



Child Graddon Lewis

Gravesend Borough Council



21-23 New Road



Design & Access Statement
August 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 full planning application submission for the redevelopment of 22-25 New Road, Gravesend, DA11 0AA.

The existing site, which currently comprises of Ground Floor Retail and Office use. The upper floors have recently been granted permission via Prior Approval for the conversion of a mix of Office (B1), Dentist Surgery (D1) to Residential Use (C3).

This full planning application is for the conversion of the existing residential unit at 1st - 3rd floors into 6 residential flats.

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:

- 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 existing ground floor retail units are currently unoccupied:

Ground Floor & Basement: 22-23 New Road (recent approval for change of use to Adult Gaming Centre ref. 20220456)

Ground Floor: 24-25 New Road Previously Thomas Cook (B1)

A mix of Class E and C3 use occupies the first to fourth floor levels. However, as previously mentioned, a prior approval application has been approved for the conversion of the Class E units into 8 residential flats. 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 flats above 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

Change of use from Retail Use (E(a)) to an Adult Gaming Centre (Suit Generis)

22-23 New Road Gravesend DA11 OAA
Ref. No: 0220456
Validated: Friday 6th May 2022
Status: Permitted

Application for a determination pursuant to Article 3, Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) as to whether Prior Approval is required in respect of the proposed change of use of the existing Class E and Dentists Office (D1 Use) at the first-fourth floors to residential (C3) to create 8 residential apartments.

22-25 New Road Gravesend DA11 OAA
Ref. No: 20220162
Validated: Tuesday 15th March 2022
Status: Permitted

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



04

Proposals

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Proposals

04.01 Brief

Brief

The proposed scheme comprises the conversion of the existing Residential Class C3 space at first to fourth floors at 22-25 New Road, Gravesend, DA11 0AA to create 6 new residential studio units (C3).

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



Proposals

04.02 Design Proposal

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.

Flood Risk

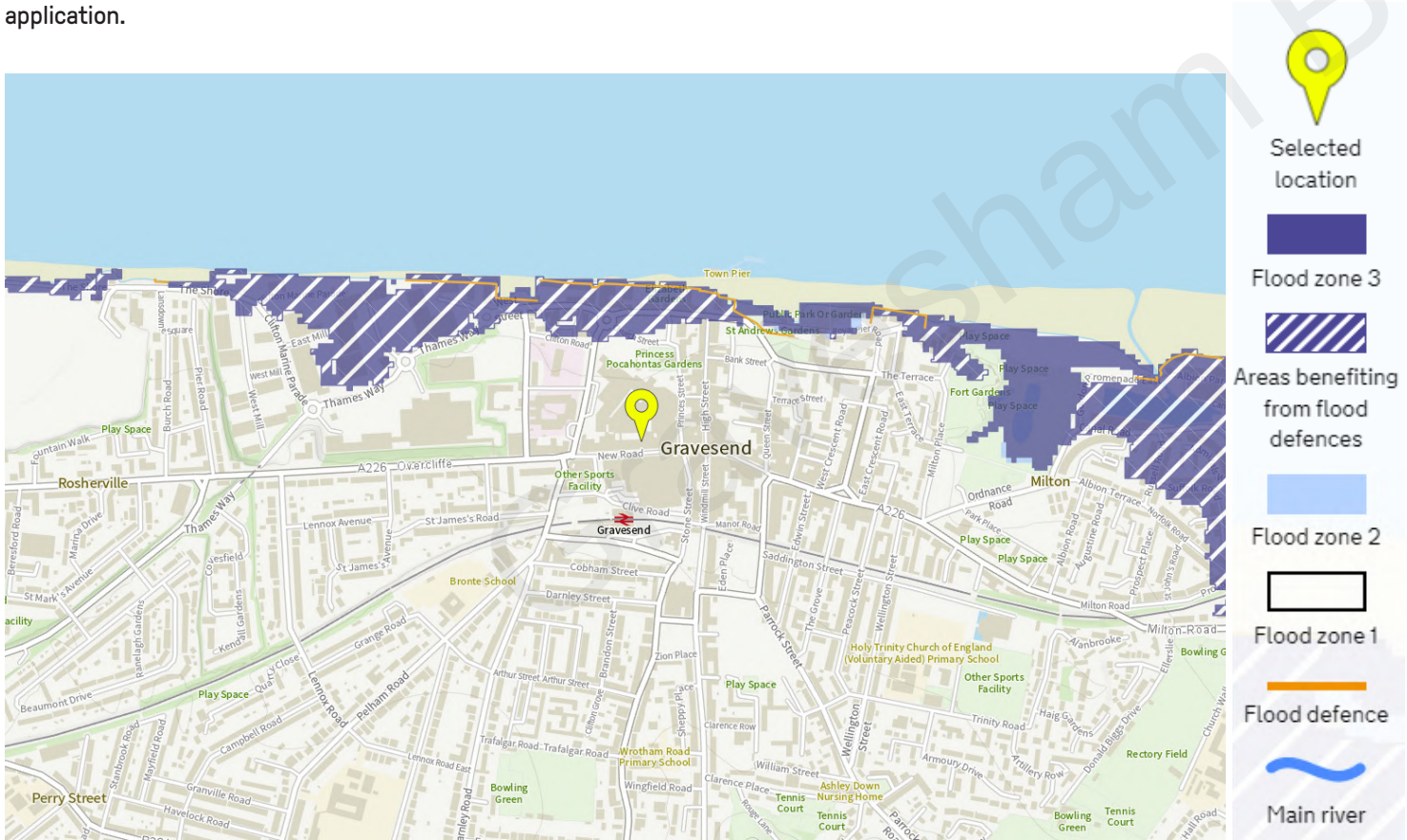
The environmental Agency indicates that the site is located in flood zone 1, an area with a low probability of flooding.

