
DALEFIELD WAY GRAVESEND

DESIGN & ACCESS STATEMENT

8352-LRW-ZZ-ZZ-PP-A-00-013 | JULY 2024

PREPARED BY

LeachRhodesWalker
Architects



0.0 Contents

- 1.0 Introduction
- 2.0 Team
- 3.0 Site Analysis
- 4.0 Design Development & Consultation
- 5.0 Use & Amount
- 6.0 Design Principles
- 7.0 Layout
- 8.0 Scale & Massing
- 9.0 Appearance
- 10.0 Access
- 11.0 Inclusive Access
- 12.0 Security Strategy
- 13.0 Landscape & Ground Works
- 14.0 Servicing & Refuse Strategy
- 15.0 Highway & Car Parking
- 16.0 Ecology, Lighting & Noise
- 17.0 Floor Risk & Drainage



1.0 Introduction.



1.0 Introduction

Overview

This Design & Access Statement has been prepared by Leach Rhodes Walker Architects, on behalf of Keady Construction Ltd. in support of the full planning application for a commercial building and an industrial storage unit on the site of Land North of Dalefield Way, Gravesend, Kent DA12 2JH known as Dalefield Way Industrial Park; which includes the offices, workshops and storage areas used by B&T plant hire, O'Halloran & O'Brien & Keady Construction.

Redevelopment proposals include two sites within the larger industrial land plot. Both the sites are currently used for external storage Use Class B8. Proposals are to erect two new buildings:-

a) A new office building of three stories, Use Class E (g) (i);
Total floor area 1,170sqm

b) A storage building of one storey, Use Class B8
Total floor area 234sqm

The office is to include an associated ground floor canteen / breakout space; and also includes the formation of pedestrian access, landscaping and other associated works.

Although the wider industrial park is close to a wildlife conservation zone and a residential neighbourhood; the specific sites for the new buildings are not adjacent to the site boundaries and close to 50 metres from these areas, so they are not impacted by the development.

The proposals and design principles stated in this document have been developed through a pre-application consultation with Gravesham Borough Council planning officers to ensure that the appropriate strategy, design and technical approach have been undertaken prior to the application being submitted.

The structure and content of this statement has been informed by 'Design and Access Statement; How to Write, Read and Use Them' (CABE 2006). The context of the site has been carefully considered, and this has identified the constraints and opportunities this presents, and the proposal is a consolidated response to this analysis.

The accompanying documents associated with this submission will be as follows:

- Drainage Strategy
- Flood Risk Assessment
- Ecology Assessment
- Lighting Strategy
- Construction Methodology

The format of the design statement starts with a summary of site location and context, followed by a commentary of the design development and the scale, massing and appearance on which the proposal is based.

Aerial image of the site looking north west



8352 KEADY OFFICE, DALEFIELD | DESIGN & ACCESS STATEMENT | JULY 2024

2.0 Team.



2.0 Team

Client Team
Keady Construction Ltd.
Unit 2 Dalefield Industrial Park
Dalefield Way
Gravesend
Kent
DA12 2FL
Contact: Aaron McConnell
T: 0751 532 6571



Ecology Consultant
Lloydbore
33 St. George's Place
Canterbury
Kent
CT1 1UT
Contact: Victoria Harrison
T: 0122 746 3340



Architect
Leach Rhodes Walker Architects
Ground Floor West
50 Dearmans Place
Manchester
M3 5LH
Contact: Christian Gilham
T: 07711 433 440



Transport
DHA
Eclipse House
Eclipse Park
Sittingbourne Road
Maidstone
Kent
ME14 3EN
Contact: Adam Huckstepp
T: 0162 277 6226



Structural, Civil Engineers & Flood Risk Consultant
Manhire Associatest
Hanover House
76 Coombe Road
Norbiton
Kingston Upon Thames
KT2 7AZ
Contact: Grant McCann, Tim Manhire
T: 0208 390 9097



M&E Engineers and Lighting
Lamorbey Associates
Unit 4 Orangery Studios
21 Orangery Lane
London
SE9 1HN
Contact: James McGowan
T: 0203 606 0725



3.0 Site Analysis.



3.1 Site Analysis

Wider Urban & Planning Context

Gravesham Local Plan - key policy :

The proposal site falls directly within:

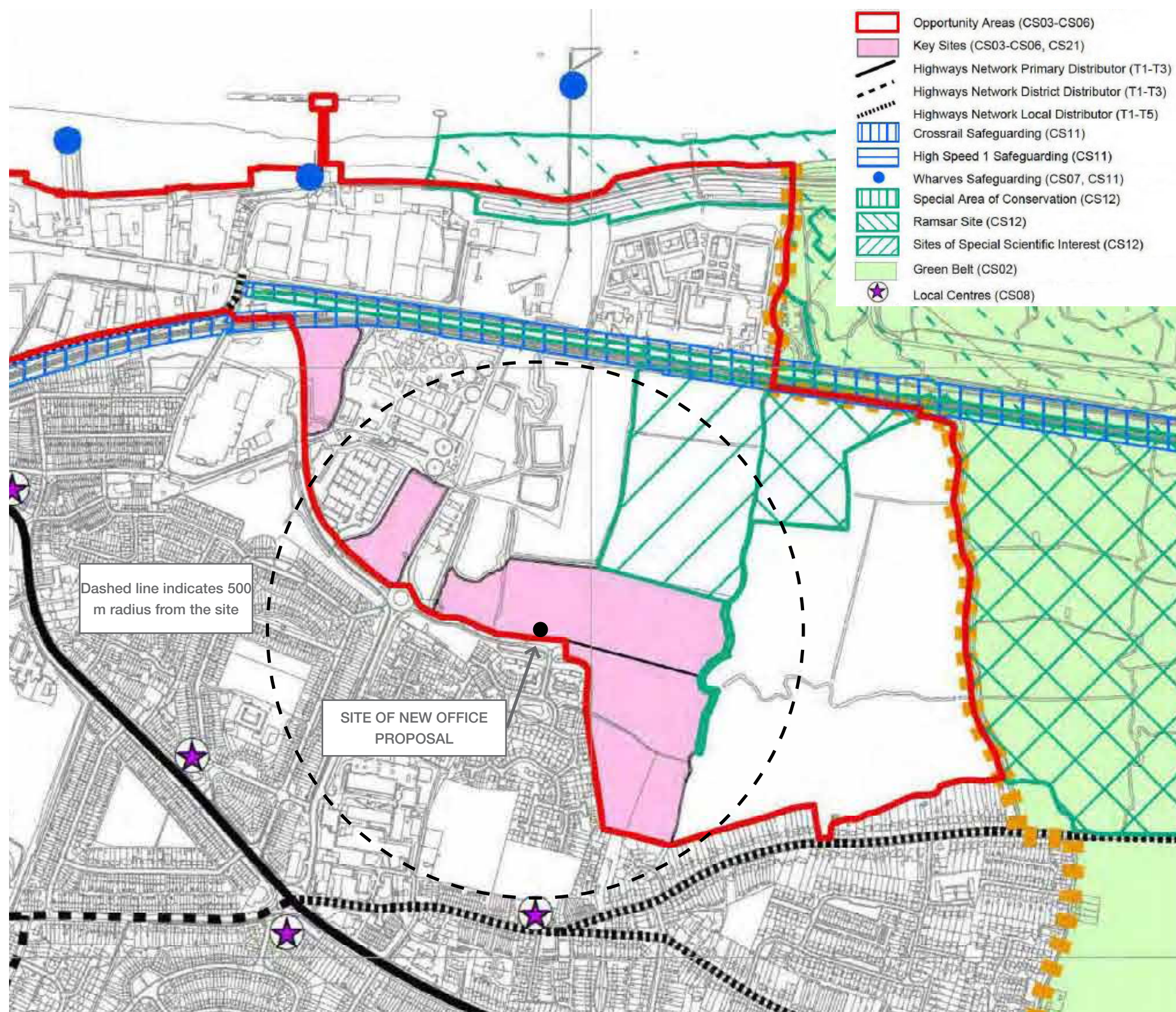
- Opportunity Area CS03-CS06
- Key Sites CS03-CS06, CS21

The proposal site is within approximately 500m of :

- Sites of Special Scientific Interest CS12
- Ramsar Site CS12
- Special Area of Conservation CS12
- Cross-rail Safeguarding CS11
- Highways Network Local Distributor T1-T5
- Local Centres CS08

The proposal site is more than 500m but within 1km of :

- Greenbelt CS02
- Local Wildlife Sites CS12
- Wharf Safeguarding CS07, CS11
- Highways Network District Distributor T1-T3
- Highways Network Primary Distributor T1-T3



