

How it Works

HOW IT WORKS

Inclusive Environments

One of the key purposes of the Design and Access Statements is to explain how the principles of inclusive design have been integrated into the proposed development, addressing in particular the specific needs of older and disabled people, assessing whether relevant best practice standards have been complied with and demonstrating how these will be maintained and managed.

The principles adopted in the proposed scheme will ensure that the built environment is safe, accessible and welcoming to all. All new developments should be convenient to use and welcoming with no disabling barriers. Everyone should be able to move around the development independently, without undue effort, separation or special treatment. The proposed development therefore is designed to be:

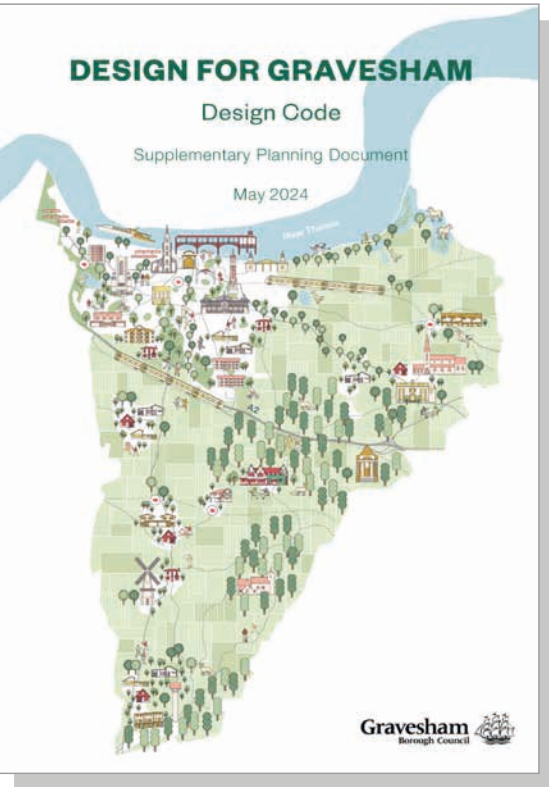
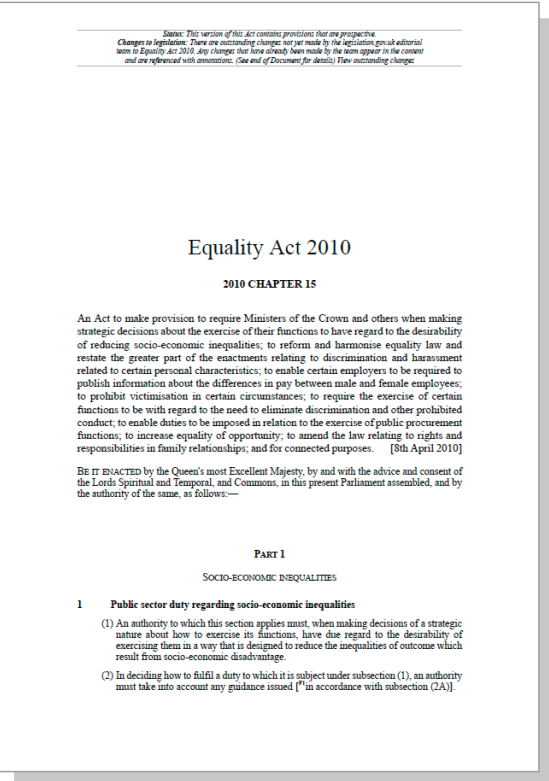
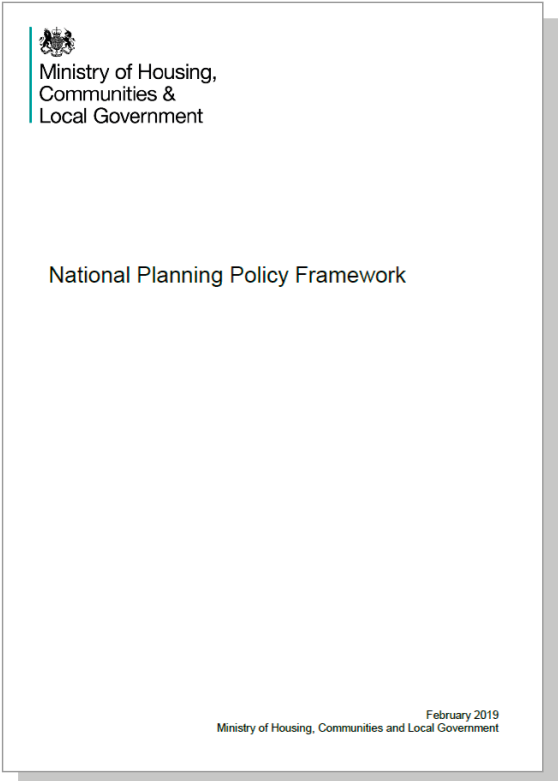
- **Welcoming** with no disabling barriers and safe for all users
- **Inclusive** so everyone can use it safely and easily
- **Legible** to ensure ease of movement and wayfinding
- **Adaptable** to respond to changing needs
- **Flexible** so different people can use it in different ways

Milton Place is intended to provide accessibility for everyone. This not only includes barrier-free access for disabled residents, workers or visitors who may use wheelchairs, but also those with:

- Impaired mobility
- Sight, comprehension or hearing difficulties
- Pushchair users
- Children and elderly people

The proposals aim to ensure that appropriate access standards are met at the outset and as part of mainstream, inclusive design where possible. Reference has been made to inclusive design policy and guidance at a national, regional and local level including relevant aspects of the following documents:

- National Planning Policy Framework (Revised July 2021)
- The Equality Act 2010
- The Building Regulations Approved Document Part M (2015 edition, Incorporating 2016 amendments)
- Design for Gravesham Design Code (Gravesham Borough Council).



