

Design & Access Statement – Summary of Design Changes

PROPOSED CARE HOME DEVELOPMENT

COLDHARBOUR ROAD, GRAVESEND

Version 01– Sep 2024



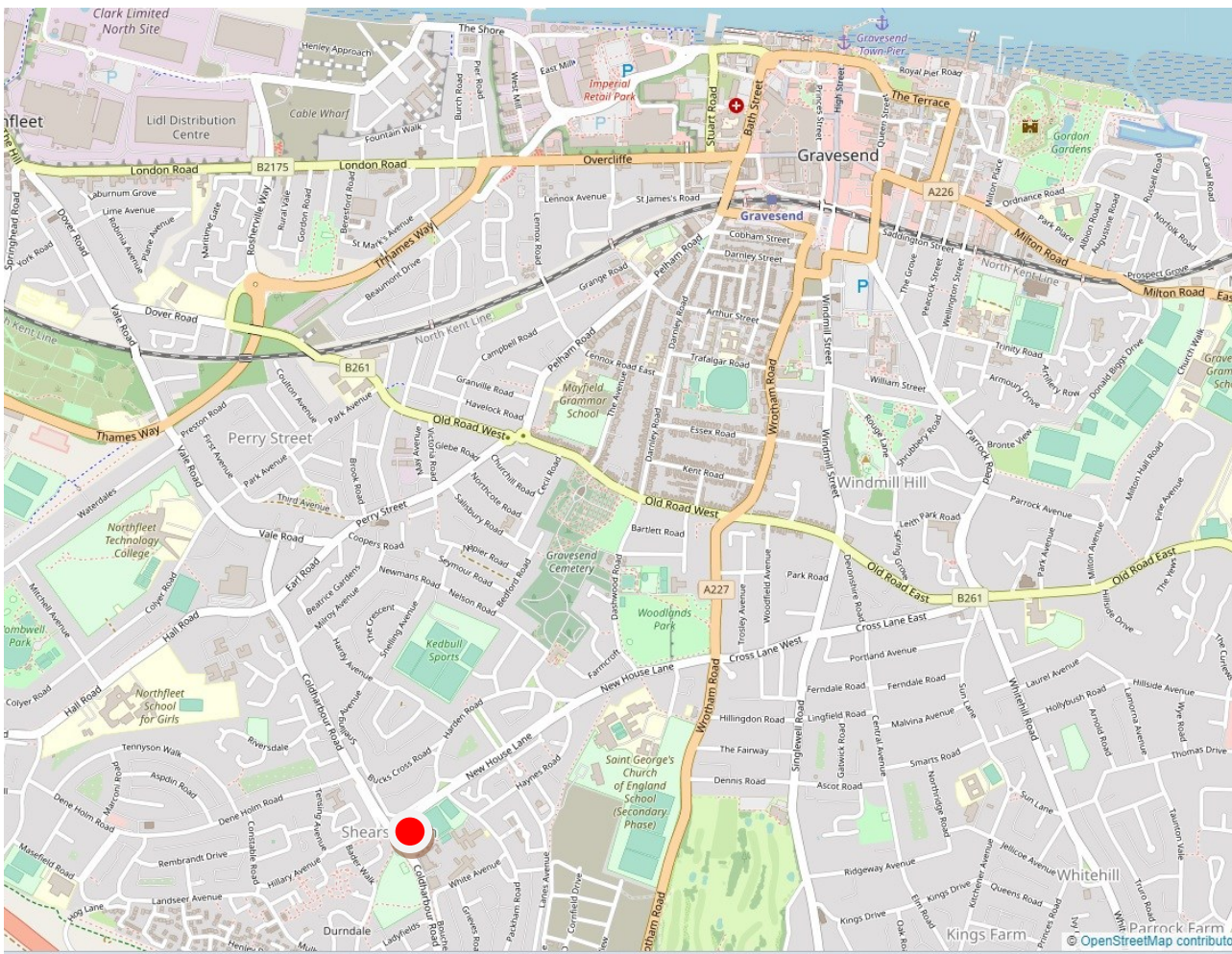
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Background

This Design and Access Statement supports the Planning Application to vary an existing consent granted in June 2023 and granted amendment in January 2024 for a newbuild 75 bed residential Care Home on a site of the former Battle of Britain Pub, Coldharbour Road, Northfleet, Gravesend. This application solely relates to the substation plus hard landscaping

The Planning Application is being submitted on behalf of Simply Construct Ltd

This Statement should be read in conjunction with the accompanying architectural drawing package and supporting information.



