
Design and Access Statement

Dene Holm, Northfleet, Gravesham DA11 8JZ

Full Planning Application - November 2024



Introduction

A Introduction

This statement has been prepared to accompany a Full Planning Application for the conversion of C2 to C3, with minor external changes at Dene Holm, Northfleet, Gravesham, DA11 8JZ.

The proposal includes;

- Converting the existing floors to 23 flats.
- Providing car parking, cycle parking and bin store provision
- A new landscaping plan

This document explains and justifies the principles and concepts pertaining to the design of the proposed developments and alterations.

The document outlines the existing building's significance and site conditions, assessment of these conditions, design considerations and site proposals, along with a description of the detailed development proposal.

This document should be read in conjunction with the associated drawing package.

Location

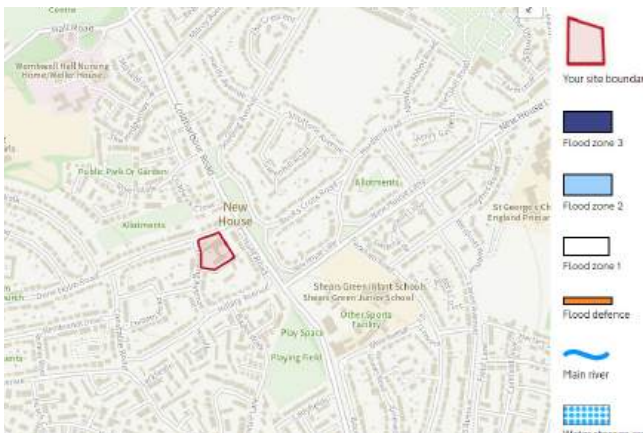
B Site Location and Context

The application site is located in a residential area in Northfleet, Gravesham, Kent and lies between the River Thames to the north and the A2 (Watling St) to the South.

The application site is surrounded on all four sides (north, east and west) by houses and flats ranging from 1-2 storeys tall. To the east and west of the site are a number of Primary and Secondary schools.

The Gravesend town centre with local amenities and good transport links, lies to the north east, approximately XX kms away.

The site sits within Flood Zone 1, and is less than 1 hectare in area.



Flood map



Site Location Plan

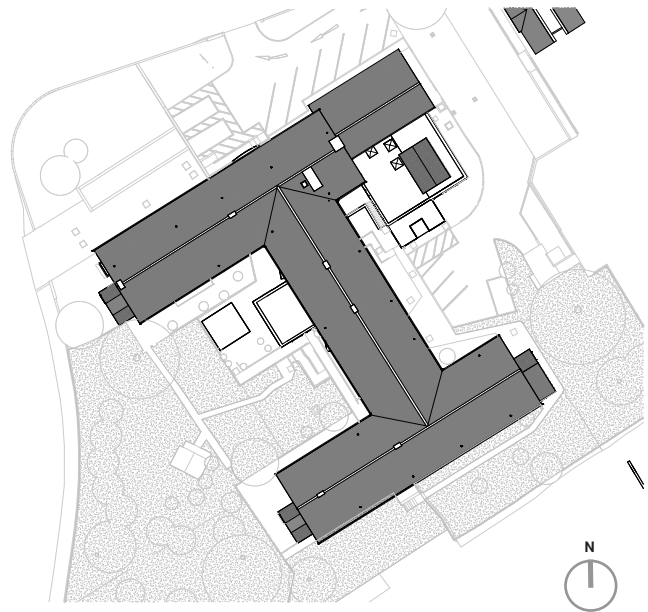
Existing Building

C Existing Building

The site, now vacant, was a residential care home providing accommodation and care for up to 47 people. The care home closed permanently at the instigation of the COC in late 2022 and is currently occupied by guardianship.

The site itself sits on 4665sqm of land with existing mature landscaping and dedicated parking areas.

The building is constructed over three floors and has a red brick finish with a concrete tile roof.



