



Design & Access Statement

Proposed Conversion, Refurbishment and Extensions to
Custom House, The Terrace, Gravesend, DA12 2DE

July 2024
Rev A

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1.0 Introduction

1.1 Design Approach

This Design and Access Statement supports a full planning and listed building application for the conversion, refurbishment and extension to Custom House, The Terrace, Gravesend and is generally structured as per the CABE guidelines as set out in 'Design and Access Statements: How to write, read and use them'.

1.2 Existing Site

The application site is located within a sustainable location, 400m from Gravesend town centre and lies within Gravesend Riverside Conservation Area. The site is situated between the banks of the River Thames to the north and The Terrace to the south. The main Custom House building is a Georgian three storey, Grade II listed and designated Landmark building.

1.3 Proposal

Turner Jackson Day Associates have been instructed to prepare a planning application for the development of the site to provide 27 residential units and associated landscaping, parking and vehicular access. The development will seek to fully respect the character and appearance of the Grade II listed buildings and to fully address the sites heritage and historic value to Gravesend.



Aerial photo indicating the development site with a red boundary.



2.0 Site Context and Analysis

2.1 Local Context

The maritime town of Gravesend, in the Borough of Gravesham, is situated on the south bank of the River Thames, 21 miles east of London. The geographical location of Gravesend, being a gateway to London by river, has given the town strategic importance throughout the maritime history of South East England. This maritime history is reflected in the architectural character and heritage assets within the town, including those located within the applicant site.

The application site represents a 0.44 ha, largely rectangular plot of land, 400m east of Gravesend town centre. The site is located in a sustainable location within a 10 minute walk to Gravesend Train Station with high speed rail links to St Pancras, Stratford and Ashford International. The site is in Gravesend Riverside Conservation Area and is in close proximity to the



Aerial photo illustrating key adjacent facilities and areas.

2.0 Site Context and Analysis

2.1 Local Context

There are a diverse mix of building typologies, ages and scales many of which reflect the maritime history of the area. To the east of the applicant site is the three and a half storey white, weatherboarded Heritage Quay which is situated close to the sites eastern boundary. Beyond this to the east is the Riverside Leisure Area which contains a range of buildings from the 14 century, listed Milton Chantry & Listed New Tavern Fort to the recent

To the south of the development site, on the opposite side of The Terrace sits Listed Cox House, which has recent approval for a residential extension and refurbishment. Adjacent to Cox House is the modern, 9-storey tower block, Chantry Court. To the immediate west of the site is a car park in the curtilage of the Port of London Authorities, the offices which are positioned further to the west on the banks of the Thames.



Port of London Authority



Royal Terrace Pier - Est. 1844



Clarendon Rd -



The Terrace Tavern -
Est. 1837



Cox House - Est.
mid 1800s



Chantry Court



Milton Chantry Est.



Heritage Quay Built 1998



Gravesend Rowing Club - Built 1990



Riverside Promenade



Riverside Leisure Area & New Tavern Fort

2.0 Site Context and Analysis

2.1 Local Context



View looking north down Commercial Place with Custom House on the left, and Riverside Leisure Area to the right. The two storey dwelling abutting the boundary is visible (red tile roof) and Heritage Quay in white.



View from the Riverside Promenade, with Gravesend Rowing club and Heritage Quay in the foreground. The development site is situated behind Heritage Quay.



View along the sites southern boundary, with the front elevation of Custom House and the access from The Terrace visible.



View of Cox House

Custom House, Gravesend

2.0 Site Context and Analysis

2.2 The Application Site

The sites southern boundary is approximately 45m in width and fronts The Terrace, with listed Cox house and Chantry Court flats opposite. The front elevation of 3-storey Custom House, set just off the pavement, dominates the eastern side of the southern boundary. Further to the west sits a brickwork wall with a historic addition of Custom House behind and further west still is the gated vehicular access to the site.

The eastern boundary is over 100m in length, and is bordered by the main Custom House building to the south with further ancillary buildings running almost the full length of the boundary. The main Custom House is sited on the SW corner with its side elevation addressing Commercial Place. A little further along the eastern boundary the Outbuildings are partially obscured by a two-storey dwelling that is positioned tight to the site boundary, the remaining eastern boundary is bordered by a mostly blank flank wall. Heritage Quay, comprising of two no. 3.5 storey residential buildings are sited parallel to this eastern edge of the site. At the NE corner a Grade II listed Gazebo building is sited, just beyond the sea defence wall.

The development site is located in the Gravesend Riverside Conservation Area with the front elevation of 3-storey Custom House addressing The Terrace. The single storey Coach House is attached to the left flank elevation and is set further back from the road behind a walled courtyard. A series of outbuildings of varying heights and heritage value run along the sites eastern boundary, forming part of the external spine wall with the Gazebo building in the NE corner. The single storey Workshop building is located in the middle of the site and the two-storey Boathouse to the west. A historic,

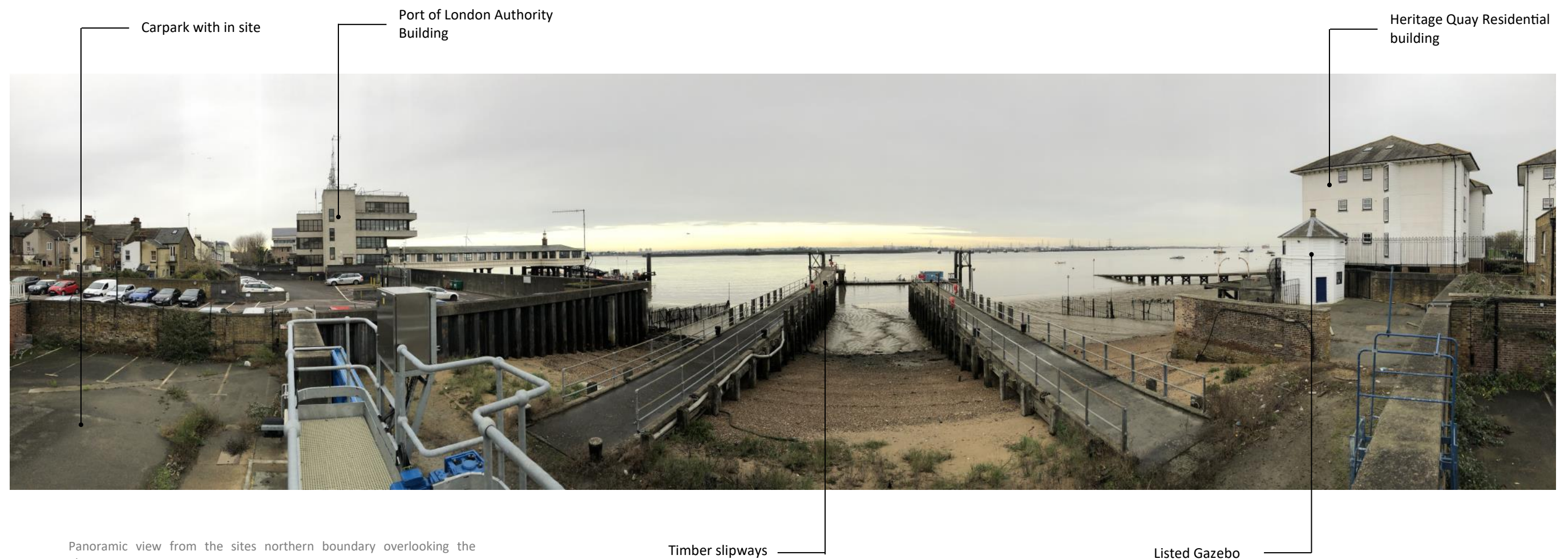


Aerial photo indicating the development site with a red boundary.

2.0 Site Context and Analysis

2.2 The Application Site

North of the development site sits the banks of the River Thames, this boundary is formed by a 2.75m high flood defence wall that is punctured by a 5m wide flood gate with associated operating machinery and an access stair. The western boundary is marked by a brick wall which separates the site from an adjacent carpark used by the Port of London Authority. Beyond the carpark further to the west is the rear gardens of the terrace housing that fronts Clarendon Road.



Panoramic view from the sites northern boundary overlooking the Thames

Timber slipways

Listed Gazebo

2.0 Site Context and Analysis

2.2 The Application Site



Panoramic view looking south from the sites northern boundary.

2.0 Site Context and Analysis

2.2 The Application Site

The site, though functioning as one, comprises of two separate parts that are divided by a historic flank wall. The first part being the Grade II Custom House and its

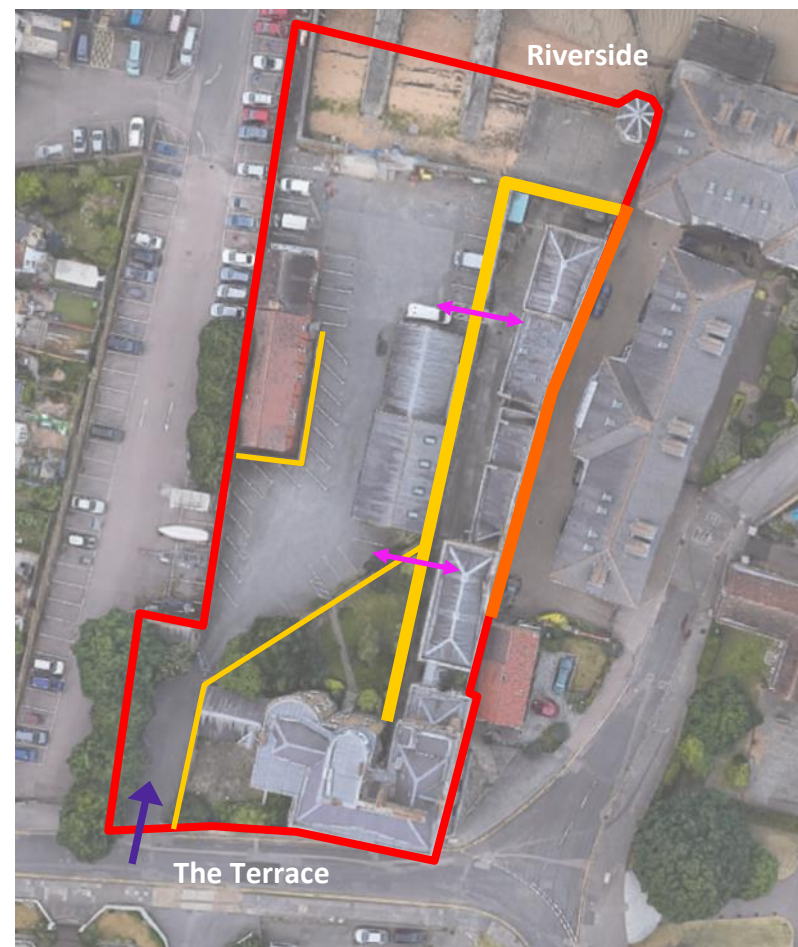
associated outbuildings along the eastern boundary. The second part, referred to as the 'courtyard', is the adjacent and parallel car park with its own outbuildings.



Buildings

- | | |
|---|---------------------------------|
| Listed | |
| Original - not mentioned in listing | |
| 1. Custom House | 4. Workshop (and Old Boathouse) |
| 2. Coach House | 5. Boat House |
| 3. Outbuildings | 6. Pavilion |

Custom House, Gravesend



Spine Wall & Access

- | |
|--|
| Internal Spine Wall |
| Eastern Flank Wall |
| Pedestrian connection |
| Vehicular access |



Site Connections

- | | |
|---|--|
| Courtyard | |
| Custom House and walled gardens | |
| Potential pedestrian connection | |
| Sea defence wall (dashed indicates gate) | |

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2.0 Site Context and Analysis

2.3 Existing Buildings

The application site accommodates a variety of existing buildings on site, all of which vary in terms of their architectural style, age and heritage value. The front elevation of the key heritage asset, Custom House addresses The Terrace with the single storey Coach House attached to its left flank elevation, set further back from the road behind a walled courtyard. A series of outbuildings of varying heights run along the sites eastern boundary, forming part of the external spine wall with the Gazebo building in the NE corner. The single storey Workshop building is located in the middle of the site and the two-storey Boathouse to the west. A historic, internal spine wall runs almost the full length of the site dividing the outbuildings from the courtyard. To the rear of Custom House is a historic, triangular walled

Custom House

A Georgian three-storey, Grade II listed and designated Landmark Building fronting The Terrace. Heritage features include brown/yellow stock brick, timber sash windows, unsupported central staircase and a 5 light bow window in roof forming a lookout.

Custom House Coach House

Single storey building to the west of the main house in matching materials.

Custom House Outbuildings

A series of three, two and single-storey outbuildings in brown/yellow stock brick built along the eastern boundary, with natural slate roof tiles and sash windows.



Aerial photograph, annotated to highlight the different elements of the application site.

The Gazebo

A listed 2-storey octagonal, weatherboard outbuilding with sash windows and slate roof.

External Spine Wall

A blank flank wall that forms the eastern boundary in brown/yellow facing brick and white render. There is evidence that the single storey buildings that abut this boundary were once three stories in height with windows along the east faced.

Walled Garden

The historic brick walled, triangular garden containing trees protected by conservation area status.

Internal Spine Wall

4m high brown/yellow brick wall separating Custom House from the courtyard that historically provided a public passage.

Workshop (and Old Boathouse)

A modest single-storey original boathouse with larger mid 20th century workshop extension (the newer element to be demolished) in yellow brick with natural slate roof tiles and crittall windows. For the duration of this document and in all drawings this building, the newer workshop and old boathouse buildings will be referred to

Boathouse

A modest 2-storey early 20th Century original with higher, mid 20th century extension, both red brick with clay wall tiles, clay roof tiles and casement windows.

2.0 Site Context and Analysis

2.3 Existing Buildings

Custom House

Custom House is the key heritage asset on the application site and is a Georgian, three-storey, Grade II listed and designated Landmark Building. Custom House was built on the site of the 'Fountain Tavern' in 1816 as a purpose built home for Custom Officials. The listing describes it as HM Customs and Immigration Office and the list description states:

1815-16. 3 storeys and 5 windows facing south, 3 windows facing east. Brown stock brick. Stone stringcourse above ground floor. Stone cornice and parapet. Glazing bars intact. Round-headed windows on the 2nd floor of the east front. Doorway on south front with pilasters, projecting cornice with royal Cartouche in stone over and semi-circular fanlight. On the north front facing the river there is a large 5-light bow window on the roof forming a lookout. Facing west there is a 2 bay extension in matching style with blank windows and Tuscan portico. Stone flagged forecourt bounded by spear railing.

The Gazebo

The 2-storey octagonal, weatherboard Gazebo addressing the Thames is also Grade II listed. The list description states:

Early C19. A 2 storeyed octagonal weatherboarded gazebo with wooden pilasters, 3 sash windows with glazing bars intact and a simple doorcase. Brick chimney.



Main heritage building Custom House



Adjacent dwelling



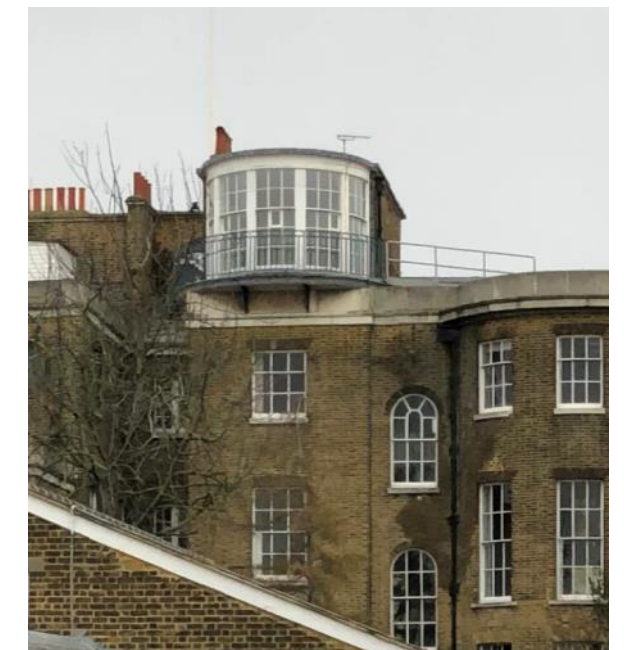
Rear of Custom House



Listed Gazebo building



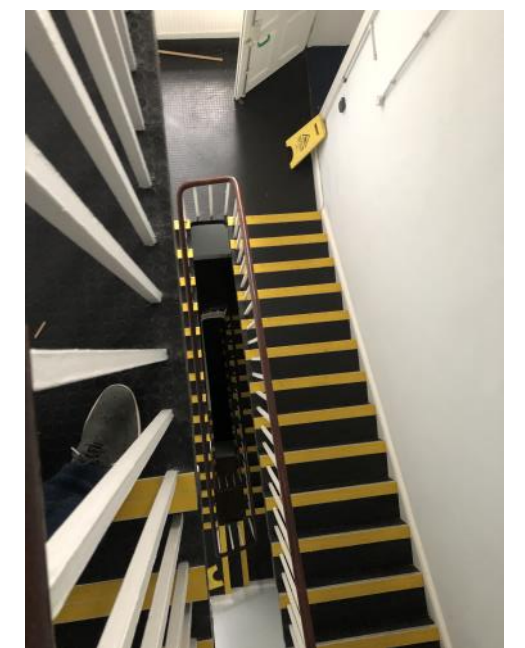
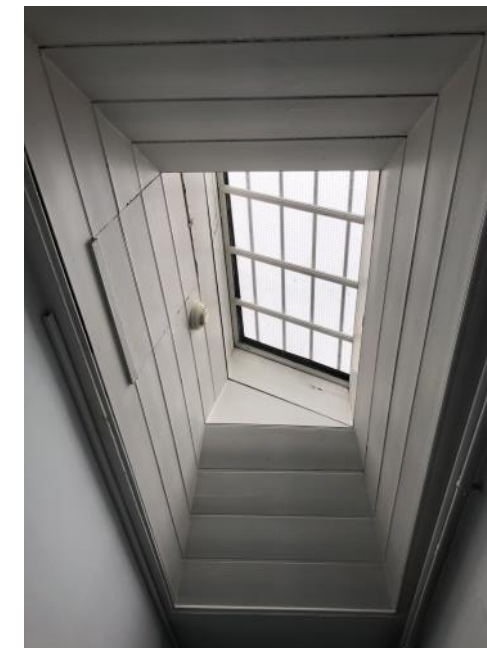
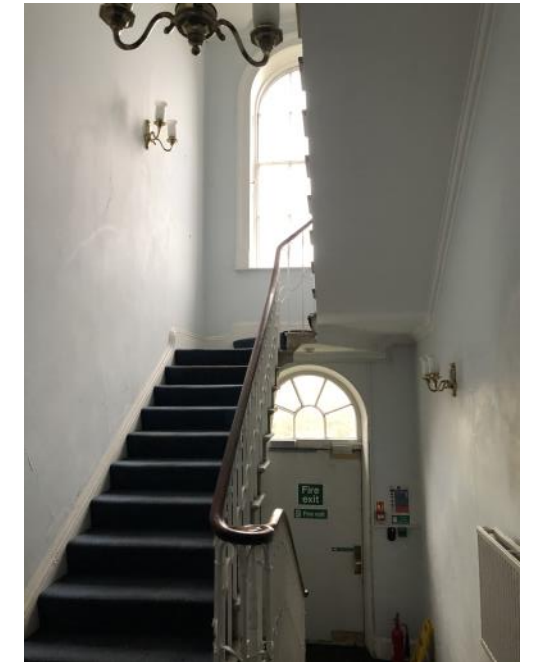
Outbuildings



Lookout

2.0 Site Context and Analysis

2.3 Existing Buildings



Internal photographs

2.0 Site Context and Analysis

2.3 Existing Buildings



The Old Boathouse element of The Workshop



The Boathouse



Internal Spine Wall to right



The modern Workshop



The rear Boathouse elevation.



