

Clifton Slipways

Addendum to the DAS

Summary of Proposed Amendments

Clifton Slipways was granted planning permission on 04/12/2020, and a S73 amendment application was granted in 2023.

A number of external factors including amendments to the fire and building regulations and significant cost inflation have resulted in the need for further amendments to the scheme as approved to facilitate delivery. The changes to the scheme are summarised within this Design and Access Statement Addendum.

A previous S73 application saw the approval of a number of layout changes within the Stuart Road block, along with amendments to the design of the upper storeys, from that set out in the approved Design and Access Statement which accompanies the original planning permission ref. 20191122. These changes were set out in the original Addendum to the Design & Access Statement named '18.137 - Clifton Slipways - DAS Addendum_Stuart Road'. This document compares the changes to the design against this S73 approval.

Whilst this is included for reference, it is noted that Condition 16 of planning permission 20191122 requires details on the final design and elevational treatment to be submitted to and approved by the LPA. Accordingly, it has been agreed with planning officers at Gravesham Borough Council that the elevational changes as shown do not form part of this s73 application, and will be dealt with through the discharge of Condition 16.



Approved CGI of Stuart Road Block highlighting area of minor amendments

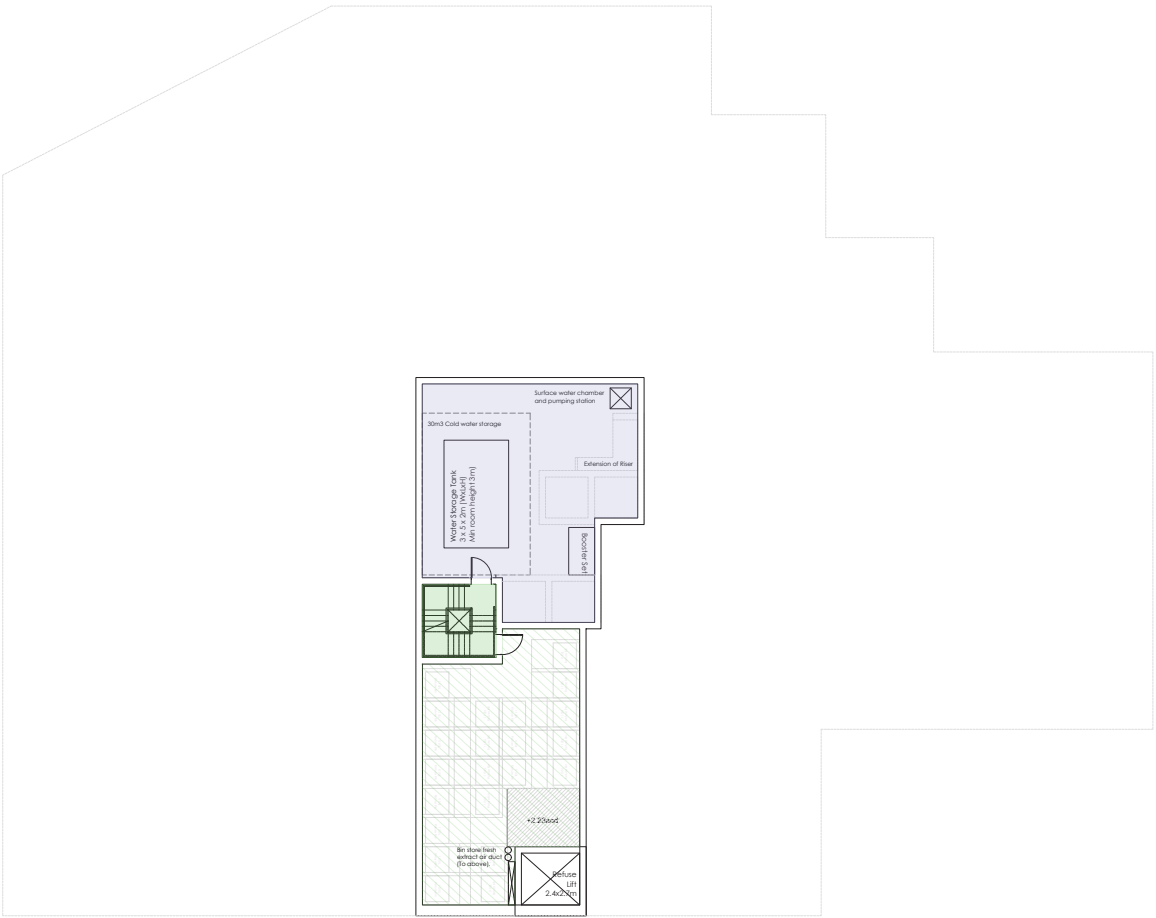
Stuart Road Block - Summary of Changes

- Level -1 parking level and vehicular entrance has been omitted.
- Level 0 - Residential units reduced to West of building to allow for additional 13 parking spaces within enlarged external parking court - vehicle entrance position retained.
- Levels 1-5 remain as approved.
- Top 7 storeys of accommodation omitted to reduce overall height of building to below criteria for HRB.