Application Site Block Plan



Existing south/west elevation



Proposal

D Existing Photos



Proposal



Proposal



Proposal



Proposal

D Proposed Scheme

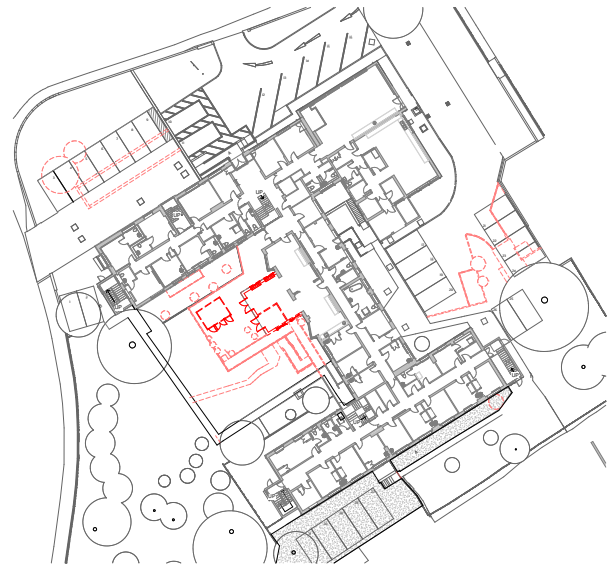
A Principle

This application seeks to convert the existing building into 23 self-contained flats. 4 x 1Bed, 11x 2Bed Flats and 8 x 3Bed Flats.

B Design

Minor external changes have been proposed to the existing building including new doors in existing window openings to allow residents to access private amenity spaces.

There is currently a small disordered and cluttered courtyard extension which includes a timber deck, terrace and a garden-out house. It is proposed to remove these to create a more cohesive and organised internal elevation, private amenity and an opportunity to improve the landscaping.



Demolition Plan

C Scale and Massing

Aside from the removal of fabric identified above, the scale and massing of the building will remain as existing and the streetscape unchanged.



South Elevation



North Elevation

Proposal

D Materials

Minor external changes are proposed which includes new doors and windows to match the existing.

New white framed windows are proposed in habitable rooms to ensure there is sufficient daylight.

New doors to match existing are proposed in existing window locations to allow residents access to private patios and gardens.



Existing Windows



Existing Doors

Proposal

D Living Conditions

All 23 flats will provide high quality living conditions for all future residents. All flats are designed to comply or exceed the requirements of National Planning Policy as well as the building regulations.

The layouts have been designed to use the internal space as efficiently as possible.

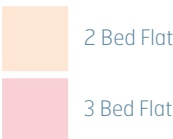
All units:

- Provide self-contained accommodation with generous floor areas, complying with the Nationally Described Space Standards.
- Have access to natural daylight and ventilation. A daylight and sunlight report by Ecolytik has been submitted with this application, which demonstrates compliance with the BRE standard.
- Have good levels of storage, provided in the form of storage cupboards and built-in wardrobes.
- Are dual aspect

E Density and Mix

The proposed development comprises 2 x 1Bed, 13 x 2Bed and 8 x 3Bed self contained flats. This is in line with the Gravesham Housing Mix.

Lower Ground Floor



Block 1	Type	Area (sqm)	Amenity
			(sqm)
Flat 1	2B/4P	74.4	36.4
Flat 2	2B/4P	77	20
Flat 3	3B/6P	101.8	25.4
TOTAL	3	244	81.8