The Gazebo

2.0 Site Context and Analysis

2.4 Historical Context

In order to fully understand the value of each heritage asset and to determine how the site has changed physically over time it is essential to understand Custom House's past role in the shipping industry and to explore its links with the historical context of the wider area. Thus a brief timeline listing key events that have influenced Gravesend's development are listed below:

1356 - John Page appointed by Edward III as first customs 'Searcher' It was the job of the searcher to stop, search and assess duties payable on cargo.

1559 - An Act of Parliament permitted the landing of cargo only at 'legal quays' on the north bank, ships were also required to stop at Gravesend for a health check. Following the health check a customs official known as a 'Tide Waiter' would board the ship at Gravesend to ensure obedience with the law.

1649 - A Custom House was proposed for Gravesend to accommodate Tide Waiters for the first time.

1780-2 - Custom House in Whitehall Place established

1791 James Leigh Joynes built 32 houses called the Terrace, joining the village of New Tavern with Gravesend.

1812 - A change in law meant that ships no longer had to stop at Gravesend to pick up a custom official and consequently the number of officials was reduced.

1816 - Custom House was built with observation window, Customs sharing the building with the Excise Service (1825).

1825 - The office of 'Seachers' of Gravesend abolished

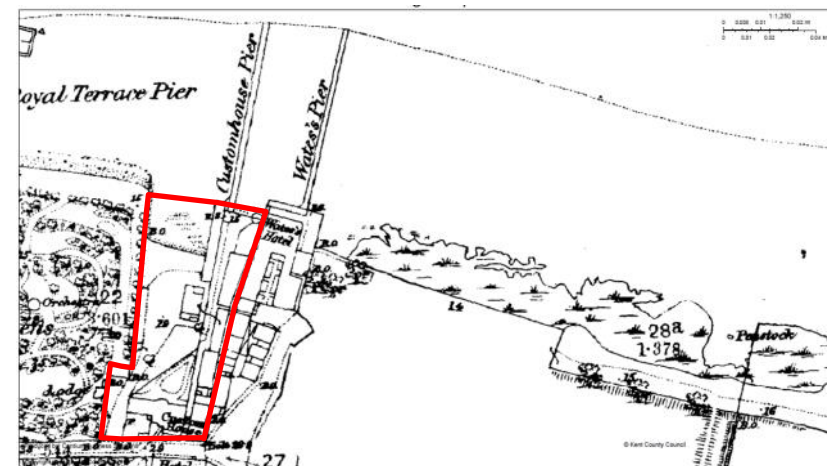
1828 - Gravesend and Milton Steamboat Company formed

1834 - Town Pier Opened (despite opposition from watermen)

1844 - The (Royal) Terrace Pier opened

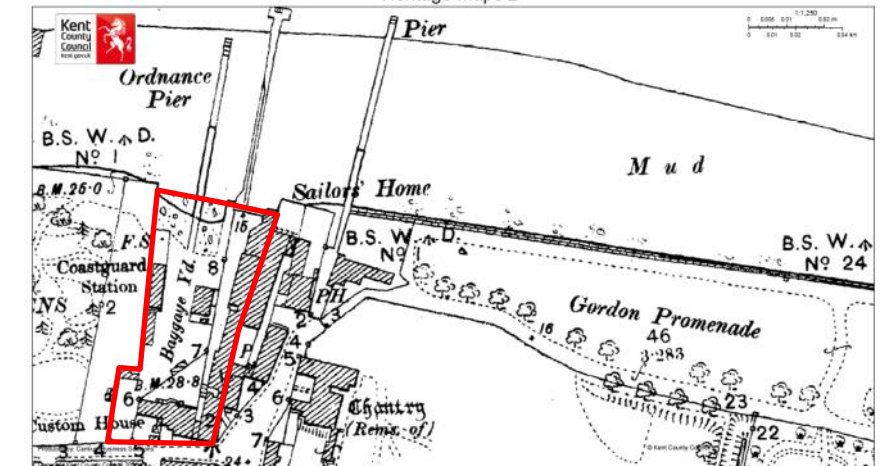
1849 - Railway Opened

Custom House, Gravesend



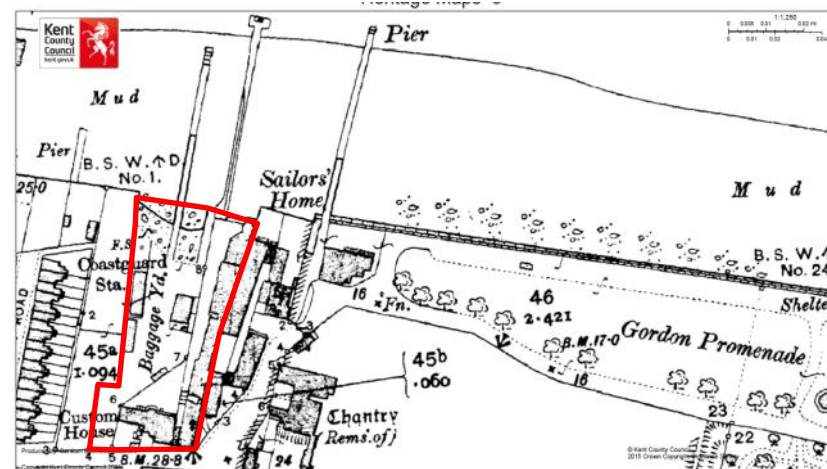
Heritage map 1843-1893

Customhouse, outbuildings, the triangular walled gardens



Heritage map 1891-1912

Ordnance Pier has been constructed to the centre of the site and the outbuilding to the west had been ex-



Heritage map 1904-1939

Clarendon Road Terraces have been built on the for-



Heritage map 1919-1943

The Sea School and Rowing Club House are shown.

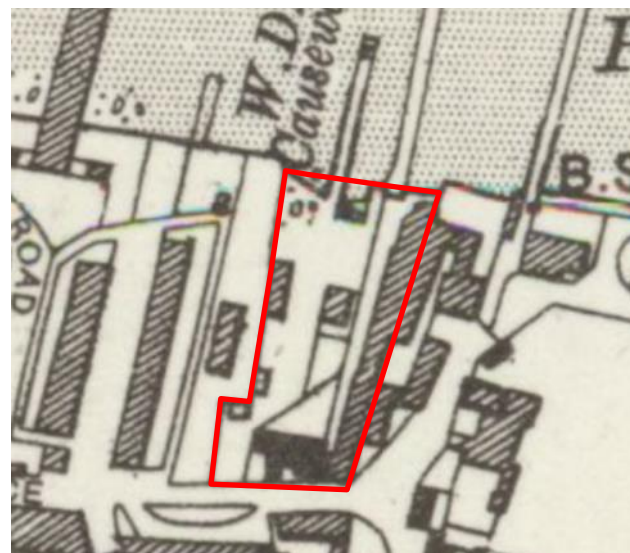
2.0 Site Context and Analysis

2.4 Historical Context

The site appears to change very little between 1923 and 1951, the older half of the Boathouse building and the original element of the Workshop are present throughout this period. The outbuildings along the eastern flank wall can be seen to continue up to the Gazebo building at this time. Historic photographs (seen on the following page) indicate that these were a series of bonded warehouses which were much taller in height and larger in scale than the outbuildings present today. The Gazebo building, the walled garden and the internal spine wall have all been present from the early 19th century and are considered to be key historical features. The addition of the modern workshop in the second half of the 20th century is the most noticeable change on site since the 1920s.



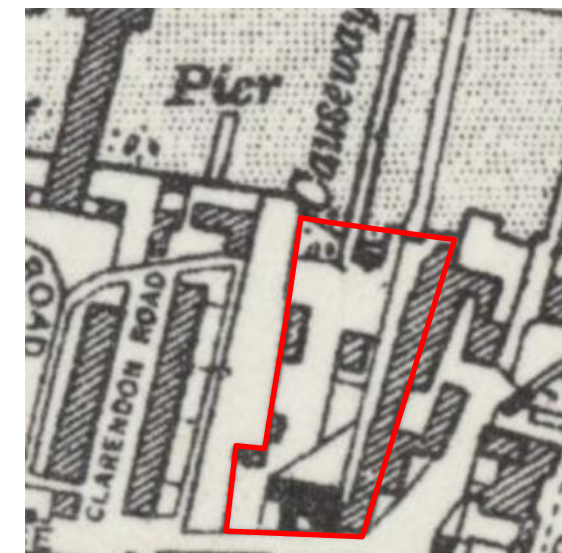
Existing Figure Ground
Plan



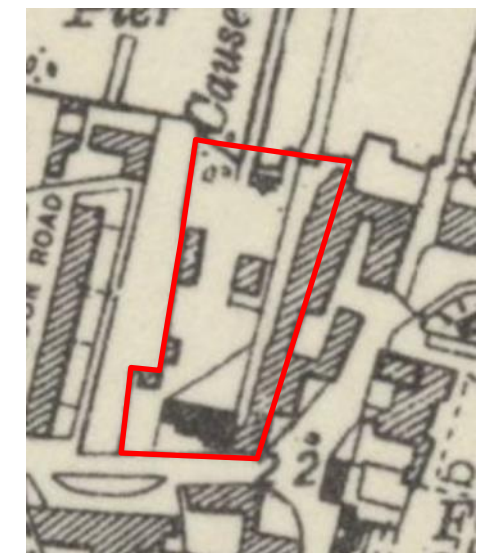
Heritage map 1923



Heritage map 1934



Heritage map 1946



Heritage map 1951

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2.0 Site Context and Analysis

2.4 Historical Context



1920 Photographs showing the larger scale bonded warehouses along the sites eastern boundary wall.

2.0 Site Context and Analysis

2.4 Historical Context

Whilst many historic buildings remain and reflect Gravesend rich maritime history, many more have been lost and replaced. The history, value and heritage of some of these buildings has been detailed on the following page in order to explore the application sites links with the historical context of the wider area.



Royal Terrace Pier Est. 1844



The Terrace Tavern Est. 1837



Wates Hotel Est. 1819



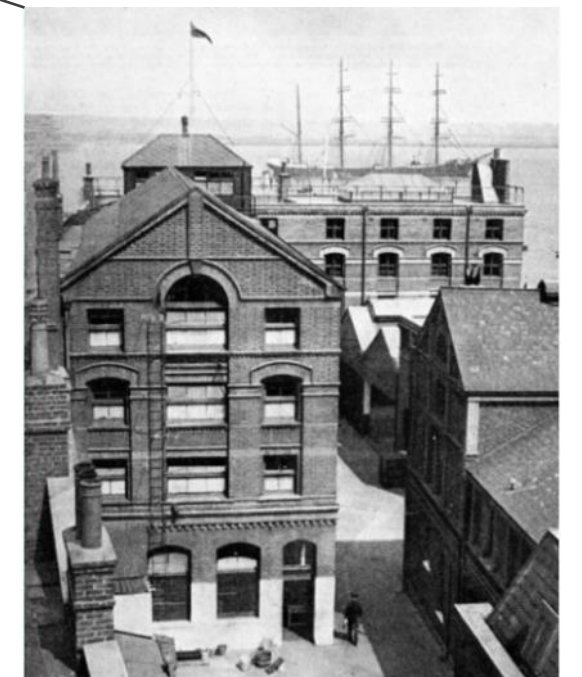
Commercial Hotel Est. 1886



Riverside Promenade



Gravesend Sea School Est. 1918



2.0 Site Context and Analysis

2.4 Historical Context

Royal Terrace Pier

The Grade II listed Royal Terrace Pier, designed by Architect John Baldry Redman was built in 1844 for use by the steamers of London. The pier was given its Royal title in 1865 following a visit from Princess Alexander. Beyond the original T-platform is a floating pontoon for embarkation approached by steps. It is now used by the Port of London Authority, whose offices straddle the entrance. The offices, built in the 19th Century when the pier became a base for pilots, are also still in use today.



The Terrace Tavern

The Grade II listed tavern was established in 1837 and was a popular Rivermen's' venue. It closed as a pub in 2010 and now operates as a corner shop.

Whitehall Place / Cox House

Built early to mid 19th century to provide offices for Customs and Excise operations, Gravesend's' original Custom House. The Grade II listed building is 3-storey in height with a double bay. The building has approval for a change of use for 13no. residential units under planning reference 20180651.

New Tavern Fort

Built in 1779/80 for defence purposes. And rebuilt in 1871 by

Heritage Quay / Commercial Site

The area adjacent to the eastern boundary wall of the site which now accommodates 30 residential units, known as Heritage Quay, has perhaps experienced the most significant transformation. The site has an impressive history connected to the importance of the shipping industry with its previous uses detailed below;

- 1819 a large weather boarded structure was erected which was known as the Wates Hotel from 1839 onwards.
- From 1886 (perhaps 1832) onwards the eastern part of this building was known as the Commercial Hotel, closed 1925.
- 1878 Gravesend Rowing Club founded and rented rooms from Commercial Hotel
- 1896 the main building became the Sailors Home
- 1908 First clubhouse built for Rowing Club to east.
- 1918 Sea School built new premises on site.
- 1967 Sea School moved to new premises
- 1975 the building was demolished.



Historic Photo with the Gazebo in the foreground

Milton Chantry Est. 1322

A late 14th century building on the site of a former leper hospital. It was converted to a dwelling at the Reformation, a public house called the New Tavern in the 18th Century and as a barracks and hospital in the 19th Century. It is now Gravesend's heritage centre.

General Gordon and Gordon Promenade

General Gordon came to Gravesham in 1865 at the age of 32, having already being awarded the CB for his contribution in ending the Civil War in China. Gordon was dedicated to helping the local poor and after he lost his life in Khartoum in 1885 he was commemorated with a statue in Gordon's Gardens. In 1910 the Gordon Promenade and Recreation Grounds (now Riverside Leisure Area).

Clarendon Road

The terraced housing was built around the turn of the



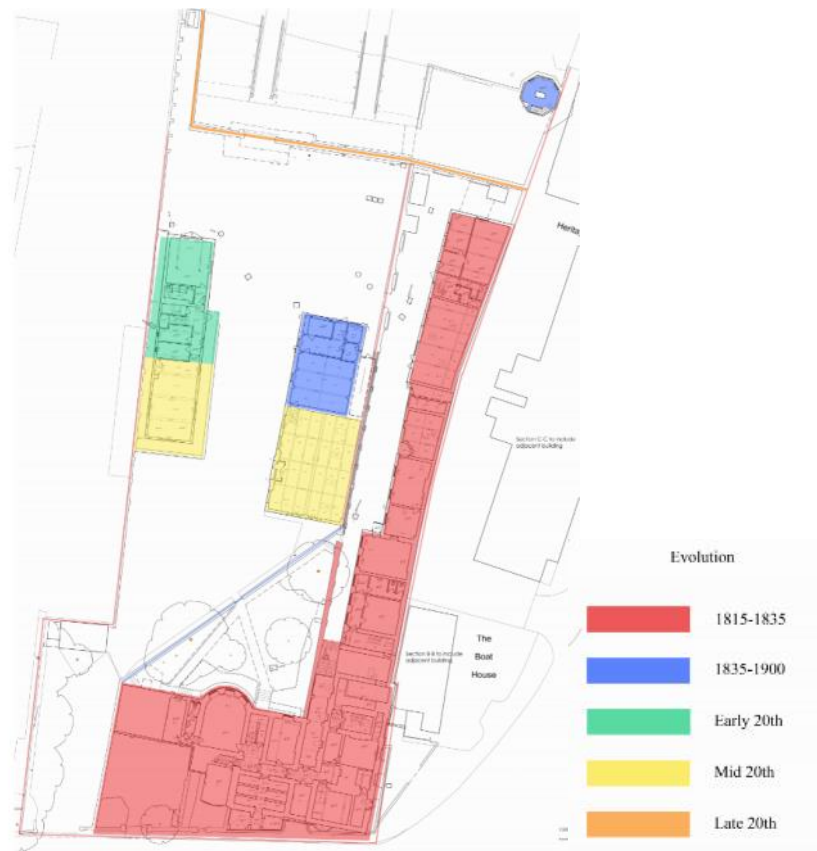
Current Photo with the Gazebo in the foreground

