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DESIGN & ACCESS STATEMENT

**FOR THE CONVERSION OF THE EXISTING BUILDING TO
ACCOMMODATE 14 APARTMENTS WITH ANCILLARY CYCLE AND**

BIN STORAGE FACILITIES

FOR

GURU NANAK DARBAR GURDWARA

CLARENCE PLACE

GRAVESEND

KENT

DA12 1LD

CONTENTS.

- 1. INTRODUCTION**
- 2. ANALYSIS OF THE SITE AND SURROUNDING AREA**
- 3. PLANNING HISTORY AND PRE-APPLICATION**
- 4. THE PROPOSALS**
- 5. CONCLUSION**

Gravesham Borough Council

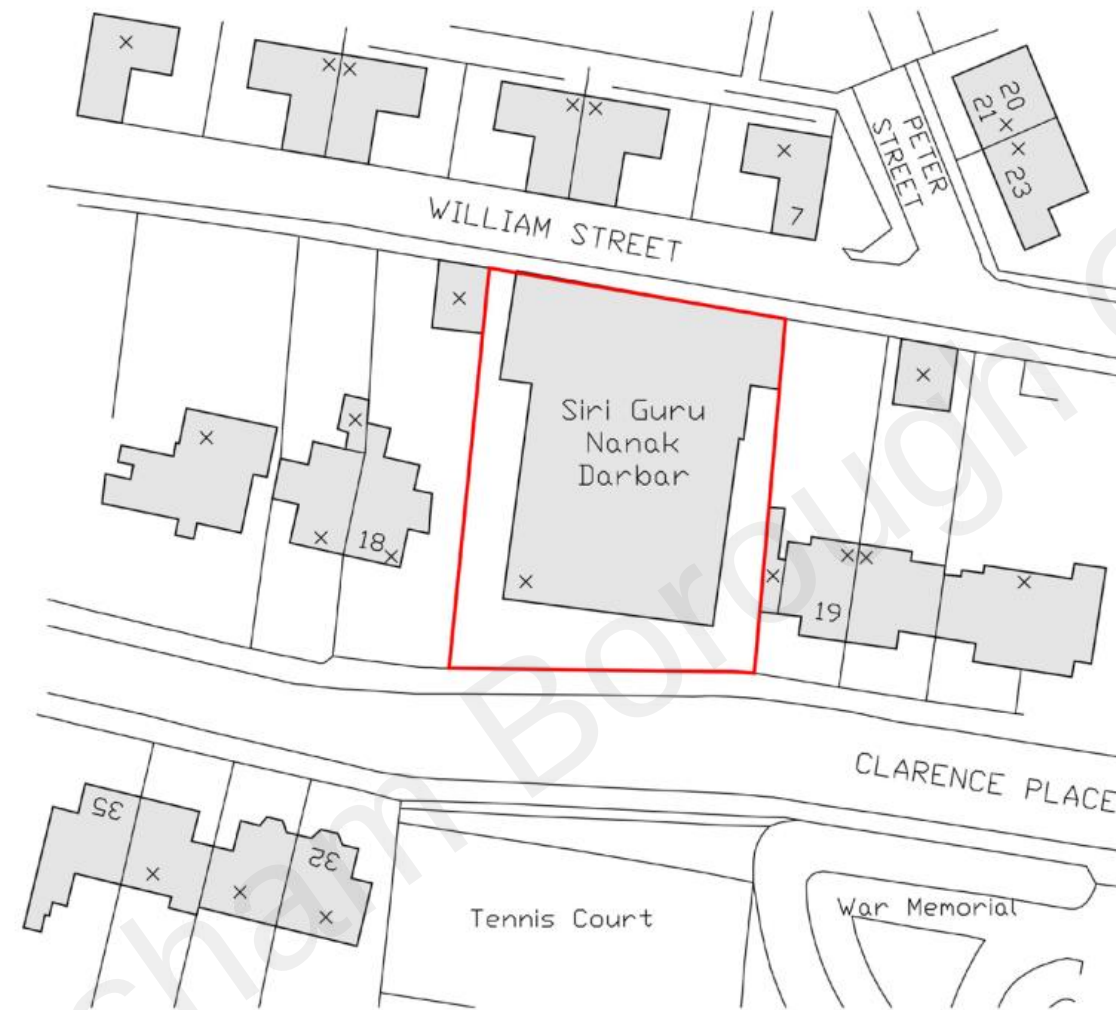
1. INTRODUCTION.

