



Contents

01

Description	Section	Page
Summary		02
Site Location		03
Context	Existing Site	04
	Varied architectural styles	05
	Character: End of terrace near or adjacent to footpath	06
	Schemes by the Architect in similar locations	07
	Design Code	08
	Comparative density	09
	Design considerations	10
Design	Evolution	11
	Comparisons to originally submitted scheme	14
	Mass and scale	15
	Materials	17
	Space Standards	18
	CGI	19

All images are for illustrative purposes only

Summary

02

- The scheme proposes the demolition of the existing dwelling and its replacement with one family dwelling and six flats.
- The house has a private garden, the flats a shared amenity space.
- The proposal is very close to shops, parks, amenities and public transport.
- The scheme reflects the traditional and modern homes in the locality in terms of design and materials.
- The site is surrounded by a mix of flats and houses so the proposal responds positively to its context.
- The scheme has been designed in accordance with Gravesham's Design Code.
- The proposal makes best use of the extensive change of gradient between the footpath of Albion Terrace and the rear garden of the existing property.



General massing sketch from the south east

The site is located at the corner junction between Albion Terrace and Russell Road.

A single dwelling inhabits the existing site, and despite the varied mix of building types in the locality the bungalow looks out of place.

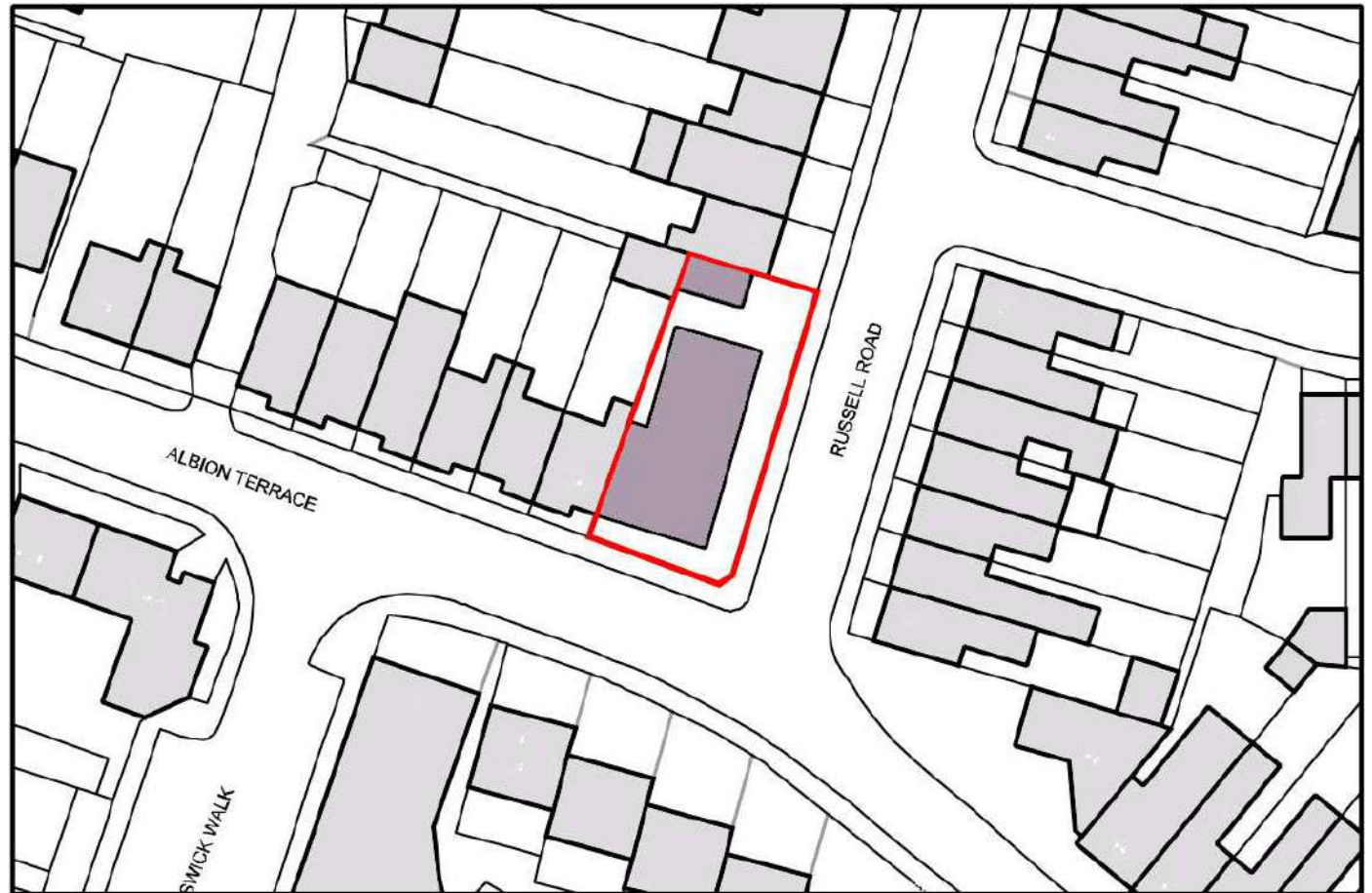
The site shares its boundaries with a number of residential buildings.

