

Planning Design and Access Statement

Rear Of 7 King Street, Gravesend, DA12 2EB



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Introduction

- ▶ This proposal outlines the development of three 1-bedroom studio flats at the rear of 7 King Street in Gravesend. The project aims to transform an underutilised space into a vibrant residential area, addressing local housing needs while enhancing the character of the neighbourhood. The development respects the historical significance of its surroundings and contributes positively to the town's regeneration efforts.

Site Analysis

- ▶ The site analysis provides a detailed understanding of the development plot located at the rear of 7 King Street. Currently, the land is hard-surfaced and undeveloped, serving as a storage area for waste materials from the ground floor fruit and vegetable shop. Cardboard packaging and refuse, alongside bins in the pedestrian accessway, highlight the need for revitalisation. This strategic location presents an excellent opportunity for development, poised to improve the urban landscape.

Surrounding Context

- ▶ The site is bordered to the north by an external area adjacent to 1-2 King Street, which includes commercial spaces at ground level and residential flats above. This building recently expanded with two additional storeys. To the south, it is adjacent to structures at 5-6 King Street and 7 King Street itself. To the east lies the rear of 11 King Street, formerly a cinema and now used as a temporary car park, highlighting the area's mixed-use character.

Location Details

- ▶ Located within the Gravesend Town Centre Opportunity Area and the Thames Estuary and Marshes Ramsar Buffer Zone, the site is part of the primary shopping area. It adjoins the King Street Conservation Area on the southern edge, with the High Street and Queen Street Conservation Area about 18 metres to the west. This proximity to conservation areas underscores the need for sensitive and respectful design that enhances the local heritage.

Access

- ▶ Access to the development will be maintained through existing pedestrian pathways, ensuring seamless integration with the surrounding area. The proposal emphasises accessibility for all users, adhering to relevant guidelines and standards. This approach not only ensures safe and convenient access for residents but also aligns with the broader urban planning strategy, enhancing the site's connectivity.

Transportation and Access

► Transportation and Access

- In this town centre location, no car parking is required to encourage sustainable urban living. Instead, the development will provide secure cycle parking, aiming for a minimum of one cycle space per flat and ideally one space per person. Facilities will include provisions for charging electric cycles with integrated batteries and adaptive cycles for business use or users with mobility impairments.
- The rear access to 7 King Street will be maintained, ensuring sufficient space for convenient access to cycle parking. Following Local Transport Note 1/20 (July 2020) guidelines, the access aisle to cycle parking will be designed to a minimum width of 1.8 metres.

Environmental Considerations

► Environmental Considerations

- Located at the rear of 7 King Street and shielded by surrounding buildings from the High Street, the site is unlikely to experience significant noise disturbances from late-night activities in the town centre, such as pubs and restaurants.
- To mitigate internal noise transmission within the flats, the layout design will group similar rooms together. This proactive approach will enhance the residential experience by minimising noise disruption and ensuring a tranquil living environment.

Principle Considerations in Assessment

Housing Need

▶ Addressing Local Demand

- ▶ The proposal responds to the pressing local demand for housing in Gravesend's town centre. With a focus on providing three 1-bedroom studio flats, the development aims to accommodate individuals seeking centrally located, high-quality housing options. This initiative supports the town's urban regeneration strategy by revitalising underutilised urban spaces and contributing to a more vibrant residential community.

▶ Sustainable Housing Solutions

- ▶ Emphasising sustainability, the design incorporates energy-efficient features and modern amenities that appeal to contemporary urban dwellers. By offering compact yet comfortable living spaces, the development aligns with current housing trends favouring smaller, efficiently designed units that minimise environmental impact.

Principle of the Development

▶ **Alignment with Local Planning Policies**

- ▶ The development adheres to local planning policies, which prioritise sustainable urban growth and the enhancement of town centre vitality. By repurposing an existing urban site, the proposal supports the efficient use of land and infrastructure, fostering a compact, walkable community environment that reduces reliance on private vehicles.

▶ **Contribution to Regeneration Objectives**

- ▶ Contributing positively to Gravesend's regeneration objectives, the proposal revitalises a currently underutilised area into a productive urban space. This transformation not only enriches the town's built environment but also stimulates economic activity and enhances local amenity, supporting the overall growth and prosperity of the town centre.

