



Child Graddon Lewis

Gravesend Borough Council



21-23 New Road



Design & Access Statement
February 2022

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01

Introduction

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Introduction

01.01 Executive Summary

Executive Summary

This design and access statement document has been prepared to accompany the prior approval submission for the redevelopment of 22-25 New Road, Gravesend, DA11 0AA.

The existing site, which currently comprises of Ground Floor Retail, Class E and Residential use on the Upper floors.

This application relates only to the change of Use of Class E at 1st to 4th floors under Class MA of the Permitted Development Order 2015 (as amended).

Content of Submission

The development proposals are based on a thorough design process. Within the statement we will seek to explain and justify the proposal, and in turn this should help those assessing the application to understand the design and access rationale that underpins them.

The statement is structured across a number of chapters and provides the following information:

Chapter 01: An introduction to the application and the contents of the submission

Chapter 02: An appraisal of the site context and Site Analysis assessment of the site's immediate and wider context in terms of physical characteristics. Evaluation of the information collected on the site's immediate and wider context.

Chapter 03: Details of the previous planning history of the property and previous application discussions with Gravesham Council regarding previous applications.

Chapter 04: Details of the proposals and confirmation of the existing building uses. Reference to external factors that may affect the change of use of the existing building.

Chapter 05: Details of the access component details to explain how access arrangements will ensure that all users have equal and convenient access to buildings and spaces and the public transport network. Details of how the site will be serviced and emergency vehicular access.

Reference will be made to other submitted information. This document should be read in conjunction with the submitted drawings and supporting reports including:

- Noise Impact Assessment
- Highways & Transport Assessment
- Daylight & Sunlight Assessment



02

The Site Context

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The Site Context

02.01 Site Location

Site Location and Context

The site is located at 22-25 New Road in the centre of Gravesend and benefits from good access to Gravesend Train station and services to Central London.

The building occupies a plot midway along New Road which is predominantly a shopping precinct. The surrounding area has a mixture of B1, A1, A2, C2, C3 and D1 class units, which are compatible with new residential uses. The building is not listed and is located outside of the High Street & Queen Street Conservation Area and King Street Conservation Area as outlined by Gravesham Borough Council.

Existing Building

22-25 New Road is a five storey building which comprises brickwork and ornamental render, curved bay windows with a series of dormer windows & pitched roofs.

The ground floor of the following units are occupied accordingly:

Ground Floor & Basement: 22-23 New Road New Look (A1)
Ground Floor: 24-25 New Road Thomas Cook (B1)

A mix of Class E (Offices and Dentist) and C3 use occupies the first to fourth floor levels. The existing gross internal class E areas equate to 576 sqm.

Right

Google Maps Aerial View

Application site
highlighted in red



The Site Context

02.02 Existing Building Condition

Existing Building Condition (Right)

- 01 View from outside the building looking down New Road
- 02 Closer view of upper window details
- 03 Rear view of 22-25
- 04 Rear side view of application site
- 05 View of application site looking up New Road



The Site Context

02.03 Site Analysis

The Site & Surroundings

The site is an existing vacant New Look and Thomas Cook at ground floor with a combination of office and dentist use (Class E) and residential use (class C3) on the upper floors.

New Road is a pedestrianised high street with retail units at ground floor. The site has pedestrian access from New Road and Garrick street.

In terms of buildings surrounding the site, the immediate area is inhabited by residential houses and commercial units.

- Site Boundary
- Major Vehicular Route
- Secondary Vehicular Route
- Views from Neighbours
- Entrance
- Bus Stop



03

Planning History

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Planning History

03.01 Planning History

Prior Notification of the change of use of first, second, third and fourth floors office (use Class B1) use into 15 residential apartments (Use Class C3)

New Look, 22-25 New Road Gravesend DA11 OAA
Ref. No: 20190035
Validated: Monday 14th January 2019
Status: Withdrawn

Display of internally illuminated fascia sign and an internally illuminated projecting sign at fascia level

New Look, 22-23 New Road Gravesend DA11 OAA
Ref. No: 200100796
Validated: Wednesday 18th August 2010
Status: Permitted

Display of internally illuminated fascia sign and an internally illuminated double-sided projecting box sign on front elevation

