

**PLANNING / DESIGN AND ACCESS STATEMENT**

**P.2**

**RELATING TO**

**GRAVESHAM BOROUGH COUNCIL – CARL EKMAN HOUSE  
OFFICE, PRAMS & CYCLE STORE AND LANDSCAPE**

**AT**

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

**DA11 9PN**

**Contents**

**1.0 Introduction..... 5**

**2.0 Existing Premises..... 5**

**3.0 Planning Considerations.....5**

    3.1 Site Plan/Analysis.....6

**4.0 Building Control Requirements..... 8**

**5.0 Existing & Proposed Drawings .....9**

**6.0 Design Proposals Description .....14**

    6.1 Proposed Materials.....14

**7.0 Car Parking/Transport .....14**

**Summary .....14**

### Quality Control

#### Document Preparation

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### 1.0 Introduction

Gravesham Borough Council has instructed Potter Raper to undertake a design scheme for the reconfiguration of ground floor storage areas at Carl Ekman House on Tooley Street, DA11 9PN. This project is part of the authority's ongoing refurbishment of the block, which has given rise to some improvements over the last few years.

This design and access statement supports the planning application for the development of these premises which aims to change of use permission to convert a store and vacant area (B8 class) into an office space area (E class). A separate store into a separate prams & cycle storage spaces. The proposal also contains improvements to the communal area, adding a secure new door to the between entrance lobby and corridor to provide additional protected lobby area. The front entrance landscape has been changed from grass areas to resin surface with 2 types and wooden planters added to provide a better residents atmosphere, aesthetic view and easy to maintenance for the council team.

This submission seeks to submit a full planning application for converting the spaces into different uses and improvements to the communal areas, the modifications affect the internal layouts and minor changes to the appearance of the building.

Gateway one needs to be followed as Car Ekman House is considered a High-Risk Building due to the tenure of the building.

### 2.0 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 is currently 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 black.

The building is considered a high-risk building due to being a Residential high-rise with multiple floors consisting of residential apartments, with the last habitable floor over 18 meters high (34m).

