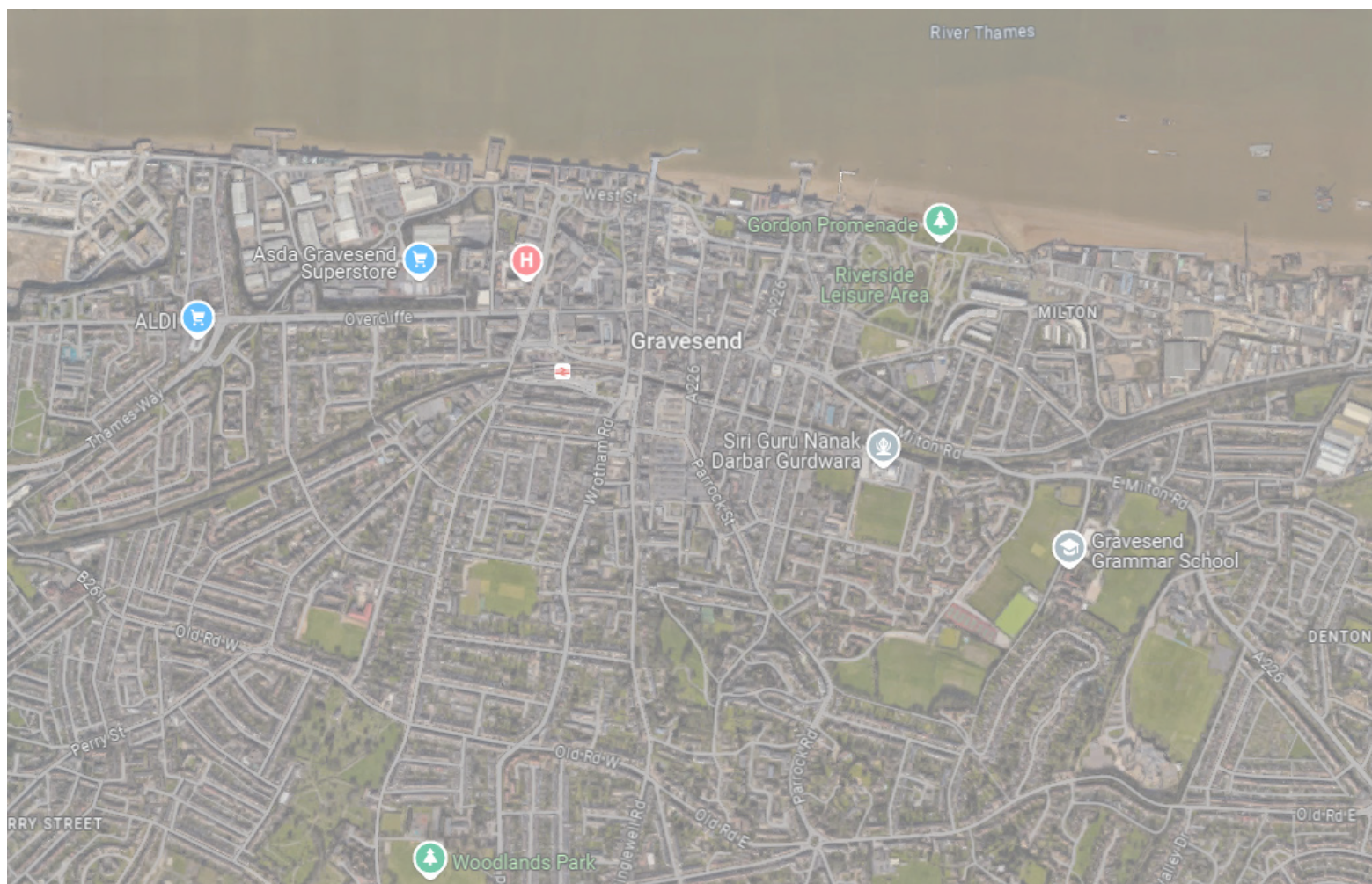


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outlined in red

Wider Context

Gravesend, located on the southern bank of the River Thames in Kent, has a rich history shaped by its strategic riverside position. The town, mentioned as “Gravesham” in the Domesday Book of 1086, developed as an important port and crossing point between London and the continent. In the 14th century, it was granted exclusive rights to operate a ferry across the Thames, enhancing its role in trade and transportation.

