



Vision of proposals for St Columba's Close, credit: BPTM

STATEMENT OF COMMUNITY INVOLVEMENT

St Columba's Close, Gravesend

26 October 2022

Prepared for Gravesham Borough Council
By Comm Comm UK

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1 Introduction

Gravesham Borough Council ("The Applicant") is proposing redevelopment and improvement of part of St Columba's Close in Gravesend.

The site is located in Gravesend East, between Valley Drive, St Dunstan's Drive, St Patrick's Gardens and St Columba's Close. It is bounded by housing to the north and east, Valley Drive to the west and the public amenity space and playground of St Patrick's Gardens to the south.

The proposals are for:

Demolition of 3no existing buildings and caretaker facilities and erection of 4no. buildings to provide 46 residential homes (mixture of flats, maisonettes and houses) with associated access and infrastructure works, refuse and recycling storage, cycle parking, hard and soft landscaping and all ancillary works.

Improvement to the existing amenity space is also proposed.

The Applicant is working with award-winning architecture practice, BPTW, who has extensive experience in designing residential schemes in suburban locations across the country. The design and materials will ensure the new development is sympathetic to its surroundings and area.

Since December 2021, the Applicant has undertaken a programme of community involvement and consultation ahead of a submission of a planning application. The aim of the consultation was to engage with and inform the local community and receive feedback on the scheme.

The following document has been prepared to outline the methodology undertaken for the consultation, the events that were held during this period of time, the feedback received on the proposals and changes that were made to the design as a result of the feedback.

2 Why Consult

Comm Comm UK was instructed by Gravesham Borough Council to assist with the pre-application community engagement around the proposals for St Columba's Close, Gravesend.

Comm Comm UK is a specialist planning, licensing and infrastructure communications agency with expertise and experience of advising on and implementing consultation and communications programmes.

Consultation can benefit development schemes by ensuring local residents and the community understand what is proposed and why. The consultation process and local community can also help to inform and improve the design.

Consultation is a key pillar of the Localism Act 2011 and National Planning Policy Framework. Both encourage developers to engage proactively with local communities from the early stages of a scheme's development.

There are other guidance and best practice documents that set out the importance of consultation and offer advice on the best way to undertake meaningful community engagement. These include The Killian Pretty Review 2008 and HM Government's Code of Practice on Consultation 2008.

3 Overview of Methodology

This section sets out the pre-application consultation undertaken by the Applicant and the project team. It outlines how the project team engaged with the local community and stakeholders in the surrounding area before an application was submitted to Gravesham Borough Council.

The overall strategic aims for consultation were to:

- Ensure existing residents of the estate understood the proposals and had the opportunity to feed into the consultation process
- Promote positive aspects of the scheme and gain support locally
- Provide an opportunity for local people to give feedback
- Make changes to the proposals following feedback or explain why they could not be incorporated.

Stakeholders

Our audiences were identified as follows:

- Gravesham Borough Council members and officers, including Westcourt ward councillors
- Residents of St Columba's Close and St Patrick's Gardens
- Other local residents who lived in neighbouring streets to the St Columba's Close and St Patrick's Gardens.

A locally targeted consultation was proposed and delivered, as current residents of the estate and its immediate neighbours would be most affected by the proposals.

Consultation Timeline

Since December 2021, a programme of community consultation has been undertaken by the project team. The first stage of the consultation focussed on residents of St Patrick's Gardens and St Columba's Estate. The applicants were keen to gain feedback from the residents on their needs and opinions on their current homes and on future proposals for the area.

The second stage of the consultation in October 2022 involved sharing proposals for the estate with the residents and the local neighbourhood. The applicants were keen to gain as much feedback as possible on their plans.

Date	Activity
Thursday 2 December 2021	136 introductory letters delivered to residents of St Patrick's Gardens & St Columba's Close estate
Wednesday 8 December 2021	Door knocking visits - 136 households visited by the Gravesham Borough Council ("GBC") team
Tuesday 25 January 2022	Meeting with local ward councillors, Cllr John Caller, Cllr Samir Jassal and Cllr Helen Ashenden
Wednesday 26 January 2022	136 flyers were delivered to residents of St Patrick's Gardens & St Columba's Close estate inviting them to a consultation event.
Friday 4 February 2022 3.30-6.30pm	Residents Exhibition held to discuss proposals for improvements to St Patrick's Gardens & St Columba's Close
Friday 20 May 2022	136 flyers were delivered to residents giving an update and sharing feedback from the residents event.
Wednesday 10 August 2022	136 flyers were delivered to residents giving an update on plans for improvements to the estate
Wednesday 21 September 2022	Meeting with Cllr John Caller. Invitations sent to all ward councillors to Public Consultation Event.
Friday 23 September 2022	243 flyers delivered to residents of the local area inviting them to a Public Consultation Event.
Friday 7 October 2022 3.30-6.30pm	Public Consultation Event

Other Stakeholder Meetings

In addition to the events laid out above, stakeholder meetings were held throughout the consultation, including statutory pre-application engagements with the Council.

Statutory consultations have been covered by the professional team and are covered in other submission documents.

4 Consultation Materials & Events

4.1 Consultation Materials

The following section details the materials used across the consultation events. Copies of all materials issued as part of the consultation process can be found in the appendices.

Introduction Letters

'Handshake letters' were hand delivered to 136 households on Thursday 2 December 2021. The letter introduced the GBC neighbourhood team and informed residents that they would be coming to knock on the doors on Wednesday 8 December 2021 to introduce themselves and ask about their needs and opinions on future proposals for the area.

The letter can be found in Appendix A.

Invitation and Information Flyers

136 Invitation flyers were hand-delivered to the estate on Wednesday 26 January 2022 inviting local residents to the resident consultation event. A contact email address, telephone number and website URL were available for any queries prior to the event.

The leaflet also advertised that those who attended would be entered into a raffle for 5 family cinema tickets, which was organised by the GBC tenant engagement team. This helped encourage people to attend the event and share their ideas.

Update flyers were hand-delivered to the residents of the estate on Friday 20 May 2022 and Wednesday 10 August 2022 to give information to the residents on the timeline for the proposals, an overview of feedback received to date, and plans for improvements.

243 Invitation flyers were hand-delivered to residents of the estate and the surrounding area on Friday 23 September 2022 to invite the local area to a public consultation event.

The invitation and updates flyers can be found in Appendices B to E. The map of the distribution area for the public consultation event is in Appendix F.



Fig 1: Invitation flyer for residents' event sent 26 January 2022

Resident Questionnaires

Questionnaires were handed out to residents at the initial door-knocking visits in December 2021. The aim of the questionnaire was to capture valuable feedback from the residents to help the project team understand how they felt about the area in which they lived, and what improvements they would like to see, particularly regarding the external communal area and the parking areas.

Questions asked were:

1. Do you like living here? Why is that?
2. Are you planning on living in this area long-term? Why would that be?

Communal Areas/Gardens

3. How satisfied are you with the external communal areas? Why is that?
4. Which features are important to you in your communal area (multiple choice)
5. What improvements would you like to see?

Parking

6. Do you drive? If yes, how many vehicles?
7. Have you ever had issues with parking?
8. What improvements would you like to see to the parking areas?
9. Any other comments you would like to make?

