

PLANNING, DESIGN AND ACCESS STATEMENT



**32, MILTON ROAD
GRAVESEND
KENT
DA12 2RF**

**STRIP OUT RESTAURANT AND ADAPT TO PROVIDE
3 No ONE BEDROOM FLATS**

**SEPTEMBER 2024
Ref: WW/2803/100**

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Introduction

This statement supports the planning application for the adaption and change of use of the premises from a Restaurant to 3 No one bedroom flats.

The site sits on the north east corner of Milton Road and Milton Place. The building is not listed but sits within the a Conservation Area. The building was constructed around 1910 and originally used as public house called 'the Globe' with residential premises over..

The statement considers the following aspects of the proposal:

Design

- Use The suitability of the use within the local area
- Amount The area of the proposed use in comparison to other uses
- Layout The arrangement of the proposed unit

Access Statement

- Servicing Access points
- Inclusive Access Movement through the proposal on equal terms

DESIGN STATEMENT

32 Milton Road was originally a public House known as 'The Globe' which had A3 usage. This was converted to a plumbing shop in 2008 which changed the usage to A1.

It is intended to convert the premises into 3No one bedroom flats to the ground floor only and the existing basement area to be utilised by the flats to provide ablution and kitchen facilities as well as storage only> Each flat having its own independent access to its own basement area via staircase. The basement area also has a fire escape corridor accessible by each flat providing access to the first floor.

The proposed is located within a conservation area and we have been particularly careful in maintaining the caricature of the existing design as well as not encroaching beyond current building lines.

The building is not listed but is considered to have a corner presence of some architectural merit with imitation stone dressings and painted timber windows and these we intend to reproduce to maintain the same caricature as an important corner facet to the town.

We therefore consider we meet the requirements of EN1

Internally it is intended to be of modern design.

Externally the existing facade to both elevations to remain as existing and all thermal improvements to be carried out internally.

PRE CONSULTATION

A meeting was held on site with your Mrs Lisa Fisher to discuss the proposal who advise that overall she did not see dismissive of the proposal but did enlighten that it is a sensitive site and the Conservation Officer would take a great interest in respect of the external appearance.

As highlighted above the proposal does not intend to change the external envelope at all. The works are totally internal with access using the existing entrances. Upgrading to achieve require U values excreta will be carried out internally maintaining the external appearance.

We will be removing the external signage.

HISTORY

Conversion to a plumbing shop.

Conversion to Creams an ice cream parlor

Servicing

Servicing the 3No flats can be provided with electricity, water etc. from existing supplies that exist.

Extract System

It is intended to investigate whether external air pollution has an impact on the proposed and if so, necessary design and extract will be included within the design.

FIRE

We have included for protected means of escape from the Basement area etc. but if other measures are deemed necessary by the fire Officer we will accommodate them.

Biodiversity.

As the site is totally built over there is NO necessity for this to be inclusive.

Access:

The proposals have been developed solely with relevance to the current planning application. As part of the building regulations for the project, the occupier will provide a project specific access statement showing compliance with ADM (2004) and the DDA.

Room Sizes

As directed we have considered and incorporated the layout in accordance with the SUPPLEMENTARY PLANNING GUIDANCE 2 Including residential housing standards.

DRAINAGE

We will make the necessary application following a successful conclusion of this application.

Surface water as existing

FLOOD PLAIN

The site is outside the flood plain and surface water will be dealt with by soak ways

PARKING

Due to the central proximity of the proposed development we consider that parking would be unnecessary due to the existing public transport systems that exist in the immediate locality.

Parking requirement would also be less than the restaurant requirements as well as NO deliveries.

LIGHTING

There is no intention to provide street lighting. Any lighting to the perimeter will be low level lighting.

SMOKE CONTROL

Heating will be electric, no gas supply will be involved.

CP24 Design and Development Objectives

The client brief is to provide high quality accommodation on the site. The layout and scale of the design is to reflect the design of the plots and houses in the area using similar materials. The design should take account of the existing site constraints.

As seen the local properties vary and we have taken this into account when designing this property.

The architectural design we propose will be the use of good quality materials, in ways that compliment the massing and design aspect of the house.

Low energy lighting to be utilised within the new works including integrated smoke alarms.

The room sized and layout are in accordance with the government housing standard

We do consider that the proposal would not be detrimental or obtrusive to local residents and the Owner has had initial discussions with neighbours to test their response and as yet only received encouragement.

we therefore consider the design and proportions re this application complies with Section 12 of the NPPF.

NPPF 11(d)

States that where a 5 year housing supply can not be demonstrated, planning permission should be granted. Unless:-

the application of policies in this framework protect areas or assets of particular importance. or any adverse impact of permitting the development would significantly outweigh the benefits.

In response to this we would point out there are no specific policies that would indicate that permission should be refused.

It was confirmed during our Pre consultation meeting on site that the Borough Council as the Local Planning Authority cannot demonstrate a 5 year supply of housing within the Borough. Consequently the presumption in favour of sustainable development set out within paragraph 11 (d) of the NPPF and this proposed development has to be assessed in light of this presumption.

NPPF 79

States that planning should avoid approving isolated new homes in the countryside. However in this case the site lies relatively close to both West and East Malling with groups of buildings being located along Broadwater Road. Taking into consideration its location with easy access to shops transport etc with the added situation of groups of buildings close by it is not considered to be a development in isolation.

Energy Efficiency

Improving the thermal efficiency of the walls, windows and roof as far as practically possible.

Reducing air permeability to the minimum consistent with health requirements.

Carefully designing the fabric of the house to reduce thermal bridging.

Possibly using low and zero carbon technologies such as solar thermal panels.

Water Consumption

- 6/4 Dual flush W.C
- Flow reducing/ aerating taps throughout.
- 6-9 litres per minute shower.
- 18ltr maximum volume dishwasher
- 60ltr maximum volume washing machine.

Further Measures

- Providing more energy efficient lighting to both internal and external fittings.
- Reducing the amount of water that runs off into the storm drains.
- Using more environmentally friendly building materials.
- Enhancing the sound insulation used in the home.
- The potential use of recycled and recyclable materials.
- The minimising of construction waste.

Conclusion

We therefore consider we have address all matters and feel the application should be looked upon favourably.