

Design and Access Statement

190 Singlewell Road, Gravesend DA11 7RB



Project no. 2769

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Prepared by:

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Introduction

This Design and Access Statement is submitted in support of a householder planning application for the property at **190 Singlewell Road, Gravesend, DA11 7RB**. The site occupies an approximate area of **891 sq.m** and currently accommodates a single-family residential dwelling. The proposal seeks to enhance the existing property by undertaking a **double-storey front, rear and side extension**, along with the **incorporation of a loft space within the existing roofline**, to create a larger and more functional home for the existing occupants.

Proposal

The application proposes a comprehensive yet sensitive enlargement of the existing home, including:

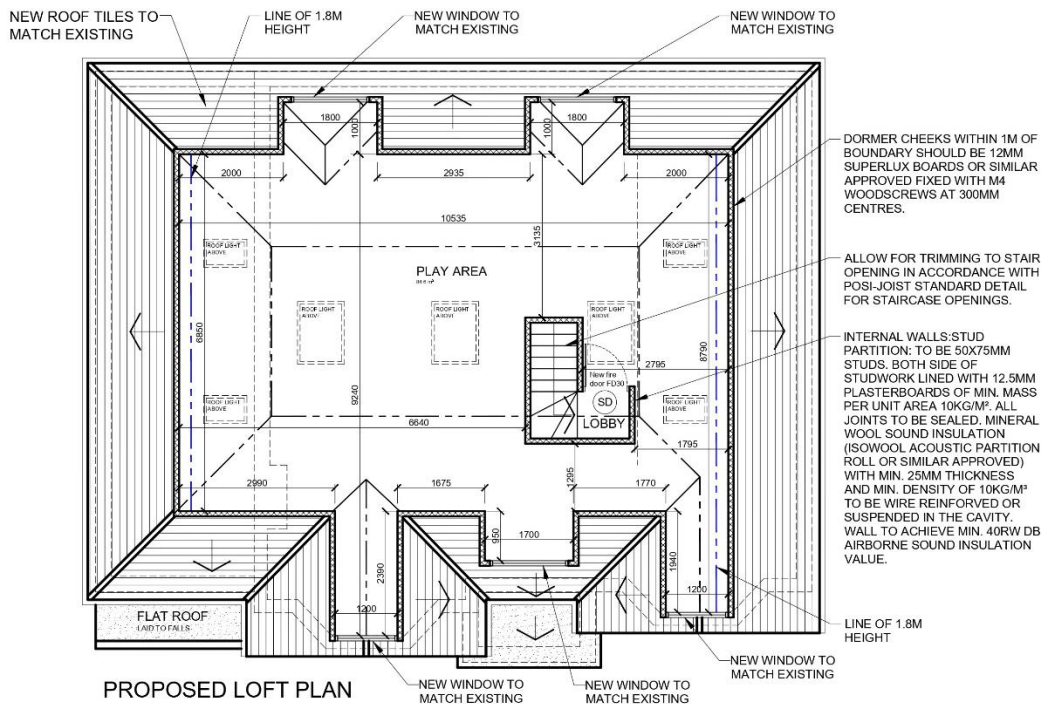
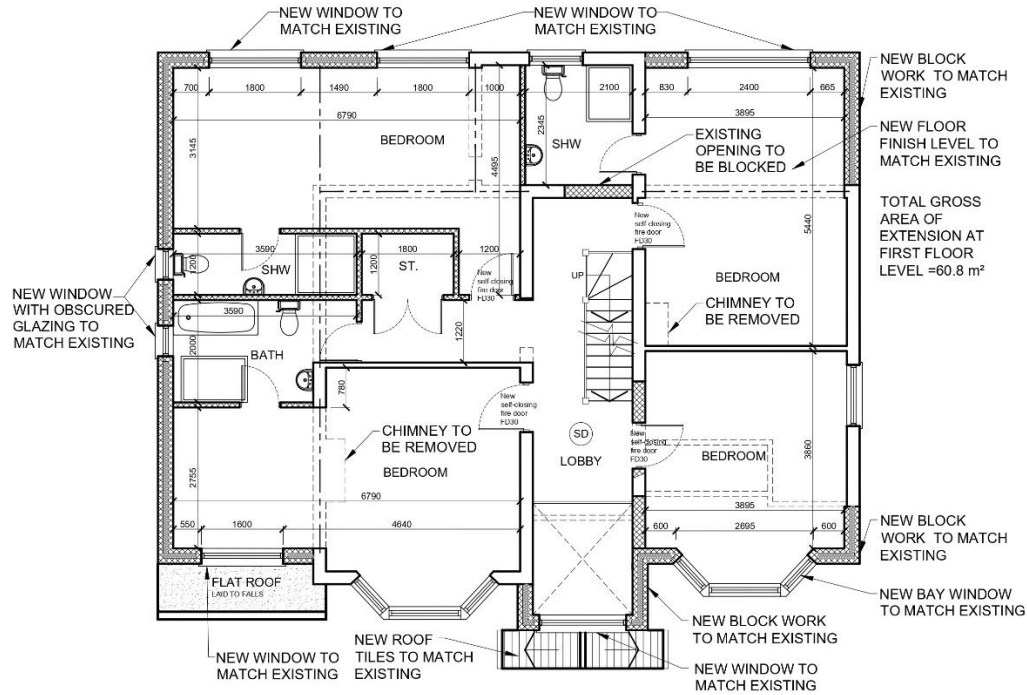
- Double-storey extensions to the front, side, and rear elevations.
 - Conversion of the existing garage into a study.
 - Incorporation of a **loft space** within the roof to be used as a children's playroom.
- The aim is to create a **well-proportioned and practical family dwelling** that meets the space and amenity requirements of the current residents while maintaining harmony with the surrounding residential context.