The full questionnaire can be found in Appendix G.

Feedback Forms

A short feedback form was provided at the public consultation event in October 2022 for members of the local community to complete and give feedback on the emerging proposals. The aim of the form was to obtain feedback to inform the detailed design of the scheme.

In addition to personal information, the questionnaire asked the following, and free text boxes were available for additional comments to be submitted:

1. Do you support our proposals for the redevelopment of the estate?
2. Do you support our landscaping proposals for the communal areas and gardens?
3. Do you have any comments or suggestions on our proposals for the improvements to existing homes?
4. Do you have any other comments for the team?

The questions were also available to view and complete on the project website.

The full feedback form can be found in Appendix H.

Website

A website www.stcolumbasgravesham.co.uk was launched in December 2021 and included details of the upcoming resident consultation events, and information on how to contact the project team. It was updated with all consultation material as it came out, so that those who had been unable to attend the events could view the exhibition boards. The online questionnaire and feedback surveys were also available to be completed online.

To date, the website has had 189 unique visitors. Visitors peaked after the door knocking visits and consultation events, and when the May 2022 update flyer was sent out.

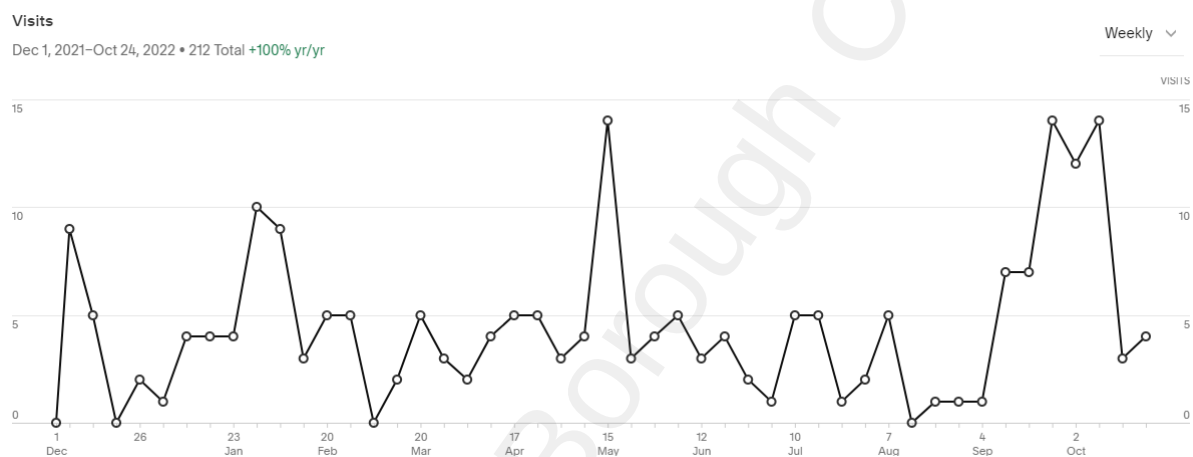


Fig 2: Graph showing unique visitors to www.stcolumbasgravesham.co.uk

4.2 Events and Meetings

Door Knocking visits, 8 December 2021

On Wednesday 8 December 2021, 136 households were visited by the GBC team, and questionnaires completed at the time or left behind to be posted back. An online version of the questionnaire was also available on the project website.

Residents Consultation Event, 4 February 2022

On Friday 4 February 2022, an outdoor Residents Exhibition was held to discuss proposals for improvements to St Patrick's Gardens and St Columba's Close at St Patrick's Gardens from 3.30pm to 6.30pm. Members of the project team from Gravesham Borough Council, BPTW and ME Landscape Studio were in attendance.

The boards included information about:-

- Existing site
- Introduction to project team
- Project timeline
- Existing Estate Opportunities
- Feedback from Resident Door knocking in December 2021
- Private amenity and Public realm improvements

There was also space for residents to leave their feedback on post-it notes on the boards.

The exhibition boards are available to view in Appendix I

Public Consultation Event, 7 October 2022

On Friday 7 October, an outdoor Public Exhibition was held to share updated proposals at St Patrick's Gardens from 3.30pm to 6.30pm. Members of the project team from Gravesham Borough Council, BPTW and ME Landscape Studio were in attendance.



Fig 2: Photos of the project team discussing the proposals with attendees at the October Public Consultation event

The boards included information about:-

- The Site
- The team
- Emerging proposals, including benefits
- New homes and typical internal layouts
- Wider Estate Proposals
 - o Landscape
 - o Parking Strategy
- Consultation Feedback to date
- Opportunity for Estate Improvements
- Timeline

The exhibition boards are available to view in Appendix J

Meetings with Ward Councillors

On **25 February 2022**, members of the project team met with the three ward councillors for Westcourt: Cllr John Caller, Cllr Samir Jassal and Cllr Helen Ashenden. They were interested to hear about the proposals, and they reviewed the invitation flyer that was due to be sent out.

One of the Councillors commented that engagement may not be very meaningful due to the difficulty in getting residents in the area to engage and a general mistrust of the Council Officers and Members by the public. He felt we would therefore only get a small sample of opinion. However, the team were able to reassure him that the Tenant Engagement Strategy was helping with this, and the door knocking visits in December had been well received with valuable feedback already received from the residents.

On **21 September 2022**, members of the project team met with Cllr John Caller ahead of the Public consultation event. Whilst all 3 Ward Members were consulted only one Councillor attended the meeting. Subsequently Cllr Caller also attended the second public consultation. Cllr Caller was supportive of the proposals for the new buildings and the surrounding improvements to the remaining estate open spaces and the improvements to the remaining blocks of flats.

He was pleased particularly to see residents' involvement with the plans and emphasised that the more the community were involved, the more likely that the estate would be looked after in the future.

