

The background features a collage of architectural and design-related images. On the left, there's a close-up of a building facade with scaffolding and colorful pens. Below that, a blue architectural drawing is visible. On the right, a white line-art map shows a street layout with a red-outlined plot. A dark blue diagonal line separates the collage from the text area.

DESIGN & ACCESS STATEMENT

1 STRUTTONS AVENUE, NORTHFLEET,
GRAVESEND, DA11 7EJ.

GRAVESEND BOROUGH COUNCIL

JULY 2023

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1. Introduction

- 1.1.** This Design and Access Statement accompanies the application for the demolition of existing rear storage&conservatories and construction of a two-storey rear and side (wrap-around) extension to the corner plot at **1 Struttons Avenue, Northfleet, Gravesend, DA11 7EJ.**
- 1.2.** It explains the concept and principles of the proposed development in relation to key issues such as surrounding context, access and amenity. It also examines how the proposal accords with relevant National and Local Planning Policy and other material planning policy considerations.
- 1.3.** This statement is divided into seven main sections and has the relevant information included on the context of the site, the proposed development, planning history, planning policy context, design process, appraisal and conclusion.
- 1.4.** In addition, the statement is supported by the application submissions sent electronically via the Planning Portal.

2. Site description

2.1. The application site is located at **1 Struttons Avenue, Northfleet, Gravesend, DA11 7EJ**.

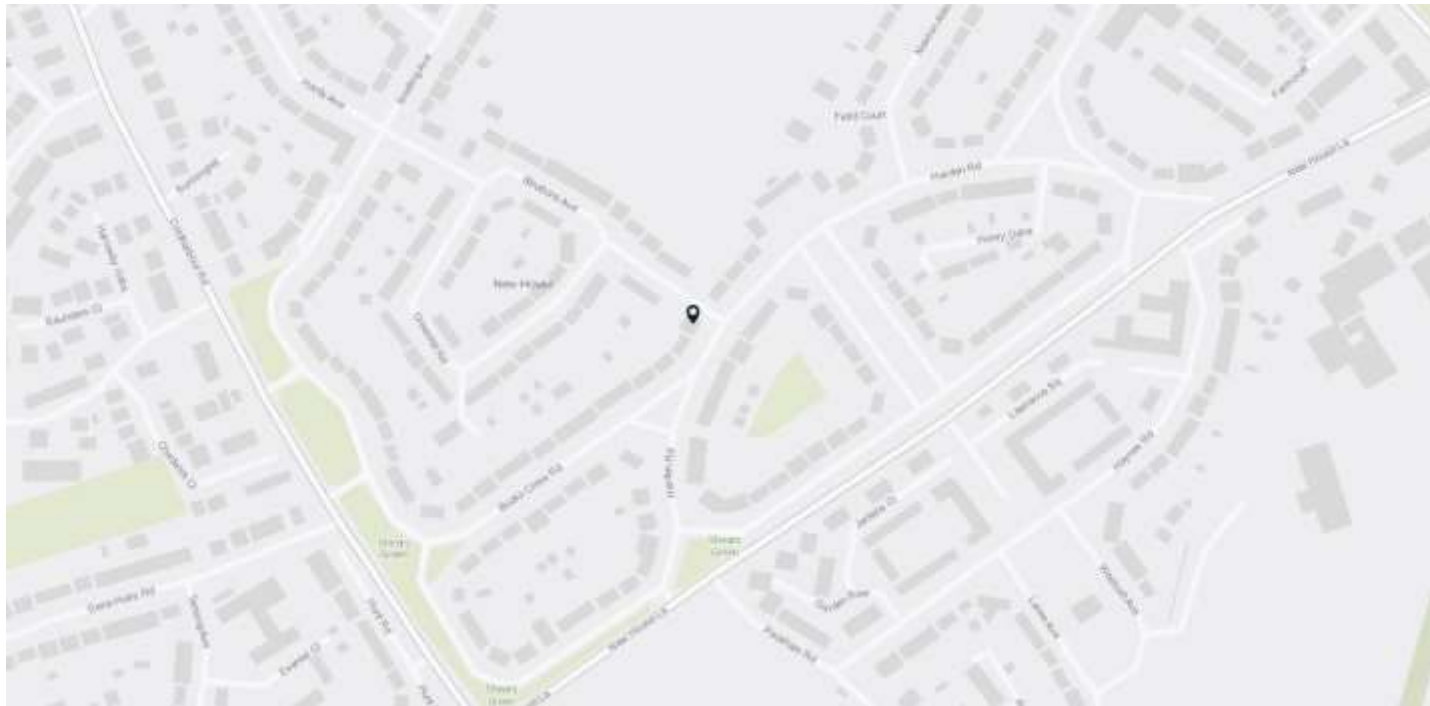


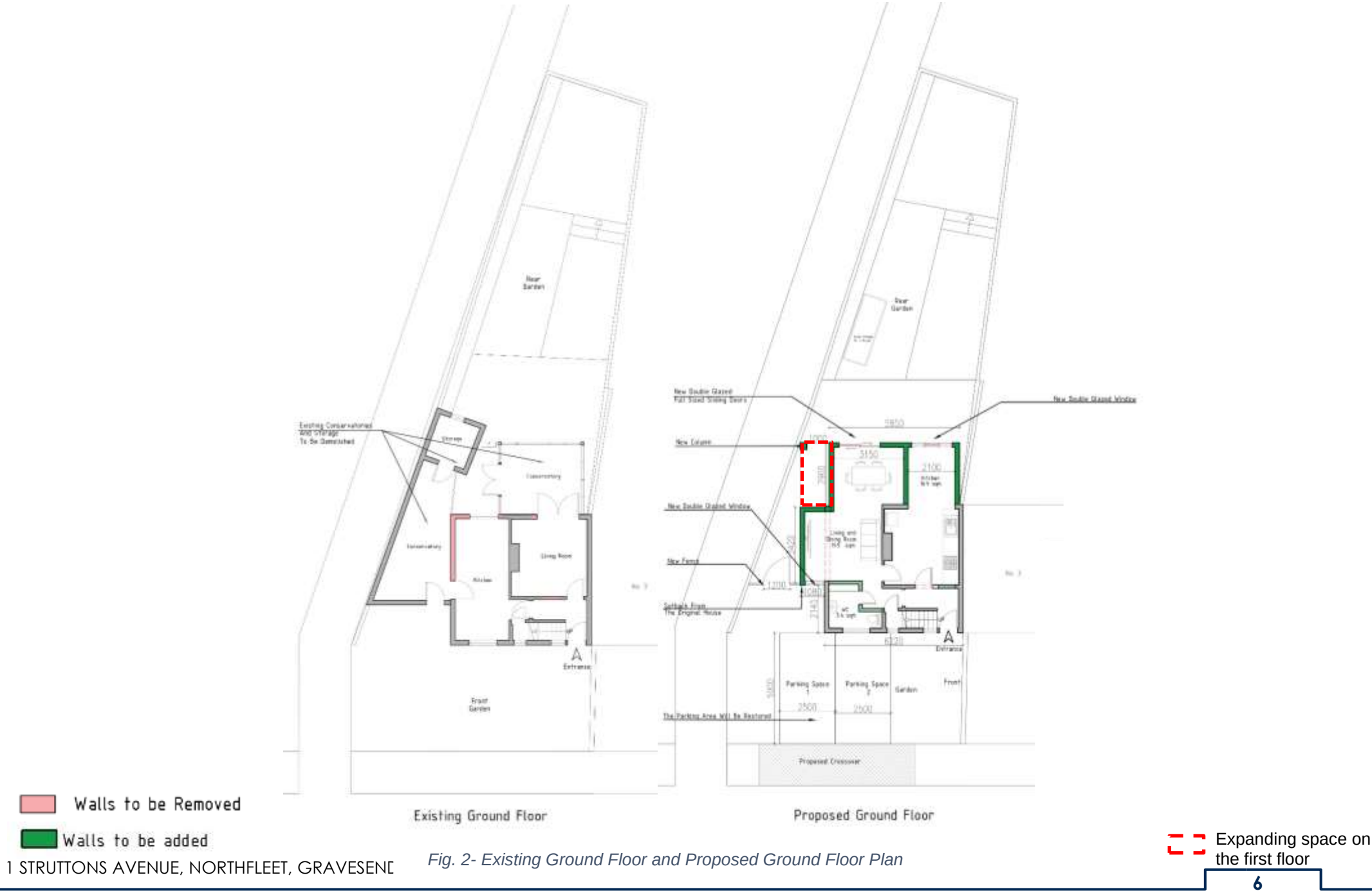
Fig. 1- The location of the application site (Extract from Gravesham Local Plan Policies Map)

Conservation Area

2.2. The building is not listed and not located within a conservation area.

3. The Proposal

