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78 PEACOCK STREET DA12 1EG

Design and Access Statement

February 2024

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INTRODUCTION

1.0 INTRODUCTION

Executive Summary

This design and access statement has been prepared by Samson Space on behalf of the client to support a planning application for 78 Peacock street DA12 1EG.

The proposal seeks to convert a 4 bedroom duplex into a 5 bedroom HMO(Class C4).

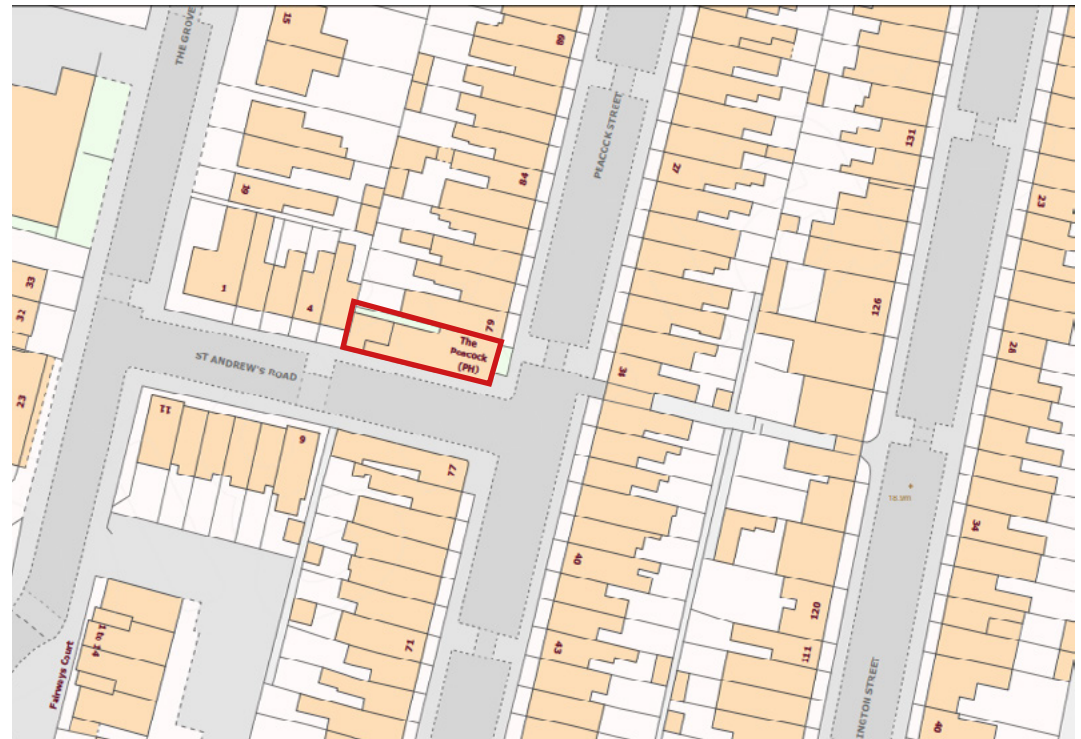
The proposed scheme is located at 78 Peacock Street which is currently the site of The Peacock Pub. The public house occupies the ground floor with an associated cellar in the basement.

The building is also a home to Al-Haqq Academy,a charitable organization serving the local community. Serving a community experiencing growth due to improved transport links with London, the academy offers vital services tailored to local needs.

Content of Submission

This document outlines the proposed development and design approach, contextual response and consideration of details.

This design and access statement should be read in conjunction with the accompanying Planning Application Drawings and all other documents submitted in support of this application.



Site Location Plan

1.0 INTRODUCTION

The Team

Samson Space are part of the Samson group, a firm of architects and engineers. We are an experienced practice with a range of expertise in design and build. A firm of Architects and Engineers forming part of the Samson Group.

Over the past decade, the Samson Group has designed and built successful projects across London, creating high quality mixed used buildings.

From the outset, Samson Space engages in extensive research and design consideration when creating high end residential and commercial developments ensuring each site achieves its absolute potential. We use a creative and pragmatic approach to designing.

Samson Space have developed proficiency in ensuring sustainable urban design throughout the range of projects with a forward-thinking approach. Environmentally friendly buildings take forefront with careful considerations to the opportunities to enhance and improve living within our built environment.



Clapton, London



Skeltons Lane, London



Barking Road, London



Salmen Rd, London

2.0

SITE AND CONTEXT APPRAISAL

2.0 SITE AND CONTEXT APPRAISAL

Site and Surroundings

The Peacock Pub is located on the corner of Peacock Street and St Andrew's Road. The building has a separate entrance to the residential, adjacent to 79 Peacock Street.

