

Statement Regarding Access to Green Space for Proposed Extension at the Former Premier Inn, Bayswater House, Hever Court Road, Gravesend, DA12, 5UQ

Introduction

This statement regarding access to green space has been prepared to accompany the planning application for an extension to, and change of use to an HMO for the former Premier Inn, Bayswater House, Hever Court Road, Gravesend, DA12, 5UQ. The former hotel The purpose of this document is to assess the potential impact of the proposed works and to demonstrate how the proposed extension and change of use to an HMO will be accommodated by.

Site and Context

The subject building is situated on a site bounded to the north by Hever Court Road and to the south by a continuation of Hever Court Road which leads to a dead end and provides access to the combined car park and to Singlewell Car Sales and Service Centre only. There is little private shared green space available on the site of the former hotel, however the location is particularly well served by adjacent green space and other green space in close proximity to the site and accessible by public footpath. There is a dedicated pedestrian access to the former hotel site at the dead end of Hever Court Road which is protected by barriers and leads directly onto a pedestrian footpath to the south of the building.

Design and Impact Assessment

The location of the former hotel has been carefully selected for conversion to an HMO and a significant factor influencing the decision-making process was the considerable variety and close proximity of green space which is available to the residents. Image 8 below, shows the rear access route and the location of the footpath which is immediately adjacent to the southern pedestrian access point. Image 9 shows the close proximity of various public green spaces including McKenzie Way Open Space, Hever Farm Recreation Area, the football pitches to the north of Hever Farm Recreation Area and the extensive network of footpaths and cycle paths which are accessed directly from the adjacent footpath and extend 3,500m to the west of the entry point to the site. The shared site with the George Inn also benefits from a substantial outdoor seating area to the George Inn. These facilities are for the Patrons of the Inn, but are available to the residents of the proposed HMO should they wish to partake of those facilities. These extensive and easily accessible features are suitable and substantial compensation for the absence of private outdoor facilities on site.



Image 8 – Rear pedestrian access to extensive network of foot and cycle paths.



Image 9 – Aerial view showing locations of McKenzie Way Open Space, Hever Farm Recreation Area, the football pitches to the north of Hever Farm Recreation Area and the extensive network of footpaths and cycle paths.

Conclusion

The proposal has no opportunity on site to provide any private green space for the residents of the proposed HMO, however the location of the former hotel has the benefit of a wide variety of green spaces for various activities to the significant benefit and well being of the residents. The applicant believes that this provides substantial and adequate compensation measures such that the application should be approved.