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



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 pedestrians on New Road.

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

As with the approved change of use application on this site, the inclusion of secondary glazing internal to the existing facade is proposed for all 6 new studio flats in this application. 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.

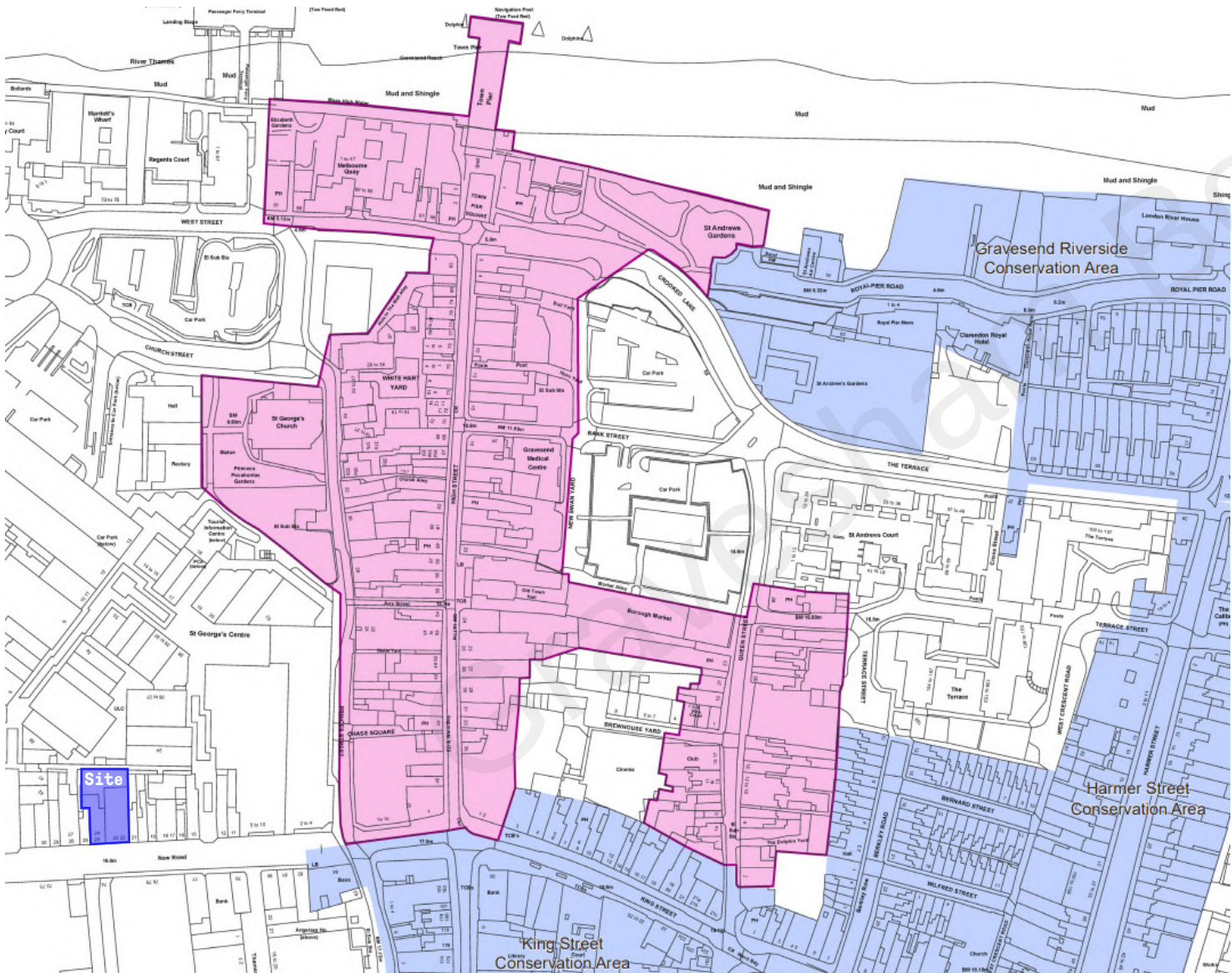


Proposals

04.03 Design Proposal

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)