Today, Gravesend is known for its diverse architecture and landmarks, such as the historic Town Pier and the Pocahontas statue. The town's residential areas, including Trosley Avenue, feature terrace houses that reflect its development in the late 19th and early 20th centuries. The proposed rear extension at 22 Trosley Avenue respects this heritage while catering to modern living needs.



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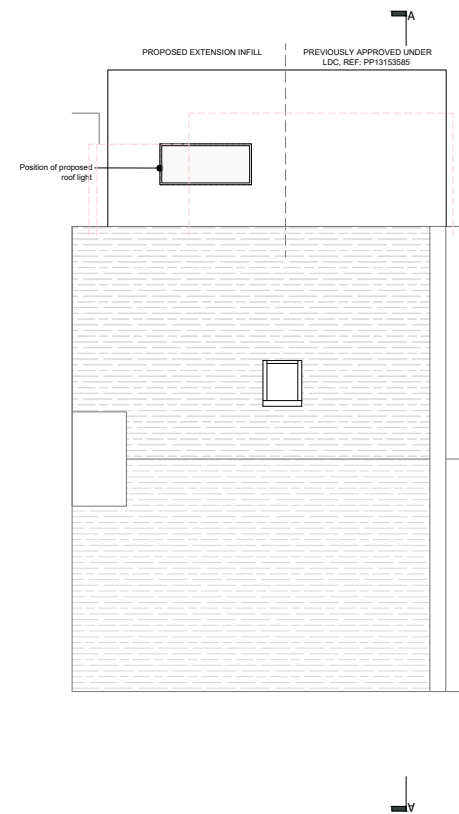
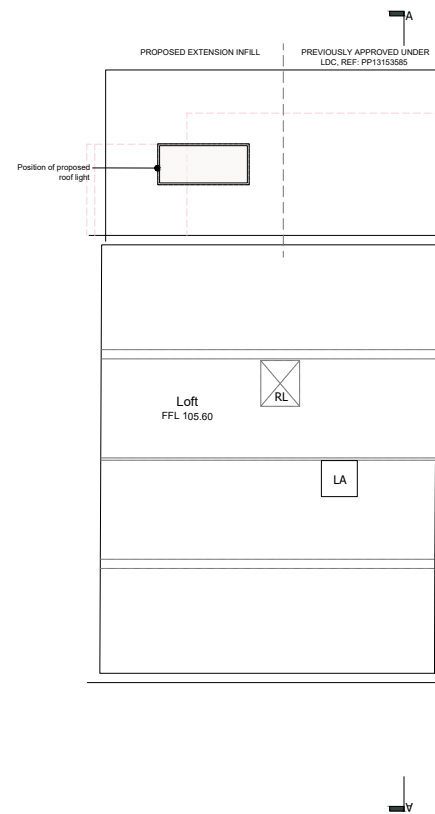
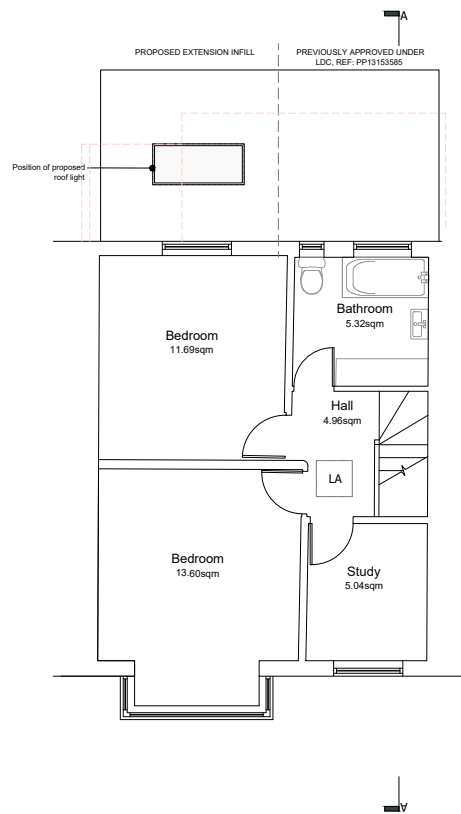
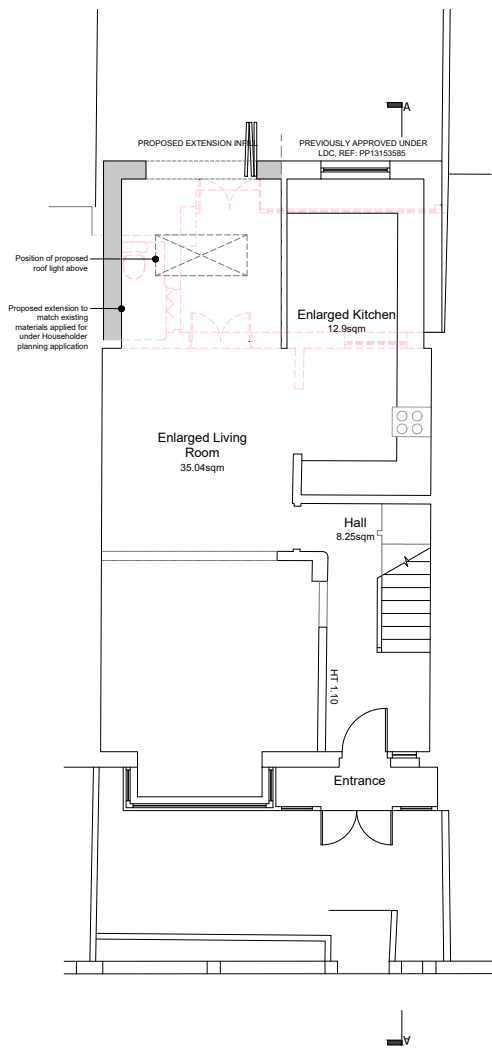
The Property