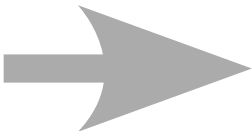


Proposed CGI of Stuart Road Block

Changes to Stuart Road Block Layout



Approved Plan

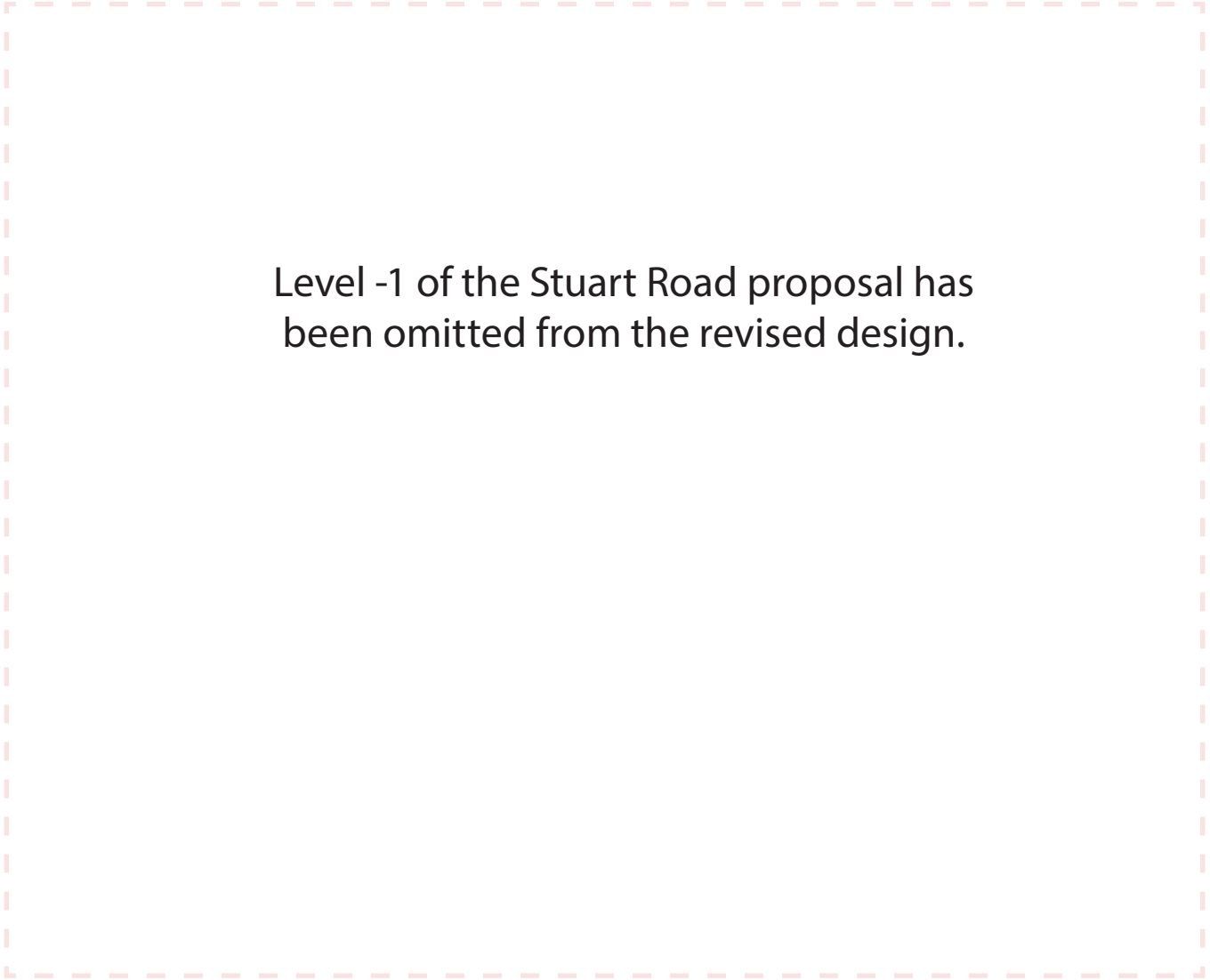


Revised Plan

- Parking
- Circulation
- Plant/store

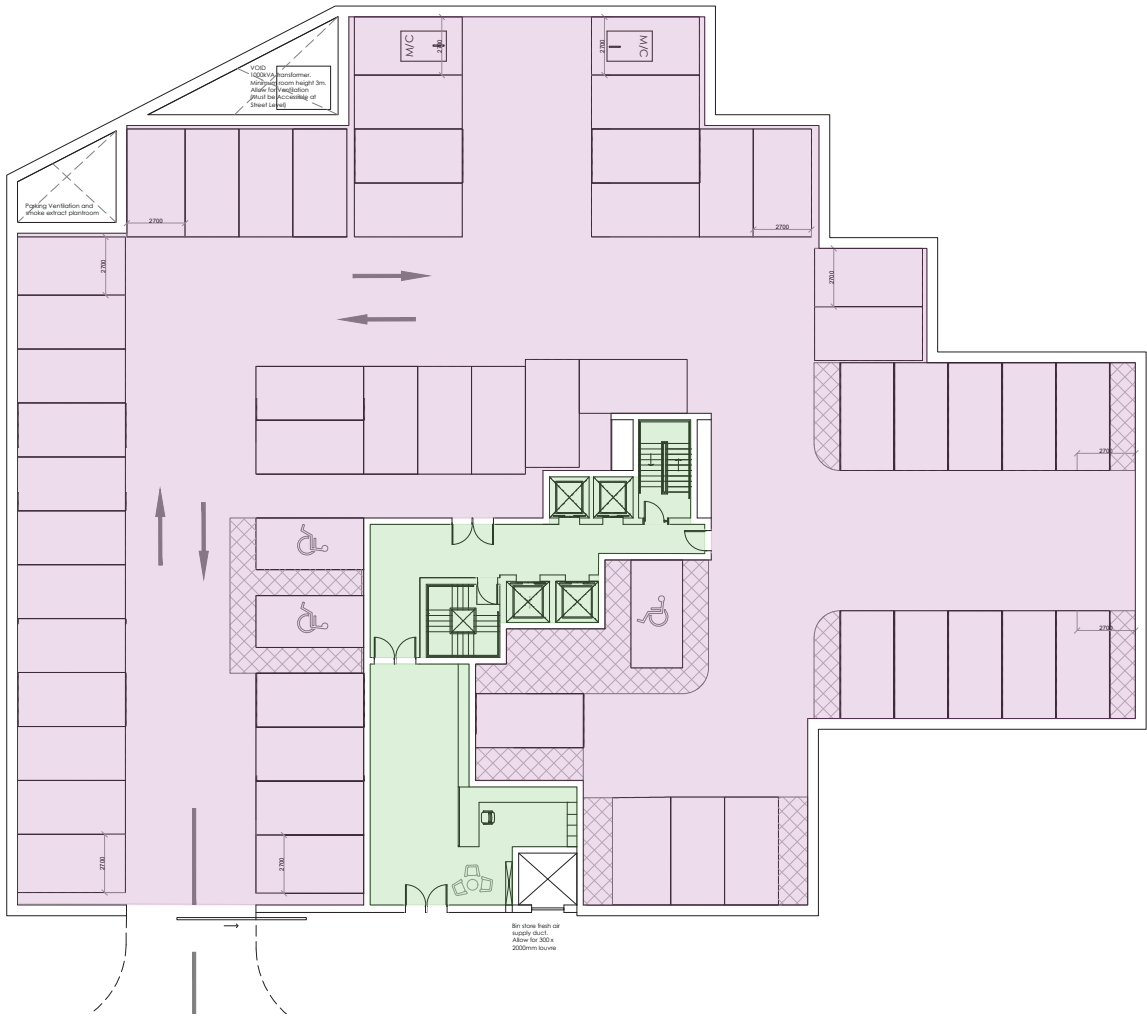


Approved Plan



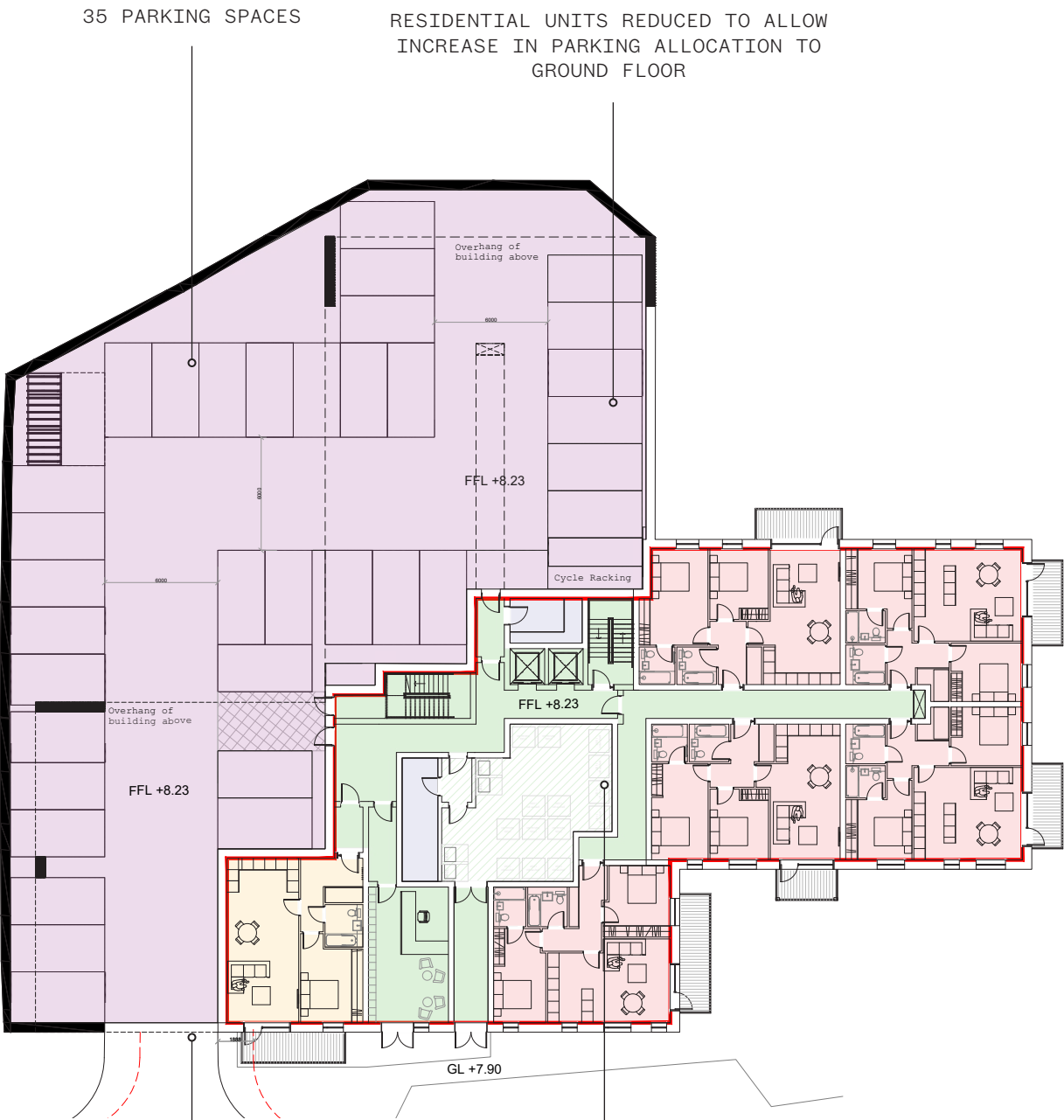
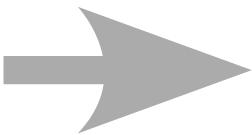
Revised Plan

