

Design & Access Statement
Homeowner Planning Application - Residential Dwelling
at
11 Court Lodge, Shorne, Gravesend, DA12 3EQ

This document has been prepared by

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1. INTRODUCTION

This proposed application is for the extension and renovation of 11 Court Lodge, Shorne, Gravesend, DA12 3EQ.

This Design and Access Statement accompanies the drawings included within our application. The statement is in accordance with the advisory document Design and Access Statements: How to Write, Read and Use Them, (CABE, June 2006).

A good design ensures attractiveness, usability, durability and adaptable spaces with sustainability as a key element in the development. Good design is indivisible from good planning. Planning authorities should plan positively for the achievement of high quality and inclusive design for all developments, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to the making of better places for people.

2. HISTORY OF THE SITE

The property is a four bedroom detached house. The property is located in Gravesend, the property is not listed and is not located within a Conservation Area.



1.0 Aerial view

3. SITE AND PROPERTY ANALYSIS

The site is located in Court Lodge, Shorne, Gravesend, DA12 3EQ, which is surrounded by detached properties.

The property has a front garden with driveway and rear garden.

- No public footpath or other public means of access is affected by the scheme.
- The site has a well established series of trees, which will not be affected by the proposal.



3.1 Above a view of the current site from the road



3.2 Above is a view of the current site of the rear garden

4. DESIGN OPTIONS AND ANALYSIS

4.1 Design Principle

A key consideration of the design is to incorporate good quality domestic architecture with adaptable space for all generations.

The aim of the proposed design is to create a two storey side extension and the demolition of the current detached garage, that will include on the ground floor a living room, boot room and storage space. The first floor will include an additional bedroom with ensuite. Other works include a single storey side extension that will house a utility room along with internal reconfiguration.

Please note the property benefits from a large driveway with ample space for car parking.

4.2 Design Solution

The proposed extension will create a new boot room and living room area. The living area will overlook the rear garden. Natural light will flood this space via large glazed doors. The first floor will have a new bedroom with an ensuite that will overlook the rear garden.

The external design of the extension provides the opportunity to bring a modern design to the front and rear of the new two storey extension, with the use of staggered wall features and glazing. The single storey side extension

houses the new utility room that will lead into the kitchen and allows for access to the garden. This has been designed to match the existing property.

Simultaneously, the existing slate cladding is to be updated to a timber cladding, wrapping around the first floor of the existing property and the new two storey extension.

The proposed extension has been designed carefully in terms of its size, style, proximity to neighbours, internal functionality and external aesthetic.

It is also noted that adjacent neighbours are not affected by the proposed scheme. The proposed scheme does not affect the amenities of the property including outside garden space.

4.3 USE

- The application does not change the use of the site which is currently residential.

4.4 AMOUNT & SCALE

- The two storey extension will extend by 3.04m from the current rear wall.
- The extension will have a width of 7.36m with clear space of 9.24m to the boundary at its nearest point.
- The extension will have a depth of 7.44m
- The two storey flat roof will have a finish height of 5.88m from the external floor level.
- The single storey side extension will be set back from the rear external wall by 300mm
- The extension will have a width of 2.15m which will be stepped in by 0.19m from the boundary.
- The extension will have a depth of 3.70m
- The pitch roof will have an eaves level of finish height of 2.45m and will be 3.72 m and its highest point from the external floor level.

The house in its current form has a footprint of 106m² and the current garage has a footprint of 36m² with a curtilage area of 1587m², which is 9% of the garden area.

The proposed scheme has a footprint of 165m² which is 10% of the garden area.

The current house has a GIA of 159m²

The proposed scheme has a GIA of 255m²

4.5 LAYOUT

- The ground floor will be reconfigured and extended with a proposal that aims to provide; a more spacious living room space and an open plan kitchen, dining area and family space with side utility room. While the first floor will allow for an additional bedroom (with ensuite) allowing the house to be enjoyed by all generations.
- Minor internal works proposed to the first floor.

4.6 LANDSCAPING

- The landscaping to the front of the property is unaffected. To the rear, a new terrace at the same level as the ground floor, will give access to the rear lawn.

- The current trees and hedgerow are to be maintained as part of the proposed landscaping scheme. This will give privacy to the proposed house and neighbouring property.

4.7 APPEARANCE

- As stated, the only alterations to the front of the property will be updated with timber cladding to the first floor (i.e replacing the existing slate cladding) and the replacement of the windows with black frame.
- To the rear, the materials and style of the extension has been designed (please see computer generated illustration below) to match the style of the house, while the doors and windows are to be of a black frame.



1.3 Above is a 3D visual of the proposed scheme

4.8 Fire strategy Statement:

- Please refer to D.PR.2.1.1 & D.PR.2.2.1 for proposed fire safety diagrams which show where all the fire appliances and evacuations are. The proposal will not affect the existing means to escape. The main route to escape is via the front door with access onto the street. A secondary route of escape to the rear kitchen and dining room doors. Another secondary route of escape is through the utility room door. Passive measures include access through the front windows on the ground floor. A smoke detector will be located in the hallway on the ground and first floors, and a heat detector located in the kitchen.
- Fire and rescue pumping appliances can be sited in the front area of the property. The proposed outside assembly point will be located at the front area to the property. An evacuation strategy consists of the main routes and passive routes of escape which have been proposed (see sheet no D.PR 2.1.1 & D.PR.2.2.1).

5. ACCESS STATEMENT

- Please note that no highway or public footpath is affected by this development.

6. SUSTAINABILITY

- The proposed scheme will not affect indigenous planting and trees.
- The house has been designed to be efficient, utilising the latest technology for energy conservation and self-sustainability, including maximum use of daylight.
- Current access to the site is unaffected and traffic flow will remain the same as existing.

7. CONCLUSION

- To conclude, the proposed design will compliment and reflect the properties within the area.
- The proposed scheme is entirely suitable for the site and is in keeping with the size and proportion of other dwellings within the area.
- The proposed scheme fronts a public highway with no overlooking or light loss issues for the neighbouring properties and has been designed in parallel with its landscape without being visually obtrusive.
- The updates to the home will allow all generations to enjoy this family home.