

Design Access Statement

(Parts 1 and 2)

Proposed Headquarters Building
Jackson Lift Group
Unit K6
Lower Road
Northfleet
Kent DA11 9BL



Units 3/19, Ropery Business Park
Anchor and Hope Lane, Charlton
London SE7 7RX

Telephone 020 8293 4176
Facsimile 020 8305 0274
E Mail: info@jacksonlifts.com
Website: www.jacksonlifts.com

JACKSON LIFT GROUP



ARCHITECTURE . BUILDING SURVEYING . PROJECT MANAGEMENT
THE HOO WROTHAM ROAD
MEOPHAM GRAVESEND KENT DA13 0HP

Contents

Description	Section	Page/s
Summary		02
Site and Location		03
Design Principles	Main Building	04
Design Principles	Multi Storey Car park	05
Accompanying drawings list		06
Photographs of existing buildings in the Northfleet Industrial Area		07 to 14
PART 1		01 to 10
PART 2		11 to 15



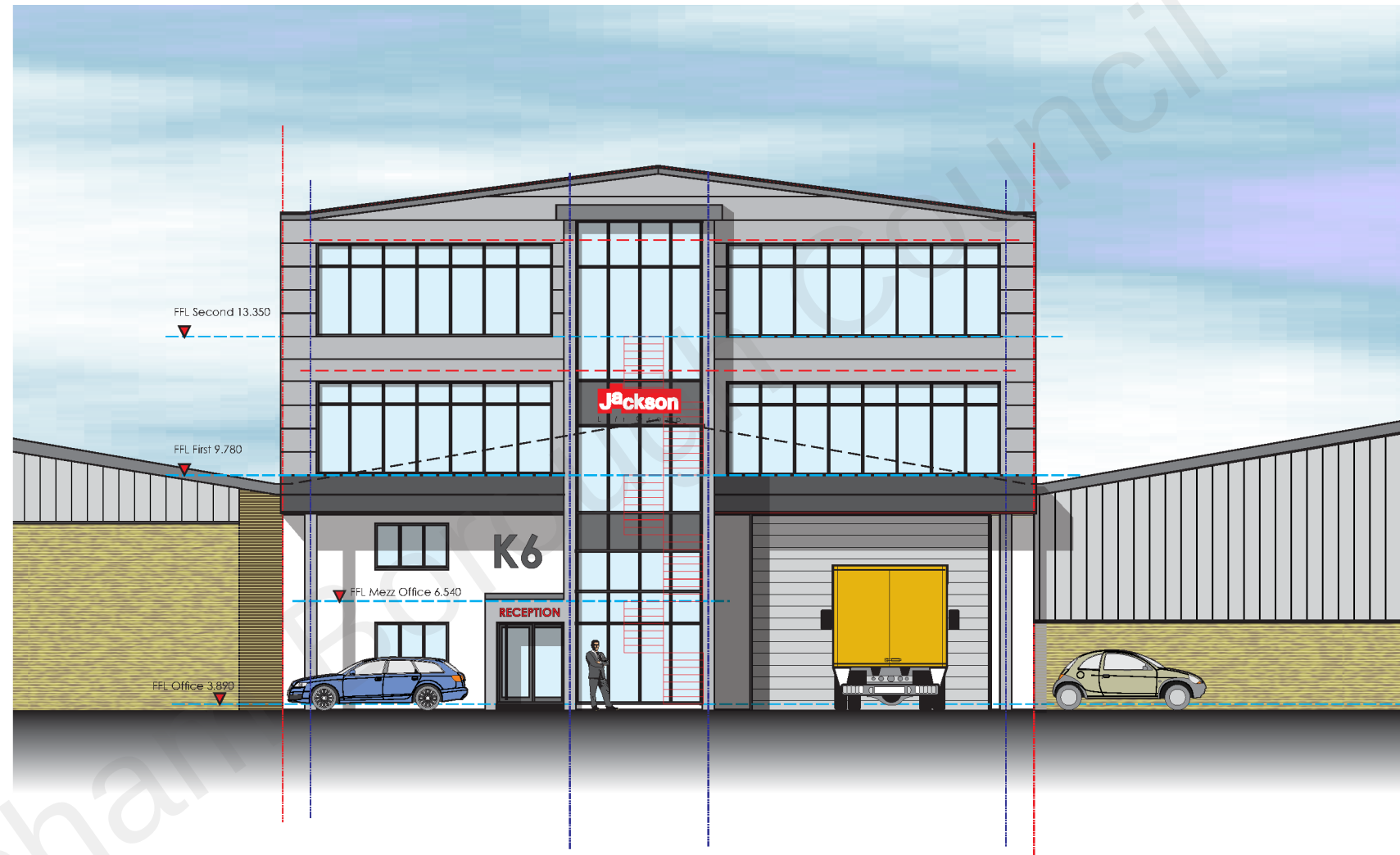
Units 3/19, Ropery Business Park
Anchor and Hope Lane, Charlton
London SE7 7RX

