

**CHANGE OF USE OF GROUND FLOOR STORE TO CAFE AND
TWO STOREY FLAT OVER
BOSUNS STORE 9 HIGH STREET QUEENBOROUGH ME11 5AA**

Design and Access Statement

Location

9 High Street Queenborough is located at the west end of the High Street. The building is situated 40 metres from the sea front and 2 miles from the main town of Sheerness on the Isle of Sheppey.

The premises are within easy reach of Queenborough Railway Station situated ½ mile to the East. This is a main line station providing travel via Sittingbourne to London and Dover. There is also Bus Stop provision at the station.

The proposed café will be located on the ground floor with the flat on the first and second floors above.

Amount

The proposed development includes the change of use of the store to a cafe with a flat on the first and second floor over. An external stair and terrace will be introduced for use by the flat. Some internal alteration will be made to accommodate the cafe and flat.

Layout

The ground floor cafe will be entered at the front and extend through to a sanitary facility, for use by staff and public, and a kitchen at the rear.

The flat will have a living, dining, and kitchen space at the first floor front, a bathroom at the centre and store and access to terrace at the rear. The second floor will consist of two bedrooms. A new access stair and first floor terrace will be provided at the first floor rear of the flat.

Scale

The building height consists of two stories with a room in the roof. The plan length is 17.0m and the average width 3.60m. The overall height of the building to the roof apex is approximately 9.0m above ground level.

The flat would be contained within the two existing upper floors of the building. The living area on the first floor provides a floor area of 43.6m² and the second floor sleeping area 31.8m²

Design and Appearance

The existing glazed shop front to the Bosun's Store is also suitable for the café and minimal alteration would be required to the listed building.

The existing rear WC will be demolished allowing for a generous kitchen space at the rear of the ground floor. A sanitary facility, for use by public and staff, will also be provided at the rear of the building. The existing PVCu ground floor back door to the yard will be replaced with a part glazed timber door.

The flat is designed with the lounge, kitchen and dining space, bathroom and utility on the first floor. New partitions and fire doors will be introduced to form the bathroom and utility spaces. A new door opening will be created at the location of the existing bathroom window to provide an opening onto the terrace. The new door will be timber partially glazed.

A new external steel staircase and terrace will be provided at the rear of the first floor to the flat. This will allow for the modern open tread stair currently adjacent to the first floor rear bathroom and descending into the ground floor to be removed.

The second floor rear bedroom PVCu window will be replaced with a timber sash.

The terrace will have a timber privacy screen introduced on the side adjacent to the Queenborough Yacht Club.

The two bedrooms situated on the second floor do not require any alteration to their existing layout.

Landscaping

The existing ground floor felt flat roof over the kitchen will be renewed and overlaid with a hard surface suitable for use as a terrace.

The rear yard will also be hard surfaced with some perimeter planting.

Access

Access to the café is directly off High Street Queenborough. The stepped entrance will remain as an original feature of the listed building. There is also access to the small rear courtyard from the proposed café kitchen at ground level.

Access to the flat will be via the newly formed external steel staircase, off West Street, at ground floor level and via the new first floor terrace. The second floor will be accessed by the existing timber staircase.

Parking for the flat will need to be in West Street as there is insufficient space on the existing land to make provision for parking. Public using the café will be able to park in the public car park in Park Road opposite.

Context

9 High Street Queenborough is an existing listed building built in 1731. The rear section of the building is a more recent addition. The building is located within the Queenborough conservation area.

The property was previously marketed with the current retail use but stayed empty for several months with no interest expressed until it was sold at auction in June 2007, with the purchaser having a view to opening a café. The flat above had stood empty for a period of 17 years.

A successful planning application was made and granted in May 2008, planning reference SW/08/0272. The application was for a 'Change of use of ground floor store to cafe and two storey flat over'.

However, the conditions attached to the 2008 application were never acted upon and consequently the permission became null and void after the expiration of the three year implementation period.

This application is similar to the previous application albeit there wasn't a proposal for an external stair and terrace previously and the internal layout differs slightly. However the building is surrounded by other buildings having a commercial use and the proposed terrace would not overlook any private residential space.

The existing room sizes, layout and fenestration are generally appropriate to that required for the flat and there would be little need to disrupt the existing fabric of the listed building.



Plate 1
Front elevation of 9 High Street Queenborough.



Plate 2
Rear elevation of 9 High Street Queenborough showing second floor PVCu window to be replaced with timber sash.



Plate 3
Upper part of existing internal stair to be removed.



Plate 4
Lower part of existing internal stair to be removed.



Plate 5
Rear ground floor door to be replaced with part glazed timber door.