



1. Front view of the House

BOK

— DESIGN & PLANNING —

DESIGN AND ACCESS STATEMENT

Proposed Residential Extension
23 Britannia Drive
Riverview Park
Gravesend

December 2021

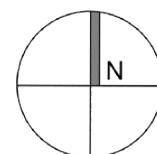
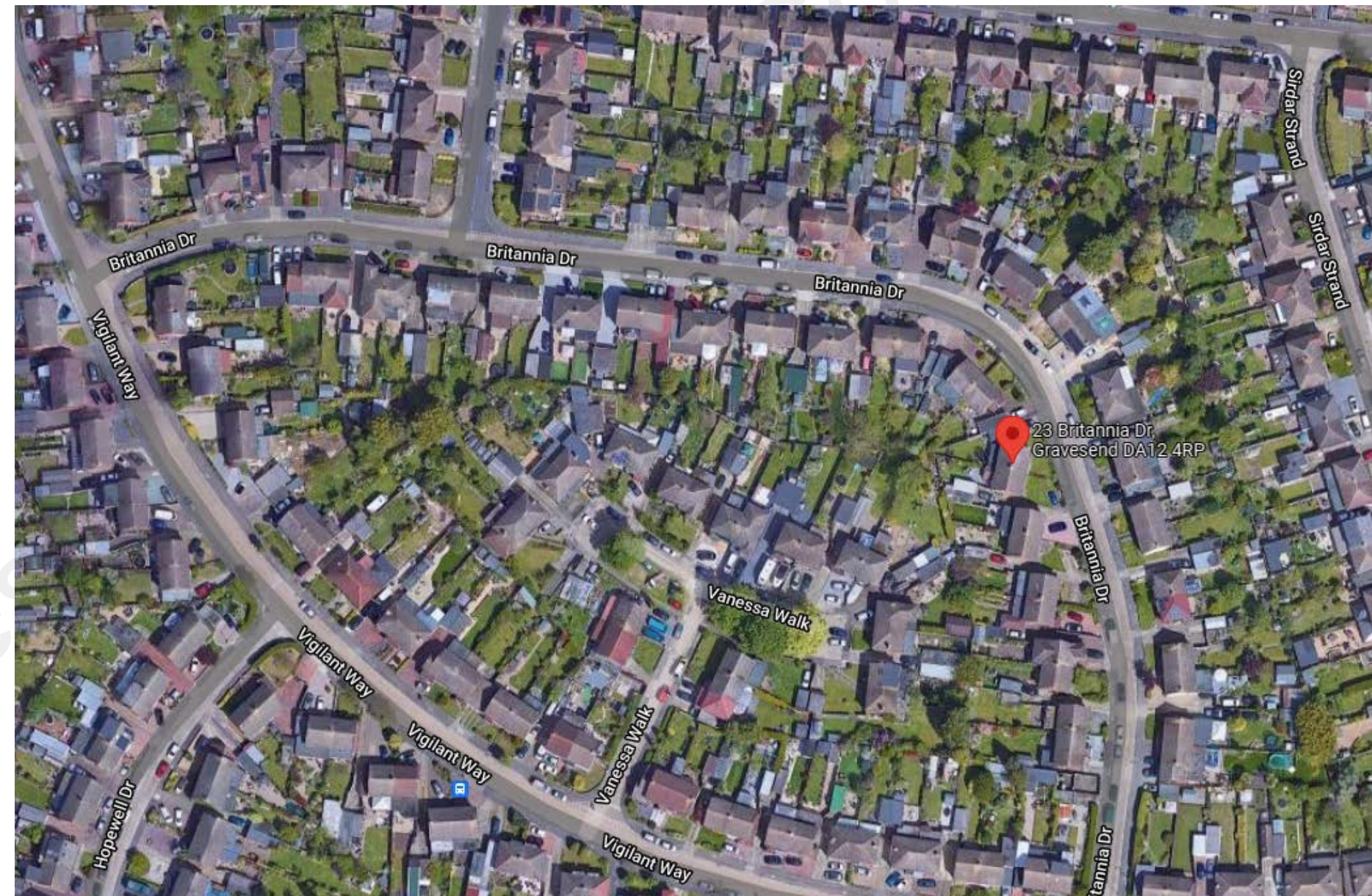


INTRODUCTION TO SITE 01

This Design and Access Statement supports a detailed planning application for a proposed 2 storey extension at the side of the Residential Property. 23 Britannia Drive is located in Riverview Park, Gravesend, Kent.

BDK have been engaged to demolish the old conservatory at the rear of the property and provide a 2 storey side extension. Additionally, slight alterations have been proposed for the internal layout to create more usable spaces.

The DAS accompanies the detailed scaled drawings of the proposed scheme for the planning application.



2. Aerial View of Site

The Street view images below show the building in its surrounding context. The proposed extension will not be out of character for the surrounding area with numerous properties of this style and orientation having completed both side and rear extensions.



3. Street view of the property



4. Street view of the property

The Proposals 03



The proposed extension and internal alterations are to improve the quality of living for the homeowners of 23 Britannia Drive.

The revised proposal encompasses a softer landscape scheme to the front drive and parking area by retaining the front lawn and some planting boxes.

The 2 storey side extension has been softened by stepping back off the main building line and introducing a hipped roof to minimise impact on the street scene.

To retain privacy to the owner of 25 Britannia Drive, a small top hung with obscure glazed window has been included to the bedroom 3.

The design proposal in to compliment the street scene and replicate the front entrance similar to 21 Britannia Drive. Whilst the primary entrance is now via the front elevation, a side entrance to the store has been retained to retain the similarities of the existing property.

The materials for construction proposed will also match existing with tile hanging insert to first floor on the front facade.

The existing vehicular access will be retained, with an increased block paved area to accommodate 3 parking spaces. Furthermore a second dropped kerb application will be applied for with KCC to allow an in-out driveway.