

44-46 The Grove, Gravesend

Design and Access Statement

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1. Introduction

This Design and Access Statement has been prepared by Hollaway Studio for The Substantia Group as part of the planning process for the residential redevelopment of 44-46 The Grove, Gravesend.

This application proposes a new single-storey rooftop extension which will deliver six residential units.

This is in addition to 37 residential units consented under a prior approval application for the change of use of the existing office building (Class E) to provide 37 residential units (Class C3) under Part 3, Schedule 2, Class MA of the General Permitted Development (England) Order 2015 (GPDO).



SITE IMAGE



SITE APPLICATION BOUNDARY



The site is located in Gravesend in the north of Kent. The town sits at the mouth of the Thames, 1 hours drive from London. The Town also benefits from the high-speed rail network which provides transport to London in 25 minutes.



 SITE BOUNDARY

The site is located a 10 minute walk to Gravesend Station which connects to London in 25 minutes.



- PRIMARY ROADS
- RAIL CONNECTION
- BUS STOP
- SITE BOUNDARY

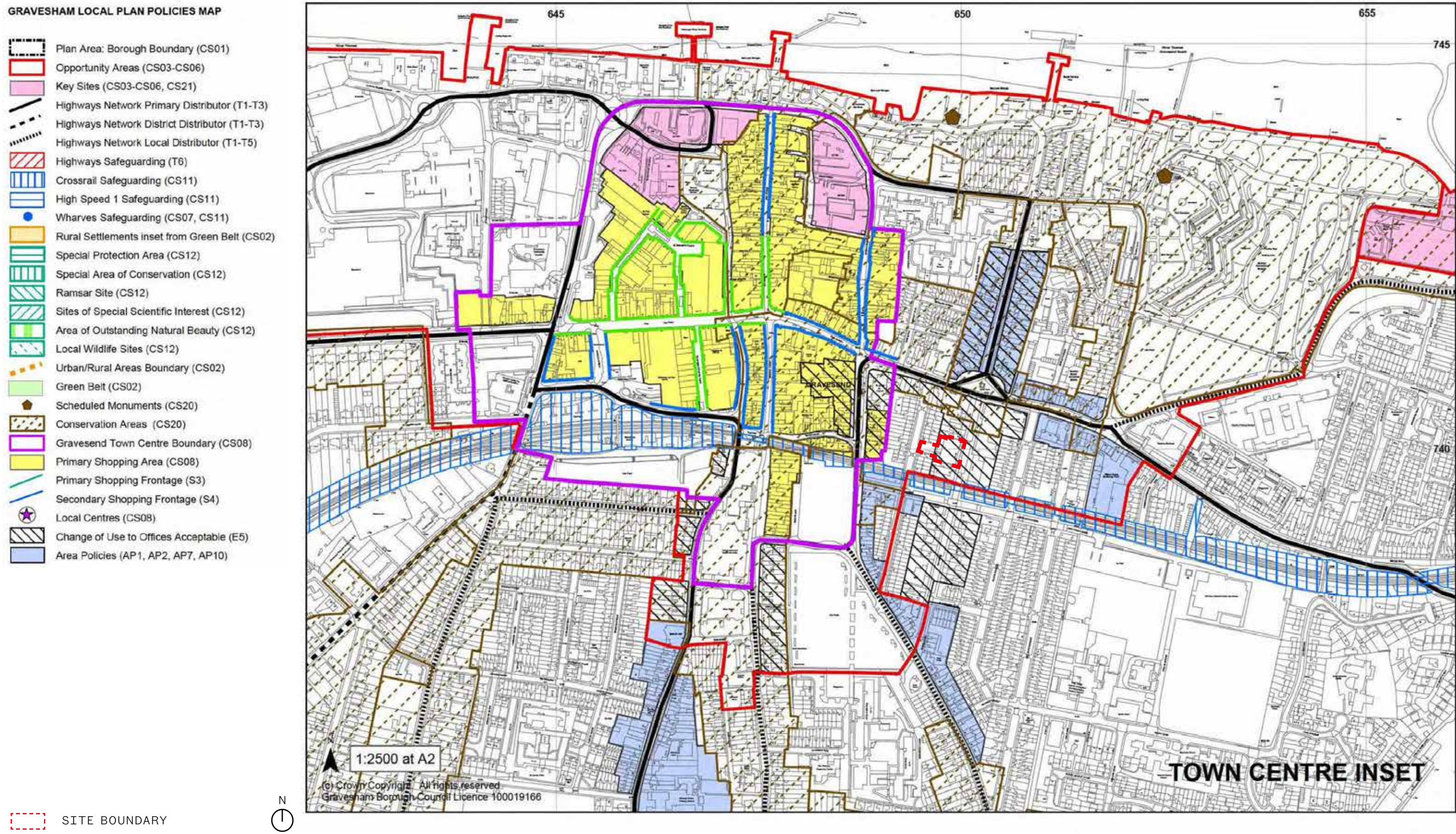


- GREEN SPACE
- SCHOOL
- CHURCH
- LIBRARY
- SITE BOUNDARY

The site itself is not in a conservation area but is bordered by a number of conservation areas, such as Harmer Street and King Street.



- CONSERVATION AREA
- SITE BOUNDARY

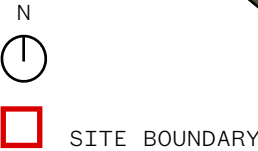
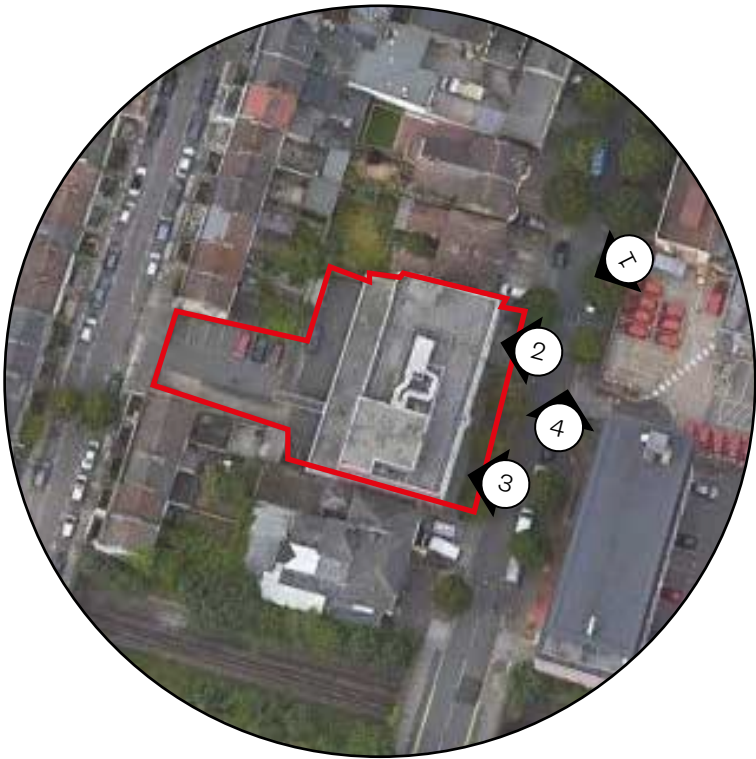