- 1.1 This Design and Access statement has been compiled to support a detailed planning application to convert the existing building into 14 residential apartments, together with ancillary bicycle and bin storage facilities.
- 1.2 The Statement analyses the general history and architectural features of the existing building and the surrounding area.
- 1.3 This Statement has been prepared after careful considerations of the Planning Inspector's comments and reasons in the previous appeal dismissed on 26th May 2021.
- 1.4 The statement should be read in conjunction with the Historic Analysis Report prepared by HCUK Group.

2.0 ANALYSIS OF THE SITE AND SURROUNDING AREA.

- 2.1 The site is currently occupied by a substantial building previously known as Milton Mount Church. A detailed description of this building and a full report detailing its history and architectural significance is contained within the Historic Report prepared by HCUK Group. This document forms part of the application.
- 2.2 The site fronts onto the public highway of Clarence Place along its southern boundary and onto William Street to the rear of the site along its northern boundary.
- 2.3 The site slopes in a north south direction with a high point being along the boundary with Clarence Place. There is an approximate level distance of between 2.5 and 2.8 metres north to south.
- 2.4 The site is located within the Windmill Hill Conservation Area, although it is noted that the existing building is not identified in the Council's Conservation Area document as being of special architectural merit.
- 2.5 In terms of height, massing and bulk, the existing building is a very prominent and an imposing structure in the street scene.
- 2.6 To the west of the application site are a number of examples of early Victorian paired villas, stuccoed and painted under low pitched slate clad simple roof forms. The fenestration has a strong vertical emphasis with timber sash windows and doors arranged symmetrically. The front entrances to these dwellings are located at the side of the property which are recessed back from the main façade. These buildings are generally 4- storeys in height with a lower floor set slightly below the natural ground level.
- 2.7 Immediately to the east of the site are a range of paired villas (formerly Lacey Terrace). These also have similar fenestration details and generally symmetry to the stuccoed villas, however, the dwellings are constructed in face brickwork under a low pitch hipped ended slate clad roof form. The buildings are three storeys in height with the lower floor set almost entirely at basement level. It is noted that additional accommodation is provided within the roof space with natural daylight being supplied by small lead clad dormer windows which are located on the side and rear elevations.
- 2.8 Opposite the site to the south of Clarence Place is the Windmill Hill recreation ground with its unique setting, including a war memorial, public park, gardens and tennis courts.
- 2.9 Windmill Hill offers spectacular views across the town towards The Thames.
- 2.10 To the north of the site fronting William Street, the character of the area changes dramatically. Although still predominantly residential in nature, the built form incorporates a number of single storey (bungalow) residences arranged in a symmetrical group fronting William Street. These buildings are constructed in traditional brickwork under a tile clad roof form. It is understood these properties are specifically for sheltered accommodation.
- 2.11 William Street is a quiet cul-de-sac and has the character of a typical 'mews style' layout. The rear portion of the existing church structure is very prominent in the street scene being positioned on the back edge of the public highway. The high walls and fences along Williams Street all contribute to providing defensible private garden areas to the residential properties. A number of these properties also enjoy direct vehicular access onto William Street, either with open car parking spaces or enclosed garage structures.

- 2.12 The area further to the north of these buildings is occupied by a group of 8 storey modern block of flats. Even set at a lower level, these buildings are extremely prominent and do not contribute to the general quality of the area.
- 2.13 It is fair to conclude from this analysis that the area is almost entirely residential in nature. However, it contains a variety of properties, many of which are of a very high architectural and historic value. Most of these properties are located on Clarence Place. The built form of the properties in William Street are far more modern in nature and less characteristic of the Conservation Area as a whole. There is no definitive style or design criteria in which to follow.