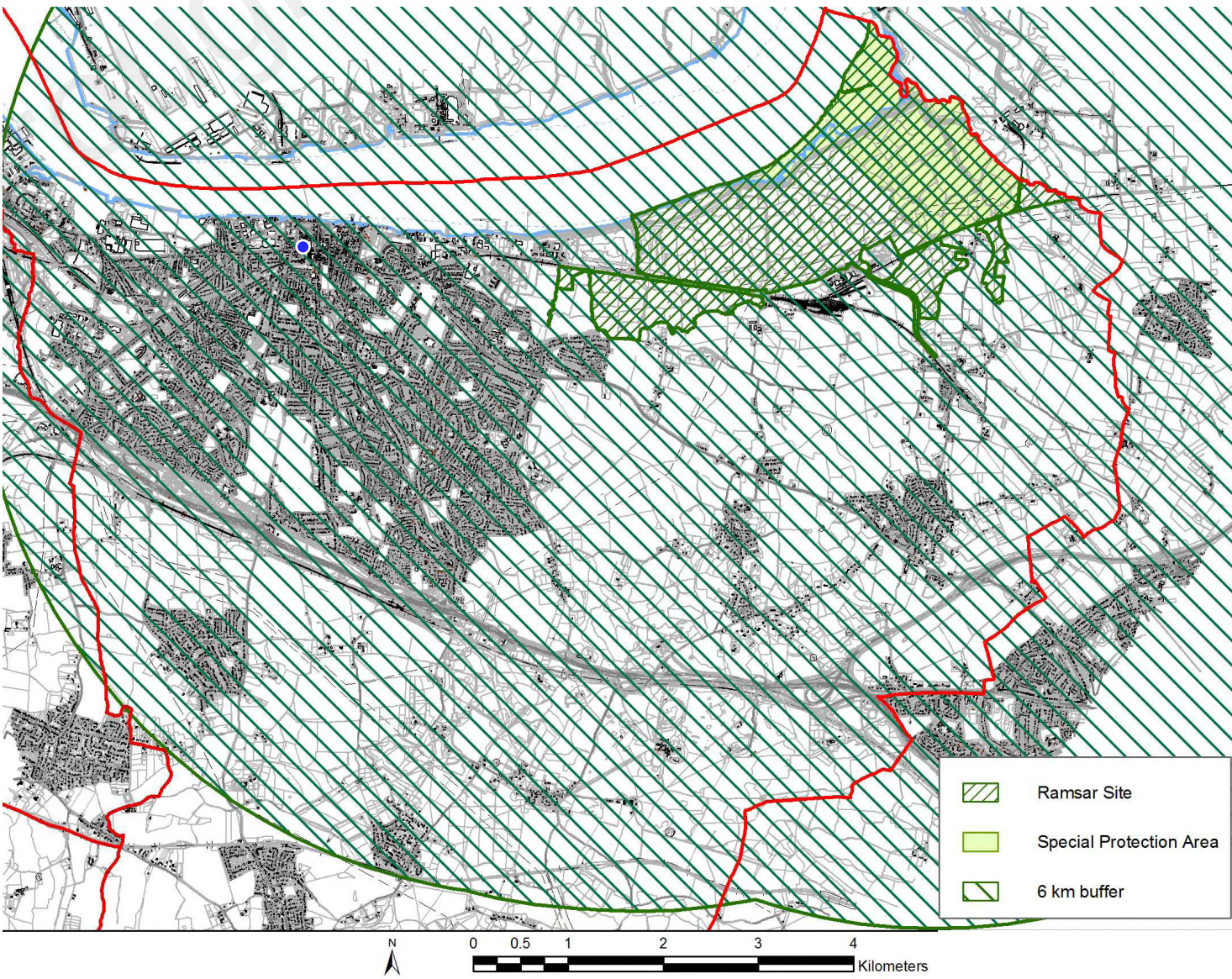
SPAs/Ramsar Site map

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

Planning Policy

Gravesend Borough Council



Planning Policy

05.01 Gravesham Local Plan Core Strategy 2014

CS01 Sustainable Development

The Gravesham Local Plan 2014 suggests that the Borough aims to bring 6,170 new homes to the area by 2028.

The Borough has outlined that Gravesend Town Centre is a key site and opportunity area to provide 690 homes as it is one of the highly accessible locations where the most significant growth is expected to be delivered.

The proposed development aims to support this policy by providing a six new high quality residential units in Gravesend Town centre. The proposal comprises 6 studio flats whilst also refurbishing and regenerating an existing unused building. The site is located in a prime residential zone with easy access to local amenities and transport and therefore ideal for single people and small families.

CS02 Scale & Distribution of Development & CS05 Gravesend Town Centre Opportunity Area

Policy CS02 and CS05 of the Gravesham Local Plan Core Strategy September 2014 prioritises development in the urban area as a sustainable location and seeks to achieve this by promoting regeneration by prioritising redevelopment and recycling of underused, derelict and previously developed land, predominately in Opportunity Areas located within Gravesend and Northfleet.

As outlined above as part of the response to CS01 Sustainable Development, the proposed development provides six new homes whilst also redeveloping and improving an existing building on the main high street in Gravesend Town Centre.

The application site is located in the Gravesend Town Centre Opportunity Area, where Policy CS05 sets out that it will be the principal focus for town centre related economic and social activity, which will be achieved by, amongst other things, consolidating the existing retail area and encouraging a mix of employment and residential uses

CS12 - Green Infrastructure

Gravesham Local plan outlines the provision and standards for green space, indoor and outdoor sport and recreation provision in the borough.

As the proposed building is situated within a town centre location there is little scope to provide separate amenity to each residential unit, however due to its central location it should be deemed acceptable to rely on local facilities to provide amenity. The site has also been identified as being within the internationally designated Special Protection Areas SPAs/Ramsar site. The applicant will pay the necessary tariffs associated with residential developments in the SPA/Ramsar zone.