The site is not within a Conservation Area but is in close proximity to the Milton Place Conservation Area and Harmer Street Conservation Area.

The building dates back to the 19th century and is of local historical and architectural interest.

The site surroundings are predominantly residential in character, comprising of two storey residential terraced houses characterized by a variety of building heights. Some have sloped roofs and some have roofs hidden behind parapets. There is a mix of yellow stock brickwork and rendered facades.

The site is located in an area with good accessibility to local amenities. The northern end of Peacock Street leads to local shops and restaurants along Milton Road, heading towards the main Gravesend town centre.

It is approximately 5 minutes' walk away from Gravesend Town Centre where there are a number of buses providing access to Chatham, Bluewater and Dartford areas. It is also a 10 minutes' walk from Gravesend mainline train station providing links to London Charing Cross and St Pancras International, Luton, Rainham and Faversham in Kent.



Site Location

2.0 SITE AND CONTEXT APPRAISAL

Urban context (Flooding Map)

Based on the Environmental Agency's flood map (See Appendix) the building is situated in Flood Zone 1, an area with a low probability of flooding. The site is not affected by other sources of flooding therefore a Flood Risk Assessment is not required.



2.0 SITE AND CONTEXT APPRAISAL

Site Photographs



Existing Front View



Existing Street View



Existing Aerial View



Existing Side View

2.0 SITE AND CONTEXT APPRAISAL

Site Photographs



Aerial view of The Peacock Pub – 78 Peacock Street (side) and the surrounding area



Aerial view of The Peacock Pub – 78 Peacock Street (front) and the surrounding area

2.0 SITE AND CONTEXT APPRAISAL

Planning history

1. Erection of a single storey extension at the side to form enlarged garage and new toilet accommodation and elevational alterations.

Council Ref: 19790136 Approved on 13 June 1979.

2. Erection of single storey infill extension at the rear to form enlarged bar area.

Council Ref: 19900090 Approved on 05 April 1990

3. Erection of single storey rear extension to form enlarged saloon bar, demolition of the rear extension at first floor level, construction of a new flat roof at the rear to provide roof garden to serve the residential accommodation and alterations to the St. Andrew's Road elevation.

Council Ref: 19950274 Withdrawn on 14 July 1995

4. Erection of a single storey rear extension to form an enlarged saloon bar, demolition of the existing first floor rear extension, construction of a new flat roof at the rear and alterations to the St. Andrews Road elevation.

Council Ref: 19950570 Approved on 15 December 1995

A previously existing small scale rear extension accommodating a W.C to the rear of the first floor accessed by a lobby from the lounge has since been demolished following this approval.

5. Conversion of first and second floors into two, two bedroom self contained flats.

Council Ref: 20070921 Approved on 12 December 2007

6. Application for conversion of the first and second floor from 1 no. 4 bedroom duplex to 1 No. 1 bedroom flat and 1 no. 2 bedroom flat.