Existing Site Plan
Sikh Temple Site
Clarence Place, Gravesend



□ 32-35 CLARENCE PLACE



□ 32-35 CLARENCE PLACE



□ WINDMILL HILL RECREATION GROUND AND GARDENS



□ 18 CLARENCE PLACE



□ WILLIAM STREET PROPERTIES



□ GENERAL VIEW OF WILLIAM STREET AND SURROUNDING PROPERTIES



□ 6 WILLIAM STREET



□ GROUP OF GARAGE AND OUTBUILDINGS FRONTING WILLIAM STREET



□ ENTRANCE TO 32-35 CLARENCE PLACE



□ REAR VIEW 17 CLARENCE PLACE



□ REAR SECTION OF EXISTING BUILDING FRONTING WILLIAM STREET



□ EASTERN FLANK OF EXISTING CHURCH BUILDING AND REAR ELEVATION OF 19-20 CLARENCE PLACE



□ EASTERN FLANK OF EXISTING CHURCH BUILDING



□ WESTERN FLANK OF EXISTING CHURCH BUILDING



□ 19-24 CLARENCE PLACE (FORMERLY LACEY TERRACE)



□ GENERAL STREET SCENE SHOWING EXISTING CHURCH BUILDING AND PROPERTIES IN CLARENCE PLACE

3.0 PLANNING HISTORY AND PRE-APPLICATION RESPONSE.

3.1 PLANNING HISTORY.

The following planning applications have been identified as relevant to this site.

Reference	Description of Development	Decision
20140550	Demolition of existing building and erection of a four/five storey building to accommodate 16 two bedroom and 3 one bedroom self-contained flats with 19 parking spaces, cycle storage provision and bin stores at basement level.	Refused, dismissed at appeal. PINS ref: APP/K2230/W/20/3255909 (Please find attached in appendix 1)
20030232	Application for renewal of temporary planning permission for the temporary display of decorative lighting/bunting across Clarence Place in front of Gurdwara.	Approved
20010294	Retention of covered area at the side.	Approved
20010158	Temporary display of decorative lighting/bunting across Clarence Place in front of Gurdwara.	Approved
19820417	Erection of single storey extension on the west side to form toilet accommodation and single storey extension on the east side to form entrance hall.	Approved
19810487	Retention of 0.63m high iron railings surrounding existing front boundary wall and retention of two sets of 2.25m high iron double gates.	Approved
19800891	Retention of 0.63m high iron railings surrounding existing front boundary wall and retention of two sets of 2.25m high iron double gates.	Refused
19800789	Erection of single storey extension at side to form lobby and toilet block.	Approved

- 3.2 A pre-application submission was made to Gravesham Planning Team on 5th January 2021 for the conversion of the existing building to accommodate 19 residential apartments together with ancillary cycle and bin storage facilities.

In summary, it was noted that the principle for retaining the existing building was welcome and the suggestion of conversion into residential apartments was acceptable. However, there were concerns about the number of units, being 19 in total. Also further consideration will be required to avoid any undue impact on adjoining properties and that the building could be improved by reinstating some of the original features externally, particularly with the rear elevation fronting onto William Street.

- 3.3 It was also noted that GBC Highways Officer agreed that as the site is in close proximity to the Town centre and local public transport facilities, there was no requirement to provide any dedicated parking provision. There will be a need to provide reasonable cycle provision on site.

- 3.4 As a result of the initial comments from the Councils Planning Team, the design was revised to reduce the number of units to 14 in total and to make minor amendments to the external appearance of the building to provide a more coherent design strategy.

The accommodation also includes secure bin and cycle storage within the building, plus a communal library for general use by all occupants of the property.

