

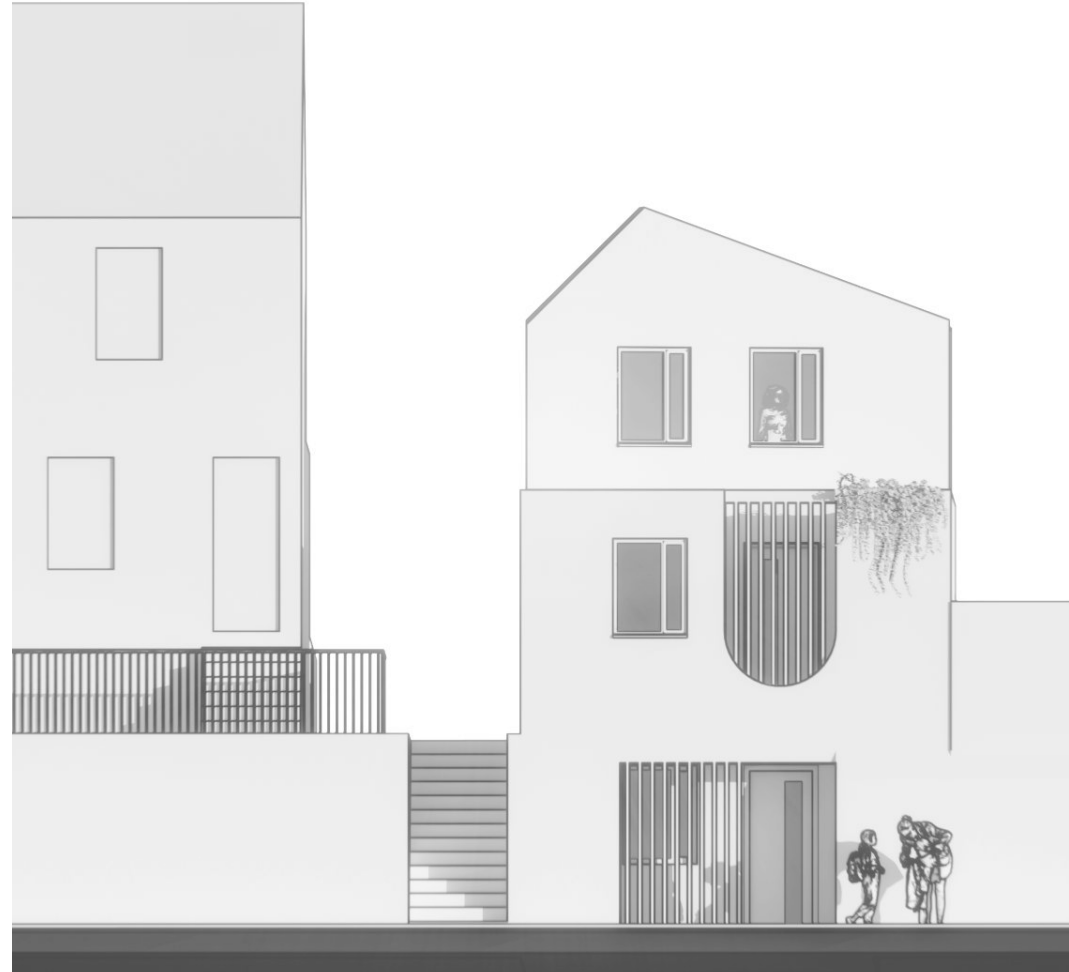


Station Road

DESIGN AND ACCESS STATEMENT

Rev A

February 2025





By Northfleet's tracks, where past remains,
A home now stands through sun and rains.
With copper crowned and concrete strong,
It weaves a tale both old and long.

A dockland past, of grit and trade,
Where chalk and tides the town had made.
Kilns once burned and ships set sail,
Now modern visions shifts new scale.

From forge and earth, from past to new,
A house will stands, a place in view.
Enhancing streets with quiet grace,
A beacon set in Northfleet place.