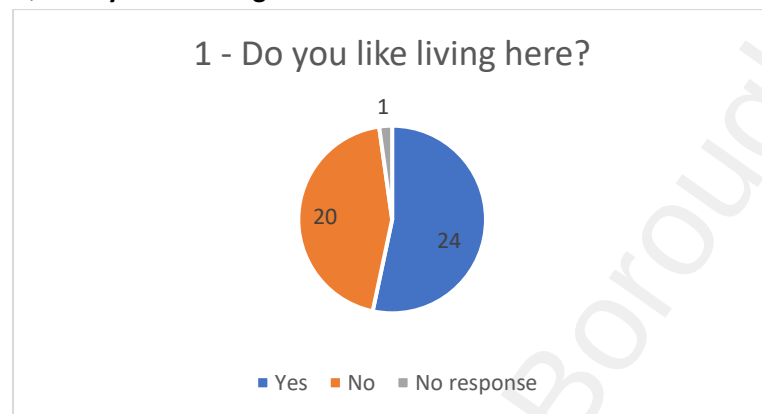
5 Summary of Feedback Received

Residents Door Knocking Visits, December 2021

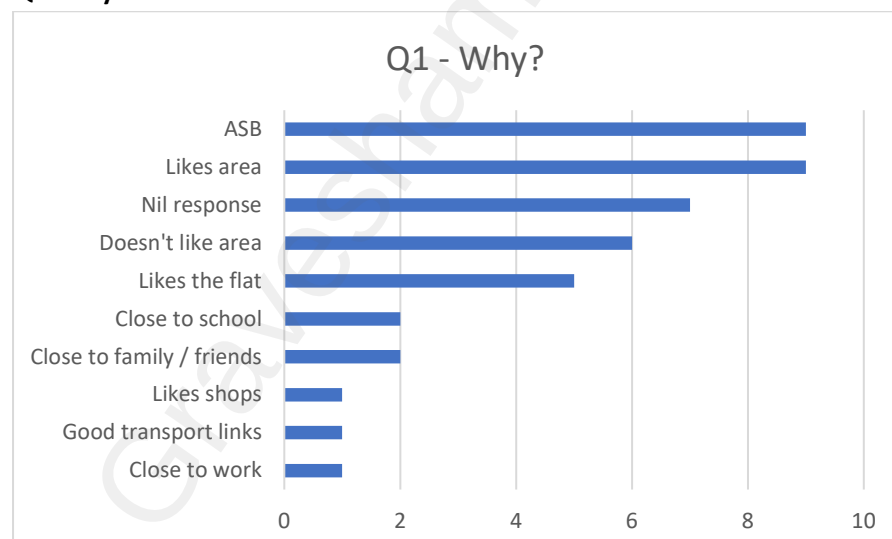
The team from GBC visited **136 households**, and **46 questionnaires** were completed in total. 35 questionnaires were completed and returned during the day. Numerous residents were also given questionnaires to complete and return using a freepost envelope. One resident telephoned to give responses, and 2 residents completed the online survey (by the closing date of 31 December 2021).

Below is a summary and analysis of the answers received to the questionnaire.

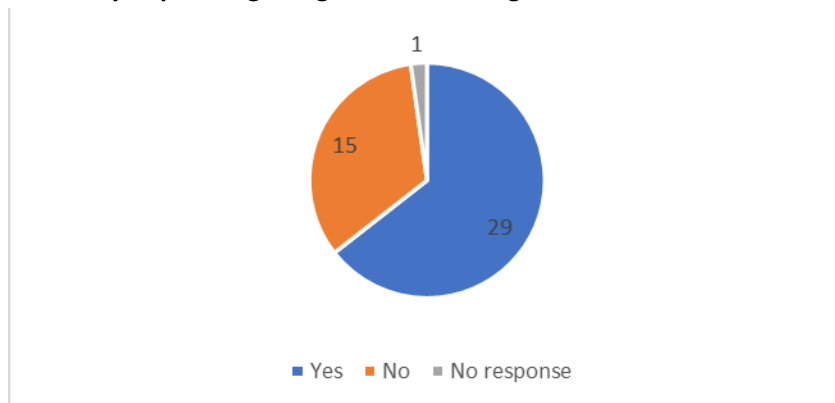
Q1 - Do you like living here?



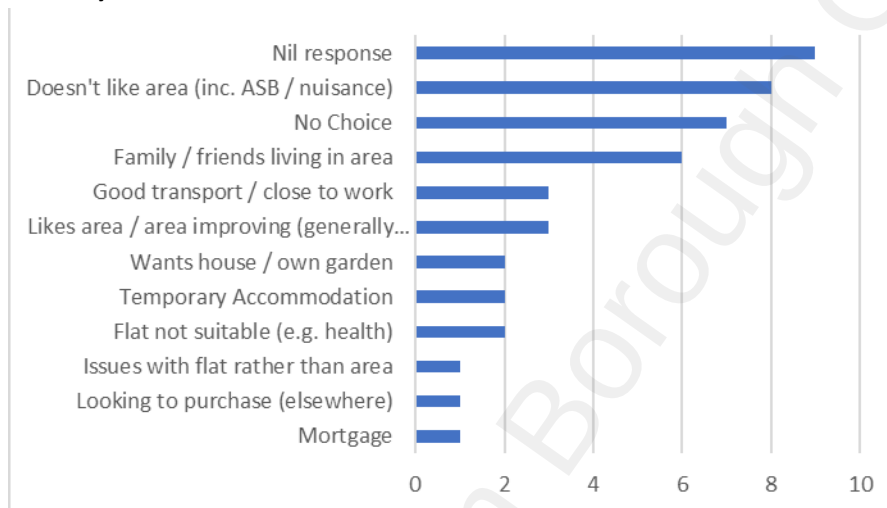
Q1. Why is that?



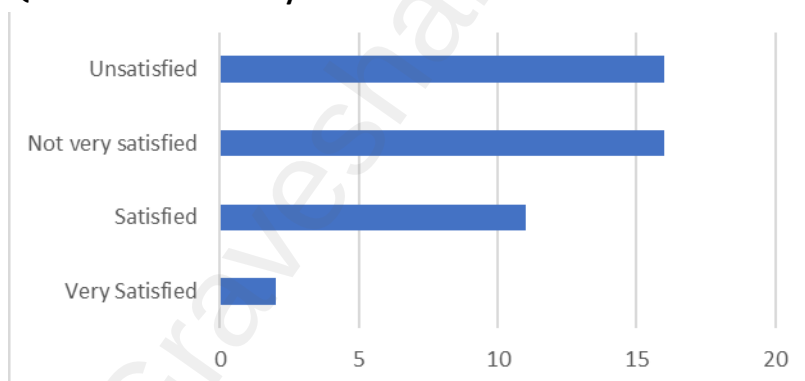
Q2 - Are you planning living in this area long term?



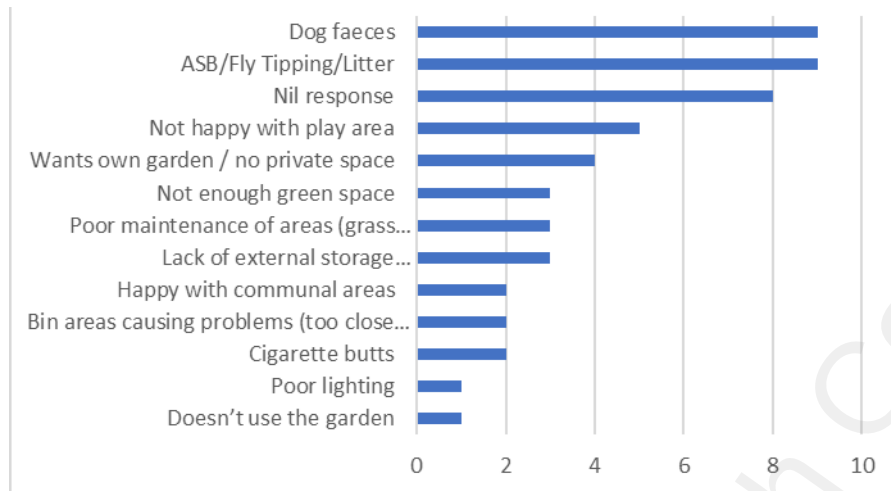
Q2. Why would that be?



