

1.0 Introduction

This design & access statement is submitted in support of full planning application for the proposed change of use and conversion of existing vacant Public House Edinburgh Castle, 6 High Street Northfleet and should be read in conjunction with the following documentation:

1. Drawing EC/A3/07 Site map.
2. Drawings EC/A3/ 01,02 & 03 Proposed floor plans.
3. Drawings EC/A3/08 & 09 Proposed elevations

2.0 Location

The site is located on a prominent corner plot on the north side of Northfleet High Street and Lawn Road. The northern side of the High Street is mostly flats and the southern side is mostly two storey terraced dwellings. There is a primary school beyond the flats to the west and a parade of local shops next to the dwellings to the south. The site falls just outside of Northfleet Embarkment and Swanscombe Peninsula East Opportunity Area to the east.



Aerial View

2.2 Existing Site Use:

- The sites current use is a vacant public house constructed of rendered paint finish walls and Timber pillars and protruding features to High Street elevation. Roof is flat with parapet walls. The existing toilet block on the ground floor has a felt flat roof. Windows are wood with Aluminium frames and these will be replaced with modern thermal efficiency. The doors are timber and these again will be replaced with composite type. The pillars and protruding will be repaired and retained as much as possible to retain the existing character of the property.
- The site falls just outside of Northfleet Embarkment and Swanscombe Peninsula East Opportunity Area to the east

- There are no listed buildings on or adjacent to the site.
- There is a primary school beyond the flats to the west and a parade of local shops next to the dwellings to the south.
- This site falls within 6km of the Thames Estuary and Marshes Ramsar site and Special Protection Area, an internationally important wetland area for nature conservation that supports wintering waterbirds and migrating birds
- The proposed development does not affect any existing public rights of way.

2.3 Services:

Existing water mains service exists.

Existing electric mains service exists.

Existing gas mains services exists.

Main sewer connection.

3 Site Character and its Surroundings.

There is no relevant planning history and little or no changes made to the building.

4 Marketing.

The Public House has had a continuous marketing exercise undertaken and without success, and has been closed due to economic necessity for over two years. The business has proved difficult to sell or let as a going concern, and closure and change of use will not have an adverse impact the local economy or community. See Report by VAS Group on validation report.

5 Community Safety.

The proposal does not generate any community safety issues. The layout of the site will aim to aid in natural surveillance, by ensuring that all amenity areas are well lit and are at the centre of the development under constant view from the main rooms.

6 Design.

The proposal is for the conversion of the public house to provide 3. Number. 1 bedroom, 1 person bedsits and 3. Number. 1 bedroom, 2 person flats within the existing building. Alterations are proposed to accommodate the conversion of the building to residential accommodation with up-to-date materials and better living environment. The removal of the pub façade at ground floor will make way for triple glazed windows and composite doors. New additional windows, doors and Juliet balconies to the rear elevation are proposed.

The rear extension is planned to be demolished and by reducing the height of the rear boundary wall will have adequate private space to the rear for storage of non-recyclable and recyclable waste and cycle rack and allow natural light into the building.

The proposed plans show that all flats meet the national space standards relating to minimum gross internal area of the units based on bedroom size and the number of bed spaces that could be accommodated. As such it should avoid the provision of cramped living conditions for the future occupants of the flats. All kitchens, bedrooms and bath/shower rooms have windows. The bath/shower room windows will be obscure glazed and top hung for privacy.

7 Environmental Sustainability

The re-use of a redundant building, insulating to current building regulations and the use of green energy solutions will ensure a low carbon building for the future.

8 Access

1. There is no parking available on the High Street or Lawn Road however Northfleet station is eight min walk with access to Thameslink and South-eastern trains, whilst Ebbsfleet International is 16min cycle ride.
2. Nearest town centre is Gravesend which is 14 minutes bus ride. Parade of local shops (The Hive) is only three-minute walk for local convenience stores.
3. The site has a regular bus service just outside on the main road.
4. Cycling - There is safe and direct access to the local highway network. The development will have adequate storage facilities for bicycles.
5. Due to lack of private amenity space in the rear, we would consider roof garden for residents following consultation with Structural Engineers and Health & Safety

9 Conclusion

Changing economic and social circumstances has meant that the Public House is no longer financially viable as a business and the client now wishes to convert the Public House into residential units.

Benefits:

1. The building is structurally sound and capable of conversion and will not require extension, however will require internal alteration to comply with current building regulations.
2. The building has a very prominent corner plot and would like to keep the key external features like pillars and protruding features with large windows.
3. The development will have a positive effect on the character, economy and appearance of the surrounding area.
4. The Public House has been continuously marketed as an ongoing concern for sale or let without success.

We therefore conclude that the proposal has met all local and national planning criteria and should be approved