



Architects

**56 Windmill St
Gravesend DA12 1BB**

**Change of use of building from a residential institution
(Use Class C2) to a 7 bedroom HMO (House in Multiple
Occupation) (sui generis) with communal facilities and
staffing areas to provide short-term supported
accommodation**

**PLANNING STATEMENT
DESIGN & ACCESS STATEMENT
INCLUDING HERITAGE STATEMENT**

4th July 2022

DAC Architects

**21 Stone Street
Gravesend Kent DA11 0NP**

Job No: 5373

PLANNING STATEMENT

56 Windmill Street is a mid terraced Grade II Listed building located on the east side of Windmill Street and within the Windmill Street Conservation Area of Gravesend.

Historically, the mid terraced property was a dwelling; it's currently used as a residential institution for which we are seeking listed building consent for the minor alterations and change of use to a House of Multiple Occupation.

The applicant is a Charity organisation providing temporary accommodation for people in the local area.

The proposed works include alterations to the 1980s rear outrigger extension; as well as alterations and new partitions to the second and basement floor levels of the main part of the property. The works also include a new gate and railings at the front to make safe the approach to the property and provide adequate space for cycle storage.

At the rear of the outrigger a small window is to be removed and infilled with matching brickwork. Internally partitions are to be removed and new ones installed to relocate the existing kitchen from the first floor to the ground floor and to provide WCs within convenient reach of bedrooms.

Due to the charitable status of the applicant, we request that the application is made exempt from the levy the Pre-application report mentions: for the management of the Thames Estuary and Marshes Ramsar Buffer Zone.

HERITAGE STATEMENT

The rear outrigger is of no architectural interest and contributes nothing towards the historical interest of the property. The bricks are modern yellow stocks and the internal arrangements are modern utility use rooms of plain detailing and materials.

An original proposal was to subdivide the main room at the front at first floor level but following pre application comments from Gravesham planning the front room has been retained as it is as a single room in order to avoid damage to existing cornices and mouldings.

On the second floor at the front the rooms are lower and there are no joinery or plasterwork details to be stripped out. There are no plaster details: no cornice or ceiling rose. The lack of such details is clearly evident in the photographs. We have also included a photograph of the same room in the neighbouring property, No.57 to show that that one too, has no such details suggesting that the upper rooms had a less formal purpose and may never have had such features.

The proposal is to divide this room in two with partition walls that can be removed in the future. The details shown on our drawings demonstrate the new partition is to be scribed round the existing skirting board, in order to retain it without any alterations. The new doors are to match the existing panelled door to the room.

In the basement the proposal is to reinstate the bottom flight of the original staircase and to partition off the rear room. Again, the principle of the new partition is to scribe it round the existing skirting board to retain it without alteration. The new door is to match the existing plain doors of the basement.

The existing railings at the front of the property are a mixture of styles. The proposed new railings are detailed to match the simpler railing style.

We believe the description above together with the drawing proposals demonstrate a minimal impact on the heritage of the building.

DAC Architects, July 2022