

DESIGN AND ACCESS STATEMENT

Demolition of Existing Care Home and Redevelopment to Provide a Class C2 Care and Rehabilitation Facility

Dene Holm Care Home,
Dene Holm Road,
Northfleet,
Gravesham, Kent DA11 8JZ



The idea of “home” has continually evolved, from simple shelters into sophisticated spaces shaped by society, technology, and changing lifestyles. Today, that evolution must extend to elderly care, where a home is not just a place to live, but a space that supports dignity, comfort, and wellbeing. Modern care homes represent the next step in this journey, blending a true sense of home with contemporary facilities designed to meet the complex needs of later life.

EXECUTIVE SUMMARY

This Design and Access Statement accompanies a full planning application for the demolition of the former Dene Holm Care Home and the redevelopment of the site to provide a purpose-built Class C2 care facility comprising up to 60 en-suite care bedrooms and 6 rehabilitation apartments, together with communal facilities, landscaped amenity areas, servicing, and on-site parking.

The proposal represents the comprehensive regeneration of a previously developed brownfield site within the urban area of Gravesham. It delivers modern, high-quality specialist accommodation for older people and those requiring rehabilitative care, responding directly to identified local and national needs.

The development has been carefully designed to respect the scale and character of the surrounding residential area, provide inclusive and accessible environments, and deliver a sustainable and climate-resilient scheme. The proposal accords with the Gravesham Local Plan Core Strategy (2014) and the revised National Planning Policy Framework (December 2024).

1. SITE LOCATION AND CONTEXT

1.1 Site Location





Figure 1: Site Location and Wider Context

The application site is located on Dene Holm Road in Northfleet, within an established residential area. The site extends to approximately **1.15 acres (0.47 hectares)** and is bounded by Dene Holm Road, Tensing Avenue, Everest Close, and Hunt Road.

1.2 Existing Site Context





Figure 2: Existing Site and Surrounding Streetscape

The site was previously occupied by a care home and associated parking and landscaped areas and is currently vacant. The surrounding area is predominantly residential in character, comprising two- and three-storey dwellings and small apartment buildings.

2. PROPOSED DEVELOPMENT OVERVIEW

2.1 Description of Development

The proposal comprises:

- Demolition of the existing care home buildings
- Construction of a new Class C2 care facility including:
 - Up to 60 en-suite care bedrooms
 - 6 rehabilitation apartments
 - Communal lounges, dining and activity spaces
 - Café/bistro, hair salon, cinema, and family room
 - Ancillary staff, service, and plant accommodation
- Landscaped gardens and amenity areas
- On-site parking, cycle storage, and servicing provision

3. SITE LAYOUT AND MASTERPLANNING

3.1 Proposed Site Plan



Figure 3: Proposed Site Plan (Planning Drawing)

The site layout has been informed by:

- The site's irregular shape and residential boundaries
- Existing access points
- Changes in topography across the site

- The need to provide safe, legible movement and high-quality amenity space

The layout separates the main care home building from the rehabilitation apartments, helping to reduce perceived scale and respond to the residential character of Tensing Avenue.

