



REDMATTONE
DESIGNS

Design and Access Statement



PREPARED FOR

16 Peacock Street DA12 1EF

PROPOSED

Proposed change of use from C3 (dwelling house) to Sui generis HMO for 6bed 6person

DATE

August 27th, 2026



1. Introduction

This Design and Access Statement has been prepared in support of an application for a **Lawful Development Certificate for a Proposed Use at 16 Peacock Street, Gravesend, DA12 1EF.**

The proposal seeks to use the existing property as a **six-bedroom House in Multiple Occupation (HMO), accommodating a maximum of six persons**, together with associated internal reconfiguration.

The proposed development is entirely contained within the existing building envelope.

The purpose of the application is therefore to establish the lawfulness of the proposed use and associated internal arrangement as shown on the submitted drawings.

2. Site and Surrounding Context

The application property is an existing multi-storey residential property located on **Peacock Street**, positioned between Nos. 15 and 17.

The property forms part of the established residential street scene and is similar in its general form, scale and appearance to adjoining development.

The submitted block plan confirms that the proposal does not involve any alteration to the existing footprint or siting of the building. The existing relationship with neighbouring properties therefore remains unchanged.

As there are no external building works, the proposal would have no physical effect upon the established character or appearance of Peacock Street.

3. Existing Property

The existing property comprises accommodation arranged over the ground, first and second floors.

Internally, the existing building currently contains a combination of living accommodation, kitchen and dining areas, utility/WC facilities, bathroom accommodation and bedrooms.

The application proposes internal alterations to rationalise the existing floor space and provide a suitable arrangement for a six-bedroom, six-person property.

The proposal does not require any outward expansion of the building and therefore makes efficient use of the existing built form.



4. Proposed Development

The proposed development would provide accommodation for a **maximum of six persons**, with each proposed bedroom designed for **single-person occupation**.

The proposed accommodation includes:

- Six single-occupancy bedrooms;
- Communal living and dining accommodation;
- A separate communal kitchen;
- Utility accommodation;
- Bathroom facilities;
- WC facilities;
- Ensuite facilities to selected bedrooms;
- Circulation and storage space.

The proposed ground floor includes a **23.4 sq.m communal living and dining area** and a **16.15 sq.m kitchen**, providing substantial shared amenity space for the intended six occupants.

The proposed bedrooms are identified on the submitted plans as:

Bedroom 1: 7.47 sq.m – one person

Bedroom 2: 7.00 sq.m – one person

Bedroom 3: 8.00 sq.m – one person

Bedroom 4: 7.47 sq.m – one person

Bedroom 5: 7.00 sq.m – one person

Bedroom 6: 8.00 sq.m – one person

The submitted plans identify each of these rooms as single-person bedrooms and show them against a stated minimum single-bedroom standard of 6.51 sq.m.

The resulting layout provides each occupant with their own private sleeping accommodation while retaining generous shared living and kitchen facilities.



5. Amount and Scale

There would be **no increase in the amount or scale of built development on the site.**

The existing building footprint, external dimensions, height, roof form and overall massing would remain exactly as existing.

The proposal therefore represents a particularly modest form of development from a design perspective, as the changes are confined to the internal layout of the property.

There would be no additional built form visible from Peacock Street or from adjoining properties.

6. Appearance and Design

No changes are proposed to the architectural appearance of the building.

The submitted elevation drawings specifically confirm **no proposed changes to either the front or rear elevations.**

Similarly, both existing side elevations are retained without alteration.

There would therefore be:

- No new external openings;
- No alteration to existing window or door arrangements;
- No change to external materials;
- No increase in ridge or eaves height;
- No dormer or roof extension;
- No front, side or rear extension; and
- No alteration to the established external character of the property.

The development would consequently have a **neutral visual impact** upon both the host property and the surrounding street scene.

7. Roof

The existing roof is retained in its entirety.

The submitted roof plan expressly confirms that there are **no proposed changes to the roof.**



Accordingly, the existing roof profile, height, pitch and visual relationship with adjoining properties would remain unaffected.

8. Residential Amenity

The proposal would not result in any additional building bulk, increased height or external projection towards adjoining properties.

As no additional windows or external openings are proposed, there would be **no new overlooking relationships** and no increase in opportunities for loss of privacy.