- Parking
- Circulation
- Plant/store



Approved Plan

- 1 Bed Unit
- 2 Bed Unit
- Circulation
- Plant/store
- External Parking

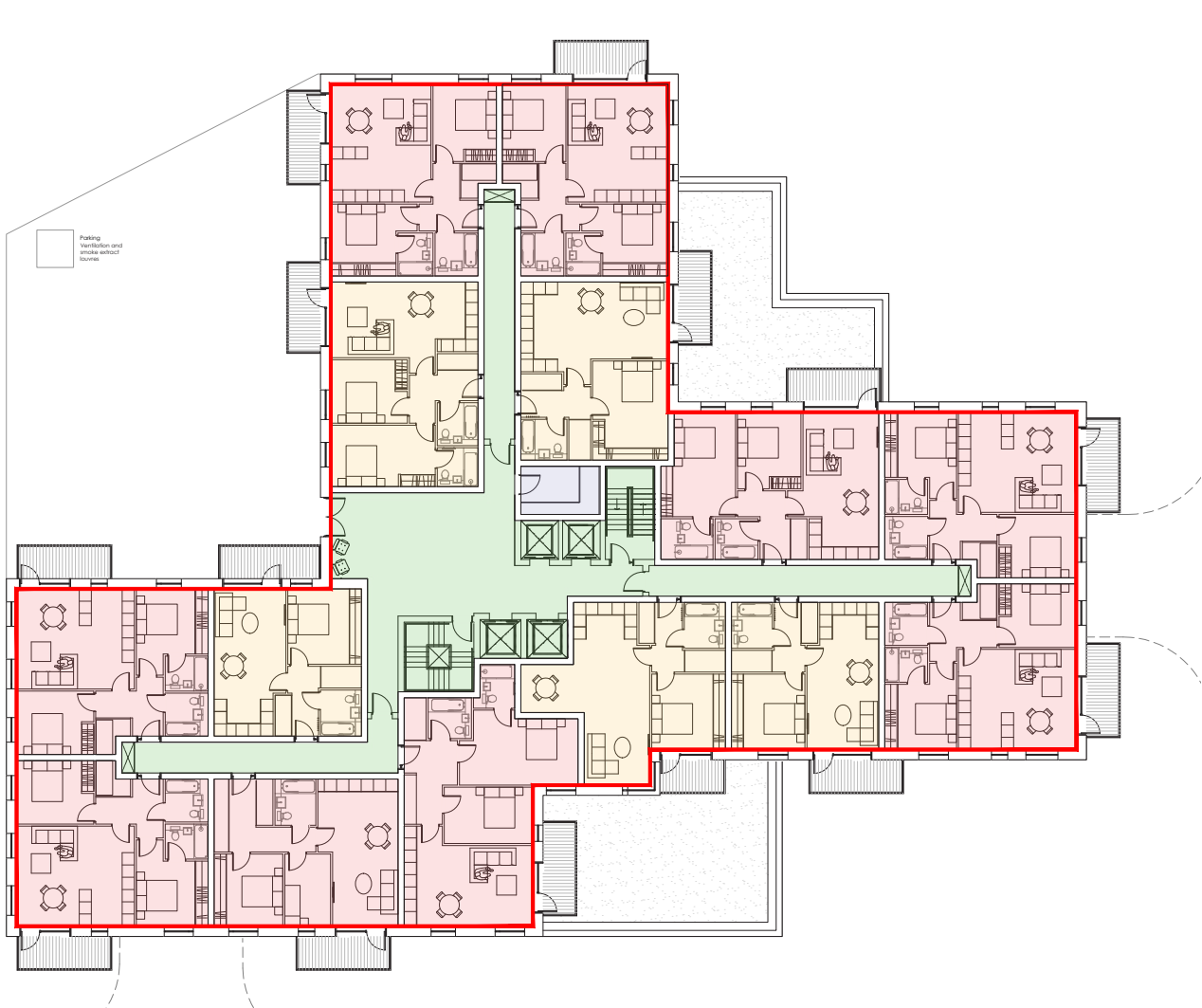


Revised Plan

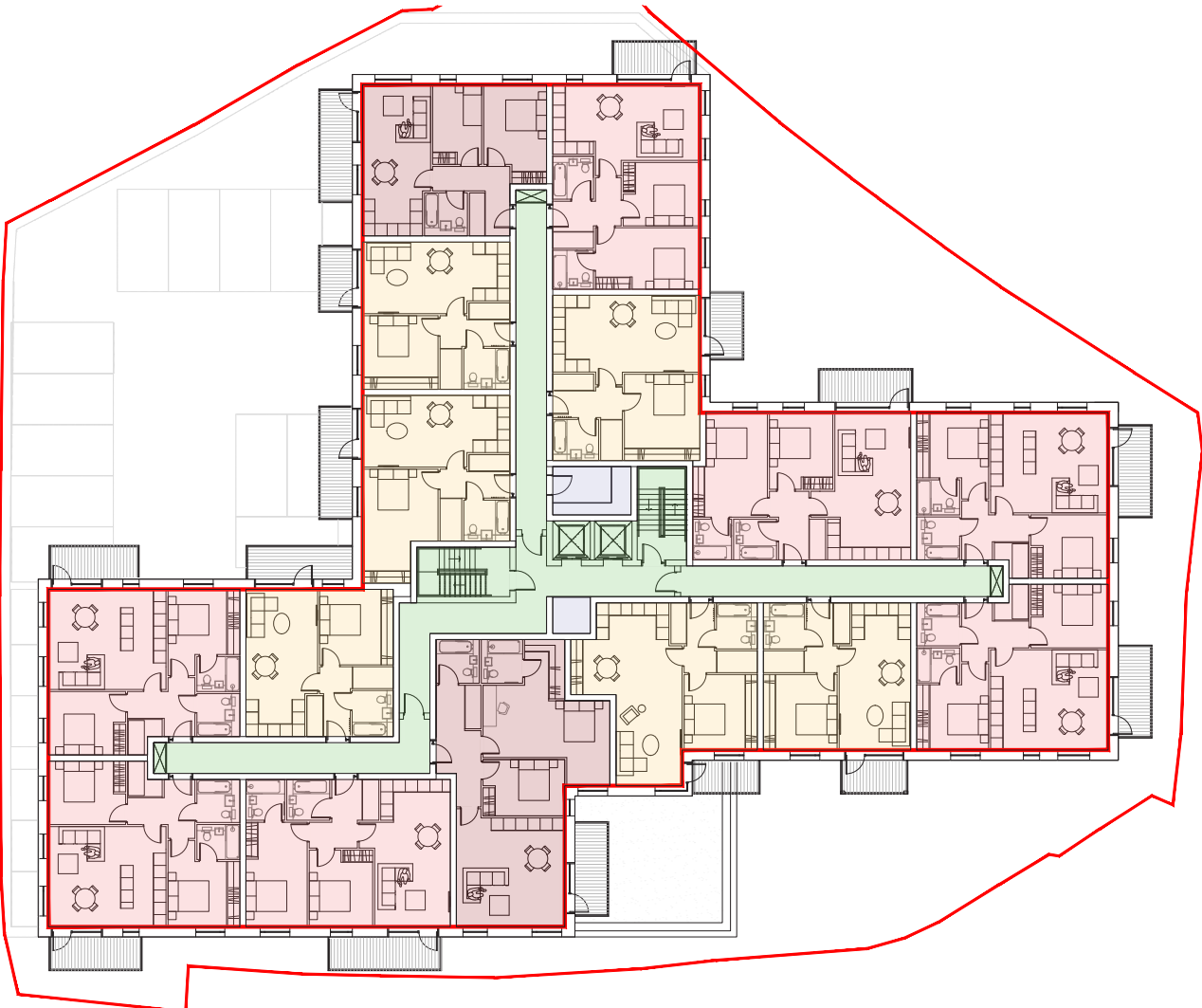
- VEHICULAR ENTRANCE TO PARKING LEVEL TO REMAIN UNCHANGED
- THE BIN STORE ADJUSTED TO ACCOMMODATE NUMBER OF RESIDENTIAL UNITS WITHIN STUART ROAD BLOCK, BASED ON A PRIVATE COLLECTION MANAGEMENT STRATEGY.
- AREA OF PLANT INCLUDED TO REPLACE OMITTED AREA AT LEVEL -1.

