

Design and Access Statement

36 Perry Street, Northfleet, Gravesend DA11 8RE



Project no. 2807

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Prepared by:

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Introduction

This Planning, Design & Access Statement has been prepared by DAP consultants to support a full planning application for the proposed conversion of the first-floor commercial/office space at 36 Perry Street, Northfleet, Gravesend, DA11 8RE, into a one-bedroom self-contained residential flat suitable for up to two occupants. The ground floor will remain in its existing use as a Papa John's takeaway restaurant.

Following a description of the site and surrounding area, the report will consider the planning history, provide an overview of relevant planning policy and outline the case for the proposal.

The proposal provides a high-quality new dwelling in a sustainable location while making more effective use of existing land and the applicant respectfully requests that planning permission be granted.

Site Description

36 Perry Street lies within a largely Victorian-era residential terrace setting in a moderately deprived yet well-connected area of Northfleet. A predominantly mixed-use area comprising residential, retail, and commercial uses. The building is a two-storey structure with a commercial use on the ground floor and office space above. The first-floor space is currently underutilised and ideally positioned for sustainable residential conversion.

Strong transport links, retail nearby, and access to schools and leisure create viable conditions for residential or mixed-use development.

The application site sits on Perry Street in Northfleet, part of the DA11 8RE postcode sector. The immediate vicinity is predominantly residential, with period terraced housing dating from circa 1800–1911, comprising both flats and a few houses. The overall housing mix includes a high proportion of private renting and some social housing in adjacent streets. The application building is not listed and does not lie within a designated conservation area.

The area shows average to slightly below average professional occupation levels, and a relatively low proportion of degree-educated residents (both around 3/10). Deprivation levels are moderately high (IMD 7/10), placing it in the more deprived segments nationally. Household incomes sit around the England & Wales median (~£51k), ranking it about 7/10 in relative affluence.

Proposed Development

The proposal seeks the conversion of the first-floor commercial unit into a one-bedroom self-contained flat. The internal layout includes:

- A hallway with two small store rooms
- A kitchen
- A living room
- One bedroom
- A communal WC and a shower room

Access to the flat is provided via a metal staircase at the rear of the property, which already exists. There are **no external alterations** proposed to the front, side, or rear elevations of the building. The existing street scene and building facades will remain entirely unchanged.

Local Context and Accessibility

Public transport access is good: Gravesend station lies about 1.2–1.4 km away (offering national rail and high-speed services into London), and Ebbsfleet International is within ~2.3 km—making commuting realistic. Several bus stops are on Perry Street itself, providing local connectivity.

- **Bus Stops:** Multiple bus stops are available within a 2-minute walk along Perry Street and London Road, served by routes 489, 490, and 455 providing direct access to Gravesend Town Centre, Bluewater, and Ebbsfleet International.
- **Railway Stations:**
 - **Northfleet Station** is approximately 0.8 miles away (15-minute walk)
 - **Gravesend Station** is 1.2 miles away (20-minute walk / 7-minute bus ride)

Amenities & Infrastructure

Residents benefit from over 10 food stores and convenience shops within a 0.5 mi radius, including Co-op and Tesco. Highway links are strong, with the A2/M2/M20/M25 network easily reachable by car. Broadband provision is comprehensive: all premises have superfast (>30 Mbps) and ultrafast (≥300 Mbps) connectivity, per 2020 data.

Shopping Facilities: A range of convenience stores, pharmacies, and takeaways are located within a 5-minute walk. Gravesend Town Centre and Imperial Retail Park are under 10 minutes away by car or bus.

Parks & Leisure:

- Woodlands Park (0.5 miles)
- Cascades Leisure Centre (1.2 miles)
- Gravesham Community Leisure Centre (1.1 miles)

This demonstrates that the site is in a highly sustainable location with excellent access to services and facilities.

Educational Facilities

Schools nearby include Copperfield Academy (~300 m), Cecil Road Primary (~400 m), and St Botolph's Church of England Primary (~800 m), all rated at least 'Good' by Ofsted. Secondary provision includes Northfleet Technology College (~500 m, Good), Mayfield Grammar School (~700 m, Outstanding), and Northfleet School for Girls (~900 m, Good).

Planning Policies

National Policy:

- **National Planning Policy Framework (NPPF 2023):** Supports sustainable development, effective use of land (Para 119), and creation of high-quality living environments (Para 130).
- **Nationally Described Space Standards (NDSS):** The proposed flat meets or exceeds the minimum requirement for a one-bedroom, two-person dwelling (minimum 50 sqm gross internal floor area).