FRONT ELEVATION FROM THE GROVE



STAFF ENTRANCE FROM THE GROVE



PUBLIC ENTRANCE FROM THE GROVE



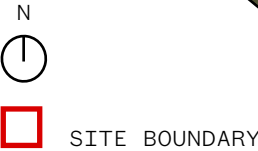
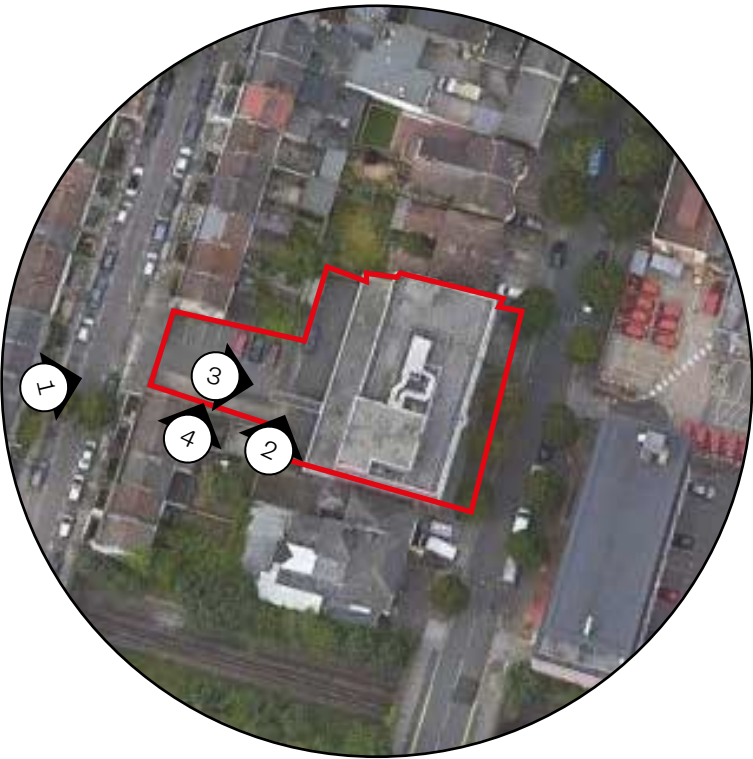
VIEW DOWN THE GROVE TOWARDS GRAVESEND CLOCKTOWER



VIEW OF REAR ENTRANCE FROM EDWIN STREET



VIEW OF CARPARK UNDER RAMPED ENTRANCE



REAR EDWIN ENTRANCE



SURFACE CARPARKING



BASEMENT CARPARK



GROUND FLOOR STAFF ENTRANCE



GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR

2. Design Development

Planning approval for the change of use of 44-46 The Grove from office use (Class E) to 37 residential units (Class C3) was granted under application reference 20240942, in accordance with Part 3, Schedule 2, Class MA of the General Permitted Development (England) Order 2015 (GPDO).

Following this approval, the client is seeking to optimise the potential of the site by proposing an upward extension in the form of a new mansard roof. This rooftop addition will deliver 6 further residential units, enhancing the overall housing provision while making efficient use of the existing structure.

The extension has been designed to sit sensitively within the local context, providing a sensitive addition that respects the character and scale of the surrounding area.

