

5.4 Block A

Floor Plans

Block A is located to the west of the site and its footprint been designed to be similar in proportion, height and massing as the adjacent Bishops Court development.

The building accommodates 20 homes; 5no 1B2P, 5no 2B3P, 4no 2B4P and 6no 3B5P homes:

- > The main entrance to the building is strategically located on the main elevation of the building, facing Valley Drive to maximise active frontage.
- > A generous entrance lobby with postboxes is provided, leading onto a central core (with main staircase and lift)
- > The layout centralises the core (stairs, evacuation lift, risers, etc) to the centre of the building to maximise the accommodation and minimise long corridors; with three homes per corridor.
- > All homes are provided with dedicated amenity space; terraces on the ground floor and balconies above.
- > Dedicated refuse store is located adjacent to the entrance to ensure minimum travel distances for both residents as well as refuse personnel.

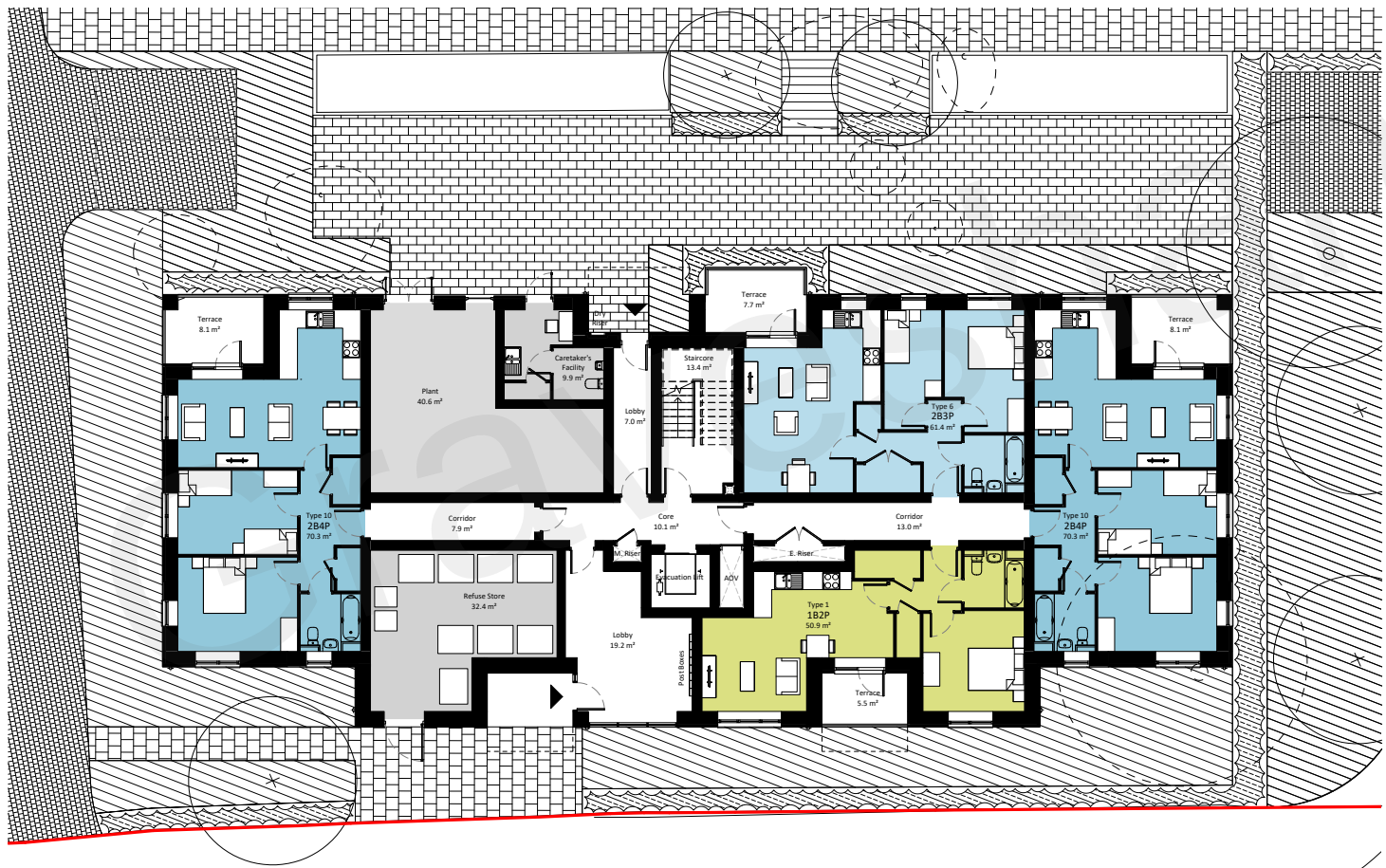
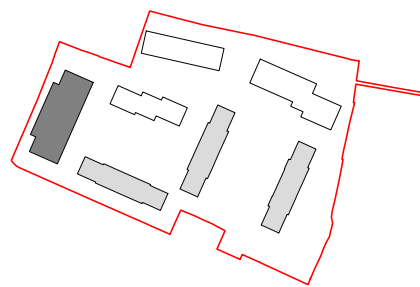


Typical Floor Plan - Block A

Block A Accommodation Schedule

Type	No. of Homes
1B2P Flat	5
2B3P Flat	5
2B4P Flat	4
3B5P Flat	6
TOTAL	20

Key



Ground Floor Plan - Block A

Elevation

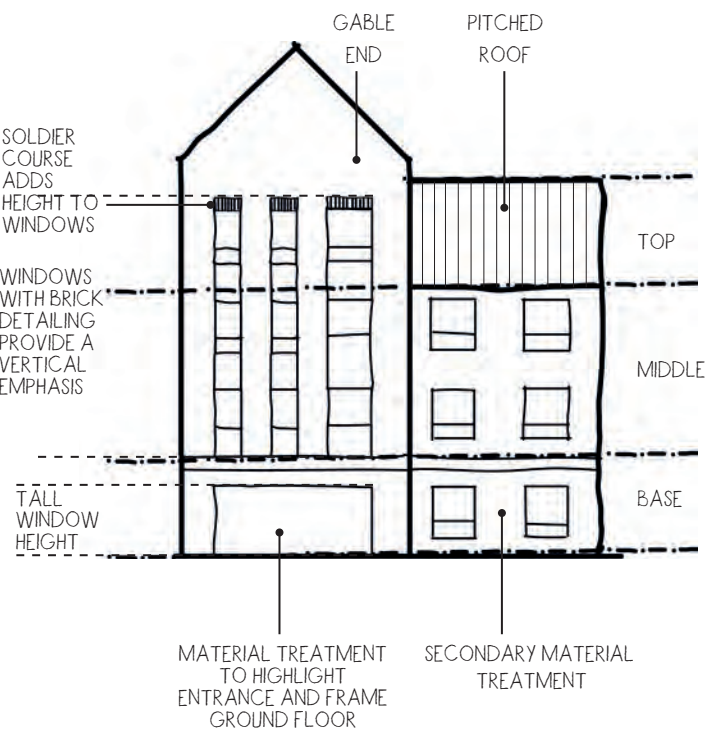
Block A is or predominantly 4 storeys in height with duplexes on the upper floors, maximising roof space. The massing of the building has been carefully considered to step down in height to 3 storeys to respect the relationship with the houses to the north on Valley Drive.

