



LAND AT NURSERY MEWS SOUTHFIELDS, GRAVESEND DESIGN AND ACCESS STATEMENT

CONTENTS

1.0	Introduction	4
1.01	Introduction	5
1.02	Client and Aspirations	6
1.03	Project Objectives	7
2.0	Site and context	8
2.01	Site Location	09
2.02	Site History	10
2.03	Conservation Areas and Listed Buildings	11
2.04	Site Photos	12
2.05	Site Boundary and Ownership	14
2.06	Site Parameters - Building Heights	15
2.07	Site Parameters - Uses & Open Space	16
2.08	Site Parameters - Routes and Connections	17
2.09	Considerations and Opportunities	18
3.0	Planning	19
3.01	Pre-app discussions	20
4.0	Proposal	21
4.01	Site Layout	22
4.02	Amount	23
4.03	Scale and Density	24
4.04	Appearance	25
4.05	Materials	26
4.06	Access	27
4.07	Soft Landscaping	28
4.08	Hard Landscaping	29
4.09	Boundary Treatments	30
4.10	Lighting Strategy	31
4.11	Crime Prevention	32
4.12	Sustainability	32
5.0	Conclusion	33
6.01	Conclusions and Advice Request	34`

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DRAFT A	FIRST DRAFT	05/08/2024	NK	MG
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C	PLANNING APPLICATION	28/10/2024	LP	MG
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1 INTRODUCTION

1.01 INTRODUCTION

This Design and Access Statement has been produced to explore the opportunity for residential development on the Land at Nursery Mews, owned by Hyde Housing, to the northeastern corner of Hyde's existing development (2007-2011).

The design and access statement outlines the design process and what decisions have been made in relation to the development opportunities for the site and how a new sustainable development could be delivered, creating a long-term solution to persistent antisocial behaviour issues over this redundant piece of land.

The proposed scheme provides;

- 4 x two-bedroom houses
- 2 x one-bedroom maisonettes

This Design and Access Statement is intended to enable the Local Planning Authority to better understand the analysis that has underpinned the design of the development proposals and to request feedback relating to the principle of residential development and some specific planning related points



1.02 CLIENT AND CLIENT ASPIRATIONS

HYDE HOUSING



Hyde Housing is one of the largest Registered Providers of affordable housing in the country, owning circa 50,000 homes across London and the South East. One of our key objectives is to provide the right homes in the right places. Alongside our land-led development programme we are looking to maximise the use of our existing portfolio to provide new homes and improved place making for our customers.

Over the next 5 years, our ambition is to improve the offer to our customers; delivering homes that are affordable, energy efficient and safe, whilst meeting the changing needs of our customers over their lives.

HELIX PARTNERSHIP HOMES LIMITED



Helix Partnership Homes are a new and different kind of House builder operating across the South of England. We're different because we are an SME business and care about doing the right things, as well as doing things right. We provide an end-to-end development service and work in partnership with public and private sector land-owners to deliver up to 50 new homes across each of our sites.

Our internal teams provide tier one contractor and national house builder experience, sharing industry best practice to enable us to deliver small to medium sized, often complex housing developments that others may consider as challenging or uneconomic. With an in-house planning and delivery team, we can often unlock new sites that would otherwise have stalled or become unviable. Our senior team are also experienced working on larger developments in joint venture with land owners and housing associations, and have experience of working with Homes England, local authorities and housing associations to efficiently develop high quality, energy efficient and affordable homes.

HYDE AND HELIX SMALL SITES PORTFOLIO

Hyde Housing and Helix Partnership Homes have formed a partnership to increase the supply of good quality, affordable housing across a series of small sites that form part of Hyde Housing's existing assets.

These can be on land that is either being re-purposed or areas of open space that currently offer no benefit to local communities. The partnership is looking to create environments that are energy efficient, spacious and well designed in areas where there is a shortage of affordable housing. All of our sites are planning to deliver 100% affordable tenures and the benefits of our collaboration is to be able to build these schemes quickly, to bring forward much needed local housing provision.

The Nursery Grove Site, owned by Hyde Housing, is the first development this partnership is looking to deliver and will hopefully be used as a framework for future sites in this partnership.

ECE ARCHITECTURE AND PLANNING



ECE is a 115 strong Architect and Town Planning AJ100 practice with studios in London, Sussex, and Bristol, specialising in Residential, Education, Commercial, Civic & Healthcare sectors.

Our expertise and enthusiasm is applied in partnership with our clients to provide innovative and sustainable solutions to all stages of the development process.

We aspire to the highest quality of design and service to our clients and the wider communities in which our projects are delivered.

We are proud to have won several awards for our buildings including RIBA Awards, an RTPI Award, Civic Trust Awards, an Iconic Award and a range of Regional Design Awards.

1.03 PROJECT OBJECTIVES

PROJECT VISION

The aims of the project are to comprehensively redevelop the site and deliver the following benefits:

- Provide high quality affordable new homes, that have access to private amenity space.
- Landscape improvements to the brownfield site including improved BNG.
- Provide a development of the highest architectural quality that responds to the site's location.
- Develop a proposal that responds to the context
- Encourage a cohesive design response integrating pedestrian flow and enhancing the public realm.
- Achieve high environmental standards.
- The project will incorporate renewables and a robust sustainability strategy.
- EPC rating of 'A' required.
- Approximately 440 mm external wall construction – Fabric First Approach.
- Location of air-source heat pumps at GF level and well screened.
- Policy compliant Electric Vehicle Charging Points.

DESIGN APPROACH

The design proposals have evolved with regard to the historical, cultural, built context and sound urban design principles, delivering a viable mix and high quality design. The proposed design is looking to secure a sustainable future for the existing site.

In order to create a viable scheme, it is proposed that the entire site is redeveloped. The relationship with adjacent buildings and uses has been carefully considered through the design development and is explained more fully in this statement.

It is intended that proposals on site will provide regeneration benefits to the local community, and secure a future and ongoing protection of the local context. The scheme will provide much needed residential accommodation within the locality.

SCHEME SUMMARY

The proposed scheme will create a new residential development on a site that has been left undeveloped since the adjacent Hyde scheme was delivered in 2007-2011.

This high-quality new build development will respond to the character of its context to help the new development respond to the mass and scale of the surrounding existing buildings.

We seek to deliver 6 high quality 2-bed and 1-bed affordable dwellings.

Parking consists of 1 allocated space per dwelling, and 2 shared visitor space. Each dwelling will have secure cycle parking located within front or rear gardens, all delivered within considered landscape designed site plan.

2 SITE AND CONTEXT

2.01 SITE LOCATION

SITE DESCRIPTION

The application site is in Gravesend, 21 miles east of Central London. It sits 1.7 miles to the south of Gravesend station, which has direct links to central London stations in under an hour. The site also benefits from close road links to the A2 with ongoing connections to the central London and east into Kent.

Gravesend town centre and Thames rivers edge are located 35 minute walk from the site. The town centre comprises a mix of commercial, retail, and industrial activity. Public transport links via the local bus network routes are available from nearby bus stops, making the location of the site sustainable.

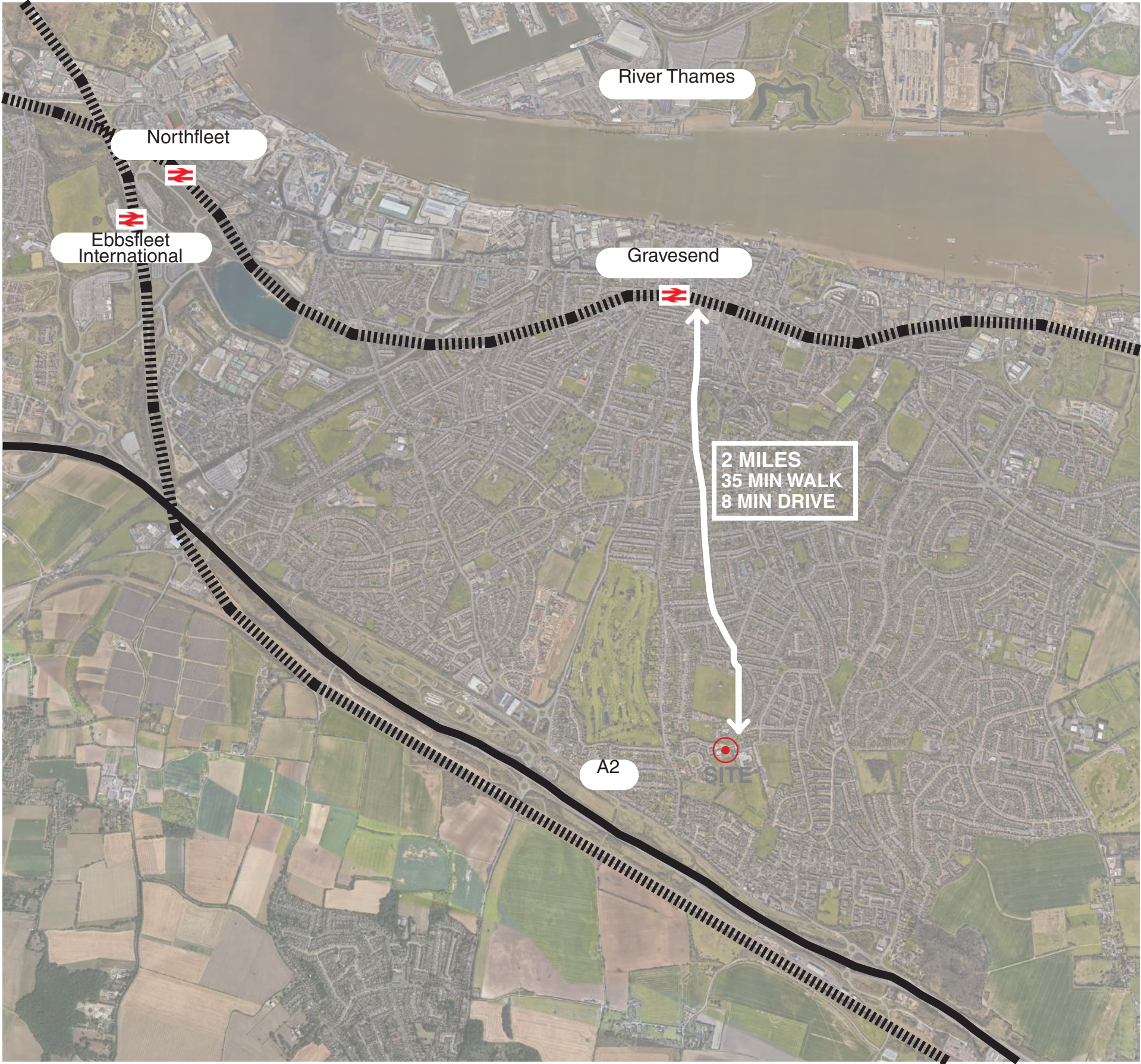
The application site itself is an undeveloped brownfield site to the east corner of an existing housing development. Hyde owns several parcels of land surrounding the site, including the community spaces to the south. The site is 1160m² in area and is predominantly flat.

