



Land to the Northwest Of Factory Road - Planning Application

Design and Access Statement - Rev. C03

May 2025

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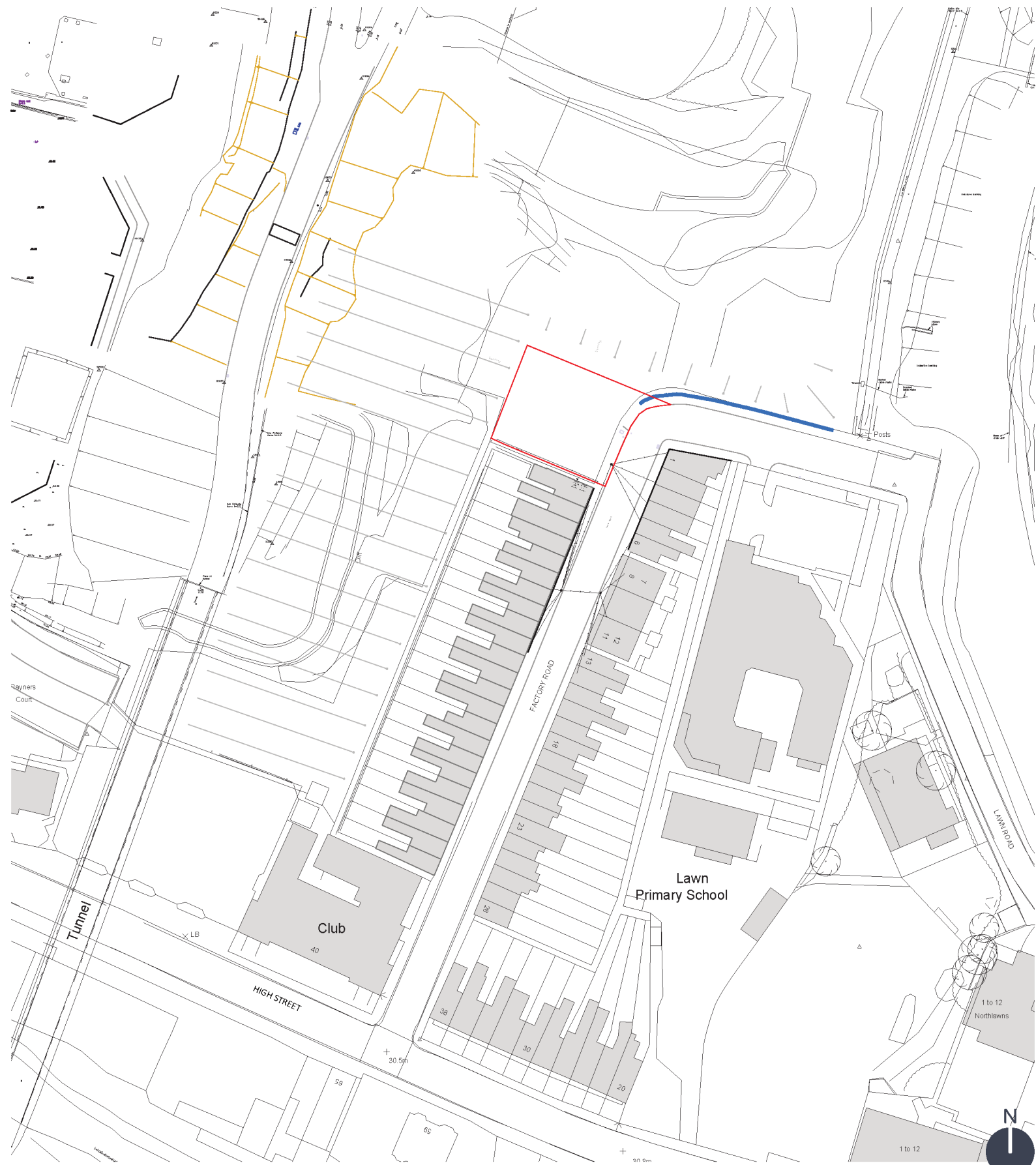
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MRT-BPTW-XX-XX-DO-A-0601

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Location of Application Site

Introduction

This Design and Access Statement seeks to secure detailed planning approval for a parcel of land at the corner of Factory Road, Ebbsfleet to provide a Use Class E (g) (iii) workshop that will allow a light industrial use to be accommodated within a residential area.

The building's façade, design, layout and location within the plot has been considered accordingly to minimise effect on existing residential amenity and ensure a viable employment use at this location. In design terms, the 2-storey, pitched roof and brick vernacular of the area is recognised. Whilst the use of the building as a functional use dictates some of its design features - including openings for the shutter doors and service areas - the proposals will be fully in-keeping and respectful of the surrounding context.



Location of the reserved matters application site in the wider outline planning permission (submitted September 2020)

Existing Site Photographs

The existing site on Factory Road is at the end of a row of terraced houses with steep banking to the north and west over which there are long views from the site over the rest of the outline application site and to the river.

The site is currently vacant, with some hard paving on site and metal fencing around the perimeter. To the southern boundary there is a 1.6m high brick wall. The neighbouring building to the south has two large windows and an entrance door facing north, towards the site and a 1.5 storey rear extension.

