

DESIGN & ACCESS STATEMENT
Rev A 17.12.23



Satellite image of existing area

Project: 49 Marcet Road, DA1 3AH

Proposal: for 2 x Dwellings (Semi-detached) 3 Bedroom (4 person) with associated parking and landscaping.

Submitted on behalf of the client Mr Shiraz Kamawal.

This proposal follows a previously approved Planning Application ref: DA/22/01522/FUL

Introduction

The site has existing planning permission in place for a pair (49A & 49B) of semi-detached 3-bed dwellings with associated parking and landscaping to a large site.

This proposal follows the principles of the previous approval which is outlined in GREEN on the comparative elevations drawing inserted below. The amendments are noted as follows:

- 1) The proposal utilises the approved footprint, with the addition of a 3m single story extension to enhance the ground floor living space.
- 2) The previously approve front elevation had low level gable detail with heavily sloping roof. This proposal brings the gable detail up, making closer reference to the elevation to adjacent Marcet Road properties and local vernacular architecture.
- 3) The roof ridge has been raised marginally by 360mm. This is 1545mm lower than the adjacent Marcet Road property, and 588mm less than the adjacent Wilmot Road property
- 4) The sloping roof to sides lowers the eave height and minimises impact on adjoining properties.
- 5) Adaptions to roof and internal layout result in a three bed family home of 120.7msq GIA.

Below is a comparison between the currently approved front and side elevations and the elevations proposed in this application.

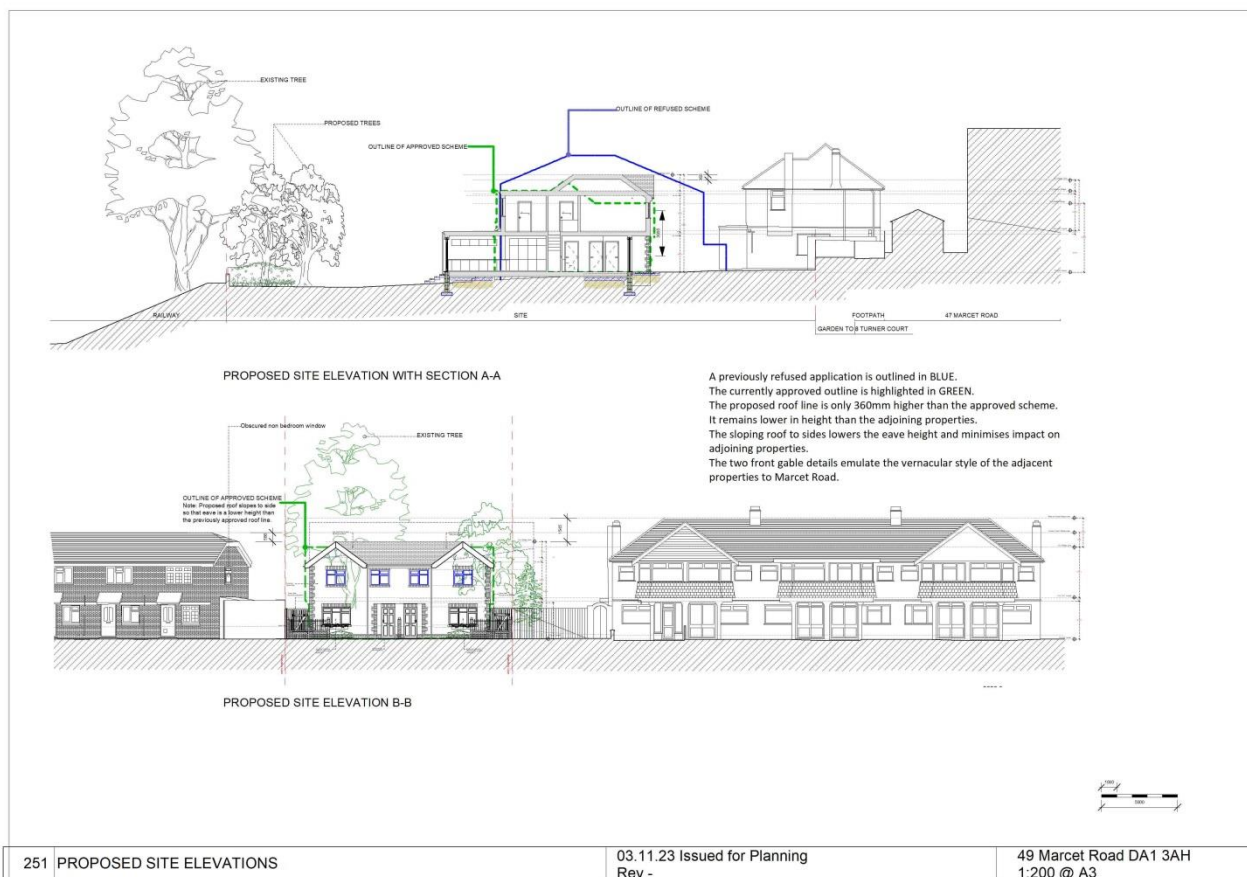


The proposed dwellings are designed in accordance with local planning policy requirements and the London Plan. They incorporate all the necessary space requirements for a 3 bedroom 2 storey dwelling with gardens as per the government guidelines.