The existing development to the west comprises of 2-3 storey terraced houses, and 3 storey flats, as well as some detached and semi-detached 2 storey houses. There are two schools near the site; King's Farm Primary School sits directly adjacent to the site along the north boundary, and Ifield School is located to the southeast of the site.

To the south of the site is the Meapa Gymnastics Club, a local football pitch and associated clubhouse. Connected with these buildings are 2 car parks, one used by the Gymnastics Club, and one used by the football ground.

The wider surrounding area is predominantly residential with mostly 2 storey buildings, as well as a small amount of larger 3-4 storey buildings.

The site is well located for recreational space and public open space, including Hever Farm recreational area, Cyclopark, local playing fields and Mid Kent Golf club,

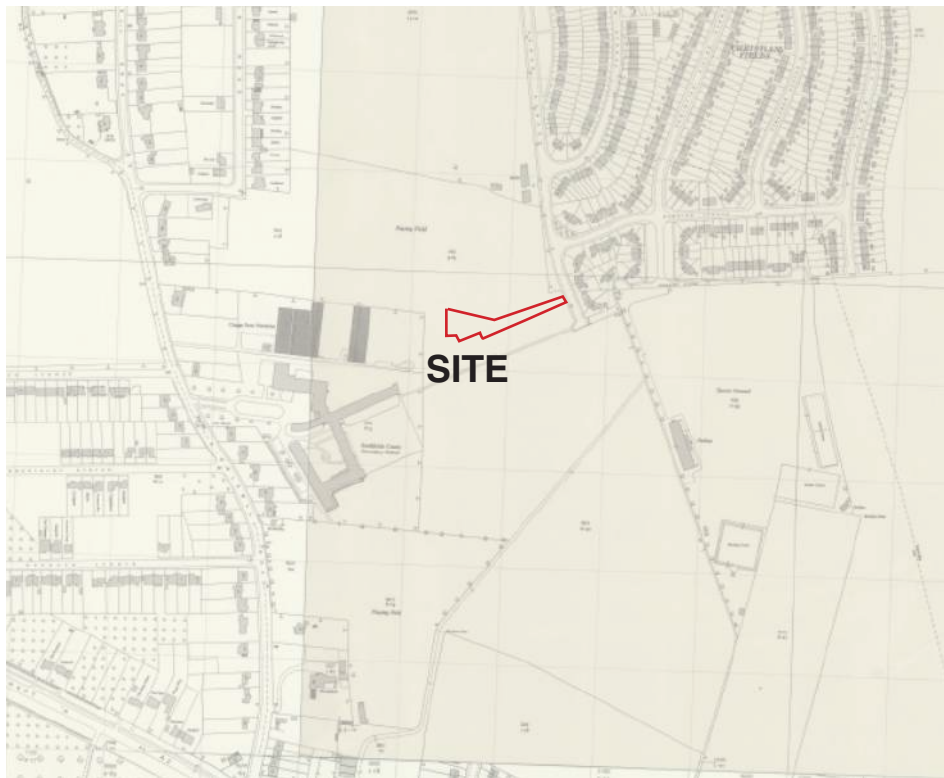


Site location Map

2.02 SITE HISTORY



1900 - The site was within a large area of agricultural land, just on the border of the Shinglewell/Ifield and Northfleet urban districts.



1940 - The area surrounding the site has begun to be developed, with the construction of residential developments to the north east, west, and south. Immediately west of the site sits Craggs Farm Nurseries, with Southfields County Secondary School to the south.



1960 - The area surrounding the site has continued to develop away from the site. Craggs Farm Nurseries has expanded and King's Farm Primary School has been established.



1990 - The density of residential buildings has continued to increase. Southfields County Secondary School has been expanded and the nurseries demolished.



2007 - The area surrounding the site has become further developed. Southfields County Secondary School is demolished and the development to the south west of the site is about to begin construction.



2011 - The residential development to the south west of the site is under construction.

2.03 CONSERVATION AREAS AND LISTED BUILDINGS

The site is quite far removed from any listed buildings and conservation areas, with the majority sitting to the north of the site, in the centre of Gravesend. Many of these buildings are listed as Grade II. A small collection of listed buildings sits closer to the site, just over half a mile away to the south on Hever Court Road, near Singlewell.



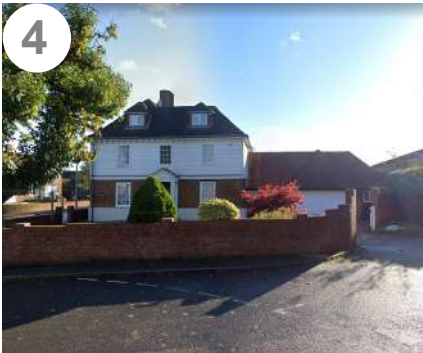
The George Inn - Grade II



Chapel Farmhouse - Grade II



Corner Cottage - Grade II

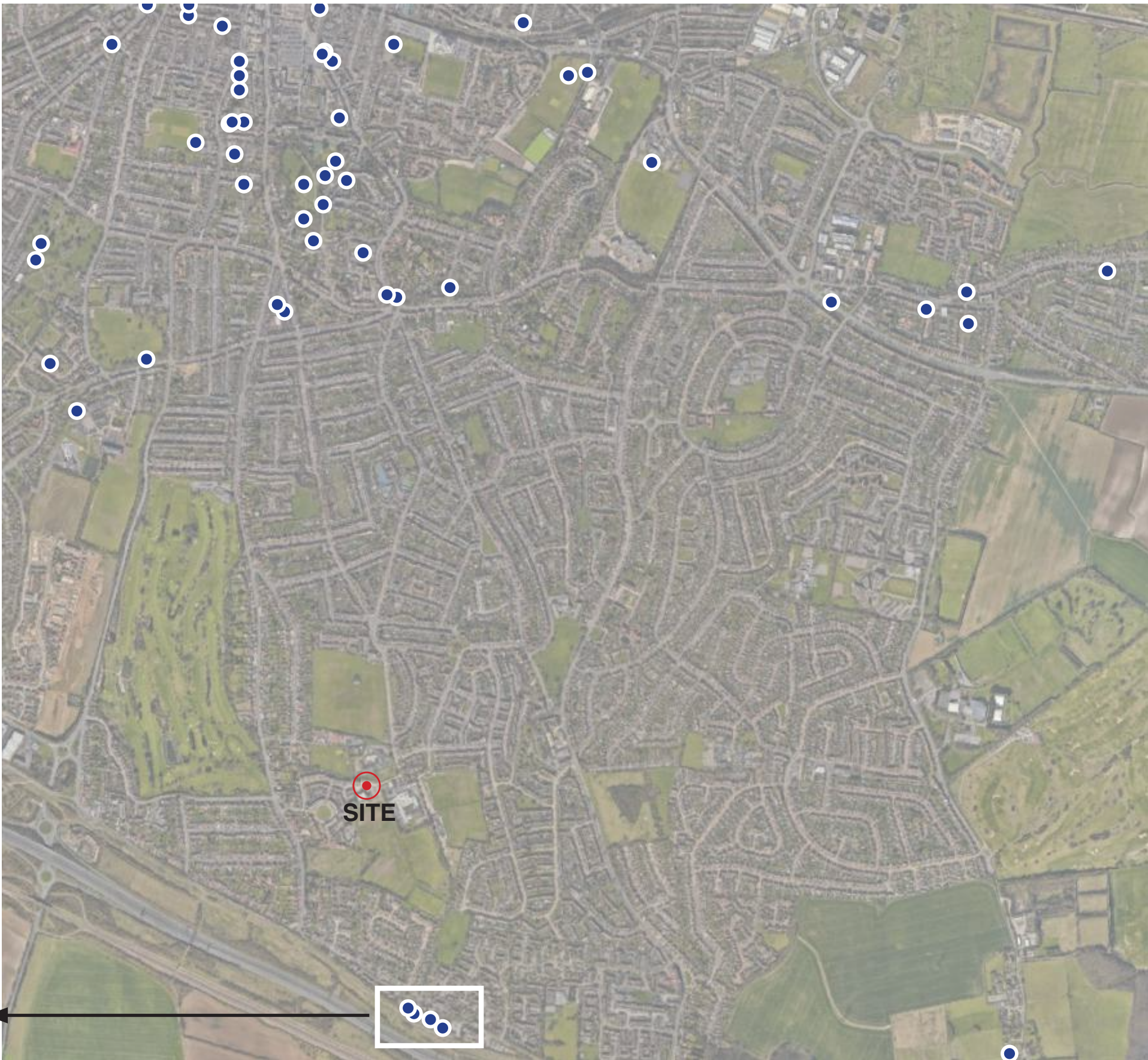


Orchard House - Grade II



Hever Court Road Listed Buildings

Key
● Listed Building



Listed buildings plan



2.04 SITE PHOTOS

The north edge of the site borders onto the play area of King's Farm Primary School.

To the west is a housing development constructed between 2007 - 2011.

To the south and southwest of the site sits several playing fields, Ifield School, and several parking areas, which serve the school and a gymnastics centre.

To the east is a development of pre-1960 homes, as well as additional playing fields.



Looking east along Nursery Mews



Looking west along Nursery Mews



Location Plan



Aerial view looking north west



Aerial view looking south south east

2.04 SITE PHOTOS

A private portion of Nursery Mews runs east from the development, connecting the site to Cedar Avenue.

