

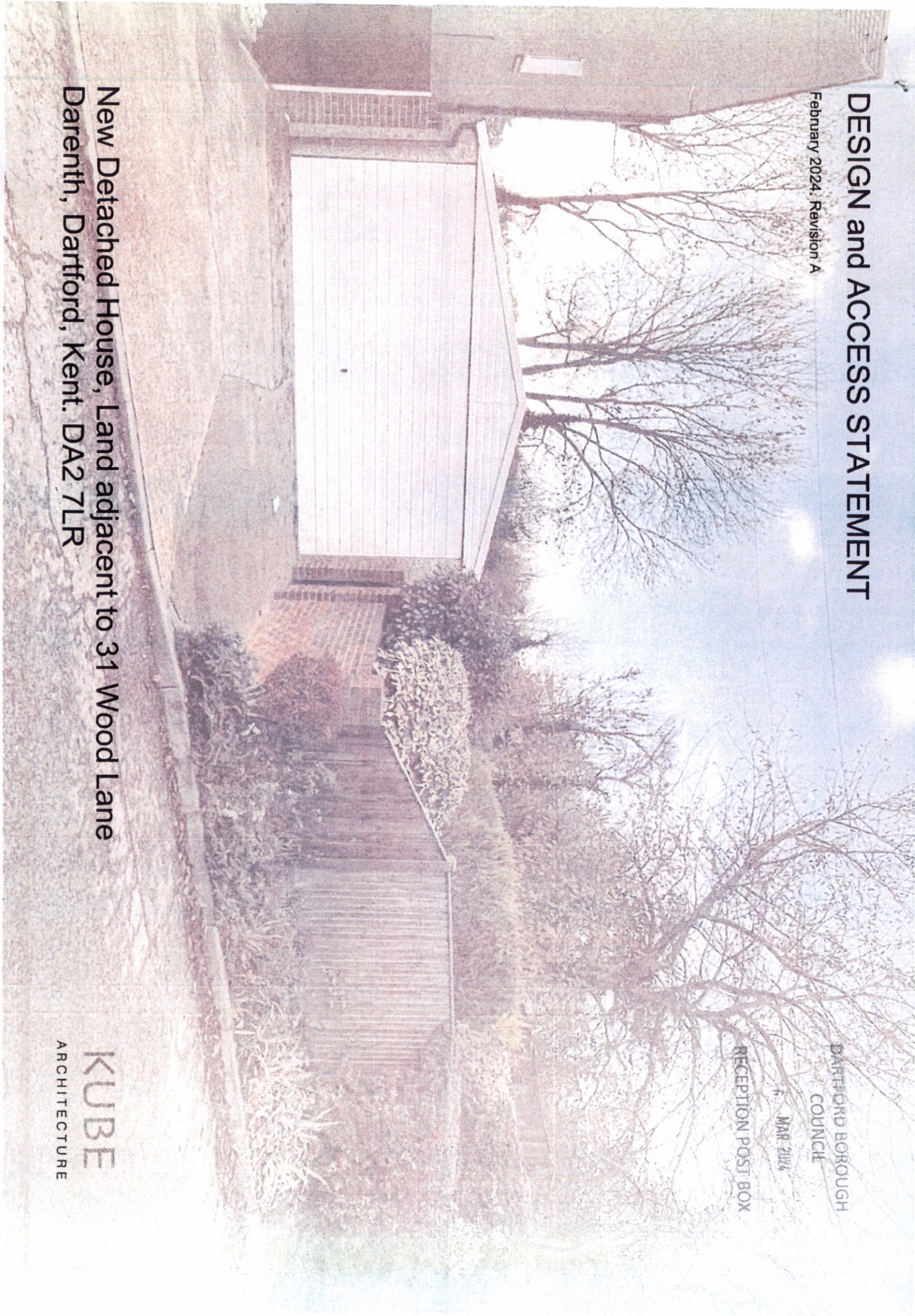
# DESIGN and ACCESS STATEMENT

February 2024, Revision A

DARTFORD BOROUGH  
COUNCIL

6 MAR 2024

RECEPTION POST BOX



New Detached House, Land adjacent to 31 Wood Lane  
Darent, Dartford, Kent. DA2 7LR

**KUBE**  
ARCHITECTURE

## 1. INTRODUCTION

This Statement has been prepared by Kube Architecture LLP in support of a detailed planning application for the construction of a new detached three-bedroom dwelling on land adjacent to 31 Wood Lane, Darenth, Dartford, Kent.