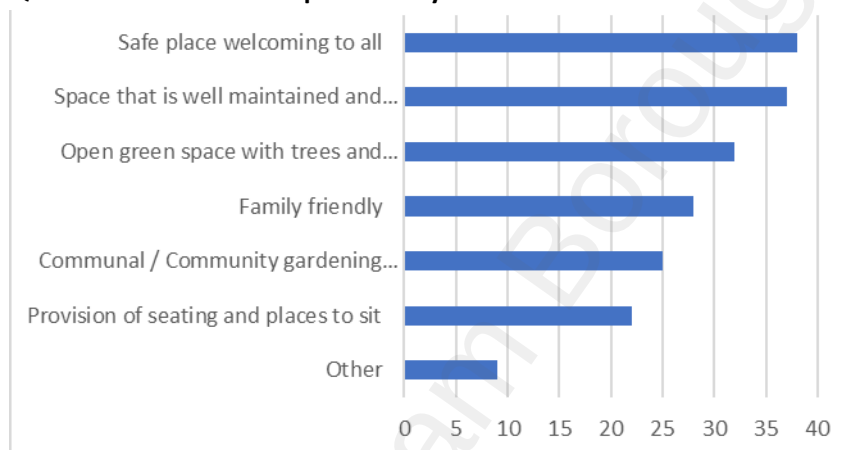
Q3 - How satisfied are you with the external communal areas?



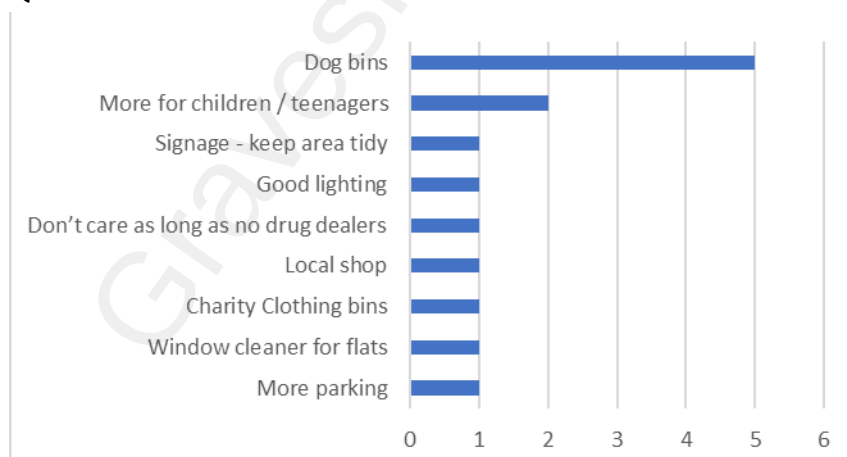
Q3 – Why is that?



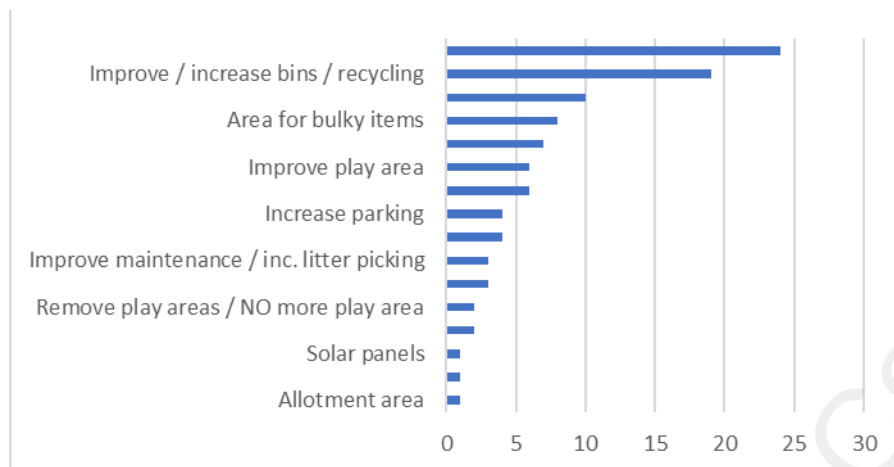
Q4. What features are important to you?



Q4 - Breakdown of 'other'



Q5 - What improvements would you like to see?



Q6 - Do you drive?

Yes: 22

No: 23

Q6 - How many vehicles?

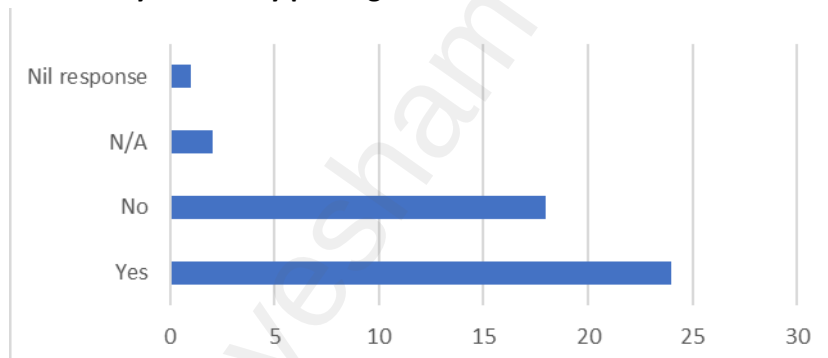
0 cars: 1

1 car: 13

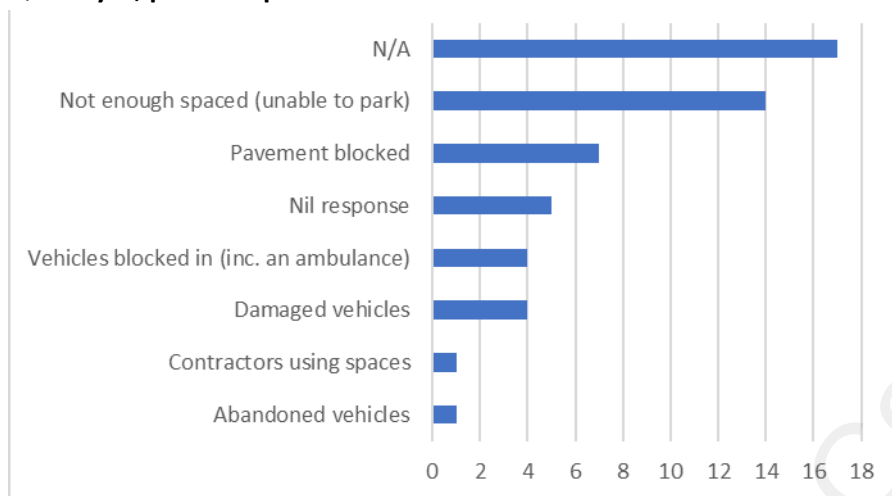
2 cars: 8

n/a: 23

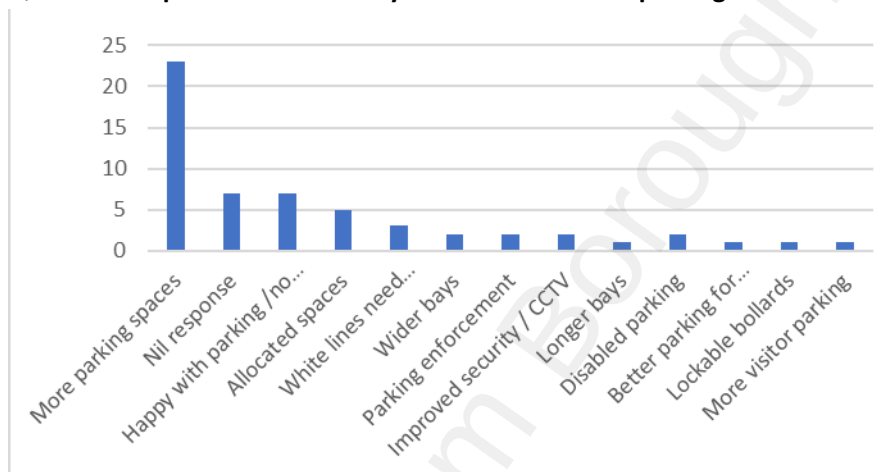
Q7 - Have you had any parking issues?



