

Clifton Slipways

Addendum to the DAS

Clifton Slipways was granted planning permission on 04/12/2020. Following the granting of planning permission a number of external factors, including amendments to the fire and building regulations and significant cost inflation have resulted in the need for minor amendments to the scheme as approved to facilitate delivery.

Through the further evolution of the scheme as reflected in the changes to the layout, further work has been carried out on the design of the towers from that set out in the approved Design and Access Statement which accompanies the original planning permission ref. 20191122. We provide a summary of these changes at the end of this Addendum to the Design & Access Statement. Whilst this is included for reference, it is noted that Condition 16 of planning permission 20191122 requires details on the final design and elevational treatment to be submitted to and approved by the LPA. Accordingly, it has been agreed with planning officers at Gravesham Borough Council that the elevational changes as shown do not form part of this s73 application, and will be dealt with through the discharge of Condition 16.

West Street Block

- Replanning of residential floors to incorporate additional staircase for fire safety regulations
- Increased number of secure cycle spaces
- Residential mix and unit numbers remain as per approved scheme
- Rationalisation of façade to improve construction viability whilst retaining continuity of façade rhythm.

Stuart Road Block

- Basement level -2 has been omitted and bin store relocated to Level 0.
- Level -1 - Reduction of building footprint to minimise amount of ground/basement excavation. Vehicular entrance position retained.
- Level 0 - Additional residential units replace part of the car parking level, providing enhancement to the architecture at the lower band of the building and resulting in the overall flats increasing from 227no. to 236no.
- The Parking court at Level 0 to become external and defensible space has been introduced via planters between the parking spaces and residential units. The proposed access to Level 0 parking area shifted by circa 1.5m to accommodate floor plan changes
- The bin store has been relocated to Level 0 making it more accessible for residents to access and provides direct access via a small corridor onto Stuart Road to the refuse lay-by. This is based on a private collection management strategy.
- The residential stair core positions have been amended to enable 2 x stair cores to access the top storey of the building improving fire safety.
- Architecture to upper storeys of Stuart road has been rationalised to visually relate to West street tower architecture



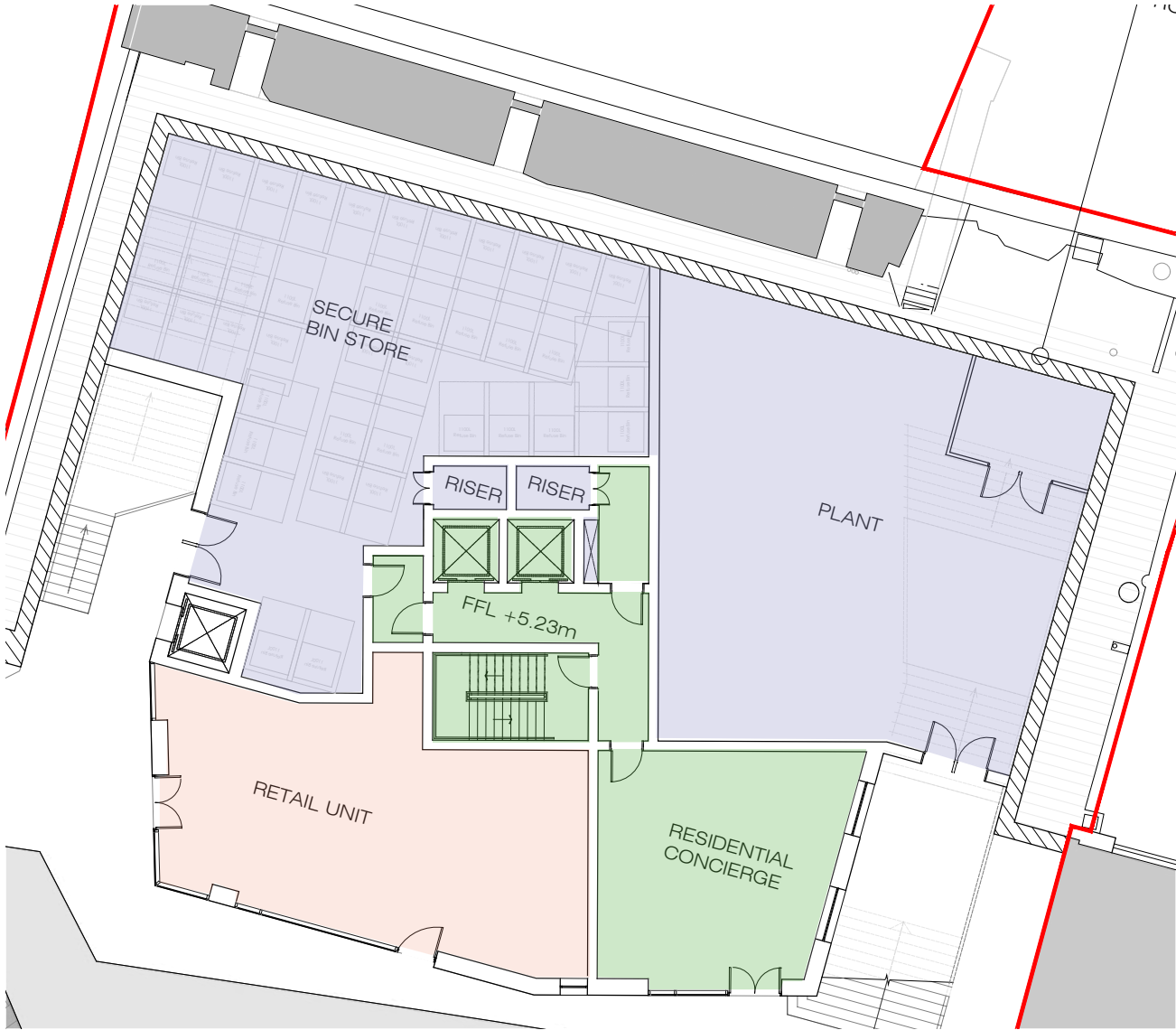
Approved CGI of West Street Tower highlighting area of minor amendments



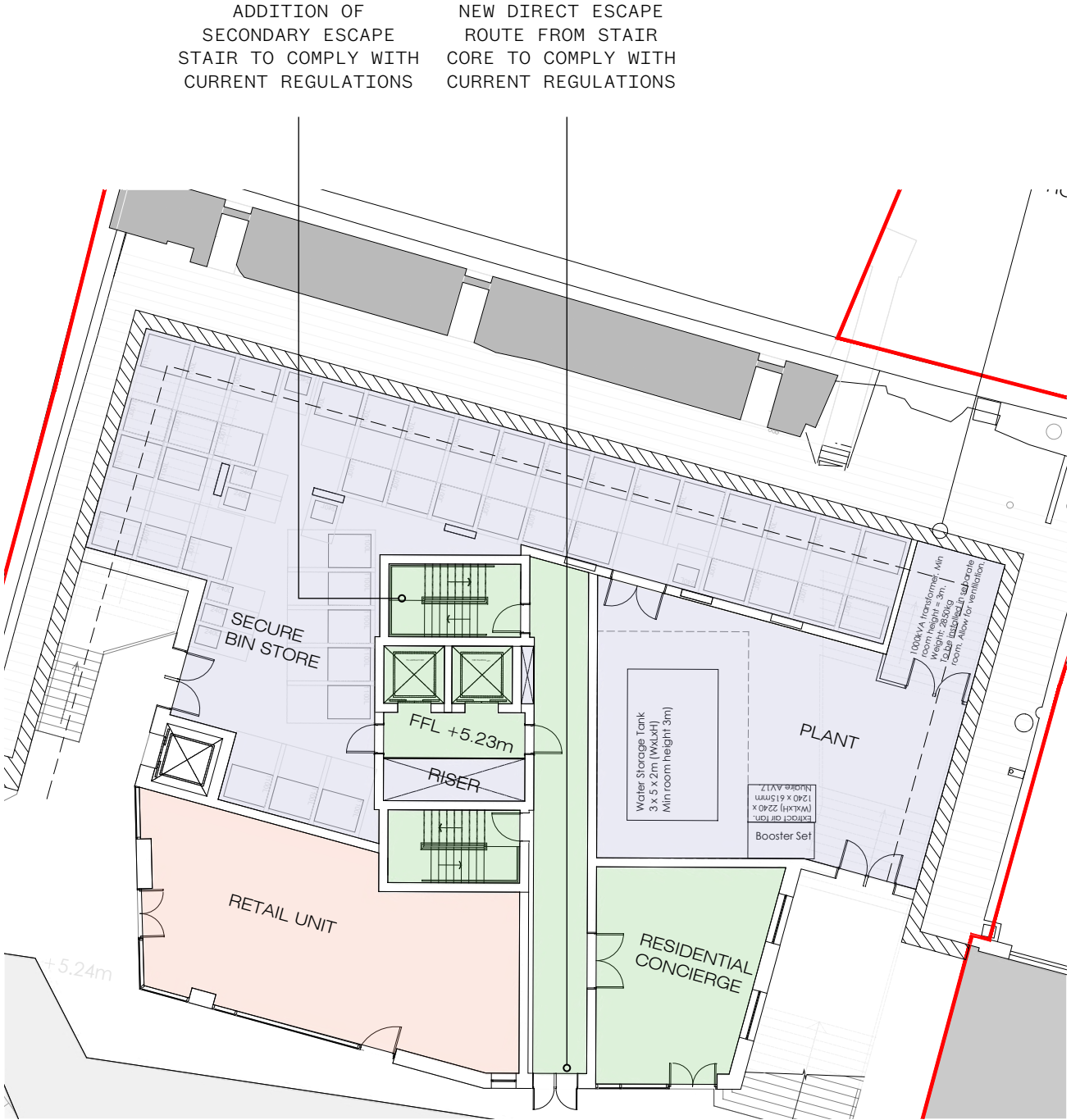
Approved CGI of Stuart Road Block highlighting area of minor amendments

Changes to West Street Tower Layout

West Street - Level -1 Floor Plan



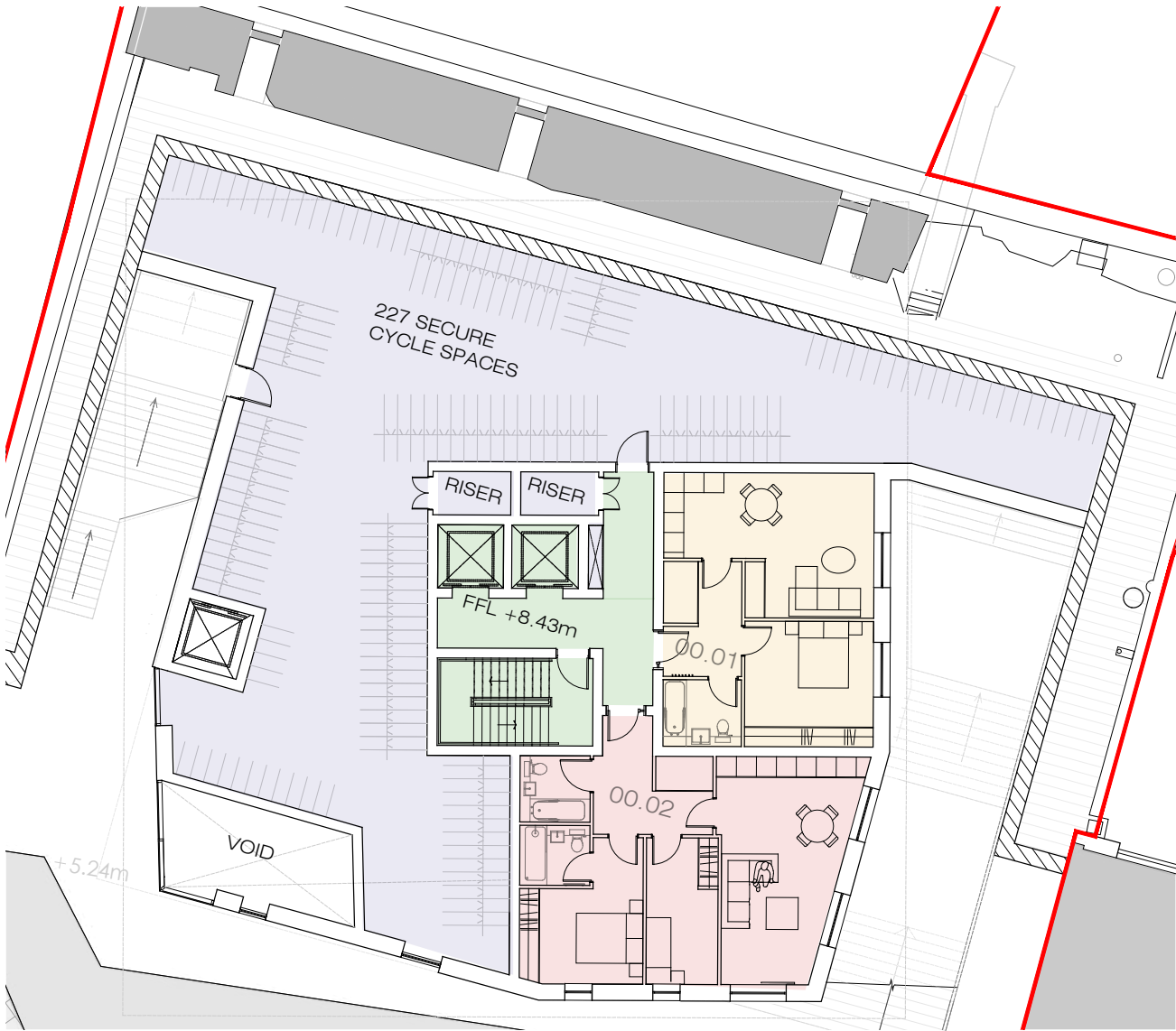
Approved Plan



Revised Plan

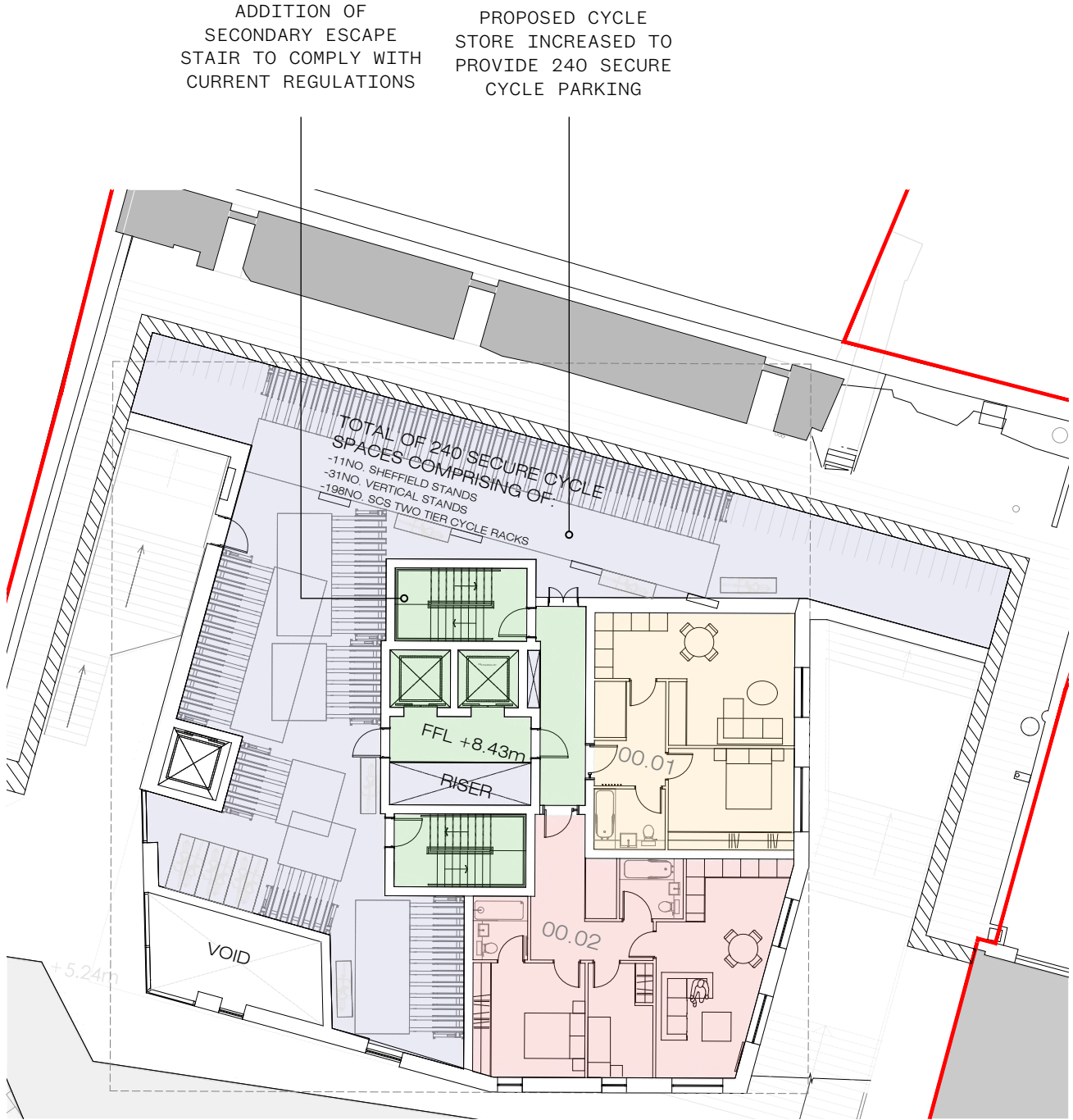
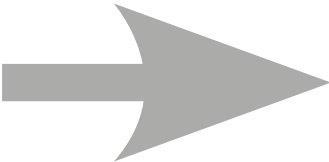
- Retail Unit
- Circulation
- Plant/office/store

