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**Natwest Gravesend
30 King Street
Gravesend
Kent
DA12 2XX**

Design & Access Statement



Date: December 2022

Our Reference: 22-184-AS-DAS



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1. Introduction

The following Design & Access Statement is for proposed urgent roofing and maintenance works to the Natwest retail banking branch at 30 King Street, Gravesend, Kent, DA12 2XX. The document should be read in association with the following documentation:

- 22-184-AS-RS: Repairs Statement
- 22-184-AS-HS: Heritage Statement

This statement should also be read in conjunction with the following drawings:

- 22-184-AS-03: Existing and proposed floor plans
- 22-184-AS-04: Existing and proposed roof plans and elevations
- 22-184-AS-05: Existing and proposed site plans

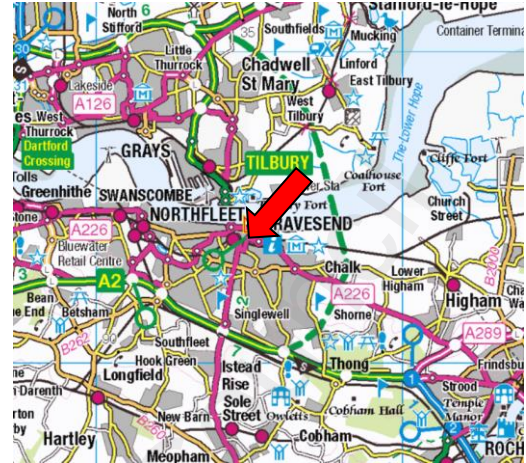
The proposed refurbishment works can be summarised as follows:

1. Refurbishment of main pitched roof
2. Refurbishment of leadwork to box gutters, valleys, verges and ridges.
3. Re-dress leadwork to two turrets.
4. Refurbishment of rainwater outlets
5. Cleaning of front and side elevations
6. Repair and decoration of timber window frames to gables, front and side elevations.
7. Repair and decorate metalwork including *Crittall* windows and rainwater downpipes.
8. Isolated stone repairs to front and side elevations
9. Install anti-roosting measures
10. Reinstatement of finishes to disturbed internal areas

2. Land Use

The building is Grade II Listed under the Planning (Listed Buildings/Conservation Areas) Act 1990 and is situated within the prime retail district of Gravesend which also incorporates the Gravesend Conservation Area.

The property is currently used to offer retail banking services - Use Class E(c). There is no proposal to change the use of the building as part of this application.



3. Development Amount

The proposed maintenance works relate to the refurbishment of the main roof and associated works to the front and side elevations; including window repairs and decorations, stones repairs and internal repairs and decorations. They are required to address problems with ongoing water ingress that has resulted in damage to the internal building fabric.

This proposals are deemed to have minimal visual, or aesthetic impact. The existing building footprint will not be altered as a result of the proposal. Works comprise the undertaking of sympathetic, "like for like," refurbishment to the main roof with 25% slates to be retained, with any new slates to be a *Westmoreland* slate covering to match existing.

The proposed works seek to maintain the heritage asset, restoring these elements to a well maintained condition.

4. Site Layout

The site occupies a prominent corner plot retail unit with the front facing elevation on King Street with the side elevation on Windmill Street, Gravesend. Customer access is gained via the main entrance to the front. The works relate to the main roof, rear flat roof and front and side elevations.

No alterations to the site layout are proposed.

5. Development Scale Relationship

The scale and massing of the building footprint will remain as existing, the existing roof is to be refurbished on a, "match existing," basis, weathered in the existing *Westmoreland* slate covering. The flat roof will be fully refurbished with a mineral felt system. Effective maintenance repairs to the front and side elevations, including window and stone repairs are to be undertaken on a, "like for like," basis.

6. Landscaping

The existing landscaping is minimal and unaffected by the proposal.

7. Design Rationale

Inspections have substantiated that water ingress is being experienced internally, with significant damage noted to the accommodation at second floor level. Externally, access to the main roof space has been gained via a mobile access lift which revealed the building is surmounted by a number of timber-framed pitched roof portions - all weathered in a natural slate covering. A number of damaged and missing slates were identified, specifically in the areas where moisture ingress is being experienced.

The roof is constructed with a number of valleys weathered in lead which discharge into channel gutters. These appear to be the principal source of the water ingress being experienced. It is recommended they be re-lined as part of the planned refurbishment works.

The proposal outlines the full refurbishment to part of the main roof including rafters, collars and strutting repairs, new battens, breathable membrane, insulation and *Westmoreland* slates. The latter are to be retained as part of the stripping process, with a nominal allowance of 25% replacement. Allowance has been made for refurbishment of parapet box gutters and re-dressing all leadwork to two turrets. The existing rear flat roof is to be refurbished with a mineral felt covering including stripping back to deck with allowance for isolated deck repairs.

Repair and decoration of all timber window frames is proposed to the front and side elevation with allowance for the removal and replacement of all decaying sections. Timber window casements to both gable ends are to be replaced due to suffering from progressive decay and rot infestation. All casements are to match existing in dimension and profile.

It is proposed isolated stone repairs be undertaken to the front and side elevations including re-pointing works and cleaning with a suitable non-aggressive system.

All works are very based on, "like for like," effective repairs. All of the repairs are very minimal, ensuring that there is a minimal loss of historic material and ensuring that the existing building is well maintained for future generations to enjoy.

8. Professional Involvement

This report has been produced following the prescribed structure as set out in "Design and Access Statements: how to read, write and use them" produced by CABI in 2006 for the Commission for Architecture and the Built Environment (reprinted 2007).

Due to the simplistic nature of the application, no external community members or professionals have been consulted prior to the application.

9. Planning Policies Assessment

Relevant local and national government policies have been reviewed in relation to this application.

10. Site Access

The existing access to the property will not change.

11. Conclusion

The proposed works predominantly comprise the external refurbishment of part of the main roof, refurbishment of flat roof, façade repairs and associated internal reinstatement works. The existing layout of the site is to be retained, with continuity in terms of use, location and access. The proposals include for the external and part internal refurbishment, with effective repairs undertaken in a sympathetic manner by specialist sub-contractors.

The proposed works seek to maintain this historic asset. They are considered urgent reactive maintenance and deemed to have minimal visual, or aesthetic, impact on the external façade of the building.

Techniques and materials deployed will be in strict conjunction with that required by the Conservation officer. The proposal seeks to maintain this significant heritage asset.

12. Bibliography

- Design and access statements guide, CABI, 2007
- <http://www.heritagegateway.org.uk>
- <http://www.planningportal.gov.uk>
- <http://www.communities.gov.uk>

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Date: December 2022



VERIFICATION
Approved for issue Job Manager Date

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