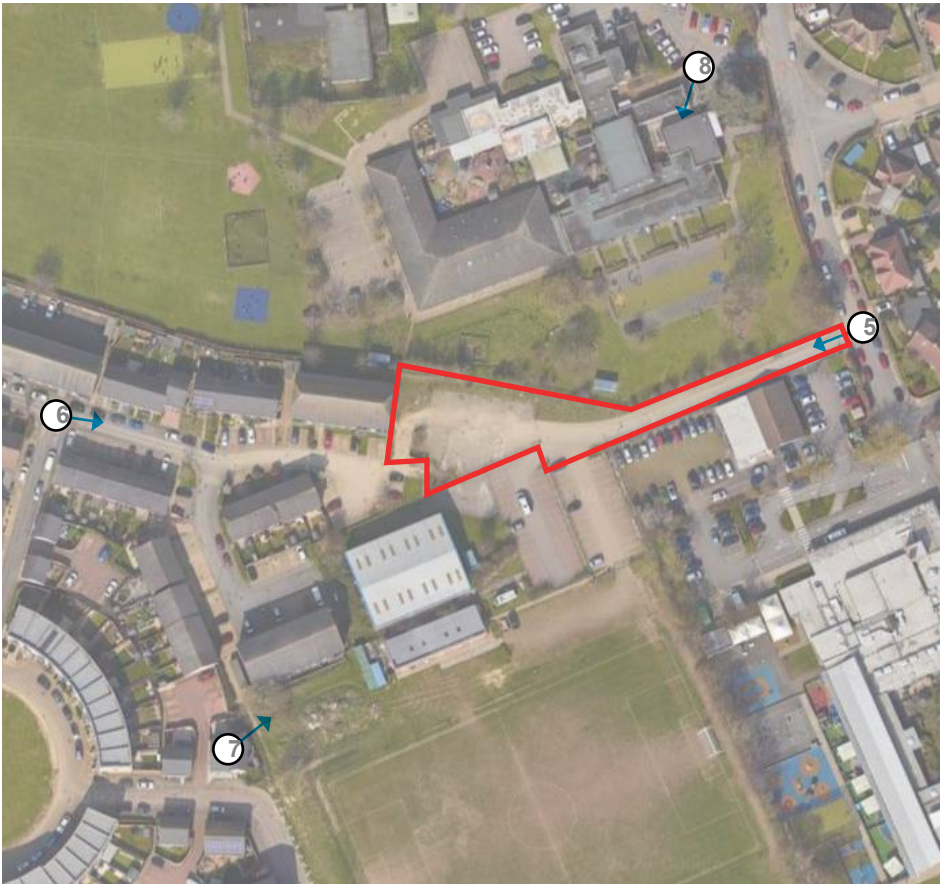
The western end of Nursery Mews connects into Nursery Grove and the existing housing development.



Looking west from the intersection of Nursery Mews and Cedar Avenue



Approaching the site from the west by Nursery Grove



Location Plan



Aerial view looking north east



Aerial view looking south west

2.05 SITE BOUNDARY AND OWNERSHIP

The site sits within an area of land already owned by the Hyde Group.

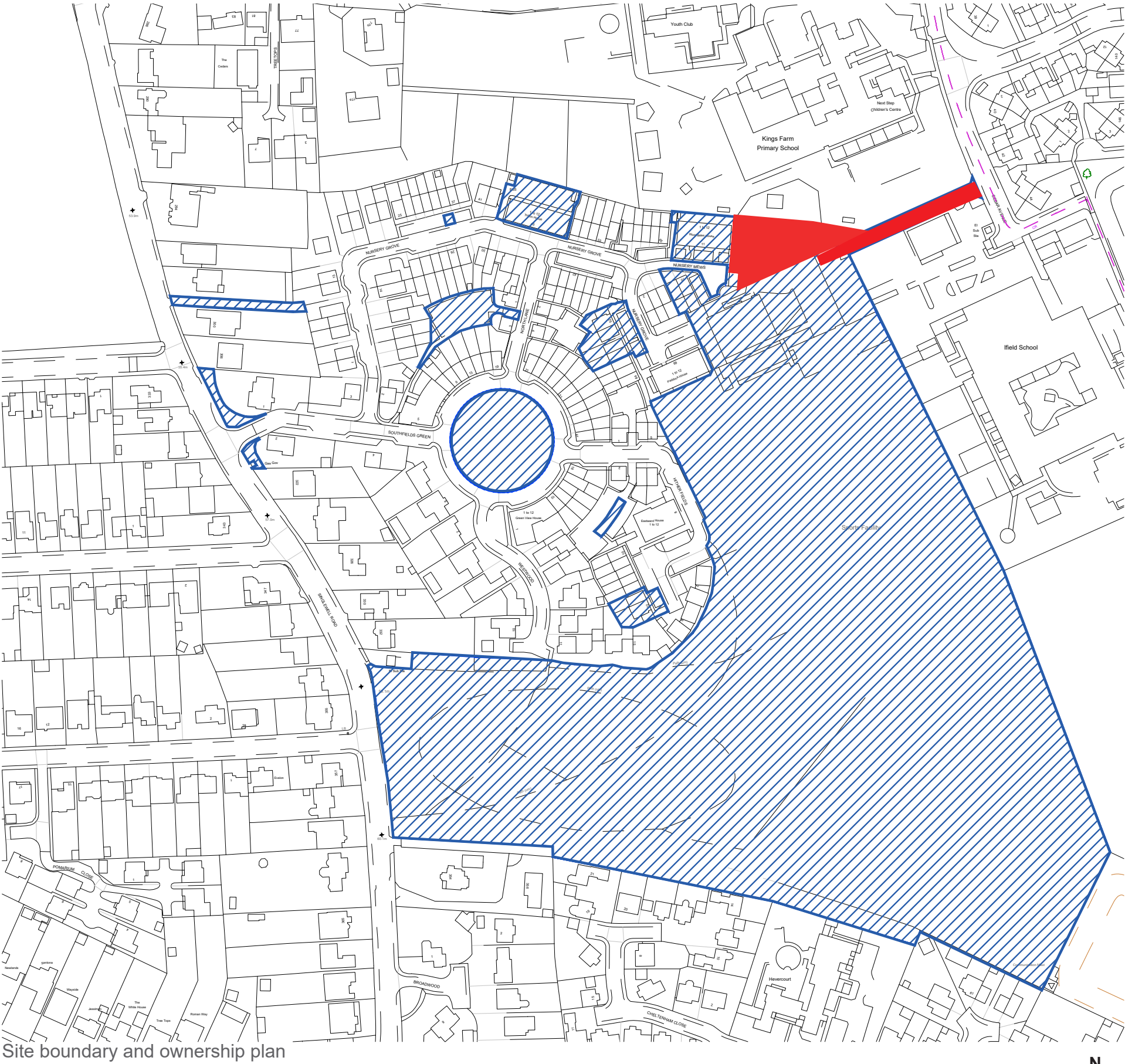
The area of land owned includes the car parks that sit adjacent to the site to the south.

The client also owns the block of flats adjacent to the site and other housing and land parcels throughout the estate.

Key

Application site boundary

Ownership site boundary



2.06 SITE PARAMETERS - BUILDING HEIGHTS

The majority of the buildings surrounding the site are 2 storey residential buildings. In the existing development to the west and south west of the site there are also some 3 storey flats and town houses. The schools comprise mostly 1 storey, with some 2 and 3 storey elements.