A flint wall follows the curved line of Factory Road and crosses a short way on to site. This wall is approximately 1.8m high. There is also a lamppost and telecommunications pole on the pathway to the eastern edge of the site.



1. View showing application site and neighbouring house



2. Edge of application site and the end of the flint wall



Location Plan of Photographs



3. View north along Factory Road towards the site



4. View east along Factory Road showing the flint wall

Constraints and Opportunities



Proposed Site Plan

The scheme proposes a detached workshop, with associated parking and landscaping.

The building is set back from the existing building line on Factory Road, ensuring light to the flank windows on #51 Factory Road.

There are two parking spaces to the front of the building, one of which is accessible and one with passive EV charging. A vehicle entrance is proposed to the north of the site, utilising the existing vehicle entrance, to access three parking spaces to the rear of the building.



Proposed Floor Plans

Site Layout Principles

The site layout was determined by a number of factors. The flint wall along Factory Road which overlaps the site is to be retained in full, creating a feature with some planting to the north-east corner of the site.

The workshop follows the orientation of the houses on Factory Road, with the primary elevation facing east to the road. An additional window on the northern elevation faces Heritage Park.

The building is set back from the existing building line on Factory Road, ensuring light to the flank windows on #51 Factory Road. Planting and a tree are proposed to the front of the workshop to soften the elevation and add to the existing greenery along Factory Road.

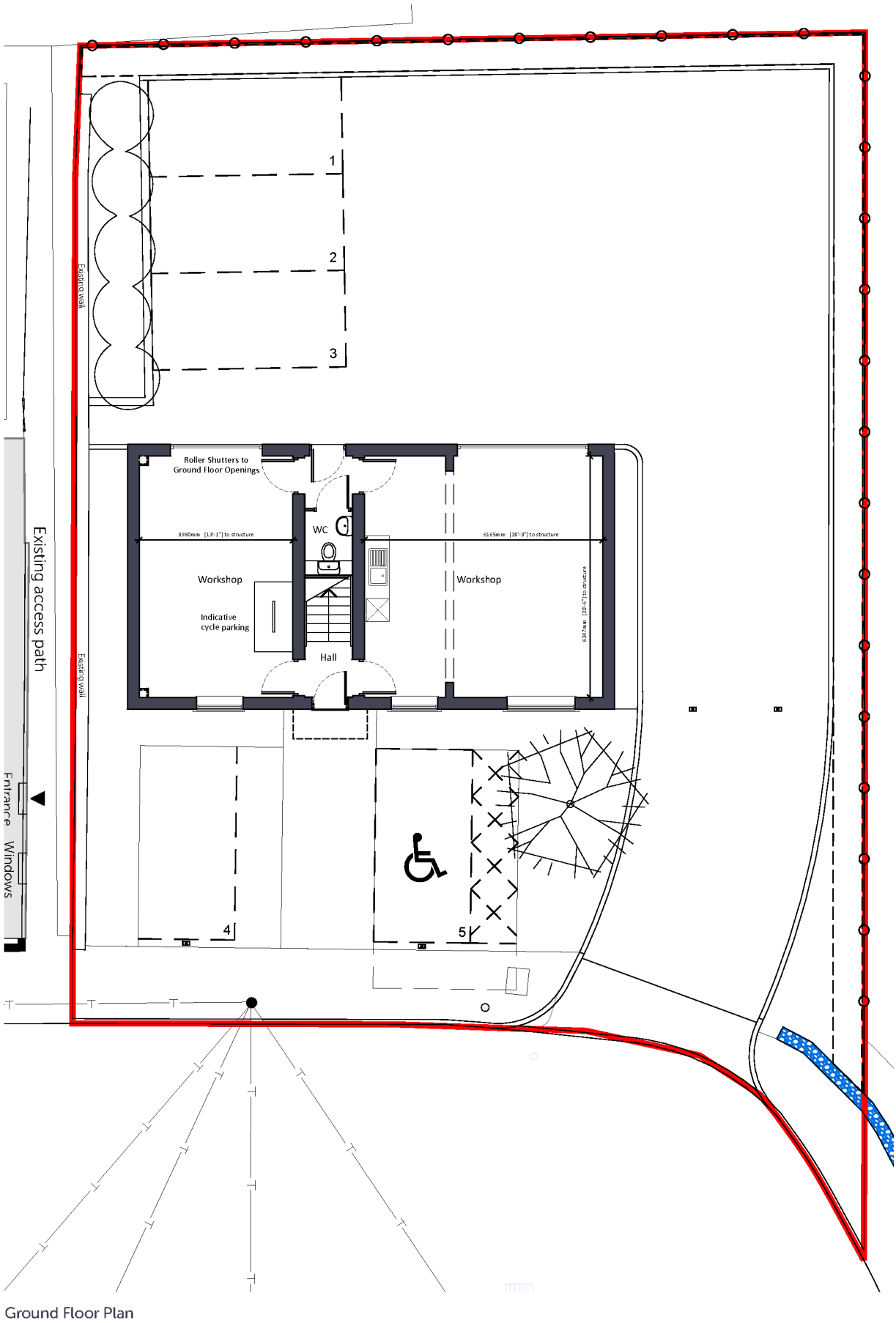
The space to the rear of the workshop includes parking spaces and an area for vehicles to manoeuvre. Improvements will also be made to the existing path and crossovers created to access the parking spaces.

