

Penfold Project Services

“EPMARKET”, WROTHAM ROAD, MEOPHAM, KENT, DA13 0JH

Telephone: 01474 816690 Fax: 01474 816690

e-mail: alan@epmarket.freemove.co.uk

Conversion of existing first and second floors from a 3-bedroom dwelling to 2 x 1-bedroom self-contained flats

at: -

107 WINDMILL STREET, GRAVESEND, KENT, DA12 1BW

HERITAGE & DESIGN AND ACCESS STATEMENT REVISION B

INTRODUCTION

Planning Consent was granted on 19 November 2021 for the Conversion of existing first and second floors from a 3-bedroom dwelling to 2 x 1-bedroom self-contained flats Ref No 20211057.

Within this scheme the existing shower room/w.c. on the second floor as shown on the approved drawing no 02D was to be retained.

However, upon further investigation it has been discovered that this shower room/w.c. is served by a Saniflo style macerator which has caused maintenance issues in the past.

It has therefore been decided to duplicate the layout on the second floor and move the shower room/w.c to the centre of the building located between the new kitchen and bedroom as shown on drawing no 02E.

This does have a minimal effect on the size of the habitable rooms as previously approved, thus requiring a new planning application to be submitted.

HERITAGE/EXISTING PROPERTY

107 Windmill Street is one of a terrace of four dwellings located in the Upper Windmill Street Conservation Area but is not Listed Building and probably built in the later part of the 19th century,

The Upper Windmill Street Conservation Area borders the King Street Conservation Area to the north and the Windmill Hill Conservation Area to the south.

The terrace is situated at the junction with Clarence Place which leads to the Windmill Hill Conservation Area

Each of the dwellings within the terrace are of four floors with bay windows to the bottom two storeys on the front elevation facing Windmill Street, Each dwelling has a block ashlar render finish and distinctive arches above all windows

Originally erected as a large family home over four storeys close to the Windmill Hill, it was subdivided into flats during the 1980's

The building currently consists of self-contained flats (A & B) on the Lower and Upper Ground floors and a three-bedroom maisonette on the First and Second Floors

PLANNING HISTORY

- Conversion of two self-contained flats at basement and ground floor Ref. No: 19870812 | Status: Application Permitted
- Conversion of basement & ground floor to 2no.self-contained flats incorporating two storey rear extension & erection of external staircase. Ref. No: 19890394 | Status: Application Refused
- Continued use of first and second floors as a self-contained maisonette. Ref. No: 19900180 | Status: Application Permitted
- Conversion of the first and second floors from a maisonette (Flat C) into two self-contained one-bedroom flats. Ref. No: 20070849 | Status: Application Permitted
- Conversion of existing first and second floors from a 3-bedroom dwelling to 2 x 1-bedroom self-contained flats Ref No 20211057 | Status: Application Permitted

PROPOSALS

Due to the lack of appeal in a three-bedroom maisonette on the upper floors of a property close to the town centre the first and second floor areas of the buildings is to be converted into 2no one-bedroom self-contained flats which are deemed to be more marketable for rental purposes.

The same proposals were granted permission in 2007 but the proposals were never implemented

The only alterations to be undertaken are to the internal layouts by the removal and relocation of walls and partitions. There are no works to be carried out that will affect the external appearance of the property.

NOTE THAT THERE ARE NO PROPOSED WORKS THAT WILL AFFECT BOTH THE FRONT AND REAR EXTENSIONS AND, WILL THEREFORE HAVE NO MATERIAL IMPACT ON THE HERITAGE AND CONSERVATION OF THE AREA

ACCESS

Access to the flats will be via the existing main staircase and entrance from Windmill Street

AMENITIES

Although some of the rooms within the flats fall slightly short of the recommended by the NDSS, the existing large garden to the rear will be subdivided to provide good size private spaces for each of the flats.

Access to the garden space for the new flats will be via the existing staircase which is also used means of escape.

REFUSE STORAGE

As most other properties of this age no specific area has been allotted for refuse bin storage and this inevitably becomes an issue when new applications are submitted.

Currently refuse bins are located within the front garden area fronting Windmill Street

I have also been in contact with Stuart Alford (Assistant Director of Operations) to seek his advice for other applications and although it is preferable to have separate refuse bin storage for the flats it is generally recognised that plastic sacks will need to be continue to be used as the current arrangement and deposited in the bins on refuse collection days.



FRONT ELEVATION
NO CHANGES



REAR ELEVATION
NO CHANGES