The levels across the site drop extensively south to north.

The site has excellent transport links, mainline train services and local buses, all within an easy walking distance.

An array of shops and other facilities are located within a short walk from the property.

The large Riverside Leisure Area is a few minutes stroll away.



Context - existing site

04

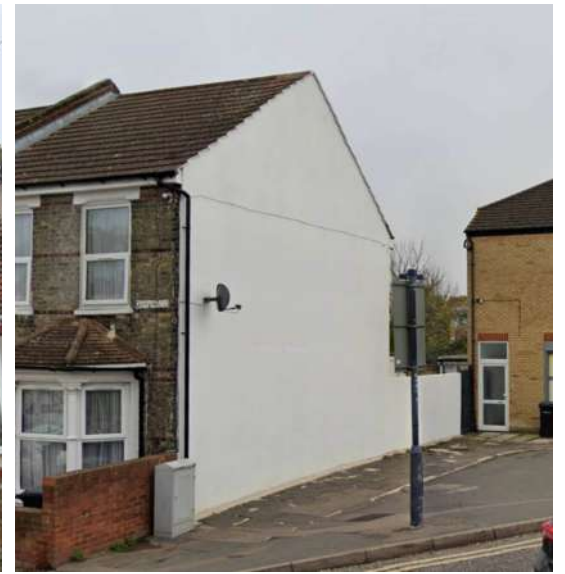


Existing bungalow viewed from
Albion Terrace



Existing bungalow viewed from
Russell Road





Context - schemes by the architect in similar locations

07



Scheme to extend corner building to form flats plus new house adjacent to Edwardian Terrace, Lewisham, under construction.



Scheme for eight flats set among Edwardian and Victorian Villas, Honor Oak Park



Scheme of eight new houses, GipsyHill Conservation Area



Scheme of seven flats, Gravesend Conservation Area, under construction

Context - design code

08

Images shown taken from Gravesham Design Code. All images indicate positive approaches to residential design which this scheme has adopted.



Dormers to break roofline and allow sustainable use of roof space. Emphasis on entrances



