

DENE HOLM

NORTHFLEET

GRAVESHAM

DA11 8JZ

JOB NO: 1485

JANUARY 2026

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DESIGN AND ACCESS STATEMENT

PROPOSED CARE FACILITY AND REHABILITATION APARTMENTS

rdtarchitects

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REVISION/COMMENT

AUTHOR

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INTRODUCTION

RDT Architects have been commissioned by Building Construction Partnership (BCP) to prepare a planning submission illustrating a design proposal for a new build 60 bed care facility and 6 rehabilitation apartments at Dene Holm Road, Northfleet, Gravesham, DA11 8JZ.

The purpose of this Design and Access Statement is to illustrate our architectural response to the existing built and contextual fabric, while exploring the client brief in further detail. In addition, this booklet will focus on the concept and design principles, leading to the illustration of the development of a comprehensive design.

The booklet will explore the site and its context, including surrounding buildings and the key features which will influence the proposal.

The conclusion to this study will illustrate how the proposed high quality purpose built care facility will contribute to meet the local need for specialist housing for older people. The development will integrate into the urban realm with positive impact for both end users and the local community.

This Design and Access Statement should be read in conjunction with the scheme drawings and supporting statements attached to this application. It supports the planning application and is in accordance with the legislative requirement to provide a statement covering concept, principles and access issues set out in section 2 of the Planning Compulsory Purchase Act 2004 and in respect of guidance on information requirements and validation set out by the Department of Communities and Local Government (March 2010).

REVIEW OF EXISTING SITE

The key areas to be covered within this section are:

- 2.1 Site Location Plan
- 2.2 Existing Site and Immediate Context
- 2.3 Wider Local Context
- 2.4 Constraints and Opportunities

THE PURPOSE OF REVIEW OF EXISTING SITE

This section will illustrate the opportunities and constraints of the site within its immediate context and explore other related local developments and how these may influence the development proposal.



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DENE HOLM
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KEY FEATURES – EXISTING SITE

- Dene Holm care home is located on Dene Holm Road, located in the county of Kent, on the border to South West London.
- It is situated within close proximity to local amenities, including large public gardens, secondary school, and a fire & rescue station.
- The disused care home recently had a planning application withdrawn for its conversion into 23 flats.
- There is allocated parking spaces and loading to the East of the land parcel.
- The site area totals 1.15 acres.
- There is currently some landscaping to the South West of the site.
- The surrounding area is made up of predominately residential properties.
- The A2 runs close to the site and there is public transport links to the town centre.
- The Riversdale/Barrack Row bus route is a 4 minute walk from the site.
- The site topography is varies, inclining upwards from West to East.
- The site benefits from its close proximity to retail and leisure amenities within Gravesend Town Centre - 1.7 miles away from the development site.
- The site is 1.4 miles away from the railway station, there are bus routes in the immediate area and pedestrian access to the Town Centre and railway station.
- There are refurbished modern style residential developments within the wider context.



1 - DENE HOLM APARTMENTS



2 - SOLAR PANELS ON ROOFS



3 - STEPPED HOUSING ON ROAD INCLINE



4 - ROW OF TERRACE HOUSING ALONG TENSING AVENUE

2.2 Existing Site and Immediate Context



01 - NEARBY TYPICAL RESIDENT DEVELOPMENT



02 - MODERN TERRACE HOUSING



03 - 3 STORY APARTMENTS



2.3 Wider Local Context



04 - PRIVATE PARKING AND BALCONY THRESHOLDS



05 - FIRE & RESCUE STATION