Similarly, because the existing footprint, height and massing remain unchanged, the proposal would not result in:

- Loss of daylight;
- Loss of sunlight;
- Increased overshadowing;
- Increased sense of enclosure; or
- Physical overbearing impact upon neighbouring properties.

The relationship between the application property and Nos. 15 and 17 Peacock Street therefore remains physically unchanged.

The proposal is consequently considered capable of being accommodated without giving rise to unacceptable impacts upon neighbouring residential amenity.

9. Quality of Accommodation

The internal arrangement has been designed to provide a functional balance between private bedrooms and communal facilities.

All six proposed bedrooms are intended for single-person occupation only.

Importantly, the development retains a substantial communal living/dining room and a separate kitchen rather than relying solely upon individual bedrooms for everyday living.

The communal living/dining area measures approximately **23.4 sq.m**, while the kitchen provides approximately **16.15 sq.m** of floor area.



This arrangement provides occupants with dedicated areas for cooking, dining, socialising and relaxation and contributes towards an appropriate standard of residential accommodation.

Bathroom, WC, utility and ensuite facilities are distributed through the property to support the proposed level of occupancy.

10. Character of the Area

The proposal does not seek to introduce any physical feature which would distinguish the property from neighbouring houses.

From the public realm, **16 Peacock Street would continue to appear as the existing residential property.**

There would be no visible indication arising from the building design that its internal accommodation has been rearranged.

The proposal therefore preserves the established architectural character, rhythm and appearance of the terrace/street frontage.

11. Access

The existing pedestrian access to the property would be retained.

No changes are proposed to the existing principal entrance or external access arrangements.

Internal circulation continues to be provided through the existing entrance hall and staircase arrangement serving the upper floors.

As the application involves the internal reconfiguration of an existing building rather than the construction of a new dwelling, the opportunities to fundamentally alter the existing access arrangements are limited. Nevertheless, the proposal retains a clear and legible access arrangement through the existing principal entrance.

12. Refuse and Servicing

The proposal relates to an existing residential property within an established residential street.



Domestic refuse and recycling arrangements can continue to operate in association with the property in the same general manner as the existing residential use, subject to the Council's normal collection requirements.

No alterations to the building or street frontage are required in order to facilitate servicing of the property.

13. Highway and Parking Considerations

The development involves no enlargement of the building and no alteration to the existing highway access arrangements.

The proposed occupancy is specifically limited to **six persons**, which provides a clear and controlled maximum level of occupation.

Given the nature of the proposal and its location within an established residential area, the internal reconfiguration would not in itself materially alter the physical relationship between the property and the surrounding highway network.

14. Sustainability

The proposal represents an efficient and sustainable use of the existing building stock.

Rather than extending or substantially rebuilding the property, the scheme accommodates the proposed residential use through internal alterations within the existing envelope.

This approach:

- Avoids unnecessary new construction;
- Retains the existing building fabric;
- Avoids additional land take;
- Avoids an increase in the building footprint;
- Minimises the quantity of new external construction materials required; and
- Makes more efficient use of existing residential floorspace.

The proposal therefore represents a relatively low-impact approach to providing additional residential accommodation.



15. Design and Neighbouring Impact

A key benefit of the proposal is that the six-person accommodation can be achieved **without extending the property or changing its external appearance**.

The building would retain precisely the same physical relationship with neighbouring properties as exists at present.

As there are no external alterations, the proposal would not generate design concerns relating to additional bulk, massing, roof form, materials or architectural compatibility.

Likewise, there would be no physical development capable of causing additional overlooking, overshadowing or enclosure.

The scheme therefore represents a restrained approach which responds appropriately to the existing site and its residential surroundings.

16. Conclusion

This application seeks a **Lawful Development Certificate for the Proposed Use of 16 Peacock Street, Gravesend, DA12 1EF** as a **six-bedroom HMO accommodating a maximum of six persons**, together with the associated internal reconfiguration of the existing accommodation.

The submitted drawings demonstrate that the proposal is contained wholly within the existing building.

The existing footprint, scale, height, roof form and external appearance of the property would remain unchanged.

The proposed plans provide six bedrooms, each specifically identified for **single-person occupation**, together with communal living/dining, kitchen and ancillary facilities.

The proposal therefore represents an internal reconfiguration and proposed use of the existing property without any alteration to its established external form or appearance.

The accompanying drawings and supporting information should be read together in establishing the nature and extent of the proposed development for the purposes of the Lawful Development Certificate application.