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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, prepared by Samson Space on behalf of the client, supports a planning application for 78 Peacock Street, DA12 1EG.

The proposal seeks consent for a change of use from a Class Sui generis pub to Class F, specifically encompassing F1(a), F1(f), and F2(b) of the F classes, transitioning into an academy with community services.

Currently, the site houses The Peacock pub, occupying the ground floor with an associated cellar in the basement. The first and second floors comprise a self-contained 4-bedroom duplex residential unit, each with its own entrance.

Additionally, 78 Peacock Street is home to Al-Haqq Academy, a charitable organization serving the local community.

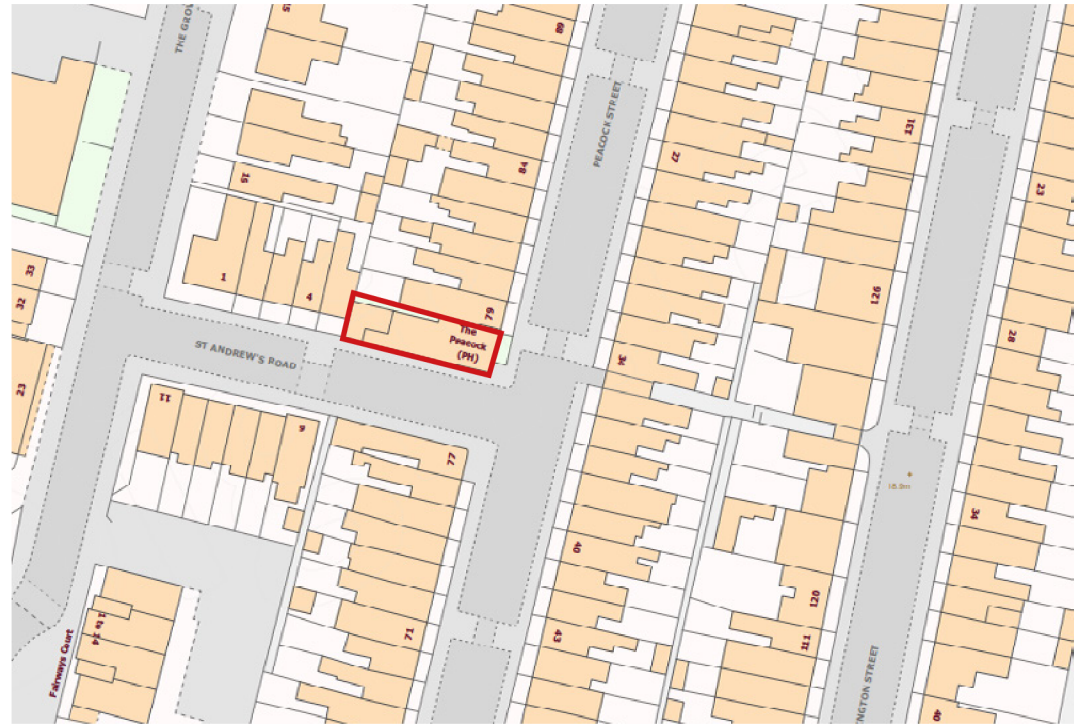
Acknowledging the historical significance of the location as one of the initial settlements for Muslims in Gravesham, the proposed conversion aims to provide easy accessibility for the local Muslim population, many of whom still reside in the area.

Overall, the proposal prioritises enhancing the local community's religious and social fabric.

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

Site and Surroundings

Muslim History of the Area

The Muslim community has a rich history in this area, with settlers arriving around 50 years ago. Over time, the community has grown, and the need for a facility providing an academy and community services has become evident. The current two premises are insufficient to accommodate everyone, leading to the present proposals.

Having an academy with community services within walking distance from the homes would be incredibly convenient and help reduce congestion at other similar facilities. Additionally, the neighbourhood is diverse, with a Church and one of Europe's largest Gurdwara's nearby.

The presence of Al-Haqq Academy has been vital, offering services such as a food bank, counselling, and a youth club, benefiting not just Muslims but all residents of Gravesham.