Lower Ground Floor

Proposal

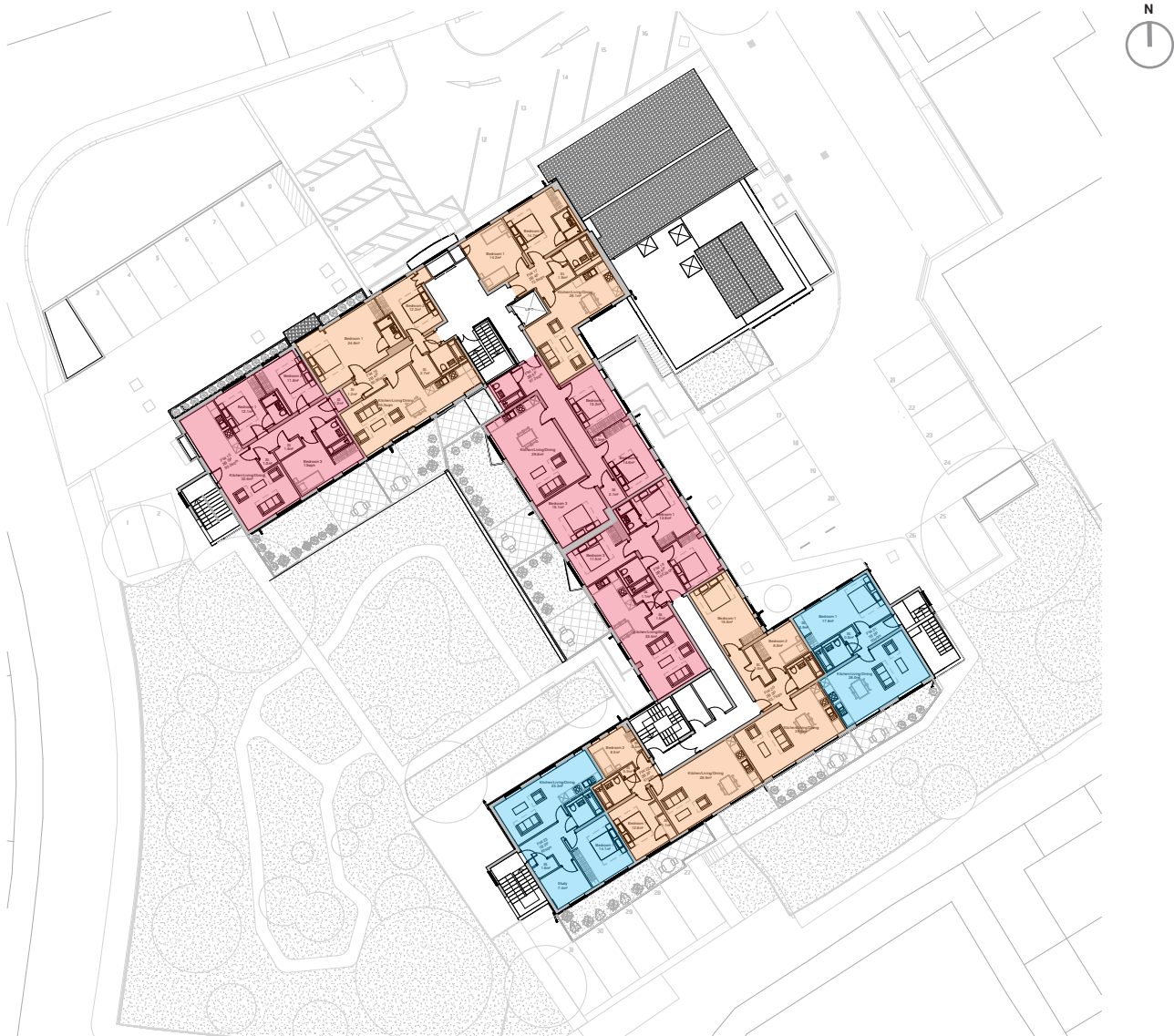


Proposed Ground Floor

- 1 Bed Flat
- 2 Bed Flat
- 3 Bed Flat

Block 1	Type	Area (sqm)	Amenity (sqm)
Flat 4	3B/5P	90.3	-
Flat 5	2B/4P	80.86	-
Flat 6	2B/4P	72.8	-
Flat 7	2B/4P	84.0	-
Flat 8	3B/6P	110.0	19.6
Flat 9	3B/5P	97.2	49.6
Flat 10	3B/6P	96.6	42.7
Flat 11	2B/3P	63.7	-
Flat 12	1B/2P	55.3	13.1
Flat 13	2B/3P	61.0	14.2

Proposal



Proposed First Floor

- 1 Bed Flat
- 2 Bed Flat
- 3 Bed Flat

Block 1	Type	Area (sqm)
Flat 15	3B/5P	90.3
Flat 16	2B/4P	80.86
Flat 17	2B/4P	72.8
Flat 18	3B/5P	97.2
Flat 19	3B/6P	105.2
Flat 20	2B/3P	63.7
Flat 21	1B/2P	55.3
Flat 22	2B/3P	61
Flat 23	1B/2P	60
TOTAL	9	871.76

Proposal

E Landscaping

A new landscaping scheme has been designed to provide quality outdoor communal and private amenity space. New trees and native hedgerows are proposed at the front of the site to create a welcoming entrance into the site as well as provide screening to ground floor flats.