Internal Configuration

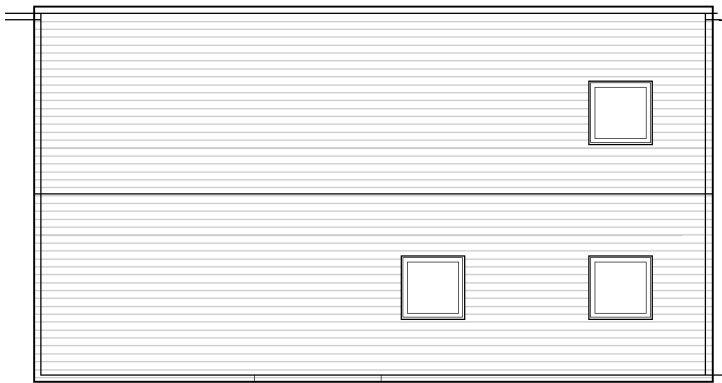
The workshop has been designed with two larger workshop spaces on the ground floor. There is space for a sink and worktop, and indicative space for cycle parking as well. A WC is also included underneath the stairs. The workshops have sufficient space for small machine equipment, such as a lathe, plus hand tools, and shelving for materials.

Roller shutters are proposed from the workshop spaces to the rear of the building so larger items can be taken in and out of the spaces. The street facing elevation has smaller windows, typical of a house, so the workshop is sympathetic to the existing residential context.

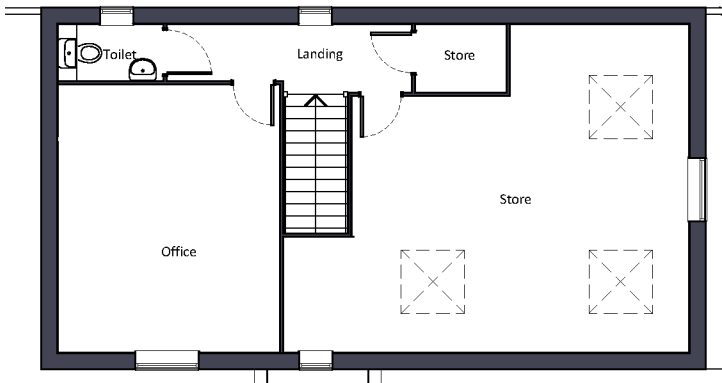
The first floor includes storage for working materials, and an office to allow for administrative duties secondary to the workshop use.



Ground Floor Plan



Roof Plan



First Floor Plan



Elevation Strategy

Contextual character studies

Architectural vernacular

Before developing the elevation proposals, architectural analysis was undertaken of the area’s existing local character to inform a context-driven elevation strategy. These studies included analysis of housing on Factory Road as well as the wider area to understand the area’s building typologies, architectural proportions and finer architectural details.

With a rich industrial heritage, Factory Road is largely characterised by historic 2-storey factory workers’ housing. As is characteristic of workers’ housing of this period, window and door proportions repeat along the length of the street with little variation to be found. Repeating architectural details used are stone window cills, striped brick detailing and arched window/door header details. These details are applied en masse along the street with little variation between the historic details of the terraced houses.

The proposed elevation strategy seeks to incorporate flat arched window details and stone cills as a contemporary interpretation of Factory Road’s history.

Inspiration was also sought from slightly further afield where more hand-crafted architectural details were found on larger, detached or semi-detached properties. Inspiration was taken from the use of quoin brick details and gabled roofs found on these properties, to help create a distinctive feature building to positively terminate the view along Factory Road.

