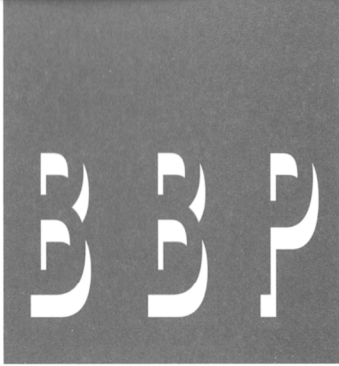




THE BRUNTON BOOBYER
PARTNERSHIP
CHARTERED ARCHITECTS

201 GREENWICH HIGH ROAD
GREENWICH, LONDON SE10 8NB

Design and Access Statement

for

Extension to Unit J1
Northfleet Industrial Estate
Lower Road
Northfleet
Gravesend
DA11 9BL

October 2022
1079A



Our ref: 1079A

Extension to J1 Unit, Northfleet Industrial Estate, Northfleet, Gravesend, DA11 9BL

1.0 INTRODUCTION

- 1.1 This Design and Access Statement accompanies a full planning application for a side extension to the existing industrial unit J1 for W. E. Roberts Limited.
- 1.2 The proposed extension is to increase the manufacturing capacity and capability at the J1 unit.

2.0 BACKGROUND

- 2.1 W. E. Roberts Limited (WER) is a prominent local employer with around 160 employees. WER design and manufacture cardboard packaging for a variety of clients at their Thames Works site. They also own and occupy unit J1 at the Northfleet Industrial Estate on Lower Road and lease unit J3.
- 2.2 Unit J1 takes the raw corrugated cardboard manufactured at the Thames Works site and produces bespoke presentation boxes and packaging for various clients.

3.0 APPLICATION SITE

- 3.1 The site lies at the entrance to the Northfleet Industrial Estate, on the northern side of Lower Road.
- 3.2 The proposed site is the end unit on the northern side of Lower Road.
- 3.3 On the south-western part of the site is an open area currently used for car and trailer parking.
- 3.4 The site is bounded to the north and west by Discount Builders Merchants, to the east by factory/warehouse units J2 to J5 and to the south by Lower Road.

4.0 USE

- 4.1 The existing use is industrial manufacturing and storage and the proposed use will be industrial manufacturing and storage.

5.0 AMOUNT

- 5.1 The proposed site area is 3,275m²/0.38 ha.

5.2 The GIA of the existing J1 unit is 1,976m².

5.3 The new side extension will add 1,327m², giving a total GIA of 3,303m².

6.0 SCALE

6.1 The new extension is 12.5m wide, compared to 20m wide for the existing J1 building. The extension is 52.515m long, compared to 61.515m for the existing J1 building. There is a proposed 8.5 x 5.0m single storey rear extension on the north western end of the new side extension.

6.2 The ridge and eaves of the new main side extension will match those of the existing J1 building. The roof pitch of the new extension will be steeper than the existing J1 unit as the extension is not as wide (17° compared with 11°).

6.3 The single storey rear extension has a flat roof, the top of which is 3.43m above the finished floor level.

7.0 LAYOUT

7.1 The existing J1 building has a two storey section to the front, adjacent to the roller shutter door which contains offices, staff locker room, toilets and a small mezzanine storage area. The remainder is a large double height space open to the underside of the main roof into which a mezzanine has been inserted to the rear. This area contains the various machines used to produce bespoke presentation boxes and packaging, plus the storage of raw materials and finished products.

7.2 The side extension will enable more machines to be added to increase WER's capacity to produce more presentation boxes and packaging.

7.3 The existing two storey mezzanine to the front of the existing building is to be re-configured to contain enlarged staff facilities, meeting rooms and offices.

7.4 The new extension will have a new double height entrance/reception area and offices on the ground floor. The first floor mezzanine will have a staff social space and dining facilities, a meeting room, a showroom for WER's products and further offices.

8.0 APPEARANCE AND DESIGN

8.1 Half of the front façade of the new extension will be fully glazed and will contain the public entrance. The other half will be clad with flat metal panels incorporating the WER logo/signage. New windows will be added to the front of the first floor of the existing J1 building. One of the existing ground floor windows will be blocked up and the others replaced with new windows glazed with obscure glass.



