



SEVENCROFT LTD.



277 Canterbury Road, Kennington, Ashford, Kent TN24 9QW

Tel. (01233) 625553

e-mail: sevencroft@hotmail.co.uk

Gravesham Borough Council,
Civic Centre,
Windmill Street,
Gravesend,
Kent DA12 1AU

5th April 2023

Attention: Planning Department

Dear Sirs,

Re: 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 140 & 139 Parrock Street, Gravesend, Kent DA12 1EZ – Reference Number 20230019

Further to the Invalid letter received from the Council, we would respond as follows:

Plans - the proposed ground floor plan doesn't seem to relate to what the proposed elevations and roof plan are showing - they show no inset, but the GF plan shows an inset.

Response.

The Elevations do show an inset but we have now emphasised it on the attached drawings

Existing and Proposed elevations of No. 140 states rear elevation, however the bottom image appears to be a side elevation.

Response.

The annotation has been amended

There is no existing third floor plan - I know it's probably just empty space but it would be helpful to have it.

Response.

There is no third floor as this would be newly constructed. We have therefore provided the As Existing Third Floor Plan which is actually the roof plan

Cont.



SEVENCROFT LTD.



277 Canterbury Road, Kennington, Ashford, Kent TN24 9QW

Tel. (01233) 625553

e-mail: sevencroft@hotmail.co.uk

-1-

-2-

Cont.

List of documents to accord with the validation checklist for a major application:

SECTIONAL PLAN SHOWING COVERED FRONT ENTRANCE IN CONTEXT;

Response.

The Sectional Elevation taken through the Covered Entrance Area is now provided on the attached drawings

EXISTING THIRD FLOOR PLAN

Response.

There is no third floor as this would be newly constructed. We have therefore provided the As Existing Third Floor Plan which is actually the roof plan

DETAILS OF CYCLE STORAGE

Response.

A note regarding bike storage has been added to the Semi Basement Plan along with the detailed brochure illustrating the Proposed Bike storage unit to be installed.

PLANNING STATEMENT

Response.

This has already been submitted as Part of the Original Application but we have attached again for Ease with some additional amendments made relating to additional drawing numbers now provided.

AIR QUALITY IMPACT ASSESSMENT

Response

Air Quality Impact

The new kitchen exhaust system replaces the existing kitchen exhaust system and therefore the ambient air quality will not diminish.

The new exhaust system will incorporate a commercial carbon filter to improve on the existing air quality.

Cont.



SEVENCROFT LTD.



277 Canterbury Road, Kennington, Ashford, Kent TN24 9QW

Tel. (01233) 625553

e-mail: sevencroft@hotmail.co.uk

-2-

-3-

Cont.

Ventilation- Residential

This will be installed to Building regulations part F using MVHR units where necessary.

Restaurant.

The kitchen exhaust hood will a minimum face velocity of 0.35 m/s and the kitchen will be ventilated to at least 20 air changes per hour. – Similar to Existing but with additional baffles & noise reduction fixings will ensure that the new ventilation system provides better air quality as well as being quieter than existing & therefore will improve as a result of the application.

The toilets will have extract ventilation providing 10 air changes per hour - – As Existing & therefore no change as a result of the application.

Seating area will be provided with tempered fresh air at a rate of 8 l/s per person – As Existing & therefore no change as a result of the application.

SUNLIGHT / DAYLIGHT ASSESSMENT

Response

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. Drawings illustrating this have been included as part of the attached documents.

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

Response

The Existing Front Boundary wall will be reconstructed as shown with 200mm block wall with waterproof render finish and single weathered copings with 330 x 300mm block piers with waterproof render finish and stone pier caps. There will also be installed 20mm diameter railings set into coping with 12 x 50mm flat plate top rail and 'arrow head' finials installed between the piers. The pathway & bin storage areas will be provided with 600 x 900mm non slip paving slabs. All to match to match those installed on No. 136-137 Parrock Street.

Cont.



SEVENCROFT LTD.



277 Canterbury Road, Kennington, Ashford, Kent TN24 9QW

Tel. (01233) 625553

e-mail: sevencroft@hotmail.co.uk

-3-

-4-

Cont.

The Rear Area will be paved within the Private Courtyard to the semi Basement flat with permeable paving with rendered planters & copings to match the front of the building. The remainder of the rear area will be grassed with localized paving to the washing lines & seating area. The Bike store will have a path leading to it from the access lobby.

LIGHTING ASSESSMENT

Response

The proposed lighting will be 30W Comma Round LED Bulkhead Light, 1600lm, 4500K, IP65 – 778296. This LED, outdoor bulkhead offers a superb outside lighting solution for Access Pathway. It provides a wide, 120° beam angle that spreads the light out illuminating the pathway for the occupants of the building providing for safe access into the flats

This will be on a timer set to turn off at 10.00pm with motion sensor activation after that so that the lights are off when not required.

The rear area will have low level lighting to the steps to ensure safe access to the garden area as well as bulkhead lighting within the bike store area.

NOISE AND VIBRATION IMPACT ASSESSMENT

Response

The new extract air plant will not increase the current external ambient noise above the current system level. The noise level inside the restaurant will be maintained at NR50.

All mechanical plant will be provided with anti-vibration equipment to isolate vibration to the structure & therefore will improve as a result of the application.

VENTILATION / EXTRACTION STATEMENT

Response - Ventilation- Residential

This will be installed to Building regulations part F using MVHR units where necessary.

Restaurant.

The kitchen exhaust hood will a minimum face velocity of 0.35 m/s and the kitchen will be ventilated to at least 20 air changes per hour. – Similar to Existing but with additional baffles & noise reduction fixings will ensure that the new ventilation system provides better air quality as well as being quieter than existing & therefore will improve as a result of the application.



SEVENCROFT LTD.



277 Canterbury Road, Kennington, Ashford, Kent TN24 9QW

Tel. (01233) 625553

e-mail: sevencroft@hotmail.co.uk

Cont.

-4-

-5-

Cont.

The toilets will have extract ventilation providing 10 air changes per hour - – As Existing & therefore no change as a result of the application.

Seating area will be provided with tempered fresh air at a rate of 8 l/s per person – As Existing & therefore no change as a result of the application.

VIABILITY ASSESSMENT / APPRAISAL.

Response

See separate document which we would prefer to not be uploaded to the Internet.

We would be pleased if you would process this application as soon as possible, and if there are any matters that require clarification or revision to render the proposal acceptable, or if you cannot support the proposal please contact me before a decision is made so that I have the opportunity to try to resolve any issues that you may have. This is a reasonable request in accordance with best practice.

Yours faithfully,

C. J. McMullon Dip. Arch.

C. J. McMullon Dip. Arch.

Sevencroft Ltd.