Telephone 020 8293 4176
Facsimile 020 8305 0274
E Mail: info@jacksonlifts.com
Website: www.jacksonlifts.com

Summary

02

- Attractive new quality commercial building
- Relocation of headquarters of major National Company into the Borough
- Increased opportunity for local jobs and economy
- Very good public transport connections for staff
- Landmark building for Northfleet's industrial area
- Appropriate utilisation of 'Brown Field' site



Proposed Front Elevation



Units 3/19, Ropery Business Park
Anchor and Hope Lane, Charlton
London SE7 7RX

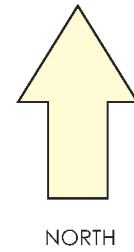
Telephone 020 8293 4176
Facsimile 020 8305 0274
E Mail: info@jacksonlifts.com
Website: www.jacksonlifts.com

JACKSON LIFT GROUP

WARD + ASSOCIATES

ARCHITECTURE . BUILDING SURVEYING . PROJECT MANAGEMENT

Site and Location



The site is located on the south east side of Lower Road Northfleet within the wider Northfleet industrial area. The site has a Lower Road frontage of approx 19.3m and is known as Unit K6 being part of a larger sub-divided building known as building K. The overall site has an area of approx 2161.73 sqm with the existing K6 unit floor area extending to 1063.58 sqm.

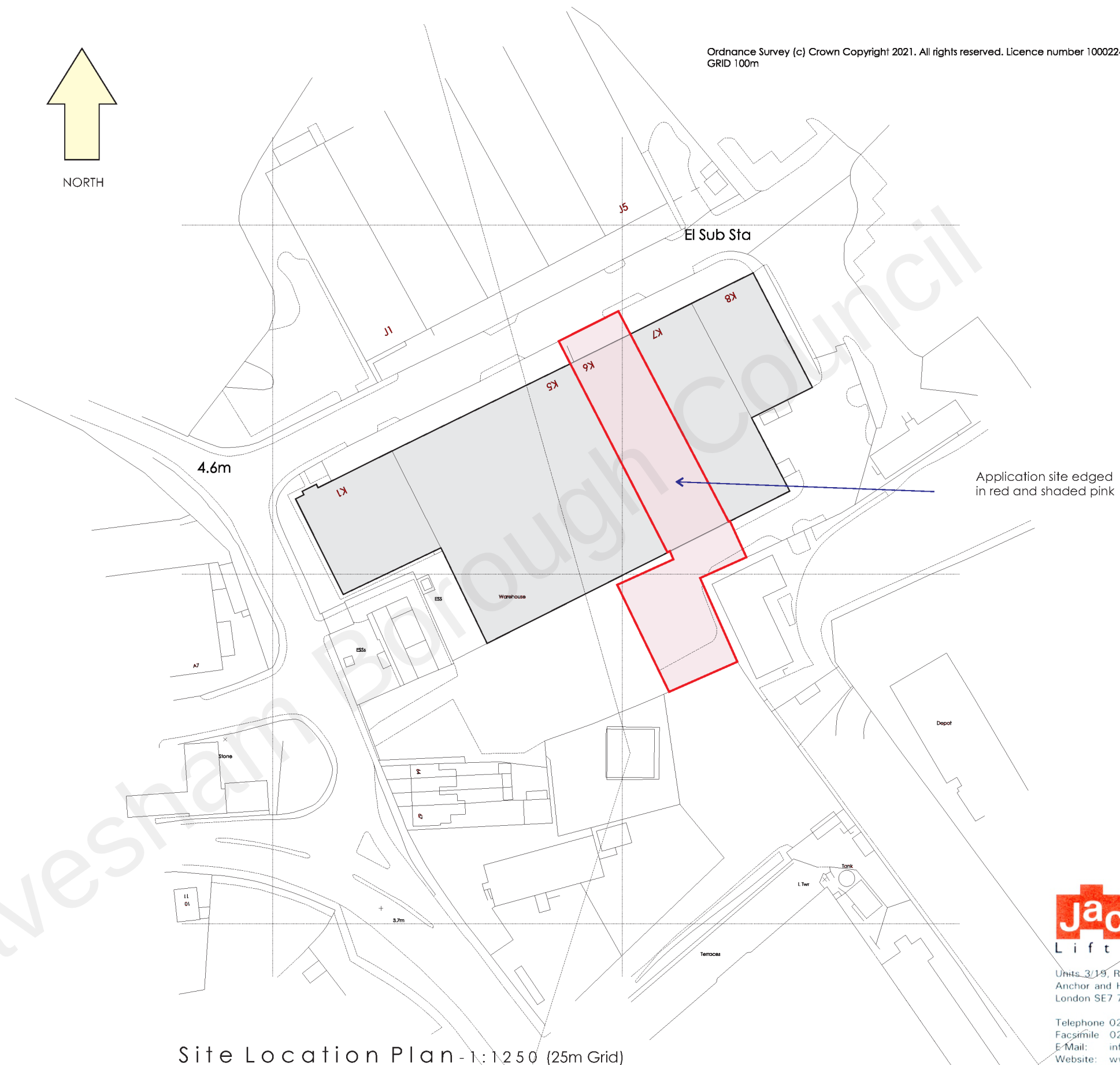
The site has vehicular access at the front for deliveries off Lower Road and a rear access to land at the rear for car parking . The rear access is also shared by Unit K5 which has a right of way.