24-25 New Road Gravesend DA11 OAA
Ref. No: 19980511
Validated: Monday 10th August 1998
Status: Permitted

Display of fascia sign with internally illuminated lettering

24-25 New Road Gravesend DA11 OAA
Ref. No: 19910244
Validated: Thursday 5th February 1998
Status: Permitted

Use of first, second and third floors as offices

24-25 New Road Gravesend DA11 OAA
Ref. No: 19890110
Validated: Tuesday 5th September 1989
Status: Permitted

Several applications have been submitted at 22-25 New Road Gravesend, the most relevant and current to this prior notification application is application ref. 20190035 that submitted was January 2019

The application was for the change of use of the first, second, third and fourth floors office (Use Class B1) into 15 residential apartments (Use Class C3).

The application was subsequently withdrawn due to the officer's comments regarding the existing use of the building & the habitats regulation 75 to 79 of the Conservation of Habitats of Species near the Thames Estuary and Marshes Ramsar/Special Protection Area.



04

Proposals

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Proposals

04.01 Brief

Brief

The proposed scheme comprises the conversion of the existing class E space at first to fourth floors at 22-25 New Road, Gravesend, DA11 0AA to create 8 new residential units (C3).

It is proposed to convert the existing buildings to provide 8 residential units comprising:

- 7 x studio units
- 1 x 1 bed 2 person unit

The proposed development is to be car free and each unit will benefit from one dedicated cycle parking space.

The existing buildings are of poor quality but have good potential to restore the buildings back to their original architectural value. The proposal would be to reinstate and arguably enhance the important design elements of the area and therefore contribute to the aesthetic value of the surrounding buildings by refurbishing the building sensitively.

Right

Extent of site proposal outlined in blue



Layout

The building fabric will remain as existing comprising brickwork and ornamental render, which will remain in keeping with its surroundings, have no effect on the historic character of the building and will not be detrimental to the existing street scene. Further, by retaining the existing style and character of the building the proposal meets the aims of the Gravesham Borough Council's Policies.

When complete, the proposal will have no detrimental effect on any neighbouring properties in terms of shadowing, light or noise.

Scale

The existing building fabric and appearance is to be retained.

Landscaping

There is no proposed landscaping associated with this application.

Permitted Development

The Town and Country Planning (General Permitted Development) Order 2015 (as amended) Schedule 2, Part 3, Class MA) allows a conversion of existing Commercial, Business and Service (use Class E, previous B1 and D1 use classes) to Class C3 residential dwellings. Class MA states that development is permitted subject to the conditions that before the beginning the development is permitted subject to the conditions that before the beginning the development the developer must apply to the local planning authority for a determination of prior approval of the authority will be required in respect of;

- Transport and highway impacts of the development;
- Contamination risks on the site;
- Flooding risks on the site;
- Impact of noise from commercial premises on the intended occupiers of the development
- The provision of adequate natural light in all habitable rooms of the dwellinghouses, and the provisions of paragraph W (prior approval) apply in relation to that application.

However, development is not permitted if:

1. The building is on Article 2 (5) Land);
2. The site is, or was part of a safety hazard area;
3. The site is, or forms part of a military explosive storage area;
4. The building is listed or within the curtilage of a listed building;
5. The site is, or contains a scheduled monument

In the case of the subject property is not located within Article 2 (5) Land. The site does not form part of a hazard area or military explosive area and is not a listed building or a scheduled ancient monument.

It is considered that the proposals to change 22-25 New Road from an existing Class E (Office (previous use class B1) and Dentist (previous use class D1) use to a residential use will not have an adverse impact on the sustainable provision of office (use class B1) units as there is an abundant existing provision of office premises within the area, located along 45 New Road and 55 New Road amongst others on the High Street and Bath Street.

Therefore as there will be a good provision of B1 use class retained in the immediate area and adjacent developments have demonstrated that residential use is acceptable and desired in this location, the proposals are considered to be acceptable under permitted development.

Existing Uses

To clarify the prior use of the building from 1st - 4th floor, the existing drawings have been labelled to confirm the existing uses of the existing building as confirmed via the most recent site visit made by Gravesham Council associated with planning application ref. ref. 20190035 in early 2019.