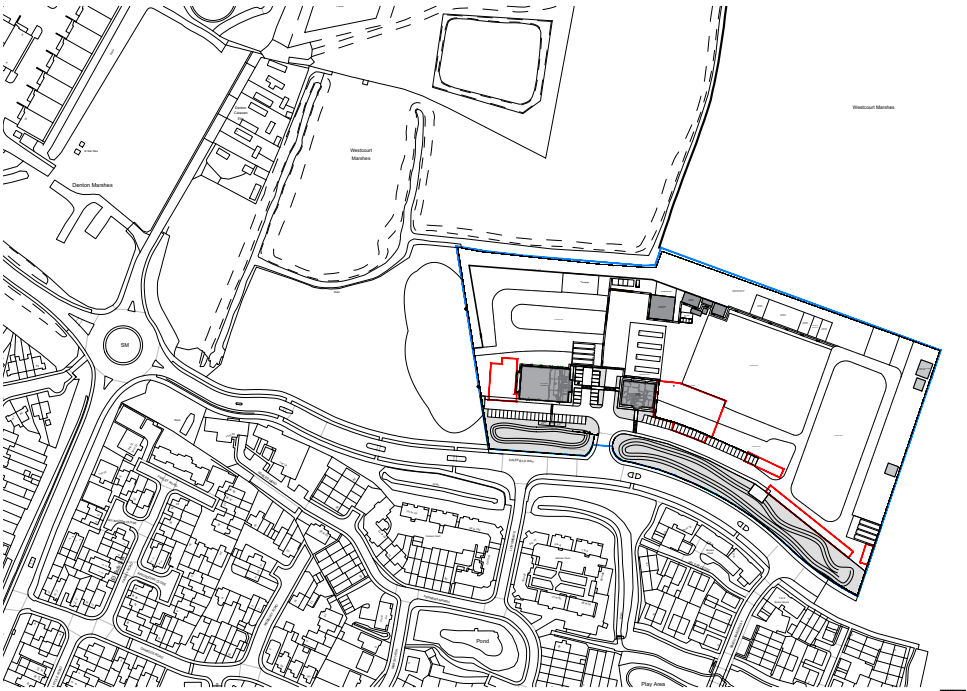
Extract from Gravesham Local Plan

8352 KEADY OFFICE, DALEFIELD | DESIGN & ACCESS STATEMENT | JULY 2024



3.2 Site Analysis

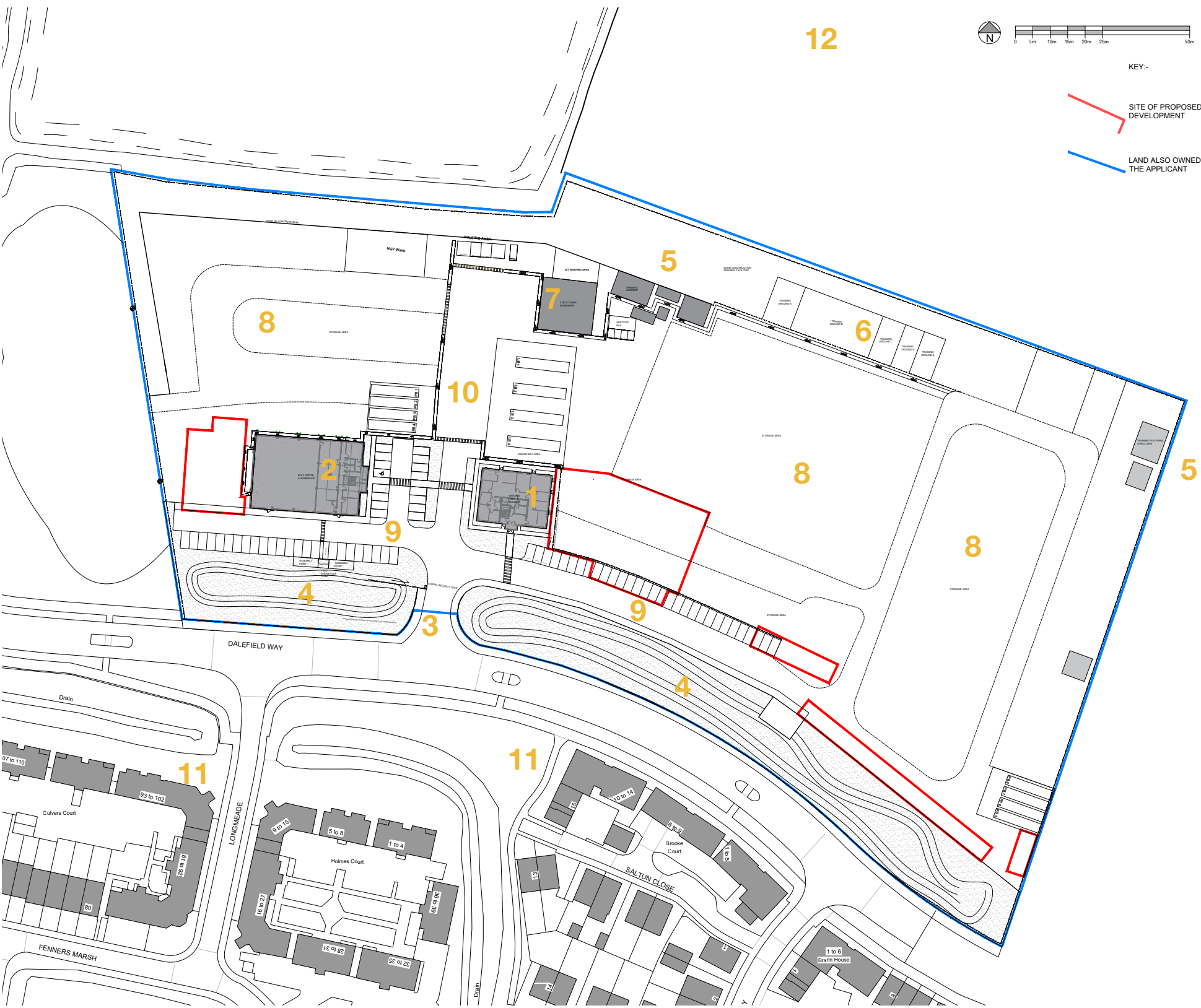
The Existing Site



Site location plan

Existing Site: Main Features

- 1. O'Hallaran & O'Brien office building - three storeys
- 2. B & T workshop & office building - one & two storeys
- 3. Site entrance & security gate
- 4. 2 metre high grass mound
- 5. Training Academy - temporary cabins
- 6. Training Academy - external training areas
- 7. Existing storage building
- 8. External Storage areas
- 9. Car-parking
- 10. HGV yard
- 11. Residential housing estate - three and four storeys
- 12. Westcourt Marshes



Block plan of the existing site



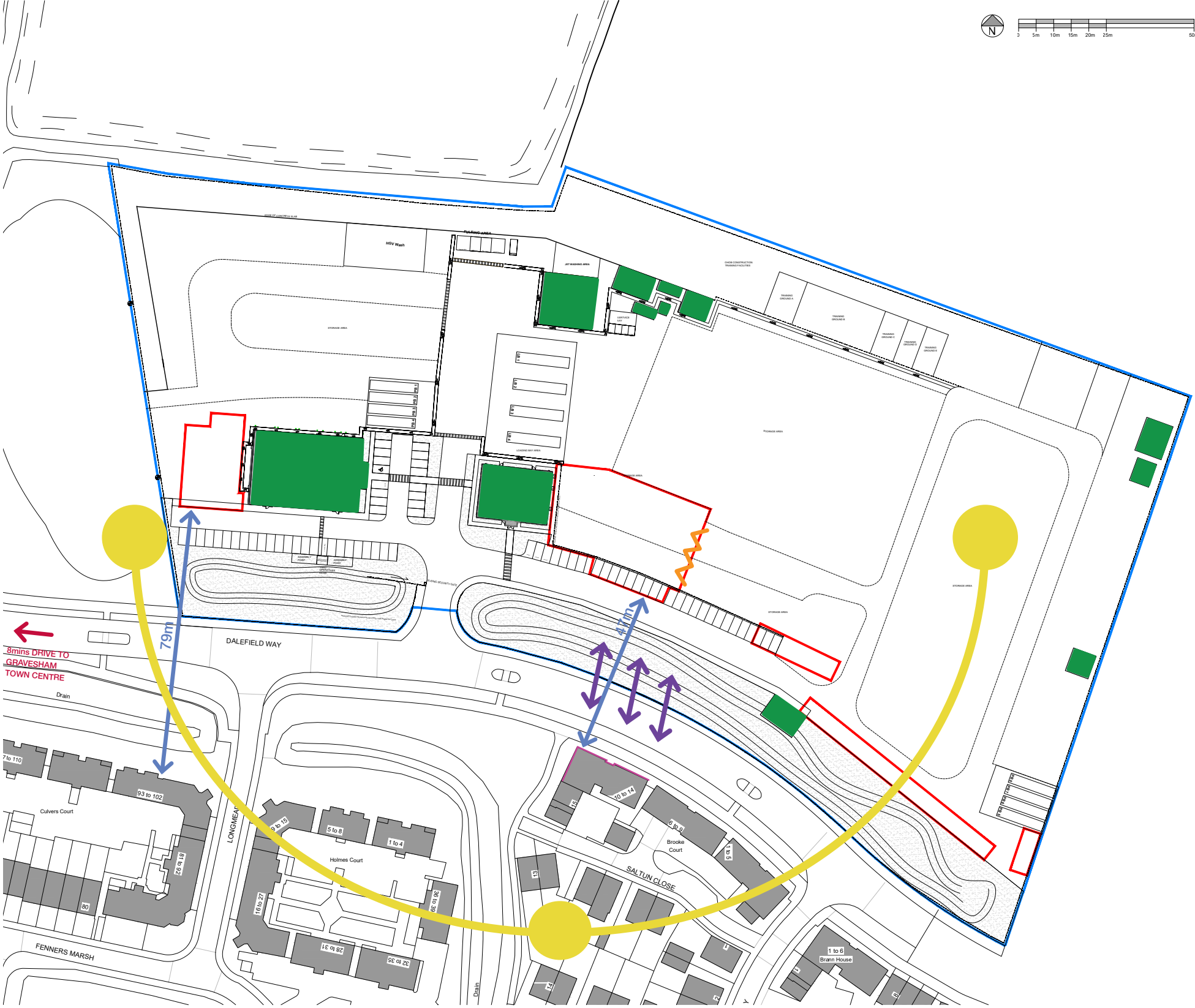
3.3 Site Analysis

Site Constraints

The industrial park is bounded by Dalefield Way to the South, Westcourt Marshes and Great Clane Lane Marshes to the North and East, and an undeveloped plot of land to the West, currently used by Keady Construction as extended external storage area. The proposed office site is approximately 1165m², with the proposed storage unit site being 430m², the two sites combined to a total area of 1,595m².

The facades of surrounding residential buildings that are situated to the South of the industrial park are predominantly brickwork elevations. The rear elevations of the residential properties face the site of the proposed office building, separated from the boundary by Dalefield Way, a bund and a vehicular access road. Reasonable consideration is made to ensure that overlooking is not an issue.

The main source of noise from the proposed sites will potentially be plant or equipment, if installed. This will need to be measured and assessed in accordance with BS4142:2014 to keep under the recommended noise level.



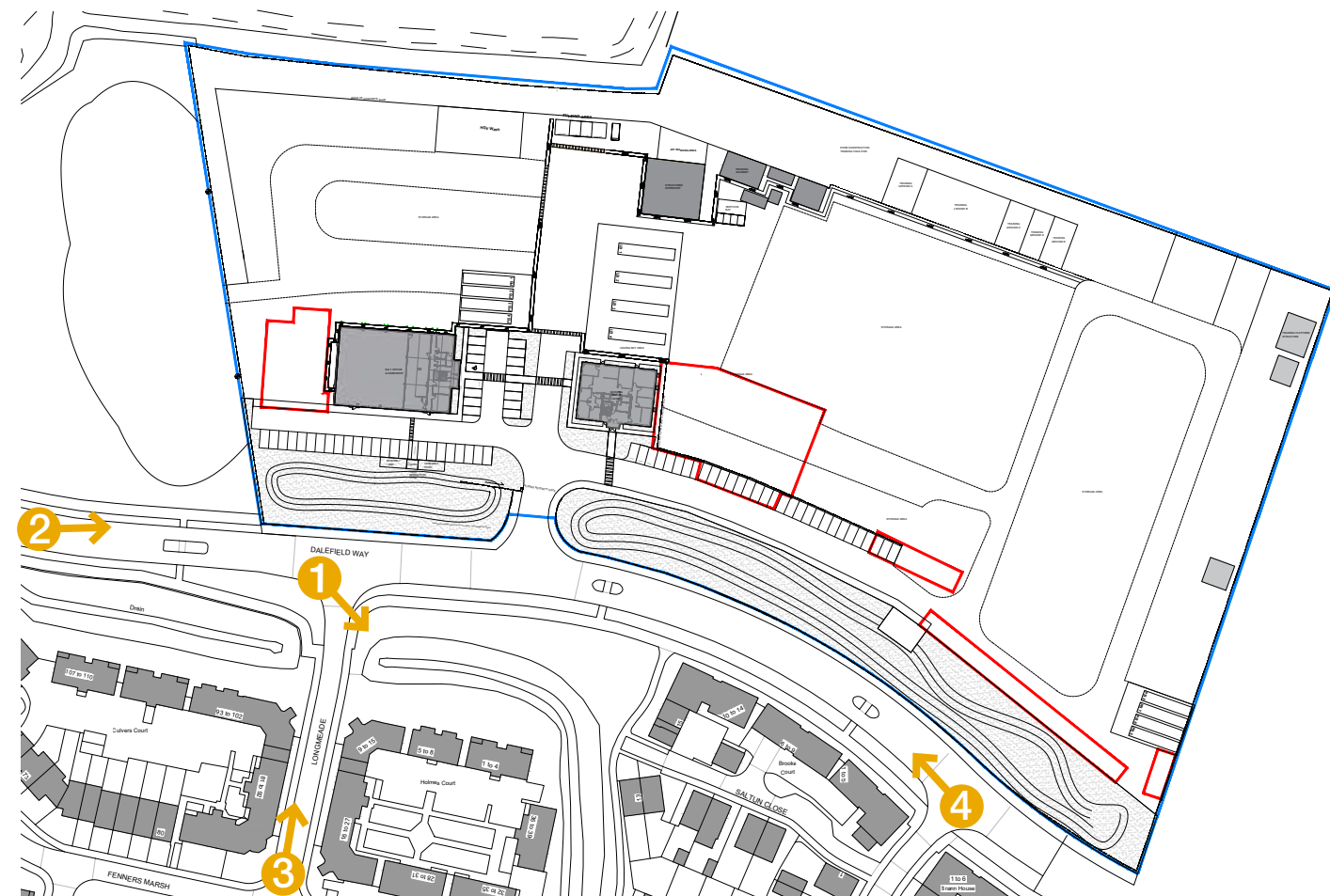
Key:

- Proximity to adjacent buildings
- Potential noise source from the proposed office site
- Solar path
- Approx. distance from residential neighbourhood
- Existing structures on site
- Overlooking to and from residential neighbourhood



3.4 Site Analysis

Local Urban Context



8352 KEADY OFFICE, DALEFIELD | DESIGN & ACCESS STATEMENT | JULY 2024



3.5 Site Analysis

Existing Site Condition



The existing O'Halloran & O'Brien office building has a brick base with cladding panels to the upper floors and pronounced overhanging eaves roof



The existing B & T workshop and office building, with construction plant equipment in external storage areas behind. Westcourt Marshes are visible beyond the industrial park boundary.



