

DESIGN & ACCESS STATEMENT

TO ACCOMPANY LISTED BUILDING APPLICATION IN RESPECT OF

**GEORGE INN
WROTHAM ROAD
MEOPHAM
GRAVESEND
KENT
DA13 0AH**

**ALTERATIONS TO THE REAR ROOF FROM A DOUBLE
PITCH ROOF TO A TRADITIONAL FLAT LEAD ROOF**

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(To be read in conjunction with the attached drawings)

1.0 Introduction

- 1.0.1 This supporting Listed Building Design and Access Statement has been prepared by Maylands Consulting on behalf of Shepherd Neame Ltd. It accompanies a Listed Building application for the alterations to the existing double pitched roof to the rear to a new lead covered flat roof.

2.0 Location & surrounding area

- 2.0.1 The application site is situated on the Wrotham Road. The site fronts directly on to the public footpath.

The site is identified on drawing no. MC17075/007 Location Plan.

The property is a Grade II Listed Building, reference 1096355, within the Conservation Area as designated by Gravesend Borough Council.

- 2.0.2 The present property is a C18 externally, painted brickwork to the ground floor with painted render to the first floor on the front elevation, weather boarding to the side elevation. Slate and tiled roof coverings with single glazed timber sliding sash windows.
- 2.0.3 The site is predominantly flat with a garden and car parking to the rear.
- 2.0.4 No trees will be affected by the scheme.

3.0 Design & objectives

3.1 Amount & use of development

- 3.1.1 The proposed scheme seeks permission to alter the pitched roof over the preparation area with a new lead flat roof.

The current roof comprises of a double pitch with internal valleys/gutters which block and overflow. The rainwater goods currently run internally within the food preparation area with poor detailing.

3.2 Layout

- 3.2.1 No additional floor space will be formed in this application.

3.3 Scale

- 3.3.1 The original scale/mass of the property will be reduced as a result of the proposal.

3.4 Appearance

- 3.4.1 The proposed scheme will have minimal impact on the property. The principal elevation fronting the highway will be unaffected along with the side elevations. The rear elevation that will be affected is a modern addition set within the rear courtyard area overlooking the licensed beer garden and car park.

3.5 Access

- 3.5.1 No works are proposed to the current access points.