

DESIGN AND ACCESS STATEMENT FOR
CHANGE OF USE FROM GROUND FLOOR
RESIDENTIAL FLAT (CLASS C3) TO
CONVENIENCE SHOP (CLASS E)

AT

3 CHILTON WAY, DOVER CT17 0QB

1. GENERAL

This Design and Access Statement is prepared to assist in the planning process in respect of the proposed development.

2. EXISTING PREMISES AND USE

The existing premises comprises of a residential property that was formed by change of use towards the end of 2001. Formerly, the space was used as a hairdressers and it is understood to have been used as an estate agents office before then. There is a separate residential flat located on the first floor but this is separate to this demised property. The front entrance doors opens directly onto the walkway and there is a small rear open to air space.

3. PROPOSED DEVELOPMENT AND USE

The proposed development is for the existing residential flat to be converted back to a commercial use forming a convenience store. If permitted, a further planning application for the replacement shop front and signs will be submitted.

4. PROPOSED LAYOUT

The layout of the proposed building conversion will be:-

From the entrance door a typical open plan shop will be formed by removing the existing non load bearing partitions internally. A rear door at the end of the shop will lead to a private tea point and WC. An existing door will lead to the existing outdoor space.

5. SCALE OF DEVELOPMENT

The proposed development will have an internal usable floor area of 55m² including the small WC and tea point.

6. EXTERNAL APPEARANCE

The external appearance will for this change of use will remain the same as it currently does. If permitted, a separate planning application for the shop front and shop signs will be submitted. There are no other alterations that will affect this particular application externally.

7. LANDSCAPING

The landscaping of the site will remain as existing. The development in terms of external appearance is minimal.

8. ACCESS

a) Access and Exit to site and premises

Access to the site and premises will remain as existing. There is no access or exit to the rear apart from the existing exit to the limited outdoor space.

b) Parking

There is no parking on site available. The location however has on street parking directly outside.

c) Road Layout

The existing road layout provides easy access to the site for both emergency services and the public.

d) Fire Escape and Access

Not applicable to the proposals although this will remain the same as currently exists.

9. APPRAISAL

a) Physical, Social and Economic Context

The proposed development will have no adverse effect on the environment. The current ground floor flat however is considered poor in quality with limited amenities.

b) Consultations

None.

c) Evaluation of Scheme

When preparing the drawings and following consultations with the property owner it was felt that these proposals would be acceptable not only to the Local Authority but should have no adverse effect on the environment or any adjoining owners. As stated, the development is for change of use back to a commercial entity which is was originally intended for.

Churley & Associates,

April 2024