

DESIGN AND ACCESS STATEMENT

**33 CENTRAL AVENUE
GRAVESEND
DA12 5AN**

Introduction:

This statement has been prepared by Icon Design Studio Ltd to support a planning application for a Two Bedroom House, New Crossover & Dropped Kerb at 33 Central Avenue Gravesend, DA12 5AN.

Site Location:

The proposed development is situated at the side of 33 Central Avenue Gravesend, DA12 5AN.

Development proposal:

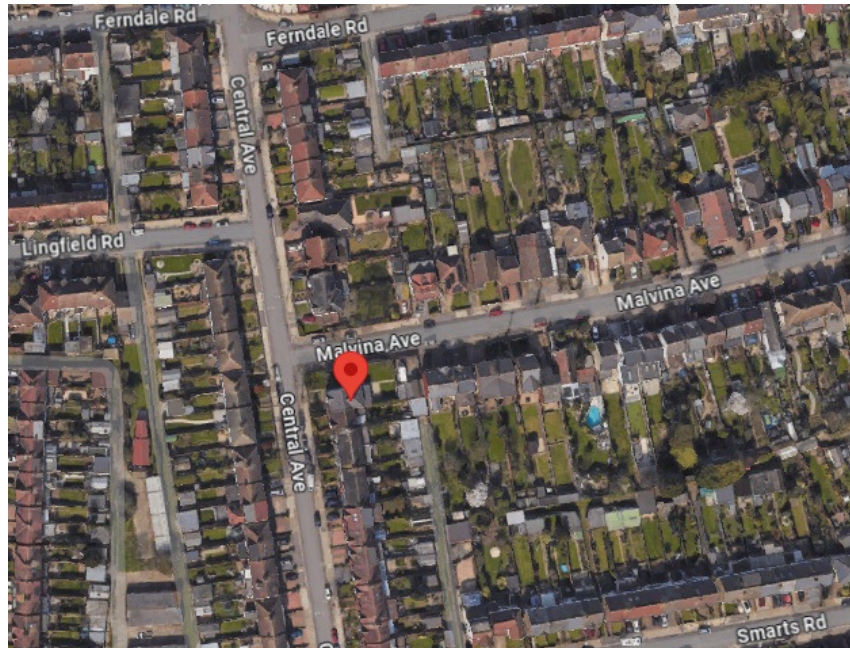
The proposal is for a Two Bedroom House, New Crossover & Dropped Kerb. This statement considers the constraints of the site, the opportunities that the additional development will provide and how, together they have led to the application now put forward.

The application is supported by the following drawings:

Drawing No:	ICON-167-P1 Existing & Proposed Ground Floor Plans
	ICON-167-P2 Existing & Proposed First Floor Plans & Loft
	ICON-167-P2 Existing & Proposed Elevations
	Location Plan
	Block Plan

Site and surroundings:

- The application site is currently comprised of a 5 bedroom house at 33 Central Avenue Gravesend, DA12 5AN.



- The area surrounding the site is residential in nature.
- The existing surrounding buildings on the Central Avenue are 2 storeys high residential dwellings.
- Most of the properties in this area are in Brick, Render or Pebble-dash finish with tiled pitched/felt roofs.
- Access to the existing house is from the Central Avenue.
- Access to the proposed house will be from the Central Avenue.
- The above mentioned property being on the Central Avenue benefits from its location, as it connects to the Whitehill Road towards its east via Sun Lane and to the Singlewell Road towards its west via Lingfield Road which further connects to the A2 which is very easily accessible via public transport.
- Furthermore, Gravesend Railway Station is approximately 13 minutes' from the above site by public transport.
- Again, the location and easy access to all sort of day to day convenience super stores attracts a large and diverse population to the area.