- Detached dwellings (x2) - 3 Bedroom (4 person) (120.7m²) M4(2) accessibility.
- Approx. rear/side garden amenity space per dwelling. 79m² & 120m² respectively.
- 2 Parking spaces provided per dwelling.
- Bike housing for 4 bikes per dwelling.
- Bin housing by dwellings and presentation area for use on bin collection day.

Design - Size, Scale & Appearance

Below is an illustration of the proposed site section and street elevation



The existing property 49 Marcet Rd (located RHS of the street elevation) will remain as existing with the alteration of garden boundaries at the properties. The location of the proposed dwellings will be placed in the centre of the unused/vacant garden land located to the side of 49 Marcet Rd.

Access to the dwellings will be from the existing drop down curb on Marcet Rd down the existing car driveway.

The dwellings have been designed with a modern façade but also taking into consideration the surrounding area mixing the modern rendered façade with brick detail along with the tiles that match the surrounding properties.

The max roof height of the dwellings will be 6420mm. This is significantly below the ridge line of the surrounding neighboring properties to allow the dwellings to sit comfortably within the site and avoid any visual mass or visual obstruction from neighboring properties.

Internally the master bedroom with ensuite is located on the 1st floor with two other bedrooms and a bathroom. The ground floor has level access across the ground floor with a study, WC, utility and open plan kitchen living area leads directing onto the private garden amenity space.

Dormer windows are located to rear roof slope to provide additional internal area within the 1st Floor.

Creating in total 2 new family dwellings with amenity space in this urban environment. This will provide additional housing within Dartford Borough.



Photo of existing site

PLANNING STATEMENT

The development has been designed in light of the Council's adopted planning policies as set out below. Of particular relevance to this proposal are policy CS10 of the Core Strategy (2011) and policies DP2, DP6 and DP7 of the Dartford Development Policies Plan(2017) are key as well as the Windfall SPD.

Policy DP1: Dartford's Presumption in Favour of Sustainable Development ***Addressed in the renewable energy section of this document.***

Policy DP2: Good Design in Dartford

We would hope that Dartford Borough Council would acknowledge with this new proposal we have taken into consideration height, mass, form, scale, orientation, siting, setbacks, access, overshadowing, articulation, detailing, roof form, and landscaping of the proposals relate to neighboring buildings, as well as the wider locality.

The development will be located in the far corner of the cul-de-sac adjacent to dwellings of a different style on Turner Court. The dwellings are also significantly set back from the road frontage on Marcet Road which will reduce their visibility in the street.

The design picks up on visual cues from other surrounding dwellings such as the front facing gables. The front elevations are attractive with provision of soft landscaping, good quality, permeable and bound surfacing are be provided to this frontage area also.

Policy DP3: Transport Impacts of Development Parking Standards SPD

The proposals provide 5 car parking spaces on site. This represents more than 1.5 spaces for each 3- bed house set out in the policy (0.5 surplus).

In addition, two secure bike storage areas are proposed for each of the new houses.

Policy DP6: Sustainable Residential Location / Policy CS10 section 4

Policy CS10 section 4 outlines the following criteria for assessment of windfall sites:

- (a) the sustainability of the site.
- (b) whether the benefits of development outweigh the impact.
- (c) the capacity of the current and proposed infrastructure to serve the development, considering committed and planned housing development.
- (d) where spare capacity is not available, the availability of the site to provide for the requirements it generates.

Sustainability and CS10 are addressed in the relevant section of this document.

Policy DP7: Borough Housing Stock and Residential Amenity

Policy DP8: Residential Space and Design in New Development

Policy DP11: Sustainable Technology and Construction

All of the above are addressed in the relevant sections of this document.

Design – Use

The proposed development retains the existing 3-bed house at 49 Marcet Road and adds to the range of housing stock with the provision of two new 3-bed houses. The proposals maintain a range of different garden sizes in the area. The proposed houses are tucked away at the corner of Marcet Road and leave a visual break in the built form when looking up to the road, so have a modest impact on the street scene and local character.

The proposed houses are carefully designed and sited to cause minimal impact on the neighbours' amenity, in terms of visual mass, daylight, disturbance, parking and overlooking.

We contend that the proposed development does not constitute inappropriate development on a residential garden.