- 3.1.** The proposed development involves the demolition of existing rear storage&conservatories and the construction of a two-storey rear and side extension (wrap-around) 1 Struttons Avenue, Northfleet, Gravesend, DA11 7EJ.
- 3.2.** The demolition of the existing rear conservatories will facilitate the construction of an extension to the rear and side elevation of the original house, allowing for a more functional and modern living space.
- 3.3.** The proposed wrap-around extension will have a width of 5850 mm on the rear and a width of 1080 mm on the front elevation. The depth of the extension from the original house's rear wall will be 2900 mm, and the design has been formulated to comply with the 45-degree rule to protect the light and outlook of the neighbouring property No:3 on the first floor.
- 3.4.** The proposed extension will be set back by 2140 mm from the original house, in line with planning guidelines to ensure adequate space and light.
- 3.5.** The ground floor of the proposed extension will increase the floor area of the kitchen and living/dining room, creating a more spacious and practical living area for occupants. An additional WC will also be included.
- 3.6.** The first floor of the proposed extension will increase the bedroom number from 2 to 3. The first floor will consist of 2 single bedrooms, one double bedroom, a bathroom, and storage space.
- 3.7.** The first floor of the two-storey extension will be extended 1300 mm to the left, unlike the ground floor. As there will be an overflow from the ground floor building, this extension will require support from a new column.
- 3.8.** A gap of 1m will be maintained between the extension and the site boundary wall, which will provide external access to the rear garden of the house. To protect the privacy of neighbouring gardens and properties, there will be no windows on the side elevations of the proposed extension.