The Design and Access Statement has been prepared in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and National Planning Practice Guidance (as revised).

The aim is to explain how the proposed development is a suitable response to the site and its setting within the established residential area and demonstrates the commitment of the applicants/ owners and designers to achieving Good Design, and meeting the requirements of planning policy, legislation and Good Practice Guidance.

It describes the site and surrounding area, planning policy context and the proposed development.

It also describes the design ethos and architectural principles underpinning the proposals, considering issues of use, amount, layout, appearance, scale, landscape, access and sustainability.

## 2. SITE AND THE SURROUNDING AREA ASSESSMENT

The application site is a rectangular parcel of land located on the northern side of Wood Lane, sited within a predominately residential area. The site currently contains a two-storey semi-detached dwelling with double garage. To the rear is Walker Park recreation ground.

Wood Lane is a cul-de-sac which contains a mix of detached and semi-detached houses and bungalows. There are some small Victorian terrace properties at the south-western end of Wood Lane.

The site is an underutilised parcel of land which at present forms part of the garden to No. 31 Wood Lane. It is laid to lawn and with a collection of large trees along its northwest (rear) boundary and a hedge along its northeast (side) boundary. The site falls in a southwest direction. The site levels are illustrated on the topographical survey.

Key characteristics of the area include:

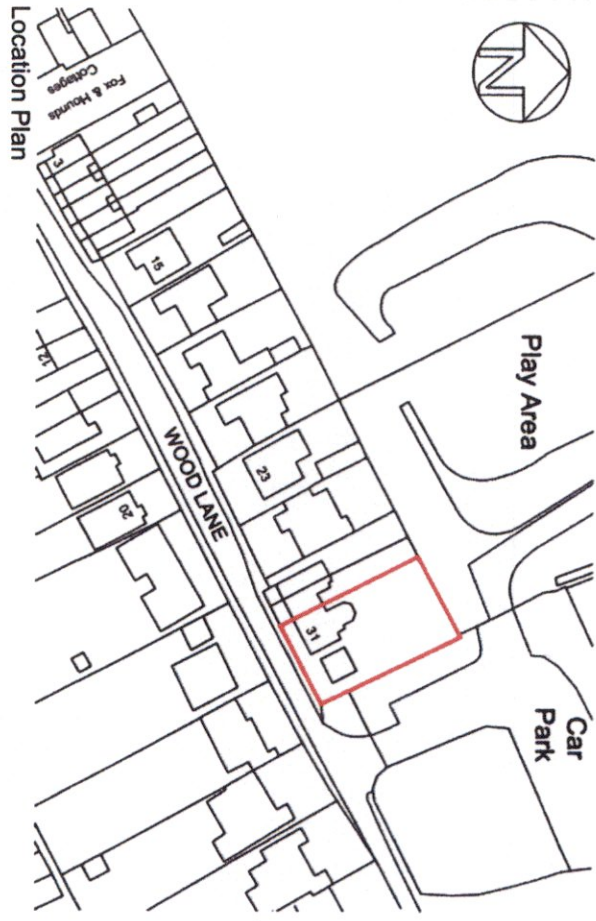
- Assortment of dwelling sizes and architectural styles.
- Irregular building line but with houses addressing Wood Lane.
- Small gaps between houses.
- Variety of building materials.
- Different boundary treatments including hedges, shrub planting, low walled gardens and fencing.
- Well screen rear gardens.

These characteristics have informed the design.

The site is within walking distance of local facilities along Green Street Green Road (B260). There are bus stops within 400m of the site with routes 423 and 433 going to Dartford and Bluestwater in one direction and Longfield and New Ash Green in the other.



