

Design and Access Statement

1A PROSPECT PLACE, GRAVESEND,
KENT

DA12 2SD

NOVEMBER 2024



1a Prospect Place,
Gravesend,
Kent,
DA12 2SD

Prepared For:

Mr S Khalid

Prepared By:

Sanaa Designs

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1. INTRODUCTION

1.1 This Design and Access Statement has been prepared to support a planning application for the conversion of the existing storage unit and the construction of an additional storey to create 2 self-contained studio flats.

2. SITE LOCATION

2.1 The site comprises an existing storage at end of the rear of 70 Milton Road which has a return frontage to Prospect Place. No 70 Milton Road is a two-storey property used as Residential Flats.

2.2 The Application site is within a sustainable location within the limits to build development and to the Gravesham Town Centre, local services and public transport. The surrounding area is primarily residential, comprising terraced dwellings.

3. REVEVANT PLANNING HISTORY

Application for a Lawful Development Certificate in respect of the proposed use of the outbuilding as a gym and storage.

(PP-08179649)- REFUSED.

4. THE PROPOSAL

4.1 The proposal seeks to convert the existing storage unit and demolish the existing garage. The redevelopment will utilize the current footprint, including the area occupied by the garage, and incorporate a first-floor extension with low eaves measuring 4.3 meters in height.

4.2 The proposed development will comprise a self-contained studio flat on the ground floor and an additional studio flat on the first floor. Provision

will also be made for a designated area for bin storage and secure storage for two Cycles.

5. DESIGN APPROACH

5.1 The design of the building follows the established pattern of the adjacent terrace but steps down in scale appropriately. It would be built in matching Brickwork material under a tiled roof.

5.2 The proposal has been developed to reflect the character and appearance of the surrounding area while ensuring that the new structure integrates seamlessly with its context.

5.3 The footprint of the new building will align with the existing site layout, minimizing disruption to the immediate environment. The addition of the first-floor extension has been carefully scaled to ensure it does not overshadow neighbouring properties or dominate the streetscape.

5.4 There are no windows proposed in the rear or end elevation facing towards 70 and 69 Milton road at first floor level and so there would be no overlooking or loss of privacy. In these circumstances the proposal would not give rise to any material loss of residential amenity to neighbouring properties.

6. PARKING AND TRANSPORT

The site currently is situated with an area that has various transportation options available for travel.

Albion Road Bus stop – **1-minute walk**

Gravesend Train Station – **(15 minutes' walk), (6 min by Cycle)**

7. ACCESS AND INCLUSION

7.1 The proposed studio flats will each have independent entrances accessed directly from Prospect Place. This arrangement ensures that both units are self-contained and provide a high level of privacy for future residents, aligning with modern residential design standards.

8. SUMMARY AND CONCLUSION

The proposed redevelopment at 1A Prospect Place, Gravesend, DA12 2SD, represents a thoughtful and sustainable approach to urban design. By converting the existing storage unit, demolishing the garage, and incorporating a sensitively designed extension, the scheme offers two high-quality studio flats that meet contemporary residential needs.

The development provides an exemplary model of urban regeneration, making efficient use of previously developed land while contributing to Gravesham's housing supply. It aligns with national and local planning policies, encouraging sustainable development and transport, high-quality design.

It is respectfully requested that Gravesham Borough Council grants full planning permission for the proposed development, given its adherence to planning policies and its contribution to the local housing need, urban regeneration, and sustainable transport initiatives.