Street view 78 Peacock street

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 WC to the rear of the first floor assessed 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

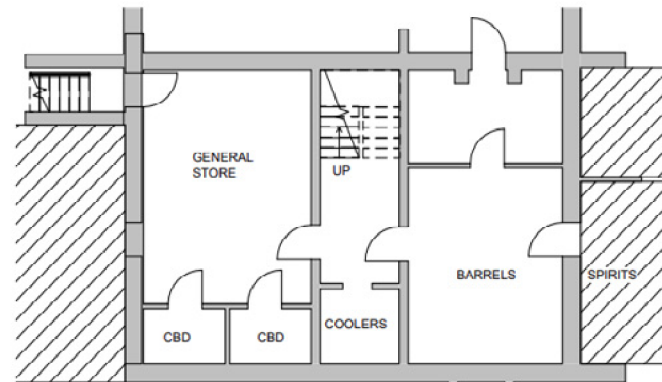
EXISTING BUILDING

3.0 EXISTING BUILDING

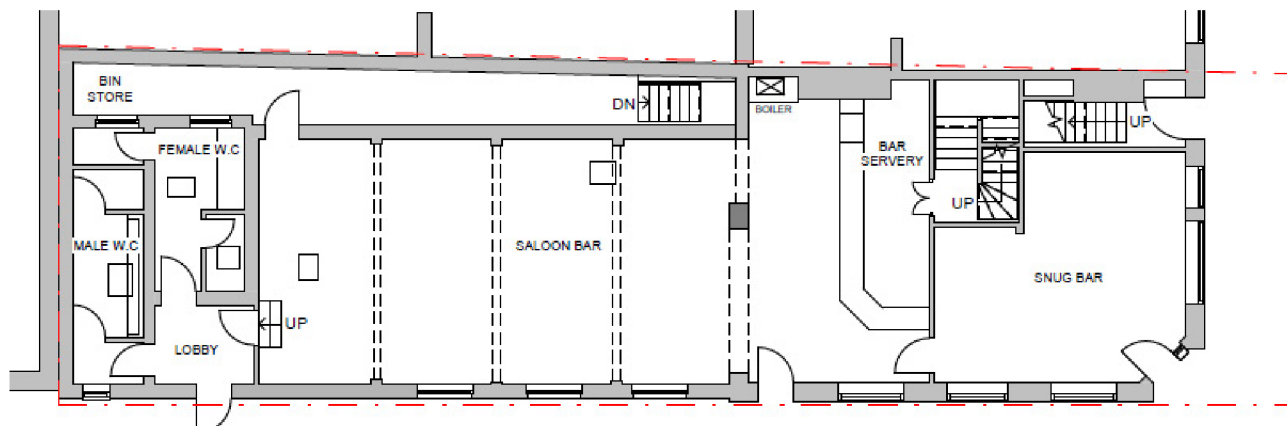
Existing Drawings

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.