Location Plan - site 

Source: Open Street Map

Current Planning Consent

Full planning consent was granted on 30th June 2023 for Construction of a care home (within Class C2) associated parking, access, drainage, boundary treatments, landscape and other associated works at the former Battle of Britain Pub, Coldharbour Road, Northfleet, Gravesend. This consent was further amended on 12th March 2024.

3.0 Summary of Design Changes

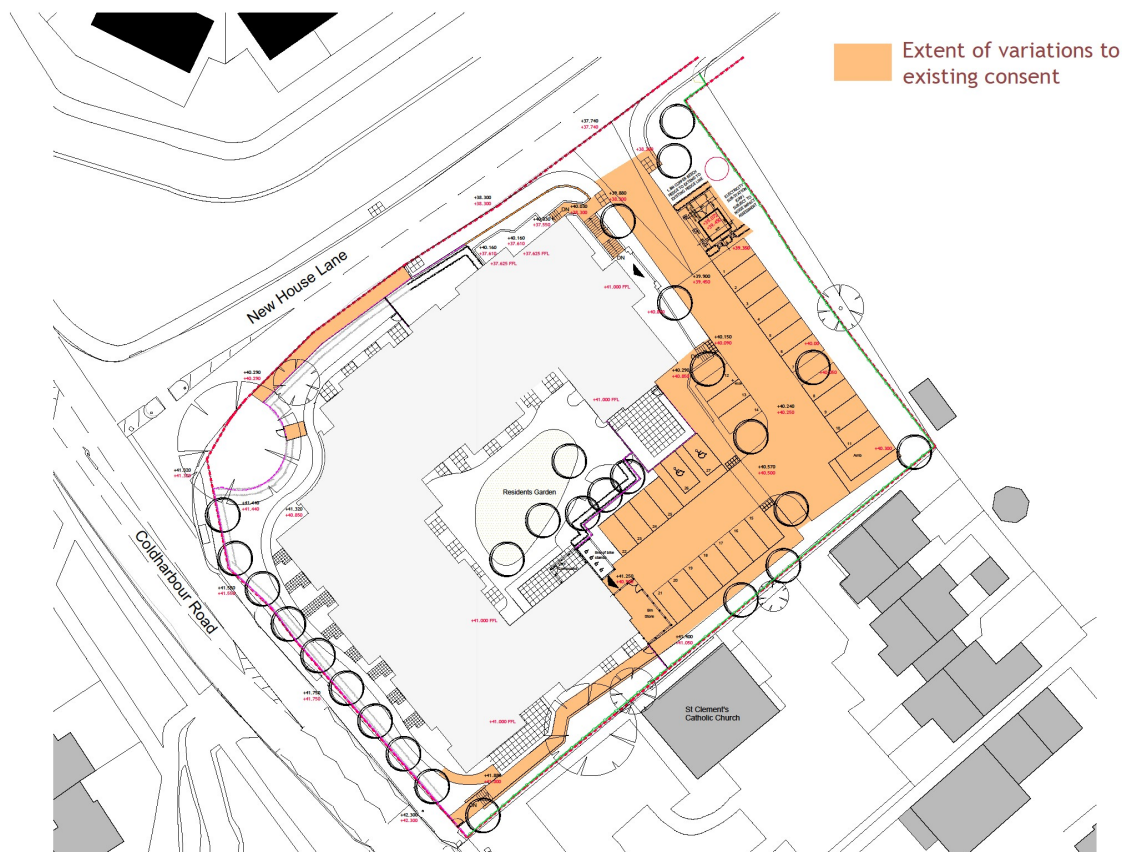
Site Plan, summary of Design Changes

The site plan has been amended to include the substation in a location further into the site with screening from hedging along 3 sides.

Alongside this, the site levels have been amended from those in condition 12 Approved Site Levels Plan (ref. 3172-HIA-ZZ-XX-DR-A-0103) with the shallowing of the vehicular entrance slope and lowering of access path at south of site to allow access around building. These changing of levels have adapted the stairs and include provision of additional retaining walls.

A path has been introduced to the tree at the corner of Coldharbour Road and New House Lane for maintenance.

The hedge and fence line has been pushed back on New house Lane to that of the path leading to the crossing to the east, also in this area an additional fence has been added separating resident from staff rooms.



Site Plan, Extent of Variations to Current Consent

3.0 Summary of Design Changes

Summary of Design Changes, Impact with regard to supporting reports submitted under the original consent application

The following studies were carried out in support of the original proposals.

Tree Survey, Arboricultural Impact, Assessment, Arboricultural Method Statement, further to the report prepared by the Landscape Partnership in September 2022, the change in levels have required partial change of tree protection zones established under the original consented proposals in the North East of site at the area of the proposed substation.

Conclusion

These updated design proposals have no material impact on the existing site context. The change in levels are minimal and are a betterment to the accessibility within the site as a whole.

