



KESSON HOUSE, NORTHFLEET- DESIGN & ACCESS STATEMENT



Regarding Kesson House, Northfleet
 On Behalf of Impact Developments Gravesend Ltd
 Prepared By Atelier-SM (architects) Ltd.

P7

21251- 04/04/2024

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1.0 SITE CONTEXT

Introduction

Atelier-sm (architects) ltd has been appointed by Impact Developments Gravesend Limited to prepare design proposals and coordinate design input from the consultant team for the former Care Home known as Kesson House, Council Avenue, Northfleet, Gravesend.

Atelier-sm (architects) ltd were commissioned to develop design-led proposals that would evolve through a consultation and engagement process that would involve Gravesham Borough Council, and the public at large.

This process commenced in January 2021, with the first Pre-App submission to Gravesham in July that year. An exhaustive and at times frustratingly prolonged planning process has culminated in this submission, some 38 months later.

This Design and Access Statement lays out the detailed proposals borne out of that process and is one of several documents that have been prepared to support this detailed application for Planning Permission.

It responds to the requirements of the Town and Country Planning (Development management Procedure) (England) Order 2015, and is submitted to accompany the Full Application for Planning Permission for Kesson House, and should be read in conjunction with the Architectural drawings and supplementary supporting documents summarised as below:

- Planning Statement (SJM Planning)
- Transport Assessment (Richard Jackson)
- Daylight and Sunlight Assessment (Herringtons Consulting)
- BNG Assessment (Arbtech)
- Flood Risk and SuDs Drainage Strategy
- Statement of Community Involvement (Local GI)
- Affordable Housing Statement (Doug Burt Consulting)

Site Context- 3D Aerial site view

The former care facility (previously known as Kesson House) is located in a prominent position at the confluence of Council Avenue and East and West Kent Avenues, just south of High Street, Northfleet.

The backdrop is a unique one, a landscape that has been inherited and forged in part by its industrial legacy; where gorges, bridges, tunnels and clefts connect the former chalk quarries that surround it.

Consequently it sits in an elevated position, perched high above former chalk quarries located to the North, South, East and West.

This is further emphasised by the gentle additional rise of Council Avenue itself leading to the site from the High Street to the North, and the raised level at which the original main central building has been set relative to the surrounding buildings- giving it a stature which unfortunately has been undermined by the various extensions that have accrued over the years.

The current heavily extended buildings sit slightly at odds with the urban grain of the surrounding residential district, a varied mixture of terraced and semi-detached residential properties, very much of their time, having been borne out of the heavy industrial legacy of this area.

These proposals aim to address this unique and rewarding site in a positive and imaginative manner to best serve the residents.



k Kesson House



..... Chalk cliff face
— Site boundary

- | | | |
|-------------------------------|----------------------------|-----------------------------|
| ① Care home currently on site | ⑤ Bottom of chalk quarry | ⑨ Children's Centre |
| ② Saint Botolph Church | ⑥ Tunnel | ⑩ Primary School |
| ③ The Vicarage | ⑦ The Edinburgh Castle Pub | ⑪ The Rose Pub |
| ④ Northfleet Railway Station | ⑧ Bus stop | ⑫ Lafarge Concrete Supplier |

Context Analysis- Photographs

The Established Northfleet Residential Area has its roots firmly set within the industrial legacy of the area.

The existing residential offering presents semi-detached and terraced dwellings in the main, with some notable historical insertions of blocks of significant height.



1 Less than 0.1 miles from site



2 Less than 0.1 miles from site



3 Less than 0.1 miles from site



4 Less than 0.1 miles from site

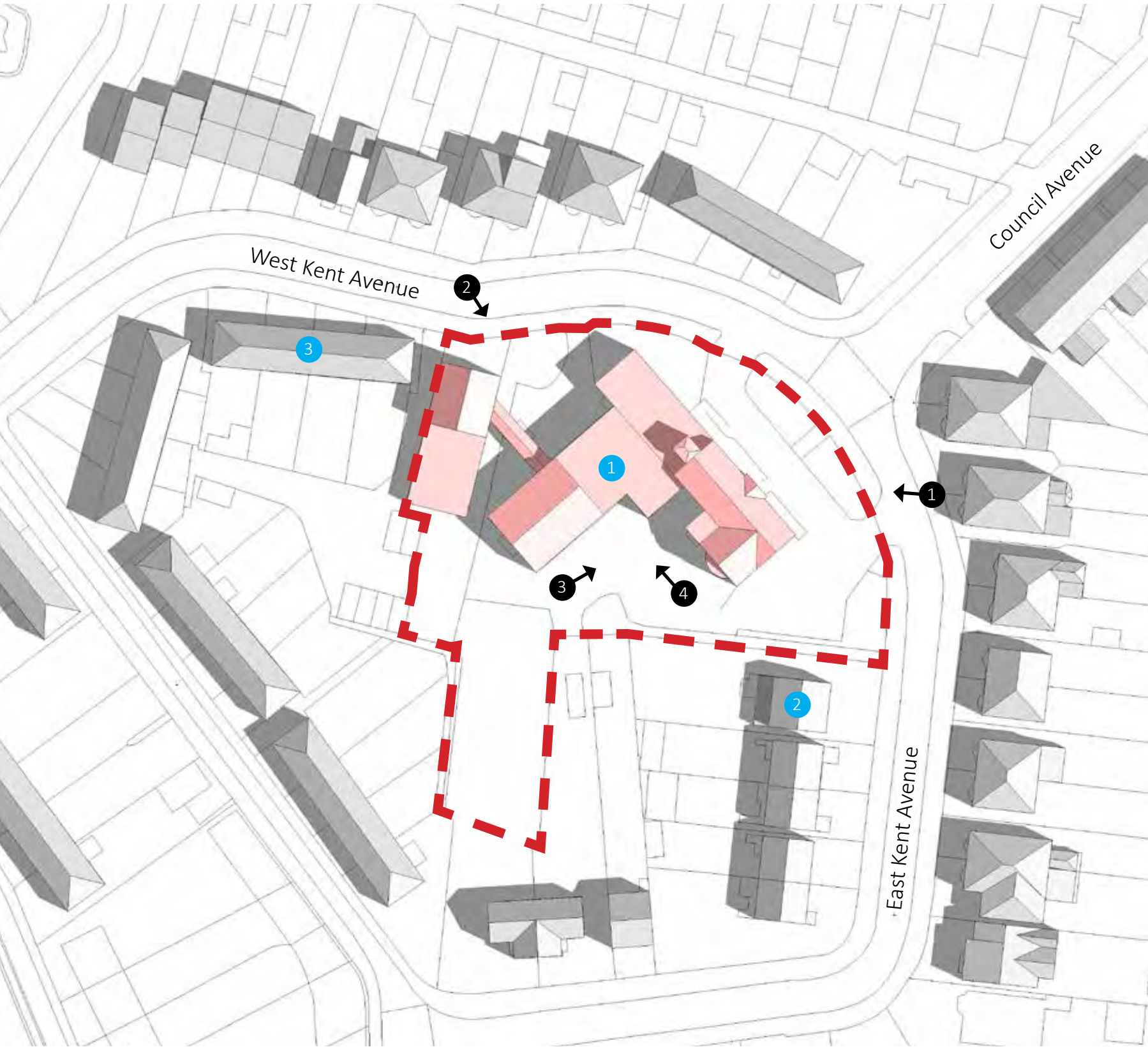


5 Less than 0.1 miles from site



6 Less than 0.3 miles from site

Existing Site Plan & General Context



1 Existing vacant care home currently on site (Kesson House)



2 Example of semi-detached and detached dwellings adjacent



3 Example of terrace dwellings adjacent

Existing Site Photography



1 View from the public realm of existing care home on site (primary entrance)



2 Side view of existing care home on site (secondary access)



3 Rear view of existing care home on site



4 Rear view of existing care home on site

2.0 SITE RESPONSE

Existing Site Opportunities and Constraints



- Site boundary
- Long Views over Thames
- ////// Unused/Overgrown 'dead space'
- Prominent view of classical marker building
- ||||| Line of quarry face edge/start of steep gradient
- ↔ Primary neighbourhood through-route (low volume)
- ↔ Right of Way/Garden access
- ▭ Retained heritage asset
- - - Poor quality extension with low re-use potential occupying key site frontage

