

Design and Access Statement

26 Station Road, Crayford, Dartford, Kent DA1 3QA



Project no. 2580

Dated: 28.03.2024

Prepared by:

**Design and Plan Consultants Ltd
93 Cotmandene Crescent
Orpington BR5 2R**

Introduction

The plot for the proposal at 26 Station road is area of approximately 48.34.sqm. At present the site is occupied by a Class A1 (Off licence) shop in the ground floor and a place for storage on the first floor.

Proposal

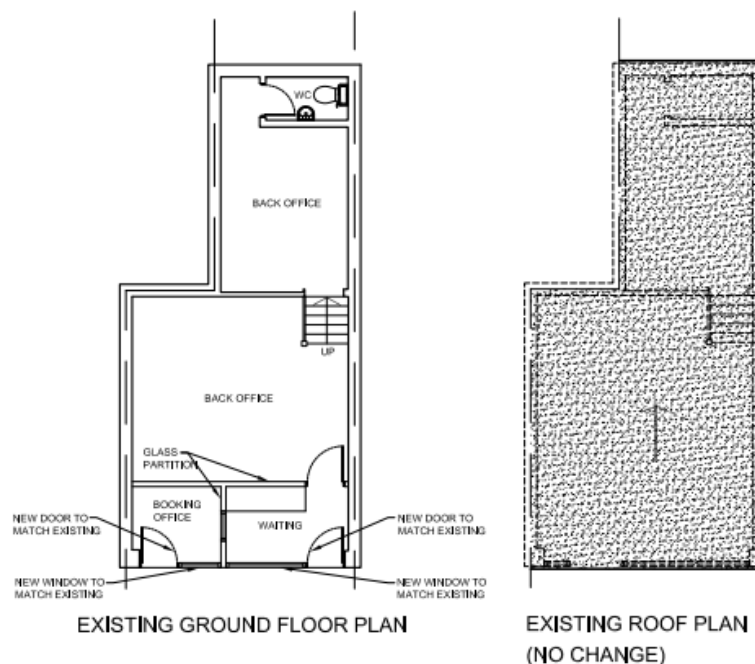
The intention of the planning application submitted is for the Change of use from Class A1 (Off licence) to Sui Generis (Mini cab business). The access is proposed to be from Station Road.

Layout

The proposed Sui Generis (Mini cab business) would have a booking office, waiting room, 2 back offices and a toilet on the ground floor level.

The proposed design is simple and lends itself to the existing stock within the surrounding area. There is also adequate space for the provision of refuse/ recycling collection within the site. Internally, all the rooms are of reasonable size and the design attempts to give some consideration to the user. All doors are proposed to have a clear opening of 756mm with the main entrance door having a clear opening of 835mm.

Level access can be provided in the future if required for the property, to suitable for someone who uses a wheelchair or mobility aid indoor in the future.



Vehicular Access

The access to public transport would seem relatively good in term of buses, which stop at Station Road and the nearest bus stop is about less than 5 minutes' walk from the property. The property is also reasonably situated for the local amenities of the surrounding area.

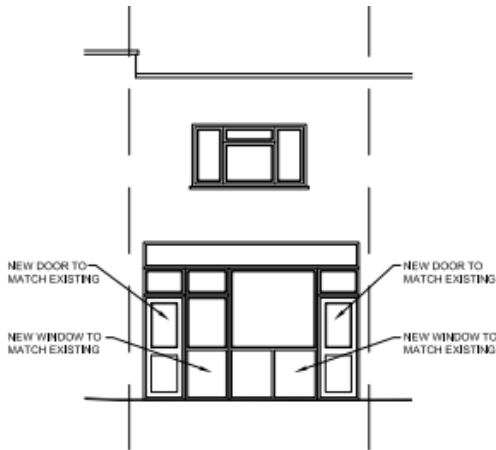


Security

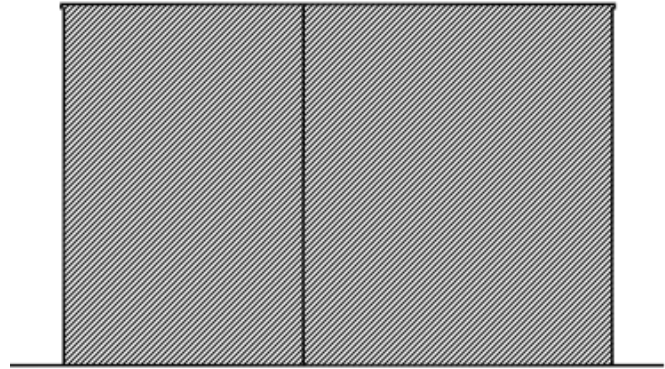
It is considered that the accommodation is very secure. Access is proposed off Station Road and in full view of the other properties to the other side of the road.

Appearance

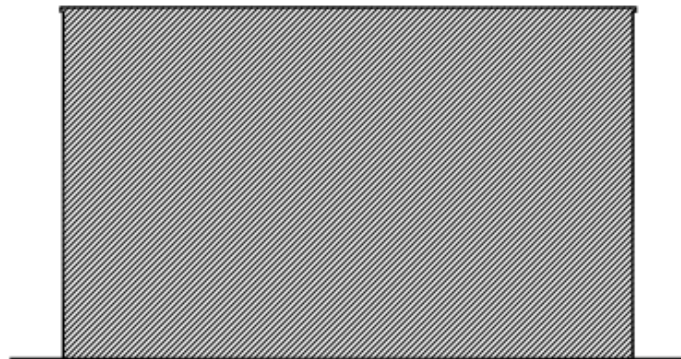
The appearance of the proposed building is of a traditional style, as previously mentioned, with a view to having a balanced and neutral impact on the existing street scene. This roof design will be unaltered hence matching the existing surrounding houses and the design is also simple in its appearance and not ostentatious or contemporary. The gutter and ridge height are similar to the existing building stock in the surrounding area. This will not disrupt the important rhythm and symmetry that characterise the classic suburban typology.



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION
(NO CHANGE)



EXISTING SIDE ELEVATION
(NO CHANGE)

Scale

The proposed dwelling is similar in height to those of the surrounding area with the width and length being within the constraints of the plots. As a result the bulk and massing have been given close consideration and are not excessive or out of keeping the plot surrounding building.