

DESIGN & ACCESS STATEMENT

12 CAMPION CLOSE
NORTHFLEET
GRAVESEND
DA11 8TB

INTRODUCTION

This Design and Access Statement has been prepared to support a planning application submitted to Gravesham Borough Council in relation to the property at 12 Campion Close, Northfleet, Gravesend DA11 8TB.

The proposal seeks planning permission for a single storey rear extension to the existing detached dwelling, along with the enlargement and conversion of the detached side garage into habitable space.

The intention of the proposed works is to enhance the internal layout and increase the overall living space to better meet the needs of the occupying family.

This statement sets out the design rationale behind the proposed development and demonstrates how it respects the character of the existing property and the surrounding residential area.

PLANNING & ENVIRONMENTAL CONSTRAINTS

The site at 12 Campion Close, Northfleet, Gravesend DA11 8TB comprises a two-storey detached residential dwelling with a detached garage located to the side of the property. The property is situated within a well-established suburban residential area, characterised by similar detached and semi-detached houses of varying designs.

The site is not affected by any of the following planning or environmental constraints:

- Listed Building
- Conservation Area
- Area of Outstanding Natural Beauty (AONB)
- Green Belt
- Site of Special Scientific Interest (SSSI)
- Designated area of archaeological importance

As such, there are no heritage or environmental designations directly affecting the site that would impose additional planning restrictions. The proposal is therefore assessed under standard local development management policies.



SITE ANALYSIS

The site at 12 Campion Close, Northfleet, Gravesend is located within a quiet residential street forming part of a well-established suburban neighbourhood. The surrounding area is predominantly characterised by modern detached and semi-detached houses with off-street parking, front gardens, and consistent building lines. While architectural detailing varies, properties in the area are generally uniform in scale and massing.

The property itself is a two-storey detached house with a pitched roof and a detached garage positioned to the side. The plot benefits from a generous frontage and a good-sized rear garden, allowing for appropriately scaled extensions that do not compromise the amenity of neighbouring dwellings or the overall character of the street.

Campion Close is not located within a conservation area and the site is not subject to any special heritage or environmental designations. The surrounding residential context, access to local amenities, and proximity to transport links make it a practical and desirable location for family living. The proposed development is intended to enhance the property's layout and functionality while remaining sensitive to the local character and built environment.

DESIGN ANALYSIS

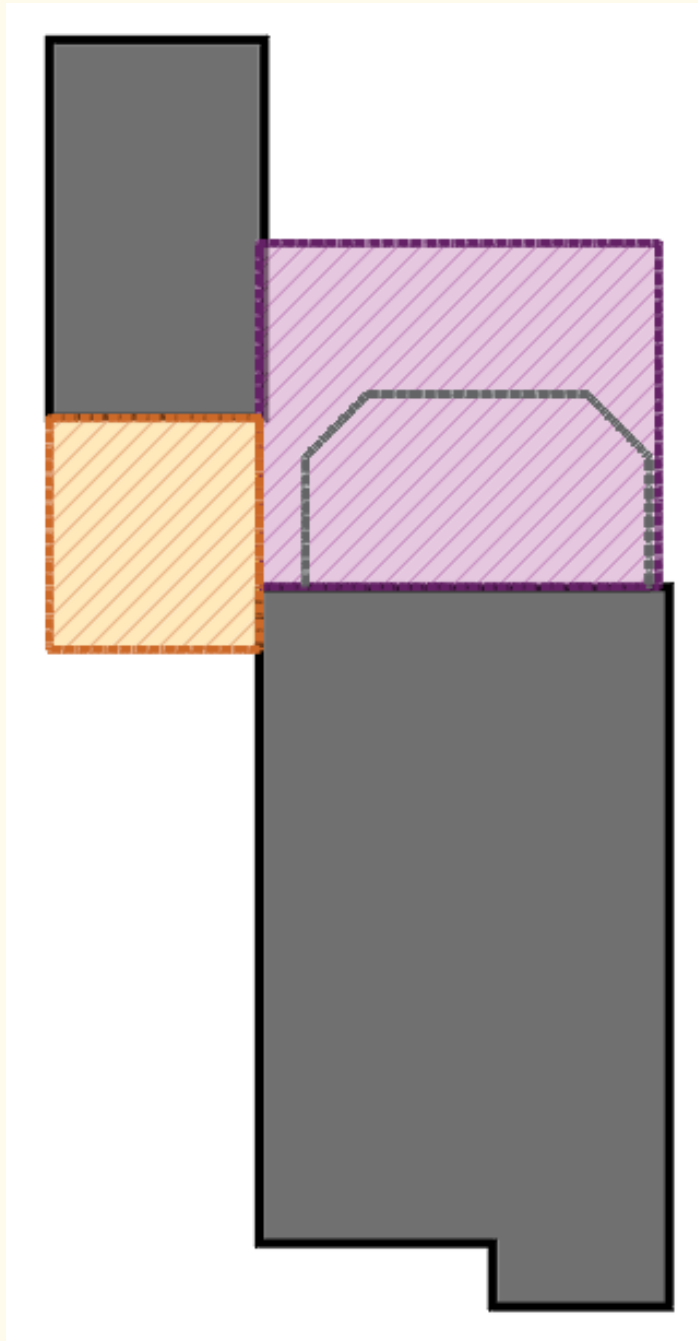
Key design principles have been applied in developing the proposed extensions and garage alterations to ensure the changes are functional, proportionate, and in keeping with the existing property and the character of the surrounding residential area.

To the rear, a single storey extension is proposed, which will link with the existing detached garage. As part of the proposal, the garage will not only be converted into habitable space but will also be extended slightly forward. However, this extension will remain set back from the front elevation of the main house to ensure the garage structure remains visually secondary and subordinate. The integration of the garage with the rear extension will allow for a more coherent internal layout, providing improved living accommodation for the occupying family.

A unified crown roof will span the rear and side extensions, chosen to keep the overall massing low while accommodating the functional requirements of the internal space. The use of a tiled roof, matching the existing house and surrounding properties, will ensure that the development respects the established roofscape of the area.

Overall, the proposed works will deliver high-quality, well-integrated additions to the property, improving the internal functionality while preserving the residential character and amenity of the surrounding area. The design approach is considered proportionate, visually coherent, and in accordance with local planning policy.

DESIGN ANALYSIS



Existing



Existing conservatory to be demolished



Footprint of approved single storey rear extension under Ref. 20241106
(current application seeks to change the roof design)



Footprint of proposal

CONCLUSION

The proposed rear extensions, along with the enlargement and conversion of the garage at 12 Campion Close, aim to improve the internal layout and provide additional living space for the family. The design respects the character of the existing property and surrounding area through the use of pitched and crown roofs and matching materials.

The development is modest, well-integrated, and has no adverse impact on neighbouring properties or the streetscene. It represents a high-quality, policy-compliant proposal that enhances the functionality and appearance of the home.

We believe the application is acceptable in terms of scale and design and is respectful to neighbouring properties. We would therefore appreciate your consideration and support for this application.