



DESIGN & ACCESS STATEMENT PLANNING STATEMENT

By Studio 47 Architecture

**Demolition of vacant motorbike workshop and erection of three storey building
consisting of 8 self contained units at no. 17-19 High street Northfleet Gravesend
DA11 9EZ**

December 2024

Address: 17 High Street Northfleet Gravesend DA11 9EZ

Proposal: Demolition of vacant motorbike workshop and erection of three storey building consisting of 8 self contained units with the provision of a car parking space, cycle storage and bin store.

Site & Location

The site is at 17 High Street , which is an existing small scale Motorbike work shop on the southern side .

The site was formerly part of the curtilage of 15 and 21 high street and was used as a motorbike workshop.. The site have been vacant since. The site is vacant since 2022 as a, with no employees on site during the day.

High street is mixed with residential and commercial characterized

The application site is approximately 463m² with a length of 34.7m; width of 14.5m.

The site has a has good transport links and on-street car parking is not restricted within the surrounding area. The property benefits from a crossover, which provides access to the site from the rear and off street parking .

Design Proposal

The proposal is for a three storey, block of flats consisting of 8 units .

The proposed building is set back 5m from the road and aligned with the front elevation of No15 with a width of 13.7m and 14.3m depth. To the front of the proposed development there is a garden and the rear has parking , soft landscaping, cycle store and waste bin storage. The existing crossover would be retained to provide access for a car and pedestrians.

The proposed front elevation of the new building would align with the front elevation of the existing properties at No15 and No21, which would mean that long views would not be disrupted and that the sense of symmetry and original character and appearance would be retained. The proposed building would be lower than the existing surrounding buildings, therefore, the bulk, mass and the height is not considered to be overbearing.

Proposed Gross Internal Area

Flat 1 total area 85.07 m² 2 bed
Flat 2 total area 68.25 m² 2 bed
Flat 3 total area 68.45 m² 2 bed
Flat 4 total area 50.53 m² 1 bed
Flat 5 total area 50.21 m² 1 bed
Flat 6 total area 68.45 m² 2 bed
Flat 7 total area 50.53 m² 1 bed Flat
8 total area 50.21 m² 1 bed

Proposed Material

The materials to be used are red lbstock London brick with white double glazed windows . The external walls are cavity wall and the fenestration will be double glazed window to match existing neighbours building's windows. The proposed roof will follow the existing height and style, including both main roof and rear part. A new rear garden will be created for the new dwelling block to be used as a private amenity space and parking , secured by a timber fence of 2.00m height and accessed by a side gate. The proposed front boundary wall would be medium size brick wall and follow the majority of the existing front boundaries on this road.

Transportation and Access

The site has good transport links and a car spaces is proposed at the rear of the development . The main access is through the porch, however there is also a secured side gate which gives access to the side garden. A secure unobtrusive cycle storage to accommodate lockable rack spaces is proposed and it is located in the rear garden.

Sustainability

The proposed scheme has been designed in line with Local, Regional and National low energy recommendations.

- **Be lean:** use less energy;
- **Be clean:** supply energy efficiently;
- **Be green:** use renewable energy.

The following will be provided:

- Permeable surfaces and sustainable drainages systems
- Water reduction and low flush toilets
- Low emissivity glass and high-performance window frames
- A-rated condensing boilers and low energy light fittings
- PV panels on South facing roofs

The development will achieve a reduction in carbon dioxide emissions in line with current Building Regulations and will target a water use of 110 litres per person per day.

Planning History

Ref 20070681

Demolition of existing building and erection of a part three storey and part two storey building to provide five 2-bedroom self contained flats; erection of 1.1m high railings along front boundary and laying out of five car parking spaces at the rear with vehicular access on to Council Avenue.
Status Application Permitted

Decision Permitted

Decision Issued Date Tue 09 Oct 2007

Conclusions

- a) There is evidence of active marketing of the site for re-use/redevelopment for business uses through the commercial agent that show this business use is no longer suitable and viable for its existing.
- b) It is considered that the proposal has an acceptable impact on the surroundings and results in no loss of amenity or nuisance to neighbours.
- c) It results in the enhancement of the appearance of the surroundings
- d) The internal space of the proposed units complies with the most recent London Plan requirements and as such broader local policy on that matter.
- e) There will be an adequate provision of bin store, cycle store and parking spaces and the scheme will not adversely affect highways safety.
- f) By respecting the plot boundaries, the development can be executed without any detrimental effect on the surroundings.
- g) The location, form and nature of the proposed dwellings accords with the 3 NPPF requirements for sustainable development.
- h) On this basis and given the wide ranging policy compliance of the scheme the Local Authority is respectfully asked to support the scheme and thereby generate much needed housing units for the Borough