West Street - Level 0 Floor Plan



Approved Plan

- 1 Bed Unit
- 2 Bed Unit
- Circulation
- Plant/office/store

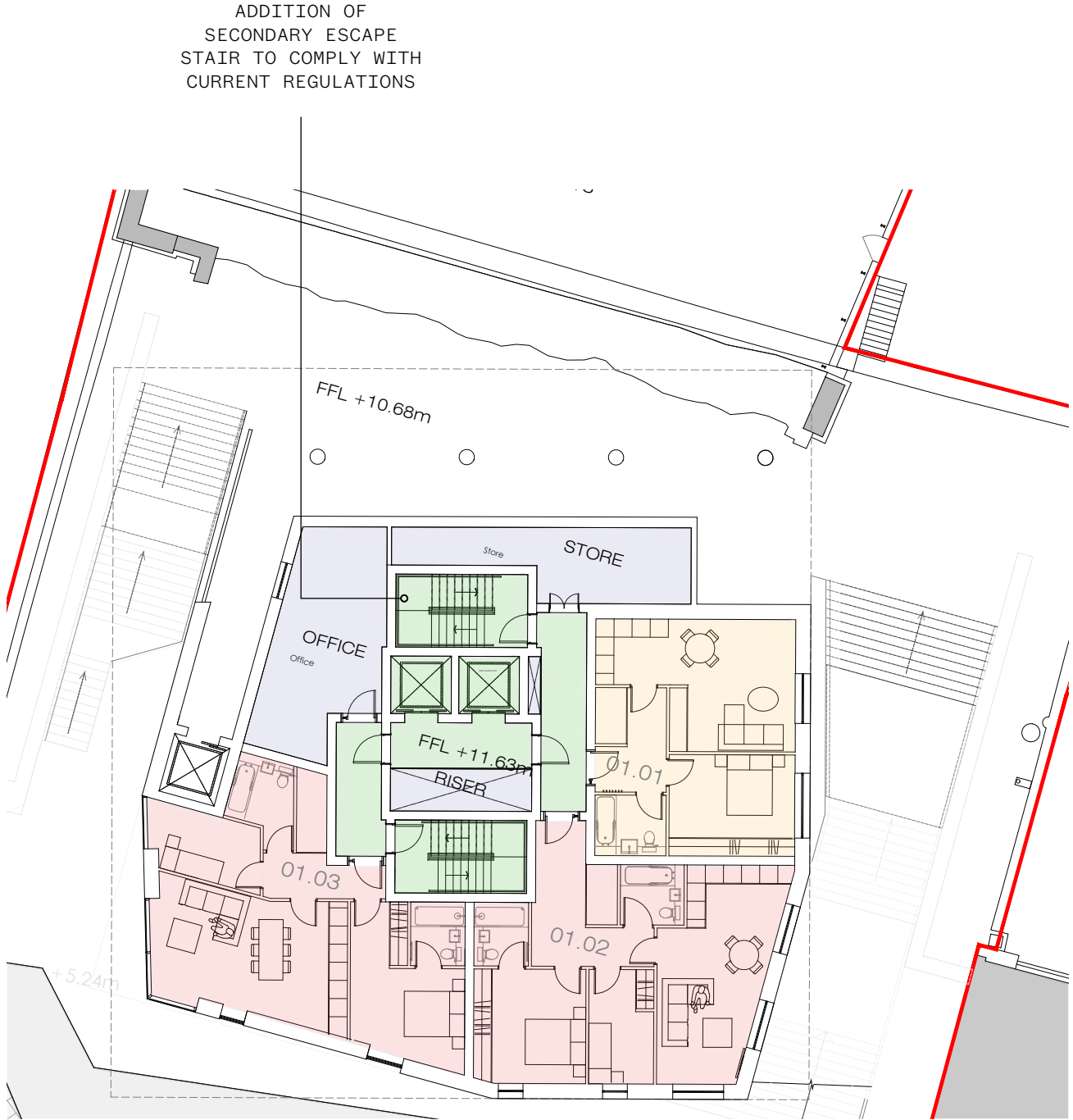
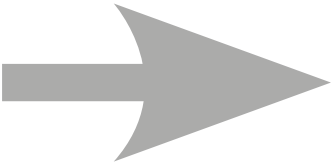