2.0 Site Context and Analysis

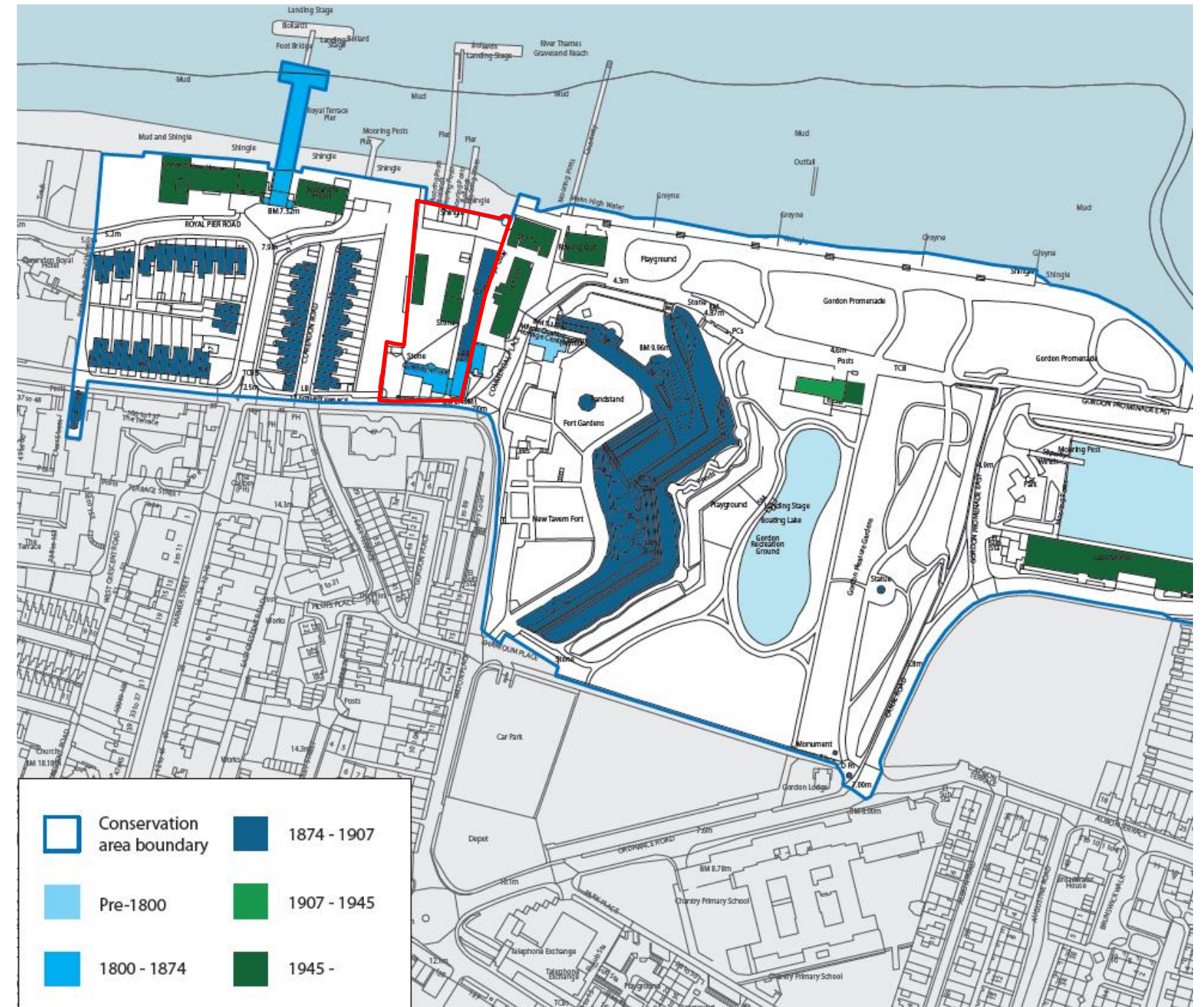
2.4 Historical Context

The Heritage Consultant, Charles Wagner, has produced a series of Evolution and Significance Plans based on information held at the National Archives. This information has formed the basis of the Heritage Strategy and is detailed in full in the Heritage Documents.

It should be noted that the Evolution Plan shown below differs slightly with that produced by GBC, and presented within the Riverside Conservation Document.



Site Evolution Plan



Extract from GBC Gravesend Riverside Document

2.0 Site Context and Analysis

2.4 Historical Context

Significance legend:

- Higher
- Medium
- Lower
- Neutral
- Negative



Site Significance Plan - Lower Ground Floor

Significance legend:

- Higher
- Medium
- Lower
- Neutral
- Negative



Site Significance Plan - Upper Ground Floor

Significance legend:

- Higher
- Medium
- Lower
- Neutral
- Negative



Site Significance Plan - First Floor

Ex-

2.0 Site Context and Analysis

2.4 Historical Context



Upper Ground Floor Plan



Second Floor Plan

Significance
Legend:

- Higher
- Medium
- Lower
- Neutral



Lower Ground Floor Plan



First Floor Plan



Roof Plan

Custom House Significance Plans

Custom House, Gravesend

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3.0 Evaluation

3.1 Planning Policy

A Planning Statement will be submitted by Invicta Planning which will detail the sites adherence to current national and local planning policies as well as how the scheme complies to local policy set out in Gravesend Local Plan Core Strategy.

The sites inclusion in the Gravesend Riverside Conservation Area and The Thames Estuary 2100 project both warrant a brief description.

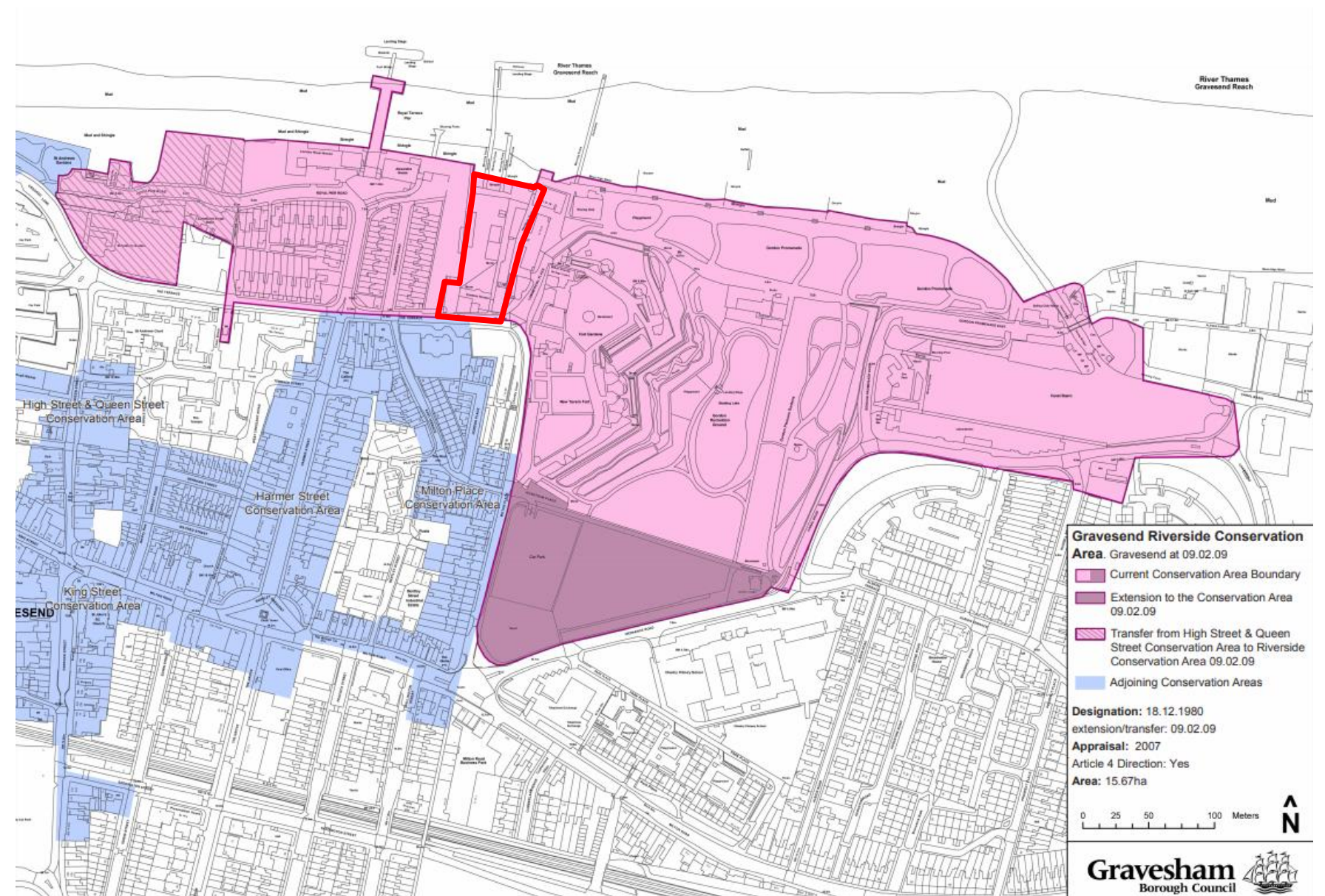
Custom House is listed as a principle landmark in the Gravesend Riverside Conservation Area and is noted for its historic character. The description reads as below:

Custom House has the stern demeanour of an early 19th century government building and stands close to the pavement edge, commanding its corner location over three storeys. It is built of plain brown stock brick and has retained handsome original doors and windows with simple historic details such as a stone stringcourse and cornice.

The development site is located in Character Area 1 : Royal Pier Road and The Terrace. The principal features of the built form in this character area are:

- Urban riverside character;
- Cohesive qualities of two storey terraced buildings, dating from the later 19th century and early 20th century;
- Landmark early 19th century Custom House;
- Continuous building line on the back of the pavement or behind front gardens;
- Mainly a “domestic” scale of building;
- Use of red and yellow brick;
- Large modern blocks: office and residential uses;
- Sash windows, retaining their original glazing pattern and divided into small panes or with central glazing bars, giving a predominantly vertical emphasis.

Custom House, Gravesend



Extract from GBC Gravesend Riverside

Negative features/issues were listed as character as;

- Loss of original architectural features, notably some iron railings on The Terrace, replacement slate roofs, replacement of timber doors and windows with uPVC
- Lack of continuity of the public realm, pavement surfaces;
- Impact of overlarge residential developments on the edge of the Conservation Area (e.g. Chantry Court);

- Some use of unsympathetic materials in 20th century development, i.e. concrete blocks and aluminium windows on Alexandra House
- Poor state of remaining features of the former Terrace Gardens, i.e. parapets at Royal Pier Road,

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3.0 Evaluation

3.1 Planning Policy

Thames Flood Defence / Flood Walls

The northern boundary of the site is formed by a 2.75m high flood defence wall, it is punctured by a 5m wide flood gate with associated operating machinery and an access stair towards the walls centre. The sea defence prevents views of and easy pedestrian access to the Thames waterfront. The aspiration of this development is to improve the sites relationship with the Thames, and to provide a new welcoming pedestrian link between the Terrace and the river.

The Environment Agency is responsible for Thames flood defences with regional and local authorities responsible for ensuring flood risk is taken into account

during the planning process.

In 2002 the Environment Agency established **The Thames Estuary 2100** project with the aim of developing a strategic flood risk management plan for London and the Thames estuary through to the end of the century. The Plan primarily looks at tidal flooding, and there was an understanding that many of the existing flood walls, embankments and barriers were getting older and would need to be raised or replaced to manage rising water levels.

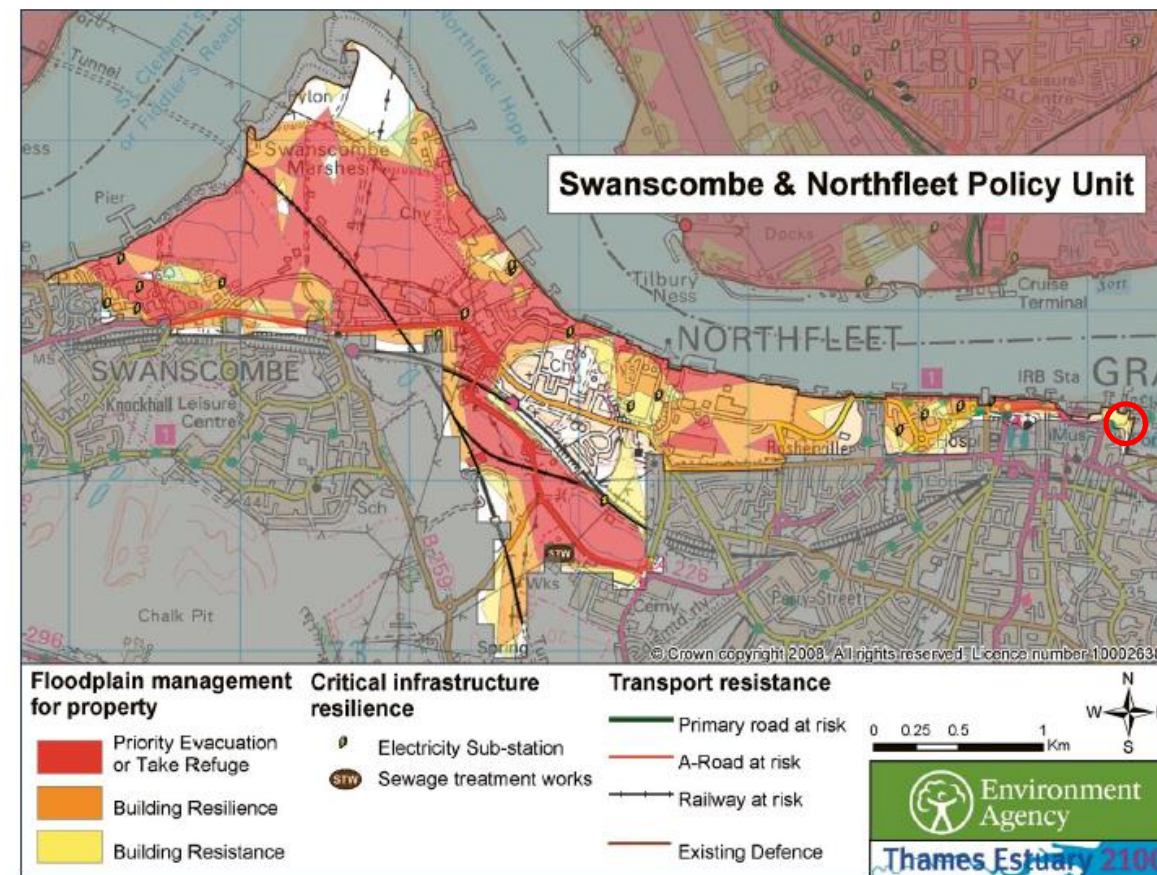
Gravesend falls within local Action Zone 5 with a Policy P4 flood risk management policy. To meet the 2100 objective the existing flood barriers on site may require

The vision for Action Zone 5, Middle Estuary is as set out in the TE2100 Plan below:

There are opportunities to combine improved arrangements for flood risk management in this area with the creation of green space on the Swanscombe peninsula. This could be developed to promote closer links between the floodplain and the Estuary in Northfleet and Gravesend. There is also a need to work with planning authorities to create a plan that fully integrates flood risk management with new developments, new amenity areas and new/improved conservation areas.



Action Zone 5 - Middle Estuary
TE2100 gives all these policy units a P4 flood risk management policy.



At risk in Swanscombe and Northfleet Policy Unit



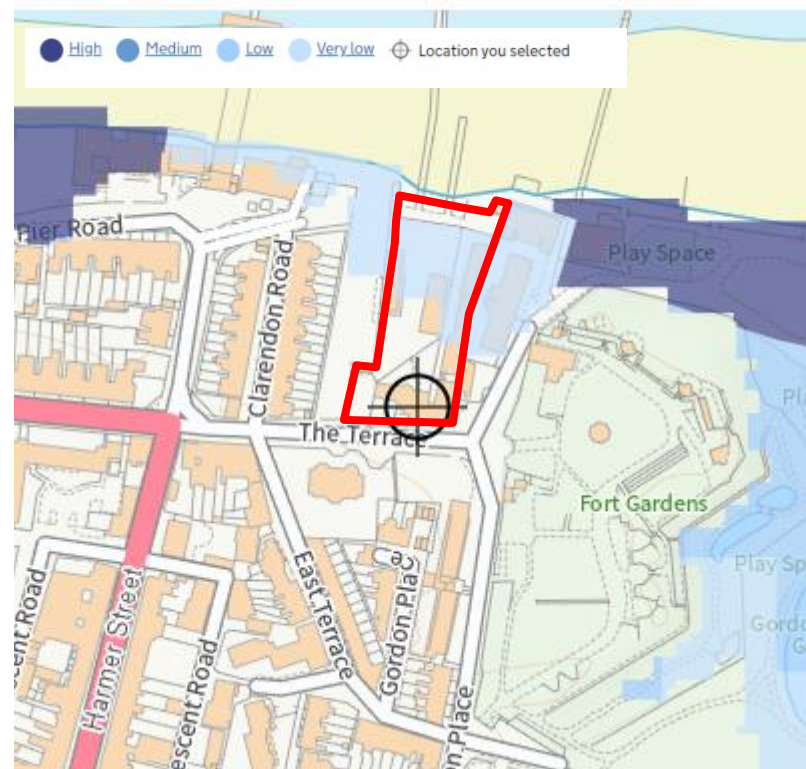
Photograph showing Sea Defence wall with blue flood gate and access stairs visible.