A storage facility in the North of the site provides protective cover to stored equipment.



Cabins provide the current base for the O'Halloran & O'Brien Training Academy, which boosts employment opportunities for people in the local area



External areas of the Training Academy provide on-site experience which boost skills and employment opportunities. Westcourt Marshes are visible beyond the fence at the edge of the site.



The external storage area on the east side of the site, with the three storey housing on the opposite side of Dalefield Way visible beyond the access road and the bund.

4.0 Design Development & Consultation.



4.0 Design Development & Consultation

Consultation

4.0.1 Overview

The planning authority were engaged at the earliest opportunity to ensure that the design as it evolved was one that was acceptable to the officers, satisfied all the technical requirements, and also was appropriate for this key site which lies in the Gravesend Riverside East and North-East Gravesend Opportunity Area.

4.0.2 Pre-Application Meeting

The meeting enabled the required supporting documentation to be agreed and advice received has been used to inform the proposals presented in this application.

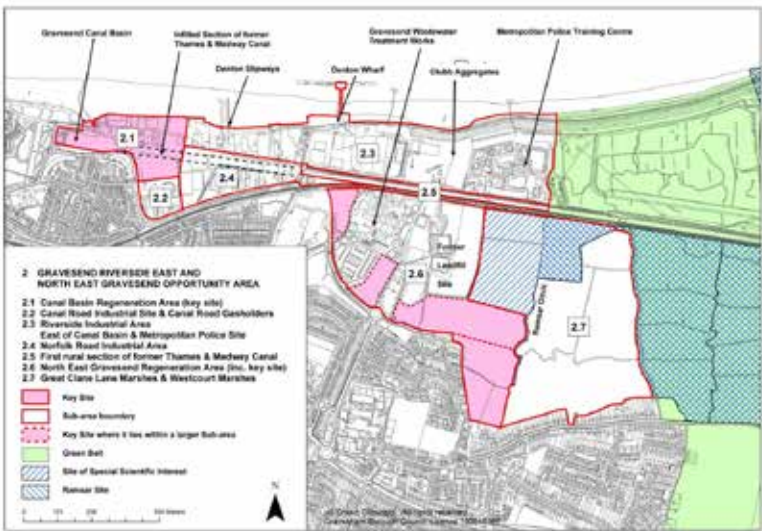
The written response from the planning officer notes that there are no objections in principle to the proposed office building and industrial storage unit.

The response notes that the application site is within a Regeneration Area and accords to Policy CS04 of the Gravesham Local Plan Core Strategy 2014. It also highlights Policy CS07 of the same seeks to deliver new employment floor space focusing on office, industrial and warehousing development in this opportunity area, and therefore, developments related to employment within this area are acceptable in principle subject to meeting all the other policy requirements in the Local Plan.

The proposal complies with the above policy aims for this opportunity area and was considered acceptable in principle.

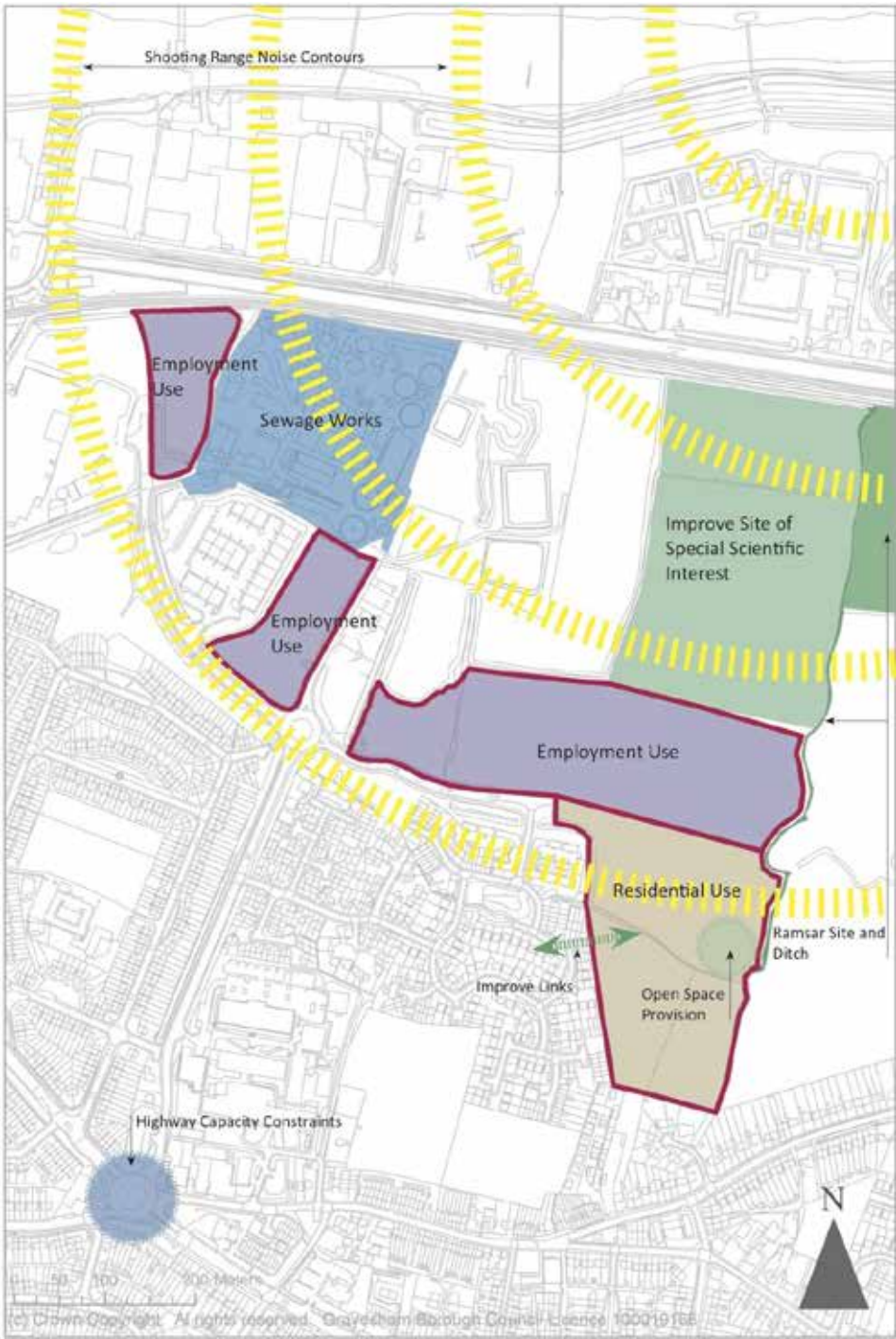
4.5 Gravesend Riverside East and North East Gravesend Opportunity Area

Figure 9: Gravesend Riverside East and North East Gravesend Opportunity Area



Extract from Gravesham Local Plan

Figure 11: Key Site 2.6 North East Gravesend Regeneration Area Schematic Plan



Extract from Gravesham Local Plan

4.5.21 **North East Gravesend Regeneration Area (sub-area 2.6)** comprises all the land lying south of the North Kent Railway and north of Dalefield Way and Dering Way. A proposed extension to the residential area south of Dalefield Way is also included within this sub-area.

4.5.22 This sub-area includes the Gravesend Wastewater Treatment Works which causes some odour issues. Parts of the sub-area are also subject to noise pollution from the shooting range to the east of the Metropolitan Police Training Centre. This means that the location and type of development in this area will need to have regard to odour nuisance and noise pollution. This sub-area also includes a former landfill site. This is likely to be subject to contamination which would make it unsuitable for built development without significant remediation.

4.5.23 This sub-area abuts the Site of Special Scientific Interest (SSSI) and the Ramsar site which are important for their nature conservation interest. As outlined in paragraph 4.5.4, it will be imperative that developers address and mitigate any detrimental impacts on biodiversity.

4.5.24 Whilst some commercial development has occurred at the Lion Business Park immediately south of the Wastewater Treatment Works, this has yet to be completed. Other sites to the east and west have been allocated for employment use in the past and a number benefit from extant planning permissions. These sites are allocated for employment use as they are important to the future delivery of jobs in accordance with the strategy. Therefore, they are shown as part of the Key Site.

4.5.25 There is a planning permission for residential use on land to the east of the existing residential area at Dalefield Way. This will make an important contribution to housing land supply over the plan period and is also shown as part of the Key Site.

4.5.26 Both the employment and residential components will be expected to meet the open space needs of workers and residents on-site and incorporate suitable boundary treatments to reduce the risk of recreational pressure on the adjacent protected sites of nature conservation value.

4.5.27 **Great Clane Lane Marshes and Westcourt Marshes (sub-area 2.7)** comprises an area of largely undeveloped marshland lying between the Green Belt boundary and the North East Gravesend Regeneration Area. Westcourt Marshes is part of the South Thames Estuary and Marshes SSSI and the biodiversity value of this area has been damaged by past operations. Some of the sub-area (including a ditch extending southwards along the boundary of sub-area 2.6) also forms part of the Thames Estuary and Marshes Ramsar site.

Extract from Gravesham Local Plan

5.0 Use & Amount (Illustrative).



5.0 Use & Amount (Illustrative)

Building Accommodation

Summary of Proposed Accommodation

Proposals are to erect two new buildings:-

1. A new office building of three stories

Gross External Area per Floor: 390sqm
Total Gross External Area: 1,170sqm

Use Class: E(g)(i) - Offices to carry out operational or administrative functions

2. A storage building of one storey

Total Gross External Area: 234sqm

Use Class: B8 - Use for storage or as a distribution centre

Parking Accommodation

The proposals are for 41 additional car parking spaces plus 71 existing spaces, giving 112 spaces in total.

These spaces include, 5 accessible spaces and 10 EV charging bays.

The New Office Building

The new office building is intended to be a new hub of operations for staffs of Keady Construction, an arm of the pre-cast construction company O'Halloran & O'Brien; and to provide some administrative office space for staff running the O'Halloran & O'Brien Training Academy.

Ground floor includes a reception with meeting room for clients; and a canteen serving light food and drinks for staff. There is open plan flexible office space on each floor with WCs and a kitchenette. Upper floors are accessed via a lift and staircase which also serves as the primary means of escape.

The building is intended to be energy efficient and has a flat roof in order to accommodate PV cells. It will be of lightweight construction in order to reduce the physical loading on the made ground of the area.

The area immediately around the building will be re-landscaped with a new garden for staff between the existing and proposed office buildings. This will improve the environment and "greening" of the site.

There will be additional car-parking spaces provision on the site; which currently accommodates the number of spaces required for staff comfortably and will be increased to adequately provide for additional staff from the new office.

The New Storage Building

The new storage building will provide an external cover to protect goods & equipment. It will be a light-weight, modular portal frame structure like the one currently in the North of the site.