Proportions



Factory Road, Northfleet

Detailing



Factory Road, Northfleet

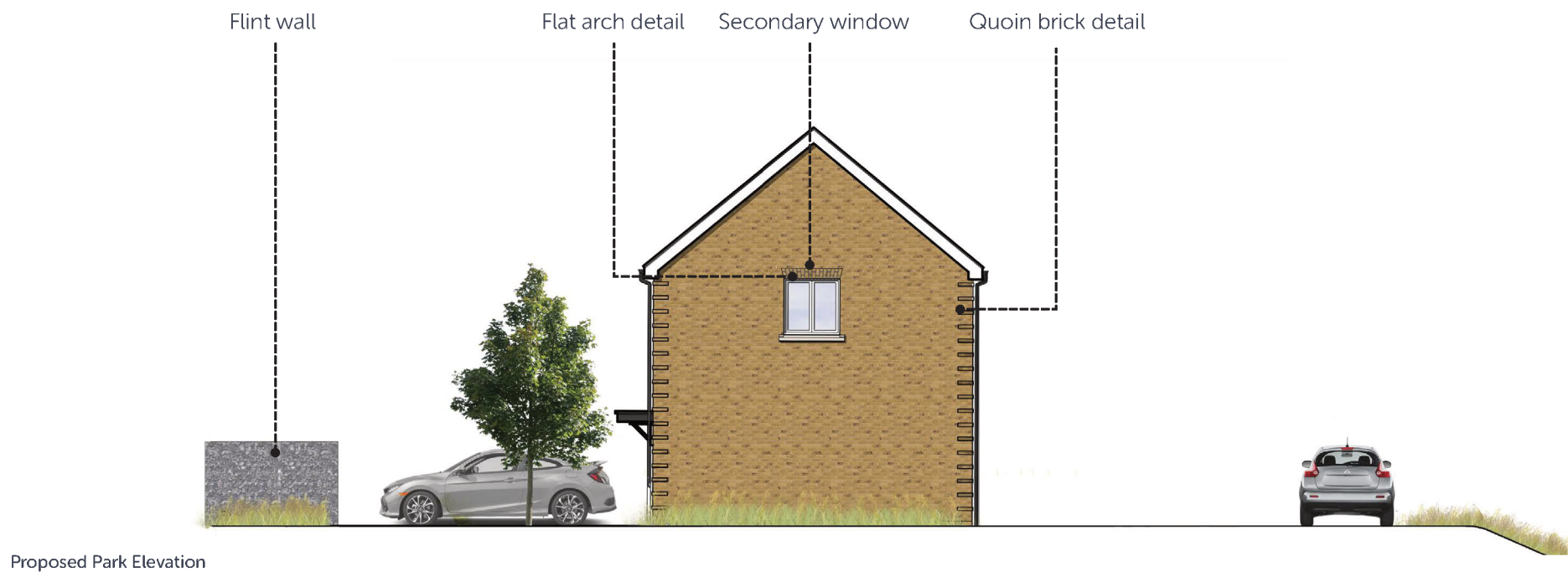
Proposed Elevations

While this site is no longer part of the Outline Application, the roof line, elevation details and window proportions were developed in line with the previous application which looked to tie into the Factory Road setting. To ensure the workshop continues to tie into the residential setting these elevation principles have been retained.

The primary elevation of the workshop faces onto Factory Road, with an additional window facing north over Heritage Park for long views over to the river and for natural surveillance over the sports pitch. The side gable roof on the workshop follows the form of the neighbouring terraced buildings.

The workshop will have yellow multi-stock brick and slate colour roof tiles to compliment the neighbouring buildings, which traditionally were yellow. The design and materials are cohesive with the outline application, with similar roof forms and openings which reference the local vernacular with details such as stone banding and soldier courses.

The elevation design follows the principles developed in the condition 8 masterplan application. These principles look to draw inspiration from the local context and develop contemporary proposals that reflect local materials, roof form, windows and detailing.



