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Design & Access Statement

PREPARED FOR

81 Peacock Street, Gravesend, Kent

DA12 1EG

APPLICATION TO

Conversion of dwelling to 5-bedroom / 6-person Sui Generis HMO and Loft Conversion with Rear Dormer

DATE

November 23rd, 2025

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1. Introduction

This Design & Access Statement accompanies an application for a Lawful Development Certificate (Proposed Use) at 81 Peacock Street, confirming the lawfulness of:

1. Conversion of the property into a 5-bedroom, 6-person Sui Generis HMO, and
2. Construction of a new loft conversion with a rear dormer

The proposal includes internal alterations and a rear roof extension.
No other external changes are proposed.

2. Site Context

81 Peacock Street is a mid-terrace property located in a well-established residential street. The building is typical of traditional Gravesend terraces with:

- Ground floor
- First floor
- Traditional pitched roof

The property is suitable for extension into the roof space, and similar loft conversions and HMOs are present within the surrounding streets.

The proposal will allow the building to accommodate modern multi-occupancy living while maintaining the character of the area.

3. Proposal Description

This application seeks confirmation that the following works and use are lawful:

A. Conversion to a 5-bedroom, 6-person Sui Generis HMO

Accommodation schedule:

- **Bedroom 1 – Ground floor:** 1 person
- **Bedroom 2 – First floor:** 1 persons
- **Bedroom 3 – First floor:** 1 person
- **Bedroom 4 – First floor:** 2 persons (combined bedroom & living space)
- **Bedroom 5 – Loft:** 1 person (new bedsit with kitchenette)

B. Loft Conversion with Rear Dormer (New)

The proposal includes:

- Formation of a new loft floor
- Construction of a **rear dormer** to increase usable floor area
- Rooflight(s) on the front elevation
- Creation of a fully compliant habitable room

4. Design Rationale

4.1 Loft Conversion & Rear Dormer

The dormer has been designed to:

- Provide adequate internal height
- Deliver a compliant minimum usable floorspace
- Improve internal layout without altering the main character of the building
- Follow typical designs already approved locally

The section drawing demonstrates compliant ceiling heights (majority above 2.14 m) and 13.2 m^2 usable floor area.

4.2 Internal Layout

The internal HMO layout provides:

- Clear circulation
- A protected escape route
- Logical distribution of shared and private amenities
- A mix of communal and self-contained spaces

4.3 External Appearance

Only the rear dormer alters the exterior.
This change:

- Is not visible from the public street
- Is typical of loft conversions throughout Gravesend
- Maintains the terrace's overall character

5. Access

The proposal maintains:

- The existing main entrance
- Existing internal staircase access
- Safe access to all levels including the new loft room

The design is in keeping with residential properties of this type and scale.

6. Compliance with HMO Amenity Standards

The design complies with Gravesham Borough Council's **HMO Amenity Standards (2023)**.

6.1 Bedrooms

Minimum bedrooms standard:

- Singles ≥ **6.51 m^2**
- Doubles ≥ **10.22 m^2**
- Bedsit ≥ **13.0 m^2**

Proposed Bedrooms are:

Bedroom No.	Occupancy	Type	Proposed Area (m^2)	Minimum Required
Bedroom 1	1 person	Standard	**6.55 m^2**	6.51 m^2
Bedroom 2	1 persons	Standard double	**11.8 m^2**	6.51 m^2
Bedroom 3	1 person	Standard	**6.54 m^2**	6.51 m^2
Bedroom 4	2 persons	Bedroom + living	**15.98 m^2**	14.00 m^2
Bedroom 5 (Loft)	1 person	Bedsit with kitchenette	**13.2 m^2 usable**	13.00 m^2

All bedrooms **meet or exceed** Gravesham minimum room size requirements.

6.2 Kitchen

Minimum Standard

- 6 people sharing → minimum 9.0 m^2 kitchen

Bedroom 5 contains its own kitchenette, therefore shared kitchen users = 6 people.

Proposed Kitchen Area

- 10.9 m^2

Kitchen space meets the minimum requirement.

6.3 Bathrooms

Minimum Standard

- 7 persons require:
    - Minimum 2 bathrooms/shower rooms
    - Minimum 2 WCs

Proposed

- 3 bathrooms, each containing WC + shower/bath

Bathrooms space meets the minimum requirement.

6.4 Communal Area

Minimum Standard

- 5+ occupants → minimum communal space 15 m^2

Proposed Communal Area

- Living/Dining Room: 15.8 m^2

Communal space meets the minimum requirement.

7. Summary

This proposal:

- Includes a new loft conversion with rear dormer
- Upgrades the dwelling into a compliant 6-person HMO
- Meets all HMO amenity and internal space standards
- Maintains residential character of the terrace
- Represents a lawful use consistent with similar authorised HMOs within Gravesham

The applicant respectfully requests that Gravesham Borough Council grant the Lawful Development Certificate (Proposed Use).

8. Reference

• Ref: 20250106 – Certificate Granted

Application for 6-bed HMO with loft conversion/dormer and rear extension.

• Ref: 20250220 – Certificate Granted

Application for C3 to C4 HMO with rear extension and loft conversion.

• Ref: 20250546 – Permission Granted

Application for 7-person HMO with loft conversion and associated works.