Dormers to break roofline and allow sustainable use of roof space



Corner element to provide greater impact



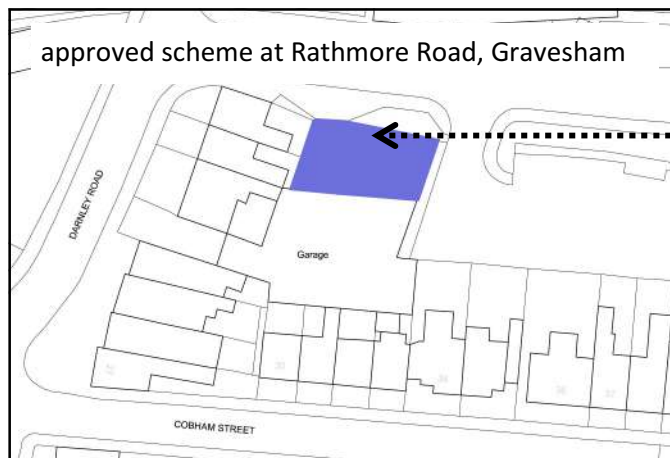
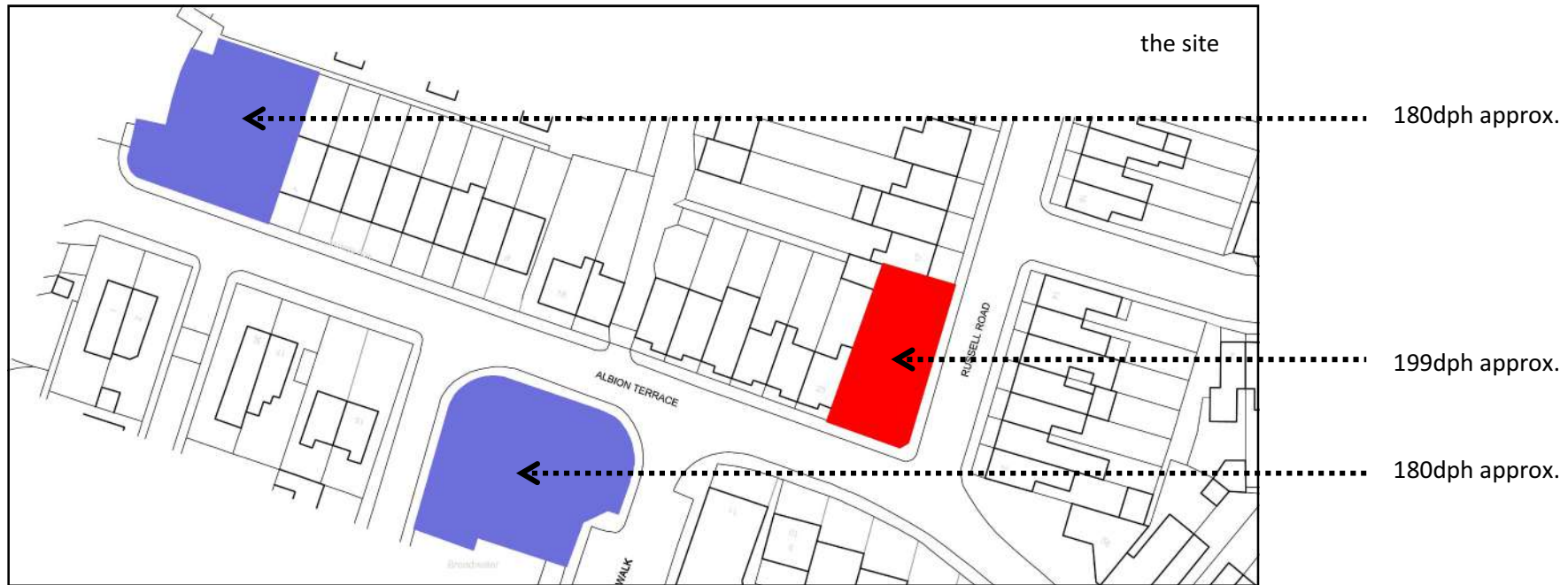
Development adjusting to existing topography



Contemporary alongside traditional, proposed design approach very similar to this scheme



Contemporary alongside traditional design, utilising reinterpreted architectural features