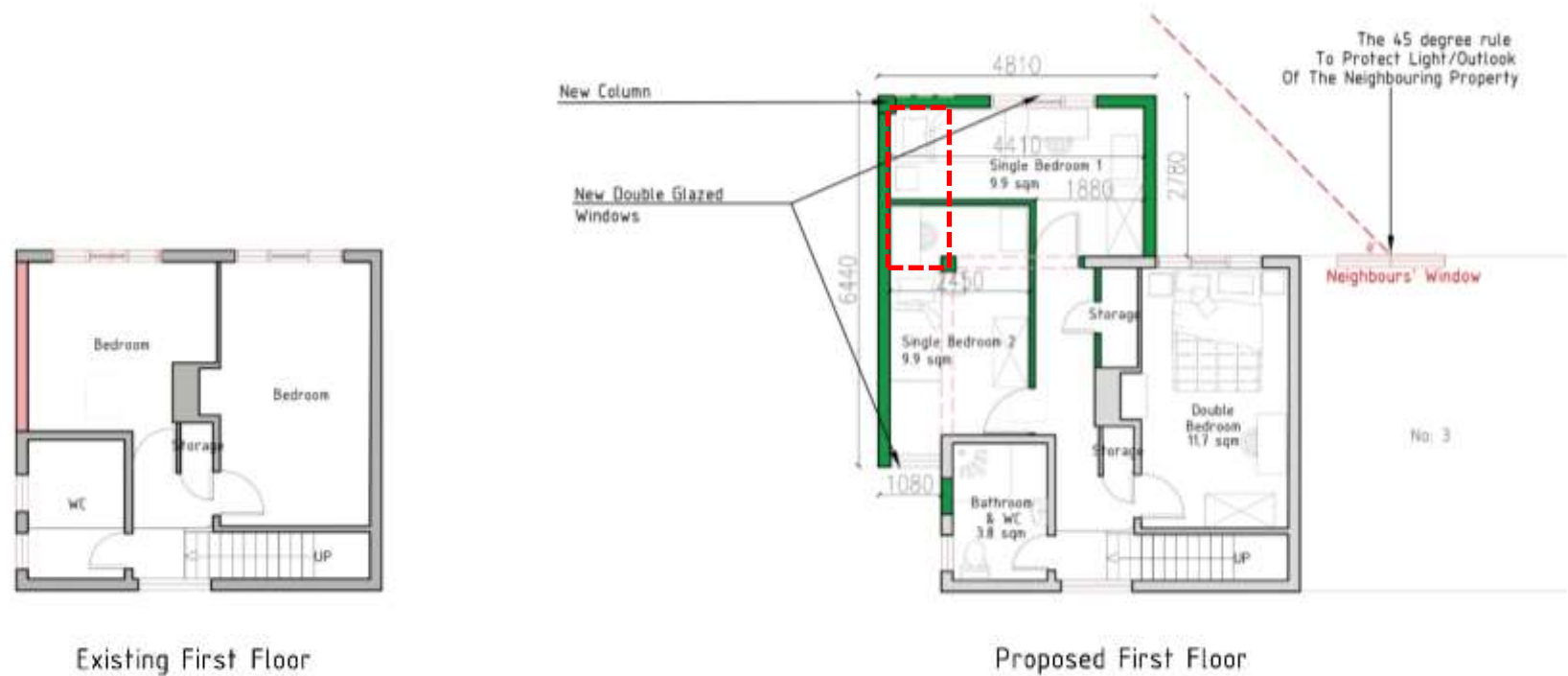


Fig. 3- Existing First Floor and Proposed First Floor Plan

Walls to be Removed

Walls to be added