### 3.0 Planning Considerations

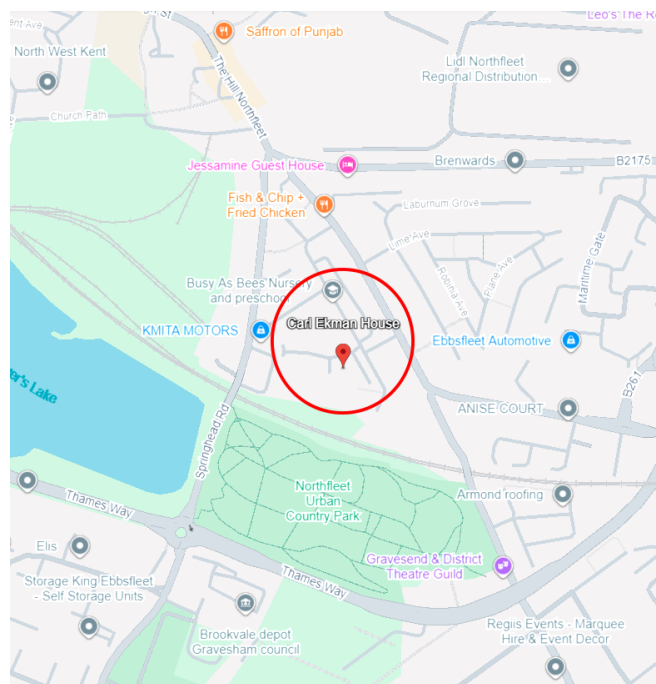
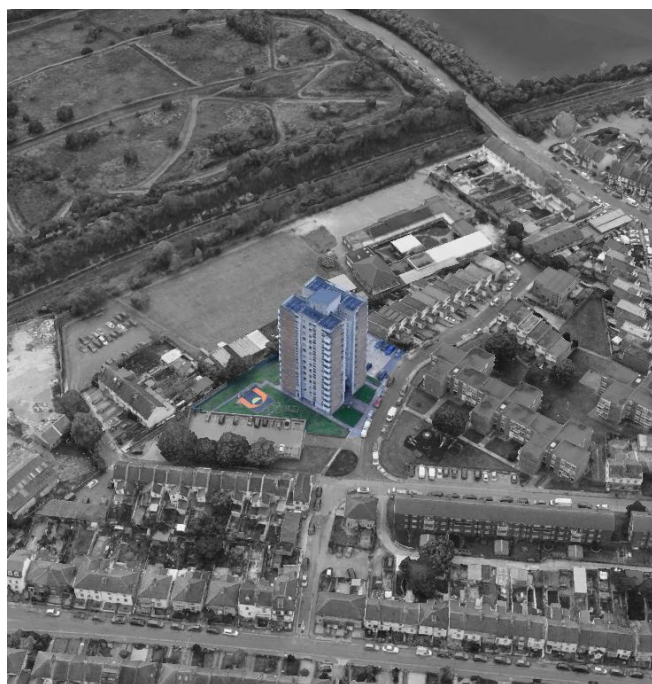
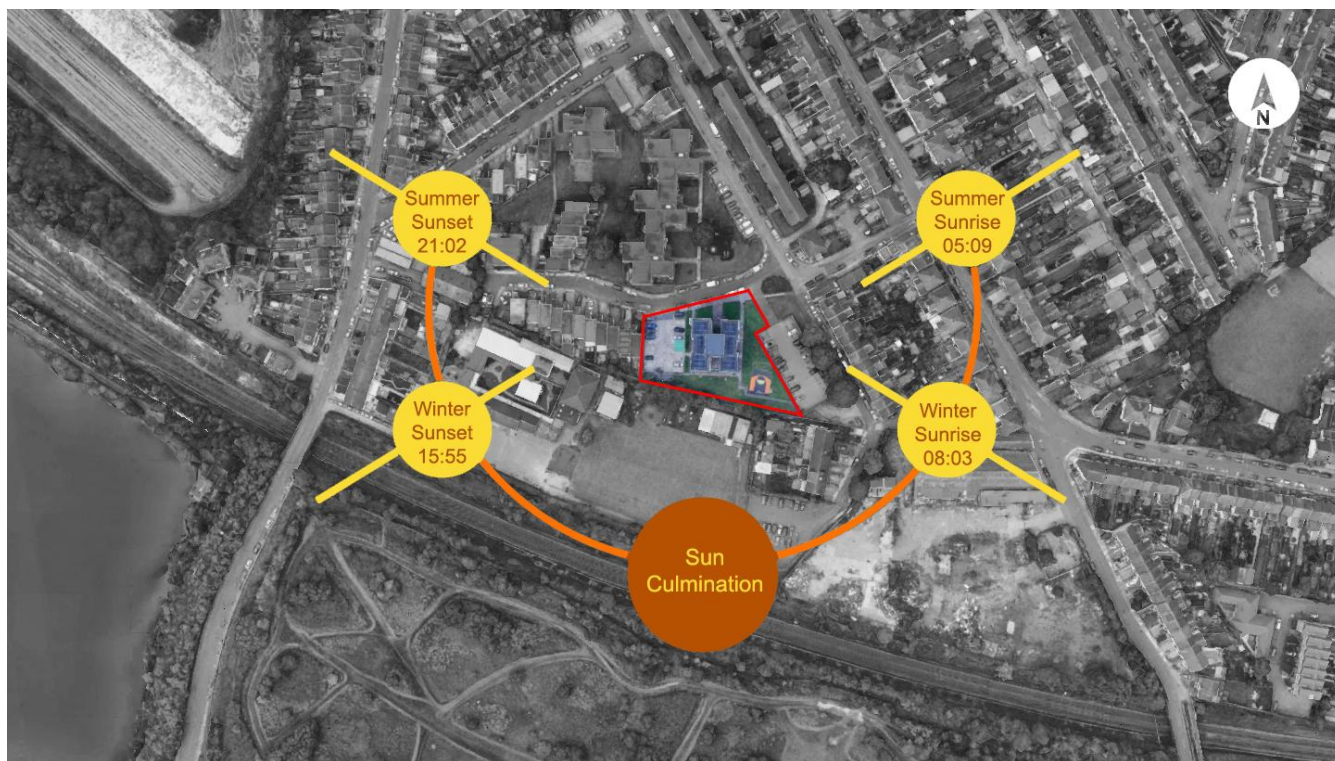
Carl Ekman House is not in a conservation area, not a listed building, or in a high flood-risk area.

A full planning application is required to propose a change of use class B8 to call E in high-risk buildings and contains improvements to the communal area, adding a secure new door to the between entrance lobby and corridor to provide additional protected lobby area. Therefore fire assessment needs to be attached to the application following gateway one.

