

Design & Access Statement December 2021

KEDBULL LEISURE, GRAVESEND, DA11

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Project No.	2107
Date:	22nd December 2021

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I. Existing Site

Gravesend Borough Council



Site Location and Description

The site is located in Gravesend in Northwest Kent. It is in the current field surrounded by Snelling Avenue, Struttons Avenue, Nelson Road and Field Court.

Planning permission for the site has been granted subject to the conditions being met. The reference numbers for this application is 20200001.

There has been adjustments to the design to enable the building to work in order to provide the space required for servicing, this includes a new plant room, small increase in building height and modification to the plan to allow for reduced escape distances. The roof plant and PV panels layout on the roof plant has also been included. This document has been produced to reflect the changes to the elevations and plan.



Aerial View



- A** View along Nelson Road
- B** View in Field Court
- C** View along Strutton Avenue
- D** View along Snelling Avenue





Existing & Proposed Ground Floor Plan

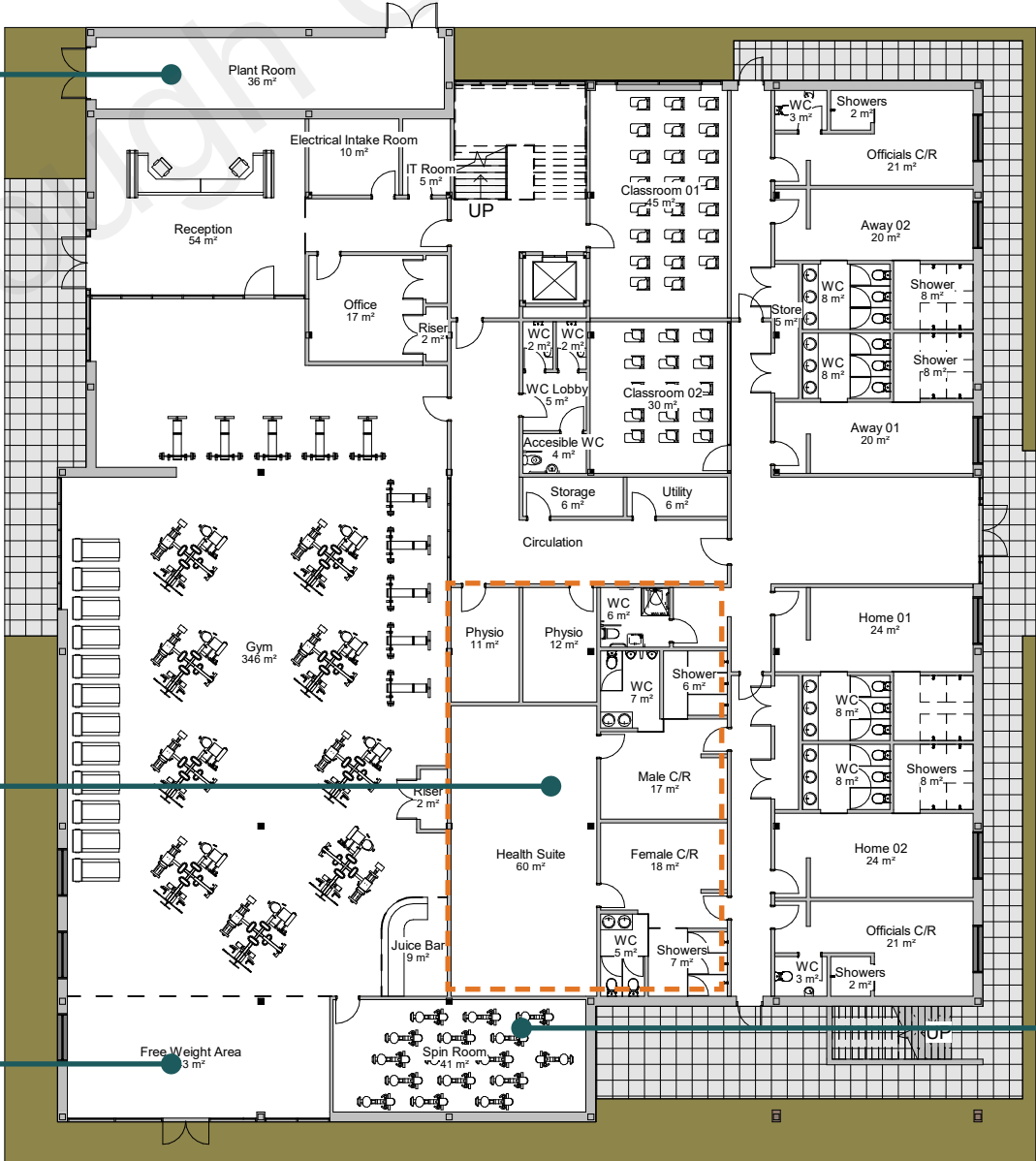


Ground Floor Plan - Extant Permission

New Plant Room

Reconfigured Health Suite and Changing Rooms

Extend Gym Area



Ground Floor Plan - Proposed

Relocated Spin Room

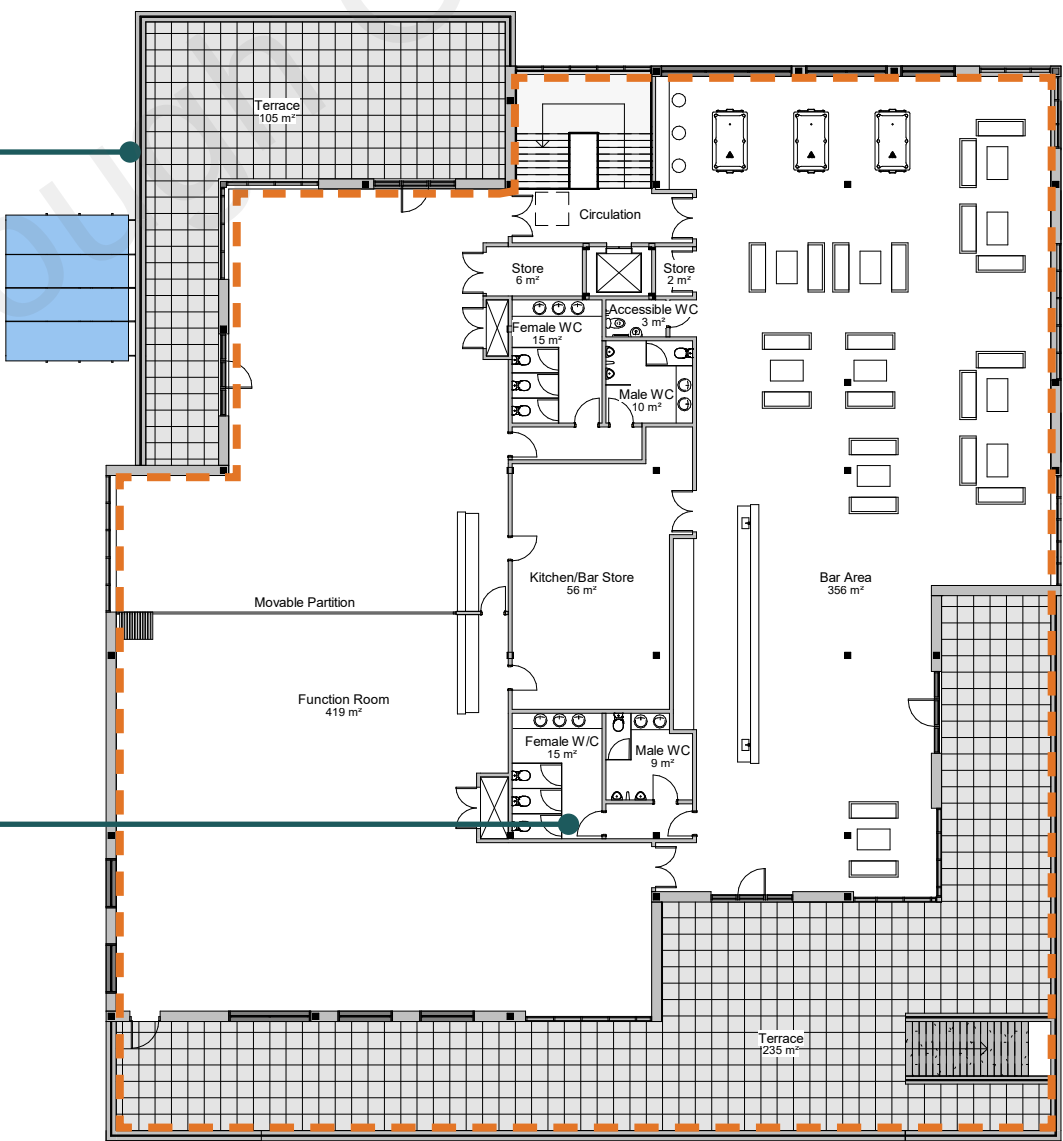


Existing & Proposed First Floor Plan



Extended Terrace with
plant room below

Reconfigured Function
Room Kitchen and Bar
Area

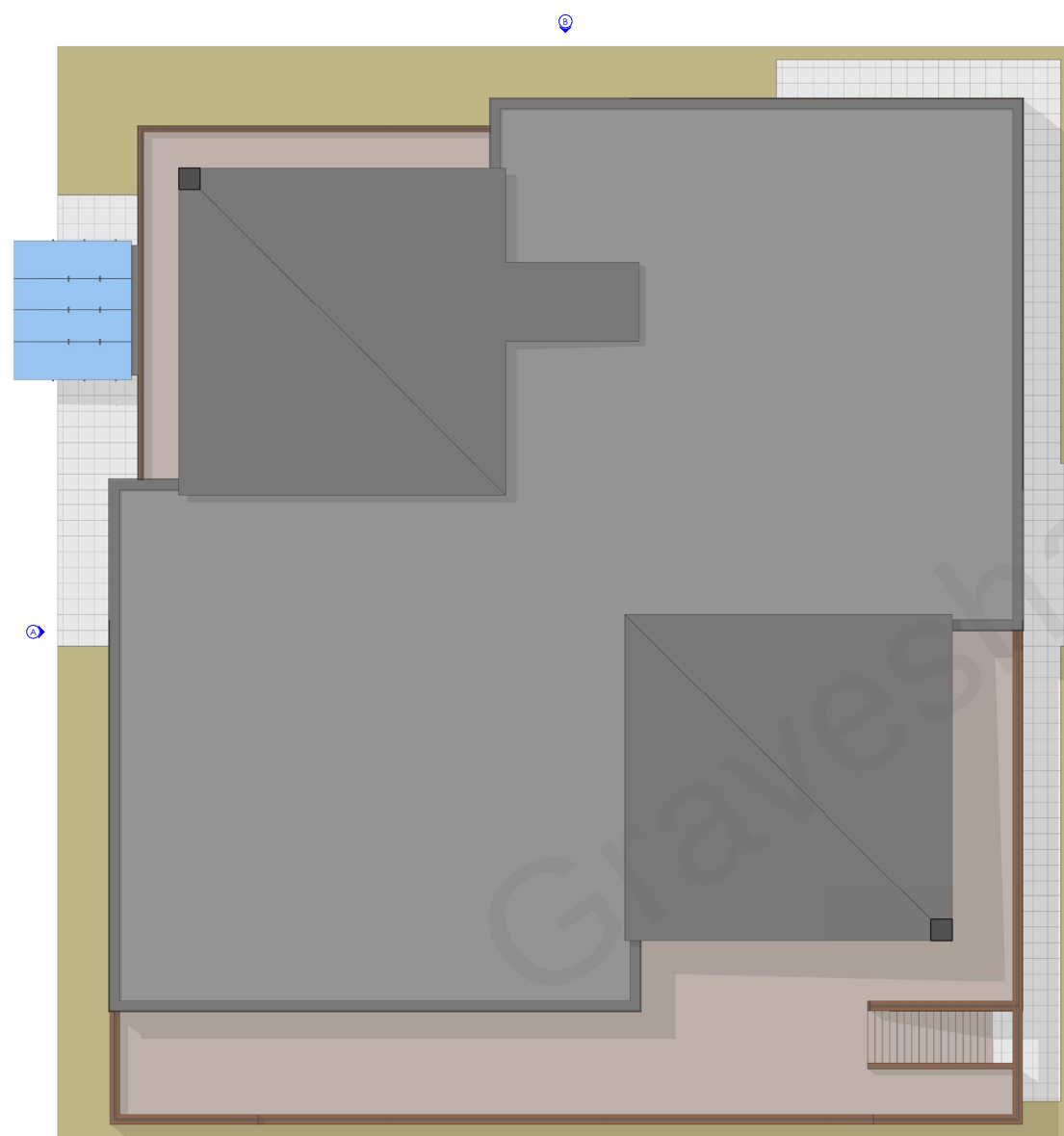


