



Development at:

21A, 21B King Street Gravesend DA12 2EB

Planning Application for Change of use from Class E to Residential Use Class C3 to the first floor by introducing 2 x 1 B2P Flats along with alterations to front elevation to include the introduction of 2 [no] additional windows at first floor level and associated shopfront alterations

Job No: 5462

DESIGN & ACCESS STATEMENT

November 2024



Fig 01 – 21A and 21B King Street

DAC Architects

21 Stone Street
Gravesend Kent DA11 0NP

1.0 Introduction, Use and Site Context.

This statement has been prepared in support of a planning application for the conversion of the upper levels at 21 A and 21B King Street, Gravesend.

The building is situated within King Street Conservation area. The property is a contemporary intervention. The original site was the location of the old Mitre Hotel.



Fig 02 – historic photograph of the mitre hotel public house



Fig 03 - . king street circa 1863

The site is a highly prominent building with Listed properties within the vicinity; these include 1 Milton Road [severely fire damaged] and St John's Church.

2.0 Planning History

There have been various signage applications for the site and most recently a pre application advice application: PRE20140740 dated 5th December 2014 which we attach for ease of reference. [See appendix items].

- [Change of use of shop to an estate agents \(Class A2\).](#)
21A - 21B King Street Gravesend Kent DA12 2EB
Ref. No: 19940432 | Received: Fri 19 Aug 1994 | Validated: Thu 18 Aug 1994 | Status: Application Permitted
- [Erection of a new shopfront](#)
21A - 21B King Street Gravesend Kent DA12 2EB
Ref. No: 19760303 | Received: Thu 15 Apr 1976 | Validated: Thu 15 Apr 1976 | Status: Application Permitted
- [Change of use of offices to shopping premises](#)
21B King Street Gravesend Kent DA12 2EB
Ref. No: 19760304 | Received: Thu 15 Apr 1976 | Validated: Thu 15 Apr 1976 | Status: Application Permitted

3. Existing Use

The property is situated within the middle of a wider block of 4 units with shops and offices to the ground floor and storage space or office space above.



Fig 04 – view west along king street

Units 21A and B accommodate an estate agents at ground floor and the first floor is wholly used as storage, staff amenity and storage areas.

4. Proposed Use

The proposal includes altering the internal stair and dividing the existing estate agents floor plan at ground floor level.

It is proposed to introduce two windows to the King Street elevation. These windows are to be of a similar scale and proportion to surrounding windows and in particular to the opposite side of the road.

The proposed flats will offer a good level of accommodation that will meet the demand for much needed residential accommodation. All residential units comply with Nationally Described Space Standards; both in terms of overall GIA but also the internal room sizes. Appropriate levels of storage provision has also been allocated.

The flats will be fully compliant with current building regulations and consideration of fire escape philosophy, accessibility and energy usage has been considered.

5. Determination as to appropriate use.

It is noted that The Town and Country Planning Act [General Permitted Development Order] would allow the conversion of the first floor for up to two flats without requiring planning permission. Due to intent to introduce front elevation windows and improved shop front alterations we have presented a full planning application.

a) Transport and parking

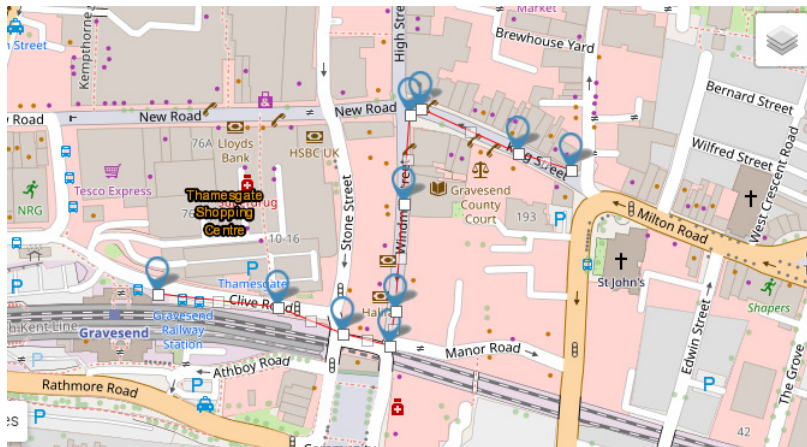


Fig 05 - Gravesend railway station proximity to 21 King Street approx. 0.25 miles

The current highway network for the town centre consists of a one way system (A226) attached to the radial routes leading east, west and south. The core area is pedestrianised during most of the working day and there is a bus only link westbound via King Street and Stone Street. Garrick Street / Clive Road provide the main bus stops, including the terminus of Fastrack route B. The railway station is also within close proximity.