The site presents opportunities for utilisation with particular focus on NPPF-11.120.c :

- 'using suitable brown field land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land'

and NPPF-11.120.d :

- 'the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively'

Proposed Demolition- Site Plan

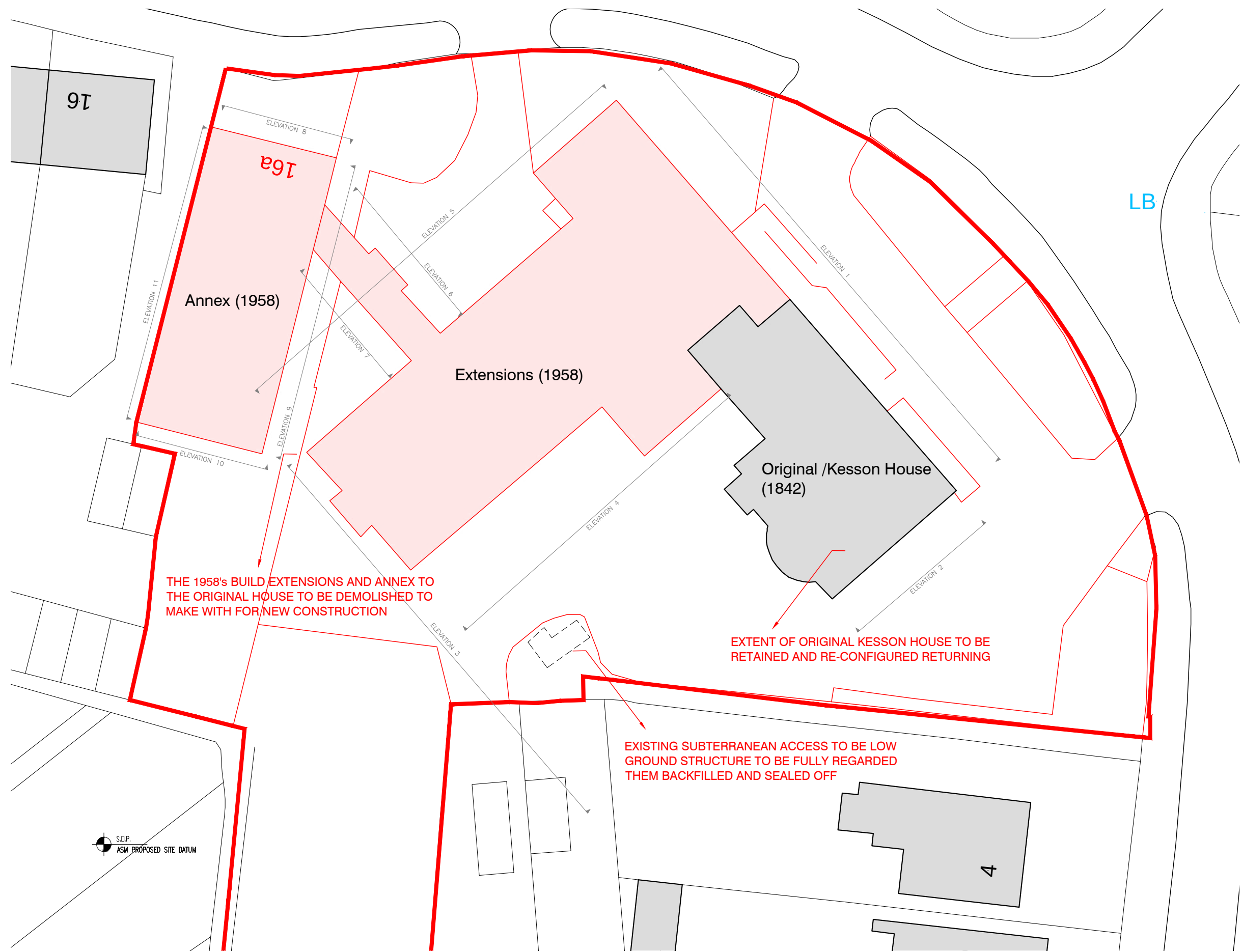
The earliest record of Kesson House is included in an advertisement brochure dated 1842- which described the building at that time as ‘under construction’, and was referred to as Northfleet House.

Originally intended as a seven bedroom house with servants quarters, it was variously occupied by Thomas Sturge of Knight Bevan & Sturge, followed by Knight, and subsequently by Alfred Tolhurst up until 1911. All were substantial bussiness entrepreneurs in the local cement manufacturing works, who added modest lateral extensions to the original house.

In 1920 the site was purchased by the Northfleet Urban District Council and converted for use as the Town Hall.

In 1958 the main building was extended to the rear with a two storey addition in the north-east corner, and the annex building located to the west was connected to the main building with a single storey linking corridor.

In liberating the original house for re-purposing, it is proposed to demolish and re-develop the area in and around the 1958 extensions and annex buildings to the west of the house.



Layout- Summary of Feasibility Options

Over an extended period, a wide range of concept proposals have been tested and considered at feasibility stage, in the first instance replacing all existing built fabric with a new solution- with a view to optimising the potential of the site as a whole.

The Original House, being in poor condition and severely extended over a long period of time, to an extent that it had a very confused identity and purpose, was not believed to be of sufficient merit to keep, especially not the 1950's crude extensions added under the auspices of the then Northfleet Urban District Council, when it was being utilised as the local Town Hall.

Subsequent Pre-App submissions (June and July 2021) sought to develop discussions based on a full regeneration of the site, with an intention of it being a catalyst for a more broader, wider regeneration of the local estate surrounding the site - one which was not part of the regeneration thoughts of the surrounding Ebbsfleet Development Corporation's plans.

The original house was highlighted as being an 'Un-designated Heritage Asset' (un-listed) and as such, there followed some pressure to retain it.

From October 2021 to May 2023, a series of studies was submitted to Gravesham Planners, which in all cases, maximised the number of affordable homes achievable, while having full regard for the existing massing both retained and adjacent to the site. This was centred around finding a suitable use for the retained fabric that would have lasting benefit to the community, and serve severe demands on wider local housing needs.

Further submissions in May 2023, established the principal of retaining the main house - re-purposing it for a supported living offer, in association with Golden Lane Housing (part of Mencap), to deliver much needed targeted apartments for young adults with learning disability or autism, In association with KCC Care Commissioning Board.