Elevation Strategy

Precedent study



Proposed Factory Road Elevation in Context

Proposed 3D Views



Proposed Factory Road elevation



View showing proposed Factory Road elevation and the Flint Wall heritage asset

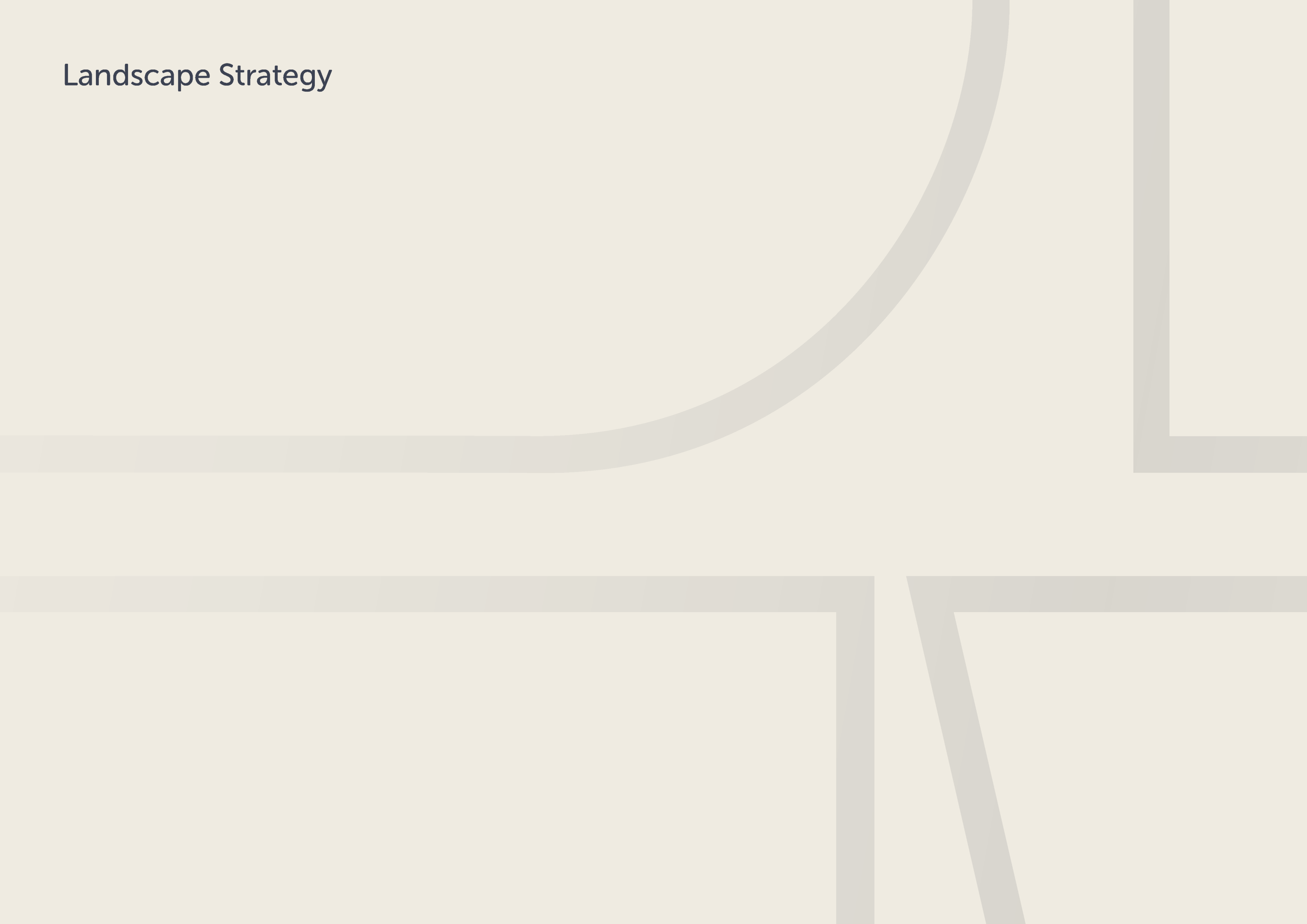


Aerial view of Factory Road showing relationship of proposals to neighbouring buildings and wider masterplan



View looking south over Heritage Park

Landscape Strategy



Landscape Strategy



Proposed Tree Planting

To be planted in the first available planting season following construction as root balled stock. Tree pit dimensions to be a minimum of 1200mm deep by 2000mm square. Allow for aggregate drainage layer, all trees to be double staked and tied. Tree pit to be formed from a minimum of 350mm deep approved topsoil to BS3882:2015, overlying 850mm depth of a approved sub-soil to BS8601:2013, remaining 100mm will consist of the aggregate drainage layer separated from the soil by a geotextile membrane layer, sub soil below to be broken up to 200mm. Each tree pit should include an irrigation pipe circling the rootball, with inlet point at surface level, and a 'Tregator' type watering bag to the base of the tree stem or similar approved. Surface of tree pit to be spread with 50mm deep of approved bark mulch.

Proposed Shrub/Perennial Planting

To be planted as container grown stock in the first available planting season after construction. Stock size/type and densities proposed are as shown below. Shrubs are to be planted in a minimum depth of 300mm of approved topsoil to BS3882:2015, overlying clean subsoil previously broken up by the Main Contractor to alleviate any compaction. Area planted to be spread with 50mm deep of approved bark mulch.

Proposed Hedgerow Planting

To be planted as container/bare root stock in the first available planting season after construction. Stock size/type and densities as shown. Native hedge planting to be arranged in a double staggered row at 450mm centres. Hedge planted in a minimum depth of 300mm of approved topsoil to BS3882:2015, overlying clean subsoil previously broken up by the Main Contractor to alleviate any compaction. Area planted to be spread with 50mm deep of approved bark mulch.

Planting guidelines:

- All planting and landscape operations should comply with the requirements specified in BS 3936: 1992 Nursery Stock (Part One) and BS4428: 1989 Code of Practice for General Landscape Operations (Excluding hard surfaces).
- All topsoil (Existing and Imported) and testing to conform to BS3882:2015 'Specification for Topsoil and Requirements for Use'.
- All topsoil for planting to be tested by an approved topsoil analyst and any required amelioration or soil improvements to be carried out in line with analyst's report. Any soil not meeting the requirement of BS3882:2015, will be rejected. Testing certificates to be provided prior to delivery to site, with a further test once installed on site.
- All fertilizers are to be applied or supervised by qualified staff to avoid the action of plasmolysis.

Maintenance Notes:

- All landscaped areas are to be maintained for 12 months or as agreed in the contract, until the plants have established.
- Planted areas to be kept clear of weeds at all times throughout the maintenance period.
- Planted areas to be forked through regularly to keep soil loose.
- Plants to be pruned to promote healthy growth and to remove dead and diseased wood.
- Watering as required to maintain healthy growth.
- Any species that dies or fails to establish during the first five years, shall be replaced by an identical species to the original specification.

Additional Notes:

- Any necessary tree works to existing or proposed trees to be carried out by an approved tree surgeon to BS 3998:2010 'Recommendations for Tree Works'.
- For all arboricultural issues refer to survey and reports carried out by other consultants.

Hard Landscape Materials Palette

PT1 - Textured Concrete Slab Paving
Size: 400x400x50mm
Colour: Grey
Bond: Stack Bond

PT2 - Concrete Block Paving
Size: 160x120x50mm
Colour: Silver Grey
Bond: Random Gauge Staggered Bond
Edge Detail: Single Header in Stretcher Bond

PT3A - Asphalt Concrete
Road parking courtyard
To match Highways Specification

PT3B - Asphalt Concrete
Pavement
To match Highways Specification

ET1 - Concrete kerb
To match Highways Specification

FT1 - Palisade security fencing
Boundary treatment to surrounding landscape

FT2 - Palisade security fencing
Boundary treatment to surrounding landscape

FT3 - Line markings
For parking spaces

Soft Landscape Palette

Existing small trees
Approximate location of existing small pollarded trees to boundary (Refer to ecology survey). Trees to be retained.