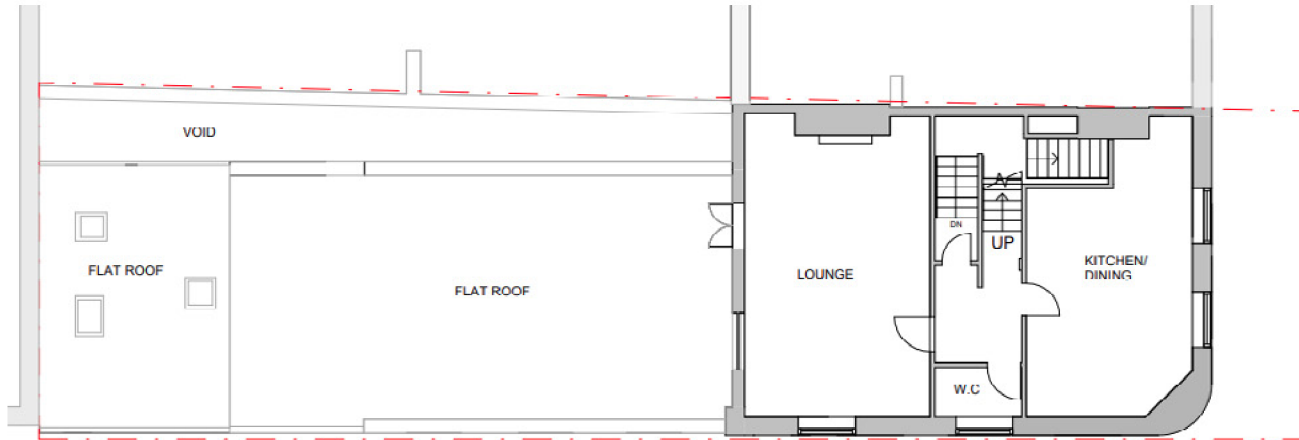
Existing basement Plan



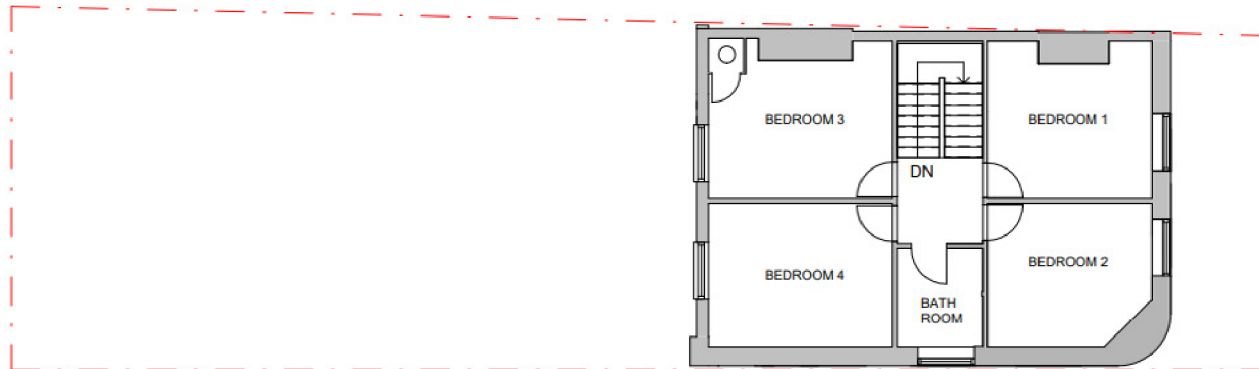
Existing ground floor Plan

3.0 EXISTING BUILDING

Existing Drawings



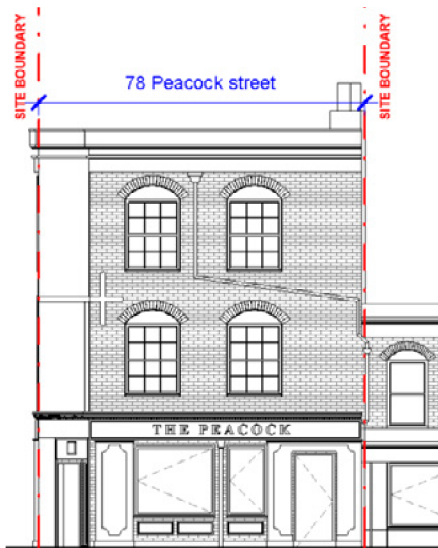
Existing first floor plan



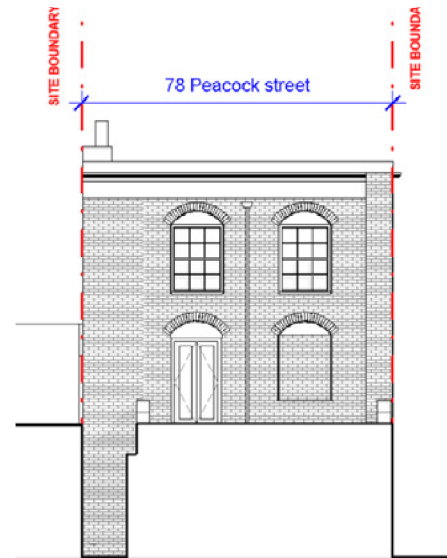
Existing second floor plan

3.0 EXISTING BUILDING

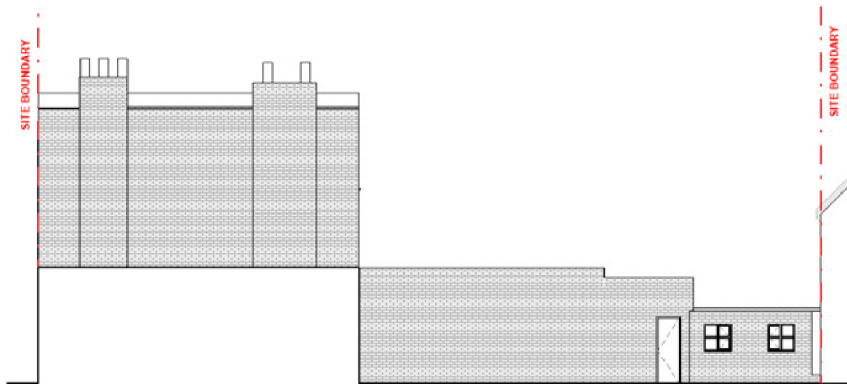
Existing Elevations



Existing Front Elevation



Existing Rear Elevation



Existing Side Elevation



Existing Side Elevation 2

4.0

THE SCHEME

4.0 THE SCHEME

Use

Al-Haqq Academy

Al-Haqq Academy stands as a pillar of community support, offering essential services that transcend religious boundaries. The academy's mission is rooted in compassion, inclusivity, and social responsibility, aiming to address the diverse needs of Gravesham's residents.

Through initiatives like its food bank, counselling services, and youth club, the academy strives to make a meaningful impact on the lives of all members of the community. Regardless of faith or background, everyone is welcome to benefit from the support and guidance provided.

The proposal to establish an academy with community services at 78 Peacock Street is a natural step forward in the academy's commitment to community welfare. With existing facilities struggling to accommodate Gravesham's growing Muslim population, the need for this facility has become increasingly apparent.

By providing a convenient and accessible location for prayer and community gatherings, the proposed facility will alleviate congestion and parking issues at other similar sites.

Additionally, it will serve as a symbol of unity and diversity in the neighbourhood, fostering understanding and cooperation among different faiths.