Removing all the extensions and additions fully, and replacing them with new apartments, targetting and tailored towards a brief defining Affordable Housing requirement that had been established in alignment with Gravesham Housing Strategy- which had an identified shortfall of circa 900 units.

The period from May 2023 to March 2024, has seen further Pre-App submissions, has led to a refinement of these principals, retaining and re-purposing the former house, whilst bringing forward new Affordable residential opportunities, optimising the potential offered by the remainder of the site, seeking to deliver against a backdrop of increasing demand, highlighted by the head of Regeneration of Gravesham Council.



1

Scheme 1 (retaining Northfleet House only & develop reclaimed land [max 3 stories])

Demonstrates the outcome of retaining just the original Northfleet House and clearing the remainder of the site for new accommodation in the form of a single additional block.



2

Scheme 2 (retaining Northfleet House only & maximise developed reclaimed land)

Demonstrates the outcome of retaining just the original Northfleet House and clearing the remainder of the site for new accommodation in the form of a single block with an emphasis on financial viability.



3a

Scheme 3a (Re-develop the site once fully cleared- Low Rise single block)

Assuming all the existing buildings on the site are removed a number of potential re-development options present themselves.

For the purposes of this viability study, the option shown here demonstrates a balanced outcome, clearing the site entirely and replacing with a context driven proposal which maximises accommodation while providing good quality shared amenity and residential facilities.



3b

Scheme 3b (Re-develop the site once fully cleared- High Rise multiple blocks)

Option as above but fracturing the accommodation into more context responsive massing and expandable opportunities

Overview of the Proposal- Design Philosophy

The proposed building, a new building to replace the demolished modern addition to Kesson House has been developed with the following criteria held as essential;

1. To mirror the mass of Kesson House and sit comfortably adjacent.
2. To bridge this scale transition from Kesson House to the surrounding terrace housing stock
3. To react to the grandeur of scale and detail of Kesson house while,
4. Creating a more contemporary style which would not undermine the existing character and appearance of the existing LA & private dwellings.
5. Not undermine any of the existing buildings by promoting a radical or highly commercialised façade, but rather to contribute to and strengthen the residential ‘feel’ which promotes a community reaction through use rather than a gentrification through intimidating ‘fashionable’ architecture.

The proposal has within its own curtilage a defined break down of mass and pallate of finishes which serves to keep monotony from such a development of single mass and fragment the proposal so it reads comfortably with both the Scale of Kesson House and the double story single fronted dwellings. The above criteria have been fulfilled through a range of responses including; the general arrangement of the scheme, its placement on site, the extent of finishes, the use of scale features [common to Kesson House] and an effectively dense scheme to allow for shared common use and the maximisation of community gain from the development. The means of reaction to each of the criteria are defined below.

1. Within the central core of the proposal (block B), a linear volume of the façade with a perceptively similar height and width proportion to the existing Kesson House has been defined through materiality [red brick] and fully integrated elements, while seamless from the interior, are visually independent from the street scene. This subtly gives the proposed street scene a bold familiarity with the historic Kesson House while still sitting comfortably as a collection of smaller buildings in line with the housing stock.
2. The ‘made up’ or ‘collective’ appearance of the proposal allows easy transition to the smaller scale buildings which, in this instance takes the form of lower scale double story dwelling at the site boundary adjacent to the existing housing. This is also emphasised as elements are visible to the rear but with overt separation between ‘blocks’ whilst having a materially consistent front-to-back consistency.
3. Key details of Kesson House which are prominent and overtly visible form the public realm have been reinterpreted in the proposal. This takes the form of;
 - A front facing gable [at the same pitch as Kesson House] with a cladding decal which recreates the fenestration of the gable detail.
 - A defined vertical core visible from the outside
 - A 5-bay façade frontage
 - Comparable mass to the rear, terminating in a top floor with different external treatment.
 - Flat roof detailing to the rear and flank ‘wings’

This has been done in a more abstract way so as to be subtle, but points towards the awareness and influence the classical existing has had over the newly proposed. In no way intended as a pastiche recreation, but rather the imitated features are subtle and accents Kesson House through an echo of scale and proportion but a general reduction in formality and hierarchy. This is so the proposal is subordinate to Kesson House rather than competes or undermines.



4. Where Kesson House uses quoining and gallows brackets as façade decoration, the proposal uses vertical cedar planks to accentuate the window apertures, bringing the contemporary proportions closer to those seen in the original Kesson House. It is also used on the circulation and serves as a physical and visual barrier where required. This creates a dynamic façade accent and a very useful wayfinding feature which presents to the public realm and then leads residents through to the public circulation which is dressed in the same material treatment. The units have simple, elegant and contemporary glass balustrades, giving a familiar and desirable architectural feature to privately occupied space, with a more identifiable marker treatment to the shared elements of the proposal. The feature cladding proposed will sit on a very simple and limited palate of familiar residential materials [red/yellow brick and vertical fibre cement rainscreen cladding(appearing as timber)] which grounds the proposal in a residential ‘language’ which is consistent but not a direct recreation of what is already in the existing context.
5. The existing 2 storey dwellings around the site are vastly majority painted pebble-dash or render facades with many areas of brick and ‘shiplap’ cladding showing in part. Render or pebble-dashing on the scale of the proposed could easily present as monotonous and monolithic so the use of multi brick patterns offers both a textured façade treatment which is also easily read as a ‘formal’ or ‘well established’ dwelling material within the cultural understanding. The weather proofing, quality of patina and low maintenance of the brickwork and cedar cladding promote sustainability through permanence and long-term robustness.

- 1 Kesson House Proportion
- 2 Common accent features
- 3 internal circulation expressed
- 4 Widow Heigherachy
- 5 Rear Mass ‘Peeks’ around
- 6 Familliar top floor to rear
- 7 Consistant Roof Pitch
- 8 Limited but Purposeful Material Transition



Overview of the Proposal- Use

Looking to retain the original building that formed Kesson House whilst removing the hard to refurbish and visually inferior latter day extensions has allowed the single site to be functionally split into two separate elements but with highly compatible user groups.

In association with Kent County Council Care Commissioning Board, a Housing Association (Golden Lane Housing) and a registered Care Provider (Look Ahead) it was established that, to meet current high levels of demand, there was great potential for utilising the basic structure of the retained House and re-purposing it towards a Supported Living usage, providing independent living opportunities for young adults with learning disabilities, autism, brain injuries and behavioural issues.

Having cleared a significant portion of the site, the remainder allows the introduction of a new block of residential units that will offer affordable accommodation for young families, tailored to a brief that has been developed in association with the Housing Development and Strategy Manager for Gravesham Borough Council, to best address the over 1,000 strong waiting list currently, for such accommodation within the Borough.

These two user groups would share common amenity well, providing a mutually beneficial communal interaction in the well designed and located areas of common amenity, while still providing a high level of private amenity for each residential group.



A key feature of the scheme is the full retention, refurbishment and minor extension of the classically presented Georgian mansion house known as Kesson house; a facility that was heavily extended in the 70's to act as a care home after vacation by the local authority. Kesson House will be retained/ extended and operated as a fully modernised independent facility with a specialist care provider, providing 9 one-bedroom dwellings plus staff accommodation.