The proposed elevation treatment and form follow a similar architectural character to the adjacent Bishops Court with strongly defined gable ends and pitched roofs.

Brick has been selected as the predominant external material with differentiation between the defined gable end having a brighter, lighter brick and the lower forms having a darker brick to create hierarchy and add prominence to the gable ends as well as breaking down the building form visually. Double soldier coursing is proposed at the junction of ground floor and first floor to strengthen the base of the building.

The ordered arrangement of the proposed openings reflects the articulation of the openings on the existing blocks within the estate. Meanwhile, brick detailing above and below the upper level windows adds interest and contributes to the hierarchy of the elevations.

White brick detailing is added to highlight the main entrance with large full height glazing to increased activity and surveillance.



Sketch Bay Study showing Design Principles



Main Elevation facing Valley Drive

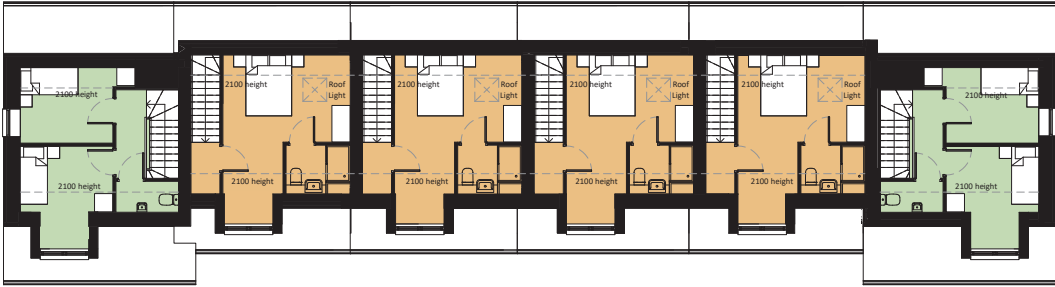
5.5 Terrace T01

Floor Plans

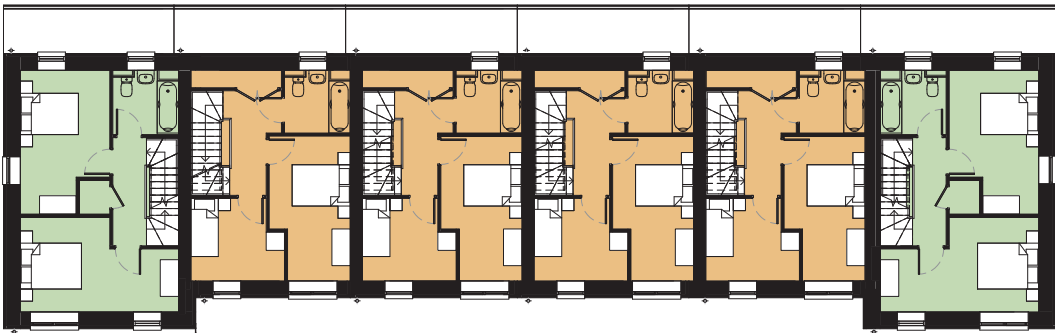
Terrace T01 is located to the north of the site and is approximately sited to complete the urban grain formed by the houses on St. Columba's Close to the north, houses on Valley Drive to the west and the new access road to the south.

The terrace accommodates 6 houses; 2no 4B6P homes and 4no 3B5P homes.

- > The terrace is set back from the road to allow for a dedicated car parking space for each home.
- > Each house is designed with individual refuse stores to the front of the property and individual cycle stores also to the front or to the side of the property.
- > To minimise overlooking into the adjacent properties on St. Columba's Close, no main habitable room windows are proposed to the rear of the houses on the first and second floors.
- > Separate kitchen living dining space is proposed with direct access from the living room to rear garden.



Second Floor Plan



First Floor Plan

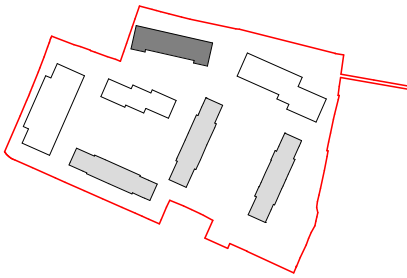


Ground Floor Plan

Terrace T01 Accommodation Schedule

Type	No. of Homes
3B5P House	4
4B6P House	2
TOTAL	6

Key



Main Elevation

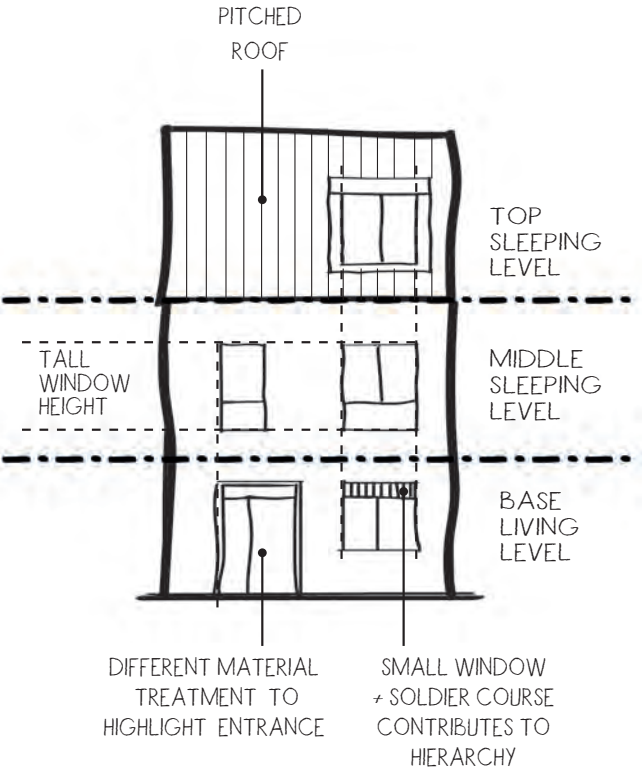
The houses in Terrace T01 are 2 storey high with room in roof. Due to the slope of the site, to ensure level access, the houses are staggered in height, rising up from Valley Drive to St. Columba's Close.

