

**DESIGN AND ACCESS
PLANNING STATEMENT**

RELATING TO

AT

**THE HIVE
GRAVESEND
DA11 9DE**

Quality Control

PREPARATION	
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REVISION NO.	BY	QA	DATE	COMMENTS
P1	AW	AS	24.04.2025	-

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11707 – THE HIVE

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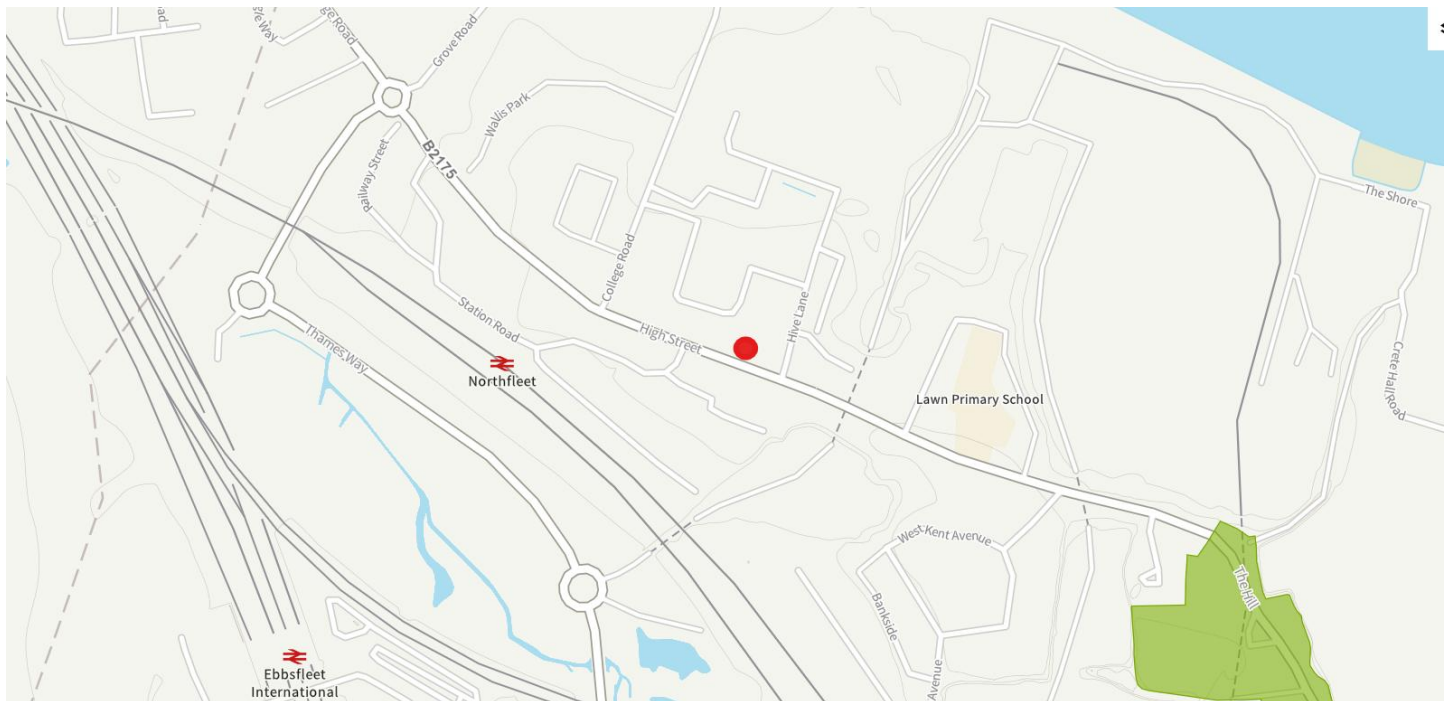
1.0 Introduction

This Design and Access Statement has been prepared to support the planning application for the proposed roof upgrade at The Hive, Northfleet, Gravesend DA11 9DE. The purpose of the upgrade is to enhance the thermal performance and renew the waterproofing system on the main roof. The project includes removing some of the existing vent channels, replacing the existing edge protection with new freestanding edge protection, changing the capping to a new GRP trim system, and converting the north elevation door into a window.

