PROPOSED 4No APARTMENTS CONSISTING OF
2No ONE BEDROOMED AND 2No TWO BEDROOMED
WITH ASSOCIATED PARKING COURT.
AT
LAND ADJACENT TO
No2 MILTON PLACE
GRAVESEND
KENT
DA12 2BT.

ACCESS AND DESIGN / HERITAGE STATEMENT.

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Architectural Design

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May 26.

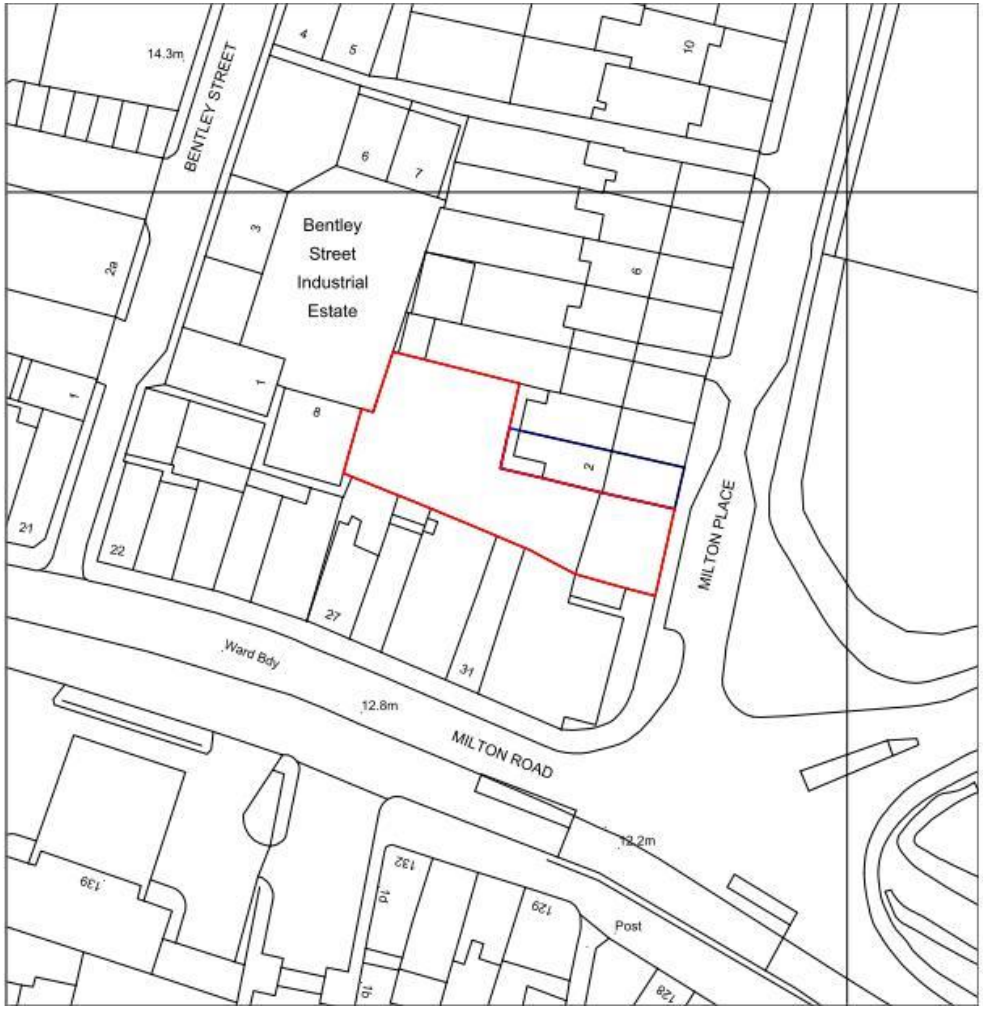
EXISTING SITE.

The site sits within the Milton Road Conservation area.

