



SEVENCROFT LTD



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Design & Access Statement

For

**Proposed Extension to rear & conversion of Existing
Residential unit to Flats**

&

**Change of use of redundant Restaurant area to 11no.
One Bedroom, One Person Units**

at

**139 - 140 Parrock Street,
Gravesend,
Kent DA12 1ER**

VAT. Reg. No. 785 2008 26

Director : C. J. McMullon Dip. Arch.

Company

Secretary : A. J. McMullon

Registered in England No. 4216262.
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A Design & Access Statement is a document that explains the thinking behind a Planning Application, to show that the applicant has thought carefully how everyone, including disabled people, older people & young children will be able to use the proposed dwelling.

The Design Statement should be read in conjunction with drawing numbers the following drawing numbers

- Drawing no. 2022/28/01 – Existing site location and block plan
- Drawing no. 2022/28/02 – Existing basement floor plan
- Drawing no. 2022/28/03 – Existing ground floor plan
- Drawing no. 2022/28/04 – Existing first floor plan
- Drawing no. 2022/28/05 – Existing second floor plan
- Drawing no. 2022/28/06 – Existing elevations (front and side)
- Drawing no. 2022/28/07 – Existing elevations (rear and side)
- Drawing no. 2022/28/08 – Existing elevations (front and side)
- Drawing no. 2022/28/09 – Existing elevations (rear and side)
- Drawing no. 2022/28/10 – Proposed site location and block plan
- Drawing no. 2022/28/11 – Proposed basement floor plan
- Drawing no. 2022/28/12 – Proposed ground floor plan
- Drawing no. 2022/28/13 – Proposed first floor plan
- Drawing no. 2022/28/14 – Proposed second floor plan
- Drawing no. 2022/28/15 – Proposed third floor plan
- Drawing no. 2022/28/16 – Proposed elevations (front and side)
- Drawing no. 2022/28/17 – Proposed elevations (rear and side)
- Drawing no. 2022/28/18 – Proposed Roof plan
- Drawing no. 2022/28/19 – Proposed Street scene Elevation

1.0 Introduction

The proposed application is being submitted for Proposed Extension to rear & conversion of Existing Residential unit to Flats & Change of use of redundant VAT. Reg. No. 785 2008 26

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Restaurant area to 11no. One Bedroom, One Person Units at 140 & 139 Parrock Street, Gravesend, Kent DA12 1ER. Pre-Application advice is sort from the Planning Department regarding this revised scheme & approach. This being an amended scheme following my client's purchase of No 140 Parrock Street & the planning approval reference number 20200815

2.0 The Site & Design Approach.

- 2.1 The application site is a Restaurant & Residential Unit located on the outskirts of the town centre. The site is covered by Area Policy 2 (Parrock Street).
- 2.2 Number 139 Parrock Street is an attractive three storey building with restaurant on ground and first floor and some living accommodation on first floor and second floor. Number 140 Parrock Street is a Four Storey, 4 Bedroom Property.
- 2.3 The Proposed First & Second Floor extension to rear, along with Mansard Roof Extension and conversion of existing residential unit and change of use of redundant restaurant area has been designed to provide 11no. one bedroom, one person units. The Mansard Roof Extension being in line with the Existing Building at 1 to 7 Parrock House.
- 2.4 The proposed extension to No 139 Parrock will be no different to that previously approved & therefore the impact on No 138 Parrock Street will not be altered. The Proposed works to No 140 Parrock Street will involve the construction of a new top floor & Mansard Roof along with a connecting staircase to join in with No. 139.
- 2.5 The proposed extension & conversion would respect and respond positively to the context of the surroundings, both visually & functionally, and enhances the quality of the local environment through high quality design.

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- 2.6 Our proposals produce a positive spatial structure and sense of place through an integrated approach to the site combining layout, building form and design.

3.0 Usage

- 3.1 The proposed development is for 11no. one bedroom, one person Residential units.
- 3.2 The proposal complies with Policy H5 of the Gravesham Local Plan 1994 and Policy CS14 of the Core Strategy 2014.

