

DESIGN AND ACCESS STATEMENT

LOCATION: 1- Codrington Gardens, Gravesend, DA125DB

PROPOSAL:

Erection of a 2 Bedroom End Terrace House to the side garden and provision of off street car park site at No.1 Codrington Gardens, Gravesend, DA125DB

1-INTRODUCTION

The statement has been prepared in support of the planning application submitted by Mr Hardeep Singh. The application relates to the erection of an end terraced house on a vacant land situated in the side of the dwelling house.

The statement represents reasoned justification for the proposed development and has been prepared to comply with National Guidance, Strategic and local planning policies.

The planning submission has regard to the nature of the site, its surrounding, characteristics, constraints and need to improve this property.

2-SITE BACK GROUND

The application site comprises of a and end terraced housed. The site is situated between at the end of a residential terrace along Codrington Gardens.

Photograph Showing the Front View of Land



The area is residential in nature. The site is surrounded by residential premises on both sides. There is free on street parking is also available on the Codrington Crescent

Photograph showing the land situated to the side of exiting premises



Planning History

The application (Application: 20211121) for the “Erection of an attached 3 bedroom house in the side garden of the existing dwelling house and provision of off street car parking” has been refused due to reasons given below

1. The proposed dwelling is inappropriate development on a corner plot which disrupts an established building line, develops a planned open area within the street scene which is a characteristic of the surrounding estate and is not distinguishable from the main terrace through subservience or set-back
2. The development fails to safeguard the amenity of future occupiers and neighbouring properties by virtue of direct and perceived overlooking into private amenity space
3. The proposed crossover extension and driveway are a hazard to highway safety by virtue proximity to the junction and limited visibly splays for incoming traffic

significantly increase the potential for collisions, exacerbated by the parallel parking and multiple manoeuvres required for vehicles to egress

4. The proposal fails to safeguard biodiversity and fails to secure a contribution towards strategic mitigation measures within Special Protection Areas, and in the absence of this contribution or adequate information to inform an Appropriate Assessment

3-DESIGN CONSIDERATIONS FOR THE PROPOSAL

The due consideration has been given to the previous refusal reasons and new revised proposal appears to address the previous reasons of refusal (referred to Planning history given above)

The application site has large area, surrounded by residential built up environment, and contains more potential for further improvement to benefit the future occupants and fulfil the needs of residential housing.

- 1- Site is a large open land itself which makes this development more appropriate for residential use ,
- 2- The existing premises is end terraced , semi detached in character and it will be best use of site to develop the site for housing purposes , where the off street car parking spaces can be provided
- 3- The new residential unit will have their own front and rear gardens and car parking space , thus making view very much attractive for future occupants
- 4- The new building would be subservient to the existing building and is set back from the front building line to give its appearance as extended part of existing dwelling.
- 5- The proposal is reduced to 2 Bedroom House , which would reduce the width of facade thus maintain the character of open land at end of terrace
- 6- The single storey pitched roof extended part of the building is shifted in the middle than those of the previous planning (Ref: 20211121). This will increase sense of openness of the land along Codrington Crescent

- 7- It is believed that the proposal will not affect the adjoining properties in terms of detrimental impact, Daylight/ sunlight impacts due to the pitched roof design and being continuity of similar design than those of existing terrace. Proposal will keep the character of existing terrace and will keep the scale , character and design of adjoining properties
- 8- The height of proposed building will be less than those of adjoining properties
- 9- The provision of the refuse & Recycle bin space is being provided within front garden (referred ground floor plan)
- 10- There is no any impact to existing green features to the surrounding area and shrubs of existing site.
- 11- The privacy of future occupants at all levels is maintained
- 12- There are no side windows; therefore the chances of overlooking the properties along Codrington Crescent are very rare.
- 13- The car parking provision has been made by providing a new Drop Kerb along Codrington Crescent, at the end of the rear garden like other properties in the parade.

Photograph Showing Drop Kerb and Car Park at Rear of No.64 Wilberforce Way



4- AMOUNT OF PROPOSED DEVELOPMENT

It is proposed to develop 1x3 Bedroom (5 People) creating a new 2 storey building. Proposal involves the provision of the off Street car parking space for new residential unit in the front gardens (referred to proposed plans).

SCHEDULE OF AREAS

Unit Name	Floor Area	No of Bedroom	Location	Car Parking	Cycle Park
H1	65	2	Ground ,First	1	2

5- SCALE OF PROPOSED DEVELOPMENT

The development would be a new end terraced building. The height of the building matches with the existing property at No.1 Codrington Road.

6-LANDSCAPING

The design proposal takes into account the hard and soft landscaping of the proposed development in terms individual and its context with the adjoining buildings.

It is clear that the proposed development does not dominate the existing buildings in term of size and scale. It reflects style, proportion, materials and details to existing townscape of the area and street.

The design of new development demonstrates that high priority has been given to the objective of positively preserving or enhancing the character of appearance of area by using the matching materials

7-APPEARANCE OF PROPOSED DEVELOPMENT

It is taken into account in the design, Layout, Size, scale and materials that appearance of the building to be to reflect the existing character of townscape of area and street. All materials to be matched with existing materials used in the adjoining properties.

