

110 Hythe Street,  
The Hufflers Arms,  
Dartford  
DA1 1BN



## Maidstone Developments Ltd

DESIGN AND ACCESS STATEMENT

Amir Sharon - Director

March, 2024

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## **INTRODUCTION**

This assessment aims to outline the intentions of the proposal design and its relationship with its surroundings.

The purpose of the project is to support the planning application to modify one of the actual use of the existing building which is mixed:

- Retention of the Bar/Restaurant on the ground and lower ground floor of the property.
- The First Floor's use class is Dwelling houses (Use Class C3), the aim of this application is to seek permission in order to add a rear extension to the first floor and expand the loft.

To develop this design it was necessary to work with the Dartford Planning department in accordance with the local and national design guidelines.

The focus of this application is to increase the quality of living spaces in the dwelling on the first floor and second floor(Loft) while respecting to the current style of the existing building and following the similar design language.

The proposed design was developed according to the advice from the planning advisor, Priya Ilangovan.

*The proposal includes a first floor rear extension, loft expansion and conversion, three front dormers, and installation of solar panels.*

*A part of the first floor and loft are extended to the line where the current ground floor ends. A bigger kitchen, dining room, and study room are designed on the first floor.*

*The Loft is converted to provide living space such as a bedroom, bathroom, exercise room, and storage.*

*The number of bedrooms are kept the same (3 bedrooms), and the pub is retained as existing.*

## LOCATION AND SURROUNDING AREA EXISTING SITE

### Location

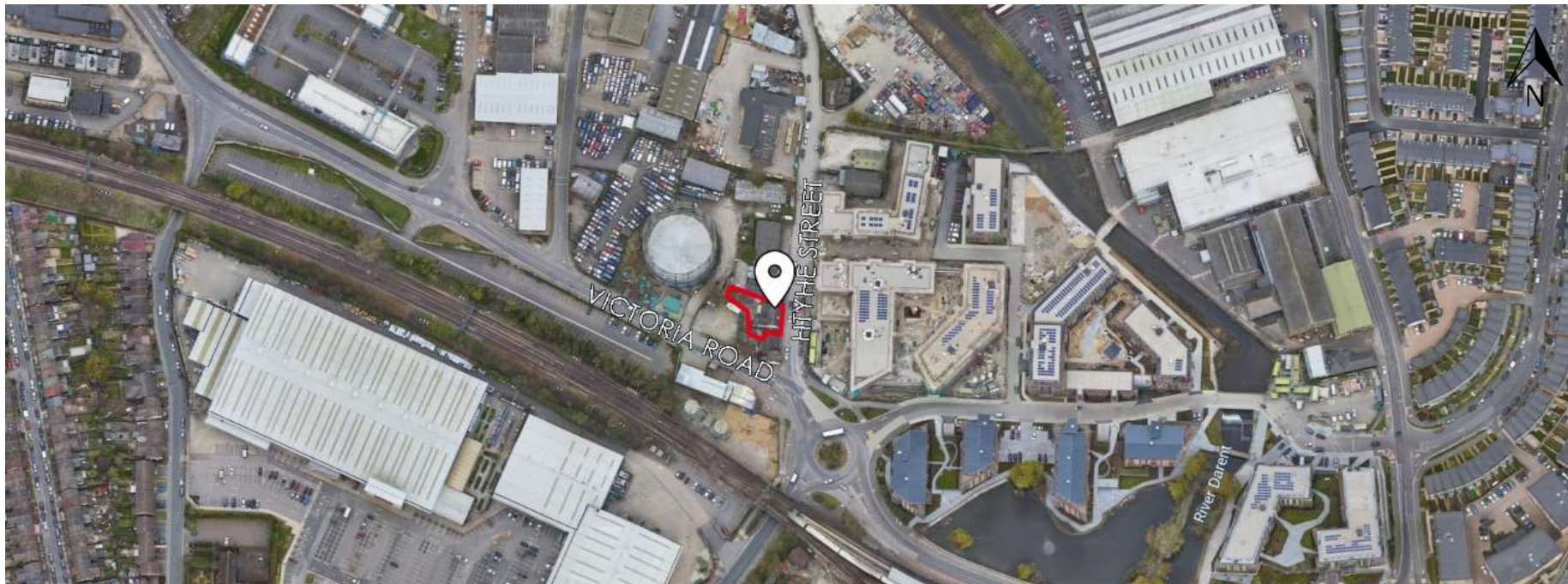
The existing site is located at 110 Hythe Street, Dartford DA1 1BN, the access to the site is from Hythe Street.

The building is used as a Public House (Ground and lower ground floor) with dwelling (First and Second floor) above the Pub.

Around the site, there are some ongoing construction of new residential development as well as old industrial buildings.



Location of the site (Google Maps)



Location of the site (Google Maps)

# LOCATION AND SURROUNDING AREA EXISTING SITE



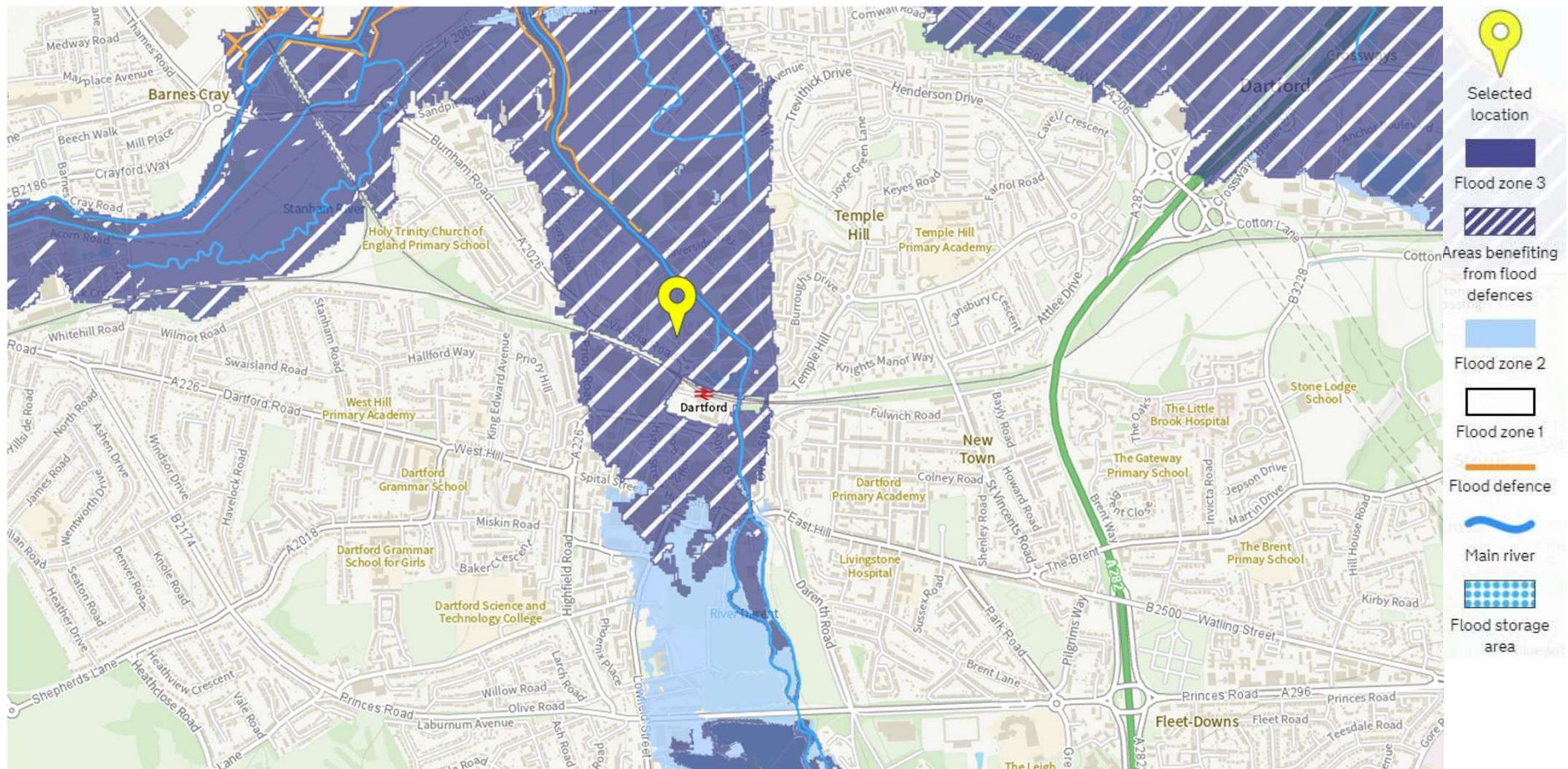
Aerial view (Google Maps)



