

**24 STONE STREET
GRAVESEND
DA11 0NP**



**DESIGN AND ACCESS STATEMENT
IN SUPPORT OF
APPLICATION FOR PLANNING PERMISSION
AND
LISTED BUILDING CONSENT**

**Revision A
February 2024**

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Introduction

The proposal involves change of use of the first and second floor levels to a house in multiple occupation.

Prior to commencing design, analysis was undertaken of the history of the site, its immediate surroundings and the wider local area. This analysis included:

- Walking the area and compiling a photographic database to gain a greater knowledge and understanding of the character of the area and its setting.
- Review of relevant policies from The National Planning Policy Framework, Local Plan and Supplementary Planning Guidance
- Research of council records relating to the site and its context.
- Assessing local views into and out of the site.

The site and local area

The property forms the northern end of a terrace of 3 storey buildings located at the west side of Stone Street on the corner of Athboy Road.

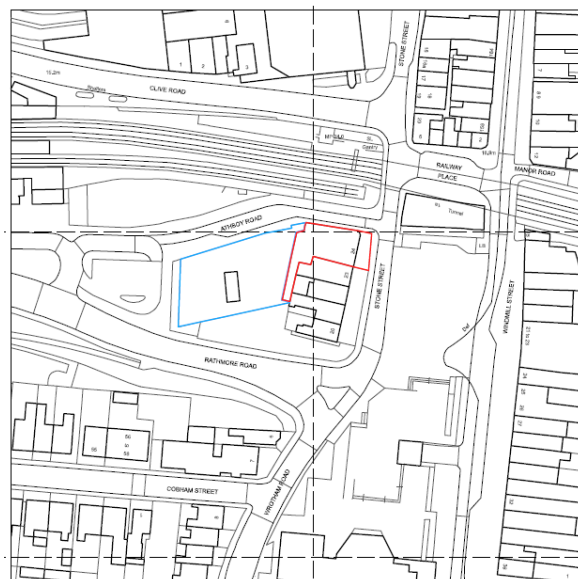
The building is Grade II listed as part of the group at 20-24 Stone Street. The site is located within Upper Windmill Street Conservation Area. King Street Conservation Area is located to the north, and Darnley Road Conservation Area is located nearby to the south-west.

The property is bounded to the south by terraced 3 storey buildings at 20-23 Stone Street. To the north on the opposite side of Athboy Road is the railway cutting. To the west at the rear is a vacant development site granted planning permission for a mixed use development. To the east on the opposite side of Stone Street is Gravesend Community Square and a 2 storey building on the corner of Railway Place.

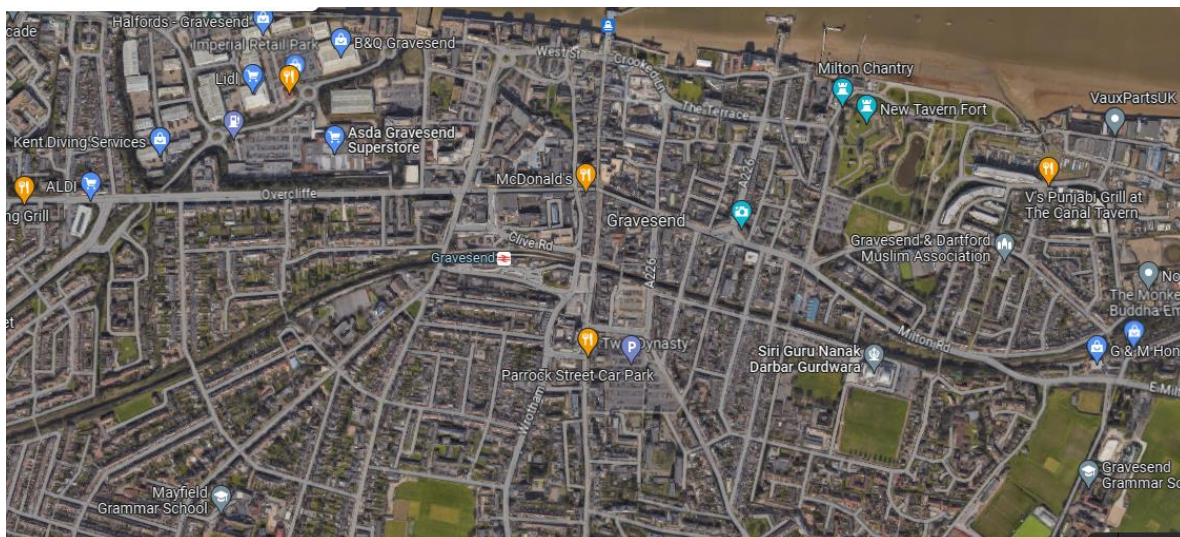
The site is located in a highly sustainable and accessible location close to the town centre and Gravesend railway station.

The local area is of mixed use and character including a range of town centre uses along with housing.

Buildings are varied in age, scale, architectural form and materials.



Location plan



Aerial photograph

Site photographs



View from east on Stone Street



View from north-east on corner of Stone Street and Athboy Road



View of 20-24 Stone Street from south-west on corner of Stone Street and Rathbone Road

Previous planning history

The property has the following relevant planning history. The works approved by this planning permission and listed building consent have not been implemented.

- Planning permission granted 1st April 2016 for demolition of the rear single storey extension and conservatory and erection of a new single storey rear extension and associated works; replacement of the ground floor facade and alterations to provide A2/B1 office use on ground floor and use of the upper floors as 3no. self-contained dwellings comprising 2no. one bedroom flats and 1no. two bedroom duplex. (20150697)
- Listed building consent granted 1st April 2016 for Demolition of the rear single storey extension and conservatory and erection of a new single storey rear extension and associated works; replacement of the ground floor façade and alterations to provide A2/B1 office use on ground floor with 3 no. self-contained flats on the upper floors. (20150698)
- An application for planning permission and listed building consent for the change of use of the first and second floor levels to a house in multiple occupation was submitted on 15th May 2023 (Reference 20230516 and 20230517). The application was withdrawn on 5th August 2023.