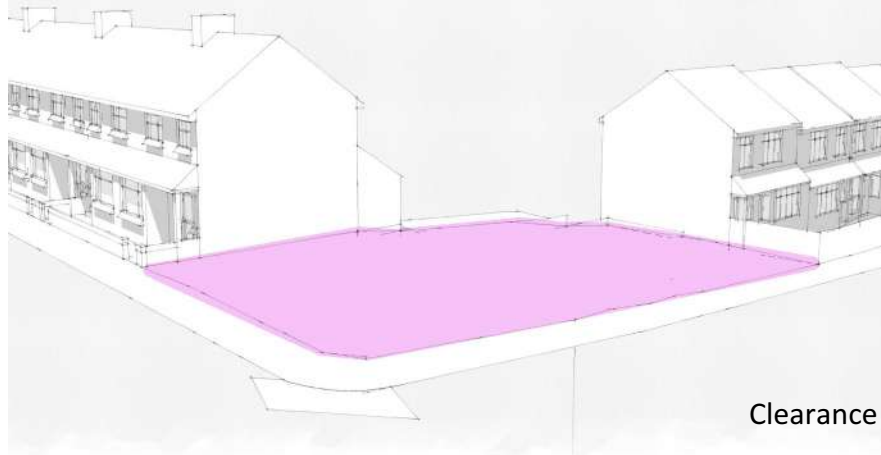


Unit density is never a good measure of a scheme as it does not take into account unit size only number, and is generally used to set a minimum benchmark for development to ensure that sites are utilised in a sustainable manner. That said in the Planning Officer's pre-app report the issue was raised with the Officer indicating that this proposal creates a density of 199dph per hectare. When considered against the two nearest flat developments these both being around 180dph and containing much larger units, our proposal would fit well. In addition, Gravesham recently approved one of our flat schemes at 370dph and others in the area have been approved between these levels. Therefore we do not believe there to be an issue on this matter.

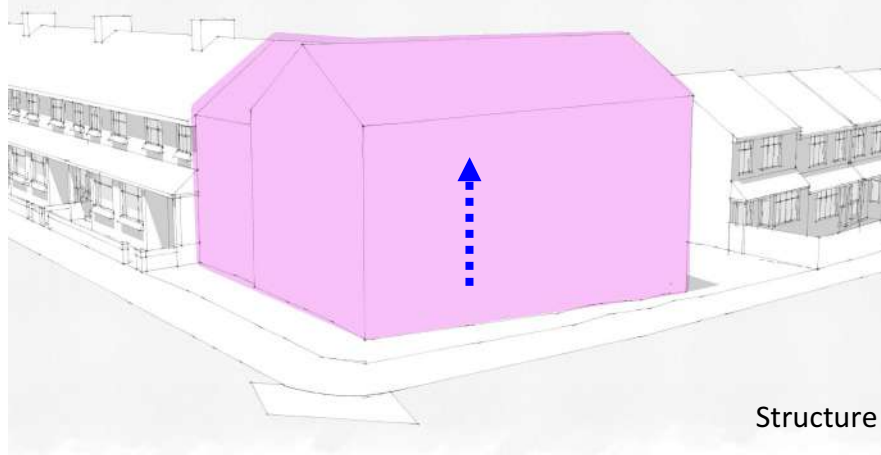


Design - evolution

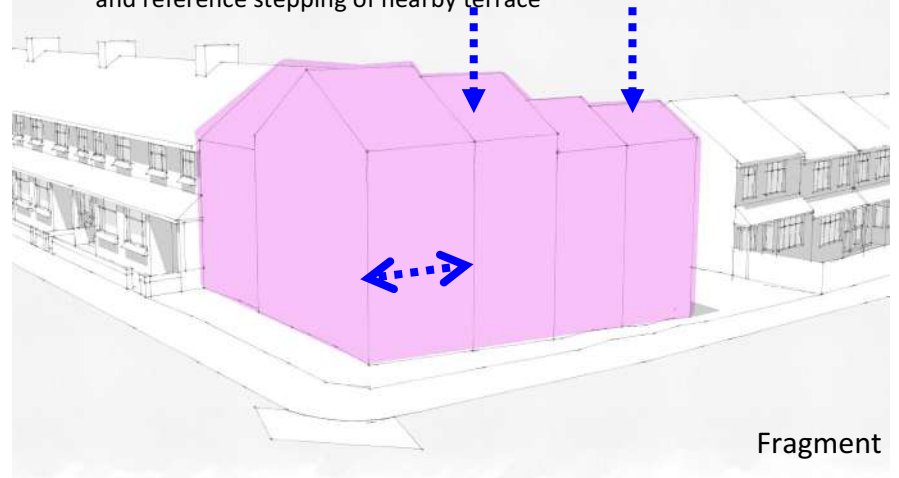
- 1 Clear site after demolition of the bungalow