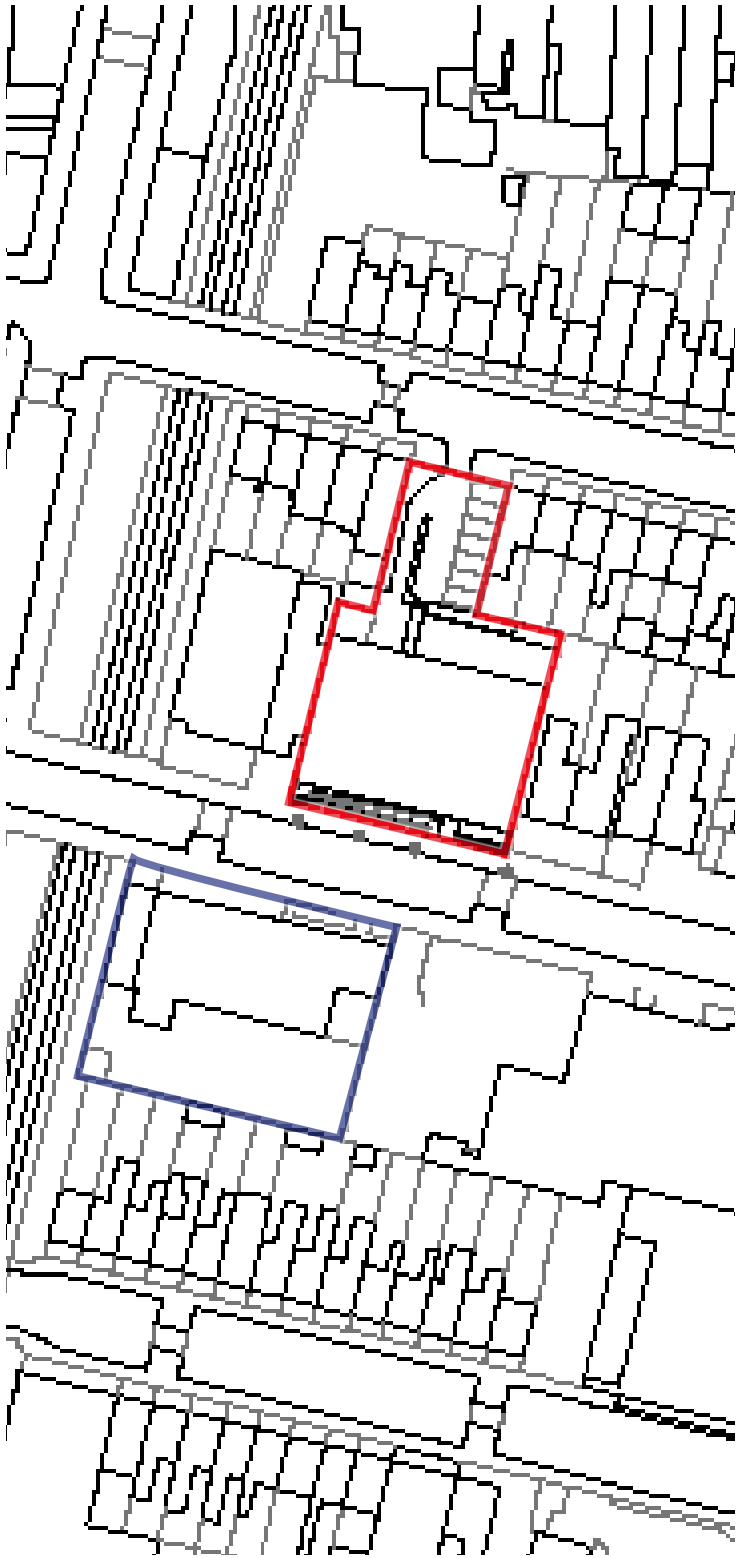


Stephenson House, located directly opposite the site at 44-46 The Grove, is a large office block built in the mid-1960s, originally designed to house Gravesend’s Inspector of Taxes and later the Department of Health and Social Security.

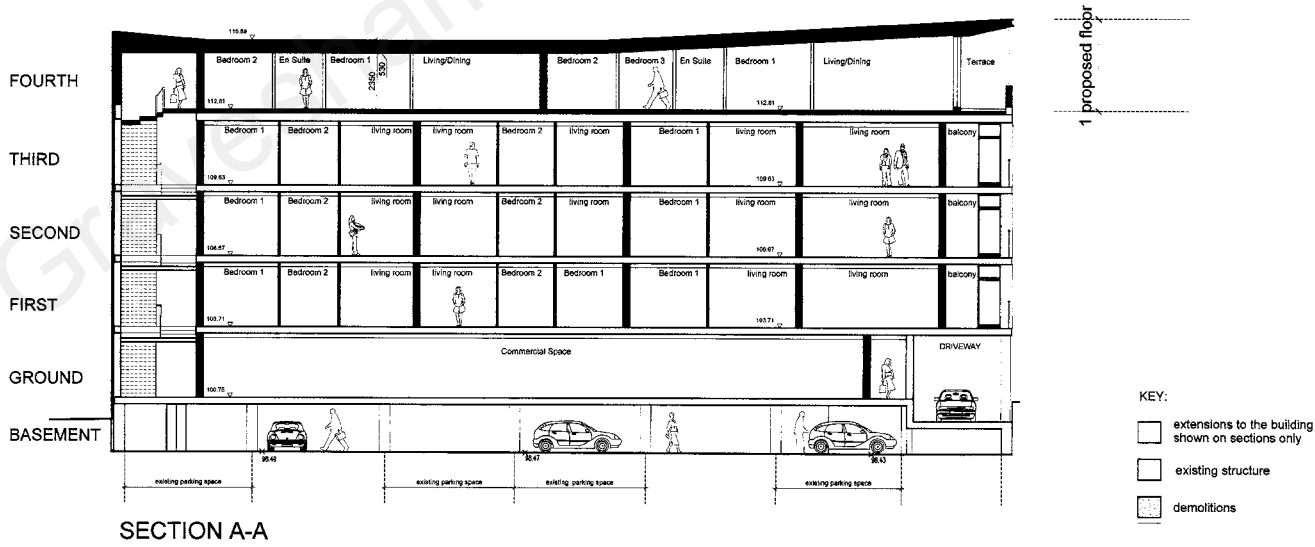
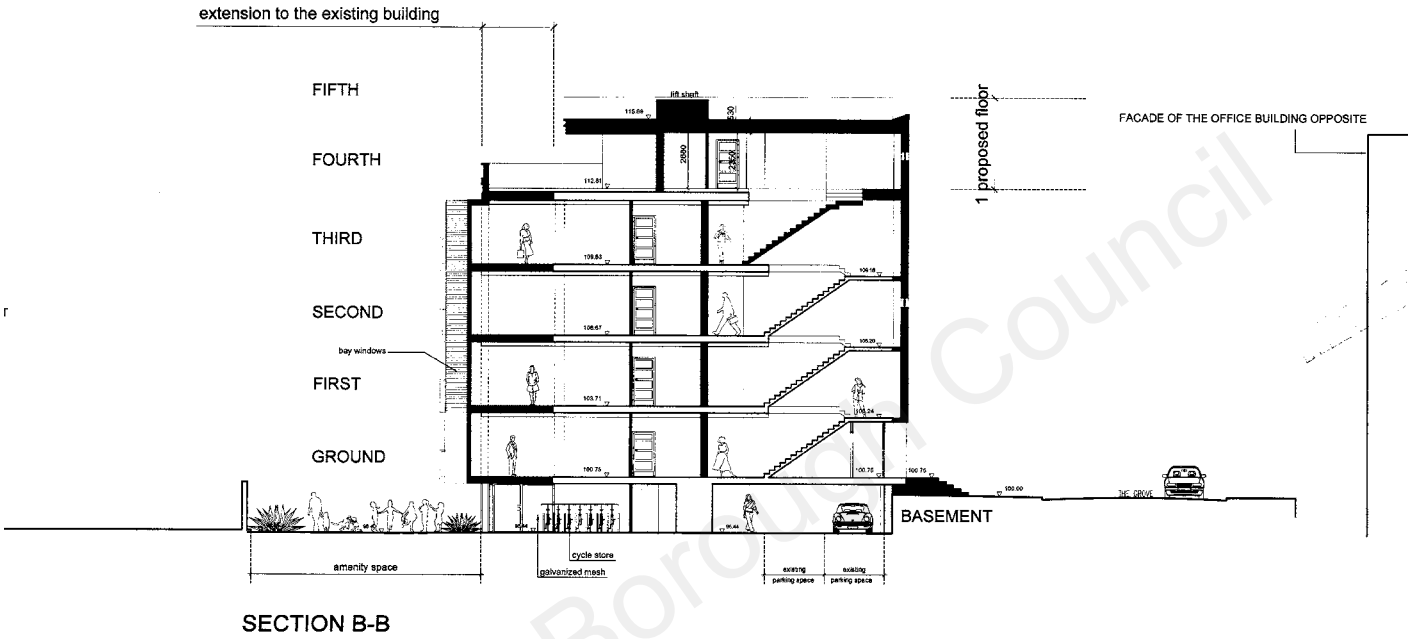
A single storey rooftop extension was added in 2016-2017

The addition of a new single storey roof extension to our building, mirrors the height and scale of Stephenson House.

Mirroring the height of Stephenson House allows the proposal to integrate more comfortably into the streetscape while maximising the site’s residential potential in a balanced and appropriate way.



