

Design and Access Statement

151 Milton Road, Gravesend, Kent, DA12 2RG



Dated: 13.10.2022

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Introduction

The plot at 151 Milton Road, Gravesend has an area of approximately 172.9 sq. m. The site is occupied for a shop on the ground floor and a studio and flat on the floor above.

Proposal

The intention of this planning application submitted is to do a double storey rear extension from the first floor to provide two more flats with decent size for flats. The access to the property will remain unchanged.

Layout

The proposed dwelling would have a shop, kitchen, waste store, store/staff room, 2 WC at the ground floor level, the layout on the ground floor property will remain unchanged. The first floor and second floor would have 2 flats for each floor; each flat would have lobby, bedroom, kitchen, living/dining, stores and shower/bath for flat 2. The proposals are simple in nature and will not be evident from the local streetscape. The proposed design is simple and lends itself to the existing stock within the surrounding area. There is also adequate space for the provision of refuse/ recycling collection within the site. Internally, all the rooms are of reasonable size and the design attempts to give some consideration to the user. All doors are proposed to have a clear opening of 756mm with the main entrance door having a clear opening of 835mm.

Vehicle Access:

Access to public transport would seem relatively good in terms of buses, which stop within the local area. The property is also reasonably situated for the local amenities of the surrounding area. The site is capable of promoting cycling use as an alternative to vehicle use.

Appearance / Scale:

The appearance of the proposed dwelling is of a traditional style, as previously mentioned, with a view to having a balanced and neutral impact on the existing street scene. The design is also simple in its appearance and not ostentatious or contemporary. The gutter and ridge height are similar to the existing building stock in the surrounding area. This will not disrupt the important rhythm and symmetry that character the classic suburban typology.

Security

It is considered that the proposed accommodation will be very secure. Access is proposed off Milton Road and in full view of the other properties to the other side of the road. It is also proposed that the property will fully comply with the Secure by Design requirements and be provided with an intruder alarm system.

Landscaping

The property is provided with a space all around to the property, which will be screened with boundary fencing. This is to be the main amenity space for the proposed development.