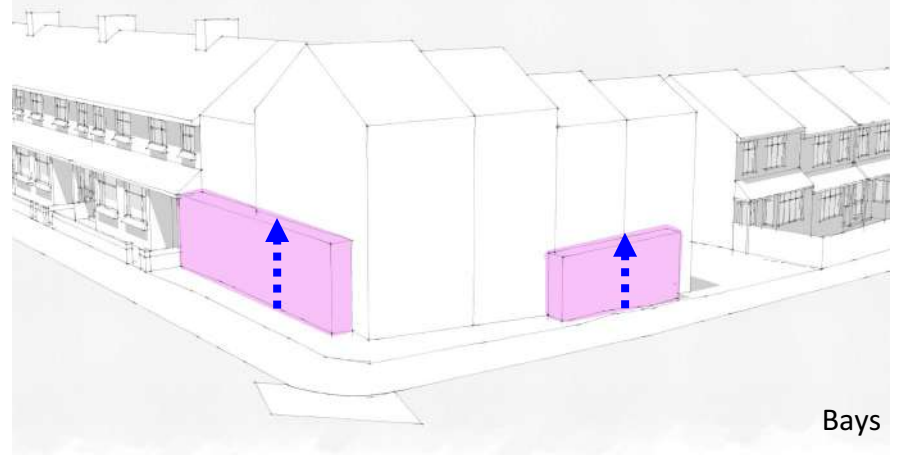
- 2 Two storey massing block introduced, height relative to the Albion Road terrace



- 3 Elevations fragmented to narrower widths to accord with the proportion of surrounding terraces. Roofline stepped to follow the hill and reference stepping of nearby terrace

