



Architects

Development at:
18 Stone Street, Gravesend DA11 0NH

**Application to Determine if Prior Approval is Required for a Proposed : Change of
Use from Commercial Service [Use Class E] to Dwellinghouses [Use Class C3]**

DESIGN & ACCESS STATEMENT

May 2022



Fig 01 - 17, 18 and 19 Stone Street

DAC Architects

**21 Stone Street
Gravesend Kent DA11 0NP**

Job No: 5372

1.0 Introduction, Use and Site Context.

This statement has been prepared in support of a planning application for the conversion of the upper levels at 18 Stone Street to residential flats including 2 [no] studio flats at first floor and 1[no] 2 bedroom 4 person flat at second floor.

The property is located at the edge of King Street Conservation area.

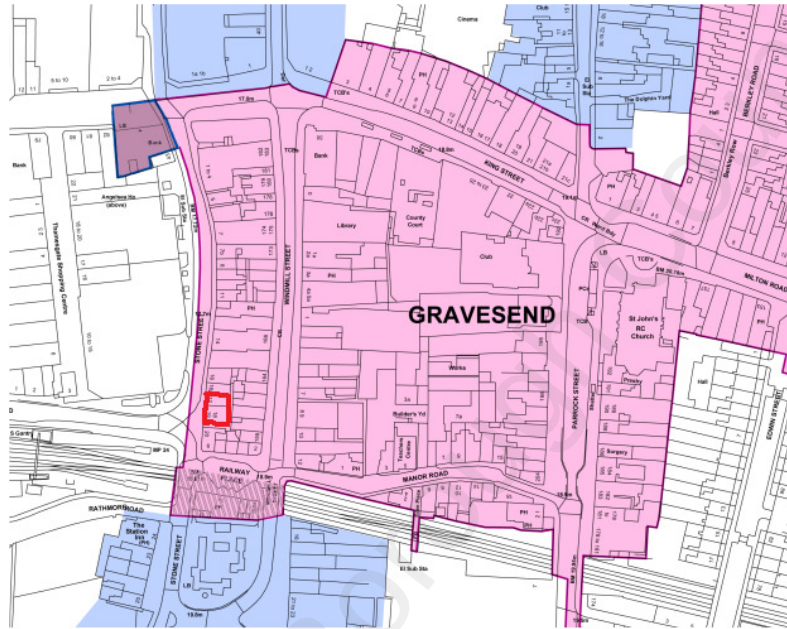


Fig 02 - Character area 2 Windmill Street and Stone Street

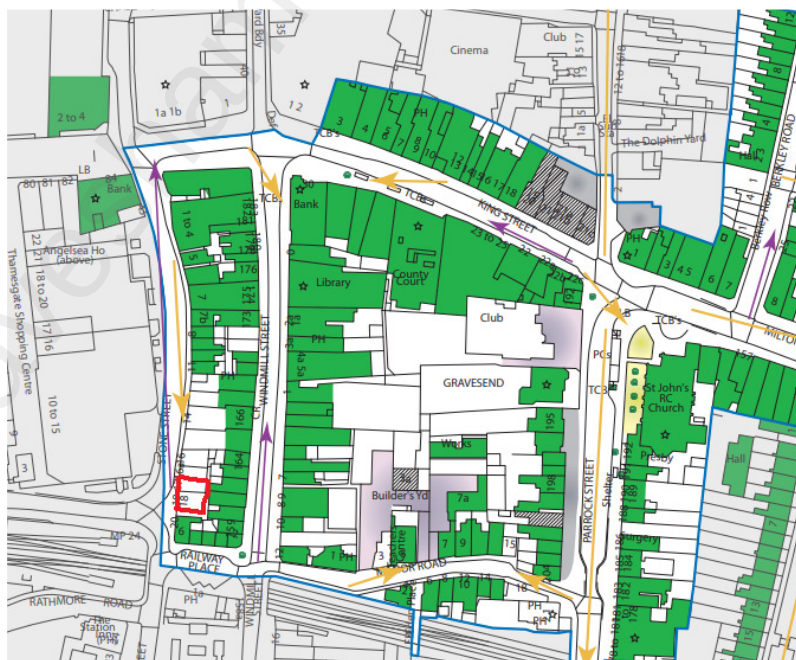


Fig 03 - . Designated Neutral status building within King Street area appraisal 09.02.09

Number 18 presents over first and second floors [1,392 SQ. FT. (129.4 M²)] above number 17 and 19 Stone Street. The ground floor parts of the property consist of 2 [no] retail units respectively.

