



DESIGN AND ACCESS STATEMENT

PROPOSED REFURBISHMENT OF EXISTING WOMBWELL CARE HOME
GRAVESEND, KENT



OUR REFERENCE

H.21.104

SITE ADDRESS

Wombwell Hall Care Home, Wombwell Gardens, Northfleet,
Gravesend, Kent, DA11 8BL

PROPOSAL

Proposed Refurbishment of Wombwell Hall Care Home - Copperfield House

DATE OF REPORT

17/04/2024

Document History and Status:

Revision	Date	Description	Created By	Reviewed By
~	17/04/2024	Original Document	CM	JB

1.0

INTRODUCTION

1.1 THE BRIEF

This Design and Access Statement has been prepared by ADG Architects on behalf of Belmont Healthcare to support the planning application for an extension to the existing Copperfield House building, part of the Wombwell Hall Care Home in Gravesend.

The proposal has been defined by local planning policies and the surrounding local context. Details for the proposal have been taken into consideration of:

- Location of the site
- Vehicle and pedestrian access
- Height, Scale and Massing
- Architectural precedents within the wider site
- Relationship to the surrounding land and existing land uses

This Design and Access Statement should be read in conjunction with the application form and drawings package.



2.0

CONTEXT

2.1 SITE LOCATION

Occupying an angular plot of land between residential dwellings and Northfleet School for Girls, the proposal site is an existing care development, Wombwell Hall Care Home, which includes several building, access roads, parking and landscaped areas. The site area is 33,942m².

Located to the south of the River Thames, the site sits 1.3 miles southeast of Northfleet and 1.8 miles southwest from Gravesend.

The area to the south east of the site is primarily residential dwellings, with Cygnet Leisure Centre to the north on the adjacent side of Hall Road. The boundary on the west has a dense tree line which backs onto Northfleet School for Girls and their playing fields.

Site Address:
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Wombwell Gardens,
Northfleet
Gravesend,
Kent,
DA11 8BL

