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PLANNING STATEMENT

DARNLEY ARMS P.H.,
9 TRAFALGAR ROAD, GRAVESEND,
KENT, DA11 0QA

CONVERSION AND CHANGE OF USE OF
PUBLIC HOUSE WITH ACCOMMODATION
OVER TO PROVIDE 2 RESIDENTIAL UNITS
COMPRISING TWO 2 BEDROOM FLATS



1.0 Site Location

The Darnley Arms Public House is located a short distance from Gravesend town centre close to the Bat & Ball Cricket Ground and on the corner of Trafalgar Road and Clifton Grove.

The Darnley Arms was erected c1851 and operated as a public house successfully until c2020. However, with the change in economic conditions, especially following the Covid lockdown, the pub, no longer a financially viable business, was closed in 2021.



Ernest Sashy Sr: Landlord of the Darnley Arms, Gravesend after retiring from David Evans

Darnley Arms c1938

2.0 Existing Use

Since ceasing to operate as a public house, the building has been vacant and was purchased by the current owners in December 2022

The site lies between the Darnley Road Conservation Area to the west and the Upper Windmill Street Conservation Area to the east but is not in a Conservation area itself.

There are no listed buildings on or adjacent to the site.

This site falls within 6km of the Thames Estuary and Marshes Ramsar site and Special Protection Area, an internationally important wetland area for nature conservation that supports wintering waterbirds and migrating birds.

3.0 Existing Building

The site is currently vacant having been a public house with accommodation over until c 2021.

Having been erected c 1851, the building is of a typical Victorian public house design, constructed of rendered paint finish walls with a splayed corner entrance and a tiled pitched roof over.

Originally with separate bars but now just one open plan bar with a single storey rear extension forming the kitchen and toilets to the rear which was added in c1985.

The accommodation on the first floor comprises of three bedrooms, bathroom and store accessed from an internal staircase from the ground floor.

Typically, there is a basement with a footprint the same size as the ground floor used for beer keg storage and a cooled cellar with internal staircase access from the ground floor and cellar flaps within the pavement on Trafalgar Road used for deliveries.

4.0 Planning History

The site has over the years been subject of a number of planning applications.

- Internal alterations and the bricking up of three side doors
Ref. No: 19770713 | Status: Application Permitted
- Display of externally illuminated signboard at first floor level on the eastern elevation
Ref. No: 19850504 | Status: Consent for Advert
- Erection of single storey extension at the rear to form toilet accommodation lobby and enlarged kitchen including the insertion of a doorway in the east flank elevation and the insertion of a bathroom window at first floor level in the rear elevation
Ref. No: 19850503 | Status: Application Permitted
- Erection of single storey extension at the rear to form toilet accommodation lobby and enlarged kitchen
Ref. No: 19850253 | Status: Application Permitted

5.0 Design Proposal

Two self-contained flats will be created on each of the ground and first floors.

Flat 1 will occupy the ground floor area of the building consisting of two double Bedrooms, a Study, a Lounge/Dining/Kitchen area and a Bathroom. Storage will be provided by wardrobes located in each of the bedrooms.

Flat 2 will occupy the ground floor area of the building consisting of two double Bedrooms, a Lounge/Dining/Kitchen area and a Bathroom. Storage will be provided by wardrobes located in each of the bedrooms.

Both units have been designed in accordance with the National Described Space Standards

The basement area will be retained by the landlords for general storage purposes. The existing staircase providing access from the ground floor into the basement will be removed and sealed off. Access into the cellar will be via the existing cellar flaps located within the pavement of Trafalgar Road with a new staircase installed.

New partitions, floors, etc will be constructed to comply with Part E of the Building Regulations for sound insulation and Part B for fire safety.

The external appearance of the building, albeit redecorated, will remain unchanged save for the insertion of a new window at ground floor level to the side (east) elevation facing Clifton Grove and new doors to the rear (north) elevation providing access to the amenity space.

The existing garage and entrance doors providing access into the rear yard will be removed and a new gated entrance formed.

Existing windows and doors will be replaced with energy efficient units

6.0 Access

Access to Flat 1 will be via the existing corner entrance off Trafalgar Road and access to Flat 2 will be via the existing side entrance and staircase off Clifton Grove.

There is no off-street car parking available but there is ample on street parking and public car parks within the vicinity.

Gravesend town centre is within easy walking distance at less than 0.5km away, with access to shops, rail and bus networks.

Ebbfleet station is less than 5km away.

Both flats will have access to private amenity areas at the rear also accessible from Clifton Grove.

6.0 Refuse Bin and Cycle Storage

A contained refuse bin storage area will be provided at the rear of the property with access from Clifton Grove.

Adjacent to the bin storage a timber lockable cycle store suitable for two bicycles will be provided as illustrated below.



7.0 Conclusion

- Changing economic and social circumstances has meant that the Public House is no longer financially viable as a business
- The building is structurally sound and capable of conversion. It will not require any additional extensions but will require internal works and alterations to comply with current building regulations.
- The building has a very prominent corner plot and will retain its original Victorian character.
- The development will have a positive effect on the character, economy and appearance of the surrounding area.

We therefore conclude that the proposal has met all local and national planning criteria and should be approved.

PHOTOGRAPHS



FRONT ELEVATION
CORNER OF TRAFALGAR ROAD & CLIFTON GROVE



FRONT (SOUTH) ELEVATION
TRAFALGAR ROAD



SIDE (EAST) ELEVATION
CLIFTON GROVE



REAR (NORTH) ELEVATION
CLIFTON GROVE