First Floor Plan - Extant Permission

First Floor Plan - Proposed



Existing & Proposed Roof Plan



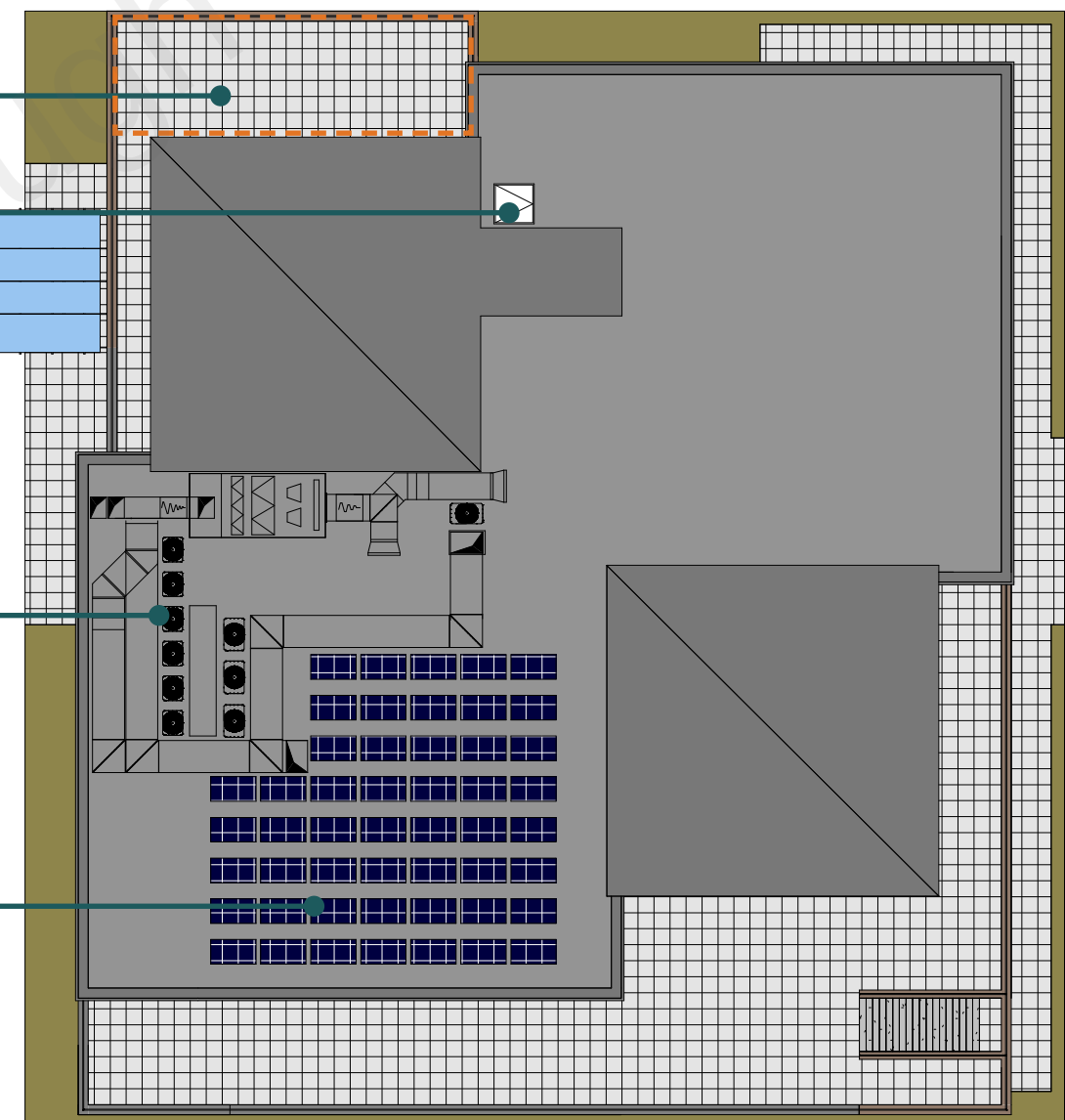
Roof Plan - Extant Permission

Balcony extended
above plant room

Roof access hatch

Roof Plant Layout

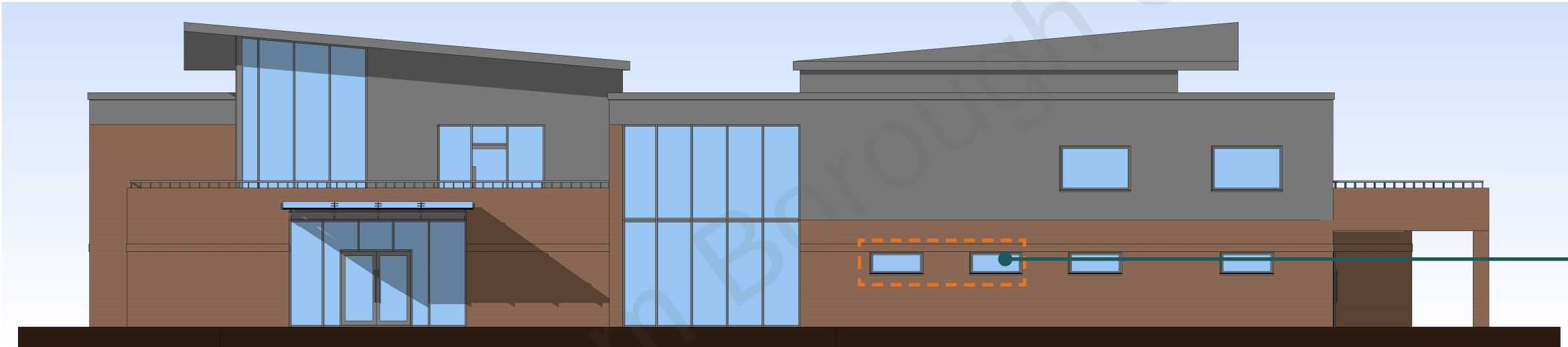
Solar Panels



Roof Plan - Proposed



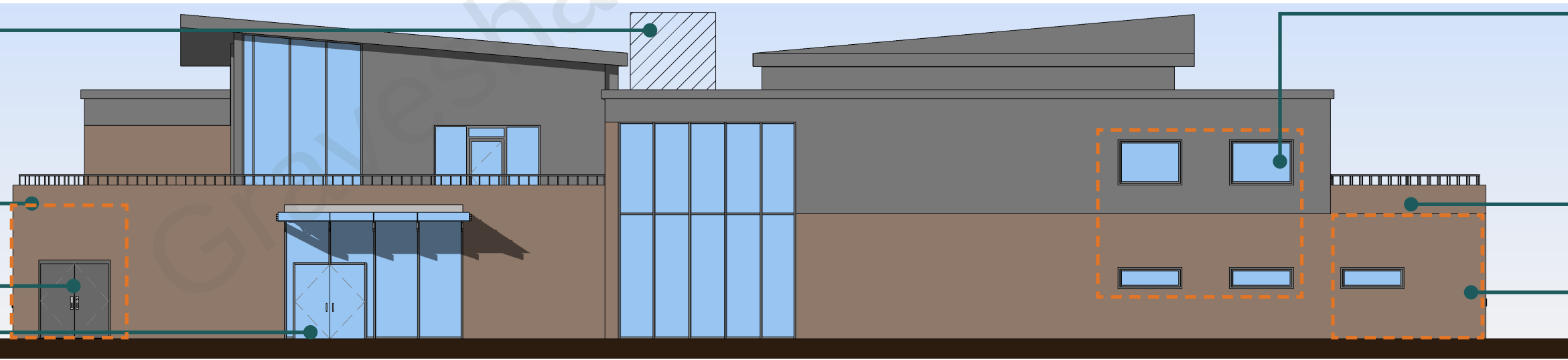
Elevations



