

Design and Access Statement

8 Zion Place, Gravesend, Kent, DA12 1BH

Introduction

This design access statement has been prepared by MGE Consulting on behalf of the client and owner of 8 Zion Place, DA12 1BH in support of a retrospective planning application for change of use from a single dwelling and conversion into a self-contained bedsit at lower ground floor and two -bedroom self-contained maisonette over, including a single storey rear extension to the Lower Ground Floor.

The purpose of splitting is to provide 1 additional residential to the property to help meet the demand for additional housing. There are several examples of similar developments on the same road including the direct neighbour No.7 Zion Place.

Existing property

The property mentioned above '8 Zion Place' is situated in the heart of the town with the now demolished police station opposite and sits upon the Upper Windmill Street Conservation Area.

The existing residential property is comprised of 3 floors, Lower Ground Floor, Ground Floor & First Floor with a single storey rear extension to the Lower Ground Floor and a large garden. Online searches through the council's public records, show that there is no previous attempt or history of any application being submitted on its behalf.

Property Background

The Client purchased the property privately in December of 2019 and the lower ground single storey rear extension was already built. The Client is unaware that the extension was built without the Council's knowledge and so is submitting this application to ensure this can be retained as well as the separate dwellings use

It has since over gone a full internal renovation due to its lack of upkeep throughout the years. The Lower Ground Floor 3m rear extension is used as a large bathroom for the Lower Ground Floor bedsit.

Proposal

The retention of the lower ground floor area as a one-bedroom bedsit with lounge/kitchen area to the rear and a bedroom to the front with a separate bathroom situated in the rear extension. The overall gross internal floor area of this unit is 37.49m². The national prescribed space standards require a 1 bedroom 1 person unit to be at least 39m². However, if a one person flat has a shower room rather than a bathroom, the floor area

may be reduced from 39m² to 37m². As such despite the flat being modest, it does comply with the minimum standards.

The conversion also includes a two-bedroom maisonette unit. The overall gross internal floor area of this unit is 65m² which does fall 5m² short of the 70m² minimum of the nationally prescribed space standard.

However, the individual rooms are in accordance and therefore on balance we hope it is considered that the unit is adequately sized.

The Residential Layout Guidelines state that a communal garden should be a minimum garden area of 10m² should be provided and the rear garden area is in excess of 70m².

Both units will have access to amenity area at the front and rear of the property.

Access

Access to both properties will be from Zion Place and have no effecting to the existing parking space.

Conclusion

We hope this document demonstrates that the proposal is fully compliant with policies set out within the Council's local plan and National Planning Policy Framework.

The retention of the separate units and the rear extension will have minimal impact on the general surrounding environment whilst providing the internal dimensions required to create a safe, usable, habitable, and much needed space.

Additionally, it has been designed to remain in-keeping with the existing street scene of Clayhall Avenue and surrounding area. In this regard, many neighbouring properties in the immediate vicinity have had similar developments made and approved by the Council.

We therefore request that planning permission be granted for the proposed development for the reasons set out in this Design and Access statement.