The proposed elevation treatment and form follows a similar architectural character to the houses on St. Columba's Close with a simple form and pitched roofs. This provides a clear distinction in the facade hierarchy with top, middle and base, reflecting the internal use of the home.

Brick has been selected as the predominant external material. A mid tone brown/buff brick is proposed to complement the adjacent houses on St. Columba's Close. Brick detailing at the head of windows adds interest with double coursing proposed on the first floor to add height and hierarchy to the elevation.

White colour windows are proposed for the windows with bronze window surround proposed for the dormer to add interest to the roof line. Contrasting white brickwork and white canopies are proposed to highlight the entrance door.

Refuse stores to the front of the properties will be in brickwork to match the houses and timber roof and doors.



Sketch Bay Study showing Design Principles



Main Elevation facing New Access Road

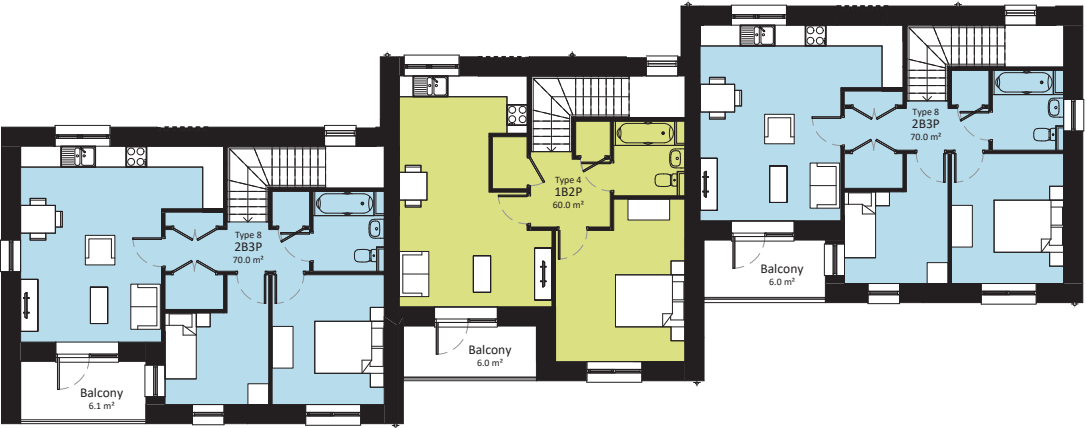
5.6 Maisonette M01

Floor Plans

A row of Maisonettes (M01) is proposed opposite Terrace 01 to provide a traditional street scene with frontages on both sides. The building also backs onto the existing and to be improved communal amenity thus enclosing and securing the area which will now include children play space.

The building accommodates 6 homes; 2no 1B2P homes and 4no 2B3P homes.

- > All main entrances are located on the main elevation of the building facing the new road to maximise active frontage and natural surveillance of the street.
- > The upper level maisonettes have their own front doors with private stairs.
- > All homes are provided with dedicated amenity space facing the improved communal amenity. Terraces are proposed on the ground floor with balconies for homes on the first floor.
- > Dedicated refuse stores for individual homes are proposed and are located adjacent to the main front doors to ensure minimum travel distances for both residents as well as refuse personnel.
- > To minimise overlooking onto Terrace 01 opposite, all main habitable room windows are to face the rear with kitchen windows and stair windows facing the street to provide natural surveillance.

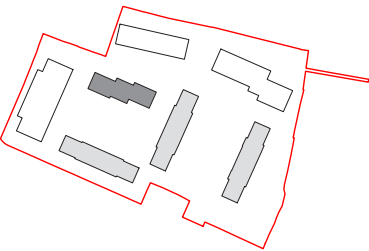


First Floor Plan

Maisonette M01 Accommodation Schedule

Type	No. of Homes
1B2P Maisonette	2
2B3P Maisonette	4
TOTAL	6

Key



Ground Floor Plan

5.7.3 Main Elevation

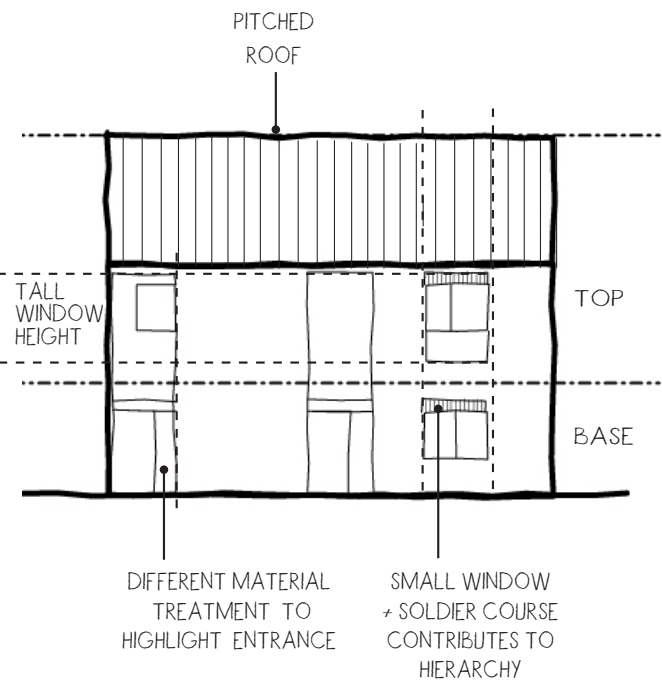
The row of Maisonettes in M01 are 2 storey. Due to the slope of the site, to ensure level access, the maisonettes are staggered in height, rising up from Valley Drive towards St. Columba's Close.

The proposed elevation treatment and form follows a similar architectural character to the houses on St. Columba's Close with a simple form and pitched roofs. This provides a clear distinction in the facade hierarchy with top, middle and base, reflecting the internal use of the home.

Brick has been selected as the predominant external material. A mid tone brown/buff brick is proposed to complement the adjacent houses on St. Columba's Close. Brick detailing at the head of windows adds interest with a protruding brick pattern and recessed brickwork proposed to highlight the entrances of the maisonettes and contribute to the separation and hierarchy of the elevation.

Contrasting white brickwork and white canopies are proposed to highlight the entrance door. White windows are proposed to complement the appearance of the existing estate.