Site Location Image courtesy of Google Maps



Location Plan

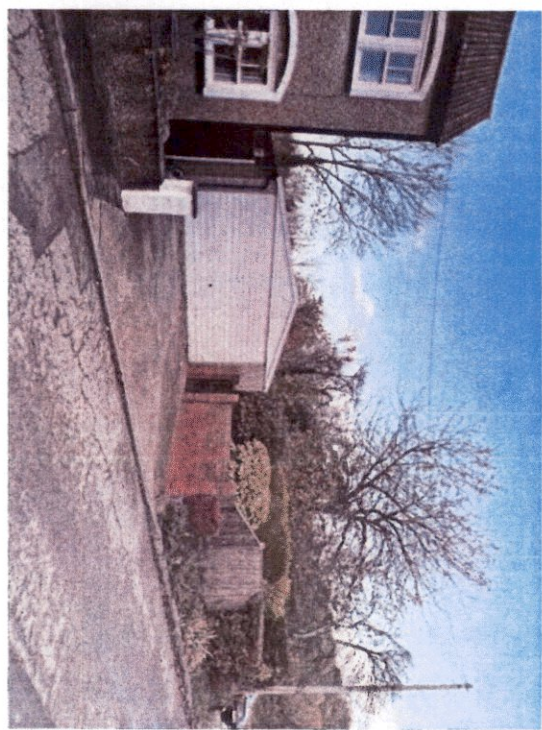
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The built context is illustrated in the following aerial photograph:

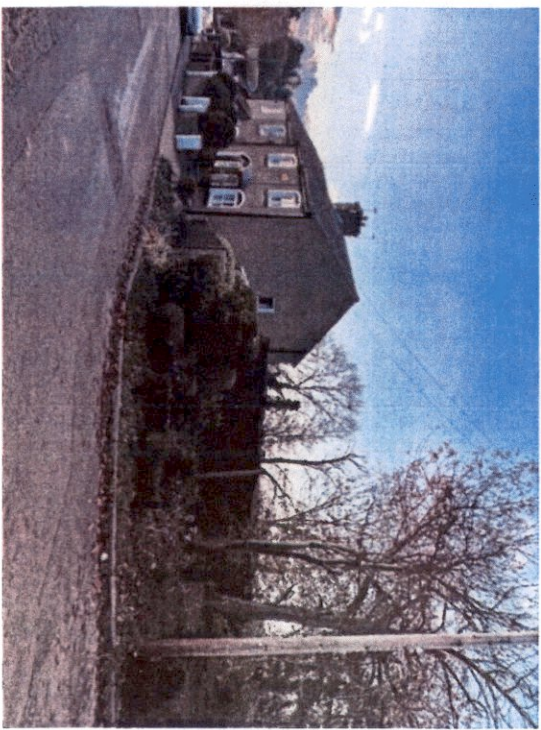


Birds Eye View of Site  
Image courtesy of Google Maps

**New Detached House, Land adjacent 31 Wood Lane  
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View of site looking Northeast