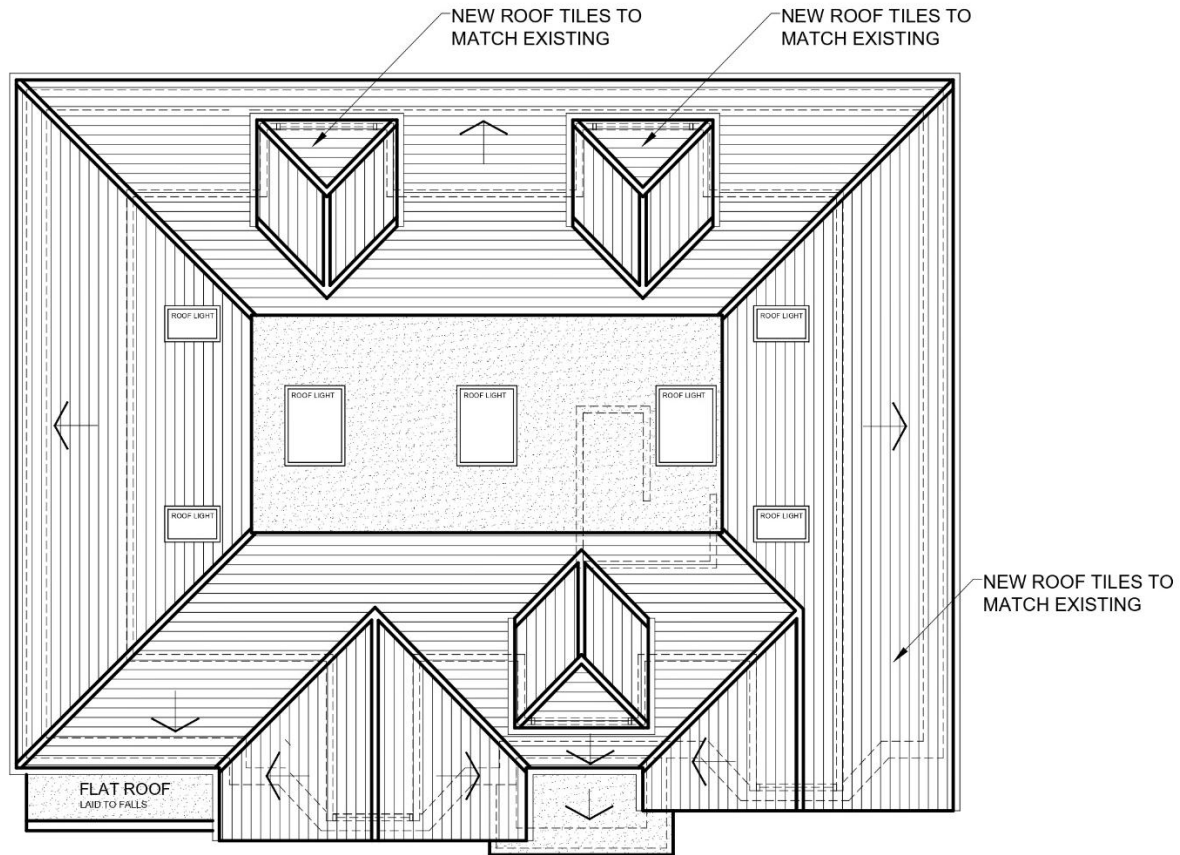
Layout

The internal layout has been carefully designed to ensure functionality and flow across all floors:

Ground Floor:

- Converted garage to study.
- Open-plan kitchen, dining, and family area.





PROPOSED ROOF PLAN

Access And Movement

The property benefits from excellent access to **public transport**, with a bus stop located directly in front of the site. This ensures easy access to local services, schools, and other amenities. The **vehicular access remains unchanged**, with ample on-site parking provision.



