



Architects

**Refurbishment of an existing Listed building
including reinstatement of basement windows
and internal alterations to form three additional
flats**

at

**39 The Terrace
Gravesend
DA12 2BA**

Design & Access Statement

05/04/23

**DAC Architects
21 Stone Street
Gravesend Ken
DA11 0NP**

Introduction & Use

39 The Terrace is a detached Grade II Listed building of three storeys and a basement. The description on the Listed Buildings Register, entry Number: 1089000 is as follows:

Corner house to The Terrace and Harmer Street. Circa 1840, probably designed by the Brighton Architect Amon Henry Wilds in 1830-5. 3 storeys brown stock brick, the ground floor painted. Parapet, cornice and stringcourses. 3 sashes facing the Terrace and 3 facing Harmer Street, all with glazing bars intact. Round-headed windows in arcading on the ground floor. Round-headed doorway on each front with semi-circular fanlight. Iron balconettes on The Terrace front. Iron balcony, probably added, on the Harmer Street front.

Previously relevant and approved applications include:

Alterations to the ground floor level to provide 4No. bedsits with communal facilities (Ref. No: 19950786). Approved in 1996.

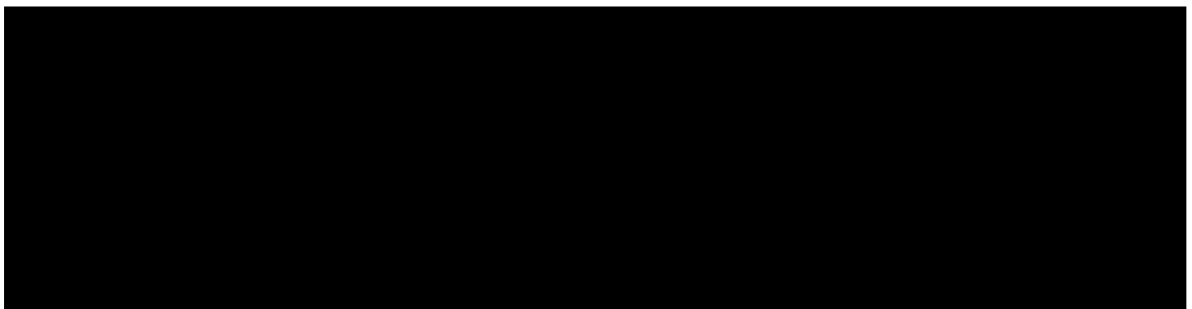
Adjacent to the rear of the building are the original stables. Whilst these also form part of the listed building curtilage, they achieved Planning permission in 2001 to be converted into two single bedroom flats (Ref. No: 20010969).

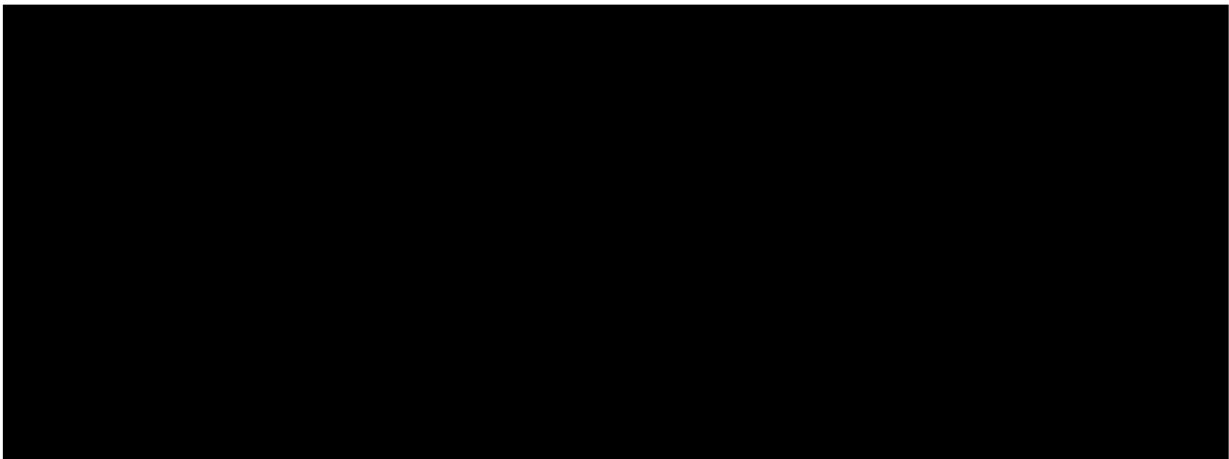
The existing arrangements of 39 The Terrace provide 1No. 3 bed flat and 2No. 2 bed flats. The 2 bed flats at 92m² each far exceed today's space standards of 70m² for a four person 2 bed flat. The applicant intends to upgrade the existing fabric to restore the listed building whilst also ensuring the property is more efficiently occupied.

The basement is unused with an access stair at the rear attracting waste. The rear garden is used as bin storage and access to the ground floor flat. A steel external stair at the rear provides access to the first floor common parts access to the first floor flat and the second floor level flat.

Proposed Development

The proposed development has been worked up having had some contact with the Planning Authority via our Pre-application Enquiry: PRE20230018.





A full schedule of the proposed accommodation is provided on the drawings.

The rear garden is to accommodate the provision of secure and covered bin and recycling storage and secure bicycle storage as well.

The ground floor is to be divided into 2No. flats with their own private stairs to Kitchen/ living spaces in the basement. These spaces are provided with daylight via the new stair wells and reinstated windows where there's evidence they previously existed. New conservation pavement lights are to be installed above.

The first and second floor levels are each to be divided into two flats retaining existing walls, partitions and fitted cupboards as far as possible.

The roofs are to be repaired where necessary and otherwise retained as existing.

End.