



Design & Access Statement

Proposed Bin Store to

**30 Old Road West
Gravesend
London DA11 0LL**

March 2022

CONTENTS

Page

1.0 Introduction	3
2.0 Site and Surroundings	3
3.0 The project	3
4.0 Design	5
5.0 Use	6
6.0 Effect on Amenity of neighbours	
7.0 Ease of Access	

1.0 INTRODUCTION

The DAS has been written to meet the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012.

This Design & Access Statement deals with planning consideration associated with the application for the retention of bin store to existing E(e) use Building. Planning for waste and storage should ensure that:

- Adequate space is designed for the containment, storage and transfer of all waste
- Allows for reasonable changes to collection services and transfer activities in the future
- Safe storage locations and systems for waste transfer are accessible for all users and collectors

2.0 SITE AND SURROUNDINGS

Old Road West mainly contains residential property and small independent shops. It is a busy road and at the corner of Old Road West and Elmfield Close is the premises of Old Road West Surgery, a longstanding doctor's surgery.

The GP Surgery is located at 30 Old Road West and the existing Building has already obtained planning for E(e) use. The occupied building has an internal area of 412 Sqm and comprises of two storeys and car parking spaces to front of the building.

The car park manages patient and staff car and can accommodate approximately 17 bays with 2 proposed disabled bays. A cycle-stand to accommodate users is positioned in front of the entrance of the surgery. Entrance to the gated carpark is only via Elmfield Close which is opened and closed during surgery hours.

3.0 THE PROJECT

3.01 Site

<i>Location</i>	30 Old Road West, Gravesend, DA11 0LL
<i>Site Area</i>	1200 sqm
<i>Existing Use</i>	E(e) Doctor Surgery
<i>Adjacent uses</i>	Residential