The proposals show an improvement to the amenity space for the residents by adding two separate spaces for prams & cycle storage, the front entrance landscape will be change from grass areas to resin surface with 2 types and wooden planters will be added.

The team of management Gravesham council will benefit from converting a store and vacant space into a accessible office space on the ground floor area for 9 people.

### 3.1 Site Plan/Analysis



# 11700 – Carl Ekman House

## DESIGN AND ACCESS STATEMENT



The site is situated in an area of a very low risk of flooding from rivers and the sea, Flood Zone 1, and flooding from groundwater is unlikely in this area.

### 4.0 Building Control Requirements

Considerations relevant to 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 for the new canopy's addition.

Part B1: The new office space will be fully separated from the communal space, by virtue of external access

Part B2: Internal Fire Spread (Linings) Details specification of materials will be defined on stage 04 design, Escape routes and other areas will be fire protected accordingly with ADB.

Part B3: Internal Fire Spread (Structure). The proposed set of door between entrance lobby and communal corridor will be fire-rated (30 minutes).

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.

**Fire Assessment is required to follow gateway one and to demonstrate the fire strategy in place.**

Part C: Resistance to contamination and moisture will be included in the developed design.

Part F: New office space shows two high-level windows to provide the required purge ventilation, the cycle storage the purge ventilation is satisfied by metal door grilles.

Part H: Drainage alterations may be required to enable these works. Access to underground drainage will be maintained where relevant.

Part L: The exposed drainage pipes at the storerooms should be enclosed for their full height.

The enclosure should be constructed using two layers of fire-rated plasterboard with 25mm mineral wool wrapped around the enclosure.

Conversion to office space, thermal improvements need to be addressed, design details and u-values calculations will be developed during stage4, will be using insulation materials that area Class A1

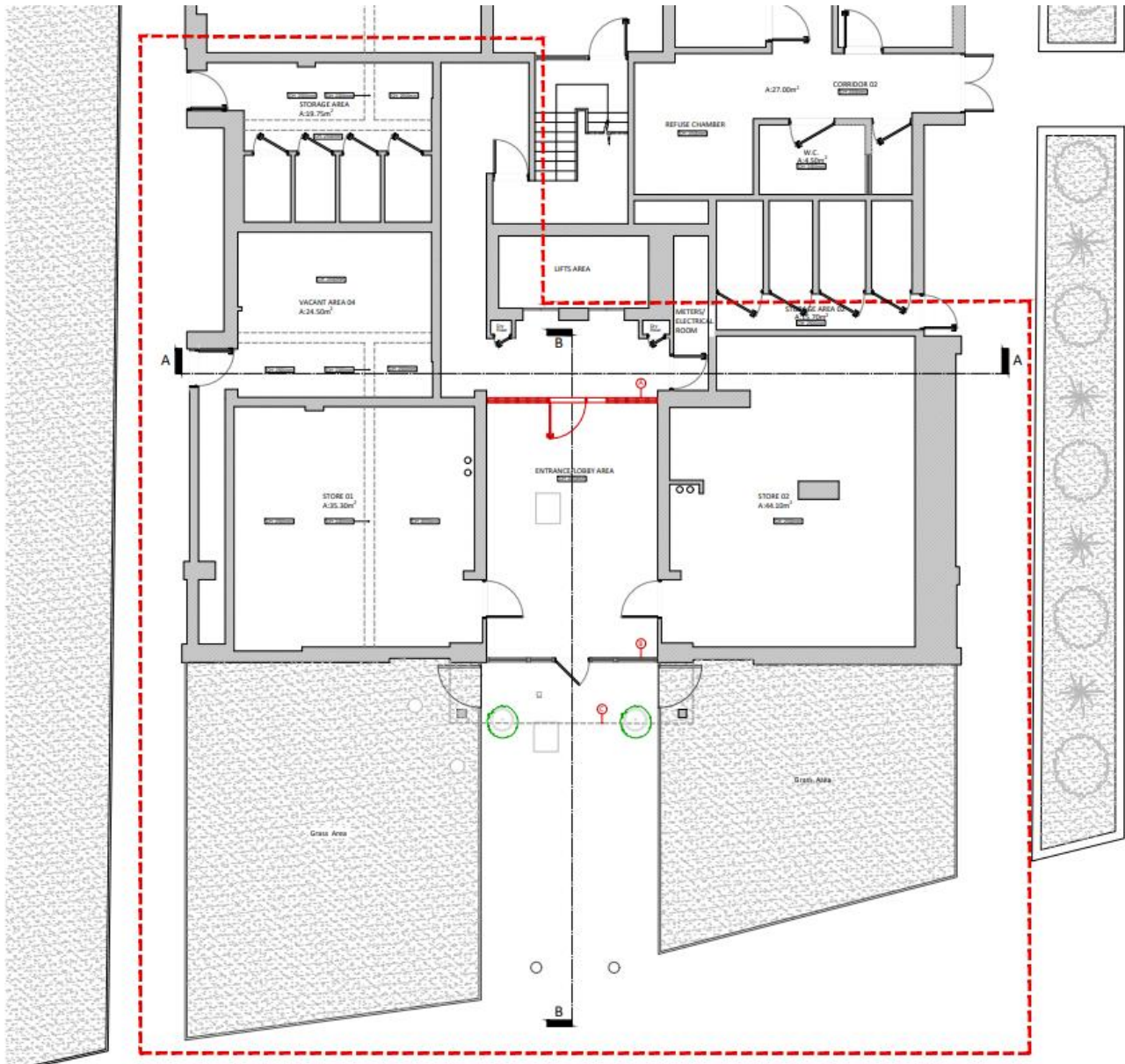
Part M: The new additional canopies to the entrance of the office and prams store will also provide cover from adverse weather when approaching the entrance.