- Red outline: SITE BOUNDARY
- Blue outline: STEPHENSON HOUSE

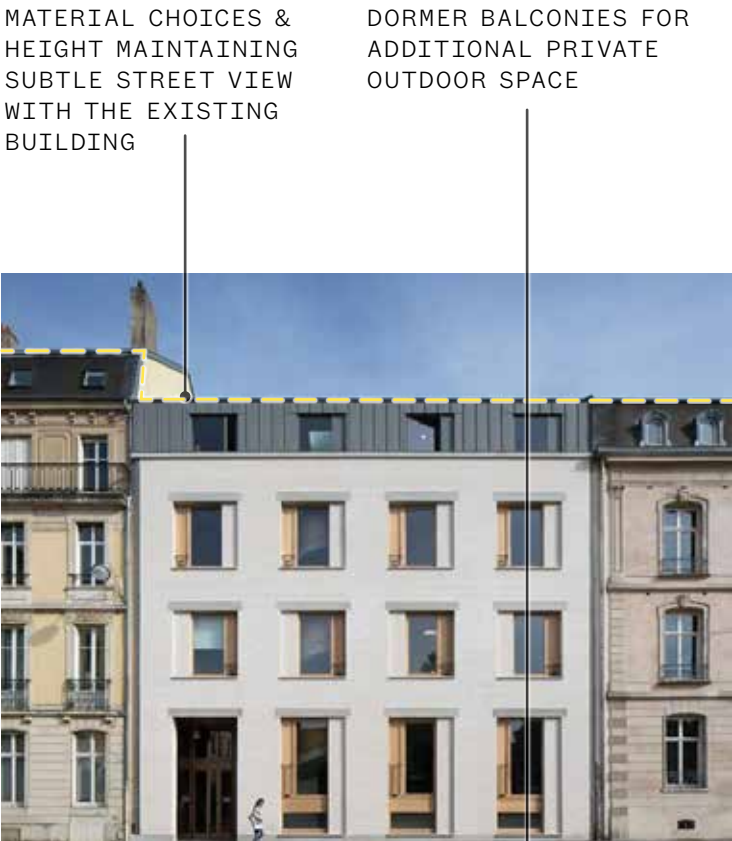
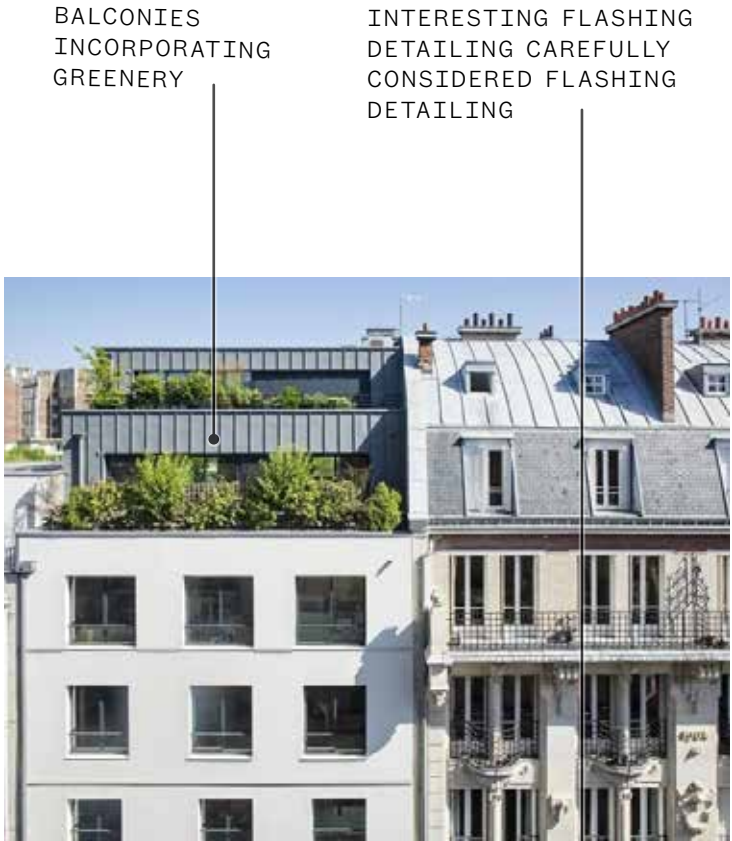


We are proposing a mansard roof extension to add a single additional storey to the existing four-storey building. The design approach aims to respect the existing façade by setting the extension back so that it does not compete with the existing proportions of the original facade.

The mansard form helps reduce the visual impact of the additional storey when viewed from street level.

In developing the proposal, we reviewed a number of precedents where mansard extensions have been successfully integrated into similar buildings. These examples often incorporate features such as dormer windows, careful flashing detailing, and greenery or balcony elements to soften the visual impact and improve amenity.

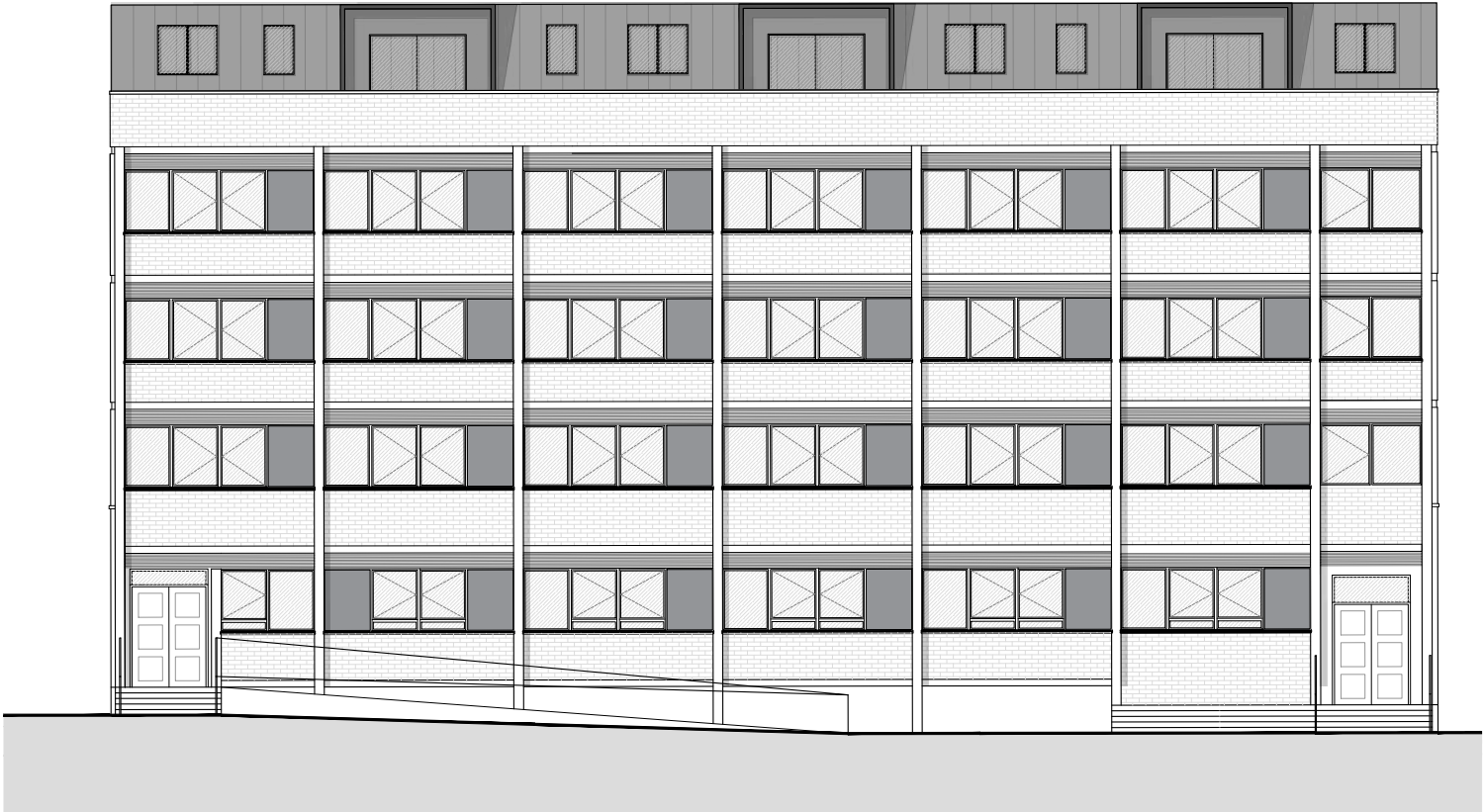
In line with this, the proposal includes private external amenity space for all new units within the extension.