Refuse stores to the front of the properties will be in brickwork to match the building.



Sketch Bay Study showing Design Principles



Main Elevation facing New Access Road

5.7 Block B

Floor Plans

Block B is located to the east of the site, at the end of the section of St. Patrick's Gardens which currently serves the 2 existing and to be retained flat blocks; 24-35 St Patrick's Gardens and 42-53 St Patrick's Gardens. The building is sited to terminate the road and to align with the adjacent Terrace T01 and to provide a strong corner presence to the junction of the new road and St. Columba's Close pedestrian access way.

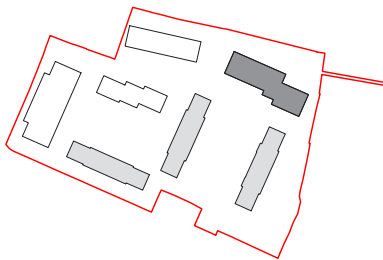
The building accommodates 14 homes; 8no 1B2P homes and 6no 2B3P homes.

- > The main entrance to the building is strategically located on the main elevation of the building, facing directly the end of St. Patrick's Gardens to maximise active frontage and natural surveillance of the road.
- > A generous entrance lobby with postboxes is provided, leading onto a central core (with main staircase and lift)
- > The layout centralises the core (stairs, evacuation lift, risers,etc) to the centre of the building to maximise the accommodation and minimise the length of the deck access.
- > Open deck access is proposed to maximise daylight sunlight, cross ventilation and aspect of the homes as well as provide active natural surveillance to the rear shared amenity.
- > All homes are provided with dedicated amenity space; terraces on the ground floor and balconies above.
- > Dedicated refuse store is located adjacent to the entrance to ensure minimum travel distance for both residents as well as refuse personnel.

