
DALEFIELD WAY GRAVESEND

DESIGN & ACCESS STATEMENT

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

PREPARED BY

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Architects



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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 over 50 metres from these areas, so they are not impacted by the development.

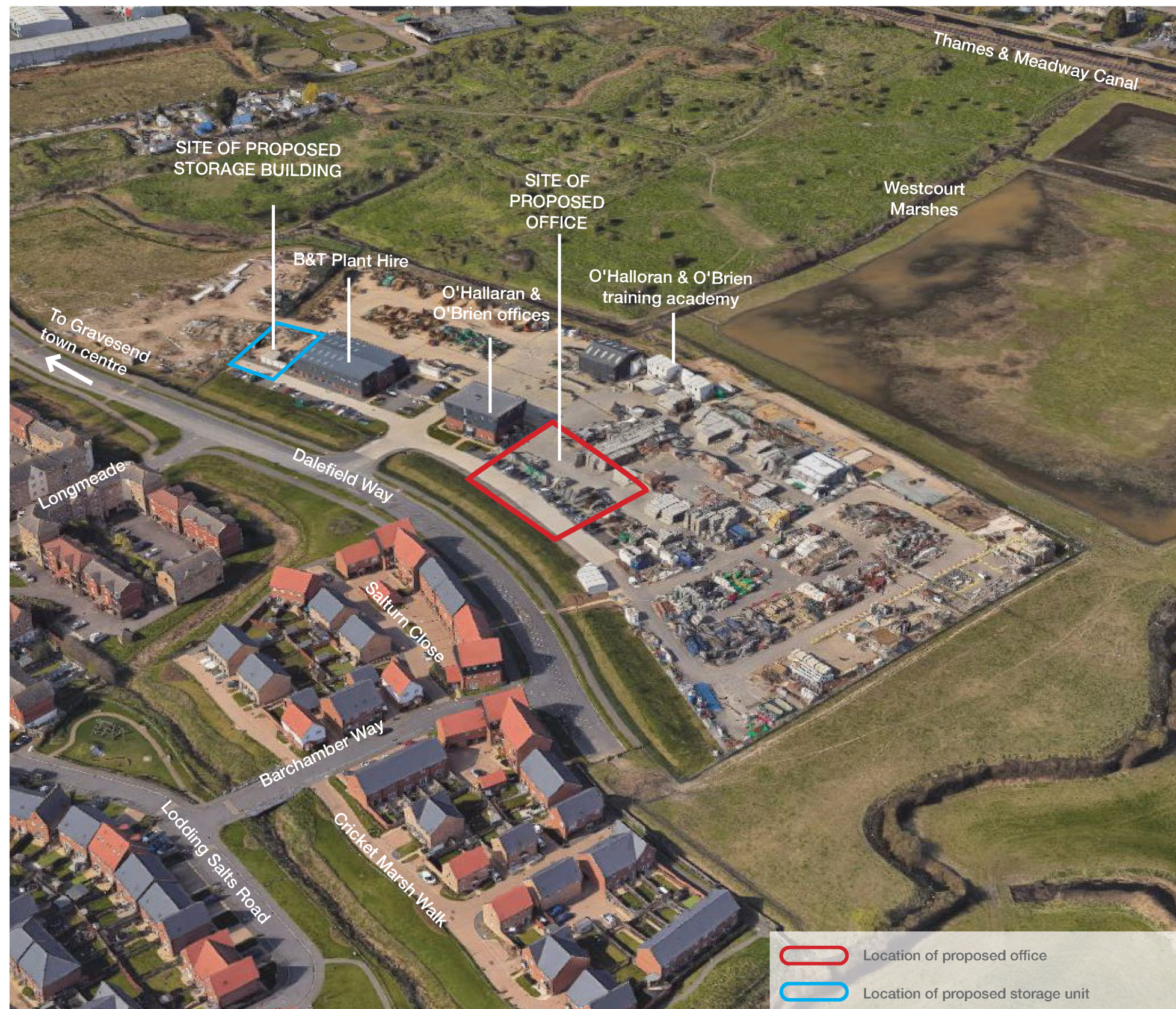
The proposals and design principles stated in this document have been developed through a pre-application consultation with Gravesham Borough Council planning officers to ensure that the appropriate strategy, design and technical approach have been undertaken prior to the application being submitted.

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

2.0 Team.



2.0 Team

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3.0 Site Analysis.