Design, Character, and Appearance including Heritage

- ▶ The proposed building has been finished with red facing brick and dark grey cladding, complemented by black frame UPVC windows to match the new development at 1-2 King Street.
- ▶ **Respecting Local Character**
 - ▶ The design carefully respects and enhances the local architectural character and heritage of Gravesend's town centre. Drawing inspiration from nearby historic buildings and conservation areas, the proposed architecture blends modern functionality with traditional aesthetics, ensuring harmonious integration into the surrounding built environment. The choice of red facing brick and dark grey cladding, along with black frame UPVC windows, reflects a thoughtful approach to maintaining continuity with the area's established architectural styles.
- ▶ **Heritage Considerations**
 - ▶ Acknowledging the proximity to King Street Conservation Area and other heritage sites, the design incorporates features that preserve and celebrate local history. Materials such as red facing brick and dark grey cladding are selected to complement existing architectural styles prevalent in Gravesend, while also ensuring a distinctive identity that contributes positively to the area's cultural heritage.

Neighbouring Amenity and Impact Mitigation

- ▶ **Neighbouring Amenity**
- ▶ This proposal aims to minimize potential impacts on adjacent properties concerning privacy, sunlight, and views. It ensures that the new development will not adversely affect neighbouring properties, thereby maintaining their amenity and quality of life. The windows facing the rear of the proposed building are located on the first and second floors of 5-6 King Street, approximately 12 meters away from the proposed development. These windows serve as treatment rooms for a salon and are non-habitable. Additionally, to preserve the privacy of neighbouring properties, there are no windows proposed on the side elevations of the development.

Amenity of Future Occupiers

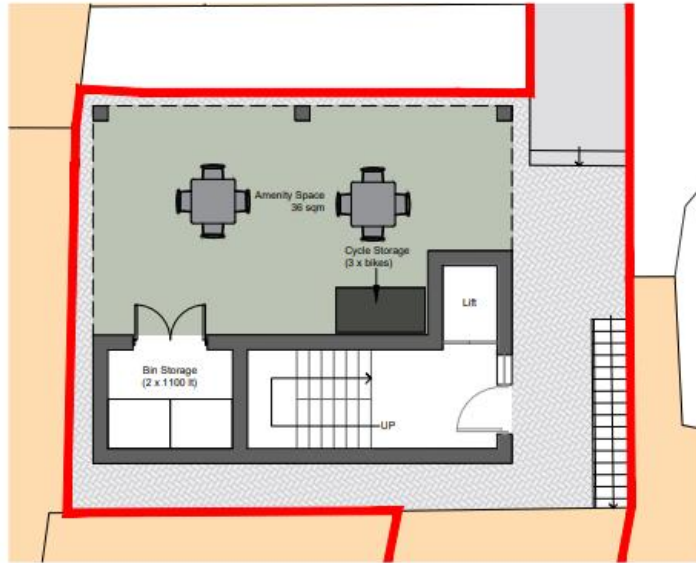
▶ Enhancing Quality of Life

- ▶ The development prioritises the amenity of future occupants, aiming to create a comfortable and enjoyable living environment. Each studio flat is designed to maximise natural light and ventilation, promoting a healthy indoor environment that enhances resident well-being and productivity. Additionally, there is a 34.5 sq meter amenity on the ground floor courtyard for future occupants, which also includes a cycle and bin store.

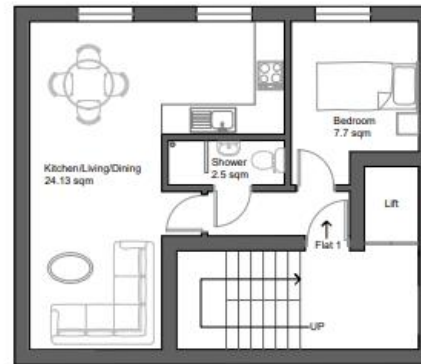
▶ Community Spaces and Facilities

- ▶ Incorporating communal spaces and facilities within the development, such as a landscaped courtyard, fosters a sense of community among residents. These shared amenities provide opportunities for social interaction and relaxation, contributing to a cohesive and supportive residential community in the heart of Gravesend.