The property is situated within the town centre with good pedestrian access to nearby shops and facilities. Gravesend main railway station is situated .25 miles away from the property. There are also very good bus connections in the very near vicinity. Due to the well placed location; the property also offers the ability of occupants to live and work within the town centre.

b) Contamination

The proposals will not be effected. The scope of work is restricted to the internal areas of the first and second floor. Accordingly as a result of the proposed change of use the site will not result in the land being contaminated land as described in Part 2A of the Environmental Protection Act 1990 with regard to the Contaminated Land Statutory Guidance issued by Secretary of State for the Environment, Food and Rural Affairs.

c) Flooding

**Robinson Michael & Jackson, 21a-21b,
King Street, Gravesend, DA12 2EB**

This information tells you the flood risk of an area, not a specific property.

We have [paused updates to information about flood risk](#) from rivers and the sea and surface water while we get ready for new data.

► [How we assess an area's flood risk](#)

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

What surface water is
Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.
► [Why surface water flooding is a problem](#)

Rivers and the sea [More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

What makes rivers and sea flooding more likely
Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.
This information takes into account any flood defences.
► [Why flood defences cannot completely prevent flooding](#)

Other flood risks [More about groundwater and reservoirs](#)

Groundwater Flooding from groundwater is unlikely in this area.

Reservoirs Flooding from reservoirs is unlikely in this area.

Risk of flooding to the property from the sea and rivers is classified as very low risk. This flood risk summary is not property specific. Very low risk means that each year this area has a chance of flooding of less than 0.1%. This takes into account any flood defences.

Risk from flooding from surface water is classified as very low risk. This flood risk summary reports the highest risk from surface water within a 20m radius of this property. Very low risk means that each year this area has a chance of flooding of less than 0.1%

