



**Demolition of existing buildings & erection of
2 no. flats at**

64 Peacock Street, Gravesend, DA12 1EG

Design & Access Statement

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Introduction & Use

64 Peacock Street is a site of approximately 286 square metres (measured off OS data) situated at a bend in the road where two rows of terraced houses meet. The site is accessed directly from Peacock Street & is a vacant yard, which has previously been used for garaging. The two existing buildings on site are in a very poor state of repair and their narrow widths are considered ill equipped for modern vehicles.

Site Context, Constraints and Opportunities

The site is located in well established residential area, very close to Gravesend town centre with employment, local services, rail and bus links and is considered to be in a very sustainable location. A planning consent from 2019 deems the infill and development of flats on this site to be acceptable in principle.



Fig 1: The Site, no.64 Peacock Street (situated between no.63 and no.65).

Development at 64 Peacock Street, Gravesend



Fig 2: Variety of staggered building heights along Peacock Street, and a mix of yellow stock bricks and rendered facades.



Fig 3: Staggered building heights along Peacock Street, and a mix of yellow stock bricks and rendered facades. (The site, 64 Peacock Street lies to the far right of image)



Fig 4: Proposed Front Elevation: From Approved Outline Consent Ref 20180744

Planning History

Ref: 20180744

Outline Planning consent was granted on 15th February 2019 for an outline scheme submitted by another applicant / agent. See Fig 4 above for proposed elevation.

Ref: 20210344

Full Planning consent for 3 smaller flats with associated parking was not determined within the allotted time.

Ref: APP/K2230/W/21/3280635

A subsequent planning Appeal was dismissed on 11th February 2021. The Appeal decision found that the living conditions of the occupiers was acceptable but found that “the development would unacceptably harm the character & appearance of the area”. This was due to the perceived bulk of the proposed building & that 3 flats were considered to produce a density per hectare which exceeded the target density set by the Council.

As a secondary item the Appeal decision bizarrely found that a contribution which had already been paid as part of the Outline planning approval to mitigate the “significant effects for the SPA & the Ramsar site” “cannot be used to offset part of the cost of the SAMM contribution now identified by the Council.

Design & Amount

This proposal accepts the findings of the Appeal and reduces the number of flats to the number proposed & approved under the earlier Outline planning consent.

The proposal therefore shows a total of 2no. self-contained flats comprising:

- 1no. 2 bedroom 3 person GIFA 61.91 sqM
- 1no. 2 bedroom 3 person GIFA 81.55 sqM

All flats conform to government technical housing standards otherwise known as the Nationally Described Space Standard.

The design approach is that of infilling the gap between the two rows of terraced houses. The proposal features a tiled pitched roof to match the adjacent houses and the street generally. High level flat roofs have been designed out. The proposal features facing brick external walls to match many of the buildings in the rest of the street.

The rear of the building has been carefully considered, stepping away from the adjacent houses in order to preserve privacy & daylight to habitable rooms.

Access and Parking

The Highways Development Management Officer for the earlier planning application stated the following on 25th March 2021 (see Appendix 1);

“As the location is sustainable my recommendation is all car parking should be deleted from the scheme, rather than have a very poor provision which gives a suggestion of something that may not be practicable. This will also give the possibility of providing more amenity space for the residents.”

Following the Highway Engineers views and as the only possible way of reducing density and the bulk of the building, we have omitted all on site parking from the proposal.

In addition, a minimum of two secure cycle spaces will be provided for each flat. The cycle spaces for flat no 1 are located in a secure shed to be built in the rear garden & the cycle spaces for flat no 2 are located within the ground floor hall area beneath the stairs.

Effect on the SPA & Ramsar site

An amount of £507.66 will be paid using the Councils on line payment system once a planning application number has been issued.

Conclusion

This proposal seeks to provide an efficient use of an existing site in a highly sustainable and established residential area, in a manner in keeping with the local area and taking into account local features.