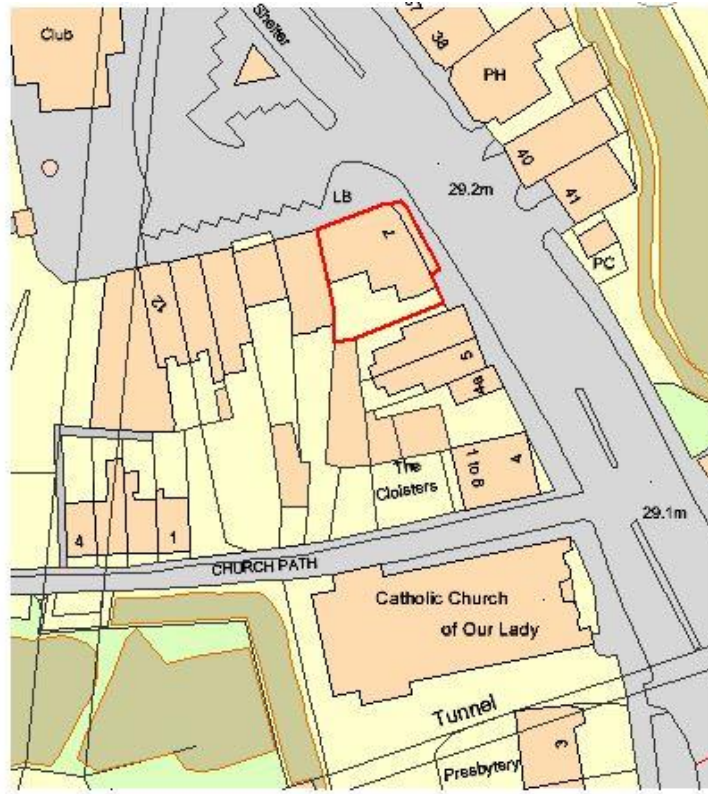


DESIGN AND ACCESS STATEMENT

April 2023



Site Location Plan
1:1250

Address: 7 The Hill, Northfleet

Client: Mr B Randhawa

Proposal: Erection of a single storey extension to provide a ground floor studio flat and extension to the existing pharmacy.

Prepared by: BARRON
EDWARDS
STERLING

1.0 Introduction

1.1 This Planning Statement has been written on behalf of Mr B Randhawa in support of the application for the erection of a single storey extension to provide a ground floor studio flat and extension to the existing pharmacy. .

1.2 In addition to the full planning application forms the following documents are submitted;

Single Application Plan

- 001 - Location Plan with Block Plans
- 002 – Existing Floor Plans and Elevation
- 003- Proposed Floor Plans and Elevations

Statement

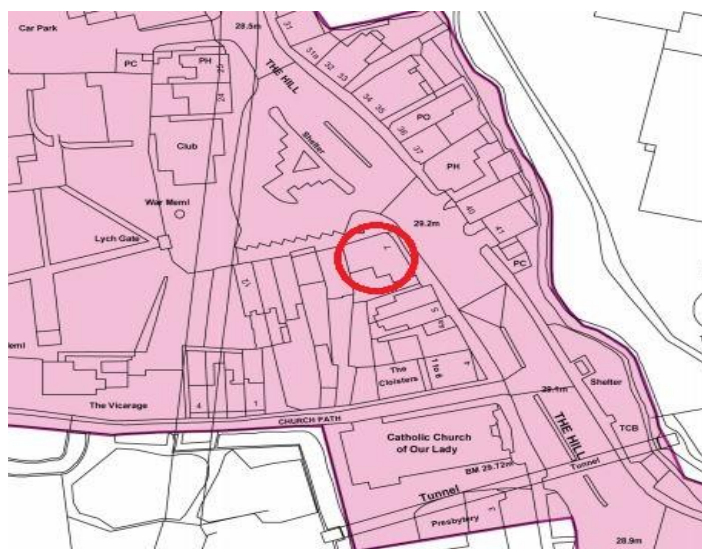
- Heritage Statement
- Design and Access Statement

2.0 Site and Surroundings

2.1 The application site fronts The Hill, it's principal elevation which accommodates the access to the ground floor a1 retail unit and the large shop front is East facing. The building is on the corner of the main road, The Hill, and a one way 'frontage road' which allows access and parking to a parade of shops and various other commercial uses. The entrance to the flats is on the North West Elevation which is facing the 'frontage road'.

2.2 The building is an 18th Century grade II listed building and within The Hill Conservation Area

Image of conservation area boundaries



2.3 The building is arranged as A1 retail on ground floor, two self contained flats on first floor and a self contained flat on the second floor.

Listed Status

2.4 The building was listed in 1983, English Heritage gave the following description; *18th century house of 2-storeys and attic with red brick and blue header walls with modillion eaves cornice north and west, weatherboarded east (rear) elevations, (south wall abuts adjoining property), and tiled half-hipped roof. North-west corner has canopied 19th century shop fronts and door, other windows to ground, first floor and attic are appropriate modern replacements.*

Image from 1955



3.0 Proposal

3.1 The proposal is for the rection of a single-storey flat roof extension to provide a studio flat on the ground floor with increased floor space for the existing pharmacy.



3.2 The proposal will not have any material effect on the character of the Conservation Area as the works will require the demolition of unsightly outbuildings and the existing substandard extension. This will be rebuilt and enlarged with internal re-arrangement of the existing pharmacy to provide new modern dispensary area and consultation rooms. The retail area will be reduced in size and coupled with the former dispensing area will be converted to a single bedsit unit. This will be accessed from the existing lobby area which serves the residential flats on the upper floors. Externally there will be very little change in the visual appearance that would impact on the setting of the building or CA as a whole. There would be no substantive change in the street scene with the main changes being in the southern elevation that is not visible from the street. We are therefore satisfied that the proposal will enhance the visual impact of the building and preserve the continued use of the heritage asset. The proposal can only be considered to improve and enhance the building and the Conservation Area as a whole.

4.0 Access and Parking

4.1 The property has no off-street parking at present although there are off street parking facilities immediately outside the property within the square.

The proposal seeks to continue the use of the property as small retail unit and provide a small unit of residential unit to meet the council's unfulfilled housing shortfall. We are advised that the existing tenants have not generated any problems by virtue of vehicular movements to the property. The property is located on the main A206 and has several bus links to Gravesend Town centre and to Blue Water Retail Centre. In addition, the site is a few minutes' walk from Ebbsfleet Station providing local, regional, and international train services. We are satisfied that the site and the proposed use are totally sustainable.

5.0 Conclusion

5.1 The applicant has taken on board all the Council's saved and Core Strategy policies to provide a sustainable solution to the beneficial use of this plot retaining its existing uses without any impact on the conservation area. It is our assertion that the site is sustainable in terms of its location within the urban area, its proximity to local transport modes and the prospective layout are in keeping with the good design principles outlined in the NPPF. It would provide a small unit of accommodation, for which there is an unfulfilled demand in the area, and provide for the complete refurbishment of the heritage asset within its Conservation Area setting.