Expanding space on the first floor

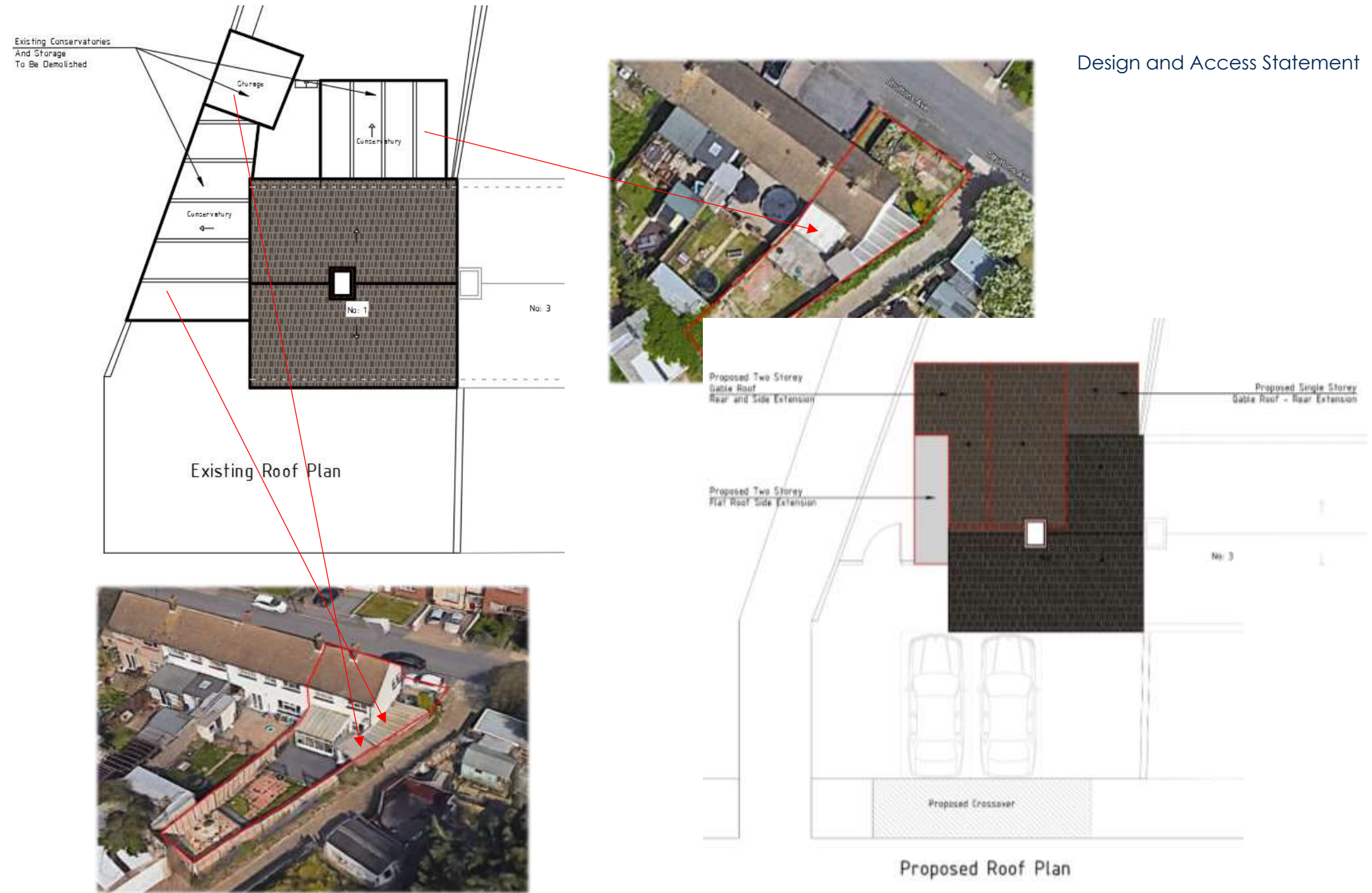


Fig. 4- Existing Roof Plan – Google Earth 3D Views and Proposed Roof Plan