Ground floor reception & meeting space



Flexible open-plan office space



An additional storage building

6.0 Design Principles.



6.1 Design Principles

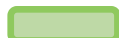
Proposed Block Plan

The block plan for the proposal is arranged as follows:

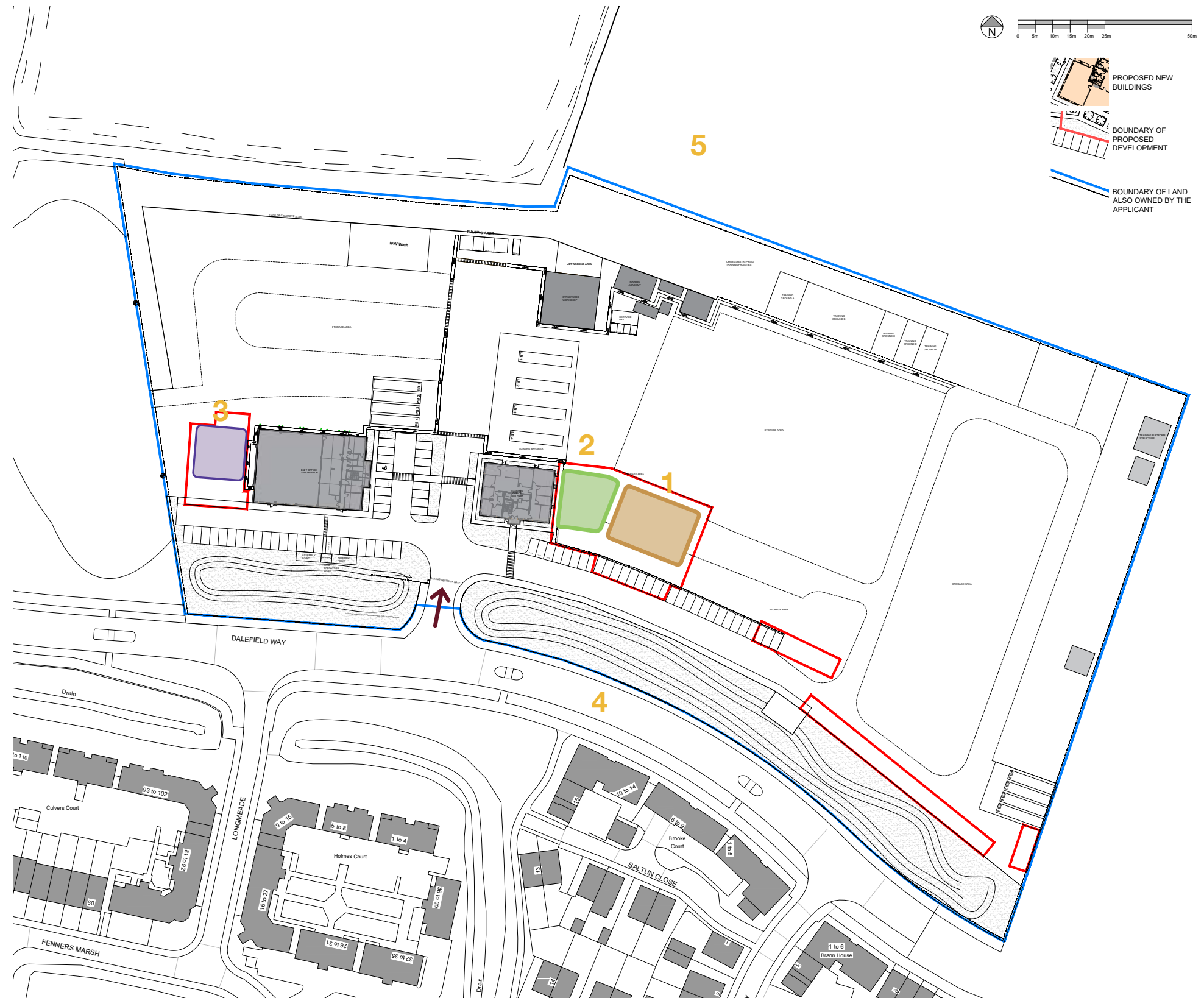
1. The proposed office is located centrally in the overall site; to the west side of, and aligned with the existing office building. This is to create a "street" of permanent buildings on the South side of the site with equidistant frontage to Dalefield Way and the site access road.
2. A new permanent landscaped garden will be created between the new and existing offices. This will create an external amenity space for staff, and help improve the "green" ecology of the site. The new building has been thoughtfully positioned; a balance being struck between allowing natural daylight to lower office levels; not taking up too much storage space on the site; and allowing long views across the site to the Marshes and Thames Estuary in the background to be maintained. (See following page).
3. The proposed storage building is positioned to the West of the site, as a continuation of the B & T warehouse building, extending the "street". HGV vehicles will access it from the vehicular areas to its north side.
4. The new office building will have limited impact on the residential buildings on the South Side of Dalefield Way which are 58 metres distant to the South.
5. The new office and storage unit will have limited impact on the protected ecology of Westcourt Marshes which are 78 metres distant to the North.

There is no other anticipated loss or change to site security arrangements, access routes for occupants, visitors and vehicles or other external storage facilities.

Key:

-  Proposed office building
-  Proposed storage building
-  New landscape
-  Existing site access (pedestrian & vehicle)

Proposed block plan





6.2 Design Principles

Proximity To The Existing Offices

The diagrams on the right illustrate options that were considered by the design team for siting the new office building proposal relative to the existing office building. Each one shows diagrammatically the impact on natural daylight and privacy between the two buildings and the amount of space created in between.

Option #1 - Distance 12 metres

This closest distance reduces the site area taken by the new building, maximising the land available for site storage and minimising the extension of the existing "street" of buildings along the access road. However, it results in a smaller external garden reducing the amenity for staff and positive environmental impact of "greening". It would also result in the lowest levels of natural daylight to both buildings where facing the space; resulting in lighting being required for more time and higher energy bills. Therefore this options was not chosen.

Option #2 - Distance 16 metres

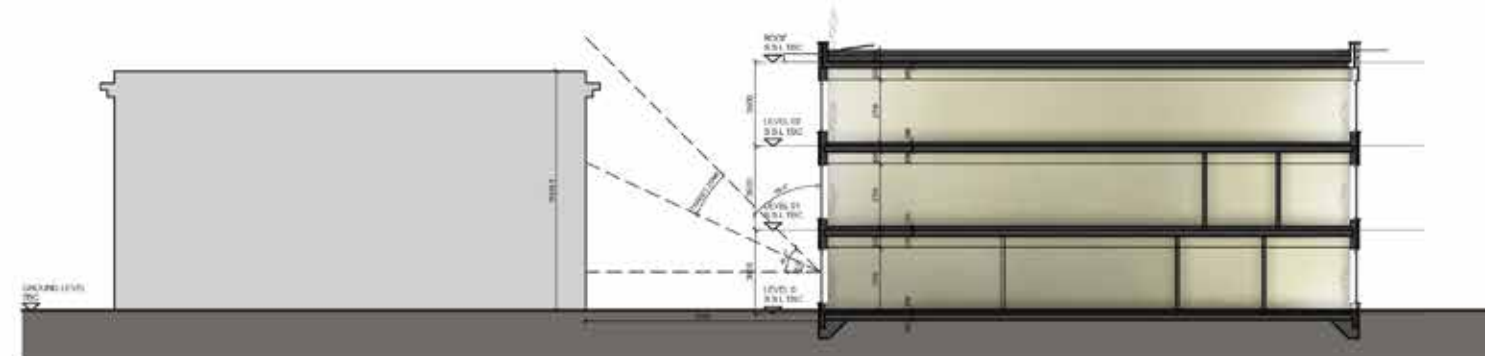
This was chosen as the preferred position for the new building, because it provides a good balance between site land take for storage, extending the "street" of buildings along the frontage, and providing sufficient space between new and existing offices for adequate natural daylight and privacy.

Option #3 - Distance 20 metres

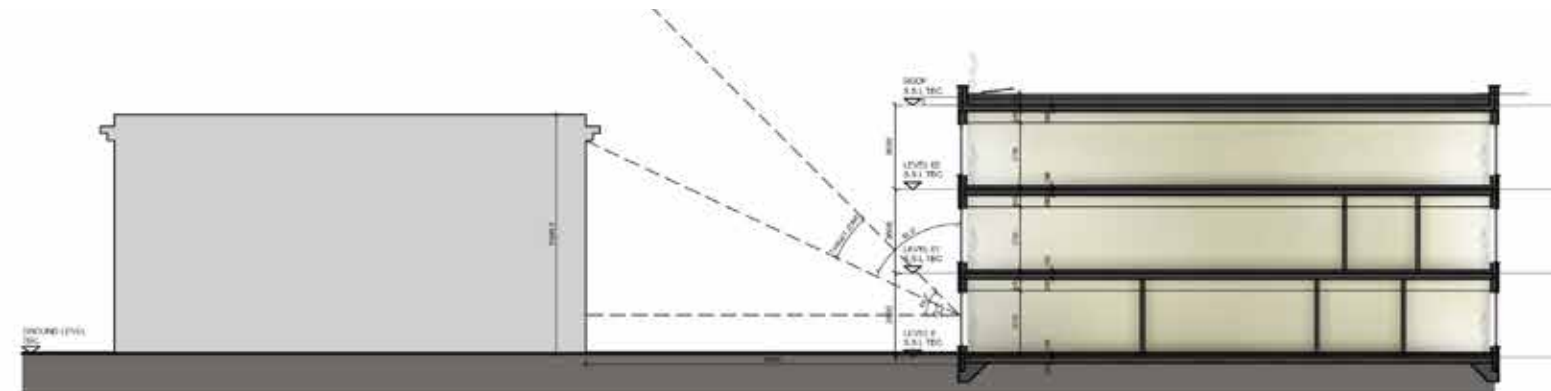
This furthest distance position significantly reduces the land available for site storage and extends the visual impact of the existing "street" of buildings along the access road by the most of the options. Although it results in the largest external garden and amount of natural daylight to both buildings it was discounted to minimise the impact on the site and street-scape.

Indicative East - West sections showing options for positioning the new office building relative to the existing office building

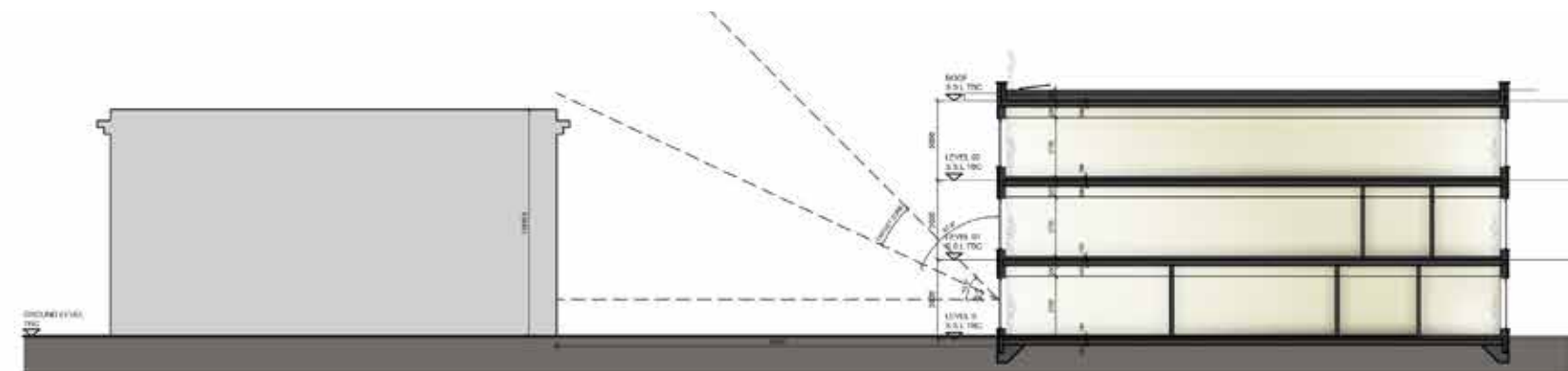
Option #1 - Distance 12 metres



Option #2 - Distance 16 metres



Option #3 - Distance 20 metres





6.3 Design Principles

Energy & Environment

At this full planning application stage, it is intended that proposals will include:

1. Renewable power sources including a photo-voltaic array on the flat roof of the office.
2. Heating & Cooling strategy in line with current Building Regulations; to include brise soleils to provide solar shading on the south side of the building, in order to reduce cooling energy demands and prevent overheating.
3. Electric Vehicle charging spaces outside the new office building as required by Building Regulations Part S.
4. A small green landscaped amenity garden increasing the bio-diversity of the site and providing new habitats for local wildlife

In particular, the proposals:

- Will have limited adverse impact to the nearby SSSI, local biodiversity or other local natural areas.
- Are within the site area and some way from the boundaries. The strict area of development will be defined and controlled.
- The building will be a lightweight structure in order to both reduce any below ground impact and minimise use of new construction materials.
- By virtue of introducing landscape between the two office buildings, we are improving the existing condition with regards to SuDs.
- Includes a staff landscape garden for both environmental and health and well-being purposes.
- Will be constructed using sustainable materials.



