

Design and Access Statement

22 Queen Street, Gravesend, Kent, DA12 2EE

Site Description

The site is situated within the High Street Conservation Area boundary and is also within the boundary of the opportunity areas as defined in the Gravesham Local Plan policies map. Queen Street forms part of the commercial heart of Gravesend and extends from the junction of King Street to the south, with the river to the north. 22 Queen St is a two-storey building located on the eastern side of the street, forming half of a row of 19th century houses. The ground floor of the site comprises of a commercial unit at the front, which currently accommodates an Accountancy office.

Development Proposal

This application is for the proposal of an additional storey to create space for 1 x 2 bedroom flat.



Existing Front Elevation

Proposed Front Elevation

As shown above, the front façade has been designed 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	2b3p	61 sqm	67 sqm

In terms of external space, the shared garden will have an approximate area with a depth of 17m. 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 flat 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. The ridge height has been extended upwards by 1.7m. Though the height to the rear will be extended, 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.