Specimen tree
Rowan (*Sorbus aucuparia* 'Golden Wonder')

Ornamental hedge
Hornbeam (*Carpinus betulus*)

General mix
Hardy mix of shrubs, interspersed with perennials (See planting list below)

Groundcover mix
Hardy mix of shrubs and groundcovers (See planting list below)

Site boundary

Illustrative planting palette:

Botanical Name	Common Name	Girth/Dia	Height	Root	Specification	Mix/No.	Density
Specimen tree							
<i>Sorbus aucuparia</i> 'Golden Wonder'	Rowan	18-20cm	4.5-5m	Rootball	Standard 1.5-2m clear stem	1no.	
Ornamental hedge							
<i>Carpinus betulus</i>	Hornbeam		min 70cm	7.5Ltr	Full pot centered, single row at 450mm centres		
General mix							
<i>Carex pendula</i>	Sedge			2Ltr	Full pot centered, groups of 3-5	20%	7/m²
<i>Seselia autumnalis</i>	Autumn Moor Grass			2Ltr	Full pot centered, groups of 3-5	10%	7/m²
<i>Salvia nemorosa</i>	Woodland Sage			2Ltr	Full pot centered, groups of 3-5	20%	7/m²
<i>Perovskia 'Little Spire'</i>	Russian Sage			2Ltr	Full pot centered, groups of 3-5	10%	7/m²
<i>Phlomis russeliana</i>	Turkish sage			2Ltr	Full pot centered, groups of 3-5	20%	7/m²
<i>Polystichum setiferum</i>	Soft Shield Fern			2Ltr	Full pot centered, groups of 3-5	20%	7/m²
Groundcover Planting							
<i>Pachysandra terminalis</i>	Japanese spurge			2Ltr	Full pot centered, groups of 3-5	40%	7/m²
<i>Philosporum tobira 'Nanum'</i>	Japenses mock orange			2Ltr	Full pot centered, groups of 3-5	20%	7/m²
<i>Viburnum davidii</i>	David viburnum			2Ltr	Full pot centered, groups of 3-5	40%	7/m²

P03 28.04.25 Planning Issue JFP MF MF
 Rev Date Description Dm Ctr App
 Scale 1:100
 0 1 2 3 4 5m
 Do not scale from this drawing
 All dimensions are to be verified on site
 © Drawing & design copyright LUC
LUC www.landuse.co.uk
 Project
 Harbour Village
 Tiller Workshop
 Client
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 LUC Job Nr Scale @A1 Status
 13281 1:100 S3
 Drawing Title
 Landscape Proposals
 General Arrangement
 Drawing Nr Rev
 13281-LUC-TW-XX-DR-L-1001 P03

Hard & Soft landscape Palette

Hard Landscape Palette

A simple palette of hard surface materials has been used to provide a coherent appearance to the landscaped spaces. Concrete pavers are used for the pedestrian entrances to the building, with a textured finish adding warmth. A smaller set has been used to define the parking areas facing the street, with a thickness suitable for vehicle overrun. The parking court is surfaced in asphalt concrete to cater for deliveries and van parking associated with the uses in the building. Asphalt concrete is also used in the pavement along Factory Road. Concrete kerbs defined the edge of the courtyard.

A 1.8m high metal security fence will be erected on the north and western boundaries facing the adjacent park. The existing flint wall on the street and wall against the property boundary to the south are both retained. Drop down bollards secure the parking court and parking spaces.



Paving Type 1 - Concrete Slab Paving (400x400mm) - Grey tone with textured finish



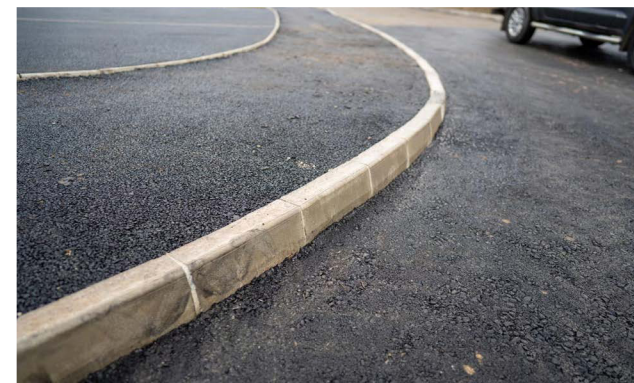
Paving Type 3 (A & B) - Asphalt Concrete



Furniture Type 1 - Metal Security Fence



Paving Type 2 - Concrete Block Paving (160x120mm) - Mid-grey tone with textured finish



Edge Type 1 - Standard Concrete Kerb



Furniture Type 2 - Drop down bollards

Planting Palette

Planting to the street frontage contains a hardy mix of shrubs, interspersed with perennials to add colour and texture.

The boundaries to the parking court will have a hornbeam hedge to soften the proposed boundary treatments. Ground cover planting will sit below the existing trees on the southern boundary.

A single Sorbus aucuparia 'Golden Wonder' provides a focal specimen on the street and marks the access to the parking court to the rear.



