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A R C H I T E C T S

ARCHITECTURE:INTERIORS:PLANNING

SUPPORTING STATEMENT

**PROPOSED CONVERSION OF THE FIRST AND SECOND FLOOR FROM 1 NO.
4 BEDROOM DUPLEX RESIDENTIAL UNIT TO
1 NO. 1 BEDROOM FLAT AND 1 NO. 2 BEDROOM FLAT**

FOR

MR HILTON BRADISH

AT

**THE PEACOCK PUB
78 PEACOCK STREET
GRAVESEND
DA12 1EG**

PREPARED BY:

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**Ref: 1429/E
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1.0 INTRODUCTION

This statement has been prepared by Russell Associates Architects on behalf of our client Mr Hilton Bradish to support a planning application for the conversion of the first and second floor of the building from a 4 bedroom duplex residential unit to 2 no. self-contained residential flats (Use class C3). This application is without prejudice to the position that an earlier consent for conversion to two flats may well still be live (see below). The community asset of The Peacock Pub on the ground floor and basement is retained as existing, and is not affected by the proposals of this application. This statement outlines the key issues and relevant policies that have informed this proposal.

The proposed scheme is located at 78 Peacock Street which is currently the site of The Peacock Pub. The public house occupies the ground floor with an associated cellar in the basement. The first floor and second floor above currently provide a self-contained 4 bedroom duplex residential unit, with its own entrance. This existing arrangement with a 4 bedroom flat is inappropriate for its location above a public house, and there have been difficulties finding occupiers for the residential unit. Four bedroom flats are generally typically marketed towards and occupied by families, whereas the location above the pub renders the flat unsuitable for families, so effectively the flat would only be realistically occupied by flat sharers, more or less as an HMO, which is undesirable. It is considered that smaller units of 1 no. 1 bedroom flat and 1 no. 2 bedroom flat would be more appropriate for the location. The appearance of the building remains the same, as there is already a separate entrance.

The principle of division into two flats has previously been established as planning approval was obtained in December 2007 for the conversion of first and second floors into two, two bedroom self-contained flats, complete with the creation of a separate front entrance. The drawings for this are available on line on the Council web site. When compared to what now exists on site, the works for the conversion into two flats have not been carried out, however works were carried out in 2009 (within 3 years of consent) to create the entrance to the upper floors separate from the pub, in accordance with the approved drawings, so it appears that the consent is live. This application is therefore without prejudice to that position. Our proposal is similar to the approved scheme, with the only major difference being the new proposed first floor will be a 1 bedroom unit rather 2 bedrooms previously proposed, to better comply with current space standards.

Overall, the scheme provides 2 no. much improved viable residential units, and makes best use of the site without affecting the amenity of the host building, neighbours or the character and appearance of the surrounding area. We would therefore be grateful for consent.

2.0 SITE & SURROUNDINGS

2.1 The Site

The Peacock Pub is located on the corner of Peacock Street and St Andrew's Road. The front of the building is three storeys with a basement cellar below.

The ground floor extends to the rear and accommodates the main bar and seating areas with the toilets to the rear. There is a beer cellar underneath part of the front of the building which comprises of storage areas for stock and utility rooms. The first and second floors accommodate a 4-bedroom residential duplex unit. On the first floor there is the lounge, kitchen / diner, and toilet, above there are 4 bedrooms and the family bathroom on the second floor. There is a private entrance and staircase up to the residential unit entrance at first floor accessed from the front of the building.

The site is not within a Conservation Area but is in close proximity to the Milton Place Conservation Area and Harmer Street Conservation Area. The building dates back to the 19th century, is of local historical and architectural interest. The building has a number of alterations throughout the years. The finish of the ground floor primarily consists of light yellow painted render with the glazed frontage of the pub to traditional details, the floors above are primarily of yellow stock brick. The main entrance of the pub sits on the corner of Peacock Street and St Andrew's Road, with a separate entrance to the residential to the other side adjacent to 79 Peacock Street. The first and second floor has reasonably large timber casement windows with traditional detailing of glazing bars, rounded brick arch above and white rendered window reveals.

