

41 The Hill, Northfleet ,Gravesend ,Kent , DA11 9EU



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Prepared by:

Shailender Nagpal
Design and Plan Consultants Ltd

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Introduction

This Design and Access Statement (DAS) is prepared on behalf of the applicant in connection with a planning application for the proposed conversion of the existing property into flats, with a restaurant on the ground floor and adding a floor on top of the existing building. Also the proposal includes a side extension added to the existing property in all the floor levels. This DAS should be read in conjunction with other drawings and documents accompanying the planning application.

This DAS comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;

Application Property and Surrounding Area

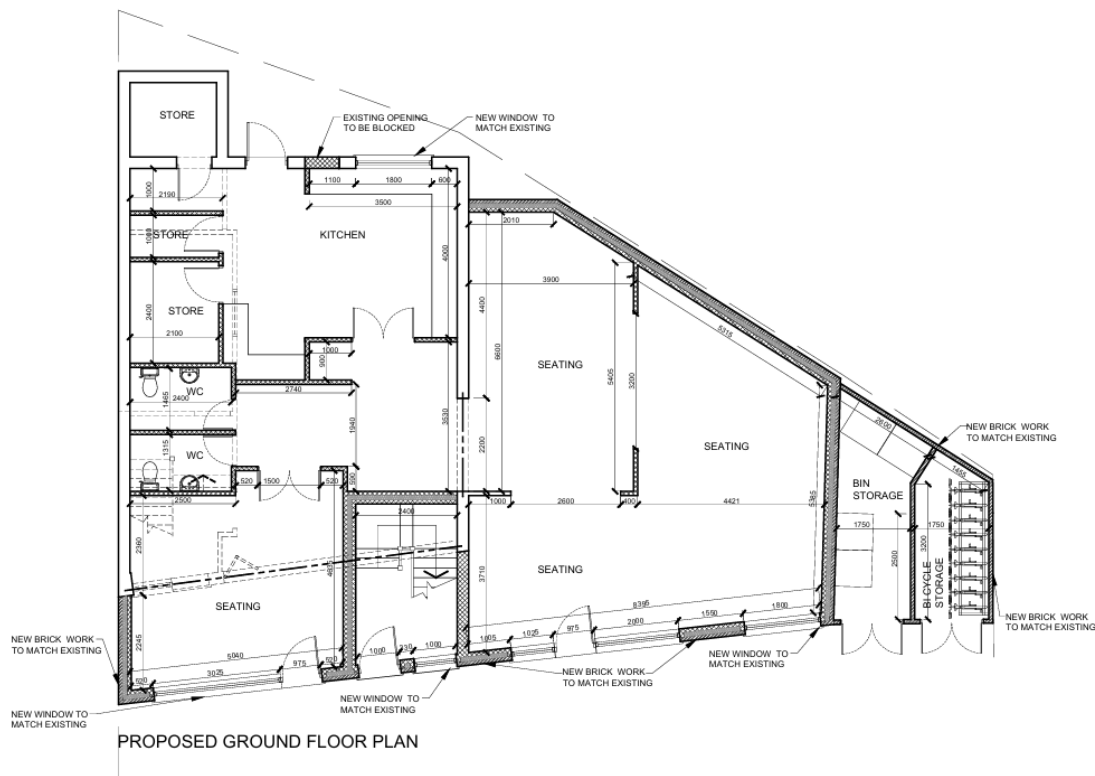
The application land is situated in 41 The Hill, Northfleet, DA11 9EU. The area has both commercial and residential properties. Access to the building is The main road, The hill.