4.0 THE PROPOSALS

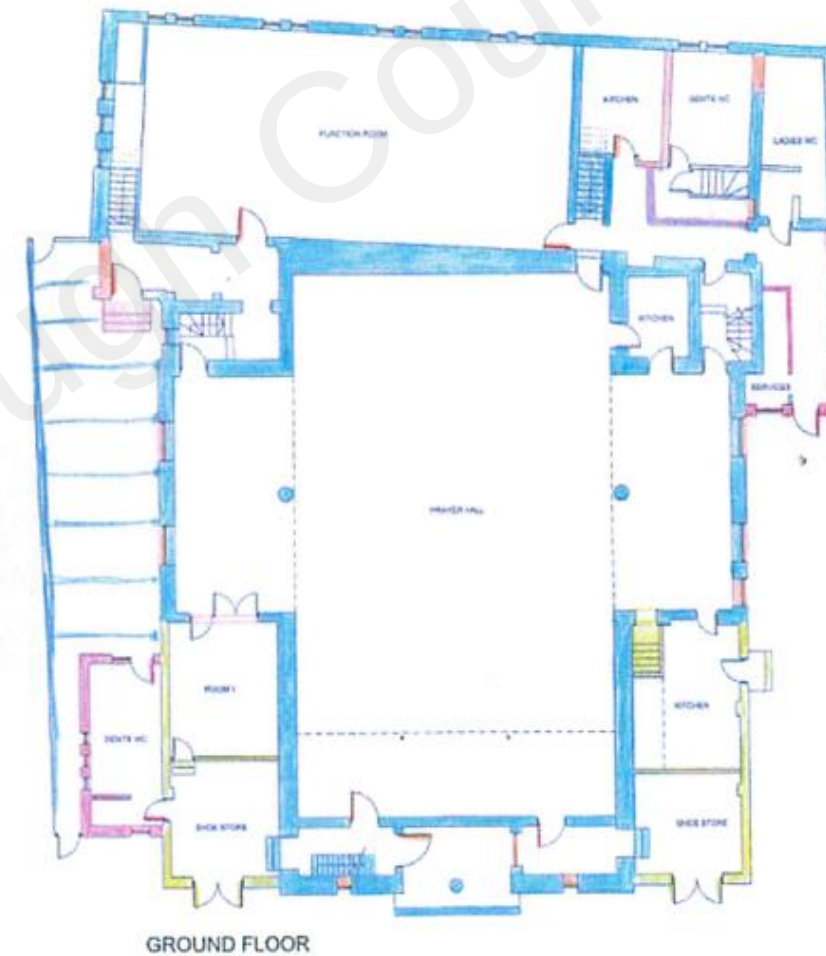
- 4.1 The proposals seek to retain the existing building with only very minor demolition of recently constructed extensions and the conversion of the building into 14 residential apartments together with ancillary bin and cycle storage facilities.
- 4.2 The Historic Analysis of the building has identified a number of recently constructed extensions to the original structure and removal of these elements will return the building back to its original form.
- The following floor plans show more details of the Fabric Evolution.