Safety and security are top priorities for the academy. The facility will be overseen by a certified Imam/Theologian, who is also a founder and trustee of the Academy. This ensures that the academy not only meets the spiritual needs of the community but also maintains the highest standards of integrity and safety.



4.0 THE SCHEME

Use

Al-Haqq Academy

The Imam is highly regarded for his profound understanding of Islamic theology and his dedication to fostering peace and understanding among Muslims. With a wealth of experience in guiding individuals away from extremist ideologies, notably in high-security prisons like HMP Belmarsh and HMP/YOI East Sutton Park, the Imam is steadfast in upholding the authentic teachings of Islam.

Collaborating with government agencies, he actively works to counter extremist narratives and promote unity among diverse faith communities. Through his compassionate approach and wise leadership, the Imam endeavours to cultivate a society that is more inclusive and harmonious for all.

Al-Haqq Academy is committed to supporting local women, particularly those from BAME backgrounds. Using the expertise of the Imam, the proposal includes offering counselling and support groups.

Collaboration with charities for enhanced food banks and mental health services is planned. Additionally, the premises will serve as a venue for workshops and support sessions, providing accessible resources for women in the community.

In essence, the academy's proposal reflects its steadfast dedication to serving Gravesham, fostering harmony, and creating a welcoming environment for all residents. With support, the academy can continue to make a positive difference in the lives of those it serves.