Revised Plan

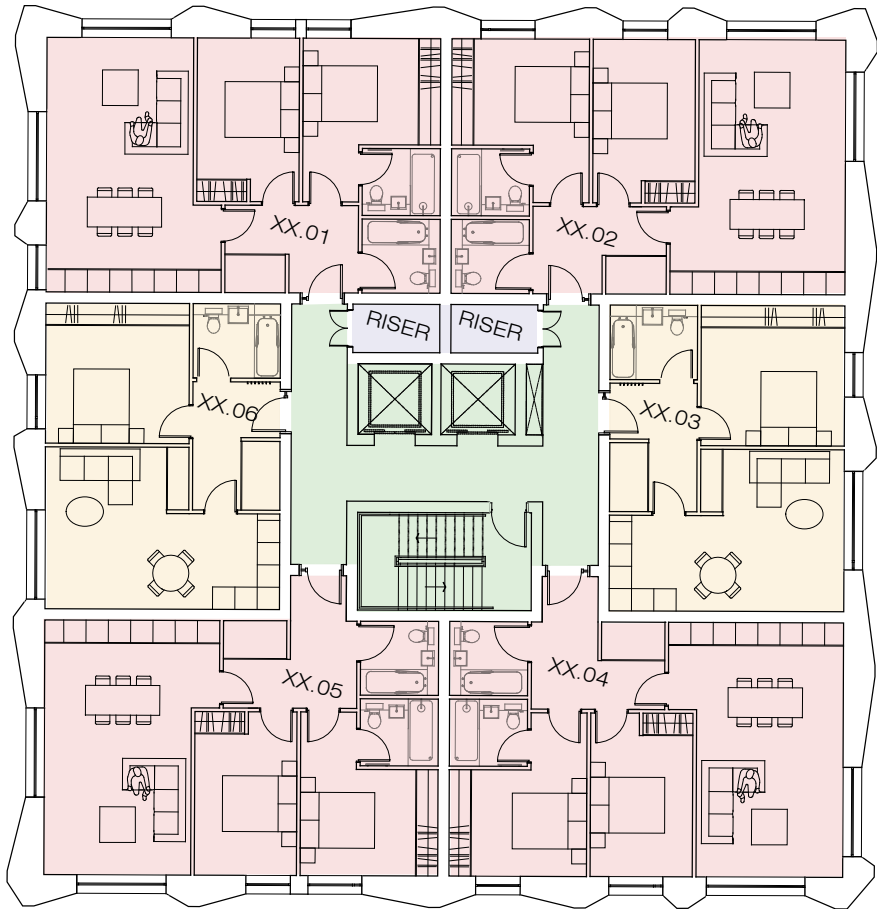


Approved Plan

- 1 Bed Unit
- 2 Bed Unit
- Circulation
- Plant/office/store

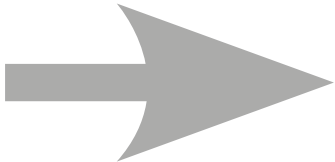


Revised Plan



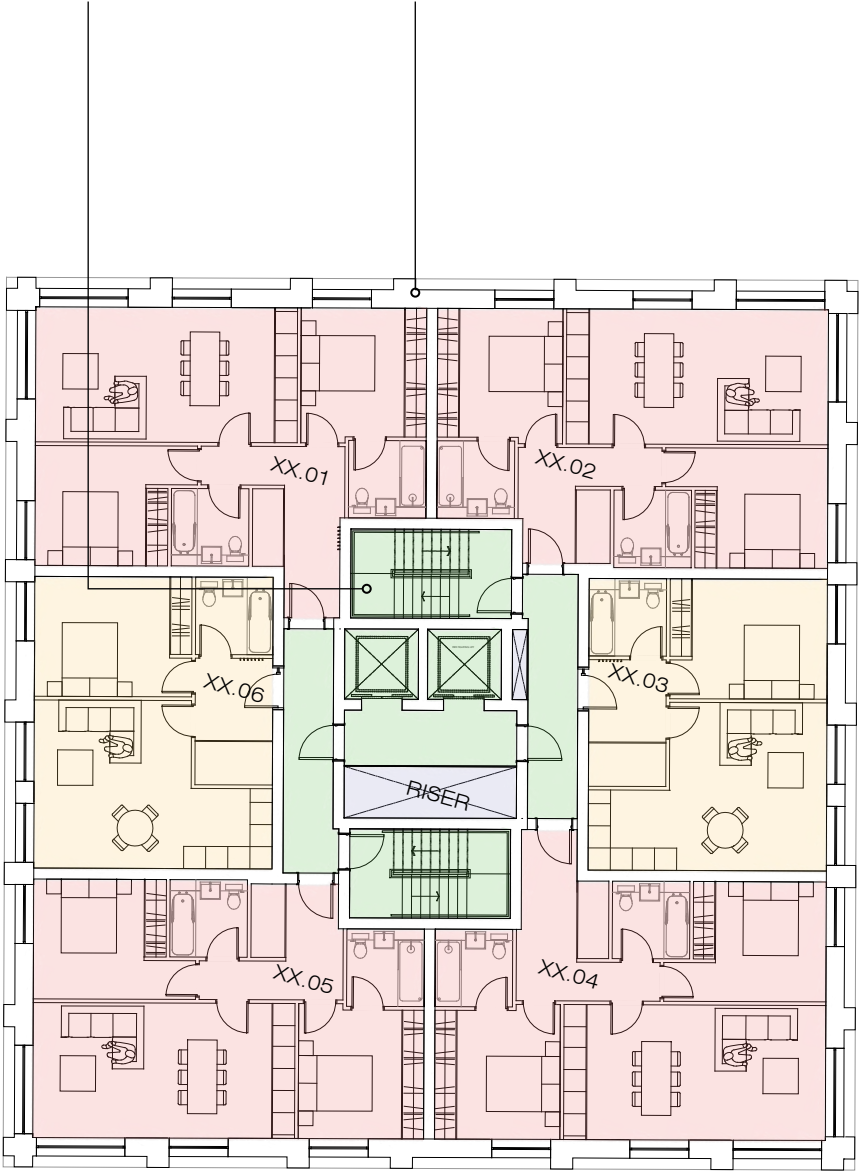
Approved Plan

- 1 Bed Unit
- 2 Bed Unit
- Circulation
- Plant/office/store

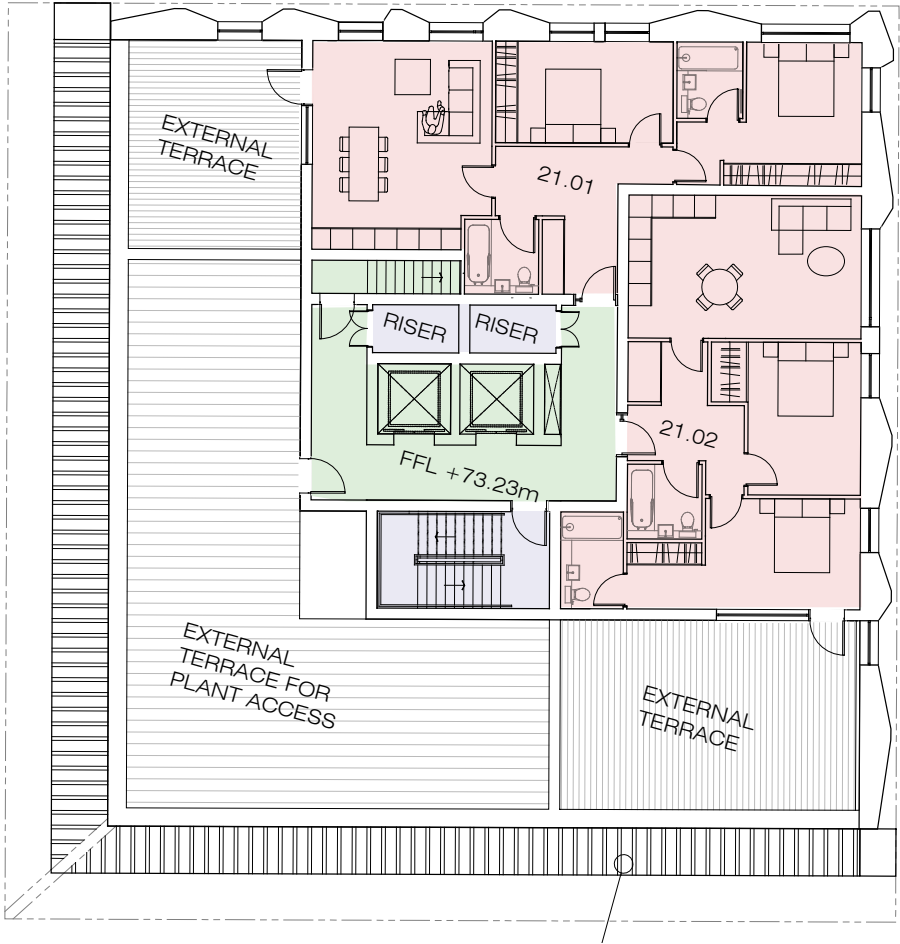


ADDITION OF
SECONDARY ESCAPE
STAIR TO COMPLY WITH
CURRENT REGULATIONS

FACADE DESIGN
RATIONALISED

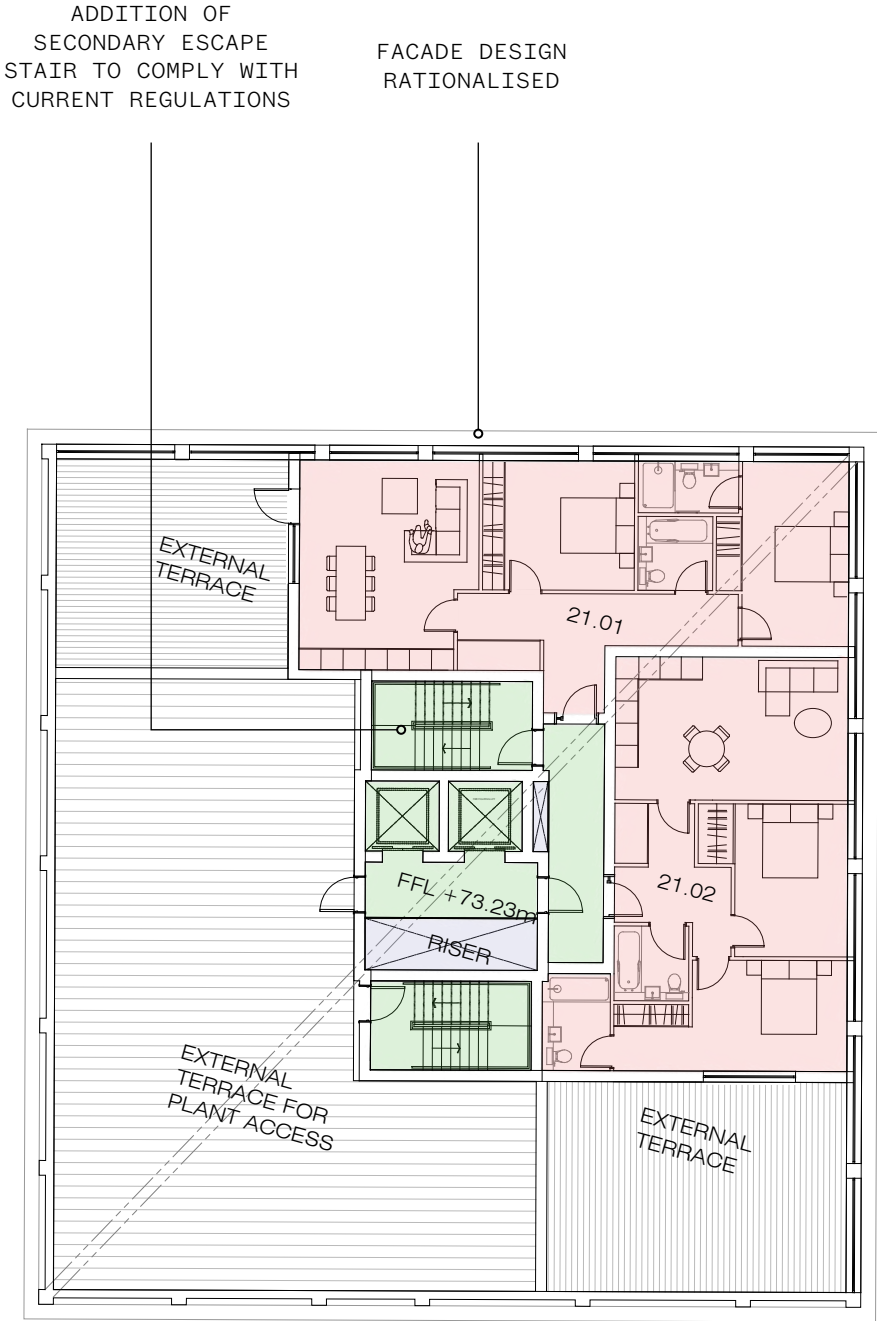
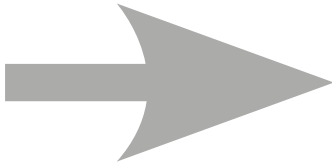


Revised Plan

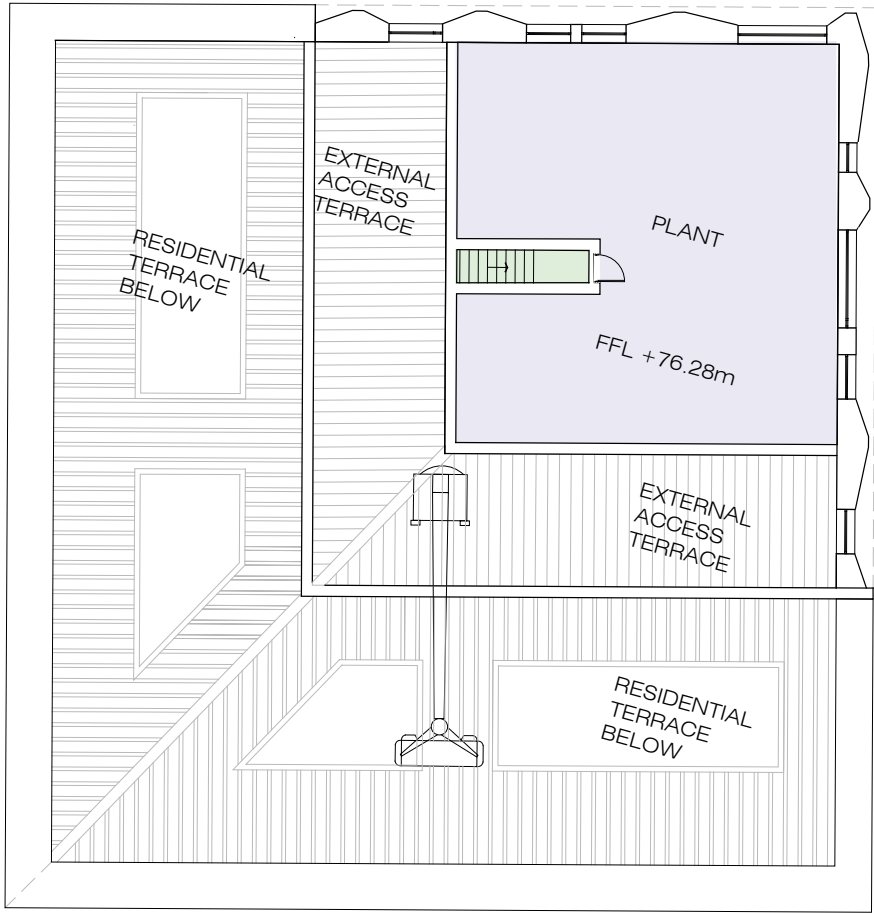


Approved Plan

- 1 Bed Unit
- 2 Bed Unit
- Circulation
- Plant/office/store

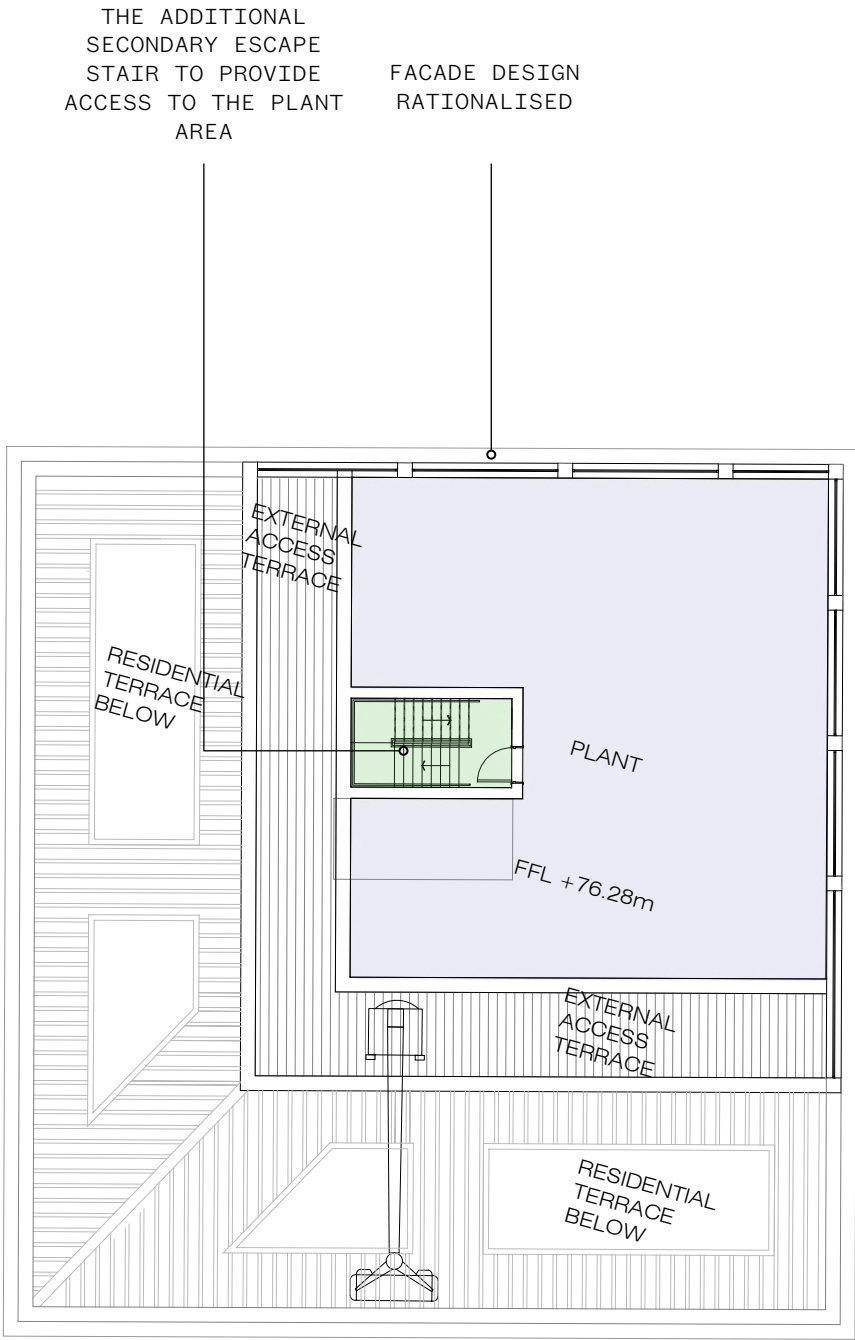
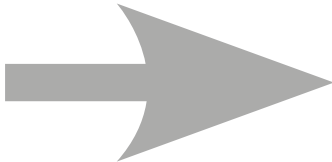


Revised Plan



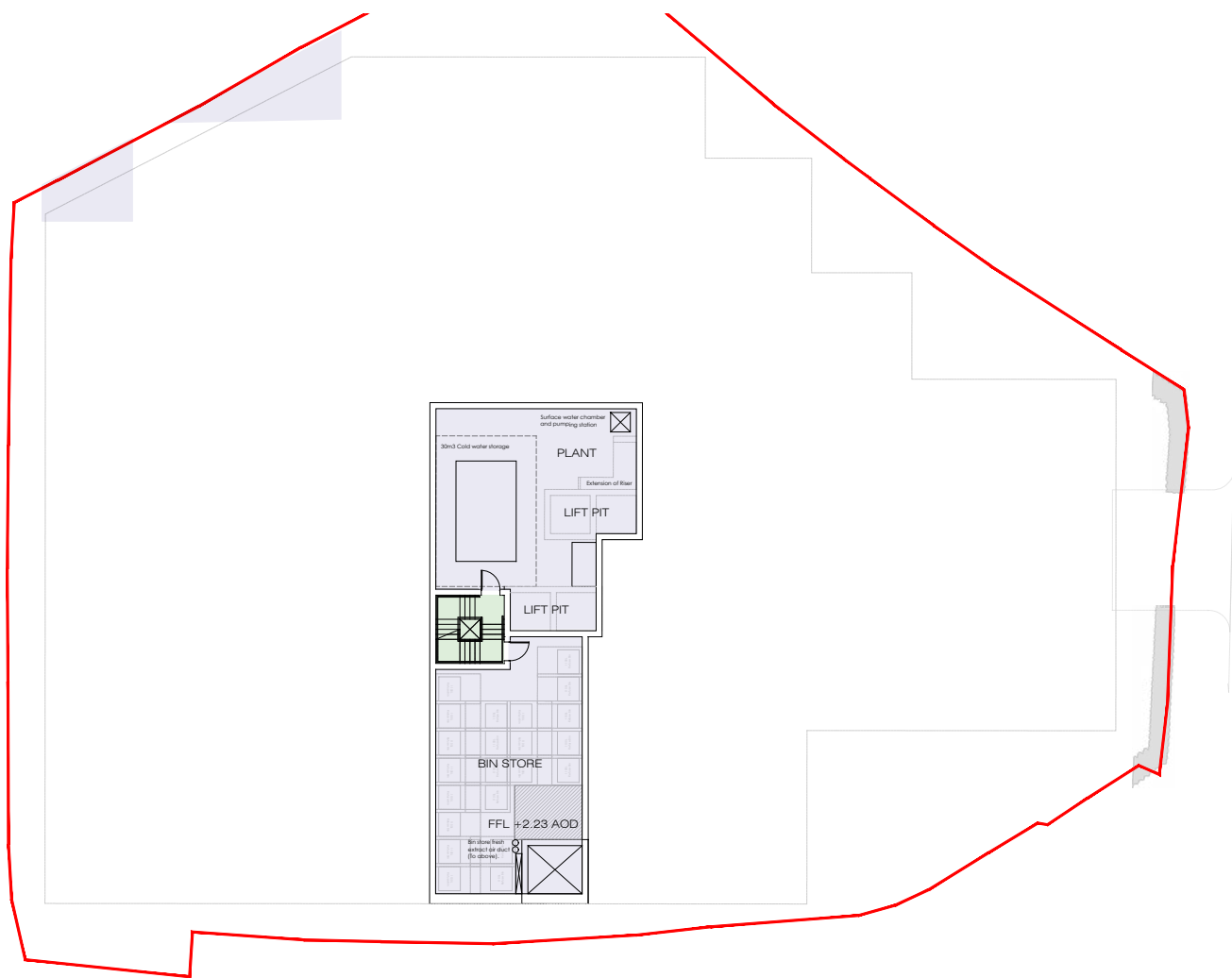
Approved Plan

- 1 Bed Unit
- 2 Bed Unit
- Circulation
- Plant/office/store



Revised Plan

Changes to Stuart Road Block Layout



Approved Plan

Level -2 of the Stuart Road proposals has been omitted from the revised design.