View of site looking Southwest

#### 4. EVALUATION

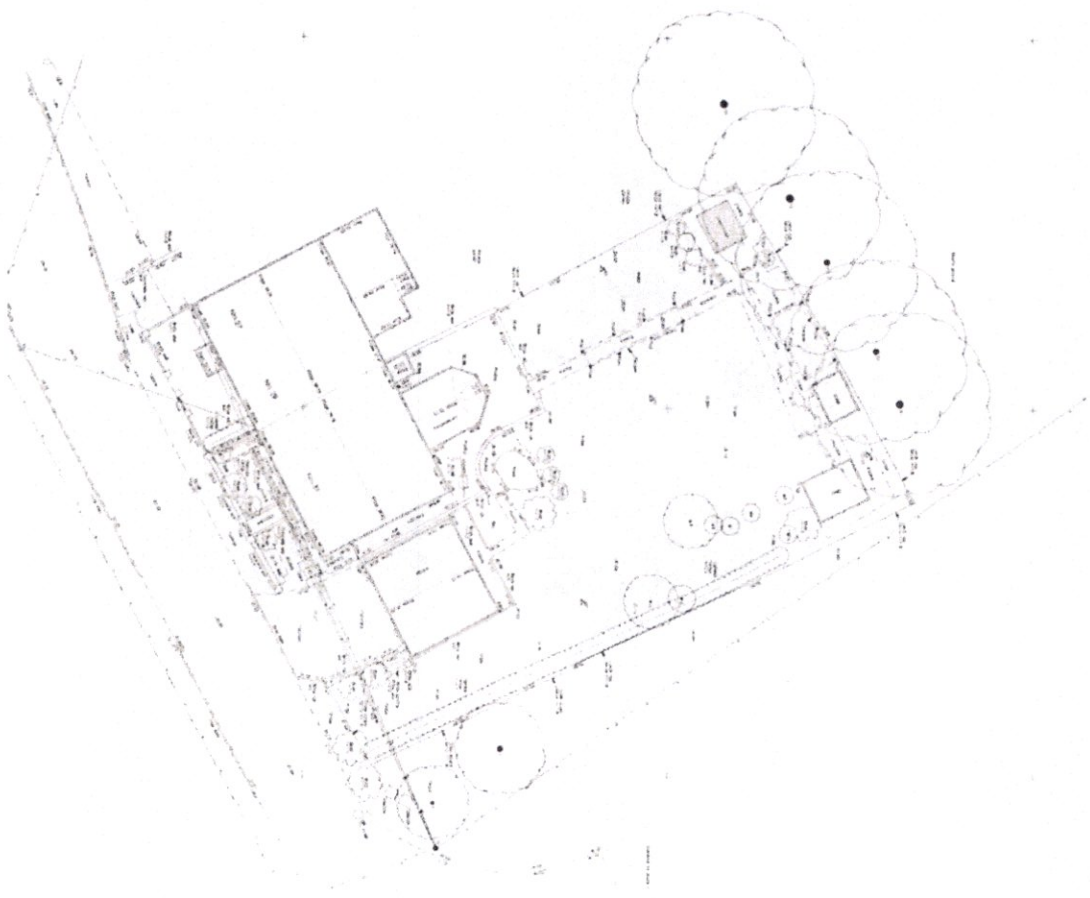
The new dwelling site to comprises the north-eastern part of the garden to no. 31 Wood Lane. The site adjoins residential properties to the west and south. It is rectangular shaped and falls to the southwest. These proposals have been carefully and sensitively conceived following an assessment of the site and surrounding area and having regard to identified opportunities and constraints.

##### Opportunities

- Previously developed land within the established residential area of Darenth.
- Underutilised parcel of land and government objectives of making efficient and effective use of such land.
- Topography of the site.
- Street scape of mixed architecture character with houses of varying scale.
- Irregular building line with houses set back but addressing the street.
- Existing vehicular/pedestrian access onto Wood Lane.
- Accessible location within easy reach of bus stops, local schools and a plethora of community services and facilities.

##### Constraints

- Need to preserve residential amenities of neighbouring properties.
- Established building line & need to respect and conserve the street scene.
- Topography of the site with the plot sloping up from west to east.
- Preservation of existing mature trees along rear boundary.
- Need to create an acceptable access and parking within the site.
- Need to create a high standard of amenity for future occupiers.



Existing Site Plan

New Detached House, Land adjacent 31 Wood Lane  
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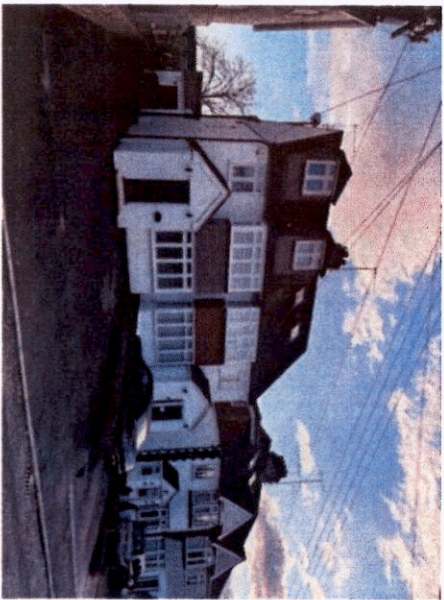
Nos. 27, 29 & 31



Nos. 24 & 26



Nos. 18 & 20



Nos. 14 & 16



Nos. 15 & 17



Nos. 3 to 13

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#### 4. DESIGN PRINCIPLES

##### 4.1 Use

Residential development.

##### 4.2 Amount of Development

Erection of a detached three-bedroom house.

New dwelling's site area is 0.028 ha.

Density = 35 dwellings per hectare, consistent with density housing in the wider area.