Copper & Concrete, Rooted in Time

About Us

An architectural practice founded in London and run by Akin Lisk-Carew, a Chartered member of the RIBA (Royal Institute of British Architects) and ARB (Architects Registration Board). The practice specialises in residential and commercial architecture and delivered over 120 schemes within the last three years. With a strong track record of repeat business, the practice grows organically and well equipped to embark on this journey with you.

Best Regards

LCA Design and Build



Introduction

This planning application proposes a contemporary new-build home at 11 Station Road, Northfleet, designed to enhance the approach to Northfleet Train Station and complement the evolving masterplan opposite, extending from Ebbsfleet.

The project aims to break from traditional low-density development, introducing a forward-thinking design that improves the streetscape while providing a well-connected home for a small family. With close proximity to the station, it offers convenient access to Central London.

Refined through pre-application feedback, this scheme aligns with Northfleet regeneration, contributing to a more vibrant and modern urban landscape.



Site Context

The site at **11 Station Road, Northfleet, Gravesend DA11 9DY** is located in a mixed-use area with a blend of residential, commercial, and industrial developments. Its strategic position near key transport links, including Northfleet Railway Station and the A226, provides excellent connectivity to Gravesend town center and the broader Kent region.

Transportation: Northfleet Railway Station offers regular services to London, and the A226 provides direct access to the A2 and M25.

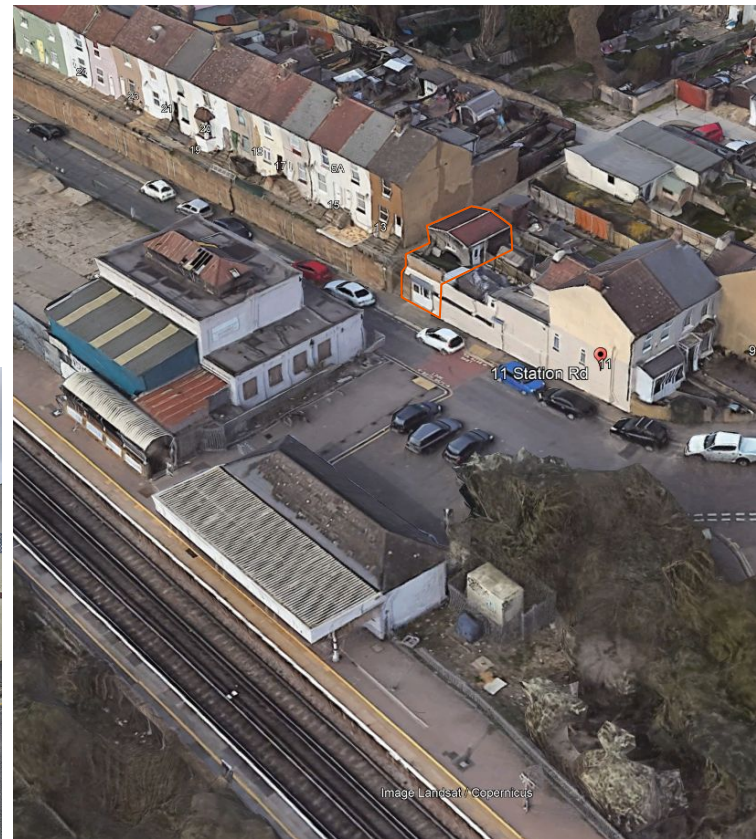
Local Amenities: The area is well-served by schools like Northfleet School for Girls and local shopping facilities, with Gravesend town center offering a broader range of amenities.

Community and Recreational Spaces: Nearby parks such as Woodlands Park and Northfleet Urban Country Park, along with community centers and sports facilities, support a vibrant community life.

Development Potential: The site is ideal for new residential development due to its proximity to transport links, schools, and amenities, suitable for a range of residential units.