The proposed new building seeks to provide 20 No. new residential units which extends the offering of dwelling types in an already well-established residential area.

Essentially, the scheme makes use of a brown field site, removing outdated and not fit for re-use buildings with modern, compliant, and desirable new dwellings. At the same time, the proposals refurbish and reuse a historical local landmark, bringing it back into effective social use with realistic legacy options for the future.

- 1 Kesson House (retained)
- 1a Kesson House (extension)
- 2 Block B (proposed new block)

Proposed Use- Supported Living

Impact Developments Gravesend Ltd have developed these proposals in association with Golden Lane Housing Association and Look Ahead - A KCC registered Supported Living Specialist Operator and Provider.

- **About Golden Lane Housing:**

Golden Lane Housing is one of the Country's leading Supported Housing Landlords for people with a learning disability or autism. Their Vision is a world where everyone with a learning disability has opportunities to access good quality housing that meets their individual needs.

Whether young people require support in their own home, supported living accommodation, a registered care home or out in the community, their specialist teams are there to help people find and enjoy a suitable, safe home with advice and housing opportunities.

Our commitment to quality is demonstrated by our sector-leading quality ratings. In England, 95% of our registered locations are rated as Good or Outstanding by the Care Quality Commission.

Since establishment as an independent registered charity by Mencap in 1998, Golden Lane Housing has invested £122.8 million transforming lives of over 2,000 people with a wide range of needs in more than 1,200 properties across England, Wales and Northern Ireland.

Golden Lane Housing, operating as a registered community benefit society, find innovative ways to provide suitable and much needed housing solutions, enabling the people we support to lead more independent and fulfilled lives.

- **What is Supported Living:**

Supported living offers an alternative to residential care and empowers people to choose the right amount of support for them – how and when they need it – so they can lead an enriching and fulfilling life.

The aim of supported living is to achieve choice, control and community inclusion for individuals who are able to live independently with some support. Supported living has no legal definition but has a commonly accepted set of voluntary standards recommended by the Care Quality Commission (in 'Registering the Right Support' 2017) that are defined in the Reach Standards in Supported Living which Voyage Care's services align to.

In Supported Living, housing and support arrangements are separated, with one provided for by a Registered Housing Association (acting as Landlord), and the other supervising and operating the support package (Registered Care Provider- Look Ahead)

Housing: People in supported living are tenants who have their own tenancy agreement, and security of tenure, with a specialist registered housing provider. In specialist supported living developments the need for support is a requirement to obtain a tenancy.

The tenants will all be in receipt of enhanced housing benefit. All tenancies are arranged with a housing provider who has overall responsibility for housing management services in the development and supports each individual tenant to manage their tenancy. No properties are let separately/ privately, and the properties are not available to purchase.

The accommodation is typically a one-bedroom flat/ bungalow, over which they have exclusive possession, but properties can be shared with others, so long as they all have a need for support. Typically, some communal areas are provided to allow for tenants to socialise together if they'd like. There is also often some limited staff accommodation provided, such as staff rooms/ sleeping areas, as staff will be on site 24/7.

The placement of individuals into such housing is under the auspices of Kent County Care Commissioning Body in this instance, working with the Housing Association in conjunction with a single registered care provider.

Support:

A care provider, such as Look Ahead, provide personal care to people as part of the support that they need to live in their own homes. The personal care is provided under separate contractual arrangements to those for the person's housing. The support offer is flexible and tailored to individuals needs and capabilities.

Together with each person supported a co-created personalised support plans is produced, focusing on their interests, priorities and skills. Care and support can be continuous or periodic but is always tailored to meet the supported person's individual needs. It enables people who need personal care to live as independently as possible in accommodation that is genuinely 'their own'.

At Look Ahead, support is typically provided to individuals on average for a minimum number of hours per week per person but, dependant on their needs, support can be provided round the clock.

In this instance, working with the retained original house, Impact Developments Gravesend Ltd, the Delivery Partner, will be re-purposing the existing building on behalf of Golden Lane Housing for the provision of support and care facilities operated by Look Ahead.