2.0 Planning Restrictions

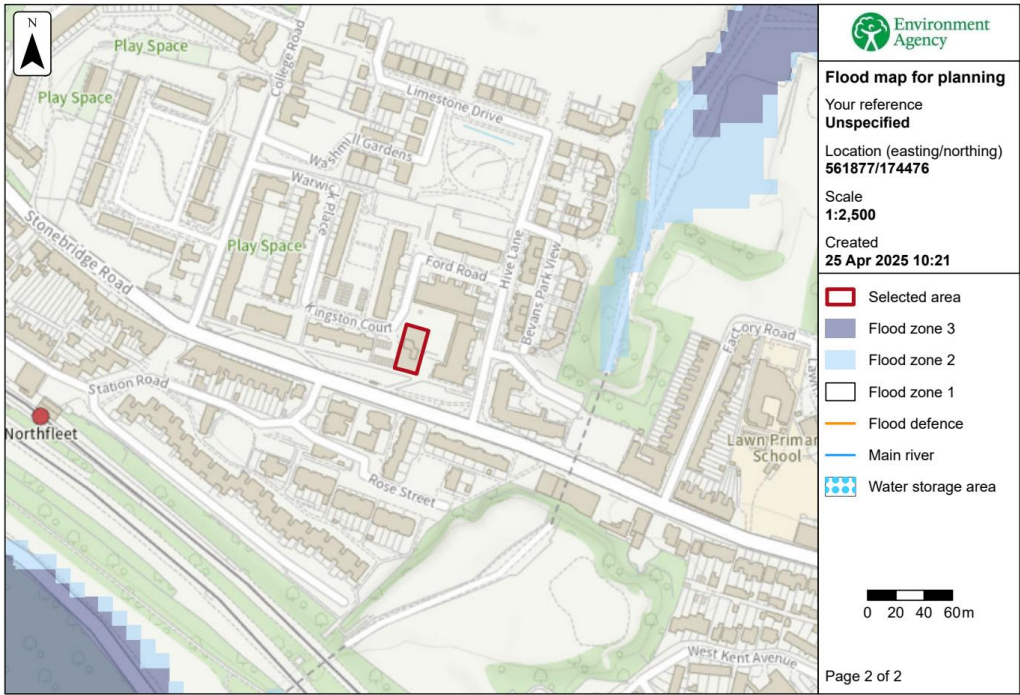
2.1 Conservation and Heritage

The site, marked by the red dot in the screenshot from the Map of Planning Data for England, is situated outside a Conservation Area. Additionally, the property is neither a statutory nor a locally listed building.



2.2 Flood Risk Assessment

The property is deemed to be located in a Zone 1 by the Environmental agency, which is a low flood risk area, and flood risk does not have significant bearing on this application.



3.0 Existing Building

As indicated on the below satellite image taken from Google, the site is located on Hive Lane.



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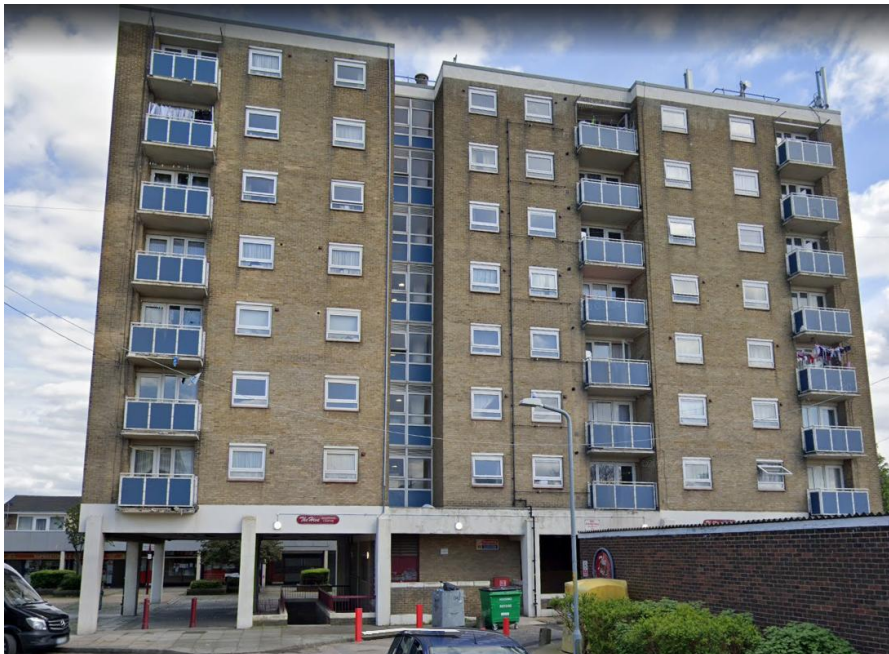
3.1 Building Description

The Hive is an 8-storey residential building featured by yellow brickwork and balconies.