7.0 Layout.



7.1 Layout

Proposed Illustrative Siteplan





7.2 Layout

Proposed Site Plan: Office

Proposed Site Plan Features:

1. Main entrance & reception
2. Open plan office space
3. Meeting room
4. Lift core, WCs and stairs
5. Canteen
6. External landscaped garden with permeable paved areas; central bench seating area, ever-green shrub & grass planting and trees.
7. External "Sheffield" type cycle stands to meet local planning requirements.
8. Existing pedestrian footpath extended across the front of the proposed building
9. Five car-parking spaces removed to create entrance route from access road. Car-parking spaces to be re-provided elsewhere on site.
10. New dedicated EV parking spaces: electric vehicle charge points will be provided to 10No. EV dedicated parking spaces to meet Building Regulations Part S.
11. Existing office building





7.3 Layout

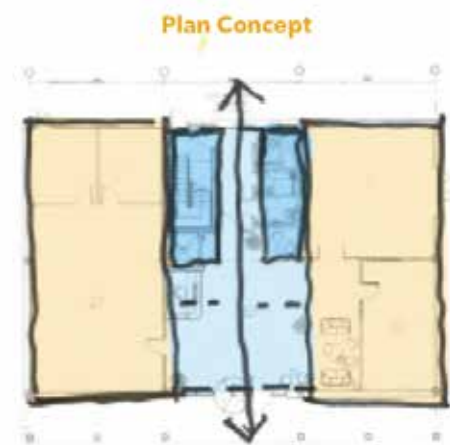
Proposed Plans: Office Ground Floor

Features of the proposed ground floor plan:-

1. Entrance
2. Reception
3. Visitor and client meeting space
4. Open plan flexible office space
5. Canteen / break out-space
6. Lift Core, WCs, stairs and MEP services

The office building will be designed to be fully compliant with Building Regulations Part M with flush doorway thresholds, adequate circulation corridor and door widths, and disabled WC provision.

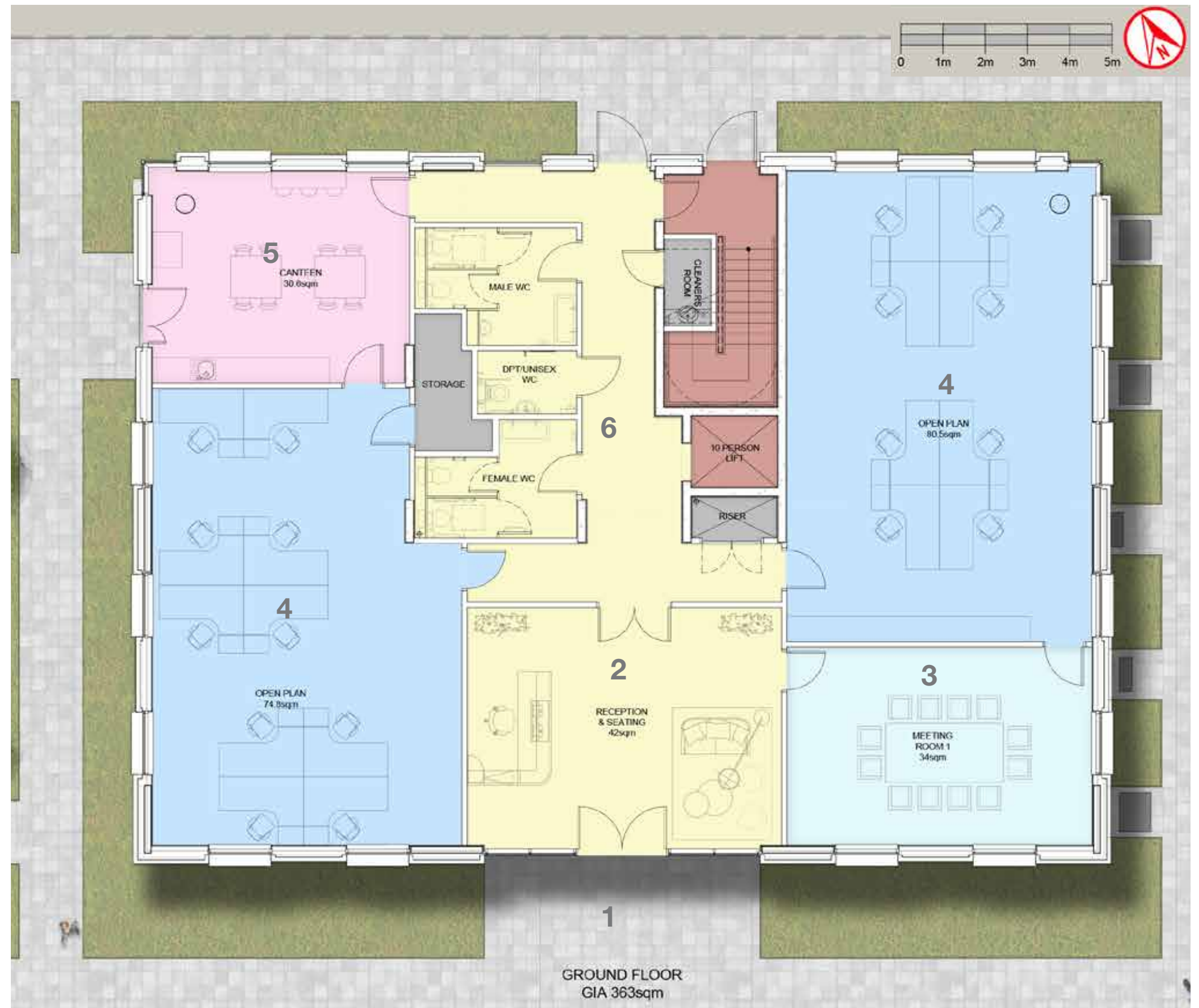
The fire strategy will comply with Building Regulations Part B and all relevant requirements from the HSE and Building Safety Act.



Conceptually; the office space is designed either side of a central axis which allows natural daylight, ventilation and views through the building to the surrounding landscape.

Key:

- Open Plan Area
- Meeting Rooms
- Canteen / breakout space
- Circulation Area
- M+E





7.4 Layout

Proposed Plans: Office First Floor

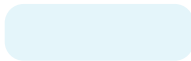
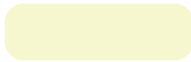
Features of the proposed first floor plan:-

1. Lift and Stair Core with landing, WCs, MEP risers
2. Kitchenette
3. Indicative typical layout for meeting rooms & private offices created using flexible dividers to allow change of configuration according to future business requirements
4. Open plan flexible office space: indicative desk arrangement shown

The office building will be designed to be fully compliant with Building Regulations Part M with flush doorway thresholds, adequate circulation corridor and door widths, and disabled WC provision.

The fire strategy will comply with Building Regulations Part B and all relevant requirements from the HSE and Building Safety Act.

Key:

	Open Plan Area
	Meeting Rooms
	Circulation Area
	M+E





7.5 Layout

Proposed Plans: Office Second Floor

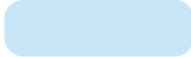
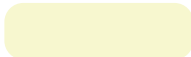
Features of the proposed second floor plan:-

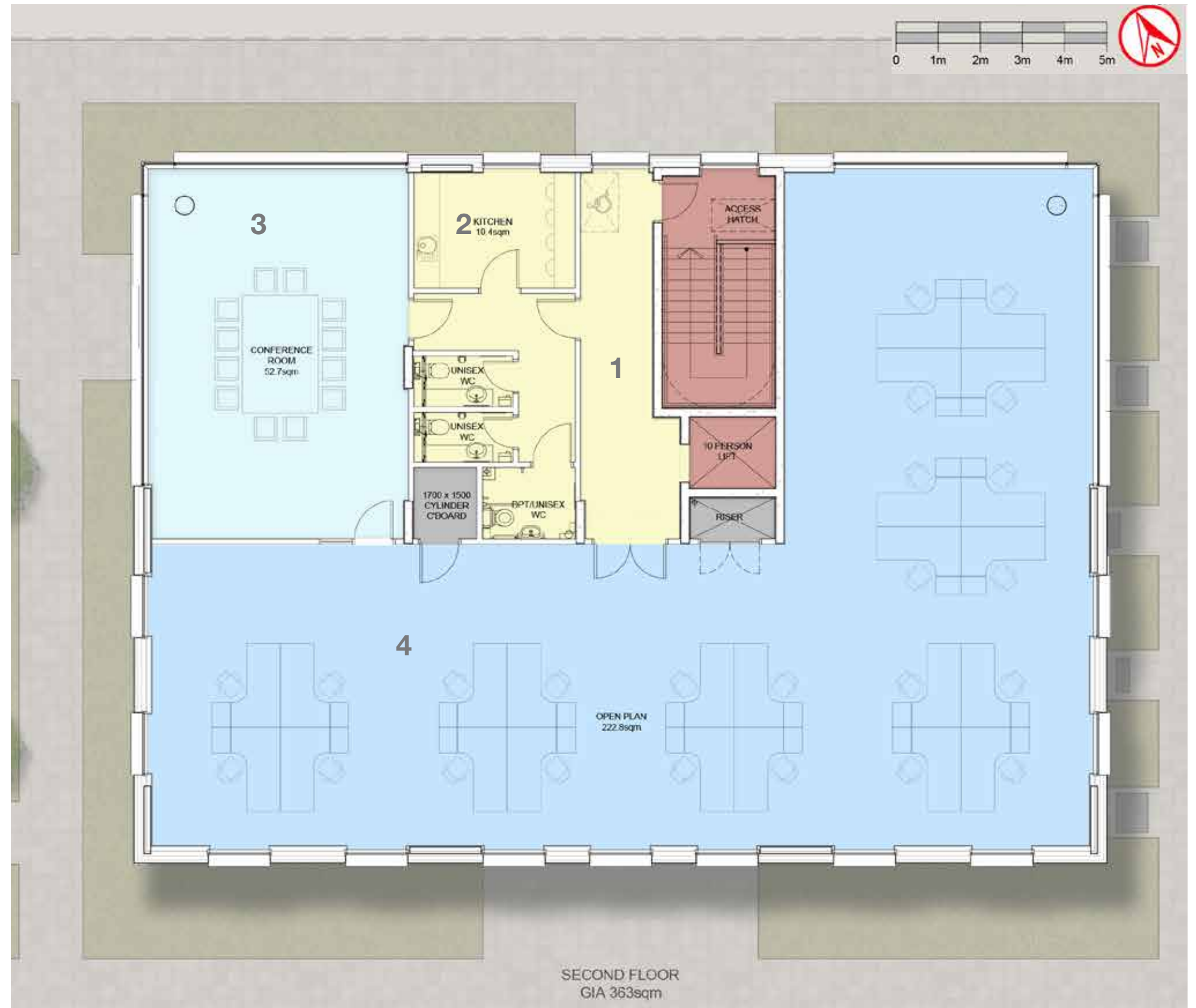
1. Lift and Stair Core with landing, WCs, MEP risers
2. Kitchenette
3. Indicative typical layout for a large conference room, created using flexible dividers to allow change of configuration according to future business requirements
4. Open plan flexible office space with indicative desk arrangement shown

The office building will be designed to be fully compliant with Building Regulations Part M with flush doorway thresholds, adequate circulation corridor and door widths, and disabled WC provision.