Aerial view (Google Maps)

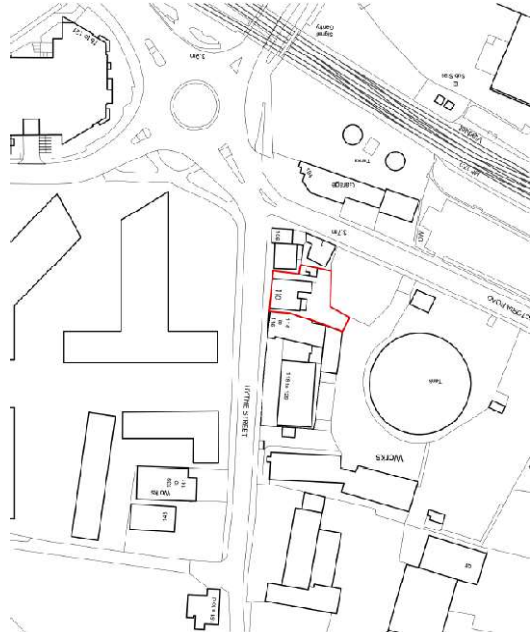
## FLOOD RISK ASSESSMENT EXISTING SITE

The site is located on the area benefiting from flood defences. As the application does not include any changes on the ground floor where the public house is located, there is no need to concerns the risk on the floors above the pub.

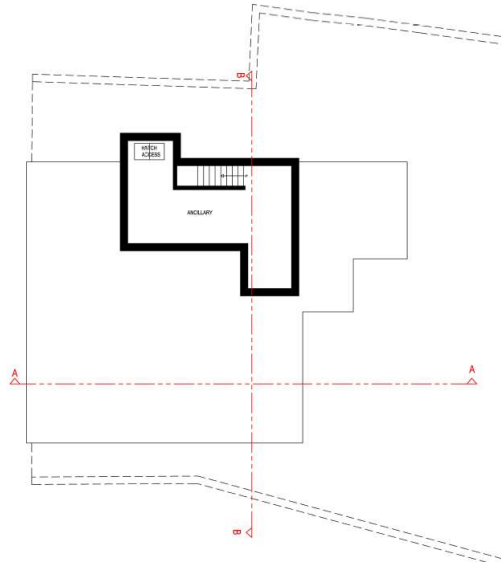


FLOOD MAP FOR PLANNING (GOV.UK)

## EXISTING LAYOUT EXISTING SITE



Site Plan



Lower Ground Floor Plan

The existing building is currently a Public House (A4) on the ground floor with 3 bedroom dwelling (C3) on the first floor.

### Lower Ground Floor:

- Ancillary

### Ground Floor

- Pub Kitchen (use for the pub only)

