

Design and Access Statement

Site Address:

26 Perry Street, Northfleet, Kent, DA11 8RE

Proposal:

This application seeks planning permission for a ground floor rear extension to increase office space (Use Class E) and the change of use of the first floor from office space to a one-bedroom flat (Use Class C3). The proposal includes an external staircase and a first-floor rear extension.

1. Site Context and Existing Use

The site at 26 Perry Street is a two-storey building currently used as office space (Class E) across both ground and first floors. Positioned within a mixed-use area in Northfleet, the site is well-suited for both commercial and residential purposes, with access to public transport and local amenities. This proposal aims to maximize the building's potential by introducing a residential unit on the first floor, aligning with local housing needs and improving the property's overall functionality.

2. Design Considerations

Ground Floor Rear Extension (Class E)

The proposed ground floor rear extension will provide additional office space to meet the demand for business operations. The design respects the scale and character of the existing building, with materials that complement the current structure, ensuring a seamless integration of the new office space.

First Floor Rear Extension (Residential)

The first-floor rear extension provides extra living space for the new one-bedroom flat. The design incorporates an external staircase for independent access to the flat from the rear access road, ensuring minimal impact on the ground-floor office use. Materials for the extension are selected to match or complement the main building for visual coherence.

3. Access and Circulation

- **Ground Floor Access:**
Access to the ground-floor office is maintained via the main entrance on Perry Street, providing convenient and direct entry for commercial users.
- **First Floor Flat Access:**
Access to the first-floor flat is from the rear access road via a new external staircase, ensuring separate and private entry for residential occupants.

4. Parking, Refuse, and Storage Provisions

- **Bicycle Storage:**
Secure storage for two bicycles will be provided within the garden area, as illustrated in the submitted drawings, supporting sustainable travel for residents.
- **Refuse and Recycling:**
Dedicated refuse and recycling storage points will be established within the garden area, ensuring effective waste management for both the office and residential units.

5. Impact Assessment

- **Vehicular Activity and Noise:**
The new residential unit is designed for up to two occupants, so no significant increase in vehicular traffic, noise, or disruption is anticipated.
- **Privacy and Amenity:**
By providing separate entrances, the design maintains privacy between the ground-floor commercial and first-floor residential spaces. The proposed living facilities are fully upgraded to ensure quality accommodation, enhancing the residential appeal of the site.

6. Planning Policy Compliance

This proposal aligns with Gravesham Borough Council's planning policies by creating a mixed-use site that serves both commercial and residential purposes. The adaptive reuse of the first floor contributes to housing needs without detracting from the commercial viability of the property on Perry Street.

Conclusion

The proposed development at 26 Perry Street is thoughtfully designed to balance commercial and residential uses, improving both the building's functionality and alignment with community needs. This Design and Access Statement demonstrates that the proposal complies with local planning policies and is an appropriate and beneficial use of the existing building. We respectfully request that this application be considered for approval.