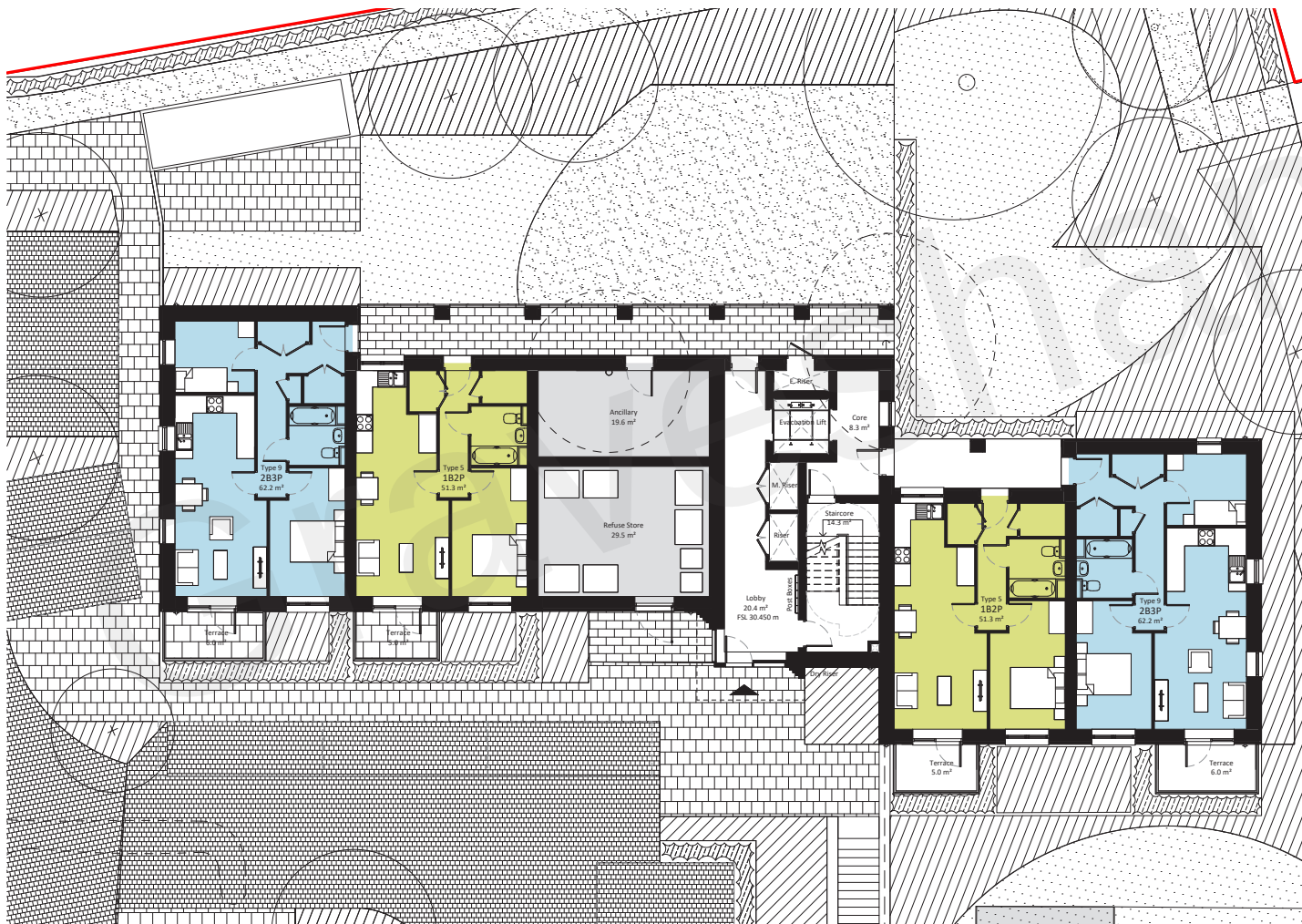
Block B Accommodation Schedule

Type	No. of Homes
1B2P Flat	8
2B3P Flat	6
TOTAL	14

Key



Typical Floor Plan - Blocks B



Ground Floor Plan - Block B

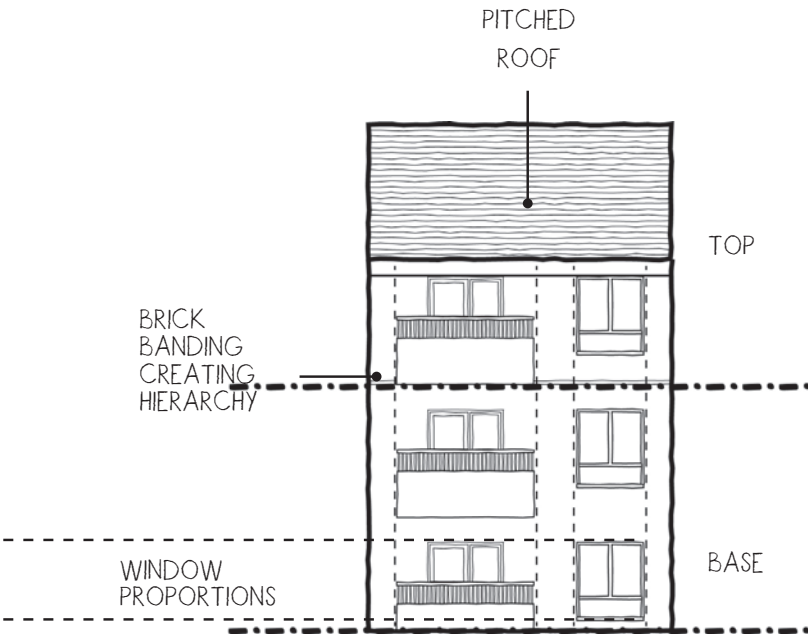
Main Elevation

Block B is 3 storey high. Due to the slope of the site, to ensure level access, the building is split into two parts and staggered in height; with the core in the middle providing split access.

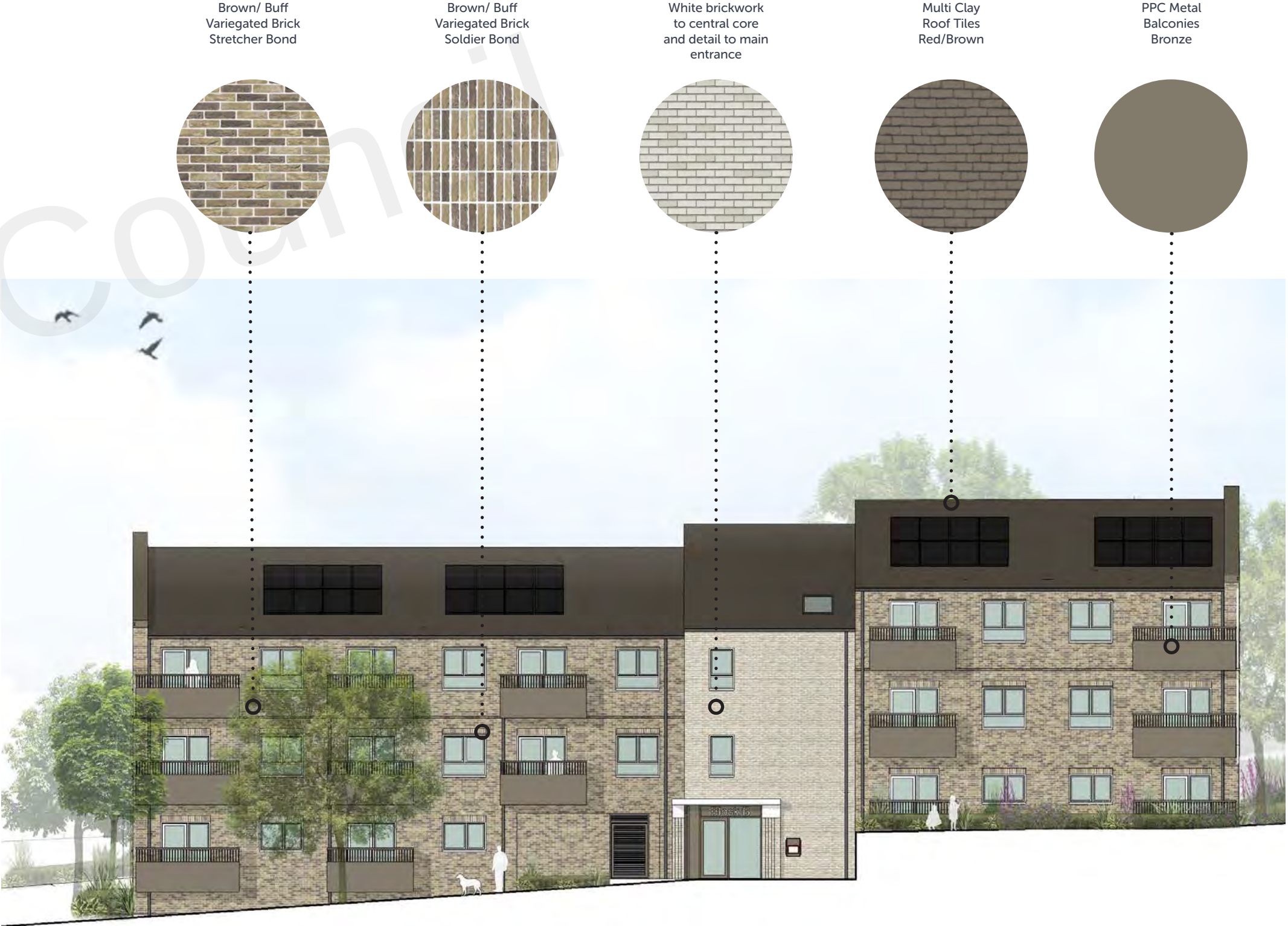
The proposed elevation treatment and form follows a similar architectural character to the adjacent retained flat blocks; 24-35 St Patrick's Gardens and 42-53 St Patrick's Gardens. with a simple form and pitched roofs and with porch extension to denote the main entrance.

Brick has been selected as the predominant external material. A mid tone brown/buff brick is proposed to complement the surrounding development. Brick detailing at the head of windows adds interest with a change in brick colour proposed for the core and external porch with additional detailing around the main entrance. Additional brick banding on the upper floor contributes to the hierarchy to match the principles of the existing buildings.

White colour windows are proposed for the windows with bronze balconies and railings proposed to complement the brickwork colour. Contrasting white brickwork and white canopies are proposed to highlight the core.



Sketch Bay Study showing Design Principles



Main Elevation facing St. Patrick's Gardens

5.8 Views

View from Valley Drive towards Block A and new access road



View of Block B from St. Patrick's Gardens



View of Terrace 01 from new access road



View from improved amenity space towards Block A and Maisonette M01



6.0 Home

6.1 Overview

The proposed 2no flat blocks, row of houses and block of maisonettes provides a combined total of 46 high quality homes to meet the need for new homes in Gravesham.

The proposal will provide a mixture of 1-bed, 2-bed and 3-bed flats and maisonettes and 3-bed and 4-bed houses. 82% of the homes have been designed to be dual aspect with 39% of homes being triple aspect to ensure good daylight and sunlight to all rooms and provide cross ventilation.