3.1 Site Analysis

Wider Urban & Planning Context

Gravesham Local Plan - key policy :

The proposal site falls directly within:

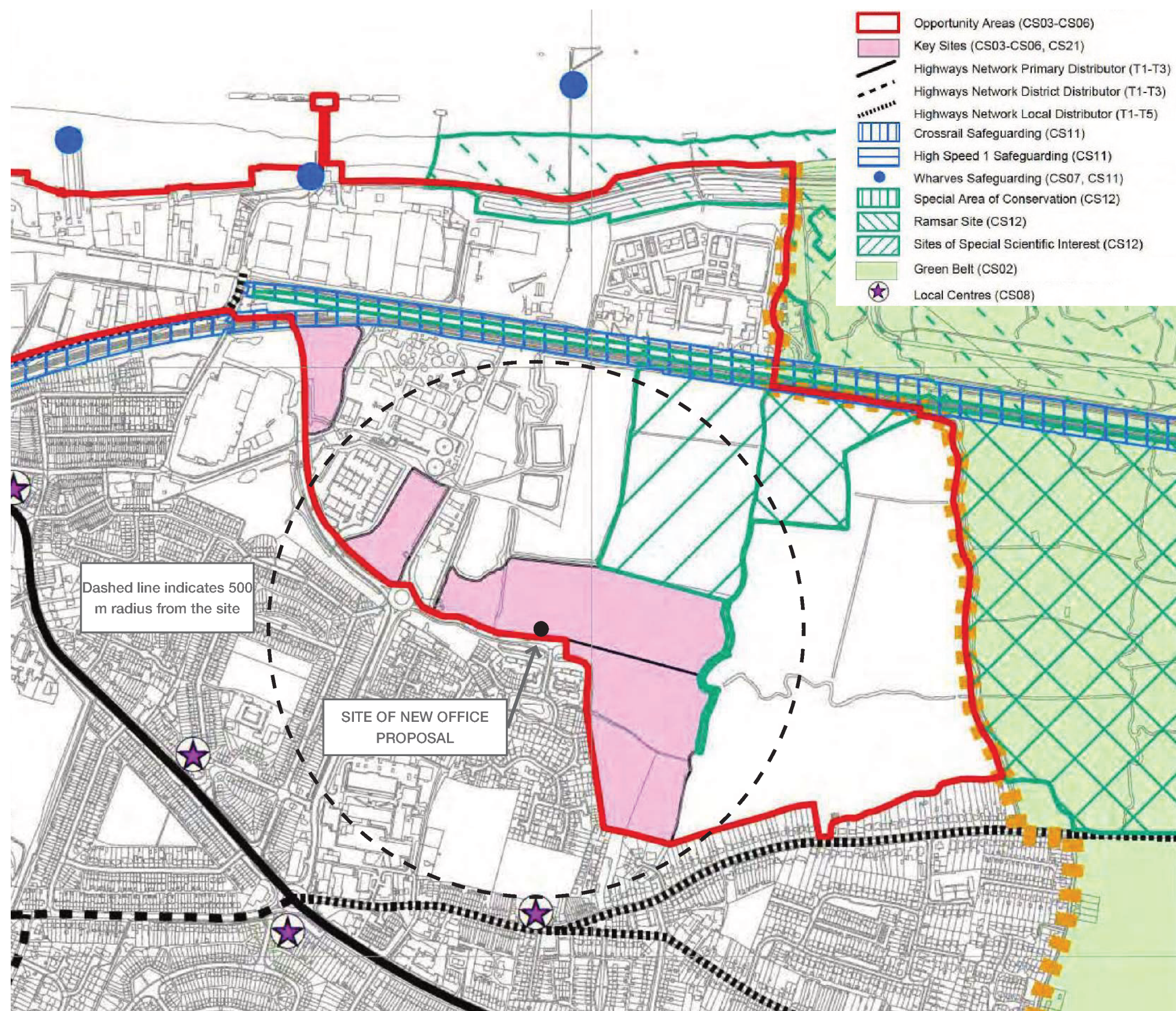
- Opportunity Area CS03-CS06
- Key Sites CS03-CS06, CS21