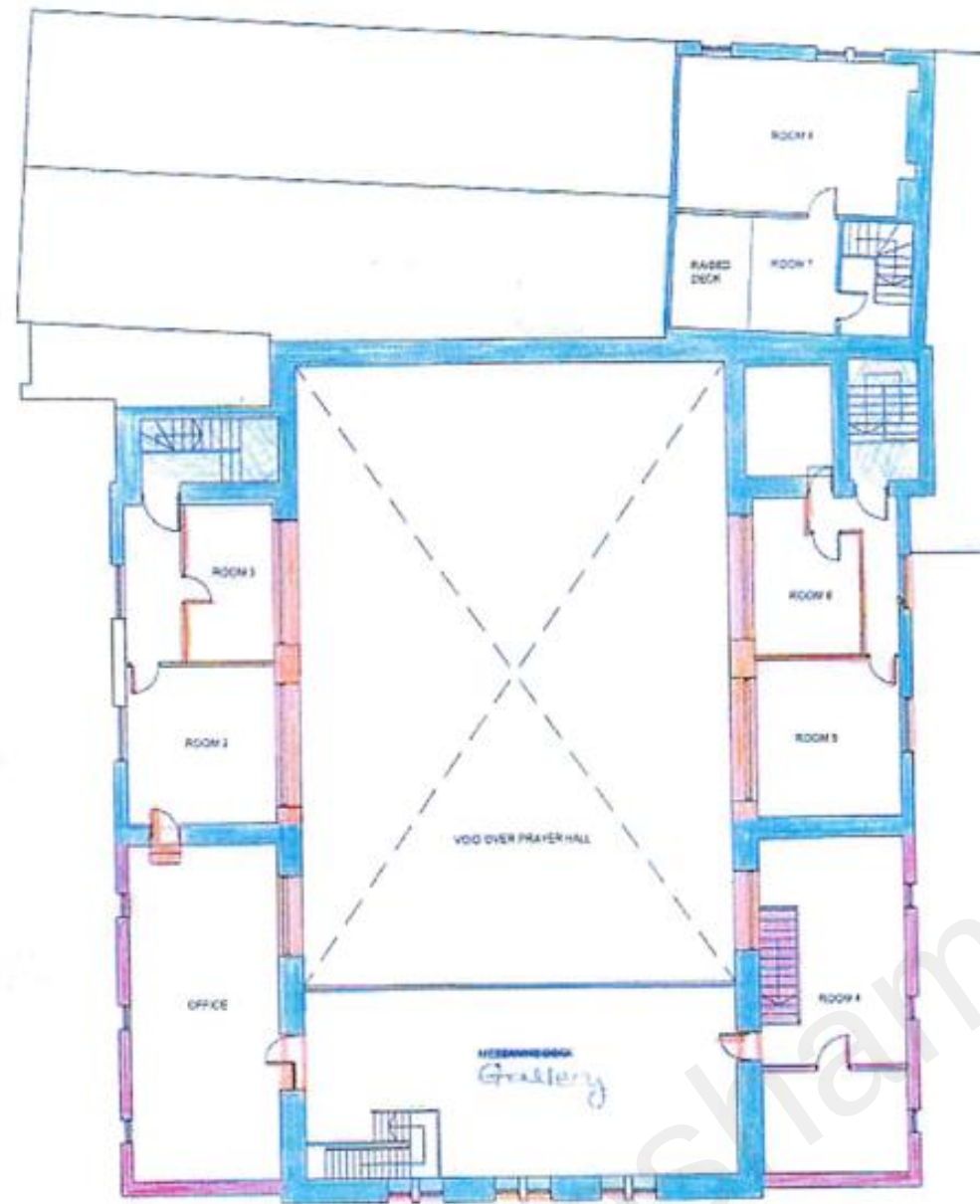
Fabric Evolution

Key:

	1870s fabric
	Unknown C20th
	1950s
	1960s
	1970s
	1980s
	1990s or later
	Demolition or blocking

Some elements, particularly openings, are shown in two colours. This represents an opening shown on the architect's original plan which has been given a new door or in the case of windows, new frame and/or glass, Perspex or polycarbonate infill.