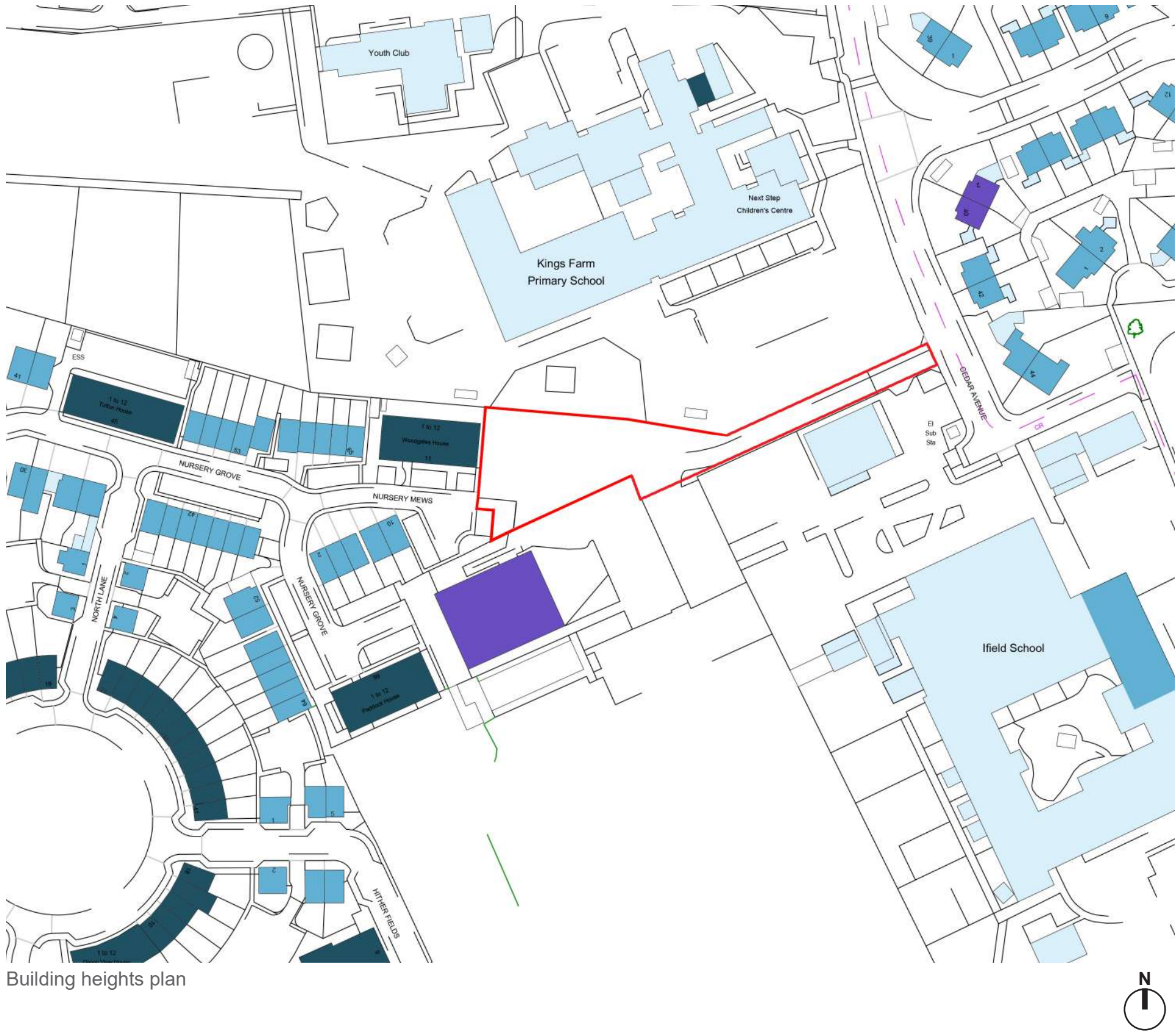
Key

1 storey

2 storey

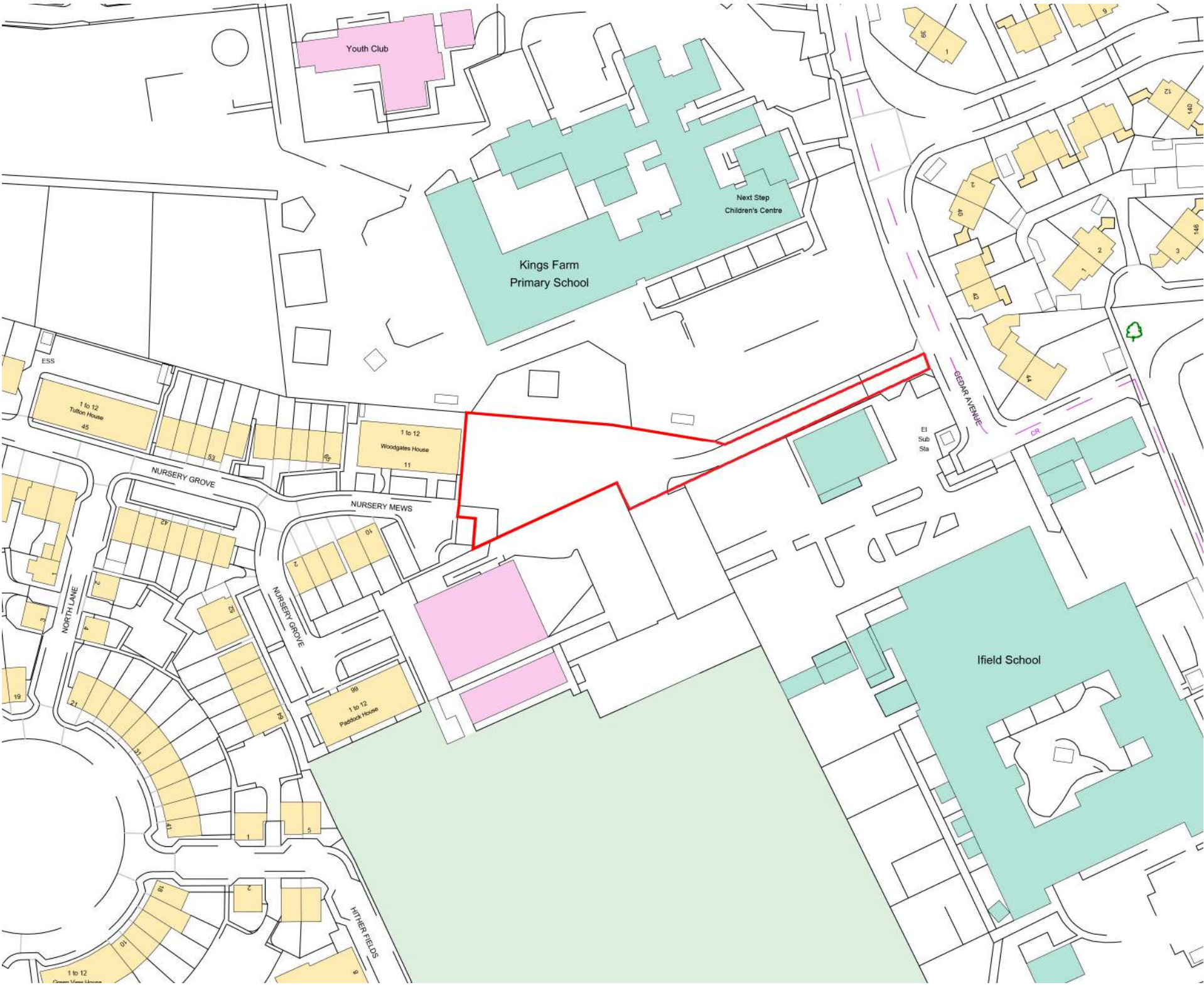
2.5 storey

3 storey



2.07 SITE PARAMETERS - USES AND OPEN SPACE

The immediate area surrounding the site is mostly residential in use. There are two schools; one to the north and one to the south east, as well as some children’s amenities such as the Meapa Gymnastics Centre and a youth club. There are also several playing fields and a park to the south.



Building heights plan

- Key**
- Residential
 - Schools
 - Amenities
 - Public Green Space

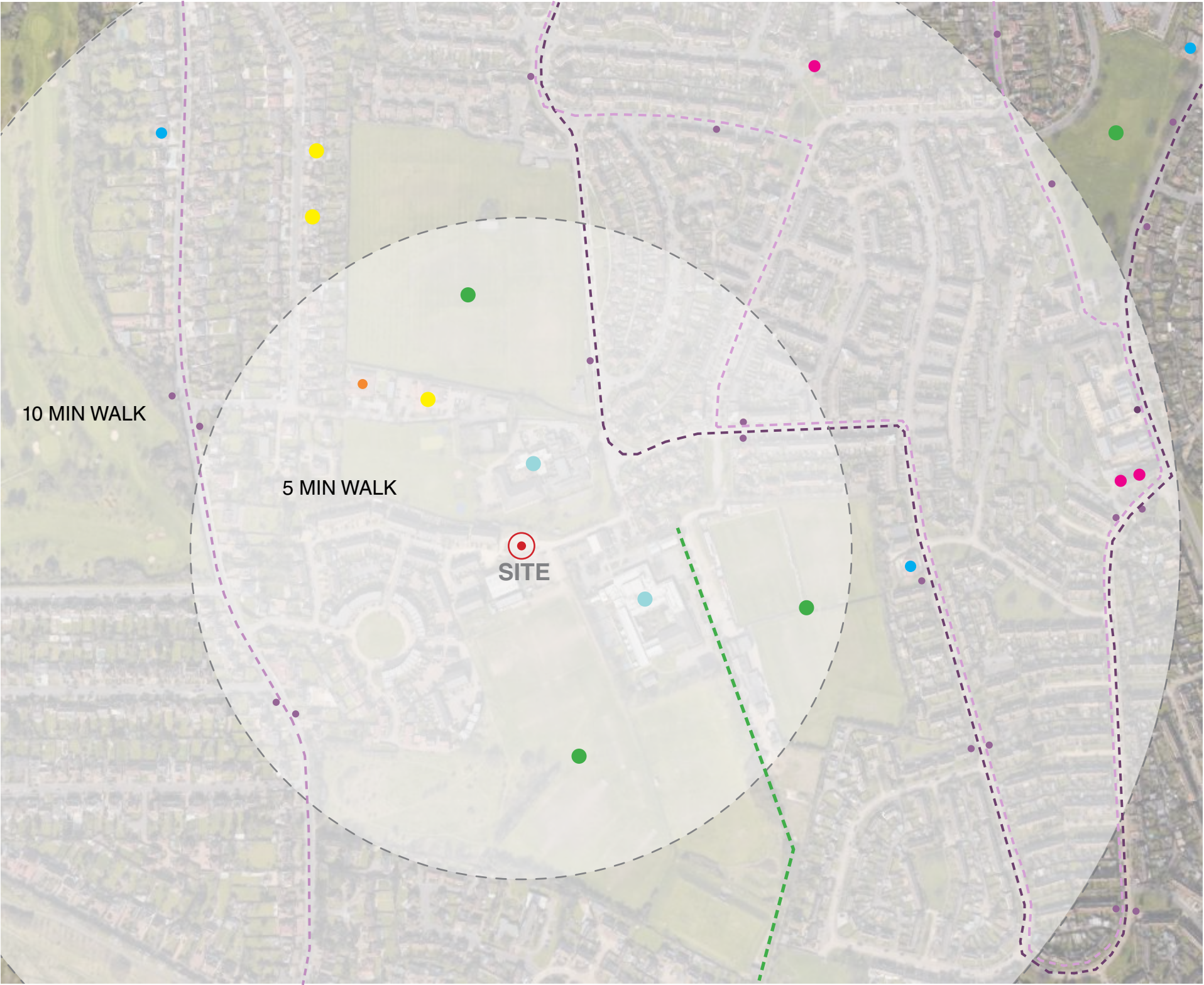
2.08 SITE PARAMETERS

ROUTES AND CONNECTIONS

- The site is located within a well developed residential area.
- There is an extensive number of playing fields and parks within a 10 minute walking distance, as well as a golf course.
- There are also several doctor's surgeries and churches.
- There are three convenience stores located under a 10 minute walk away.
- Several bus routes connect the site to Gravesend town centre in under 20 minutes.

Key

- | | |
|---|--|
| ● Schools | ● Bus Stops |
| ● Nurseries | --- 111 Bus Route |
| ● Doctors' Surgery | --- G1 Bus Route |
| ● Green Space | --- 483 Bus Route |
| ● Churches | --- Public Right of Way |
| ● Shops | |



Routes and connections plan



2.09 CONSIDERATIONS AND OPPORTUNITIES

There is potential access at both sides of the site from Nursery Mews. It appears that some access has been retained from the development on the western edge of the site. The east portion of Nursery Mews is currently being used as a private road, under the ownership of Hyde.

King's Farm Primary School, which sits directly along the north boundary of the site needs to be carefully considered.

Views from the development should be oriented to the south, west, and east were possible.

Shading will need to be utilised along the southern face.

Views to the south and south east should be maximised, especially at higher storeys, to take advantage of views over the fields and parks.