CS14 Housing Type and Size & CS15 Housing Density

Policy CS14 of the Gravesham Local Plan Core Strategy (September 2014) seeks to ensure that new housing development provides a range of dwelling types and sizes and Policy CS15 sets out minimum densities for new housing, with the proviso that the density should be consistent with achieving good design and does not compromise the distinctive character of the local area.

The proposal is to refurbish the property from the inside and provide good quality upgrades to the existing fabric, which will therefore not compromise the existing character of the local area, but enhance it further.

CS18 Climate Change

Policy CS18 on climate change sets out the relevant requirements for developments in areas at risk of flooding and the requirements in relation to surface water run-off and Sustainable Drainage Systems (SUDs).

The proposals are set within the existing building fabric, and therefore there should be no change to the existing surface run-off rates. There are no external works proposed as part of this scheme and therefore no opportunity to improve the permeability of the site. The property sits within flood zone 1 and therefore not at risk of flooding.

CS19 - Development & Design Principles

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

The proposal is to retain the existing building in its current form, with most of the alterations being internal, meaning the existing character will be maintained. Scale, height and building lines will remain unchanged from its current situation.

The layouts have been designed to provide suitable living conditions for future occupiers of the flats. The proposal will be designed and constructed to safeguard the privacy and daylight and sunlight of its future occupier.

CS20 - Heritage and the Historic Environment

Policy CS20 of the Gravesham Local Plan Core Strategy 2014 places a high priority on the preservation, protection and enhancement of its heritage and historic environment.

As outlined previously, the proposal retains the existing building fabric with minor aesthetic improvements to bring the building back to its former glory. All intricate detailing will be retained and made good where general wear and tear has occurred. These improvements in turn will retain the existing building fabric, preserve and protect its heritage and historic environment along New Road and Gravesend's local vernacular whilst also providing contemporary homes for new tenants.



