

Design and Access Statement

11 - 13 Queen Street, Gravesend, Kent, DA12 2EQ

Site Description

11-13 Queen St is a two-storey building located on the western side of the street, forming half of a row of 19th century houses. The buildings are in mixed use with a nail salon and Korean restaurant fronting the highway and two residential units at the rear and at first floor level.

The application site is located within the High Street & Queen Street conservation area (designated 17 May 1990) and Berkley Road at the rear is within the Harmer Street Conservation Area.

Development Proposal

This application proposed a two-storey upward extension to the properties to create space for flats (6 x one bedroom). This is an increase in no.4 new units.

It can be noted that the previous application 20230014 was refused based on its affect on the character and appearance of the Queen Street Conservation Area.



Previously Refused Front Elevation



Proposed Front Elevation



Existing Street Scene



Proposed Street Scene

As shown above, the front façade has been revised to match the adjoining property to complement the character and appearance of the area. We are satisfied the new development will contribute positively to the overall quality of the area, be visually attractive, sympathetic to local character and create acceptable amenity for future occupiers.

Amenity for Future Occupants

The national housing standard guidance provides minimum gross floor area for single storey dwellings. The figures have been compared to the proposed units and shown in the table below:

Flat no.	Type	Minimum Requirement	Unit Floor Space
1	1b2p	50 sqm	51.7 sqm
2	1b1p	37 sqm	43.1 sqm
3	1b1p	37 sqm	41 sqm
4	1b1p	37 sqm	41 sqm
5	1b1p	37 sqm	43.1 sqm
6	1b1p	37 sqm	43.2 sqm

In terms of external space, the shared garden will have an approximate area with a depth of 15m. This area is large and would provide a good-sized amenity space for future occupiers of the building. Moreover, the site is within close proximity to the Riverside leisure area and Gravesend promenade, which offers additional green open space for future occupiers of this development.

The new flats will not be overlooked or overshadowed, and the habitable rooms will receive adequate levels of natural light.

Neighbouring Amenity

The proposed development is not considered to impact the amenity of any adjoining property. Although extending the building upwards by 2.95m and increasing the height to the rear, given the compact nature of built form in the area and no flank windows on the neighbouring properties it would not result in any loss of light, privacy or sense of enclosure or outlook. There are no flank windows on either of the adjoining properties that would be affected.

Parking and Highways

The site is in a central location in the town where public transport links are good and there are sufficient parking restrictions in the locality and public car parks available nearby. There are no parking spaces available on site, which is considered acceptable given the central location of the property.