3.0 Evaluation

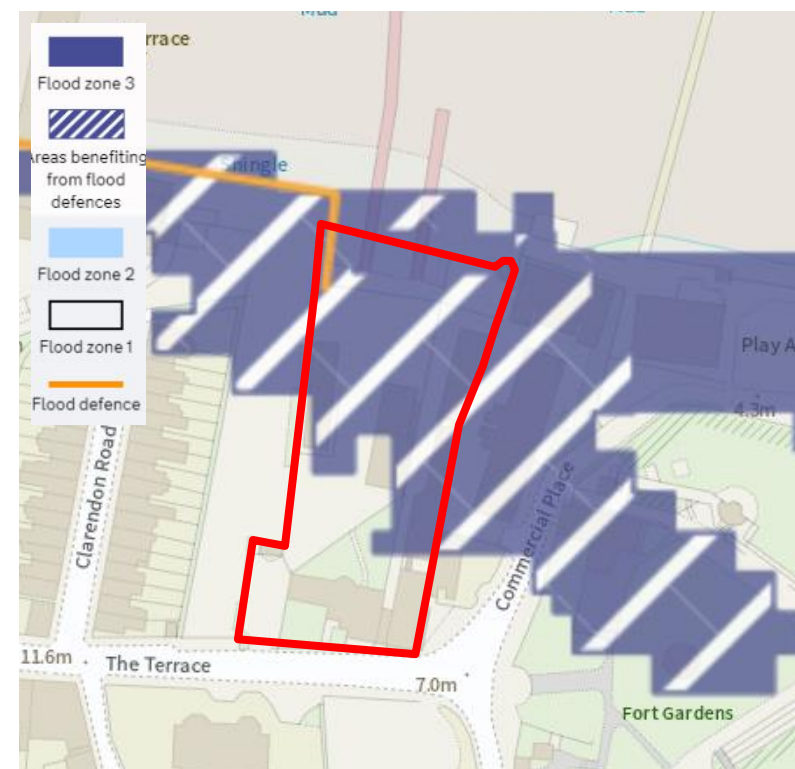
3.1 Planning Policy

The site is partially located in Flood Zone 3 and benefits from existing flood defences which are designed to currently provide a 1 in 1000 year standard protection. The risk of flooding to the site from all sources is identified as low risk, particularly due to the flood defences along the River Thames which run along the northern boundary of the site. However a worst case scenario showing how the site may be affected by flooding were the sea defences to fail has been modelled by the EA, with the maximum flood level at the site predicted to reach 6.32m AODN.

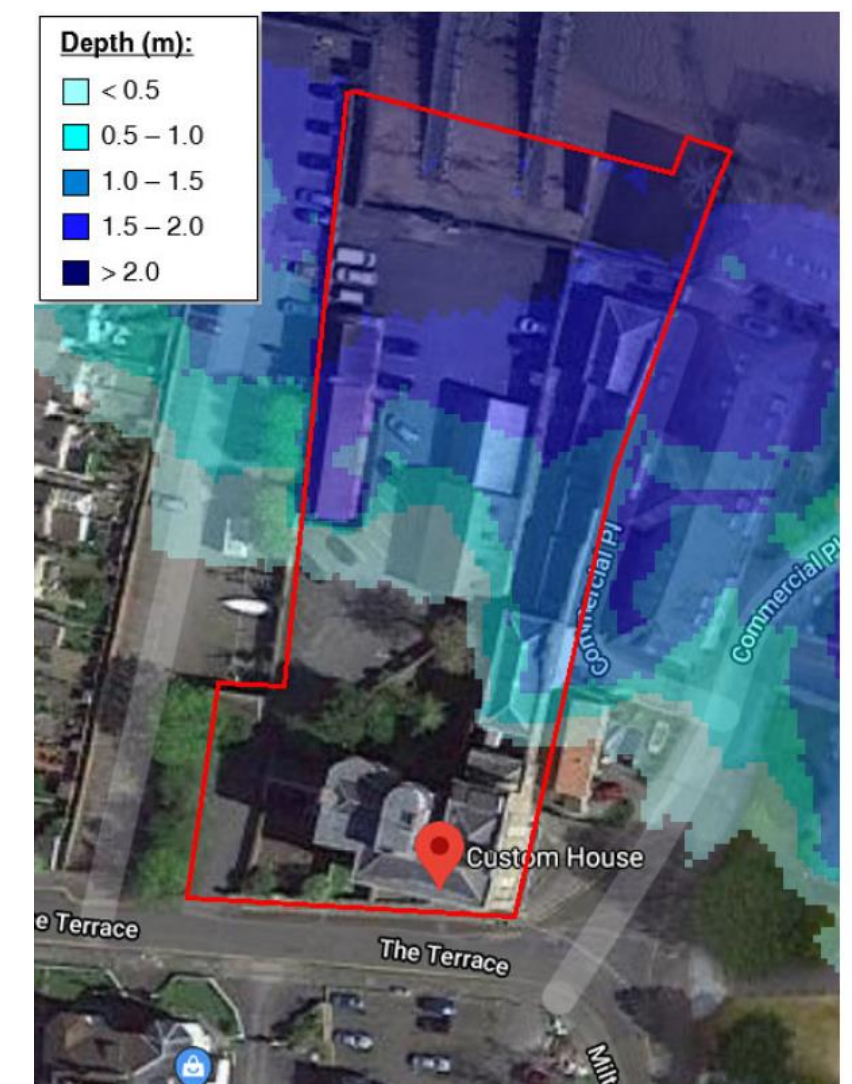
Herrington Consulting Ltd, the flood risk consultants, have been in contact with the EA and have agreed that the finished floor levels for the sleeping accommodation to all proposed units will be set above 6.92m AODN. The proposed buildings will be retrofitted where appropriate to be flood resistant and resilient in line with the design guidance specified in the document '*Improving the Floor Performance of New buildings: Flood resilient construction*'. SuDs will be utilised in accordance with the Non-statutory Technical Standards for SuDS and requirements of the LLFA. Refer to the Flood risk Assessment produced by Herrington Consulting Ltd for



EA Floor Risk Map for Planning



EA Floor Zone Map for Planning



Maximum depth and extent of flooding resulting from a breach in the Thames defences for a 1 in 200 event.

3.0 Planning

3.2 Planning History

Recent planning history for the site includes a consented Full planning application & listed building consent. Prior to this, a pre-app was sought, establishing the principle of development for the site.

Planning Application Ref: 20210757
Full planning & listed building consent

Application Description:

Application for Listed Building Consent for the redevelopment of the site including demolition of the southern part of the workshop building and existing corridor link at first floor level between Custom House and the outbuildings and conversion of Custom House, the coachhouse and outbuildings to include extensions, the Old Boathouse and the Boathouse with internal and external alterations and erection of a new three storey building to provide 27 residential units (6 x 1 bed, 15 x 2 bed and 6 x 3 bed) with associated landscaping and parking.

Decision: Approval Granted
Decision Date: Nov 2023



PRE APP - Proposed Site Plan



PRE APP - Proposed Concept Images

3.0 Planning

3.2 Planning History

Pre-Application advice was sought on a 29-unit residential redevelopment of the Custom House site in March 2020 on a scheme prepared by Barron Edwards.

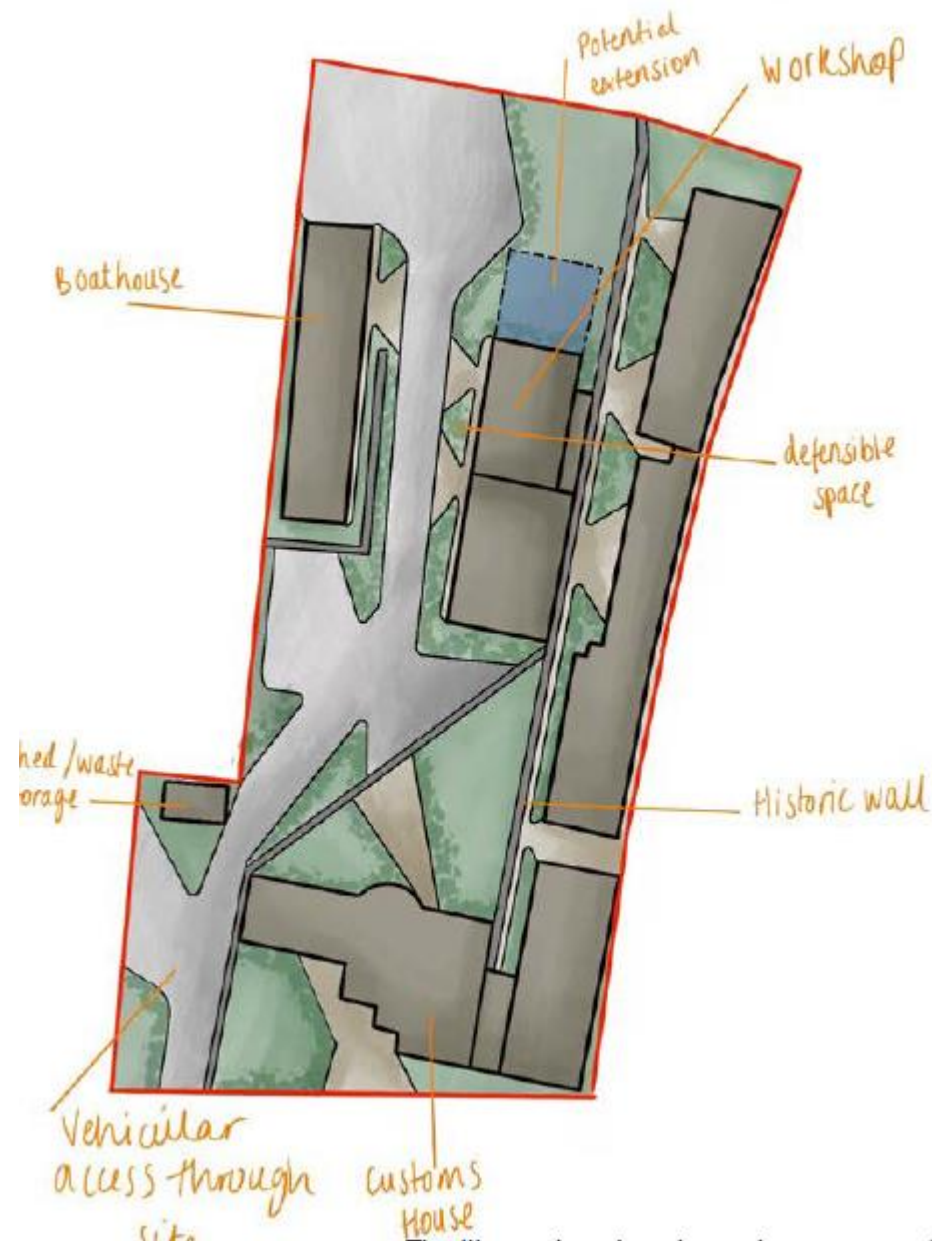
The scheme proposed to redevelop the site through the refurbishment of Custom House and associated out buildings with the addition of a 2-storey extension along part of the eastern boundary wall.

In the pre-app response the planning officer noted that some of the 1 bed and 2bed flats fell short of the minimum floor areas under the technical housing standards.

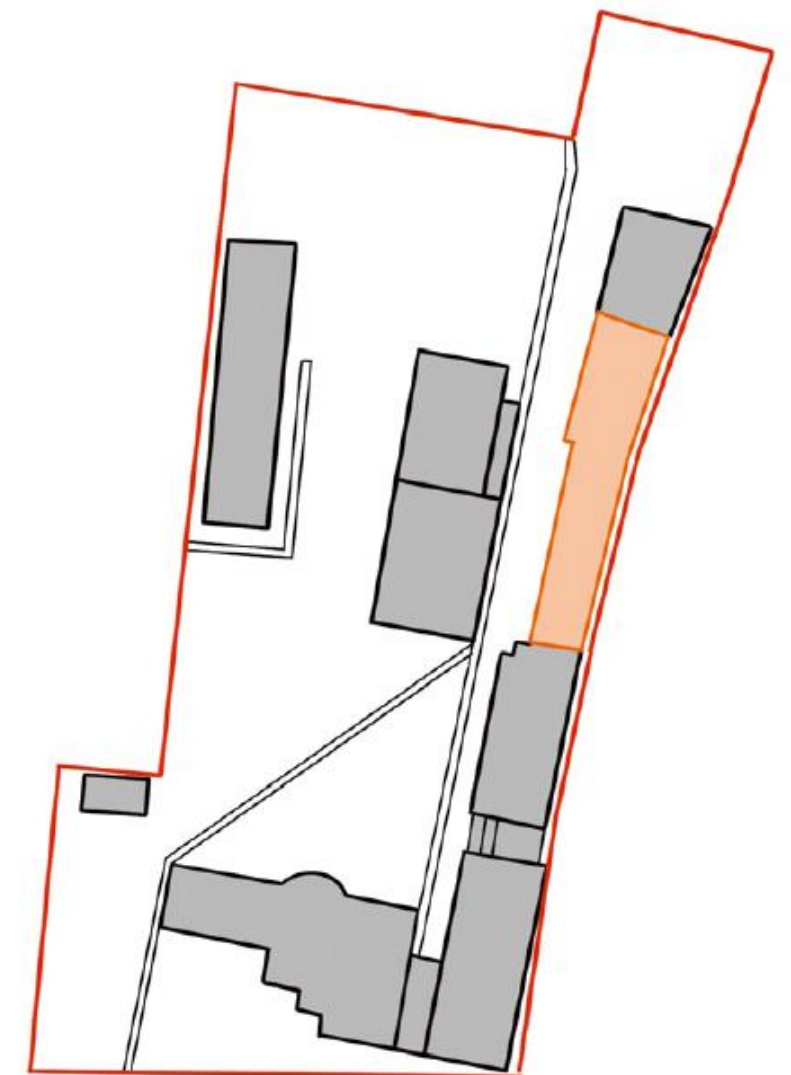
Externally open space / amenity space standards must be met, the PO estimating that at least 300m² amenity space (8% of the site) would be required for this pre-app scheme as a minimum.

The Pre-Application sought clarification on:

1. The principle of conversion to residential use
 - 1.A The potential for an extension
 2. Councils view / clarification on what is included in the Listed Curtilage
 3. What documentation should be submitted in planning application



PRE APP - Proposed Site Plan



PRE APP - Proposed Concept Plan

3.0 Planning

3.3 Surrounding Applications

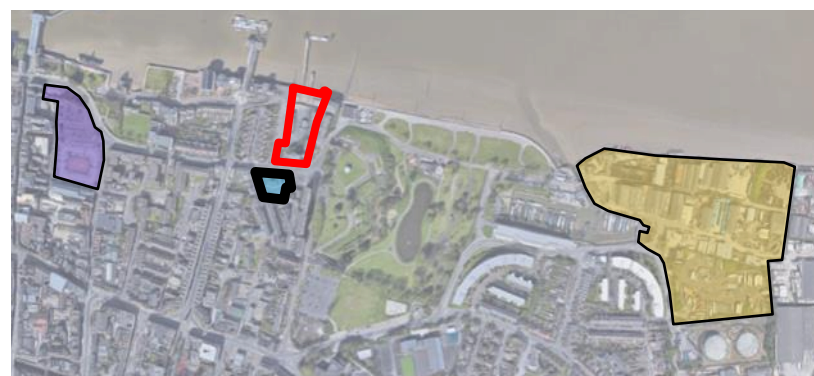
The most relevant recent planning approval is the adjacent approved scheme Cox House, planning reference 20180651 which was permitted as a major development on 25.07.2019.

The approved scheme proposes the conversion of the existing property and the construction of 2no. two-storey side extensions to provide, 7no. two-bed flats, 4no. one-bed flats, 2no. two-bed mews dwellings and 13 car parking spaces.

Cox House built in 1782 and was originally called Whitehall Place, the home of the original custom house. A change of use from B1 Offices to C3 Residential was approved in July 2019. However the building had



COX HOUSE - Annotated 3D Visualisation



- The Charter; (Phase 1) ref. 20210305.
- Albion Waterside; ref. 20210270
- Cox House; ref. 20180651
- Surrounding Application referenced on current page
-



COX HOUSE - Proposed Site Plan



COX HOUSE - Photograph

3.0 Planning

3.3 Surrounding Applications

Two further neighbouring schemes are worth noting due to their close proximity to the site, their provision of residential homes and for their sheer scale.

Albion Waterside

The master plans give extensive access to the waterside, with a Riverside Walk, a greener environment with energy efficient buildings, including up to 1500 new homes, circa 4,500m² of commercial space and a new mobility hub, promoting sustainable modes of transport to and from the site.

Joseph Homes are bringing forward the regeneration of Albion Waterside and submitted a hybrid planning application, reference 20210270, in February 2021. Part A is for full planning for a mixed use development comprising of residential and commercial floorspace and Part B is for an outline planning application.



- The Charter; (Phase 1) ref. 20210305.
- Albion Waterside; ref. 20210270
- Cox House; ref. 20180651
- Surrounding Application referenced on current page
-



ALBION WATERSIDE Proposed 3D Visuals and Site Plan

3.0 Planning

3.3 Surrounding Applications

The Charter, Gravesend Town Centre

'The Gravesend Masterplan is designed to re-engage the town centre with the river, bringing focus back to the historic High Street and the grade II* listed St George's Church. The scheme is an example of targeted and sensitive regeneration within a small town setting which reacts to the challenges of the rapidly changing relationship between uses within our town centres. The challenge is to deliver a scheme of significant scale which sits comfortably within its heritage setting. The first phase of the development, which achieved planning permission in July 2020, delivers 242 residential (PRS) units and car parking and is progressing on site. The second phase forms an extension to the existing St George's Shopping Centre, for which LJA has completed a comprehensive refresh.'

Extract from Leslie-Jones Architects website above.

The first phase of development, providing 242



- The Charter; (Phase 1) ref. 20210305.
- Albion Waterside; ref. 20210270
- Cox House; ref. 20180651
- Surrounding Application referenced on current page
-



THE CHARTER Proposed 3d Visuals

4.0 Evolution

4.1 Opportunities and Constraints



Legend

- Site Boundary
- Listed Buildings
- Current Built Environment
- Historic access route to be retained
- Desire line from The Terrace to the Thames
- Existing access through opening in Spine Wall
- Existing access onto flood defense wall
- Design to avoid privacy and over shadowing issues between Heritage Quay and proposal.
- Elevation of adjacent Heritage Quay with no windows / lift or stair core
- Potential over shadowing issues between modern workshop and outbuildings.
- Potential to demolish low value modern Workshop in centre of site.
- Denotes the approximate area that had in the past seen significantly taller buildings located, potential to extend the outbuildings.
- Potential to enhance the appearance of the site entrance which fronts The Terrace in the Riverside Conservation Area
- Key historic building frontage within Conservation Area context
- Existing historic walled garden to be retained
- Opportunity to enhance access to Thames Riverside
- Approx. Location of Existing Tree to be retained.



4.0 Evolution

4.1 Opportunities and Constraints

The applicant site presents a large range of opportunities as well as several constraints, the most pertinent of which are listed below with a brief explanation on how each has been carefully considered and will be appropriately dealt with during the design process.

Listed Buildings

A broad understanding of Custom House's distinctive qualities will be essential to ensure that the conversion is respectful and sympathetic. The Heritage Report will establish which existing features and parts of the existing fabric can and should be retained, how the building functioned in the past and how the rooms, and different buildings, connected with one another. A conversion strategy for each element of the building fabric and interior details of Custom House and its associated outbuildings will be developed. In the case of Grade II listed Custom House and the Gazebo the design intent will be to conserve and refurbish the existing fabric of the buildings with minimal alterations proposed to the main heritage assets.