Council Ref: 20211185 Approved on 25 November 2021

3.0

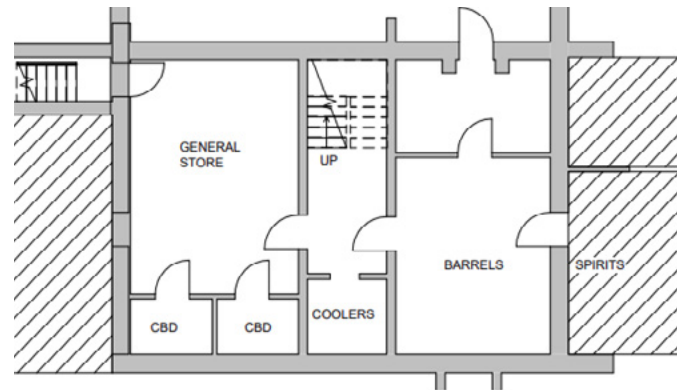
EXISTING BUILDING

3.0 EXISTING BUILDING

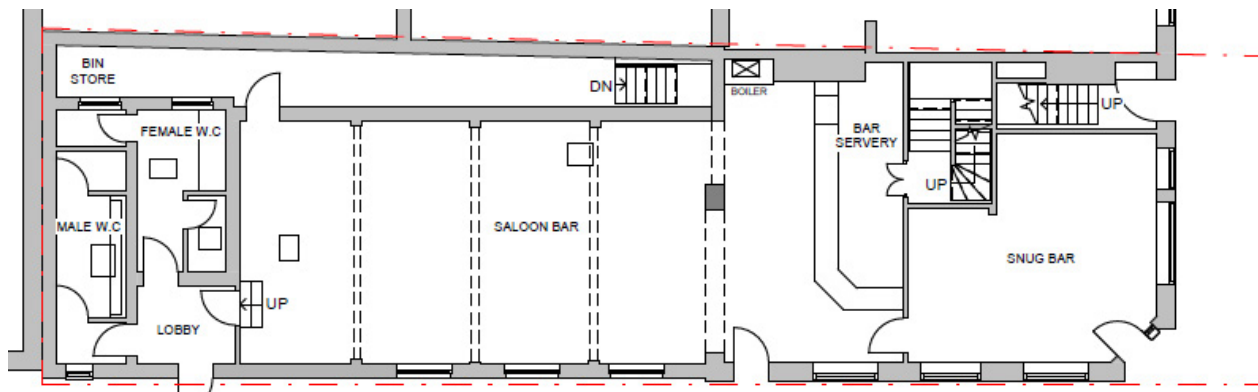
Existing Drawings

The front of the building is three storeys with a basement cellar below. The ground floor extends to the rear and accommodates the main bar and seating areas with the toilets to the rear. There is a beer cellar underneath part of the front of the building which comprises storage areas for stock and utility rooms.

The first and second floors accommodate a 4-bedroom residential duplex unit. On the first floor there is the lounge, kitchen / diner, and toilet. The second floor provides 4 bedrooms and a family bathroom. This unit has a private entrance to the front of the building.