The site is an undeveloped plot of land adjacent to a three/four storey terrace on Milton Place. The site is located close to the junction of Milton Place and Milton Road. Its curtilage of site widens at the rear behind the adjoining properties nos. 2 and 3 Milton Place.

SITE

LOCATION PLAN



Milton Place

The original purpose of this area was as an affluent residential suburb. It marks the eastward extension of the "New Town" based on Harmer Street. Most of the main terraces date from the 1820s but 1-8 East Terrace is somewhat earlier. Gordon Place came late in the 19th Century as an infill development. The Georgian Cox House in The Terrace was the original Custom House building.

The dominant element in this Conservation Area is the long line of three-storey buildings in Milton Place, which originally overlooked meadows to the river beyond. They are still viewed as one entity from a distance, particularly from Khartoum Place and the recreation area to the north of it. Indeed, relationships here between houses and their prospects are as important as the interplay of buildings and spaces. In contrast, East Terrace and Gordon Place have a sense of tight enclosure with an intricate townscape focusing on The Pilot P.H. - a flamboyant Arts and Crafts style building on a prominent site - which strongly contrasts with the simple form of the fine Georgian terrace opposite at 1-8 East Terrace.

Consistency of colour and retention/reinstatement of traditional features such as sash windows and panelled doors is as important in enhancing distant views of the terraces as it is from close quarters and repairs to the main facades along Milton Place must be a high priority. Through grant assistance this has been achieved at 9,10 and 10a where attention to detail has involved the reinstatement of original tuck-pointing requiring specialist skills. The reinstatement of boundary railings will further enhance the character and appearance of this Conservation Area.

The Milton Place Conservation Area was designated on 1st February 1990 by Gravesham Borough Council. It was extended on 14th February 2001. The Conservation Area's boundary contains the historic residential streets of Milton Place, East Terrace, Cox House (no.47) The Terrace, and part of Milton Road and Wellington Street.

Listed Buildings in the area

Many of the buildings in the Milton Place Conservation Area are grade II listed, although some of the terraces are included on the statutory list as a single entry only. Nos. 10 and 10a, known as Milton House, were built in the early 19th century. No. 9 was added around 1826 when a Library and Reading Room, the so-called Penny's Library, named after its owner William Penny, was established in the house. The buildings have since been altered and subdivided to form three separate residential dwellings. The building retains much of its early 19th century elegance with regularly placed sash windows over three floors and a wooden eaves cornice. Round headed windows, a common feature of Gravesend New Town, also survive and complement the doorcase and rendered porches that project into the front gardens.

Nos. 15 to 19 are of similar proportions and appearance and also feature wrought iron balconies and mansard roofs. They form a cohesive group with intact front gardens and boundary treatments of iron railings and low walling. The only interruption to the row's flat façade is the canted ground floor bay that has been inserted into no. 18.

No.14 Milton Place adjoins nos. 1 to 8 East Terrace and has details, such as cement fluted pilasters and ground floor render, that set it apart from the neighbouring buildings in Milton Place. It is also set on the back of the pavement in alignment with the East Terrace

properties. Nos. 1 to 8 East Terrace are built of the same brown brick, although no.4 has a pebbledash coat. The terrace has a steady rhythm with front doors opening directly onto the pavement followed by sash windows over three storeys. They feature very few details except red brick round arches over the doors and red brick flat arches over the windows.