The office space proposed design shows accessible user access and facilities.

Part Q: The new set of door in the lobby area will change the circulation space on the ground floor, resulting in a safe environment.

### 5.0 Existing & Proposed Drawings

#### Existing Ground Floor Plan



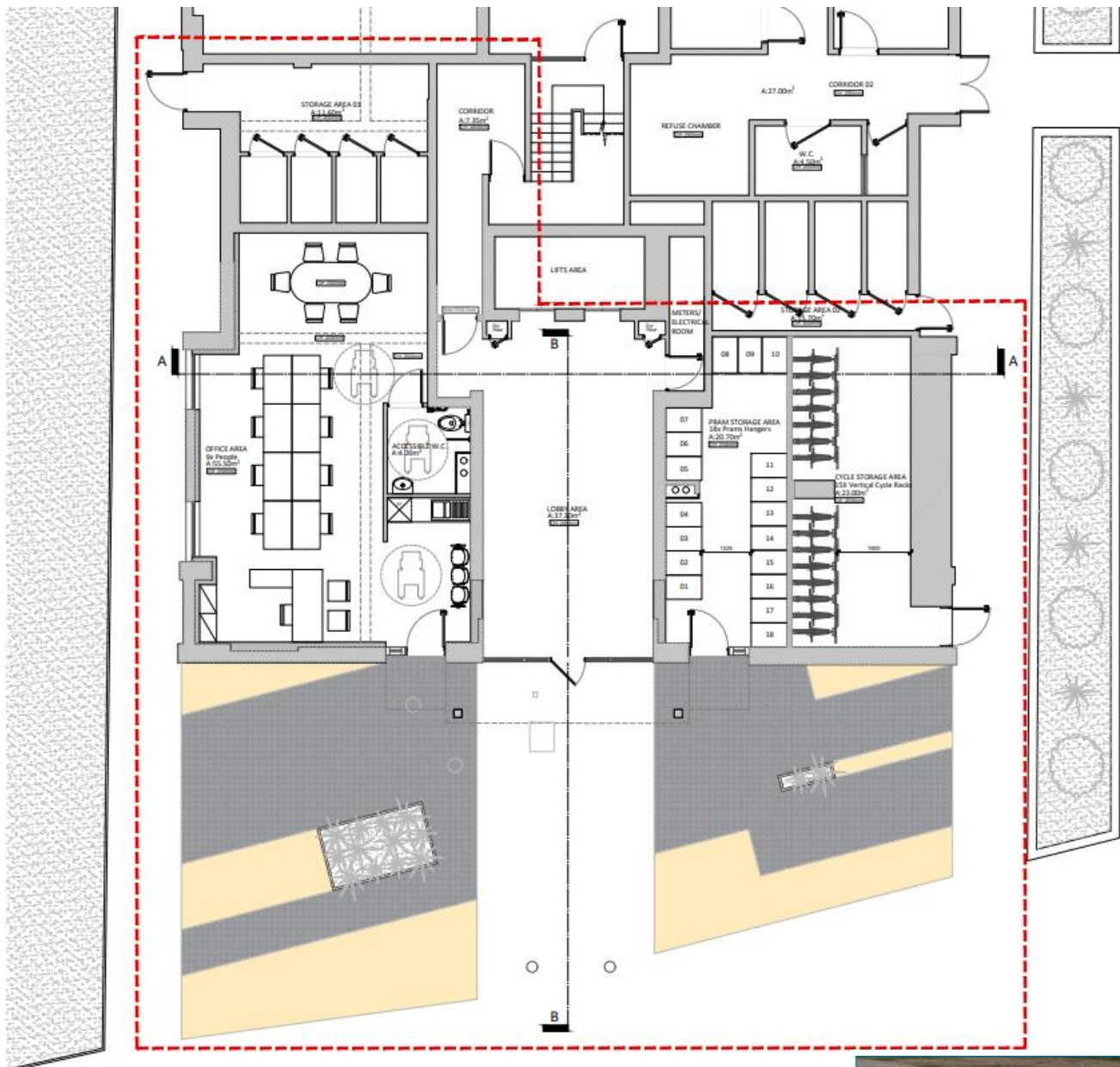
#### KEY:

- A: Previous / Existing Condition Door Set
- B: Approved Under 20221062 Application Door Set
- C: Approved Under 20221062 Application Canopy

# 11700 – Carl Ekman House

## DESIGN AND ACCESS STATEMENT

Proposed Ground Floor Plan



### KEY:

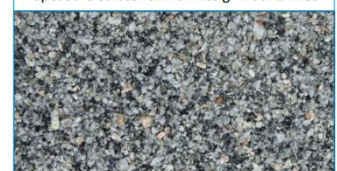
- Existing Wall 
- Proposed Wall 
- Proposed Clearstone Birch Resign Bound Area 
- Proposed Clearstone Metro Resign Bound Area 
- Proposed Timber Planting Box 



Proposed Timber Planting Box



Proposed Clearstone Birch Resign Bound Area



Proposed Clearstone Metro Resign Bound Area

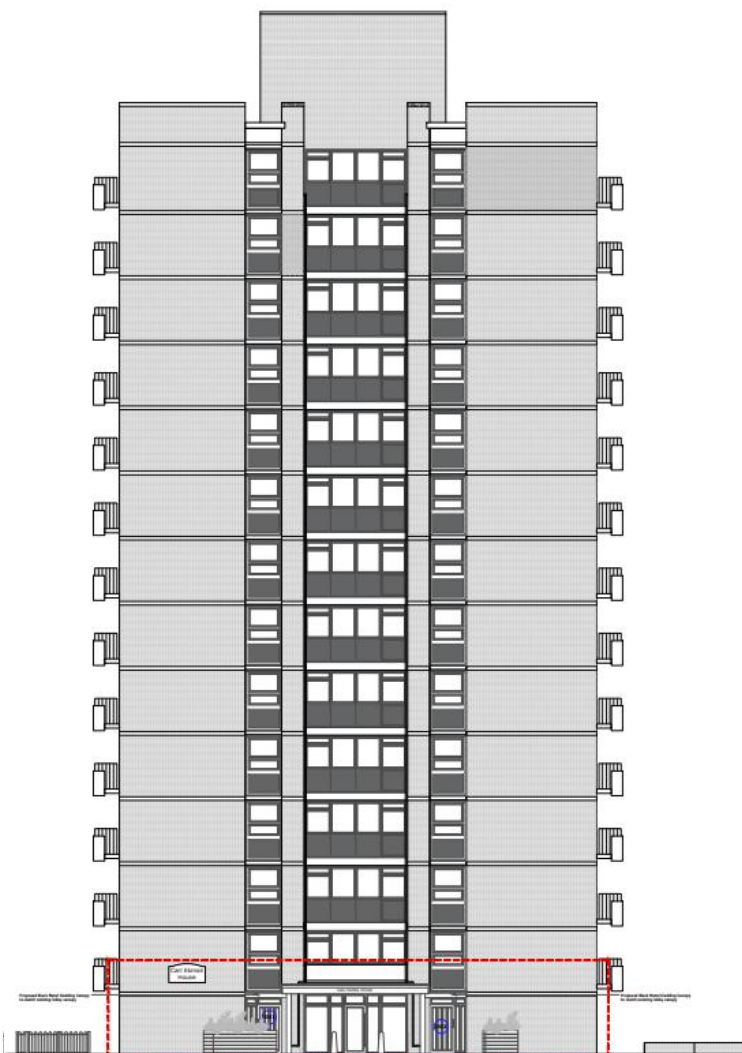
# 11700 – Carl Ekman House

## DESIGN AND ACCESS STATEMENT

### Existing & Proposed North Elevations



Existing Full North Elevation



Proposed Full North Elevation



Existing Partial North Elevation

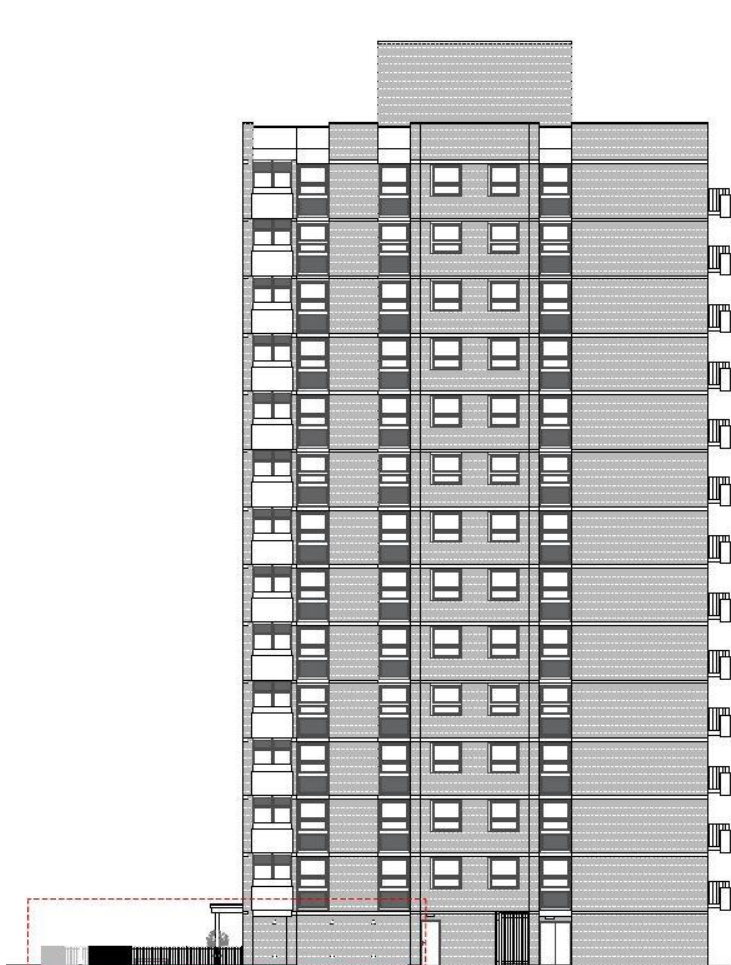


Proposed Partial North Elevation

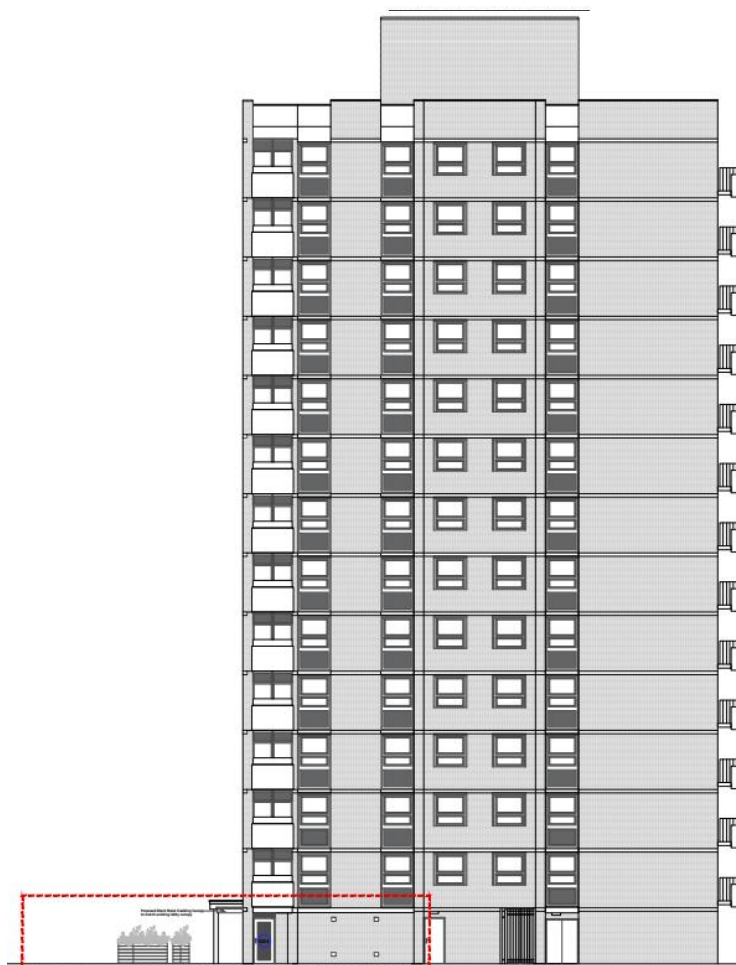
### Existing & Proposed East Elevations

# 11700 – Carl Ekman House

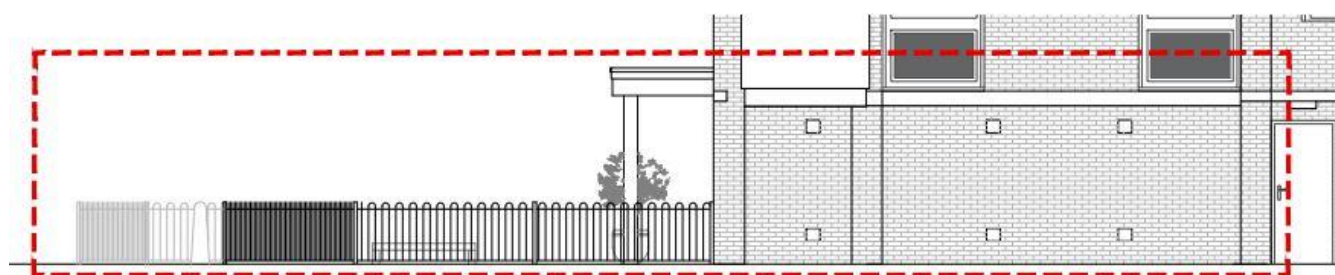
## DESIGN AND ACCESS STATEMENT



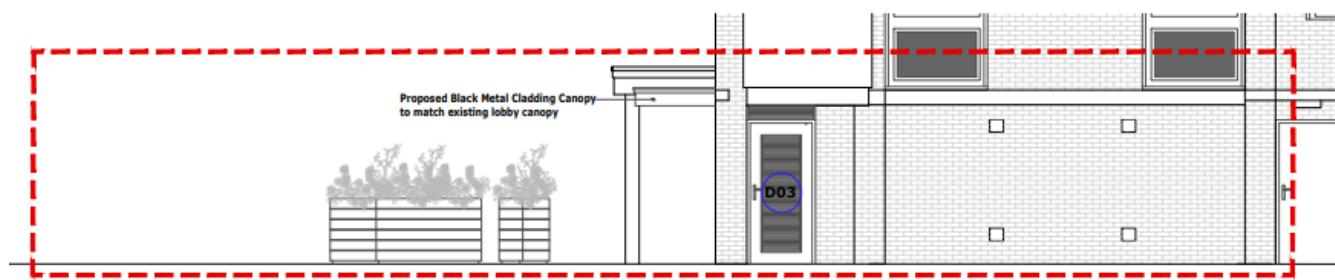