Bin store relocated to Level 0

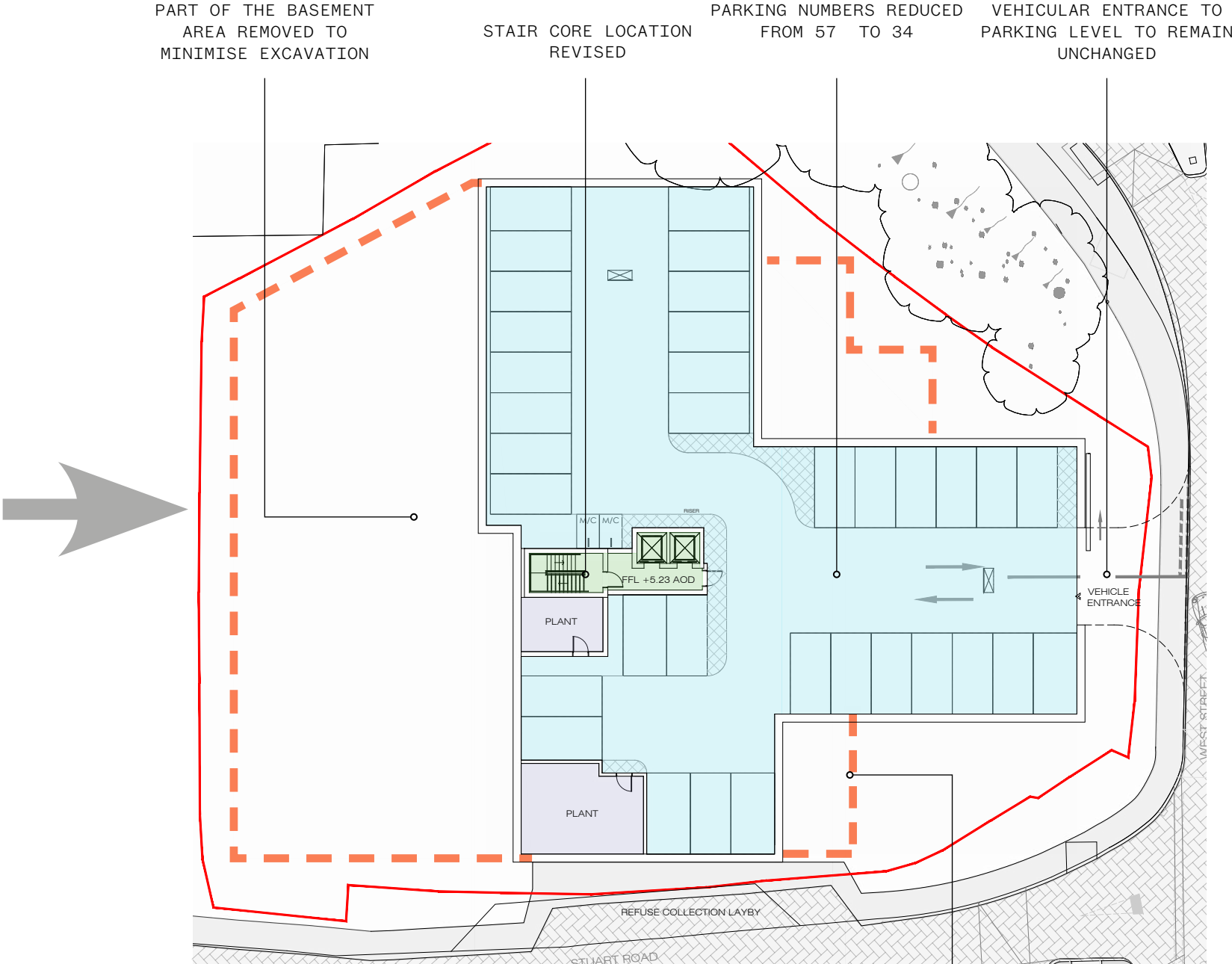
Plant relocated to Level -1

- Circulation
- Plant/office/store



Approved Plan

- Parking
- Circulation
- Plant/store



Revised Plan

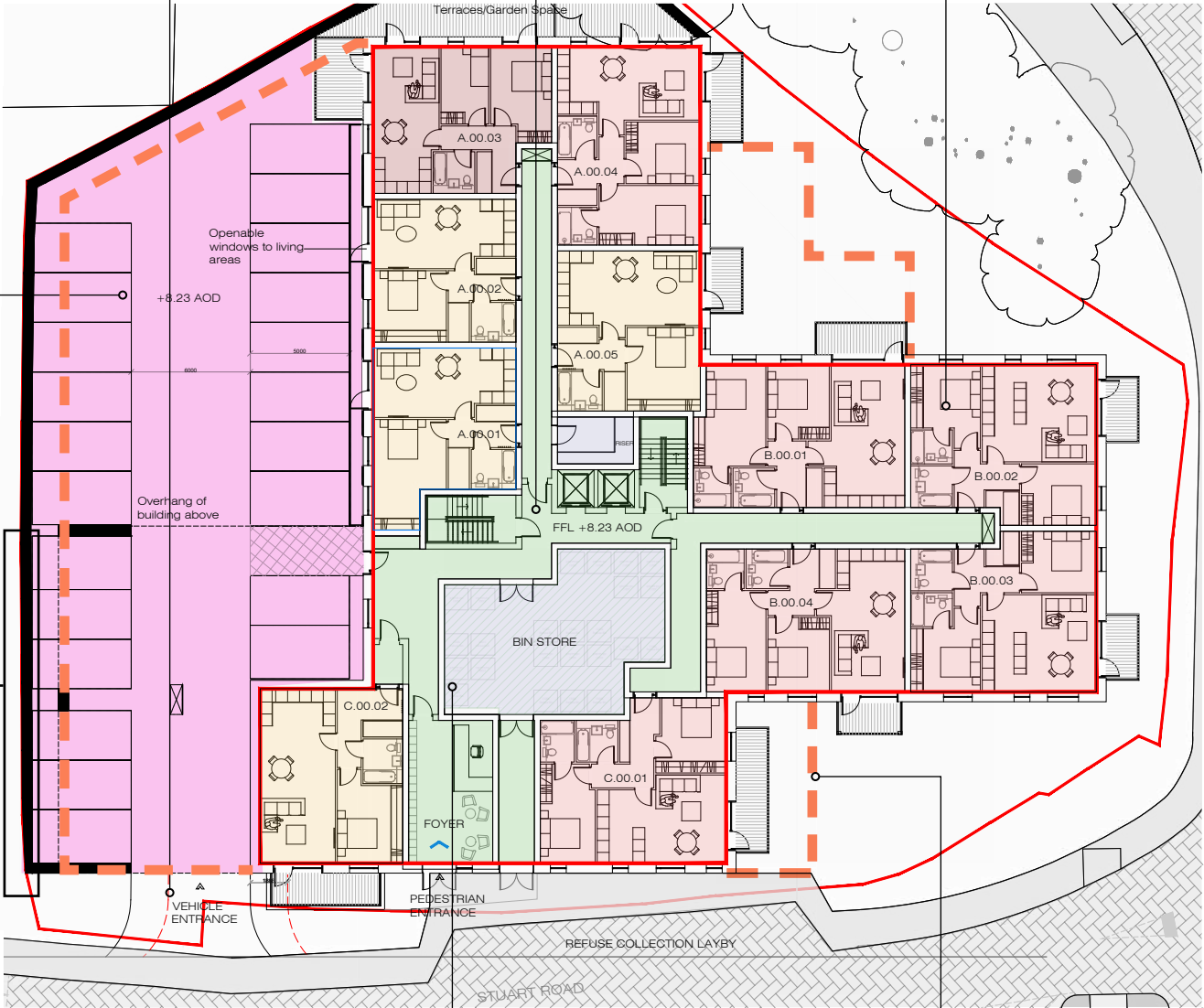
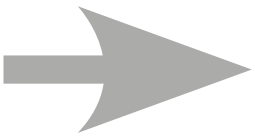
ORANGE DASHED LINE INDICATES THE BUILDING FOOTPRINT IS SLIGHTLY REDUCED AT LOWER LEVELS

PARKING COURT TO BECOME EXTERNAL AND DEFENSIBLE SPACE HAS BEEN INTRODUCED VIA PLANTERS BETWEEN THE PARKING SPACES AND RESIDENTIAL UNITS

PROPOSED ACCESS TO PARKING AREA SHIFTED BY CIRCA 1.5M TO ACCOMMODATE FLOOR PLAN CHANGES

THE RESIDENTIAL STAIR CORE POSITIONS HAVE BEEN AMENDED TO ENABLE 2 X STAIR CORES TO ACCESS THE TOP STOREY OF THE BUILDING IMPROVING FIRE SAFETY.

ADDITIONAL RESIDENTIAL UNITS REPLACE PART OF THE CAR PARKING LEVEL, WHICH PROVIDES ENHANCEMENT TO THE ARCHITECTURE AT THE LOWER BAND OF THE BUILDING.



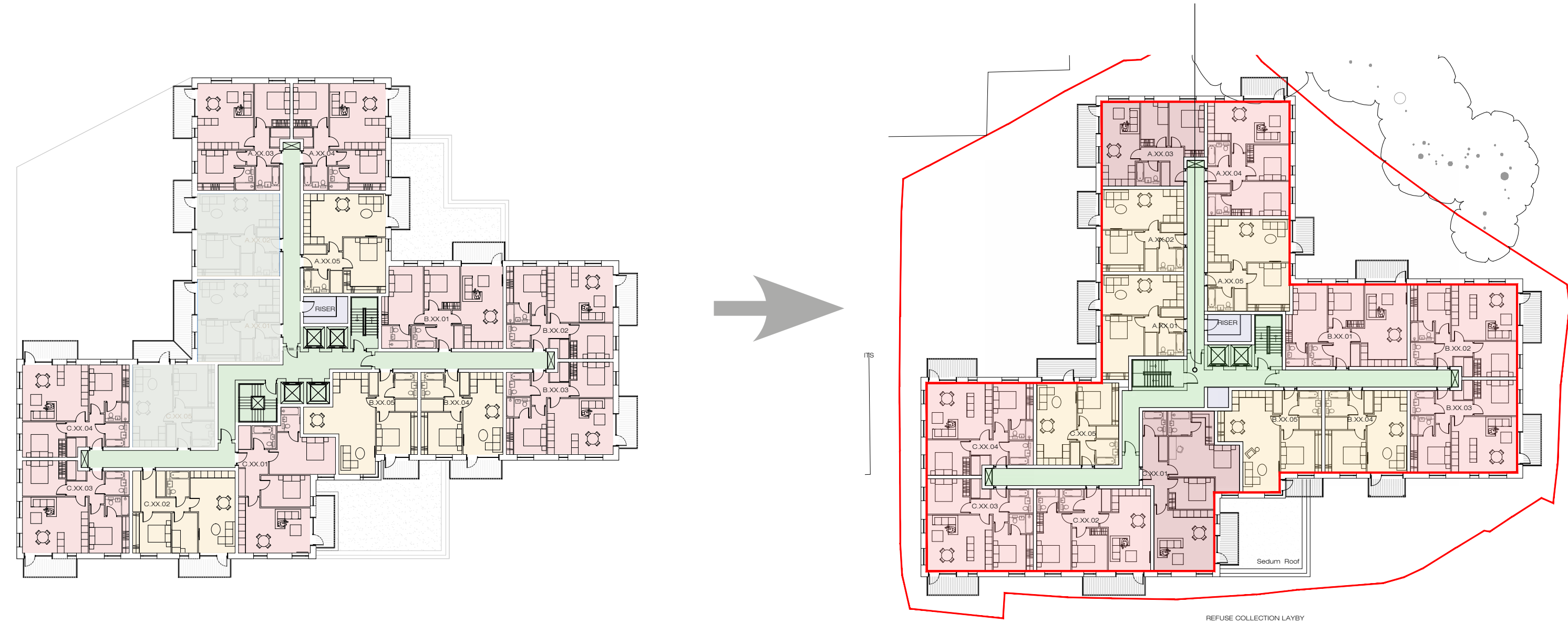
Approved Plan

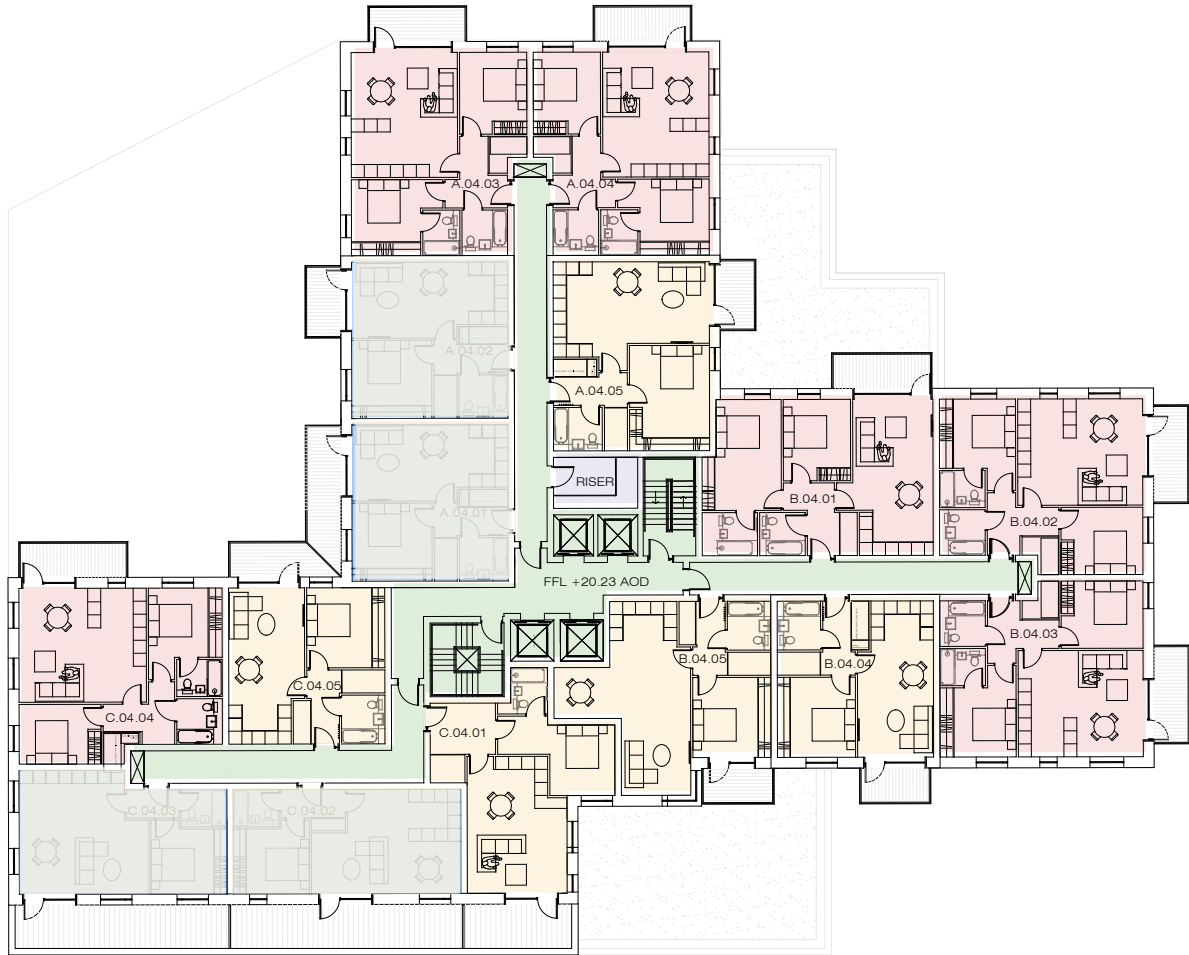
Revised Plan

- Parking
- 1 Bed Unit
- 2 Bed Unit
- Circulation
- Plant/store
- External Parking

THE BIN STORE HAS BEEN RELOCATED TO LEVEL 0 MAKING IT MORE ACCESSIBLE FOR RESIDENTS TO ACCESS AND PROVIDES DIRECT ACCESS VIA A SMALL CORRIDOR ONTO STUART ROAD TO THE REFUSE LAY-BY. THIS IS BASED ON A PRIVATE COLLECTION MANAGEMENT STRATEGY,

