

6 Berkley Crescent and 48 Harmer Street, Gravesend, Kent.

Design and access statement.

Introduction

Planning and Listed Building Consent has been granted for the change of use of the ground floor and also of the first and second floors to create two 2 bedroom flats. The Decision Notices reference being 20210334 for the Planning Consent and 20210335 for the Listed Building Consent.

This application seeks consent to alter the layout of the flats and also to the installation of an AOV as required by Building Control.

Access comments are not that relevant to this application.

Design

The alterations to the flats are requested by the applicant in order to enable drainage from the bathrooms to run to the rear of the building and then to run down to the ground floor and across the ceiling to the ground floor toilet then into the existing foul drain connection.

Whilst the changes create a greater length of corridor, the applicant prefers to make this change to the layout than to have problems in running the drainage.

An AOV is required by STG Building Control above the staircase to the flats so this is proposed to be installed in the rear slope of the main roof so that it is not visible from street level. The AOV will be a conservation AOV so will be the same as a Conservation Velux and have a central glazing bar with the low profile frame that sits low in the plane of the roof slates. The frame will be painted black and it will be of aluminium frame.

Access

The alterations proposed do not change the details relating to access previously submitted.

END