

HERITAGE AND DESIGN AND ACCESS STATEMENT

Land Adjacent to 59 Darnley Street, Gravesend, Kent DA11 0PJ



CONTENTS - Design and Access Statement.

1.0 Introduction

- 1.1 About
- 1.2 Proposal
- 1.3 Planning History
- 1.4 Planning Policy

2.0 Site Analysis

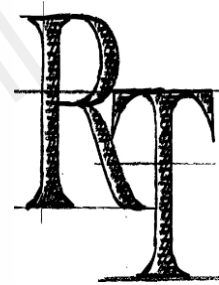
- 2.1 Site Location/Profile
- 2.2 Context/Surroundings

3.0 Design Proposals

- 3.1 Site layout, Height, Massing and finishing materials.
- 3.2 Landscaping (Hard and soft landscaping, Planting specifications and maintenance programmes)
- 3.3 Landscaping
- 3.4 Housing Quality

4.0 Technical Design Issues

- 4.1 Sustainability and Suds
- 4.2 Waste strategy
- 4.3 Car Parking and Bike Storage



Drafting Solutions

1.0-INTRODUCTION



1.1 About

This document has been prepared by RT Drafting Solutions in relation to the site concerning Land Adjacent to No.59 Darnley Street in Gravesend within the Gravesham Borough Council administrative area in Kent on behalf of his client Mr T Panaser to support the detailed planning application to redevelop the site to include 8 residential dwellings.

1.2 Proposal

The proposal is for the erection of a three storey gabled roof building with accommodation within the basement to include 8X1 bedroom two person flats. The proposed development includes landscaping, refuse and cycle stores within the development site.

The proposal comes following the recent approval of planning permission of 20190497 which was the erection of a three storey building incorporating basement to create 4no 1 bedroom flats.

The proposed submission utilises the previously approved site and the adjacent land to further intensify the site to create a semi-detached building as opposed to a smaller detached building.

As per the previous approval and application on site, the proposed scheme would be car free given the constraints of the site. The site is also located within a sustainable location for public transport accessibility and as such would be a suitable location for a car free scheme.

1.3 Planning History

20190497 - Erection of a 3 storey building incorporating a basement to create 4no. 1 bedroom flats. Delegated approval with conditions.

20190096 - Partial demolition of the existing rear extension to No. 2 Cobham Street and erection of a three storey building incorporating a basement to form 3no. two bedroom split level apartments fronting Darnley Street. Approved with conditions.

PRE20200408 – Erection of a 3 storey building incorporating basement to include 8 No. 1 bedroom dwellings. Pre-application issued with a favourable outcome for this type of development, subject to meeting the criterion outlined in the officers pre-application advise note.

1.4 Planning Policy

National Planning Policies Framework 2021

Section 2- Achieving sustainable development

Section 5 – Delivering a sufficient supply of homes

Section 8 – Promoting healthy and safe communities

Section 11- Making effective use of land

Section 12 – Achieving well designed places

Section 13 – Protecting green belt land

Section 16 – Conserving and enhancing the historic environment

The Development Plan

The Development Plan includes:

- Gravesham Borough Council Core Strategy 2014 Policies CS01 (Sustainable Development), CS14 (Housing Type and Size), CS15 (Housing Density), CS19 (Development and Design Principles) and CS20 (Heritage and Design Principles)

Kent Design Guide (2005)

The Kent Design guide sets out detailed principles for guiding the design of development. It aims to assist designers and others achieve high standards of design and construction by promoting a common approach to the main principles which underlie Local Planning Authorities' criteria for assessing planning applications. It also seeks to ensure that the best of Kent's places remain to enrich the environment for future generations

Section 1.3 focuses on respecting local character and context, stating the design of new developments should evolve from the special local or Kentish character. This means:

- reinforcing positive design features of an area.