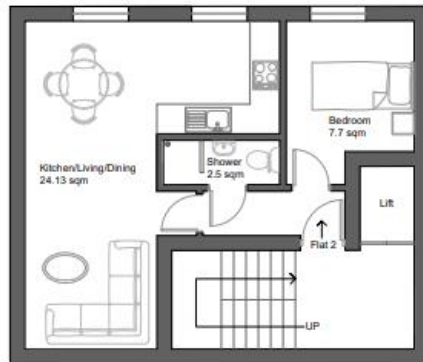
Proposed Floor Plans



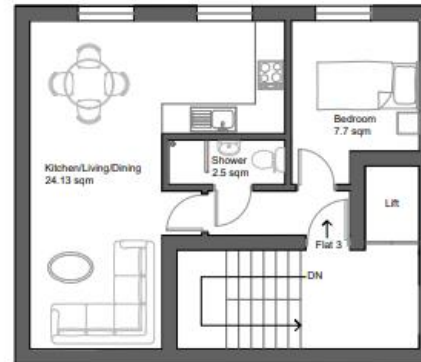
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

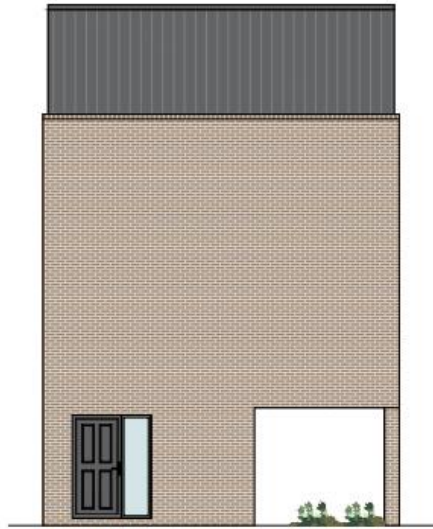


Proposed Third Floor Plan

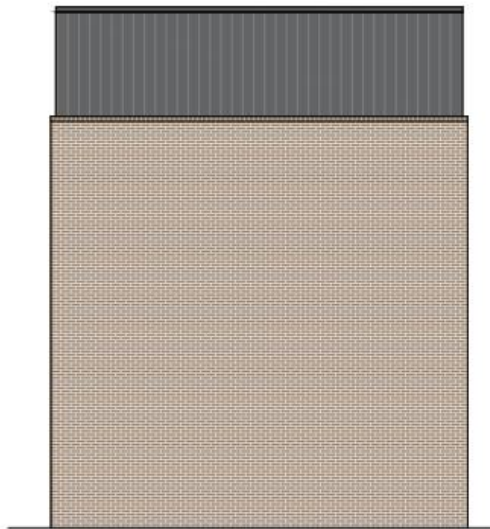
Proposed Elevations



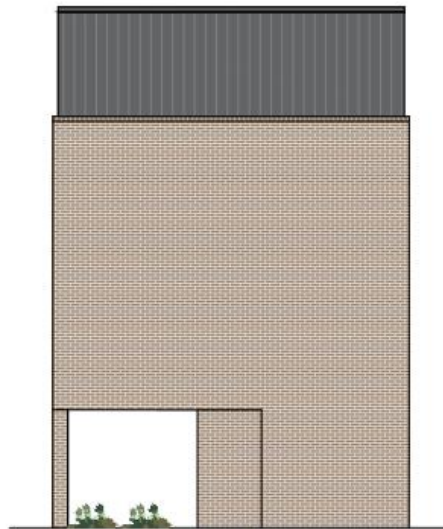
Proposed North Elevation (Front)



Proposed East Elevation (Side)



Proposed South Elevation (Rear)



Proposed West Elevation (Side)

Final Proposal - Overview

► Comprehensive Urban Revitalisation

- The final proposal aims to transform the rear of 7 King Street into a vibrant residential enclave, comprising three modern 1-bedroom studio flats. Addressing local housing needs within Gravesend's town centre, the development contributes to area regeneration and growth objectives.

► Key Features

- **Design Excellence:** Integrating contemporary design while respecting local character and heritage.
- **Sustainability:** Incorporating energy-efficient systems and sustainable practices.
- **Community Integration:** Enhancing resident amenity and promoting social interaction.
- **Accessibility:** Providing secure cycle parking and supporting sustainable transport options.

Final Proposal - Benefits and Conclusion

► Benefits to the Community

- **Economic Stimulus:** Generating local economic activity and supporting nearby businesses.
- **Cultural Preservation:** Respecting and preserving Gravesend's cultural heritage through thoughtful design.

► Conclusion

- By revitalising this underutilised urban space, the proposed development meets housing demands while promoting sustainable urban living. It aims to enrich Gravesend's town centre fabric, offering residents a high-quality living environment and contributing to the area's vibrancy and sustainability.