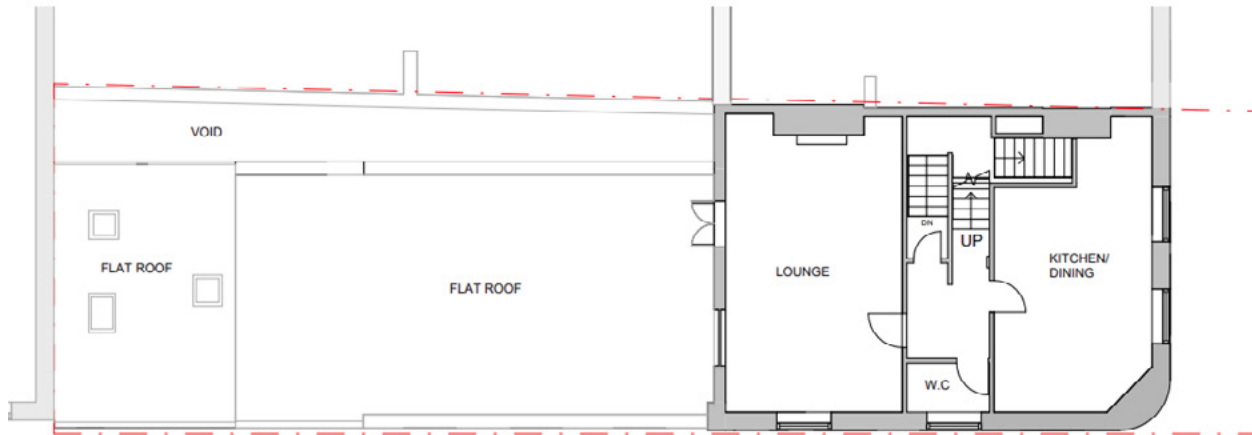
Existing basement Plan



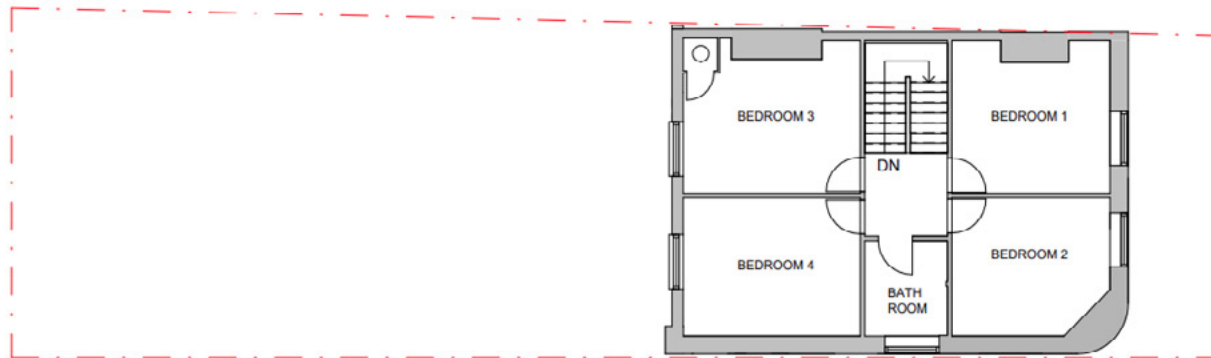
Existing ground floor Plan

3.0 EXISTING BUILDING

Existing Drawings



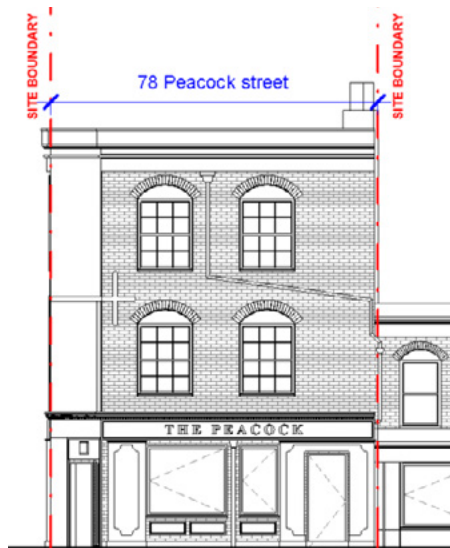
Existing first floor plan



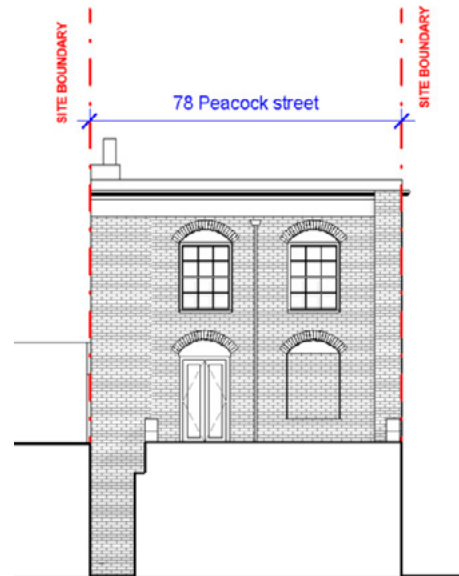
Existing second floor plan

3.0 EXISTING BUILDING

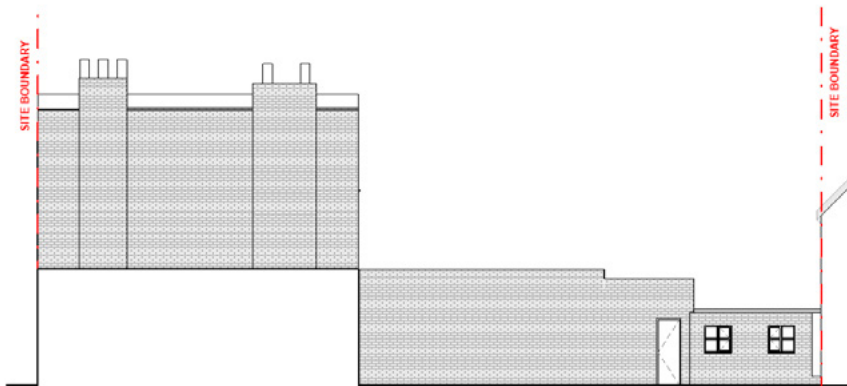
Existing Elevations



Existing Front Elevation



Existing Rear Elevation



Existing Side Elevation



Existing Side Elevation

4.0

THE SCHEME

4.0 THE SCHEME

Use

The drawbacks of living in a large family home above a pub without a garden highlight the need for alternative housing options, such as proposed HMO rooms.

These challenges include disturbances from pub noise and foot traffic, which can disrupt tranquility and privacy. Additionally, constant exposure to alcohol-related activities poses risks for individuals striving for sobriety, hindering rehabilitation efforts.

The absence of outdoor space limits opportunities for recreation and relaxation, while safety concerns further compound the drawbacks of this living arrangement.

By offering HMO rooms, individuals can access a supportive environment conducive to recovery, with the added benefits of privacy, safety, and professional assistance tailored to their needs.