- Respecting the scale, street patterns, landscape, local materials, colours, style and detailing of surrounding areas.
- Carefully managing differences in building and eaves height
- Including public areas that draw people together and create a sense of place, routes which make a positive contribution
- Avoiding a wide variety of building styles or mixture of materials
- Maintaining and creating good views and vistas.
- Forming a harmonious composition with surrounding buildings or landscape features.

Section 1.4 focuses on sustainability, stating development should focus on brownfield land, mixed used development, lifetime adaptability, minimise energy use, minimise construction waste, recycle materials and buildings and reduce car use.

Section 1.5 seeks to create attractive, safe and secure places and Section 1.6 focuses on movement and connections.

2.0-Site Analysis

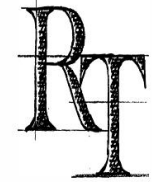
2.1 Site Location and Profile

The proposal site falls within Gravesham Borough Council and is located within Gravesend. The application site is located on the northern side of Darnley Street approximately 40m away from its junction with Wrotham Road.

The application site is within an area that is highly accessible to local transport connections including Gravesend station which is approximately 200m to the north of the site and provides rail services to Central London via nearby towns including Dartford and nearby towns within London including Bexleyheath, Sidcup, Welling and Woolwich. Rail services also serve nearby Kent towns.

Major supermarkets and shopping outlets can be found 500m to the north of the site.

The application site is in Flood Zone 1 and Low risk of surface and fluvial flooding.



Drafting Solutions

2.2 Context and Surroundings

The surrounding area is predominantly residential in character comprising of predominantly two and three storey rows of Victorian terraced dwellings. Adjacent to the site to the west are three storey residential buildings. To the north of the site along Cobham Road properties are also three stories in height.

There is a mix of building types and use of materials within the immediate area including pebbledash render and buff yellow-coloured bricks.



3– Design Proposals

3.2 Site layout, Height, Massing and finishing materials

The surrounding area has a simple geometry with traditional street fronting properties laid out within a linear fashion. The development site itself has no active street frontages and is accessed via Darnley Road. The appearance of the buildings along Darnley Road offers a varied and mixed character and appearance. As aforementioned there is a variety of material building finishes and heights along the street. Immediately to the west of the site is a small development of three storey high buildings circa 1990's finished in buff coloured brick and white framed windows.

The proposed buildings would measure 3 stories in height to relate to the adjacent development and would be constructed from buff coloured facing brick work to match the adjacent neighbours and the buildings would have a detailed Quoin detailing running up the side and central areas of the building. The proposal includes PVC finish sash white framed windows. The windows would have detailed soldier brick courses above and detailed window sills.

The development would be sited as per the same building lines as per the recent approval of planning permission in 2019. As such, there are no objections to the buildings siting in this regard.



3.3 Landscaping

The external works for the proposed scheme consists entirely of new hard and soft landscaping. New planting are proposed to enhance the site and select species will be chosen for ease of maintained for the future development.

The landscaping has been designed for easy maintenance and consists of block paving for pedestrian access and soft landscaping for shared amenity.

The landscaping scheme itself will be subject to further discussion with the planning department. Defensible space will be incorporated following discussion with a crime prevention officer. The external lighting will be designed to be discreet and unobtrusive and in accordance with the Local Plan Saved Policies.

3.4 Housing Quality

The nationally described space standard document 2015 proposes the minimum internal space standards required for the intended occupancy and type of dwelling.

The document sets out that a double bedroom/twin room should measure at least 11.5 SQM. The main bedroom must have a minimum width of 2.75m. Each additional twin bedroom must measure at least 2.55m in width. Single bedrooms must measure at least 7.5 SQM and have a minimum width of 2.15m

A One bedroom two person flat should meet or exceed 50 SQM.

A Two bedroom three person flat should meet or exceed 61 SQM

A two bedroom four person flat should exceed 70 SQM.

The proposal is for 8X1 bedroom flats. All the proposed GIA's exceed this minimum standard. All dwellings are provided with a dual aspect accommodation and as such are considered appropriate and offer an acceptable standard of residential accommodation.