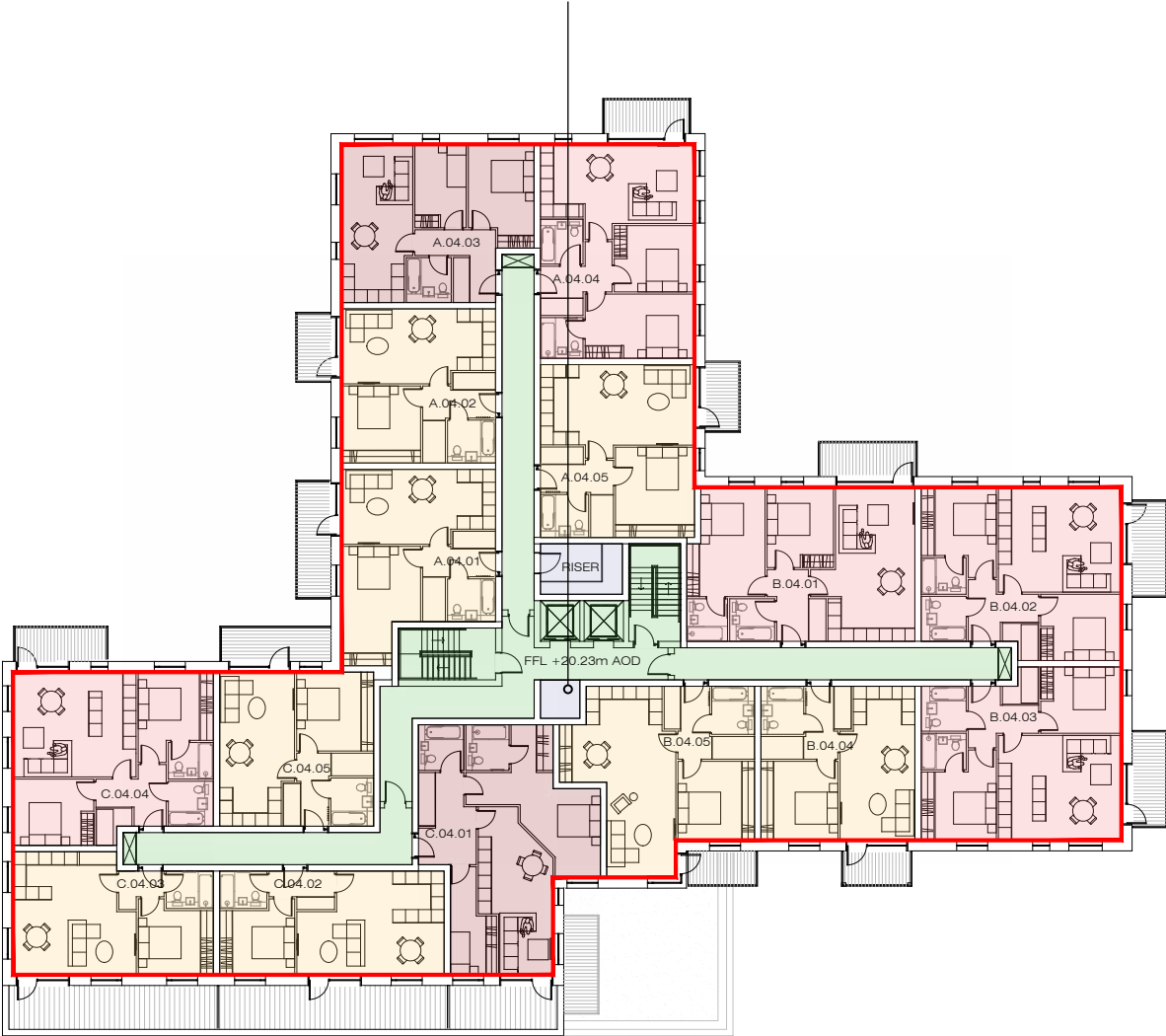
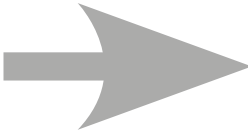
ORANGE DASHED LINE INDICATES THE BUILDING FOOTPRINT IS SLIGHTLY REDUCED AT LOWER LEVELS





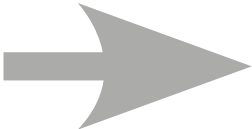
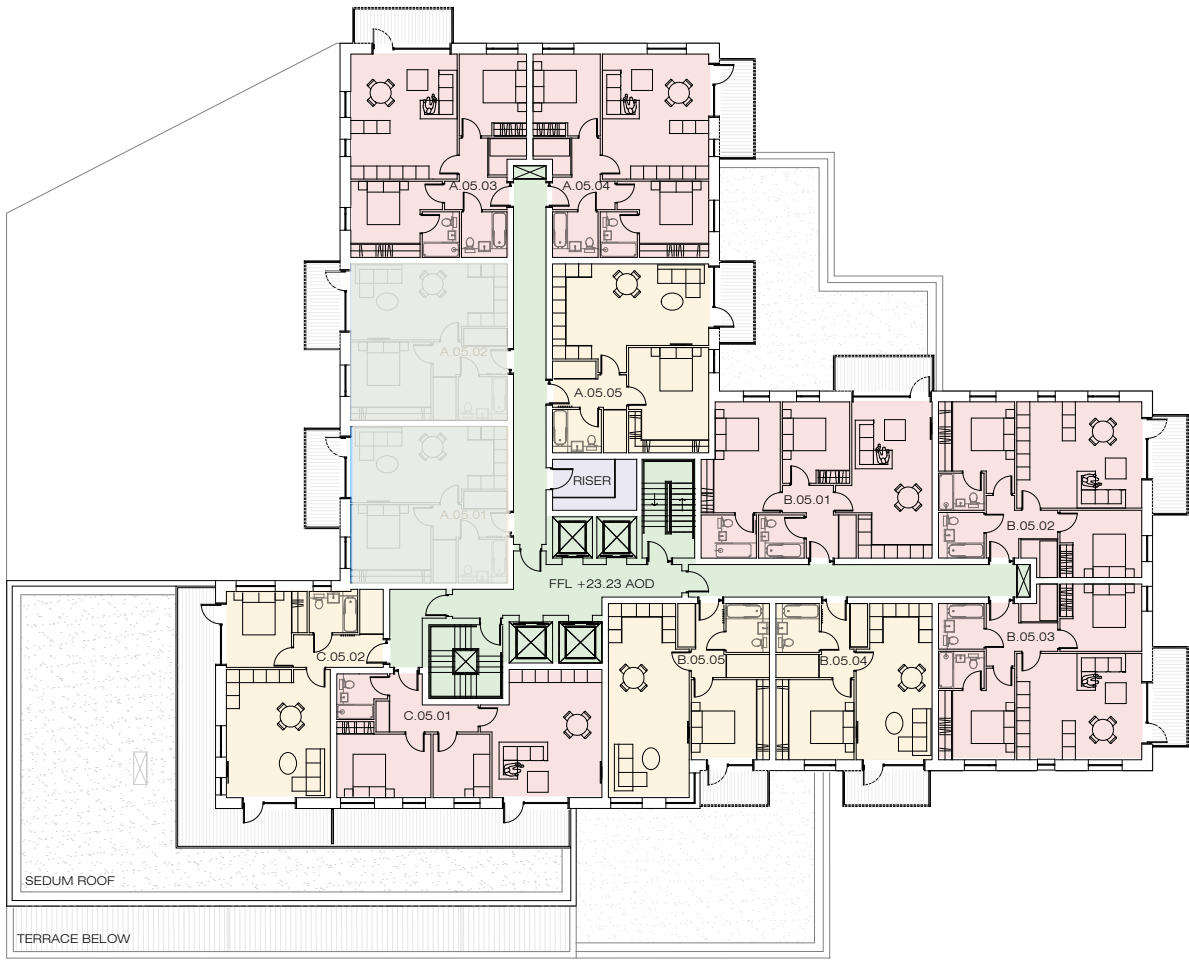
Approved Plan

- 1 Bed Unit
- 2 Bed Unit
- Circulation
- Plant/store

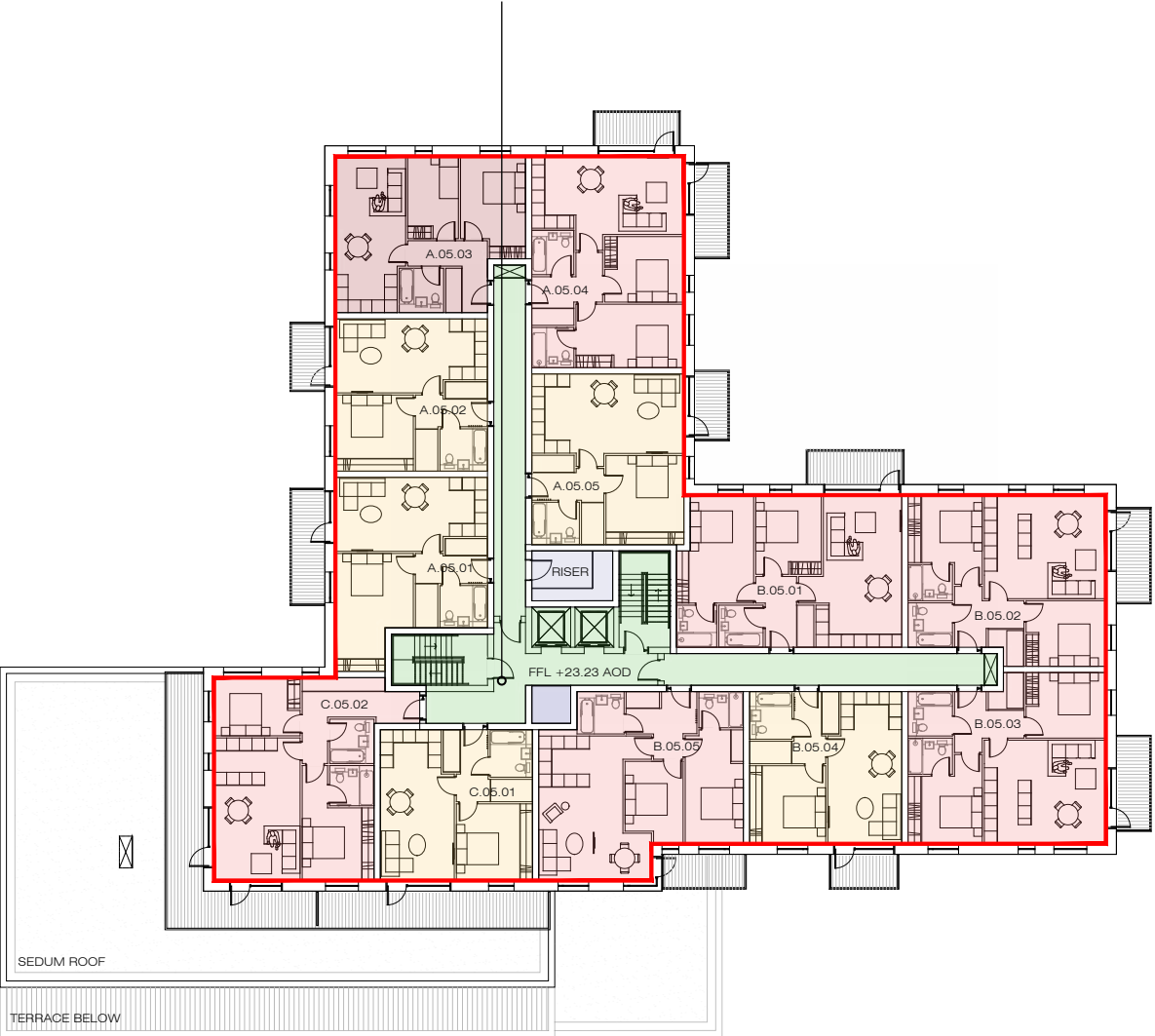


Revised Plan

INTERNAL LAYOUTS AND UNIT MIX AMENDED AS A RESULT OF STAIR CORE LAYOUT CHANGES



THE RESIDENTIAL STAIR
CORE POSITIONS HAVE BEEN
AMENDED TO ENABLE 2 X
STAIR CORES TO ACCESS
THE TOP STOREY OF THE
BUILDING IMPROVING FIRE
SAFETY.