HOW IT WORKS

Pedestrian Movement

The pedestrian movement strategy ensures safe, accessible, and intuitive routes throughout the site, integrating both existing and newly established pathways to accommodate all abilities. Ordnance Road to the south and Milton Place to the west serve as key access points, retaining their existing roles. A newly introduced access road to the north extends from Milton Place, enhancing connectivity and providing additional entry points for residents and visitors.

Ordnance Road serves as the primary pedestrian entrance to the apartment block, leading to a welcoming entrance space that includes mailboxes and a Warden's Room. This route also provides direct pedestrian access to House Plots 07-15, supporting active travel and creating a seamless flow between the apartment block and southern row of townhouses.

To the north, a dedicated pedestrian pathway connects Milton Place to House Plots 1-6, as well as the rear entrance to the apartment block, offering multiple active travel routes and enhancing site-wide accessibility.

Landscaping across the site further enhances the pedestrian experience, with clear changes in surfacing and levels that delineate pedestrian walkways and vehicle turning areas. This thoughtful approach ensures a safe, pleasant, and legible environment for all users, whilst promoting active travel within the development.



Pedestrian Movement Strategy Diagram

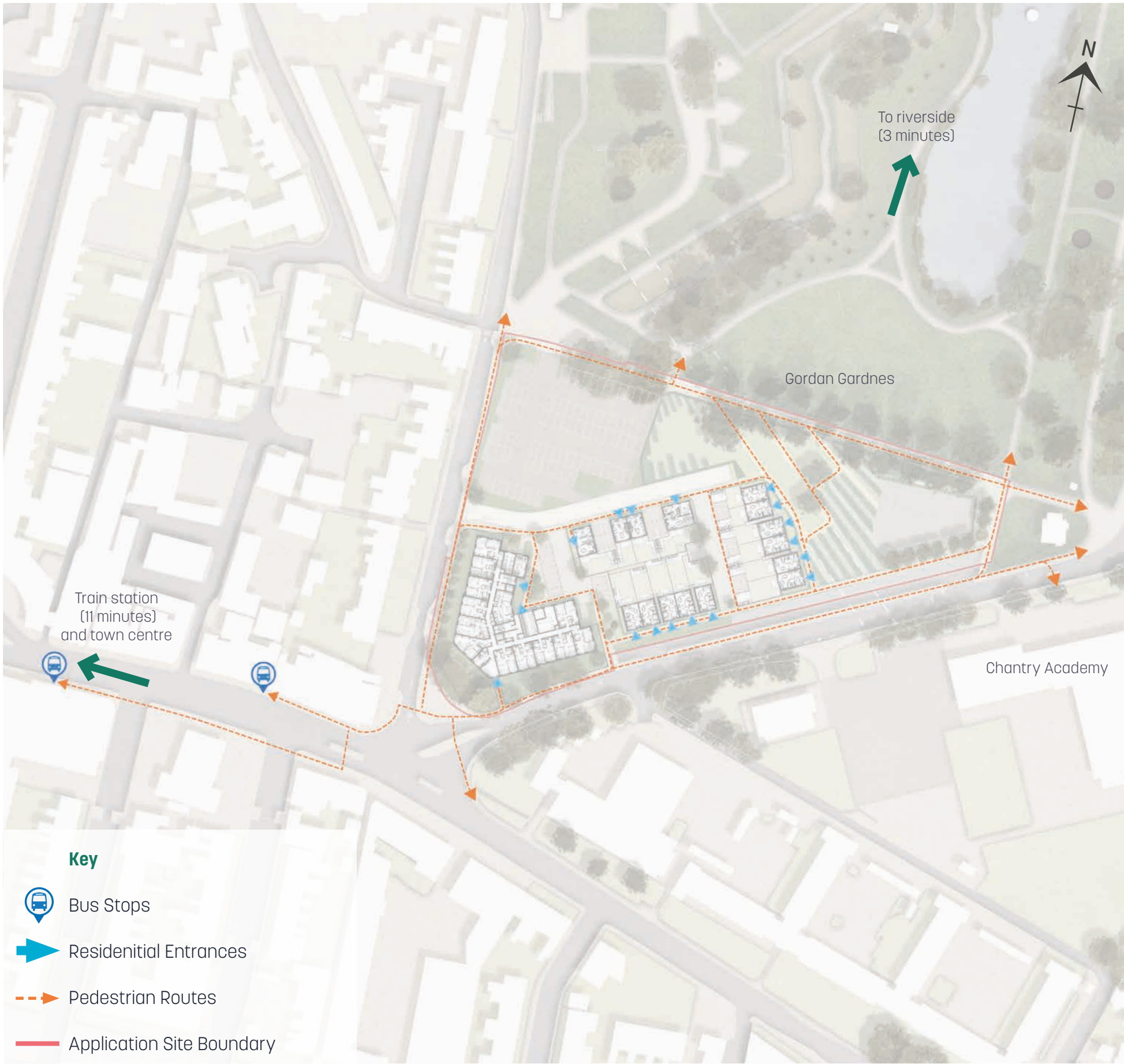
HOW IT WORKS

Active Travel

The proposal enhances connectivity across the site by integrating with the existing network of paths on neighboring roads and the gardens to the north, providing convenient access and promoting active travel. The proposed path network within the landscape, along with new east-to-west access routes, will improve north-to-southwest connectivity

The site is well-connected to public transport, ensuring convenient access to the local neighbourhood and wider Gravesend area. Bus stops located just a 3–4 minute walk away at Clock Tower – Milton Road provide direct links to Gravesend Town Centre, the **Heritage Quarter**, St George’s and Thamesgate Shopping Centres, and nearby supermarkets such as Tesco Express and Iceland, all within a 6-minute bus journey.