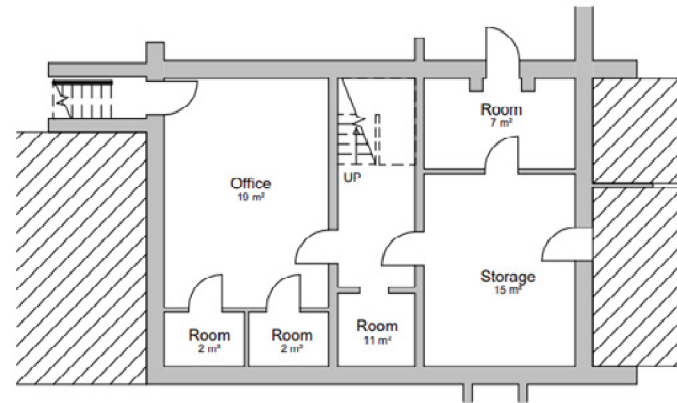


4.0 THE SCHEME

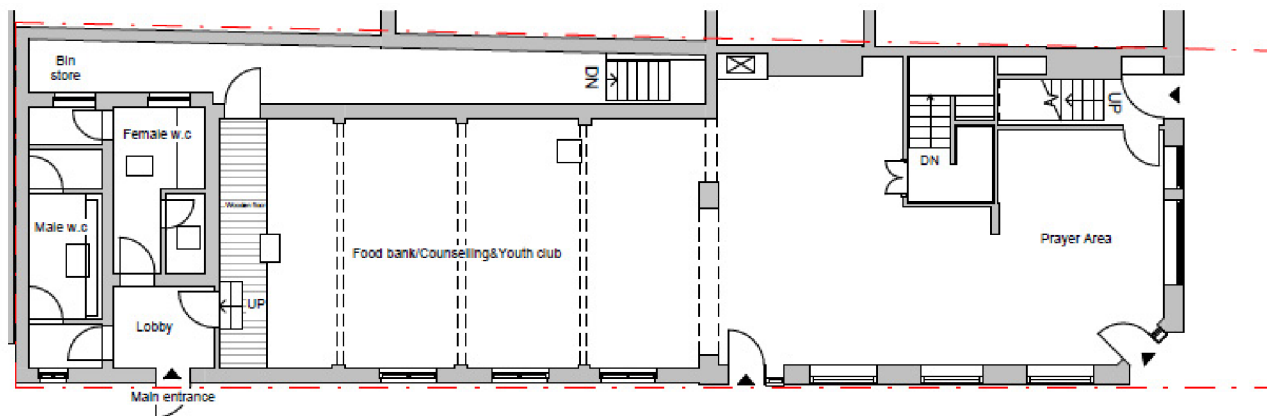
Layout

Proposed Drawings

The proposal is for the change of use from pub to an academy with community services. The proposed ground floor plan outlines the layout of the facility. The basement is to be of ancillary use. The elevations of the building are to be overhauled and uplifted as necessary whilst retaining the details and character of the building.