Existing Full East Elevation



Proposed Full East Elevation



Existing Partial East Elevation



Proposed Partial East Elevation

# 11700 – Carl Ekman House

## DESIGN AND ACCESS STATEMENT

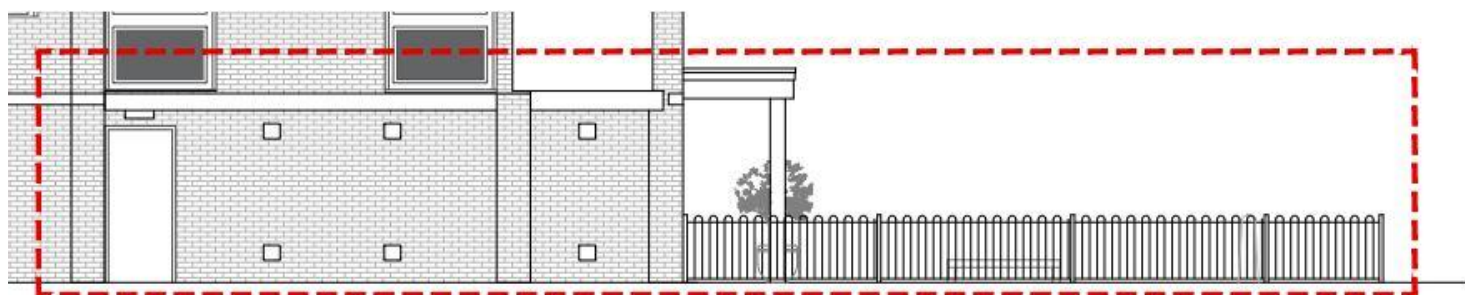
### Existing & Proposed West Elevations



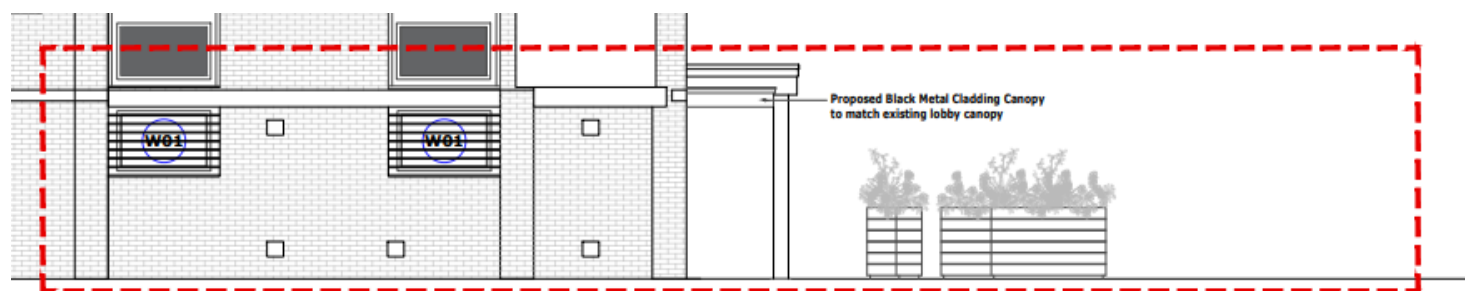
Existing Full West Elevation



Proposed Full West Elevation



Existing Partial West Elevation



Proposed Partial West Elevation

### 6.0 Design Proposals Description

Gravesham Borough Council have requested Architectural services from Potter Raper, to produce proposal designs to convert the existing store's spaces at the ground floor level into the office for the Gravesham maintenance team and to create two separate storage spaces for prams & bicycles to serve the residents of the "Carl Ekman House".

Therefore, the design strategy has shown the ground floor west side of the new accessible office space for 9 people with external access from the north part of the block (near the residential main entrance) and two new high-level windows