Stuart Road - Level 1

No Change



Approved Plan

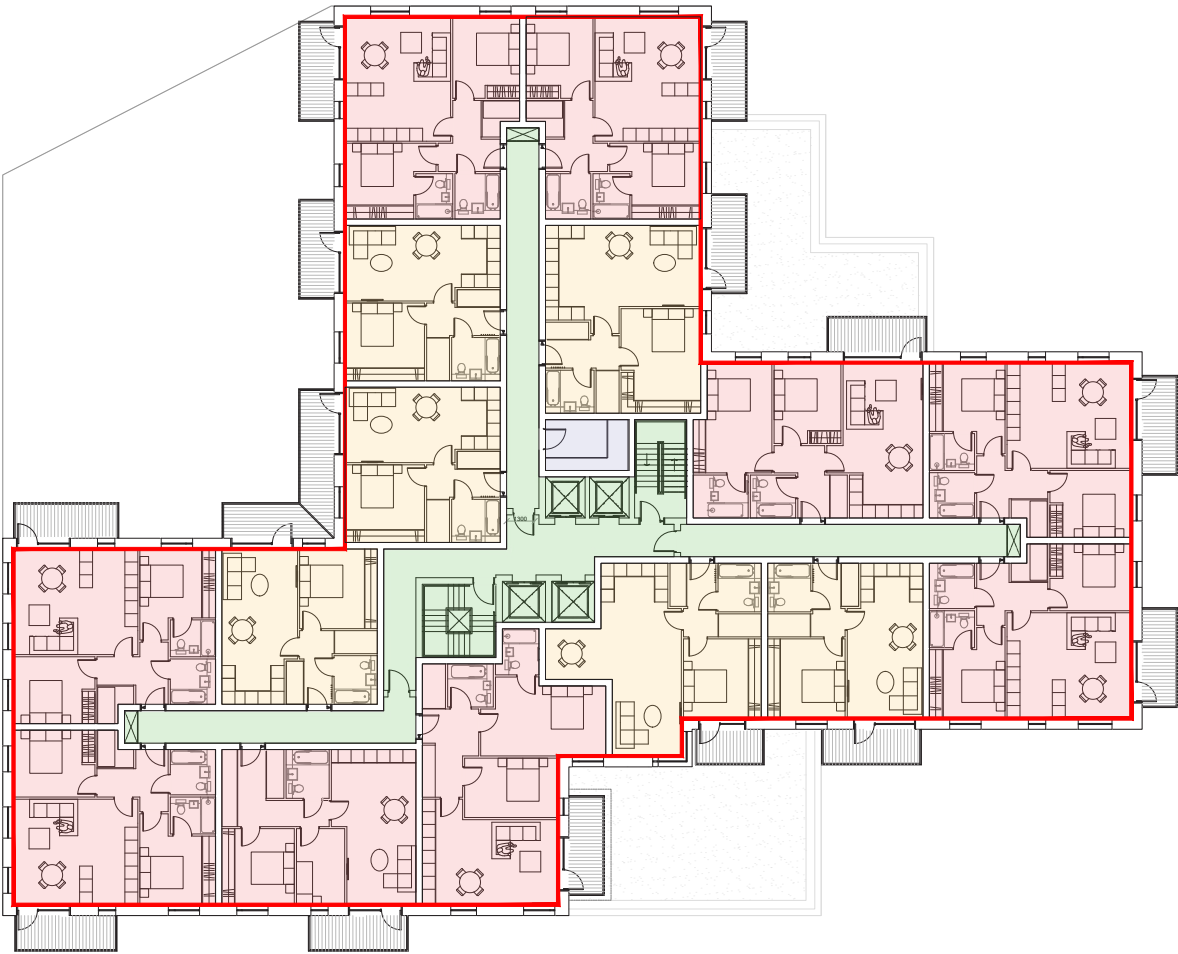


Revised Plan

- 1 Bed Unit
- 2 Bed Unit
- Circulation
- Plant/store

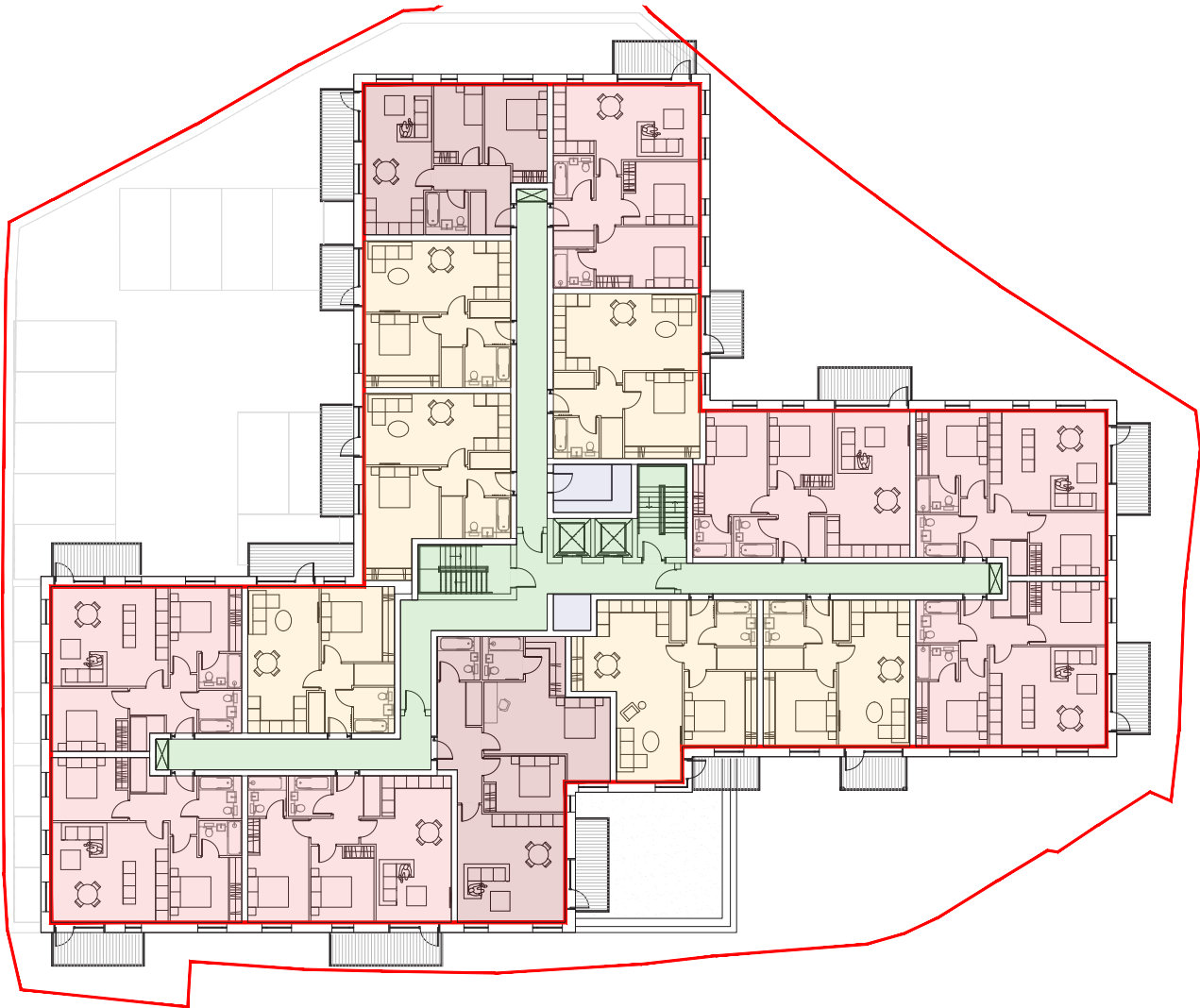
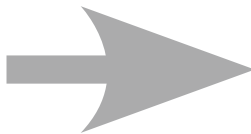
Stuart Road - Level 2-3

No Change



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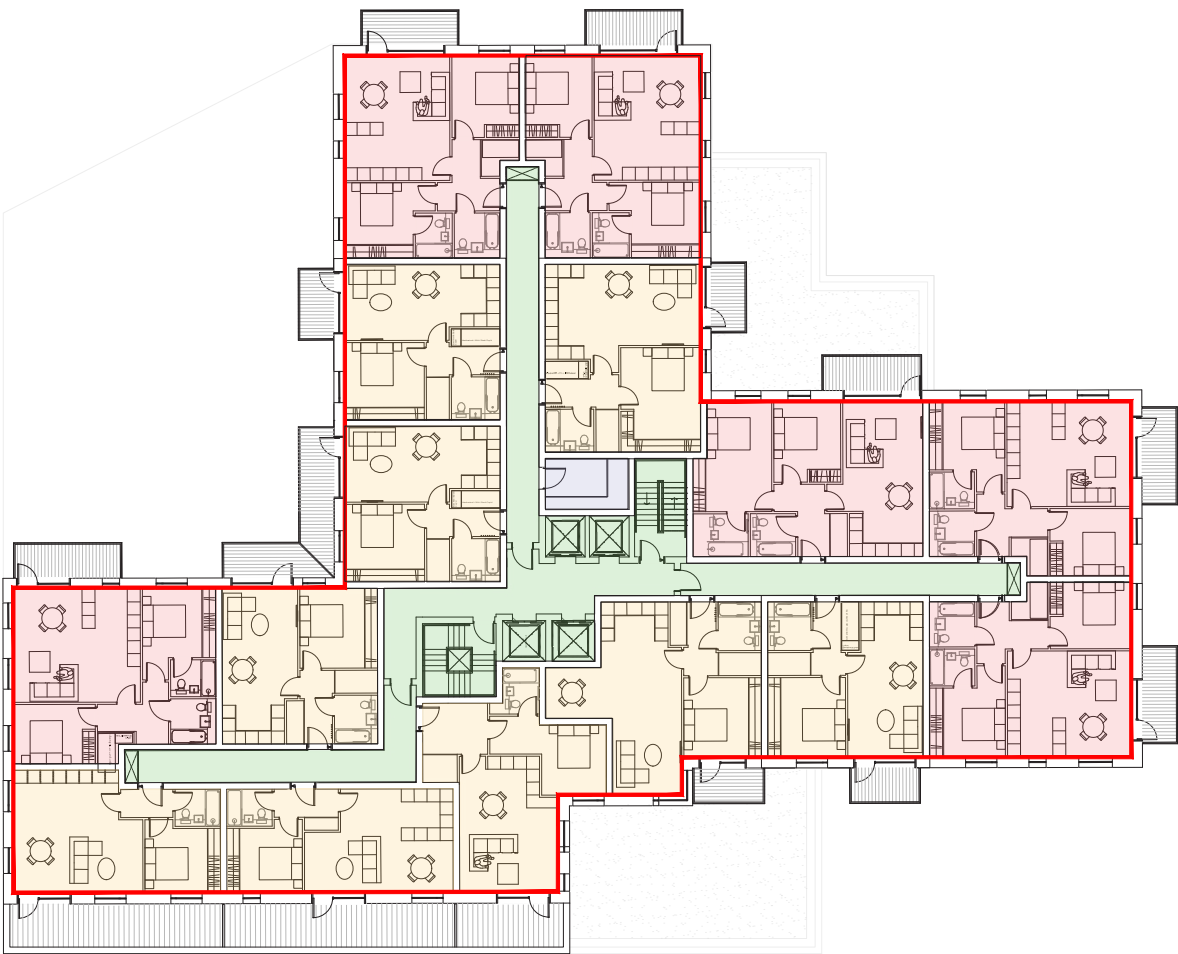
- 1 Bed Unit
- 2 Bed Unit
- Circulation
- Plant/store



Revised Plan

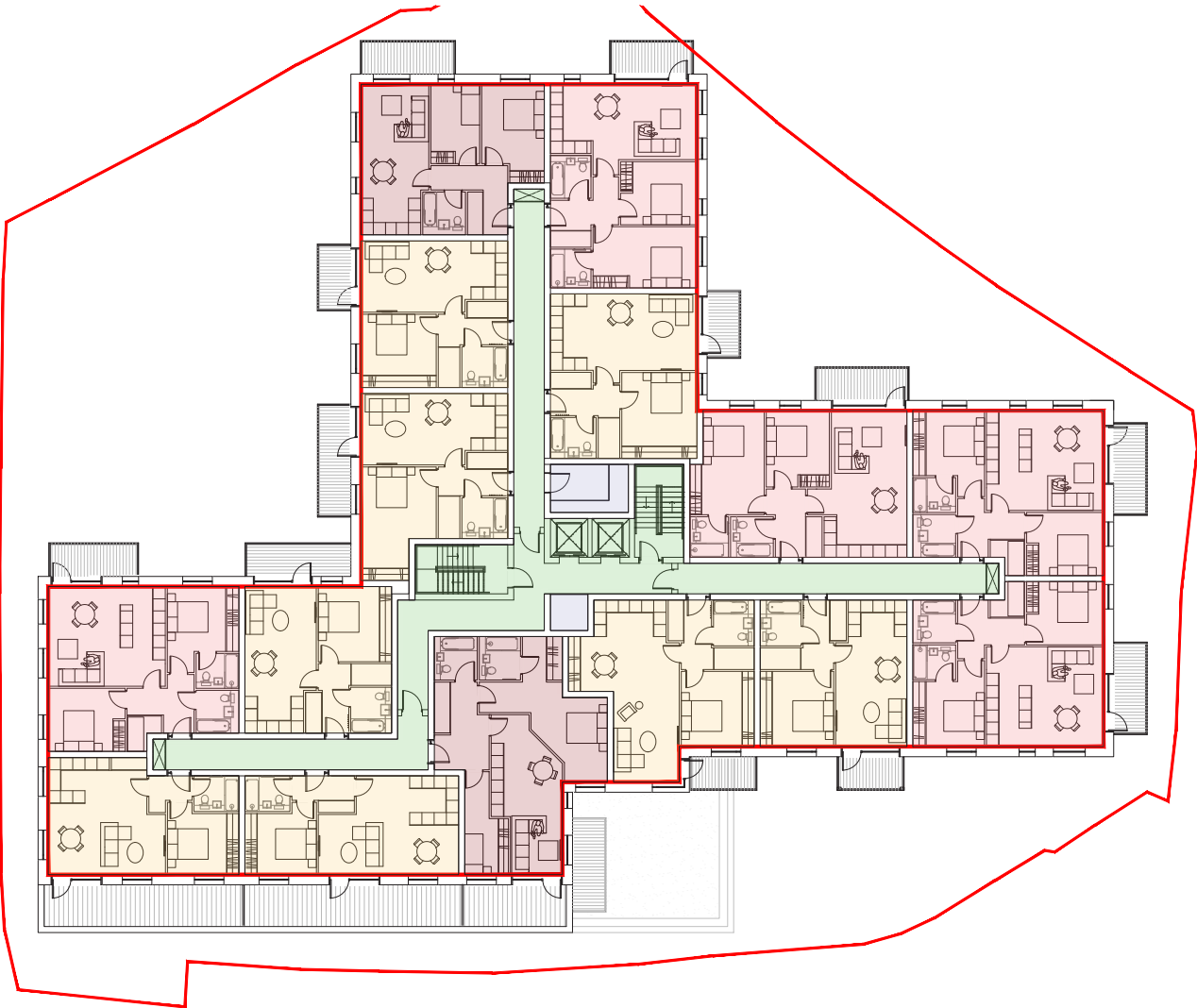
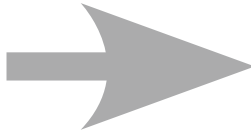
Stuart Road - Level 4