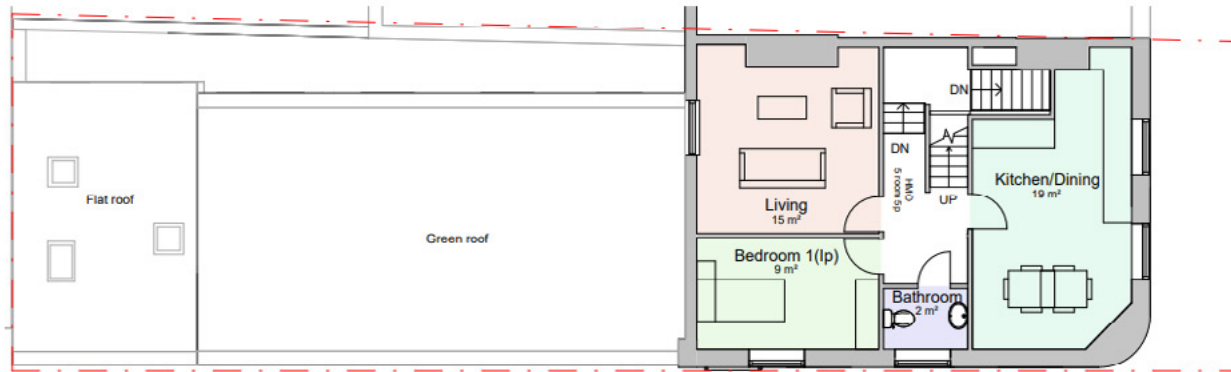


4.0 THE SCHEME

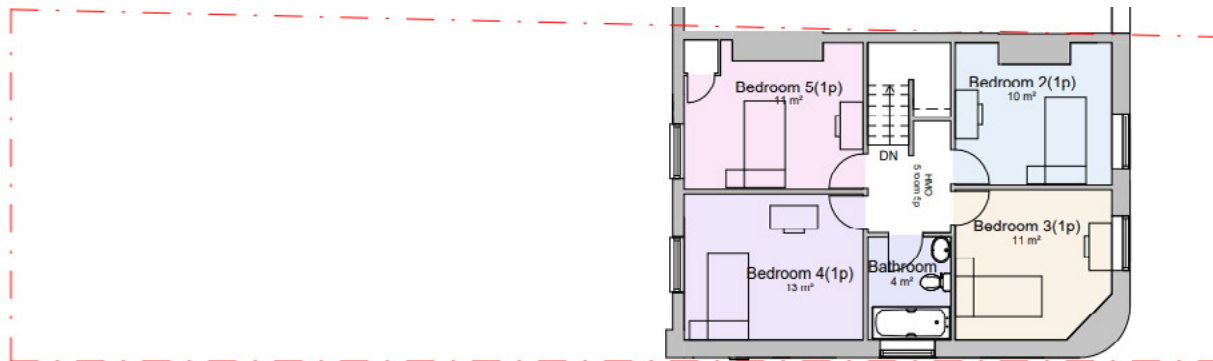
Layout

Proposed Drawings

The proposal seeks to conversion of 4 bedroom duplex residential unit to 5 bedroom HMO. The proposed first and second floor plan outlines the layout of the new HMO rooms. The elevations of the building are to be overhauled and uplifted as necessary whilst retaining the details and character of the building.



Proposed First Floor Plan



Proposed Second Floor

4.0 THE SCHEME

Materiality & Street view

The exterior of the building is unaltered.