Gross Internal Floor Area: 125m<sup>2</sup>

##### 4.3 Layout

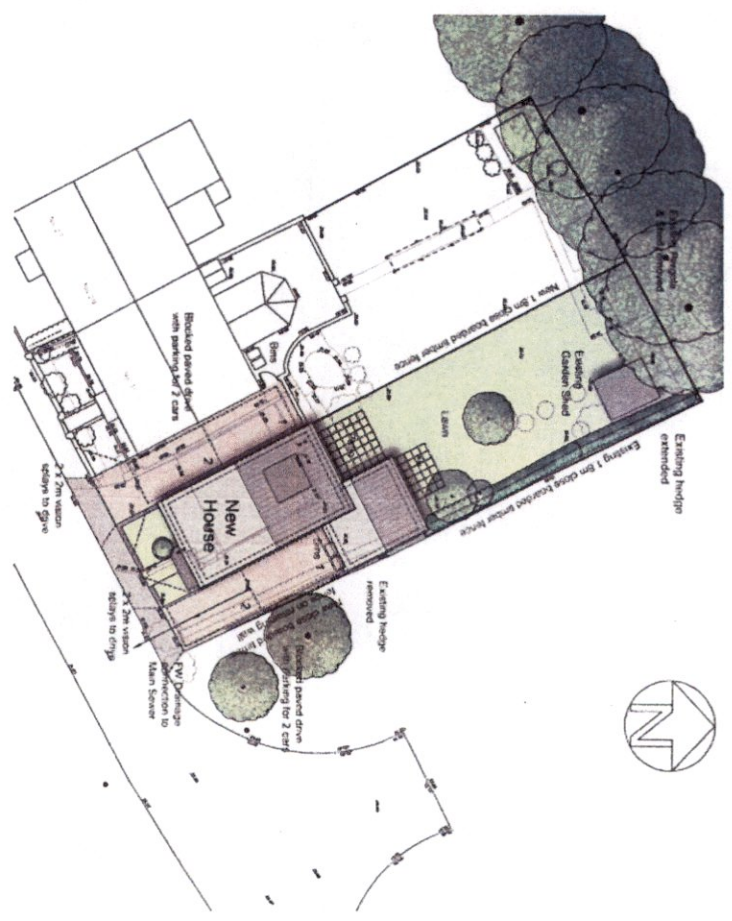
The site layout is illustrated on the architectural drawings.

The drawings demonstrate how a new dwelling can easily be accommodated on the site. The proposal has evolved through an assessment of the site characteristics, opportunities and constraints. The underlying objective of the scheme is to make more effective and efficient use of the previously developed land within the urban confines and contribute to the visual amenities of the area.

The new dwelling shall be positioned towards the southeast end of the site, in line with the established building line of the adjacent properties. The single storey element is located to the north of the main building to avoid overshadowing to the rear garden. Parking to be located eastern side of the new house, reflecting the parking arrangements of the neighbouring property.

The layout incorporates the following key concepts:

- Density compatible with the density of houses in the area.
- Parking for 2 cars.
- Rectangular footprint as a response to the orientation of the site to maximize natural light to the interior and provide a usable rear private garden.
- Careful siting to maximise the spacing between the new house and No. 31 to the southwest in order to preserve privacy and avoid overbearing bulk.
- Alignment with the existing houses along the street.
- Traditional timber garden fence dividing the existing curtilage.
- Parking for 2 cars provided to No. 31.
- Retention of spacious garden to No. 31.



##### Internal Layout

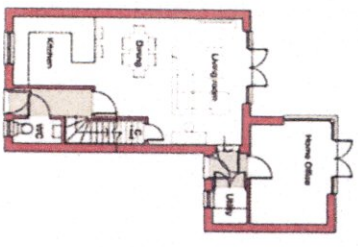
The internal layout of the proposed house is illustrated on the architectural drawings.

The accommodation is arranged over 3 floors, with the top floor within the pitched roof.

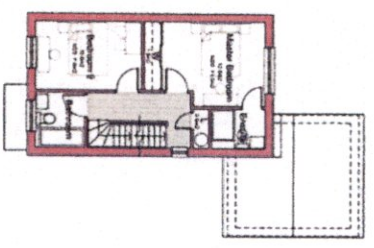
The house is designed at ground floor with an open plan kitchen, sitting/ dining room, with access to the rear garden and a study to facilitate homeworking. A utility room and WC is also provided at this level. Three bedrooms and a master bedroom suite are arranged on the first and second floor together with a family bathroom.

The house exceeds the Nationally Described Space Standards.