Local Planning Authority:
Gravesend Borough Council

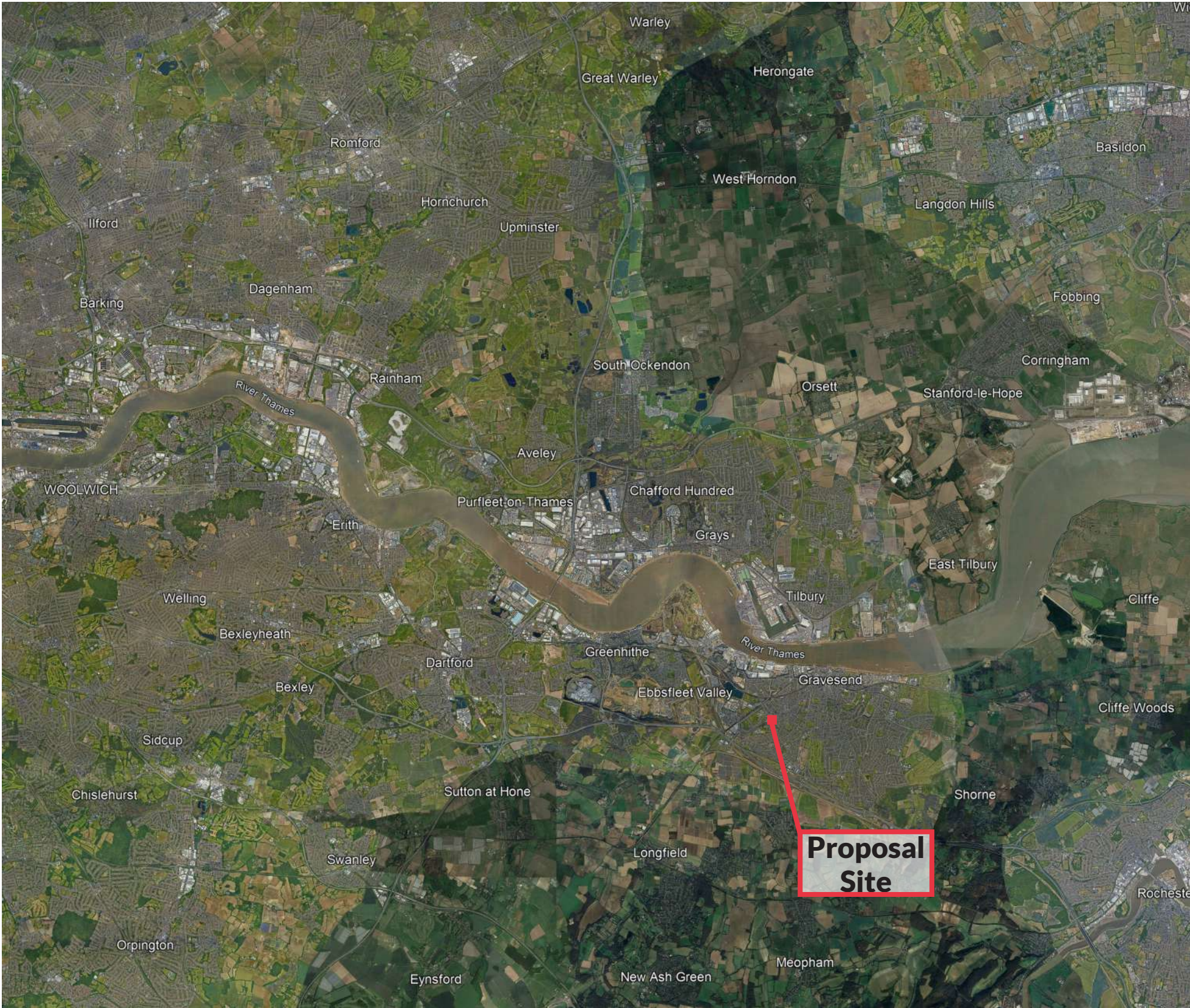
Key:

Site Boundary



Aerial view of proposal site location

2.2 AERIAL IMAGES OF THE SITE IN CONTEXT



Aerial image of the greater area (Source: Google Earth)



Area image of North Kent and the River Thames (Source: Google Earth)



Area image of Northfleet (Source: Google Earth)

2.3 EXISTING SITE ANALYSIS

We have identified the following key features that will influence the design proposal:

- Wombwell Hall Care Home consists of 6 No. buildings providing a total of 120 No. beds offering nursing, dementia and palliative care.
- Access into the site is from Wombwell Gardens, a road that starts at the neighbouring residential development and runs into the centre of the care home site.
- Car parking for the proposal site is situated in the centre of the site, between the existing buildings. This parking facility supports all buildings within the development.
- Copperfield House which currently proposes alterations is situated at the southern edge of the site, closest to the entrance from Wombwell Gardens. The building is single storey and modular in form which allows views across the landscaped gardens and green spaces.

Key:

-  Site Boundary
-  Access road through the site
-  Car Parking for existing Care Home
-  Copperfield House



