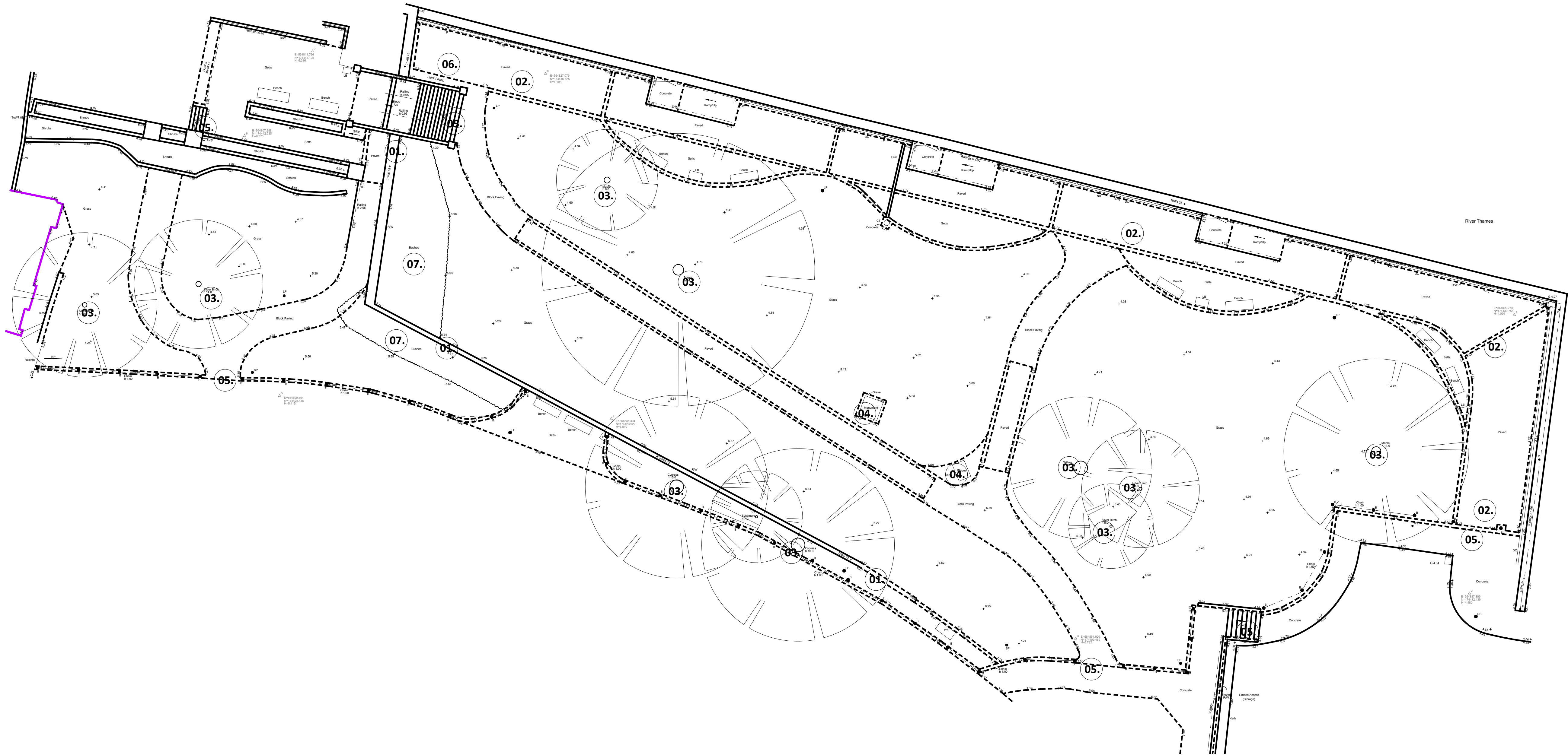




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NOTES / REVISIONS

REV	DESCRIPTION	INIT.	DATE
01	PLANNING ISSUE	LG	02-02-2020

01: Flood wall. Current height at 6.45m AOD. It is important to retain and protect this flood defence wall to maintain integrity of the requirements for the flood zone 3 protection. Measures to improve the garden can be adjusted either side of the wall though cannot lower or compromise the wall. We will ensure that liaison with the Environment Agency is ongoing from the outset to clarify our proposals and ensure that the works align with long term strategies for flood defence.

The overall proposals must also maintain sufficient capacity, i.e. not reduce storage capacity. For this reason we have balanced cut and fill to ensure that we are not reducing flood storage capacity.

02: Access to the riverside and protection of access for maintenance and mooring. This hard surfaced zone must be protected and retained for access and maintenance. Space should be provided to allow events to be provided without preventing access if required.

03: Existing trees. All existing trees are currently to be retained and protected throughout the works. Where hard surface is required it should aim to be constructed outside of the RPZ and where possible replace and improve upon existing paving to ensure ongoing tree health.

04: Existing memorial and features are to be retained and protected in its current location. The smaller plaque will require relocation as approved.

05: Existing access points into the gardens. These are currently narrow, steep and do not provide inclusive access into the gardens or along the existing public rights of way. Where possible these should be improved to maintain a clear, marked and compliant access.

06: The recess behind the existing steps currently does not appear to serve any purpose and suffers from antisocial behaviour, due to the lack of passive surveillance. If possible this should be opened up and brought into the garden landscape.

07: Existing scrubby vegetation. Review the extent and value of the existing vegetation and determine if it is appropriate to retain or remove to maximise value of the gardens. Any removal should be offset and calculated as part of the 10% BNG.



01
1000
EXISTING CONDITION
Scale NTS

MEI LOCI

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verde
landscapes

CLIENT
Gravesham Borough Council

JOB DESCRIPTION/LOCATION
St Andrews Gardens
Gravesend

DRAWING TITLE
Existing Condition

STATUS PLANNING	RIBA WORK STAGE 3		
Date 02.02.2026	Scale NTS	Drawn By MH	Checked PH

Drawing No.
ML2564_MLOC_DR_L_1000

Revision
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