Key street frontage in Conservation Area

The principle elevations of Custom House, the south and east elevations are by far the most visible from outside the site, addressing The Terrace and Commercial Place respectively. The significance and prominence of these principle elevations will be given appropriate consideration in the design process together with the historic context in which they sit.

Historic Access Route

The long and narrow route that runs from the rear of Customs House to the flood defence wall (previously to the Thames), set between the outbuildings and the internal spine wall is of significant historic importance. The conservation of this route both physically and visually will be an important design intent with the



Photograph of historic access route, looking south.

Site entrance and impact on The Terrace

The current site entrance, located on the northern side of The Terrace and within the context of the Riverside Conservation Area presents opportunity for enhancement. It is the design intent to improve the aesthetics of the site entrance, to reinstate and enhance the streetscape and provide a more welcoming environment that is both suitable and respectful of its context.



Photograph of current entrance from The Terrace

4.0 Evolution

4.1 Opportunities and Constraints

Thames Riverside

The way in which the development addresses the River Thames and balances flood risk management with the enhancement of the riverside area is an important consideration. The riverside area is currently separated from the rest of the application site by the flood defences and safe and appropriate access to the riverside will need consideration. It is the intention that the appearance of the riverside will be enhanced and the area brought back into use through the provision of a communal facility, linked to the Gazebo heritage asset.



Photograph of Thames Riverside area, and flood defences.

Relationship with adjacent Heritage Quay

The adjacent residential Heritage Quay is parallel to the eastern flank wall marking the boundary of the applicant site. The distance between the flank wall and the main elevation of Heritage Quay is approximately 8.5m, with the windowless circulation core being closer in distance. Any alterations to the outbuildings that abut the flank wall will carefully consider the neighbouring Heritage Quay and ensure that the current level of amenity, in terms of daylight, privacy and overlooking, of the residents is maintained.



Photograph of Heritage Quay and Outbuildings

Potential to open up the centre of the site

The opportunity to remove the modern, mid 20th century addition, 'The Workshop' that sits in the centre of the site will be explored. The removal of this building will enable the centre of the site to be opened up, with the opportunity to provide a green, communal focal point. The demolition of the modern Workshop could also benefit the outbuildings through increased light levels and an enhanced outlook and would lead to a significant length of the historic spine wall to be re-exposed.



Photograph of modern Workshop

Access to the River Thames

The natural desire line from The Terrace to the Thames Riverside will be incorporated into the design of the site layout and landscaping.

Historic Walled Garden

The triangular historic walled garden and all existing trees will be maintained and enhanced as part of the site landscaping and green amenity space strategy.

4.0 Evolution

4.1 Opportunities and Constraints

Eastern Flank Wall

The northern half of the eastern boundary is bordered by a two-storey high blank, flank brick and rendered wall which forms the rear wall of the Outbuildings. In the past however, this wall was rather the elevation of a taller building which was articulated by fenestration and formed part of the street scene. The opportunity to increase the height and massing of the outbuildings along with an evaluation of the appropriate scale of any extensions within the current context will be explored in the design process.



1920 Photograph of site context with Royal Terrace Pier



Current Photograph of site context with Royal Terrace Pier

4.0 Evolution

4.1 Opportunities and Constraints



1920 Photograph of bonded warehouses along flank wall.



Current Photograph showing Custom House and eastern flank wall

5.0 Design

5.1 Use and Amount

Use

This application includes a change of use from B1 offices to C3 residential use class. The site has been vacant and marketed for office to rent and for sale for over 1 year without attracting any serious interest for its existing use. Our aim is to bring the building back into an active use which will ensure the ongoing maintenance of this important heritage asset. The site is in an excellent, sustainable residential location near existing road, rail and bus transport links and benefits from neighbouring riverside and green amenity spaces. Refer to the accompanying Planning Statement for further details.



Photograph of slae advertisement

Custom House, Gravesend

Amount

The proposal for the site is to reuse and sensitively upgrade the existing Grade II listed building and associated ancillary buildings to provide 27 residential units comprising of a mixture of one, two, three, four & five bedroom apartments and town houses. There are to be 10 apartments accommodated in the existing building envelope of the Grade II listed Custom House with a single townhouse located in the adjacent Coach House, this will include a sensitive single storey extension. 8 townhouses are proposed within the Outbuildings, 4 of which will be located partly within the existing building fabric and partly within roof extensions. The Boathouse will accommodate a further 4 townhouses and the original element of the Workshop (the old boathouse) will house a single residential dwelling, all of which will be accommodated within the buildings existing envelopes. A final 3 townhouses will be housed within a newbuild block that has a footprint comparable to that of the modern workshop building that is to be demolished.

	1B	2B	3B	4B	5B	TOTAL
Custom House	3	5	1	2	0	11
Outbuildings [CH]	2	2	1	2	1	08
Workshop	0	0	1	0	0	01
Boathouse	2	2	0	0	0	04
New Build	0	0	1	2	0	03
TOTAL	7	9	4	6	1	27

Accommodation Schedule - Distribution of dwellings

The ambition has been to create generous, well proportioned rooms and dwellings whilst respecting the original room proportions and minimising the impact on the existing fabric. Wherever it has been possible nationally described space standards have been met. A full schedule of accommodation and areas is included in the submission.

The proposal will accommodate generous amounts of green and communal amenity space. Approximately 500m² of shared amenity space will be provided, made up of the existing walled garden, the new central green space and the communal riverside space adjacent to the Gazebo. 18 of the proposed dwellings will have their own defensible outside space with 11 units further benefiting from a private balcony, terrace or garden.

	Units	Ratio %
1 Bed	7	26
2 Bed	9	33
3 Bed	4	15
4 Bed	6	22
5 bed	1	4
Total	27	100%

Car Parking Spaces	12	44%
Cycle Spaces	56	207%

Site Area	0.44 ha
Site Density	61 u/ha

Accommodation Schedule

5.0 Design

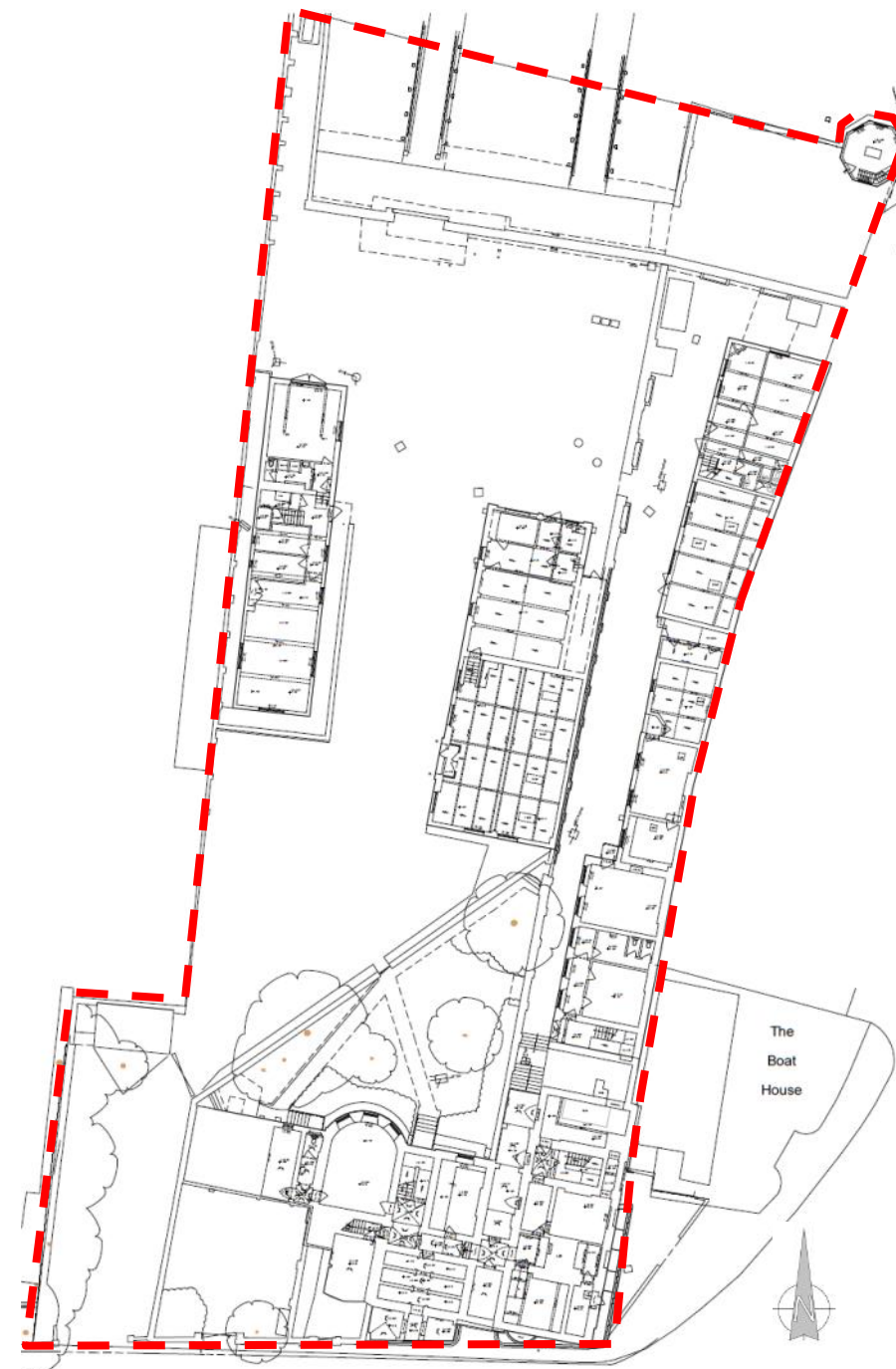
5.2 Layout

The layout of the built environment across the site will largely remain the same, with perhaps the most considerable changes being the removal of the modern Workshop, the addition of a three unit new build and the enhancement to the hard and soft landscaping.

The access into the site, in the south-western corner, will remain much as existing, with direct access from the Terrace. The entrance will be widened slightly by the removal of a small area of brick wall to improve vehicular sight lines. This gateway to the site, with a visible presence from within the Conservation Area, will be enhanced with landscaping and the existing brick building adjacent to the entrance gates will be restored and repurposed as the bin-store facility.

The New Build is visible from the entrance area and its rectangular footprint is chamfered to address the entrance and the change in axis. The New Build is located to the south of the Boathouse and follows its form, depth and rectilinear footprint. The demolition of the modern Workshop enables the creation of a landscaped communal space, that together with the retained, existing walled garden to the south will provide a green focus to the centre of the site.

The historic access route that runs alongside the internal spine wall from Custom House towards the River Thames will be retained and enhanced. Three new openings to the spine wall will be introduced to improve movement, security and belonging through the site. To the north-west of the site the space created between existing walls will be upgraded to provide a communal cycle store and to the north-east the Listed Gazebo building will be retained, restored and brought back into communal use.



Existing Site Layout



Proposed Site Layout

5.0 Design

5.2 Layout

The layout of the built environment across the site will largely remain the same, with all existing structures to be retained with the exception of the mid 20th century addition to the Workshop. The modern addition to the Workshop (140m² footprint) has been identified as having a neutral significance value by the heritage consultant and its removal will provide the opportunity to open up, enhance and green the central part of the site.

A new build element (highlighted in green) with a smaller footprint of 130m² is proposed to the south of the Boathouse. The new build footprint will reflect that of the adjacent Boathouse building in terms of its size, shape and orientation. The internal spine wall will be opened up in three locations (highlighted in orange) to enable improved pedestrian connections across the site and to assist in the provision of a secure access strategy for all residential units.



Aerial photograph of existing site as viewed from the north

The addition of sensitive one and two storey extensions to some of the Outbuildings (highlighted in blue), having been deemed acceptable in the heritage evaluation, is proposed. These will be set back within the existing footprint of the outbuildings with a scale and mass appropriate to the surroundings. The addition of a sensitive one storey extension to the Coach House (highlighted in blue) is also proposed having been deemed acceptable in the heritage evaluation.

The most considerable change to the layout of the site will be the enhancement of the hard and soft landscaping, which is referred to in detail in section 5.5 landscape. All hard surfacing will either be made good or upgraded to unify the site and to define the access and movement hierarchy. Additional soft landscaping will be introduced throughout the site, with a large communal green space in place of the demolished workshop as the key focus. The area adjacent to the Gazebo will be thoroughly refurbished with attractive paving, planters and seating to enable communal use.



3D visualisation of proposed site as viewed from the north

5.0 Design

5.2 Layout

In Custom House the internal focus has been on maintaining original room proportions and removing any non-original and modern partitions to re-instate rooms to the intended scale where possible. Great care has been taken to organise internal layouts around existing openings and to strictly limit any new apertures to absolute minimums. The architectural plans highlight new apertures with a red bounding box and existing

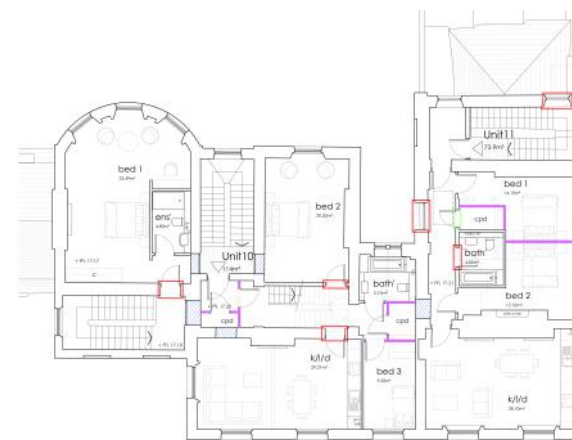
openings to be closed in a blue hatch.

In line with the strategy of conservation the proportions of the largest and most important rooms have mostly been retained or reinstated to their original form. In Unit 5 however the introduction of new partition walls to accommodate en-suites has been necessary within two of the four curved triple window rooms. To maintain the memory of the original the new partitions walls will include shadow gaps.

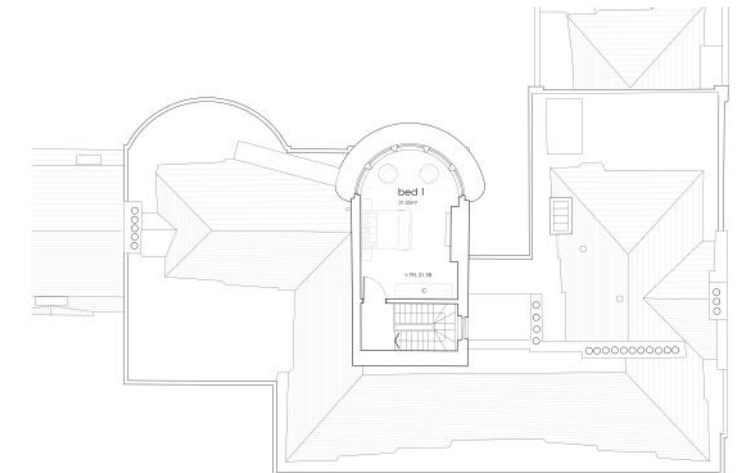
The residential layouts within Custom House have been arranged to best utilise the existing staircases, including the unsupported central staircase designed by Robert Adams. Each staircase is accessed by a minimal number of residents to enhance privacy and legibility.



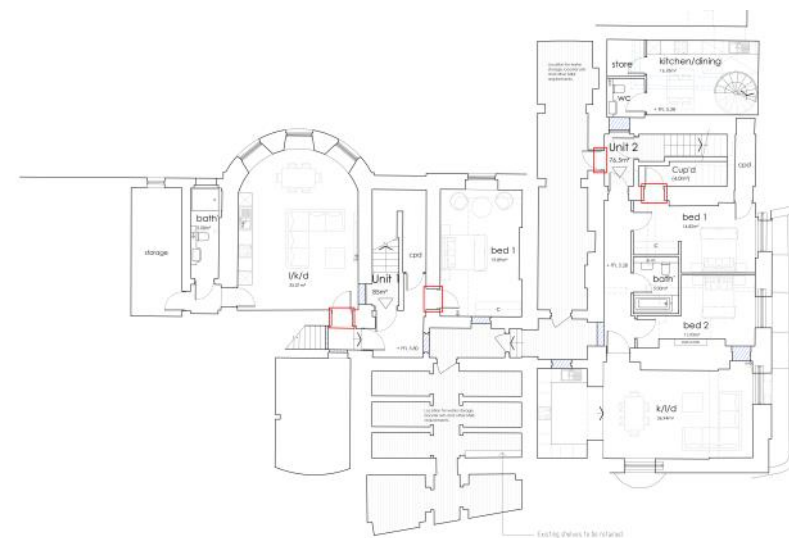
CUSTOM HOUSE: Upper Ground Floor Proposed Plan