Proposals

04.03 External Factors

Flood Risk

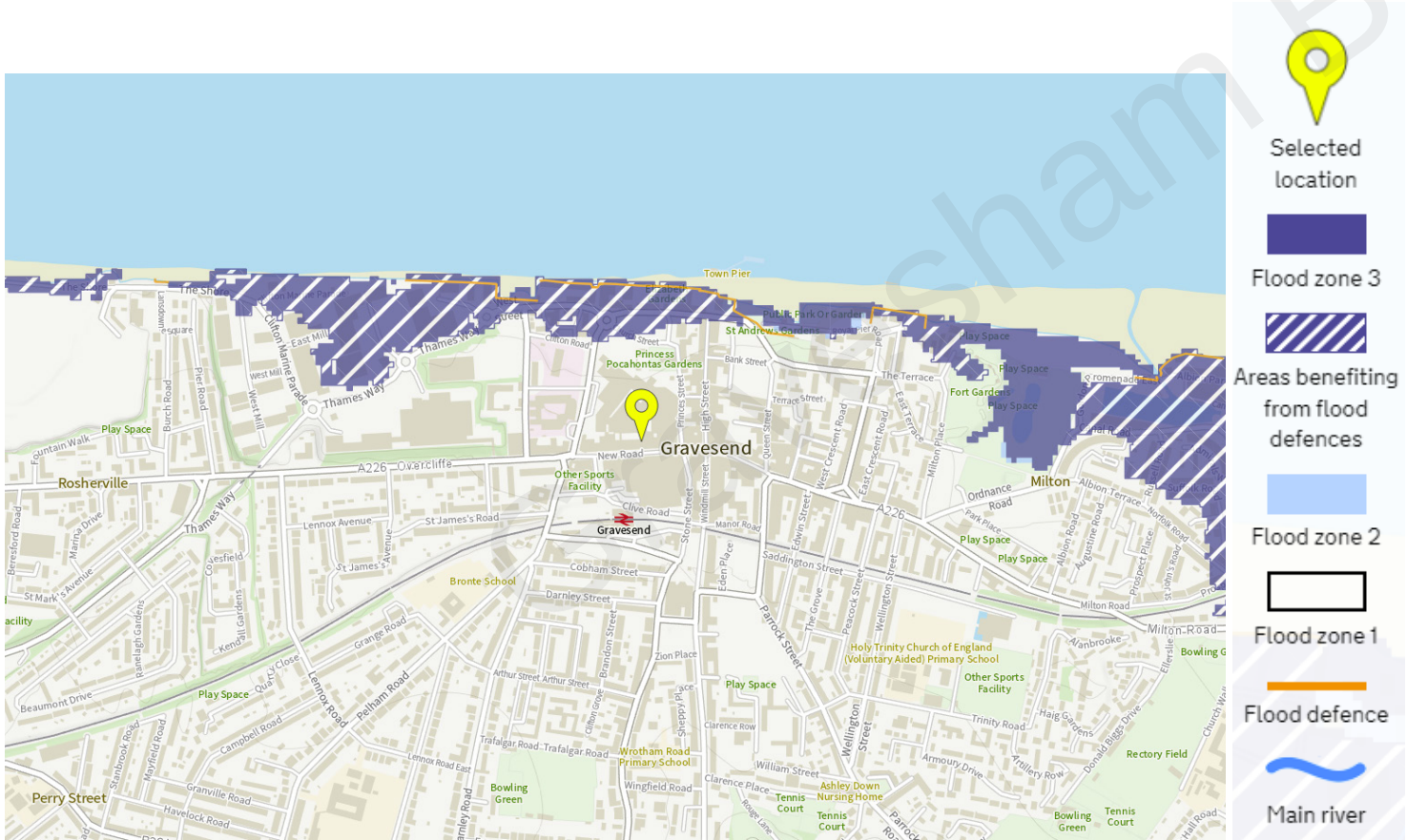
The environmental Agency indicates that the site is located in flood zone 1, an area with a low probability of flooding.

This means a flood risk assessment is not necessary as the development is smaller than 1 hectare and not affected by other sources of flooding, therefore a flood risk assessment is not required and has not been submitted.

Below

Environmental Agency
Flood Map

Development location
shown in yellow



Fire Strategy

No work to the external elevation will be carried out as part of this application to provide 8 residential units. The existing building is lower than 18m and does not consist of 7 or more storeys, therefore a fire strategy report has not been provided as part of this application.