No Change



Approved Plan

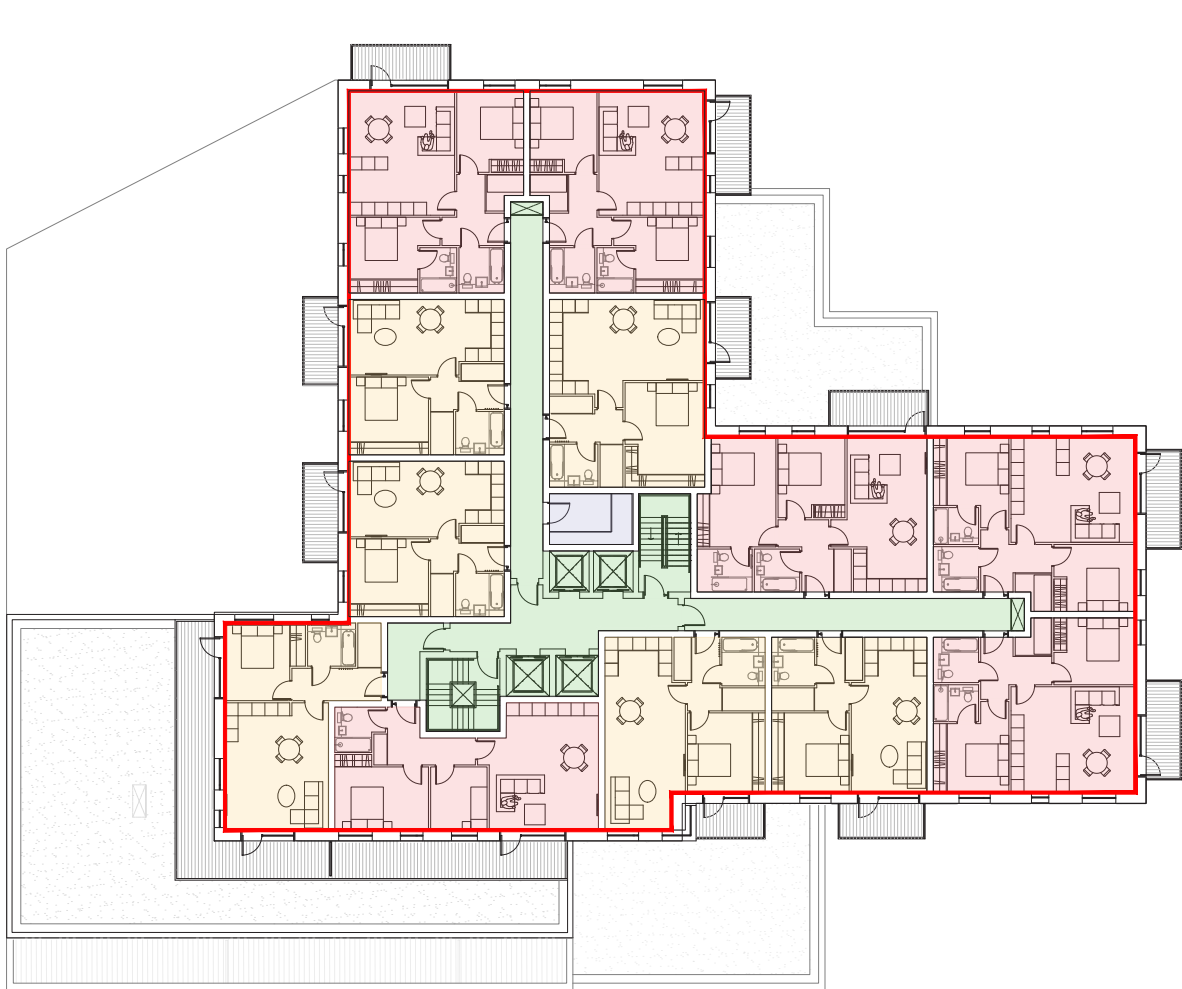
- 1 Bed Unit
- 2 Bed Unit
- Circulation
- Plant/store



Revised Plan

Stuart Road - Level 5

No Change

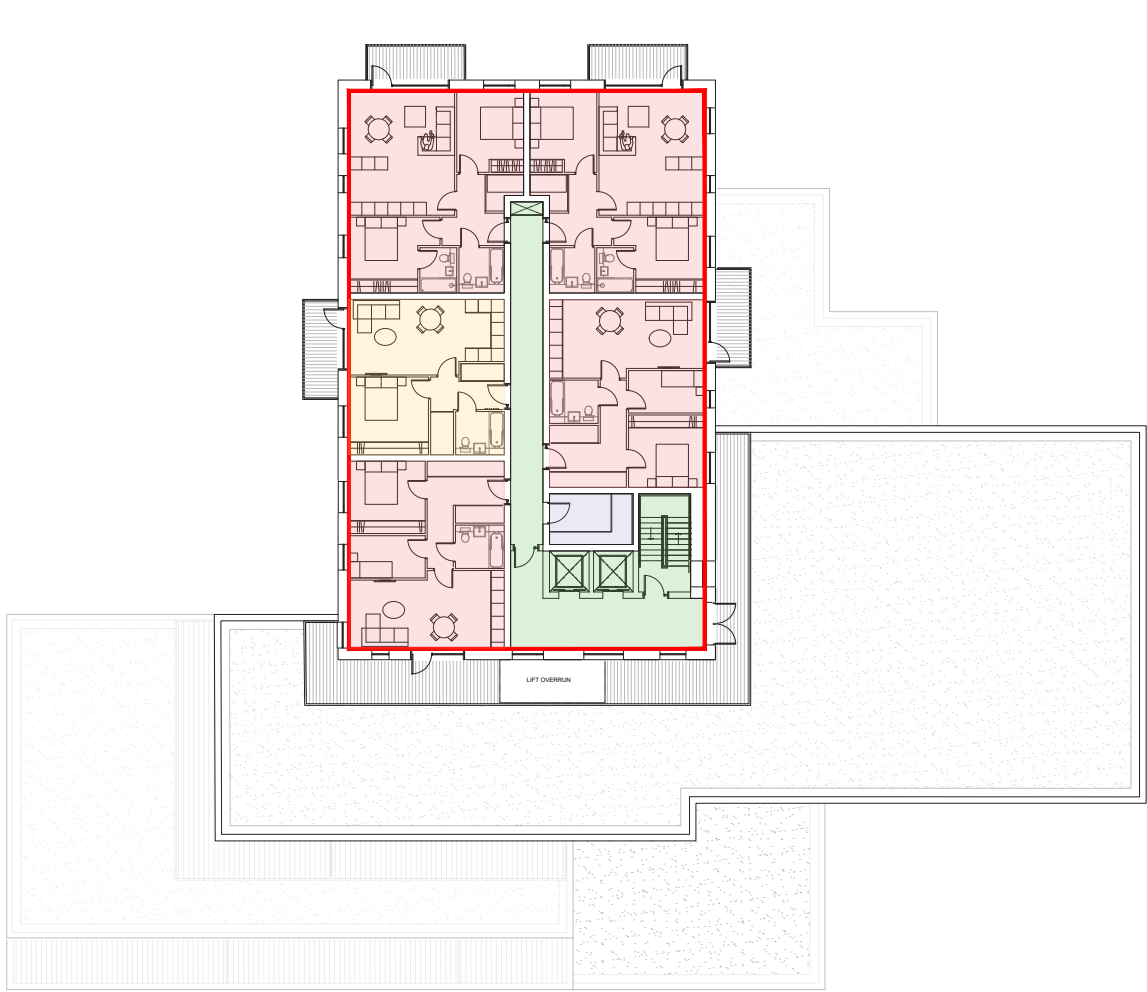


Approved Plan



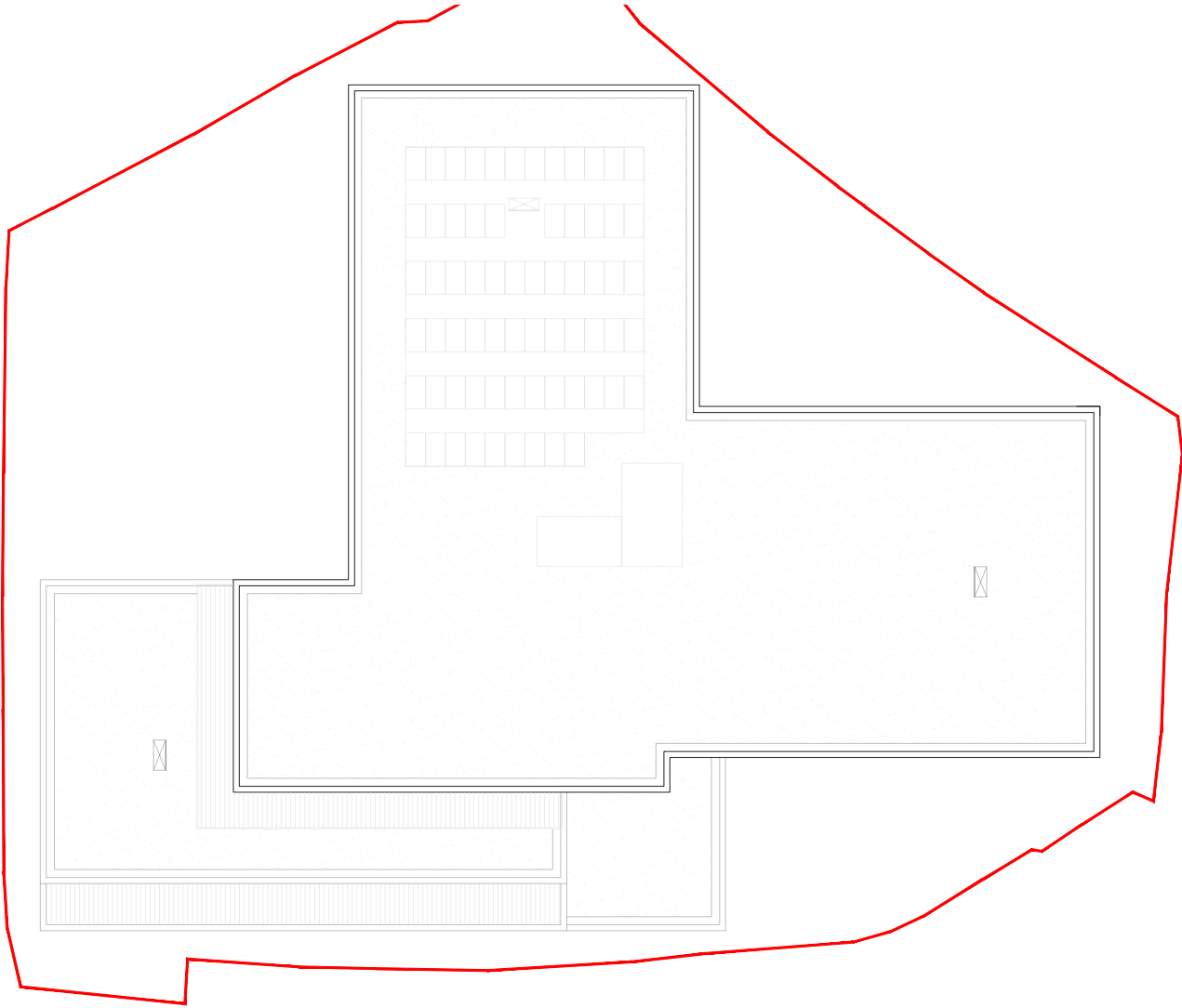
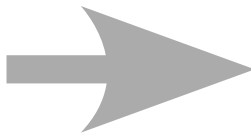
Revised Plan

