

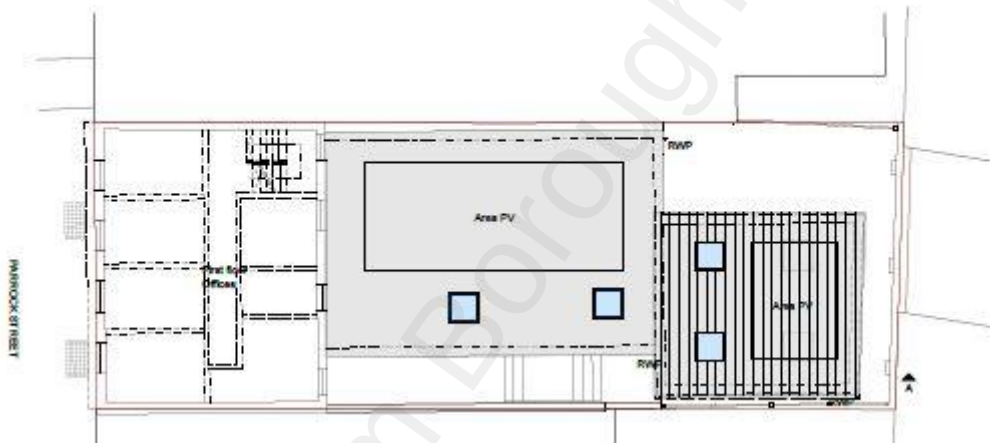
DESIGN & ACCESS STATEMENT

Project Description:

Extension of commercial use at ground level

Site:

184, Parrock Street, Gravesend, Kent. DA12 0JP



1.0 Introduction, Site Use and Context.

- 1.1 This Planning Statement has been prepared on behalf of Michael Sears (the applicant) in support of a full planning application relating to the design and layout.
- 1.2 The site is located in Gravesend Town Centre, at the northern end of Parrock Street, in King's Street Conservation Area.
- 1.3 The site is located within an established mixed-use area, providing retail, commercial and residential accommodation with good transport links, shops, parks and recreational facilities

There is no car parking on site but its central location benefits from numerous bus routes and a short 5-minute walk to the train station. Sealeys currently rent private parking spaces and also use

the town centre parking close by, there is further capacity including a large public car park at Parrock Street Car Park (648 spaces) and a smaller car park at the Gurdwara Temple (231 spaces)

1.4 The property comprises a two-storey brickwork terraced building with pitched slate roof and a single storey rear extension with flat roof. There is also a back yard area accessible through the ground floor extension.

1.5 The building is currently used as an Estate Agency (Sealey's Walker Jarvis Estate Agents) on the ground floor and as offices and residential on the top floors.

There is pedestrian access from Parrock Street to the ground floor offices and a separate access to the left of the same property which leads to the top floors and the basement, used as a storage room.

1.6 The purpose of this Planning Statement is to detail the scheme proposal, identify the planning merits of the application against adopted and emerging policy guidance and best practice, and to identify any other material considerations in order to undertake the planning balance.

1.7 We enclose the following drawings for approval:

- 5312 - D-01 As Existing – SLP, Block Plan, Plans and Elevations As Existing
- 5303 - D-02 As proposed- SLP, Block Plan, Plans and Elevations As Proposed
- 5303 – Design & Access Statement.

2.0 Planning History

2.1 Change of use of the offices at basement, first and second floor levels and the loft space at third floor level to combined B1 (a) offices and D1 (Non-residential institutions) use.

Sealeys Estate Agents 184 - 185 Parrock Street Gravesend Kent DA12 1EN

Ref. No: 20180739 | Received: Fri 06 Jul 2018 | Validated: Thu 13 Sep 2018 | Status: Application Permitted

2.2 Application for the approval of condition 4 attached to planning permission reference no. 20161159 relating to notwithstanding the details on drawing no. 15/149/04 M, before the development hereby permitted commences elevation drawings to a scale of 1:20 shall be submitted showing the ashlar lining detail of the rendering.

Sealeys Estate Agents 184 - 185 Parrock Street Gravesend Kent DA12 1EN

Ref. No: 20170263 | Received: Wed 15 Mar 2017 | Validated: Wed 15 Mar 2017 | Status: Approval of details

2.3 Erection of new second floor level to the building, erection of a single storey side extension to the existing single storey rear extension with the installation of Victorian style rooflights, the installation of an access door and ramp to the southern side of the existing single storey rear extension and installation of a replacement shop front, including partial demolition of the first floor of the existing

shop front and rebuild and the inclusion of shopfront details including joinery and eaves details.
Use of ground floor as an estate agent and the basement, first and second floor levels as offices.