Local Policy (Gravesham Local Plan Core Strategy 2014):

- **Policy CS01:** Sustainable development prioritised.
- **Policy CS02:** Encourages residential development on previously developed land within urban areas.
- **Policy CS14:** Ensures housing needs are met through a mix of dwelling types and sizes.
- **Policy CS19:** All development must achieve high-quality design and a good standard of amenity for future occupants.

Supplementary Guidance:

- **SPG2 – Residential Layout Guidelines:** Layout and space standards have been carefully followed.
- **Waste & Recycling SPD:** Adequate internal refuse storage space will be provided.
- **KCC Parking Standards (SPG4):** Given the sustainable location, no off-street parking is required.

Assessment

Design and Appearance

The intent of this planning application is to replace the existing office space on the first floor to one bedroom self contained flat on 36 Perry Street, Northfleet, Gravesend. The ridge height remains as it is. Since there is no external alterations to the existing building to minimize its impact on the surrounding area while enhancing the overall architectural character.

The house will also integrate comfortably with an area that is diverse in character and appearance.

The application proposal will fit in comfortably with the surrounding pattern of development.



Quality of Accommodation:

The proposal exceeds the minimum gross internal area of 50sqm set out in policy D6 of the London Plan for one bedroom, 2 person dwelling. The new house also meets the following standards:

- The plans show a dedicated storage area
- The double bedroom has a floor area of at least 12.2sqm.
- The floor to ceiling height is 2.5m or greater for at least 75% of the GIA. The new house is dual-aspect and all habitable rooms have windows and have good light, outlook and ventilation. There is direct access to large, private and regularly shaped gardens.

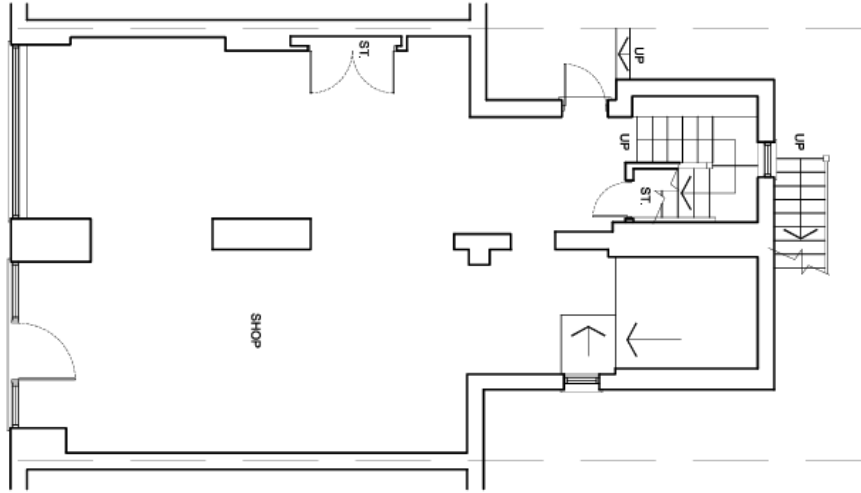
The proposed internal layout ensures:

- Functional circulation space via a central hallway
- Separate kitchen and living room to allow comfortable day-to-day living
- A generously sized double bedroom
- Dedicated WC and shower room
- Two storage areas for utility or personal use

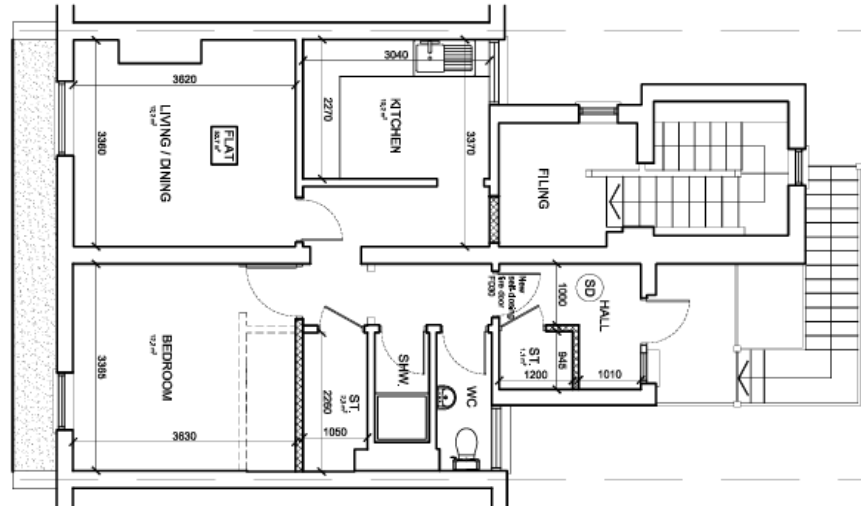
Natural light will be provided to all habitable rooms via existing window openings. No changes to windows or external walls are required. The flat will be insulated and soundproofed in accordance with Building Regulations Part E.