Site Photos





Housing Need in Northfleet: A Focus on Small-Scale, Infill Development

Northfleet, located within the borough of Gravesham, has seen considerable housing demand due to its proximity to key transport links, including Ebbsfleet International and the A2 corridor. As part of ongoing urban renewal efforts, small-scale, backland developments play an essential role in addressing local housing shortages. The proposed development at 11 Station Road aligns with strategic objectives to optimize underutilized land while providing much-needed housing in a sustainable manner.

FACTORS INFLUENCING HOUSING NEEDS

Demographic Shifts: The 2021 Census indicates that approximately 25.8% of Northfleet population comprises individuals aged 18-29 and those over 65, reflecting a significant portion of single-person households and retirees.

Housing Affordability: Recent data shows that the median rent for a one-bedroom property in Gravesham is £700, slightly above the Kent median of £685. This underscores the need for affordable housing options for singles and young professionals.

Land Availability: Gravesham Borough faces a housing shortfall, with a 2022-2027 deliverable housing supply of 2,457 homes against a need for 4,242, resulting in a deficit of 1,785 homes. This shortfall highlights the importance of utilizing backland sites for development.

Housing Mix: With limited detached homes, this site offers great opportunities for a private, singular detached home. This location will attract a variety of people, including young professionals, young couples and or young families looking to start a family with connection to london and surrounding areas given the close proximity to the train station.

- Terraced Houses: 45%
- Semi-Detached Houses: 30%
- Flats & Apartments: 20%
- Detached Houses: 5%

Demand for smaller homes: The increasing number of single-person households and young professionals has led to a heightened demand for one-bedroom units.

Planning Policy Alignment: Gravesham Borough Council's Housing Allocation Scheme prioritizes efficient land use to address housing shortages. Developing a one-bedroom house on a backland site aligns with these objectives, optimizing land use without overburdening existing infrastructure.

The proposed development at 11 Station Road addresses Northfleet pressing need for affordable, single-occupancy housing. By transforming an underutilized backland area into a functional living space, this project not only meets local housing demands but also adheres to sustainable development practices, contributing positively to the community's growth and well-being.

References:

Northfleet (Kent, South East England, UK) - Population Statistics
I-Live-Here Deprivation health statistics
Five year housing land supply - Gravesham council
Housing allocation scheme - Gravesham council



Planning Policy Compliance

This section provides a summary of the key planning policies within the National Planning Policy Framework (NPPF). For clarity, we have highlighted in bold the specific components of each policy that this proposal adheres to.

NATIONAL PLANNING POLICY FRAMEWORK (2023)

Section 2 – Sustainable Development: The proposal makes efficient use of previously developed land in an area with excellent public transport connectivity, reducing the reliance on car ownership and supporting sustainable living.

Section 5 – Delivering a Sufficient Supply of Homes: The scheme contributes to housing supply within a designated growth area and helps meet the demand for smaller housing units suitable for single occupants and couples.

Section 11 – Making Effective Use of Land: The design optimises the site's potential while maintaining appropriate density and respecting the urban grain.

Section 12 – Achieving Well-Designed Places: The development integrates into the local character while incorporating contemporary, high-quality materials. The use of a green roof and high-performance glazing ensures sustainability and efficiency in design.

Section 15 – Conserving and Enhancing the Natural Environment: The scheme includes a green roof, mitigating environmental impact, enhancing biodiversity, and improving local air quality.

GRAVESHAM LOCAL PLAN CORE STRATEGY (2014)

CS01 – Sustainable Development: The site is a sustainable location, well-connected to public transport and local services, supporting the council's vision for growth in key urban areas.

CS02 – Scale and Distribution of Development: The proposal aligns with growth policies for Northfleet and optimises land use within the urban fabric, ensuring an efficient and sensitive design.

CS03 – Northfleet Embankment & Swanscombe Peninsula East Opportunity Area: The scheme contributes to the area's planned regeneration by offering well-designed, high-quality housing that complements the future vision for the locality, as well as aesthetically pleasing architecture upon arrival to enhance character of trainstation approach.