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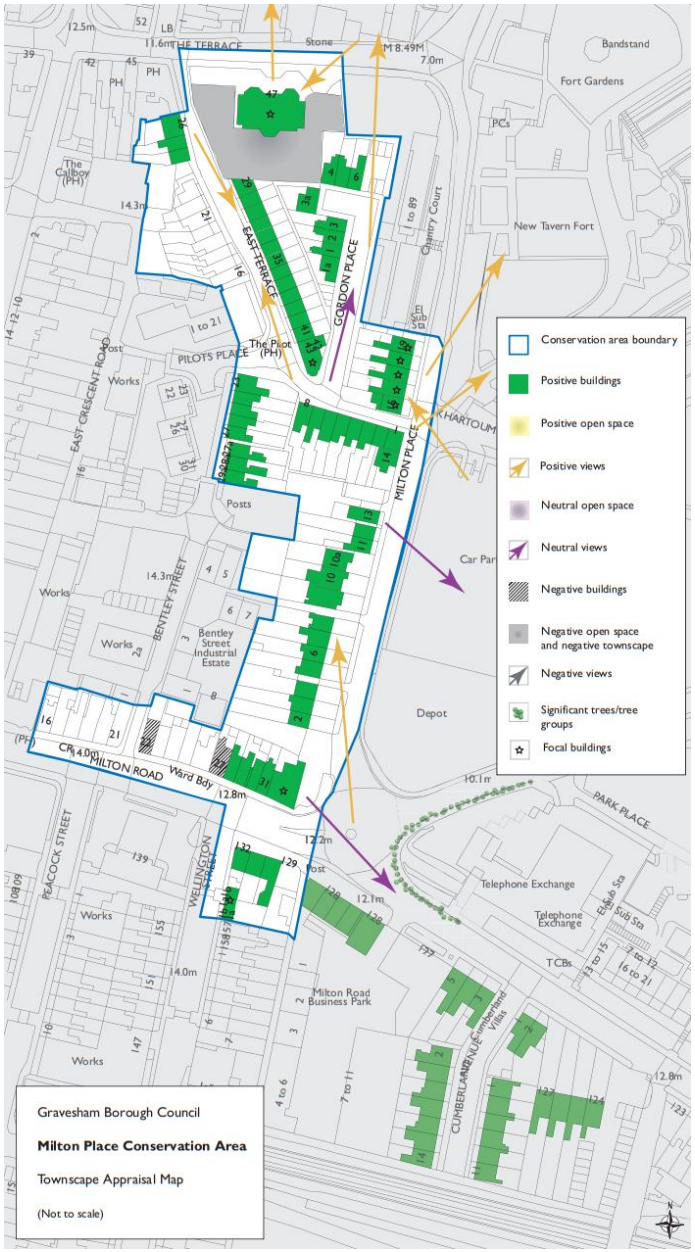
The oldest house within the Conservation Area, the original late 18th century Customs House, later to become Whitehall Place and today known as Cox House (47 The Terrace) is a Grade II listed building. It is listed under the name of Uralite House at Whitehall Place.

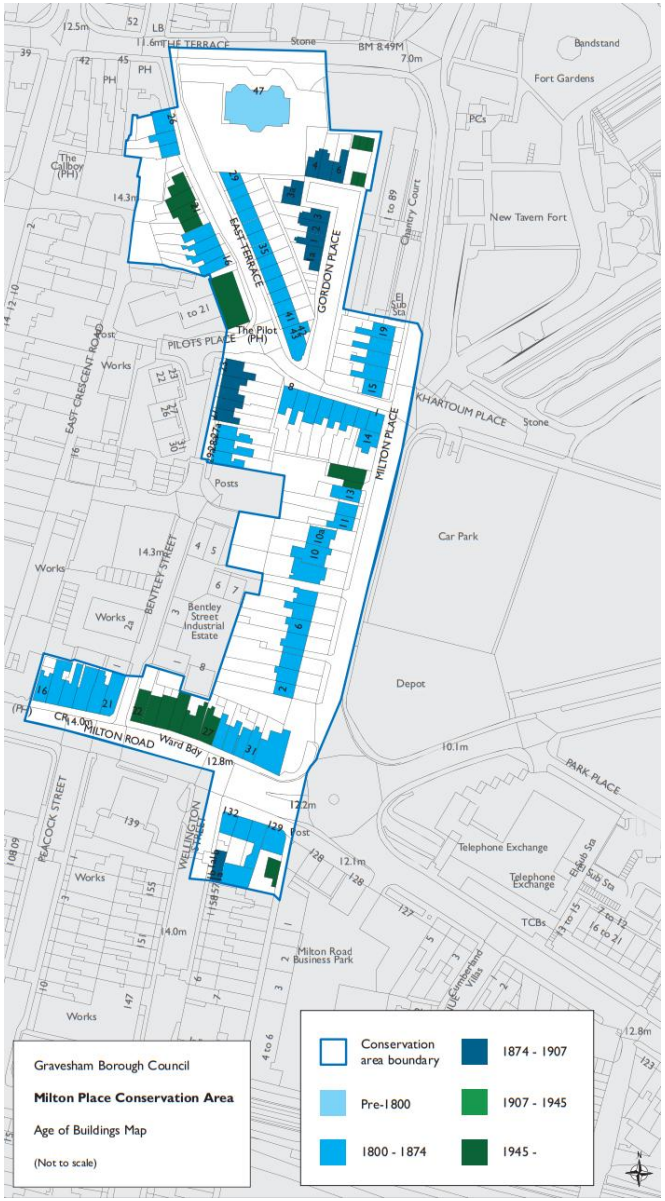
The variations in architecture are accompanied by the loss of certain key buildings in the area. No.1 Milton Place is now an overgrown gap site that is not an attractive gateway to the Conservation Area and the side elevation of no.2 is untidy.