The proposals will meet all relevant aspects of the approved building control documents.

Contamination Risk

It is considered that there is low contamination risk as the proposals are above ground and there is no proposal to break into the ground or hardstanding at the rear of the site to enable the change of use to be implemented. The proposals are only for a change of use to the existing building and therefore the works would predominantly be internal refurbishments utilising the existing building structure and shell.

As the site has been in prior use as Office (B1), Dentist (D1) and residential (C3), it is considered that the previous and existing use do not pose a contamination risk.

Noise Impact

The immediate area is predominantly residential, retail and office led without any nearby industrial zones. Therefore, there will be no noise impacts on the intended occupiers.

The noise levels in the area are generally dictated by surrounding roads and pedestrains on New Road.

The proposals will incorporate new construction internally to upgrade the existing fabric to comply with all current Building Regulations.

A noise impact assessment accompanies this application and states that with the inclusion of secondary glazing internal to the existing facade, the resultant noise impact of the surrounding commercial uses on the proposed residential units will be minimised and noise levels will be suitable.

Highways & Transport

Vehicular access into the site is to remain as existing, with no further allocations for cars proposed. The proposal seeks to create high quality residential schemes set within easy reach of employment, retail and commercial uses making use of the existing transport facilities.

Train

Gravesend train station is approximately 0.1 miles from the site and also accessible by bus, providing access to the National Rail Network.

Bus

The nearest bus stops operate on Garrick Street and are approximately 20 metres from the application site.

The change of use wouldn't create a huge change in traffic movements to and from the site and the proposed change of use would not have a material impact upon the operation of the adjoining highway network or create a material change in the character of traffic in the vicinity of the site.

To confirm this, a Transport and Highways Report has been submitted alongside this application.

Daylight & Sunlight

The proposals have been designed to ensure that residential amenity is of a good quality. No new windows are proposed as a result of the proposals. The internal layouts have been configured to ensure every habitable room has sufficient levels of daylight and ventilation.

Bedrooms and the kitchen/living/dining areas make best use of the existing large windows which provide sufficient levels of daylight and ventilation.

A daylight and sunlight report accompanies this application and states that all proposed habitable rooms have plenty of natural light in compliance with the BRE recommendations and consistent with the NPPF requiring developments to provide acceptable living standards.