- 8.2 The front section of the side elevation to the extension will be clad in metal flat panels with windows at both levels and the remainder will have a brickwork façade with windows at first floor level.
- 8.3 The rear elevations to the extension will also be in brickwork.
- 8.4 The roof will be clad with profiled metal panels.

9.0 ACCESS

- 9.1 Access for the public/visitors is via the main entrance located in the front glazed façade section of the new extension. The visitors car parking is located to front and side of the new extension. This gives level access to the reception area. A lift located in the main reception area to provide disabled access to the first floor.
- 9.2 Access for staff is via the existing entrance to the front of the existing J1 building. This entrance gives access to the staff locker room, toilets and showers. There are no restrictions on access for people with disabilities.
- 9.3 The roller shutter door in the existing J1 building will remain for the loading and unloading of goods and equipment.
- 9.4 Lorry/trailer parking spaces has been provided to the south western corner of the site as there is a restrictive covenant on the site which allows Maison Maurice who occupy the units opposite to park two lorries on the site.

10.0 LANDSCAPING

- 10.1 The front of the site will be landscaped with trees and bushes. The area behind the car parking will be grassed and tables/benches provided for the staff to eat their lunch and to enjoy their breaks in good weather.

11.0 CONCLUSION

- 11.1 WER are a prominent local employer and need to expand their operations, particularly their manufacturing of bespoke presentation boxes and packaging, which take place in the existing J1 building. There is spare unused land within the site of the J1 building and the obvious solution is to build a side extension on it.
- 11.2 The increase in the space and operations will mean a doubling of the on-site workforce. This will be a plus for the local economy.
- 11.3 WER also wish to increase the presence of their firm by building a new extension with a striking new façade. The existing J and K units along Lower Road are very utilitarian and non-descript. WER wish to display their presence more prominently and to give the image a modern style as befits a firm which produces presentation boxes and packaging for some very prominent clients.

12.0 PHOTOGRAPHS



View of front of existing J1 building (left) and J2 building (right)



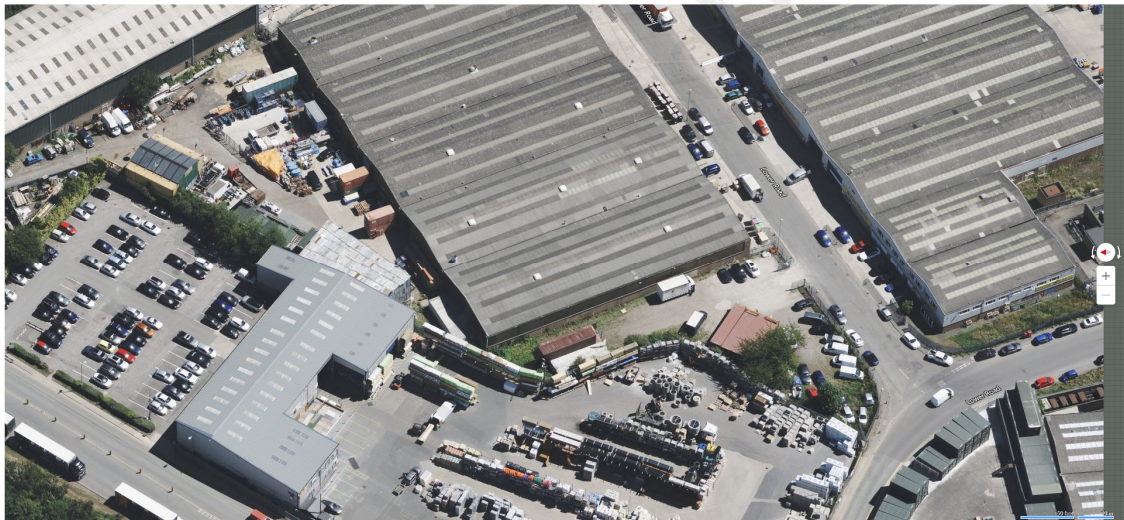
View of J1 building (right) from south west



View from road T-junction



Aerial view of site from south west, unit J1 on left



Aerial view of site from north west, unit J1 in foreground



Aerial view of site from north, unit J1 on right



View of side of unit J1 and the existing containers



View of rear of J1 building



View of rear NW corner, Discount Builders Merchant on right



View of interior of main internal space.