Gravesend Railway Station is accessible via a 6-minute ride on the 190 bus or an 11-minute walk from the site. The station offers excellent rail connections, including Southern Rail services that place Stratford within 15 minutes and central London just 45 minutes away via Stratford and the Central Line. This robust transport network provides residents with sustainable and efficient travel options for both local and long-distance journeys. The proposal aims to improve connectivity across the site by linking into the existing network of paths on neighbouring roads and the gardens to the north.



Public Transport Access Diagram

HOW IT WORKS

Boundary Treatments

The boundary treatment strategy has been designed to ensure safety, privacy, and aesthetic consistency across the site.

Apartment Building: A low brick wall with railings is installed along the apartment building frontages to Milton Place and Ordnance Road, providing protection against falls into the steep landscaping adjacent to the pavement. This treatment ensures safety for pedestrians whilst maintaining visually appealing edge treatment.

Houses: Railings are positioned along house frontages, creating clear defensible spaces that define private thresholds whilst preserving a sense of openness with the streetscape.

Public & Private Boundaries: Brick walls and timber fencing are used between public areas and residents' gardens, offering privacy and security whilst blending seamlessly with the overall site design.

This strategy provides a practical and visually harmonious solution that addresses the varying needs of safety, privacy, and accessibility throughout the development.



Boundary Treatment Strategy Diagram

HOW IT WORKS

Cycle Accessibility & Parking

Site-Wide Cycle Strategy

The cycle strategy ensures convenient, secure, and accessible storage across the site, integrated with existing movement networks. For the apartment building, cycle parking is provided within two secure, internal stores on the ground floor, with access controlled via a key system.

Cycle Store 1 provides 42 rack spaces, whilst Cycle Store 2 offers 12 rack spaces and 8 Sheffield stand spaces, bringing the total to 62 cycle parking spaces. The 8 Sheffield stand spaces account for 12.9% of the total cycle parking provision. This overall provision meets the local policy requirement of 1 space per unit and supports active travel for residents.

For the houses, private cycle storage is located within rear gardens, offering secure and easily accessible facilities tailored to individual households.

The site is well-connected to high-quality existing pedestrian and cycle routes, providing excellent links to the wider area. This strategy complements the pedestrian movement network, encouraging sustainable travel and reducing reliance on cars.



Site-Wide Cycle Strategy Diagram

HOW IT WORKS

Vehicle Accessibility & Parking

The vehicle access and parking strategy ensures efficient and convenient access for residents whilst aligning with local policy aspirations. Vehicular access is provided via a new access road to the north from Milton Place. This access point serves all proposed residents on site.

For the apartment building, 8 unallocated parking spaces are provided for the 61 assisted living homes, equating to 0.13 spaces per home. This provision reflects the reduced car dependency typically associated with later living developments whilst meeting policy goals.

For the houses, 2 parking spaces per home are allocated for plots 01–04, whilst 1 space per home is allocated for plots 05–15. These allocations are designed to provide a diverse mix of housing options whilst balancing these resident needs with efficient land use.

Additionally, 84 public parking spaces are retained in the existing Milton Place Car Park, providing convenient access for visitors and maintaining connectivity to the surrounding area and town centre. Parking provision at the Milton Place Car Park will be less than now, but we have utilised the parking study undertaken by Gravesham in 2022/2023 in consultation with the parking management team at the Council to arrive at the right number and there will be enough spaces to meet current usage and levels of demand.



Vehicular Access & Parking Strategy Diagram

HOW IT WORKS

Servicing Accessibility

Servicing Strategy

The servicing strategy for the development is straightforward and efficient, ensuring ease of access for all homes on site. Vehicular access is provided via a new access road to the north from Milton Place. This access point facilitates efficient entry for servicing vehicles across the site.

Servicing vehicles can unload at one of three designated loading areas, strategically located for the ease of access to both the apartment building and houses.

The western loading area primarily serves the apartment building, whilst the two eastern loading areas are positioned to access all houses, plots 01-15. This arrangement minimises travel distances within the site and streamlines delivery and servicing operations.

This organised and clearly navigable arrangement streamlines servicing and delivery operations, ensuring day-to-day resident activities are unaffected.