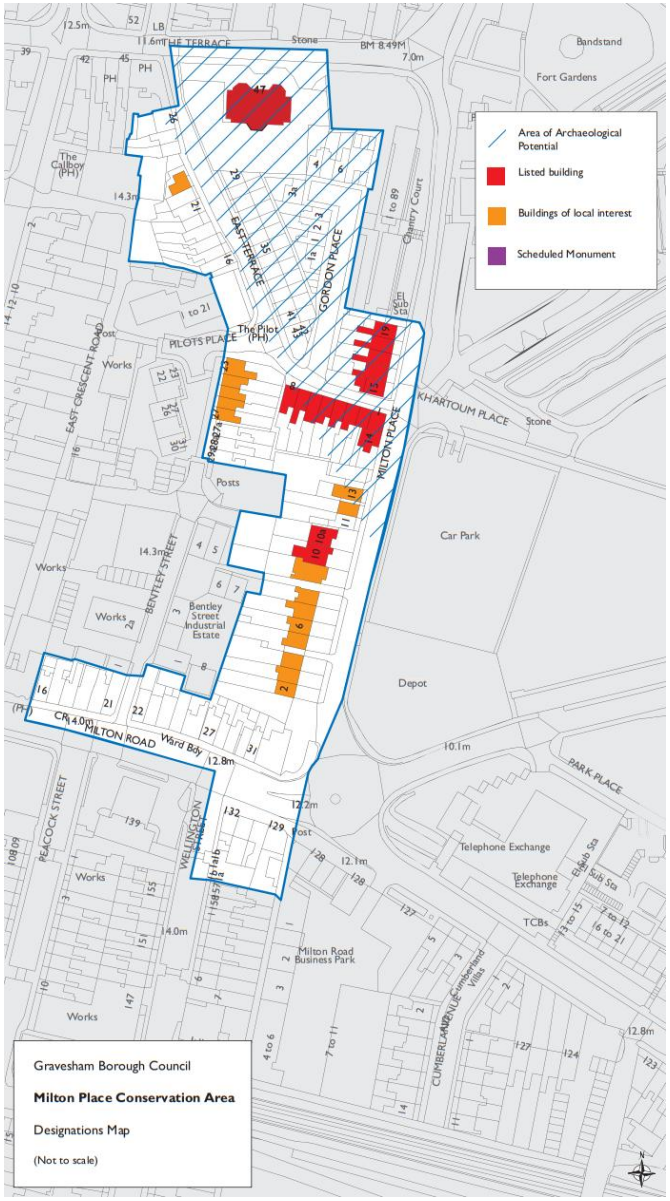
Opposite, the site of the former Trinity Church is undeveloped, and this gap weakens the entrance to Milton Place further. As the rows of houses progress north, they increasingly impose themselves on the street, as the front gardens become smaller until no.14 towers directly over the corner of East Terrace.