The south west corner of the site provides a reconfigured wildflower and grassland communal amenity space

Hard and soft landscape treatments have been chosen to make a clear hierarchy of spaces. Private spaces are given paved patio and lawn/gravelled areas that allow residents flexibility as to how they configure and develop the space.

See further details in the submitted landscape statement by New Enclosure Landscape Architects.

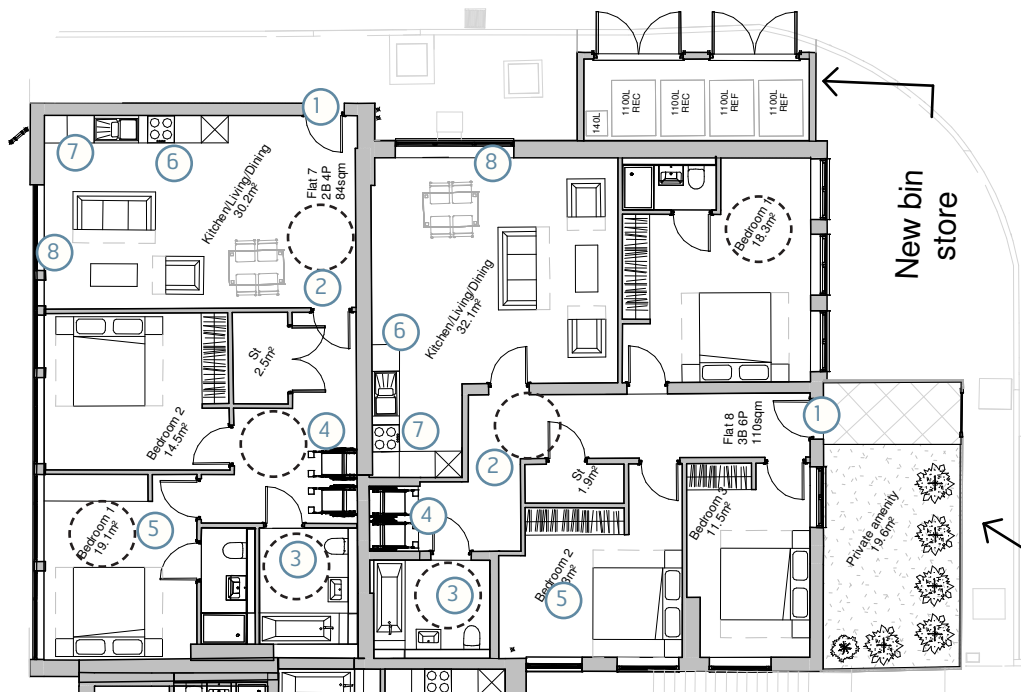


Proposed

E Inclusive Design M4(3)

The flats can be used safely and easily by all.

Flat 7 and 8 of the proposed flats will be compliant with the Wheelchair Housing Design Guide and Part M4 (3) of the Building Regulations.



- ① Accessible entrance door with level threshold and clear width of 900mm
- ② 1500mm x 1500mm turning spaces within the flat
- ③ Wet room with a WC, basin and bath with clear access zones
- ④ 1000mm x 1700mm transfer/charging space with minimum of 1200mm clear width in front
- ⑤ 1000mm at sides and bottom of bed, with 1200mm maneuvering space
- ⑥ Minimum length of kitchen work top for 2 people - 4330mm
- ⑦ Height adjustable section of kitchen counter, min 2200mm in accordance with Building Regulations 2010 M4(3) Part 3.3
- ⑧ Windows with sill height at 800mm and handles in accessible location

Proposal

F Biodiversity Net Gain

G Energy and Sustainability

Energy

The fabric of the building will be highly retrospectively insulated to maximise the energy efficiency and to meet building regulations to ensure that the overall consumption of energy is reduced. Generous windows will minimise the need for artificial lighting during daylight hours and mechanical ventilation, installing energy efficient appliances, smart meters and energy display devices will contribute to general awareness and reduction of the overall consumption of energy.