All homes are designed to meet Nationally Described Space Standards (NDSS) and Gravesham Residential Layout SPG.



Generous private amenity spaces with good outlook



Flexibility to allow for desk space for working from home or remote studies



Spacious kitchen, dining and living spaces sized to suit different needs

6.2 Typical Homes

4-Bed House

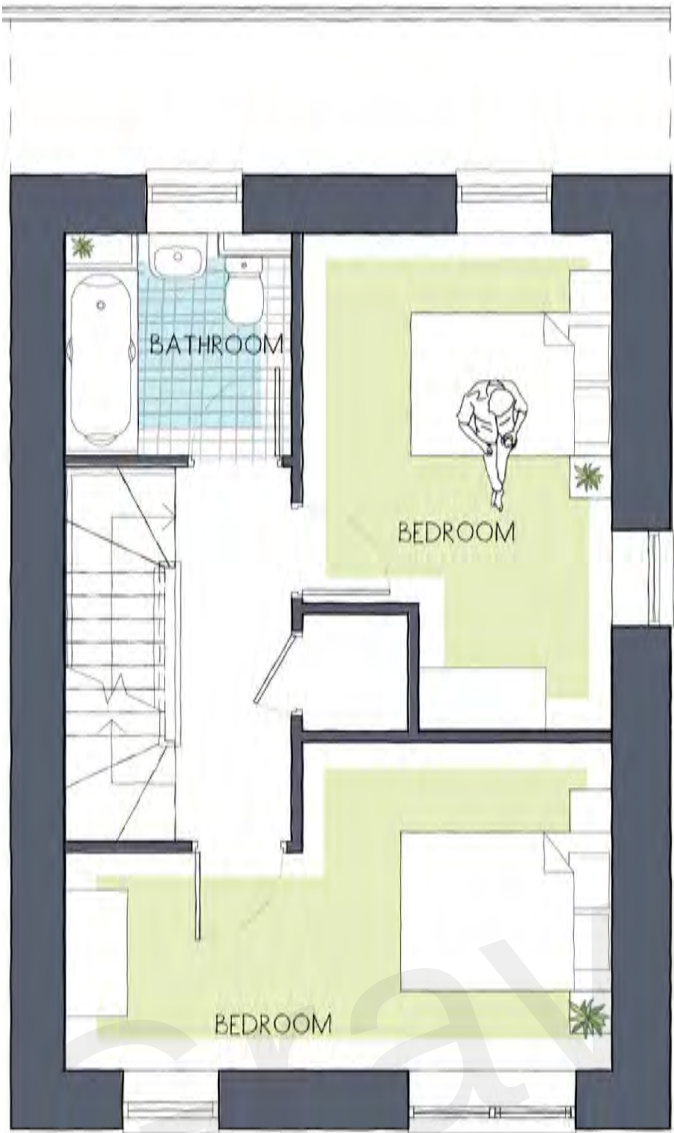
Typical 4 Bedroom 6 Persons Homes

Location: Terrace T01
Area: 115.6sqm



Ground Floor

- > Main entrance with canopy above leading to protected entrance corridor and stair core with utility/storage and downstairs WC.
- > Separate kitchen, dining and living facility with direct access to the rear garden from the living room.
- > Potential for desk space in living room.



First Floor

- > Generous hallway with storage.
- > Bathroom to the rear with window.
- > Primary bedroom to the front of the house.
- > Second double bedroom with side and secondary windows to the rear.



Second Floor

- > Two single bedrooms located in the second storey room in roof.
- > WC to serve upper level rooms.

3-Bed House

Typical 3 Bedroom 5 Persons Homes

Location: Terrace T01
Area: 104.5sqm



Ground Floor

- > Main entrance with canopy above leading to protected entrance corridor and stair core with utility/storage and downstairs WC.
- > Separate kitchen, dining and living facility with direct access to rear garden from living room.
- > Potential for desk space in living room.



First Floor

- > Generous hallway with storage.
- > Bathroom to the rear with window.
- > Bedrooms to the front of the homes.



Second Floor

- > Main bedroom area located in roof space with dedicated ensuite.
- > Dormer window to the front of the homes provides natural daylight, sunlight and views out onto the street.