Existing Site Analysis Plan

3.0

DESIGN PROPOSAL

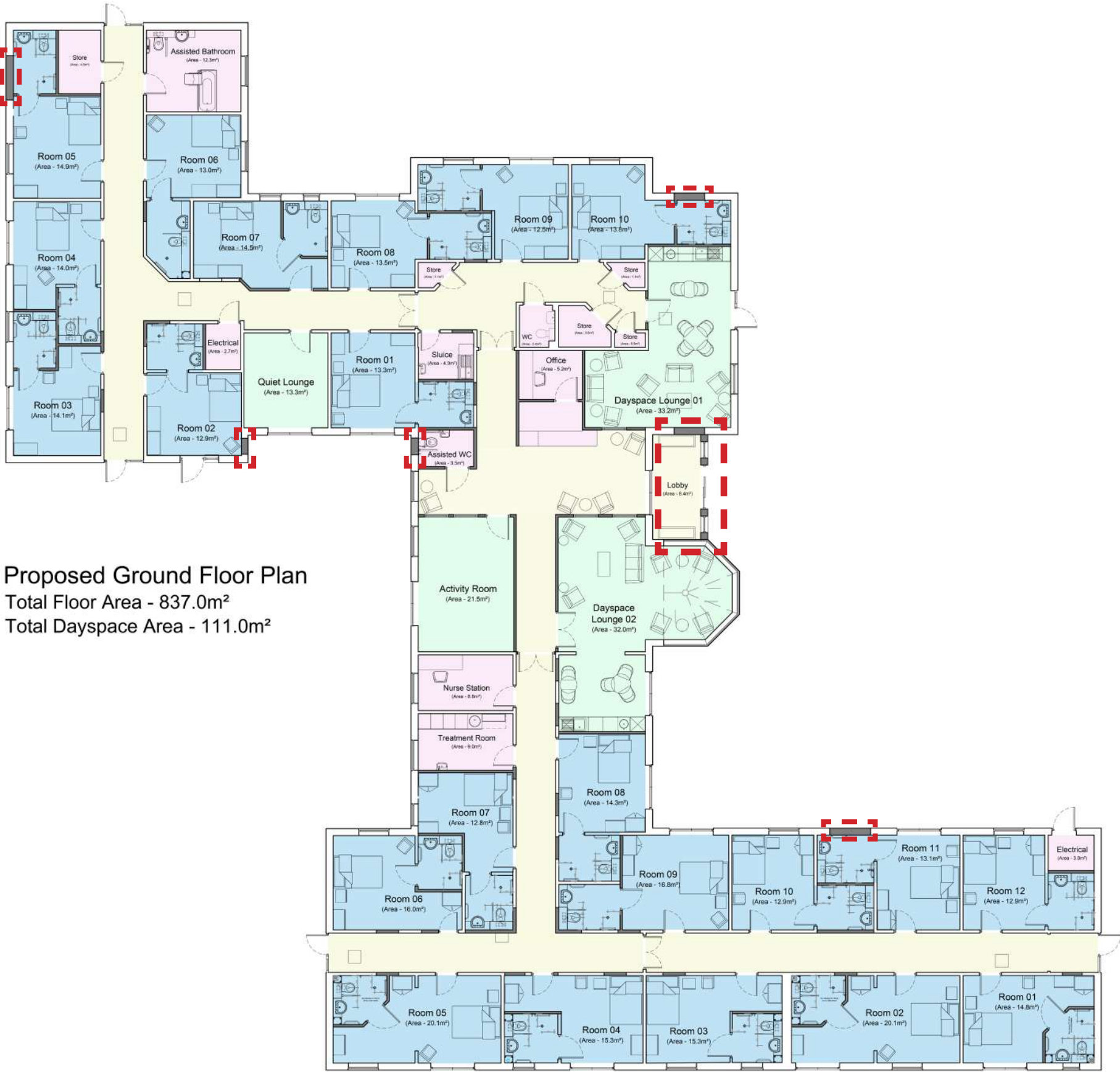
3.1 PROPOSED ALTERATIONS

Copperfield House has been reconfigured to improve dayspaces and circulation spaces and provide en suite to all bedrooms. These changes will ensure that the care home will meet with the latest guidance on C2 care facilities, creating a high quality environment that will meet the requirements of care for current and future residents.

A new entrance lobby has been proposed which will look to increase the footprint of the building by 9.6m². This small extension and internal alterations will form part of the new Reception Area which provides an enhanced approach into the building and improve the security of the building for the residents.

Five existing windows have been omitted as part of the proposal and in filled with a brick to match the existing building. This allows for internal alterations and reconfiguration which will improve the resident spaces within the building and allow all bedrooms to have en suite wet rooms.

The external alterations will look to retain the existing building materials, and retain the visual appearance of the building.





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