CS11 – Transport: The proximity to public transport and provision of secure cycle storage encourage sustainable travel choices and align with Kent County Council's transport strategy.

CS14 – Housing Type and Size: The one-bedroom dwelling meets the identified housing need, ensuring compliance with the Nationally Described Space Standards (NDSS 2015) and accommodating efficient modern living.

CS15 – Housing Density: The proposal balances density with good design, maintaining an appropriate relationship with neighbouring properties while ensuring efficient land use.

CS18 – Climate Change: Sustainable design measures, including a green roof, energy-efficient building materials, and high-performance glazing, align with climate change policies and contribute to reduced energy demand.

CS19 – Design and Development Principles: The contemporary design enhances the visual quality of the streetscape while ensuring compatibility with the existing built environment. The use of high-quality materials, well-considered massing, and sustainable features ensures compliance with Gravesham's Design Code SPD.

Pre-Application

At the Pre-Application meeting, and as confirmed in the council's written response confirming:

"There would not be an objection to the broad principle of residential development on this site, subject to the proposal being appropriate in terms of other planning issues."

Following on from the feedback received where we explored multiple forms of design including a combination of residential and commercial. The council outlined some improvement actions which are highlighted below. The following pages will demonstrate how we have taken onboard these matters, resulting in a cohesive, site sensitive, yet pleasant architecture to meet the design objectives. These comments include:

- Size of Accommodation
- Discrepancies between site boundary and amenity
- Impact on neighboring properties (relationship / height)



Design Development

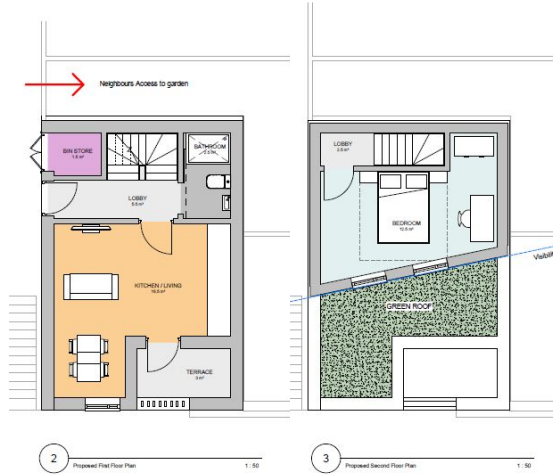
Size of Accommodation

The revised scheme now provides and NDSS compliant size of 64 sqm for a 1-bed, 2 person dwelling across all levels. This proposal also allows for a terrace to provide some amenity space, however the view is to promote use of local parks and green spaces to improve connectivity with the local surroundings.

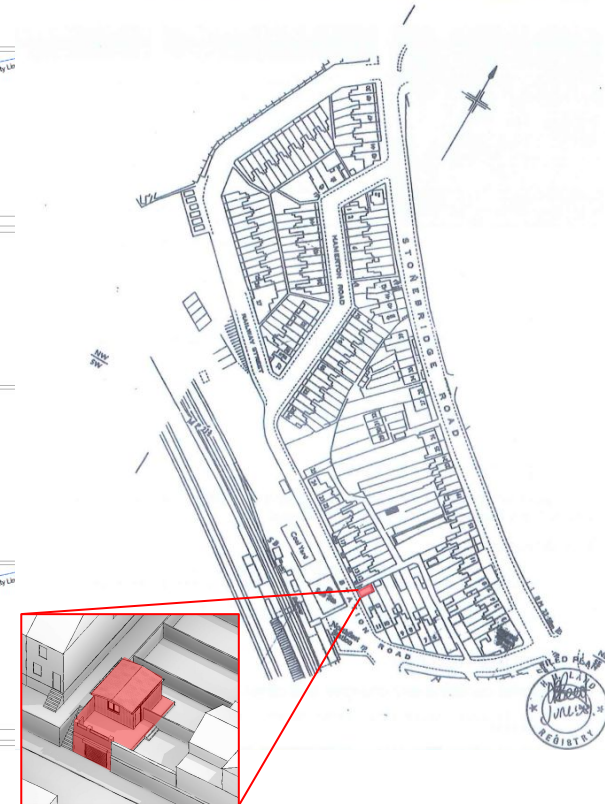
Discrepancies between site boundary and amenity