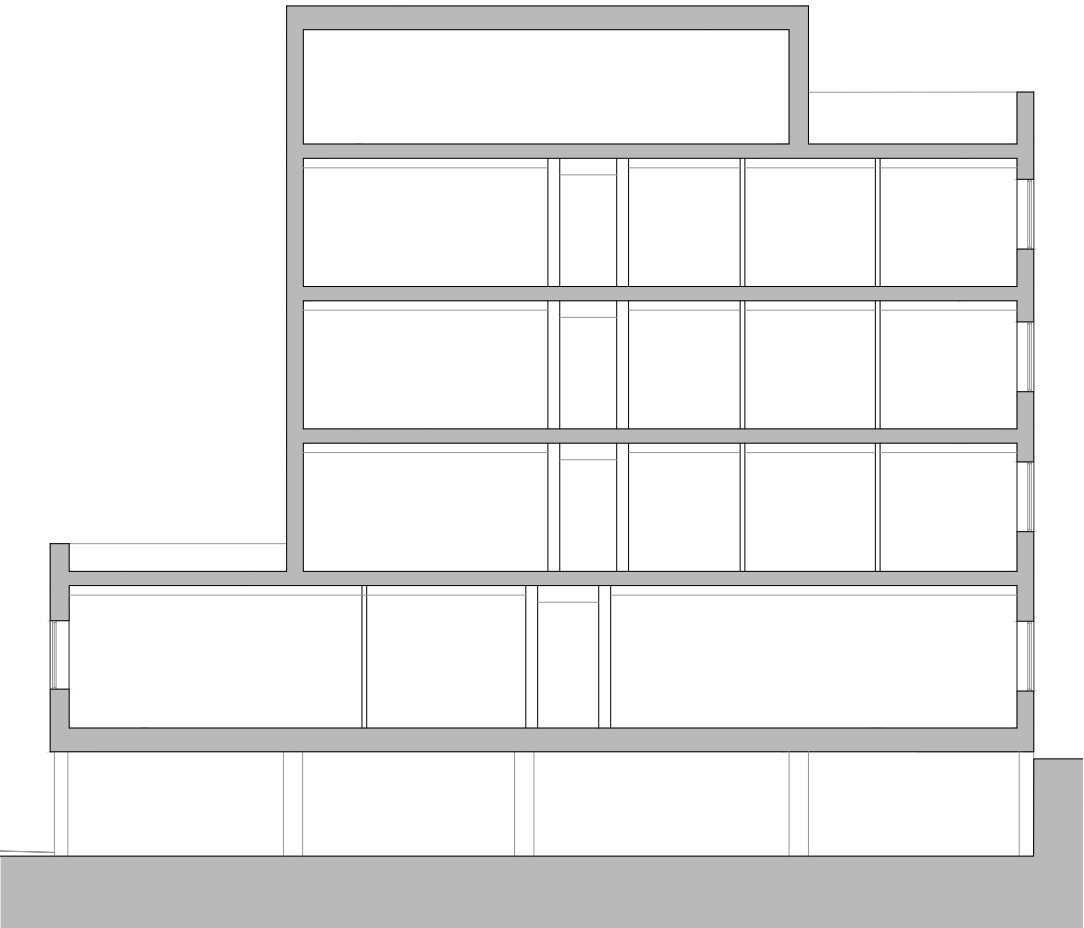
3. Proposed Design



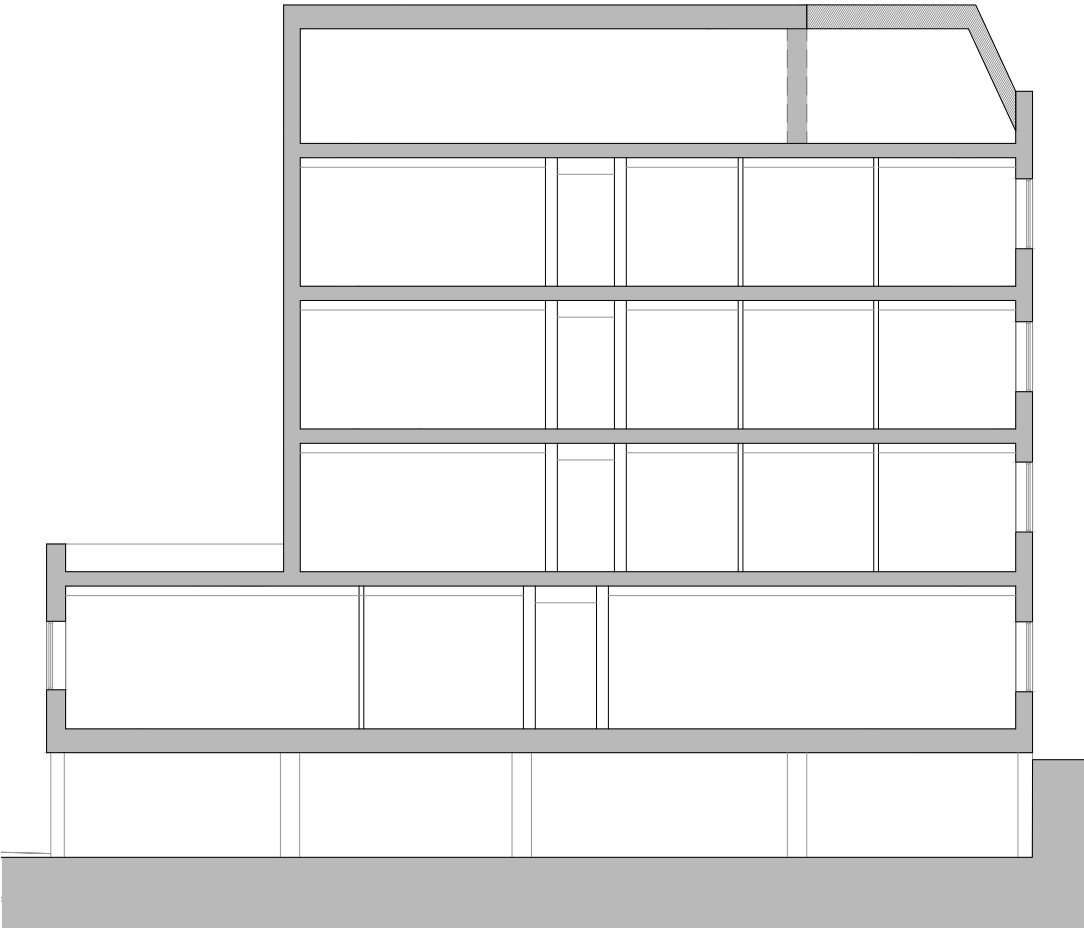
EXISTING ELEVATION



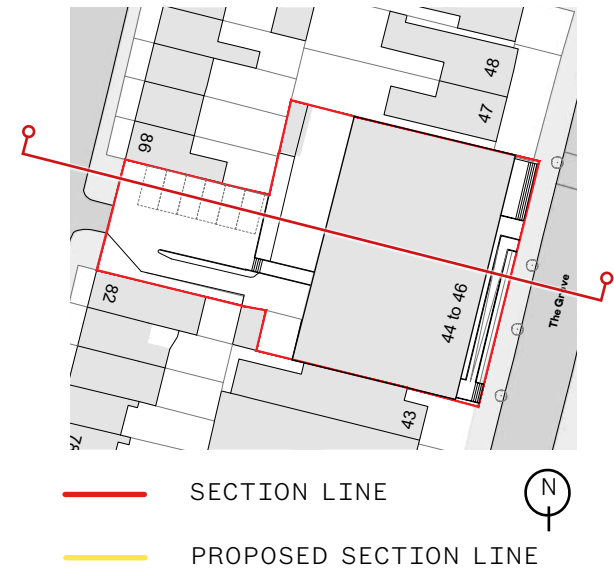
PROPOSED ELEVATION



EXISTING SECTION



PROPOSED SECTION



EXISTING SECTION IN CONTEXT

44-46 THE GROVE

STEPHENSON HOUSE

4. Appearance

The design respects the existing façade’s rhythm, looking to align the main dormer windows with the strong grid created by the buildings exposed concrete frame.

Preserving this order ensures the extension integrates smoothly, reinforcing the original architectural intent rather than disrupting it.

To the rear, we have maintained and extending the existing brick plant rooms, and these form the enclosures tot he lift and stair cores, with the inclined mansard roof sitting between these two ‘bookends’.