Design Considerations:

- A Two Bedroom House is proposed at the side of 33 Central Avenue.
- The existing house will be retained with some minor alterations, if required.
- A front porch, hallway, kitchen, shower room and living/dining are proposed at the ground floor with stairs leading to the first floor.
- On the first floor, 1 double and 1 single bedroom, bathroom and a store are proposed.
- The proposal aims to benefit and provides alternative to the existing site to be used more efficiently as a self-contained residential unit.
- Access to the proposed house is proposed from the Central Avenue.
- Pitch roofs are proposed while the external walls will be of brick and render finish to match the existing.
- The floor areas of the proposed house are well above the council's minimum floor area as well as the London Plan requirements. Moreover, all the rooms' sizes also exceed the council's minimum space standards.
- The existing and proposed houses are provided with rear gardens which are well above the council's requirements.
- Furthermore, there are a number of public open spaces in close proximity that the future occupants could use; the Central Avenue, Woodlands Park, Springwood Park and the Windmill Hill are a few to mention.
- The elevations represent a well balanced composition of form and proportion with an adequate palette of materials appropriate for the building use and location.
- The design of the proposed development reflects and improves the site and its surroundings and serves to create a sense of character.

London Plan Minimum Space Standards:

Table 3.1 - Minimum space standards for new dwellings²⁵

		Minimum gross internal floor areas and storage (square metres)			
Number of bedrooms(b)	Number of bed spaces (persons(p))	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1
	2p	50	58		1.5
2b	3p	61	70		2
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4
	8p	125	132	138	

According to the London Plan, the GIA for a two storey, 2 bedroom/3 persons dwelling should be 70 sq.m whereas the proposed dwelling is 76.9 sq.m which is well above the minimum standard.

Internal Floor Areas Standards:

Table 1

Function of room	Floorspace sq.m (Required)	Floorspace sq.m (Proposed)
Double bedroom	11.2	11.8
Single bedroom	6.5	8.5
Kitchen	7.2	7.3
Lounge/diner	18.0	20.2
Bathroom and WC	3.6	4.1
Store	2.0	2.0

Amenity Space Standards:

Table 2

Accommodation with:	Minimum garden area sq.m (Required)	Minimum garden area sq.m (Provided)
1-2 bedrooms	37.2	45
3 bedrooms	60.0	N/A
4 or more bedrooms	100.0	101.5

Parking:

Existing Dwelling: 2 Parking Spaces have been provided for the existing dwelling.

Proposed Dwelling: 2 Parking Spaces with Electric Vehicle Charging Points and 2 bicycle parking will be provided for the proposed house.

Furthermore, free car parking is also available on all the adjacent roads.

Refuse & Recycle Bins; have been provided towards the front which will be collected by the council on their weekly routine collection days.

Sustainability:

One of the primary aims of the proposed development is to be one of the most sustainable buildings in the area. The use of high quality energy efficient materials and products is the most important factor.

- The fenestration will be detailed to reduce the loss of energy.
- The external fabric of the building envelope will surpass the appropriate U-value in step with the Part L of the Building Regulations designed to reduce Carbon Emissions.
- Condensing Boilers with low N₂O (Nitrous Oxide) emission rates will be specified.
- Low energy AAA rated appliances will be specified and installed.
- Low flush/ dual flush WC cisterns and spray taps will be specified.
- Low energy lighting fittings are proposed to be fitted throughout.

Access statement:

As mentioned earlier, the above mentioned property being on the Central Avenue benefits from its location, as it connects to the Whitehill Road towards its east via Sun Lane and to the Singlewell Road towards its west via Lingfield Road which further connects to the A2 which is very easily accessible via public transport.

Furthermore, Gravesend Railway Station is approximately 13 minutes' from the above site by public transport.

Already approved similar applications in the Gravesham Borough Council:

Below are a few approved applications similar in nature to the application in question:

1. 16 Sharland Road Gravesend

Planning Application ref: 20130635

Appeal ref: APP/K2230/13/2204964

2. 155a Singlewell Road Gravesend

Planning Application ref: 20180021

Appeal ref: APP/K2230/W/18/3203395

3. 83 Whitehill Road Gravesend

Planning Application ref: 19890442

Conclusion:

It is considered that the application put forward is in accordance with the policies of the council. The proposed residential unit on the said site provides more efficient use of the land.

The proposed residential unit will have no adverse effect on the surrounding buildings and the development will also respect the local amenities which the neighboring residents can quite reasonably continue to enjoy.

The development is considered to be appropriate for this site and the Council is requested to grant planning permission for it.