22 Trosley Avenue is a mid-terrace house with a pebbledash façade, matching the character of other properties on the street. It features white uPVC windows and a cement tile roof, common elements throughout Trosley Avenue that provide a consistent look and low-maintenance benefits. This uniformity in materials and style contributes to the cohesive streetscape of the area. The proposed rear extension is designed to complement the existing architecture while providing additional space to meet modern living needs, ensuring it remains in harmony with the surrounding terrace properties.

22 Trosley



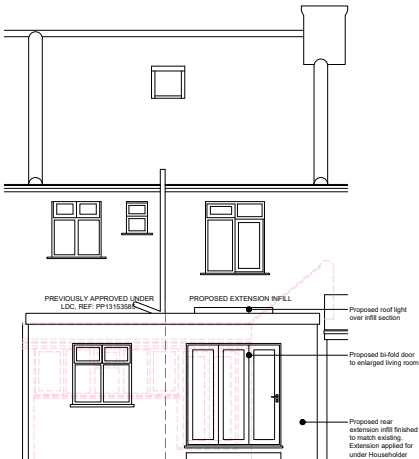
The Plans



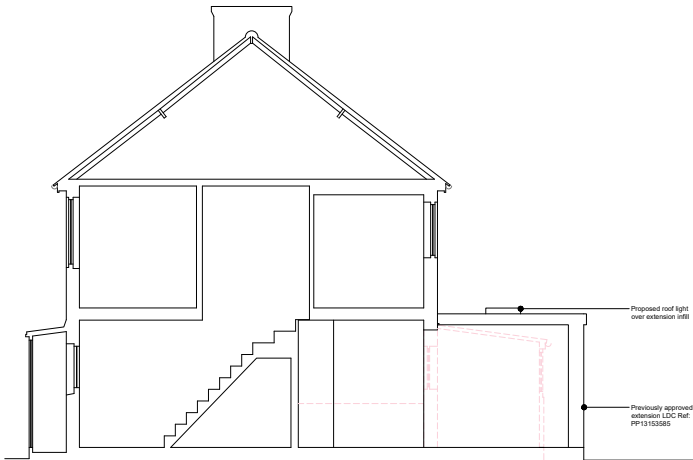
Elevations



FRONT ELEVATION



REAR ELEVATION



SECTION

The Final Design

The proposed full-width rear extension at 22 Trosley Avenue replaces the previously approved half-width extension (Ref. No: 20240557) by infilling the remaining space at the rear. This design is more cohesive with the neighboring properties, which have similar full-width extensions, creating a unified and consistent appearance along the terrace row.

The extension enhances the property by providing a more spacious and efficient internal layout, particularly improving the kitchen area for better functionality and enjoyment. The proposal respects the existing architectural character of the street while offering an upgraded living space that blends seamlessly with the surrounding properties.

Planning Context

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings.

Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

The proposed 3m deep 3m high (full width) single storey flat roof extension should be seen as an acceptable design and will provide an enlarged kitchen/dining room. The alterations and materials will be constructed entirely to match the existing. aligning with the scheme complies with Policy CS19 (LPCS) and Section 12 of the NPPF (2019).

Amenity of Future Occupiers

Sufficient private amenity space is retained for future occupiers and the room sizes for the development are acceptable. The proposal complies with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

Neighbouring Amenity

Both immediate neighbours have similar single storey full width extensions. Therefore, our proposal will not impact the outlook or amenity of adjacent properties.

RELEVANT POLICIES:

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles

National Planning Policy Framework (2019)

Sections 2 & 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

2 - Residential layout guidelines including Housing Standards Policy Statement October 2015

Adopted 1996 – amended June 2020;

Technical Housing Standards: Nationally Described Space Standards (2015).

RELEVANT SITE HISTORY

- Prior approval application for a single storey rear extension with a depth of 6 metres, maximum height of 2.80 metres and eaves height of 2.80 metres Ref. No: 20240397 | Status: Refused
- Application for a Lawful Development Certificate in respect of change of use from C3(Dwellinghouse) to C4 (HMO), erection of a single storey rear extension, erection of a dormer extension in the rear roof slope and addition of 2no. rooflights in the front roof slope. Ref. No: 20240557 | Status: Certificate Granted

RELEVANT LOCAL PLANNING

- Application for a Lawful Development Certificate in respect of change of use from C3 (Dwellinghouse) to C4 (HMO), erection of a single storey rear extension, erection of a dormer extension in the rear roof slope and addition of 2no. rooflights in the front roof slope. Ref. No: 20240557
- Erection of a rear dormer with a front facing Velux. Ref. No: 20230601
- Erection of a single storey rear extension Ref. No: 20210525
- Erection of a single storey rear extension and construction of a dormer extension in the rear roof slope to form habitable rooms. Ref. No: 20160714

Conclusion

We believe the proposed infill rear extension at 22 Trosley Avenue should be approved as it aligns with the established planning context and local guidance. The design mirrors the successful rear extensions found along the street, ensuring visual cohesion and consistency with the neighborhood's character.

By infilling the remaining rear space, the extension enhances the property's functionality, particularly improving the kitchen area, while respecting the scale and appearance of adjacent properties. The proposal addresses local planning policies effectively, maintains the harmonious streetscape, and provides much-needed additional living space, making it a fitting and beneficial addition to the area.

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