4.0 Layout

- 4.1 The proposed residential units would be for One Bedroom, One person dwellings in accordance with the previous application advice given by the planning officer. The overall scheme ensures that the proposals comply with Policy CS19 of the Core Strategy 2014.
- 4.2 The proposed units would provide Living / Kitchen / Dining Area to each unit with a bathroom centrally placed with a single bedroom. The Existing garden area to the rear of 140 Parrock Street will provide a washing line drying area along with amenity space & bin storage area for all flats.
- 4.3 All habitable room windows have been provided with sufficient outlook, daylight and privacy to comply with Council requirements.

5.0 Scale

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5.1 The proposed residential units are in proportion with the existing properties in the locality.

5.1.1 The proposed units will provide good sized one bedroom one person units within the area.

5.1.2 The proposed residential units are in keeping with the properties within the locality.

6.0 Appearance

6.1 The External appearance will be of rendered walls which will match the existing buildings either side of our development & will be finished with Artificial slate hanging with Fibreglass roof to match the existing properties within the locality. The windows will be double glazed uPVC windows of sash style appearance to compliment the adjoining buildings within the area.

6.2 The proposed dwelling has been designed so that it exceeds the space about dwellings standards & will therefore not have a detrimental effect on the neighbouring properties.

6.3 The materials have been chosen to enhance the existing property with the proposed residential flats being designed along the lines of the existing flats within the area & all in keeping within the street scene.

Amendments made following Pre-Application Advice Reference PRE20220234

FIVE YEAR HOUSING LAND SUPPLY

At present, Gravesham Borough Council is unable to demonstrate a five-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 Core Strategy Policy CS02 must be regarded as being out of date, as required by paragraph 11(d) of the NPPF.

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In determining applications for planning permission involving housing, the Council will therefore apply a weighted balance in favour of granting planning permission in accordance with relevant case law and guidance, having regard to the acceptability or otherwise of the proposals when evaluated against development plan policy, the need to make efficient use of land, the relative contribution the proposal makes towards the alleviation in any shortfall in housing delivery at that time and any other considerations material to the proposed development.

RESPONSE - Application complies with relevant policies

DESIGN AND VISUAL IMPACT

Within this locality there is variety in terms of the height of buildings. Residential dwellings range from two storey to four storey and there are flatted developments nearby of an even greater height. The roofscape along Parrock Street is by no means uniform. As such there is no objection to the broad principle of providing a third floor to the building. However, it is important to note that the neighbouring dwellings to the site are both two-storey in height. As such, any planning application should be accompanied by drawings showing the proposed development in the context of the wider street scene in order that the broader visual impact of the proposal can be fully assessed.

RESPONSE – Please find enclosed one copy of Drawing number 2022/28/19 illustrating the Street Scene along Parrock Street.

The resulting front elevation of the building would have a broadly uniform appearance with matching fenestration and architectural detail. The mansard style roof would also extend across both buildings to provide consistency in the appearance of the front elevation. However, there are concerns with the appearance of the rear elevation.

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In contrast to the front elevation, the design of the roof to the rear appears bulky, disjointed and contrived. This lack of uniformity is also reflected in the elevational treatment of the resulting rear elevation.

There are differences in the design of fenestration and detailing which detract from the appearance of this part of the building. For these reasons the scheme could not be supported in its current form. The design of the roof and rear elevation need to be revised to provide a development that respects both the scale of the overall building and is more cohesive in terms of appearance. If an application were to be submitted, it should be accompanied by a roof plan which clearly shows the configuration and design of the existing and proposed roofs.

RESPONSE - The rear elevation has been amended in accordance with comments & now matches the detailing & fenestration of the front elevation.

It is noted that the walls of the resulting building would be rendered with the roof finished in artificial slate. Full details of these materials should accompany any future planning application. In principle there is no objection to these materials particularly given the variation in materials within the immediate locality.