- 1 Bed Unit
- 2 Bed Unit
- Circulation
- Plant/store



Approved Plan

- 1 Bed Unit
- 2 Bed Unit
- Circulation
- Plant/store

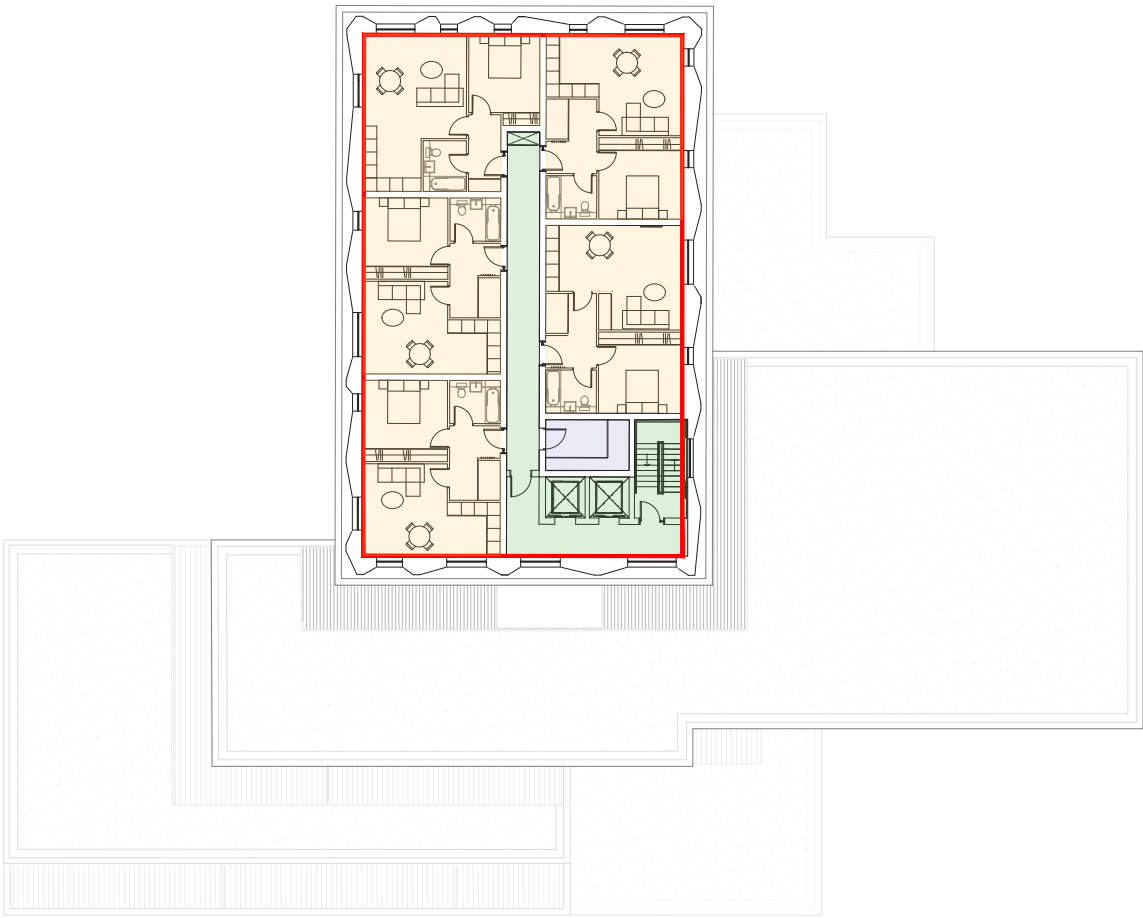


Revised Plan

LEVELS 6-12 HAVE BEEN OMITTED FROM THE REVISED DESIGN.

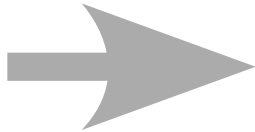
Stuart Road - Level 10-12

Omitted



Approved Plan

- 1 Bed Unit
- 2 Bed Unit
- Circulation
- Plant/store



Revised Plan

Stuart Road Block

The proposals have been adjusted to reduce the overall height of the building to 6 storeys total, with an overall height from ground level to a maximum of 18m to the top storey of accommodation. This is as a result of the increased legislation and safety requirements required of a High Risk Building.

Level -1 parking level has been omitted, with parking allocation relocated to ground floor. This reduces the ground floor residential units by 5. The second staircase is retained.

Levels 6-12 have been omitted and the height of the building reduced.

The overall changes result in an decrease of residential units in the Stuart Road Block from 115 to 78.

TOTAL FLATS AT PLANNING APPROVAL - 227
TOTAL FLATS APPROVED AT PREVIOUS S73 APPLICATION - 236
TOTAL PROPOSED FLATS - 199

Cycle Parking

Total number of cycle parking remains at 240 spaces.

Vehicular Parking

Vehicular parking has been reduced from 56 car parking spaces to 35.

STUART ROAD BLOCK

	Residential Unit Types - Section 73 Proposed Amendments		NSA (Net Saleable Area) (sqm)	GIA (Gross Internal Area) (sqm)	Net to Gross
	1Bed	2Bed			
Level -1					
Level 0	1	5	73	346	21%
Level 1	6	9	990	1215	81%
Level 2	6	9	990	1215	81%
Level 3	6	9	990	1215	81%
Level 4	8	7	932	1155	81%
Level 5	5	7	774	947	82%
Level 6					
Level 7					
Level 8					
Level 9					
Level 10					
Level 11					
Level 12					
TOTALS	32	46	4749	6093	78%
	78				

↓
PROPOSED

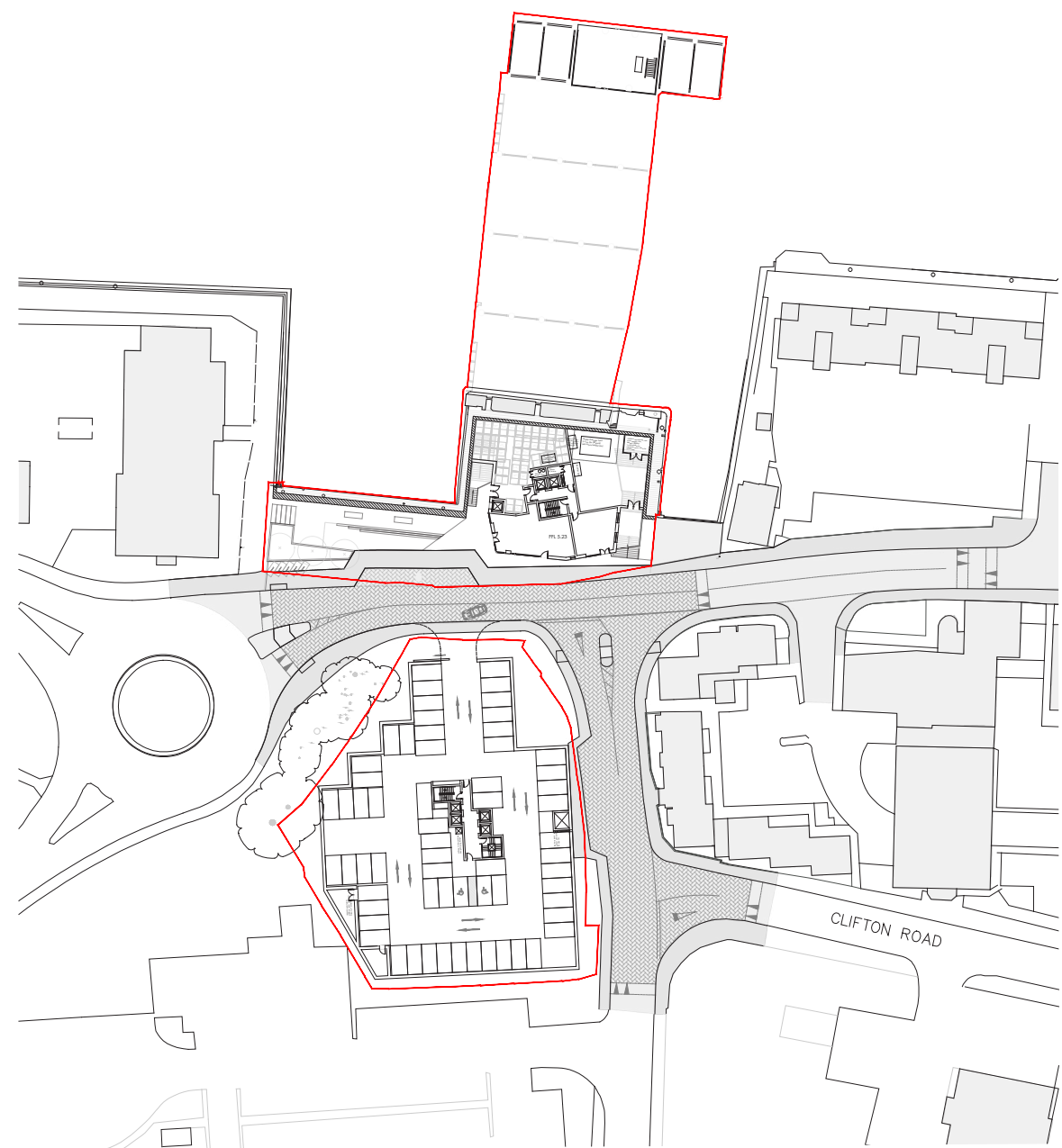
Residential Unit Types - Section 73 Approved Amendments		Residential Unit Types - Original Planning Approval	
1Bed	2Bed	1Bed	2Bed
4	7	0	0
6	9	4	10
6	9	6	9
6	9	6	9
8	7	9	6
5	7	6	6
3	2	1	4
3	2	1	4
3	2	1	4
3	2	1	4
1	3	5	0
1	3	5	0
1	3	5	0
50	65	50	56
115		106	