PROPOSED FRONT ELEVATION

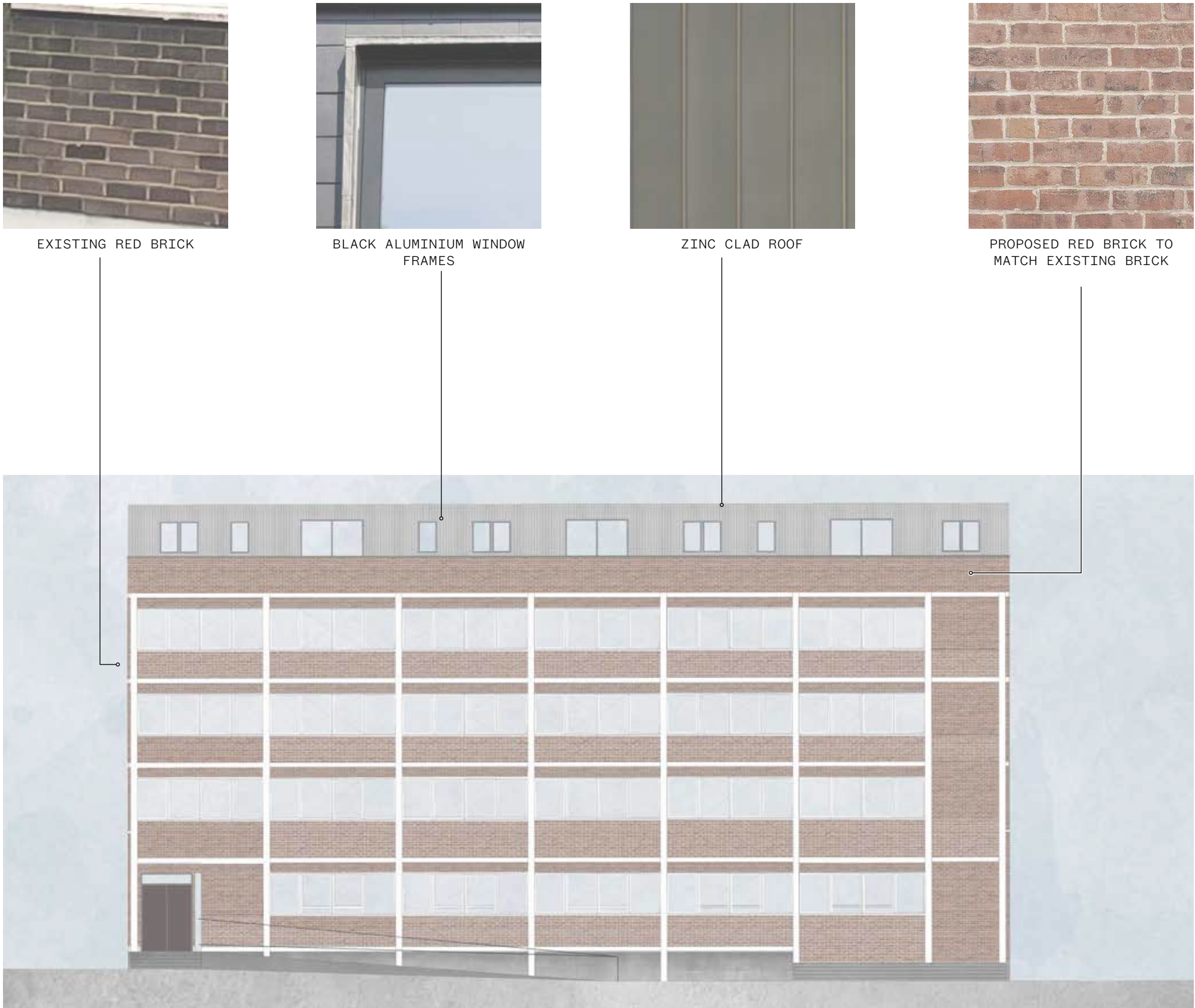


PROPOSED REAR ELEVATION

The material palette focuses on retaining the existing red/dark brick façade, while complementing it with a new standing seam zinc cladding for the rooftop extension. This offers a subtle but refined contrast that clearly defines the new addition, while remaining sensitive to the original form.

In line with the overall architectural rhythm, new double-glazed aluminium window frames will replace the existing units across the building. These will improve both thermal performance and the visual uniformity of the elevations. The extension itself will adopt matching detailing, with recessed window bays and metal cladding that respects the vertical language of the existing façade.

Together, these materials form a cohesive and upgraded exterior, supporting the transformation of the former office building into a high-quality residential development.



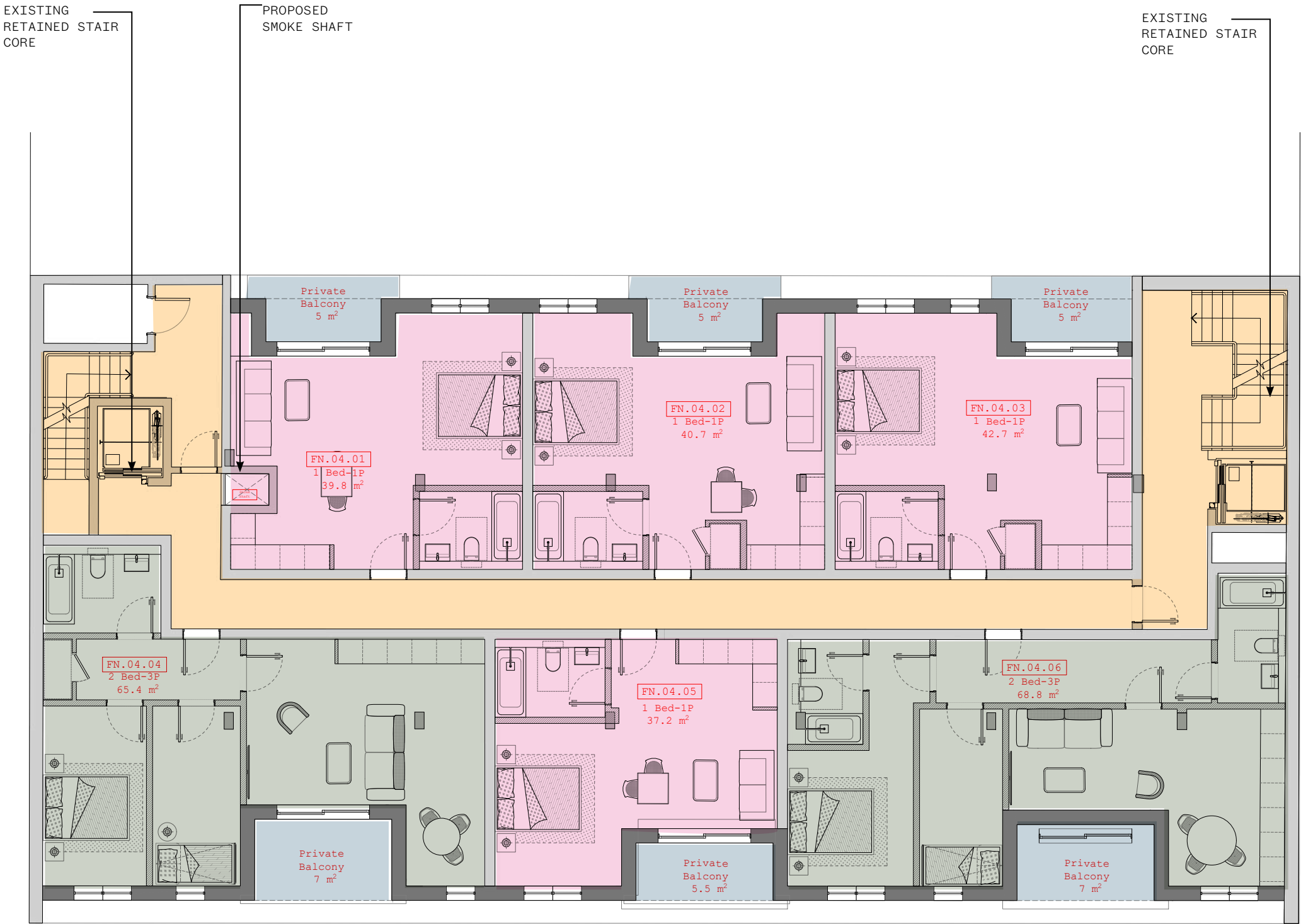
5. Layout

Proposed Fourth Floor

The new rooftop extension will provide 6 units: 4 studios and 2 two-bedroom apartments.

Each apartment benefits from private amenity space in the form of a balcony.

All floors will be accessible via the extended lift cores, which provide step-free access throughout the building.



- KEY**
- RESIDENTIAL STUDIOS
 - RESIDENTIAL 2 BEDROOM
 - PRIVATE TERRACES
 - CIRCULATION



The existing undercroft basement at Lower Ground floor includes 50 spaces for Sheffield Cycle Stands for Cycle Parking, located on the Lower Ground Floor, and 21 Car Parking Spaces, one of which is Disabled Parking Space.

KEY

- ACCESSIBLE PARKING
- PARKING
- CYCLE PARKING



LOWER GROUND FLOOR PLAN

The proposal also includes, 8 x 1100 litre Eurobins for general refuse, 8 x 1100 litre Eurobins for recycling, and 6 x 140 litre wheely bins for food waste.