4.0-Technical Design Issues

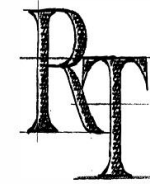
4.1 Sustainability and SUDS

Sustainability has been high on the agenda, with sensible 'lean, clean, green' design principles applied throughout. Proposals are designed to achieve 19% reduction in CO2 emissions over 2013 Building Regulations and EPCs will be provided prior to first occupation.

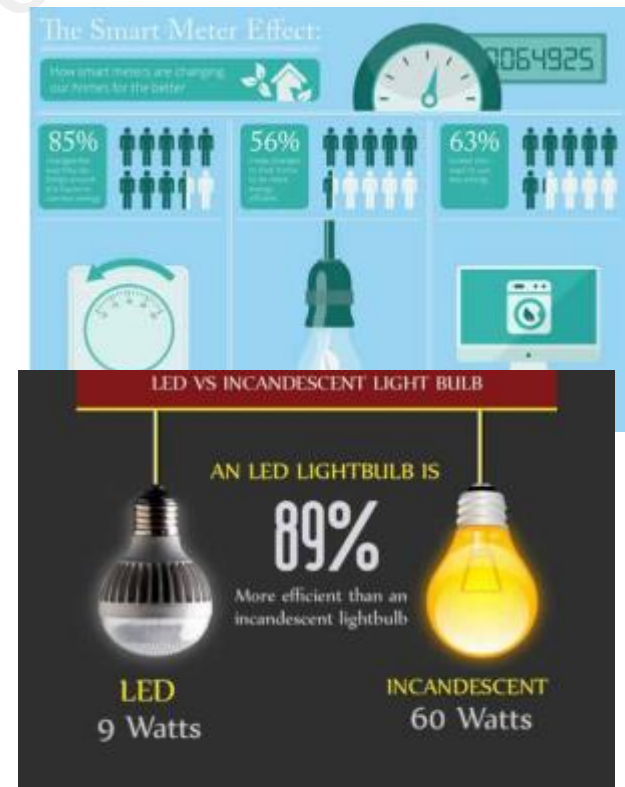
Specific sustainable measures which have been incorporated into the proposals are as follows:

- 1) Highly insulated construction with a low air permeability and high U-Value
- 2) Double glazing with good U values, G values, and daylight transmittance
- 3) Generous windows give plenty of natural light minimising demand for artificial lighting in the day
- 4) Low energy LED lighting internally and externally
- 5) Smart meters to monitor energy usage
- 6) Large openable windows positioned to allow for free movement of air throughout the triple aspect dwellings. All units benefit from natural cross ventilation allowing air to be drawn through the houses on warmer days
- 7) Water saving measures internally such as reduced flow rates to taps and showers and smaller bath sizes
- 8) Robust and high-quality materials throughout including brick and tile which require minimal maintenance and long-life spans

SUDS: The landscaping scheme has been designed as a mixture of permeable resin bound gravel, large planting beds (set down low into the ground so as to act as a rain garden) and large areas of grass. This all allows for sustainable drainage and minimising surface water run off.



Drafting Solutions



4.2 Waste Strategy and refuse collection

The guidance outlined within the Kent Design Guide outlines that waste collection should not take place any more than 25m from the carriage way (i.e drag distance from refuse store to truck). The guidance outlined on Kent County Councils/Dover District Council website does not state the full size of a refuse truck used.

Refuse storage would be located to the front of the development within the front amenity areas as per other dwellings in the street. The proposal would therefore accord with the Kent Design Guide.

4.3 Car Parking and Bike Storage

Each dwelling would have a bike storage space for each dwelling. The development cant offer any on site car parking. However given the sustainable location of the site within a short distance to Gravesend town centre, train station etc it is considered this site would be acceptable to be car free. The applicant would welcome any Conditions/Section 106 agreements to ensure that future residents of the development cannot qualify for residents parking permits.

Bike storage would be provided as a lockable storage within the communal rear garden for up to one bike per dwelling.