Elevation A - Extant Permission

Window removed
to allow for cross
bracing

Windows
reconfigured to allow
for cross bracing



Elevation A - Proposed Elevation

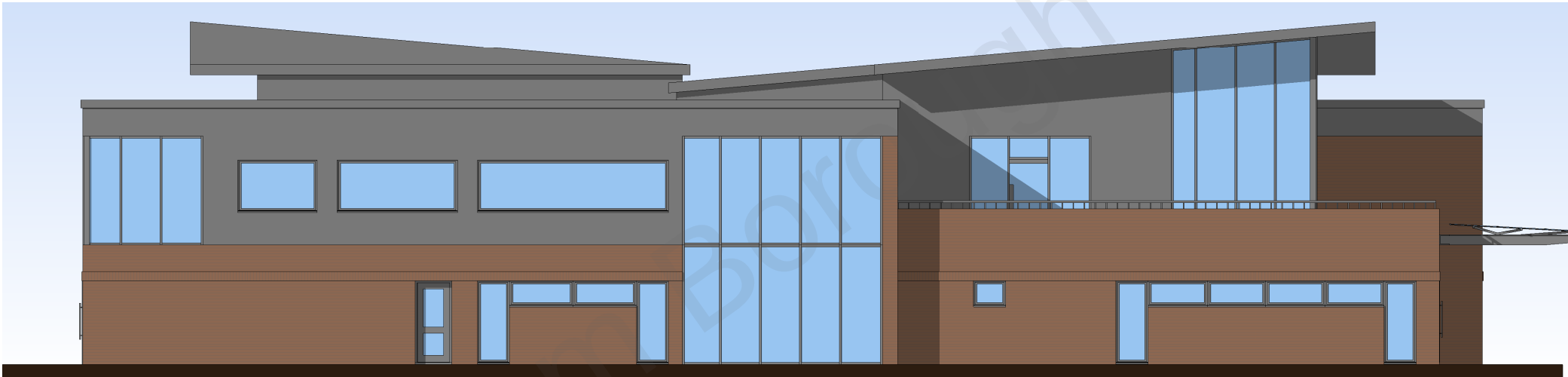
First Floor level
raised by 500mm
to accomodate
services

Extended Gym Area

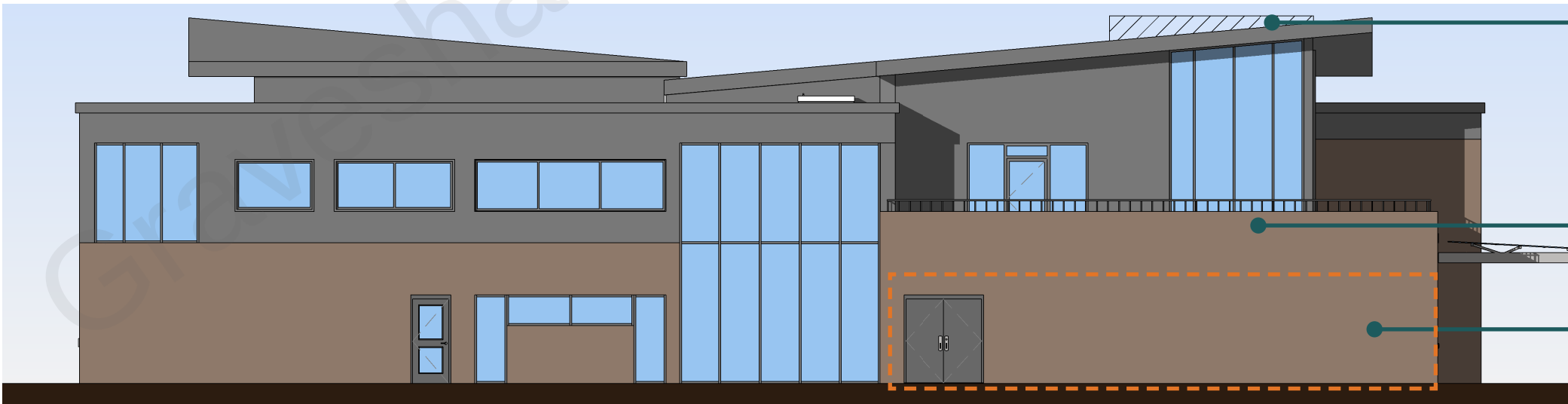
Roof plant
area
Balcony
extended
above plant
room
Plant room
added
Relocated Door