The land to the rear of 24 Stone Street has the following relevant planning history. The works approved by this planning permission have not yet been implemented but are intended to proceed.

- Planning permission granted 14th February 2022 for Application for a minor material amendment to planning permission reference no. 20191187 for Demolition of outbuildings, excavation of soil to form a lower ground and upper ground floor B1 use, unloading bay and refuse areas with construction floors 1 to 4 providing a total of 3no. one bedroom self-contained flats and 11no. two bedroom self-contained flats and associated external works to allow alterations to the main entrance from Rathmore Road to Athboy Road and amendments and substitution to approved plans. (20211196)

- Planning permission granted 11th June 2021 for ****REVISED PLAN**** Demolition of outbuildings, excavation of soil to form a lower ground and upper ground floor B1 use, unloading bay and refuse areas with construction floors 1 to 4 providing a total of 3no. one bedroom self-contained flats and 11no. two bedroom self-contained flats and associated external works. (20191187)

Design statement

The proposal involves change of use of the first and second floor levels to a house in multiple occupation.

The proposed alterations are summarised as follows.

- Create new entrance to upper floors from Stone Street with the existing window modified to accommodate a new timber framed door and sidelights with details to reflect the existing brick mullion and transom profiles of the ground floor windows.
- Restore existing building.
- Reconfigure parts of existing interior to accommodate conversion to a house in multiple occupation with alterations mainly confined to parts of the existing building which are of lesser importance or which have already been subjected to previous alteration.
- New interior detailing and decoration will be selected to complement the original character and style.
- Existing stair up to first floor replaced and extended up to second floor to meet current building regulations.
- First floor layout altered to provide 3 bedrooms, each with ensuite shower room, a shared kitchen and dining room, and a cleaners store beneath the existing stair on the Athboy Road frontage. The original large room to the west side of the first floor is reinstated to a single room for use as a shared kitchen and dining room.
- Second floor layout altered to provide 5 bedrooms, each with ensuite shower room.
- The accommodation meets the requirements of the Gravesham Guidance for HMO Amenity Standards.

The information submitted with the application addresses the comments received from the Local Planning Authority for the previous application that was withdrawn on 5th August 2023 as follows.

1. The approach to fire and sound mitigation is as follows.
 - The existing floor, ceiling and internal wall construction provide appropriate fire separation. New internal walls will be constructed to provide appropriate fire separation.
 - An acoustic assessment report is submitted with the application. This concludes that suitable sound separation will be provided.
 - The original decorative cornices at first floor level will be preserved and have been indicated on the existing and proposed floor plans.
 - Typical section details of the separating floor and wall construction are submitted with the application.
2. The approach to air quality and ventilation is as follows.
 - An air quality assessment is submitted with the application. This concludes that air quality is suitable for the proposed use.
 - A ventilation services layout is submitted with the application. Mechanical ventilation heat recovery systems are provided with supply air providing background ventilation to all bedrooms and kitchens, with extract from all ensuite shower rooms and shared kitchens. The existing openable windows provide purge ventilation to all bedrooms and kitchens.
3. The red and blue ownership lines on the location plan, existing block plan and proposed block plan have been revised so that they are consistent with the planning permission granted 14th February 2022 for the land to the rear of 24 Stone Street (20211196).

4. We believe that the proposed design for creation of the new entrance door at ground floor level can be successfully achieved.
5. No new windows are required to the first or second floors. All of the existing windows are retained, repaired and redecorated. The existing windows to the rear of the first floor remain inside the temporary security screens that have been fitted over them. These windows can be seen in photographs 102 and 106 within the existing site photographs submitted with the application.

Refuse and recyclables

The new shared kitchen will be provided with lidded 3 compartment bins to allow separate storage of general refuse and recyclables.

A communal refuse storage area containing wheeled lidded bins for separate storage for general refuse and recyclables is provided within the external area on the Athboy Road frontage

Refuse collection vehicles will pull up outside the site on Athboy Road.

Access statement

The applicant has adopted a commitment to ensure that access for disabled people is maximised where reasonably possible.

The applicant is aware of their responsibility encompassing the principles and practices that form the basis for The Equality Act. The applicant has appointed design staff and will appoint contractors who are familiar with the principles and practices of The Equality Act. The design and construction team will encompass these principles and practices and adopt performance indicators where possible from BS 8300 or Approved Document M of the Building Regulations.

The proposal involves change of use of the first and second floor levels to a house in multiple occupation.

The proposed new entrance door provides level access into the building, and the stair will be designed to meet current Building Regulations.

Due to the Grade II listed status of the building and its historic value, it is not possible to introduce a lift into the building.

Conclusion

The proposal has been developed through research of the site's history and that of the local area. The proposed development has been designed to complement the existing building and harmonise with the local area in a sympathetic manner to positively enhance the existing listed building and enrich the character of the local area.

The key positive benefits of the proposal are summarised as follows:

- The listed building will be provided with a new beneficial use that will ensure its long term future preservation and maintenance.
- Investment in the repair and restoration of the listed building.
- The original residential areas of the building will be retained in residential use. This is in accordance with the general principle that the best use for a historic building is usually its original use.

The sympathetic, scholarly design approach to the proposed alterations meet with the aspirations of the National Planning Policy Framework, and local plan, and will ensure a long term sustainable use of the listed building.