

Design and Access Statement

79-80 High Street, Gravesend DA11 0BH

REVISION B



Introduction:

This Design and Access Statement (DAS) is submitted on behalf of the applicant in respect of a planning application for change from shops and offices into a House in Multiple (HMO) accommodation 7 bedrooms comprising no more than 12 persons. The plot at 79-80 High Street is area of approximately 168.9 sqm. The entrance access to the property for the accommodation at the ground floor will be from Hole in the Wall Alley, which is at the rear of the property. The Access for the office at the front will be from High Street. This DAS should be read in conjunction with other drawings and documents accompanying the planning application.

This DAS comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- Background to the property and a summary of relevant planning history

Planning History:

List of Site Planning History for 79-80 High Street:

Ref: 19920527

Proposal: Change of use of office/workshop to a 24-hour taxi office

Decision: Permitted, November 1992

Ref: 19950485

Proposal: Display of a hanging sign on the front elevation of NO.79 at first floor level

Decision: Consent of Advert, October 1995

Ref: 19950486

Proposal: Application of Listed Building consent for the attachment of a hanging sign on the front elevation of NO.79 at first floor level.

Decision: Consent of Advert, October 1995

Ref: 19980398

Proposal: Application for Listed Building Consent for the taking down and removing existing cellar walls to 81-83 High Street; taking down and removing existing York Stone walkway to Hole-in-the-Wall Alley and providing new footpath in York Stone; building new brick wall up against the northern boundary to 80 High Street and sealing gaps between new and existing wall against ingress of water; removing existing eaves gutter along northern elevation together with downpipe and fixing new cast iron downpipe to front elevation of 80 High Street; taking up the tiling to base of roof slope and forming new valley gutter to 80 High Street against flank wall to 81 High Street, all in connection with the erection of a three storey building on the former sites of 81-83 High Street.

Decision: Permitted, September 1998

List of Local Planning History from change of use from a shop/ intuitions (C2) to a house in Multiple Occupations (C4):

Ref: 20221231

Proposal: Change of use of building from a care home (Use Class C2) to an 11 bedroom HMO (House in Multiple Occupation) (sui generis) with communal facilities and staffing areas to provide short-term supported accommodation.

Decision: Permitted, February 2021

Ref: 20200455

Proposal: Change of use application from C2 Residential Institution to 10 Bedroom HMO 'sui generis'

Decision: Permitted, July 2020

Site and Surrounding Area:

The application site comprises a four storey building, into which a modern shop front has been set in the past. The property is in a conservation area and is a Grade II Listed Building. The site sits in High Street. The property is a four storey of the terrace building.

The building consists of a four floor plus a loft conversion, with a retail unit on the ground floor and offices on the upper floors. The building is in a very poor state of repair and in recent years the upper floors have been vacant and not achieved a good level of occupation. The owners now wish to reinvest into the property by carry out major repairs and an upgrade of the accommodation being provided.

Proposal:

The intention of the planning application submitted is to do a converted from shops and offices into a House in Multiple (HMO) accommodation 7 bedrooms comprising no more than 12 persons. The entrance access to the property will be from High Street.

Layout:

The proposed for this property each tenant would have access to the lobby, kitchen, store and also have access to their own private shower room. The layout on the ground floor plan will remain the same as existing. However, existing staircase at the front of the office will be untouched and cover/ continue the first floor so its seals off. There has also been careful consideration to ensure the construction does not affect the outlook for bedroom 1.