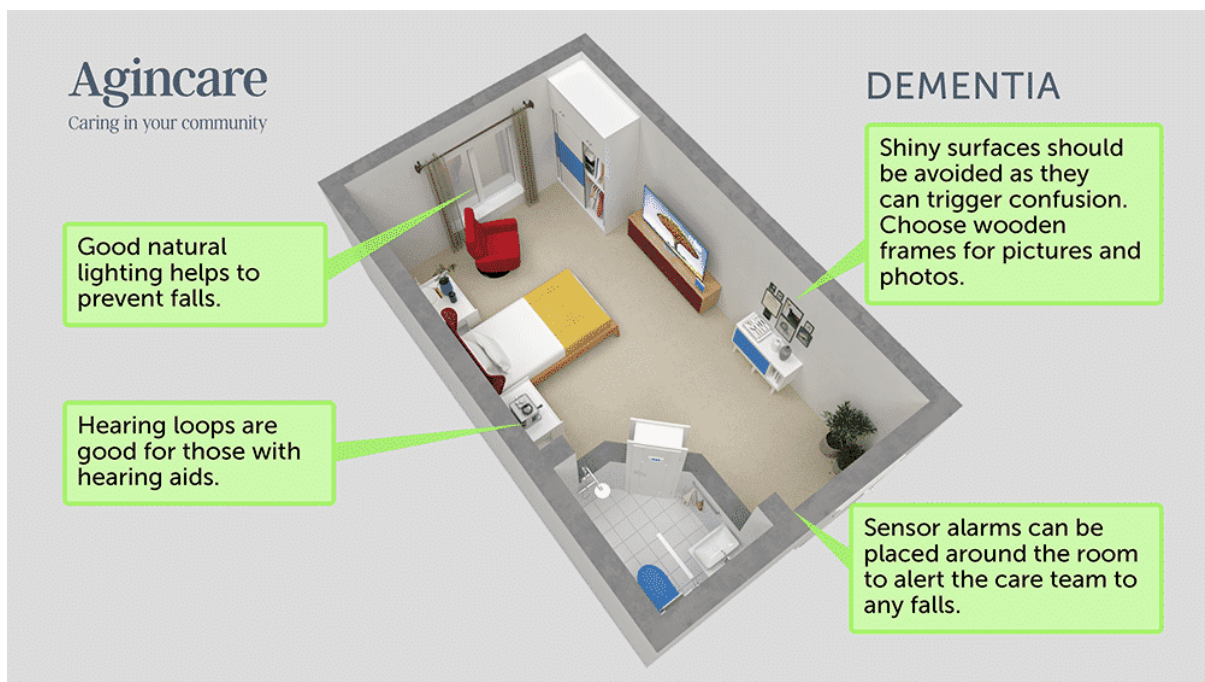
3.2 Layout Rationale

Key principles of the layout include:

- Central positioning of the main care facility
- Smaller-scale rehabilitation apartments located toward the site edge
- Clear separation of pedestrian, vehicular, and servicing routes
- Creation of a series of sheltered, accessible landscaped gardens

4. SCALE, MASSING, AND FORM

4.1 Building Scale and Massing Strategy



The building is predominantly two storeys, with three storeys where site levels allow. The use of site topography, articulated wings, and recessed elements reduces visual bulk and ensures the development sits comfortably within its residential context.

5. APPEARANCE AND ARCHITECTURAL APPROACH

5.1 Architectural Design





Figure 5: Architectural Approach and Appearance

The architectural design is contemporary but sympathetic, avoiding an institutional appearance. Elevations are articulated to provide visual interest and a domestic scale, with materials selected to complement the surrounding area while ensuring durability and longevity.

6. LANDSCAPING AND AMENITY

6.1 Landscape Strategy





Figure 6: Proposed Landscaping and Amenity Areas

The landscaping strategy provides:

- Friendly garden spaces
- Level and accessible paths
- Opportunities for outdoor activity and relaxation
- Biodiversity enhancement through new planting

7.1 Vehicular and Servicing Access

Service Plan	
Client Name: _____	Client's Representative: _____
Consolidation Date: _____	Agency Manager/Designer: _____
Types of Services	Mon Tue Wed Thur Fri Sat Sun Observances
Additional Care Services	
Bathing Assistance	
dialt. Microw. Sprink Bath or Bathtub	
Clothing Assistance	
Continence Assistance	
Feeding Assistance	
Medication Assistance (Other Remedies/Drugs)	
Transport Assistance	
Transfer Assistance	
Other	
Meals	
Breakfast	
Lunch	
Dinner	
Snacks	
Housekeeping Services	
Cleaning Bath/Linen	
Clean Bathroom	
Clean Kitchen	
Clean Livingroom	
Clean Pridge	
Clean Vests	
Clean Windows	
Dust	
Laundry	
Shop	
Vacuum	
Other	
Companion Services	
Recreational Activities	
Shopping	
Other	
Transportation	
Transportation	
Errands	
Other	
Comments/Techniques: _____	
<i>The services to be provided to the client are subject to the client's right to temporarily suspend, permanently terminate, temporarily alter, or permanently add services to the provision of any service.</i>	
Client or Client Representative Authorized Signature _____	Date _____
Agency Representative Signature _____	Date _____

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Figure 7: Access, Parking, and Servicing Strategy

Vehicular access is provided from Dene Holm Road and Tensing Avenue, allowing for safe and efficient access for staff, visitors, emergency vehicles, and servicing. Parking provision reflects the operational needs of a Class C2 use.