With this development existing grass land areas have been retained along with added planting and shrubs along with sustainable renewable technologies to improve on the local borough's biodiversity targets.

Design & Access

The houses are accessed via an existing shared drop down curb surface leading from the corner of Marcet Road. There is level access to all the proposed houses, which are designed to the M4(2) accessibility standard.

Each proposed house has a bin store by its entrance. The wheelie bins are wheeled up to 29m to a collection area nearer the street to bring them within 20m drag distance for the refuse collectors.

The 5 car parking spaces have been designed to all allow for turning within the site. This is shown in tracking plan conducted for the application. The drop curb is existing so there should be no additional impact to the pedestrian walkway. This along with visibility splays allow for safe parking within the site.

Windfall Site – CS10

A windfall site is one which has not previously been identified by the Dartford as having potential for housing development. The National Planning Policy Framework (NPPF)2 defines windfall sites as 'Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.'

Policy CS10 section 4 outlines the following criteria for assessment of windfall sites:

- (a) the sustainability of the site.
- (b) whether the benefits of development outweigh any impact..
- (c) the capacity of the current and proposed infrastructure to serve the development, considering committed and planned housing development.
- (d) where spare capacity is not available, the availability of the site to provide for the requirements it generates.

Due to the small scale of the site (c) and (d) are less relevant to the proposal.

With the information provided below we aim to show the council this site is suitable for potential development to add to the housing stock in Dartford borough.

(a) The sustainability of the site

Solar panels on the flat roof

Each house has space for a solar hot water panel and roughly 12 standard 250W PV panels providing a peak output of 3kW.

These are mounted on frames and are barely visible from the street. As they will be installed below the ridge level of the dwelling.

Under the smart export guarantee (SEG) scheme which the government launched in January 2020, households get paid for solar energy they 'export'. This is electricity you generate, but don't use yourself, which is then pumped back into the national energy grid. This will help the government and borough in their sustainability and renewable energy contribution.

Solar panels are low maintenance outside of external damage due to weather/storm the only part of the system which needs replacing is an inverter every 25 years.

Heating Requirements

Air Source Heat Pump (ASHP)

The primary heating source will be supplied by an air source heat pump (ASHP) as a low-carbon method that supports decarbonisation of the energy system providing zero carbon. The ASHP will also augment the solar hot water collector in providing hot water, and photovoltaic panels will offset a proportion of the electricity use

within the houses. The air source heat pumps work very well with radiator circuits and underfloor heating combinations.

When it's installed the air source heat pump is more environmentally friendly than a gas-powered boiler.

(b) whether the benefits of development outweigh any disbenefits.

Questions:

Is the development within walking distance of a range of public / community facilities, e.g. primary school, GP or health centre, local shops, children's playground, local park or higher level park? **Yes the development is withing nearby public facilities as shown further in this document.**

Are any new facilities proposed as part of the development? **No proposed facilities.**

Does the development have sufficiently good public transport access to encourage modal shift away from car use?

Great access to public transport as shown further in this document.

Within an indicative 400m walking distance? **Yes.**

Number of services available i.e. number of different point of interest destinations available e.g. Dartford town centre, hospital, secondary school, major employment sites?

Local shopping centre 19min walk or 10min public transport journey into town & major employment sites.

Level of service i.e. are there more than 2 buses an hour in the daytime? **Yes.**

Does the proposal include any transport improvements, including public transport and Fastrack, new footpaths or cycleways that will contribute to the sustainability of the development? Existing footpaths and cycle paths to be used.

Does the proposal provide for uses other than residential as part of the development (normally applicable to relatively large sites) e.g. community services and facilities, business and employment space?

No.

Do these contribute to the sustainability of the site by supporting the local community? Yes, the use of solar panel and ASHP contribute to sustainability.

Does it provide facilities which existing communities can share? **No.**

Does it help support existing community facilities (particularly in villages)? **N/A**

Does the proposal create connectivity between existing and new communities? **N/A**

Does the proposal act as an exemplar of sustainable development for energy and/or water efficiency, surpassing applicable local and national policy requirements?

