
DESIGN & ACCESS STATEMENT

Site: 164 Windmill Street, Gravesend, DA12 1AH.

Proposal: Change of Use of ground floor shop to Hot Food Takeaway (Sui Generis) with residential 3 bedroom maisonette to upper floors.

Date: March 2026

The following drawing illustrates the proposed use / areas:

Drawings Grav164WS001 & 002 (existing), Drawings Grav164WS003 & 004 (proposed).

EXISTING

The ground floor commercial shop unit – previously a Butchers shop has been closed / empty for several months. The shop has a rear utility area and an attached walk-in fridge.

The upper floors provide a self-contained residential maisonette with the current access to the upper floors through the shop with stairs leading up from the ground floor.

PROPOSAL

The existing shop unit is proposed to be used as a fast food takeaway. The existing shop front and entrance door is to remain – the front to be refurbished and redecorated.

The upper floors are to remain as a three bedroom self-contained maisonette with a reconfigured kitchen and bathroom.

The current access arrangements to the upper floor floors maisonette through the shop is to be changed. The maisonette is to have its own separate entrance door at the rear. The property has a rear access path that is used by other residential properties along the attached terraced buildings. The rear entrance will lead into a new hall area with internal door into the rear utility area of the

shop – to be used for deliveries. This will be the main entrance door to the upper residential maisonette – separating the residential area from the front shop / fast food business.

DESIGN & ACCESS

The ground floor shop is to have minimal changes. The main change is the access hall / entrance at rear to the upper residential area, with the residents entering the maisonette from the rear passage way.



PHOTO – Front entrance to shop to remain as existing.



PHOTO – Rear entrance door to remain in the same position – door to be replaced, rear extension to be refurbished / improved and new insulated flat roof fitted.