The size and layout of the rooms will comply with Gravesham Borough Council housing standards. In addition, a good level of internal living and garden space would be provided.

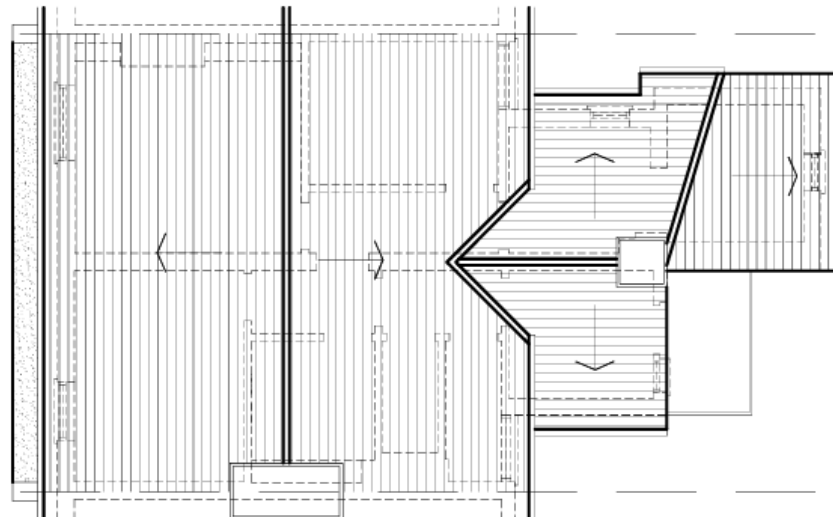
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN

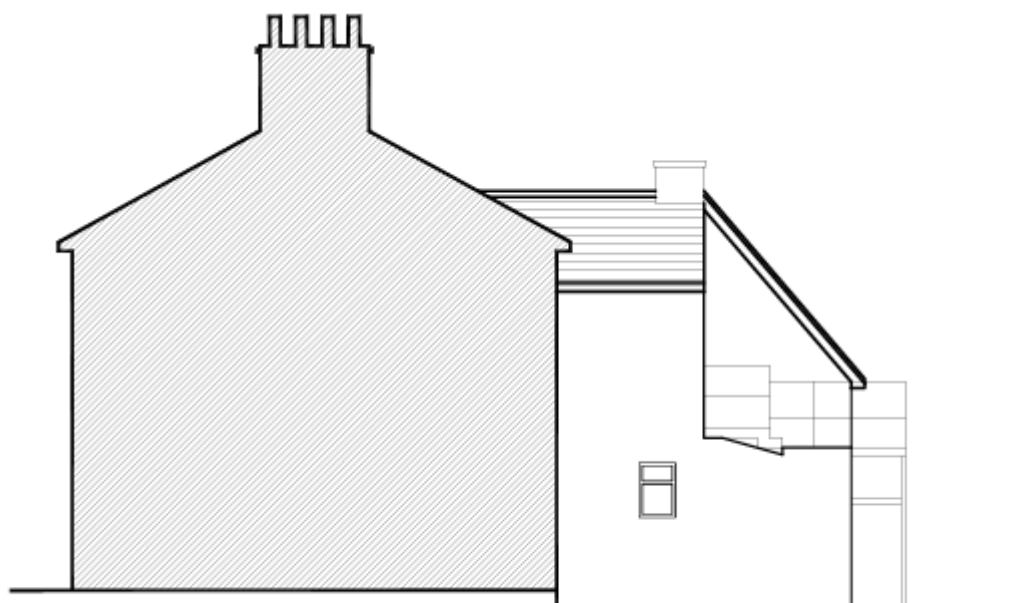


Appearance

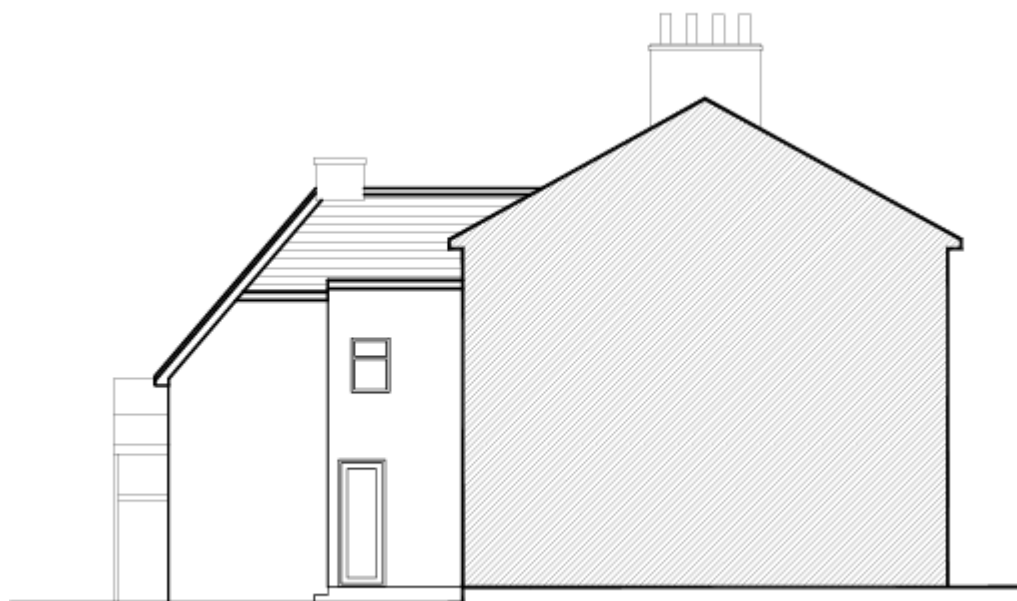
The appearance of the proposed dwelling is of a traditional style, as previously mentioned, with a view to having a balanced with neutral impact on the existing street scene. The design is also simple in its appearance and not ostentations or contemporary. The ridge height is same as the existing adjoining building in the surrounding area. Premises contain large open land on the rear side of the property, which makes this development more appropriate. This proposed dwelling will have their rear garden, thus making view very much attractive for future occupants.

The proposed dwelling would be well set apart from surrounding residential premises. It is believed that the proposal will not affect the adjoining properties in terms of detrimental impact, Daylight/ sunlight impacts. The provision of the refuse & Recycle bin space is being provided in the rear side of the property as earlier. The overall scale of the development in terms of height has the regard of the adjoining properties at No. 34, 38 perry street. The privacy of future occupants at all levels is maintained. The proposed dwelling is an mid terrace property and will contain maximum daylight from the front and rear side of the property. The building is not listed and not of importance of heritage asset.





**PROPOSED SIDE ELEVATION
(NO CHANGE)**



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(NO CHANGE)**

Landscape

The property is provided with space rear side of the property, which will be screened with boundary fence. This is to be the main amenity space for the proposed development. The building is also set back from the public highway. Some planting will take place to the garden; however this will need to be mindful of the existing occupancies of the surrounding properties.

Scale

The proposed dwelling is as same height to those of the surrounding and adjoining area with the width and length being within the constraints of the plots. As a result the bulk and massing have been given close consideration and are not excessive or out of keeping for the plot surrounding building.

Access, fire and safety

Access to the flat will continue via the existing metal staircase at the rear of the property. This access is clearly visible, well-lit, and in active use. The staircase leads directly to the entrance door to the first-floor flat.

Due to the nature of the building and existing structure, step-free access is not feasible, but the dwelling is designed for ambulant residents.

Fire safety:

Service vehicles and fire engines would be able to serve the site from the Perry street. Fire alarm system to be installed to further enhance the fire safety at site.

Highway & Parking:

The access to public transport would seem relatively good in term of buses, which stop at Perry street and the nearest bus stop is about less than 2 minutes' walk from the property. The property is also reasonably situated for the local amenities of the surrounding area.

Trees:

There will be no harmful to any trees for the proposal development.

Cycle Parking:

The submitted plans shows the new house being provided with secure parking for two bicycles.

Refuse & Recycling:

The plans make provision for the storage of refuse and recycling. A total of 3x 240L Bins have been proposed.

Conclusion

The proposed conversion delivers a high-quality, sustainable, and policy-compliant one-bedroom flat. There are no external alterations, ensuring no visual impact on the street scene or neighbouring amenity. The property is located in a highly accessible area with excellent connections to public transport, education, healthcare, and leisure services.

In summary, the proposal makes optimal use of underutilised commercial space and aligns fully with national and local planning policy objectives.

The house is modest in size and scale and conventional in design and appearance. It will not be a prominent presence on the street scene and will not appear incongruous or out of place. It will enhance, rather than harm, the street scene.

For these reasons, the applicant contends that the proposal represents sustainable development and respectfully requests that planning permission be granted.