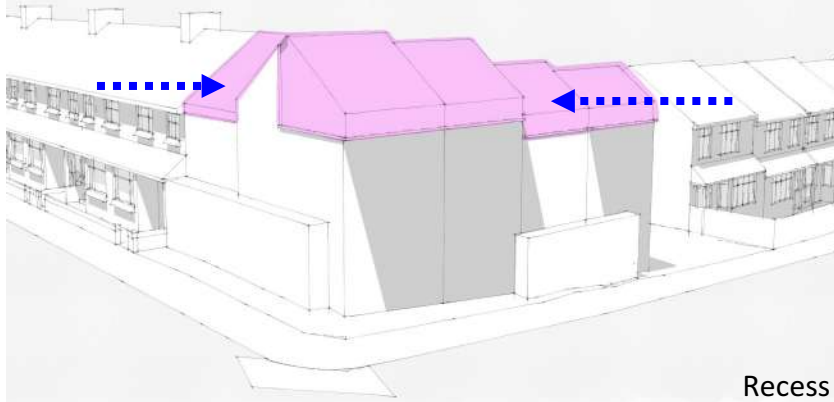


- 4 Bays introduced to emphasis entrances and accord with adjoining terraces

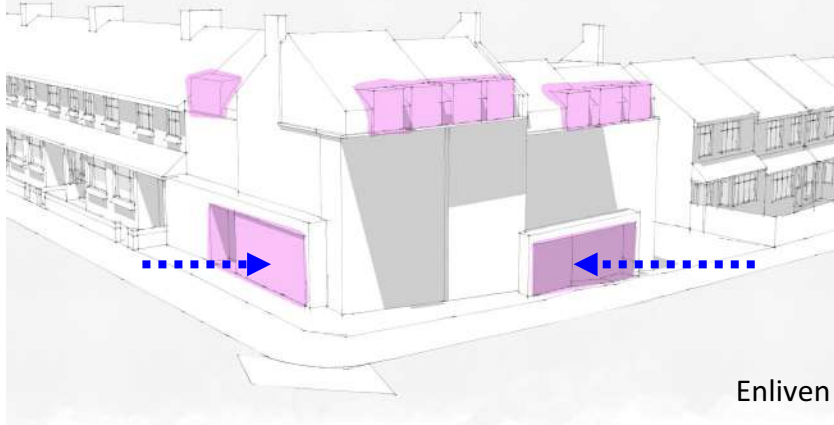


Design - evolution

- 5 Consist strong eaves, rooflines recessed and clad in slates



- 6 Dormers added to articulate and entrance bays recessed to add more depth



12

- 7 Large windows added to create light airy spaces.