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



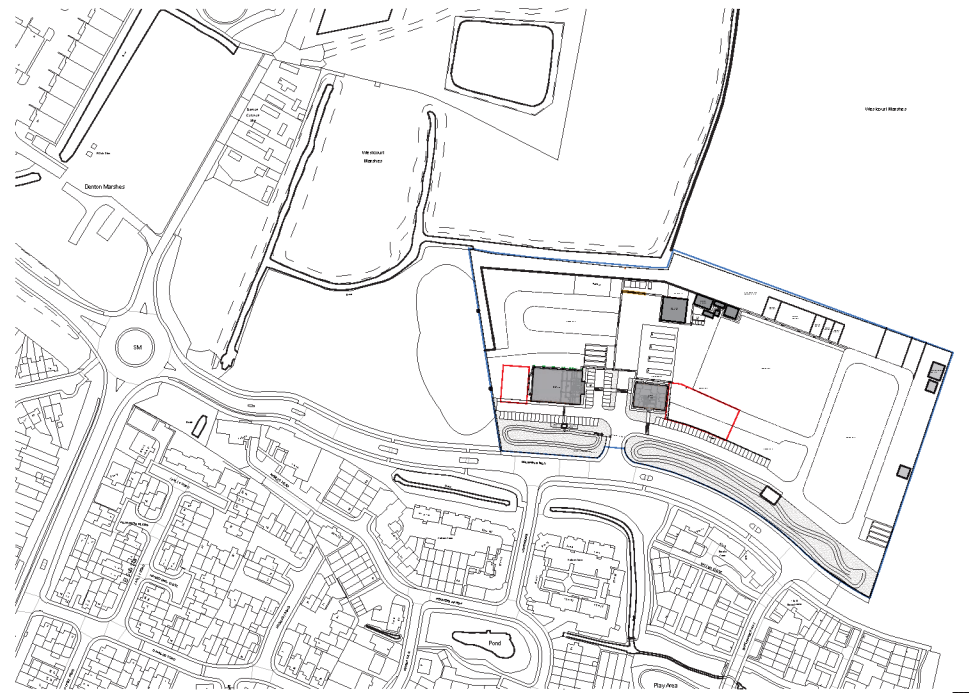
Extract from Gravesham Local Plan

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3.2 Site Analysis

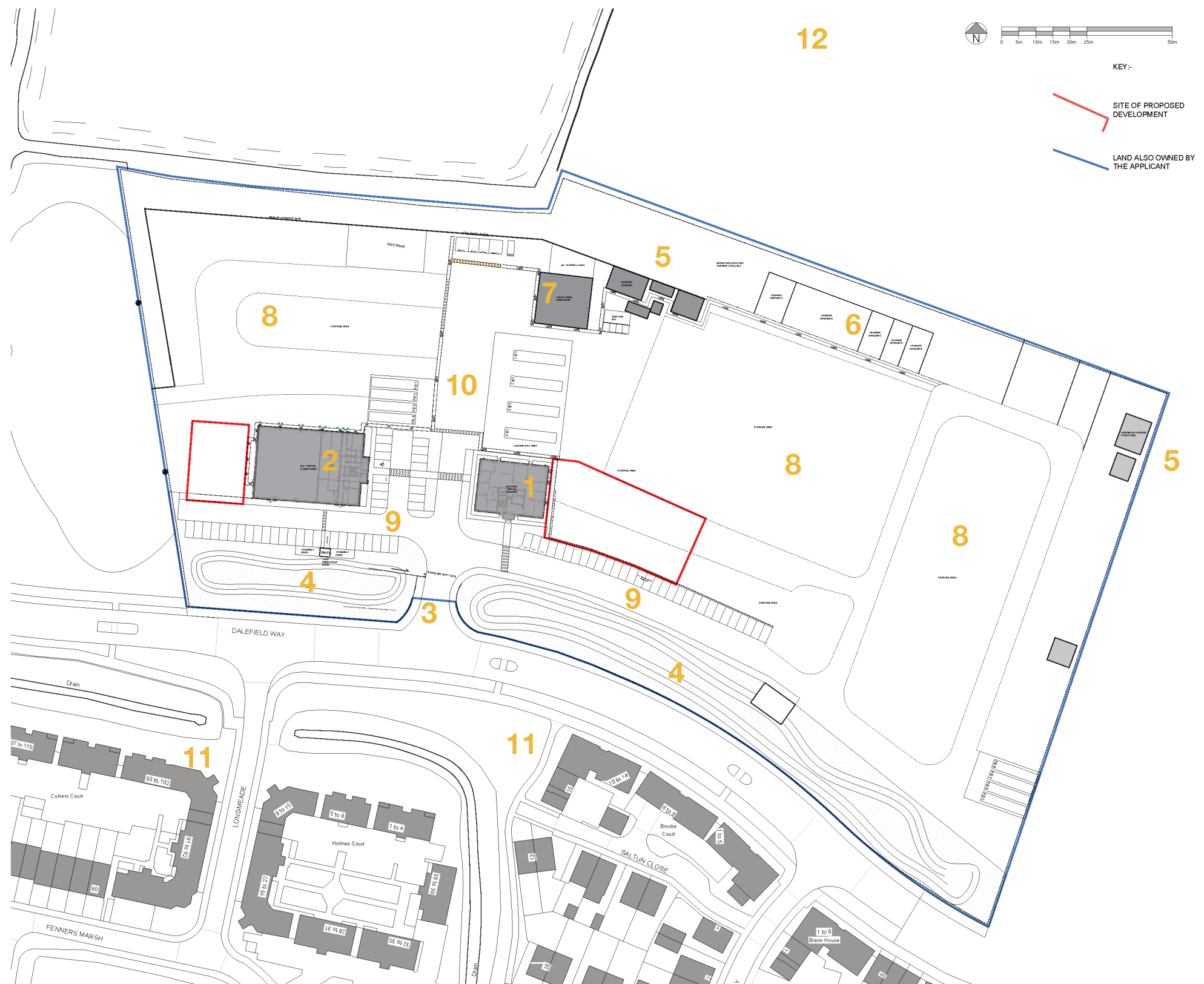
The Existing Site