The fire strategy will comply with Building Regulations Part B and all relevant requirements from the HSE and Building Safety Act.

Key:

	Open Plan Area
	Conference Room
	Circulation Area
	M+E





7.6 Layout

Proposed Plans: Office Roof

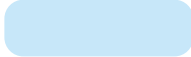
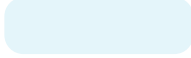
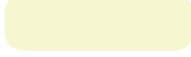
Features of the proposed roof plan:-

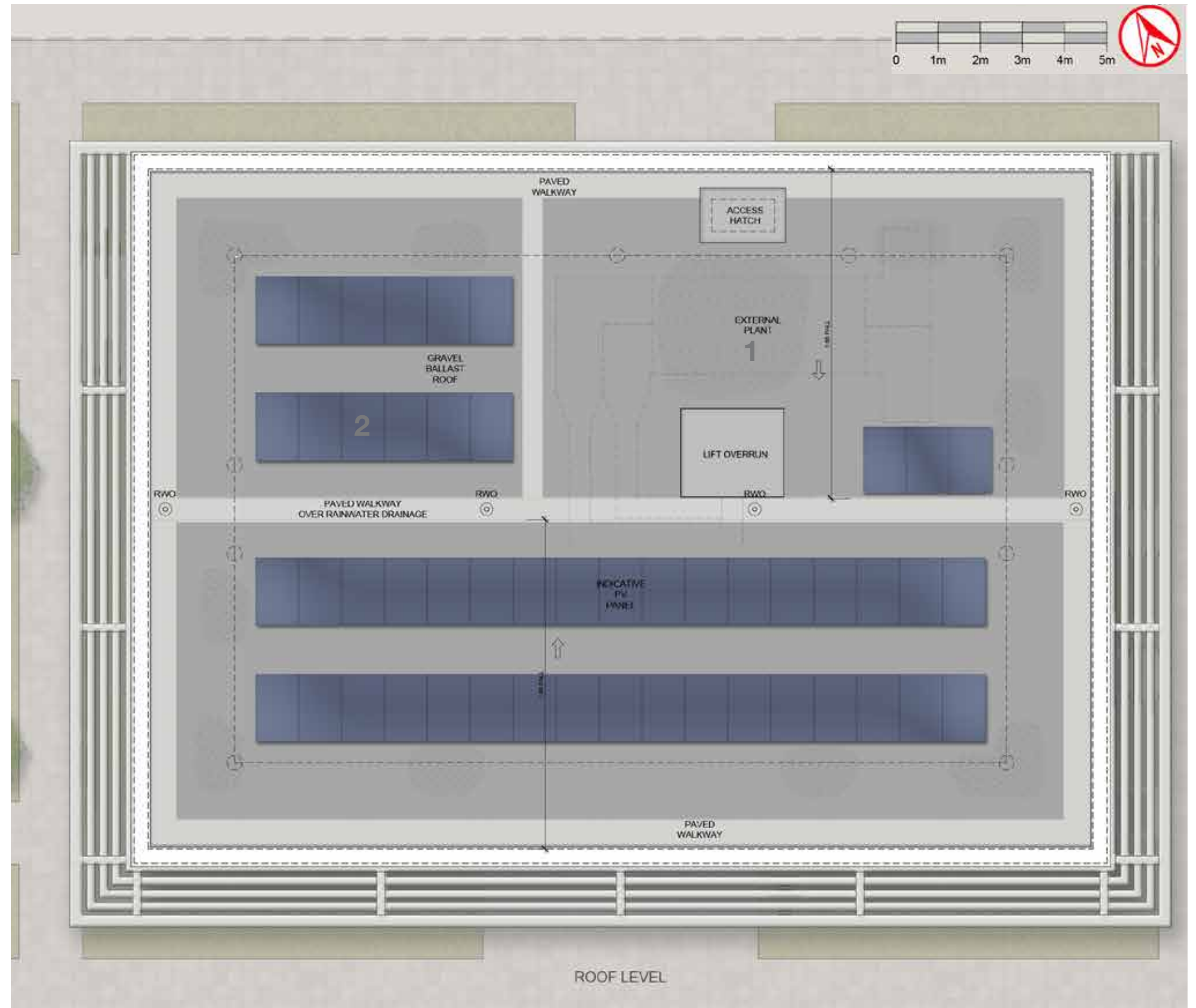
1. Plant Area
2. Photovoltaic (PV) Panels

The office building will be designed to be fully compliant with Building Regulations Part M with flush doorway thresholds, adequate circulation corridor and door widths, and disabled WC provision.

The fire strategy will comply with Building Regulations Part B and all relevant requirements from the HSE and Building Safety Act.

Key:

-  Open Plan Area
-  Conference Room
-  Circulation Area
-  M+E





7.7 Layout

Proposed Plans: Storage Building

The proposed storage building will provide an external cover for equipment in a light-weight insulated steel portal frame structure like the one currently in the North of the site.

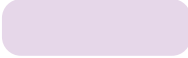
The total Gross External Area of the new storage building will be 234sqm.

The unit will measure 15 x 15.6 metres and align with the existing B & T workshop building.

Vehicular access will be from large doors in the North Facades. There will also be pedestrian access from smaller doorways which also serve as fire escapes; on both North and South facades.

The existing pedestrian route alongside the B & T warehouse will be adjusted to create a designated safe continuous access route into and from the proposed storage building.

Key:

-  Storage Building
-  Large vehicles in - out
-  Pedestrian access / fire escape



8.0 Scale & Massing.

8.1 Scale & Massing

Site Sections

Existing West - East Site Section looking North



Proposed West - East Site Section looking North

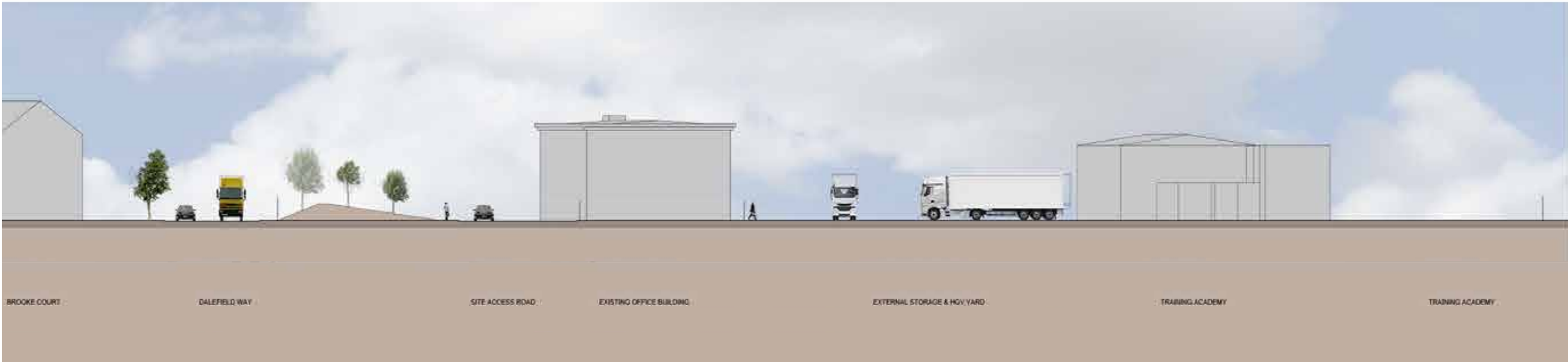




8.2 Scale & Massing

Site Sections

Existing South - North Site Section looking West



Proposed South - North Site Section looking West



8.3 Scale & Massing

Indicative Massing: View Locations

Four indicative views have been created from different locations around the site using a scale computer generated 3D massing model, and are presented on the following pages. In order to create the views, an outline of the 3D model has been superimposed on photographs. The purpose of the views is to test the visual impact of the scale and massing of the proposed structures in the local context.

Please note that whilst created professionally and with a reasonable level of care, the views are not "view verified" and are for illustrative purposes only.

Location Of The Views:

- 1. View from roundabout at junction of Dering Way and Dalefield Way looking approximately East
- 2. View from Longmeade looking North East
- 3. View from near the junction of Dalefield Way and Saltun Close looking North West
- 4. View from the site entrance looking North East

Key:

Site of Proposed Office

Site of Proposed Storage

1

View number, location and direction

8.4 Scale & Massing

Indicative Massing View 1



View 1: View from roundabout at junction of Dering Way and Dalefield Way looking approximately East.

Key:

- Outline Of Proposed Office Building
- Outline Of Proposed Storage Building



Existing View

8.5 Scale & Massing

Indicative Massing View 2



View 2: View from Longmeade looking North East.

Key:

- Outline Of Proposed Office Building
- Outline Of Proposed Storage Building

Existing View





8.6 Scale & Massing

Indicative Massing View 3



View 3: View from near the junction of Dalefield Way and Saltun Close looking North West.

Key:

-  Outline Of Proposed Office Building
-  Outline Of Proposed Storage Building

Existing View





8.7 Scale & Massing

Indicative Massing View 4



View 4: View from the site entrance on Dalefield Way looking North East.

Key:

 Outline Of Proposed Office Building

Nb - the storage building is not visible in this view



Existing View

9.0 Appearance (Illustrative).



9.1 Appearance (Illustrative)

Local Architectural Context



Historic buildings around Gravesend, such as these pictures above on Gravesend High Street, have a strongly articulated ground floor base, upper levels in brick and defined roof with overhanging eaves.



The Verena Holmes building in Canterbury uses varying brickwork with a strongly expressed grid; with inset panels of metal and glass. The contemporary style incorporates the traditional idea of the ground floor base, middle, and different top floors with expressed roof line.



Quinn Estates new office in Ashford also has an expressed ground floor, with red brick grid with simple detailing on intermediate floors and a set back / roof - top floor. The Roof edge and eaves are strongly expressed; and the building is well proportioned overall.



The existing B&T warehouse to the west side of the site has a red brick masonry base with lightweight metal cladding to upper floors coloured anthracite grey RAL 7016.



The existing O'Hallaran & O'Brien office which will be adjacent to the proposed office also has a red brick masonry base with metal cladding to upper floors coloured anthracite grey RAL 7016; and an expressed overhanging eaves at the roof-line.

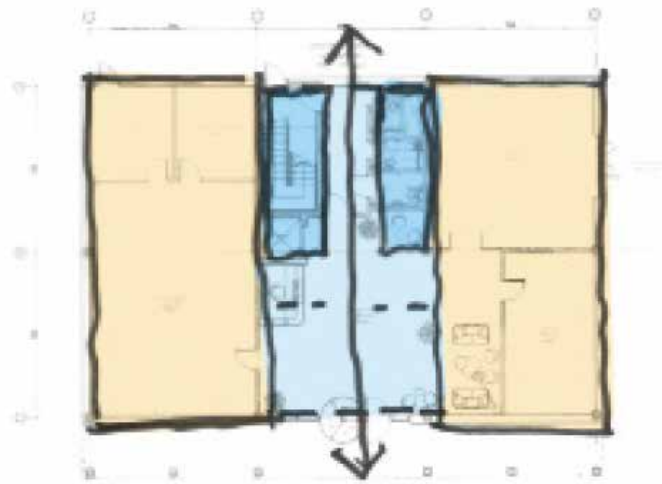


Neighbouring residential buildings are a mixture of red and buff brick. They have a clearly defined "base" below a line of soldier coursing; and expressed eaves and roof-line.