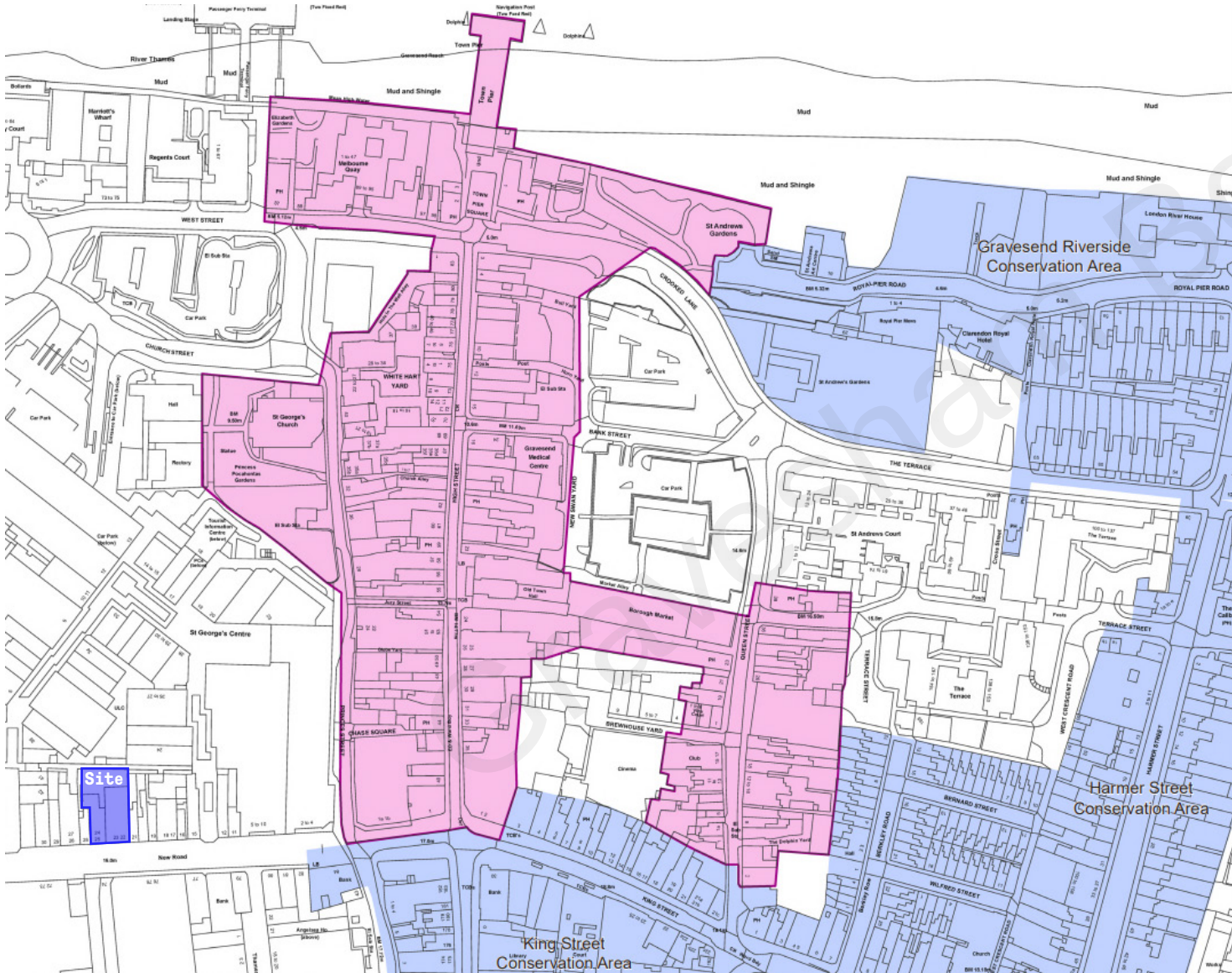


Proposals

04.04 External Factors 02

Conservation Area

The site is not located within a Conservation area as shown on the map of 'High Street & Queen Street Conservation Area' below.



Below (Left)

High Street & Queen Street Conservation Area

Below (Right)