Servicing Strategy Diagram

HOW IT WORKS

Fire & Emergency Vehicle Access

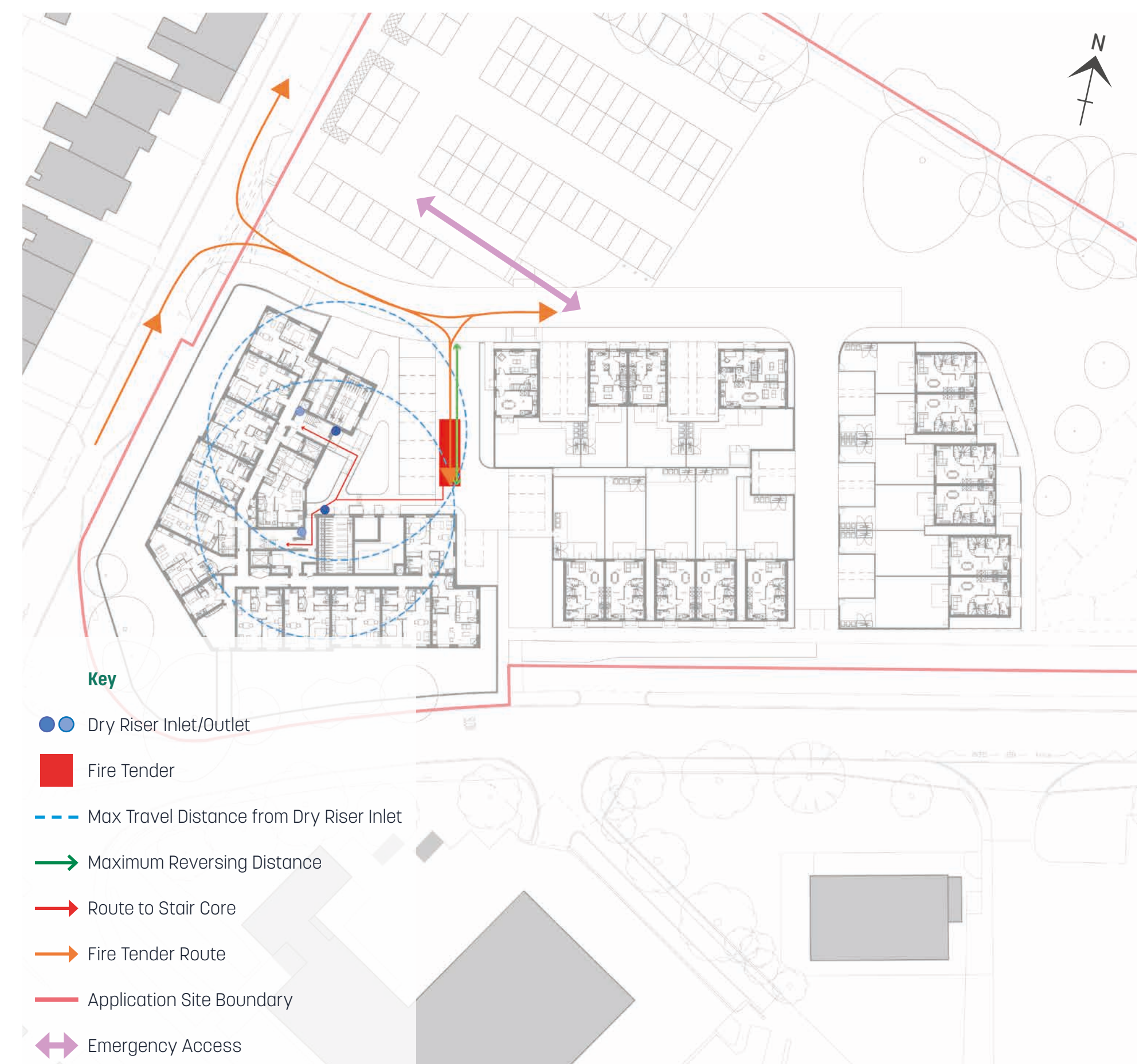
Fire & Emergency Vehicle Strategy

The fire strategy ensures compliance with fire safety standards whilst maintaining efficient site access. Vehicular access is provided via a new access road to the north from Milton Place. This access point, along with a designated fire tender stopping location, serves all proposed apartments on-site.

The site is designed to allow a fire tender to position itself within 18m of the dry riser inlets, which are strategically located within each core of the apartment building.

The fire tender route and tracking have been carefully reviewed to ensure the vehicle can access all necessary points without reversing more than 20m, providing a safe and efficient exit route.

This layout is designed to meet the operational requirements of the emergency services, ensuring efficiency and safety during emergency situations.



Fire & Emergency Vehicle Strategy Diagram

HOW IT WORKS

Accessible Homes

Accessible Homes Strategy

The scheme has been carefully designed to comply with current policy requirements for accessibility, ensuring inclusivity across the development.

This is particularly important as the scheme is tailored for later living, prioritising ease of use and mobility for residents. The proposal includes 10% Part M4(3) Category 3: Wheelchair User Dwellings, specifically designed to meet the needs of wheelchair users.

A total of eight 1-Bedroom, 2-Person Part M4(3) apartments are provided, exceeding the 10% minimum requirement by achieving 13% of the overall total of 61 apartments. These accessible apartments are evenly distributed across the building, with two apartments per floor, ensuring convenient access to all key building amenities and shared spaces. This strategy reinforces the development's commitment to creating a supportive and inclusive environment, ensuring high-quality, accessible homes for later living residents.



