



Design and Access Statement

DECEMBER 2024

8 The Hive,
Northfleet, Gravesend
Kent
DA11 9DE

Prepared For:

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Prepared By:

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1. Introduction

This Design and Access Statement has been prepared in support of the retrospective planning application for a roof covering/extension at the rear of Unit 8, The Hive, Northfleet, Gravesend. The purpose of the structure is to provide weather protection for the rear yard area, including the rear doors, steps, and associated operations. This statement addresses the design, layout, scale, and access considerations.

2. Site Context and Location

2.1 Location

The site is located at Unit 8, The Hive, Northfleet, within an established commercial area. The unit sits within a row of similar buildings, with rear service yards supporting loading/unloading and operational needs.

2.2 Surroundings

To the rear of the property is a shared service yard area. The boundary to one side features an adjacent garage, while the other side consists of a boundary wall separating the site from neighbouring premises.

3. Proposed Development

The development comprises a roof covering/extension constructed at the rear of the unit. The key aspects of the proposal are as follows:

3.1 Structure

A single-pitch roof extension covering the rear yard area, rear doors, and steps.

3.2 Dimensions

The structure spans the full width of the service yard, from the boundary wall to the side of the adjacent garage.

3.3 Materials

The covering is constructed from durable, lightweight materials chosen for their practicality, longevity, and compatibility with the site's industrial setting. As part of the proposal, the existing black UPVC cladding will be removed and replaced with Quartz Grey horizontal cladding. This material has been carefully selected to closely match the existing building finishes and maintain a cohesive, uniform appearance.

3.4 Purpose:

The primary purpose of the covering to the rear service yard is to address the persistent issue of litter and debris being thrown over the gates into the yard by passing pedestrians. This has been a recurring problem, causing disruptions, safety hazards, and additional maintenance requirements for the site. In addition to mitigating this issue, the covering also provides essential weather protection for the rear access doors, steps, and the area designated for loading and unloading operations.

4. Design Justification

4.1 Use

The extension serves a functional purpose, improving operations at the rear of the unit. It enhances safety, accessibility, and efficiency for staff and deliveries, particularly during adverse weather conditions.

4.2 Amount and Scale

The scale of the extension is modest and proportionate to the size of the unit and service yard. It does not result in overdevelopment of the site or cause harm to the existing built environment.

4.3 Layout



(Image provided by C&A Plastics): Quartz Grey cladding

The roof structure follows the existing layout of the rear yard, providing coverage over key operational areas. It does not obstruct access or hinder movement within the service yard.

4.4 Appearance

The structure has been designed with practicality in mind. The materials and finishes are appropriate for an industrial/commercial environment, ensuring the extension blends in with its surroundings. The neutral and functional design minimizes visual impact.

4.5 Impact on Neighbours

The structure has been constructed to remain within the confines of the service yard, ensuring it does not adversely affect adjacent properties:

4.6 Light and Outlook

The height and scale do not result in any overshadowing or loss of light to neighbouring units.

4.7 Privacy and Amenity

The structure is in a commercial area and does not impact residential properties.

4.8 Visual Impact

The extension is functional and unobtrusive, with no significant visual impact on the surrounding area.

5. Access

5.1 Pedestrian and Vehicular Access

The proposal does not alter existing access arrangements:

7. Conclusion

The proposed roof covering/extension at the rear of Unit 8, The Hive, Northfleet, Gravesend is a practical and proportionate development that enhances the operational functionality of the site without negatively impacting the surrounding environment. The Purpose of the constructed roof

also prevents litter and debris from being thrown into the service yard by pedestrians, reducing maintenance needs and improving the cleanliness of the area.

The structure has been designed with care to ensure it remains in keeping with the character of the area, is unobtrusive, and meets the needs of the business. It improves accessibility and safety while maintaining the site's commercial use.

The proposal complies with local and national planning policies and should be considered favourably.