Approved Plan

- 1 Bed Unit
- 2 Bed Unit
- Circulation
- Plant/store

Revised Plan

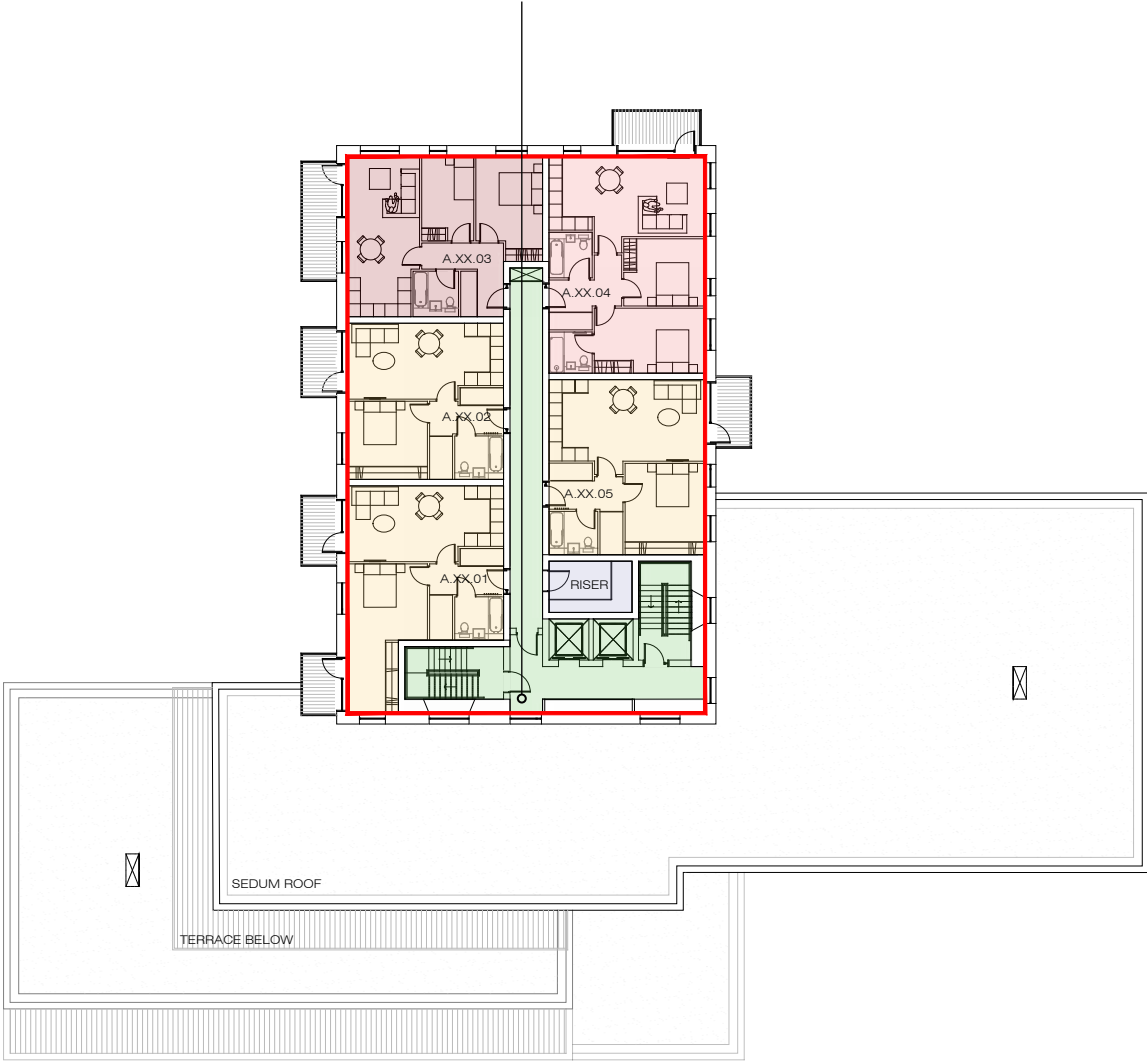
INTERNAL LAYOUTS AND UNIT MIX
AMENDED AS A RESULT OF STAIR
CORE LAYOUT CHANGES



Approved Plan

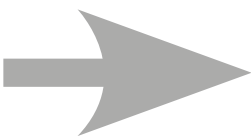
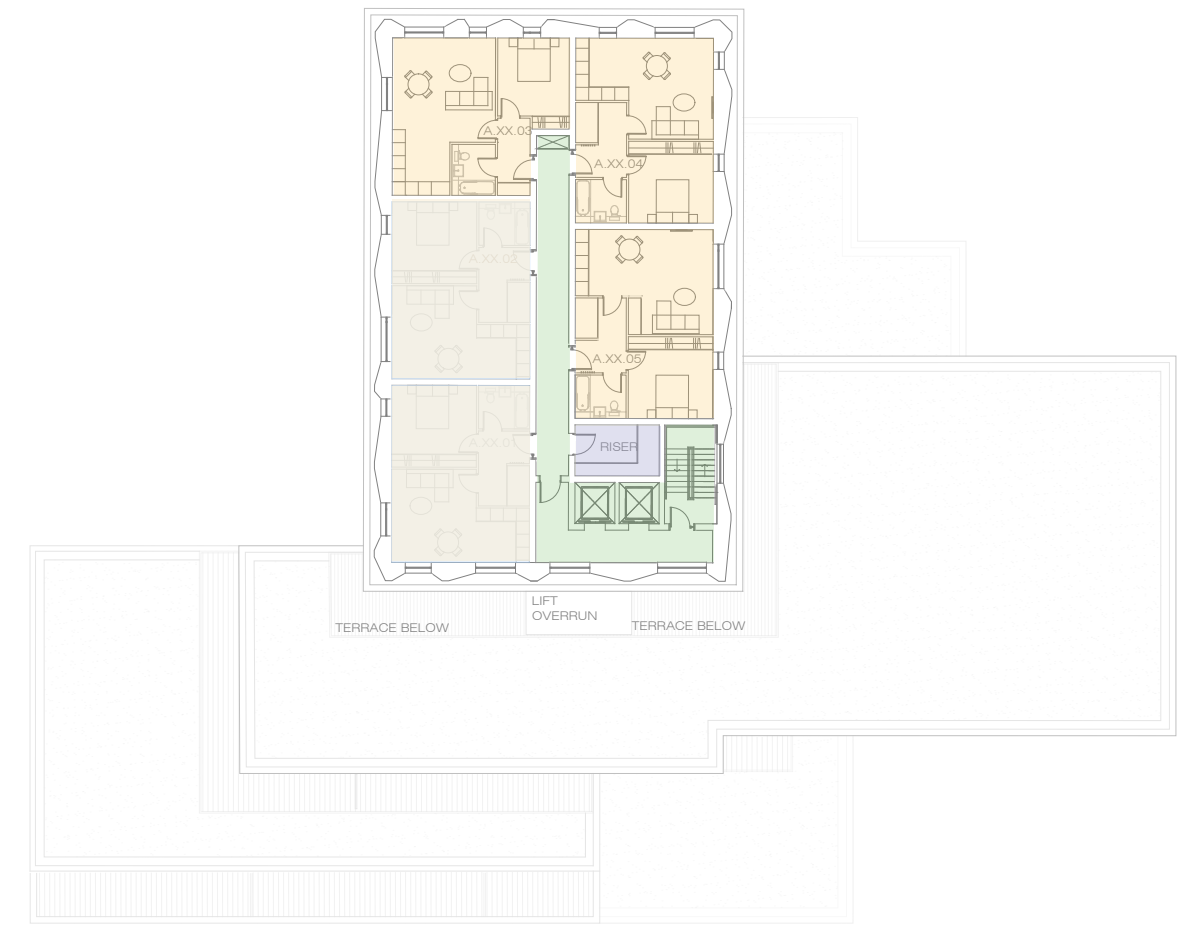
- 1 Bed Unit
- 2 Bed Unit
- Circulation
- Plant/store

THE RESIDENTIAL STAIR CORE POSITIONS HAVE BEEN AMENDED TO ENABLE 2 X STAIR CORES TO ACCESS THE UPPER STOREYS OF THE BUILDING IMPROVING FIRE SAFETY.

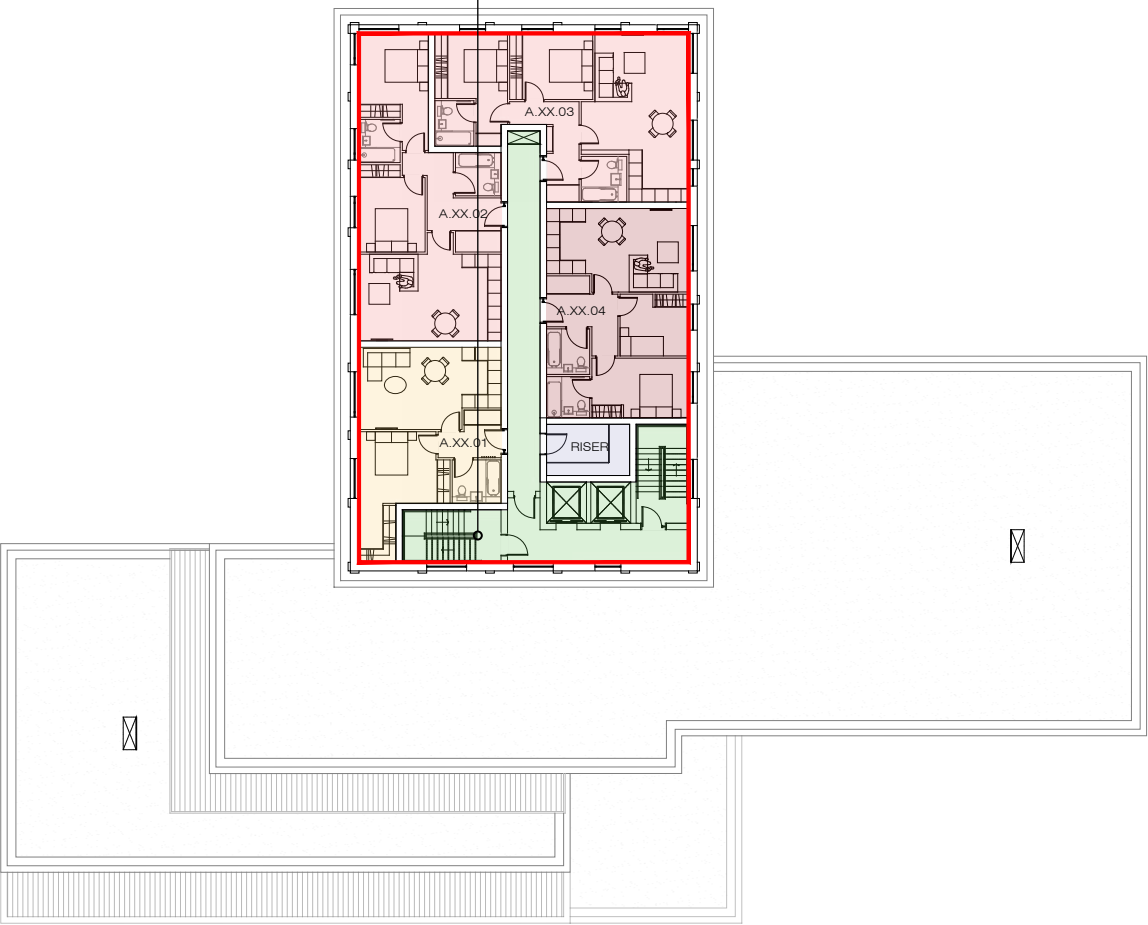


Revised Plan

INTERNAL LAYOUTS AND UNIT MIX AMENDED AS A RESULT OF STAIR CORE LAYOUT CHANGES



THE RESIDENTIAL STAIR CORE POSITIONS HAVE BEEN AMENDED TO ENABLE 2 X STAIR CORES TO ACCESS THE UPPER STOREY OF THE BUILDING IMPROVING FIRE SAFETY.



Approved Plan

Revised Plan

INTERNAL LAYOUTS AND UNIT MIX AMENDED AS A RESULT OF STAIR CORE LAYOUT CHANGES

- 1 Bed Unit
- 2 Bed Unit
- Circulation
- Plant/store

West Street Block

No changes have been made to the number of units or unit size mix within the West Street Block. However, the west street block units have got smaller and their NIA has reduced because of the additional stair core. All units still satisfy the minimum sqm as per the nationally described space standard.

Stuart Road Block

The proposals introduce a mixture of parking and residential units to the ground floor. Throughout the remaining floors there has been a change in the mix of units so as to accommodate an additional staircase. The overall changes result in an increase of 9 x 2 bedroom units.

TOTAL FLATS AT PLANNING APPROVAL 227

TOTAL PROPOSED FLATS 236

Cycle Parking

Total number of cycle parking increased from 227 to 240 secure cycle spaces.

All cycle parking spaces located within Level 00 of the West Tower Block but will also cater to the residents at Stuart Road.

Vehicular Parking

Vehicular parking has been reduced from 111 car parking spaces to 56.

All car parking spaces are located on Levels -01 & 00 of Stuart Road Block.

The application is supported by a “Transport Note” that provides justification and evidence to support the reduction in parking spaces and how this will deliver sustainable development in this town centre location.

WEST STREET BLOCK

	Residential Unit Types	
	1Bed	2Bed
Level -1		
Level 0	1	1
Level 1	1	2
Level 2	2	4
Level 3	2	4
Level 4	2	4
Level 5	2	4
Level 6	2	4
Level 7	2	4
Level 8	2	4
Level 9	2	4
Level 10	2	4
Level 11	2	4
Level 12	2	4
Level 13	2	4
Level 14	2	4
Level 15	2	4
Level 16	2	4
Level 17	2	4
Level 18	2	4
Level 19	2	4
Level 20	2	4
Level 21		2
Level 22		
TOTALS	40	81

121

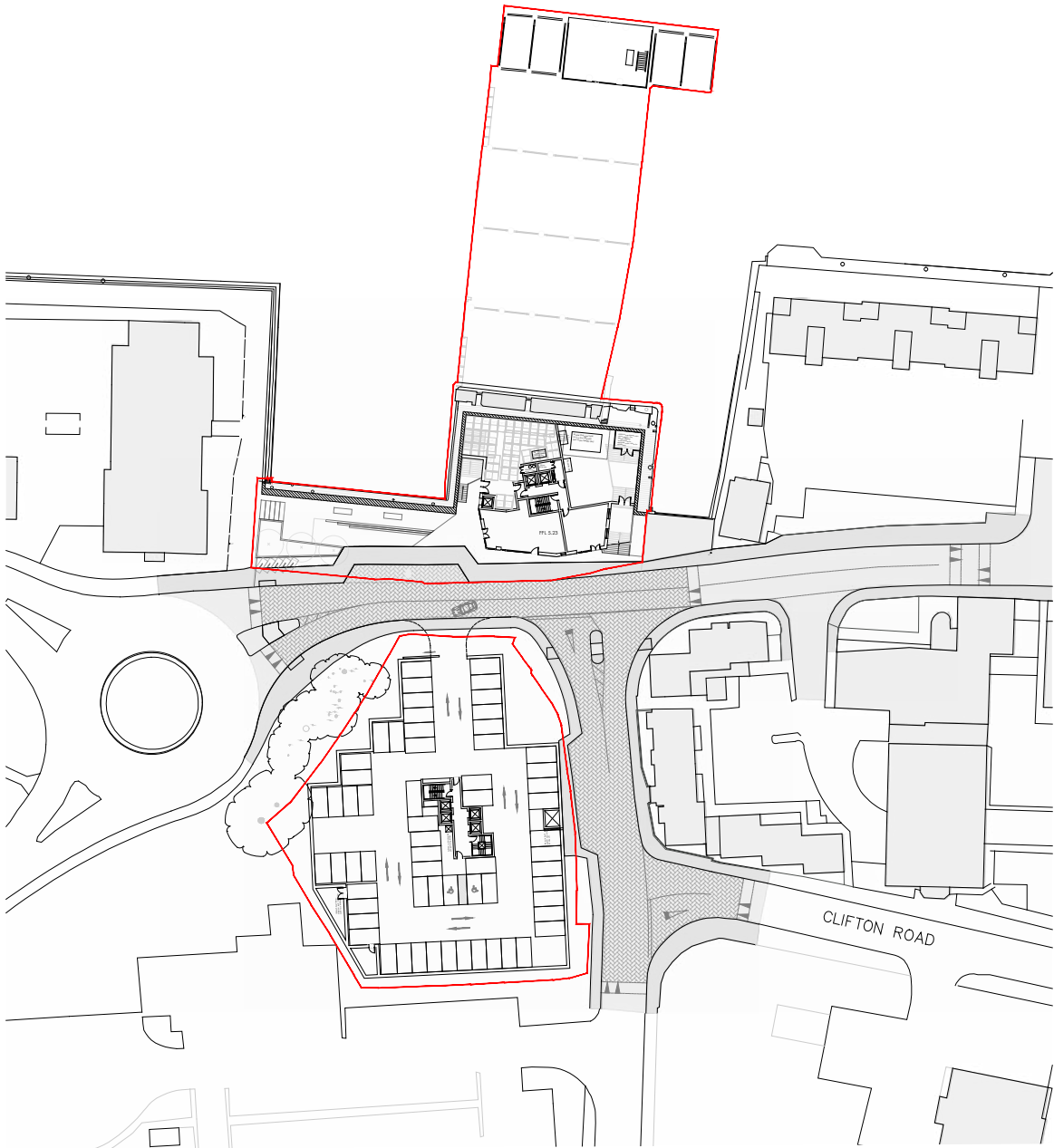
NO CHANGES

STUART ROAD BLOCK

	Residential Unit Types - Section 73 Amendments		Residential Unit Types - Planning Approved	
	1Bed	2Bed	1Bed	2Bed
Level -1				
Level 0	4	7	0	0
Level 1	6	9	4	10
Level 2	6	9	6	9
Level 3	6	9	6	9
Level 4	8	7	9	6
Level 5	5	7	6	6
Level 6	3	2	1	4
Level 7	3	2	1	4
Level 8	3	2	1	4
Level 9	3	2	1	4
Level 10	1	3	5	0
Level 11	1	3	5	0
Level 12	1	3	5	0
TOTALS	50	65	50	56
	115		106	

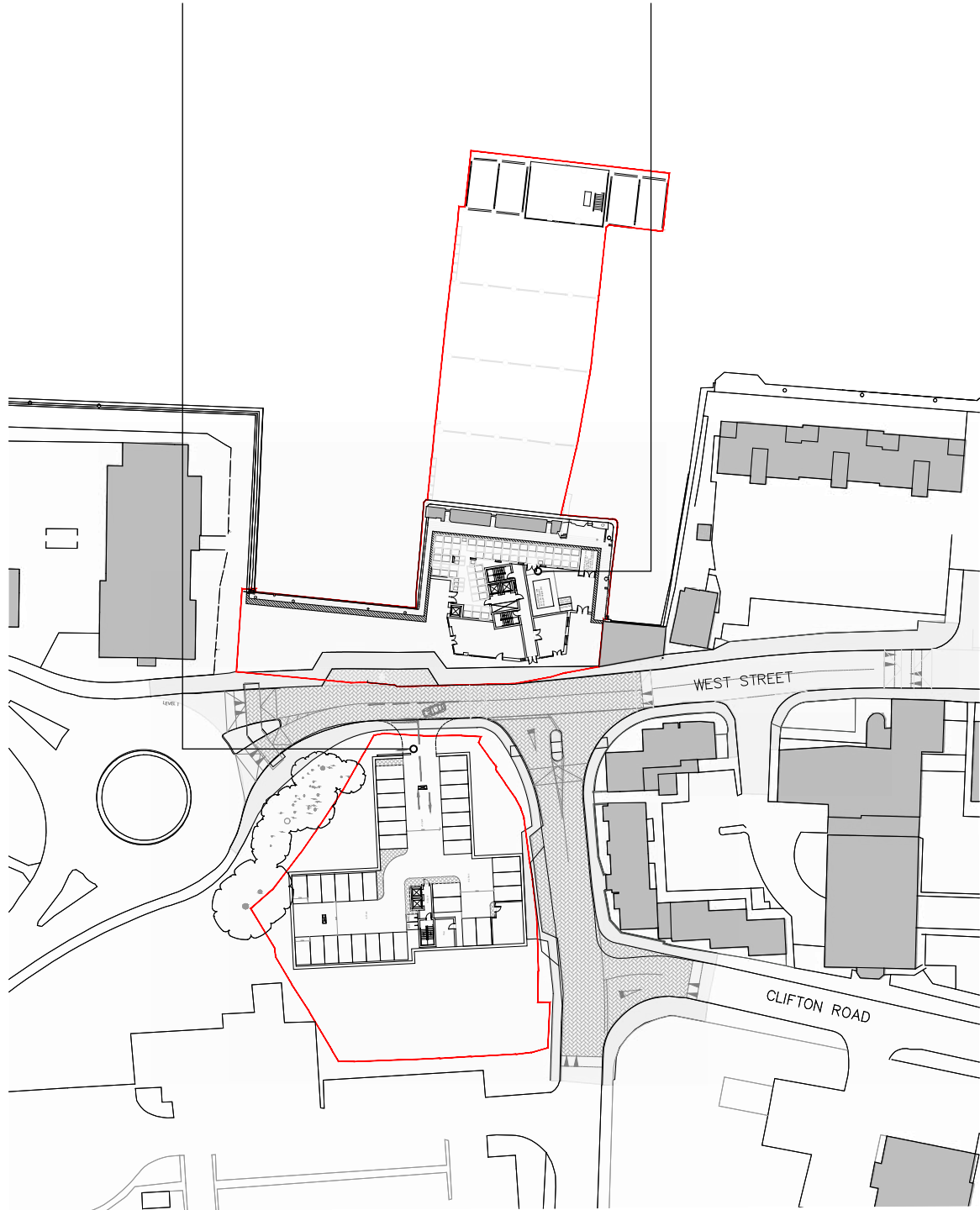
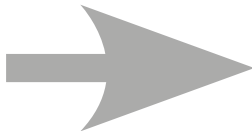
LEVEL -01 VEHICULAR ACCESS TO
PARKING SPACES TO REMAIN THE
SAME AS PLANNING APPROVED

WEST TOWER PEDESTRIAN ACCESS
TO REMAIN AS APPROVED WITH THE
ADDITION OF A DIRECT EXTERNAL
EMERGENCY ESCAPE ROUTE FROM THE
STAIR CORE



SITE PLAN LEVEL -1

Approved Plan



SITE PLAN LEVEL -1

Revised Plan

Changes to West Street Tower Facade

West Street - Facade Development

22

Planning condition 19 states that “Notwithstanding the details shown on the approved plans and application form, before any above ground works commence within the relevant phase as approved pursuant to Condition 3, additional details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.”