1.0 SITE CONTEXT

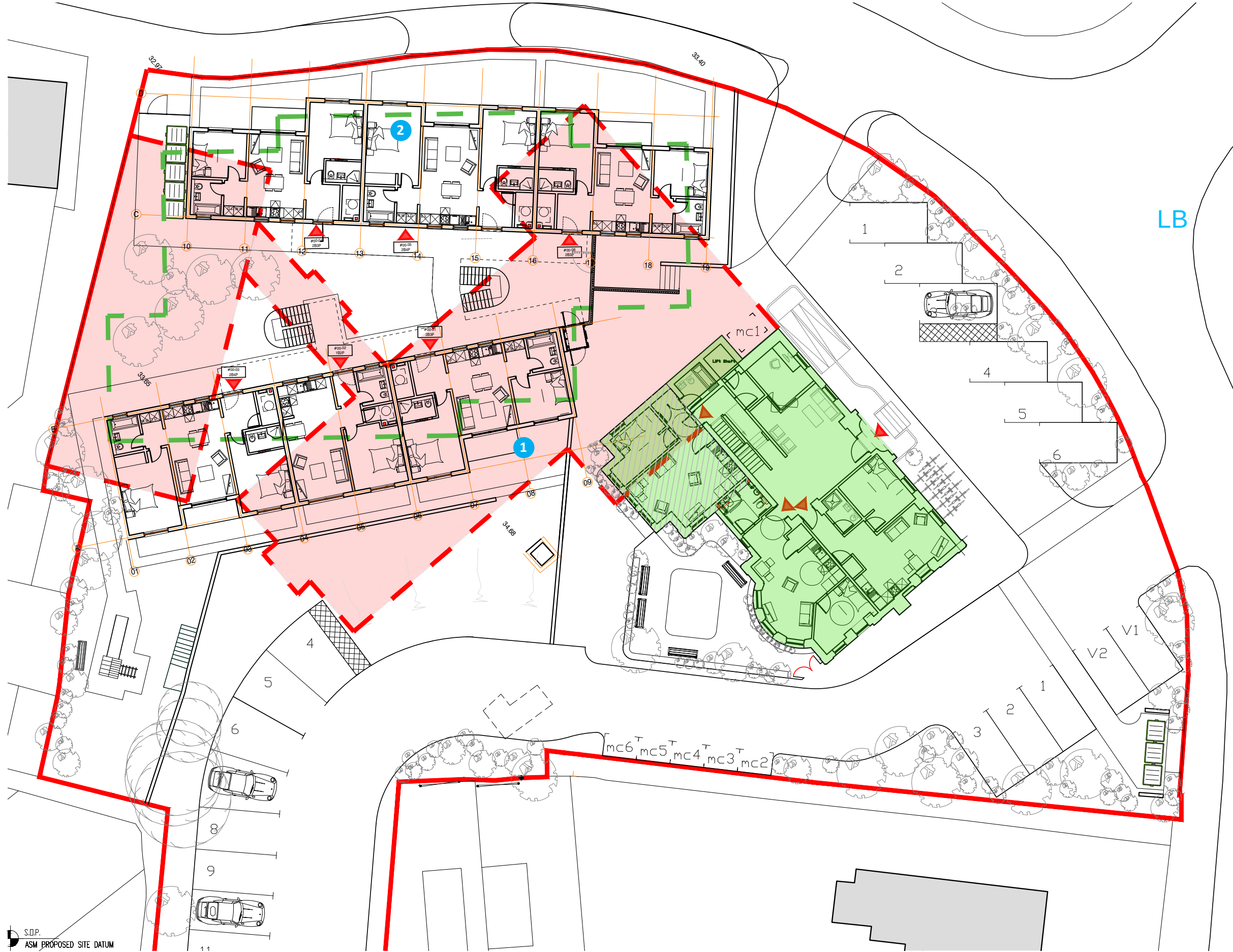
Overview of the Proposal- Site Plan

- By retaining the original building that formed Kesson House and removing the inappropriate and visually inferior latter day extensions enables a modest extension to repair and re-purpose the existing accommodation- Block A- for Supported Living.
- Having cleared a significant portion of the site and having addressed the available options from numerous directions the remainder allows the introduction of new residential units that will offer affordable accommodation.
- Arranged in two blocks either side of an open 'street', their disposition is intended to maximise and optimise the available site area- Block B- for Social Housing.
- These two user groups would share common amenity, providing a mutually beneficial communal interaction, while still providing a high level of private amenity for each residential group, arranged around pedestrian and vehicular circulation and parking.

- 1

666.9m² footprint of Demolitions
[outlined and hatched in red]
- 2

572.3m² footprint of Proposed
[outlined in green]



Amount- Urban Grain Massing

Existing



The existing poorly extended and annexed form within the current urban grain presents a fragmented frontage and a disparate group of buildings sitting within a relatively organised urban residential framework, one that is both at odds and out of kilter with its surroundings.

Proposed



The proposed new insertion and retained fabric has been detailed to read as an infill, organically situated with each existing 'Bookend' development. The proposal presents a well organised active frontage in stark contrast to the existing fractured and poorly defined one.

The relationship between the classical 'Kesson House' and the new proposed building improves the local urban grain, replacing fragmented frontage with a proposal which bridges the grandeur of the mansion house with the mass and form of the existing surrounding purpose-built housing.

Amount- Proposed massing

The main factor behind the amount of development on the site has been derived from appropriate massing (based on the local context), ensuring rights to light, statutory vision splays and conditions of overlooking are not violated.

Story/ridge heights are limited by using the original Kesson House as a maximum ridge height which the proposal remains subordinate too. The proposal transitions from the existing two story housing to its eastern 3 storey flank to more organically flow from the massing of the terrace housing, to the significant increase in mass of Kesson House).

The proposal consists of double aspect units which have been specifically designed to arrange all habitable rooms on the outer façade. Keeping all non-habitable space along the circulation 'street', with obscured privacy glazing means maximised natural light can reach the deeper plan areas. By doing this the density of the proposal is highly efficient, creating a double bank of accommodation which does not intrude on rights to light, overlooking or inappropriate massing next to the established context.

- 1 Existing Context Ridge Height (off site)
- T Transitional 'stepped' West edge Ridge Height
- 2 Block B Ridge Height
- 3 Kesson House Ridge Height



Amount- Measured Density

Measured densities, while hard to compare between the existing and proposed due to a change in dwelling type do show a significant increase in efficiency across site density. Density has been sampled using the two zones as defined on the adjacent density plan.

Classical density is hard to define due to small units, but the proposed scheme, based on the new apartments plus the newly formed independent 1 bed studios in Kesson house results in 97.9 dwellings/ha (20+10 units/0.3062Ha site), achieving a high density in this suburban area within an appropriate mass and with well provisioned direct amenity. The adjacent homes to the south achieve 43.6 dwellings/ha (24 units/0.55ha) through traditional homes and gardens, with the proposal offering a more attainable financial commitment form occupants.

Effectively, the original scheme as a care home offered 43 single bed spaces as rooms across an existing GIA of 1522m2, the proposal offers 20 single and 30 double bed spaces over 2162m2. Defined as m2 of built area per bed-space, the existing offered 35.3m2/bed pace while the proposal returns 27.0 m2/bed-space. This increase in capacity results from multi-occupancy units and crucially, makes much better organised use to allow this prominent site in an established residential area support a greater number of long-term residents.

While the potential head count on site would be increased from 43 to 71, the existing configuration and use does not allow for significant utilisation of the wider site. Through the use of permeable surface parking, shared amenity, and ‘wild greening’ the deeper and non-frontally accessible parts of the site are utilised for the common benefit of the increased site population in a way that would not be possible for a site wide assisted living scheme.

The original Kesson house has dedicated private amenity for the exclusive use of the care provider and residents of Kesson. While physical separation is in place, a sporadic visual connection exists between the private garden of Kesson and the shared amenity of the wider site, allowing basic familiar interaction throughout the use of the site between the two differing yet highly compatible user groups.

The formally arranged residential properties in the surrounding streets are a perfect social context in which to expand an open affordable housing option while also having provision for much need assisted living bed-space within a sympathetic social structure.

- 1 Sample Area A- Proposed Site @ 97.9 D/Ha
- 2 Sample Area B- Immediate Local Context @ 43.6 D/Ha



Layout- Site Proposal

Sitting as it does at height, surrounded by sites of major mineral extraction, the site forms part of a well-defined 'tree' network with one primary route in and out of the limited through route of Council Avenue. This suggests a 'cul-de-sac' philosophy with the sprawl of this neighbourhood unable to interconnect well with areas beyond its well-established primary road network.

By using established contextual features, the configuration of the proposed new additions has been set up to maximise the number of dwellings offered while not violating the character or outlook of the established built environment.

To this end, the new block has direct active frontage looking north over the street and extends the urban grain established by the existing dwellings. The sheer presence of Kesson house can easily be seen as both out of character but also significantly pre-dating the surrounding development, and a better framing was seen as important following the removal of the more recent extension.

The locally changing topography presented an access challenge in ensuring step free ingress from both the public street and the rear residents parking area. In response, a 'street' level has been set which balances the cut and fill locally but also allows threshold free access to the street which in turn brings residents to a lift serving all building levels from the ground floor. This means lift access is possible from the parking level via a half-level ground stop giving direct access from the parking level. A stair is also offered to give vertical access options.



Layout- Circulation



Perspective Section Through Circulation 'Street' Looking South

The two blocks either side of a circulation 'street' offers significant access control via code-key locked gates at either end at entry level, designed as 'open flow' gates (2:1 solid to void) to maximise airflow, natural light and visual connection while providing practical access control. The wider amenity is presented with no defensive threshold to promote it's use, while being suggestively shielded from public view to deter nuisance from non-residents.

All shared private amenity is intentionally well overlooked by active frontage, again, to deter any unwanted attention from non-stakeholders. Active frontage has been a powerful feature behind the design of the scheme, requiring multiple small areas of transition between building mass which have been animated through active frontage, significant overlooking of transitional space with limited areas available for discrete movement through the site.

The open nature of the circulation has multiple benefits, but primarily to maximise natural light and ventilation between the two blocks with their separate 'identity' reinforced by the open communal space between. Another key benefit of this condition is good overlooking of movement around the circulation while the privacy of residents is maintained through architectural detail and specification. Discreet movement through and around the common circulation core is not possible with good lighting and open space meaning any movement would be well known and highlighted.