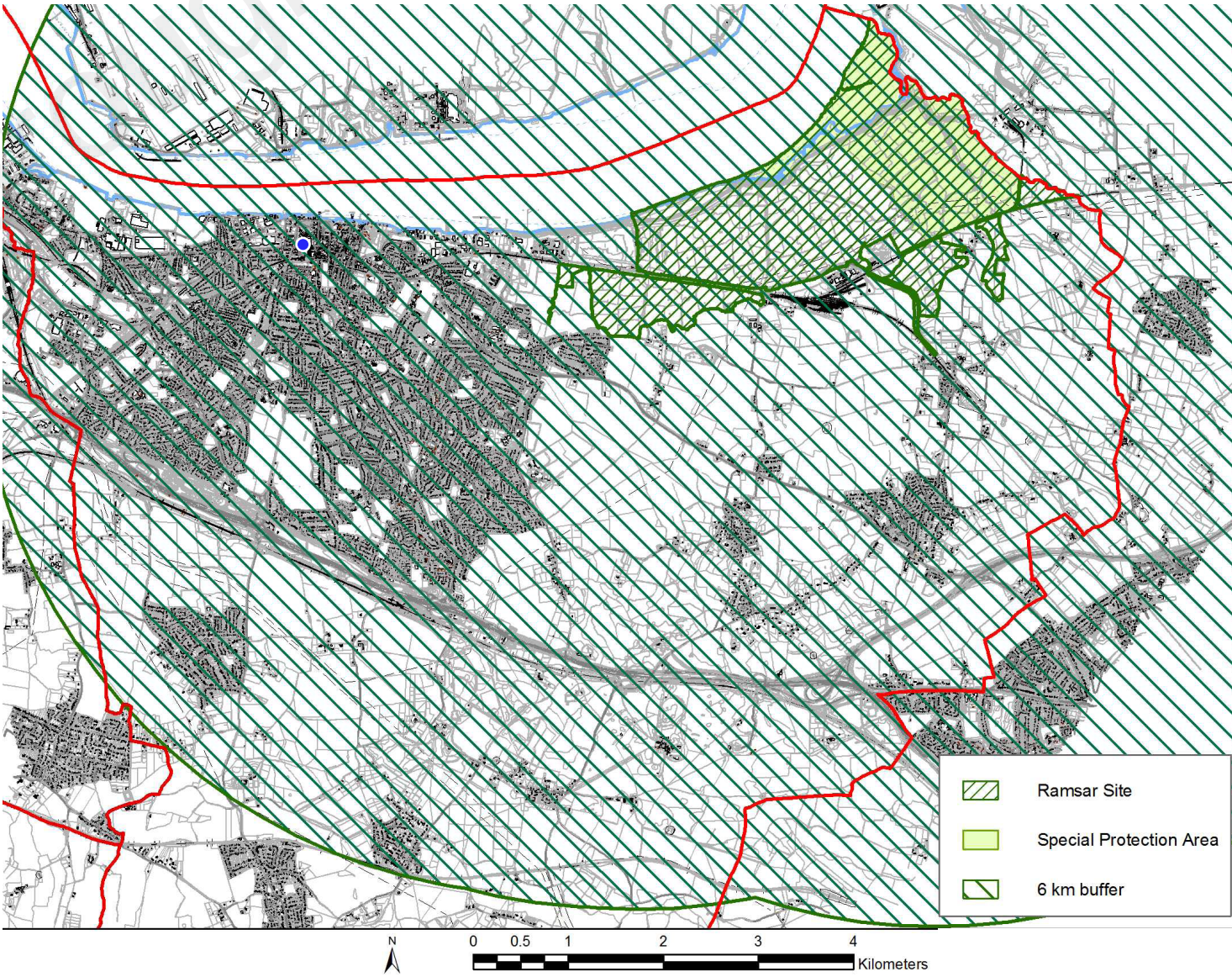
SPAs/Ramsar Site map

Thames Estuary and Marshes Ramsar/Special Protection Area

It is understood that the site is located within the 6km buffer zone of the North Kent Special Protection Areas (SPAs)/Ramsar site and Natural England have advised that proposed residential development is likely to have a significant effect, either alone or in-combination, on the coastal North Kent Special Protection Areas (SPAs)/Ramsar sites from recreational disturbance on the over-wintering bird interest.

Natural England have advised that a tariff of £239.61 per dwelling (excluding legal costs) should be collected to fund strategic measures across the Thames, Medway and Swale Estuaries.

As the proposals are internal to the existing building, it is deemed that there will not be a significant effect on the North Kent Special Protection Areas (SPAs)/Ramsar site. The applicant is willing to pay the tariff of £239.61 per dwelling as part of this application.



05

Access & Servicing

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Access & Servicing

05.01 Access

Transport Network

The existing plot is well located for pedestrian access to facilities set out below:

Open Space	0.5 miles to Riverside Leisure Area
Bus	0.03 miles for bus connections
Trains	0.3 miles to Gravesend Train Station

In all cases there are no steep gradients or major roads to cross giving a high level of pedestrian accessibility. The site is in close proximity to local amenities and transport links making it a suitable residential property location.

Car Provision

The scheme will be a car free scheme.

Cycle Provision

Provision will be made within the scheme for cycle storage as shown on accompanying proposals.

Fire Brigade Access

Fire engines may access the site via New Road and Garrick Street.

Refuse Collection

A refuse/recyclable waste storage enclosure will be provided as shown on accompanying proposals.

Part M Compliance

The proposals will provide access for all and meet all relevant aspects of approved document M where possible within the existing fabric.



06

Conclusion

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Conclusion

06.01 Conclusion

Conclusion

The proposals outlined in this document are considered to be in accordance with the The Town and Country Planning (General Permitted Development) Order 2015 (as amended) Schedule 2, Part 3, Class MA).

It is proposed to convert the Class E space at the first to fourth floor levels of 22-25 New Road to 8 residential dwellings with associated cycle parking.

The change of use of 22-25 New Road will not have an adverse impact on the Class E provision within the area and the premises is well suited to residential conversion having clearly been constructed as a residential premises from the first floor upwards in its original use.



Above

Site Aerial View



Child
Graddon
Lewis

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