HOW IT WORKS

Accessible Homes

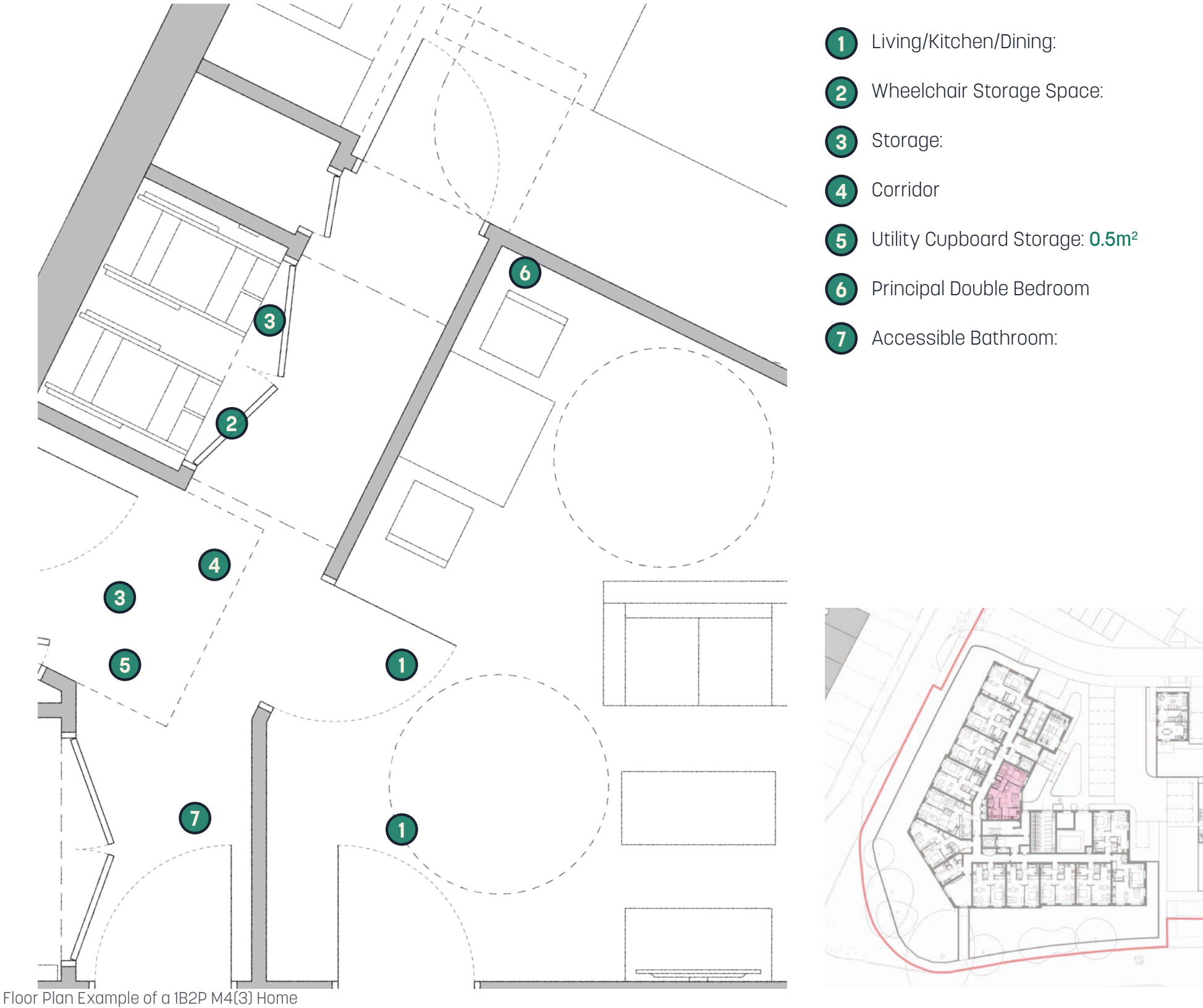
Accessible Homes Strategy

There are 8 M4(3) apartments which represents 10.5% provision across the entire site.

The following principles have been applied to the layouts in line with Part M4(3) guidance.

- All Doors 850mm clear opening width.
- Entrance hall Zone 1500mm x 1800mm.
- 1500mm clear turning circle inside the entrance door.
- Wheelchair storage and transfer space: min. 1100mm deep x 1700mm, accessible from a space with a minimum 1200mm clear depth.
- Min. clear width of every hallway, approach or landing is 1050mm. Where the approach is not head-on, the minimum clear width is 1200mm.
- Min. clear access zone 1500mm wide in front of, and between, all kitchen units and appliances.

- Overall minimum length of kitchen worktop as required for different sizes of units.
- Min. clear access route in the bedrooms, 750mm wide, from the doorway to the window.
- Principal double bedroom: min. 1000mm wide clear access to both sides and foot of bed.
- Min. 1000mm wide clear access zone in front of all bedroom furniture.
- 1200mm x 1200mm manoeuvring space inside the doorway, clear of all the furniture (principal double bedroom also, on both sides of the bed).
- Storage in accordance with National Space Standards.



HOW IT WORKS

Refuse Vehicle Accessibility & Collection

Refuse Strategy

The site and refuse strategy has been designed to ensure compliance with Gravesham Borough Council's requirements, providing safe and efficient access for refuse vehicles to service the site.

Swept path analysis has been undertaken which demonstrates that delivery vehicles and refuse collection vehicles can access and egress the site in forward gear performing a turning manoeuvre within the space provided. Within the site, the carriageway is sufficiently wide to allow other vehicles to pass delivery and servicing vehicles as required.

For the apartment building, the refuse store is located on the ground floor at the northernmost point of the building. This location allows for straightforward collection from the northern access road off Milton Place. A management company will oversee the store, ensuring bins are rotated as needed to maintain clear access within the storage area.

For the houses, individual bin stores are provided in back gardens, with designated collection points positioned for ease of access by refuse vehicles.

All bin haul routes are fully compliant with BS5906 and Building Regulations Approved Document H6, ensuring no haul route exceeds the maximum distance of 30m. This comprehensive strategy ensures a seamless and efficient refuse collection process across the site.



- Key**
- Apartment Block Bin Store
 - Apartment Bin Drag Route
 - Individual Bin Store
 - Individual Bin Drag Route
 - Refuse Vehicle
 - Refuse Vehicle Route
 - Application Site Boundary

Refuse Strategy Diagram

HOW IT WORKS

Access to Gordon Gardens

The proposals will enable access to the Fairground for articulated HGVs during setup and deconstruction with articulated lorries able to access the site from Milton Place before passing through the amended Milton Place Car Park. During setup and deconstruction, eight spaces within the car park will be closed and delivery vehicle movements will be managed in co-ordination with Gravesham Borough Council. During deconstruction vehicles will be able to depart the Fairground site, passing through the car park and egressing onto Milton Place.



