

Design & Access Statement for the proposed change of use at
26 – 27 Tower Hamlets Street, Dover, Kent, CT17 0DY
From a Public House into a 14 Bedroom HMO

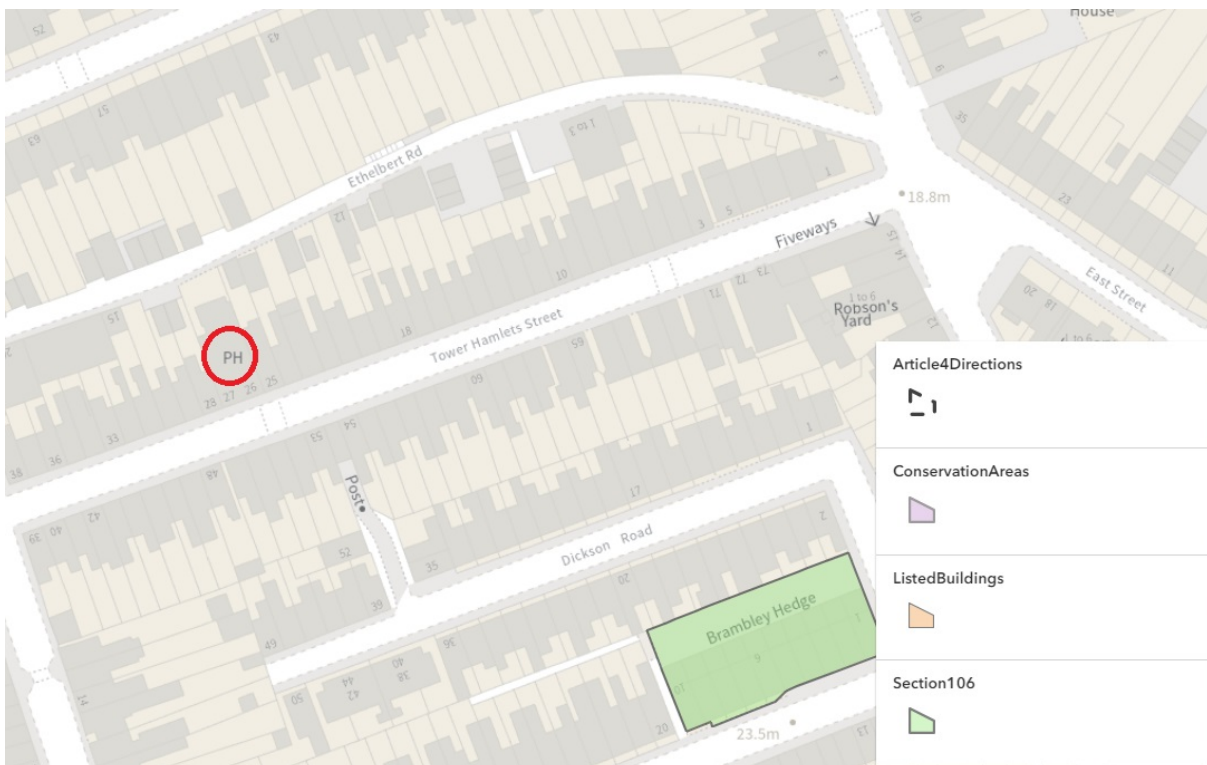
1.1 - INTRODUCTION

This design statement, accompanies the full planning application for the proposed change of use at 26 – 27 Tower Hamlets Street, Dover, Kent, from a public house into a 14 bedroom house of multiple occupation, supports the application by addressing the following planning objectives:

1. To enhance and contribute to the appearance, character and social mixture of the immediate area and the general area as a whole.
2. To achieve the above in a way which compliments and enhances the surrounding neighbouring developments.
3. To address local and national policies, providing positive contributions to the housing needs by developing existing sites and maximising potential.

This statement provides information additional to that contained within the submitted plans, documents and application forms, in particular the site strategy of the development, an explanation of the architectural design of the proposal, an assessment of the visual impact of the development and the access proposals.

The site doesn't sit within a conservation area an extract from the Dover District Council Local Plan is provided below.



1.2 - LAYOUT

The accommodation will be split as follows:

Ground floor;

Entrance lobby leading to an open plan kitchen living dining space, 6 bedrooms and a shower room. Bedrooms 1, 2, 3 & 6 also have separate en-suite facilities.

First floor;

Landing teeing off to 6 separate bedrooms, 5 of which have en-suite facilities and there is also a separate shower room. There is a communal study space and access to the second floor.

Second floor;

Landing leading to 2 separate bedrooms, both with en-suite facilities.

1.3 - SCALE

The footprint of the original property will be unaffected by the proposed works apart from a lean-to with a footprint of 4.5m² which is to be demolished.

The second floor will also benefit from a full width rear dormer adding 15.2m² of usable floor space.

The bedrooms will be split as follows.....

| Bedroom | floor area m ² | En-suite | Living | Kitchen |
|---------|---------------------------|----------|--------|---------|
| 1 | 8.1 | Yes | No | No |
| 2 | 8.3 | Yes | No | No |
| 3 | 10.7 | Yes | Yes | No |
| 4 | 8.2 | No | No | No |
| 5 | 10 | No | Yes | No |
| 6 | 12.3 | Yes | Yes | No |
| 7 | 13.5 | Yes | Yes | Yes |
| 8 | 17.9 | Yes | Yes | Yes |
| 9 | 13.1 | Yes | Yes | Yes |
| 10 | 10.7 | Yes | Yes | No |
| 11 | 9.1 | No | No | No |
| 12 | 8.4 | Yes | No | No |
| 13 | 10.6 | Yes | Yes | No |
| 14 | 12.2 | Yes | Yes | No |

The size of the communal living space (12.3m²) has been based on the 5 bedrooms that don't benefit from a living space within their individual room.

The communal kitchen area (12.6m²) has been based on the 11 bedrooms which don't benefit from kitchen cupboards and worktop space within their individual room.

1.4 - APPEARANCE

The proposed dormers materials are to be:

- **External wall** – Cement based cladding
- **Roof** – Flat roofing membrane such as Sikalastic
- **Windows and doors** – High quality white UPVC units to match existing

1.5 - ACCESS

Pedestrian access will be directly off of Tower Hamlets Street and Ethelbert Road in line with the existing situation as indicated on the existing and proposed site block plans.

1.6 – TREES / LANDSCAPING

The site will undergo a general tidy up and will be landscaped, weeds will be removed only and there aren't any substantial trees on the site in question or within close proximity of the site.

The existing courtyard will be used for cycle and bin storage as detailed on the proposed site block plan.

1.7 - CONSULTATIONS

Formal pre-application advice has not been sought from Dover District Council for this application based on local knowledge and recent similar success in the area.

Our clients will discuss the project with the local community at all relevant stages of the project.

1.8 - SUMMARY

The proposal is intended to improve and enhance the current site, in a predominantly residential area.

For the reasons set out in this report we would hope that planning permission will be forthcoming.