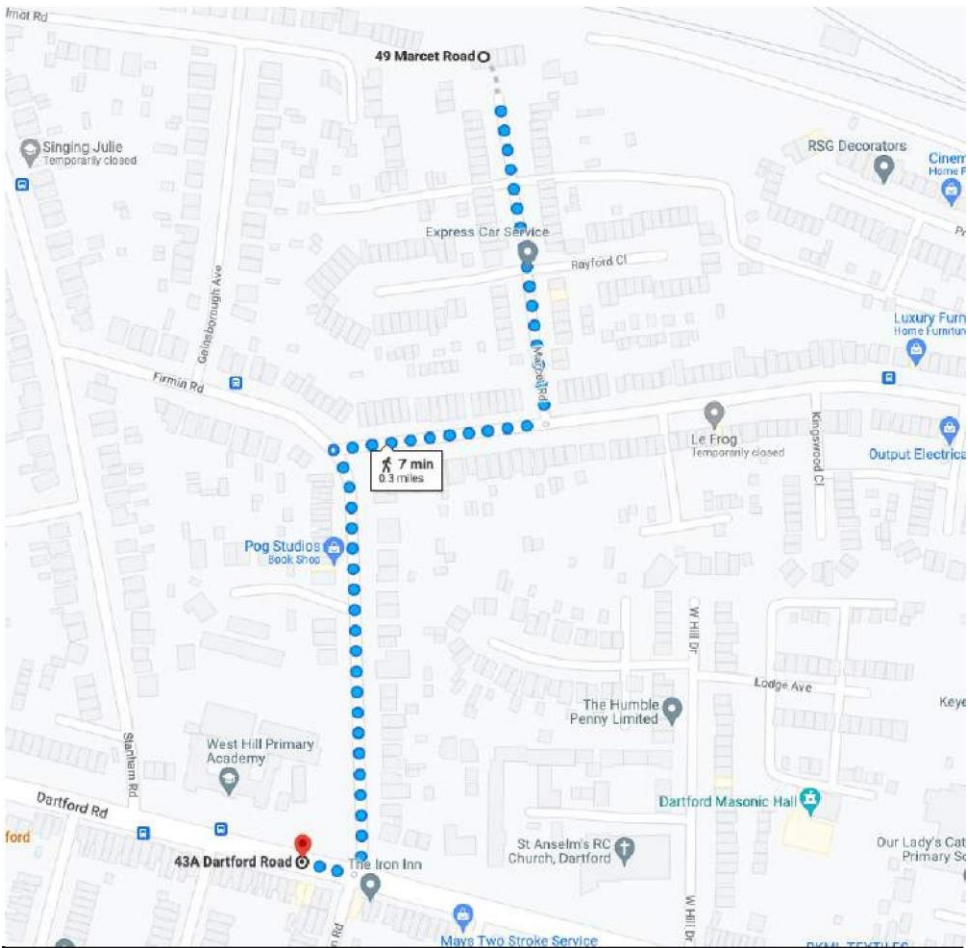
Yes, the development will be able to give energy reserves back to the national grid created by sustainable means.

Is it capable of providing an on or off-site CHP scheme? Yes

Accessibility

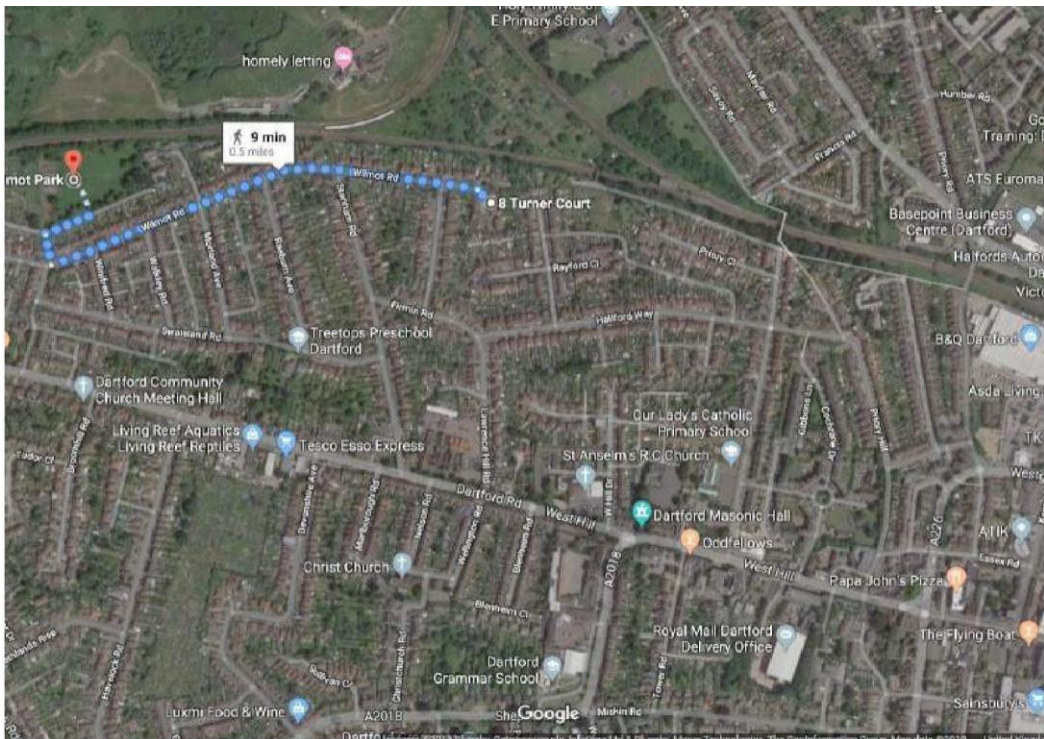
(c) The capacity of the current and proposed infrastructure to serve the development, considering committed and planned housing development.