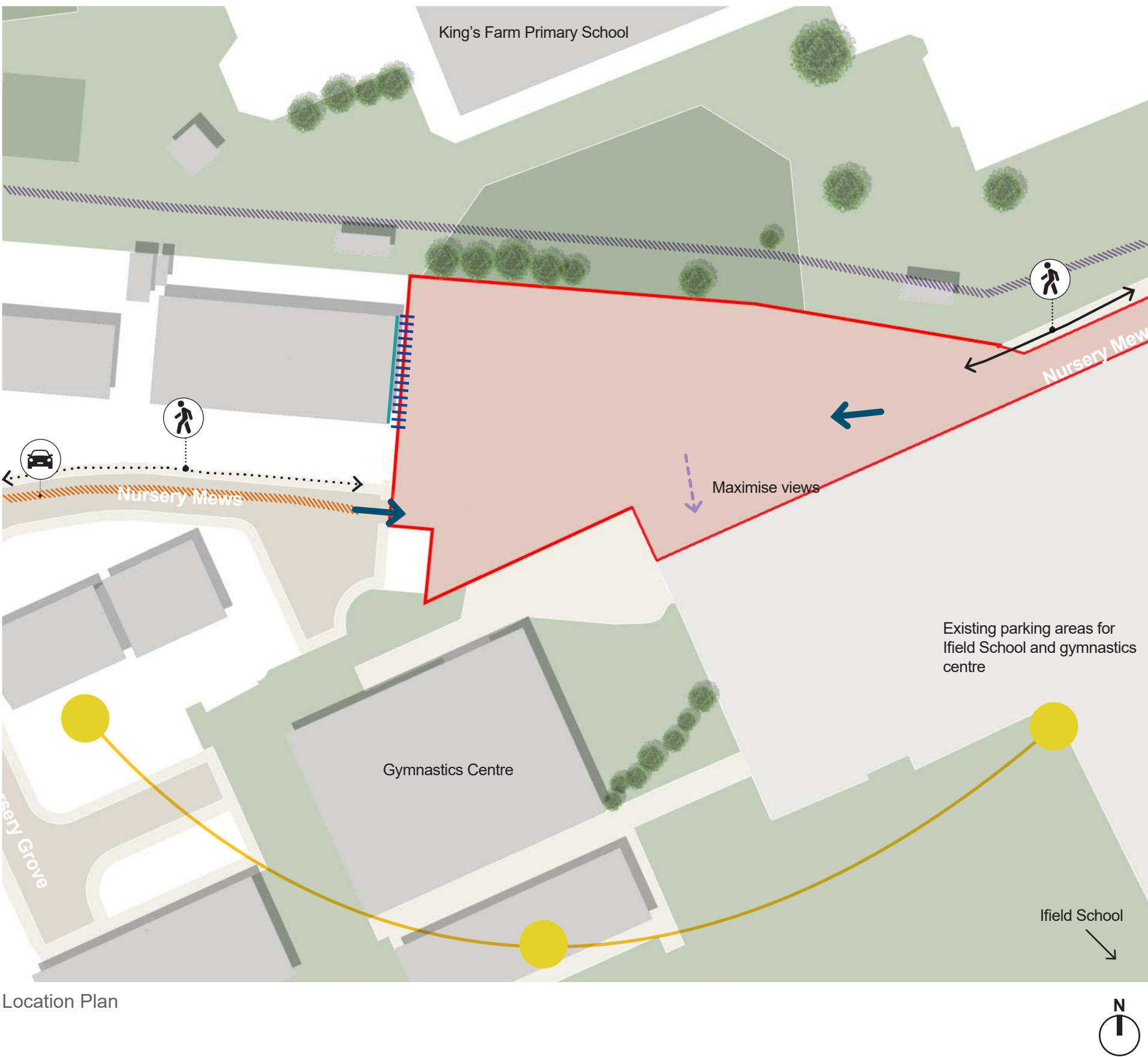
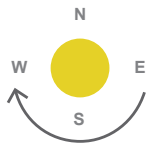
The new development will need to be set back min. 2m from the existing building on the west edge of the site to deal with spread of fire, and to maintain adequate natural light into the existing units.

Development of the site provides an opportunity to mitigate re-occurring antisocial behaviour issues that have been occurring across the site, and improve the public realm for the community.

Key

- Existing buildings
- Site
- Private road
- Car park
- Public footpath
- Private footpath
- Potential access

- Primary traffic noise
- Other potential noise
- Fire buffer zone
- Windows
- Existing trees



Location Plan

3 PRE-APP DISCUSSIONS

3.03 PRE APP MEETING

4.01 Pre-app discussions

Pre app discussion were held with Gravesham Borough Council in August 2023 (Pre-app ref: PRE20230194) The following key points were discussed at the meeting. The following design response is highlighted in green.

Retain emergency access link through site

- Emergency access retained and enhanced as a key pedestrian link with retractable bollards.

Implement car parking, visitor parking and cycle storage in line with KCC guidance.

- Car parking has been redesigned to provide 1 space per dwelling with two additional visitor spaces.

Explore potential pedestrian/cycle links to Cedar Avenue and nearby schools.

- Pedestrian link between both parts of Nursery Mews has been enhanced which will improve pedestrian links to Cedar Avenue and Kings Farm School.

Nursery Mews is an adopted road so any extension should also be adopted.

- Extension of Nursery Mews and car parking area has been designed to be adopted by the local authority.

A Noise Assessment will be required

- Noise Assessment has been undertaken by Acoustical Investigation & Research Organisation (AIRO)

There is a need for housing within the area with the council not being able to demonstrate a five year housing supply.

- The scheme will provide 6 additional affordable dwellings to help meet Gravesend Borough Council's 5 year housing supply.

Additional amenity space required within the scheme.

- The number of units have been reduced down to 6 to allow additional amenity space and dwellings have been designed to have enlarged front gardens and access to 2 pocket parks within the site.

Possible overlooking of the adjacent school.

- Overlooking has been investigated as part of the final design.



SITE PLAN DISCUSSED AT PRE-APP MEETING



VISUAL DISCUSSED AT PRE-APP MEETING

4 PROPOSAL

4.01 PROPOSAL

4.01 Site Layout

The overall site plan is designed to ensure the residential development will reflect the location of the site. Adopting the local built form and urban grain, the site plan seeks to create a homogenous extension to the existing settlement edge, overall contributing to the distinct character of the surrounding area.

The proposed site layout offers dwellings fronting onto Nursery Mews, which are set back from the boundary thereby protecting the existing trees and hedgerows. The dwellings overlook the existing pedestrian/emergency access route which links eastern and western parts of Nursery Mews.

The Site Plan provides the following key elements;

- The provision of a terrace of 6 new dwellings, will integrate with the surrounding urban grain where terraces of 4-8 dwellings are common place.
- A sustainable addition to the settlement edge that is designed around current urban design best practice guidance to create a safe, inclusive and interactive environment.
- An appropriate landscape scheme, maintaining existing trees along the boundary and creating two pocket parks.
- Primary access from Nursery Mews, maintaining the existing site access.

The site layout demonstrates that the addition to the area can be created in a visually integrated, environmentally sensitive and sustainable manner, complementing the established character of the location.



PROPOSED SITE PLAN (NTS)

4.02 PROPOSAL

4.02 Amount

The proposed scheme is for a total of 4no. 2-bed houses and 2no. 1-bed apartments. The proposed layout creates a density of 50 dwellings per hectare which is comparable to similar residential areas in this part of Gravesend.

There is provision for 6 car parking spaces located in close proximity to the proposed dwellings.

Dedicated cycle/refuse stores are located in either front garden storage units or rear garden secure sheds.

Schedule of Accommodation	
4 x 2B4P	@ 80.4m2
1 x 1B2P	@ 51m2 (plot5)
1 x 1B2P	@ 61m2 (plot 6)
TOTAL - 4 houses + 2 Apartments	
Parking Spaces	
1 Spaces per dwelling	
2 visitors parking	
TOTAL - 8 parking spaces	
Area	
Site Area - 0.12ha	
Site Area Density - 50 dwellings per ha	



PROPOSED SITE PLAN (NTS)

4.03 PROPOSAL

4.03 Scale & Density

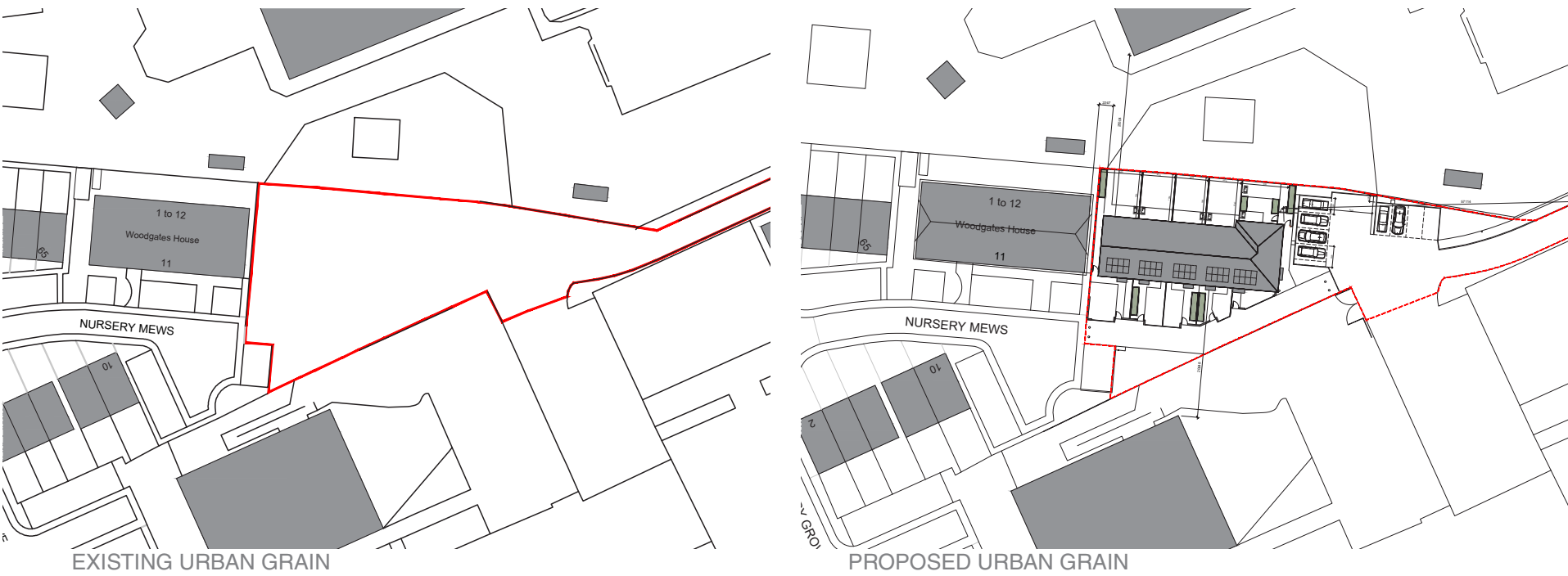
Scale

Across the development, the building heights will be two storeys high, matching much of the residential development within Gravesend. The two storey development is located directly next to an existing three storey flat block, however most of Nursery Mews consists of two storey housing in a terrace format similar to the proposed scheme. The scale and massing is considered appropriate for the area.

