



Design & Access Statement

Sir John Falstaff, Gravesend Road, Higham, Rochester, ME3 7NZ

Erection of a four-bed dwelling to the rear of Sir John Falstaff Public House, utilising the existing access from Telegraph Hill, with associated parking and landscaping, including reconfiguration of the public house car park and beer garden



Fig. 1: Existing Gravesend Rd Street View

1.0 Introduction

This Design & Access Statement is submitted in support of a full planning application in regards to the above proposals.

This statement is to be read in conjunction with the following drawings/supporting information:

- PLC drawings: 23.3459.000_P2, 23.3459.100_P4, 23.3459.101_P4
- Application Form – prepared by CPC
- Community Infrastructure Levy (“CIL”) Form – prepared by CPC
- Covering Letter – prepared by CPC
- Planning Statement – prepared by CPC
- Heritage Statement – prepared by Handforth Heritage
- Transport Statement – prepared by TPA
- Arboricultural Assessment – prepared by Mulberry Tree Management Consultants

The proposals seek to utilise a portion of the existing public house car park to form a new four bedroom detached dwelling. The public house car park would be extended to the rear to ensure no loss of parking for patrons.

The proposals have been designed in accordance with the National Planning Policy Framework (September 2023), The adopted Gravesend Borough Council Local Plan (2014), the Residential Layout Guidelines and the Kent Design guide, as well as all relevant supplementary planning guidance, supplementary planning documents and material considerations.

The application site currently comprises of a grade II listed public house with associated gardens and parking.

The site is located in flood zone 1; an area not considered to be at risk of flooding.

2.0 Site Analysis

The proposal is located on the outskirts of the village of Higham in a semi-rural location. The site is well connected to Gravesend and Rochester by a high frequency bus route to the south of the site on Gravesend Road.

The immediate locality is characterised by residential buildings mostly traditional in appearance, generally ranging from two to three storeys in height. The application site sits behind the Sir John Falstaff, a Grade II Listed public house, in an area with several detached dwellings set back from the main road. The site itself is sloped, with a large change in level at the rear of the site.



Fig. 2: Existing Site

3.0 Design & Appearance

The proposal seeks to build a 4 Bedroom, 6 person dwelling which has been designed to comply with Nationally Described Space Standards and provide good levels of residential accommodation. Appropriate levels of refuse storage are included within the proposed design. Cycle storage areas would be provided to accommodate 4 bicycles for the proposed property.

The proposed dwelling has been designed to respond to the levels of the site by putting the first-floor accommodation within the roof space to avoid overpowering the scale of the pub. The proposed construction is designed to have visual continuity with the surrounding architecture and match the exterior detailing of the public house and adjacent buildings which are traditional in style.



There will be minimal impact on the view from the street, with the proposed dwelling only becoming visible from an angle along Gravesend Road. Windows and doors to the rear of the dwelling have been strategically positioned to respect neighbouring privacy and meet the Residential Layout Guidelines.



A small retaining wall would be constructed to the front of the site on Telegraph Hill, to enable the proposed dwelling and residential parking to be built at a reduced height. This will further reduce the mass of the development. Soft landscaping will act as a buffer between the dwelling and car park, including shrubs, hedgerow and a new tree.

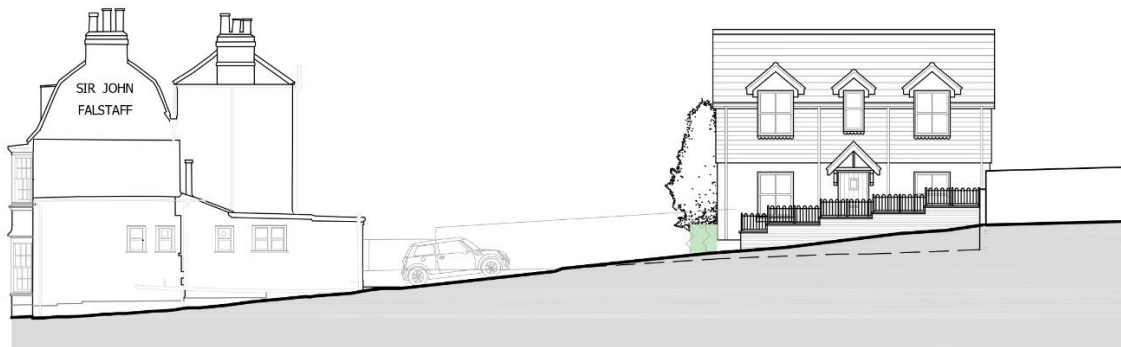


Fig. 4: Proposed Street Scene

4.0 Transport & Access

The application site is located in a semi-rural location, within walking distance of a wide range of local services and facilities, these include a school, several convenience stores and food outlets, a medical centre, a community centre and a church.

The nature of the local highway network provides a good environment for cyclists. There are two equidistant bus stops near the site with frequent bus services. The train station is within a 30-minute walk, 11 minute cycle, 4 minute drive or 10-minutes via the bus route.

2No. parking spaces would be provided for the dwelling. Sufficient storage for refuse, recycling and cycles would be provided externally in purpose-built stores. The car park as proposed would include 21No. spaces for patrons of the public house.

5.0 Sustainability

The scheme seeks to mitigate negative environmental impacts through sustainable design and construction methods, resource efficiencies and provision for waste recycling. The new house will be designed to meet current Building Regulations standards.

The following measures are to be incorporated within the scheme:

1) Water efficiency:

- Low flush toilets, flow regulated spray taps and shower heads
- Water efficient appliances

2 i) Sustainable Construction measures proposed, include:

- Locally sourced materials where possible
- Use of recyclable and natural materials where possible
- Use of non-toxic materials and paints
- Use of low maintenance materials

2 ii) Energy efficiency measures include:

- High insulation values
- Draught proofed windows and doors/for maximum air tightness
- Double glazed windows with low –E glass

- Insulated hot water tanks and pipes
- Light sensors/movement sensors for outdoor or communal area
- Energy efficient white goods

2 iii) Sustainable heating systems/measures to include:

- Energy efficient condensing boilers
- Low energy light fittings

3) Layout and Design:

- The design proposals are of low environmental impact
- All proposed construction materials are to be resilient
- All windows are to be openable to allow natural ventilation
- Low maintenance materials are proposed

6.0 Conclusion

It is considered that the proposed residential development is entirely compatible and appropriate in the area and will provide much needed homes for the local area with an efficient use of land. The design and finish will be appropriate to the locality, responding sensitively to the listed public house on the site, reinforcing and enhancing the character and quality of the area and provide much needed housing in the village.