Local Shops & Education

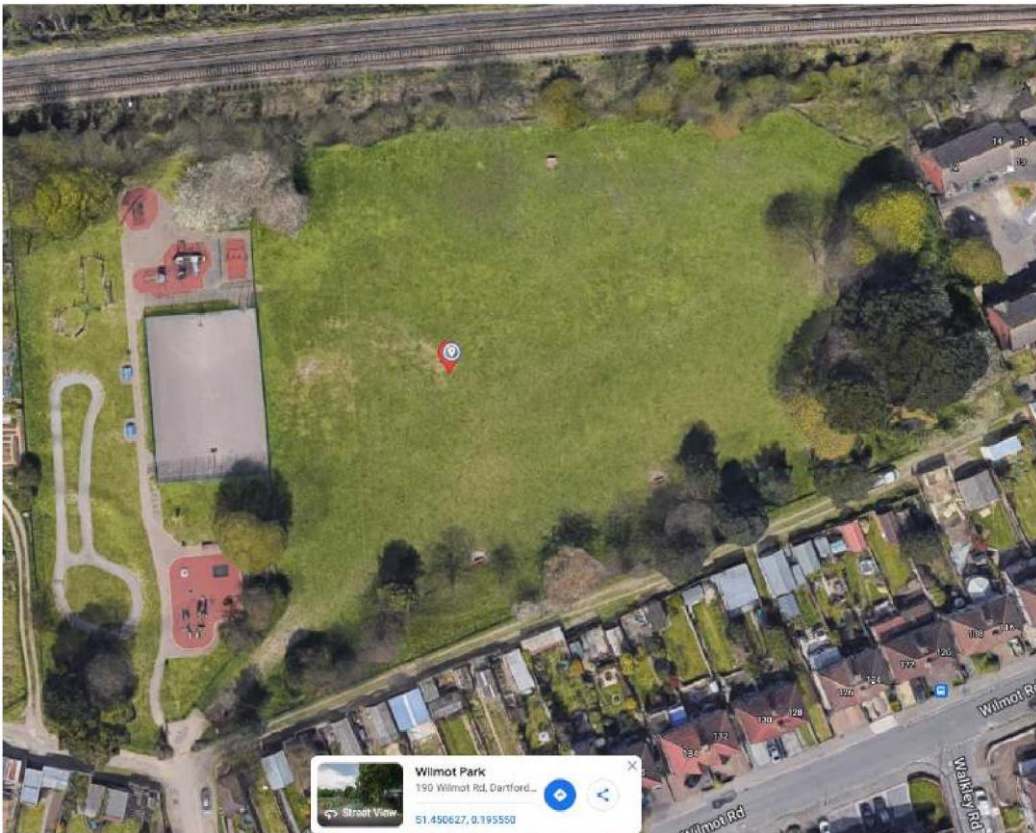


7 min walk to local convenience store shops and a primary school (West Hill Primary Academy) on Dartford Rd.

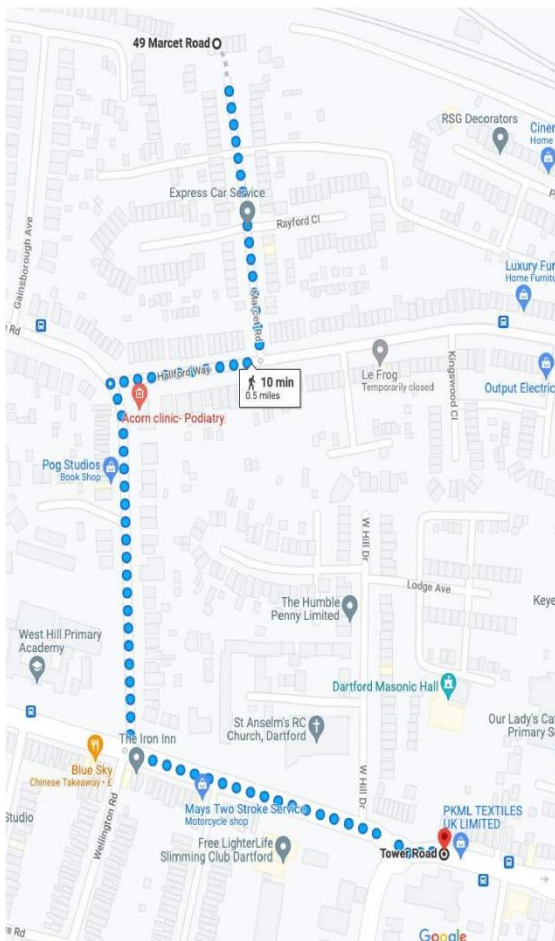
Local Outdoor Amenity – Parks



9 min walk to Wilmot Park which provides outdoor gym facilities and 0-5yr outdoor play areas for small children.