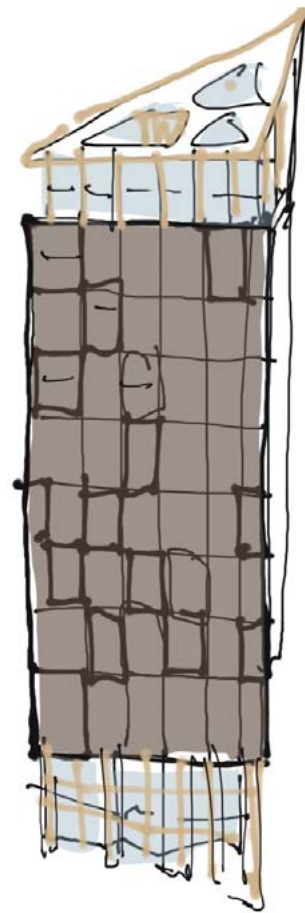
The detailed changes to the facade will be submitted for approval under this conditional requirement.

The approved scheme applied a continuous angular facade treatment across the building - variation in the angles and glazing was applied to design interest. This approach has been reconsidered.

To simplify the design the angular elements have been removed and interest is to be added by using a variety of simplified facade treatments to different sections of the building: lower, typical and upper.



Previous Design - CGI



Facade Re-Design -
Concept Sketch



In the approved scheme there was variation in glazing between the typical floors - creating a staggered and randomised effect.

The design has been simplified so each typical floor is now identical and repeated.

This has allowed for a logical two storey grid structure to be implemented in the facade.



North and South Facade Study



2 STOREY GRID STRUCTURE



RECESSED BRICK PANELS



VENTILATION PANELS



Previous Design With Sketch Overlay



East and West Facade Study

The proposed amendments to the design look to create a distinction between the typical and upper levels. The vertical columns of the grid have been continued up but see a change in dimension and material.

The roof has also been concealed by an angled panel to create a more seamless roof-line

The materials will use a high quality selection of durable materials which respond sympathetically to the site context and perform well in their riverside setting as well as creating an architecturally playful façade as was previously approved.



Sketch Design

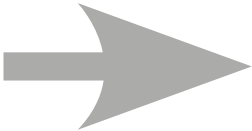


Revised Design CGI



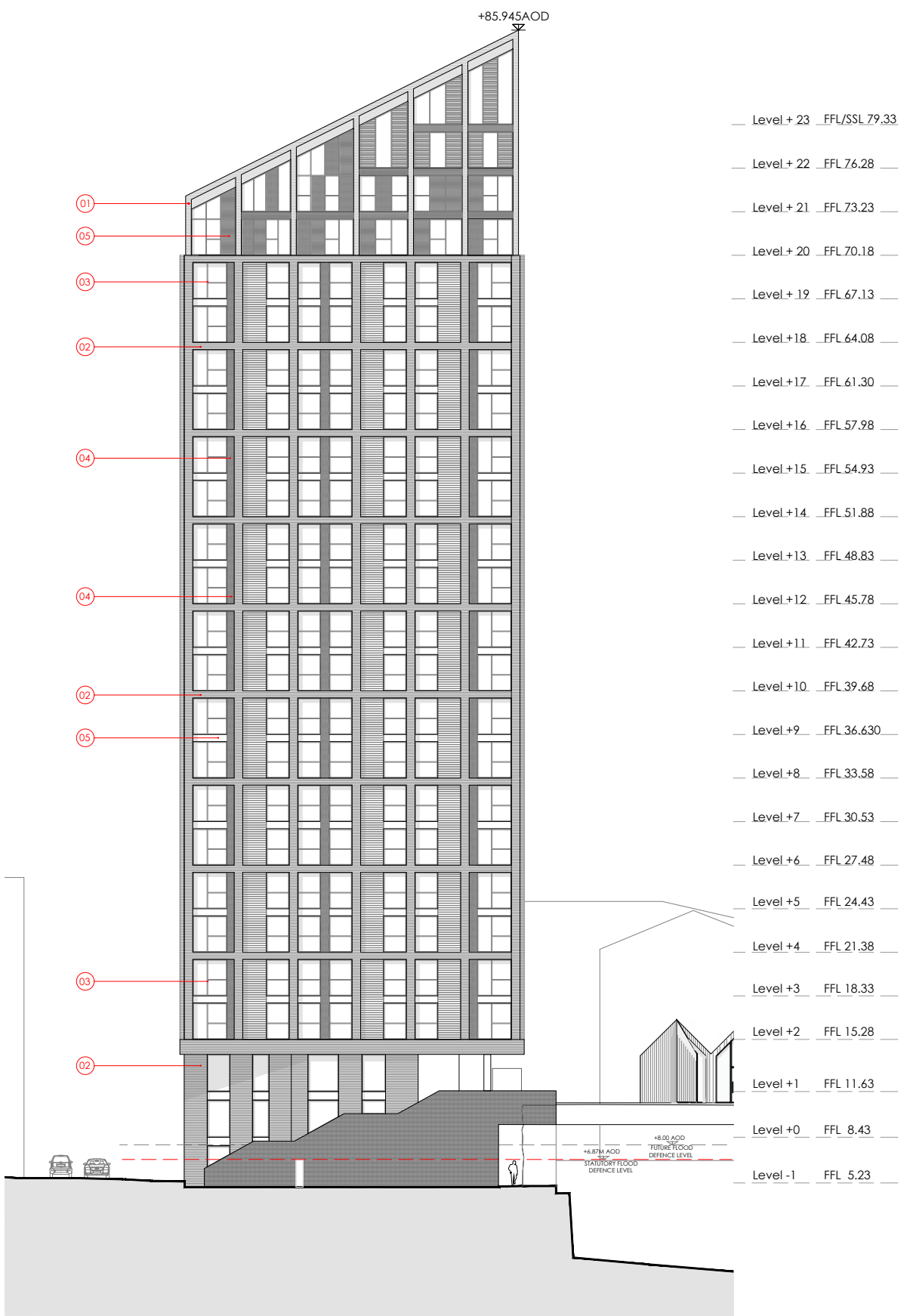


Approved Plan

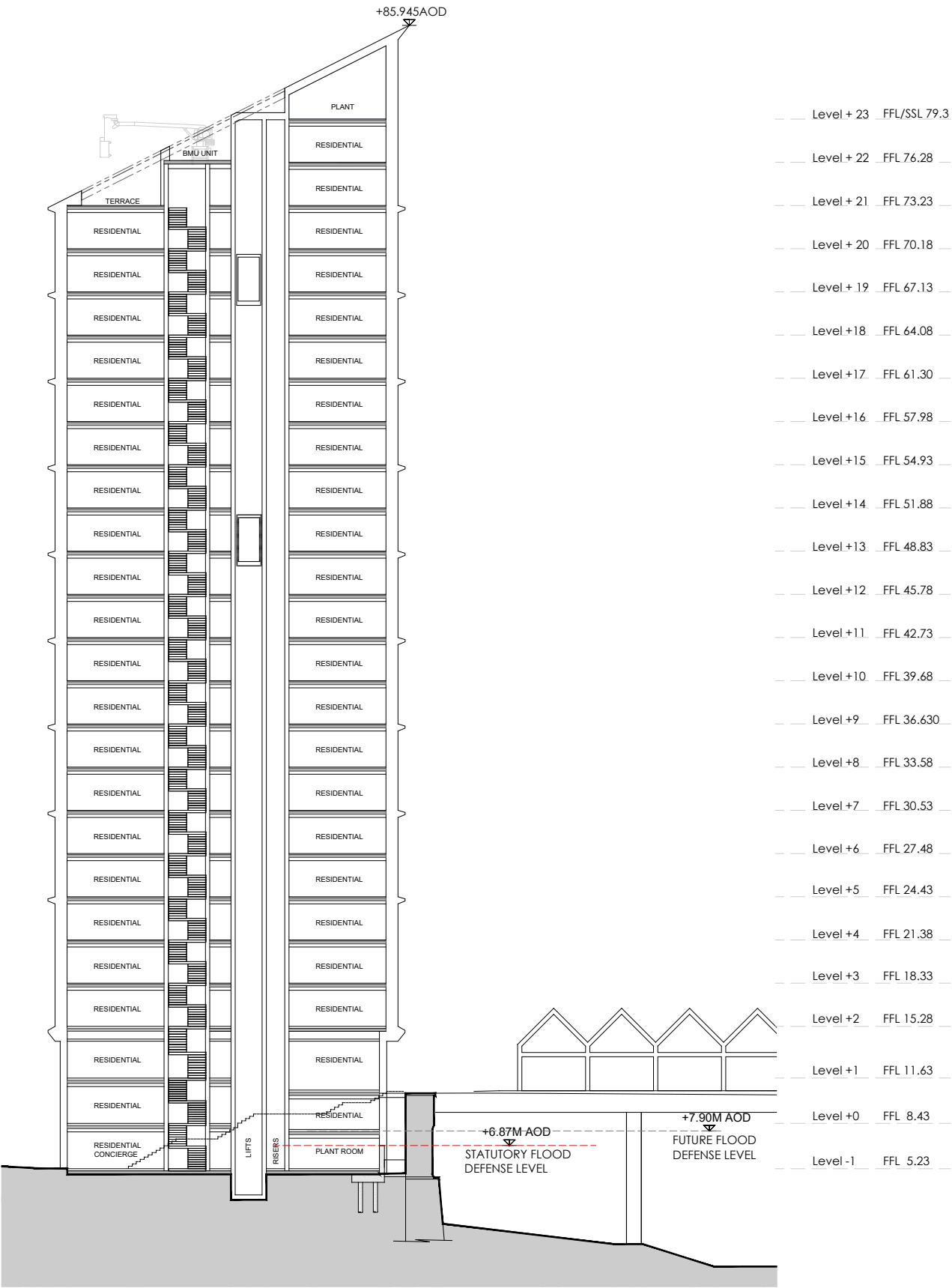


The proposed changes to the facade are shown in these comparative elevations.

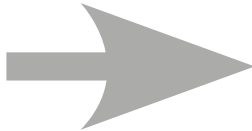
The building footprint, heights and mass remain unchanged from the approved scheme.



Revised Plan



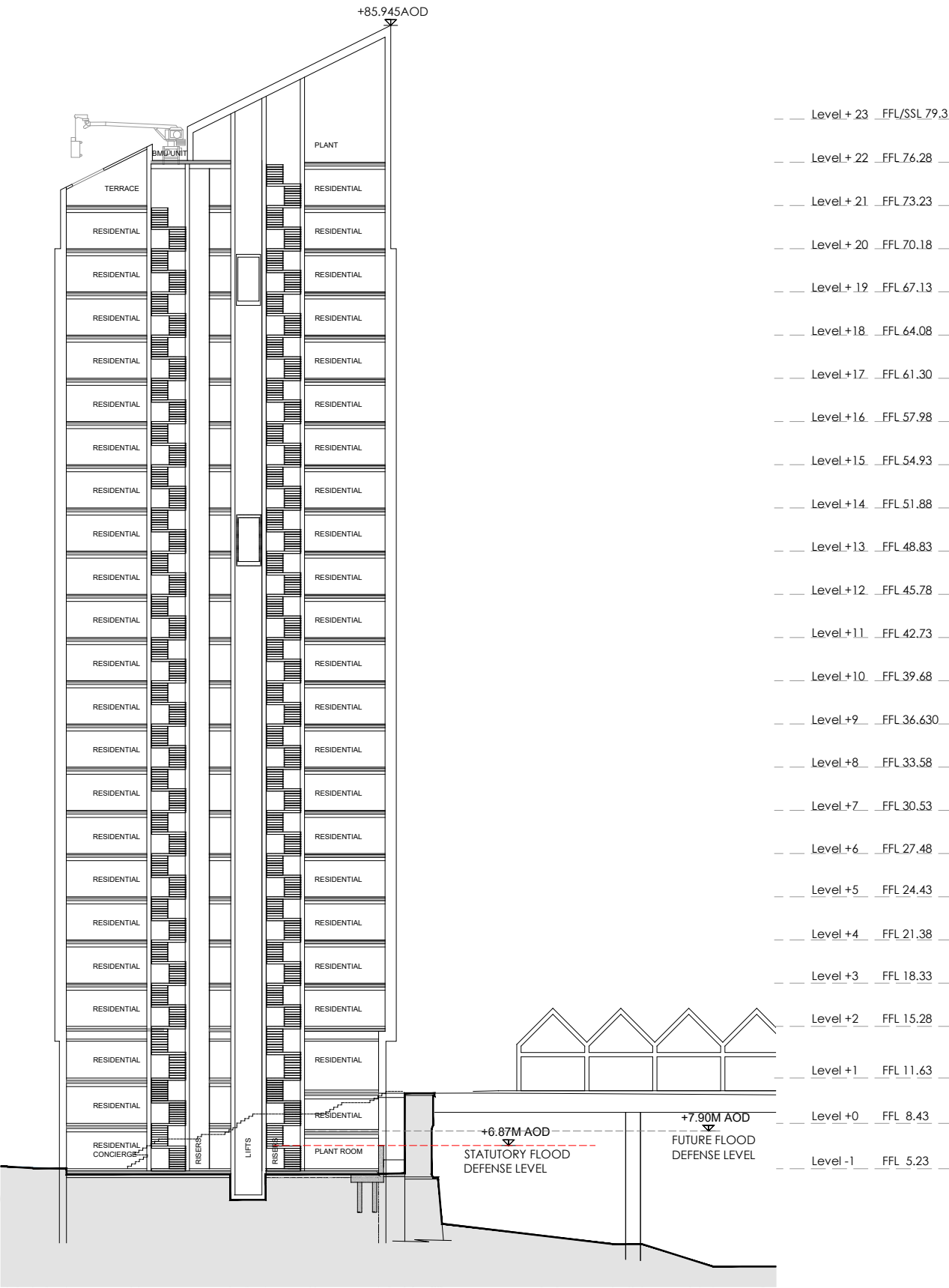
Approved Plan



New regulations are emerging for new residential buildings over 30m tall to require two staircases

The revised proposals provide an additional staircase and therefore two escape routes from every residential floor. This has reduced the overall Net internal area of units, however the units still meet space standards.