- Pub Area

- Bar Area

- 2 Communal Toilets

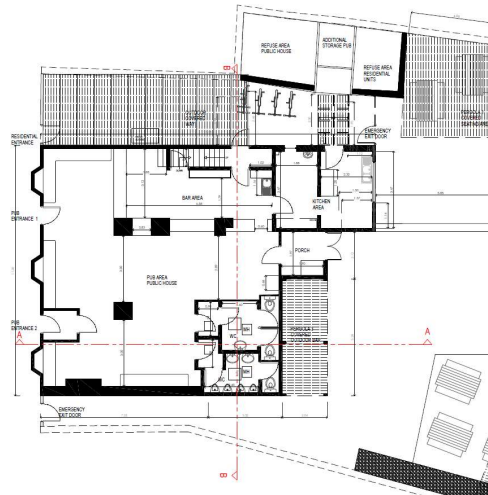
- Covered Outdoor Bar

### First Floor

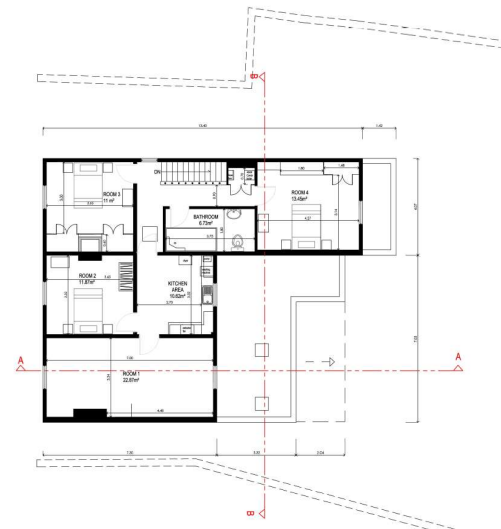
- 3 Bedrooms

- 1 Bathroom

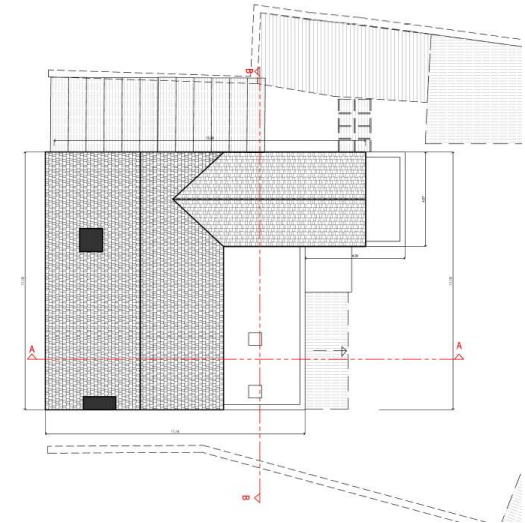
- 1 Living Room



Ground Floor Plan



First Floor Plan



Roof Plan

# EXISTING ELEVATION EXISTING SITE



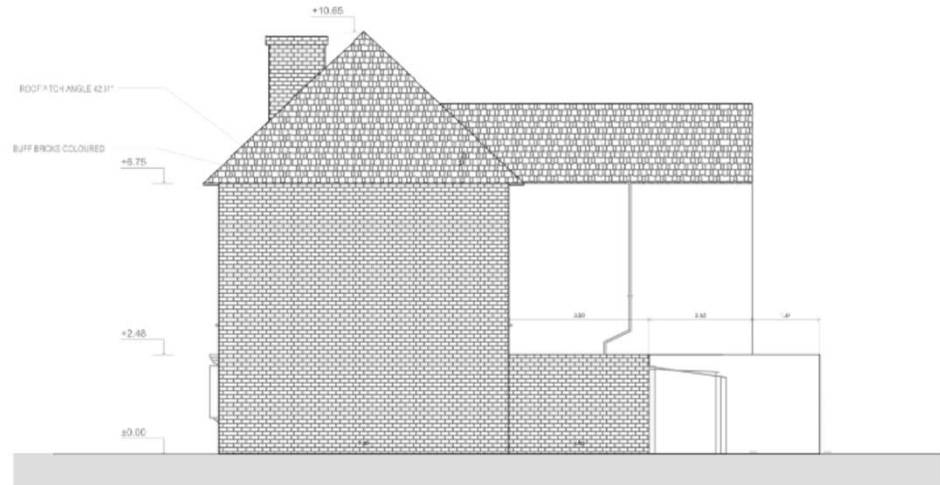
Existing Front (East) Elevation



Existing Rear (West) Elevation



Existing North Elevation



Existing South Elevation



**EXISTING SECTIONS** EXISTING SITE



## PRE-APPLICATION ADVICE REF: 21/00851/PREHH

Pre-application advice was applied on 8<sup>th</sup> June 2021 to get an accurate feedback and make a better final application.

The first design idea of the roof was found unfavourable and dominated the view from Victoria street. It was advised to make it pitch and set down from the main roof. The revised version of the roof design, which is the submitted proposal for the actual application, was comment that it is likely to have a favourable outcome.



### Result of Pre-Application Advice

#### 11.0 In Summary

- 11.1 I conclude that the proposal if submitted in its current form, it is very unlikely to receive a favourable decision, as the resulting design would have a materially harmful impact on the character and appearance of the main building and the surrounding streetscene.
- 11.2 Extensions and modification to the existing design may overcome my concerns, provided the proposed design takes into account the surrounding context, its setting and visual impact to its wider locality.
- 11.3 A rear roof extension in the form of rear dormers of modest scale and bulk, contained within the original roof profile, might have an acceptable impact on the character of the main building.
- 11.4 The three front dormers are considered acceptable.
- 11.5 Refuse storage appears compromised for pub use. It is advised the existing arrangement be retained.
- 11.6 More parking information required for further assessment on parking.
- 11.7 To have a favourable response from the Council, I suggest that the entire proposal be redesigned, with the scale and design of the rear extension modified extensively, retaining the existing roof form with minimal alterations. The extensions in terms of its scale and design, should appear subordinate to the main building and be compliant to Council's Planning Policy.

Draft Design for Pre-Application Advice (**The design revised for the actual submission following the advices**)

Addressed in the actual submission 

Officer: Priya Ilangovan

## **DESIGN CONCEPT PROPOSED DESIGN**

### **Concept Idea**

The design aims to preserve the original identity of the historical style of the building and respecting the neighbourhood and its community while improving the life quality for the residents.

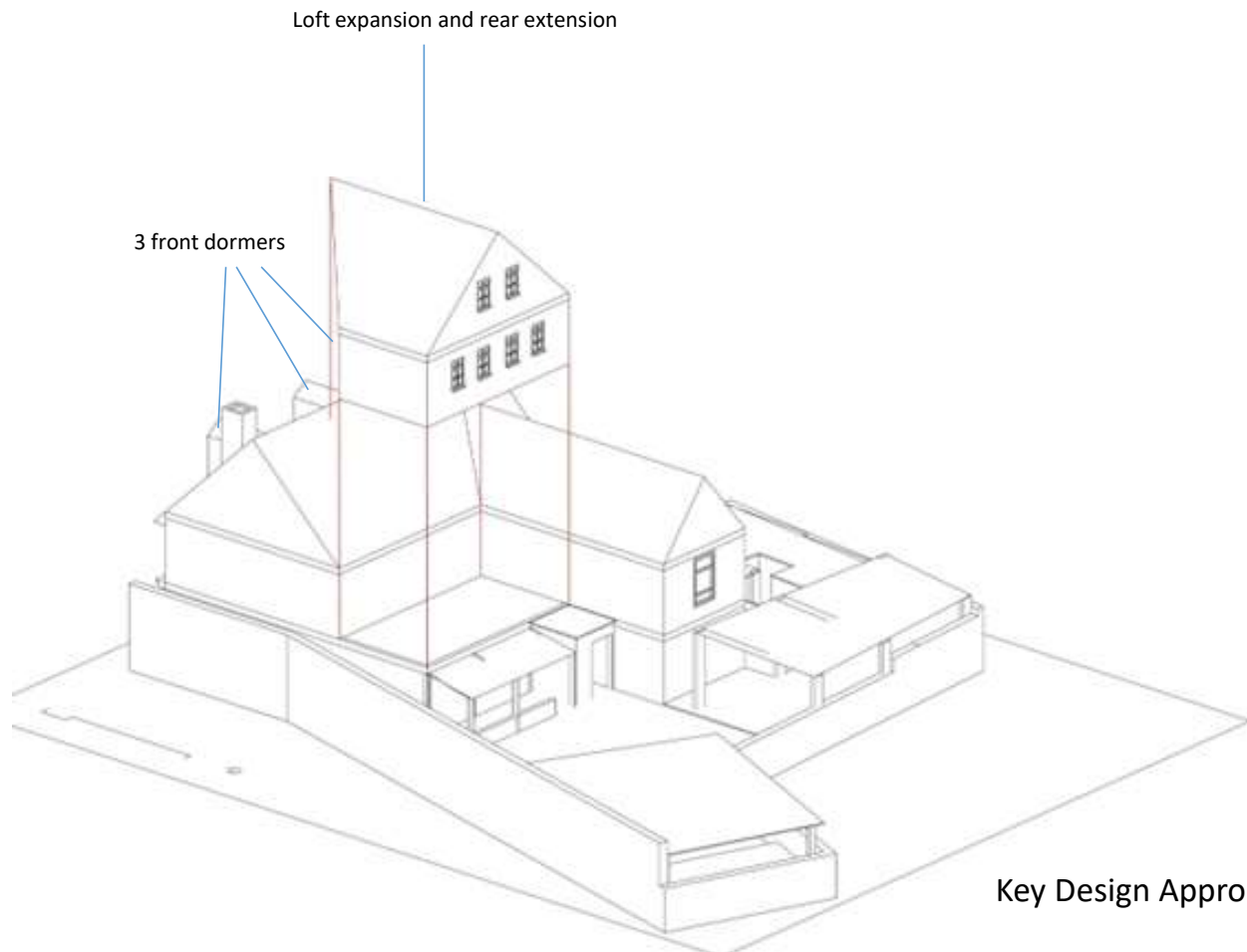
The ground floor of the property will remain as it is with its existing use, recognised as Bar/Restaurant. This proposal includes a rear extension on first floor, loft conversion and expansion to the rear.