Q7 – If yes, please explain:



Q8 - What improvements would you like to see to the parking areas?



Summary of feedback

The main issues/comments that came out of the door knocking exercise were related to dog bins, safety and security and parking.

Most (33 out of 46) were not satisfied with the **external communal areas** and gardens. The main reason for this was the problem of **dog fouling**, followed by anti-social behaviour, litter, not happy with the play area and not enough green space. It was felt that this could be improved by increasing the bins (over half surveyed), improvements to the play area and by improving maintenance including litter picking. The residents were keen for a safe, well maintained open space with trees and planting which was family friendly with places to sit.

Most of the residents surveyed had encountered issues with **parking**, largely due to the lack of spaces. Most felt that more spaces were required, with allocated spaces for residents or white lines. There were 2 requests for disabled bays.

The residents were pleased to have had the opportunity to give their opinion and to share their views with members of the GBC team who had visited their homes. Many attendees were keen to hear what feedback was received and to know what future proposals were planned.

Residents Exhibition, February 2022

On Friday 4 February 2022, an outdoor Residents exhibition was held to discuss proposals for improvements to St Patrick's Gardens and St Columba's Close at St Patrick's Gardens from 3.30pm to 6.30pm. Members of the project team from Gravesham Borough Council, BPTW and ME Landscape Studio were in attendance.

The public exhibition was attended by around **45** people. All the attendees were from St Patrick's Gardens and St Columba's Close. The event was not publicised to a wider audience.

There were a series of boards displayed at the event, which were used to capture feedback on the proposals by written post-it notes. A summary of feedback received via these means is outlined below.

Gardens/Green spaces

The residents would like there to be more seating and benches (8 requests), though there was concern that drunks may use the seating.

Green Spaces/ Allotment – 7 requests for Communal gardens and allotments

"No sense of community, green areas needed"

Play areas

There was a lot of interest (11 out of 29) for more play areas, especially for a Timber or natural play area. Other suggestions include trampolines, sandpits and swings.

11 people also liked the idea of an outdoor gym for adults and older children.

"Older kids need something to do"

The main idea for older children's activities was a space for them to play football.

Trees/vegetation

Several suggestions for more trees, including cherry trees, breeding bushes for birds, not too big so won't blow down. The most popular of the pictures shown was the wildflower meadow and there was also interest in the Bug tower/bug hotel images.

Bins/Storage

Just 1 request for a bin store, several more were interested in the sheds, particularly for bike storage. As in the feedback from the door knocking exercise, there were more requests for dog bins to counter the problem of dog fouling on the estate.

Pavement

Requests were made for the pavements and alleyways to be clean and clear to be walked with a buggy – currently the archway between St Patrick's and St Dunstan's is uneven and dangerous.

Parking

Parking was again expressed as an issue, with cars parked on the pavements. Requests were made for more parking spaces, and to be residents only.

Safety / ASB/ CCTV

There were concerns over Anti-social behaviour, for example people throwing rubbish out of the window. CCTV was requested in the parking and play areas. Better numbering on the flats is needed as when it's dark it is hard to see the block numbers.

Summary

Those residents who attended seemed enthusiastic with the ideas on the boards to improve their communal areas. There seemed to be a good community spirit, and many were keen on the provision of communal gardens, benches, adult gym, football area. It was clear that the communal areas are underused currently by the community and that there is a serious problem with dog fouling.

Attendees were pleased to have had the opportunity to view the ideas and feedback at the event and to share their views with members of the project team. They were keen to know about changes to the built environment on the estate which the team explained would be outlined in a further consultation event on the design proposals.

Public Exhibition, October 2022

On Friday 7 October 2022, an outdoor Public Exhibition was held to share updated proposals for improvements to St Patrick's Gardens and St Columba's Close at St Patrick's Gardens from 3.30pm to 6.30pm. Members of the project team from Gravesham Borough Council, BPTW and ME Landscape Studio were in attendance.

Whilst the public consultation was busy, we only had two feedback forms from residents. Mainly the forms identified problems with the remaining blocks and estate. These comments support our proposals for estate wide improvements. In relation to the new build scheme one resident was in favour of the provision of estate wide bicycle stores. A further two residents filled out the online feedback forms and expressed concerns with the amount of parking spaces, and how the improved communal areas would be maintained.

Most attendees preferred to leave their feedback via the post-it notes on the exhibition boards in the section: 'What Improvements are important to you?'

Most comments identified problems with the existing buildings, but feedback relating to the landscaping proposals included requests for more seating as well as communal garden areas for older residents with benches.

Copies of the 40 post-it notes left by the attendees can be viewed in appendix K

6 How Consultation Informed the Final Scheme

During the consultation, local residents noted their concerns and shared their ideas. The team has reviewed all feedback received and made changes to the final design where possible.

A summary of feedback and the project team responses are set out below.

Landscaping

Play areas	Residents like the idea of play equipment, natural play and the inclusion of timber play equipment. These have been added to the final design.
Outdoor gym equipment	Many residents were keen to see outdoor gym equipment located within the communal area which will be provided as part of the final scheme.
Communal Garden	Some residents liked the idea of including a communal garden, with raised planters as allotment areas, which have been included in the design.
Seating	More seating, including a range of seat and bench types, were requested and have been added to the design.
Wildlife/Trees	Residents were keen to see a landscape that encourages wildlife, including wildflower meadows, more tree planting. The number of trees is to be increased across the site.

General

Parking	Car parking was raised as a concern at all events. Slight rearrangements have therefore been made to the existing road layout to provide more car parking.
ASB	Increased CCTV and lighting was requested with residents highlighting anti-social behaviour. Improved lighting and CCTV across the development will be proposed as part of detail design stage.

New homes

There was overall support for new homes, as many residents weren't happy with the current the state of their existing homes. The new homes will improve security due to additional activity and natural surveillance.

Improvements

Existing residents were pleased that improvements would be made to properties that were not due to be demolished and have given feedback to the team on the most important priorities. Improvements to the remaining homes could include improved signage, redecoration and new flooring to the communal hall, stairs and landing, new windows, upgrading lighting, the installation of CCTV and improved open spaces

7 Conclusion

The Applicants have undertaken a robust and local programme of consultation for St Columba's Close.

Since December 2021, consultation has been undertaken with Gravesham Borough Council, residents of the estate, and the surrounding area.

The consultation was successful in reaching out and engaging the local community to ensure that all voices were heard and incorporated into the scheme where possible. Feedback received has been taken on board by the project team and helped to develop the detailed design of the scheme. Changes were made to the landscape proposals and parking strategy to incorporate the ideas and suggestions provided during the consultation.

Following the submission of the application, the Applicants will continue to engage with and update the local community, drawing on strong lines of communication that have been established during the pre-application process.