- Key**
- Access to Gordon Garden
 - Bollards

Potential Ordnance Road Widening Strategy Diagram

HOW IT WORKS

Apartment Floorplans

Discussions with the Housing Team at Gravesham Borough Council identified the local housing need for the affordable flats.

Ground Floor Plan

The ground floor of the proposed apartment block is arranged to maximise functionality and meet the needs of all residents in the building. It features a spacious main entrance area from Ordnance Road, which includes key facilities like mailboxes and a Warden's Room to ensure overnight management.

Residential units, comprising a mix of 1-Bedroom Homes (1B2P) and Accessible Homes (1B2P M4(3)), occupy the majority of the ground floor. Supporting spaces, including a refuse store and two cycle stores, cater to all residents in the building and actively promote sustainable transport and active travel options. Plant rooms and risers ensure efficient building operation. The building includes two stair cores, strategically positioned to ensure ease of circulation for residents and to enhance fire escape safety, providing efficient and secure access throughout the apartment building.

Key

1B2P Apartment

1B2P M4(3) Apartment

Cleaners Store

Cycle Store

Entrance

Mech Smoke Shaft

Natural Smoke Shaft

Wardens Room

Stair 1

Stair 2

Plant

Refuse

Site Boundary



Apartment Building - Ground Floor Plan

HOW IT WORKS

Apartment Floorplans

First and Second Floor Plan

Both First and Second Floor's feature both 1-Bedroom Homes (1B2P) and Accessible Homes (1B2P M4(3)), ensuring inclusivity and variety. The layouts are crafted to enhance natural light and ventilation, with two stair cores and strategically placed smoke shafts ensuring ease of circulation and safety. This design not only optimises comfort but also celebrates the building's position within a historically and ecologically rich setting.

Residents can enjoy vistas over the Milton Place Conservation Area to the West and the lush green spaces to the North and East, and tree line to the South, creating a living experience that fosters a deep connection with the surrounding natural and historic landscape.

Key

1B2P Apartment

1B2P M4(3) Apartment

Mech Smoke Shaft

Natural Smoke Shaft

Riser 1

Site Boundary

Stair 1

Stair 2



Apartment Building - First & Second Floor Plan

Apartment Floorplans

Third Floor Plan

The third floor maintains the same residential layout as the first and second floors, but the building massing steps down towards the Fort to the north, creating a generous communal roof terrace. This terrace offers expansive views towards the New Tavern Fort, the surrounding green spaces, and the Thames to the north and east, as well as vistas over the Milton Place Conservation Area to the west.

Additionally, the four-storey corner of the building plays a pivotal role in defining the prominent junction at Milton Place and Ordnance Road, reinforcing the building's contribution to the urban fabric and creating a defined anchor point for the development.