As the extension is on the first floor the footprint of the existing ground floor will not be affected. The proposed façade which can be seen from Victoria Road, is designed with the similar language of the existing building's design. The new design does not harm the neighbourhood, instead it will add more value aesthetically with added mass and the roof. Internally, the proposed design provides a higher quality of living with new living room, dining room, study room, and larger kitchen on the first floor and an exercise room on second floor. The number of bedrooms is kept same (3xBedrooms) whereas the size of the living space in the dwelling is expanded.

The material of the proposed façade will be matched to existing so that the original identity will not be harmed.

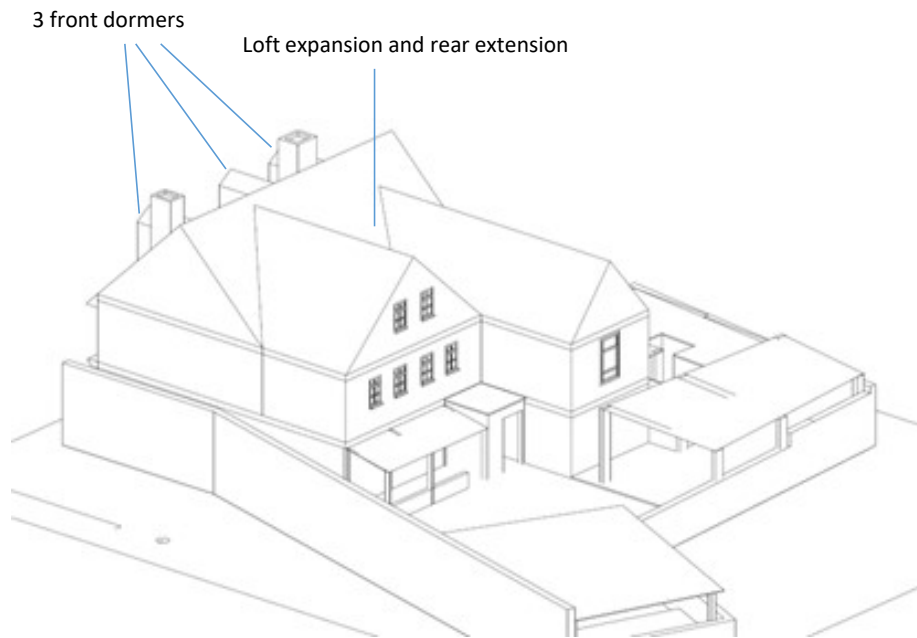
### **KEY POLICIES:**

DP 2, DP4, DP5, DP7, DP12 (non-designated heritage assets), SPG (Parking Standards) of the Dartford Development Policies Plan is the key policies which were considered while designing the proposal.



**Key Design Approaches**

**DESIGN CONCEPT PROPOSED DESIGN**



3D Perspective



3D View of the Proposed Design from Victoria Road  
\*google maps

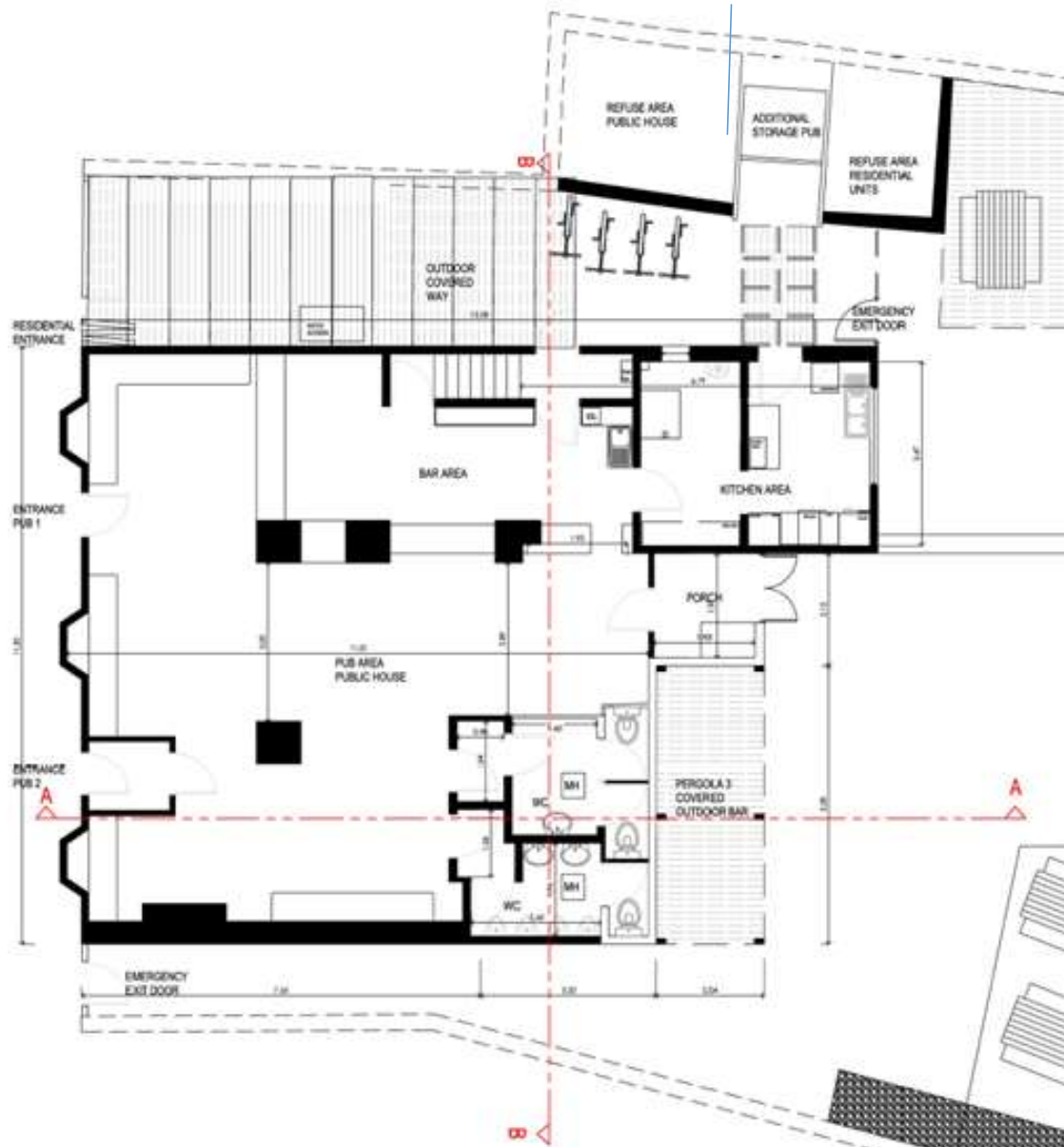
**PROPOSED LAYOUT PROPOSED DESIGN**

Refuse area is kept as existing

The ground floor of the building is kept the same as existing.