3-Bed Duplex Flat

Typical 3 Bedroom 5 Persons Flat
Location: Block A
Area: 104.1sqm

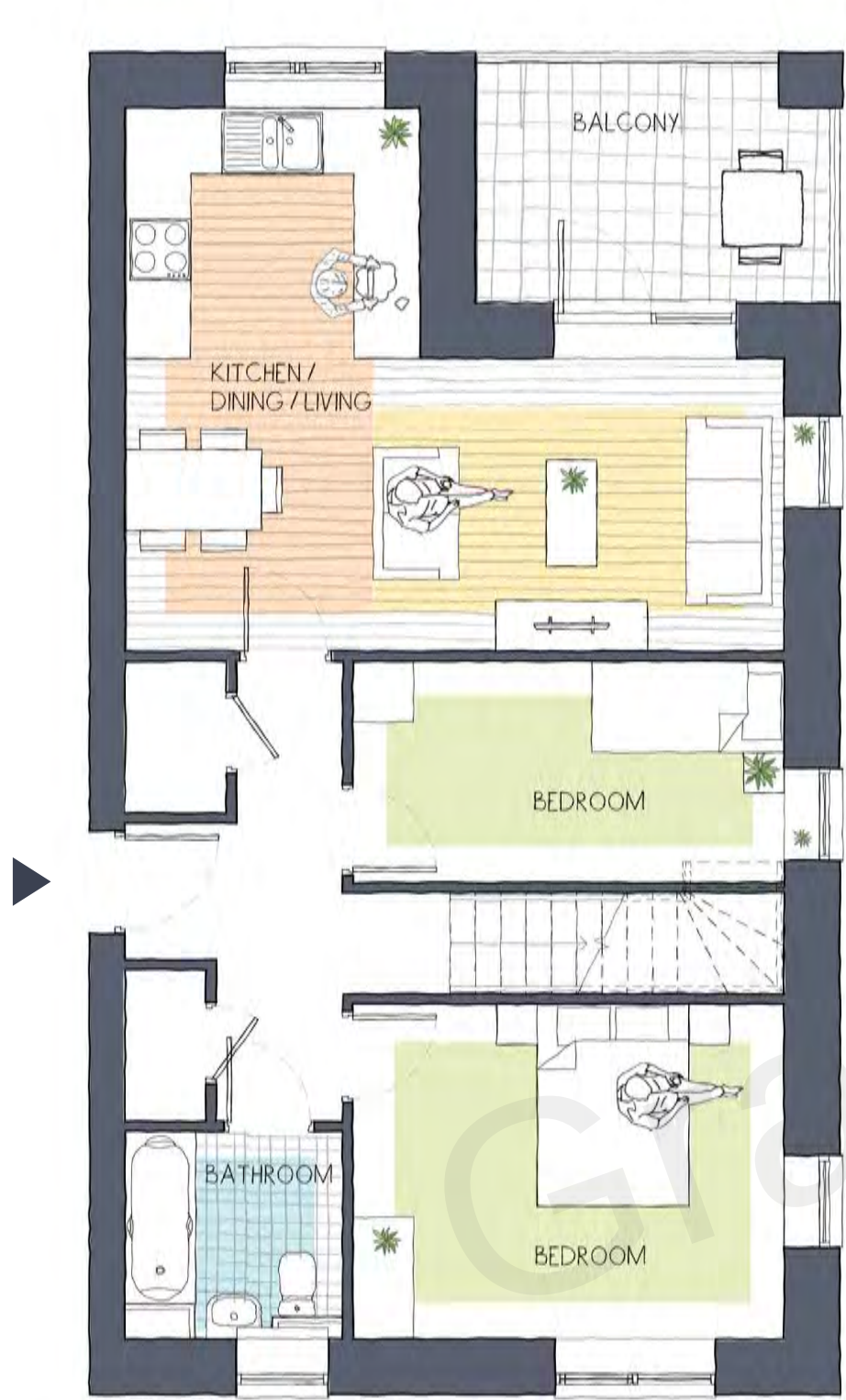
Lower Level

- > Main entrance to duplex flat from internal corridor on the second floor of Block A leading to a generous protected hallways with storage and stair to the upper level.
- > Dual aspect kitchen, living and dining area to the rear of the block with direct access to balcony amenity.
- > Inset balcony overlooking the improved shared amenity space providing good outlook whilst ensuring privacy.
- > Single and double bedroom and main bathroom located at entrance level of duplex.

Upper Level

- > Main bedroom area located in roof space with dedicated ensuite.
- > Windows and roof lights proposed for generous daylight sunlight levels as well as cross ventilation.

Typical 3 Bedroom 5 Persons Flat
Area: 104.1sqm



Lower Level



Upper Level

2-Bed Maisonette

Typical 2 Bedroom 3 Persons Maisonette
Location: M01
Area: 70sqm

Ground Floor

- > Direct private entrance door from street level proposed on the ground floor to upper level maisonette from private staircase.

First Floor

- > Generous upper level landing with storage areas leading directly to all habitable rooms and bathroom. Efficient layout maximises living accommodation and minimises corridor space.
- > Dual aspect kitchen, living dining area with kitchen window facing the street and main aspect to living room facing the rear.
- > Inset balcony overlooking the improved shared amenity space providing good outlook whilst ensuring privacy.
- > Double and single bedroom to the rear with outlook overlooking improved shared amenity.
- > Main bathroom with window.



1-Bed and 2-Bed Flats

Typical 2 Bedroom 4 Persons Flat

- > Generous entrance hallways with storage. Efficient layout maximises living accommodation and minimises corridor space.
- > Dual aspect kitchen, living and dining area to the rear of the block with direct access to balcony amenity.
- > Inset balcony overlooking the improved shared amenity space providing good outlook whilst ensuring privacy.
- > Bedrooms located to the corner of the block with windows overlooking St. Patrick's Gardens and new access road. Dual aspect main bedroom.
- > Main bathroom with window.

Typical 1 Bedroom 2 Persons Flat

- > Generous entrance hallways with storage. Efficient layout maximises living accommodation and minimises corridor space.
- > Dual aspect kitchen, living and dining area spanning the length of the block with kitchen windows overlooking open deck access and direct balcony amenity access from the living area.

Typical 2 Bedroom 4 Persons Flat

Location: Block A
Area: 70.3sqm



Typical 1 Bedroom 2 Persons Flat

Location: Block B
Area: 51.3sqm



6.3 Accommodation Schedule

A total of 46 new homes are proposed which comprises of the following:

- > 40 flats and maisonettes total spread over three buildings; 15no 1B2P, 15no 2B3P, 4no 2B4P and 6no 3B5P.
- > 6 houses; 4no 3B5P and 2no 4B6P
- > All homes are designed to meet Nationally Described Space Standards (NDSS), Gravesham Residential Layout SPG relevant sections and as a minimum, Building Regulations Approved Document M4(1) Visitable Dwellings standard.

The schedule to the right shows the breakdown of the flat, maisonettes and house types within the proposal and associated areas. Please refer to block plans for location of the types.

Type	No. of Homes
1B2P Flat	13
1B2P Maisonette	2
2B3P Flat	11
2B3P Maisonette	4
2B4P Flat	4
3B5P Flat	6
3B5P House	4
4B6P House	2
TOTAL	46