The site comprises a separate title and freehold, entirely distinct from 11 Station Road, and should be assessed as an independent dwelling. Importantly, no garden space associated with No. 11 is lost as a result of this proposal.

The existing boundary remains unchanged, and the amenity provision for No. 11 is unaffected. Therefore, the garden size of No. 11 is neither diminished nor relevant to the consideration of this scheme. The proposed development aligns with planning principles for efficient land use while preserving the character and amenity of the surrounding area.



H.M. LAND REGISTRY			TITLE NUMBER	
			K 518808	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY KENT	SHEET	NATIONAL GRID TQ 6174	SECTION G
Scale: 1/1250			GRAVESEND DISTRICT	
			© Crown copyright 1970.	



Design Development

Impact on neighboring properties

The proposed building has been carefully positioned within its boundary to minimize its impact on neighboring properties. Its design ensures that views from No. 10 are preserved, maintaining sightlines towards the edge of No. 12's front elevation. As a result, the outlook from the bedroom of No. 10 remains unaffected. Additionally, it is important to note that this is a single bedroom—the smallest habitable room in the house. The angular form of the first floor has been intentionally designed to respond sensitively to the surrounding context.

Given that the building naturally faces north, its orientation ensures that any shadows cast will not result in overshadowing of No. 10 or No. 11.

From an elevation standpoint, the form, massing, and height of the building have been carefully aligned with both neighboring properties, ensuring consistency in proportions and scale. Moreover, the roof has been angled in a vernacular manner away from adjacent properties, reinforcing appropriate separation distances and demonstrating thoughtful consideration of the surrounding built environment.



Design Proposal

A Thoughtful and Sustainable Proposal

This development is designed to fit seamlessly into its surroundings while enhancing the character of the area. The building respects neighboring properties by aligning with their scale and form, ensuring minimal impact on light, privacy, and views. The upper level is set back to reduce its visual presence, and the roof is angled away to maintain comfortable separation.

Sustainability is at the heart of this proposal. A green roof enhances biodiversity and insulation, while durable, high-quality materials ensure longevity. The combination of a textured lower façade and warm timber cladding on the upper level creates a design that is both modern and contextually sensitive.

At street level, the welcoming entrance and greenery create a pedestrian-friendly and inviting environment, contributing positively to the neighborhood. This is more than just a home—it's a well-considered, sustainable, and respectful addition to the community.



Materiality

ROOF FINISH

Sedum Green Roof



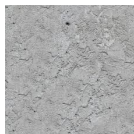
EXTERNAL WALL (Type 1)

Copper cladding -



EXTERNAL WALL (Type 2)

Natural Concrete finish



EXTERNAL WALL (Type 3)

Light Buff Bricks



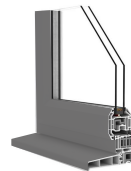
TIMBER FEATURES

Natural hardwood timber slats



WINDOW / DOOR FRAMES

Anthracite Grey UPVC windows with double glazing





Energy and Carbon Reduction Methods

This section outlines the energy and carbon reduction measures integrated into the design of the proposed development. The energy performance will equally be built in accordance with the updated Part L requirements. EPC targets are to achieve a minimum B or above to ensure energy conservation, sustainability, and climate resilience targets below are achieved.

Energy Efficiency in Design and Construction

The house is designed with high-performance insulation and gas filled double-glazed windows, providing superior thermal insulation to reduce heating and cooling demand. Airtight construction minimizes energy loss, and the use of thermal mass materials stabilizes internal temperatures. These elements ensure that the development exceeds minimum energy efficiency requirements.