Density

The footprint of Woodgate House notably exceeds that of the surrounding buildings, creating a divergence from the established character of the area. In contrast, the proposed housing scheme—featuring smaller terrace dwellings—supports an urban grain that aligns more closely with the existing context, promoting a harmonious relationship with the surrounding built fabric.

With a gross site area of 0.12 hectares, the proposal achieves a density of approximately 50 dwellings per hectare. This density is regarded as appropriate for the site, offering a density housing solution suited to the settlement edge. This approach ensures a balanced development, enhancing the transition to the existing community while respecting the character of its setting.



Proposed site section

4.04 PROPOSAL

4.04 Appearance

The scheme proposes a traditional architectural style adopting the character of the local area predominantly comprised by two storey terrace forms . The dwellings have been carefully designed to provide a cohesive design response that brings together a vernacular material palette but using contemporary architectural detailing. The proposed scheme is activated with feature soldier courses and projecting brick detailing.

The dwellings feature deep and generous window proportions and porches to provide interest and variety in the street scene. The easternmost dwellings feature a hipped roof which is in keeping with the local character.

Materials Schedule	
1 -	Mixed stock red brick
2 -	Gray Roof tiles
3 -	Light Gray UPVC Window frames
4 -	Light Gray UPVC Rainwater goods
5 -	GRP Porch structure
6 -	Brick Soldier course
7 -	Projecting Brick Detailing
8 -	Composite front door
9 -	Solar Panels



PROPOSED ELEVATION



PROPOSED STREET SCENE ALONG NURSERY MEWS

4.05 PROPOSAL

4.05 Materials

A limited palette of materials is used to create a cohesive language for the built form, enabling a sense of place for the development.

Key references taken from the local vernacular include, red mixed stock facing brick, terrace forms with front to back roofs and soldier course above window heads.

As such, the proposed development incorporates mixed stock red brick and grey roof tiles for the dwellings, in keeping with the vernacular styles across Gravesend. This is then complemented by the use of feature brick detailing panels and soldier courses.

A grey roof tile is proposed, which is prevalent along Nursery Mews.

This approach to materiality has been carefully considered to ensure the scheme is representative of its time while sitting suitably within the site's context.

MATERIAL PALETTE



Red mixed stock bricks



Feature brick detailing panels



Composite front door in light grey



Light grey fascias and soffits



Grey Roof tiles



Light Grey Windows



Grey GRP porch



Soldier course detailing

Materials Schedule	
1 -	Mixed stock red brick
2 -	Gray Roof tiles
3 -	Light Gray UPVC Window frames
4 -	Light Gray UPVC Rainwater goods
5 -	GRP Porch structure
6 -	Brick Soldier course
7 -	Projecting Brick Detailing
8 -	Composite front door
9 -	Solar Panels



PROPOSED FRONT ELEVATION

4.06 PROPOSAL

4.06 Access

The principal access to the site utilises the exiting eastern part of Nursery Mew. A parking courtyard of 8 spaces each with access to EV charging facilities is located at the eastern end of the site. The landscaped courtyard can be access off of Nursery Mews. One of the bays will have the potential to be widened to 3.3m in line with Building Regs Part M4(2) regulations to accommodate a disabled parking space.

Pedestrians and Cyclists can access the site using both ends of Nursery Mews. The existing emergency access route linking both side of Nursery Mews will be retained with new retractable bollards added to prevent vehicles driving along the route.

The existing tarmacked pedestrian path that enters the site from the eastern part of Nursery Mews will be retained allowing pedestrian access into the site before the route links with the existing emergency access route.

The shared surface road is 4.8m wide with a turning head to located at the eastern end of the site.

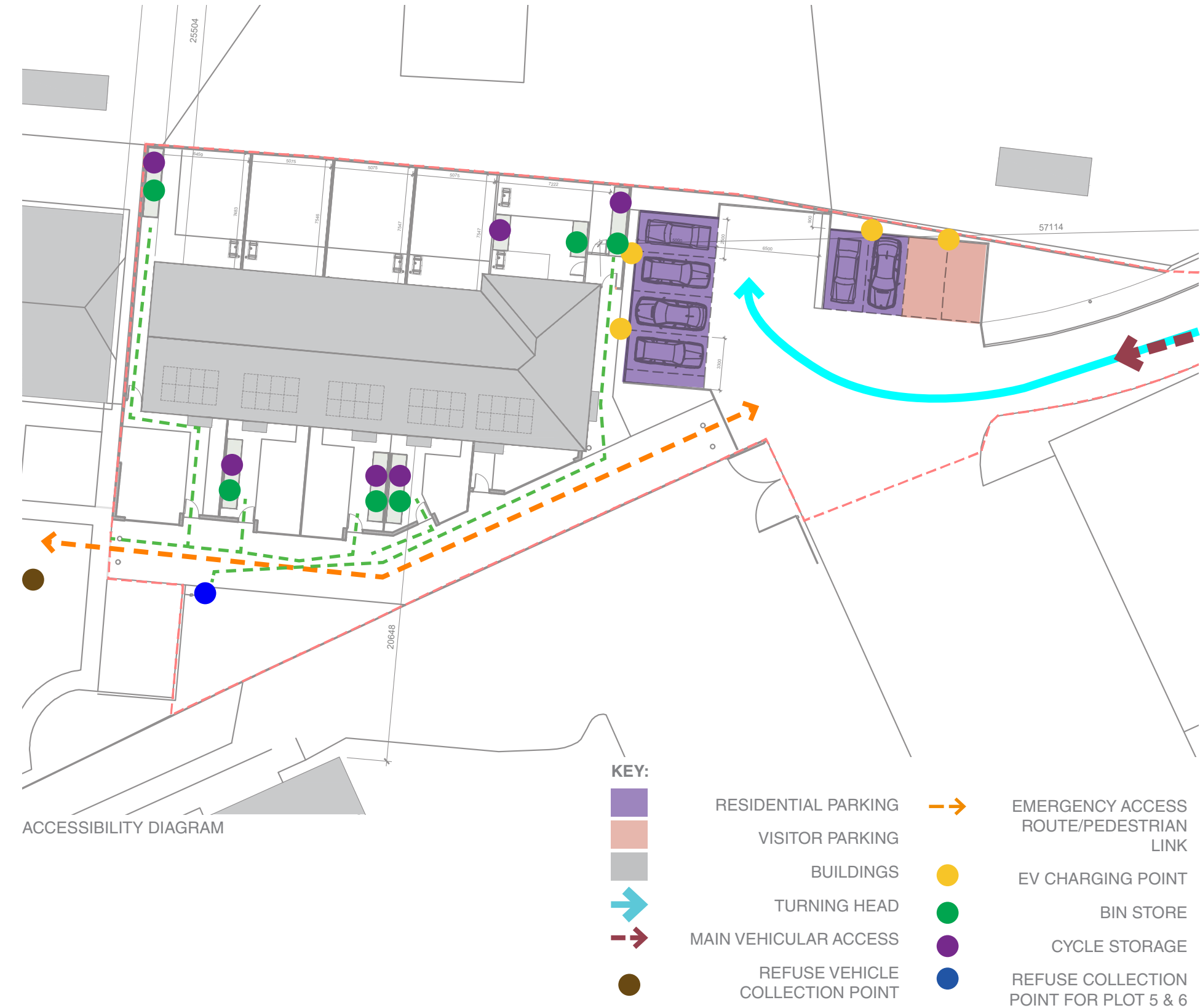
Refuse and Emergency Access

Refuse storage for dwellings will be within rear and front gardens with bins brought to the front of properties by residents on collection day. Access for refuse and emergency vehicles will be from the west via Nursery Mews as per the existing refuse collection route. Plots 5 & 6 will drag their bins to a designated refuse collection point on collection days.

Cycle and Car Parking Spaces

Secure cycle storage is provided within front gardens for Plots 2-4 and rear gardens for Plots 1, 5 & 6.

For full tracking and parking details please refer to the transport assessment submitted as part of this application.