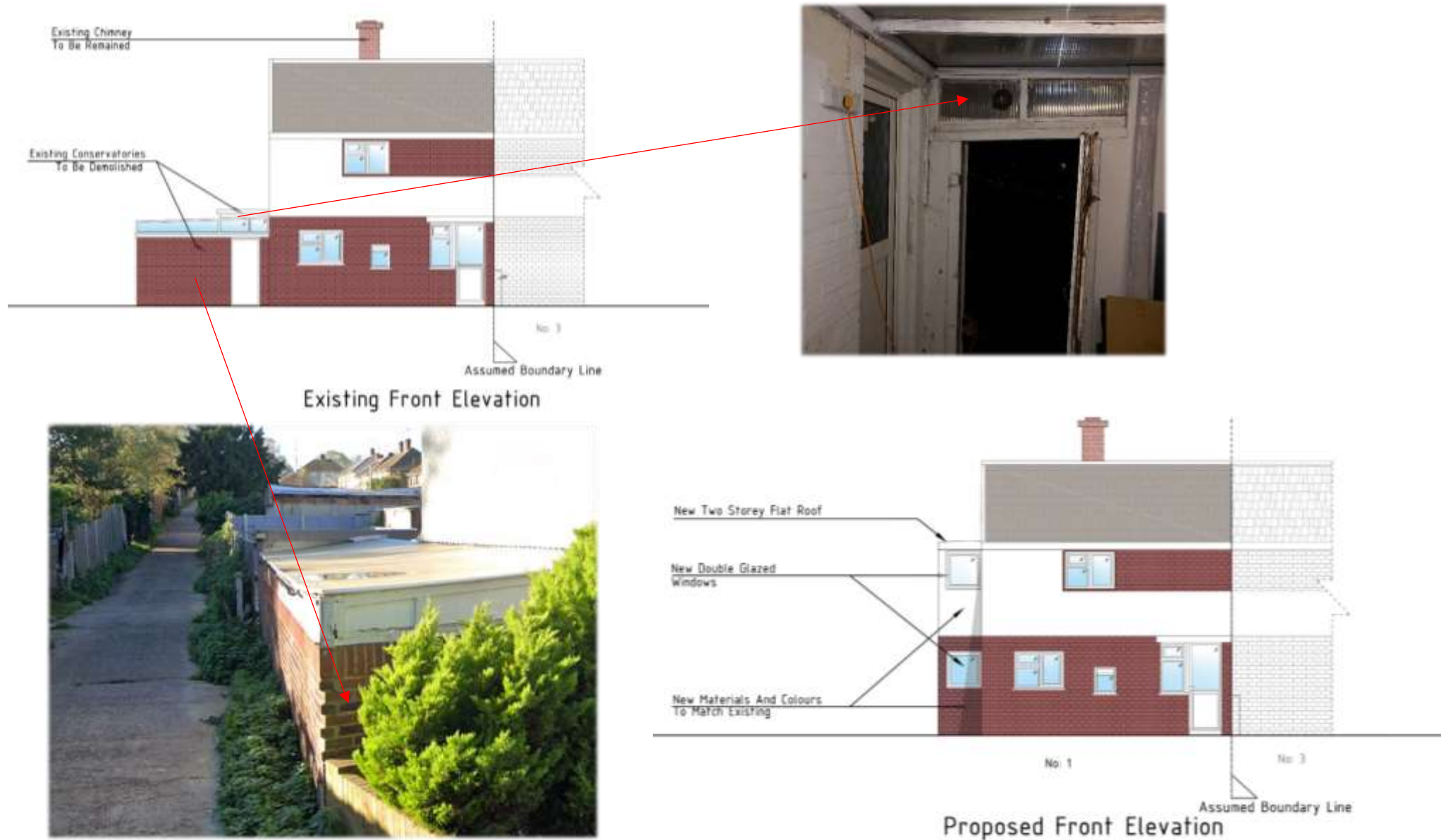
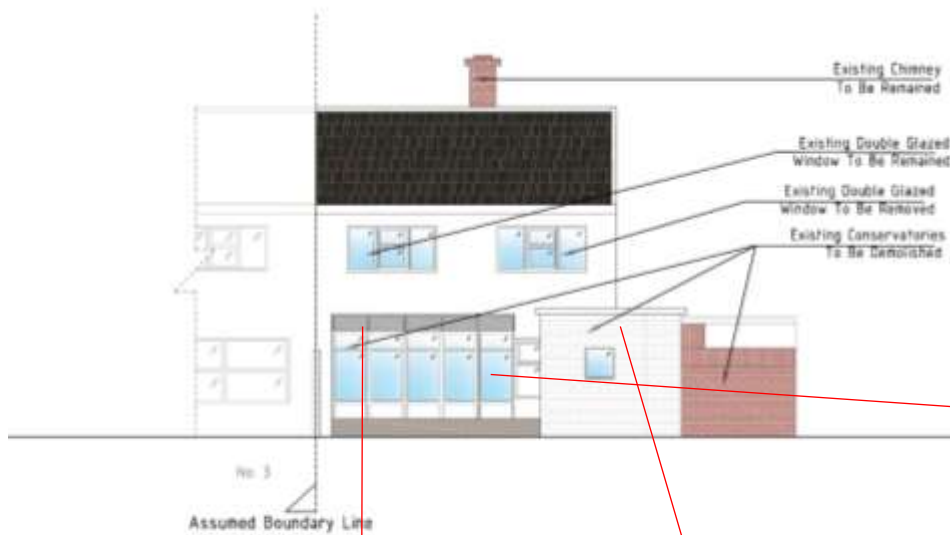
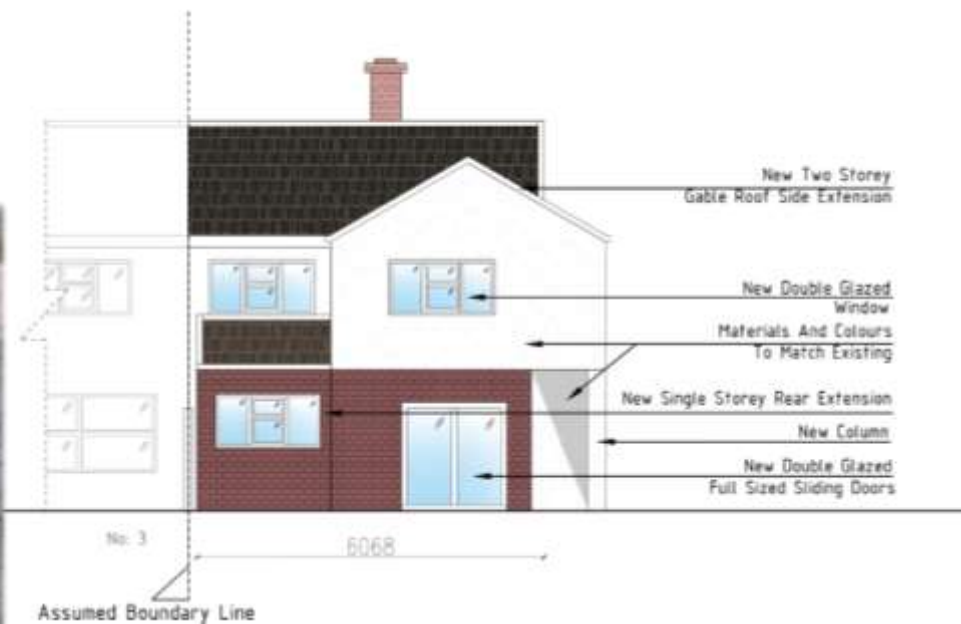