06

Access & Servicing



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Access & Servicing

06.01 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

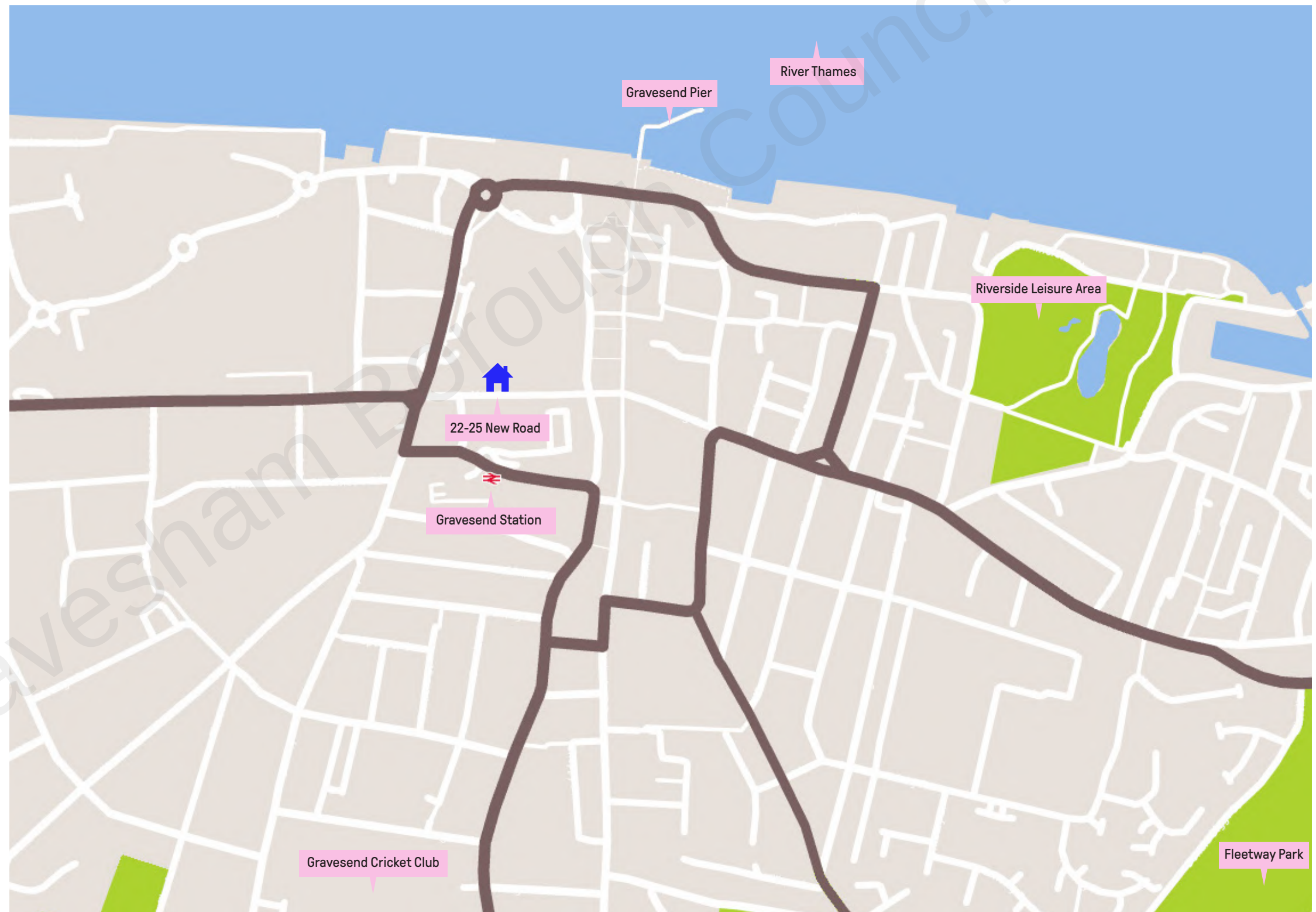
Fire engines may access the site via New Road and Garrick Street.

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 required.



07

Conclusion

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Conclusion

07.01 Conclusion

Conclusion

The proposals outlined in this document are considered to be in accordance with the Gravesham Local Plan 2014 Core Strategy

It is proposed to convert the existing residential Class C3 space at the first to fourth floor levels of 22-25 New Road to 6 residential dwellings with associated cycle parking.

The application will not have an adverse impact on the immediate area and the premises is well suited to be split into smaller units to tie in with the recently approved residential prior approval application ref. 20220162.



Above

Site Aerial View



Child
Graddon
Lewis

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