Sustainability is at the core of the design for the proposal, from efficient layouts and excellent standard of living conditions for future occupiers, to renewable sources and materials.

Waste and recycling will be encouraged by providing sufficient facilities within the site located for ease of access by the residents as well as the collection crew.

Waste reduction and prevention principles will be considered throughout the construction to minimise waste and encourage re-use and recycling wherever possible. See further information on the following pages.

Materials play a vital part in the sustainability assessment of any development. Natural recycled and local materials will be promoted wherever possible.

For further information see submitted Energy and Sustainability Statement by Ecolytik.

H Daylight and Sunlight

A Daylight and Sunlight Study prepared by Ecolytik concludes that the habitable rooms within the proposed development will receive the correct levels of sunlight and daylight.

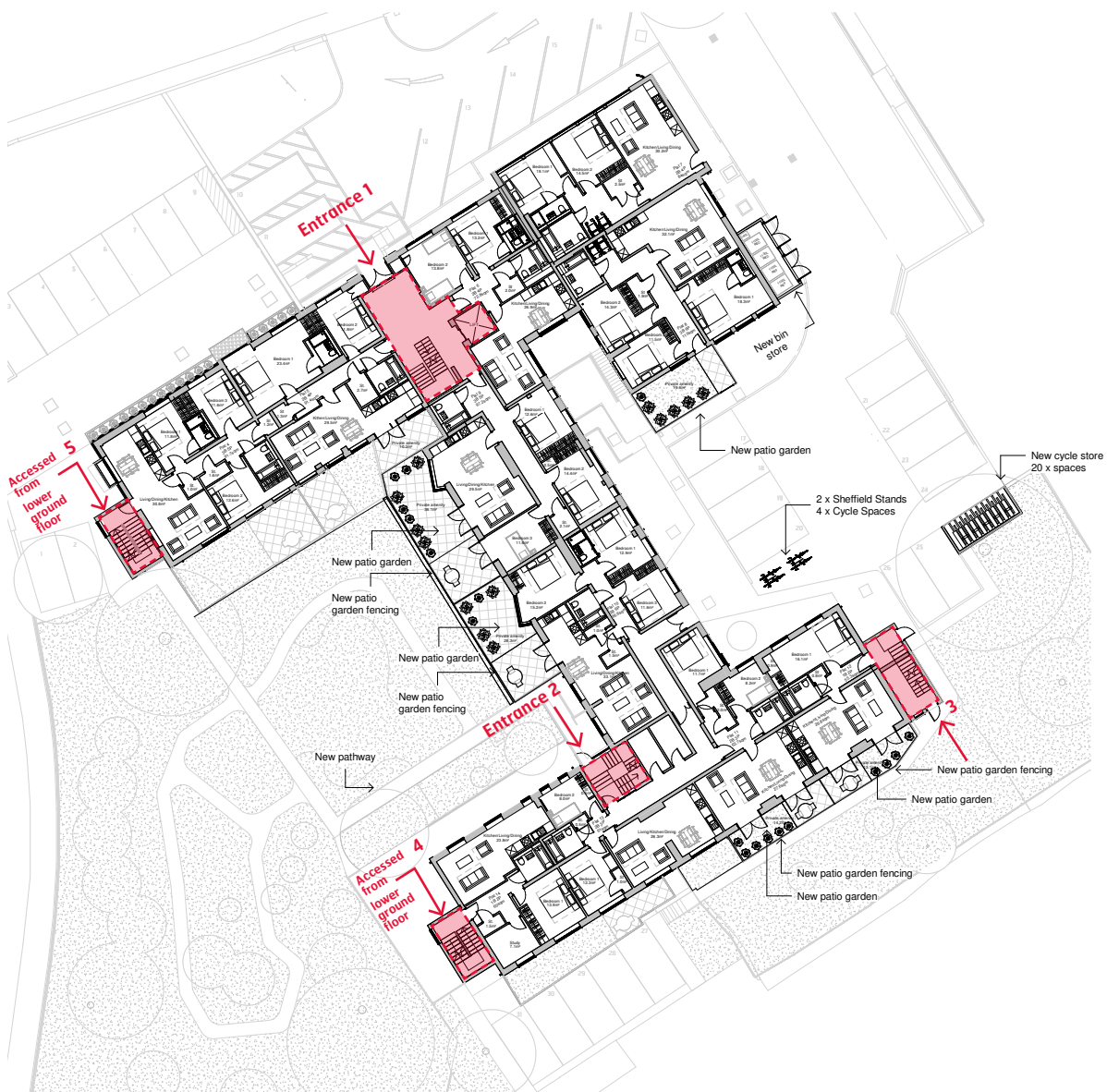
Proposal

F Access

A General Access

Access to the new flats will be via the existing lower ground and ground floor entrances.

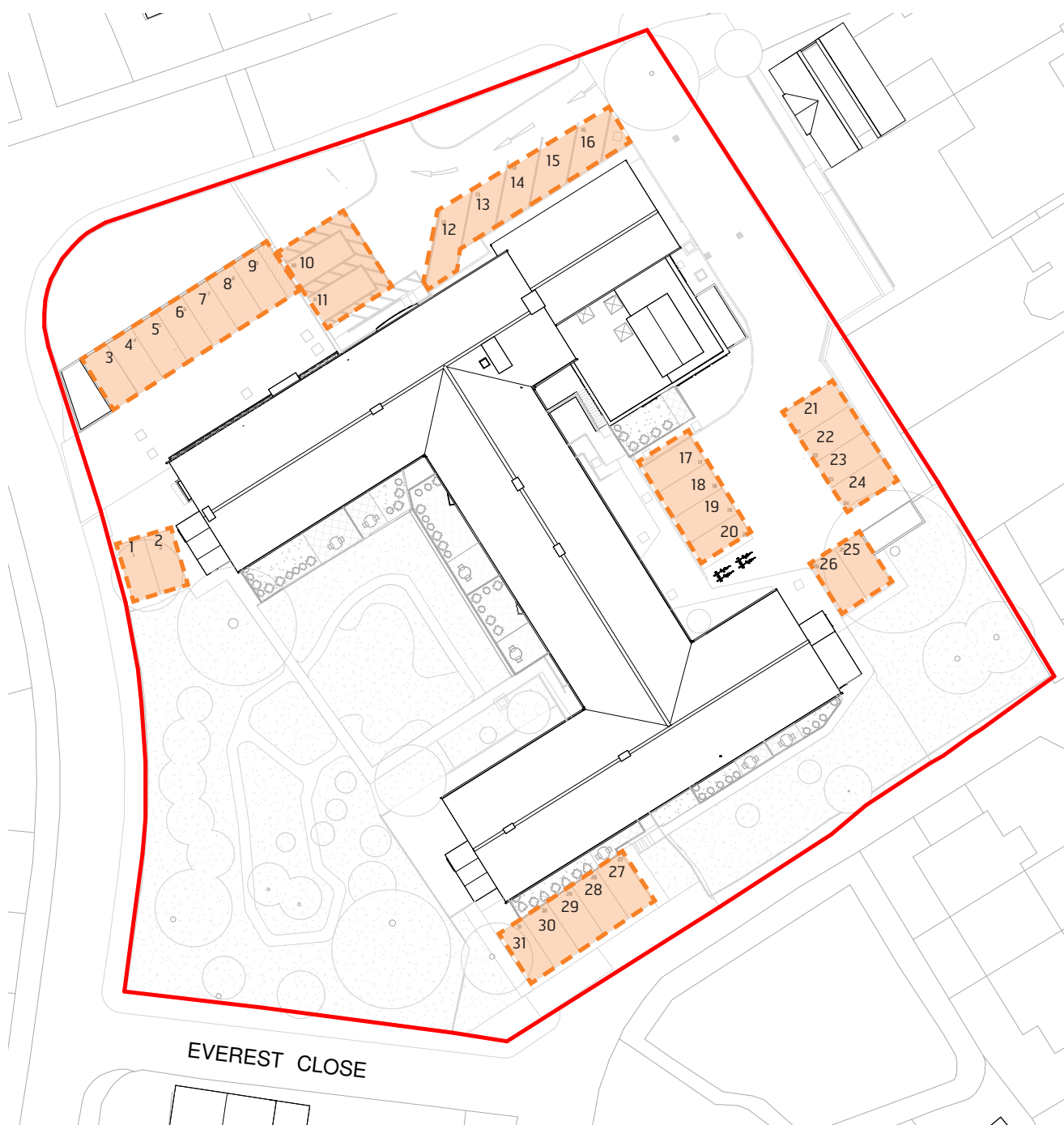
There are two main staircases within the main building that run from ground to first floor. There are then 3 further staircases at the ends of the wings of the building that are accessed from the lower ground and ground floor.



