

DESIGN AND ACCESS STATEMENT

**188 Old Road West
Gravesend
DA11 0LY**

DESIGN AND ACCESS STATEMENT

The proposal is for the proposed extractor flue to the rear at 188 Old Road West Gravesend DA11 0LY.

This statement considers the constraints of the site, the opportunities that the proposal will provide and how, together they have led to the application now put forward.

Property: 188 Old Road West Gravesend DA11 0LY

Proposal: Proposed extractor flue to the rear

The Application is supported by the following drawings & documents;

ICON-170-P1 EXISTING & PROPOSED FLOOR PLANS
ICON-170-P2 EXISTING ELEVATIONS
ICON-170-P3 PROPOSED ELEVATIONS
LOCATION PLAN
BLOCK PLAN
ODOUR ASSESSMENT
NOISE IMPACT ASSESSMENT

SITE AND SORROUNDINGS:

Number 188 is an end of terrace property, located on the Old Road West. The Old Road West being a busy business area, houses a mix of diverse commercial units, ranging from offices to shops and takeaways/restaurants.

Most of the properties in this area are in Brick, Render or Pebble-dash finish with tiled pitched/felt roofs.



The above mentioned property being on the main Old Road West benefits from its location, as it connects to the Pelham Road and Pelham Road South towards its east and south respectively, to Wrotham Road towards its east while the London Road is towards the north of the property in question. The said property is very easily accessible via public transport with buses going in either direction; furthermore Gravesend Rail Station is under 15 minutes' walk away from the above site.

Again, the surrounding areas are mostly commercial in nature and are have a variety of eating places, attracting a large and diverse population of potential customers to the area.

DESIGN:

The proposal is for the addition of an extractor flue to the rear.

The ground floor shop is an existing take away. There was an extractor flue towards the rear in the same location as proposed but was removed by the previous proprietor.

An extractor flue is proposed to be connected to the kitchen canopy which will come out

of the building towards the rear. The extractor fan will be fitted with proper noise filters to reduce sound and vibration.

The existing front access to the property will be maintained.

ACCESS:

As mentioned earlier, the above mentioned property being on the main Old Road West benefits from its location, as it connects to the Pelham Road and Pelham Road South towards its east and south respectively, to Wrotham Road towards its east while the London Road is towards the north of the property in question. The said property is very easily accessible via public transport with buses going in either direction; furthermore Gravesend Rail Station is under 15 minutes' walk away from the above site.

CONCLUSION:

It is considered that the proposal put forward in this application is in accordance with the policies of the council.

The proposal will have no adverse effect on the locality. The proposal will be of a modern standard that is sympathetic to the character of the street and will respect the amenities that neighboring properties can, quite reasonably, expect to continue to enjoy.

The proposal is considered to be appropriate for this site and the Council is requested to grant planning permission for it.

We hope the above statement will clarify all the aspects needed for the planning application.