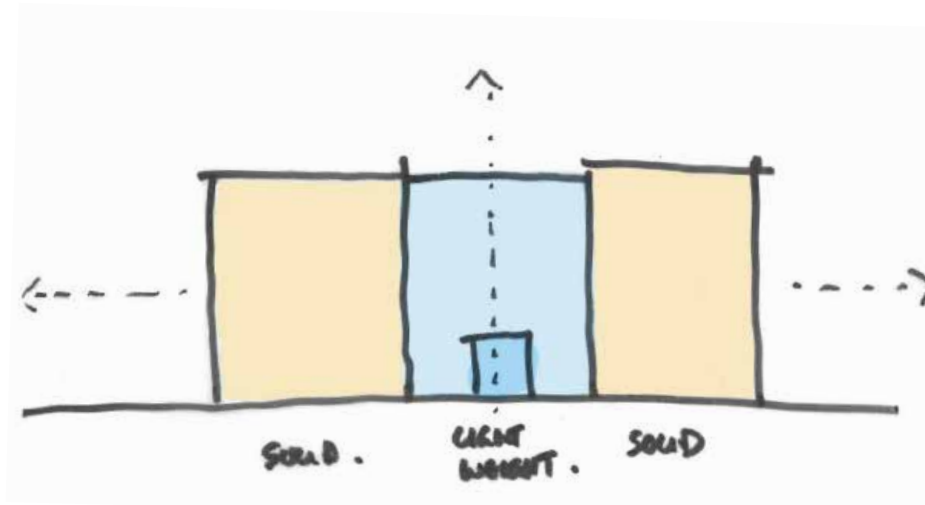


9.2 Appearance (Illustrative)

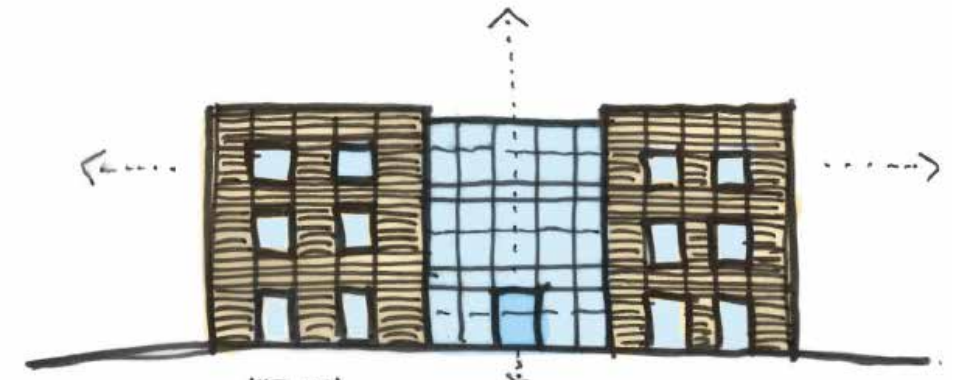
Design Evolution



1. The concept for the plan splits the building in two with a central axis, allowing daylight, ventilation and views to the interior.



2. As a concept elevation, this translates into a building with a lightweight central glazed feature; and "heavy" masonry wings either side



3. Imposing a grid of windows and fenestration lines onto the design concept. As it is; this would mean a large area of glazing facing south which would cause over-heating.



4. Brise-soleil type louvres were added to this sketch to help control over-heating.



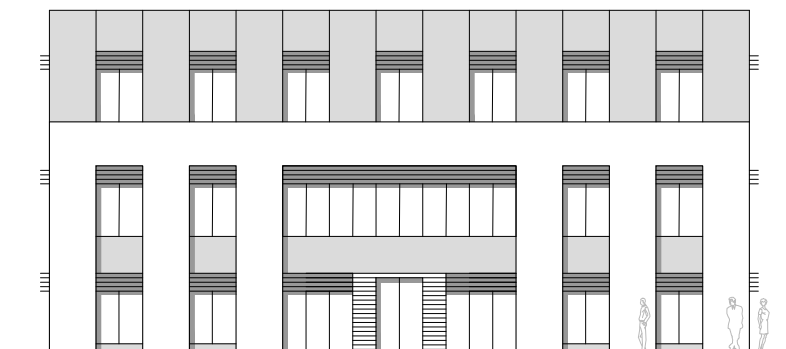
5. An experimental sketch which was rejected forms the openings into vertical panels. However, a lighter-weight construction was required with less masonry, to reduce the weight of the building on the ground.



6. The weight of masonry was reduced by adding inset metal panels with a vertical emphasis; and a brise-soleil at roof level to act as a solar shade and relate to other local buildings with an expressed roof-line.



7. The sketch adds a lighter-weight top floor to reduce the building's overall weight; and also be sympathetic to the design of both the adjacent existing office and the facing residential units with have a sense of "base" and top"



8. Preliminary formal elevation with a panelised top floor, and panels introduced at lower levels



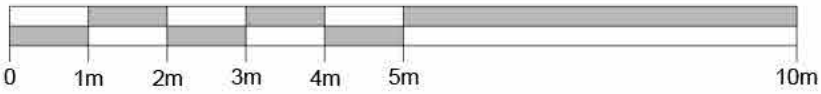
9. Preliminary formal elevation with brise-soleil strongly defined and used to create feature panels in the facade and a strongly expressed roof-line. This design was carried forward to the pre-application proposal.



9.3 Appearance (Illustrative)

Proposed Facades: Office

South Elevation

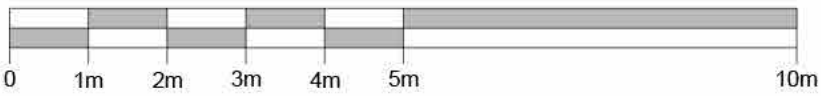




9.4 Appearance (Illustrative)

Proposed Facades: Office

East Elevation

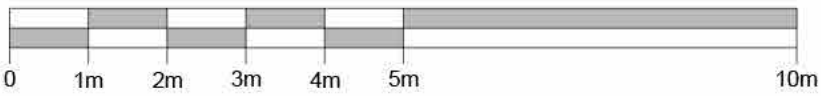




9.5 Appearance (Illustrative)

Proposed Facades: Office

North Elevation

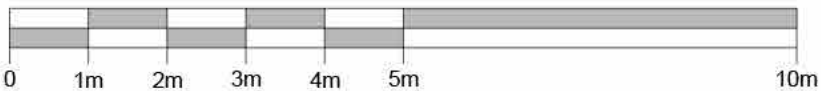




9.6 Appearance (Illustrative)

Proposed Facades: Office

West Elevation





9.7 Appearance (Illustrative)

Proposed Palette of Primary Materials



A powder coated steel brise-soleil creates a strongly expressed eaves line and roof top, protecting the building from overheating on the south elevation. Colour to be RAL 7016 Anthracite Grey to match the other buildings on the site.

Powder coated, light-weight insulated metal cladding panels with crisply detailed glazing inserts reduce the weight of the building and load on the foundations; and create a clean contemporary aesthetic, similar in appearance to the adjacent existing office and workshop buildings. Colour to be RAL 7016 Anthracite Grey to match the other buildings on the site.

Red stock and multi brickwork for the lower floors creates a strong "base" to the building, grounding it in a traditional way. Feature panels between windows may be created using ribbed brick bond patterns.





9.8 Appearance (Illustrative)

Illustrative View 1

Illustrative view looking North-east from near the site entrance on Dalefield Way.



8352 KEADY OFFICE, DALEFIELD | DESIGN & ACCESS STATEMENT | JULY 2024



9.9 Appearance (Illustrative)

Illustrative View 2

Illustrative view looking North-west from Dalefield Way.



8352 KEADY OFFICE, DALEFIELD | DESIGN & ACCESS STATEMENT | JULY 2024



9.10 Appearance (Illustrative)

Illustrative View 3

Illustrative view of the rear and side elevations looking South-west from inside the site compound



8352 KEADY OFFICE, DALEFIELD | DESIGN & ACCESS STATEMENT | JULY 2024



9.11 Appearance (Illustrative)

Illustrative View 4

Illustrative aerial view looking North-west from above Dalefield Way



8352 KEADY OFFICE, DALEFIELD | DESIGN & ACCESS STATEMENT | JULY 2024



9.12 Appearance (Illustrative)

Proposed Temporary Storage: Elevations

The temporary storage unit will be created using a portal frame and steel insulated profile panels, powder coated, as per the current storage building in the North of the site.

The colouring and design will be RAL 7016 Anthracite Grey to match the other buildings on the site, and is intended to be discrete and unobtrusive.



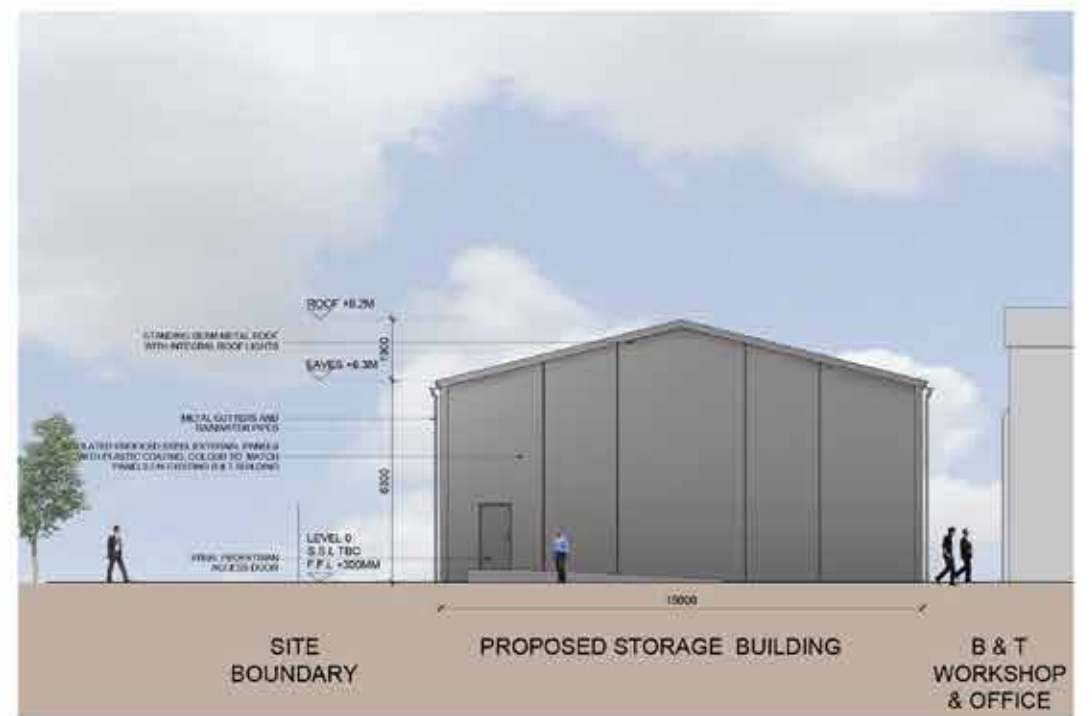
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



10.0 Access.



10.0 Access

By Car

The opposite plan highlights the only vehicular access point in the scheme. The access point is located on Dalefield Way on the south of the industrial park and provides all emergency / maintenance vehicle access for the site.