Elevations



Elevation B - Extant Permission



Elevation B - Proposed Elevation

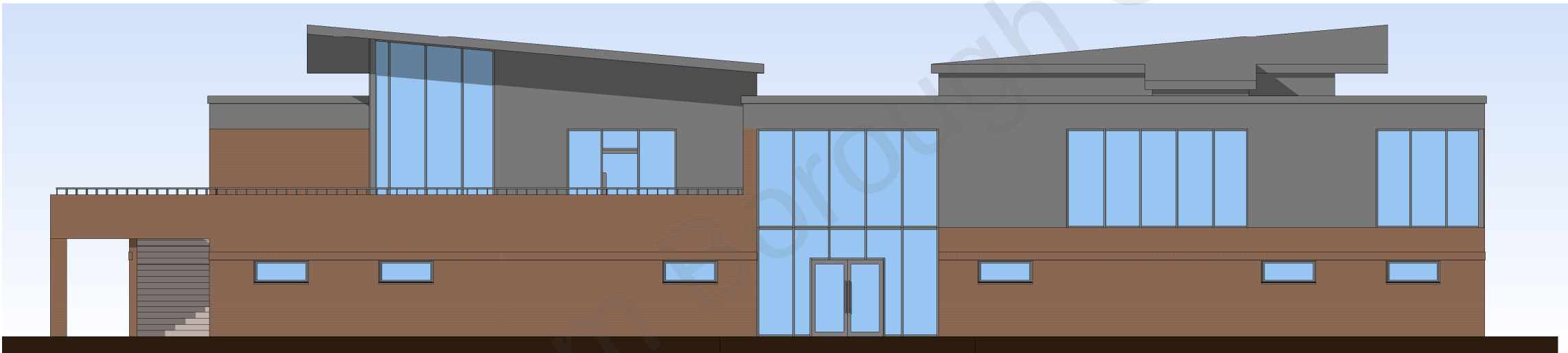
Roof plant area

First Floor level
raised by 500mm
to accomodate
services

Plant Room added



Elevations

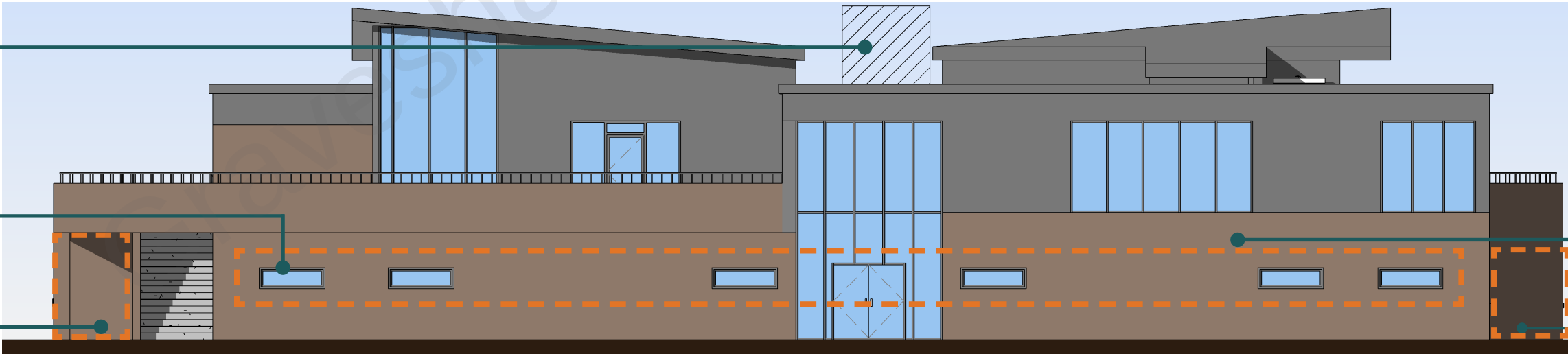


Elevation C - Extant Permission

Roof plant area

Window location
rationlised to work
with structure

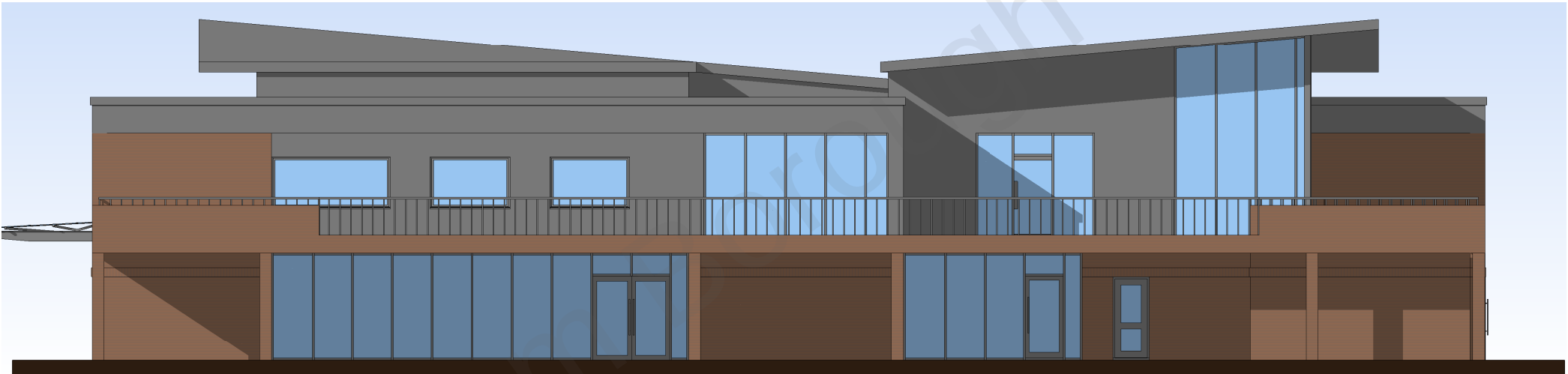
