

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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MP953

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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.

Planning History and Updates to Scheme

This application follows the refusal of a previous proposal (Ref: 20240570), detailed in the Delegated Report and Decision Notice dated 21 November 2024. In response to the issues raised, including concerns over scale, roof form, materials, and design integration, the scheme has been comprehensively revised.

An application was also submitted under appeal reference APP/K2230/D/25/3359218. Within the document titled "Appeal Decision 3359218", the planning inspectorate makes the following points which we feel have been addressed through this new application. The main points are as follows:

The width and height of this extension would appear as a disproportionate addition to the main house.

This design, height and scale would thus mean the extension appears as an uncomfortable addition to the house that lacks any degree of subservience to the main property.

The height of the flat roof does not relate comfortably to either the eaves height or the ridge height of the main house.

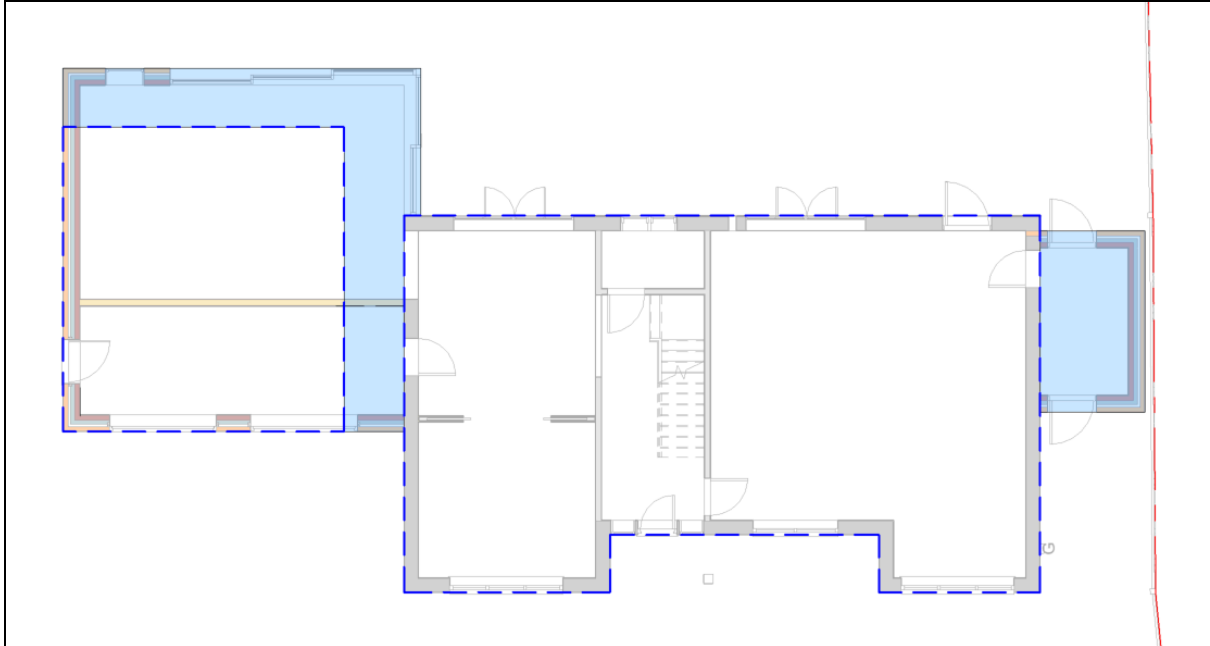
The key changes to address the above points include:

- A pitched roof replacing the previously proposed flat roof.
- Revised fenestration to better reflect the existing dwelling. Brickwork to match the existing has now been proposed to blend in with the timber cladding reducing the contrast to the front.
- The new proposal has a lower ridgeline than the main roof. It is stepped back to ensure subservience to the main house. The pitch angle has been maintained.
- The window design has been updated to demonstrate consistency through both the front elevation.

We would like to address the delegated report regarding the width of the house. Within the appeal statement titled:

"MP953_Appeals Statement_Jan2025", we made the following comment regards to the width of the proposal: "The main house has a width of 13.08m, while the current detached garage measures 5.78m, resulting in a total built form width of 18.86m. The proposed single-storey lean-to extension adds 2.15m in width, while the larger two-storey side extension is 1.23m wider than the existing garage.

Consequently, the new total width would be 22.24m, representing only an 18% increase compared to the current width of 18.86m. Please note that we are also utilising the footprint of the current garage.



2.5 Proposed Floorplan with Existing Overlay

As shown in the plan diagram above, the footprint increase of the proposed scheme is minimal”

The proposal now addresses all matters highlighted in the previous assessment (Refs: 20240570, MP953, and Refused_Full.pdf), aligning with the Householder Extensions/Alterations Design Guide (2021) and Design for Gravesham – Design Code (2024).

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.



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 proposed design aims to create a well-integrated two-storey side extension following the demolition of the existing detached garage. The ground floor will accommodate a new living room, boot room, and storage, while the first floor will provide an additional bedroom with ensuite. A single-storey side extension is also proposed to house a utility room, alongside internal reconfiguration to improve the overall layout.

In response to the previous refusal (Ref: 20240570), the scheme has been significantly revised to better reflect the character of the existing dwelling and address concerns raised in the Delegated Report.

Key design changes include:

- Pitched roof replacing the previously proposed flat roof to reflect local roof forms.
- Revised window sizes and positions to align with the original dwelling's proportions.
- Improved street scene integration, supported by contextual visuals and mature tree screening.

These updates ensure the revised design is more appropriate in scale and appearance, and compliant with local planning guidance.

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 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. (Please note this element of the previous application reference 20240570 was deemed as "by itself this would not result in a disproportional or incongruous development" and in the appeal document "due to its small scale and design, would not impact the wider area"). This has therefore been kept the same, and designed to match the existing property.

Simultaneously, the existing slate cladding is to be updated to a light 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, as stated in the previous application this was not a concern.

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 pitch roof will have a finish height of 7.06m 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, an updated 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.