Proposal

B Car Parking

A total of 31 car parking spaces are allocated to the new flats. Each flat will have access to car parking spaces in line with the KCC standards of 1 space per 1 or 2 bed flats and 2 spaces per 3 bed flats. 2 disabled parking spaces are proposed at the entrance to the site. Please refer to the Transport Report by Cottee Transport Planning for Further information.

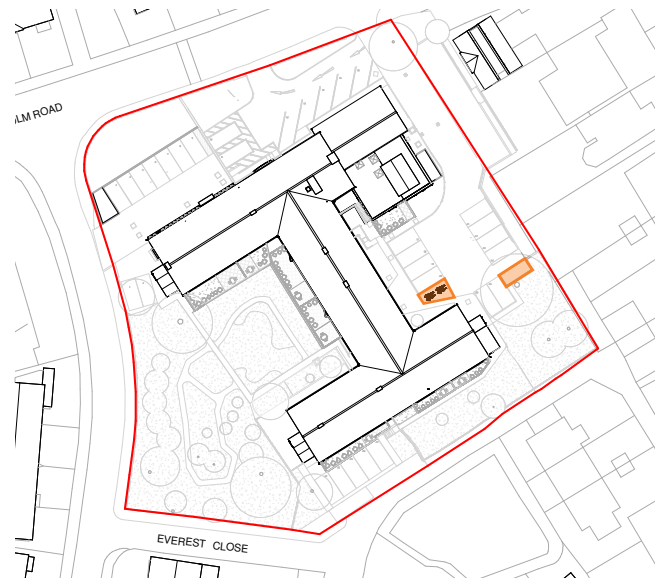


Proposed Site Plan

Proposal

C Cycles

The proposal will include the provision of a new and secure cycle storage opposite the east wing of the building in the form of 10x two-tiered cycle spaces. 2 x Sheffield Stands are also proposed for a total of 24 cycle spaces.