Security

Security is a key consideration in the design. The **existing access point is retained**, with the addition of a secure front porch to control entry. The proposal includes:

- **Secure by Design** principles.
- **Intruder alarm system.**
- **Digital access control**, ensuring a high standard of occupant safety.

Fire And Safety Strategy

The fire safety strategy for the extended dwelling includes the following key provisions:

a. Means of Escape

- All habitable rooms, including the loft space, will have a compliant means of escape in the event of fire.
- Escape windows will be provided where necessary, particularly in loft rooms, in accordance with Building Regulations (Part B).
- A protected stairwell will serve as the principal means of escape from the upper floors.
- All doors opening onto the stairwell will be fire-rated as required to provide safe evacuation routes.

b. Smoke Detection and Alarm Systems

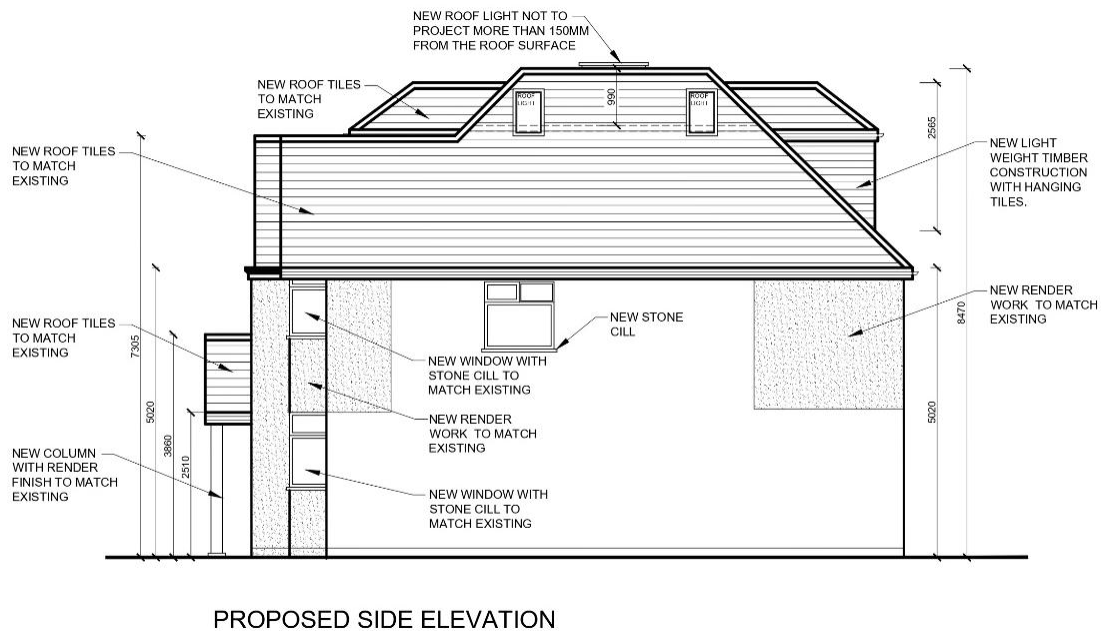
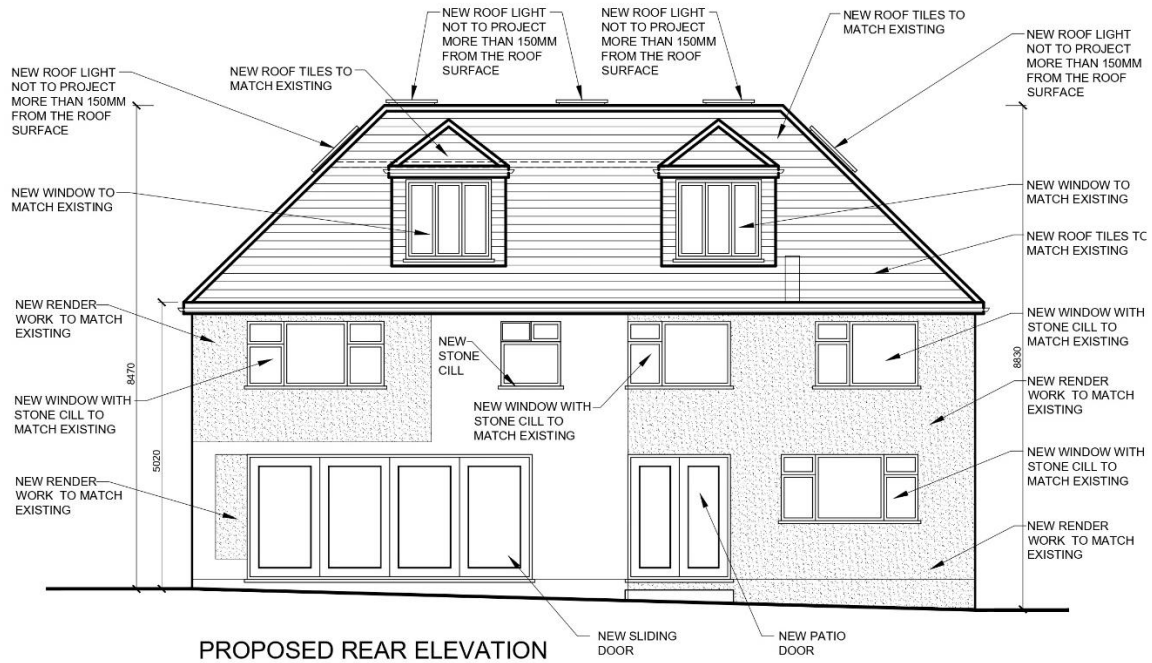
- Mains-powered smoke alarms with battery backup will be installed on each floor level in accordance with **BS 5839-6:2019**.
- Interlinked smoke and heat detectors will be fitted in circulation spaces and the kitchen.
- The system will provide early warning and will be accessible to all occupants.