Proposed Basement Plan



Proposed Ground Floor Plan

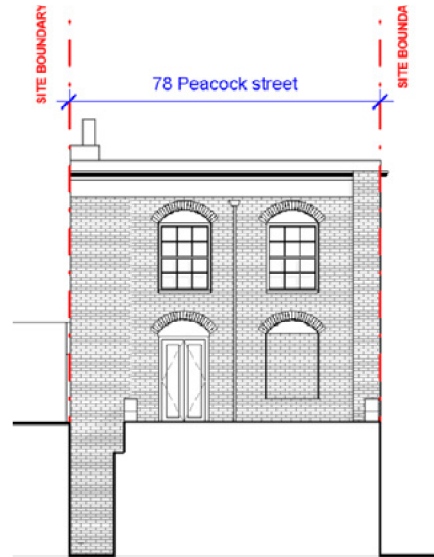
4.0 THE SCHEME

Layout

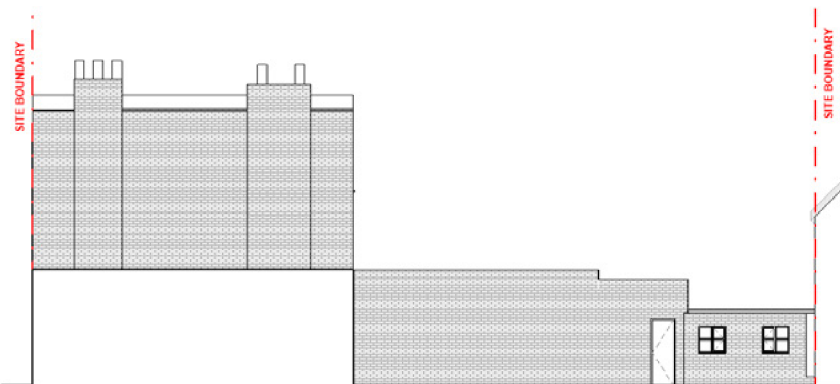
Proposed Elevations



Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation 2

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

Parking

The Peacock building's location at the corner of Peacock Street and St. Andrew's Road offers easy access for local residents, reducing parking concerns since most of those who will use the facility live nearby. With peak activity expected on Fridays and during Eid, parking needs will remain low at other times.

Public parking is available at Parrock Street car park and gurdwara, conveniently located just a minute's walk from the building, to alleviate any parking concerns.

Impact on parking

The proposal will have a positive effect by easing traffic and parking issues in the surrounding area. This is because a number of services will be offered on this site, such as a food bank and counselling. People who live nearby will then be within walking distance of these facilities. This will remove the need for them to use a car to drive to other locations and seek parking there.

There will be minimal impact on nearby on-street parking bays. These bays are controlled between 7am and 7pm. During these hours, three of the daily prayers take place. However most people will be at work at these hours, so they will not have a need to use the spaces. The morning and evening prayers outside of these hours will only consist of a small number of local people (maximum 10) who would more than likely walk to the premises.



Parrock street car parking



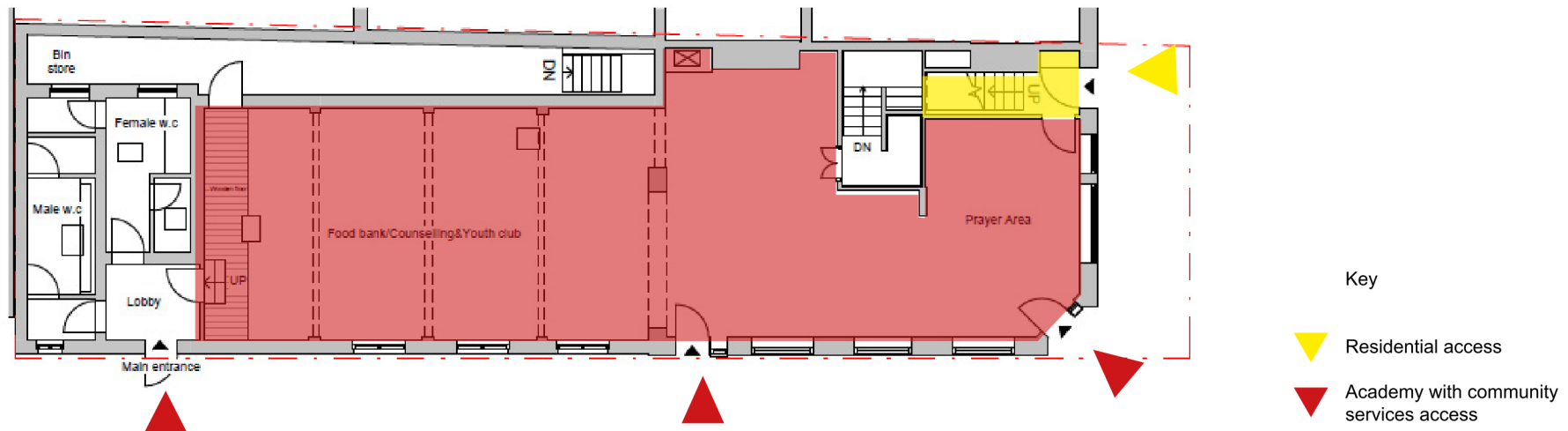
Gurdwara car parking

4.0 THE SCHEME

Access

Entrances to the building

The main entrance to the community facility is conveniently placed for smooth entry and exit. There is a separate entrance for the residential units above, ensuring easy access without congestion.



