

Design & Access Statement

Mr. Manjit Dhesi

15 PAINTERS ASH LANE

NORTHFLEET

KENT

DA11 8EQ



EXISTING FRONT ELEVATION

MARCH 2022

BR/1409/100

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INTRODUCTION

This Design and Access Statement has been prepared by W.D.Evans Building Services to support the submitted planning application at 15 Painters Ash Lane Northfleet DA11 8EG

It sets out the factors behind the submitted design proposals, putting them into urban design and planning contexts to show what affects the site and how it has influenced the design proposals.

SITE ASSESSMENT

The site consists of an existing residential house complete with detached garage to the rear of the property consisting of 4 bedroom semi-detached house with gardens to the front and rear with side driveway.

The intention is to remove the rear first floor dormer and construct a larger rear dormer as well as a rear single storey extension.

The site lies within the residential site of Pepper Hill.

The site is located in a predominately residential setting with similar properties to both sides of the road of similar palette.



SITE LAYOUT

PROPOSED

It is propose to a larger dormer to the rear elevation to enlarge bedroom and to construct a single storey rear extension in brickwork to match the existing.

NOTE:- NO ALTERATION ARE PROPOSED TO THE FRONT ELVATION

The extension is set in as illustrated on the drawing and the flat roof to the dormer set below the existing ridge., so it is not visible from the front and therefore would be subservient to the main house.

The construction is of brickwork to the ground floor with Marley Eternite non flammable cladding to the first floor and roof tiles to mach to existing.

Windows similarly to match the existing in design and materials as well as maintaining levels to match existing fenestrations.

Thereby complying with BNE1

DRAINAGE

Drainage to the existing house is at present all located to the front of the house with no drainage runs beneath the proposed extension and the connection to the main drainage is in the road..

All new branches will be connected to the existing S&V stacks within the premises.

FLOOD PLAIN

The site is outside the flood plain and surface water will be dealt with by soakaways

HISTORY

Application ref:- 19910682 erection of rear conservatory APPROVED

This no longer exists

TRANSPORT ASSESSMENT

The site is located within walking distance to local school, bus routes and shops etc.

PARKING

Adequate parking facilities are available for occupants and guests to the front of the premises. which has a large parking area to the front and side drive

PLANTING

There are no trees in the locality of the proposed extension although the garden perimeter is hedged.

HOUSING

As previously mentioned the setting is rural with properties either side of the property sporadically spread and of similar pallets.

It is intended to build, using traditional construction methods externally using a stock brick to the ground floor and Marley Eremite cladding externally to the first floor rear dormer to and tiles to the roof to match the existing property. This external finishing being in line with rural settlements.

The proposed does not impact on adjacent properties and designed not to overlook such properties, as well as the design being in keeping with the local pallet.

The proposal is to provide a family home for the occupant to enjoy for many years to come as well as not being imposing on the locality.

NOTE :- The proposal is very similar to alterations taken place previously to No 21 Painters Ash Lane as application REF:-20160602 which was APPROVED

CP24 Design and Development Objectives

The client brief is to provide high quality accommodation on the site. The layout and scale of the design is to reflect the design of the plots and houses in the area using similar materials. The design should take account of the existing site constraints.

As seen the local properties vary considerable and we have taken this into account when designing this property.

The architectural design we propose will be the use of good quality materials, in ways that compliment the massing and design aspect of the house.

Low energy lighting to be utilised within the new works including integrated smoke alarms to both landing areas.

The room sized and layout are in accordance with the government housing standard

We do consider that the proposal would not be detrimental or obtrusive to local residents and the Owner has had initial discussions with neighbours to test their response and as yet only received encouragement.

we therefore consider the design and proportions re this application complies with Policy CS 19 and Section 12 of the NPPF.



existing rear elevation



existing side elevation

Energy Efficiency

- Improving the thermal efficiency of the walls, windows and roof as far as practically possible.
- Reducing air permeability to the minimum consistent with health requirements.
- Carefully designing the fabric of the house to reduce thermal bridging.
- Possibly using low and zero carbon technologies such as solar thermal panels.

Water Consumption

- 6/4 Dual flush W.C
- Flow reducing/ aerating taps throughout.
- 6-9 litres per minute shower.
- 18ltr maximum volume dishwasher
- 60ltr maximum volume washing machine.

Further Measures

- Providing more energy efficient lighting to both internal and external fittings.
- Reducing the amount of water that runs off into the storm drains.
- Using more environmentally friendly building materials.
- Enhancing the sound insulation used in the home.
- The potential use of recycled and recyclable materials.
- The minimising of construction waste.

Conclusion

We consider we have accommodated all the requirements and needs of Gravesham Planning Department and therefore feel that this application should be approved.