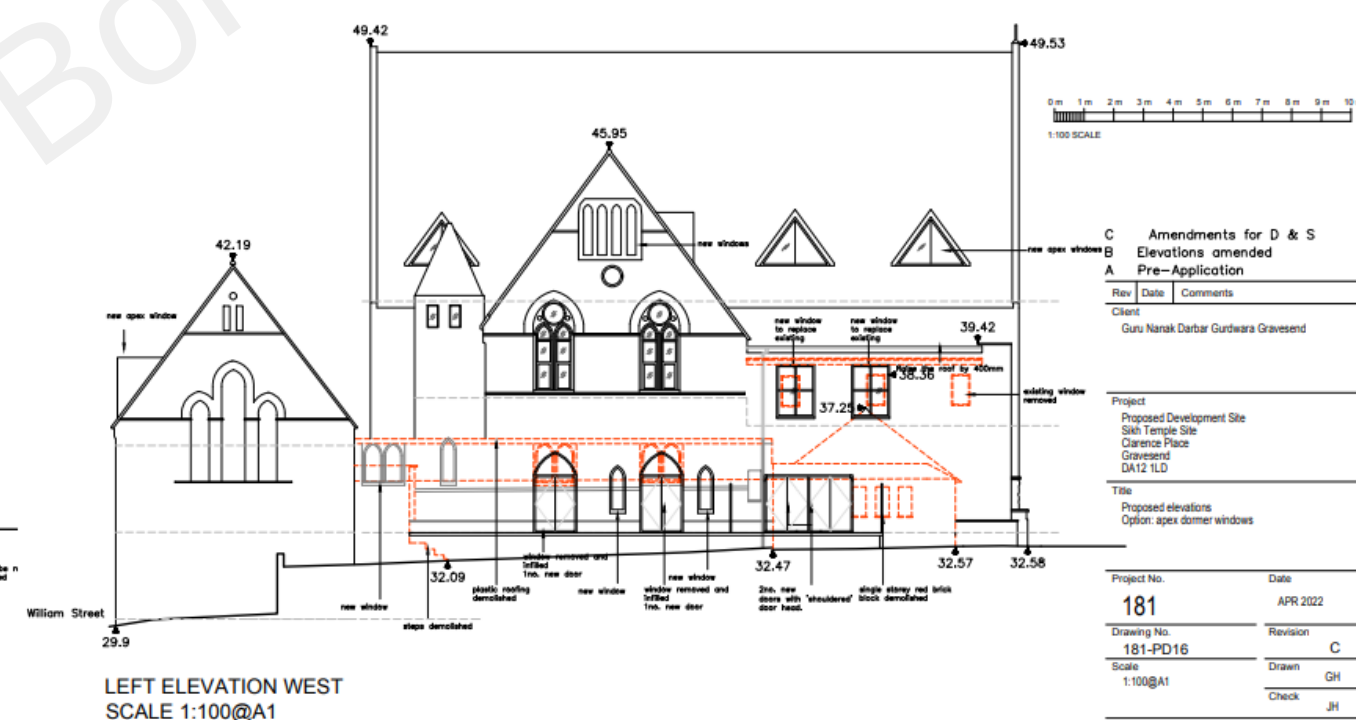
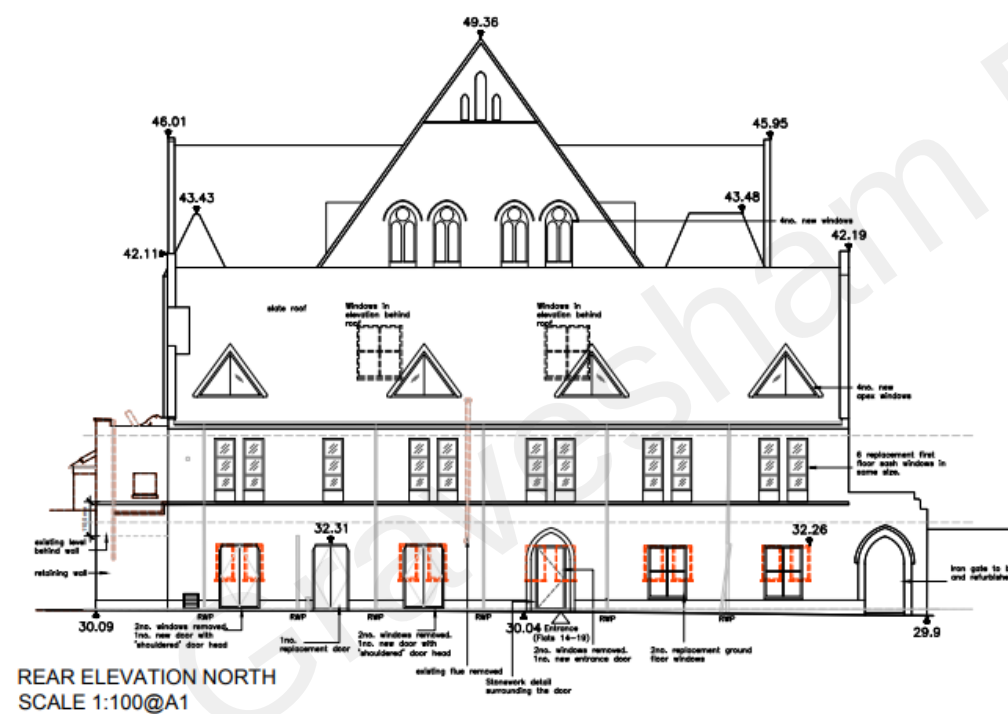