4.0 THE SCHEME

Petition

This petition serves as an expression of collective support for the proposed change of use application submitted by Al-Haqq Academy. The following signatures signify the endorsement of this initiative and underscore the significance of this endeavour for the residents of Gravesham.

This petition was in relation to the small prayer facilities which will be present at the front of the building. The building will serve the community and provide many other services such as education, community youth clubs, food banks and an educational facility. These uses are supported and required for the betterment of the community.

Al-Haqq Academy - 78 Peacock Street Gravesend Kent DA12 1EG

We, the undersigned, support the application of Al-Haqq Academy to convert the usage of 78 Peacock Street Gravesend Kent DA12 1EG from a public house to a Mosque (place of worship for the Muslim community).

This area, and specifically these few roads, was where some of the very first Muslims settled in Gravesham around 50 years ago and where we still live today.

Having a Mosque in this locality is much needed as the current two premises are not enough to cater for the number of Muslims in Gravesham anymore and we would be able to walk to this Mosque from our homes – which would alleviate the capacity and traffic control issues at the other two Mosques.

There are also many Muslims working in the town centre who would be able to walk to the Mosque to pray during the working day.

This area is very multi-cultural and there is a Church on the same road as well as one of Europe's largest Gurdwaras a stone's throw away.

This area of Gravesham is much in need of Al-Haqq Academy's activities, which would not only serve the Muslim community, but all of the residents of Gravesham as can be seen via some of their current activities of operating a food bank, counselling and pastoral care for reverts and ex-offenders and a youth club open to all, regardless of faith/belief.

Note: Personal information obscured for privacy and data protection

5.0

CONCLUSION

5.0 CONCLUSION

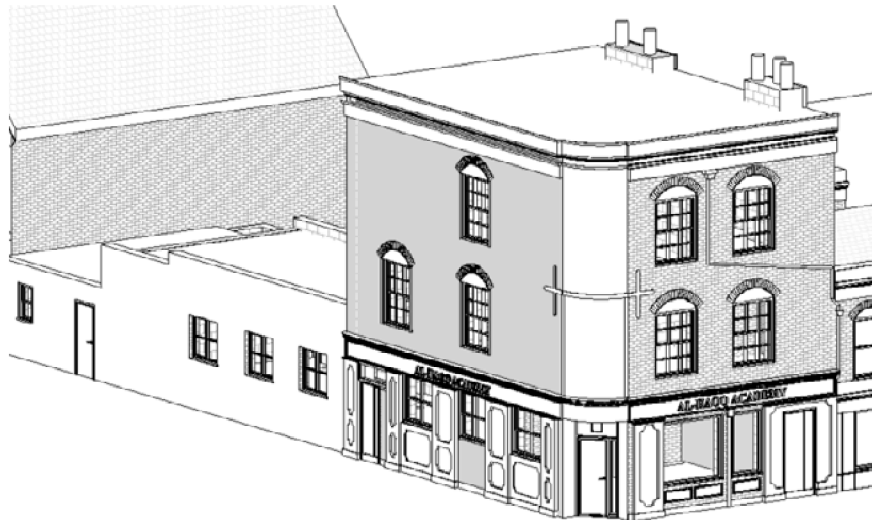
In conclusion, the proposal to convert the pub into an academy with community services focuses on maintaining the building's original character while adapting it for its new purpose.

Our goal is to ensure a smooth transition that respects the integrity of the existing building. By thoughtfully considering design elements and preserving architectural features, we aim to create a space that meets the functional needs of the community while blending harmoniously with the surrounding environment.

This approach not only honours the building's heritage but also fosters a sense of belonging for the community.



3D view of proposed academy with community services



3D view of exterior