at the west elevation. The office space compromises with an open area to allocate storage and desks (work area), a tea/coffee area for the employees and an accessible toilet.

On the ground floor east side has been converted the existing store into two separate stores, one dedicated to store resident prams with external access from the north side (near the main residential entrance) and a cycle store with external access from the east side of the block.

For the new entrance points at the north elevation (office & prams store) proposed two canopies to match and line up with the existing lobby canopy.

The proposed front entrance landscape is changed from grass areas to resin surface with 2 types and wooden planters will be added, providing a better atmosphere, aesthetic view and easy maintenance for the council team. A secure new door to the between entrance lobby and corridor to provide additional protected lobby area has been proposed.

#### 6.1 Proposed Materials

The new canopies on the north elevation will follow the design and materials of the main entrance canopy, black metal cladding should be applied to these structures with fibre glass roof to match existing. The new doors under the canopies and the cycle storage will be glassed with metal and black (Dark Grey Anthracite RAL7016) color frames to match the canopies and other external store doors.

The two new west office windows will be in white U-PVC to match the above existing windows, these windows will have metal bars for safety.

The proposed material for the surface areas near to main entrance will be done in resign divided by two types to provide an aesthetic interest to the floor, "clearstone birch resign bound" and "clearstone metro resign bound area" and two timber planting boxes will be implemented for don't lose the greenery aspect.

### 7.0 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.

### Summary

The proposed development aims to significantly improve the security and storage of the residents, with the additional store for prams and bicycles in a high-rise block. The Gravesham maintenance team benefits from adequate office space for up to 9 people with accessibility.