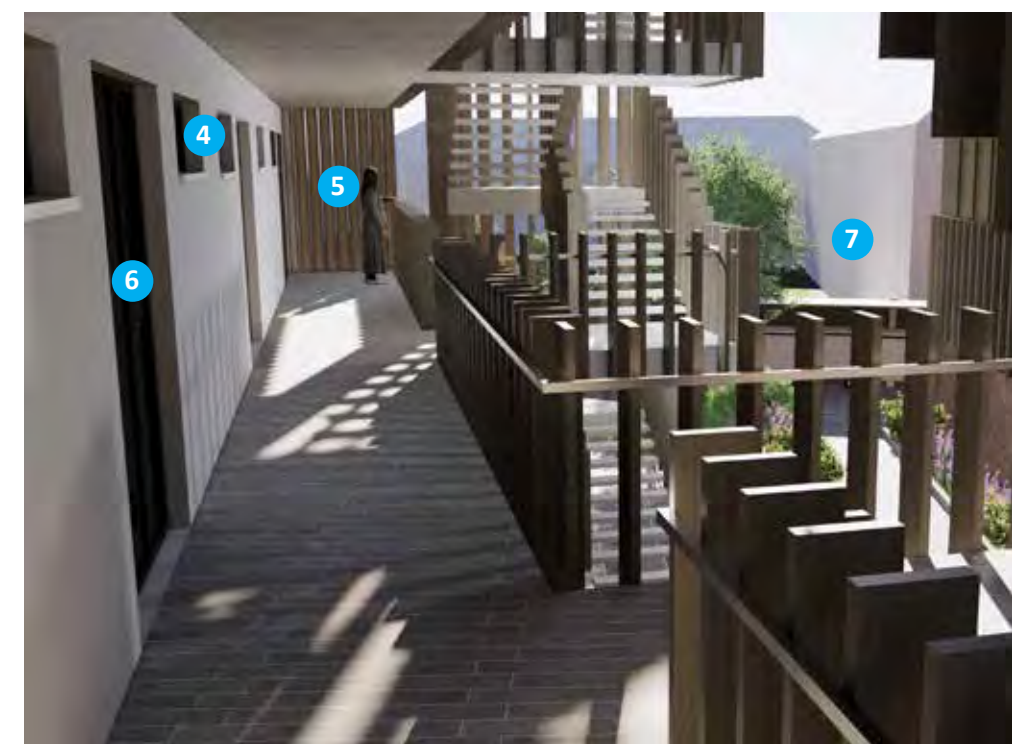
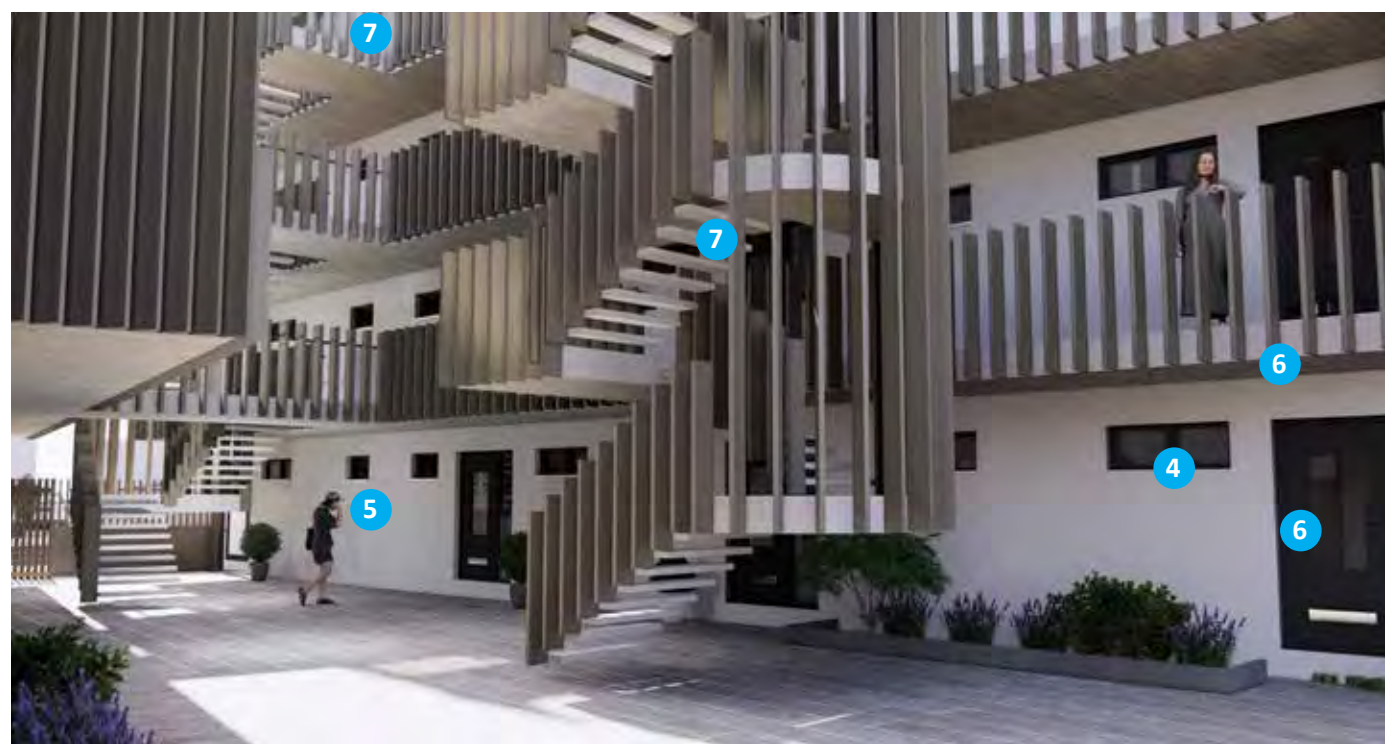
Twilight Perspective Section Through Circulation 'Street' Looking North