The proposed dwelling would have a lobby, offices, stores and WC on the ground floor. The first floor would have lobby, store and 3 bedrooms have attached en-suite and kitchen. The second floor would have lobby, store and 4 bedrooms have attached en-suite and loft floor would have lobby, stores utility, kitchen, boiler/ utility. The proposed outbuilding at the rear of the property would have 1 bedroom have attached WC, kitchen on the ground floor and store at the basement. The design of the dwelling is of traditional appearance, having walls finish with render under a plain clay tiles roof with heritage windows and door to be repair and refurbishment for all windows and use of secondary glazing for sound and insulation. The proposed design is simple and lends itself to the existing stock within the surrounding area. The residents will have access to a rear communal garden and store facility. There are also adequate spaces for the provision of refuse/ recycling collection within the site. Internally, all the rooms' area reasonable size and the design attempts to give some consideration to the user. All doors are proposed to have clear opening 765mm and with the main entrance door having a clear opening 835mm.

In term of noise generation, the existing 9 offices property can accommodate up to 20 people however, the proposed would see this similar to the restriction of the resulting HMO licence. Therefore, the proposal is not anticipate generating noise above the existing situation or otherwise reasonably expected within an urban setting.

The proposed both ground, first, second and loft floor would not give rise to any materials impacts on the amenity enjoyed by the neighbouring properties over and above those currently experience in term of daylight, sunlight and outlook. No new windows are proposed to face the adjacent properties.

Below are floor plan drawings:



It is worth noting that the proposal has been designed such that it could be converted back into a shop and office (C2) property in the further if desired.

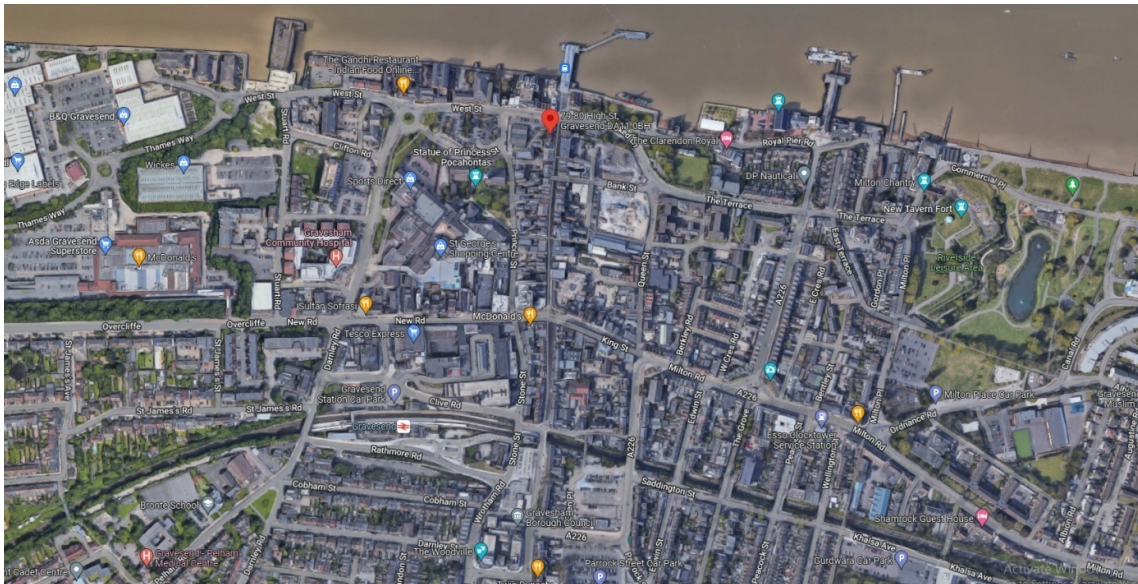
Use	Facility	Potential Occupancy	Proposed Size (Sqm)	Required Size (Sqm)	Compliance withHMO Space Standard.
Bedroom 1	Communal Kitchen/ dining room/ lounge/ utility/ store	Single	9.5	9.5	YES
Bedroom 2	Communal Kitchen/ dining room/ lounge/ utility/ store	Double	11.8	10.2	YES
Bedroom 3	Communal Kitchen/ dining room/ lounge/ utility/ store	Double	12.8	10.2	YES
Bedroom 4	Communal Kitchen/ dining room/ lounge/ utility/ store	Single	9.5	9.5	YES
Bedroom 5	Communal Kitchen/ dining room/ lounge/ utility/ store	Single	9.5	9.5	YES
Bedroom 6	Communal Kitchen/ dining room/ lounge/ utility/ store	Double	12.8	10.2	YES
Bedroom 7	Communal Kitchen/ dining room/ lounge/ utility/ store	Double	11.8	10.2	YES