78 Peacock pub Street view



78 Peacock pub front view

4.0 THE SCHEME

Access

Entrances to the building

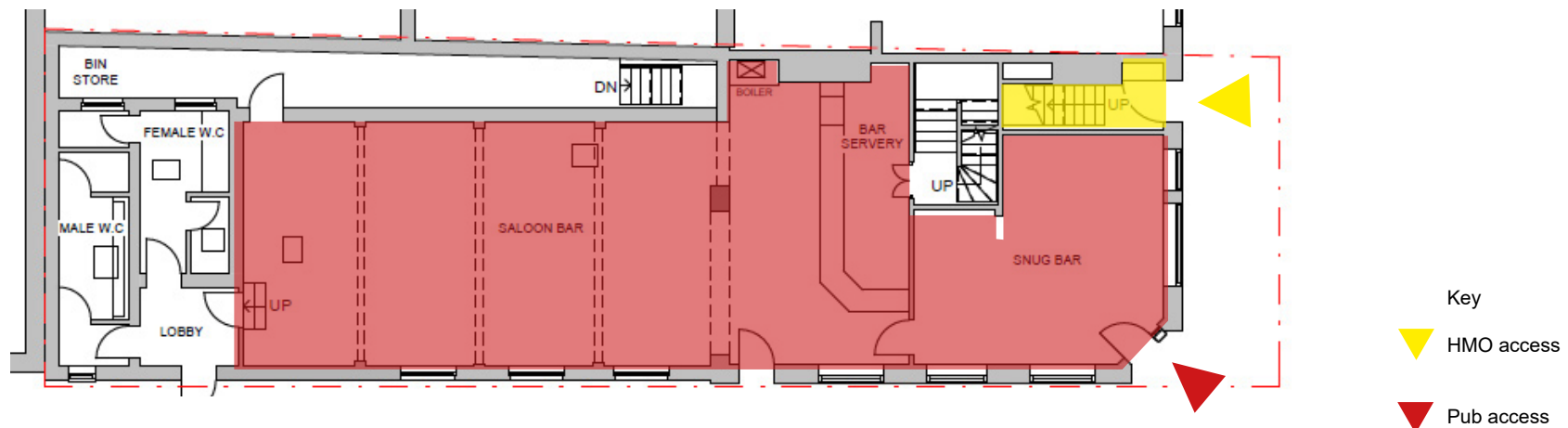
The main entrance to the HMO rooms is conveniently placed for smooth entry and exit. There is a separate entrance for the pub, ensuring easy access without congestion.

Parking

Occupants of Peacock Street can park on the street with a permit, but there are also good transportation options nearby.

The site is only a 5-minute walk to Gravesend Town Centre and a 10-minute walk to the main train station, which connects to Central London and Kent.

This makes it easy to travel to the site without relying too much on cars. Right now, there are no limits on getting parking permits, giving residents flexibility and encouraging sustainable transportation.



5.0

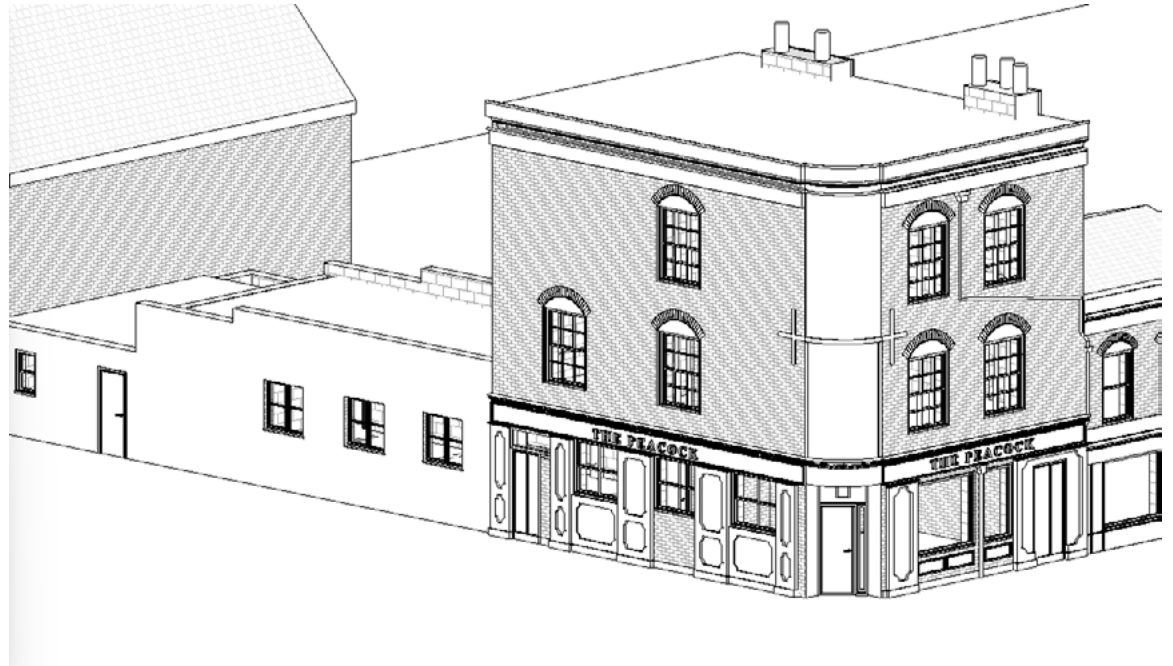
CONCLUSION

5.0 CONCLUSION

In conclusion, our proposal aims to turn the duplex 4-bedroom unit into 5 HMO rooms while maintaining its original look.

We'll make internal changes to accommodate multiple occupants while ensuring safety and regulations are met.

This will create a comfortable living space without altering the property's charm.



3D view of proposal