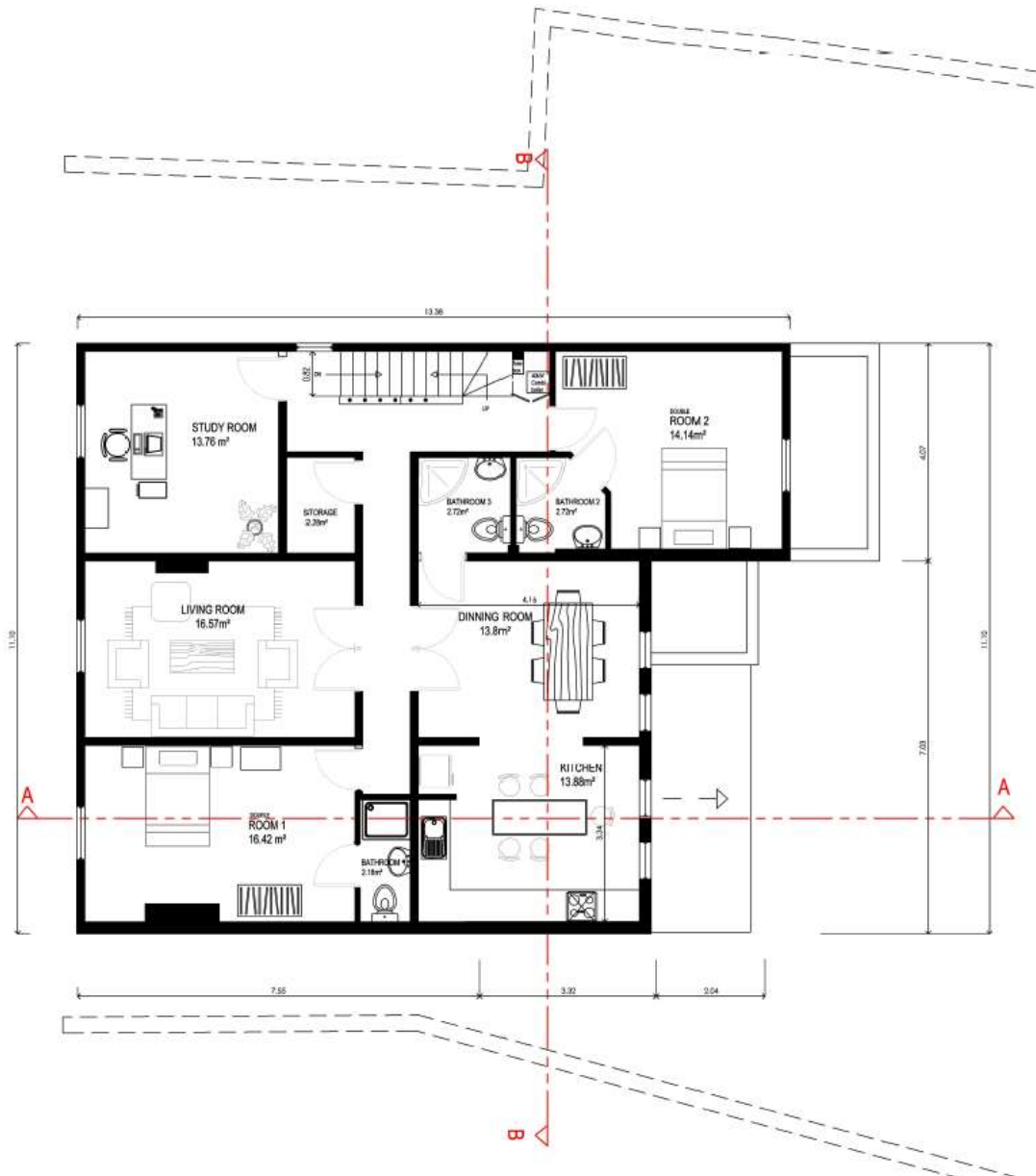
**Ground Floor**

- Pub Kitchen (use for the pub only)
- Pub Area
- Bar Area
- 2 Communal Toilets
- Covered Outdoor Bar



Ground Floor Plan

## PROPOSED LAYOUT PROPOSED DESIGN



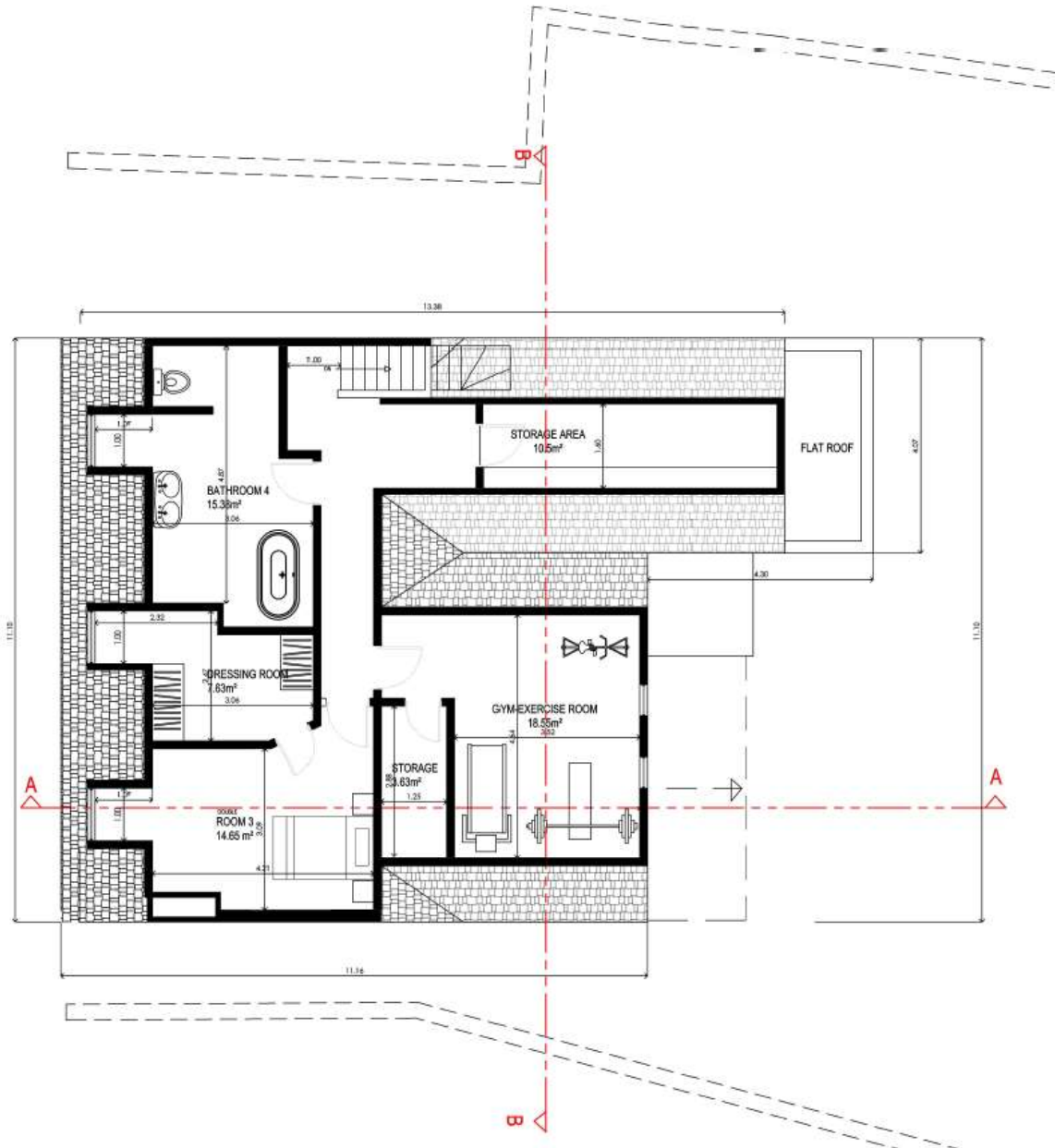
The first floor is improved by adding dining room, study room, en-suite bathrooms and larger kitchen.