The accommodation schedule table above demonstrated all the proposed en-suit bedrooms comply with or exceed the minimum bedroom size standards. In addition, all bedrooms and living areas have at least one window to ensure adequate level of ventilation, light and outlook are secured for the benefit of the future occupiers.

The size and layout of the rooms will comply with the Gravesham council HMO standards. In addition, a good level of internal communal living and garden space would be provided. The property is less than 500 miles from Gravesham promenade and Riverside leisure area.

Vehicular Access:

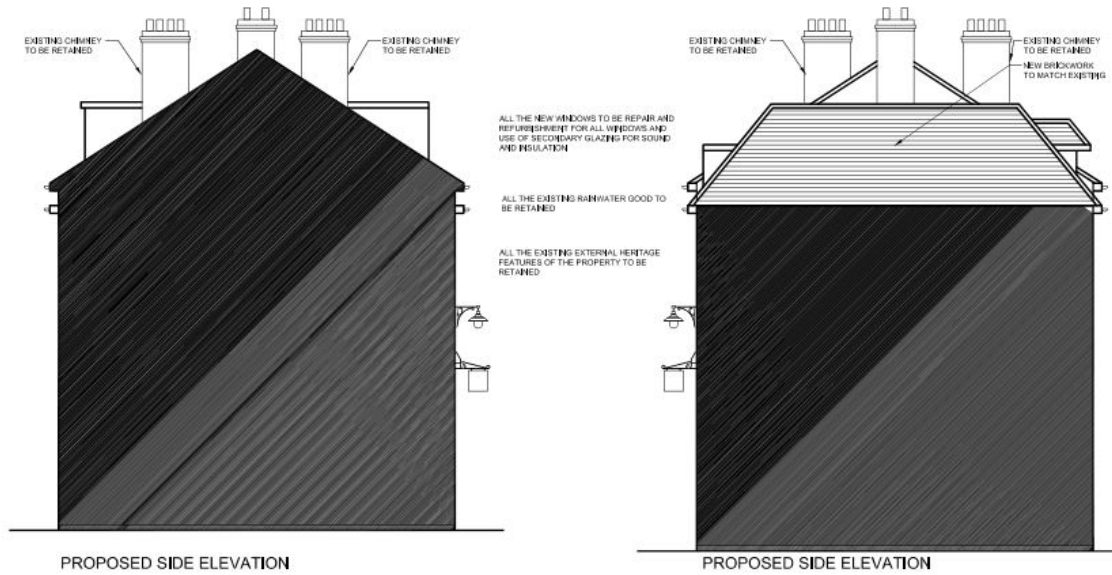
Given the scale of development, there would not be any significant impact on parking. The access to public transport would seem relative good in term of buses, which stop nearby at West Street and Crooked Lane and providing regular access to Gravesham Station with journey time bring less than 10 minutes. The property is also reasonable situated for the local amenities of the surrounding area.