Fig. 5- Existing Front Elevation and Proposed Front Elevation



Existing Rear Elevation



Proposed Rear Elevation

Fig. 6- Existing Rear Elevation and Proposed Rear Elevation

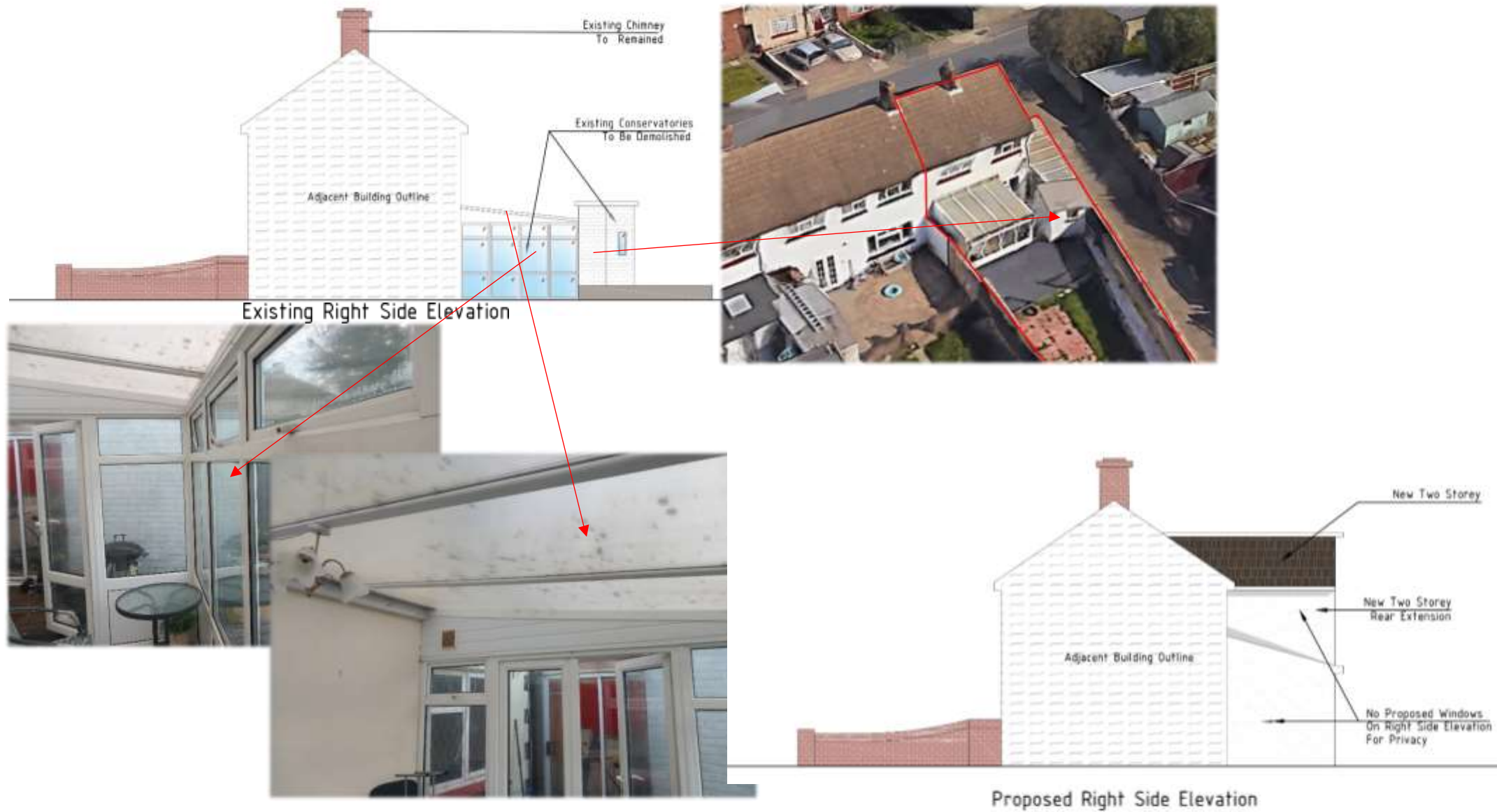


Fig. 7- Existing Right Side Elevation Photographs and Proposed Right Side Elevation



Fig. 8- Existing Left Side Elevation Photographs and Proposed Left Side Elevation

4. Planning History

4.1. There is no relevant planning history.

5. The Planning Policies

- National Planning Policy Framework (2021)
- Gravesham Local Plan Core Strategy (September 2014)
- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)

National Planning Policy Framework (2021)

5.1. In the first instance it is necessary to consider the national planning policy context which is the National Planning Policy Framework (NPPF) published in 2021.

▪ Section 2 – Achieving sustainable development

5.2. Plans and decisions should apply a presumption in favour of sustainable development.

5.3. For plan-making this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁷; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.4. For decision-taking this means that:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

▪ **Section 12 – Achieving well-designed places**

- 5.5.** The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

- 5.6.** Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.

Gravesham Local Plan Core Strategy (September 2014)

- 5.7.** Together with the NPPF, the Gravesham Local Plan Core Strategy document will be the main basis for decision-making and managing development.
- 5.8.** The Local Plan is part of the Government's planning system, introduced by the Planning and Compulsory Purchase Act 2004 (as amended). The Local Plan will consist of a collection of local development documents including Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).

▪ Policy CS01 – Sustainable development

- 5.9.** Planning applications that accord with the policies in the development plan for Gravesham will be approved without delay, unless material considerations indicate otherwise.
- 5.10.** When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and in this Core Strategy. It will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

5.11. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and • demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

▪ **Policy CS02 – Scale & distribution of development**

5.12. The development strategy for the Borough is to retain and improve the existing stock of housing and suitable employment land and to make provision for the Borough's objectively assessed need for at least 6,170 new dwellings delivered at a variable rate as follows; at least 325 dwellings per year for 2011/2012 – 2018/2019, at least 363 dwellings per year for 2019/2020 – 2023/2024, at least 438 dwellings per year 2024/2025 – 2027/2028, and at least 186,490 sq m gross employment floorspace (within use classes B1, B2 and B8) during the plan period.

▪ **Policy CS18 – Climate change**

5.13. This policy will be delivered through development management decisions and the Site Allocations and Development Management Policies Development Plan Document.

5.14. The role of national government in revising building regulations to raise the quality of new homes, reduce their environmental impact and facilitate future adaptation is also key to the delivery of this policy.