Proposed Site Plan



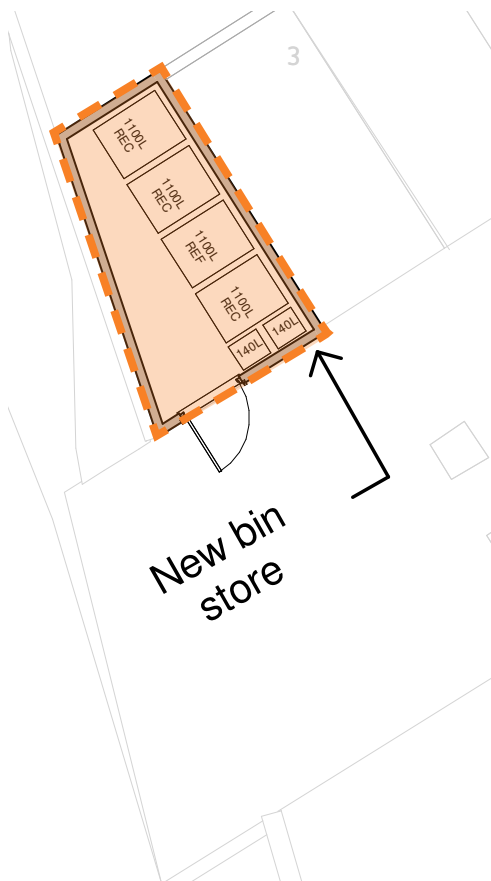
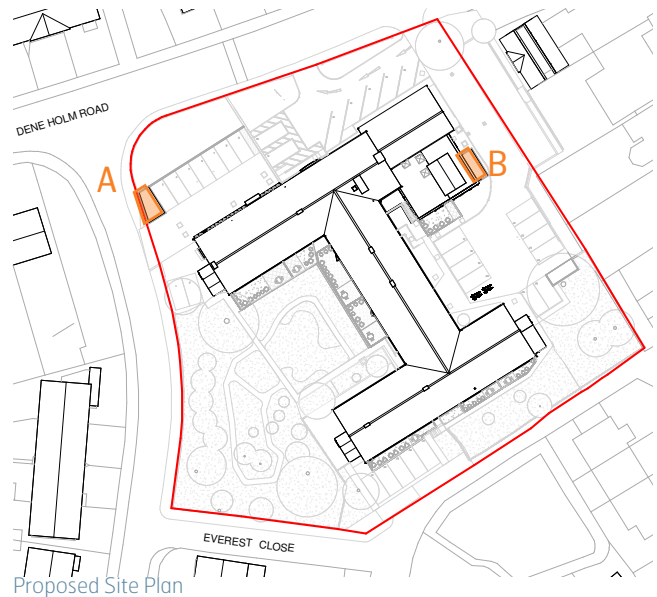
Proposal

D Refuse and Recycling

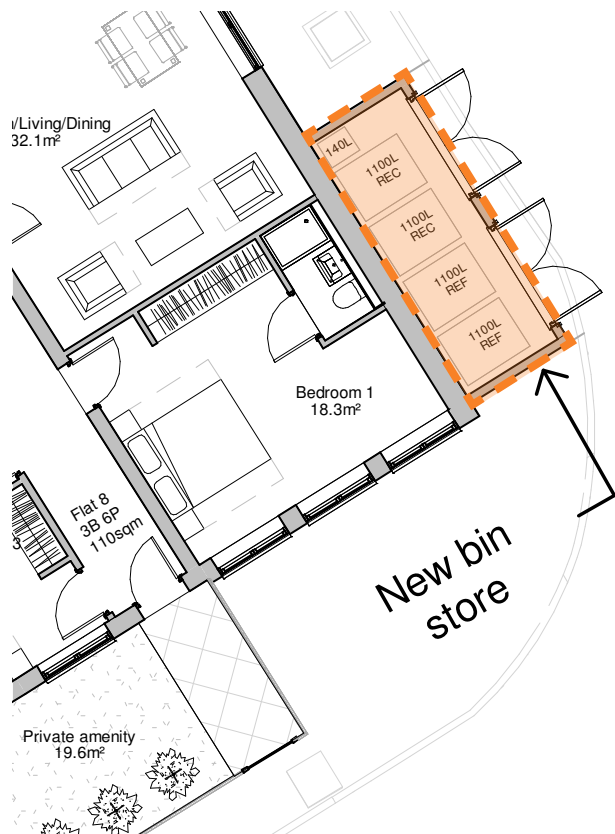
Two dedicated refuse and recycling stores are proposed. One on the most northwest corner of the site for the collection off Dene Holm Road and one along the northeast elevation of the building for collection off Tensing Avenue making it easily accessible for residents and for refuse vehicles to collect on collection day.

The proposed bin capacity is 4 x 1100L refuse and 4 x 1100L recycling and 3 x 140L food waste bins.

Please refer to the Transport Statement by Cottee Transport Planning submitted with this application for further information on transport matters.



Bin Store A



Bin Store B