Key

1B2P Apartment

1B2P M4(3) Apartment

Mech Smoke Shaft

Natural Smoke Shaft

Riser 1

Site Boundary

Stair 1

Stair 2



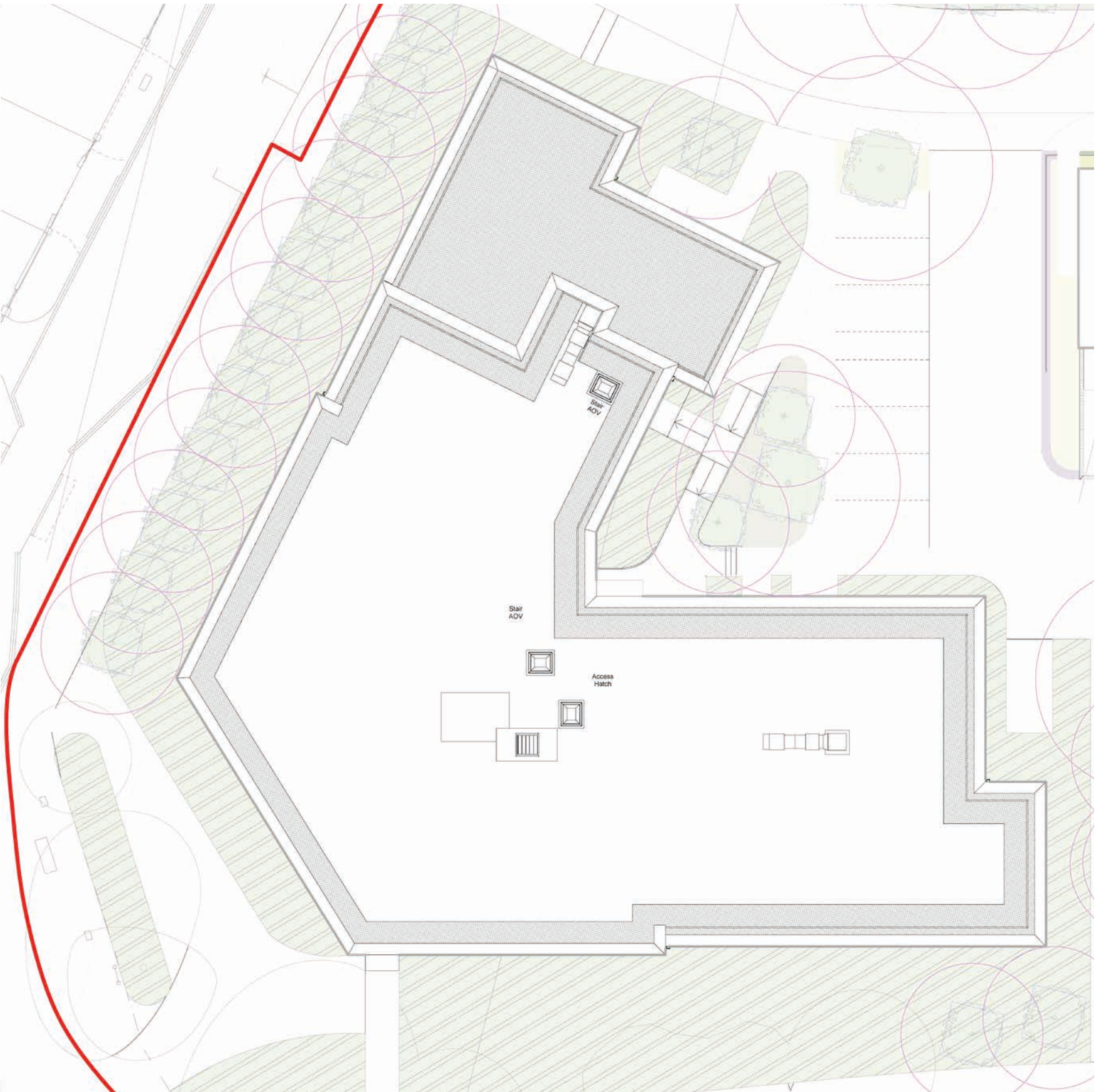
Apartment Building - Third Floor Plan

Apartment Floorplans

Roof Plan

The roof plan of the apartment block has been carefully designed to support the building's functionality whilst minimising its visual impact on the surrounding area. It incorporates access hatches for maintenance and two automatic opening vents (AOVs) integrated into the stair cores, ensuring compliance with fire safety regulations and ensuring efficient smoke ventilation.

The roof design steps down in response to the site's context, particularly towards the fort to the north, ensuring a sensitive relationship with the adjacent heritage assets. By carefully considering both technical and aesthetic aspects, the roof plan contributes to the building's overall efficiency and integration with its historic and natural surroundings.

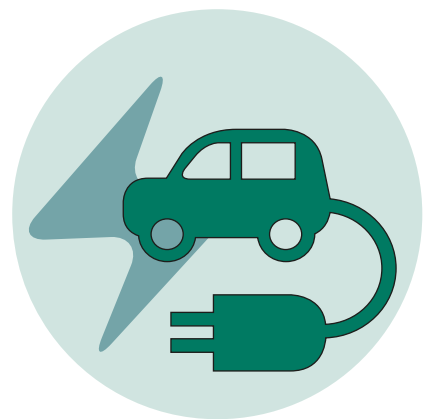


Apartment Building - Roof Plan

Summary

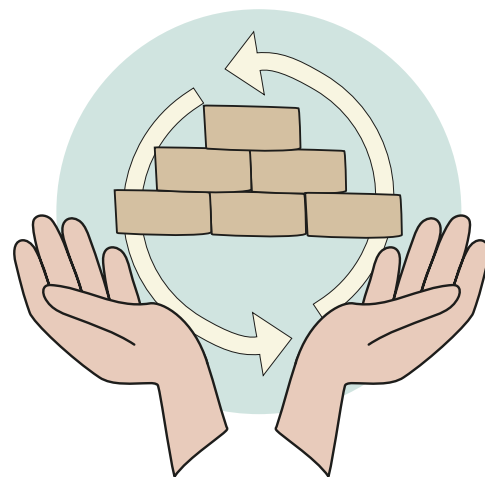
SUMMARY

Sustainability



Electric Vehicle Charging

All houses will be equipped with provisions for individual electric vehicle charging points, and communal charging points will be available within the parking areas serving the apartments.



Durable Materials

The use of high-quality brick ensures durability and low-maintenance facades. Brick is a sustainable and resilient material that complements the local architectural character while providing a long-lasting solution.



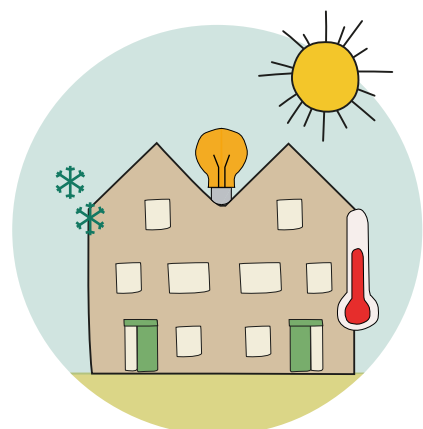
Sustainable New Homes

All homes will feature Air Source Heat Pumps (ASHP) paired with electric panel radiators for efficient heating. Additionally, decentralized Mechanical Extract Ventilation (MEV) systems will be installed to mitigate the risk of overheating, ensuring comfort in warmer months.



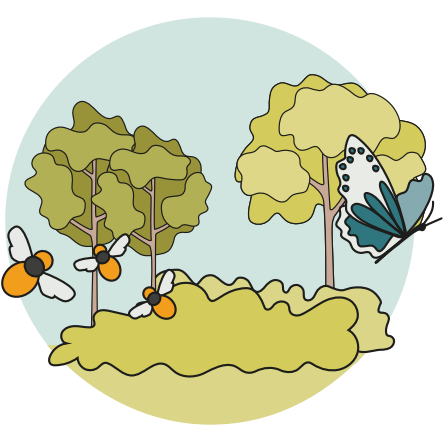
Fabric First approach

The design prioritizes a fabric-first approach to improve energy efficiency and reduce carbon emissions. High-performance insulation, airtight construction, and efficient glazing will minimize heat loss and reduce energy demand for heating and cooling.



