

Penfold Project Services

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ERECTION OF A SIDE EXTENSION, ALTERATION TO FRONT ELEVATION, RECONSTRUCTION OF EXISTING PITCHED ROOF AND INTERNAL ALTERATIONS TO ACCOMMODATE CHANGE FROM 2 X 1 BED AND 1 X 2 BED TO 2 X 2 BED AND 1 X 1 BED SELF-CONTAINED FLATS ON GROUND, FIRST AND SECOND FLOORS WITH STORAGE AT BASEMENT LEVEL at: -

22A HIGH STREET, GRAVESEND, KENT, DA11 0BA

DESIGN AND ACCESS STATEMENT

THIS APPLICATION IS A RESUBMISSION FOR THE PROPOSALS WHICH WERE APPROVED UNDER APPLICATION REFERENCE 20211064 WHICH HAS EXPIRED

INTRODUCTION

22A High Street is located at the rear of 22 High Street fronting the alley way that connects the High Street to New Swan Yard and close to the Borough Market and Old Town Hall.

It is within the High Street/Queen Street Conservation Area but is not a listed building.

The origins of the building are unknown but it has had a history of both commercial and residential use in more recent times.



PREVIOUS PLANNING APPLICATIONS

- 19740330 - Retention of use of dwelling house for the manufacture of gold and silverware. Application Permitted
- 19740331 - Continuation of use of ground floor workshop and office for manufacture of gold and silverware.: Application Permitted
- 19800193 - Continued use of premises for manufacture of fine metal ware. Application Permitted
- 19850627 - Use of 1st floor as cafeteria and meeting room and use as consulting rooms at second floor level. Application Permitted
- 19870148 - Conversion of first and second floors into two self-contained flats Status: Application Permitted
- 19870970 - Change of use of ground floor from retail to a health club gymnasium with associated retail sales and display area and use of the first floor as ancillary clubroom with bar facilities Application Permitted
- 19880335 - Change of use of part of the ground floor from retail to an office and installation of a new shopfront. Application Permitted
- 19900295 - Use of premises as a factory for the manufacture of clothing with ancillary storage at basement level and retention of extractor fans on the east and west elevations. Application Permitted
- 19910728 - Continued use of the premises as a factory for the manufacture of clothing with ancillary storage at basement level. Application Permitted
- 20000040 - Change of use from clothing manufacturing to residential use at first floor and second floor to form 2 no. self-contained flats and storage at ground floor and basement. Application Permitted
- 20020269 - Change of use of ground floor & basement from a clothing manufacturer's to a dog grooming parlour. Application Permitted
- 20200283 - Application for Lawful Development Certificate for the continued use as a self-contained two bedroom flat. Certificate Granted
- 20211064 - Erection of a side extension, alteration to front elevation, reconstruction of existing pitched roof and internal alterations to accommodate change from 2 x 1 bed and 1 x 2 bed to 2 x 2 bed and 1 x 1 bed self-contained flats on ground, first and second floors with storage at basement level

EXISTING USE

The building consists of three floors plus a basement, with a self-contained flat on each of the upper floors. The basement is generally unused other than for general storage

The building is now in a poor state of repair and in recent years has not achieved a good level of occupation.

The owners now wish to reinvest into the building by carrying out major repairs and an upgrade of the accommodation being provided.

PROPOSALS

The existing building is in a very poor condition and requires a major overhaul.

It is therefore intended to totally strip out and reinstate the entire building including all services, floors and roof.

In conjunction it is intended to undertake a complete redesign of the flats on each floor providing accommodation as follows: -

- Ground Floor – 1 bedroom 2 person flat
- First Floor – 2-bedroom 3 person flat
- Second Floor – 2-bedroom 3 person flat

Storage for each flat as well as the landlord will be provided within the basement area.

To facilitate the provision of the 2-bedroom flat on the second floor it is proposed to erect an extension over the area to the west of the building above the area currently forming the stairwell.

It is also proposed to relocate the entrance from the southern elevation off the alley way to the eastern elevation thus creating a safer entry into the building.

DESIGN

In general, the external appearance of the building will be unaffected.

Although the windows, which are all on one elevation facing south, are not original, they are sliding sashes and are to be retained, carrying out isolated repairs as necessary.

The new windows will be designed to match these.

It is proposed to clad the second-floor side extension with black stained timber cladding. A similar approach has been utilised in an adjacent building off New Swan Yard and will avoid the issue of trying to source bricks, etc to match those of the existing building.

The replaced pitched roof will be clad in in natural slate.



TIMBER CLAD ADJACENT BUILDING

REFUSE STORAGE

The building has no external spaces so it is not possible to provide designated refuse storage

I have also been in contact with Stuart Alford (Assistant Director of Operations) to seek his advice for other applications and although it is preferable to have separate refuse bin storage for the flats it is generally recognised that plastic sacks will need to be continue to be used as the current arrangements.

ACCESS AND CAR PARKING

No off-street parking is provided but the properties are close to all amenities, public transport and public car parks.

AFFECT OF EXTENSION ON ADJOINING PROPERTIES

There are no buildings immediately to the north and east of 22A High Street.

To the east is New Swan Yard and the outside area to the Borough Market and to the north is an open area, possible rear gardens to the properties fronting the High Street.

There are no additional windows being added to the elevations facing these areas.

To the west are the rear of the buildings fronting the High Street, numbers 21 & 22.

There are no windows within the side wall of 21 High Street (Photograph 2 below)

The only openings in the rear wall to 22 High Street are windows to bathrooms and an emergency exit door (Photographs 3, 4 & 5 below)

The building to the south, 23 High Street, does have windows facing number 22 but as these are already within the confines of the alleyway, the proposed extension will have no greater adverse effect.



PHOTGRAPH LOACATIONS



PHOTGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTGRAPH 4



PHOTGRAPH 5



PHOTGRAPH 6



PHOTGRAPH 7