Sealeys Estate Agents 184 - 185 Parrock Street Gravesend Kent DA12 1EN

Ref. No: 20161159 | Received: Tue 29 Nov 2016 | Validated: Mon 19 Dec 2016 | Status:
Application Permitted

- 2.4 Application for the approval of conditions 3, 4, 7 and 8 attached to planning permission reference number 20160501 relating to details and samples of external facing materials, replacement windows, joinery details, shop front details and details of the two light wells.

Sealeys Estate Agents 184 - 185 Parrock Street Gravesend Kent DA12 1EN

Ref. No: 20160626 | Received: Fri 17 Jun 2016 | Validated: Fri 17 Jun 2016 | Status: Application
Withdrawn

- 2.5 Application for a minor material amendment to planning permission reference no. 20160042 for the erection of new second floor level to the building, erection of first floor extension above existing single storey rear extension and installation of a replacement shop front. Use of ground floor as an estate agent and the basement, first and second floor levels as offices; to remove the erection of the first-floor rear extension to allow the alteration to the existing flat roofed rear extension to increase the floor area with the installation of Victorian style skylight windows into the roof and the inclusion of shopfront details including joinery details and eaves details.

Sealeys Estate Agents 184 - 185 Parrock Street Gravesend Kent DA12 1EN

Ref. No: 20160501 | Received: Tue 17 May 2016 | Validated: Wed 01 Jun 2016 | Status:
Application Permitted

- 2.6 Erection of new second floor level to the building, erection of first floor extension above existing single storey rear extension and installation of a replacement shop front. Use of ground floor as an estate agent and the basement, first and second floor levels as offices.

Chivers And Co 184 - 185 Parrock Street Gravesend Kent DA12 1EN

Ref. No: 20160042 | Received: Thu 14 Jan 2016 | Validated: Thu 21 Jan 2016 | Status: Application
Permitted

- 2.7 Conversion of first floor from a beauty salon into a two-bedroom self-contained flat.

184 - 185 Parrock Street Gravesend Kent DA12 1EN

Ref. No: 20120728 | Received: Tue 21 Aug 2012 | Validated: Tue 21 Aug 2012 | Status:
Application Permitted

- 2.8 Retention of an internally illuminated fascia box sign and an internally illuminated double-sided projecting box sign.

184 - 185 Parrock Street Gravesend Kent DA12 1EN

Ref. No: 19880238 | Received: Thu 30 Jun 1988 | Validated: Tue 15 Mar 1988 | Status:
Application Refused

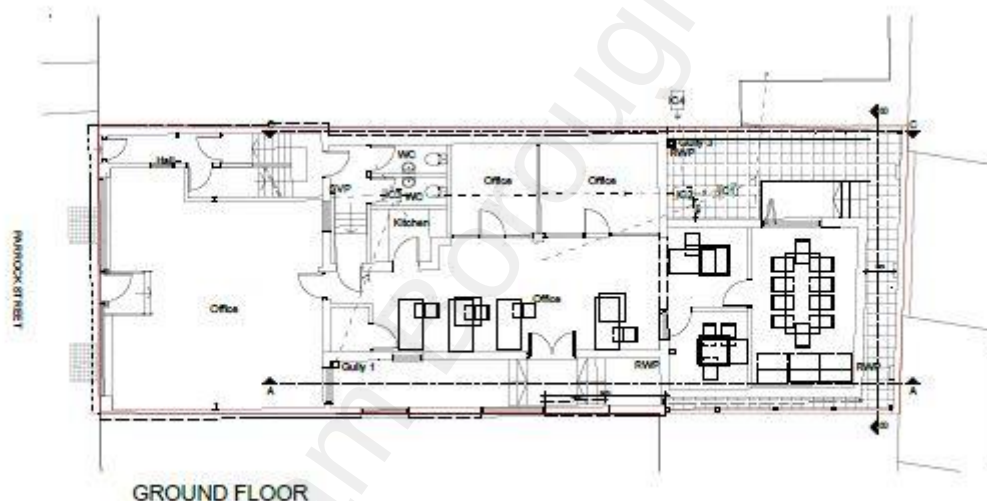
3.0 The Design Proposal

3.1 The total area of the site is 243 m², 68.41m² of which belong to a private back garden or yard.

The application is for a new ground floor single extension to provide additional 32.68 m² of gross internal area and increase the office space to meet the requirements of a successful growing business which needs to accommodate new employees.