### First Floor

- 2 Bedrooms with en-suites
- Larger Kitchen
- Dining Room
- Living Room
- Study Room
- Bathroom
- Storage

First Floor Plan

## PROPOSED LAYOUT PROPOSED DESIGN



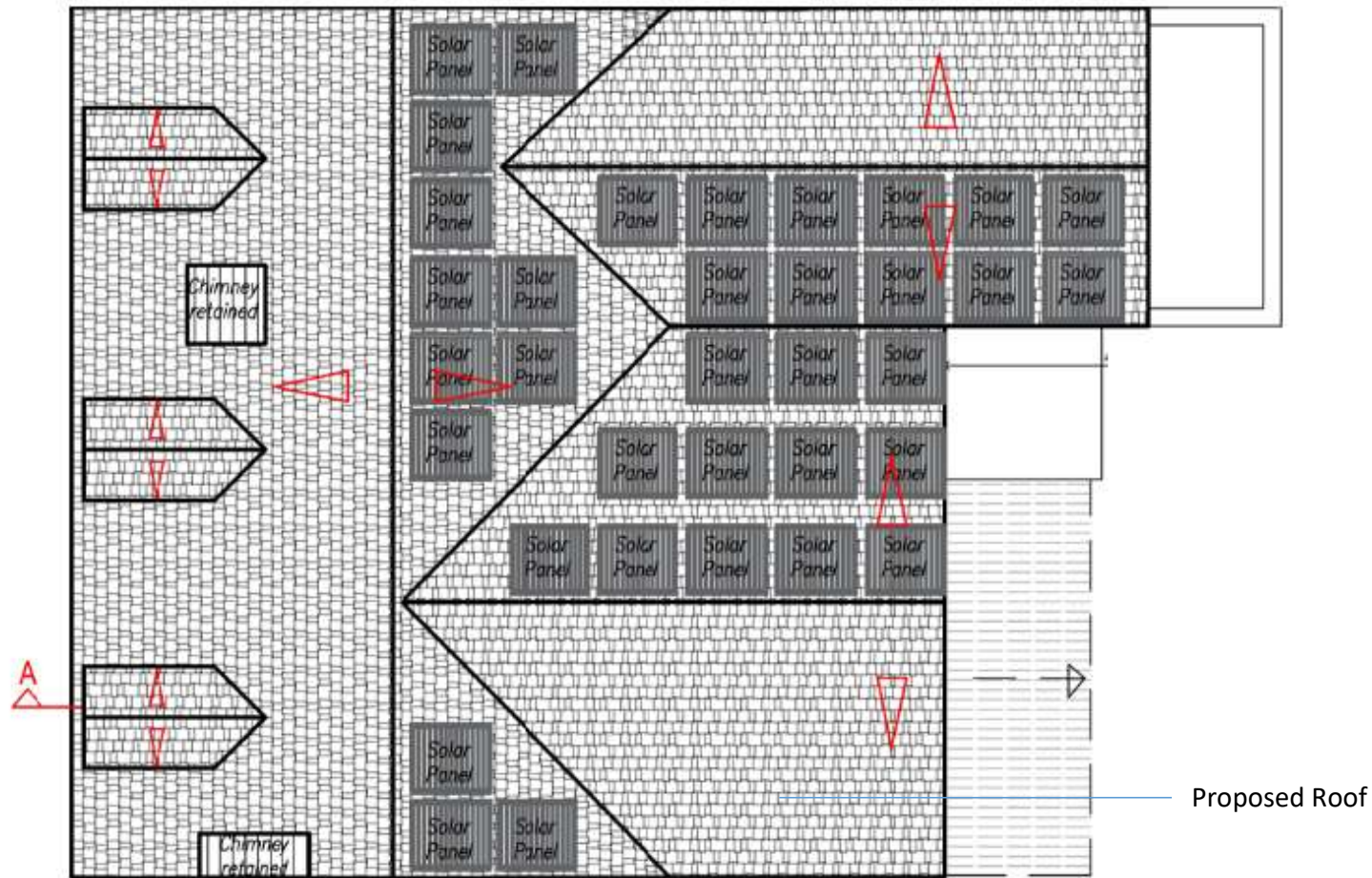
The loft is expanded and converted to a comfortable living space for residents. One of the bedrooms on the existing first floor is taken to the proposed second floor. The total number of the bedrooms is as same as existing (3 bedrooms).