The existing overall building K has a footprint of some 7525.52 sqm of which Unit K6 is 14%.

Running approx north to south over Unit K5 are some overhead high voltage electricity cables with a pylon located to the rear of the site.

Ordnance Survey (c) Crown Copyright 2021. All rights reserved. Licence number 100022432
GRID 100m

03



Units 3/18, Ropery Business Park
Anchor and Hope Lane, Charlton
London SE7 7RX

Telephone 020 8293 4176
Facsimile 020 8305 0274
E-Mail: info@jacksonlifts.com
Website: www.jacksonlifts.com

JACKSON LIFT GROUP

WARD + ASSOCIATES

ARCHITECTURE . BUILDING SURVEYING . PROJECT MANAGEMENT

Design principles

04

Principle of Development

The principle of the development has been previously used by Jackson's to create their present headquarters building in Charlton in the London Borough of Greenwich.

Namely, to remove the roof of a bay of an existing warehouse building which is part of an overall much larger building. Then install associated offices over the existing warehouse building.

Northfleet Proposal

It is proposed to remove the existing front and rear walls together with the existing roof and structure of Unit K6. Then temporarily support the existing structures that remain.

Install a new steel frame inside the existing building on piled foundations for two new associated office floors over with new roof matching the existing. This will provide new office space of approx 1062.56 sqm per floor incorporating circulation, amenities and innovative recreation area.

Architectural Quality

The new building will be of high quality providing architectural impact and a focal point for the overall Building K as well as a landmark building for the wider Northfleet Industrial Area. It will enhance the character of area and be a positive influence in possibly bringing forward other new enhancing development.

Design Solution

The steel frame will be clad in insulated steel panels of modern design and performance. With double glazed windows complying with the latest fire spread regulations.

The floor areas will have two escape routes and incorporate a sprinkler system against fire.