GP Health Centre



Dartford West Health Centre (GP) is located a 10min walk from the proposed site the centre serves the local community Healthwise and is very accessible.
Dartford West Health Centre (GP) – Tower Rd Dartford DA1 2HA

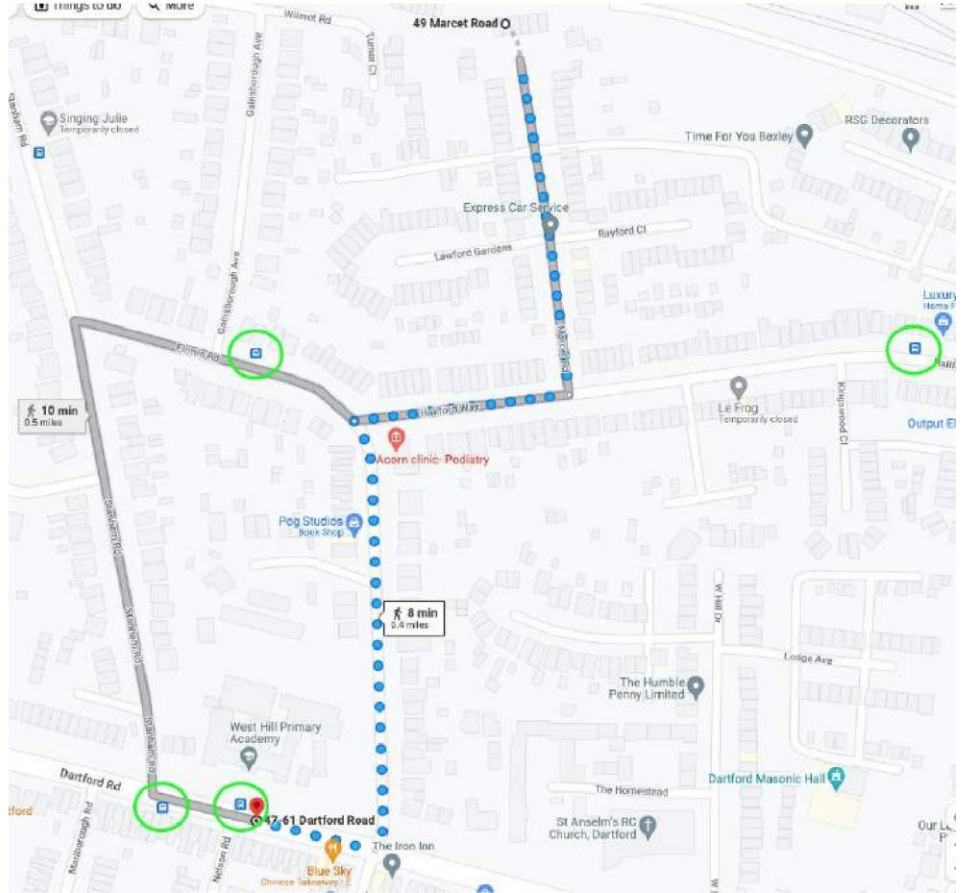
Public Transport

BUS

The closest bus stop to the development is a 5 min walk (200m) along ‘Hallford Way’ and ‘Firmin Rd’ respectively along with further bus stops on Dartford Rd an 8min walk (400m). These bus stops provide frequent transport to the local community.

All bus stops circled in green below along with the bus schedule showing 4-6 buses every hour:

← West Hill School		
96	Bluewater	6:16 PM
96	Bluewater	6:19 PM
428	Bluewater	6:27 PM
96	Bluewater	6:39 PM
428	Bluewater	6:39 PM
96	Bluewater	6:42 PM
96	Bluewater	6:47 PM
96	Bluewater	6:53 PM
428	Bluewater	6:55 PM
96	Bluewater	7:01 PM
96	Bluewater	7:07 PM
96	Bluewater	7:08 PM
428	Bluewater	7:09 PM
96	Bluewater	7:13 PM
96	Bluewater	7:21 PM
428	Bluewater	7:27 PM
96	Bluewater	7:28 PM
96	Bluewater	7:35 PM
96	Bluewater	7:42 PM
428	Bluewater	7:45 PM
96	Bluewater	7:49 PM
96	Bluewater	7:56 PM
96	Bluewater	8:04 PM
96	Bluewater	8:12 PM
428	Bluewater	8:14 PM



TRAIN

Station (Dartford)

