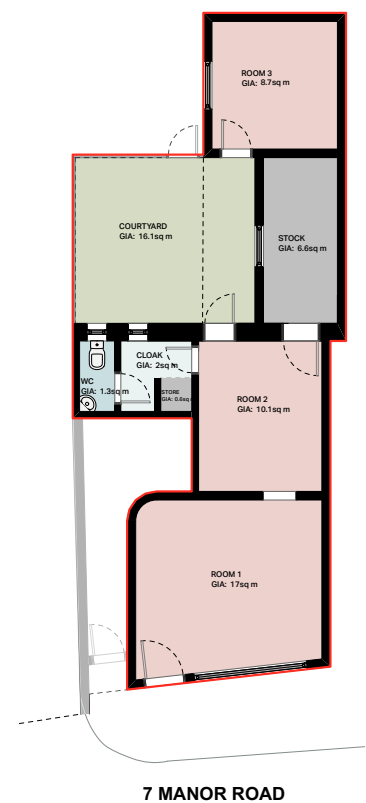


DESIGN & ACCESS STATEMENT

THE COMPASS
ALEHOUSE
7 MANOR ROAD,
GRAVESEND, KENT.
DA12 1AA.

DATE: 21/09/24
REVISION: B



INTRODUCTION

This design and access statement has been prepared in support of the full planning application for the proposed alterations to:

The Compass Alehouse – 7 Manor Rd, Gravesend, DA12 1AA

Alterations include:

- Reinstall customer amenity space permanently (previously under condition).
- 8.7sqm of additional licenced commercial space within site boundary therefore minor variation to the alcohol licensing of the site.

*Note there are no built works.

The Compass Alehouse (micro pub) (the site) is located in the King Street Conservation Area (as shown in King Street Conservation Area Character Appraisal (2009) by Gravesham Borough Council).

The Compass Alehouse's primary purpose of the proposal is to satisfy the comfort of its customers by reinstating the amenity space longer term and include additional commercial space within the site boundary.

For this planning application The Compass Alehouse have consulted the following with positive and supportive responses along with other authorities:

- The residential and commercial neighbours
- Police
- Local fire and rescue
- Gravesham licensing authority
- Environmental health authority
- Planning authority (current)
- Body responsible for the protection of children from harm

The statement is to be read with the following planning drawings:

- Location Plan at 1:1250 scale
- Consented Existing Ground Floor Plan 1:100
- Proposed Alteration Plan 1:100
- Block floor plans 1:200 scale
- Heritage Statement



THE COMPASS ALEHOUSE

The Compass Alehouse is a multi award winning alehouse which opened in September 2014 in Manor road, Gravesend.

The micropub offers everchanging four gravity drawn Real Ales. Kept to the highest standard the ales are chosen from select Kent and UK breweries.

The Compass is a community focussed establishment, which works hard to meet ever changing customer demand, from being the first premises in Gravesham to install a permanent alcohol free beer line, through working with and training voluntary staff, to becoming a focus for historical Gravesham, as local families have bequeathed historical commemorative heirlooms for others to enjoy.

During covid The Compass Alehouse was one of a few pubs that retained a service to it's customers, working with the council to stay within the strict legislation of that financially and socially demanding time. The Compass Alehouse kept it's community linked together with safe face to face contact and online tastings, growing it's community base and good relations. Post lockdown The Compass Alehouse has fought through the growing economic crisis, promoting and engaged in local events as well as charity fund raising and keeping quality affordable drinking in a safe environment.

Winner of Gravesham awards and shortlisted.

Campaign for Real Ale (CAMRA) awards UK wide. 2017-24 (7 awards, 2 of which are regional 2nd and 3rd place)

Attracts visitors from London, UK and Europe.

The Compass Alehouse has strong links with main land Europe including Belgium it collaborates with Belgian beer sommelier Katie Van de Weghe who regularly visits from Belgium to do beer tastings/education.

It stocks Real Ciders usually a dry, a medium and something different or fruity.

The Compass Alehouse has the widest selection of whiskies available locally, including all the Scottish regions, Irish, Indian, Japanese, American and more. Whisky tasting evenings happen regularly and booked evenings and events can be arranged.

Gins, Rums, Tequilas and Vodkas are chosen from bespoke and artisan distillers, being small and independent allows the Compass Alehouse to avoid the mainstream and focus on quality and diversity.

Wines are also stocked and have an ever changing offer.



