

PLANNING / DESIGN AND ACCESS STATEMENT

RELATING TO

**GRAVESHAM BOROUGH COUNCIL – CARL EKMAN HOUSE FRONT
ENTRANCE**

AT

**CARL EKMAN HOUSE,
TOOLEY STREET,
NORTHFLEET, GRAVESEND**

DA11 9PN

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1.0 Introduction

Potter Raper has been instructed by Gravesham Borough Council to undertake a design scheme for reconfiguration and extension of the front entrance to Carl Ekman House on Tooley Street, DA11 9PN. The design is based on a concept drawing completed by others. This project is part of the authority's ongoing refurbishment of the block, which has given rise to a number of improvements over the last few years.

This design and access statement supports the planning application for the development of these premises which aims to improve the aesthetic of the building and the approach to the block from Tooley Street.

1.1 Existing Premises

The residential block consists of fourteen habitable floors forming an 'H' Shaped block, with accommodation on thirteen of the fourteen floors, the ground floor space being used for storage and refuse. The thirteen residential floors create a total of fifty-two units, with four units per upper floor. The main entrance to the block is accessed from the 'front' (North) elevation via an approximately 12m long pedestrian footpath accessed from Tooley Street. There are also tarmacked footpaths leading around the block to the rear elevation, which both meet up with Tooley Street adjacent to the main entrance footpath in a 'U shape wrapping around the block. There is a secondary exit to the rear of the block which meets with this path. Around the perimeter of the pathways there are hooped railings which are approximately 900mm high. These are currently decorated in red and due to be retained and adapted.

1.2 Planning Considerations

Carl Ekman House is not in a conservation area, nor a listed building, or in a high flood risk area. By virtue of being a block of flats the building does not benefit from permitted development rights.

The proposed entrance lobby requires full planning permission, with the aim of the development being to improve the building appearance and experience.

1.3 Building Control Requirements

Considerations relevant for building control consist of the following:

- Part A: Structural. The design will be developed post-planning, but the design intent is that the proposed structure will be a mixture of steelwork and a timber roof.
- Part B1: Means of Escape. The design proposed does not materially affect means of escape and aims to provide a clearer space with additional circulation which should assist in the event of an evacuation.
- Part B2: Internal Fire Spread (Linings) will be unaffected by the proposal, and finishes will resist the spread of fire.
- Part B3: Internal Fire Spread (Structure). The proposed timber roof will be protected from internal fire spread as part of the developed design stage.
- Part B4: External Fire Spread: By virtue of Part B3, limited additional risk will be imposed by the proposals.
- Part B5: Access and facilities for the fire services will remain unaffected by the proposal.
- Part C: Resistance to contamination and moisture will be included in the developed design.
- Part H: Drainage alterations may be required to enable these works. Access to underground drainage will be maintained where relevant.
- Part M: The new lobby area will introduce additional circulation space on the ground floor, resulting in a more accessible environment. The canopy will also provide cover from adverse weather when approaching the entrance.