The property was re built in 1985, previously this section of Stone Street dates from circa 1945 As can be seen from fig 03 the property is designated as a building that has a neutral effect upon the wider conservation area .

The site is located at the edge of the conservation area and directly faces Thamesgate Shopping Centre.

2.0 Planning History

17 /18/19 Stone Street

- Fri 11 Nov 2011 - Change of use of ground floor from A1 retail to A2 estate agents
Ref. No: 20110678 | Status: Application Permitted
- Fri 15 Apr 1994 - Retention of the retractable canopy over the shopfront.
Ref. No: 19940088 | Status: Application Permitted
- Tue 30 Oct 1990 - Display of an externally illuminated fascia sign.
Ref. No: 19900601 | Status: Application Permitted
- Mon 01 Feb 2016 - Permanent display of non-illuminated lettering and two piece logo.
Ref. No: 20151162 | Status: Consent for Advert
- Mon 17 Feb 1992 - Display of an externally illuminated projecting double sided hanging sign above the front entrance door.
Ref. No: 19920024 Status: Consent for Advert
- Wed 20 Oct 1976 - Change of use of cafe to a pool room.
Ref. No: 19760615 | Status: Application Permitted

3. Existing Use

The property has previously used as an estate agency office and the last use was as a solicitors office. The property has been vacant since and has was marketed as office space in May 2021. Despite proactive marketing the two office levels have remained vacant. Under advice from Watson Day – Chartered Surveyors the conversion of the upper levels to residential use was advised. DAC Architects were subsequently instructed to prepare proposals for residential use. It is proposed that the flats would be presented for rental. Please refer to attached letter dated 10th May 2022.

The ground floor areas remain unaffected by the proposal as the offices above have a dedicated principle entrance.



Fig 04 - Numbers 17 and 19 Stone Street, ground floor commercial space with vacant office space above over first and second floors.

4. Proposed Use

The ground floor areas remain unaffected by the proposal as the offices above have a dedicated principle entrance. Number 19 Stone Street is currently operated as a woman's clothing retailer and number 17 is an estate agent's office.

The proposed flats will offer a good level of accommodation that will meet the demand for much needed residential accommodation. The units have been designed over two levels to provide a variance of 2 main types of residential accommodation. All residential units comply with Nationally Described Space Standards; both in terms of overall GIA but also the internal room sizes. Appropriate levels of storage provision has been allocated.

The flats will be fully compliant with current building regulations and consideration of fire escape philosophy, accessibility and energy usage will be fully complied with.

The office areas have remained vacant with little interest and this proposal will make best use of a vacant area while meeting much need good quality housing stock.

5. Determination as to appropriate use.

a) Transport and parking

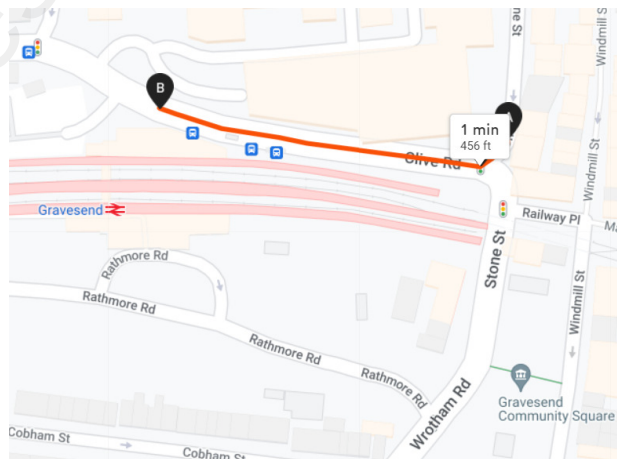


Fig 05 - Gravesend railway station proximity to 18 Stone Street.

The property is situated within the town centre with good pedestrian access to nearby shops and facilities. Gravesend main railway station is situated 139 Metres [456 ft] from the property. There are also very good bus connections in the very near vicinity. Due to the well placed location; the property also offers the ability of occupants to live and work within the town centre.

b) Contamination

The proposals will not be effected. The scope of work is restricted to the internal areas of the first and second floor. Accordingly as a result of the proposed change of use the site will not result in the land being contaminated land as described in Part 2A of the Environmental Protection Act 1990 with regard to the Contaminated Land Statutory Guidance issued by Secretary of State for the Environment, Food and Rural Affairs.

c) Flooding

Risk of flooding to the property from the sea and rivers is classified as very low risk. This flood risk summary is not property specific. Very low risk means that each year this area has a chance of flooding of less than 0.1%. This takes into account any flood defences.