7.2 Inclusive Access

The development has been designed to be fully inclusive, with:

- Step-free access throughout the site
- Lift access to all floors
- Gently graded external routes
- Clear wayfinding and legible entrances

8. SUSTAINABILITY AND DRAINAGE (SUMMARY)

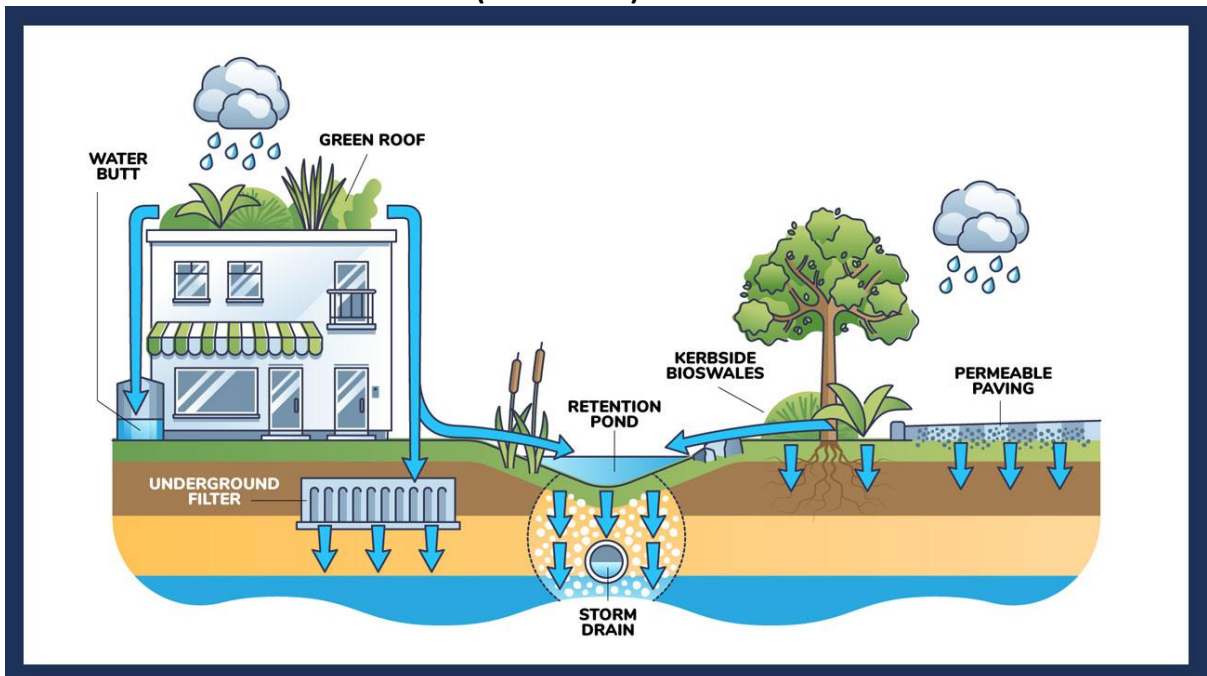




Figure 8: Sustainability and Drainage Principles

The scheme incorporates:

- Fabric-first energy efficiency
- Provision for low-carbon technologies
- Sustainable drainage systems (SuDS)
- Enhanced landscaping to support climate resilience

9. CONCLUSION

The proposed redevelopment of the Dene Holm Care Home site represents a high-quality, policy-compliant, and socially beneficial form of development. The scheme regenerates a redundant brownfield site, delivers essential care and rehabilitation accommodation, and provides inclusive, accessible, and sustainable design within an established residential area. The proposal accords with the Gravesham Local Plan Core Strategy and the revised National Planning Policy Framework (December 2024) and is acceptable in design and access terms.