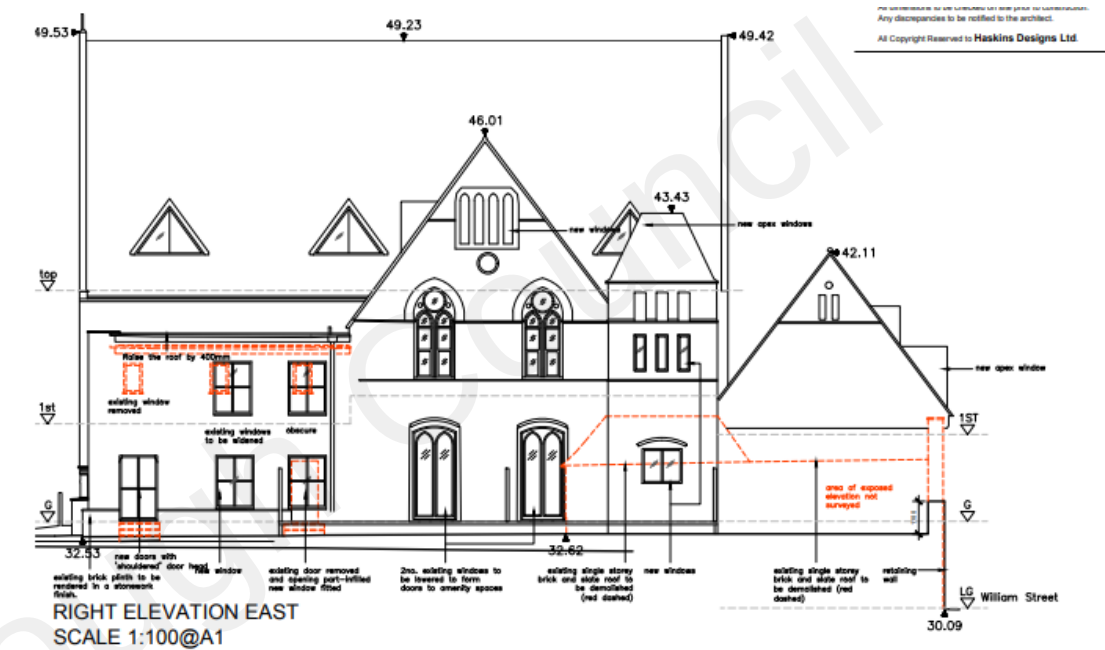
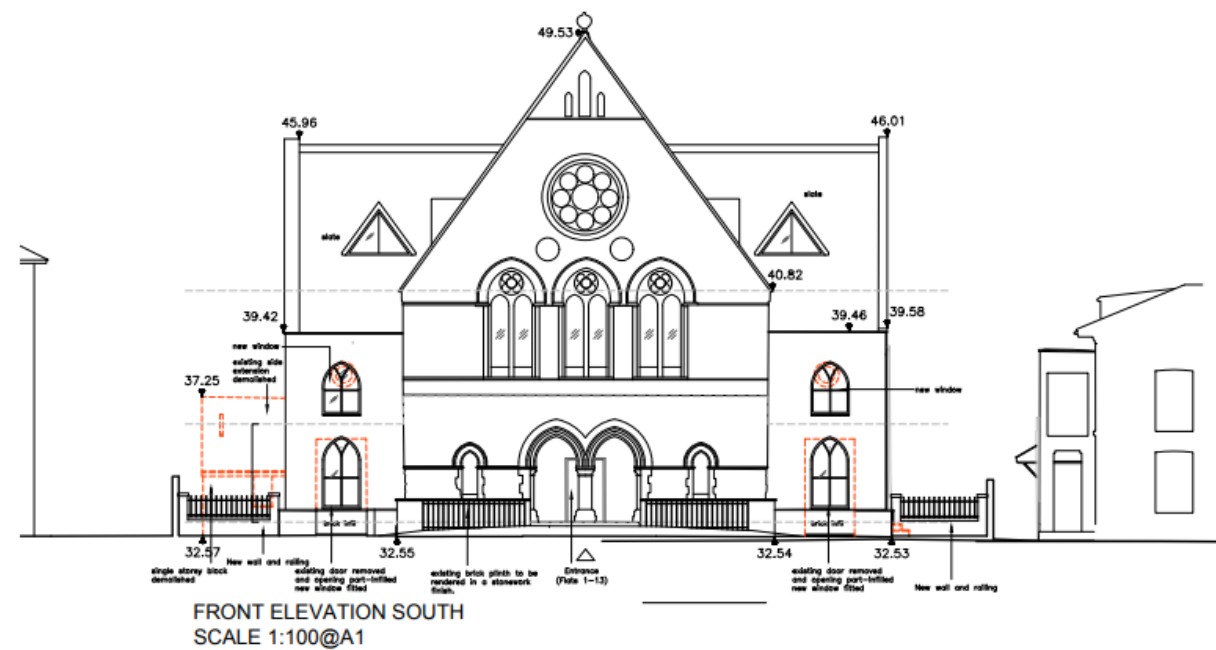