Renewable Energy Integration

To reduce reliance on traditional energy sources, the houses could feature photovoltaic (PV) solar panels to generate on-site electricity, as well as solar thermal panels for hot water. Ground-source or air-source heat pumps are planned for sustainable heating and cooling, complemented by battery storage to capture excess energy for later use.

Water Management and Conservation

Rainwater harvesting system will collect rainwater for irrigation and other non-potable uses, supported by water-efficient fixtures (low-flow taps, dual-flush toilets).

Climate Resilience Measures

The site's landscaping will maintain as much greenery as possible including introduction of further native plantings, which improve air quality, and assist with rainwater absorption. Raised ground flooring and permeable hard landscaping on the plot enhance resilience against potential flooding.

Natural Ventilation and Passive Cooling

The homes are designed with optimal layout for cross-ventilation, reducing the need for air conditioning. The retaining structure to address the gradient changes to the rear will regulate internal temperatures ensuring a comfortable living environment year-round.

Efficient Lighting and Appliances

The home will use energy-efficient LED lighting and Energy Star-rated appliances to further reduce energy consumption and carbon footprint. Automated lighting controls in common areas and smart thermostats will enhance efficiency, contributing to a low-energy lifestyle.

Smart Home Technology

Smart thermostats and real-time energy monitoring systems allow for efficient heating and cooling management, adapting to occupancy and weather. Automated lighting systems ensure that energy use remains low when spaces are unoccupied.

Sustainable Design Principles

1. Renewable Energy & Efficiency
2. Optimized Building Fabric
3. Water, Heating and Drainage
4. Ecological Enhancements

Water Management:

Promoting use of water butts in garden for rain water harvesting and using low-flow faucets, shower heads and dual flush toilets to conserve water

Overheating:

Window positioning and sizing designed to limit overheating. Background ventilation via windows and internal doors to allow for continuous air flow

Energy Efficiency:
Utilising modern LED lighting throughout, high efficiency appliances, smart home thermostats and sensors to reduce carbon footprint

Heat pumps:
Site offers good opportunity for either air or ground source heat pump to heat and cool the building, drawing energy from the environment

Rooflights:
Utilised in top floor bedroom to improve lighting levels and provide passive ventilation.
Min U-value 1.4 W/m²K

Pitched Roofs:
Pitched roof with insulation between and below joists will retain heat and improve thermal consistency.
Min U-value 0.13 W/m²K

Windows:
Double glazed windows with trickle vents and child lock.
Min U-value 1.4 W/m²K

External Walls:
Brick clad masonry external wall with high performing insulation and thermal blocks to contribute to thermal performance and mitigate thermal bridging.
Min U-value 0.18 W/m²K

Retaining / Party Walls:
Retaining wall and party walls will significantly provide stable thermal mass, helping to regulate indoor temperatures by absorbing heat during the day and releasing it at night
Min U-value 0.0 W/m²K

Ground Floor:
Suspended beam and block flooring will maintain a ventilated 250mm void which will prevent rising damp, including high performing insulation and screed to enable underfloor heating.
Min U-value 0.13 W/m²K

Landscaping:
Incorporating soft landscaping on roof to provide more greenery on the building

Biodiversity:
Green roofs with features that support wildlife, such as bird boxes, hedges, and ponds, enhancing the ecological value of the site.



Summary and Conclusions

This Design and Access Statement outlines a proposal for a detached residential development at the rear of 11 Station road, Northleet.

The scheme emphasizes quality, sustainability, and integration with the local context, meeting NPPF and Gravesham Local Plan standards. Designed for modern living, the home feature efficient layouts, ample living spaces, and sustainable components to drive a eco-friendly design measures.

This development seeks to enhance the area's character and approach from the train station which we hope will provide a striking new and beautiful development with contemporary needs.

Thank you for your consideration

LCA Design and Build