Fig 1 Site Location Plan

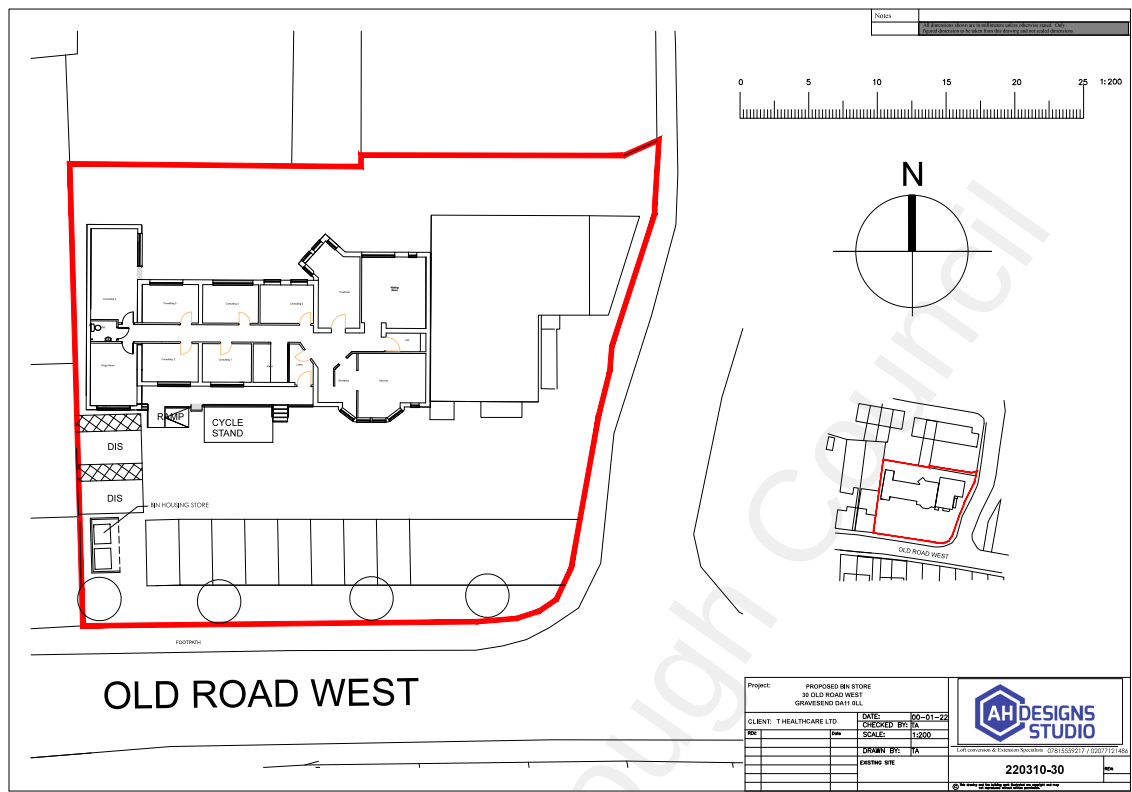


Fig 1 Existing site view taken car park facing Old Road West

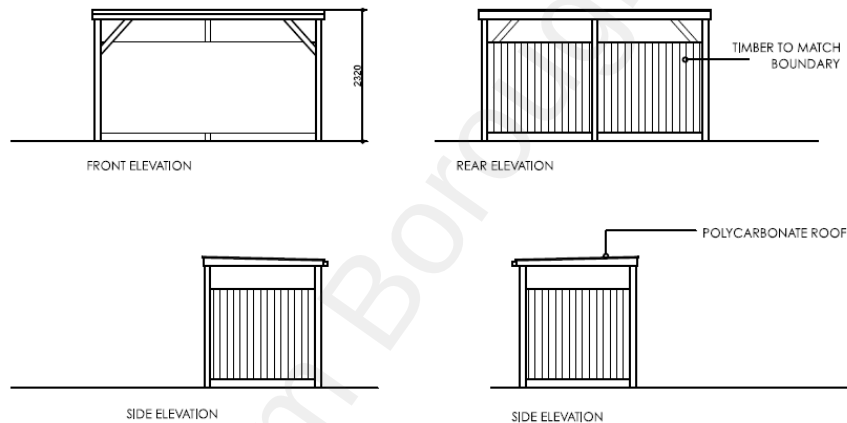
4.0 DESIGN

4.01

The existing bin store houses Euro bins for general waste, wheelie bins for clinical waste and wheelie bins for recycling provision. The waste refuse will be generated from the GP Surgery and not for the general public.

4.01

The bin store is established and uses timber construction to match the existing boundary. It has a maximum height of 2.3m which is within the recommendation for structure within 2 metres of a boundary wall. It is at least 3.6metres from the adjacent footpath and road. It is enclosed within the boundaries of the carpark which is fenced throughout. It is a mobile structure as held with 4 posts to the ground. It does not have a front facing. It has gaps for flow of air throughout.



4.02

The site has existing car parking facility for the established bin store located to the south of the site and no parking space has been affected. The location of the bin store under approved planning application No. 20170810, has been amended. This is due to the expansion of disabled parking bay adjacent that has therefore not provided adequate space for the bin store.

Furthermore, a site survey by Fire Action in December 2019 commented that "recommendation of removing the waste bins away from the periphery of the building. This will ensure that any deliberate ignition from arson will not spread to the eaves of the windows of the building".

5.0 USE

5.01

The Building has a E(e) use.

6.0 Effect on Amenity of neighbours

The bin store is 3.6m away from the public footpath, 700mm away from the joining boundary and provides adequate screening for bins. Also, due to the maximum height of 2.3 meter and modest mass this would like to ensure that local residents and neighbours are not be affected by the bins or the structure.

7.0 EASE OF ACCESS

7.01

There are no implications of accessibility; staff for the surgery can readily get to the bins by foot. The location of the bins also allows for an improved accessible for vehicle collection that occurs once a week.

Waste and recycling collections are made by trucks entering into the car park via the gated entrance on Elmfield Close. This avoids any obstruction to the other vehicle users. The waste disposal can be collected easily and safely.

7.02

The retention of the bin store in this location will meet an existing and future need for health care facilities catering for the local community in the area.