The plant room at level 22 is only accessible using one of the stairways.



Revised Plan

Changes to Stuart Road Block Facade

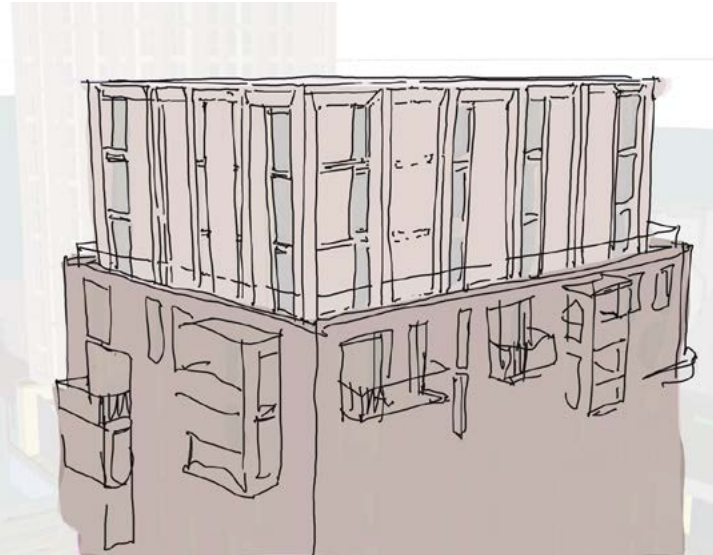
Planning condition 19 states that *“Notwithstanding the details shown on the approved plans and application form, before any above ground works commence within the relevant phase as approved pursuant to Condition 3, additional details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details. ”*

The detailed changes to the facade will be submitted for approval under this conditional requirement.

Similarly to West Street block, the aim of the redesign was to create a distinction to the upper levels. Vertical columns of the continue up the facade.

The roof has also been concealed by an angled panel to create a more seamless roof-line.

The materials will use a high quality selection of durable materials which respond sympathetically to the site context and perform well in their riverside setting as well as creating an architecturally playful façade as was previously approved.



Facade Re-Design -
Concept Sketch

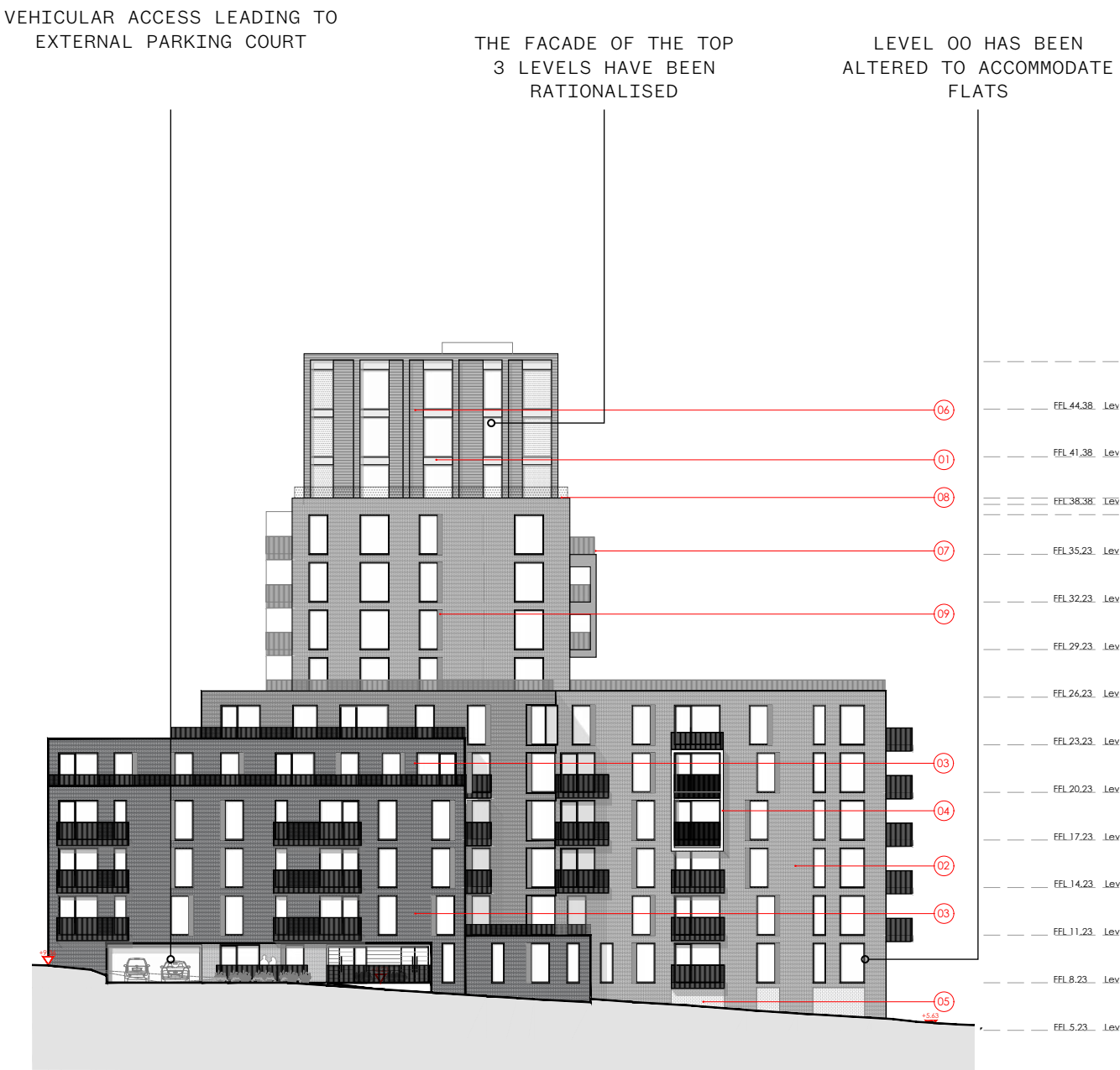


Design progress CGI



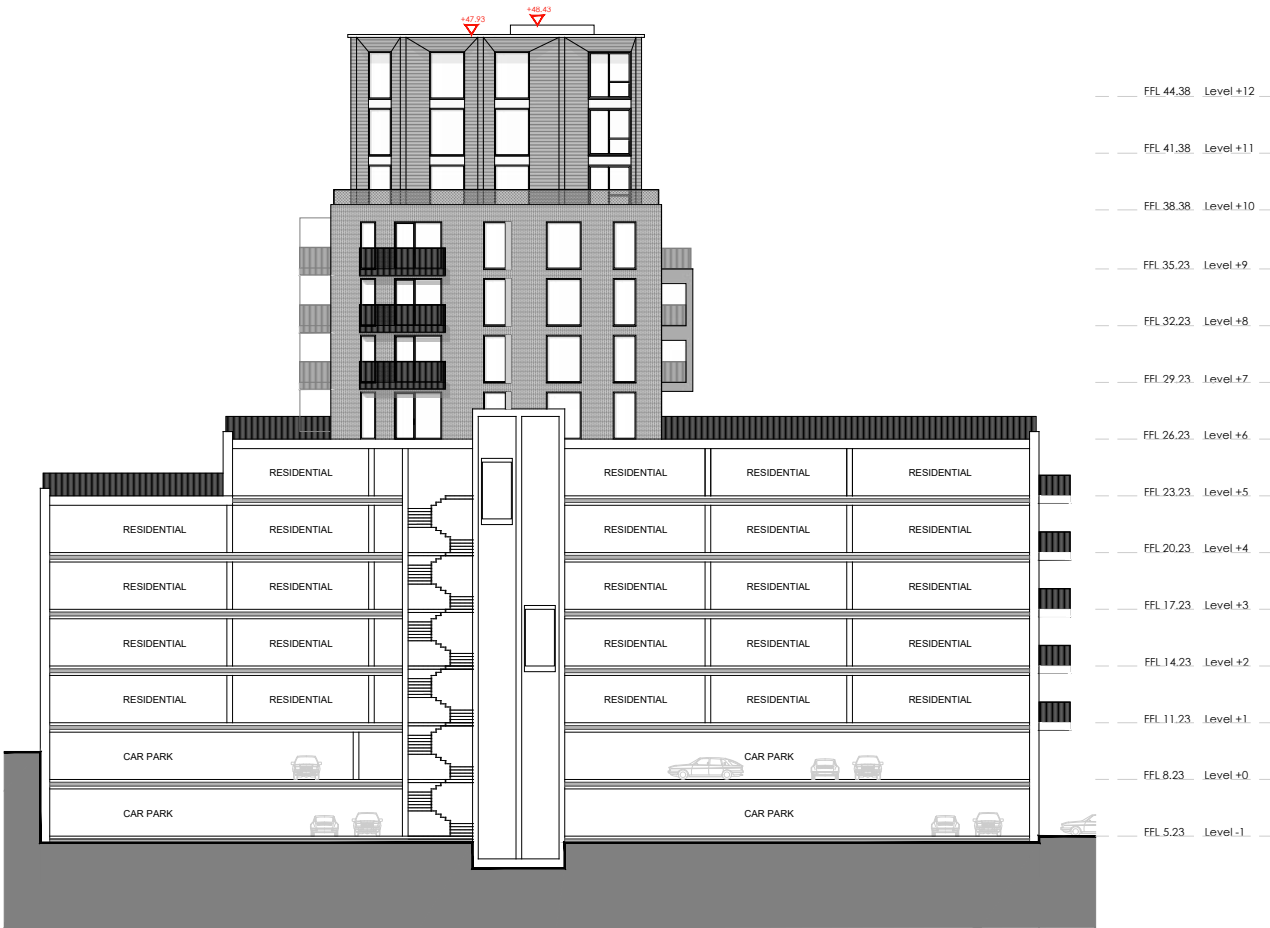


Approved Plan

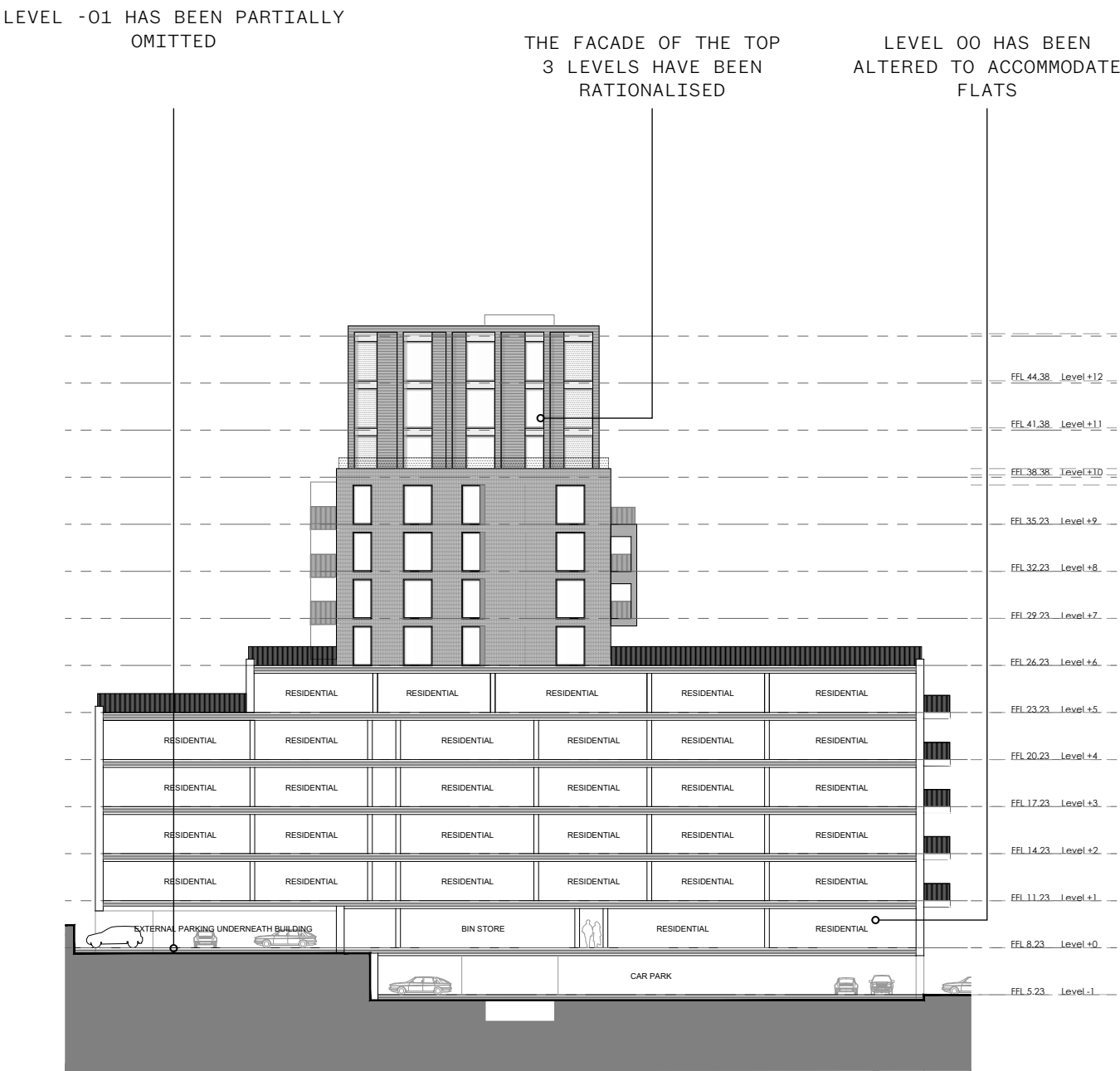
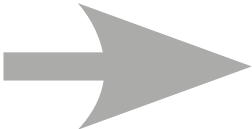


Revised Plan

THE BUILDING FOOTPRINT HAS BEEN SLIGHTLY REDUCED AT LOWER LEVELS, AND THE HEIGHT AND MASS REMAINS UNCHANGED FROM THE APPROVED SCHEME.



Approved Plan



Revised Plan

2021 Hackney Design Awards Peoples Choice Award Winner (The Fisheries)
2020 RICS South East Awards Commercial Category Winner (Curious Brewery)
2019 RIBA South-East Regional Award (Process Gallery)
2018 George Clarke Medal Winner (The Cottage)
2018 What Awards ‘Best Luxury House’ Silver Winner (Manor Barn)
2018 The Sunday Times British Home Awards Winner (The Cottage)
2015 RIBA South-East Regional Award (Pobble House)
2014 Kent Design Award (Best Small Project)
2013 WAN World Architecture News Facade of the Year (Crit Building)
2012 Kent Design Awards Overall Winner (Rocksalt Restaurant)
2012 RIBA Downland Award (Rocksalt Restaurant)
2012 RIBA Downland Award (The Marquis)
2010 Kent Design Awards (Best Education Category)
2010 Building Design & Construction Award (Best Educational Building)
2010 Building Design & Construction Award (Public/ Community Building)
2008 RIBA Downland Prize (Residential Leisure)
2007 Kent Design Award (Best Small Project)
2007 RIBA Downland Prize (Best Conversion)
2006 ‘What House’ Award (Best House)
2005 RIBA National Award
2004 Kent Design Award (Overall Winner)
2004 Kent Design Award (Education Category)
2000 National Built In Quality Award

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