4.07 PROPOSAL

4.07 Soft Landscaping

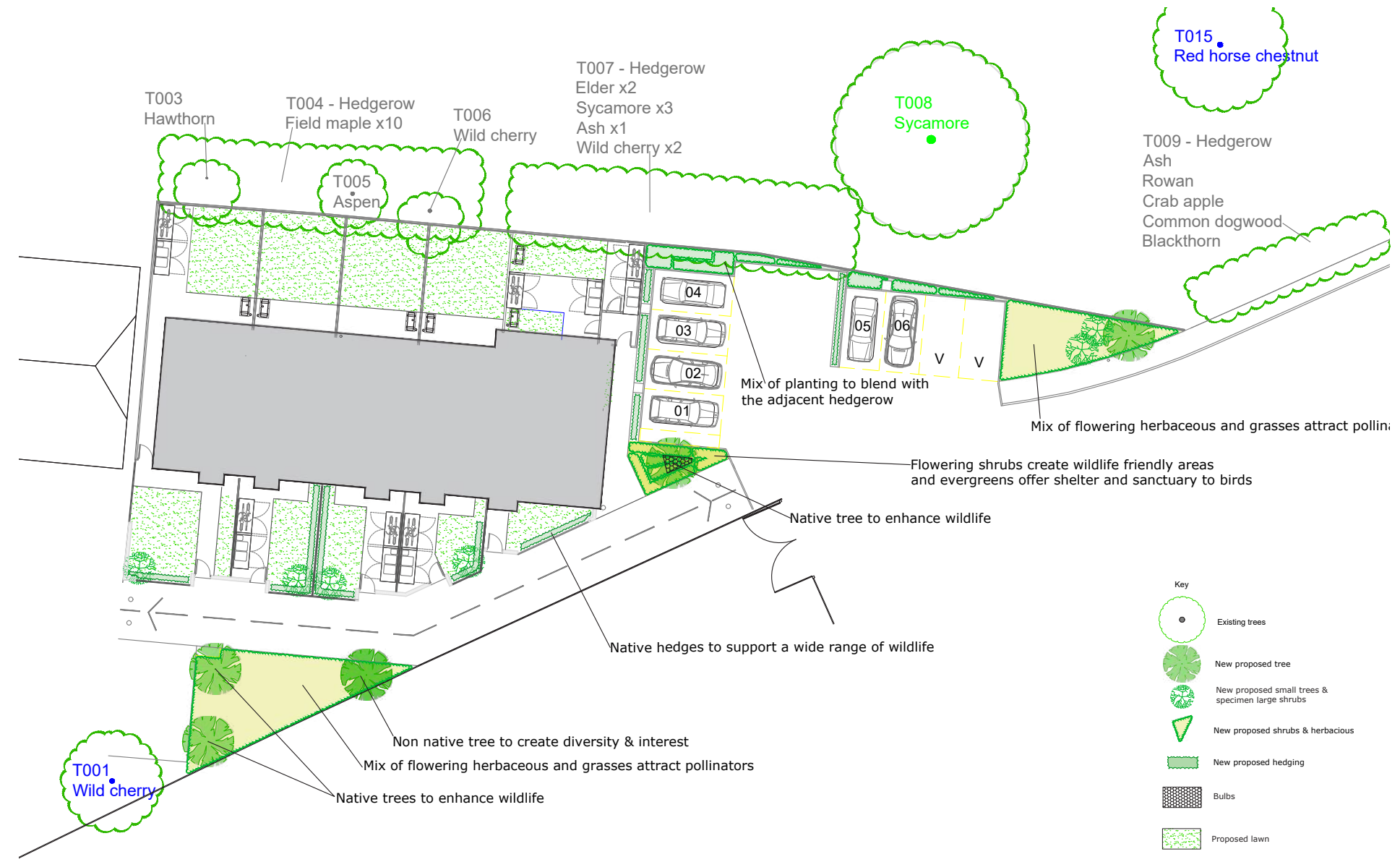
The landscape approach aims at creating a diverse range of benefits within the design such as resilience, biodiversity for habitat and pollinators as well as aesthetic ensuring year-round seasonal interest.

All the selected planting species are low maintenance and well suited for the weather conditions.

Species were selected to from a simple and coherent landscape and to achieves a balance in terms of quantities between native and non-native plants. The incorporation of hedges and shrubs helps create diverse habitats and a sense of enclosure.

Dark foliage plants (Cercis, Cotinus, purple beech and Pittosporum) contrast with several white flowering species while a dash of blue, pink and lime add interest.

TYPICAL PLANTING



THE PROPOSED LANDSCAPE STRATEGY BY GINGER LANDSCAPES

4.08 PROPOSAL

4.08 Hard Landscaping

The proposed hard standing strategy is designed to establish a visually appealing and functional environment, ensuring year-round accessibility for both residents and visitors.

The existing tarmac access road from Nursery Mews will be preserved and extended to integrate seamlessly with the proposed parking area. This parking area will feature block paving, incorporating contrasting marking blocks to define individual spaces effectively.

The emergency access route, which also serves as a pedestrian link, will be finished with Tegula paving slabs, providing a durable and attractive surface. Additionally, each dwelling will have internal paving in the form of buff-coloured utility slabs, contributing a consistent and welcoming aesthetic throughout the scheme.

MATERIAL PALETTE



Charcoal Paving



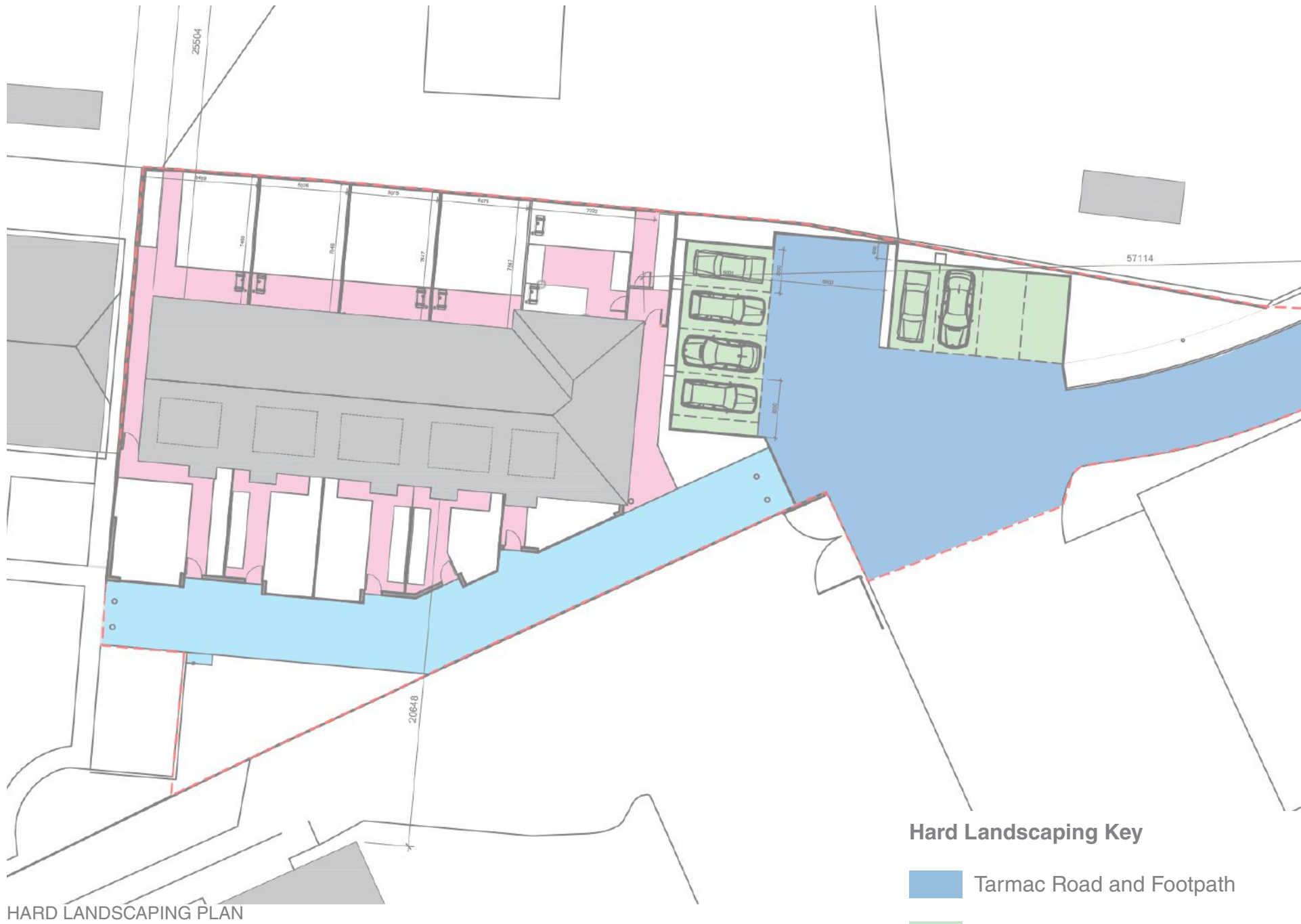
Charcoal Block Paving



Buff Utility Paving



Tarmac



Hard Landscaping Key

- Tarmac Road and Footpath
- Charcoal Block Paviors
- Tegular Paving Charcoal
- Utility Paving Slabs – Buff

4.09 PROPOSAL

4.09 Boundary Treatments

The boundary between the street and front gardens will consist of sections of brick wall that contain the entrance gate, the brick wall sections are interspersed with sections of metal mesh fencing, creating contrast between the brick and metal and allowing the front garden landscaping to become part of the street scene.

Rear garden fencing will consist of 1.8m close-boarded fence. Sections of palisade fencing on the boundary with King’s Farm Primary school have been retained next to the proposed parking area.