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 - 1.1 The existing site from aerial views
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 - 1.5 Site photographs
- 2.0 Design proposal
 - 2.1 The proposal
 - 2.1 The design & access aims
- 3.0 Conclusion

This document has been put together and is the property of:

Ray Cheung, Gravesend

John Warden, The Compass Alehouse
Rachel Warden, The Compass Alehouse

1.1 THE EXISTING SITE FROM AERIAL VIEWS

Aerial map of the surrounding area and the site where the image is orientated true north. The red line indicates site boundary.

THE SITE

- A terraced building with commercial at ground floor and residential above.
- The ground floor is the application site.
- The site has two entry/exit points.
- The site has planning permission granted previously 2014 ref: 20140465
- The site is fenced off to enclose a rear courtyard which adjoins a private residential hard landscaped amenity space.
- There is no parking.
- No other recent applications for planning have been submitted previously.

7 Manor Road,
Gravesend, Kent.
DA12 1AA.



1.2 THE EXISTING CONTEXT

Relationship to adjoining properties

THE VERNACULAR

The building and the use is part of the current vernacular. Most addresses on this street have residential properties above ground floor retail.

THE USAGE CLASS ON MANOR ROAD

The ground floor retail on this street has mixed classes (such as industrial, tanning bar, cafe and cultural) and have been here for a significant duration.

THE CONSERVATION AREA

All the buildings on Manor Rd are part of the Kings Street conservation area. The Kings Street Appraisal and the Heritage statement includes more detail.

BUILDING PRESENCE

The building is setback from the road by over 1m (various depths) and is in line with its adjoining neighbours.

THE RESIDENTS ABOVE

The residential above has a separate independent front door for access which is set back.

THE NEIGHBOURS THAT SHARE THE COURTYARD

The neighbours at 7a (to the rear of the courtyard) access their properties via a keyed solid (no views through) gate. The courtyard is hard landscaped and is the second fire exit point for the site. Refer to plans for more information.

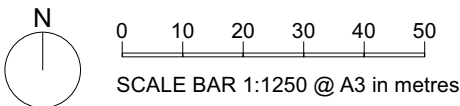


1.3 SITE LOCATION PLAN

Ordnance Survey plan (2024) of the site where the drawing* is orientated true north and at 1:1250 scale for planning compliance.

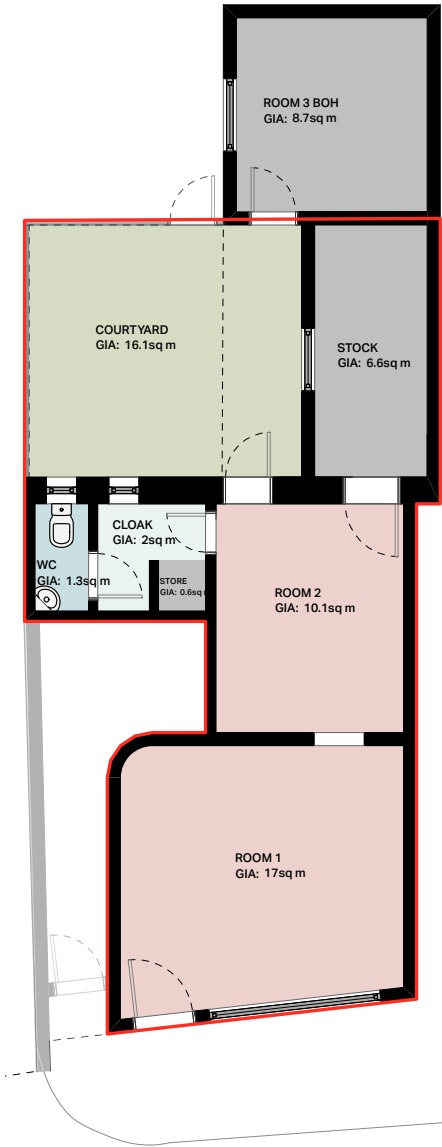
The red line indicates site boundary.

*Site Location Plan drawing is an extract from the planning drawings.



1.4 THE EXISTING PROPERTY

The site comprises of a number of rooms and an amenity space to the rear.
The ceiling height is generally 2.3m.



7 MANOR ROAD

1.5 SITE PHOTOGRAPHS



View east to west of Manor rd.



Front elevation of the site.



Room 1



Room 2



Courtyard



Room 3

1.5 SITE PHOTOGRAPHS



Stock



Room 1 - Menu



Room 1 - Awards



Room 1 - Archive display of previous beers



Courtyard



Courtyard

2.1 THE PROPOSAL

The proposal seeks to vary previous conditions.
Below are the conditions that we would like to vary:

CONDITION 4

The change of use hereby approved shall only be used for purposes in relation to the micro-pub/traditional ale house use and for no other purpose, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995, without the prior approval, in writing, or the Local Planning Authority. This would include the installation of music, gaming and television paraphernalia likely to cause noise disturbance to adjacent residential dwellings.