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PREVIOUS APPLICATIONS

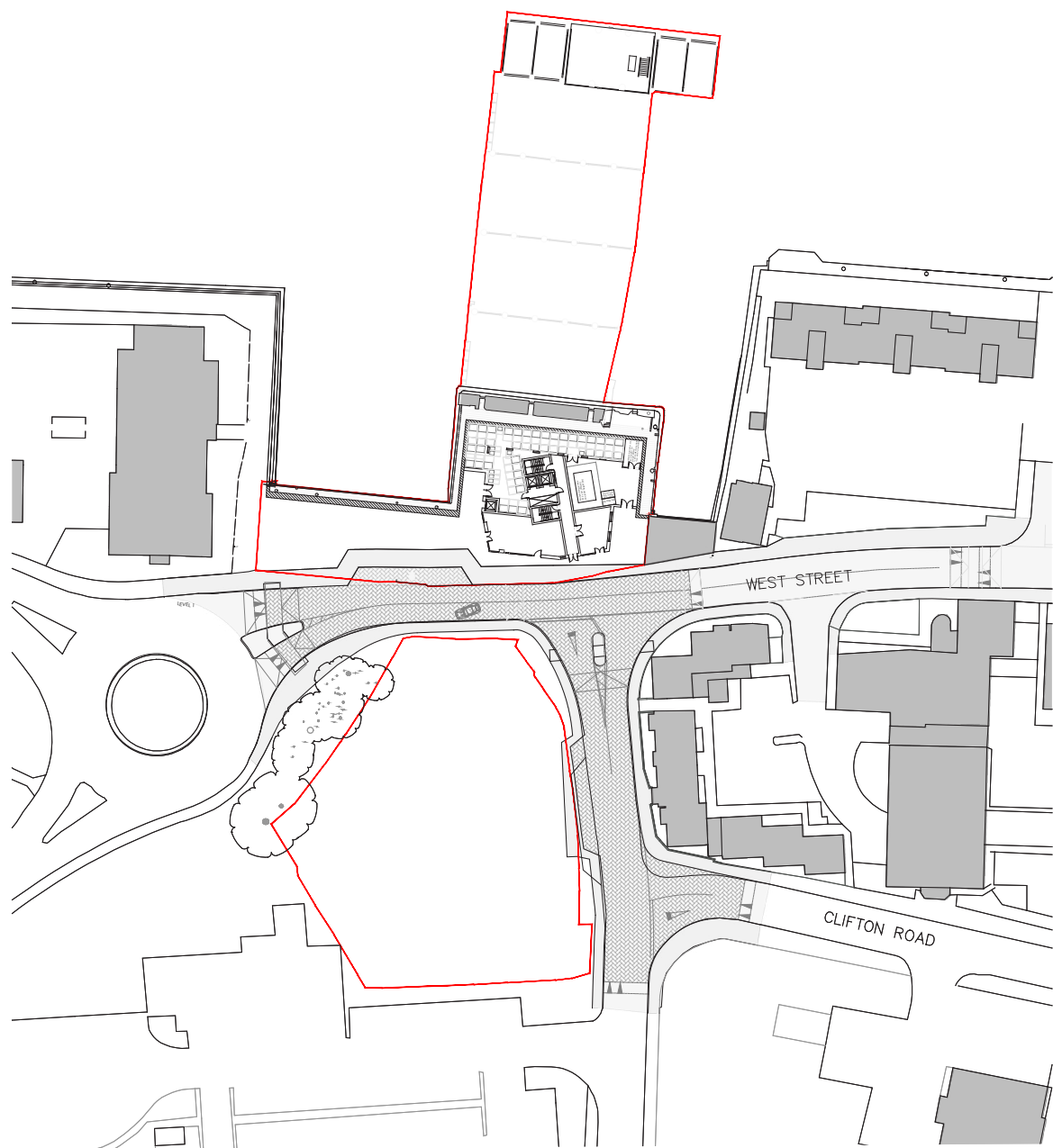
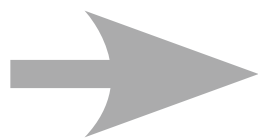
WEST STREET BLOCK

	Residential Unit Types	
	1Bed	2Bed
Level -1		
Level 0	1	1
Level 1	1	2
Level 2	2	4
Level 3	2	4
Level 4	2	4
Level 5	2	4
Level 6	2	4
Level 7	2	4
Level 8	2	4
Level 9	2	4
Level 10	2	4
Level 11	2	4
Level 12	2	4
Level 13	2	4
Level 14	2	4
Level 15	2	4
Level 16	2	4
Level 17	2	4
Level 18	2	4
Level 19	2	4
Level 20	2	4
Level 21		2
Level 22		
TOTALS	40	81
	121	

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NO CHANGES



Approved Plan

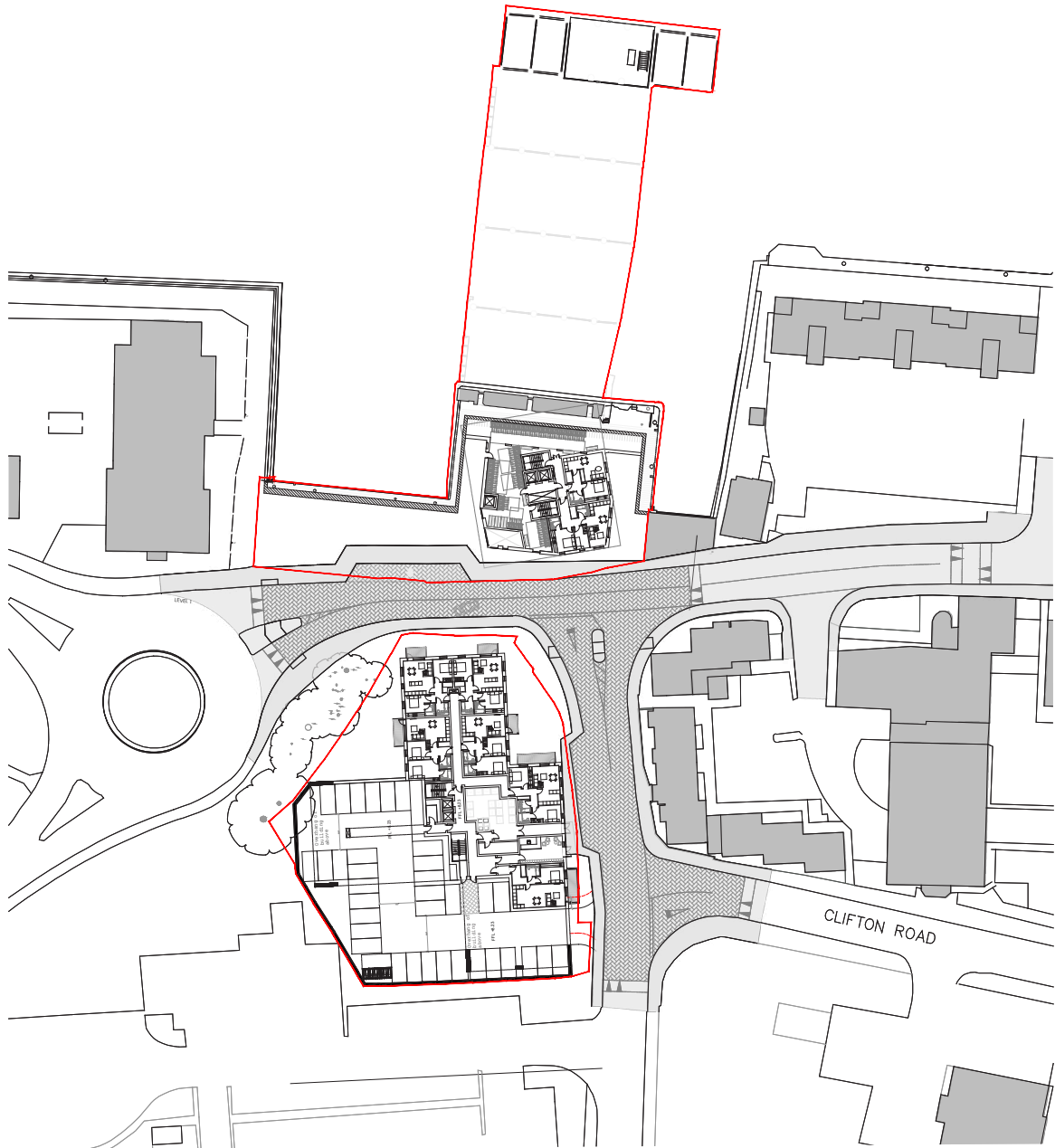
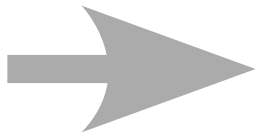