Milton Place is a good example of how the injection of funding into an area can greatly improve its appearance and character. While many improvements have been made to Milton Place, particularly by private owners and sometimes with the help of local authority grant aids, there is still the potential for further enhancement to the appearance of the area.



Conservation appraisal plans





PLANNING HISTORY

Application for Lawful Development Certificate for the breach of conditions (iv) and (v) of planning permission reference number GR/88/228 for the erection of a four storey building to form six self contained flats, regarding the submission of the landscaping scheme and samples of the facing bricks and roofing slates and specification of front elevation joinery details before the development was commenced.
Ref. No: 20040961 | Status: Certificate Refused

Application for Lawful Development Certificate for the breach of condition (iv) and (v) of planning permission reference number GR/88/228 for the erection of a four storey building to form six self-contained flats, regarding the submission of landscaping scheme and samples of the facing bricks and roofing slates and specification of front elevation joinery details before the development was commenced.
Ref. No: 20050006 | Status: Certificate Refused

Erection of a four storey building to provide 4 one bedroom self-contained flats and 3 self-contained bedsits, laying out of a visitors car parking area at the front and 9 car parking spaces at the rear.
Ref. No: 20040371 | Status: Application Withdrawn

Erection of a four storey building to form 6 No. self-contained flats and formation of car parking to the front and rear.
Ref. No: 19880228 | Status: Application Permitted

Change of use of gymnasium to warehouse
Ref. No: 19750276 | Status: Application Refused

PHOTOS

PRE APPLICATION

Ref: PRE20210409

Site meeting was held on the 7th January 2022.
Planning Officer - Ethan Bonthron.

Advice

The proposed development is considered acceptable in terms of principle, but advice was given from the conservation officer as followers-

As part of this pre-application and due to the site being within the Milton Road
Conservation Area, the Council's Conservation Officer was consulted. The following comments were received:
"Critical to the success of the proposal will be the exact replication of the front elevation of the adjacent terrace. As currently proposed the proportions are totally unacceptable, with modern floor to ceiling heights resulting in an incongruous squat addition to the terrace. The vehicular access should replicate that of the one in the terrace seen in the screen grab below. Railings, gates, plinths and brick piers should also be replicated to the front boundary.
There should be no projecting frontage, it should line through with the rest of the terrace. If there is to be a mansard roof, it should incorporate chimney stacks and chimney pots to match those seen in the existing mansard roof further along, seen in the image below. The submissions must include a drawn elevation of the whole terrace to show that it replicates the height of the existing mansard roofs further along. These will help to ensure a unity in the appearance of the terrace and setting of the conservation area when viewed from a distance.
Timber sash windows and natural blue/grey slate roofs will also be important along with a matching colour scheme to the adjacent building in the terrace"

A revised scheme was prepared following the above advice and the following response was received via email regarding the revisions-

I have received confirmation from the Conservation Officer. He is happy with the solution to the levels, but made the following comment:

"I think we can improve the vehicle passing by hard standing area by breaking it up (eg cobbles and yorkstone) but this could be conditioned if the agent doesn't put it in on the application. Therefore, subject to condition on external details and materials, including boundary and landscaping, this would now be a workable and acceptable pre app proposal"

LAYOUT /DESIGN.

The proposal is for 4No new apartments within a new building that is designed as an extension to the existing row of terrace buildings within Milton Place, together with associated car parking at the rear of the site.

The proposal is to provide 2No one bedroomed and 2No two bedroomed apartments designed to meet the minimum government housing standards with level threshold access to the ground floor unit.

The existing site is currently used as open storage and is overgrown and unkept and is considered as an unattractive gateway to the Conservation Area, as described within the conservation area appraisal.

