



Design and
Access
Statement
Potential Extension
ADSS

Alzheimer's & Dementia
Support Services

15 July 2025

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Issue History

Revision	Date	Initials	Comments
V1.1	15.07.2025	ER	FIRST ISSUE
V1.2	22.07.2025	RP	REVISED TO CLIENT COMMENTS

1 Introduction

This document has been prepared by Hazle McCormack Young LLP in support of an application for a new minibus shelter and supporting storage made on behalf of Alzheimer’s & Dementia Support Services for their centre in Northfleet.

Project Overview

There is a significant and ongoing concern regarding the security of the vans currently parked in the open area outside the centre. In 2020, during the pandemic, Alzheimer’s & Dementia Support Services (ADSS), had a minibus stolen. These vehicles are vital to the day-to-day operations of the ADSS, particularly for the safe and reliable transport of the people they support. However, the lack of dedicated, secure storage makes the vans vulnerable to theft, vandalism, and exposure to adverse weather conditions, all of which can lead to costly repairs, service disruption, and increased insurance liabilities.

To address these risks, and protect ADSS’s assets, the organisation requires a purpose-built, secure storage facility that will provide protection for the vehicles and ensure their continued availability for essential services. In addition to safeguarding the vans, there is also a need for supplementary space within the proposed shelter. This space is intended to replace the existing shipping container currently located on-site, which is used for outdoor storage of equipment and materials. The replacement will enable ADSS to consolidate its operational storage needs in a more functional and appropriate manner, supporting the services the site provides.

2 Location/Context

Site



The site is located in Northfleet, on Coldharbour Road.

Boundary

The site abuts residential land on two sides with two storey houses to the south and west of the site and fences running alongside the south and west boundaries of the site. The main road is directly adjacent to the east side of the site and to the north is the Coldharbour library.

Existing Buildings/Features

On the site there is the support services centre and the container they currently use for storage. There is a small car park area to the north and east of the site with spaces for 8 vehicles.



Site Access

There is both pedestrian and vehicle access onto the site from the main road. There is a shared entrance from the main road between the support services centre and the library.



Ecology

The proposed development is primarily situated on an existing tarmac substrate and impacts less than 25m sq of on-site habitat.

Topography

The existing site features a relatively level topography. A small grass bank is located to the west, while a larger grass bank to the east separates the site from the pavement along Coldharbour Road

Services

No incoming services will be affected by the development.

Design

Use & Amount

There is to be a proposed metal clad shelter, big enough to house two minibuses and a permanent replacement storage area. We are proposing a total of 85m² GIA, comprising two van parking bays and an adjacent storeroom.

Scale & Appearance

We are proposing the construction of a rectangular shelter with a mono-pitch roof, featuring grey metal cladding on the exterior. The roller shutter doors and entrance door will incorporate magenta detailing to reflect the colours currently used on the external fascia of the main ADSS building.

Access

Inclusive Access

The new bus shelter will be level access; the shelter will primarily be used by drivers and support staff. Operators for doors will be at an accessible height.

Pedestrian & Public Transit

The addition of the garage will not disrupt the provision of existing access, therefore there will still be sufficient vehicle and pedestrian access to the site, the ADSS building and parking spaces.

Vehicular Access

No impact to vehicular access or parking provisions from the proposed development.

3 Summary

The construction of a dedicated minibus shelter at the Alzheimer's & Dementia Support Services (ADSS) site is being proposed to enhance the security and longevity of the organisation's vehicles. Currently, the minibuses are parked outside with limited protection, leaving them vulnerable to vandalism, theft, and weather-related damage. A secure, purpose-built shelter will not only safeguard these essential vehicles but also improve operational efficiency by providing a designated, protected storage area. This investment will support ADSS in maintaining reliable transportation services for its clients while ensuring compliance with health and safety standards and preserving the appearance and functionality of the site.