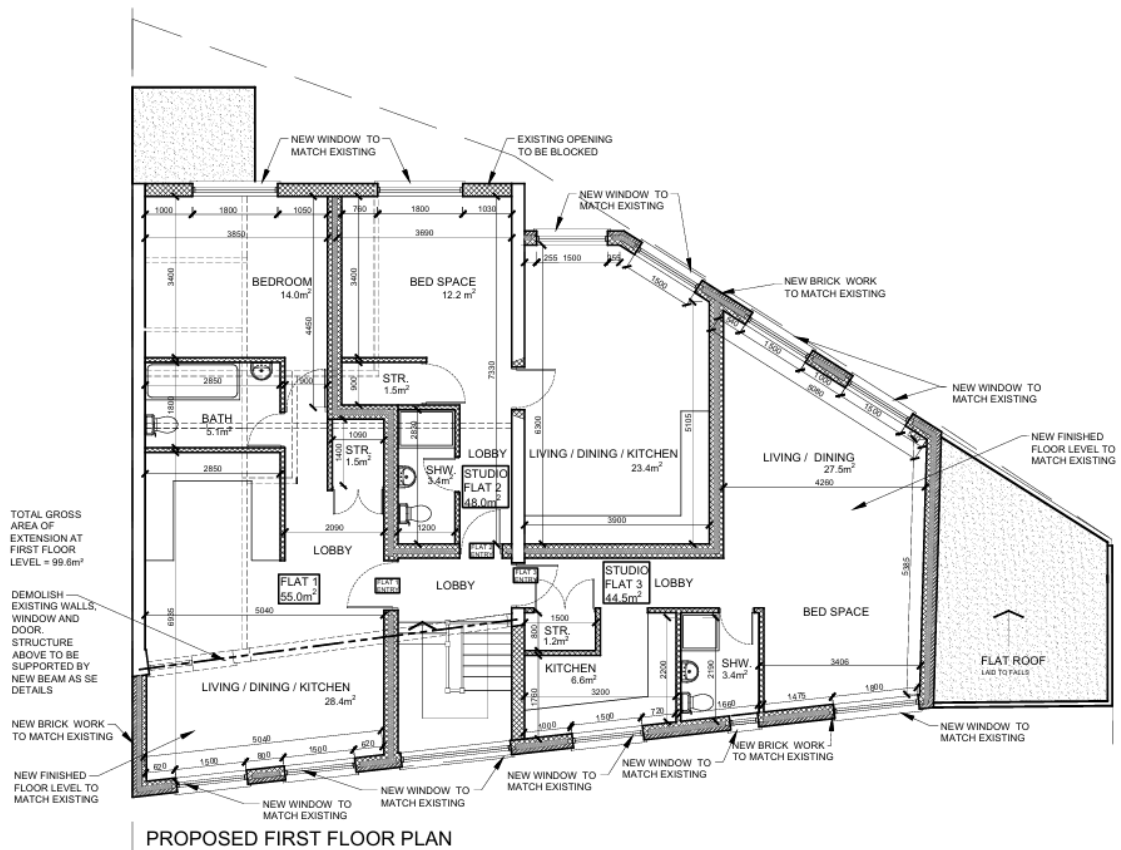


Proposal / Layout

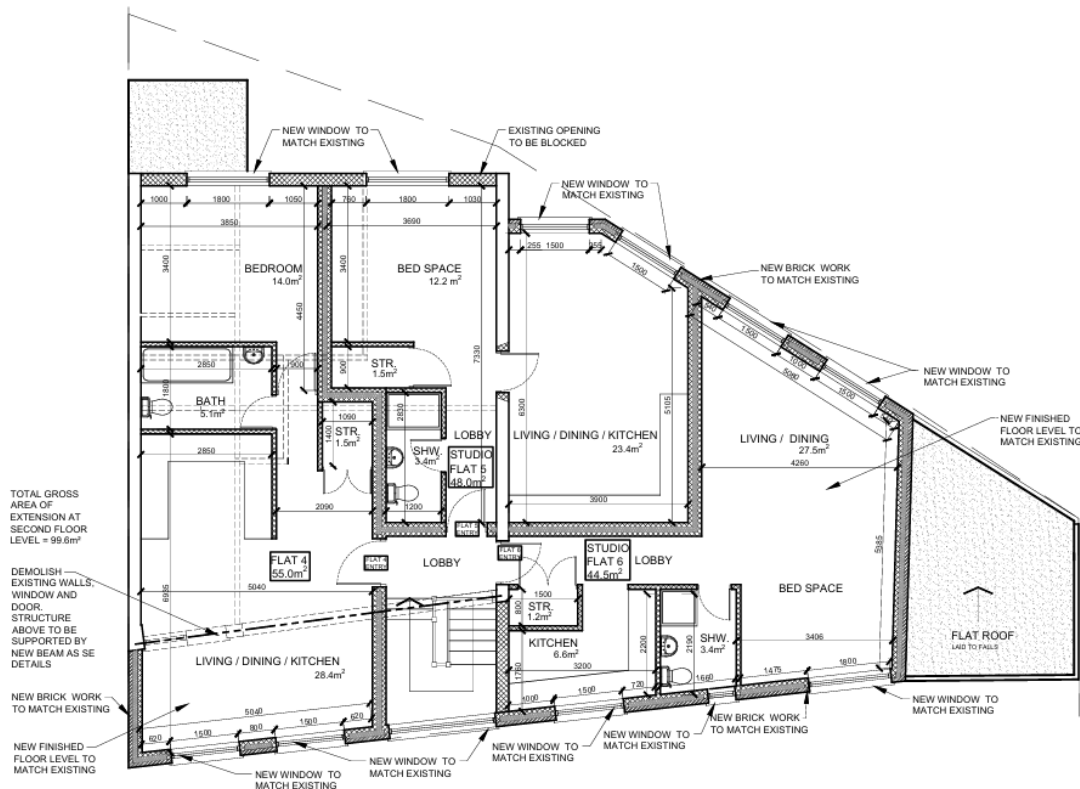
The proposal would have a restaurant in the ground floor level. The first floor second and third floor would have 1 One bedroom Flat and 2 studio flats each. The external design of the dwelling will have walls finish with brick externally matching the existing property .Proposed new UPVC windows and doors will match the existing. The proposed design is simple and lends itself to the existing stock within the surrounding area. There is also adequate space for the provision of refuse/ recycling collection within the site. Also provision for bicycle storage for all the flats are also provided in the ground floor level. Internally, all the rooms are of a reasonable size and the design attempts to give some consideration to the user. All doors are proposed to have clear openings of 850mm including the main entrance which can be altered easily for wheelchair users.