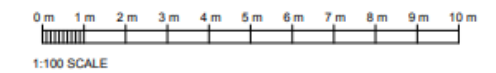
FIRST FLOOR



LOWER GROUND FLOOR

4.3 Furthermore, it is proposed to make some modifications to the external envelope of the building to enhance the appearance and re-introduce some original architectural features. In summary, these include replacement of some windows and external doors, repair works to the remaining external stonework, the reintroduction of the main entrance to the building and redesign of the front wall with the introduction of metal railings, plus the recladding of the brick plinth with stonework/render. More details of the enhancement works are shown in the following front elevation drawings and the computer generated visual. All external materials to be agreed by suitably worded pre-commencement planning condition.





A Amendments for D & S

Rev	Date	Comments
Client		
		Guru Nanak Darbar Gurdwara Gravesend

Project
Proposed Development Site
Sikh Temple Site
Clarence Place
Gravesend
DA12 1LD

Title
Proposed Street Scene

Project No.	Date
181	APR 2022
Drawing No.	Revision
181-PD17	A
Scale	Drawn
1:100@A1	GH
	Check
	JH



Computer Generated Image.

- 4.4 Careful consideration has been given to the internal layouts of the proposed apartments in order that they fully comply with the latest Internal Design Criteria and National Space Standards. The current scheme also takes into account the Daylight and Sunlight study, which confirms the primary rooms to all of the apartments fully complies with these requirements.

The front section of the building will have direct access to the rear section with the main entrance at the South elevation fronting onto Clarence Place. Allowance has been made to accommodate a new lift facility to provide disabled access to most apartments.

- 4.5 As mentioned, all of the original windows to the front section of the building will be retained and refurbished where required. Some of these windows are located along the side elevations (west and east) with some modest aspect towards the adjoining properties. Emphasis in the design has been centred on maintaining and/or enhancing the original South facing elevation fronting onto Clarence Place. Thus, the proposed conversion will protect and improve the character and appearance of the Windmill Hill Conservation Area.

- 4.6 It is noted that the existing building occupies a very large area of the site. However the demolition of some of the 'modern' extensions, will provide opportunities to give some of the ground floor apartments their own dedicated external garden and amenity spaces.

Furthermore, immediately opposite the site, is a very large public open space – Windmill Hill Gardens, which provides sports facilities and a very attractive open space.

We have also allowed for an internal communal library room which will be available for all occupants to enjoy.

- 4.7 In summary, the proposals will produce a very sustainable use for the existing building and will include a restoration package to return the building to its original form and appearance as well as providing much needed residential accommodation for the Borough.

On this basis we feel that the revised scheme will fully comply with all planning policies and should be granted planning consent.