



Planning, Design, and Access Statement

project:



Proposed conversion of existing residential and commercial building into a House of Multi Occupancy

**Location**

38 Windmill Street
Gravesend
Kent
DA11 0QF

date:

September 2024

authority:

Gravesham Borough Council

a principle:

1. The purpose of the proposed works is a change of use from combined residential and commercial premises to a house of residential multi occupancy (HMO)
2. The scope of works are mainly internal upgrading standards for building regulation approval in terms of fire escape, fire warning, fire resistance and insulation. All required for the HMO use.
3. The host building is grade two listed. As such all the remaining original features need to be retained, restored and/or made good both inside and out.
4. It can be seen that three planning applications have been submitted in 2023 for the conversion of the building into residential flat accommodation. All three applications have been refused. Turning to last application (the previous two being similar in nature) 20230897, the main issue is that there was no detail in the application as to how the works would need to conform with modern standards, building regulations, the potential noise levels from traffic with a probable need for purge ventilation and that the building is sited within an Air Quality Management Area (AQMA) as well as being a grade II listed building also within the Upper Windmill Street Conservation Area (UWSCA)
5. This proposal will attempt to show in detail how the works will comply and the impact upon the existing fabric of the building as well as the remaining original features.

b amount:

1. The proposal seeks to provide eight separate bedrooms with a communal bathroom/toilet, additional toilet, cycle store, landlord/ cleaners store, sitting room and kitchen.



c layout:

d setting:

e appearance:

Two of the bedrooms have ensuite facilities so the existing bathroom would be shared by six rooms.

2. To the rear/side with Lord Street there are a range of existing garages (partly demolished) and a car port with parking for six cars.
 1. All the proposed accommodation fits within the original pattern of rooms with no structural work required.
1. The existing building has three storeys above ground and a basement level which half height underground. The levels to the rear step down for the front level forming a lower ground level.
2. There is a rear original two storey extension with access from half landing now with a pebble dash finish to the external walls.
3. In addition there is a contemporary single side extension matching the original which has smooth coat render in a buff colour matching rendered band course, window and door case detail.
4. The main building is of stock brick construction under a slope slate roof and is the end of a terrace at the corner of Lord Street and Windmill Street opposite the Council offices.
 1. The proposed works are mainly internal. To the rear it is proposed an ground floor level under the car port to add a fire exit door and a window in lieu of some existing timber boarded double doors.
 2. There are very few original features within the building with the internal staircase and external stone steps being the main features remaining. The scheme includes the refurbishment and repair of both features. There are some original fireplaces and cupboards all of which are proposed to remain. Details of the existing is shown on the accompanying drawings 1124.WD.02 to 09 inclusive on a room by room basis together with a description of the proposed refurbishment works. The existing white painted timber sash windows will still remain as they are in good condition. It is intended to repair and restore the windows. Secondary glazing will then be introduced

**CONCLUSION:**

internally to match the sash openings and window configuration. This will also be part of the noise mitigation strategy.

1. Based upon the foregoing considerations, it is respectfully requested that planning consent should be issued in due course. Should any further information be required please let the applicants agent know?