RESPONSE - The elevations will be rendered to match the adjoining buildings & painted two tone grey to match the existing paintwork on Tufail. The Mansard Roof will be finished with Cedral Thrutone Smooth Slates with fibreglass flat roof. The detailing & fenestration of the windows will match Parrock House & will be finished in white uPVC

It is noted that Flat 1 of the proposed scheme would be located entirely at basement level. This would not comply with the above requirements. This would need to be addressed in any future planning application.

RESPONSE - The Ground to the rear falls away at the rear & the property will be provide with a Private amenity space straight off the Living / Kitchen area. Therefore this flat could at worst be described as a semi basement flat.

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The submitted drawings show refuse storage to be provided for both the existing restaurant and proposed flats. However, the location of the storage for the flats does not appear to be convenient or easily accessible for all residents. Any future application would need to address this as well as providing information on the capacity of the refuse storage facility to ensure it is sufficient to serve the proposed development.

RESPONSE – Separate Refuse area is provided for the flats at the entrance, similar to all properties along Parrock Street.

RESIDENTIAL AMENITY

The impact of the proposal upon residential amenity is considered below under the following sub-headings:

i) Internal space standards

The “Technical housing standards – nationally described space standard” was published by the Department for Communities and Local Government in March 2015. It sets out requirements for the gross internal area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home.

Details of the gross internal floor areas of the proposed residential units have not been provided in your submission. However, it will be important to ensure that these meet the minimum standards set out within this document. Similarly, the minimum size requirements relating to bedrooms will also need to be satisfied.

RESPONSE – Separate Refuse area is provided for the flats at the entrance, similar to all properties along Parrock Street.

ii) External space standards

Policy CS19 of the Core Strategy requires that new development “will provide appropriate levels of private and public amenity space”. In addition, the Council’s Residential Layout Guidelines require that for flats, a communal garden area equivalent to a minimum of 10 sq. metres shall be provided for amenity space. It would appear that this requirement would be met. However,

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it is not entirely clear how all flats would achieve access to this area. This should be clarified in any future planning application.

RESPONSE – A Communal Garden is provided to the Rear of the premises providing secure space for the Bike store as well as two rotary washing lines & a picnic table for use by the occupiers of the premises. The overall amenity space will be 38.1sqm which is well in excess of the 10sqm minimum.

iii) Privacy

The Council's Residential Layout Guidelines require that where windows of habitable rooms face each other (whether across a road, pedestrian way or private garden) a window-to-window distance of at least 21 metres should be provided. It is noted that this standard would not be fully satisfied with the current proposal.

In the consideration of planning application 20200815 this issue was assessed as follows:

In terms of loss of privacy, account has been taken of the adopted Residential Layout Guidelines (SPG2) which seeks to ensure that there is a minimum distance of 21m between the facing windows of habitable rooms and the private garden area of any dwelling. In this case there are dwellings located to the rear, with the closest property being No. 63 Peacock Street at approx. 10m away and No. 65 Peacock Street being approx. 18m. While this distance falls below the minimum privacy distance, it is not unusual given the established pattern of development locally set by the shallow rear gardens. Furthermore, both of these properties are at an angle to the application site and not directly to the rear and as such it is considered acceptable.

The rear habitable room windows of the proposed dwellings would afford some views over the private rear garden areas of properties in both Parrock Street and Peacock Street from the first and second floors, however, a degree of overlooking is inevitable given the orientation of the dwellings, and mutual overlooking occurs from the existing surrounding properties. In this case, the rear elevation of the nearest property would be approx. 8.2m from the site boundary with no.

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63 Peacock Street which is same as the other surrounding properties and most views would be of the garage and parking area directly to the rear.

Given that none of the windows within the extension currently proposed would be closer to existing properties than the windows of the extension approved under planning reference 20200815, the above conclusions must be considered equally applicable to your proposal.