MATERIAL PALETTE



Brick wall with Metal Meshing Fencing



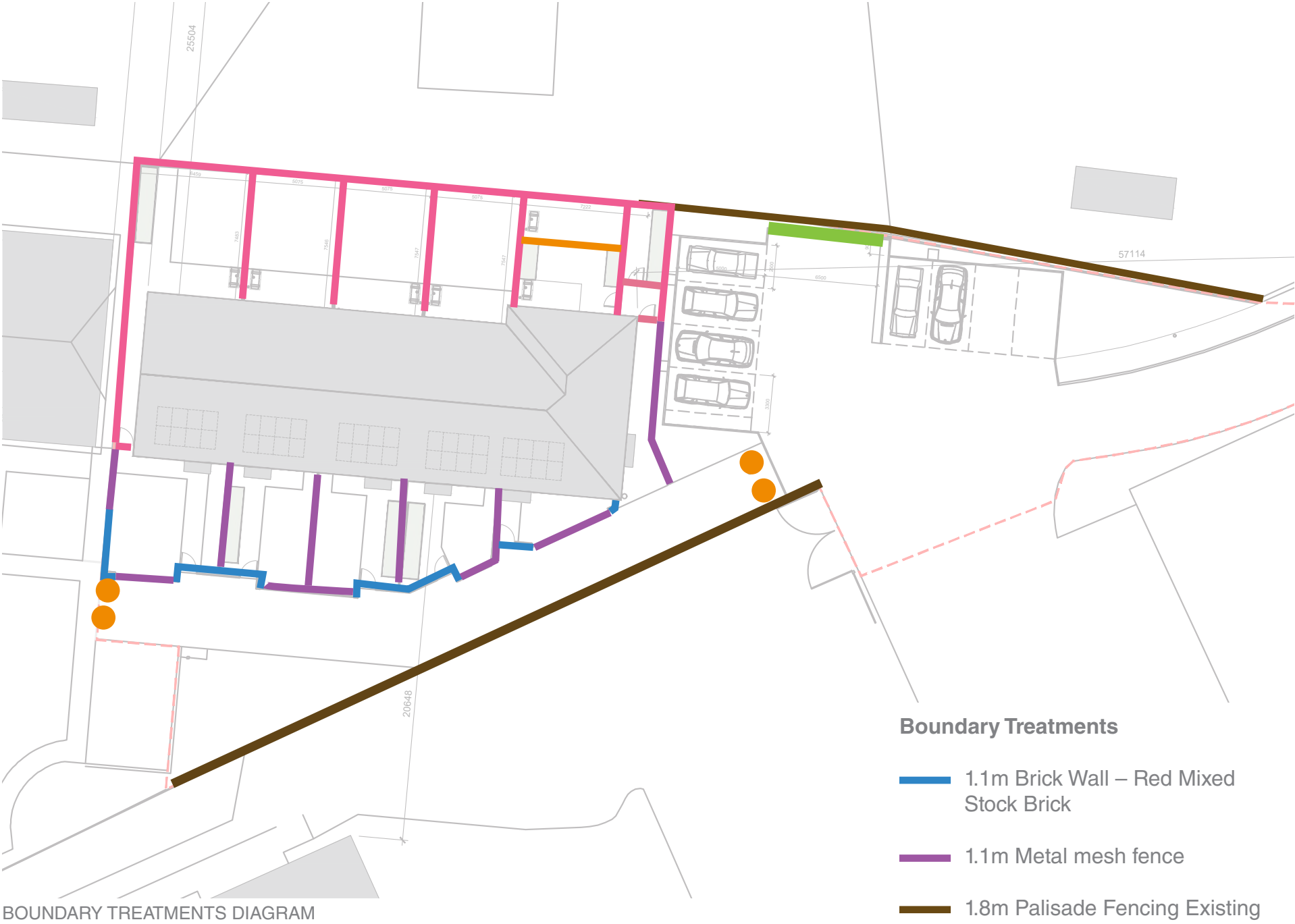
Slatted Timber Gate



1.8m Closed Boarded Fencing



1.8m Palisade Fencing



Boundary Treatments

- 1.1m Brick Wall – Red Mixed Stock Brick
- 1.1m Metal mesh fence
- 1.8m Palisade Fencing Existing
- 1.8m Closed Board Fencing
- 1.5m Closed Board Fencing
- ~1.2m Hedge
- 1.1m Bollards

4.10 PROPOSAL

4.10 Lighting Strategy

A detailed external lighting strategy has been design by EDS to accompany the application.

Four new led lamp posts are proposed along the existing vehicular access road and shared emergency access. The lights will provide ample light to the street allowing residents to safely used the space after dark. The lamp posts will feature hoods to direct the light to the target location and prevent unnecessary light spillage to surrounding areas.

The proposed parking area on site will also be lit using an LED Lamp post which will further help with natural surveillance.

The front and rear elevation of each proposed dwelling will feature a wall mounted PIR light, aiding surveillance over the front gardens and allowing the rear the rear gardens to be used after dark.



4.11 PROPOSAL

4.11 Crime Prevention

Crime prevention measures have been considered within the scheme designed to achieve a development that responds to the seven key principles of ‘Secured-by-Design’.

In particular, the scheme has a single point of vehicular entry which has excellent natural surveillance from ‘active edges’ of a number of the dwellings.

The dwellings have defensible shared private amenity space, creating a safe feel for residents and visitors. The main pedestrian thoroughfares through the site are also substantially overlooked by a number of dwellings.

Lighting of the public realm will be to current British Standards. External lights will be provided to the dwelling entrances, operated by PIR sensors.

Front doors and patio doors will have laminate glass and locks to the relevant British Standard, whilst windows on all floors will have locks to the relevant British Standard.

Parking for vehicles within the development has been designed so its has natural surveillance from dwellings making residents feel safe. Plots 5-6 has an active frontage to the east to provide additional surveillance over the proposed car parking area and pocket park.

Open space & landscaping is considered to be an appropriate size and will be maintained by a nominated management company in perpetuity alongside the parking areas so that it does not fall into disrepair.

4.12 Sustainability

The site is considered to offer adequate accessibility, being located within walking distance of several local bus routes, local shops and conveniences, while Gravesend Train Station is a short drive.

Public transport is adequate, with bus services in close proximity. Bus stops on Singlewell Road connect the site to the Town centre and Thameslink/Southeastern Train services to London.

Secure cycle storage will be provided for each new dwelling within a garages supporting sustainable travel methods. There will also be provision for EV charging points supporting the transition to sustainable energy sources.

All dwellings will have Air Source Heat Pumps and PV Panels, offering a modern and sustainable method of heating.

Water consumption in all dwellings will be reduced through the use of practical and hygienic water saving measures such as flow restrictors, reduced bath volumes, water efficient white goods, dual flush toilets and water butts.

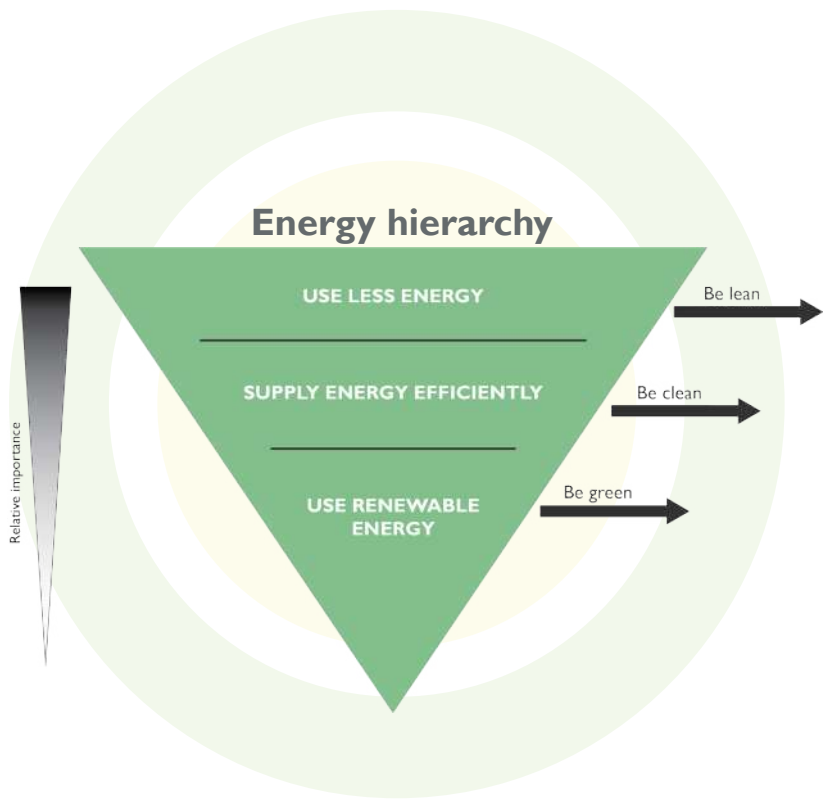
The orientation of buildings and aspect of the main habitable rooms allows for good levels of daylight within the dwellings, with natural ventilation to all habitable rooms.

High quality materials are proposed, with long life spans and requiring minimum levels of maintenance. The houses will be built to Future Homes standards and take a fabric first approach has been used to maximise the performance of the components and materials used on the project. The walls are highly insulated with the aim of achieving a A rated EPC for the dwellings.

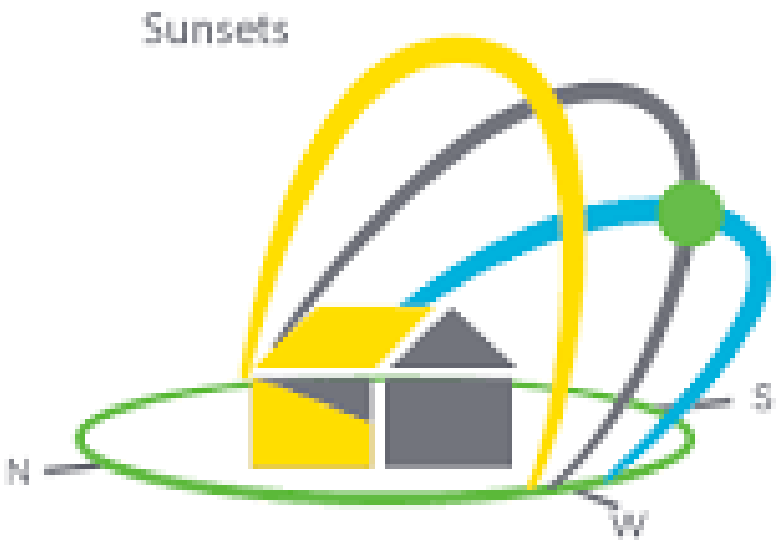
To reduce the energy consumption associated with the building services, the dwelling shall utilise LED lighting, low energy mechanical extract fans that only operate when rooms are occupied.

The proposed energy efficiency measures that have been implemented in the dwellings are summarised below:

- Efficient fabric thermal performance
- Provision of LED light fittings



ENERGY HIERARCHY DIAGRAM



OPTIMISED BUILDING ORIENTATION

5 CONCLUSION

5.01 CONCLUSION

5.01 Conclusion

This Design and Access Statement identifies the design influences that have informed the development of this Full Planning Application for the land off Nursery Mews, Gravesend. The design process resulting in this application has been rigorous and carefully considered to create a high-quality design solution that respects the character of the surrounding area.

In summary, the scheme provides 6 new affordable residential dwellings that exceed national space standards with supporting landscaping. The scheme offers high quality design that is sensitive, in scale and appearance, to the local character creating an aesthetically pleasing and sustainable residential development within a well landscaped setting.

The site plan responds successfully to the site characteristics delivering a seamless extension to the surrounding residential area.

The scheme demonstrates that such an addition to the built up area can be created in a visually integrated, environmentally sensitive and sustainable manner.

The scheme pays reference to local vernacular, creating high quality and thoughtfully designed dwellings.

The Council is therefore respectfully requested to grant permission for this development.



VISUAL OF THE PROPOSED SCHEME