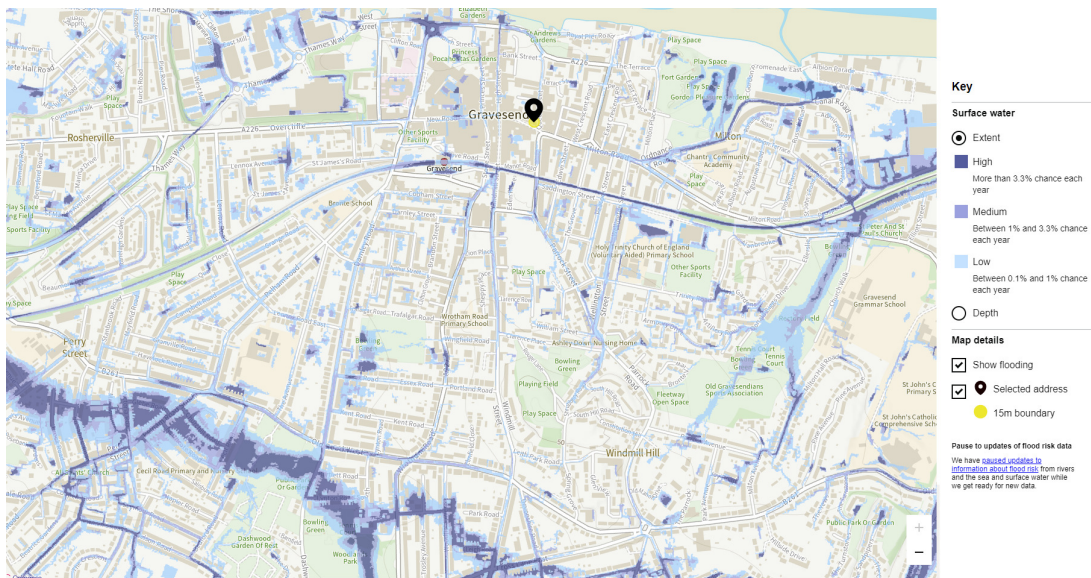


Fig 06 – surface water risk map

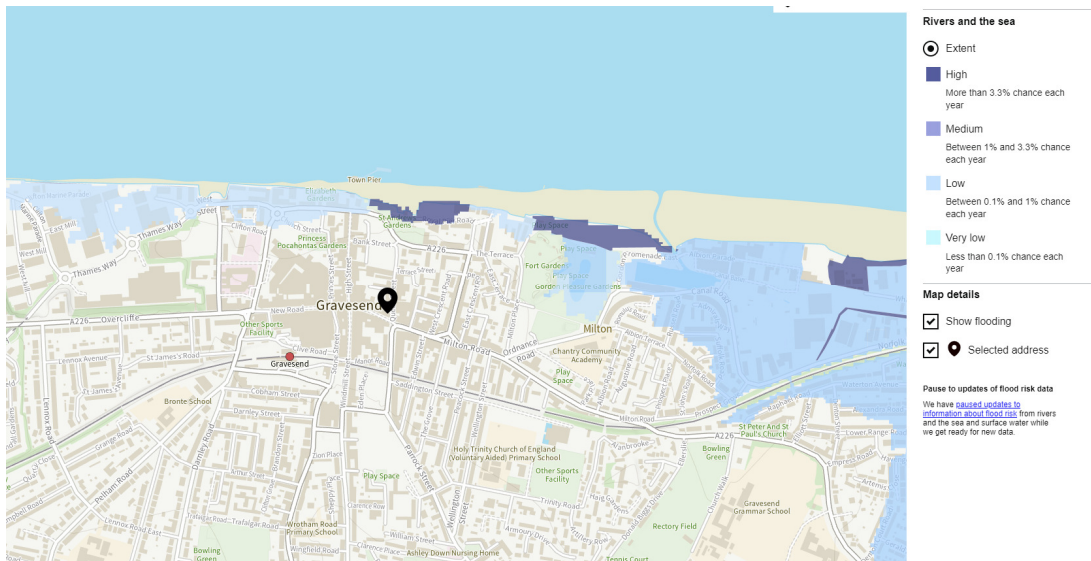


Fig 07 – rivers and sea flood risk map

d) Noise from nearby commercial premises

The property will have the benefit of an acoustic separation lining system to all party walls and floors separating the residential use from the commercial use at ground floor.

The windows to the front elevation will be provided with triple glazed units argon filled and trickle ventilation will either be provided by acoustic vents or passive extract to the rear or roof area.

e) where the site is located in a Conservation Area, the impact on the character and sustainability of the Conservation Area

The existing building is currently assessed as having a negative impact upon the conservation area and the wider town and of little architectural merit. This proposal intends to make good use of the first floors to much needed residential units while

retaining the retail use to the ground floor. The proposals will improve the current situation from the existing circumstance including lack of fenestration and poor shopfront design.

The residential occupancy of the units will be lower than the existing office use.

- f) *the provision of adequate natural light in all habitable rooms of the dwellinghouses.*

Existing windows have been fully utilised to clearly provide a good level of natural light to all rooms. We propose two additional windows at first floor level to the front elevation to improve natural light to the living areas of the flats. These will be designed to similar scale and design of similar windows both opposite and further down King Street.



Fig 08 – front elevation as proposed

6. Refuse and Cycle Storage

We propose a rear secure area to accommodate refuse and cycle storage ie two number euros bins and 2 [no] secure cycle racks.

7. Conclusion

The previous Pre Application advise acknowledges that conversion of the first floor areas to residential would be supported subject to proposal makes good use of the upper levels of the property, providing much needed residential accommodation of a good quality; in an appropriate location within the town centre.

By being occupied at night the flats will provide a natural level of security to its town centre location.

Although the proposal is relatively minor; incremental sustainable development such as this does assist in providing overall good quality accommodation across the borough; that is sustainable and well connected to all amenities, town centre and transport connections.

The proposal will have limited evidential impact upon the wider conservation area than that from the current situation. The proposal will improve the street elevation with the

introduction of additional fenestration and an improved standard of shopfront design in line with Local authority guidance.

It is noted that the client is considering with the adjacent owners the logistics of a third floor mansard roof over the whole building block. This proposal will further allow the client and adjoining owners of the building to develop such a scheme. This will allow further improvement of the building holistically with revised additional fenestration regularisation of parapet heights mouldings etc to reflect similar design and scaling of surrounding architecture; but at this stage this is subject to agreement with the neighbouring properties.



Fig 09 – rear yard queen street



Fig 10 – adjacent building fenestration and detailing

Appendix Items

Appendix Item 1 - LPA written response PRE20140740

Appendix 2 - Pre App drawings