- I. The scheme is designed to respect the townscape of area with an architecturally sympathetic building and roof to the townscape of area , forming a foreground car parking spaces

- II. The newly proposed building enhance the street scene , scale , character and creates a more coherent urban setting and ensuring appropriate privacy relationship with adjacent properties

8-ACCESS, FIRE AND SAFETY

There is no change in the existing access to the building from Codrington Gardens, however existing drop kerb would be enlarged to provide access to the proposed dwelling house. The drop kerb is proposed along the facade of premises like other properties in the parade.

Fire safety:

Service vehicles and fire engines would be able to serve the site from the Codrington Crescent and Codrington Gardens. Fire alarm system to be installed to further enhance the fire safety at site.

Refuse collection:

The reuse and recycle bins are proposed to be placed in the front gardens of each unit.

9-PRIVACY & OVERLOOKING

It is considered that proposal will not compromise the privacy and overlooking onto and into the adjacent buildings.

The adjoining building at No.1 is situated to the East and orientation of the windows is towards north and south matching than those of existing premises at no.1. Other buildings along Codrington Crescent and Codrington Gardens are more situated away from the proposed building. There are no side windows proposed for proposed dwelling house to avoid overlooking from and into the adjoining premises along Codrington Crescent

The maximum distance of No. 64 Wilberforce Way from rear single storey part of proposed development is 18 M , which is more than sufficient to maintain privacy and avoid overlooking into the proposed building.

There are high rising shrubs along rear fence of existing application site , which will also provide the privacy to both the back-to- back properties .

10- DAYLIGHT/ SUNLIGHT

Following considerations are made in relation to impact of daylight/ sunlight

- I. The scale of the proposed building is almost matched than those of the properties in parade in terms of height and than those of previously approved buildings
- II. The building is detached , and is uniformity in scale than those of properties in the parade in terms of height

- III. Surrounding buildings have rear and front gardens, thus open to allow the daylight/sunlight to the buildings.
- IV. The building is aligned with the rear building line along Codrington Gardens, to omit detrimental impact to the existing building.

11-PRINCIPAL OF DEVELOPMENT

Paragraph 59 of the NPPF seeks to boost the supply of homes. The application should also be considered in the context of the presumption in favour of sustainable development (Paragraph 11).

The development also fulfils the basic statutory requirements of development

- (i) There is acceptable vehicular access
- (ii) There will be no significant increase in noise or disturbance to adjacent residents
- (iii) There will be no removal of any significant natural features
- (iv) There is adequate private amenity space for the proposed dwellings
- (v) The character and amenity of the area as a whole is maintained.

12- BIRD MITIGATION

It has been noted that the application site is within 5km of the North Kent Marshes SPA/Ramsar Sites and it is likely to have significant effect, either alone or in-combination, on the coastal North Kent Special Protection Areas (SPAs)/ Ramsar sites from recreational disturbance on the over- wintering bird interest. Natural England has advised that an appropriate tariff of £245.56 per dwelling (excluding legal and monitoring officer's costs, which separately total £550) should be collected to fund strategic measures across the Thames, Medway and Swale Estuaries. The strategic measures are in the process of being developed, but are likely to be in accordance with the Category A measures identified in the Thames, Medway & Swale Estuaries Strategic Access Management and Monitoring Strategy (SAMM) produced by Footprint Ecology in July 2014. The interim tariff stated above should be collected for new dwellings, either as new builds or conversions (which includes HMOs and student accommodation), in anticipation of:

- An administrative body being identified to manage the strategic tariff collected by the local authorities;
- A memorandum of understanding or legal agreement between the local authorities and administrative body to underpin the strategic approach;
- Ensure that a delivery mechanism for the agreed SAMM measures is secured and the

SAMM strategy is being implemented from the first occupation of the dwellings, proportionate to the level of the housing development.

This statement serves as our acknowledgement that we will agree to pay this tariff.

13-Climate Change and Energy Efficiency

The proposed dwellings will be detailed post-planning sufficiently to comply with Part L (Energy Use) of the Building Regulations.

The close proximity of amenities including public transport, Public Park, leisure facilities, businesses and shopping facilities from the proposed development mean the length of journey is minimal promoting walking and making it not essential to own a car. Secured bike storage can be provided within the secured rear private gardens and as such the development offers the opportunity for a sustainable transport solution

14-Conclusion

The proposal will facilitate the development of a large site to facilitate the future needs of residential premises, while maximising the aesthetic sense of the parade. The scale of the proposed building does not dominate than those of neighbouring properties. The proposed development keeps the character, scale, and shape than those of the properties in the parade and will appear the integral part of townscape.

It is envisaged that the development of the site by a well designed building using sympathetic materials to serve as an example of an environmental friendly development on a location with good public transport accessibility as encouraged by government guideline. The scheme also offer significant benefits in terms of urban renewal, aesthetic quality, and increased density of Residential premises.