Completed scheme

Design - comparison to originally submitted scheme

14

Proposed scheme



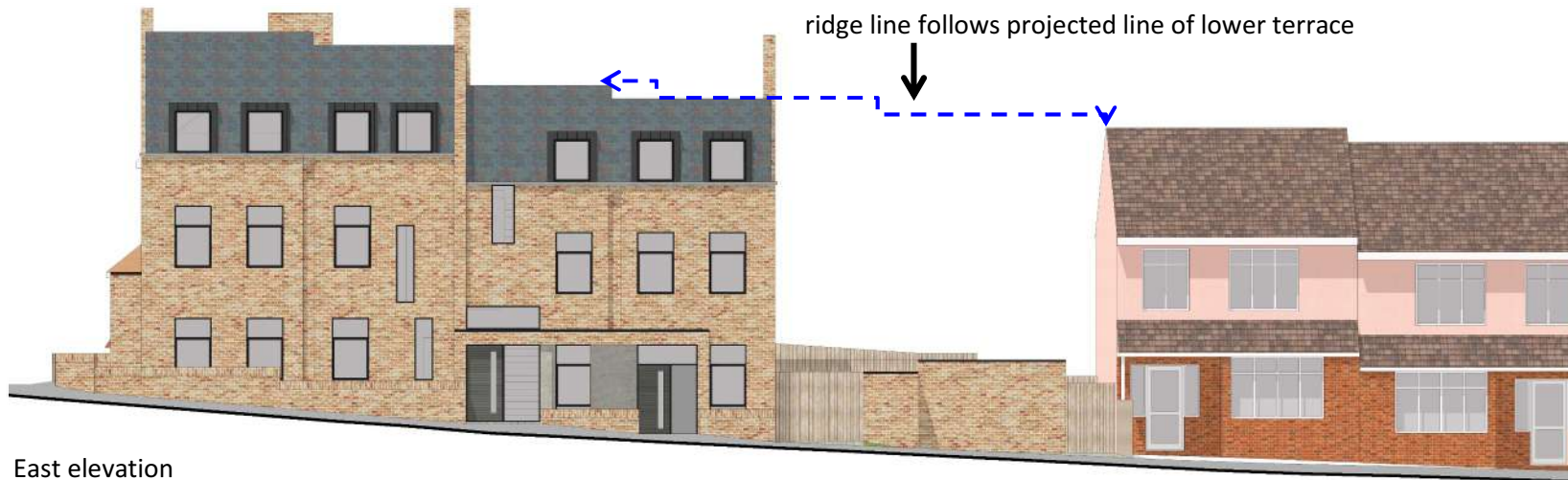
Withdrawn scheme



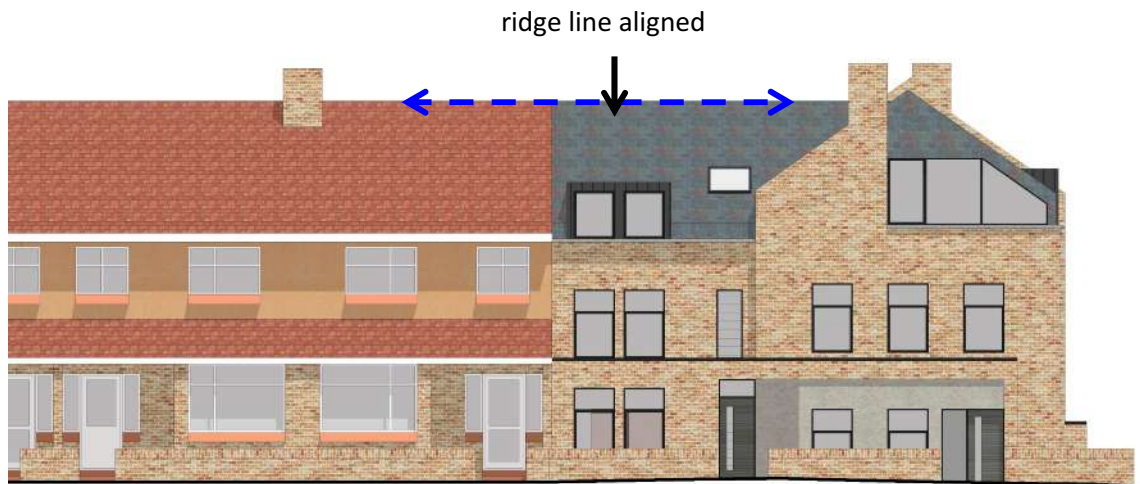
Main differences between proposed and withdrawn scheme:

- Ridge height and eaves heights adjacent to Albion Terrace reduced to align with existing terrace
- Eaves line reinforced to south and east elevations to create consistency and simplify the forms, and align with more traditional architectural detailing
- The design form of the house simplified and the same design language used as per the flats
- Dormers simplified and all located above eaves line
- Dormers added to house
- Window forms reduced in size to increase the wall to window ratio, as per more traditional housing
- Material numbers reduced to remove clutter and simplify the overall form