Specimen tree - Sorbus aucuparia 'Golden Wonder'

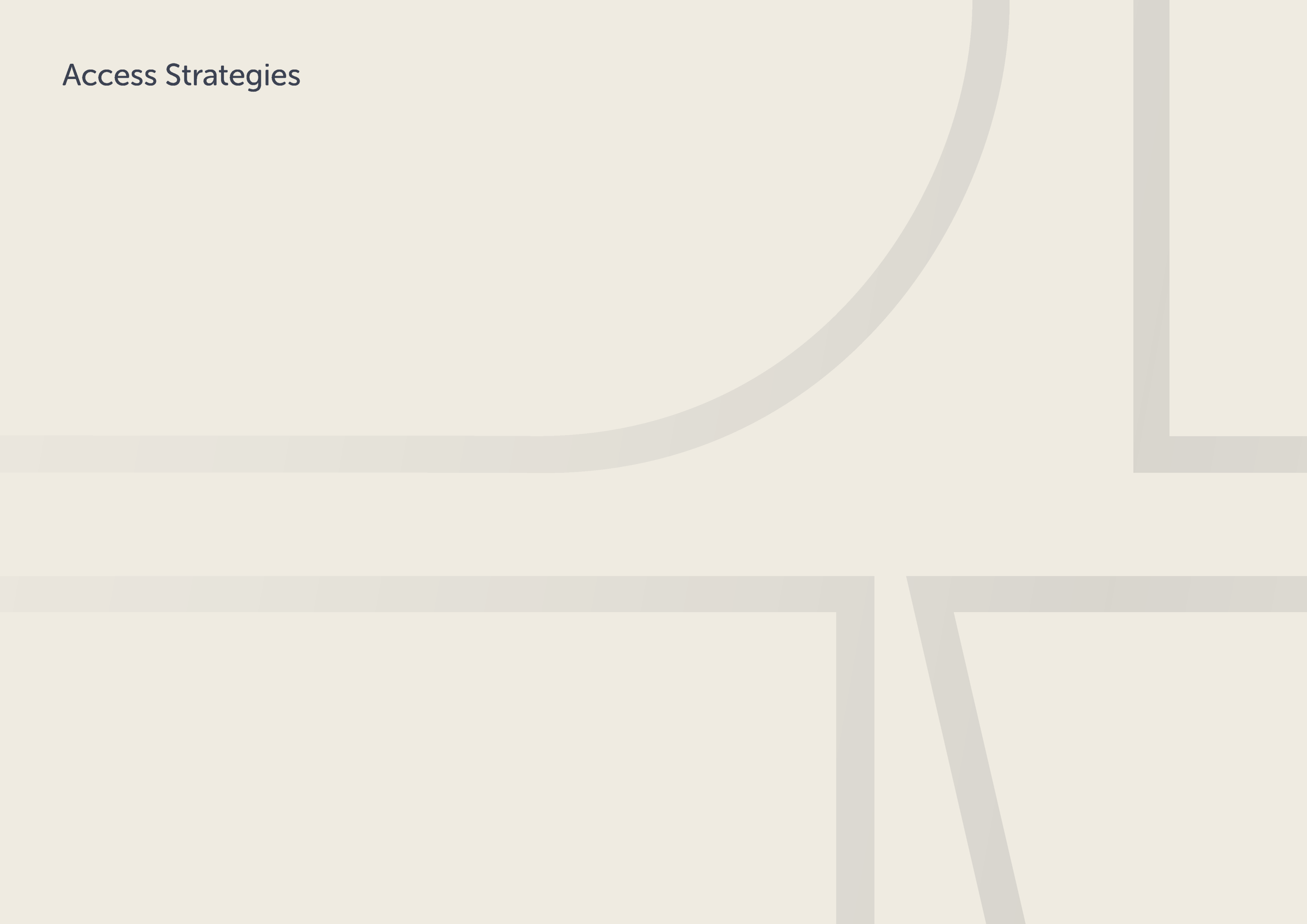


Shrubs and perennial planting - Street frontage and groundcover



Boundary - Hornbeam hedge

Access Strategies



Access Strategy

Refuse, Parking and Part M

Refuse Storage

Waste will be stored inside the workshop.

Cycle Storage

Space for 1no. sheffield stand has been included within the building.