▪ **Policy CS19 – Design & development principles**

- 5.15.** This policy will be delivered through development management decisions and the Site Allocations and Development Management Policies Development Plan Document.
- 5.16.** The production of the following Supplementary Planning Documents will be considered:
- Sustainable design and construction
 - A revision of the minimum space standards as currently set out in the Council's Residential Layout Guidelines Supplementary Planning Guidance
 - Design principles including information needed to fill the gap left by the deletion of Planning Policy Statement 23: Planning and Pollution Control

SPG2 - Residential Layout Guidelines (2020)

- 5.17.** All planning applications for new dwellings, extensions to existing dwellings, flats, maisonettes and bedsitters (whether they are new buildings or are to be achieved by conversion), must comply with the Borough Council's adopted Residential Layout Guidelines.
- 5.18.** Table one provides guidance on floor areas which would be acceptable, from a planning point of view, for typical rooms. Dwellings with three or more bedrooms will be expected to have separate dining facilities, or be provided with kitchen/diners or lounge/diners which are significantly larger than the minimum floorspace requirements.

Table 1

Function of room	Floorspace sq.m
Double bedroom	11.2
Single bedroom	6.5
Living room	13.2
Dining room	9.5
Kitchen	7.2
Kitchen/diner	12.0
Lounge/diner	18.0
Bathroom and WC	3.6
Bathroom only	2.8
WC only	1.3

5.19. External access should be provided to the rear garden of a house.

SPG 4 – KCC Vehicle Parking Standards (2006)

5.20. The Kent standards take into account the type of development as follows:

Maximum Vehicle Parking Standards

	Car Parking
1 bedroom	1 space per dwelling
2 and 3 bedrooms	2 spaces per dwelling
4 or more bedrooms	3 spaces per dwelling
Sheltered Accommodation	1 space per resident warden + 1 space per 2 units
Notes:	1. For 1-bedroom dwellings the parking will usually be provided as communal spaces. For other dwelling sizes part or all of the parking can be provided on a communal basis. 2. The level of car parking provision includes any garages, provided as an integral part of the dwelling or within its curtilage, and/or driveways provided within the curtilage, subject to the preferred sizes set out in Appendix B.

Minimum Cycle Parking Standards

Individual residential dwellings ⁽¹⁾	1 space per bedroom
Flats & maisonettes ⁽²⁾	1 space per unit
Sheltered accommodation ⁽²⁾	1 space per 5 units
Notes:	1. Cycle parking provision should normally be provided within the curtilage of the residential dwelling. Where a garage is provided it should be of a suitable size to accommodate the required cycle parking provision. 2. Parking provision should be provided as a secure communal facility where a suitable alternative is not available.

Householder Extensions/Alterations Design Guide (2021)

- 5.21.** It is usually preferable for an extension to have a lower roofline and be set back behind the front building line. In most cases a flat-roofed extension to the front or side, or where clearly visible from the street, will not be supported.
- 5.22.** Windows, balconies and raised decking can result in the loss of privacy to neighbouring properties from overlooking of their private amenity areas, or from direct close views into windows.
- 5.23.** Careful consideration will need to be given to the relationship to existing neighbouring windows and to the size and design of an extension that may change the outlook from a neighbouring property.
- 5.24.** Roof tiles or materials should match the existing in terms of materials, texture, colour and size.
- 5.25.** Extensions should maintain a garden area that allows for practical use and reflects the established character of the area and the size of the house.
- 5.26.** Houses on corner plots may have capacity for two-storey extensions that extend to the side or rear. Extensions should follow the relevant advice given in preceding sections and ensure:
- **Building Line:** Development should generally reflect the surrounding building lines where they are a key and clear part of the local character. Any projection forward of the building line on the return street must be very carefully considered as this will be highly visible. This may be resolved through the massing (such as stepping), fenestration or material treatment of the proposal. Views along the return street to the proposed building should be understood and taken into account.
 - **Roof Form:** The relationship between the roof of the existing property and an extension on a corner is carefully considered.

- End Walls: Extensions that result in overbearing end walls, including blank, uncharacteristic gables, or flank walls, will generally not be acceptable. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.

6. Design Process

Design Process

- 6.1. In the redesign phase of the extension, the rejection of the oblique shape in the previous application proved effective in determining the form of the extension. Considering this decision, a rectangular shape was preferred to align with the character of the neighborhood.
- 6.2. In this new design, we began by setting a limit of 1 meter for the distance to the garden walls. This limitation played a crucial role in shaping the new side and rear extension.
- 6.3. The new extension is positioned 1440 mm behind the front of the existing dwelling, aligning with the building line. While the ground floor extension extends into the kitchen area, it is not included on the first floor.
- 6.4. To ensure minimum dimensions for single bedrooms on the first floor, the two-storey extension on the upper floor was shifted one meter beyond the ground floor. Additionally, new columns were introduced to support this extension on the ground floor. The new column, which is located on the garden level, maintains a transition distance of 1 meter between itself and the main building.