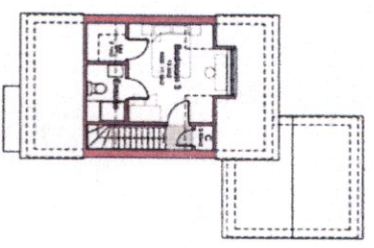
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Ground Floor Plan



First Floor Plan



Second Floor Plan

### 4.4 Scale

The scale of the proposed house is illustrated on the architectural drawings.

The varied scale of existing buildings in the surrounding area, as well as the scale of the neighbouring properties has informed the scale of the new house. The area contains a mix of scales, including 2-storey properties and bungalows, all of which are close to the application site.

The house will be 2 storey with the second floor within the roof. The house has been designed to sit comfortably in the street scene.

### 4.5 Landscaping

The application site is suburban in context, with low level planting typical of domestic gardens. The large trees along its northwest (rear) boundary to be retained and a hedge along its northeast (side) boundary partly.

The new garden shall be laid to lawn with patio areas. New brick retaining wall shall be provided to along the northeast side of the drive to deal with the sloping nature of the site. The drive shall be block paved providing parking for 2 cars.

It is anticipated that the finer landscape details will be conditioned in accordance with normal practice.

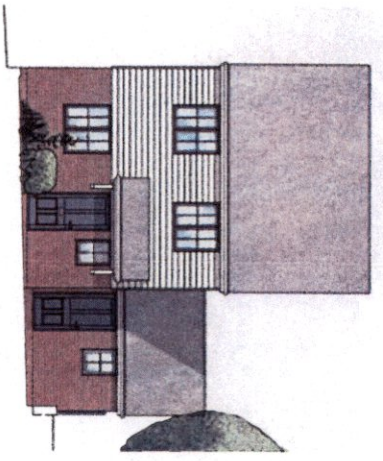
### 4.6 Appearance

The appearance of the new house is illustrated on the architectural drawings.

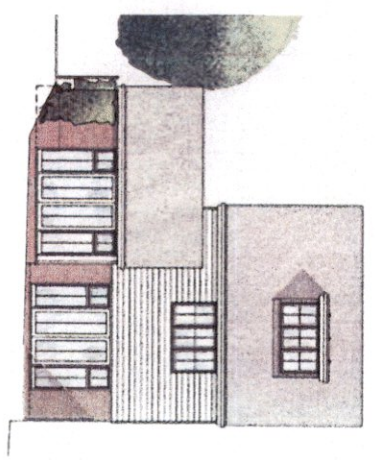
The design is traditional and to blend in with the character of the neighbouring properties in the area. The concept for the design was a response to the site features and its locality.

The appearance is articulated with the following detailing:

- simple traditional shapes and form.
- Distinguishable front entrance door with porch.
- traditional pitched roofs.
- dormer window to second floor bedroom.
- traditional fenestration with pleasing proportions.
- glazed screens with french doors to rear maximizing light and views.



Front Elevation



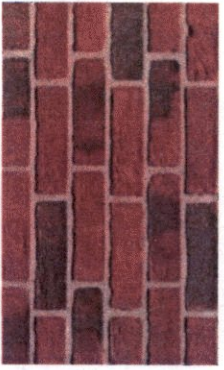
Rear Elevation

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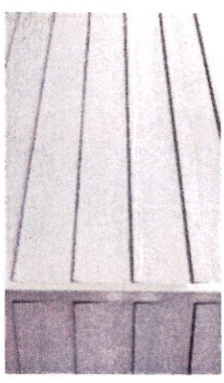
#### 4.7 Materials

It is proposed to use a palette of traditional materials harmonious with the design:

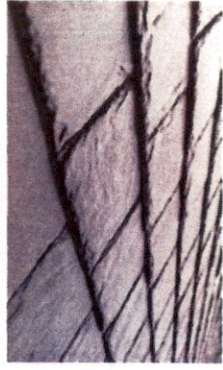
- Multi red brick external walls with brick arches.
- White weather boarding at first floor.
- Slates to pitched roofs.
- Painted timber front door.
- White upvc casement windows & french doors.
- Black upvc gutters and rainwater pipes.



