

DESIGN AND ACCESS STATEMENT

84 Parrock Street Gravesend DA12 1HF

Introduction

This planning application is for the change of use from C4 use for HMO to C3 residential. This planning statement is to be read in conjunction with the planning drawings as listed in the application.

The site

84 Parrock Street is a semi-detached property which falls within the Windmill Hill conservation area, the site is located on the east side of Parrock Street 50 meters north of the William Street junction between a terrace of buildings and semi-detached properties.

The property a large, single fronted, semi detached property the site is located on the south east side of Parrock Street 50 metres north of the William Street junction between a terrace of buildings and semi-detached properties.

With its yellow stock brickwork and basement bay with rendered surrounds to the windows and front entrance, No. 84 is representative of a number of houses of a similar type on this side of the road.

The property sits on four levels, its layout comprises of bedrooms, kitchens and bathrooms, the main entrance is served off Parrock Street and there is a designated off garage to the rear of the property which is accessed off of William Street. The flats have access to the rear garden area.

The front elevation has a conservation impact, the rear does not apply. The proposed change of this use to this planning application will have no impact to the front elevation to Parrock Street.

The property is on a secondary road and will suit single and couple professionals working in local businesses or more so, travelling into London and Kent due to the close transport links. Gravesend Mainline station is a 5 minute walk and so is central Gravesend town centre, where there are a abundance of stores and eating facilities. The property would suit residents in local employment to businesses in the town centre. The site is served by good frequent bus services and from Gravesend town centre which is 5 minute walk from the property.

The proposal

The building lends itself to be converted into two separate dwellings with very minimal work to the floor plan layouts with no alterations to the front and rear elevations thus making no impact on the neighbouring dwellings when the building works are taking place.

The front entrance to the flats is off the existing Parrock Street stepped entrance into a hallway with front entrance doors to each of the two flats formed either side of the main stair.

The ground and basement floor Flat1 will require adaption to form two separate bedrooms on the ground floor level. The toilets in both proposed flats will become storage cupboards and the kitchen on the second floor will become a utility room, all of the other rooms remain the same with no building work.

The room sizes and internal floor areas comply with the standards set within the Technical housing standards nationally described space standard and Residential layout guidelines SPG2.

The performance of the flats will meet all current Building Regulations criteria.

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As the building is situated within the conservation area we will not be making any alterations to the front entrance of the building and has stepped access it would not be suitable for people with mobility difficulties.

Conclusion

This application for full permission to provide a basement an ground floor 3 bedroom 5 person flat and a first and second floor 3 bedroom 4 person flat with a garage within the rear garden.

The proposed scheme will make a more efficient use of this site whilst contributing a net addition of housing to the Borough's housing stock. Due to the location in redeveloping the site it will not have any impact on existing street scape. This scheme would be of public benefit too as Gravesham Borough Council to demonstrate a five-year housing land supply.

The proposed layout of the scheme demonstrates that the site is capable of accommodating the proposed development without detriment to the character of the surrounding environment or the amenity of surrounding residents. The minimum recommended density of development is proposed which is considered appropriate in order to reflect its location.

The design of the scheme has respected the Conservation Area. It is considered to be a scheme of the highest design quality which demonstrates the suitability of this site for residential use.

The Regional Planning Guidance for The South East document states "a range of dwelling types and sizes should be provided, in order to meet the needs of all sectors of the community and to plan for balanced communities" and that "the government's intention is that everyone should have the opportunity of a decent home". This planning proposal would be in line with both of the observations noted in this document.

In planning policy terms, it is considered that the application proposal is acceptable.

In conclusion, it is requested that full planning permission be granted for the proposed development, subject to any suitable conditions