

HERITAGE STATEMENT

28-32 UNIT 2, GABRIELS HILL, MAIDSTONE, KENT
ME15 6JG

1. DESIGN COMPONENTS:

The property is located within the Centre-South Conservation Area in Maidstone, Kent. The building is a large commercial building with current mixed use comprising a restaurant on ground floor and mixed use of café bar and night club on upper floors; the venue is set over three floors, with restaurant trade and back of house areas to the ground floor, bar, and night club on first floors, and a smaller trade area and roof terrace on the top floor. The building itself is not listed.

This proposal seeks the change of use of the ground floor area of the application site only, from A3 (Restaurants and Cafes) to Sui Generis' Use Class (Licensed Establishment) to match the use of the upper floors.

2. USE:

The building is currently used as a restaurant on ground floor, and it is proposed to convert it into a licensed establishment to complement the existing use of the upper floors.

3. SCHEDULED ANCIENT MONUMENT (SAM):

The proposals do not affect a Scheduled Ancient Monument or its setting.

4. ARCHAEOLOGICALLY SENSITIVE AREA (ASA):

The proposals do not affect an Archaeologically Sensitive Area.

5. LISTED BUILDING:

The premises is not a listed building or within the grounds of one.

In respect to the Government Policy on listed buildings set out in the guidance document, our proposal appears to have no detrimental effect to the setting of any existing listed building.

6. CONSERVATION AREA:

The premises fall within the Centre-South Conservation Area.

Maidstone Borough Council require any new development in a conservation area to have close regard to the traditional building styles, forms, materials, and techniques characteristic of the area. These proposals aim to meet these criteria.

The proposed development does not involve any external alterations and, therefore, it will have no detrimental effect on the quality and character of the Conservation Area.

7. HISTORIC PARKS AND GARDENS:

The site does not lie within a Registered Park or Garden of Special Historic Interest nor do the proposals for the site affect the setting of such a Historic Park or Garden.

8. SUMMARY AND IMPACT OF ALTERATIONS:

The proposal is only for the change of use outlined above. There are no proposed external alterations within the scope of this planning application. Therefore, there will be no harmful impact on the character and appearance of the Maidstone South Town Centre Conservation Area. The scope of the works and historical impact are deemed as minor works.

The proposals adequately comply with the provisions of the planning policies for this area and we feel that they are a much-needed addition in order that the business can move forward.

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