2.0 Design Proposals

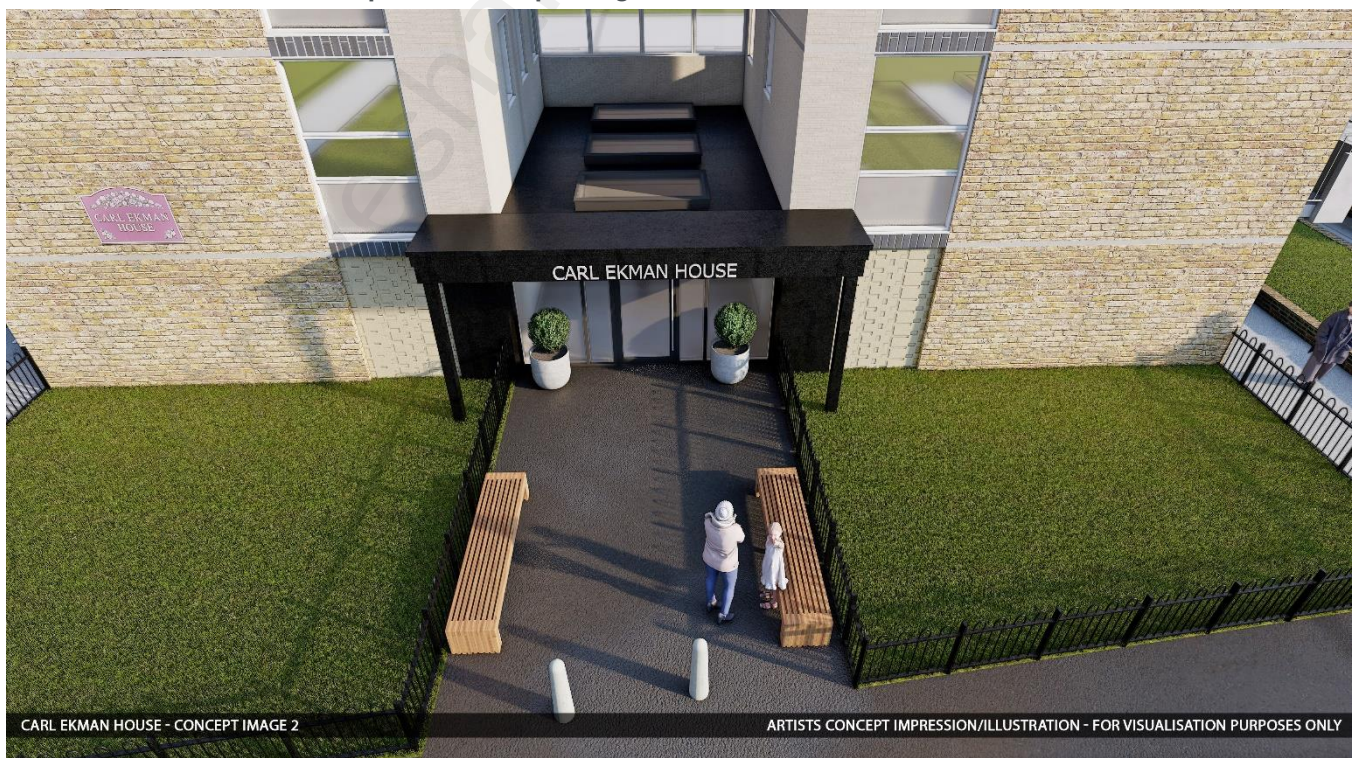
2.1 Extended Canopy and Front Entrance Space

The proposals are to construct an extension to infill the space around the existing main entrance and bring the entrance forwards towards Tooley Street. The new lobby aims to refresh the appearance of the entrance and the block as a whole and improve safety by providing a bright and unobstructed entrance to the building, without dark shaded corners.

Proposed Concept Image 1 – NOT OWNED BY POTTER RAPER



Proposed Concept Image 2 – NOT OWNED BY POTTER RAPER



The materials to be used for the part of the structure that projects proud of the face of the main building are due to be constructed using metal (protected from fire by use of a protective coating) finished in black. The proposed canopy to this area aims to protect users from foul weather prior to gaining access to the block, in accordance with building regulations guidance on accessible entrances which is an improvement on the existing configuration. The proposed canopy and support posts will be the main visible aspect of the proposals along with the new main entrance door and adjacent windows. The proposals also include metal cladding to each side of the entrance to hide services including gas pipes and rainwater pipework that run adjacent. The new entrance doors and side panels will be in line with the main building elevation and will be predominantly glazed with a black metal finish to frames, similar to that of the canopy. The canopy will be complemented by new signage for the block on the canopy fascia, spelling the block name in a light-coloured metallic finish.

The roof of the new enclosed lobby area will be finished with a modern felt and the flat roof will include 3 Nr large rooflights to increase natural daylight received in the lobby.

2.2 Railings and Tarmac

The railings around the building will be painted in black to match the proposed canopy.

The tarmac to the main entrance walkway will also be renewed.

2.3 Street Furniture

As shown in the 3D visual images, the proposals will retain the 2 Nr white bollards near the pavement, and introduce 2 Nr benches, and 2 Nr large tree planters near the new entrance. The aim here is to add to the improved appearance of the block.

3.0 Car Parking/Transport

There is adequate parking for residents and visitors around the estate and on the adjacent roads.

The site is located between Northfleet and Gravesend train stations (circa 1-1.5 miles from each) and benefits from a local bus route on York Road.

4.0 Summary

The proposed development aims to significantly improve the appearance and ease of access to Carl Ekman House and should be considered as an improvement. This document summaries the key areas where improvements are anticipated and addresses potential technical concerns with the development. The proposed elevation changes are solely in the interest of improving user experience and enhancing the character of the area.