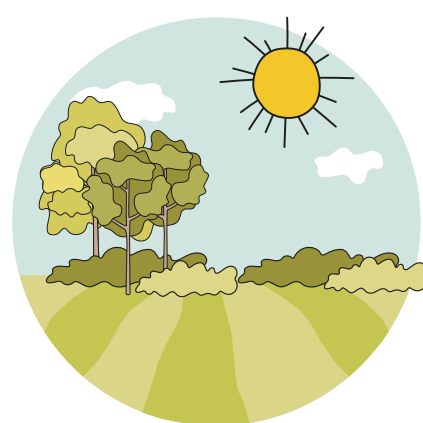
60% Reduction in CO2 Emissions

A cumulative 60% reduction in regulated CO2 emissions, surpassing AD L 2021 TER by a significant margin, in line with local policy.



Biodiversity Net Gain

The scheme incorporates a variety of features to achieve biodiversity net gain, including native tree and shrub planting, wildflower meadows, and green roofs. These enhancements will support local wildlife, improve ecosystem resilience, and create high-quality green spaces for the community.



Sustainable Drainage Systems (SuDS):

The development will incorporate Sustainable Drainage Systems (SuDS) to manage surface water runoff effectively. This includes permeable paving and attenuation basins to reduce flood risk, enhance biodiversity, and improve water quality.



SUMMARY

Scheme Benefits

The proposed redevelopment delivers 76 high-quality homes, including 61 specifically tailored for later living, alongside private and communal outdoor amenities. These spaces promote healthy, vibrant living while seamlessly integrating with the surrounding residential neighbourhoods.

The scheme enhances the site's usability by unlocking previously inaccessible, hard-surfaced land and investing in green infrastructure, creating improved landscapes, increased biodiversity, and high quality park-side living opportunities.

The redevelopment also prioritises sustainable travel with enhanced pedestrian and cycle routes connecting Ordnance Road, Gordon Gardens, Milton Place, and the town centre.

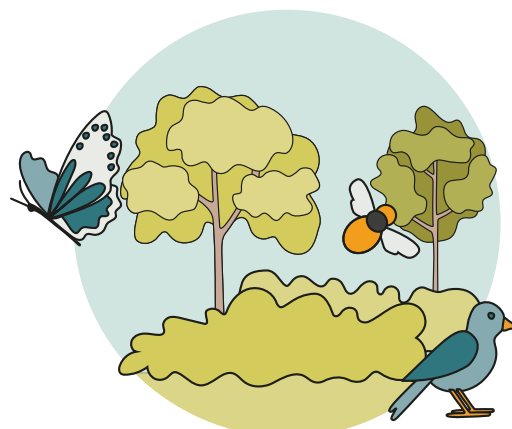
As an 80% affordable housing development, the project supports the local community by addressing current housing needs. Designed with sensitivity to the site's character and context, the proposal represents an efficient reuse of land that aligns with market demands whilst offering long-term benefits for the environment and the local community.



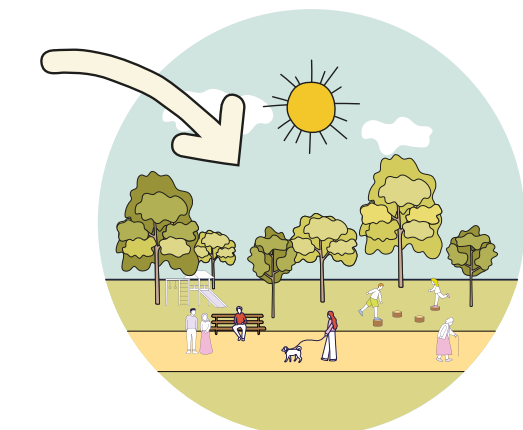
Providing 76 new, high quality homes in a sustainable location.



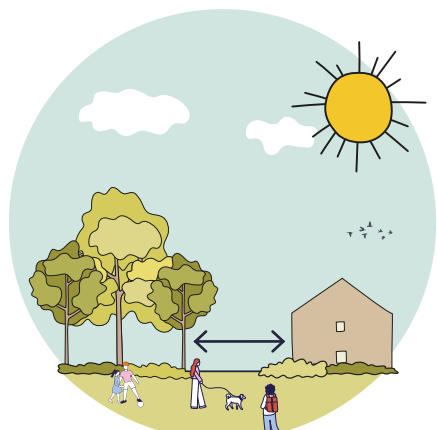
Unlocking unused, inaccessible hard-surfaced land.



Improved landscape and increasing biodiversity.



Enhancing open space through investing in Green Infrastructure.



Parkside living.



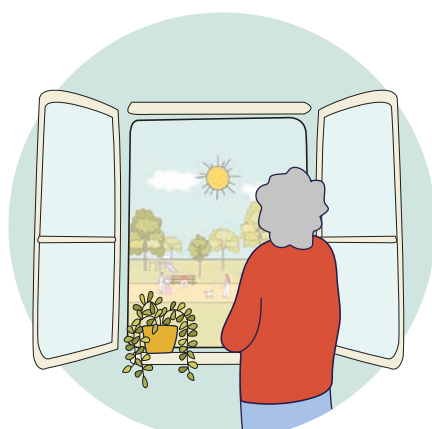
Creation of a community.



Enhanced pedestrian and cycle routes connecting Ordnance Road, Gordon Gardens, Milton Place, and the town centre.



80% Affordable Housing Development.



Providing 61 new, high quality Later Living homes.

