



DESIGN AND ACCESS

Proposed internal and external alterations,
and front elevation illuminated shop
signage to existing redundant office
building Use Class E(g)(i) to form a shop
producing and selling baked goods and
non-alcoholic drinks Use Class E(b) at:

29 The Hill

Northfleet

Gravesend

Kent

DA11 9EX

Prepared by:

JAT-Surv Ltd

Date

27TH February 2025

1 Introduction

- 1.1.1 29 The Hill is a link detached single storey building of modest size – less than 30m². The most recent use of the building was office – Use Class E.
- 1.1.2 The building has been left unoccupied for circa 7 years, and its condition and visual appearance has deteriorated considerably.
- 1.1.3 The new Owner of the building wishes to regenerate the property and grounds and bring a new lease of life to the property in order for it to be financially sustainable.
- 1.1.4 The proposed Use Class of the building is also E – sale of food and drink, so there is no change of use in respect to planning.
- 1.1.5 This document demonstrates that the proposed works comply with all guidance and adopted policies.
- 1.1.6 The following supporting documentation accompanies this statement:
 - PL01 – Existing
 - PL02 – Proposed
 - PL03 – Site Location and Block Plans

2 Usage Considerations and Surrounding Area

- 2.1.1 As detailed above, the existing and proposed use classes remain the same in terms of planning – Use Class E.
- 2.1.2 29 The Hill is surrounded by Use Class E buildings and businesses, predominately shops and restaurants. In this respect, this proposal fits in well with its surroundings, and there is very limited residential property in close proximity.
- 2.1.3 29 The Hill is essentially be a traditional 'Coffee Shop', selling baked food items and predominantly hot drinks. No alcoholic drinks sales are proposed.
- 2.1.4 There will be 2 full time members of staff at the property and the majority of sales will be for take-out. There will be a small seating / waiting area at the front of house as shown on PL02.
- 2.1.5 Opening days and times are Monday – Friday 08.00am – 16.00pm and weekends and bank holidays 10.00am – 13.00pm.
- 2.1.6 Waste storage and collection is as existing and between 29 and 29a The Hill, as shown on PL02 and PL03.

3 Parking and Highways

- 3.1.1 There is free parking for staff and potentially customers within 150m of the building. The Building itself has no off street parking.

- 3.1.2 Deliveries are minimal and mostly deliverable by staff members. However, small vehicles can park for a limited time on The hill, in the same way the adjacent businesses in Use Class E currently operate. It is suggested one delivery a week.
- 3.1.3 The main volume of customers is presumed to be footfall from the near by roads. It is not anticipated that customers will require parking, similar to the adjacent Use Class E businesses, which have no allocated parking associated with their buildings.

4 Conclusion

- 4.1.1 The existing building is unsightly and has been left to deteriorate significantly. The new Owner has decided to take on this property and its maintenance responsibility. This will be favourable to the Council.
- 4.1.2 The proposed scheme has been carefully designed to enhance and improve the appearance of the existing building and allow a business to operate and maintain the building financially.
- 4.1.3 There is no change in Use Class (E). The last known use was office accommodation and the proposed use is a traditional 'Coffee Shop', selling baked goods and mainly hot drinks.
- 4.1.4 The use fits in with the surrounding businesses which are also mainly Use Class E, shops and restaurants.
- 4.1.5 Parking and road access is no worse than existing and there is no change to Use Class (E).