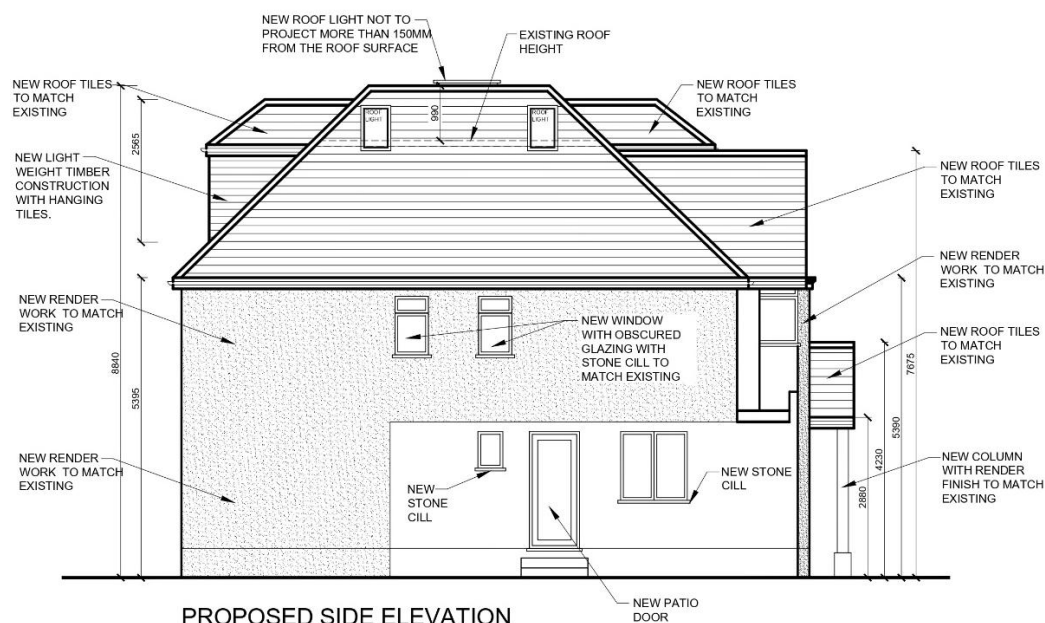
c. Fire Separation and Compartmentation

- The structure will incorporate appropriate fire-resistant materials and construction to achieve the required **fire separation** between floors and between habitable areas and escape routes.
- Where the loft space is being converted, the ceiling/floor between the second floor and loft will meet the required fire resistance rating (typically 30 minutes).

d. Emergency Egress from Loft Space

- The loft room will have an appropriately sized escape window that complies with Approved Document B (min. 450mm opening height/width and max. 1100mm sill height).
- The stair access to the loft will be enclosed within a fire-protected stairwell, with FD30-rated doors on each level if required.





Landscape

The proposal maintains generous amenity space around the building, with boundary fencing to provide privacy and separation. The front setback allows for planting and soft landscaping, contributing to the street's green character. Additional landscaping in the rear garden will be sensitive to neighbouring properties to ensure no adverse impact.

Scale

The overall **scale and massing** of the proposed extensions have been considered in the context of the surrounding buildings. The proposed height remains consistent with adjacent properties, and the footprint comfortably fits within the **existing plot boundaries**, ensuring the development remains proportionate and does not appear overbearing.

Conclusion

The proposal represents a **well-considered and sensitive extension** to an existing family dwelling. The design respects the **local character**, enhances the **quality of living space**, and improves **functionality and security** for its residents. With attention to scale, materials, accessibility, and sustainability, this application aims to deliver a **high-quality residential development** that positively contributes to the local environment.