Units 3/19, Ropery Business Park
Anchor and Hope Lane, Charlton
London SE7 7RX

Telephone 020 8293 4176
Facsimile 020 8305 0274
E Mail: info@jacksonlifts.com
Website: www.jacksonlifts.com

JACKSON LIFT GROUP

WARD + ASSOCIATES

ARCHITECTURE . BUILDING SURVEYING . PROJECT MANAGEMENT

Design principles

Overhead Electric Cables

A topographical survey of the existing has been completed which reveals that the nearest cable is 7.15m from the nearest corner of Unit K6 and 17.3 m vertically above the eaves height. The proposed eaves height is 6970mm above the existing and therefore 10.33m below the nearest cable. The minimum clearance distance required from the cables is 3.7m. Consequently, the proposal building is well within the minimum requirements.

Multi - Storey Car Park

To the rear it is proposed to erect a concrete framed multi storey car park. It will have four split level floors of which two will be partially below ground and accommodate 59 parking spaces of which three will be for blue badge holders.

The exterior will be clad with colour coated steel fins.

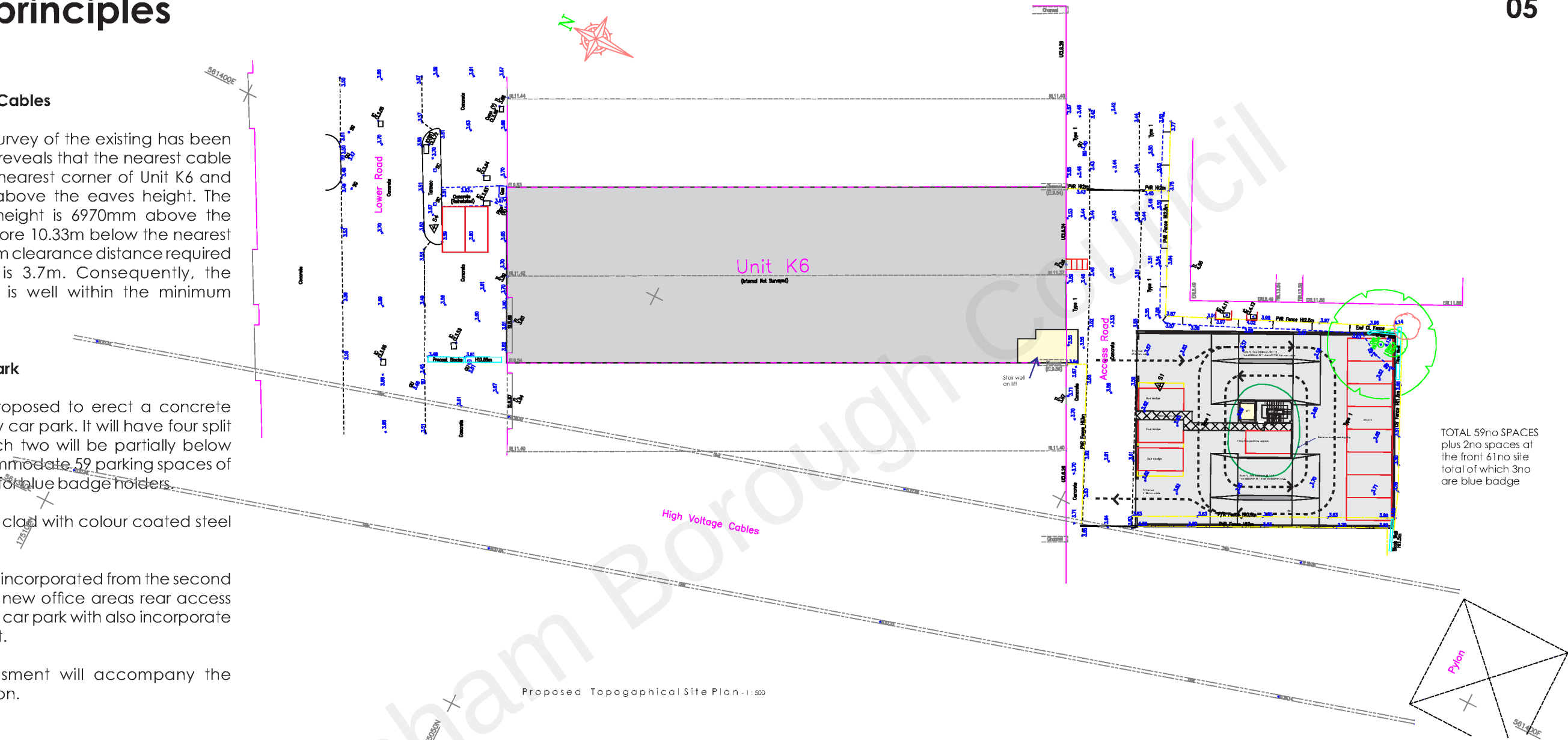
A bridge link will be incorporated from the second floor level into the new office areas rear access stair. The multi story car park will also incorporate access stairs and lift.

