

The Earl Grey

177 Vale Road, Northfleet, Kent. DA11 8BP

Design and Access Statement



Front view

The Site

The site lies within a mainly residential area of Northfleet which has a history of flint production for building and guns. Flint is found amongst the chalk of the surrounding area which lies to the West of Gravesend.

The original building is typically of flint elevations with brick quoins and detailing under a steeply pitched mansard roof with hips on the upper section. Substantial extensions have subsequently been carried out at the rear and side in yellow stock brickwork. The rear has been extended across the full width with a two storey Victorian or Edwardian addition under a pitched slate roof and this has subsequently been enlarged again with another full width single storey addition with a parapet and it is this element that forms the subject of this application.

The Scheme

This proposal is for the alteration of a rear ground floor window and removal of a small section of stud partition internally. The window concerned serves the commercial kitchen and the object of the exercise is to raise the sill level to enable the working units to run underneath and thereby creating a proper hygienic workspace. Located in the rear flat roofed extension are two similar windows - the left hand one has a lower sill than the right hand one - which consist of a timber outer frame containing three individual Crittall style steel casements. It is intended to remove the existing left hand window and replace it with a new double glazed version having a sill height to match the other one. Internally it is intended to create a 'snug' space off the main bar by bringing a store into the trading space. The section of stud work is of no historic value having been added in more recent times to create the store.

Design

The design of the new window will be very similar to the existing with traditional looking metal frames set within a timber outer frame. The new window will be double glazed and details of the proposed frame are shown on the submitted drawings. The raised sill will enable the kitchen work surfaces to pass below to create a hygienic space.

Upon removal of the internal stud-work partition the remaining surfaces will be made good to match the surrounding work.

Access

Neither vehicular nor pedestrian access into or around the building will be affected by the proposals. The interior space for customers will be increased by then formation of the 'snug' area and the opening into the area will be veld with the main floor.

Effect of the works

The proposed alterations will have little effect on the integrity of the historic fabric of the building as the window is located in the least historic addition and the stud partition was previously installed into an existing opening which will be reinstated.

November 2022

colin ladd associates 8 haymakers lane ashford kent TN23 4GN

Principal Colin Ladd B.A., B.Arch.(hons). Registered Architect. Architects Registration Board no.046795B

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