The scheme provides for:

- 1 meeting room for 10 people (17.55 m²)
- 1 private office (6.57 m²)
- 1 open office (6.74 m²)



3.2 A site analysis and a drain survey were carried out in order to identify the existing conditions and implement the best design and location for the new extension. As a result, the proposed scheme has been located to avoid any potential issues with the existing drainage system

3.3 Exterior building materials to be used will match existing: white rendered brickwork on the external walls and interlocking concrete rooftiles (Redland 49 or similar) on the pitched roof.

3.4 No windows are provided at ground floor level to avoid overlooking into the neighbourhood property, only bifold doors to access the rear yard.

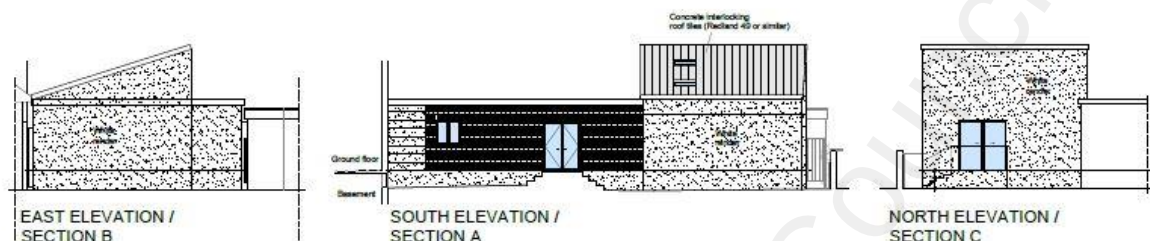
Daylight is provided to the meeting room through roof lights and bifold doors.

3.5 Solar PV panels will be installed on the roof of the new extension, providing a clean, renewable and sustainable form of electricity.

- 3.6 No changes to toilet accommodation or current waste disposal. No additional foul drainage proposed.

Rainwater system to connect to public sewer subject to licence from Southern Water.

- 3.7 The new construction will be built in accordance to Building Regulations criteria.



4.0 Planning considerations

- 4.1 Economic growth and employment opportunity. The site is located in Gravesend Town Centre Opportunity Area (CS05), focus of the town's economic and social activity. The extension is to provide additional area for a growing and successful business to accommodate new staff and allocate a meeting room.

The existing use (Estate Agency) falls under Class E(c), contributing to consolidate the vitality of the town centre in conformity with Policy CS05.

- 4.2 Accessible location and transport. The location can be accessed not only by car, with large public car parks nearby, but also by public transport, with good transport links to bus and train services available.

- 4.3 Design character and appearance. The scheme does not affect the external facing facade to Parrock Street as it is located at the rear of the building in an enclosed space, with no views from the street.

The extension is modest in scale, single storey and subservient to the existing building, there will be no loss of amenity to adjoining owners.

External materials have been chosen to match the existing.

- 4.4 Windows and overlooking. Openings have been kept to a minimum to avoid overlooking.

Rooflights have been provided at appropriate positions in the roof to provide good levels of daylight

Bifold doors provide ventilation and access to the rear yard.

- 4.5 Current and proposed use. Sealeys Walker Jarvis Estate Agents have been in the current location since 29 November 2017.

Their office hours are as follows:

Monday: 09:00 am - 17:30pm
Tuesday: 09:00 am - 17:30pm
Wednesday: 09:00 am - 17:30pm
Thursday: 09:00 am - 17:30pm
Friday: 09:00 am - 17:30pm
Saturday 09:00 am – 15:00 pm

They initially employed 13 members of staff and have recently increased the number of staff to 18 which has contributed to an urgent need of space to allow for better working conditions and customer service

5.0 Conclusion

5.1 We consider the proposed extension will contribute positively:

- to the economic growth of the town centre
- to create an employment opportunity for the area
- to support a well-established local business which will be able to offer a better professional service (estate agency) to the general public.

5.2 We respectfully invite approval of the proposed works.

C. Rodriguez
DAC Architects November 2021

Established in 1967

DAC Architects is a trading name for DAC Architectural Services Ltd
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