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DESIGN AND ACCESS STATEMENT

FOR

EXTENSIONS AND ALTERATIONS

AT

THE COTTON MILL

STATION ROAD

SWANLEY

KENT

BR8 8ET

FOR

MILLER AND COTTON LTD

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1.0 INTRODUCTION

- 1.1 This statement has been prepared to support a planning application for two single storey side extensions and a parasol facility to the existing micro-pub building plus an external boundary wall and fencing with some landscaping features.
- 1.2 This application should be read in conjunction with the following submitted drawings:
 - i) 243-PD-01 – Existing plans and elevations
 - ii) 243-PD-02- Proposed plans, elevations and site plan.

2.0 THE EXISTING SITE AND SURROUNDING AREA

- 2.1 The site is located on the Western side of Station Road which is situated within Swanley Town Centre.
The existing building is the only structure on the Western side of the road.
- 2.2 Station Road has a variety of retail shops and restaurants that are all located on the eastern side of the road which is designated within “The Secondary Frontage”
- 2.3 The existing building was granted consent to be used as a “micro-pub” in December 2017 under reference 17/02786/FUL and has been actively used for this purpose since that time.
- 2.4 The following photographs show full details of the existing micro-pub and the site in general.

Main Entrance to the Micro-Pub



Rear Elevation.



Outside Seating Area



General Street View



3.0 PLANNING POLICIES AND RECENT PLANNING HISTORY

3.1 The following planning policies have been identified as being relevant to this application.

SEVENOAKS DISTRICT-CORE STRATEDGY

i) *EN1 – Design and Character*

The Proposals have given careful consideration to the design and the external appearance of the two new extensions.

The new structures will consist of brick external walls with a lower plinth. The facing bricks will match the existing building.

The new windows are of similar proportions of the existing building.

Furthermore, it is proposed to re-open the original entrance door to the main bar.

The flat roof profiles help to retain the original appearance of the building. On this basis the extensions compliment the existing building and make a positive contribution to the general character of the area.

ii) *T1 – Highways and T2 Parking*

The site is well located in the Town Centre and there are several public car parks adjoining the building and close proximity to public transport facilities.

iii) *TLC2- Swanley Town Centre*

This policy supports existing uses that provide community facilities and general restaurant and bars.

Station Road is a busy pedestrian through fare between the High Street and the northern/eastern suburbs on route to the railway station. This provides an excellent foot-fall for the business.

4.0 THE PROPOSALS

4.1 The proposals seek planning approval for two single storey extensions to provide much needed additional space for the micro-pub. This activity has been very successful since it opened by providing a range of local beers and ciders which has attracted a regular customer demand. The new extensions will be constructed with matching facing bricks and UPVC windows. The flat roof forms to the extensions provide a low profile to reduce any impact to the street scene.

4.2 Furthermore, the owner is very keen to offer a range of freshly cooked food to the customers which collectively will enhance the sustainability of the micro pub. The proposals include a new kitchen and serving area to accommodate the this new facility.

4.3 The owner is also proposing to install an outside parasol cover for part of the garden area. This will include heating equipment which will provide a comfortable outdoor seating facility throughout the year.

- 4.4 The proposals also include the introduction of a feature wall with metal railings along part of the front garden area. This will provide a secure environment for users of the micro-pub but will also maintain a sense of openness to the general street scene. The new wall will not be constructed in close proximity to the existing tree. There will be a close boarded fence erected in this section of the outside seating area to avoid any conflict with the existing tree.
- 4.5 In summary, we are confident that these proposals fully comply with the relevant planning policies and will provide significant enhanced facilities for the micro-pub to serve the general public demand.