All new parking bays are 2.5m x 5.0m with minimum 6m wide roads aiding ease of manoeuvring, with the exception of disabled parking bays which are 2.4m x 4.8m with associated 1.2m wide access zones. The number of parking bay provision will be covered in the Parking Strategy.

By Foot & By Cycle (Illustrative)

The illustrative layout of the site has been designed to ensure that occupants and visitors are able to move throughout the site with ease. The main proposed pedestrian route to the new office building and storage unit follows the existing footpath layout.

A new dedicated landscape area is proposed to provide leisure space for the staff and visitors. The entrances to both proposed buildings are directly accessible from the new & existing pedestrian footpaths.

External cycle parking spaces will be provided adjacent to the proposed office building.

Key:

-  Vehicular routes through site
-  Main pedestrian routes through site



11.0 Inclusive Access (Illustrative).



11.0 Inclusive Access (Illustrative)

Overview

The proposed buildings will be designed to create an inclusive and highly accessible environment for all. The design team have taken care to ensure that the building and surrounding site take full account of the needs of disabled people in relation to the following statutory regulations:

- Building Regulations Part M
- Equality Act 2010

There is only one access point for both vehicles and occupants and visitors into the development; from Dalefield Way (all access).

Ramps and dropped kerbs will be provided throughout the site to comply with relevant building regulations. All entrances to potential lobbies and receptions will have level or ramped access and egress from the footpath.

4 new accessible parking bays will be provided to comply with Gravesham's policies.

Key:

-  New accessible parking bays
-  Existing accessible parking bays
-  Lifts
-  Level access entrances



12.0 Security Strategy.



12.0 Security Strategy

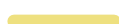
Overview

The proposed buildings sit within the existing perimeter security measure of the industrial park and maintain the level of security provision to the prevention of crime, achieved through the following measures:

- Passive surveillance of routes around the site, with windows that overlook these routes.
- Ample external lighting to main pedestrian routes.
- Secure entrances into the buildings. The entrances will be securely locked with access limited to staff and security at night.
- Rear entrances, fire exits, refuse stores & other ancillary accommodation will all be securely located within the perimeter fence.
- The design principles incorporate secure by design principles.



Key:

-  Industrial park perimeter
-  Building perimeters
-  Secure buildings entrances
-  Gated access

13.0 Landscaping & External Works.



13.0 Landscaping & External Works

Landscape Concept Plan

The garden is designed to provide a relaxing green space for staff to take rest and socialise, whilst promoting ecological benefits and well-being through habitat creation and biodiversity enhancement.

The objectives of the landscaped garden are to include the following:

- Look to soften the visual impact of the development with native species trees and ornamental planting, bedding the proposed office into the existing context.
- Provide a design that clearly identifies circulation and entrances through variations in hard standing materials, textures and colours.
- Create a pleasant, safe communal outdoor space for staff and visitors to enjoy throughout the year with areas of seating.



Key:

◀.....▶ Key pedestrian route

--- Garden

--- Pedestrian street

14.0 Servicing & Refuse Strategy.



14.0 Servicing & Refuse Strategy

Illustrative Strategies

14.0.1 Servicing & Deliveries

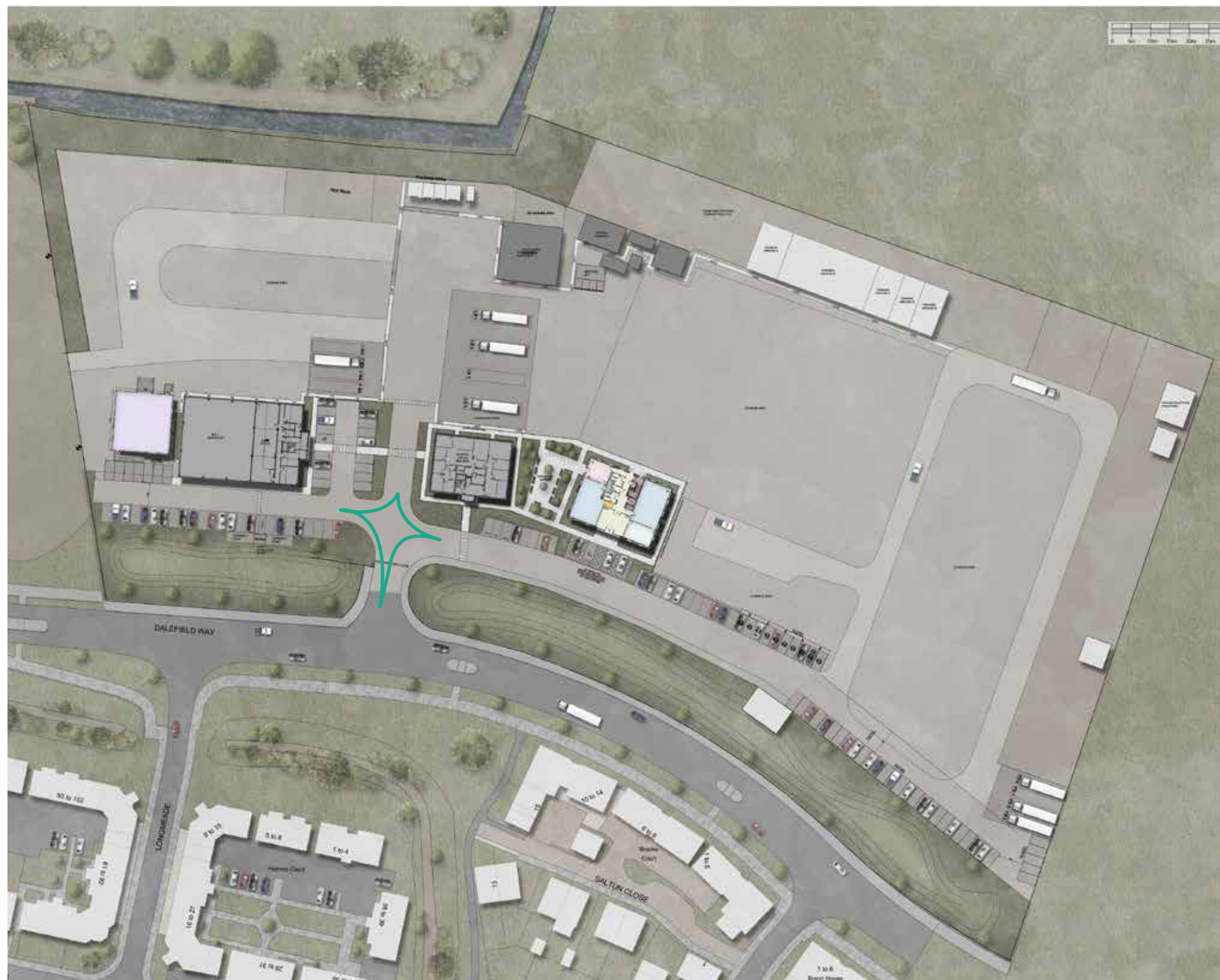
To facilitate deliveries, several loading bays are positioned in close proximity to the existing and proposed office buildings, located near the entrance to allow easy drop-off of goods without blocking vehicular routes around the site.

In terms of servicing the office building itself, mechanical and electrical provision will be located adjacent to the lift / stair core. The services closets will have external doors for access and maintenance.

14.0.2 Bin Capacity & Management

The route that refuse vehicles take throughout the scheme on refuse collection days is shown in the illustrative plan opposite.

Daily waste will be collected within the buildings as part of the waste management strategy. On refuse collection day the bins will be wheeled out as the refuse vehicle arrives.



Key:

 Service vehicle routes

 Office M&E

15.0 Highways & Car Parking.



15.0 Highways & Car Parking

Overview

15.0.1 Parking

The development includes the provision of 41 additional parking spaces on site to serve the proposed office building, with four of the existing parking spaces on site to be provided as disabled bays and located at the frontage of the proposed office building. One disabled bay is included in the existing parking provision. The proposals will also see seven of the proposed spaces and three of the existing spaces provided with Electric Vehicle (EV) charging facilities. The level of parking and EV facilities provided is deemed to be compliant with the SPG4 standards and Part S of the building regulations.

The proposed car park extension is deemed to be sufficiently designed with all parking spaces provided as 2.5 x 5 metres in size, with a minimum of six metre aisle width provided to ensure that all parking spaces are accessible. The parking design is deemed to be compliant with the SPG4.

16.0 Ecology, Lighting & Noise.



16.0 Ecology, Lighting & Noise

Overview

16.0.1 Ecology

The Site is considered to be of low ecological importance, no additional ecological surveys are required; however, the Site is located within 100m of South Thames Estuary and Marshes SSSI.

The following measures will be adopted and implemented to address the low-level ecological impacts of the scheme and deliver an ecological enhancement of the site:

- The proposed development will adhere to guidance under the Pollution Prevention Guidance Note PPG6 'Working at construction and demolition sites (2012)' will be required to minimise indirect impacts upon the SSSI during construction.
- The proposed development will include soft landscaping in the form of a garden area consisting of grassland, trees, mixed shrubs, perennials, herbs and bulbs.
- A wildlife sensitive lighting scheme will be designed to minimise illumination upon the SSSI north of the Site.

16.0.2 Lighting

Refer to lighting plan:

1414-LAM-XX-EX-DR-E-1001Proposed_External_Lighting_Layout-P01

16.0.3 Noise

As plant is anticipated to be installed, the rating noise from these fixed building services/ mechanical plant will be at least 10dB below the existing LA90 background level at the nearest noise sensitive receptors when measured and assessed in accordance with BS4142:2014.

17.0 Flood Risk & Drainage.



17.0 Flood Risk & Drainage

Overview

A Flood Risk and Drainage Assessment report has been produced by Manhire Associates and concludes as per the opposite page:



23052 WP01: Phase 2 Dalefield Road
Flood Risk Assessment
O'Halloran & O'Brien Ltd

6.0 Conclusions

A review of the existing Flood Risk Assessments for the site from 2011 and Addendums from 2011 and 2016 concluded that that the existing flood defence infrastructure and alignment of the railway line provide an adequate level of flood defence for the residential and industrial proposals up to 2055. Consequently, the industrial element is considered to be safe throughout its design life.

As part of the Flood Risk Assessment prepared by Ardent Consulting Engineers in January 2011 to support the planning application for consent to implement the Phase 2 industrial development scheme a surface water drainage strategy was devised to demonstrate that the scheme can be suitably implemented without increasing the level of flood risk when the drainage system experiences a 1:100 year rainfall event (including an additional 30% for any potential climate change impact).

Surface Water run-off from the site will freely discharge into the receiving open channel watercourses and the flows controlled to an agreed Greenfield rate of 32.20 litres/sec by the existing devices that were previously installed to the north of the application site (adjacent to the railway line).

Sufficient on-line attenuation has been provided in accordance with the previously agreed strategy by excavating on-line flood levees to accommodate the volume of surface water run-off generated by the development scheme when subjected to a 1:100 year event (including climate change) to provide a maximum volume of 1,905m3.

The site is presently drained by a series of surface water networks which discharge into the watercourse and flood levee corridors.

The introduction of the two additional buildings will not increase the impermeable area therefore no additional surface water runoff will be generated and will have no adverse impact on the existing watercourses and flood levee corridors.

Run-off from the new roof areas will connect into the existing underground drainage networks currently installed and discharge into the watercourse and flood levee corridors as is the current situation

The overall conclusion of the initial FRA remains applicable to overall flood risk within the terms and requirements of National Planning Policy Framework.

LEACH RHODES WALKER CONTACT US

info@lrw.co.uk | www.lrw.co.uk



Ground Floor West
50 Dearmans Place
Manchester
M3 5LH
t: +44 (0)161 833 0211
e: manchester@lrw.co.uk

Office 215, The Frames
1 Phipp Street
London
EC2A 4PS
t: +44(0)207 993 1363
e: london@lrw.co.uk