### Second Floor (Loft)

- 1 Bedrooms with Dressing Room
- Gym/Exercise Room
- Bathroom
- Storage

Second Floor Plan

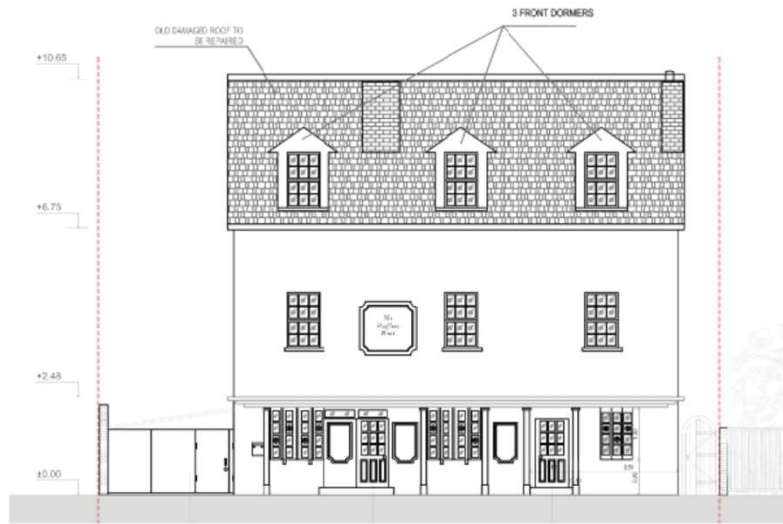
**PROPOSED LAYOUT PROPOSED DESIGN**



Proposed Roof Plan



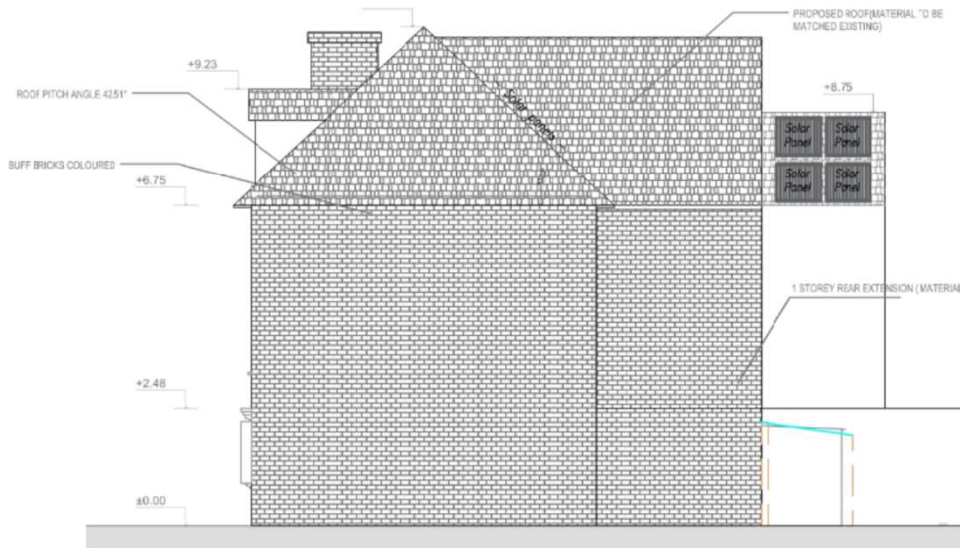
# PROPOSED ELEVATIONS PROPOSED DESIGN



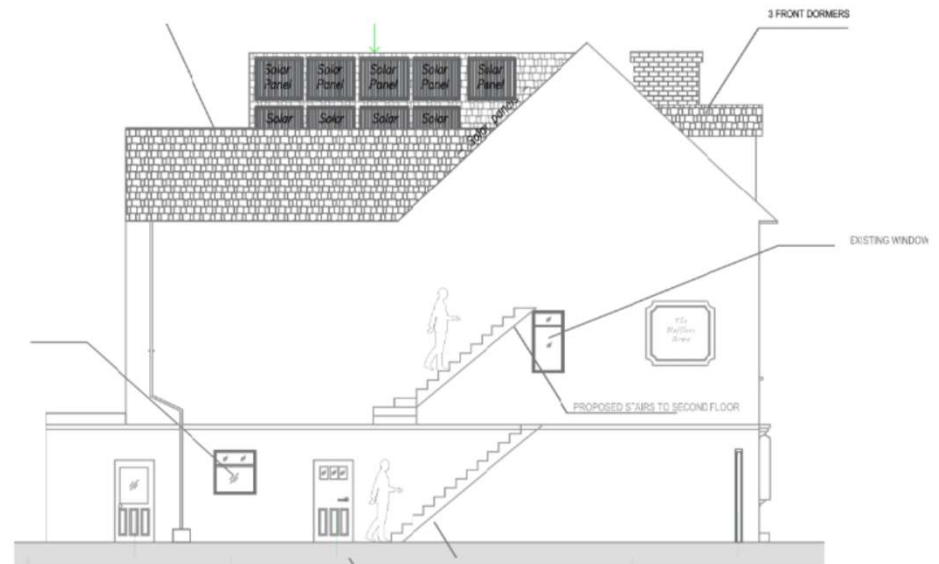
Proposed Front (East) Elevation



Proposed Rear (West) Elevation

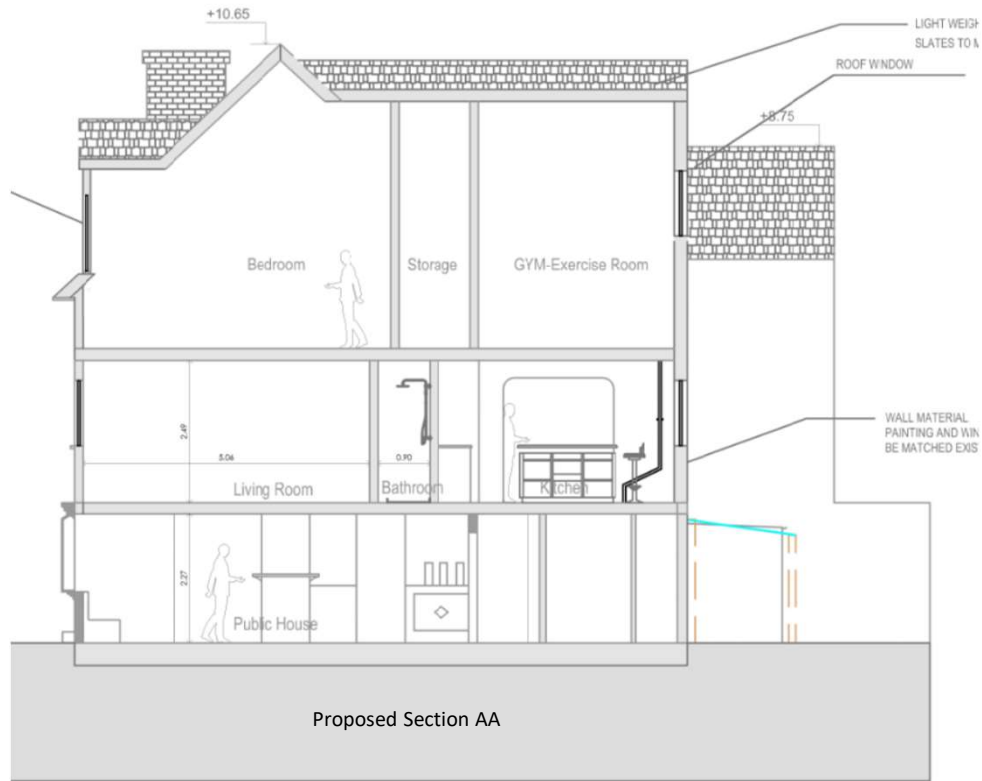


Proposed North Elevation



Proposed South Elevation

# PROPOSED SECTIONS PROPOSED DESIGN



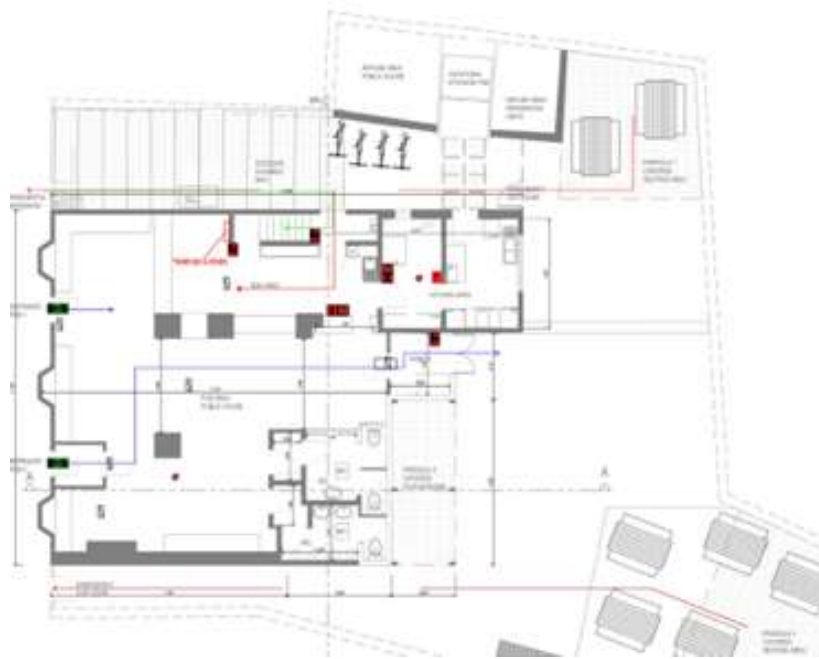
Proposed Section AA



Proposed Section BB

Ancillary

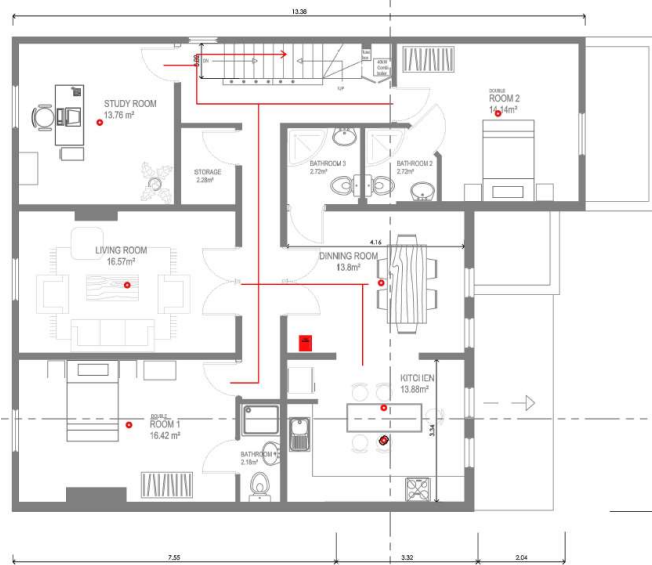
# ACCESS ROUTES PROPOSED DESIGN



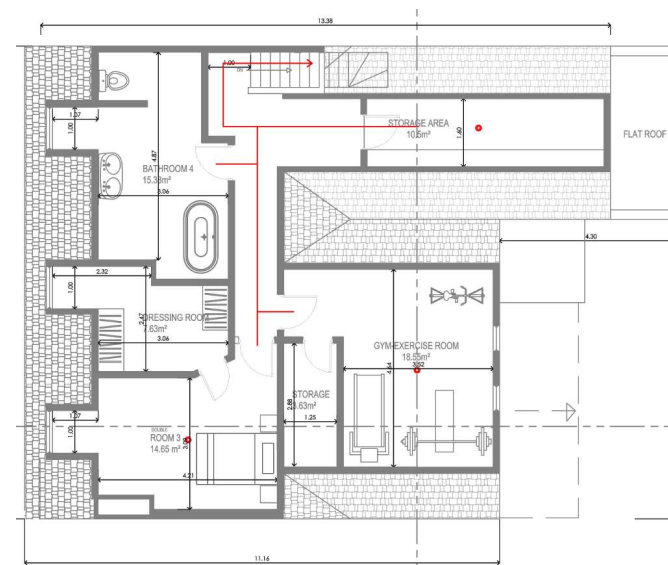
Ground Floor Plan

- > BAR STAFF AND CUSTOMERS
- > RESIDENTS
- > FIRE ESCAPE ROUTES

- SMOKE DETECTOR
- HEAT DETECTOR
- ◐ COMBINED SMOKE DETECTOR & SOUNDER
- FIRE BLANKET
- ▮ EMERGENCY LIGHTING UNIT
- DRY POWDER FIRE EXTINGUISHER
- WATER TYPE FIRE EXTINGUISHER
- EMERGENCY EXIT
- CALL POINT




First Floor Plan




Second Floor Plan

# CAR PARKING AND APPROACHES TO THE SITE PROPOSED DESIGN

 Cycle Parking Area Onsite

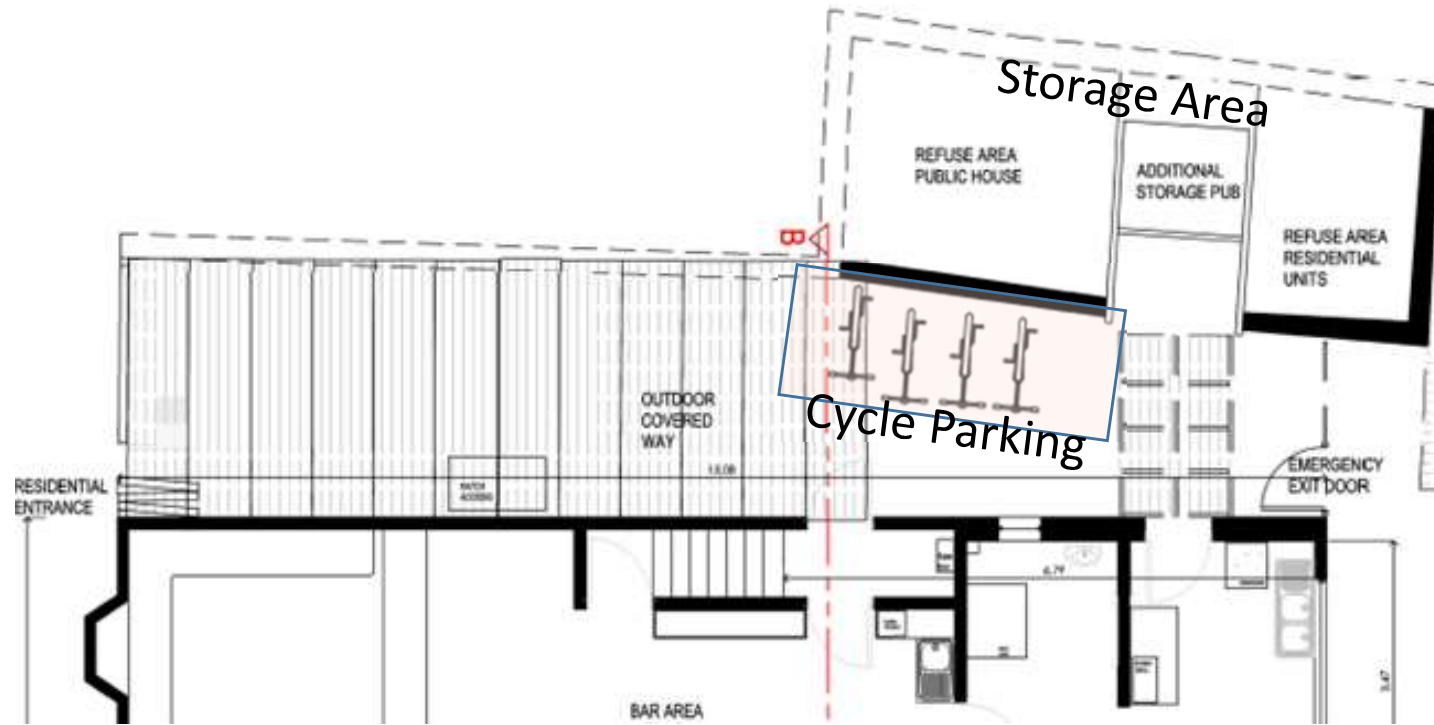
 Dartford Train Station

 Current communal Parking area

 Bus Stops



**PRIVATE CAR PARKING, CYCLE PARKING AND REFUSE AREA PROPOSED DESIGN**



Cycle parking area and refuse area are kept as existing.

## ***CONCLUSION***

The First Floor's use class is Dwelling houses (Use Class C3) , the aim of this application is to seek permission in order to add a rear extension to the first floor, expand the loft, install three front dormers and solar panels.

The success of this design will be determined by the high level of commitment in applying all the regulations and standards referenced in this document, as well as taking into consideration the relation of the existing surrounding with the property, ensuring the quality of the spaces related to all the matters described in this Design and Access Assessment.

The proposed design overcomes the issues expressed in the latest pre-planning advice feedback:

- The design of the proposed roof is completely changed and adapted to the existing roof type.
- A private Car Parking is added to the proposed design as suggested.
- The refuse area and cycle parking area are kept same as existing.
- The view of the proposed design from Victoria Road was considered carefully and revised to avoid any harm to the neighbourhood.