



Architects

Construction of a new two storey dwelling onto the side of an existing dwelling. Demolition of an existing single storey rear & side extension. To rebuild a new single storey extension in its place.

at

**173 Singlewell Road, Gravesend
KENT
DA11 7QA**

Design & Access Statement

20 September 2021

**DAC Architects
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Gravesend Ken
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4980/20**

Introduction & Use

This Planning Application is for the construction of a new two storey dwelling onto the side of an existing dwelling. The application covers the demolition of side & rear extensions on the existing dwelling & the construction of a new single storey rear extension. The application also covers the construction of a new garage on an existing parking area to the rear.

The Site

The site is located on the corner of Singlewell Road and Dennis Road with an area according to Ordnance Survey data of 531 square metres. There is a gap of approximately 6.23m from the flank wall of no 173 to the boundary with Dennis Road.



Planning History

Proposal: Erection of a private garage

Decision date: 28th October 1954

Decision: Permission granted

New Dwelling

The proposed building has been designed to respond sensitively to its context. The proposal respects the existing building line and has been designed as a continuation of the existing street scene. It is noted that the houses along this side of Singlewell Road between the junctions with Dennis Road and The Fairway have a very regular pattern of semi detached dwellings and terraces. The pair of semi detached dwellings nearest to The Fairway feature a large two storey extension with a bay window and the new house has been designed to mirror this. The height of the ridge and eaves have been aligned with adjacent dwellings.

The dwelling is designed around the parameters of a six person four bedroom house and complies with the technical space standards making the best use of space.

The pitch of the roof has also been maintained as well as hipped so as not to appear out of character.

The proposed dwelling is set back approximately 700mm from the boundary line. This is to maintain the streets sense of openness and be in keeping with the neighbouring context.

Existing Dwelling

The existing dwelling features an existing rear extension. This extension appears to have been added in stages over a long period of time resulting in a change in floor levels within the house & a generally ungainly appearance.



The proposed layout will maintain one level throughout the ground floor and by doing so make better use of the space which is available. The proposed layout will now include a w/c on the ground floor, designed in accordance with the current building regulations.

The loft of the existing dwelling will be fitted out to provide an additional bedroom with two dormer windows on the rear elevation to match those of numbers 165 & 167 Singlewell Road.

Access and Parking

Currently the existing dwelling has a parking area to the rear with a gated access off Dennis Road with a drop kerb footway cross-over.

The proposal will have a garage providing one parking space each for the proposed and existing dwelling in addition to open parking spaces adjacent to the garage, one each for the new & existing dwellings.

The proposed garage complies with Gravesham Council's minimum space standards for a parking space. On street parking is available surrounding the dwellings.