The existing flank wall to No2 Milton Place is in a poor condition and the signs of the original building being removed and the wall made good is clearly visible, and this proposal would therefore totally enhance the entrance into Milton Place.

The vacant gap at the end of the existing Milton Place has a security gate and open area infront, which is used for off street parking and also has access into the rear of the site.

The current front walls have had the original railings removed and walls reduced, which under this application are proposed to be replaced and made good, which again creates a positive enhancement.

The new building would be a continuation of the original terrace in terms of height and scale, with plinths and window heads all lining through with the existing building at No2. The existing parapet line is very strong in visual terms and this would also be continued to create a strong connection between the new and the original allowing for the scale and heights to be correct for the architectural style of the building.

The new design has taken its architectural form and design from the original terrace and the only real visual change is that we have considered the building should be finished above ground level in facing brickwork rather than render. This would allow the building to read as new, whilst also adding the contrast of materials that is also currently

present within the terrace street scene at No7, which also has rooms within its roof space with a dormer window facing the front elevation.

No 7 and 8 Milton place both have rooms within the pitched slate finish roof with large parapet dividing walls and a contrast of finishes to the front elevation, which has been used as a strong reference for the new design.

Whilst there are many variations in forms of openings and finishes within the existing row of terrace buildings the parapet and window heads are paramount in providing a strong line and it is considered important that's these lines are continued within the design to reflect the connection between each building.

The ground floor areas to the front elevation of the terrace is made up of stucco render plaster finish with arch details over the tall sash windows, which would be recreated within the proposal.

The existing windows are timber sash in design and painted in a blue teal colour, which has also been used to the original front railings. The new proposed windows will be based on this original design and finished to match.

The existing buildings have basements that can be directly accessed from the front steps, and this has not been copied on the proposed as the new ground floor apartment is to have disabled access rather than being only accessed via entrance steps.

There is an existing building adjacent to the site, which forms the corner into the high street and is used as an ice cream and desserts restaurant with a large retail glazed front entrance. The building is positioned 4m away from the side of the new proposed building so a natural gap will be retained.

There are existing windows to the flank elevation to the upper floor levels above the restaurant, and these are not providing daylight or outlook to any habitable rooms as there are also large windows to the front elevation.

The new building will act as part of the street scene within Milton Place, which has been considered in terms of styles and scale to match with terrace houses as direct neighbours.

No surrounding buildings will be affected by the loss of privacy or over shadowing due to the site layout and the distance the proposed building is away from any direct neighbours.

The ridge height comparisons are demonstrated within the proposed street scene as shown in the image below.

The front elevation will have a brick finish above a rendered stucco at the ground floor area with timber sash windows with arched heads to all match the existing terrace.

The plinths and parapet will be in precast stone to also match the existing.

The windows above the ground floor will be timber sash painted finish with a soldier course detail finish above. The roof will be in a grey slate finish behind the new proposed parapet wall to maintain the same pallet of materials within the street.

The new building will be constructed to a high level of detailing with the use of quality materials to create highly sustainable new apartments. The energy efficiency would be far greater than the standards to provide large savings due to the high level of insulation and air tightness.

Because the building will use modern building techniques and a cavity construction the envelope of the building will prevent heat loss and maintain the internal temperature, and provide shading from the sun. The energy efficiency would be far greater than the standards to provide large energy savings.

In visual terms the new houses would maintain the existing context and not affect its surroundings as a reflection of the existing adjacent properties in height and scale terms.

Proposed front elevation set against the existing.

Site Layout.

The proposed building is positioned on the same front building line as the main terrace to reflect the existing street pattern.

The access to the rear parking area will use the existing access point and will be via a new entrance drive under the proposed new building. This provides access into the rear parking court, which will not be scene from the road and therefore this removes the clutter of carparking that is there currently.

The remainder of the site will be used to create a one bedroomed apartment accessed from the new entrance drive and also provides entrance into the main staircase serving the apartments above.

