

**87 Windmill Street, Gravesend, Kent, DA12 1BN.**

**Lower ground floor flat.**

**Internal alterations to create an enlarged second bedroom.**

## **Introduction**

The lower ground floor flat is arranged with access from the ground floor via the main entrance hallway and steps down to the flat. The flat comprises a double bedroom to the front, bathroom in the middle off a central hallway and lounge/dining kitchen area to the rear with a further bedroom with window to the back which is accessed off the central hallway. There is access to the rear shared rear garden by way of double opening doors from the lounge.

## **Design**

The flat has been used as a two bedroom flat for some 10 plus years. The internal alterations proposed will increase the size of the second bedroom as it is slightly undersized at present although it has been used successfully as a bedroom by the occupants for a considerable period of years.

## **Access**

Access to the flat is via the front steps that lead to the front entrance door and entrance hallway and then via internal steps to the lower ground floor.

The location is very sustainable being within the town centre of Gravesend and within a short walk of the main retail and leisure facilities the town centre offers. The mainline train station is about 5-10 minutes away. There are bus stops along Windmill Street with a range of bus services also available from the town centre.

Whilst the flat has access to a rear garden, there are also various parks within a short walk. Windmill Hill Gardens and Park is accessed from Clarence Place and is very close by. Other parks include Woodlands Park which is to the south and west and about 15 minutes walk away and Gravesend Promenade and Fort Gardens also about 15 minutes walk. Within the town centre there are pubs, restaurants, cafes and sports facilities.

## **Planning**

No 87 Windmill Street is located within the Upper Windmill Street Conservation Area. The changes proposed are internal alterations to increase the size of one of the rooms so there is no impact on the Conservation Area.

The flat is of good size with the ground floor area excluding the staircase being 73.6 square metres. The National Described Space Standards state that a three person, two bedroom flat needs to be 61 square metres as a minimum.

There is access directly from the kitchen area to the rear garden. The garden is shared with the occupiers of the other 3 flats in the building, however, this flat has direct access to the rear garden.

Wheelie bins are stored to the front of the property and are put out by the tenants on collection day.

Cycle store. Within the rear garden there is a lockable container which provides storage for resident's cycles. There is also plenty of room within this flat to store a cycle under the steps from the hallway.

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Gravesham Borough Council