CUSTOM HOUSE: Second Floor Proposed Plan



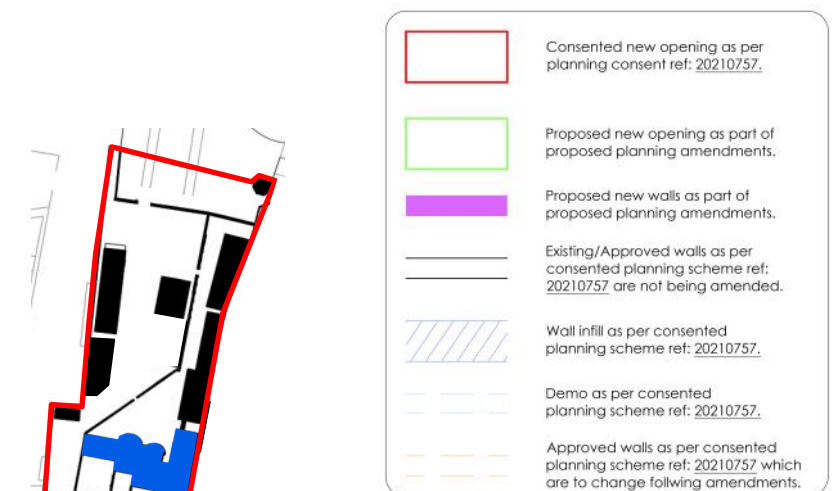
CUSTOM HOUSE: Third Floor Proposed Plan



CUSTOM HOUSE: Lower Ground Floor Proposed Plan



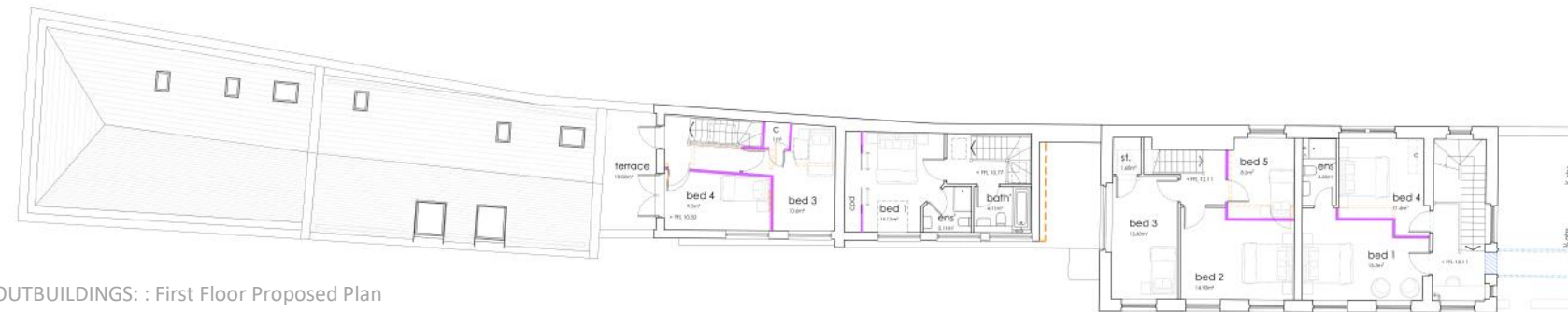
CUSTOM HOUSE: First Floor Proposed Plan



LEGEND

5.0 Design

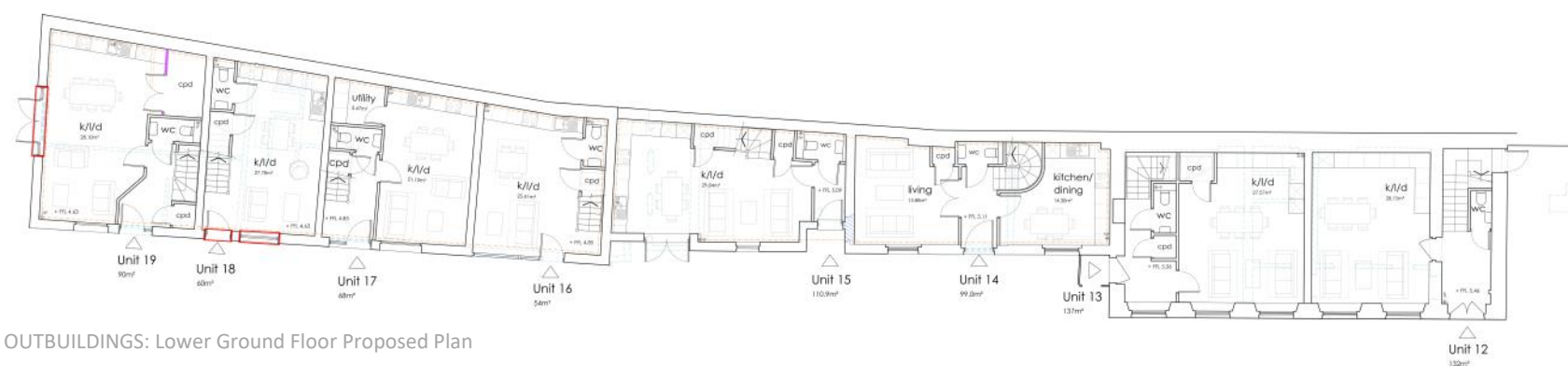
5.2 Layout



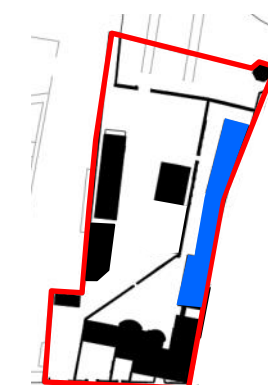
OUTBUILDINGS: : First Floor Proposed Plan



OUTBUILDINGS: : Upper Ground Floor Proposed Plan



OUTBUILDINGS: Lower Ground Floor Proposed Plan



	Consented new opening as per planning consent ref: 20210757.
	Proposed new opening as part of proposed planning amendments.
	Proposed new walls as part of proposed planning amendments.
	Existing/Approved walls as per consented planning scheme ref: 20210757 are not being amended.
	Wall infill as per consented planning scheme ref: 20210757.
	Demo as per consented planning scheme ref: 20210757.
	Approved walls as per consented planning scheme ref: 20210757 which are to change following amendments.

LEGEND

In the Outbuildings the focus remains one of conservation of the existing building fabric and the internal layouts were therefore organised around existing openings. New openings were limited to where they were deemed essential to make the unit habitable, including the addition of a new window within the eastern external flank wall to provide views from bed 2, unit 12. The architectural plans highlight new apertures with a red bounding box. The locations of all bathrooms were carefully arranged to be stacked vertically to minimise the amount of penetrations to the existing listed fabric.

There were fewer design constraints within the extension envelope, with more scope for contemporary fenestration, roof windows, terraces and Juliet balconies were included to maximise views, daylight and external amenity for the residents.

5.0 Design

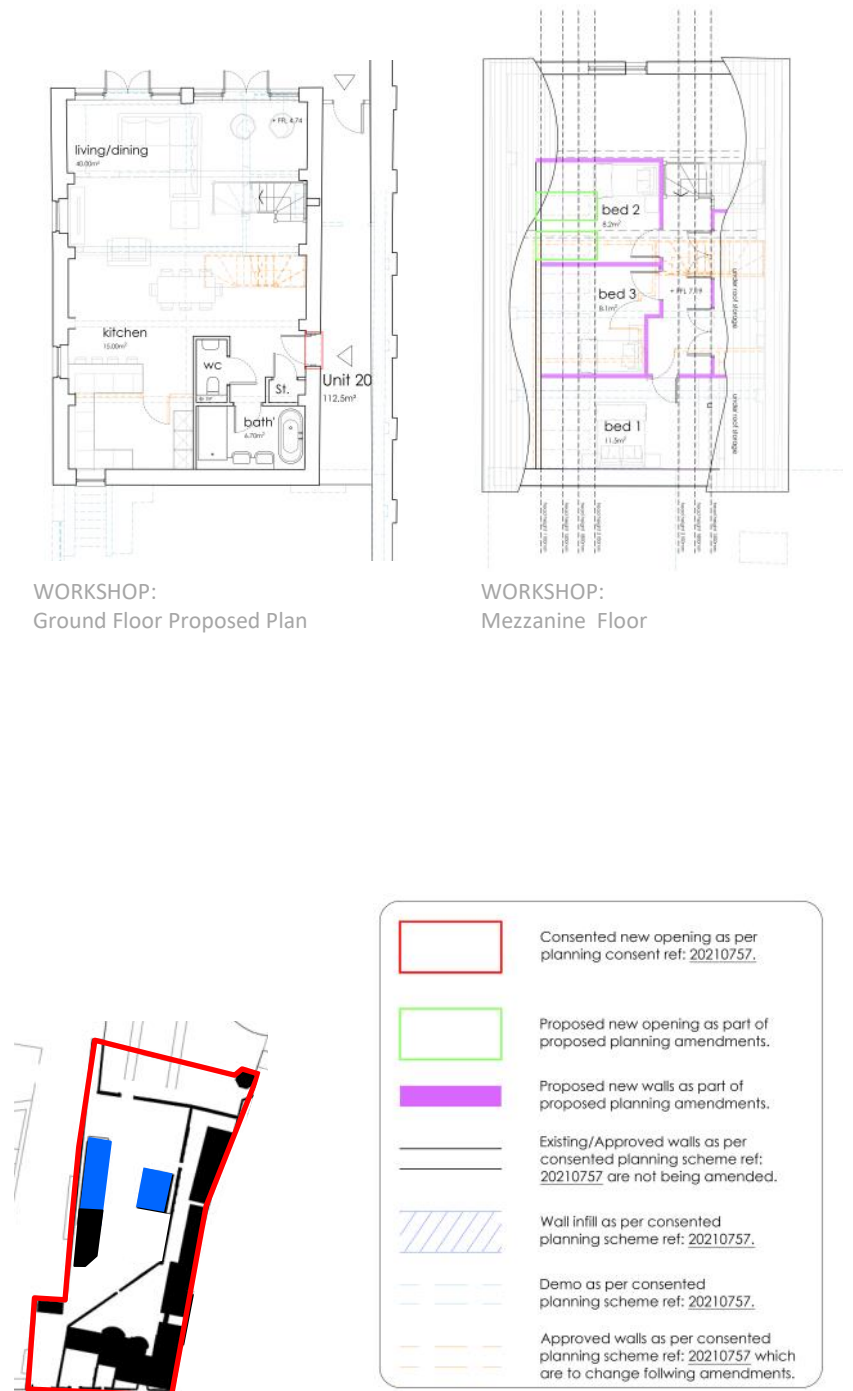
5.2 Layout



The original element of the Boathouse will accommodate one townhouse dwelling within its existing envelope. The focus remains one of conservation and the internal layouts are therefore organised around existing openings wherever possible. To enable the large doors facing the Thames to be glazed and to open onto a private garden a new entrance however has been created on the front elevation. The master bedroom on the first floor will benefit from the existing balcony.

The remaining Boathouse will be split into three townhouses, requiring two additional entrance doors to be inserted into the front elevation. The layouts all have open plan living spaces on the ground floor and the sleeping accommodation and bathrooms on the first floor. Four small additional openings on the rear elevation have been necessary to provide an openable windows to the bathrooms. These casement windows will all be obscured glazing to provide privacy to both the residents and to the users of the neighbouring LPA carpark.

The Workshop will accommodate a single 3-bed dwelling with the existing fabric treated sensitively and appropriately as with all the heritage assets. A new entrance to the Workshop on the left flank will be made to enable a more private access and the double brick archway facing the Thames will be reinstated, opened up and glazed to provide access onto the private garden. The living space will be left double height with the existing timber truss structure repaired and exposed in this area. In order to provide sleeping accommodation above flood level a mezzanine floor has been added. The kitchen, bathroom, and W.C. are located underneath the mezzanine deck.

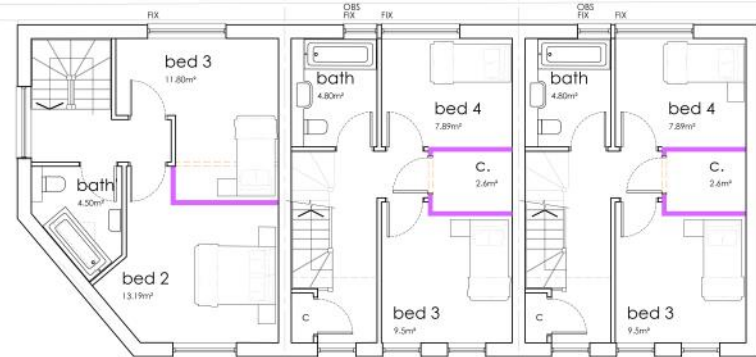


5.0 Design

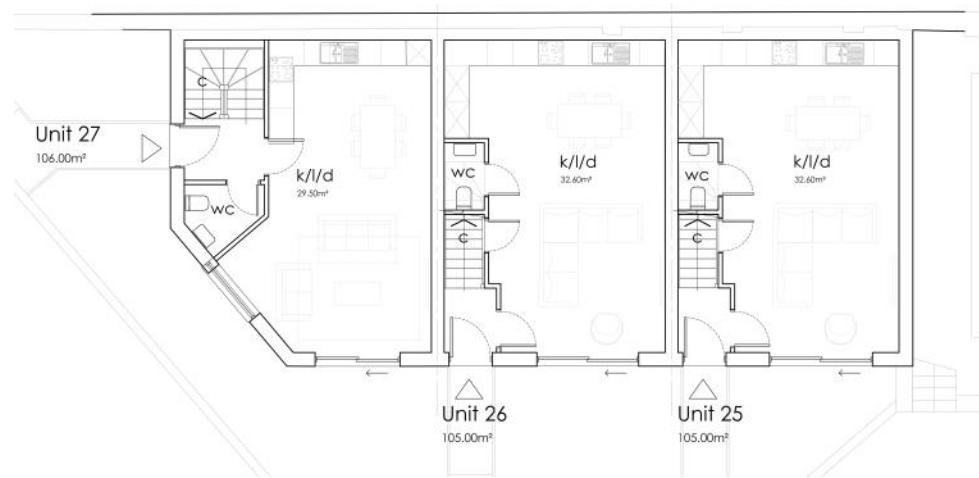
5.2 Layout



NEW BUILD: Second Floor Proposed Plan



NEW BUILD: First Floor Proposed Plan.

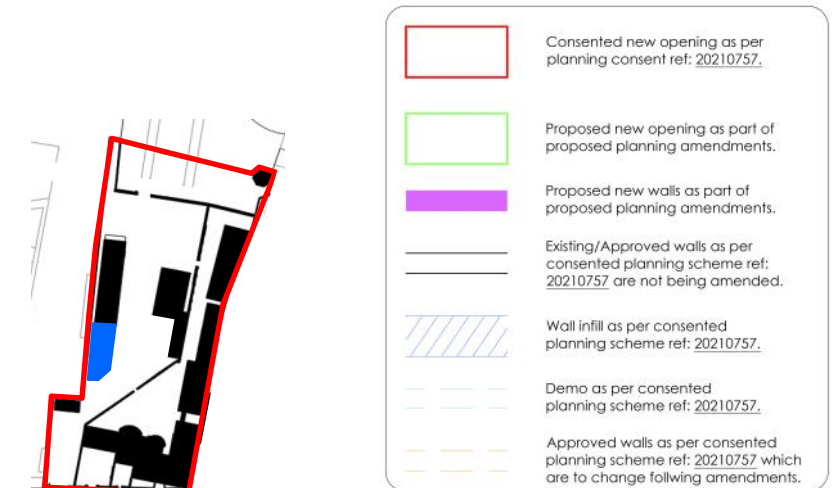


NEW BUILD: Ground Floor Proposed Plan

The New Build layouts benefited from having fewer constraints, however the form and size of the new element was heavily influenced by its context. One three-bed & two four-bed town houses are proposed, with open plan, ground floor living accommodation. Two bedrooms and a bathroom are located on the first floor of each unit. Unit 27 has a master bedroom and en-suite at second floor level, units 25 and 26 have an additional 2 bedrooms to the second floor level, which includes the master bedroom. The building line is set back on the front elevation of the second floor to provide external terraces, accessed via the master bedrooms.

The New Build will be built against the western boundary brick wall that separates the application site from Port of London Authority land, currently used as a car park. There are 5 no. windows proposed on this elevation, all at first floor level. Each of these windows will be inward opening, with the two small bathroom windows being obscured glazing. The remaining three windows all belong to bedroom's and will provide improved security for the adjacent car park.

A flood risk assessment, prepared by Herrington Consultants, accompanies this application and details how finished floor levels work within the confines of the flood defence levels AODN.



LEGEND

5.0 Design

5.3 Scale and Mass

There are essentially three new build elements or extensions that have been proposed in addition to the refurbishment of the original buildings. These are the one and two-storey extensions to part of the Outbuildings, the one-storey extension to The Coach House and the 3-storey New Build to the south of the Boathouse. The overarching strategy is for all new additions to be in a scale and mass that is appropriate for the heritage context of the site and is subservient to that of the adjacent heritage buildings.

The outbuilding extensions have responded to the sites natural topography and existing massing with the proposed roof form stepping upwards from north to south across the site. A single storey extension is proposed towards the northern end of the site, with the same ridge height as the adjacent, existing two-storey outbuilding. The central outbuildings will have a two-storey extension with an intermediate ridge height that is higher than the adjacent roof to the north but lower than the adjacent roof to the south.

A set back to either side of the 2nd floor central outbuilding extension creates a gap that provides breathing space between the connecting buildings. All extensions to the Outbuildings will be set back behind the original, existing parapet wall to further respect the hierarchy of the heritage buildings.

On the opposite side of the site the new build element will, in a very similar way, step up appropriately across the site in keeping with the natural topography of the site and the scale and massing of the existing Boathouse. The ridge line of the original Boathouse is set lower down than that of the later addition which increases in height towards the south of the site. The new addition follows this established pattern and the ridge line is accordingly set higher than that of the Boathouse. The New Build will reflect the massing and scale of the Boathouse, utilising a slender, rectangular footprint and elegant gable roof. The building line of the second floor is set back on the front elevation, and clad in a darker material, to reduce the mass.

A sensitive one-storey extension to the Coach House has been deemed appropriate due to the Coach Houses medium level of heritage significance and the considerable setback of the building line from The Terrace. The scale of this proposal respects the hierarchy of the key heritage building, Custom House, as well the wider conservation area context. Similarly to the outbuildings the external walls of the extension will be set back behind that of the original walls to further respect the hierarchy of the heritage buildings.