Multi Red Brickwork



White Weatherboarding



Slate Roof



White UPVC Windows

#### 4.8 Crime Prevention

Designing in crime prevention measures has been fundamental to the design (Secured By Design 2019) in order to create a safe and secure environment for future residents. The layout will create a balance between maximising surveillance and protecting privacy and adopts passive measures to minimise the opportunity for crime, including:

- a design which encourages a sense of place and ownership among future residents.
- clear delineation of ownership boundaries.
- safe access which is overlooked.
- secure points of entry to the house with doors and windows fitted with secure locking systems.
- secure private rear garden.

The proposals are designed to meet building regulations in this respect.

#### 4.9 Sustainable Design and Construction Assessment

The need to provide a high degree of sustainable construction and energy conservation has influenced the design to some degree, with the objective to make the building energy efficient. The proposed design will meet sustainable methods of construction in the Building Regulations.

This approach will result in a building that consumes reduced amounts of energy, resulting in benefits for the environment through reduced greenhouse gas emissions and better adaptation to climate change.

The project will employ methods to restrict water consumption to 110 litres per person per day by the use of flow restrictors and dual flushing cisterns and will include:

- Wash hand basin taps fitted with 6litre/min flow restrictors.
- Shower fitted with 9litres/min flow restrictors.
- Kitchen sink fitted with 6litre/min flow restrictors.
- WCs to be 6/4litre dual flush.
- Bath to have maximum capacity of 200litres.
- Water saving white goods.
- Installation of garden water butts.

Energy consumption / efficiency is also a factor in sustainable developments. Measures adopted in order to achieve low energy use will include: -

- Maximising natural light.
- The use of mechanical and electrical equipment such as air source heat pumps.
- Low energy lighting/lamps etc.
- External light fittings to be operated by a daylight sensor and passive infra red movement detectors to limit light pollution and again minimize energy use.
- All white goods to be Ecolabelled.
- The use of insulation with high thermal performance to improve fabric efficiency.

Embodied energy has been considered when choosing materials to be used to create a healthy, comfortable building with a low impact upon the environment. Measures that will be encouraged will be:

- Use of materials of low embodied energy.
- Use of materials from sustainable sources including recycled materials.
- Use of non-oil based products.
- Ability to re-use and recycle materials at the end of the building life.

#### 4.10 Waste & Recycling

General waste and recycling for the new house will be based on the Dartford District Council's collection system. Wheelie bins will be stored to the side of the house until bin collection day. On collection day the residents will be responsible for locating their bins to back of footpath of Wood Lane and then moving them back once collection is complete.

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## 5 ACCESSIBILITY

Parking and access are designed to meet current highway standards. 2 parking spaces has been provided for the new three-bedroom house at the side of the property. 2 parking spaces are also being provided for the existing dwelling No.31.

The site is highly accessible, within easy reach of public transport connections (bus) and a range of services and facilities along Green Street Green Road (B260). Cycle storage will be provided within a shed within the rear garden.

The new house will be constructed to provide access for persons with disabilities in accordance with the requirements of Part M of the Building Regulations. All parking surfacing and paths will be constructed of a firm and even material. Footpaths to the main entrance door will be a minimum of 900mm wide and have a stepped approach in accordance with Approved Document M of the Building Regulations. All internal doors will be of a suitable width to facilitate a wheelchair to manoeuvre, having minimum clear opening widths as indicated within Table 1 of Document M.

The dwelling will be provided with a cloakroom on the entrance storey designed in accordance with the guidance for cloakrooms in Approved Document M of the Building Regulations. The door shall open outwards and will be positioned to enable wheelchair users to access the WC.

Electrical Switches and Sockets - Socket outlets are to be positioned 450mm from finished floor level to bottom edge of socket with light switches positioned 1200mm from finished floor level to top of switch.

## 6 CONCLUSION

This Design and Access Statement accompanies a planning application for the construction of a three bedroom detached dwelling on land adjacent to 31 Wood Lane, Darenth, Dartford, Kent.

The proposal has been informed by a assessment of the character of the area, opportunities and constraints, including relevant Development Plan policies.

The proposal comprises a high quality attractive new home, which makes best use of the land whilst preserving its sylvan and spacious character of the area. There would be no adverse impact on the residential amenity of either adjacent or future occupants in terms of loss of privacy or over-dominating impact. The house will add to housing choice and make a small, but nevertheless useful contribution to housing supply in the local area.

This Design and Access Statement concludes that the proposals are fully acceptable in design and access terms.

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