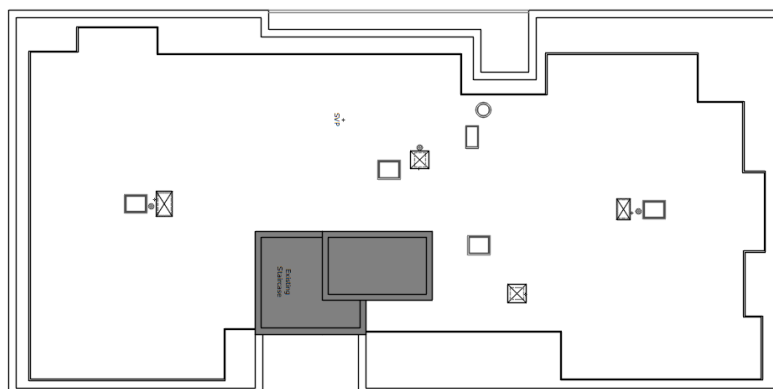
The existing roof deck is made of concrete, finished with a sand/cement screed, and covered with a slate mineral finish.

The current waterproofing system is a warm roof, consisting of built-up bituminous membranes with insulation, installed as an overlay above the original asphalt waterproofing system.

The condition of the existing waterproofing is extremely poor and concerning, with extensive evidence of water ingress due to advanced deterioration. The system is beyond salvage and should be removed and replaced. This presents an opportunity to thermally upgrade the replacement system to comply with current Building Regulations. The waterproofing system exhibits typical defects for its age, including surface oxidation, cracks, splits, blisters, rucks, and signs of repair.



The Hive Existing West Elevation



The Hive Existing Roof Plan

4.0 Design Proposals

The existing roof is inadequate due to its poor condition, with saturated insulation and a flooded overlay system. The waterproofing has deteriorated significantly, leading to leaks. The original asphalt waterproofing beneath the saturated felt warm roof system is currently holding most of the water, preventing a catastrophic water ingress into the building, which could cause various issues and defects.

The proposal seeks to strip away the saturated roof system, leaving the original asphalt, and overlay it with a new “Bauder Total roof system to waterproof the building.

A new insulation upgrade is proposed to ensure the roof complies with current Energy Conservation Regulations, thereby improving the building's thermal performance.

- **Capping**
The existing metal capping on top of the parapet wall will be removed, and a new GRP trim mechanically fixed waterproofing system will be installed to encapsulate it
- **Upstand**
Raised waterproofing upstand is proposed to achieve the minimum required height of 150mm.
- **Door**
The existing main timber access door and frame to the southern side of the roof will be raised to accommodate the raised upstand and upgraded roof system. The existing door will be replaced with a new uPVC door, matching the existing colour.

The existing uPVC door on the northern elevation of the roof is currently not in use. We propose to replace it with a uPVC window, which will still provide sufficient natural lighting to the small corridor.
- **Edge Protection**
We propose installing a new free-standing edge protection system to ensure safe access and egress for this roof, providing collective protection against falls from heights. The proposed material for the edge protection will be powder-coated galvanized steel, with a height of 1100mm.
- **Maintenance Walkway**
New maintenance walkways will be defined using an alternatively coloured slate mineral cap sheet membrane, bonded to the new finished roof surface. Gaps will be provided at suitable intervals to allow for through-drainage where required.
- **PV Panels**
We propose placing 56 free-standing 445W PV panels on the roof once the works are completed. These panels will generate energy for the building, contributing to its overall energy efficiency and sustainability. The installation of these PV panels will not only reduce the building's reliance on external energy sources but also lower its carbon footprint, aligning with current energy conservation standards

5.0 Social/Economic Benefits

Upgrading the building's roof and insulation, along with installing PV panels and safety features, enhances indoor air quality and thermal comfort, promoting health and well-being. These improvements also ensure safety, reduce energy costs, create jobs, and increase property value, contributing to a healthier, more sustainable community and economy.

6.0 Access

6.1 Car Parking

Currently, there are unrestricted off-street parking spaces around the building on Hive Lane, Ford Road, and Fishermen's Hill. Therefore, the proposed changes will not result in any material alteration to the parking arrangements at the site. Maintaining the existing parking setup ensures that the project does not negatively impact local traffic flow or parking availability for residents and visitors.



Car parking (source: Google maps)

7.0 Refuse Strategy and Disposal

7.1 Refuse Strategy

The existing refuse arrangements for the property remain unaffected by the proposals.

7.2 Waste

All refuse which arises from the roof works will be carefully removed from site and disposed of in line with the building contractor's waste management plan.

8.0 Summary

This application includes upgrading the existing roof deck with the Bauder Total Roof System, known for its robust and durable waterproofing that minimizes the risk of physical damage. This upgrade will enhance the building's thermal performance and overall condition. The proposal will not impact nearby properties or alter the character of the area.