RESPONSE – No alterations required.

iv) Sunlight, daylight and outlook

The proposed extension would be located to the north of the property at no. 138 Parrock Street. It would also be set back from the boundary with this property. Due to the orientation of the extension and its distance from the boundary, it is unlikely to have a significant impact upon the residential amenity of the occupiers of this neighbouring property in terms of loss of sunlight, daylight or outlook.

RESPONSE – No alterations required to previously approved application.

The proposed extension to the rear of the existing property at no. 140 Parrock Street would be located to the south of the neighbouring property at no. 140a Parrock Street. The rear elevation of the neighbouring property has windows at ground and first floor levels. The closest of these windows to the boundary with no. 140 Parrock Street appear to serve habitable rooms. There is concern that due to the scale, height and projection of the proposed extension, it could potentially result in a loss of sunlight and daylight to these neighbouring windows. The proximity and height of the extension could also result in a loss of outlook from these windows. These issues would need to be addressed in any future planning application.

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RESPONSE - The Ground Floor room adjacent to the Boundary serves the existing kitchen & the first floor window serves a bedroom. The proposed extension to the rear of No. 140 has been recessed back in order that it is outside the 45 degree splay line from these windows.

NOISE AND ODOUR

The proposal includes the relocation of the rear flue. This would now be located adjacent to habitable windows of the proposed new flats as well as in close proximity to the neighbouring property at no. 138 Parrock Street

Any future planning application should therefore be accompanied by an appropriate report to demonstrate that the proposed extraction system would be suitable in terms of mitigating the risk of nuisance from odour and smoke, In addition, a noise impact report should also be submitted to demonstrate that the noise emitted from the extraction system and any plant or equipment associated with it would not adversely impact the amenity of neighbouring occupiers and future occupiers of the proposed flats.

RESPONSE - The proposed Extract fan has been relocated away from the current location between the windows & is now to be installed halfway along the outside wall which currently has no windows on it. The proposed extract unit has been upgraded, with all details provided separately, & will be mounted with anti-vibration mounts. The High velocity jet cowl to be installed ensures that this type of termination provides a higher efflux velocity over standard cowls. In simple terms any residual odours will be "Jetted" high above areas that may be affected by nuisance odours. The overall package will ensures that the risk of nuisance from the installation is greatly reduced & is a vast improvement on the current situation on site.

Highway issues

It is noted that no on-site parking provision is proposed. Any planning application should therefore be accompanied by a justification for an absence VAT. Reg. No. 785 2008 26

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of such parking. This could refer to the sustainable location of the site close to Gravesend town centre and its proximity to good public transport links. The submitted justification would need to be considered on its merits at the time of the application.

If a nil level of on-site parking provision were to be accepted, there would still be an expectation that cycle storage facilities should be provided. The current Kent County Council Vehicle Parking Standards provide minimum cycle parking standards. For residential flats and maisonettes, there is a requirement of one space per unit. The current proposal makes no provision for cycle storage facilities.

RESPONSE – As stated within the Pre-Application advise, no off street parking is provided as a result of its locality being in close proximity to the town as well as being less than 75m to the nearest Bus Stop. Secure Bike storage has been provided within the rear Amenity Space area with space provided for 11 Bikes.

ECOLOGY AND BIODIVERSITY (BIRD MITIGATION)

Having considered a number of options, the Council have decided to impose a tariff on new housing development. Developers will need to pay £275.88 for every new dwelling provided within 6km of the Ramsar site and SPA and for larger housing developments beyond 6km from them. The money raised will be used to pay for schemes to avoid the adverse impacts of new housing development on the birds.

In this instance, the proposed development would result in the creation of six additional residential properties and as such a SAMMS mitigation contribution of £1,655.28 would be required.

RESPONSE – Our Client is happy to pay the SAMMS mitigation Contribution as requested.

CONCLUSION

We feel that we have responded positively to the comments raised in the Pre-Appolication advice but should you wish for any further amendments to make the application acceptable please do not hesitate to contact me.

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