Scale- Response to Context

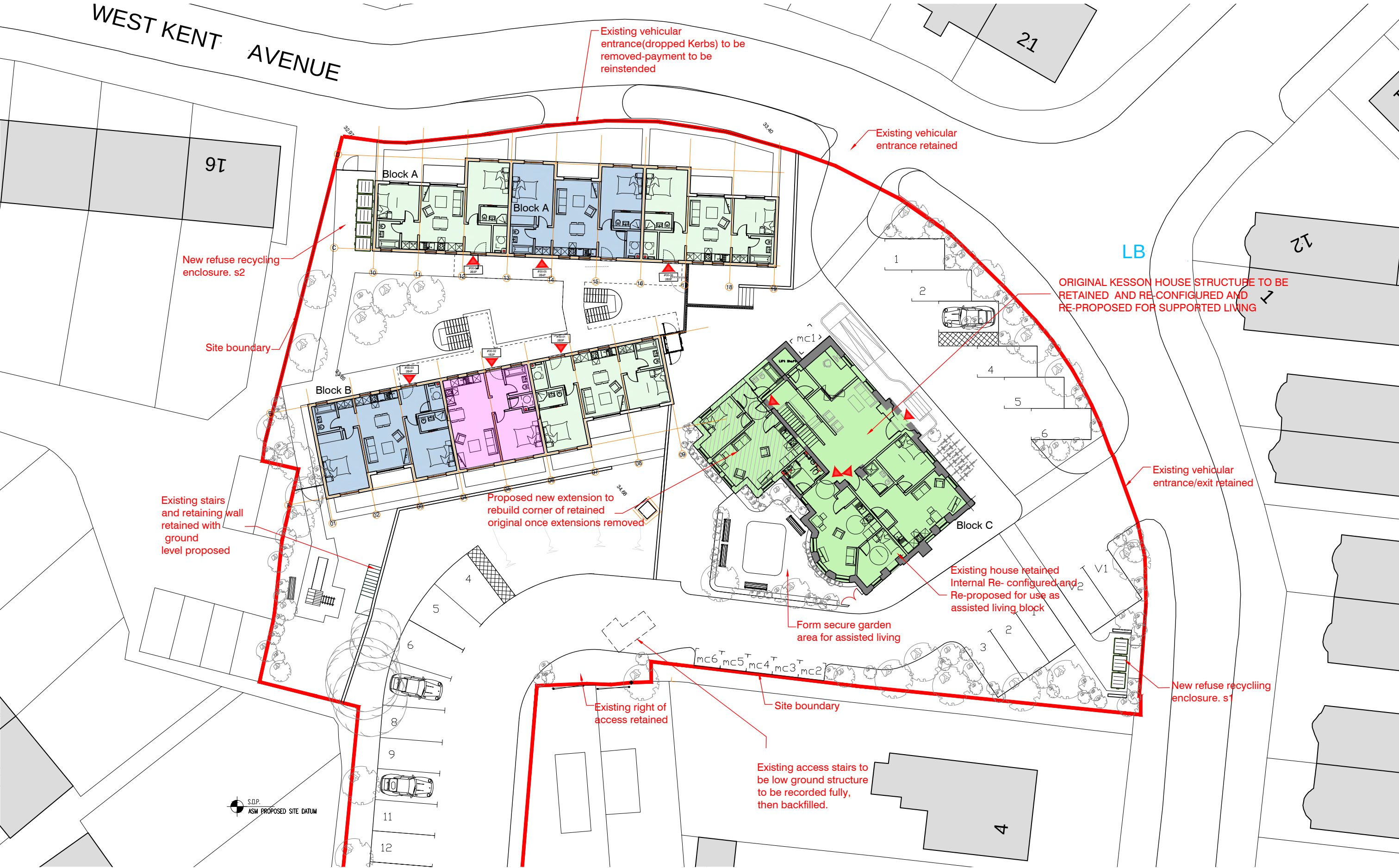
Block B (the proposal) has two façade typologies that are presented; one which deals with the public realm and longer approaching views, with the other being internal 'street' facing façades which need to balance privacy with natural light and ventilation inclusion. As discussed previously and as can be seen in the street scene, vertical mass is expressed very carefully through a subordinate hierarchy of ridge heights, infilling the median between existing established heights.

The façade treatment further underpins this with window apertures clearly reflecting the habitable nature (or not) of the rooms within. For public facing areas, a mix of full height sliding doors [1], oversized and openable windows [2] and architectural accents (with blind panel planters at ground floor) [3] which serve two main functions. Firstly, to create a non-monotonous rhythm which breaks the single mass down into smaller scale 'objects' as read within the street scene which improves way finding through an overtly active frontage with no obvious ingress points (except the primary entrance on the eastern elevation). Secondly, oversized glazing units are used to maximise natural light in deeper plan areas, using the principal aspect to maximise the capture of natural light/ventilation options.

The planters further enable residents a small amenity which also expresses more publicly, 'greening' the façade in a very passive and voluntary way. For internally facing elevations (facing the circulation 'street') a mix of obscured glazing and raised cills [4] promotes a condition of privacy while also allowing natural light and ventilation into kitchens and bathrooms. All access to dwellings is through the internal street and at each level the facades sit aside personnel movements [5]. This condition had led to the combination of obscured glazing and higher cills so no direct view into a dwelling would be possible in any lighting condition. The front doors are glazed with a single large vision panel plus side light [6], both obscured but creating full height glazing and natural light to the oversized entrance lobbies local to each dwelling. Strategic voids [7] left at the fringes of the circulation at each level act as light wells, animating and illuminating the internal circulation with natural daylight meandering with the background of maintained artificial light. Where any circulation has any chance of overlooking neighbouring private amenity, the vertical timber has been rotated to screen the view to minimum 1650mm AFFL.