The building is set back from the pavement at the front with a low-lying brick boundary wall with balustrading above screened by plants and shrubs. The residential entrance does not have level access and is accessed by a step up and via its own entrance gate.

2.2 Site Surroundings

The site is located on the western side of Peacock Street. The site surrounding is predominantly residential in character comprising of two storey residential terrace houses characterized by a variety of staggered building heights, sloped roofs with some hidden behind parapets, and a mix of yellow stock brickwork and rendered facades.

The site is located in an area of high accessibility to local amenities. The northern end of Peacock Street leads to the nearest local shops and restaurants along Milton Road heading towards the main Gravesend town centre. It is approximately 5 minutes' walk away from Gravesend Town Centre where there are a number of buses providing access to Chatham, Bluewater and Dartford areas. It is also 10 minutes' walk from Gravesend mainline train station providing links to London Charing Cross and St Pancras International, Luton, Rainham and Faversham in Kent. The development can reasonably be car free with no-off street parking required, encouraging the use of sustainable transport modes. The National Planning Policy Guidance supports the case for housing around locations of good transport and amenities.

3.0 PLANNING HISTORY

3.1 Erection of a single storey extension at the side to form enlarged garage and new toilet accommodation and elevational alterations

Council Ref: 19790136 Approved on 13 June 1979

3.2 Erection of single storey infill extension at the rear to form enlarged bar area.

Council Ref: 19900090 Approved on 05 April 1990

3.3 Erection of single storey rear extension to form enlarged saloon bar, demolition of the rear extension at first floor level, construction of a new flat roof at the rear to provide roof garden to serve the residential accommodation and alterations to the St. Andrew's Road elevation.

Council Ref: 19950274 Withdrawn on 14 July 1995

3.4 Erection of a single storey rear extension to form an enlarged saloon bar, demolition of the existing first floor rear extension, construction of a new flat roof at the rear and alterations to the St. Andrews Road elevation.

Council Ref: 19950570 Approved on 15 December 1995

A previously existing small scale rear extension accommodating a W.C to the rear of the first floor accessed by a lobby from the lounge has since been demolished following this approval.

3.5 Conversion of first and second floors into two, two bedroom self contained flats.

Council Ref: 20070921 Approved on 12 December 2007

This application establishes the principle of the conversion of the first and second floors into 2 no. 2 bedroom residential flats. From the drawings on the Council web site, this included the creation of a separate front entrance, giving independent access to the upper floors. When compared to what now exists on site, the works for the conversion into two flats have not been carried out, however works were carried out in 2009 (within 3 years of consent) to create the entrance to the upper floors to separate them from the pub, in accordance with the approved drawings, so it appears that the consent is live.

This approval illustrates that the conversion to two separate residential units has been accepted by the council.

4.0 PROPOSED SCHEME

4.1 General

The Peacock Pub on the ground floor and basement is retained as existing and is not affected by the proposals of this application. The existing building has residential use above the public house. The existing 4 bedroom unit is not suitable for its location. Residential units of this size would normally be for larger families, but its location above a public house is unsuited for family accommodation, so it would tend to be used by flat sharers, in effect as an HMO. Our client would like to convert this residential use, into more viable accommodation with two flats. It is therefore proposed to convert the first floor to a 1 bedroom flat and the second floor to a 2 bedroom flat. The size of the flats and their room sizes comply with the National Technical Space Standards and overall each flat will have good amenity.

4.2 Layout/ Accommodation

i) First Floor: Unit 1

Unit 1 is accessed from the residential entrance and the communal staircase to the upper flats. The first floor accommodates a good sized 1 bedroom 2-person residential unit with a gross internal area of 50.1m². The entrance opens into a hallway giving access to a living / kitchen / dining space to the rear, a large double bedroom with storage to the front and the bathroom directly opposite the entrance. The entrance door to unit 2 is also located on the first floor which leads to a flight of private stairs to the flat above.

ii) Second Floor: Unit 2

Unit 2 is also accessed from the communal residential entrance and staircase, where the entrance door to the flat is on the first floor which leads to a separate private flight of stairs up to the residential unit on the second floor. The second floor accommodates a good sized 2 bedroom 2 person flat with a gross internal area of 61.7m². The living and kitchen rooms with an opening in between is located to the rear with 2 single bedrooms facing the front, and the bathroom is located in the center opposite the staircase.

