

PLANNING DESIGN AND ACCESS STATEMENT



IN RESPECT OF:

**CONVERSION OF 196-197 PARROCK STREET GRAVESEND FROM COMMERCIAL TO
RESIDENTIAL ACCOMMODATION**

14th June 2023

Response to Pre-planning Application

Pre-planning applications were submitted initially for conversion to five flats and later for conversion to one flat and a House of Multiple Occupation. The responses to both have been taken into account and the points raised addressed in detail in a separate document.

The Property

196 and 197 Parrock Street together were built as one of a pair of houses in the 19th century, 195 forming the second part of the pair. 196 and 197 have been separated on the ground floor, but remain combined on the first floor.

The property is grade II listed.

Locality

The property is opposite Saint John's Roman Catholic Church and is in the King Street Conservation Area. It is close to the town centre shopping area and to the bus terminal and railway station.

Curtilage

The curtilage extends approximately 5m to the front of the house. It is concrete paved and runs through to the pavement with no barrier or distinction of the boundary to users of the street.

There is space to the rear for bin and cycle storage.

History and Current Use

Although designed and built as a house, the current building designation is Class B1. It has not been occupied for over ten years and is falling into disrepair. It was Grade II listed in 1975. Permission for the conversion from residential to office accommodation on the first, second and third floors was granted in 1977. Census data indicate that the occupants in the nineteenth century included a surgeon, a grease merchant and a market gardener.

There is a bay window formed in the basement front wall, which has been bricked up and the basement forecourt filled in. The basement is fully below ground with only the very top of the window surround visible above the paving in the forecourt.

The ground floor of 197 Parrock Street is presently in commercial use, with accompanying large windows and signage.

Condition

Internally the condition varies between poor in the loft to good in the ground floor reception room. Rain is penetrating through the roof to the front room on the third floor.

The Proposal

The design has been carried out with a view to restoring the front aspect of the building to the original, restoring original rooms to their original proportions and minimising internal changes as far as possible within the viability of the project.

The proposal includes restoring the front aspect of the building to its original form. The ground floor rooms of 196 Parrock Street and first floor front room of 197 will be restored to their original sizes. These changes aside, the design entails minimal alteration to the exterior or interior of the building.

Existing fill will be removed from the forecourt and from the basement bay window and entrance; and the front wall and railings will be restored. The basement will be converted to a single bedroom flat. The ground and upper floors will be converted to a House of Multiple Occupation. No division of rooms is proposed; accordingly all rooms will retain, or be restored to their original proportions - with the exception of provision of ensuite bathrooms and fire lobbies as required.

A light well to the basement will be constructed to the rear of the building.

Impact on Local Surroundings

With the exception of the reinstatement of the forecourt and railings and the restoration of the front to the original, there are no external works proposed to the front of the building.

In the wider context, rejuvenation of the town centre and conversion of redundant premises to residential will alleviate pressure to build in the green belt to meet housing requirements and be in compliance with the Local Development Plan.

Building Footprint and Internal Layout.

No changes are proposed to the footprint of the building and no irreversible changes to the structure or layout are proposed.

Summary

The property will be restored in outward appearance to what was originally intended. Ground and first floor rooms will be restored to their original proportions. There will be little or no alteration to the remaining internal features.