3D visualisation of the extensions to the Outbuildings



3D visualisation of the Boathouse and New Build

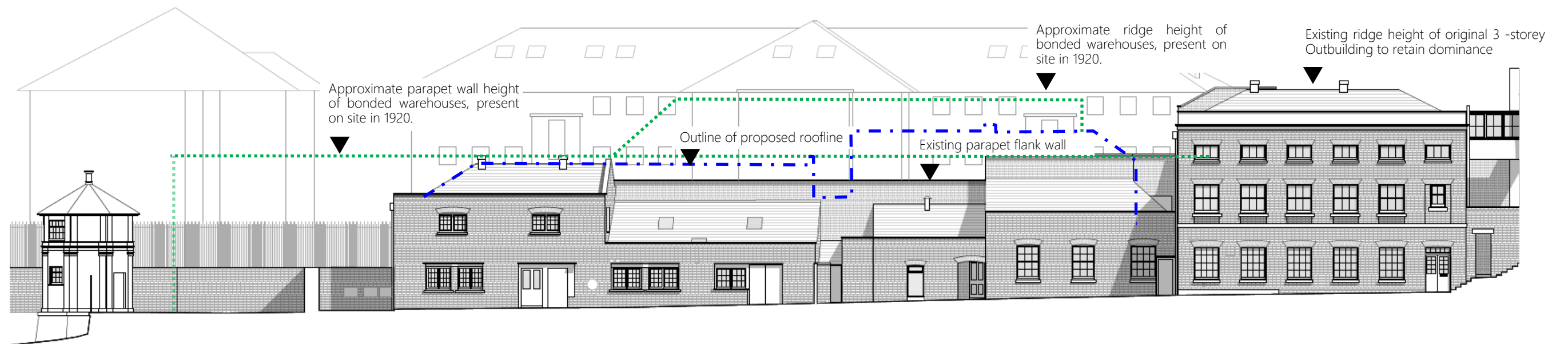


3D visualisation of the extension to The Coach House

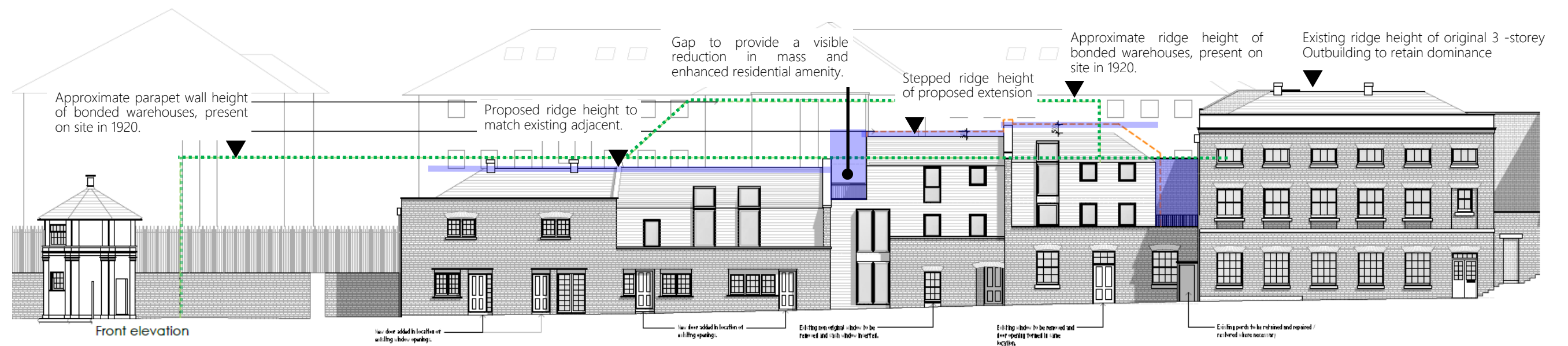
5.0 Design

5.3 Scale and Mass

Massing Principles



Existing Site Street Scene of the Outbuildings

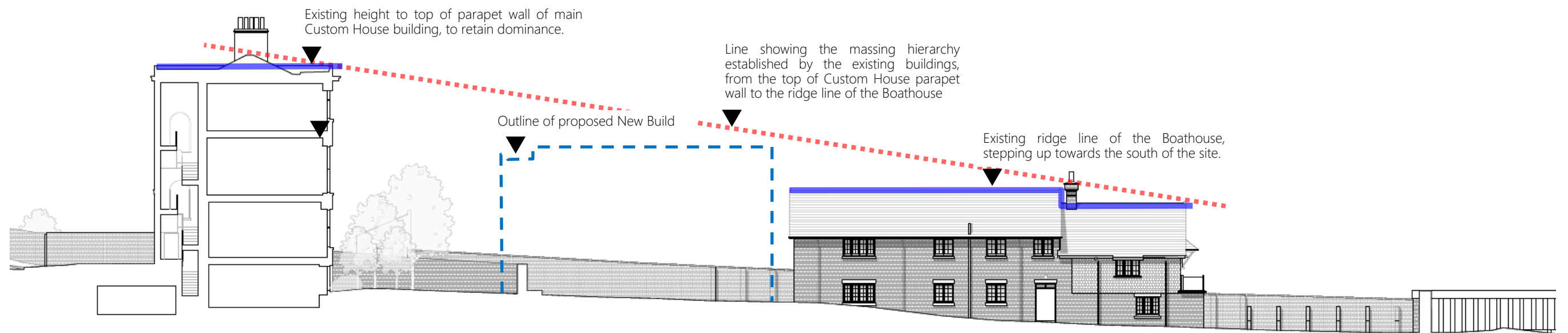


Proposed Site Street Scene of the Outbuildings

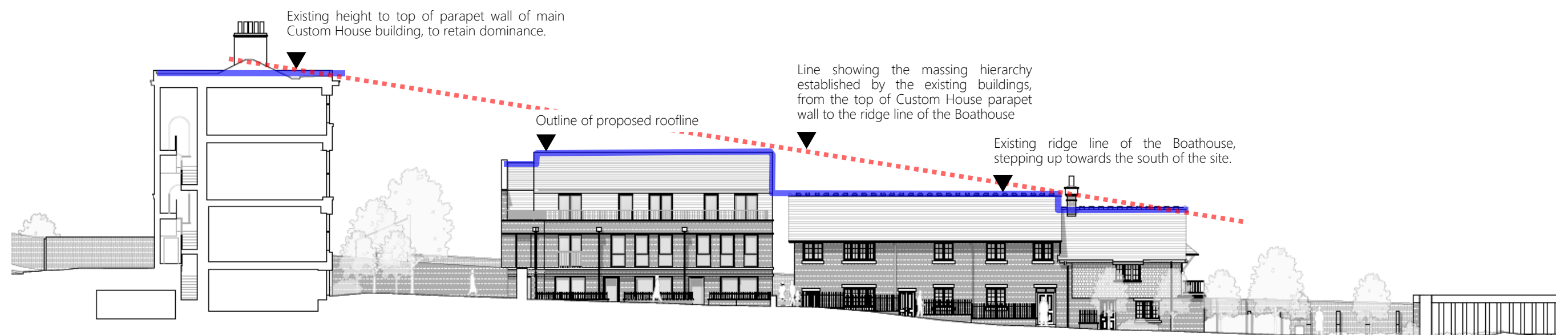
5.0 Design

5.3 Scale and Mass

Massing Principles



Existing Site Street Scene of the Boathouse and Custom House



Proposed Site Street Scene of the Boathouse, Custom House and New Build

5.0 Design

5.4 Appearance and Materials

The proposal for the treatment of external surfaces across the site can be divided into two key principles. The first, where dealing with the existing building fabric, is to respect the existing buildings distinctive qualities, to sympathetically maintain, restore and, where appropriate, enhance. The approach of respectful, conservation has sought to minimise alterations to the external fabric wherever possible and where intervention is required they will match the appropriate original period style. In all other situations where new elements are to be introduced, including extensions and insertions the overarching strategy is to clearly delineate the original from the new whilst ensuring the latter complements the pattern, scale and massing of the existing development.

The existing Grade II listed Custom House and the ancillary buildings will be sensitively upgraded with the external fabric of each building retained and restored. Where it has been necessary to form a small number of new openings, none of which are on the principal elevation of Custom House, Box Sash, slimline, single-glazed conservation-grade timber windows are proposed to ensure continuity with the original period windows. The accompanying Heritage and Conservation Strategy provides further detail on how this will be achieved.



3D visualisation of proposals for Custom House from The Terrace

5.0 Design

5.4 Appearance and Materials

The use of materials has been seen as the principal way in which to clearly delineate the original from the new built form. A review of materials and precedent studies was conducted to determine the most appropriate materials that would be both distinctive and complementary to the existing fabric. A material palette of slate cladding, Corten highlights and yellow/brown brickwork was selected and applied to all new elements creating a cohesive language across the site.

Whilst it was an early intention to use different materials to characterise the new additions to the site it remained important that any materials selected must complement and respect the heritage value of the existing buildings and wider site context. There are a diverse mix of building typologies, ages and scales within the neighbouring area, many of which reflect the maritime history. The buildings range from the 14th century yellow/brown brick Milton Chantry to the 9-storey tower block to the late 20th Century white, weatherboarded Heritage Quay. With render and painted brick work also present and with no predominate style in the area it was resolved to focus on complementing the aesthetic style of the existing buildings within the site. The predominate existing materials across the site consist of yellow/brown facing brickwork with grey, slate roofs and lead flashing. These materials of brick and slate have been included in our material palette but will be used in a contemporary way, ensuring the aesthetic will be easily differentiated as well as complementary.



Sample page from material and precedent study booklet



Precedent images of projects using Slate Cladding

5.0 Design

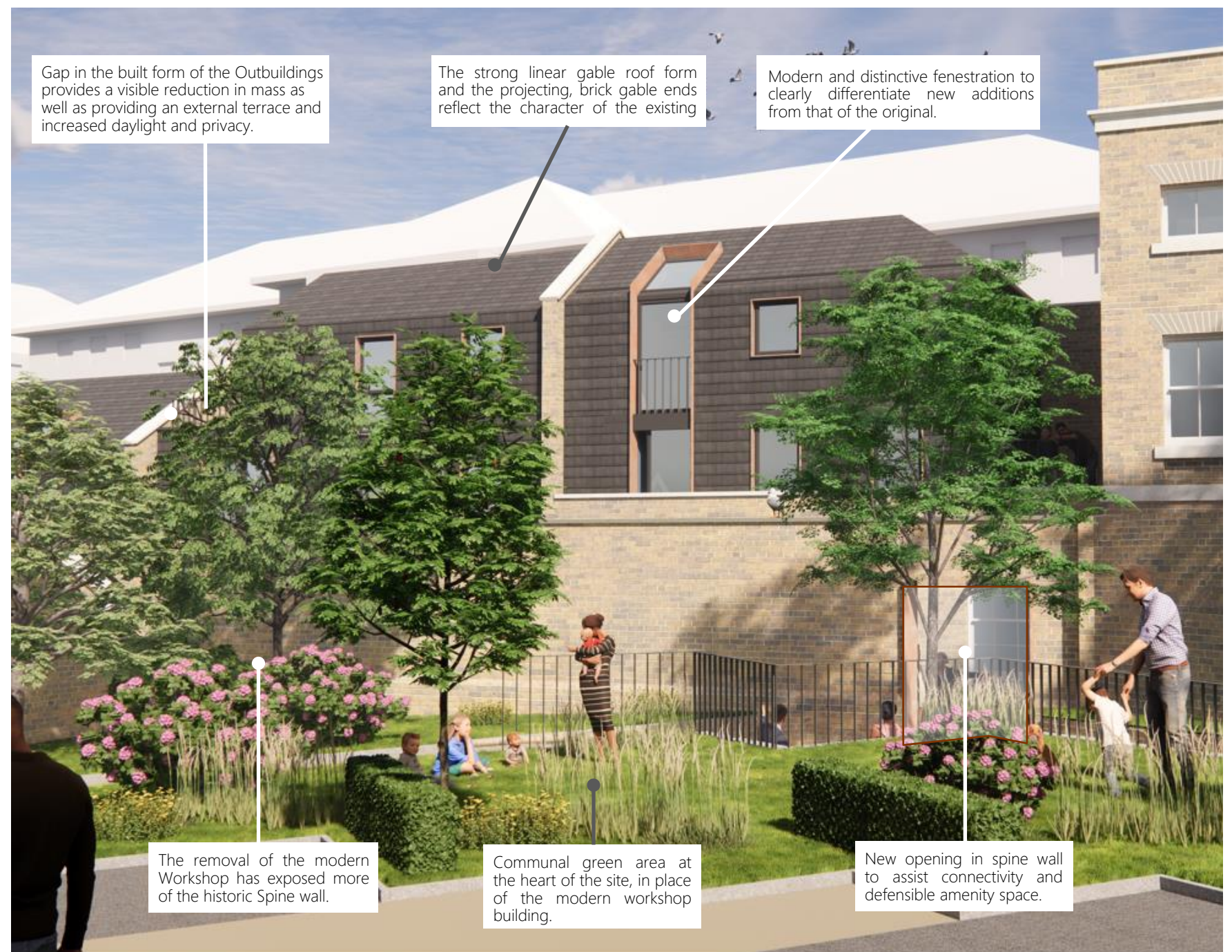
5.4 Appearance and Materials

The strategy to clearly delineate the original from the new has also been effected through the use of modern and distinctive fenestration. The new windows are contemporary in both fenestration design and material specification with double-glazed, slim, aluminium frames. All new window reveals are edged in Corten steel to add further contrast with the existing fabric and to provide a cohesive appearance across the site.

The inspiration for the architectural form and composition of the extensions and new build elements has largely come from the distinct character of the existing. The strong gable roof forms and projecting brick gable ends in the new architecture seeks to reference the language of the existing heritage buildings.

One benefit arising from the demolition of the modern Workshop is that a large proportion of the historic spine wall will be re-exposed. The Workshop will be carefully removed and the spine wall repaired as necessary, this expanse of spine wall will then form the back drop to the communal green and will be a highly visible and celebrated part of the site.

The internal spine wall will be opened up in three locations to enable improved pedestrian connections across the site, including enhanced disabled access and to offer better autonomy, security and privacy to each residential unit. The new openings will be identified by Corten steel reveals which, like the overarching strategy for the development, will clearly distinguish the original and new elements through a defined and consistent material pallet.



Annotated 3D visualisation of proposals for communal green space against internal spine wall with Outbuildings to rear.

5.0 Design

5.4 Appearance and Materials

The appearance together with the scale and massing of the New Build element was evaluated carefully against the historic context of the site and the Conservation Area background. A brickwork gable-end was ultimately proposed for the key south elevation which marks the entrance to the site and addresses The Terrace, albeit from a distance. The mass on this key corner is also reduced through a set back in the roof form to ensure the building scale is fully subservient to the adjacent Custom House. The south-east corner of the New Build is chamfered to further respect the hierarchy of Custom House and to reflect the change of axis and draw people into the site.

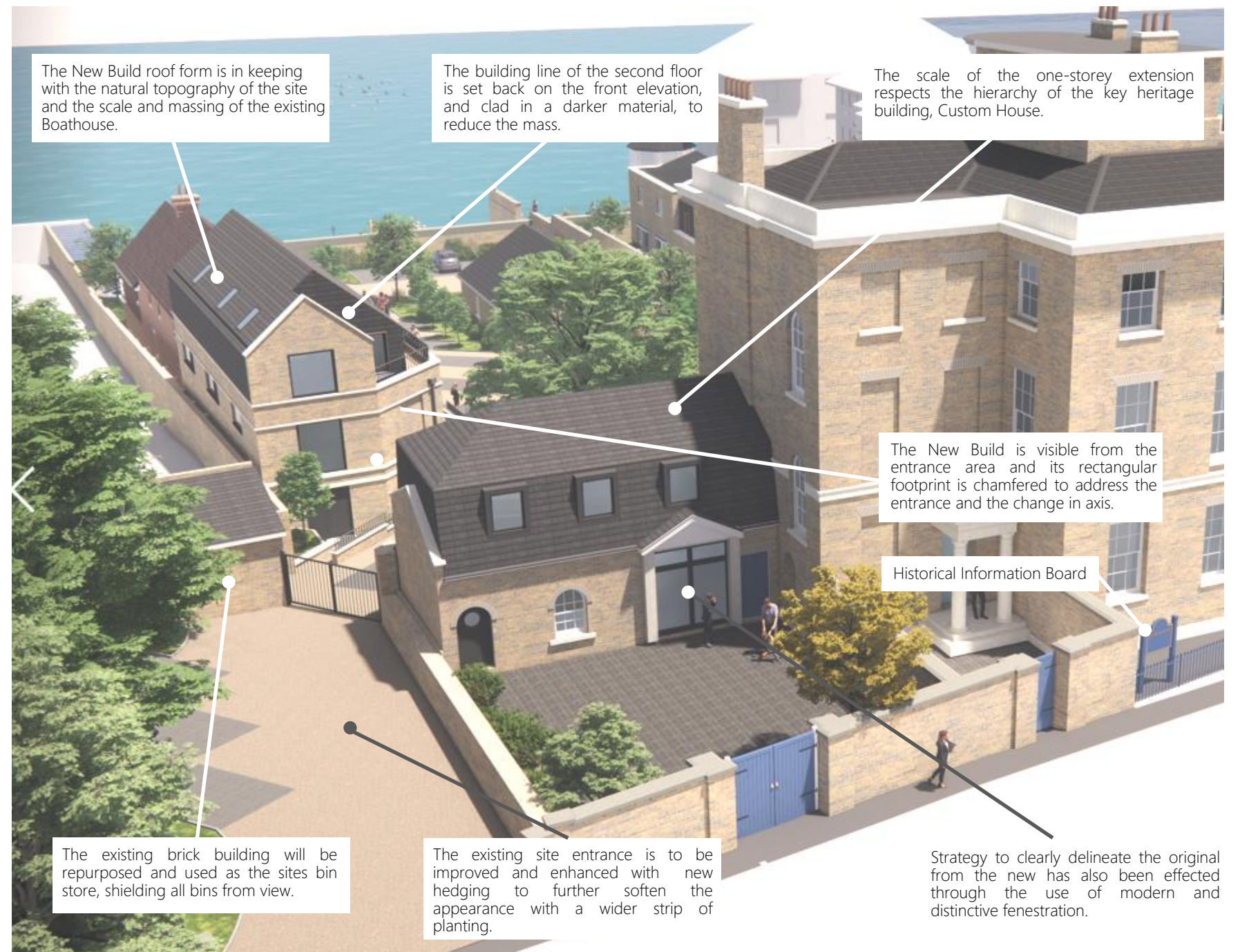
The appearance, materials and scale of the Coach House were similarly evaluated against the adjacent historic context. The eventual proposal was to remove the modern replacement roof and add one additional storey, using slate tiles to clearly differentiate the new extension from the older brick building. The extension, with its modern fenestration adds life to The Terrace whilst its hipped-gable form and diminutive scale ensures that this is achieved without detracting from Custom House.

In a prominent position on The Terrace, in front of the main Custom House a historical information board will be provided to tell the story of Custom House and its historical importance in the development of the shipping industry and Gravesend Town Centre.



