

DESIGN AND ACCESS STATEMENT

Rev. A – Point 8 added 23/06/2026

**Proposed Partial Change of Use from Car Sales Premises to
Class E e.g. Barber Shop.**

Site Address:

29–31 Dover Road
Northfleet
Kent
DA11 9PH



1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the partial change of use of the ground floor at 29–31 Dover Road, Northfleet, DA11 9P.

The proposal seeks permission to change the front section of the ground floor from its existing use as part of a car sales business to class E e.g. barber shop (Sui Generis). The rear section of the ground floor will remain in use by the existing car sales business, including retention of its office.

The existing first-floor residential flat is unaffected by the proposal and does not form part of this application.

2. Site and Surroundings

The property occupies a prominent position on Dover Road within a mixed commercial and residential area. The surrounding street scene comprises a variety of commercial premises, including retail and service-based businesses at ground-floor level, together with residential accommodation above and nearby.

The existing building currently accommodates a car sales business at ground-floor level with a separate residential flat on the first floor.

Front showroom hasn't been in use from years and is vacant.

3. Proposed Development

The proposal involves:

- Change of use of the front section of the ground floor to Class E e.g. barber shop (Sui Generis);
- Retention of the rear section of the ground floor as office accommodation associated with the existing car sales business;
- Retention of the first-floor flat with no alterations proposed;
- Installation of a new shopfront to serve the barber shop;
- Continued use of the existing WC facility located at the rear of the ground floor, which will be shared between both occupiers.

No extensions or alterations to the building footprint are proposed.

4. Design

Shopfront Design

A replacement shopfront is proposed to create an attractive and functional frontage for the barber shop. The design has been carefully developed to reflect the appearance, proportions and character of neighbouring commercial premises along Dover Road.

The proposed shopfront will improve the visual appearance of the building while remaining sympathetic to the established street scene.

Existing Roller Shutter and Signage

The property currently benefits from an existing roller shutter and an illuminated sign box above the shopfront.

Both the roller shutter and the existing illuminated sign location will remain unchanged as part of this application. Any future advertisement signage will be subject to separate consent where required.

5. Access

The proposal does not alter existing pedestrian access arrangements.

The barber shop will utilise the existing entrance from Dover Road, providing direct and convenient access for customers.

The existing WC facility situated at the rear of the ground floor will remain available and will be shared between the barber shop and the retained car sales office.

As no structural alterations are proposed to the access arrangements, the development will maintain existing levels of accessibility.

6. Impact on the Area

The proposal represents a modest and appropriate diversification of the existing commercial use of the premises.

A barber shop is a typical town-centre and neighbourhood commercial use that is compatible with surrounding businesses and residential properties. The proposed use is expected to generate activity similar to other local service-based businesses and is not considered likely to result in adverse impacts on neighbouring occupiers.

The retention of part of the premises for the existing car sales business ensures continued commercial activity at the site while making more efficient use of the building.

7. Conclusion

The proposed partial change of use will provide a new local business e.g. barber shop within an existing commercial premises while retaining the existing car sales office at the rear of the ground floor.

The proposal involves minimal physical alterations, maintains existing access arrangements, and introduces a shopfront design that reflects neighbouring properties. The development will make effective use of the building, support local services, and preserve the character of the surrounding area.

For these reasons, the proposal is considered to be a suitable and sustainable form of development and planning permission is respectfully requested.

8. Additional Information

- The proposal includes a new shopfront
- The number of existing employees: Car Sale: 1 full time
- The number of proposed employees: Barber 1 full time, 1 part time
- Hours of Opening (Car Sale): Monday - Friday: 9:00 AM - 6:00 PM Saturday: 9:00 AM - 5:00 PM Sunday / Bank Holiday 9:00 AM - 5:00 PM
- Hours of Opening (Barber): Monday - Friday: 9:00 AM - 7:00 PM Saturday: 9:00 AM - 6:00 PM Sunday / Bank Holiday 9:00 AM - 5:00 PM
- there is no on site existing or proposed parking
- the existing and proposed waste storage is under the external stair