Completed scheme



East elevation



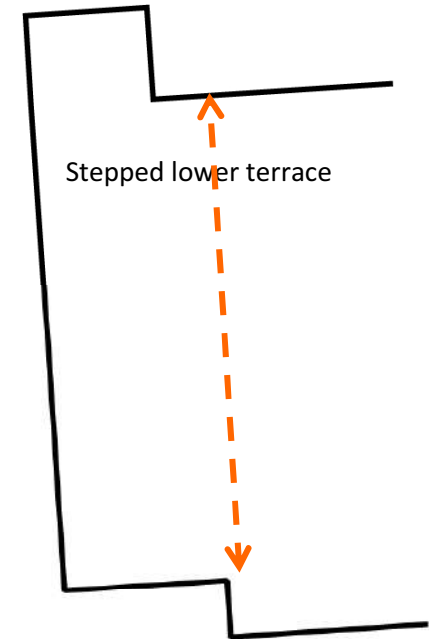
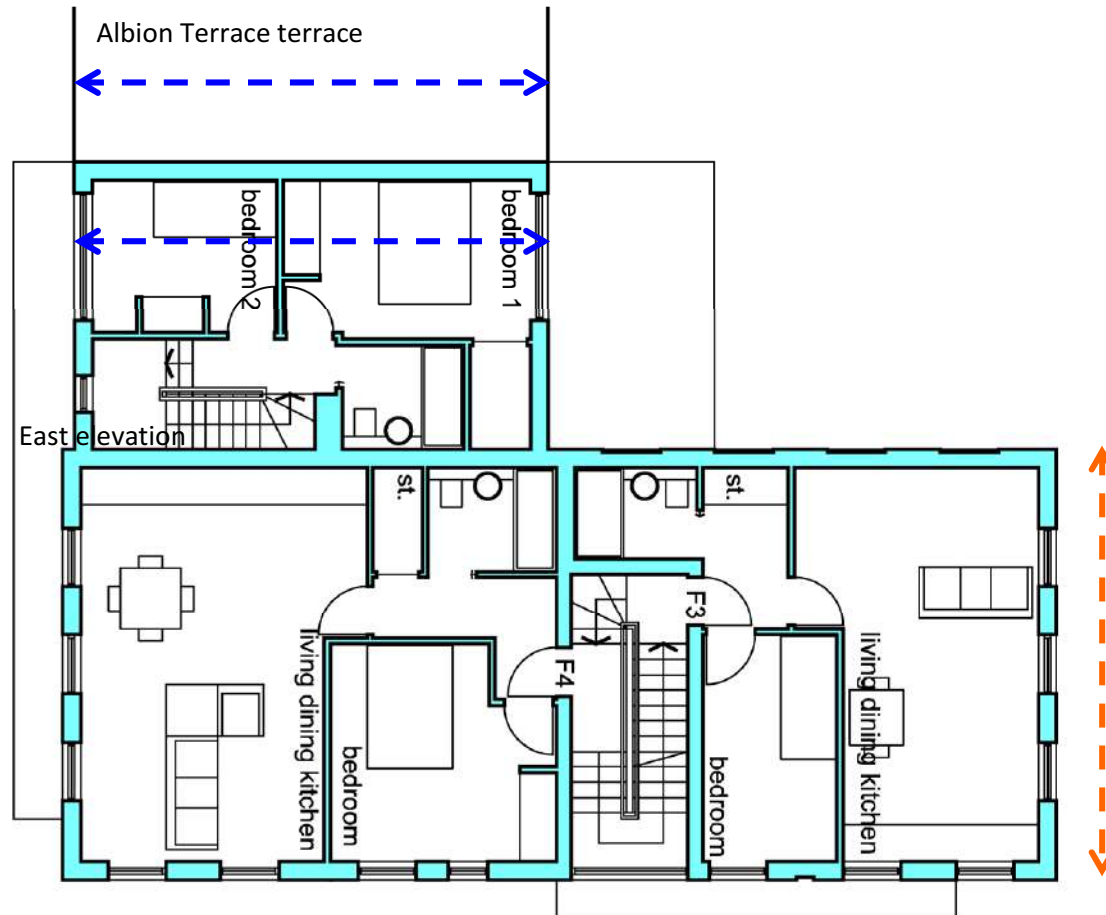
South elevation

The form of the existing terraces when viewed from the street is two storeys plus pitched roof.

The proposed scheme follows this approach and is two storeys plus pitched roof. However, it also makes use of the change of level between Albion Terrace and the rear garden, in order to gain additional volume in the roof, thus allowing this space to be utilised for development. Thus creating a sustainable scheme which makes excellent use of the site.

The ridge height of the south elevation is established by the adjoining terrace, and the east elevation by assuming the stepping of the existing lower terrace.

Given the above it can be seen that the proposed scheme's mass and scale are drawn from the existing local character, existing ridge and eaves heights and existing form, and is therefore appropriate.



The depth of proposed structure takes its cues from the depth of the two terraces which bound the site. Thus, as with the height the scheme depth relates directly to context. Reinforcing the fact that the overall mass of the project is appropriate.



The scheme proposes a simple pallet of materials, namely facing brickwork and slates.

Bricks have been chosen as the main external material in order to reference the local context.

Design - space standards

18

Unit no.	Description	LDK	Bedroom 1	Bedroom 2	Bedroom 3	GIA	Amenity	Storeys	Aspect	Notes
H1	3bed/5person	38	12	7.5	17	110	private garden	3	dual	
F1+ F3 + F5	1bed/1person	22.5	8			38.5	shared garden	1	dual	
F2	1bed/2person	32.5	12.5			54	shared garden	1	dual	
F4 +F6	1bed/2person	28	12			50	shared garden	1	dual	
Notes All areas are m² Living, dining and kitchen (LDK) All units meet the Technical Housing Standards										



