

DESIGN AND ACCESS STATEMENT



Existing front elevation

**2 ARCADIA ROAD
ISTEAD RISE
GRAVESEND
KENT
DA13 9EH**

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EXISTING:

The existing premises consist of a 3 bedroom detached property with gardens with rear and front gardens. Front area paved for parking several cars with access and crossover from Arcadia road.

HISTORY

8th February 2013 application single storey extensions	Approved
6th November 2012 single storey extension to front	Refused

PROPOSAL

To construct a a first floor extension to the rear elevation above the existing single storey rear extension and side dormer window.

MATERIALS

Traditional construction with material to match existing, with brick to the ground floor and Etenite inert cladding to the first floor to the first floor and roof tiles to match existing.

ACCESS & PARKING

Existing parking area to the front elevation provides adequate parking facilities for 3-4 cars

PUBLIC TRANSPORT

The bus stop most local is located within the village peripheral road which is immediate to the front of the premises.

Front illustrating existing Dormers





SITE LOCATION

DRAINAGE

Drainage to the existing house is at present all located to the front of the house with no drainage runs beneath the proposed extension and the connection to the main drainage is in the road..

All new branches will be connected to the existing S&V stacks within the premises.

FLOOD PLAIN

The site is outside the flood plain and surface water will be dealt with by soakaways

PARKING

Adequate parking facilities are available for occupants and guests to the front of the premises, which has a large gated parking area to the front.

PLANTING

There are no trees in the locality of the proposed extension although the garden perimeter is hedged.

HOUSING

As previously mentioned the setting is rural with properties either side of the property sporadically spread and of differing pallets.

It is intended to build, using traditional construction methods externally to match the existing materials. Externally to the first floor new extension to be clad with Marley Eternite cladding and tiles to the roof and dormer all to match the existing property.

The proposed does not impact on adjacent properties and designed not to overlook such properties, as well as the design being in keeping with the local pallet.

The proposal is to provide a family home for the occupant to enjoy for many years to come as well as not being imposing on the locality.

CP24 Design and Development Objectives

The client brief is to provide high quality accommodation on the site. The layout and scale of the design is to reflect the design of the plots and houses in the area using similar materials. The design should take account of the existing site constraints.

As seen the local properties maintain a similar appearance and we have taken this into account when designing this property.

We propose an extension that nestles between and reflects the similar building heights of existing properties either side as can be seen.

The architectural design we propose will be the use of good quality materials, and the extension is designed to be submissive to the existing property by setting the front elevation of the extension back from the front line of the main house.

Low energy lighting to be utilised within the new works including integrated smoke alarms to both landing areas.

The room sized and layout are in accordance with the government housing standard

We do consider that the proposal would not be detrimental or obtrusive to local residents and the Owner has had initial discussions with neighbours to test their response and as yet only received encouragement.

we have taken account of the Delegated Report with reference to the refused application that this is a Resubmission for and noted that there was no objection to the side dormer or extension in principle but the criticism was aimed at inadequate room sizes and layout which we believe we have addressed and resolved The side dormer is now a secondary window obscured if required.



Existing rear elevation

Energy Efficiency

- Improving the thermal efficiency of the walls, windows and roof as far as practically possible.
- Reducing air permeability to the minimum consistent with health requirements.
- Carefully designing the fabric of the house to reduce thermal bridging.
- Possibly using low and zero carbon technologies such as solar thermal panels.

Water Consumption

- 6/4 Dual flush W.C
- Flow reducing/ aerating taps throughout.
- 6-9 litres per minute shower.
- 18ltr maximum volume dishwasher
- 60ltr maximum volume washing machine.

Further Measures

- Providing more energy efficient lighting to both internal and external fittings.
- Reducing the amount of water that runs off into the storm drains.
- Using more environmentally friendly building materials.
- Enhancing the sound insulation used in the home.
- The potential use of recycled and recyclable materials.
- The minimising of construction waste.

Conclusion

We consider we have accommodated all the requirements and needs of Gravesham Planning Department and therefore feel that this application should be approved.