The front area will have new additional landscaping behind a new brick wall with metal railings designed to match the existing, which are within the street scene.

Please note the existing wall and railings at No2 will also be repaired and railings added as shown below-

The new front driveway will have a passing bay and the finishes will be in granite cobbles and yorkstone to break the areas up. The driveway will lead to a rear courtyard in permeable paving with five parking spaces and turning area.

There will also be a secure storage area for cycles and an adjoining Bin Store.

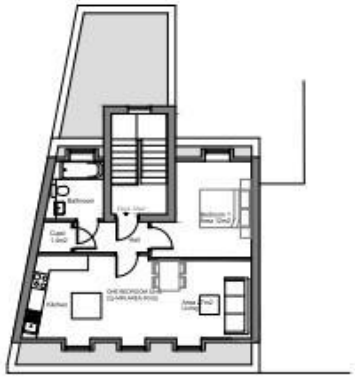
The front area behind the new railing will create a new courtyard with hedge planted behind the wall to create a sense of privacy to the busy road.

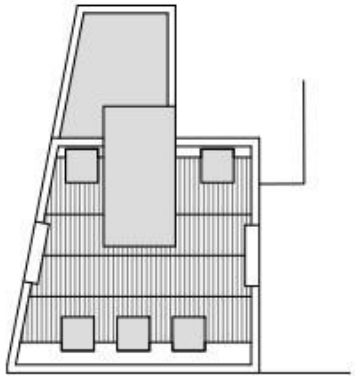
Landscaping will be provided to the rear courtyard to break up the massing of the hard standing and provide an area of amenity.

The new building above the ground floor will be positioned above the new vehicle entrance and connect into the side of the existing gable end wall of No2 Milton Place.

The site is adjacent to the High Street so there will be easy access local retail facilities and modes of transport, which makes the site very sustainable.

FLOOR PLANS





SCALE.

New apartments

Plot 1 – Internal area	52m2 (one bedroomed for 2p)
Plot 2 -	77m2 (two bedroomed for 4p)
Plot 3 -	77m2 (two bedroomed for 4p)
Plot 4 -	52m2 (one bedroomed for 2p)

The scale and apparent massing of the proposal has been designed to sit comfortably within the residential setting of the site by incorporating traditional features and material with a pitched roof. The scale is based on the existing size of the plot and the scale of the existing adjacent houses and its surroundings.

PARKING / ACCESS.

Access will be from Milton Place

The number of parking spaces created is five in total.

The proposed number is reduced from the policy as the site is very sustainable as it is located within 50m of the main High Street and transport links.

Emergency services can access the site.

The access is sufficient width for fire appliance use.

CYCLE STORAGE

Secure cycle storage will be provided for each apartment at the rate of one cycle per bedroom by secure storage within the rear parking court.

ACCESSIBILITY / PARKING.
TRANSPORT ROUTES.

The nearest bus stop is 100 yards from the site positioned in Milton Road.
The nearest shops are in Milton Road Street, which is 50m away
The nearest train station is Gravesend high speed line, which is 10min walk.

CHARGING POINTS

An electrical charging point will be provided to each new apartment within the parking court.

APPEARANCE / ARCHITECTURE.

The proposed dwellings reflect the existing character using the existing scale, built form, scale and materials to maintain the street context using traditional materials to provide a quality well detailed building. The proposed apartment building will be entirely compatible with surrounding properties and will not be intrusive in the street-scene, whilst matching the scale of the adjacent terrace within an important conservation area.

Materials:
Walls –Facing brickwork with render stucco, painted timber sash windows, with a grey slate pitched roof.

