



SEVENCROFT LTD.



Design & Access Statement

For

Proposed Second Floor construction
over

Offices to

Provide 1no. One bedroom, One person Flat

&

One Bedroom, Two person Flat

&

Ancillary Works

at

73-75 West Street,

Gravesend,

Kent DA11 0BS



A Design & Access Statement is a document that explains the thinking behind a Planning Application, to show that the applicant has thought carefully how everyone, including disabled people, older people & young children will be able to use the proposed dwelling.

The Design Statement should be read in conjunction with drawing numbers 2023/37/01 – 05 being the As Existing & As Proposed drawings for the above works.

1.0 Introduction

The proposed application is being submitted for the removal of the existing Corrugated Cement sheeting roof over the Existing Offices & proposed Second Floor construction over Offices to provide 1no. One bedroom, One person Flat & One Bedroom, Two person Flats at 73-75 West Street, Gravesend, Kent DA11 0BS

2.0 The Site & Design Approach.

- 2.1 The application site is located in West Street, Gravesend. The application site is located within the urban area of Northfleet where the character of the street scene is mixed in terms of design and type of property.
- 2.2 The property is the current two storey Offices at 73-75 West Street & are bounded on three sides by residential properties & West Street to the front
- 2.3 The Proposed application is for the Construction of a Second Floor over the existing Offices to provide 1no. One bedroom, One person Flat & One Bedroom, Two person Flats together with bike & bin storage.
- 2.4 The proposal does not result in the loss of any retail use and will have no detrimental impact on the viability of the local centre and therefore accords with Plan Policies.
- 2.5 The proposed extension would respect and respond positively to the context of the surroundings, both visually & functionally, and enhances the quality of the local environment through high quality design.
- 2.6 Our proposals produce a positive spatial structure and sense of place through an integrated approach to the site combining layout, building form and design.



- 2.7 As outlined under the planning practice guidance for Biodiversity Net Gain, the development is considered to be de minimus given that the development would not affect priority habitat as the on-site is of negligible value as it is all Roof Area. The Natural England guidance for BNG supports this conclusion.
- 3.0 Usage
- 3.1 The proposed development is for 1no. One bedroom, One person Flat & One Bedroom, Two person Flats together with bike & bin storage with each flat exceeding the National Space Standards require 37sqm internally for a one bedroom, one person flat & 50sqm for a One Bed 2 person Flat. Flat One measures 45sqm with Flat Two measuring 51.5sqm. There is a separate Secure Bike & Bin Store on the Ground Floor.
- 3.2 The proposals comply with Policy H5 of the Gravesham Local Plan 1994 and Policy CS14 of the Core Strategy 2014 and para. 127f of the National Planning Policy Framework 2019.
- 4.0 Layout
- 4.1 The proposed units would provide Living / Kitchen / Dining Area to the front of each unit with Flat One also having the Bedroom on the Front with a separate Shower Room. Flat Two has a Bedroom to the Rear with a Shower Room centrally placed adjacent to the kitchen area.
- 4.3 All habitable room windows have been provided with sufficient outlook, daylight and privacy to comply with Council requirements with the design ensuring that there is no overlooking to adjoining properties.
- 5.0 Scale
- 5.1 The proposed residential units are in proportion with the existing properties in the locality.
- 5.1.1 The proposed units will provide good sized One bedroom units within the area.
- 5.1.2 The proposed residential units are in keeping with the properties within the locality.
- 6.0 Appearance



- [REDACTED]
- 6.1 The External appearance will be of brick faced construction utilizing a Buff Stock brick as a contrast matching the adjoining properties either side with tilehanging provided to the dormers created. The roof will be finished with Artificial Slate with Red Ridge Tiles to match adjoining property along with brown uPVC windows & Doors with Glass Juliet Balconies. All to match the adjoining building.
- 6.2 The proposed flats have been designed so that it exceeds the space about dwellings standards & will therefore not have a detrimental effect on the neighbouring properties.
- 6.3 The materials have been chosen to enhance the existing property with the proposed residential flats being designed along the lines of the existing flats within the area & all in keeping within the streetscene.
- 7.0 Other Items to be considered
- 7.1 The proposal will need to secure a contribution towards strategic mitigation measures within Special Protection Areas, and in the absence of this contribution or adequate information to inform an Appropriate Assessment, the development would fail to comply with the requirements of the Habitat Regulations and Section 14 (specifically paragraphs 175 and 176) of the National Planning Policy Framework 2019 and Policy CS12 of the Gravesham Local Plan Core Strategy 2014. Our clients have agreed to pay £250.39 for every new dwelling provided within 6km of the Ramsar site and SPA.
- 7.2 Secure Bike Storage has been provided to allow for 3no. Bikes per flat.
- 7.3 Secure Bin Storage has been provided to allow for at waste & recycling Bins.
- [REDACTED]