Parking

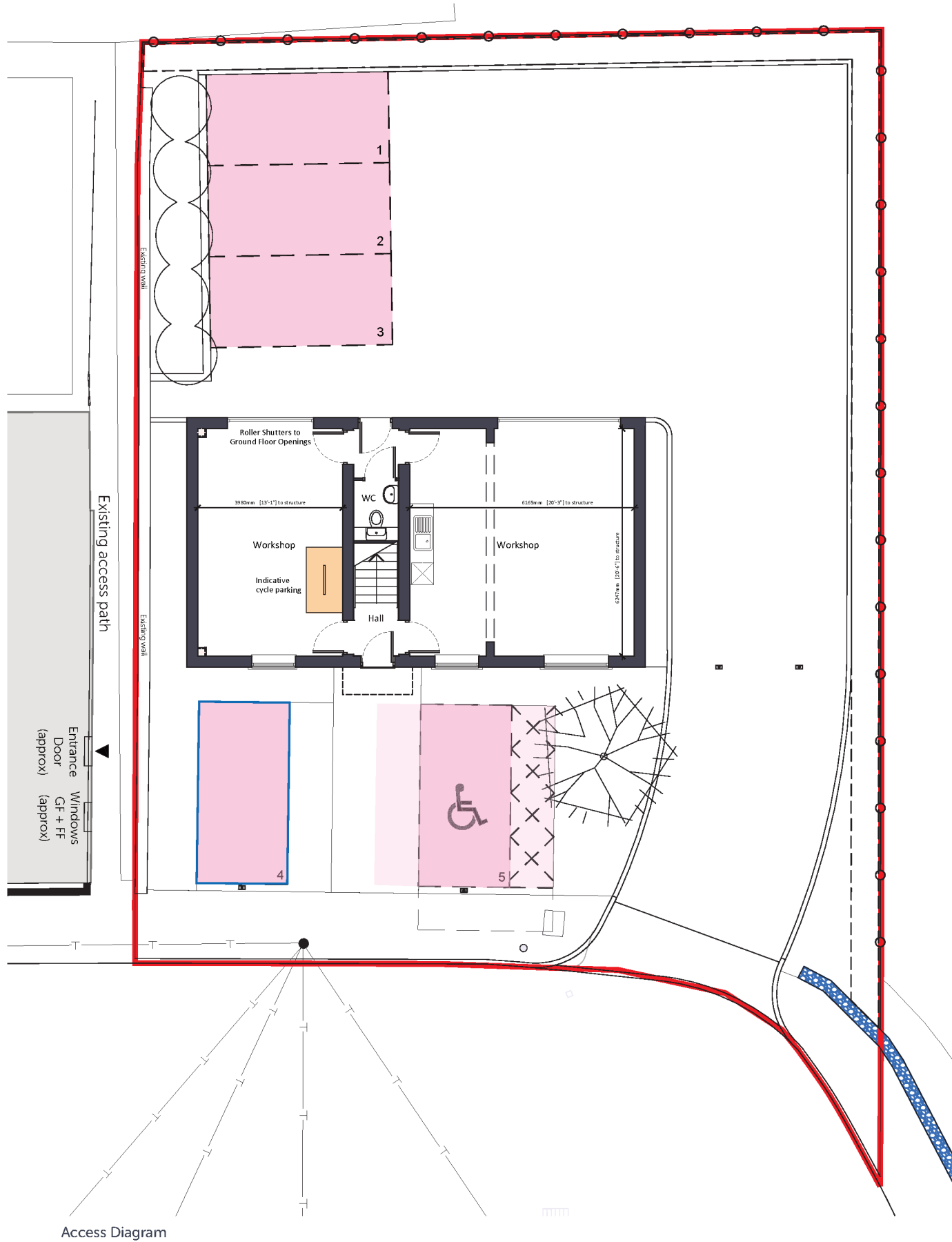
5no. parking spaces are provided on site.
2no. parking spaces are provided to the east of the building, accessed from Factory Road. Of these, 1no. is an accessible space. The other space will have passive EV charging. The other 3no. spaces are provided to the rear (west) of the building, accessed via an access from Factory Road to the north of the building

Lighting

There is no external lighting proposed as part of the application. Lighting consists of internal only.

Key

- Indicative cycle parking
- Parking spaces
- Passive EV charging



Transport Strategy

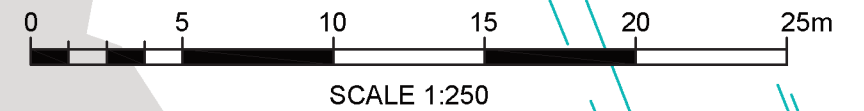


VISIBILITY SPLAY
TANGENTIAL TO KERB

2.4M X 43M
VISIBILITY SPLAY

Existing access path

Factory Road



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S2 FOR INFORMATION

PO1 FIRST ISSUE
Issued/Revision

LS KS 2025.03.31
By Appd YYYY.MM.DD

Client/Project:
BELLWAY HOMES LIMITED
NORTHFLEET

Project No.:
332410098 - 800.100

Title
MR TILLER WORKSHOP
2.4M X 43M VISIBILITY SPLAY

Revision: 001 Date: 2025.03.31 Drawing No. 011

Plotted: 31.03.2025 20:03.31 3:36:29 PM By: Stubley, Leon
ORIGINAL SHEET - B0A3
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P01 FIRST ISSUE
Issued/Revision

S2 FOR INFORMATION

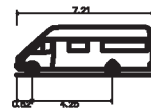
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Client/Project:
BELLWAY HOMES LIMITED
NORTHFLEET

Project No.:
332410098 - 800.100

Title
MR TILLER WORKSHOP
TRACKING

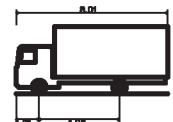
Revision: 19 BPTW // Design and Access Statement
Date: 2025.03.26
Drawing No. 002



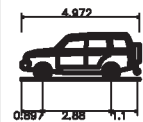
7.5t Panel Van
Overall Length 7.210m
Overall Width 2.100m
Overall Body Height 2.192m
Min Body Ground Clearance 0.316m
Track Width 1.865m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 7.400m



Large Refuse Vehicle (3 axle)
Overall Length 9.860m
Overall Width 2.450m
Overall Body Height 4.814m
Min Body Ground Clearance 0.368m
Track Width 2.450m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 9.500m



7.5t Box Van
Overall Length 8.010m
Overall Width 2.100m
Overall Body Height 3.556m
Min Body Ground Clearance 0.351m
Track Width 2.064m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 7.400m



Luxury 4x4 (2006)
Overall Length 4.972m
Overall Width 2.034m
Overall Body Height 1.905m
Min Body Ground Clearance 0.279m
Max Track Width 1.884m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 5.800m

5 10 15 20 25m
SCALE 1:250



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