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 955m², with the proposed storage unit site being 417m², the two sites combined to a total area of 1,372m².

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.



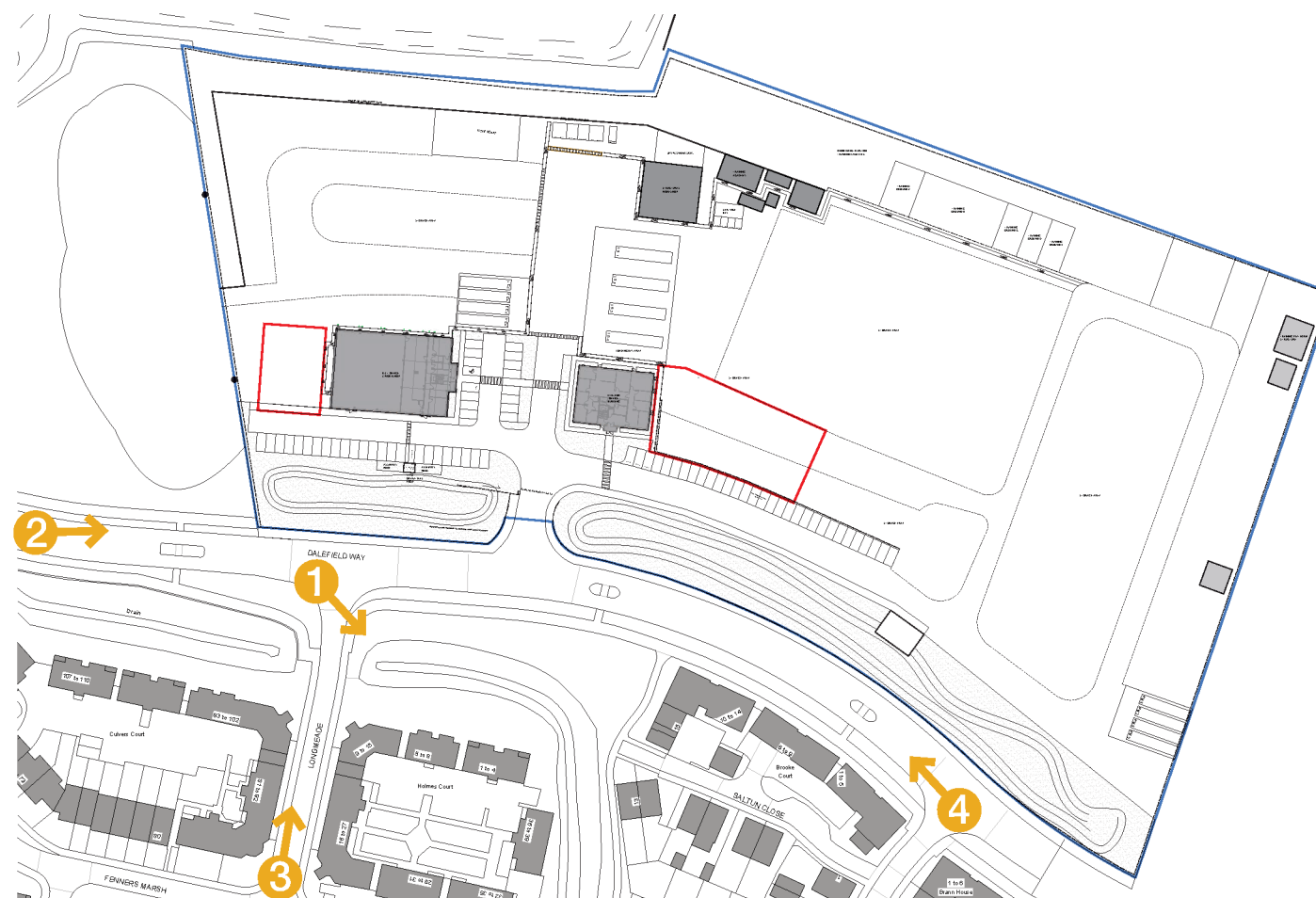
Key:

- 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



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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.

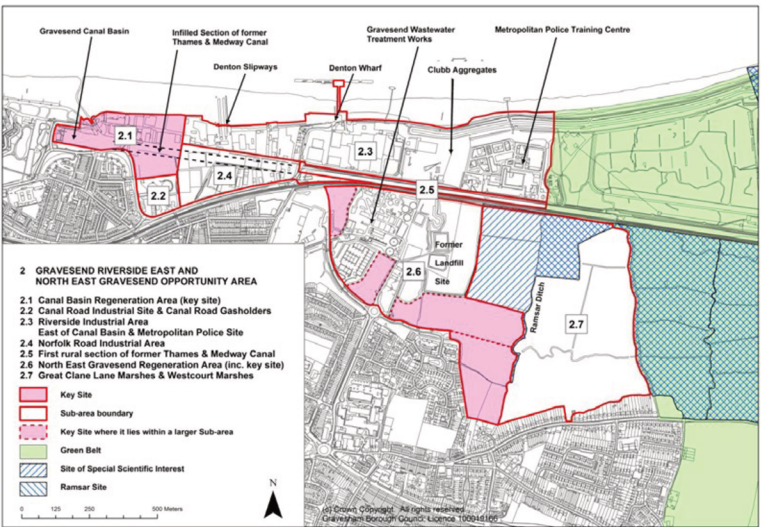
The written response from the planning officer notes that there are no objections in principle to the proposed office building and industrial storage unit.

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.

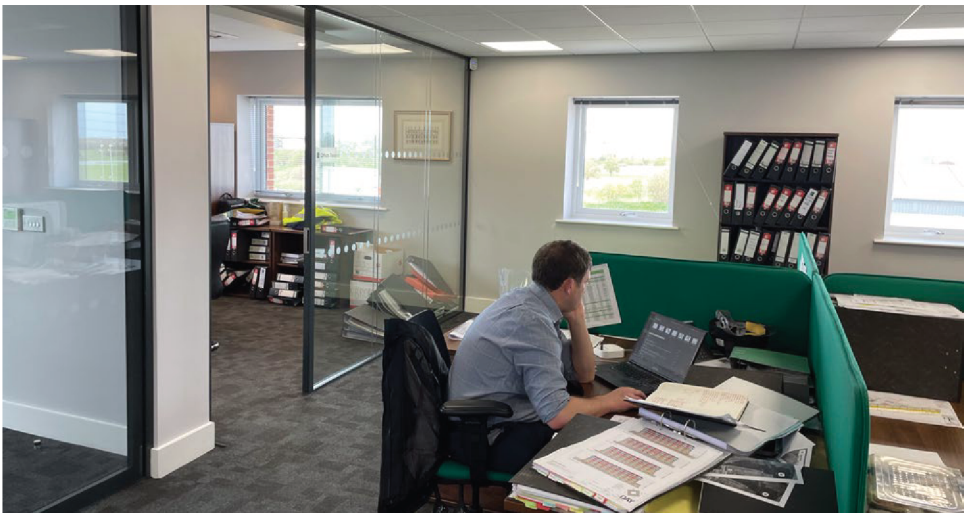
There will be additional car-parking spaces provision on the site; which currently accommodates the number of spaces required for staff comfortably and will be increased to adequately provide for additional staff from the new office.

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.