Examples of Historic Information Boards

Custom House, Gravesend

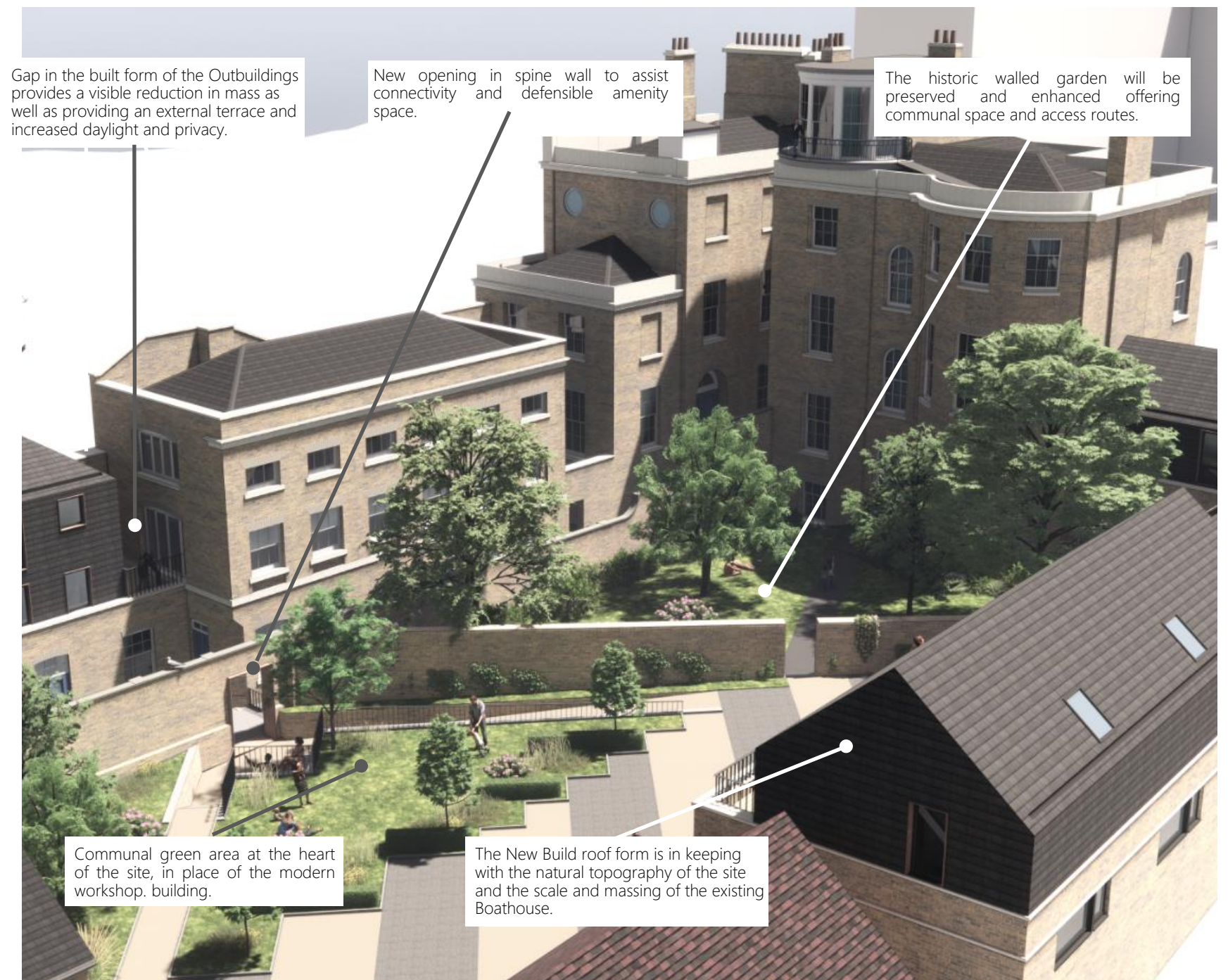


Annotated 3D visualisation of proposals for entrance approach, the Coach House, Custom House and the New Build

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5.0 Design

5.4 Appearance and Materials



Annotated 3D visualisation for the proposal, looking into the centre of the site

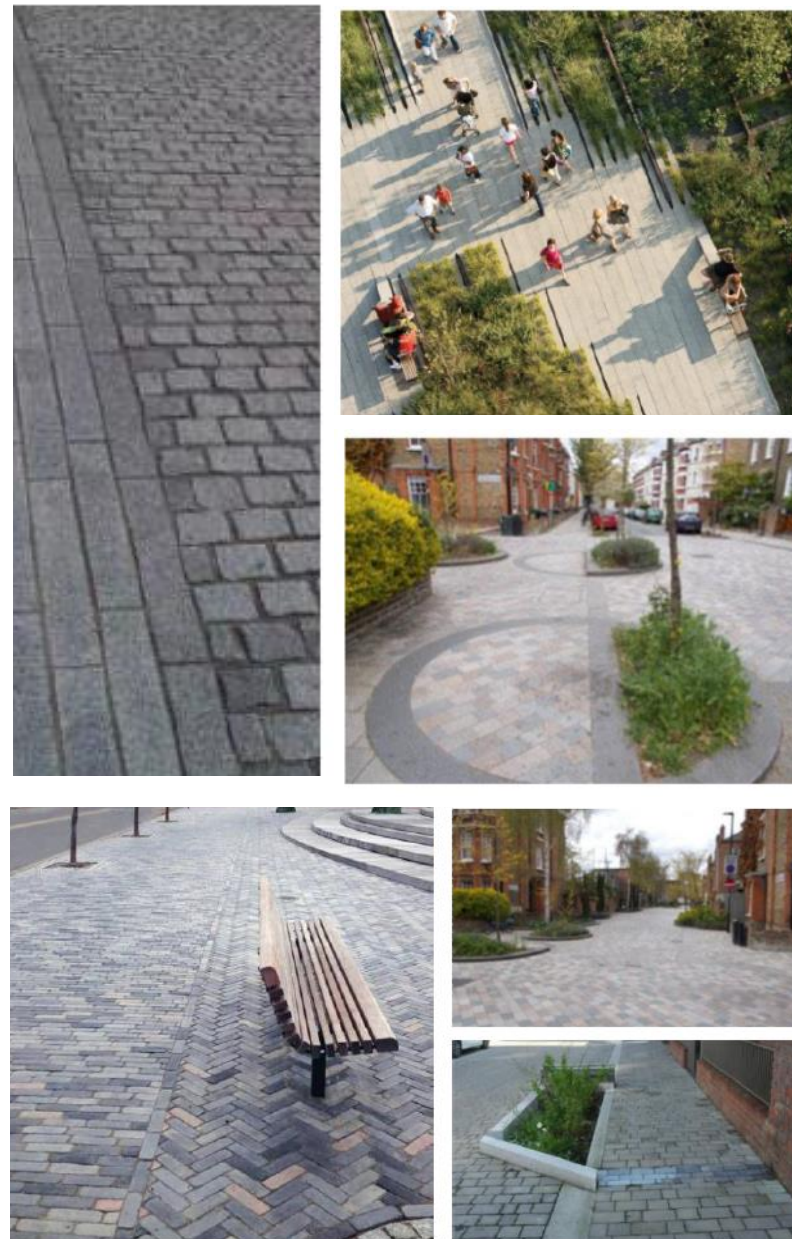
5.0 Design

5.5 Landscape

The landscaping strategy for the site was seen as a key opportunity for enhancement, using hard and soft landscaping to define key routes, improve legibility and to create a strong identity for the development.

The current predominant surface on site is concrete and tarmac which has been marked out for vehicular parking. There are several existing enclosed, walled gardens and courtyards within the development with the two walled courtyards addressing The Terrace entirely laid with flagstones. The largest walled garden is set to the rear of Custom's House, it is triangular in shape and is heavily vegetated with existing trees, shrubs and lawn. All three walled areas will be preserved and enhanced through this proposal with all trees retained and the majority of flagstones maintained.

The hard landscaping to the west of the spine wall will be resurfaced in small scale paving blocks in two complementary colours to provide a rhythm and definition to the external spaces. The whole site is a shared surface and is underpinned by a 'home zone' philosophy where pedestrians take priority over cars. Car parking spaces, where possible, have been set within the soft landscaping to reduce the visual appearance of vehicular dominance. The same paving blocks will be utilised from the site's entrance from The Terrace to the sea defence wall at the opposite end of the site. The homogeneous paving, together with the green wedge running through the centre of the site is intended to reinforce the desire line running from the street to the River Thames.



Precedent image of paving and surface treatment.



Landscape and Boundary Treatment Plan

5.0 Design

5.5 Landscape

The Historic public access route that runs from the rear of Custom House, along the internal spine wall and down towards the banks of the River Thames will be retained and enhanced. Large unit block paving, laid in the direction of the routes long axis will unify and clearly delineate this historic path. Care has been taken to ensure that there will be no solid visual or physical barriers along the full 70m long route. Where boundaries have been required to achieve defensible space and access security for residents, lightweight metal fencing has been proposed.



Proposed location for engraved block paving / metal inserts to display key historic dates connected to Custom House.



Proposed location for engraved block paving / stone to display historic route in connection to Custom House involvement in shipping trade.



Proposed location for information board.

Precedent image of engraved block paving / metal inserts to display historic routes and dates connected to Custom House



3D visualisation looking north along the historic access route, towards Custom House, with the Outbuilding Town Houses on the left.



3D visualisation looking south towards the Thames

5.0 Design

5.5 Landscape

There is a deliberate hierarchy to the green spaces proposed within the site, with a range of communal, semi-private, defensible amenity space and private external gardens and terraces. The proposal will accommodate generous amounts, approximately 500m², of green and communal amenity space, made up of the existing walled garden, the new central green space and the communal riverside space adjacent to the Gazebo. The provision of generous and multiple communal spaces was seen as an essential provision, particularly for residents within the Grade II listed Custom House where it has not been possible to provide external private space.

Defensible outdoor space has however been provided to all other residential units with many also benefiting from a private balcony, terrace or garden. The defensible space, adjacent to the entrance of the majority of residential units has been delineated by a range of barriers, with varying and appropriate degrees of transparency. Corten steel planters have been used where the emphasis has been to keep visual obstructions to a minimum, simple metal railings have been utilised where a height difference needed accommodating and dense hedging in more communal areas to offer a soft but robust edge.

The central green wedge, bolstered by the removal of the modern addition to the Workshop and its replacement with a communal garden space, with new trees and planting has previously been outlined. This garden will be at the heart of the site and will provide an improved outlook for all residents as well providing a new welcoming pedestrian link between the Terrace and the River.

Legend:

	Private amenity space		Communal Cycle Store
	Private amenity space terrace / balcony		Communal Bin Store
	Defensible space / Semi-private		Fire Appliance Turning Circle
	Communal amenity space		Key Routes through site
	Indicative parking space		Footprint Comparison



Precedent image of Corten steel planters



Planting images for clipped hedge borders



Landscape Plan

5.0 Design

5.5 Landscape

The proposal is seen as an opportunity to improve the appearance of the site entrance from The Terrace, and enhance the street scene within the Conservation Area. The existing trees that run along the sites western boundary are within the adjacent site, however we propose to plant new hedging and further soften the appearance with a wider strip of planting. The existing brick building, currently obscured by shrubs will be repurposed and used as the sites bin store, shielding all bins from view. A new more aesthetically pleasing vehicular gate will be installed to replace the existing modern gate.



3D visualisation looking through entrance gates



3D visualisation looking at entrance to the site from The Terrace

5.0 Design

5.6 Access

The access into the site, in the south-western corner, will remain much as existing, with direct access for vehicles and pedestrians from the Terrace. The entrance will be widened slightly by the removal of a small area of brick wall to improve vehicular sight lines. This gateway to the site, with a visible presence from within the Conservation Area, will be enhanced with landscaping and the existing brick building adjacent to the entrance gates will be restored and repurposed as the bin-store facility. A new vehicular and pedestrian access gate will be installed in the same location as the existing which will be entered via an access control system.

All residents will have access to the entrance gate and all communal facilities and spaces however the access arrangements for each building will be limited to where it is appropriate for each individual unit. The intention has been to utilise existing entrances and stairwells wherever possible with the additional objective of limiting the number of residents using each entrance. This strategy not only improves security but also fosters a better sense of ownership whilst providing the residents with improved privacy. The access strategy diagram opposite details the typical entry approach and access points for each residential unit.



Access Strategy Diagram

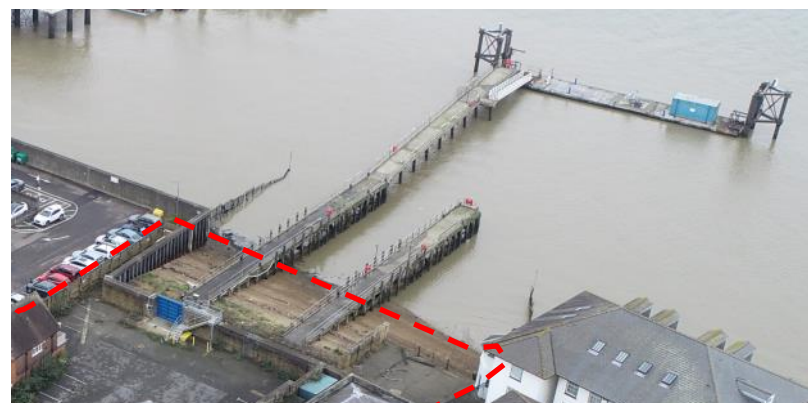
5.0 Design

5.7 Flood defences and access to the Thames & Pavilion

It is the aspiration of this proposal to enhance the appearance and to activate the riverside area adjacent to the River Thames. The listed Pavilion building will be fully restored and brought back into use and the surrounding area will be suitably landscaped to provide a coherent and attractive environment. The development site includes the initial 10m (landside) of the two piers, these will be maintained and it is proposed that metal gates will be installed at the boundary for security. The remaining parts of the pier and river structures are outside the development site and are beyond our control since they are in a separate legal ownership.



Proposed Site Plan



Photograph of River Thames with applicant site denoted by red hatched line..



Photograph of Flood defence wall with PLA building visible behind.



Photograph of Flood defence wall, flood gate and existing staircase.

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5.0 Design

5.7 Flood defences and access to the Thames & Pavilion

Suitable native coastal planting will be positioned between the hard landscaping and the banks of the Thames to enhance the appearance and to act as a natural barrier to improve site safety. The riverside area will contain appropriate signage and lifesaving equipment (life buoys and throw bags) as recommended in the 'A safer Riverside' document by PLA.



3D image of proposal for the Pavilion and Riverside area

Photograph of River Thames with applicant site denoted by red hatched line..

5.0 Design

5.8 Sustainability, Building Services and Maintenance

Transport

Due to the highly sustainable location of the site, with close proximity to the city centre, public transport bus and rail links and local amenity the provision of 15 parking spaces is considered sufficient for a development of this type in this location.

Electric Vehicle Charging Points will be provided in appropriate numbers and locations to meet GBC requirements.

Cycle Storage

A covered, secure cycle store is provided within the Northwest corner of the site. Some residential units have provisions within their curtilage for private cycle storage. A total of 56No. cycle storage spaces will be provided for the entire site.

External Materials

A Sustainable Urban Drainage System will be utilised on site to ensure the development does not increase the risk of flooding elsewhere. The proposed landscaping strategy will in itself improve the permeability of the site through the provision of permeable paving and increased soft landscaping.

Refuse Strategy

The existing brick building, to the south-west of the site will be repurposed and used as a communal bin store, providing adequate recycling, food and general waste euro bins.



3D visualisation looking south towards Custom House from the bottom of the site

6.0 Conclusion

6.0 Conclusion

Housing and Sustainability ▪ The site is in an excellent, sustainable residential location near existing road, rail and bus transport links and benefits from neighbouring riverside and green amenity spaces. ▪ The proposal will sensitively upgrade the existing Grade II listed building and ancillary buildings to provide 27 residential units comprising of a mixture of one, two, three, four & five bedroom apartments and town houses.	Extensions, New Build and Additions ▪ The overarching strategy is for all new additions to be in a scale and mass that is appropriate for the heritage context of the site and is subservient to that of the adjacent heritage buildings. ▪ The proposal will clearly delineate the original from the new whilst ensuring the later complements the pattern, scale and massing of the existing development. ▪ The architectural form and composition of the extensions and new build elements seen in the strong gable roof forms and projecting brick gable ends references the language of the existing heritage buildings. ▪ The new elements will reflect the massing and scale of the adjacent heritage buildings and respond to the sites natural topography utilising a slender, rectangular footprint and elegant gable roof. ▪ All extensions to the Outbuildings will be set back behind the original, existing parapet wall to further respect the hierarchy of the heritage buildings. ▪ The scale of the sensitive one-storey extension to the Coach House respects the hierarchy of the key heritage building, Custom House, as well the wider conservation area context.	Landscape ▪ The landscaping strategy for the site was seen as a key opportunity for enhancement, using hard and soft landscaping to define key routes, improve legibility and to create a strong identity for the development. ▪ The whole site is a shared surface and is underpinned by a ‘home zone’ philosophy where pedestrians take priority over cars. ▪ The homogeneous paving, together with the green wedge running through the centre of the site is intended to reinforce the desire line running from the street to the River Thames. ▪ The historic public access route that runs from the rear of Custom House, along the internal spine wall and down towards the banks of the River Thames will be retained and enhanced. ▪ There is a deliberate hierarchy to the green spaces proposed within the site, with a range of communal, semi-private, defensible amenity space and private external gardens and terraces. ▪ The proposal will accommodate generous amounts, approximately 500m², of green and communal amenity space, made up of the existing walled garden, the new central green space and the communal riverside space adjacent to the Gazebo.
Conserving the Heritage Asset ▪ The development will bring the Grade II listed building back into an active use which will ensure the ongoing maintenance of this important heritage asset. ▪ The Grade II Listed Gazebo and the adjacent riverside area will be thoroughly refurbished and brought back into communal use. ▪ The residential layouts within Custom House have been arranged to best utilise the existing staircases, including the unsupported central staircase designed by Robert Adams. ▪ The approach of respectful, conservation has sought to minimise alterations to the external fabric wherever possible and where intervention is required they will match the appropriate original period style.		