SCI: St Columba's Close, Gravesham Appendices



[Address 1]
[Address 2]
[Address 3]
[Address 4]

[Date]

Dear Neighbour

Home visits to discuss proposals for St Patrick's Gardens and St Columba's Close

I am writing to introduce myself and my team to you as we are going to be asking for your feedback about upcoming proposals for St Patrick's Gardens/St Columba's Close, as we are really keen to understand how you all feel about the area you live in and whether you feel we can make any changes or improvements to the area.

As you will have seen we have already been making changes to the area in terms of delivering a new development and play area and following on from this we are looking to deliver a range of improvements to the estate. This could lead to new buildings and outdoor space for our residents. Speaking to you is the first stage of our consultation as we are keen to hear local views ahead of finalising our designs and plans for the area.

As part of our first stage consultation, the housing team will be out on your estate on the 8 December 2021 from 10am onwards. We will be door knocking on this day to introduce ourselves and find out more about you and your needs. The team will be in Gravesham branded clothing and will all be wearing staff identification.

We would like to speak to as many of you as possible, so if you are not available on the 8 December but would like to know more, please contact us directly at tenantengagement@gravesham.gov.uk as we would love to hear your thoughts and ideas.

We look forward to working with you and the local community to deliver this exciting scheme and will keep you updated with any further news or events about the plans.

Yours sincerely

Jody Bulman
Service Manager (Housing landlord Services)

Switchboard 01474 56 44 22

Minicom 01474 33 76 17

Website www.gravesham.gov.uk

Gravesham Borough Council, Civic Centre, Windmill Street, Gravesend, Kent DA12 1AU

INVESTORS
IN PEOPLE



ST PATRICK'S GARDENS & ST COLUMBA'S CLOSE

GRAVESEND, KENT

RESIDENTS CONSULTATION

GET INVOLVED

Gravesham Borough Council and the project team would like to invite you to our Residents Consultation to talk further about proposals for St Patrick's Gardens/St Columba's Close.

Thank you for all the feedback received from our visits in December. We are now in the process of developing our design ideas and are keen to share these with you and discuss how you feel we can make changes or improvements to the area.

This is your opportunity to shape the future of your estate.

FRIDAY 4
FEBRUARY 2022
3.30-6.30PM

Pop up tent in front of the Caretaker's area at St Patrick's Gardens

By attending you can enter our prize draw to win one of **5 family tickets** to the **Paul Greengrass Cinema at Woodville Halls** which will be drawn at random after the event.



For more information, please visit our project website or get in touch with our consultation team:

www.stcolumbasgravesham.com

info@stcolumbasgravesham.com

0800 772 0475

Appendix A: Example of handshake letter, December 2021

Appendix B: Invitation Flyer for Residents Event, Jan 2022

SCI: St Columba's Close, Gravesham
Appendices



ST PATRICK'S GARDENS & ST COLUMBA'S CLOSE

GRAVESEND, KENT

RESIDENTS UPDATE, MAY 2022

Gravesham Borough Council and the project team would like to thank you for all the feedback you have given us from our visits to your homes in December 2021 and our Residents Consultation Event in February 2022.

UPDATE ON NEXT STEPS

At our event earlier this year, we told you we would inform you of our next steps. Following analysis of the feedback and information received from you, the design of the scheme has evolved and is currently being updated to ensure that the best scheme possible is proposed.

We will be in touch with you again when the plans are ready to be shared. We anticipate holding a formal public consultation this summer, before making a planning application in the autumn.

-  **136** households visited in December
-  **136** households invited to February consultation event
-  **46** questionnaires completed
-  **45** visitors to the Consultation event

For more information in the meantime, please contact:
Tracey Bell, Tenant Engagement Officer
✉ tenantengagement@gravesham.gov.uk
☎ 07874 639 300

Gravesham
Borough Council



SUMMARY OF FEEDBACK

The project team asked you what you would like to see in any future proposals for St Patrick's Gardens and St Columba's Close. We've heard that your top priorities include:



GARDENS & GREEN SPACES

You are keen to improve your communal areas and would like to see communal gardens or allotments as well as seating areas and more trees and wildlife. It is clear that the communal areas are underused and there is a problem with dog fouling.



PLAY AREAS

We heard of your interest for more play areas, not just for younger children - you also liked the idea of outdoor gyms for adults and older children and space for football to be played.



BINS/STORAGE

The bins need improving, and storage for bikes or bulky items would be useful.



SAFETY/ ASB/CCTV

You told us of your concerns regarding anti-social behaviour and requested CCTV in the parking and play areas.



PARKING

You explained the parking issues on the estate, with cars often parked on pavements. You want more parking spaces, for these to be clearly marked and for residents only.



For more information in the meantime, please contact:
Tracey Bell, Tenant Engagement Officer
✉ tenantengagement@gravesham.gov.uk
☎ 07874 639 300

Gravesham
Borough Council



Appendix C: Residents Update Flyer, May 2022



ST PATRICK'S GARDENS & ST COLUMBA'S CLOSE

GRAVESEND, KENT

RESIDENTS UPDATE, AUGUST 2022

As mentioned in our May update, we had hoped to share plans of the new build redevelopment this summer. However designs are being updated and the summer consultation event has been postponed.

We hope now to hold a formal public consultation event in the autumn ahead of submitting our planning application by the end of the year. We will be in touch with you again with details of the event when the plans are ready to be shared.

We would like to take this opportunity to update you on other matters of interest.



EXTERNAL COMMUNAL GARDENS

We are busy working on plans for the communal areas and have different options based on feedback received from you in February.

Further feedback is welcomed. Please contact our Tenant Engagement team, Tracey Bell or Rob Lee:
✉ tenantengagement@gravesham.gov.uk
☎ 01474 337 977

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Borough Council

IMPROVEMENTS TO EXISTING PROPERTIES

Given that we are only undertaking demolition and rebuild of some flats on the estate, we are planning to undertake a programme of improvements to homes that will remain. Potential improvements which could run alongside the newbuild programme could include:



New flooring in the communal areas



Decoration of communal hall, stairs and landings



Improved lighting to internal and external communal areas



New windows



Improved signage



Improve security by installing CCTV in the internal and external areas



Further feedback is welcomed. Please contact our Tenant Engagement team, Tracey Bell or Rob Lee:
✉ tenantengagement@gravesham.gov.uk
☎ 01474 337 977

Gravesham
Borough Council



**ST PATRICK'S GARDENS
& ST COLUMBA'S CLOSE**
GRAVESEND, KENT

PUBLIC CONSULTATION

GET INVOLVED

Gravesham Borough Council and their project team would like to invite you to a Public Consultation Event to view plans for the redevelopment for part of St Patrick's Gardens and St Columba's Close estate.

Using the feedback from residents we collected in February and December, we have now revised proposals for the redevelopment and improvement of the estate. We are keen to share these with you ahead of submitting a planning application.