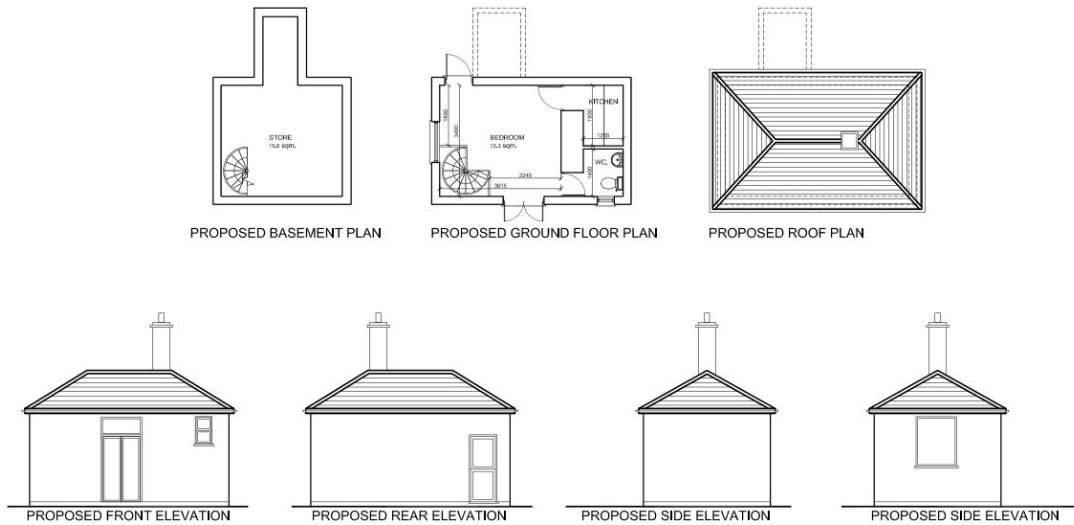


Google map shows local amenities of the surrounding area and transport near the property.

Appearance:

The appearance of the proposed dwelling is of a traditional style, as previously mentioned, with a view to having a balanced and neutral impact on the existing street scene. The design is also simple in its appearance and not ostentatious or contemporary. The gutter and ridge height are similar to the existing building stock in the surrounding area. The internal subdivision and configuration are not apparent in views of its front elevation, given that the building maintains a single front entrance door.





Landscaping:

The property is provided with a space all around the property, which will be screened with boundary fence. This is to be the main amenity space for the proposed development. No landscaping is proposed on site as the existing garden area is sufficient. It is considered that with the local Gravesham promenade and Riverside leisure area, which features a wide mass of green area to the public, is benefitted by the tenants of the flat if more green area for sports is needed.

Scale:

The proposed dwelling is similar in height to those of the surrounding area with the width and length being within the constraints of the plots. As a result the bulk and massing have been given close consideration and are not excessive or out of keeping for the plot surrounding building.

Conservation and Heritage:

The property now known as 79-80 High Street was almost built in the period 1858-1861. On the site of one half of the seventeenth century coaching inn known as the Catherine Wheel. It comprised a four storey building on the High Street, which had a shop at ground floor level, with a loft conversion. Above are offices on the upper floor level.

The group of structures are Grade II Listed Buildings and make an important contribution to the townscape of the High Street Conservation Area. It is recommended that consideration should be given to support the proposed scheme to enhance the street facade of the property.

The proposed scheme is based on the original late nineteenth century arrangement and includes the complete refurbishment of the property which will make a positive impact on the street scene and wider conservation area.

Architectural feature of the existing building as well as building in the surrounding area will be reflected in the proposal to maintain the character and appearance of the townscape.

It is considered that the proposal change of use from shops/ offices to a house in Multiple Occupation (HMO) will deliver a high standard of accommodation; all rooms are meeting or exceed the standards size set out within Gravesham council Planning Policy Document. Each bedroom will have a private en-suite, and a window offering good outlook and light. Communal areas are generous in size to accommodate good level of storage, a dining table large enough to accommodate 10 people and 2 white goods, ovens, hobs, microwave and sinks. Access to the rear garden from the kitchen/ dining area is via patio doors which open directly on to the garden.

The development will not result in any noise and disturbance to neighbouring properties over and above what is reasonably expected within this urban location. It is considered that the proposal for this changing shop and office into a House in Multiple (HMO) will not adversely affect the appearance of the existing unit or the local building. However, it will benefit the wider conservation area and will therefore have no adverse effect in the heritage terms.