

3 Berkley Crescent, Gravesend, DA12 2AD

Design and Access Statement

Listed Building Application for internal alterations to form en-suite bathrooms with other minor alterations required to create a 6 bedroom HMO.

No 3 Berkley Crescent is arranged as a dwelling having a kitchen and bedroom in the basement, living room and dining room on the ground floor and four bedrooms over the first and second floors and was previously a dwelling, although has been vacant for some time and has suffered extensive dampness throughout. The proposed layout will comprise the kitchen and living room to the basement and six bedrooms arranged on the ground, first and second floors.

A small two storey extension has previously been added at the rear over the ground and first floors.

Design

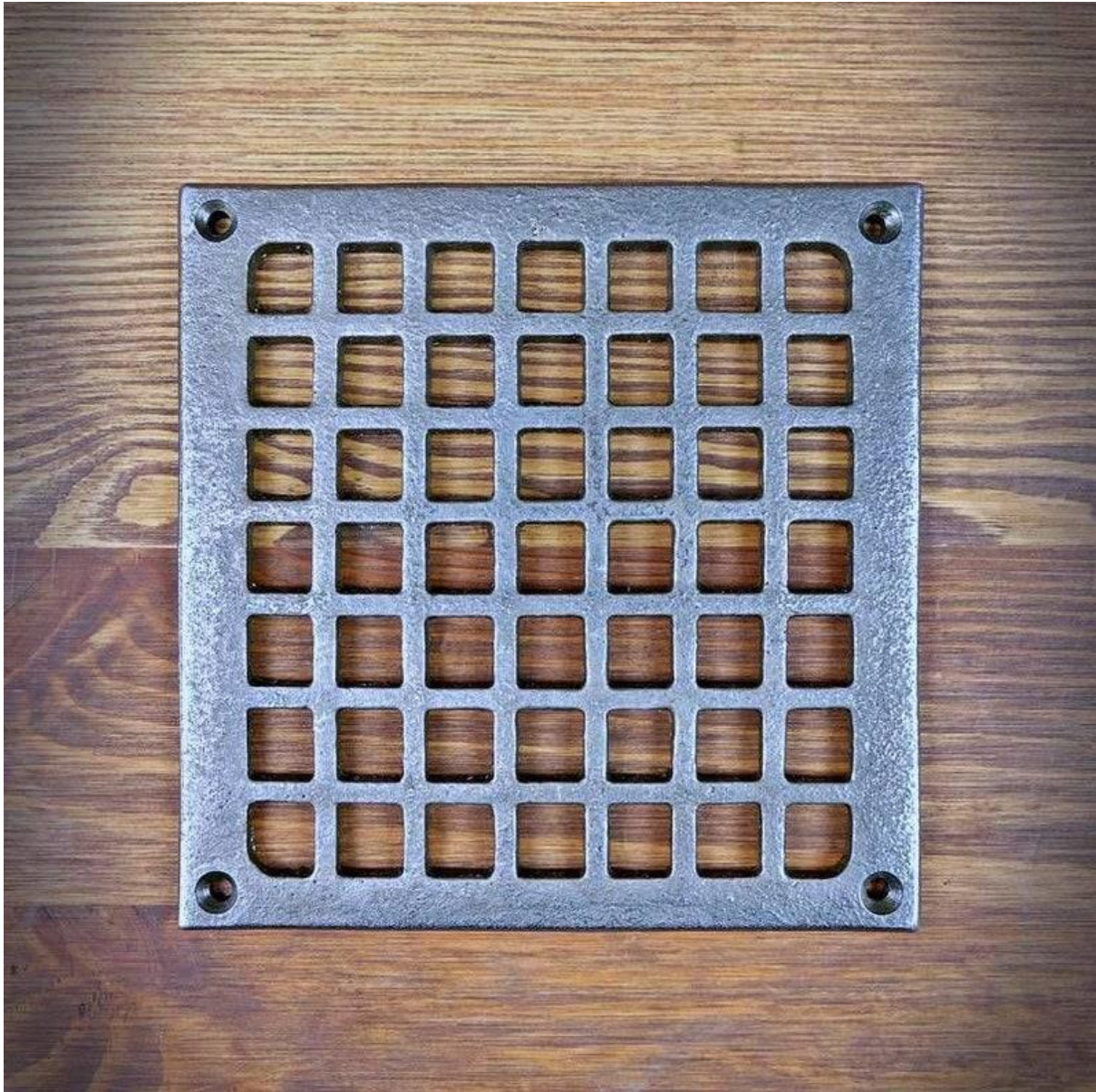
The exterior of the building will be unchanged other than the balcony undercroft area to the front is to be redecorated, and the exterior to the windows and doors will be repainted.

The building layout retains the original room layout other than the small rear extension. This layout is retained with stud partition walls being used to create ensuite bathrooms to the bedrooms where possible and with other bedrooms served by ensuite facilities within the ground and first floor rear extensions.

Details of the proposed floor plans were provided to the HMO licensing officer who responded advising that the proposed layout is acceptable for the proposed use as a small HMO, a 6 bedroom, 6 person HMO.

The internal changes retain the original form of the building and by installing timber or metal frame stud walls, these walls can be removed at a future date without damage to original features such as coving, skirting and architraves. The tall ceiling heights enable a false ceiling to be installed to the en-suite rooms below the level of original coving so ensuring that coving and ceilings are not affected.

Where new service runs for drainage and water supplies are required to the en-suites they will be installed under the floors and between joists. Ventilation ducting will run to the rear elevation via the floor voids or within the false ceiling voids with external openings covered by metal grills painted black such as the ones shown below.

**Access**

The building is accessed from the pavement with one step up to the ground floor. The location is highly sustainable being within the town center and close to all amenities. Public transport is readily accessible, including bus stops and the mainline train station within a short walk and with a full and extensive range of shops, banks and leisure facilities close by.

There are public amenity areas along the river side towards the Canal Basin and extensive footpath routes from the canal basin area towards Higham and Shorne. Various Parks are accessible including Windmill Hill Park and Woodlands Park which are within walking distance.

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