Proposed Floor Plans

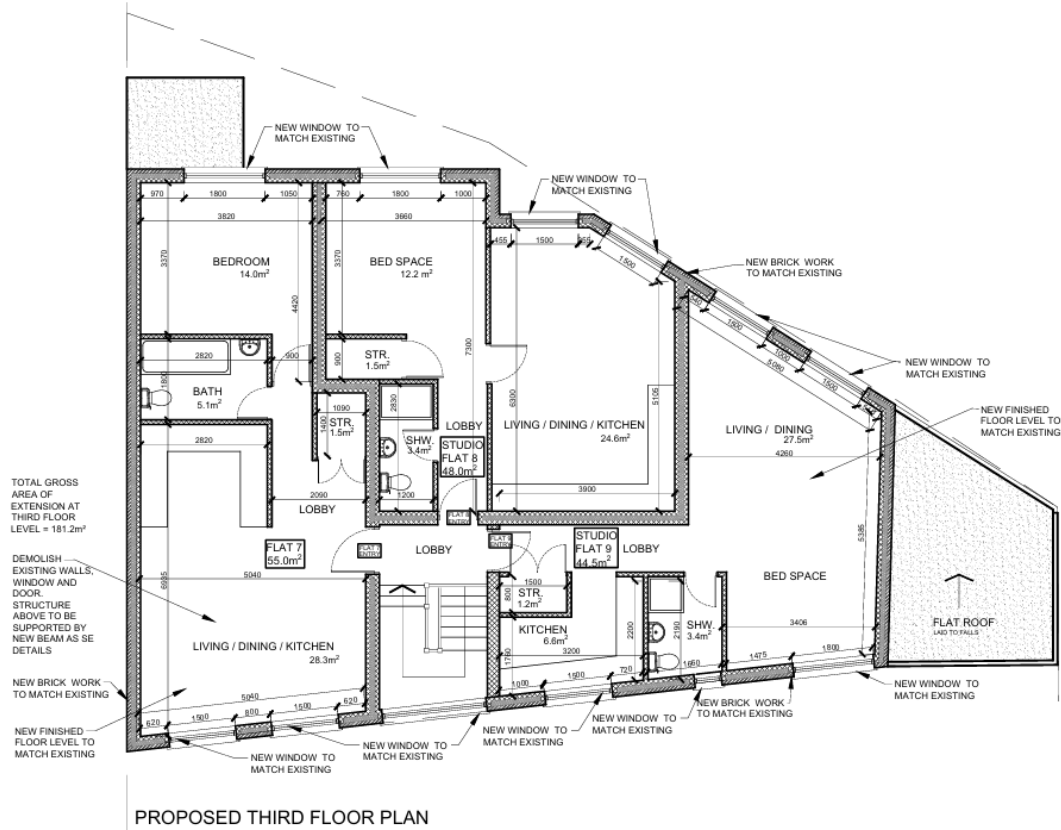




PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



Proposed Elevations





Design & Access:

No changes to the existing access to the property. Access to the flats above are through the staircase in the ground floor which is situated in the front of the property. Access to public transport would seem relatively good in terms of buses and train as the application property is situated near the town centre.

Appearance/Scale:

The appearance of the proposed dwelling is kept as it is, as previously mentioned, with a view to having a balanced and neutral impact on the existing street scene. The design is also simple in its appearance and not ostentatious or contemporary.

Scale:

The proposed dwelling is similar in height to those of the surrounding area with the width and length being within the constraints of the plots. As a result the bulk and massing have been given close consideration and are not excessive or out of keeping for the plot surrounding building

Types of Flat and Flat Areas

Flat number	Type of Flat	Floor Level	Flat area (in Sqm)
Flat 1	1 Bedroom	1	55.0
Flat 2	Studio Flat	1	48.0
Flat 3	Studio Flat	1	44.5
Flat 4	1 Bedroom	2	55.0
Flat 5	Studio Flat	2	48.0
Flat 6	Studio Flat	2	44.5
Flat 7	1 Bedroom	3	55.0
Flat 8	Studio Flat	3	48.0
Flat 9	Studio Flat	3	44.5

Security

It is considered that the proposed dwelling will be very secure. Access is proposed off the from the front of the property. It is also proposed that the property will fully comply with the Secure By Design requirements and be provided with an intruder alarm system and digital access.

Bicycle and Bin Storages

Provisions for secured Bicycle storage and Bin storage are provided with in the site (please refer to the site plan) .

Conclusion

The application site is within walking distance of necessary day to day shops, services and facilities
The site is highly accessible and sustainable in terms of access and transport.

The proposed flats and restaurant meets standard housing space requirements, matches the street scene and would provide a good standard of accommodation.