AIR QUALITY MANAGEMENT AREA (AQMA):

The property is within the A226 One Way System Air Quality Management Area.
The proposal would include the following-

a. An air handling system shall be provided to ensure the indoor air quality of all parts of the building is good and will enable the windows to be kept closed to reduce disturbance from outside noise. The air handling system must bring in clean air to each residential apartment and the proposed educational use to create positive pressure to ensure that pollution from outside is prevented from entering the unit.

b. The air quality handling system shall then be installed in accordance with approved details for
i. an inlet flow greater than the outlet flow to ensure a positive pressure;
ii. Heat recovery;
iii. Sealed windows on all roadside elevations when required by the ventilation company to ensure the air system works as required;
iv. The air supply must come from a suitable clean source e.g. a rear roof of building etc.
Care must be taken to locate the inlet such that it ensures that only clean air is brought into the residential units and that excessively hot or cold air is not brought in; and

v. Sound attenuation such that there is no breakout noise or vibration from the system.

PLANNING.

Preliminary proposals concerning redevelopment of the site for residential development have taken place with the Local Authority with a favourable response confirming the principle for this proposed use.

Local Plan Policies

National Planning Policy Framework (NPPF)
Development Plan and other related Planning Policies and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Borough Council to determine planning applications in accordance with the development plan unless material considerations indicate otherwise. Where there are other material considerations, the development plan should be the starting point, and other material considerations should be taken into account in reaching a decision.

One such consideration will be whether the plan policies are relevant and up to date.

The Development Plan for Gravesham currently comprises:

Gravesham Local Plan Core Strategy and Policies Map, September 2014; and Saved policies in the Gravesham Local Plan First Review, November1994.

The relevant policies for your proposal are as follows:

Gravesham Local Plan Core Strategy (September 2014):
CS01: Sustainable Development
CS02: Scale and Distribution of Development
CS11: Transport
CS12: Green Infrastructure
CS14: Housing Type and Size
CS15: Housing Density
CS18: Climate Change
CS19: Development and Design Principles
CS20: Heritage and the Historic Environment

Saved Policies in the Gravesham Local Plan First Review (November 1994):

T1: Impact of Development on the Highway Network

T5: Access to the Identified Highway Network
Policy P3: Vehicle Parking Standards

National Planning Policy Framework 2021:

Section 2 - Achieving sustainable development
Section 4 - Decision making
Section 5 - Delivering a sufficient supply of homes
Section 8 - Promoting healthy and safe communities
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 15 - Conserving and enhancing the natural environment

Other Material Considerations

Supplementary Planning Guidance and other Documents:

The Council has adopted a number of Supplementary Planning Guidance (SPG) documents,
Development Briefs and Conservation Area Appraisals. These elaborate on saved policies in the Gravesham Local Plan First Review and policies in the Gravesham Local Plan Core Strategy and are material considerations in determining planning applications.

Five year housing land supply

Policy CS02 of the Core Strategy sets out the Borough's objectively assessed need for housing over the Plan period (up to the year 2028) and finds that there is a need for at least 6,170 new dwellings during this period.

At present, Gravesham Borough Council is unable to demonstrate a 5 year housing land supply. As the delivery of housing is substantially below (less than 75%) that required by the Housing Delivery Test, the housing delivery element of Policy CS02 must be regarded as being out of date, as required by paragraph 11(d) of the NPPF.

The NPPF confirms and clarifies the Government's presumption in favour of sustainable development (para 14 specifically).

Conclusion

The proposal will be entirely consistent with the prevailing grain of the settlement and will blend with the existing street-scene. The design and height of the proposed apartment building responds to the prevailing pattern of the area and is in character with the neighbouring properties.

The design, layout and form of new development is derived from a robust analysis to fit into the local highly mixed context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area.

Account has also been taken of the scale, height, building lines, layout, materials, and other architectural features of adjoining buildings to add value to the street scene and be an improvement upon the existing open gap within the terrace.

The proposal will also add an additional accommodation and improved quality of housing to a site within the urban area and be a positive towards the five-year housing supply.

As demonstrated through this report, the proposed development is sited within a sustainable location and in accordance with national government guidance. On this basis, it is considered that planning permission should be granted, subject to appropriate conditions