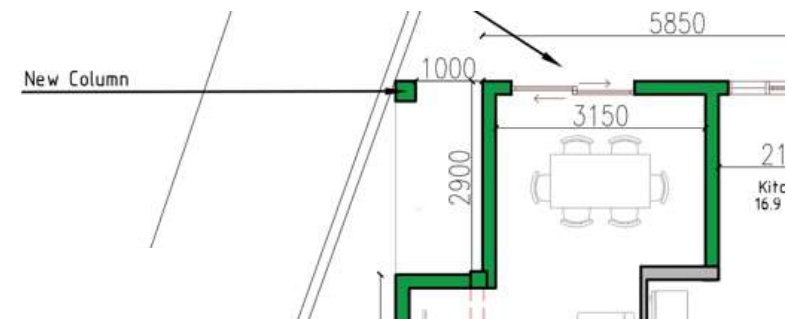


Fig. 9 – New column, proposed ground floor plan.

- 6.5.** The roof of the wrap-around extension, situated on the left side of the existing building, was designed with a flat roof that has a 2% slope. The remaining portion of the extension features a gable roof design. Care was taken to ensure that the new roof heights did not exceed those of the existing roof.

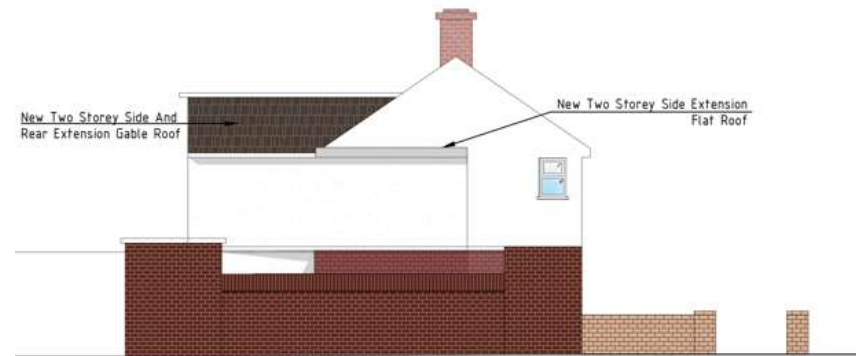


Fig. 10 – New gable and flat roof, proposed left side elevation.

7. Appraisal

- 7.1.** The proposed extension will have a lower roofline and be set back behind the front building line, in line with design guide recommendations.
- 7.2.** Careful consideration will be given to the relationship to existing neighbouring windows to ensure there is no loss of privacy for neighbouring properties from overlooking of their private amenity areas or from direct close views into windows.
- 7.3.** The size and design of the extension will be carefully considered to avoid changing the outlook from a neighbouring property.
- 7.4.** According to the CS19 Policy of the Local Plan Basic Strategy 2014, the new building should be visually appealing, fit for purpose, and locally distinctive. It should also preserve and enhance the character of the locally built, historical, and natural environment, while integrating well with the surrounding local area. In this design, our aim was to create a new extension that aligns with CS19, interacts with the surrounding dwellings, and maintains a consistent design language with them.

- 7.5.** Roof tiles and building materials used in the extension will match the existing ones in terms of materials, texture, colour and size.
- 7.6.** The proposed extension will maintain a garden area that allows for practical use and reflects the established character of the area and the size of the house.
- 7.7.** As the original house is situated on corner plots, the proposed extension will adhere to the relevant recommendations provided in the design manual. This includes careful consideration of the building line, roof form, and end walls to ensure they align with the surrounding building lines, without resulting in excessive overbearing end walls or sidewalls. Moreover, the aspects mentioned in the previously rejected application and the shape of the extension are arranged in a similar manner to the original structure, to avoid an unpleasant appearance.
- 7.8.** The disappearance of the angular form has created a more spacious interior for the users. The extension will be placed 1 meter away to maintain sufficient distance from the garden borders.
- 7.9.** With the conversion from the angular form to the rectangular form, the space created in the interior has decreased. To compensate for the loss of space caused by this form change, a new 5.8 square meter extension has been designed from the kitchen to the backyard. This extension will be 2100mm wide and have a depth of 2900mm from the back wall of the original house. Moreover, it will not block the light of the adjacent building as it will not be extended to the first floor.
- 7.10.** With the addition of the first-floor extension, a new bedroom was incorporated into the existing residence. The new layout on the first floor resulted in the creation of two single bedrooms, each with an area of 9.9 square meters. For privacy considerations, no windows were included on the left facade of the first-floor extensions. However, windows were placed on the front and rear facades to allow natural light to illuminate the rooms.
- 7.11.** With the design of the new extension, 103 sqm of garden area remain within the curtilage, and it is believed that sufficient open space is provided for a three-bedroom dwelling.
- 7.12.** Walls of the proposed extension will not form the site boundary with the public highway to avoid being oppressive and encouraging antisocial activities.

Access and Parking

- 7.13.** The existing site access will be retained, while also incorporating supplementary access to the rear garden.
- 7.14.** The proposed access and parking arrangements have been designed to ensure that there is no negative impact on the safety of pedestrians and the flow of traffic.
- 7.15.** Sufficient parking space will be provided in front of the property to accommodate 2 vehicles. Each parking spot will have dimensions of 2.5 meters in width and 5 meters in depth. Furthermore, a dropped kerb plan has been implemented, and a crossover design has been incorporated to ensure convenient access to the parking area. The floor of the parking lot in the front yard will be restored to its previous state, and the stone material on the floors will be removed.
- 7.16.** Cycle storage for 3 bicycles will be provided on the rear garden within the curtilage of the house.

8. Conclusion

- 8.1.** Having regard to the above, it is considered that the proposed development accords with the policy objectives of the current Local Plan and the NPPF. Planning Permission should therefore be granted for this proposal having regard to the benefits outlined in this statement.