Revised Plan



SITE PLAN LEVEL 1

Approved Plan



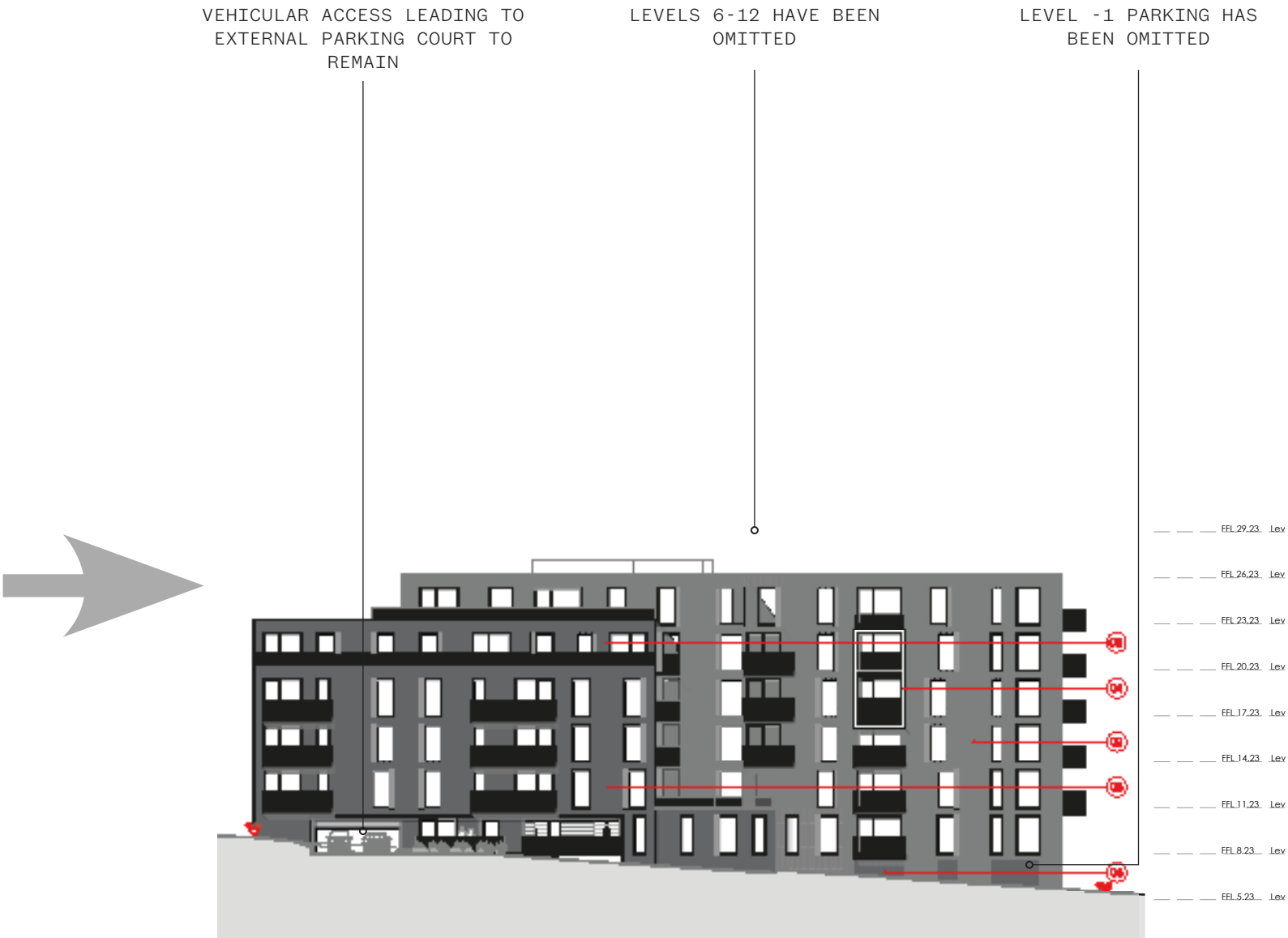
SITE PLAN LEVEL 00

Revised Plan

Changes to Stuart Road Block Facade

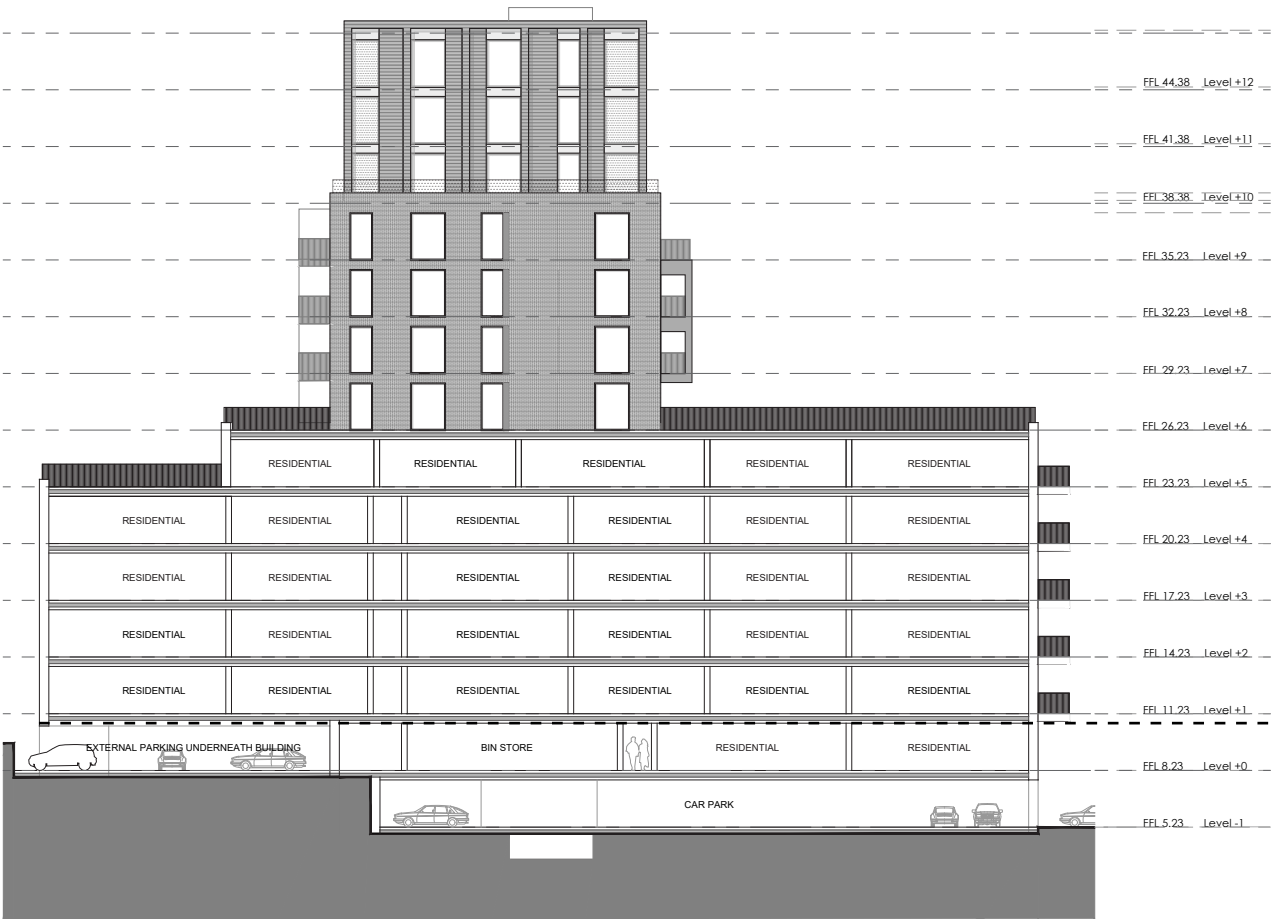


Approved Plan



Revised Plan

THE HEIGHT OF THE BUILDING HAS BEEN REDUCED BY 7 STOREYS IN TOTAL, AND THE BASEMENT PARKING LEVEL HAS BEEN OMITTED.



Approved Plan



Revised Plan



Proposed CGI of Stuart Road Block

2024 RIBA South East Award Winner (West Meadow)
2023 Architect of the Year Winner (Retail and Leisure)
2023 RIBA South East Award Winner (F51)
2023 RIBA South East Award Winner (Upper Maxted)
2023 RIBA South East Award Winner (Vicarage Farm)
2022 AJ Architectural Awards - Leisure Category (F51)
2022 Dezeen Public Vote - Civic & Cultural Interior of the year (F51)
2022 WAF - Completed Buildings: Sport (F51)
2020 Hackney Design Awards - People’s Choice Award Winner (The Fisheries)
2020 RICS South East Awards Commercial Category Winner (Curious Brewery)
2019 FX Awards (Curious Brewery) Shortlisted
2019 Blueprint (Process Gallery) Shortlisted
2019 AJ Architectural Award (Process Gallery) Shortlisted
2019 AJ Architectural Award (Curious Brewery) Shortlisted
2019 Dezeen Award (Process Gallery) Longlisted
2019 AJ Retrofit Award (Gin Works Chapel Down) Shortlisted
2019 RIBA South-East Regional Award (Process Gallery)
2019 BD Awards shortlisted for Small Project of the Year Category
2019 BD Awards shortlisted for Retail & Leisure Architect of the Year
2018 George Clarke Medal Winner (The Cottage)
2018 Property Week Student Accommodation Awards Highly Commended (Palamon Court)
2018 What Awards ‘Best Luxury House’ Silver Winner (Manor Barn)
2018 The Sunday Times British Home Awards Winner (The Cottage)
2018 AJ Retrofit Awards Finalist (The Cottage)
2018 BD Architect of the Year Award shortlisted for Individual House
2015 RIBA South-East Regional Award (Pobble House)
2014 Kent Design Award (Best Small Project)
2013 WAN World Architecture News Facade of the Year (Crit Building)
2012 Kent Design Awards Overall Winner (Rocksalt Restaurant)
2012 RIBA Downland Award (Rocksalt Restaurant)
2012 RIBA Downland Award (The Marquis)
2012 Restaurant & Bar Design Award Shortlisted
2011 FX International Interior Design Shortlisted
2011 WAN Commercial Shortlisted
2011 RIBA Downland Prize (Commended)
2010 RIBA National Award Shortlisted
2010 Kent Design Awards (Best Education Category)
2010 Building Design & Construction Award (Best Educational Building)
2010 Building Design & Construction Award (Public/ Community Building)
2009 Evening Standard New Homes Award Shortlisted
2008 RIBA Downland Prize (Residential Leisure)
2008 ‘Britain’s Best Home’ (Final Six)
2007 Kent Design Award (Best Small Project)
2007 RIBA Downland Prize (Best Conversion)
2007 Kent Design Award (Education Shortlisted)
2006 ‘What House’ Award (Best House)
2005 RIBA National Award
2004 Kent Design Award (Overall Winner)
2004 Kent Design Award (Education Category)
2000 National Built In Quality Award

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