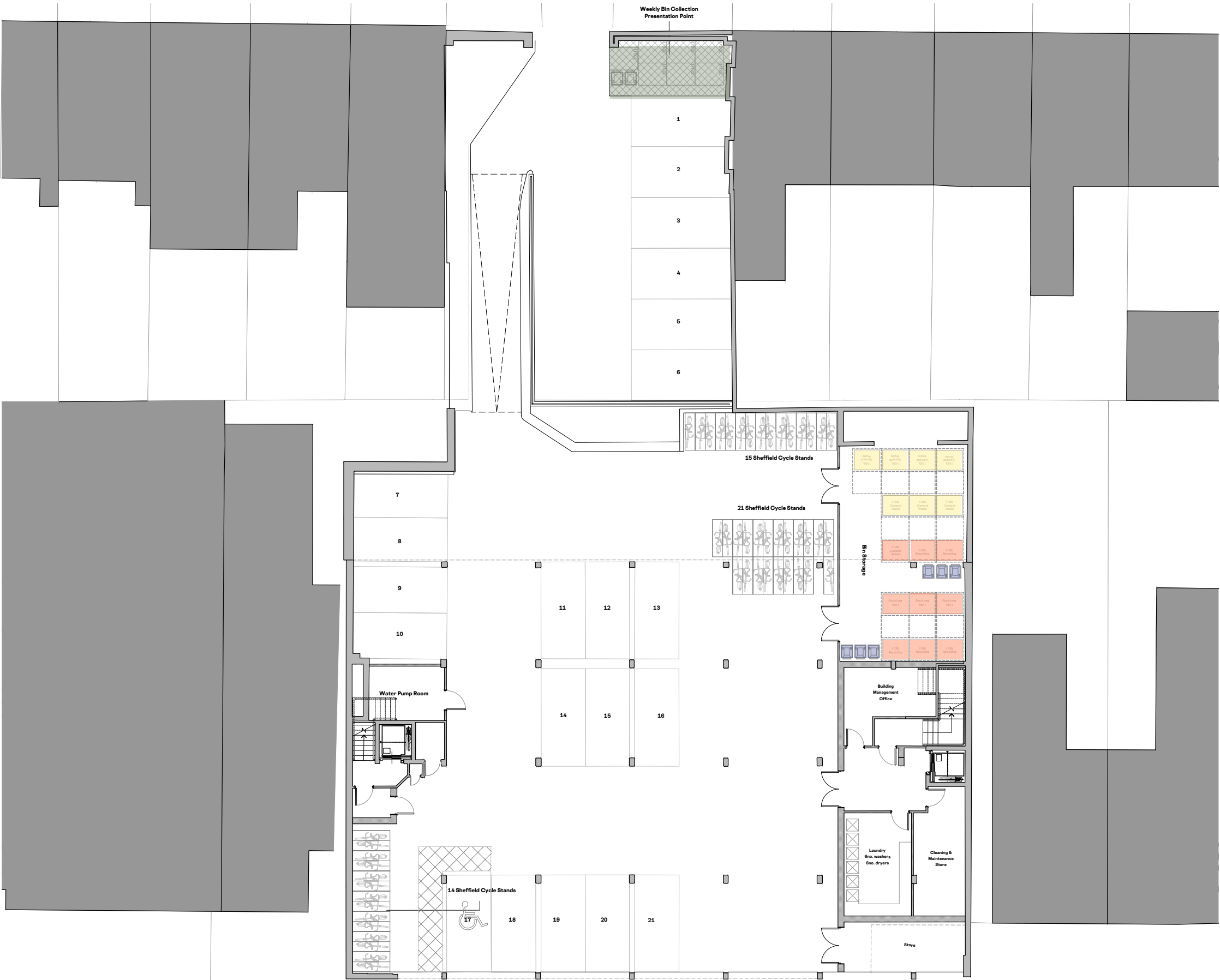
There is also a weekly collection point near the street.

- KEY
- EUROBINS FOR GENERAL REFUSE

EUROBINS FOR RECYCLING

WHEELY BINS FOR FOOD & WASTE

COLLECTION POINT



LOWER GROUND FLOOR PLAN

2023 Architect of the Year Winner (Retail and Leisure)
2023 RIBA South East Award Winner (F51)
2023 RIBA South East Award Winner (Upper Maxted)
2023 RIBA South East Award Winner (Vicarage Farm)
2022 AJ Architectural Awards - Leisure Category (F51)
2022 Dezeen Public Vote - Civic & Cultural Interior of the year (F51)
2022 WAF - Completed Buildings: Sport (F51)
2020 Hackney Design Awards - People’s Choice Award Winner (The Fisheries)
2020 RICS South East Awards Commercial Category Winner (Curious Brewery)
2019 FX Awards (Curious Brewery) Shortlisted
2019 Blueprint (Process Gallery) Shortlisted
2019 AJ Architectural Award (Process Gallery) Shortlisted
2019 AJ Architectural Award (Curious Brewery) Shortlisted
2019 Dezeen Award (Process Gallery) Longlisted
2019 AJ Retrofit Award (Gin Works Chapel Down) Shortlisted
2019 RIBA South-East Regional Award (Process Gallery)
2019 BD Awards shortlisted for Small Project of the Year Category
2019 BD Awards shortlisted for Retail & Leisure Architect of the Year
2018 George Clarke Medal Winner (The Cottage)
2018 Property Week Student Accommodation Awards Highly Commended (Palamon Court)
2018 What Awards ‘Best Luxury House’ Silver Winner (Manor Barn)
2018 The Sunday Times British Home Awards Winner (The Cottage)
2018 AJ Retrofit Awards Finalist (The Cottage)
2018 BD Architect of the Year Award shortlisted for Individual House
2015 RIBA South-East Regional Award (Pobble House)
2014 Kent Design Award (Best Small Project)
2013 WAN World Architecture News Facade of the Year (Crit Building)
2012 Kent Design Awards Overall Winner (Rocksalt Restaurant)
2012 RIBA Downland Award (Rocksalt Restaurant)
2012 RIBA Downland Award (The Marquis)
2012 Restaurant & Bar Design Award Shortlisted
2011 FX International Interior Design Shortlisted
2011 WAN Commercial Shortlisted
2011 RIBA Downland Prize (Commended)
2010 RIBA National Award Shortlisted
2010 Kent Design Awards (Best Education Category)
2010 Building Design & Construction Award (Best Educational Building)
2010 Building Design & Construction Award (Public/ Community Building)
2009 Evening Standard New Homes Award Shortlisted
2008 RIBA Downland Prize (Residential Leisure)
2008 ‘Britain’s Best Home’ (Final Six)
2007 Kent Design Award (Best Small Project)
2007 RIBA Downland Prize (Best Conversion)
2007 Kent Design Award (Education Shortlisted)
2006 ‘What House’ Award (Best House)
2005 RIBA National Award
2004 Kent Design Award (Overall Winner)
2004 Kent Design Award (Education Category)
2000 National Built In Quality Award

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