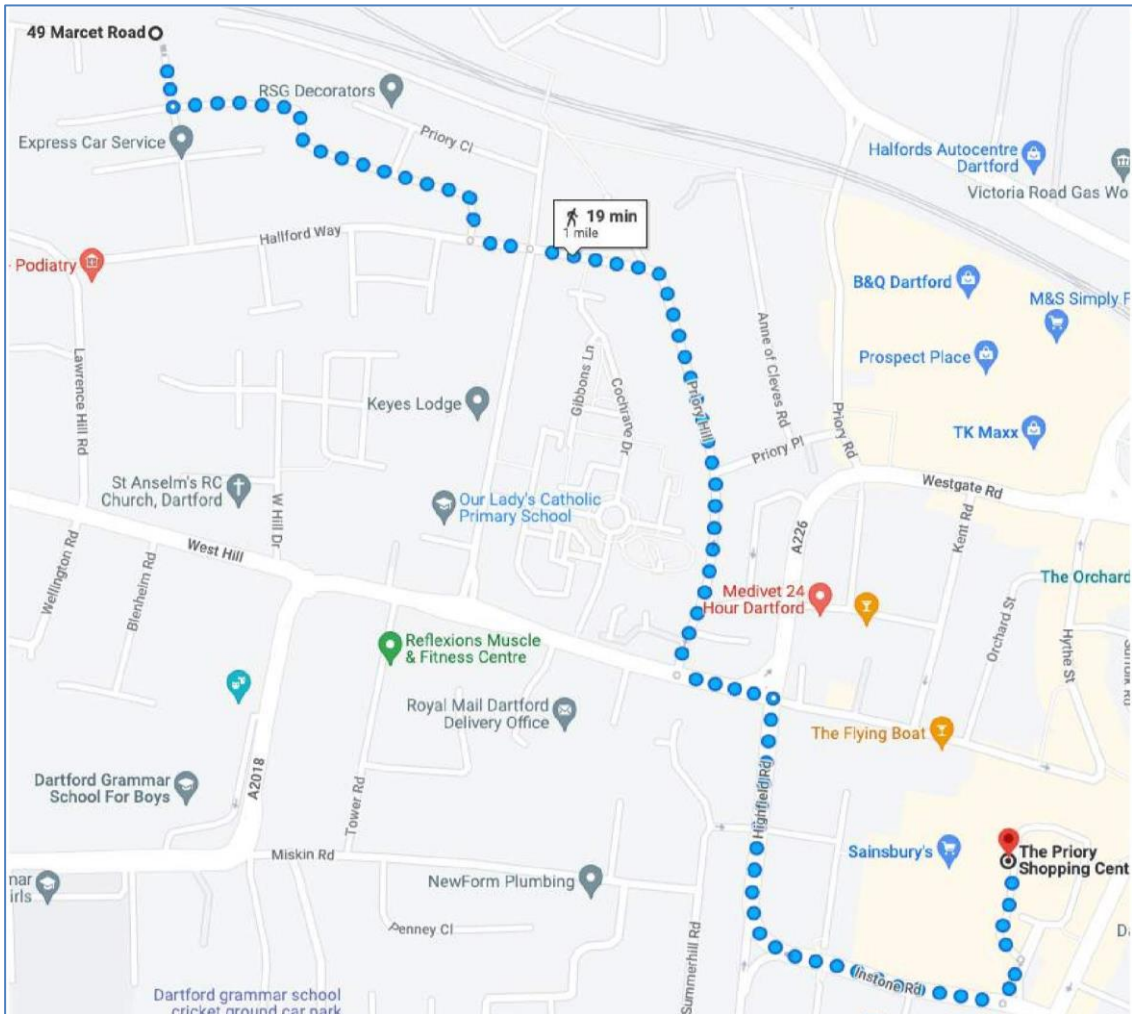
17 minute walk or 12 minutes by bus to Dartford Station which provide regular links to Central London, Charing Cross, Cannon Street & Victoria via Sidcup & Lewisham.

Local Shopping Amenities

The Priory Shopping Centre (Dartford) as shown above is a 19min walk from the proposed site. This time can be cut in half by the use of public transport or cycling.

The Local shopping centre in the heart of Dartford, with a great mix of high street and independent stores offering great value to local families.

This once again shows the sites feasibility to contain family dwellings.



Refuge Storage

Bin store locations are shown on the site and landscaping plan. Example image shown below from proposed manufacturer for wooden bin housing provide a neat and attractive area to house refuse at the property.



Figure 5: Potential Bin Housing



Weather treated timber bin storage by The Garden Village. (<http://www.thegardenvillage.co.uk/>)

FRA / Sustainability and Biodiversity

Water butts to be installed to aid sustainability as mentioning in the FRA report. see image below and Proposed Rear Elevation drawings. Also, sustainable water usage will be applied to the development with the use of water efficient appliances eg. sensor taps, pushed taps, shower tap heads, Water Meter etc.