REASON

In the interest of neighbour amenity.

PROPOSED VARIATION

The Compass Alehouse will be applying for relevant licences to allow music and television to be played within the premises. This would only be to areas Room 1 see plan for location.

CONDITION 8

The use of the ground floor of 7 Manor Road as a micro-pub has hereby been granted full planning permission. However the external courtyard area to the rear of the site is only granted on a temporary basis of 12 months and shall not be used beyond 9.30pm at all times. After 12 months from the date of this permission has past the use of the courtyard area shall cease and all customer related seating and paraphernalia shall be removed from the courtyard area.

REASON

In the interest of neighbour amenity and in order that the use of the courtyard area be reassessed after a 12 month period.

PROPOSED VARIATION

The Compass Alehouse would like to extend this permanently for the use of the ground floor of 7 Manor Rd as a micro-pub.

To continue to protect the interest of neighbour amenity The Compass Alehouse has:

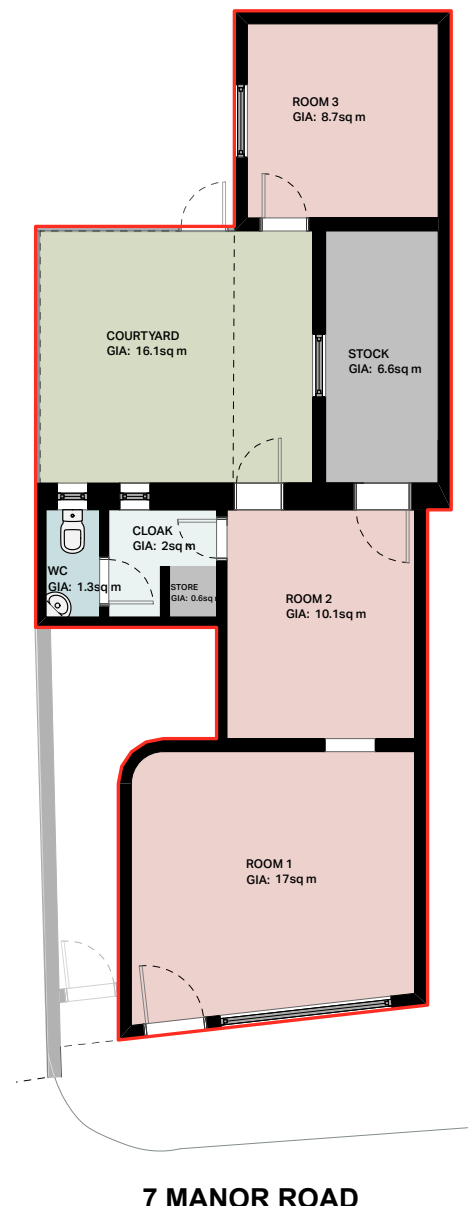
- Installed a 2.2m (approx.) height fence
- Complied to the existing curfew.
- Only installed 7 high stools to reduce dwell time/ comfort and capacity.
- Aim to maintain zero complaints from our neighbours.

Including our courtyard amenity space brings these benefits:

- Fenced amenity space for customers to use as part of the premises.
- Potted plants within the space to encourage nature, increase the soft landscape and aesthetics.
- Prevents customer spilling out onto the narrow pavement which would likely cause complaints.

These spaces bring more benefits to the customers and neighbours than if it was used as storage space or for staff only.

It prevents customers spilling out on to Manor Road as the pavement is narrow and which could cause complaints, therefore including a customer courtyard in this application is sought after.



2.2 THE DESIGN AND ACCESS AIMS

The proposal does not effect disposition of the context, use, scale, extent, appearance, landscape and access to the property.

Below outlines the proposals aims:

- To make use of a previously private space and allow more space for our customers.
- To continue complaint free use of our courtyard.
- To remain within the existing boundary and not increase in size.
- To remain within the existing walls and fence to reduce carbon impact.
- The materials used are matching existing.
- The amenity space remains as existing.
- The parking is not effected.
- Access is not effected by the proposal.
- There is no proposed built works.

3.0 CONCLUSION

The primary purpose of the proposal is to improve the customer experience whilst not effecting the neighbours, community or the conservation area.

In planning terms this application does not effect the disposition of the context, use, scale, extent, appearance, landscape and access to the property.

To conclude, the full planning application for the proposed alterations conform with Graveshams planning policies.

END