4.3 Design & Materials

The exterior of the building is unaltered, as the residential entrance has already been created

4.4 Amenity Space

The first floor flat has an existing access to a first floor terrace and this is unchanged. Due to the constraints of the site and the nature of the existing building, outdoor amenity space cannot be provided for the upper units. It is very common for flats above public houses or other uses in older buildings to not have any amenity space. This was deemed acceptable with the previous consent.

4.5 Parking & Refuse

i) Parking

No off-street parking currently exists and none can be provided. If required on-street parking is available on Peacock Street through the residents' scheme where a parking permit can be obtained, however the site has good transport links and is located in an area of high accessibility near to local amenities with a 5 minute walk to Gravesend Town Centre. It is 10 minute walk to Gravesend mainline train station, providing links to Central London and Kent, and is on various bus routes. Therefore, it is a sustainable site where there is likely to be a lower dependence on cars. There is currently no restriction on obtaining parking permits, and the proposal reduces the number of bedrooms from 4 to 3, so there will be no increase of parking demand and no transport implications.

ii) Refuse Storage

Refuse bins for the residential unit are currently located immediately outside the residential entrance to the front of the building. The existing arrangement will be retained for the proposed 2 no. residential units.

5.0 PLANNING CONSIDERATIONS

5.1 Effect on the Amenity of the Host Building

The existing residential accommodation is vastly improved from its current slightly dilapidated state, and the proposal will put the building into more viable use with 2 new refurbished and good quality residential units. They will be good sized residential flats with a much-improved layouts which optimize the accommodation for both flats.

The exterior of the building is unaltered, and overall these improvements improve the amenity of the host building.

5.2 Effect on the Amenity of Neighbours

The proposed works involve only internal alterations to the existing building. There are no new additions that would add scale, height or bulk to the building and there are no new windows, so overall there is no effect on the amenity of neighbours.

5.3 Effect on the Character and Appearance of the Surrounding Area

The exterior of the building is unaltered, and no change of use, so the proposed works will not adversely affect the character and appearance of the surrounding area.

5.4 Accessibility.

There is very limited effect on accessibility as the scheme uses the existing access. This access is not level, and the access to the upper floors is via an existing staircase. There is no opportunity to revise this. Unfortunately, the units are therefore not appropriate for wheelchair users

6.0 FLOOD RISK

Based on the Environmental Agency's flood map (See Appendix) the building is situated in Flood Zone 1, an area with a low probability of flooding. The site is not affected by other sources of flooding therefore a Flood Risk Assessment is not required. The proposal for the proposed residential also commences at first floor and above, where there will not be a risk of flood risk.

7.0 SUMMARY

The principle of division into two flats has previously been established by the planning approval that was obtained in December 2007 for the conversion of first and second floors into two, two bedroom self-contained flats, complete with the creation of a separate front entrance. The works for the conversion into two flats have not been carried out, however works were carried out in 2009 (within 3 years of consent) to create the entrance to the upper floors separate from the pub, in accordance with the approved drawings, so it appears that the consent is live. This application is therefore without prejudice to that position.

Our proposal is similar to the approved scheme, with the only major difference being the new proposed first floor will be a 1 bedroom unit rather 2 bedrooms previously proposed, to better comply with current space standards.

The proposal meets all the necessary measurable criteria, to provide good quality residential units with improved accommodation, without any material adverse effect on the amenity of the neighbours or the character and appearance of the surrounding area.

The proposed scheme gives the building a new lease of life and improves the current internal condition of the property, as well as providing 2 good sized residential units. The National Planning Policy framework requires that the best use is made of sites. It also requires high quality flats, and a mix of housing; it urges the provision of housing in suitable (sustainable) locations close to facilities and public transport. To which our proposal satisfies.

Overall, we believe we have a very good scheme and would therefore be grateful for consent.

Russell Associates Architects