As part of the SuDS measures including permeable paving to landscaping and soakaway for RWDP, *it is proposed that a*

water butt will be implemented in the rear garden in order to improve the surface runoff from the site.

It is understood that as a result of the proposed development there would minimal increase in impermeable area. As such, there will likely be negligible change in the surface water runoff rate under post-development conditions."

"The development proposal has considered flood risk at all stages throughout the development of the final layout and reflects the flood risk constraints and the need to manage, and where possible reduce, flood risk in compliance with the guidance in NPPF. The proposal will not increase the risk of flooding to others and as a result, proposed development at this site should not be restricted as a result of flood risk."

Surface water from the site will reflect greenfield run-off rate for the area of the site.

The surface water attenuation system will be able to accommodate any storm event up to the critical duration 1 in 100 plus climate change storm event for the site without the flow balancing system being bypassed. Details of the green roof construction are shown in the details drawing.



150L Standard Barrel Water Butt with Lid and internal threaded holes for included tap and downpipe connector kit.

Width : 48cm (19 inches)

Depth: 48cm (19 inches)

Height: 90cm (36 inches)

Made from recycled materials <https://www.waterbuttsdirect.co.uk/all-water-butts/150l-standard-barrel-water-butt.html#sthash.tLCHBFz0.dpuf>

Design – Layout

The property provide generous accommodate for a family with parking and access to garden.

It includes an ensuite master bedroom and large open plan kitchen living area leading onto the landscaped garden The open plan kitchen, living and dining space along with study, utility and WC to ground floor provide flexibility.

Level access from the front door across the ground allows future proofing, accommodation.

All windows face private outside areas providing plenty of lighting and ventilation.

Acoustic Report / Sound Insulation

Each dwelling will be designed with the latest sound insulation material ensuring that soundproofing between the proposed dwellings along with fire safety within the building would meet building regulations. Impact and vibration sound testing will be conducted during the building control phase of the project to ensure more than adequate privacy to the occupants of the proposed dwelling and neighbouring dwellings.

Daylight and sunlight

The bungalows are being designed in open land with clear non obstructed sun path views to the front elevation. There will therefore be no adverse impact on neighbouring residents in terms of daylight. The properties max height is significantly below the height of the neighbouring properties with clear separation between the dwellings.

- The scheme is compliant with BRE guidance in relation to sunlight impacts.
- The new residential dwellings will benefit from daylight levels in excess of the requirements of BS8206:2 - 2008 recommendations.
- From a planning perspective therefore, it is the conclusion that the proposed development is entirely acceptable for planning, in daylight and sunlight terms.

Conclusion

The proposal preserves the amenities of the occupiers of the neighboring properties. Also preserved is the character and appearance of the individual property, street scene and immediate area. This will not have a detrimental impact on the existing qualities of the dwellings.

The floor area for each new dwelling created exceeds the minimum standards. The combined floor areas for living/ kitchen/dining are also exceeding the minimum standards. The type and size of the rooms are designed on the basis of achieving the functional needs of the users in order to provide sufficient space to incorporate furniture, activity and good circulation. The space provision of the units and their rooms are proposed in relation to the size of the property, shared circulation areas, ceiling heights and private open spaces to protect and provide comfort, amenity, privacy, daylight and ventilation.

All habitable rooms have an area of clear glazing situated in several windows and/or skylights in order to provide bright, naturally lit interior spaces. The proposal achieves maximum levels of daylight and sunlight without compromising levels of privacy of adjoining properties. The windows and/or doors of all the habitable rooms will provide the necessary ventilation in order to achieve the healthy flow of air throughout the rooms. The layout of the dwelling and circulation spaces limit the transmission of noise to sound sensitive rooms within the dwelling.

The horizontal and vertical distribution of the smart space-allocation leads to the creation of larger habitable bedrooms. Living and dining areas, kitchens, bathrooms and bedrooms have attractive propositions to meet a range of needs of the occupiers' professionals / families. The provision, position and orientation of the proposed development is sympathetic in both design and in proportion with the existing properties and both public and private open spaces in the vicinity.

Permission has already been granted for semi-detached dwelling on the site. The proposal follows similar foot print and principles, with some adjustments to the roof line, and single storey extension to rear to enhance and improve the accommodation for family use.

The proposal takes into considerations all the relevant Windfall SPD and UD guidelines for new dwellings in London and Dartford.

Along with CS10 criteria we believe this proposal lies in an area where there should be no objection in principle to new residential development.

This application would provide 2 additional residential units (net gain) which would represent a modest contribution to the supply of housing within the Borough and provides a public benefit