A transport assessment will accompany the planning application.

Other Matters

The planning application will be accompanied by the following:

- A. Flood risk assessment
- B. Economic benefits infographic
- C. Planning statement
- D. Phase 1 Geo Environmental Desk Study



Units 3/19, Ropery Business Park
Anchor and Hope Lane, Charlton
London SE7 7RX

Telephone 020 8293 4176
Facsimile 020 8305 0274
E Mail: info@jacksonlifts.com
Website: www.jacksonlifts.com

Accompanying Drawings List

06

2521.WD.01 Site and Location Plan A1 1250 200
2521.WD.02 Existing Topographical Site Plan A1 200
2521.WD.03 Existing Floor Plans A1 100
2521.WD.04E Proposed First Floor Plan A1 100
2521.WD.05C Proposed Ground Floor Plan A1 100
2521.WD.06E Proposed Second Floor Plan A1 100
2521.WD.07F Proposed Front NE and Side SE Elevations A1 100
2521.WD.08B Proposed Rear SW and Side NW Elevations A1 100
2521.WD.09E Multi Storey Car Park Floor Plans A1 100
2521.WD.10C Proposed Topographical Site Plan A1 100
2521.WD.14B Multi Storey Car Park South and West Elevations A1 100
2521.WD.15B Multi Storey Car Park East and North Elevations A1 100
2521.WD.16 Proposed and Existing Typical Cross Sections A1 100
2521.WD.17 Proposed 3D Visual Frontage A1 NTS
2521.WD.18 Proposed 3D Visual Contextual Ariel View A1 NTS
2521.WD.19 Proposed 3D Visual Rear South West View A1 NTS
2521.WD.20 Proposed 3D Visual Rear North East View A1 NTS
2521.WD.21 Existing Front and Rear Elevations A1 100



Units 3/19, Ropery Business Park
Anchor and Hope Lane, Charlton
London SE7 7RX

Telephone 020 8293 4176
Facsimile 020 8305 0274
E Mail: info@jacksonlifts.com
Website: www.jacksonlifts.com

JACKSON LIFT GROUP

WARD + ASSOCIATES 

ARCHITECTURE . BUILDING SURVEYING . PROJECT MANAGEMENT

Photographs of existing buildings in the immediate area

(showing the diverse variety buildings, uses, design and heights)



Image of the A0 offices and warehouse on the Northfleet site near to the application site. It shows a similar existing approach to offices at three stories with modern cladding as the proposal.



Units 3/19, Ropery Business Park
Anchor and Hope Lane, Charlton
London SE7 7RX

Telephone 020 8293 4176
Facsimile 020 8305 0274
E Mail: info@jacksonlifts.com
Website: www.jacksonlifts.com

Photographs of existing buildings in the immediate area

(showing the diverse variety buildings, uses, design and heights)



Image of the Seacon wharf side warehouses on the Northfleet site near to the application site to the north off Lower Road. It shows large warehouse buildings of a similar height and higher than the proposal. To the wharf side there are large travelling cranes and a water tower which dominate the skyline.



Units 3/19, Ropery Business Park
Anchor and Hope Lane, Charlton
London SE7 7RX

Telephone 020 8293 4176
Facsimile 020 8305 0274
E Mail: info@jacksonlifts.com
Website: www.jacksonlifts.com

Photographs of existing buildings in the immediate area

(showing the diverse variety buildings, uses, design and heights)



A further image of the large Seacon wharf side warehouse site showing the entrance off Lower Road and the scale of the development.



Units 3/19, Ropery Business Park
Anchor and Hope Lane, Charlton
London SE7 7RX

Telephone 020 8293 4176
Facsimile 020 8305 0274
E Mail: info@jacksonlifts.com
Website: www.jacksonlifts.com