Risk from flooding from surface water is classified as very low risk. This flood risk summary reports the highest risk from surface water within a 20m radius of this property. Very low risk means that each year this area has a chance of flooding of less than 0.1%



Fig 06 - Flood risk map

d) Noise from nearby commercial premises

The property is semi-detached. All external walls that form a party wall or form a party floor will be provided with acoustic separation systems to protect the residential spaces from sound disturbance from adjoining party walls and floors separated to commercial activities.

e) where the site is located in a Conservation Area, the impact on the character and sustainability of the Conservation Area

No external alterations are proposed within this proposal. Accordingly there will be no material impact upon the wider conservation area.

The residential occupancy of the units will be very much lower than the existing office use.

- f) the provision of adequate natural light in all habitable rooms of the dwellinghouses.

Existing windows have been fully utilised to clearly provide a good level of natural light to all rooms.

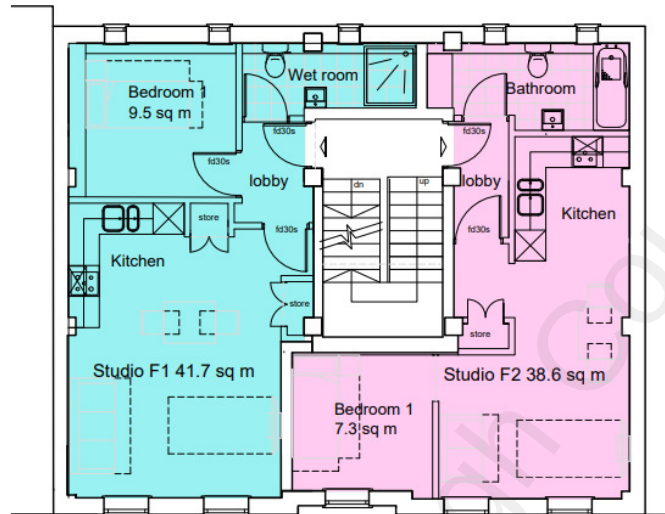


Fig 07 - First Floor Plan as Proposed Studio Flats F1 and F2.

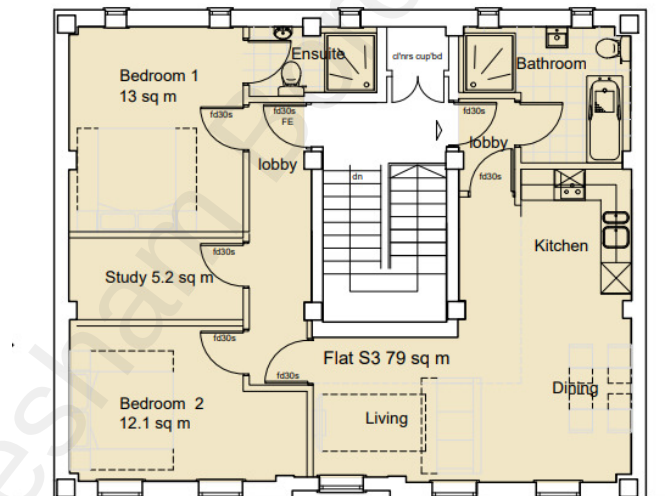


Fig – 08 Second Floor Plan as Proposed Flats S3.

Existing windows have been fully utilised to clearly provide a good level of natural light to habitable rooms.

East facing windows uniformly 995mm x 410mm
West facing first floor windows 1762mm x 850mm
West facing second floor windows 1300mm x 850mm

Flat F1 - Two large sash windows to the East Elevation. Bedroom 2 [no] windows wet room 1 [no] window Flat F2 - Bedroom 1 [no] large sash window, Living/Kitchen/Dining 2 [no] large sash window, bathroom 2 [no] windows. Flat S3 - Bedroom 1 2 [no] windows, Bedroom 2 2 [no] large sash windows, Living/Kitchen/Dining 2 [no] large sash window, bathroom 2 [no] windows.

6. Conclusion

The proposal makes good use of the vacant upper levels of the property, providing much needed residential accommodation of a good quality; in an appropriate location within the town centre.

The existing vacant office areas will benefit the area by being occupied; providing a natural level of security due to the residential occupancy.

Although the proposal is relatively minor; approval of incremental sustainable interventions such as this will assist in providing good quality accommodation across the borough; that is sustainable and well connected to all amenities and transport connections.

The proposal will have no evidential material impact upon the wider conservation area.