Proposed Ground Floor Plan



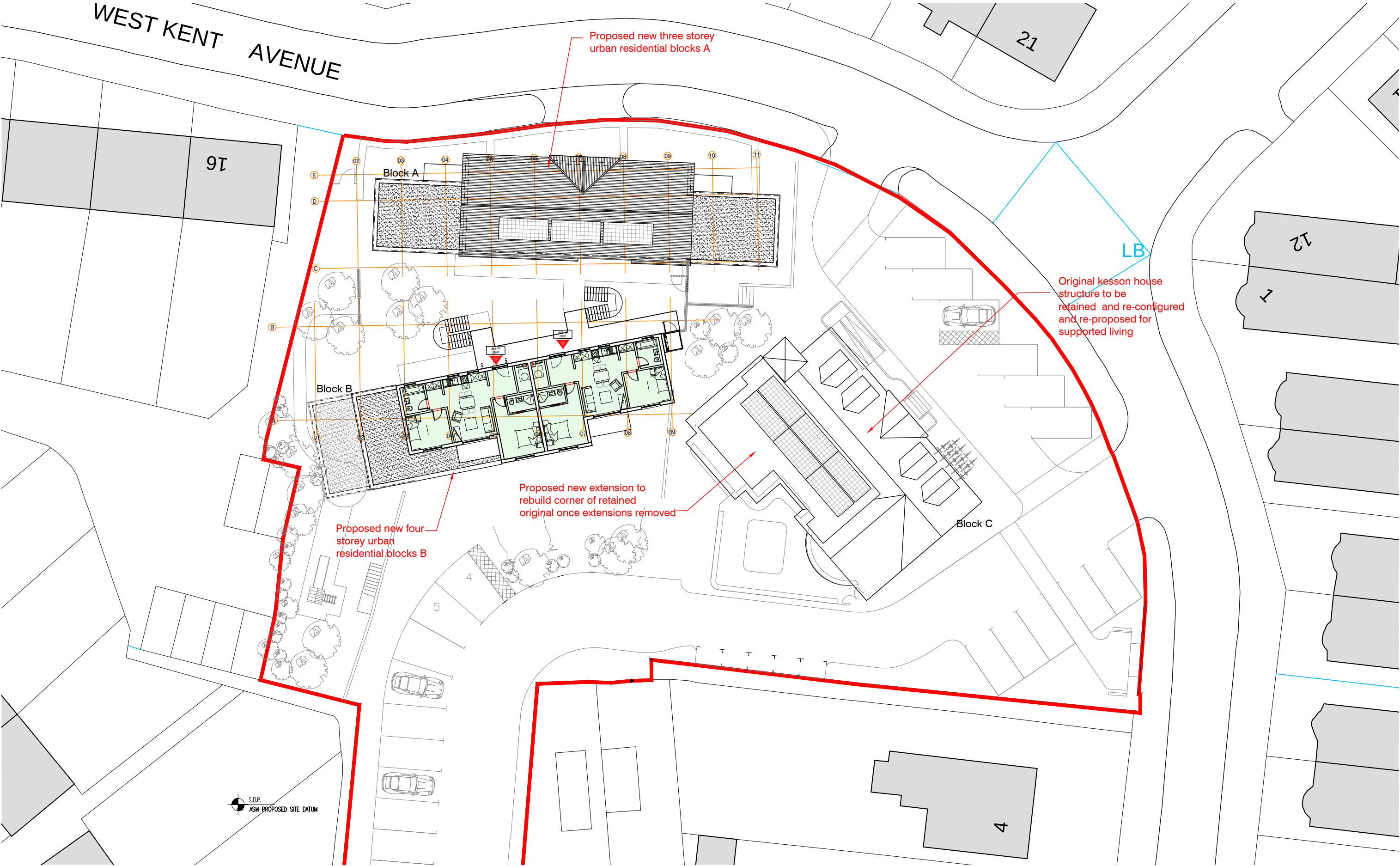
Proposed First Floor Plan



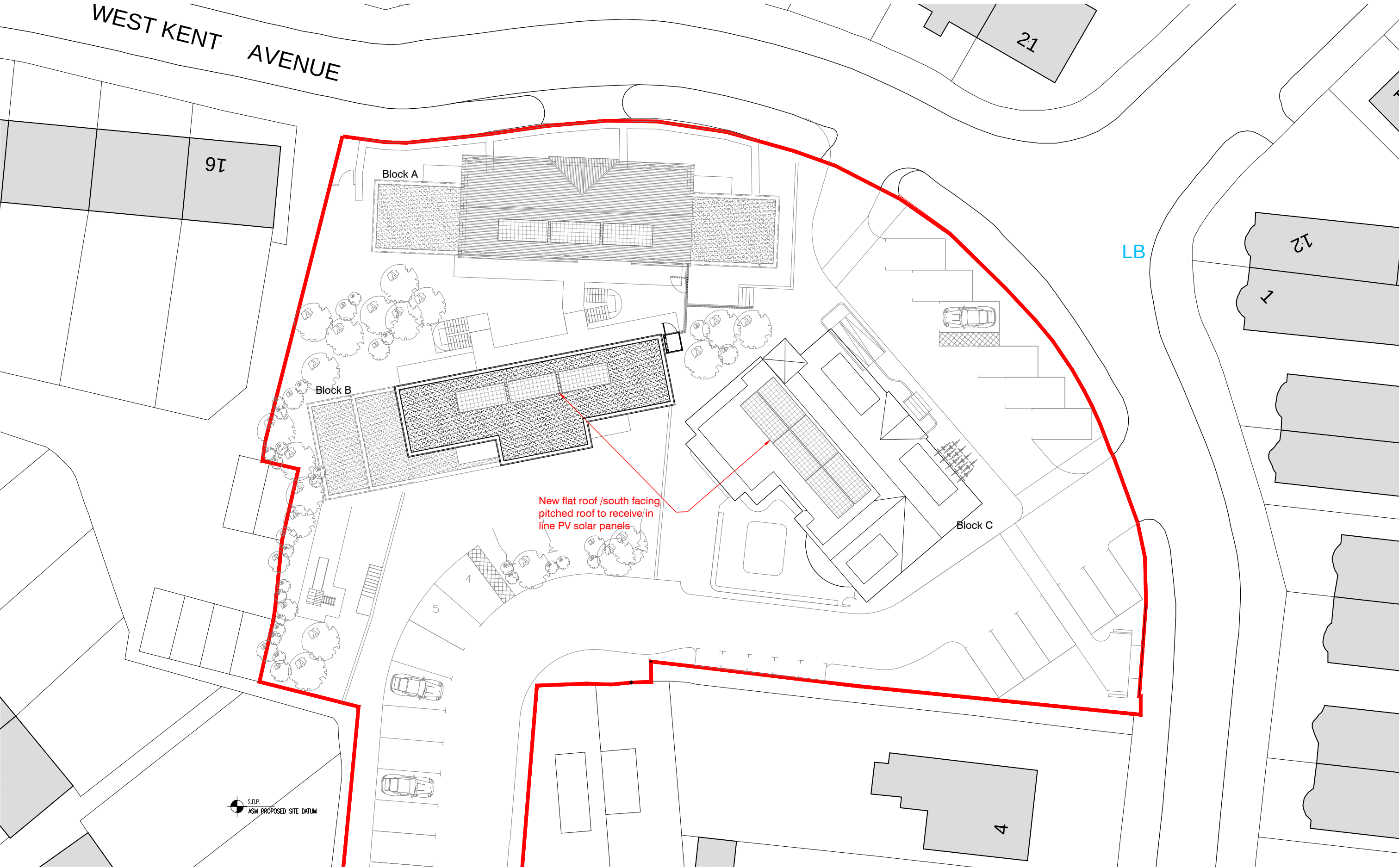
Proposed Second Floor Plan



Proposed Third Floor Plan



Proposed Roof Plan



Schedule of Accommodation

KESSON HOUSE				
GIA				
GROUND	#SL 01	Lobby/ Office	27.97	
	#SL 02	1B1P	45.28	
	#SL 03	1B1P	45.02	
	#SL 04	1B1P	45.27	
SUB			163.54	1760
SHARED CIRC.			27.30	13.2%
TOTAL			190.84	2054

KESSON HOUSE				
GIA				
FIRST	#SL 05	Staff	32.27	-
	#SL 06	1B1P	45.14	
	#SL 07	1B1P	45.02	
	#SL 08	1B1P	45.27	
SUB			167.70	1805
SHARED CIRC.			22.5	13.2%
TOTAL			190.2	2047

KESSON HOUSE				
GIA				
SECOND	#SL 09	1B1P	48.68	-
	#SL 10	1B1P	45.01	
	#SL 11	1B1P	46.45	
SUB			140.14	1508
SHARED CIRC.			15	13.2%
TOTAL			155.14	1670

NEW BLOCK - APARTMENTS				
GIA				
GROUND	#01	2B3P V1	61.00	
	#02	1B2P	50.00	
	#03	2B4P	71.30	
	#04	2B3P V2	61.00	
	#05	2B4P	71.30	
	#06	2B3P V3	61.00	
	CIRCULATION		60.90	
FIRST	#07	2B3P V1	61.00	
	#08	1B2P	50.00	
	#09	2B4P	71.30	
	#10	2B3P V2	61.00	
	#11	2B4P	71.30	
	#12	2B3P	71.30	
	CIRCULATION		60.90	
SECOND	#13	2B3P V1	61.00	
	#14	1B1P	50.00	
	#15	1B1P	50.00	
	#16	1B1P	50.00	
	#17	2B4P	71.30	
	#18	2B3P V3	61.00	
	CIRCULATION		60.90	
THIRD	#19	2B3P V1	61.00	
	#20	2B4P	71.30	
	CIRCULATION		38.40	
CIRCULATION SUM			221.10	
TOTAL			1458.20	15696

	1BED1	1BED2	2BED3	2BED4
LEV 00	3	1	3	2
LEV 01	4	1	2	3
LEV 02	3	3	2	1
LEV 03	0	0	1	1
TOTAL	10	5	8	7

TOTAL	2215.48
of which;	
Refurbished	536.18
New Build	1679.30