**FRIDAY
7 OCTOBER
2022
3.30-6.30PM**

Pop up tent in front of the Caretaker's area at St Patrick's Gardens

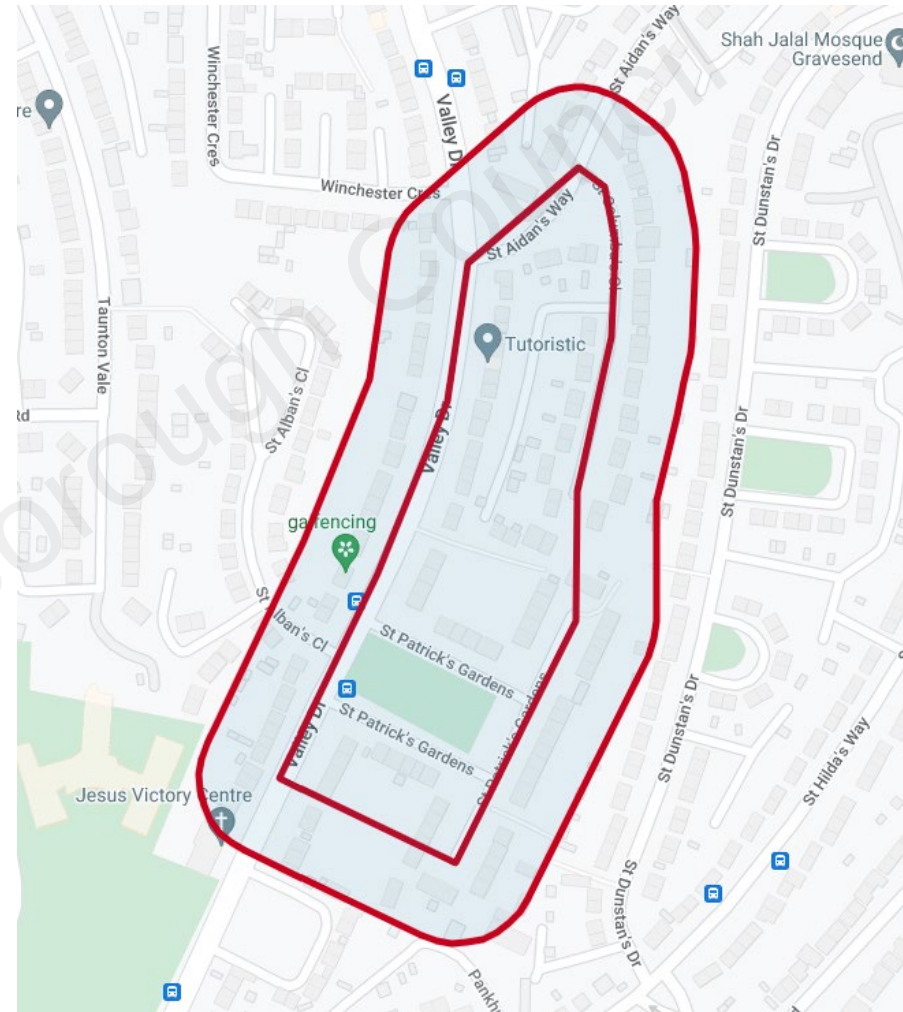
Gravesham
Borough Council

We look forward to seeing you there!

For more information, please visit our project website or get in touch with our consultation team:

www.stcolumbasgravesham.com
info@stcolumbasgravesham.com
0800 772 0475

Appendix E: Invitation Flyer for Public Consultation Event, Oct 2022



Appendix F: Distribution Area for Public Consultation Event Invitation Flyer

ST COLUMBA'S

GRAVESHAM, KENT



CONSULTATION RESPONSE FORM

This consultation is your opportunity to have your say. If you would like this form or any other information in a different format, such as large print, or a different language, please contact us using the details below.

All comments received will be analysed in full and presented to the Council who will consider all the feedback before making a decision on the best way forward.

Name	
Email	Phone
Address	
	Postcode

THE PROPOSAL

We are asking for your feedback about upcoming proposals for St Patrick's Gardens/St Columba's Close, as we are really keen to understand how you all feel about the area you live in and whether you feel we can make any changes or improvements to the area.

We have already been making changes to the area in terms of delivering a new development and play area and following on from this we are looking to deliver a range of improvements to the estate. This could lead to new buildings and outdoor space for our residents.

QUESTIONS

1. Do you like living here? ☐ Yes ☐ No

Why is that?

2. Are you planning on living in this area long-term? ☐ Yes ☐ No

Why would that be?

COMMUNAL AREAS/GARDENS

3. How satisfied are you with the external communal areas? (Such as the communal/shared gardens and park).

☐ Very Satisfied ☐ Satisfied ☐ Not very satisfied ☐ Unsatisfied

Why is that?

4. Which of the following features are important to you in your communal areas? (Tick all that apply)

- ☐ Safe place welcoming to all
☐ Family friendly
☐ Open green space with trees and planting
☐ Provision of seating and places to sit
☐ Space that is well maintained and litter free
☐ Communal / Community gardening area for residents
☐ Other (please state)

5. What improvements would you like to see? (For example: Play areas/Cycle storage/increased or improved bins/area for bulky rubbish, recycling, CCTV, etc)

PARKING

6. Do you drive? ☐ Yes ☐ No

If yes, how many vehicles are there in your household including any vehicles you use for work?

7. Have you ever had any issues with parking either yourself or from others/nuisance parking?

☐ Yes ☐ No

If yes, please explain.

SCI: St Columba's Close, Gravesham Appendices

8. What improvements would you like to see to the parking areas?

9. Any other comments or observations you would like to make?

We look forward to working with you and the local community to deliver this exciting scheme and will keep you updated with any further news or events about the plans.

To return your feedback form, please use the freepost envelope provided or email info@stcolumbasgravesham.com or visit www.stcolumbasgravesham.com where you can complete the survey and register for further information.

The closing date for the response form to be returned is **Friday 31st December 2021**. The information you supply will be used by the project team for administrative purposes only within the terms of UK GDPR and the Data Protection Act 2018.

SCI: St Columba's Close, Gravesham
Appendices

ST PATRICK'S GARDENS & ST COLUMBA'S CLOSE

GRAVESHAM, KENT



FEEDBACK FORM

Thank you for attending our public exhibition.

Please complete this short questionnaire to let us know your thoughts on the proposals shown at the event.

Name			
Email		Phone	
Address			
	Postcode		

1. Do you support our proposals for the redevelopment of the estate?

☐ Yes ☐ No ☐ Not sure

Are there any other comments or observations that you would like to make on the proposals?

2. Do you support our landscaping proposals for the communal areas and gardens?

☐ Yes ☐ No ☐ Not sure

Are there any other features that you would like to see included?

3. Do you have any comments or suggestions on our proposals for the improvements to existing homes?

4. Do you have any other comments for the team?

Thank you for taking the time to complete our questionnaire, your feedback is very important to us.

We look forward to working with you and the local community to deliver this exciting scheme and will keep you updated with any further news or events about the plans.

To return your questionnaire, please use the freepost envelope provided or e-mail to info@stcolumbasgravesham.com or visit www.stcolumbasgravesham.com where you can complete the survey online.

The closing date for the response form to be returned is **Friday 14th October 2022**.

The data you supply will be used for administrative purposes only within the terms of the Data Protection Act 1998.

SCI: St Columba's Close, Gravesham Appendices



Appendix I: Exhibition Boards, February 2022

SCI: St Columba's Close, Gravesham Appendices



NEW HOMES

Our planning application proposes a mix of affordable accommodation including:



Block A

Will be sited where the existing block 1-12 St. Patrick's Gardens sits parallel to the new Bishops Court development and fronting Valley Drive - 20 x 1, 2 and 3 bed flats.