Relocated
Spin Room



Elevation C - Proposed Elevation



Elevations

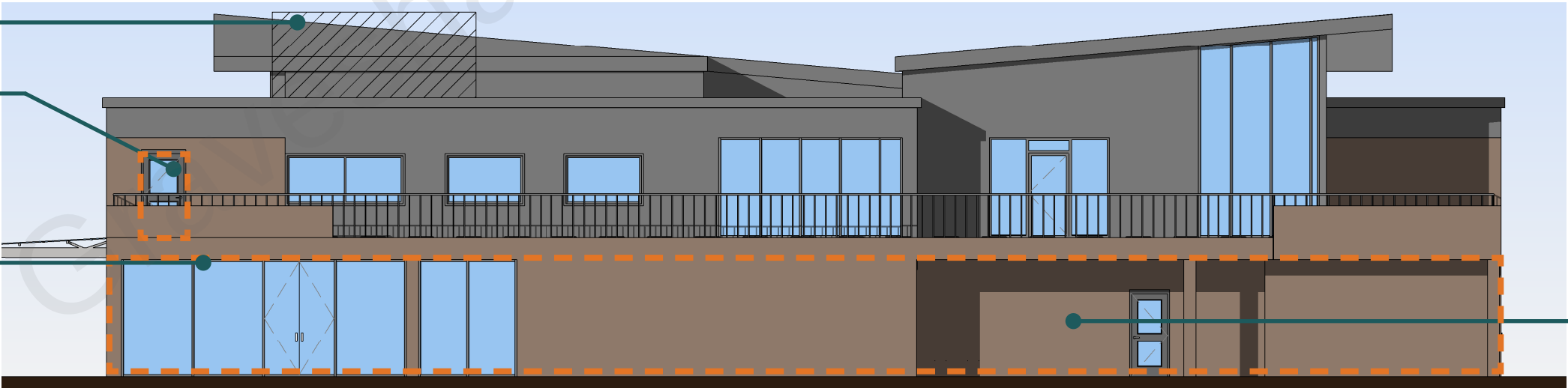


Elevation D - Extant Permission

Roof plant area

New door to external terrace

First Floor level
raised by 500mm to
accomodate services



Modified elevation to
reconfigured layout

Elevation D - Proposed Elevation



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