Block B

This lies behind existing block 36-41 St. Patrick's Gardens and would provide 14 x 1 and 2 bed flats.



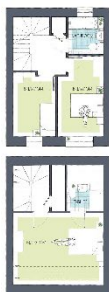
Terraced Houses and Maisonettes

MO1 - sits on the edge of the existing communal open space and would provide 6 x 1 and 2 bed maisonettes.
TO1 - a row of 6 x 3 and 4 bed houses. These will be sited on the existing block 78 - 47 St. Columba's Close (even numbers only).

Typical Internal layouts



3 bed house group floor plan



3 bed house, upper floor plan



2 bed maisonette floor plan

EMERGING PROPOSALS



The proposal for redevelopment includes demolition of the following housing:

- 1 - 12 St. Patrick's Gardens
- 36 - 41 St. Patrick's Gardens
- 28 - 47 St. Columba's Close (even numbers only)
- Demolition of the existing caretaker's facilities to provide open space

Current residents in these blocks have been consulted and served with Notice that their homes will be demolished. The Tenant Engagement Officers are in close contact with these households and GBC are assisting them to find suitable alternative housing through the Housing Register.

The scheme will deliver:

- 46 new energy efficient homes
- 100% of the homes will be for social or affordable rent
- 85% of homes will be dual aspect
- 25 parking spaces
- Improvements to remaining homes
- Secure cycle parking
- Uniflife-friendly planning
- Electric vehicle charging

Benefits

- Energy efficient homes
- Dischargeing 25%
- Improved landscaping
- Increased biodiversity
- Uniflife friendly communal amenity space
- New usable amenity space across the residents

WELCOME

Gravesham Borough Council
Delivering a Gravesham to be proud of

Welcome to Gravesham Borough Council's public exhibition presenting proposals for the redevelopment and improvement of St Columba's Close and St Patrick's Gardens.

We are keen to share our plans with the local community before a planning application is submitted.

The site



The team



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OPPORTUNITY FOR ESTATE IMPROVEMENTS

Recognising that many residents will not benefit from the new housing we are planning to undertake a programme of improvements to homes that aren't being redeveloped. Potential improvements that could run alongside the newbuild programme could include:



What improvements are important to you?

Please use the post-it notes provided to let us know what you think.



Have your say

Please complete a questionnaire to give us your feedback on the proposals. Please contact tenantengagement@gravesham.gov.uk or call 01474 337 977 if you have any queries.

www.stcolumbasgravesham.com
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WIDER ESTATE PROPOSALS



Landscape

Following feedback received from residents our landscape proposals will reflect the types of landscape and facilities requested, as well as help to knit together the existing residential blocks with the proposed dwellings.

- New space for outdoor play or sports
- New residents garden with a lawn area
- New space for residents to grow
- New space for residents to grow
- New space for residents to grow
- New space for residents to grow
- New space for residents to grow
- New space for residents to grow

Parking Strategy

We are proposing a new access road from Valley Drive which will become the primary vehicular access route into the site with the existing access from St Patrick's Gardens retained for the existing homes only.



Consultation Feedback



Soft closure
consideration of
loud intercom door
as slams & is very
noisy shakes building
block

1. motor cables in blocks.
2. clean elevators.
3. more smokers not come in the block.
4. clean blocks.

1. they should improve the bank, and
2. they should have proper windows and curtains.
3. The blocks should be cleaned out every week/month and have elevators.

I think they should
to knock all the flats
down and make
new ones what one
10 times better

New windows as existing
ones are 26 1/2 years that
I know off. Draughty UPVC
is showing signs of age
cracking, condensation, trapped
moisture in window units

Communal gardens
especially for older
residents on their own
with benches

Improve fencing up steep bank

Cutting grass on the bank

Improve bins area
Nicer areas to sit outside

plants banded
areas as
grass not
maintained.

Dog bins
Benches

Caretakers to do some work
more parking spaces
improve the flats kitchens-
Bathrooms- metal frame works.
flooring- Better pest control.

MORE CCTV

LIGHTING

CCTV IS LOBBIES

STRONGER DOORS

all the windows
and all the hedges
new hedges

22 - ALLOCATED PARKING
SPACES IN COE OF SAC.

Improve / simplify lighting
to the communal areas
Lights
stay on too long, should go off
during the day

A mugga (Football Pitch)
Round the back
So kids can play ball etc

I think they should improve
the building and add carpet to
the floors in the building and
wipe the windows in the
block and should add
chairs.

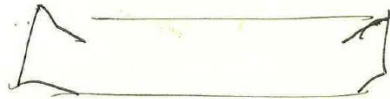
New Kitchens - not good, mold
wet, broken - many more.
Smelly - old.

bathrooms - broken, mold, not
good, smelly, old

windows - wet, mold, told us
they come and get new ones.
Never came

front door from the building
not safe same as backdoor.
mess smelly, many more.

a foot ball pitch



Communal doors open
Problem with Drugs Etc

need more dog poo bins in
the area

Renew of Kitchens/bathrooms
front doors

Guttering needs Sorting
Benches in Communal area

STOP CHOPPING TREES DOWN

People that live on the
Actual Estate to be given
newer builds than people
outside the Estate area.

When you build the new
Places put the people
that actually live in
St Patricks in them.
not people from other
areas, tis that live here
for years deserve it.

Replace bathroom - need showers
rather than baths
Water pressure very low
Pipes all blocked

WAS WORRIED ABOUT PARKING IN ST COLUMBAS CLOSE

1. Put people into nice houses that they want.
2. Put more benches in the park.
3. Put more people clean the park because other people have to clean dog poo in the park.
4. more people clean houses every other week because someone could fill in the front shed and not go in people's kitchens.
5. people don't dig along ditch to other garden can join them as stop
6. put more sediment in roads.
1. don't let kids buy new people or like boys dig along ditch
2. Put put more dog bins.
3. clean windows every week in the inside and outside.
4. clean bangs.
5. add more bangs.
6. Stop cutting trees down.

SCOOTER ROCK
brid house

I hope you should not
bankrupts in the blocks
and streets and
making paper

Put the people that live
at St Patricks gardens
to the new ones your
going to build. Not other
people that don't live around.
It would be unfair.

Outdoor Shelters/benches
for Park area

Please knock it all down

Gardens
Flooring

I like I like a no play kids
my friends and like the flats
and play



I give more like and elevators
and people in the park.

1. Add back to the wall
2. add a second elevator



Round about
Nearly 60

3. add a seating area

add add more off blocks with
balconies



Knocking wall down
to combine toilet &
bathroom

I like the tidiness and
the park and add a bar
I think you should have some shops

I think you should have shops in the
block and you should have the block
but make it and make the blocks bigger.

I think they should
have bookies and
in the park. I think
that the park should
be bigger and the
blocks should be
bigger.

1. they should have more camping areas
2. there should be standing so kids
can hear the noise
3. make flats bigger for adults

I think that they should
put a softer floor in
the park floor in

Regular maintenance
of Sycamore Trees
needed as block light
to living room

June of St Pats Valley Pr

Dodge ball
Dodge ball