Flat Number				Tenure (S/O) (P) (R)	Type Ref	Flat (F) House (H)	No. of Bedrooms	No. of Inhabitants	Habitable Rooms	m ²						Ensuite	Balcony (B) Patio (P) Terrace (T) Garden (G)	m ²	Unit Area as per planning submitted drawings	
Block	Core	Floor	Flat Number							Living/Dining / Kitchen Area	Bedroom 1 Area	Bedroom 2 Area	Bedroom 3 Area	Bedroom 4 Area	Built-in Storage Area			Amenity Area	Size sq.m	Size sq.ft
A	1	0	A01.01	R	Type 10	F	2	4	3	27.2	14.2	12.7	0.0	0.0	2.0	N	T	8.1	70.3	756.7
A	1	0	A01.02	R	Type 6	F	2	3	3	24.9	11.6	8.1	0.0	0.0	2.1	N	T	7.7	61.4	660.9
A	1	0	A01.03	R	Type 10	F	2	4	3	27.2	14.2	12.7	0.0	0.0	2.0	N	T	8.1	70.3	756.7
A	1	0	A01.04	R	Type 1	F	1	2	2	24.3	12.8	0.0	0.0	0.0	2.7	N	T	5.5	50.9	547.9
A	1	1	A01.05	R	Type 2	F	1	2	2	26.8	12.8	0.0	0.0	0.0	1.8	N	B	5.5	52.5	565.1
A	1	1	A01.06	R	Type 10	F	2	4	3	27.2	14.2	12.7	0.0	0.0	2.0	N	B	8.1	70.3	756.7
A	1	1	A01.07	R	Type 6	F	2	3	3	24.9	11.6	8.1	0.0	0.0	2.1	N	B	8.0	61.4	660.9
A	1	1	A01.08	R	Type 6	F	2	3	3	24.9	11.6	8.1	0.0	0.0	2.1	N	B	8.0	61.4	660.9
A	1	1	A01.09	R	Type 10	F	2	4	3	27.2	14.2	12.7	0.0	0.0	2.0	N	B	8.1	70.3	756.7
A	1	1	A01.10	R	Type 1	F	1	2	2	24.3	12.8	0.0	0.0	0.0	2.7	N	B	5.5	50.9	547.9
A	1	2	A01.11	R	Type 2	F	1	2	2	26.8	12.8	0.0	0.0	0.0	1.8	N	B	8.0	52.5	565.1
A	1	2	A01.12	R	Type 11	F	3	5	4	26.1	18.2	14.1	9.3	0.0	5.0	Y	B	8.1	104.1	1120.5
A	1	2	A01.13	R	Type 6	F	2	3	3	24.9	11.6	8.1	0.0	0.0	2.1	N	B	8.0	61.4	660.9
A	1	2	A01.14	R	Type 6	F	2	3	3	24.9	11.6	8.1	0.0	0.0	2.1	N	B	8.0	61.4	660.9
A	1	2	A01.15	R	Type 11	F	3	5	4	26.1	18.2	14.1	9.3	0.0	5.0	Y	B	8.1	104.1	1120.5
A	1	2	A01.16	R	Type 1	F	1	2	2	24.3	12.8	0.0	0.0	0.0	2.7	N	B	8.0	50.9	547.9
A	1	3	A01.17	R	Type 14	F	3	5	4	29.1	16.7	13.1	11.0	0.0	4.5	Y	B	8.0	104.9	1129.1
A	1	3	A01.18	R	Type 12	F	3	5	4	29.0	13.2	12.7	9.5	0.0	4.8	Y	B	8.0	100.5	1081.8
A	1	3	A01.19	R	Type 12	F	3	5	4	29.0	13.2	12.7	9.5	0.0	4.8	Y	B	8.0	100.5	1081.8
A	1	3	A01.20	R	Type 13	F	3	5	4	27.5	16.7	13.1	11.0	0.0	4.5	Y	B	8.0	103.2	1110.8
M01	0	0	M01.21	R	Type 7	M	2	3	3	21.8	11.7	9.8	0.0	0.0	2.1	N	T	6.1	62.5	672.7
M01	0	0	M01.22	R	Type 3	M	1	2	2	21.0	14.8	0.0	0.0	0.0	1.9	N	T	6.0	52.9	569.4
M01	0	0	M01.23	R	Type 7	M	2	3	3	21.8	11.7	9.8	0.0	0.0	2.1	N	T	6.1	62.5	672.7
M01	0	1	M01.24	R	Type 8	M	2	3	3	26.1	12.1	9.2	0.0	0.0	2.5	N	B	6.1	70.0	753.5
M01	0	1	M01.25	R	Type 4	M	1	2	2	24.3	15.9	0.0	0.0	0.0	1.5	N	B	6.0	60.0	645.8
M01	0	1	M01.26	R	Type 8	M	2	3	3	26.1	12.1	9.2	0.0	0.0	2.5	N	B	6.0	70.0	753.5
T01	0	0	T01.27	R	Type 16	H	4	6	6	33.0	13.7	12.4	8.0	8.4	3.2	N	G	119.9	115.6	1244.3
T01	0	0	T01.28	R	Type 15	H	3	5	5	28.6	15.2	11.5	7.6	0.0	2.9	Y	G	74.8	104.5	1124.8
T01	0	0	T01.29	R	Type 15	H	3	5	5	28.6	15.2	11.5	7.6	0.0	2.9	Y	G	76.1	104.5	1124.8
T01	0	0	T01.30	R	Type 15	H	3	5	5	28.6	15.2	11.5	7.6	0.0	2.9	Y	G	72.6	104.5	1124.8
T01	0	0	T01.31	R	Type 15	H	3	5	5	28.6	15.2	11.5	7.6	0.0	2.9	Y	G	68.8	104.5	1124.8
T01	0	0	T01.32	R	Type 16	H	4	6	6	33.0	13.7	12.4	8.0	8.4	3.2	N	G	85.2	115.6	1244.3
B	1	0	B01.33	R	Type 9	F	2	3	3	22.8	12.0	7.6	0.0	0.0	2.4	N	T	6.0	62.2	669.5
B	1	0	B01.34	R	Type 5	F	1	2	2	24.0	12.0	0.0	0.0	0.0	2.5	N	T	5.0	51.3	552.2
B	1	0	B01.35	R	Type 5	F	1	2	2	24.0	12.0	0.0	0.0	0.0	2.5	N	T	5.0	51.3	552.2
B	1	0	B01.36	R	Type 9	F	2	3	3	22.8	12.0	7.6	0.0	0.0	2.4	N	T	6.0	62.2	669.5
B	1	1	B01.37	R	Type 9	F	2	3	3	22.8	12.0	7.6	0.0	0.0	2.4	N	B	6.0	62.2	669.5
B	1	1	B01.38	R	Type 5	F	1	2	2	24.0	12.0	0.0	0.0	0.0	2.5	N	B	5.0	51.3	552.2
B	1	1	B01.39	R	Type 5	F	1	2	2	24.0	12.0	0.0	0.0	0.0	2.5	N	B	5.0	51.3	552.2
B	1	1	B01.40	R	Type 5	F	1	2	2	24.0	12.0	0.0	0.0	0.0	2.5	N	B	5.0	51.3	552.2
B	1	1	B01.41	R	Type 9	F	2	3	3	22.8	12.0	7.6	0.0	0.0	2.4	N	B	6.0	62.2	669.5
B	1	2	B01.42	R	Type 9	F	2	3	3	22.8	12.0	7.6	0.0	0.0	2.4	N	B	6.0	62.2	669.5
B	1	2	B01.43	R	Type 5	F	1	2	2	24.0	12.0	0.0	0.0	0.0	2.5	N	B	5.0	51.3	552.2
B	1	2	B01.44	R	Type 5	F	1	2	2	24.0	12.0	0.0	0.0	0.0	2.5	N	B	5.0	51.3	552.2
B	1	2	B01.45	R	Type 5	F	1	2	2	24.0	12.0	0.0	0.0	0.0	2.5	N	B	5.0	51.3	552.2
B	1	2	B01.46	R	Type 9	F	2	3	3	22.8	12.0	7.6	0.0	0.0	2.4	N	B	6.0	62.2	669.5

7.0 Strategy

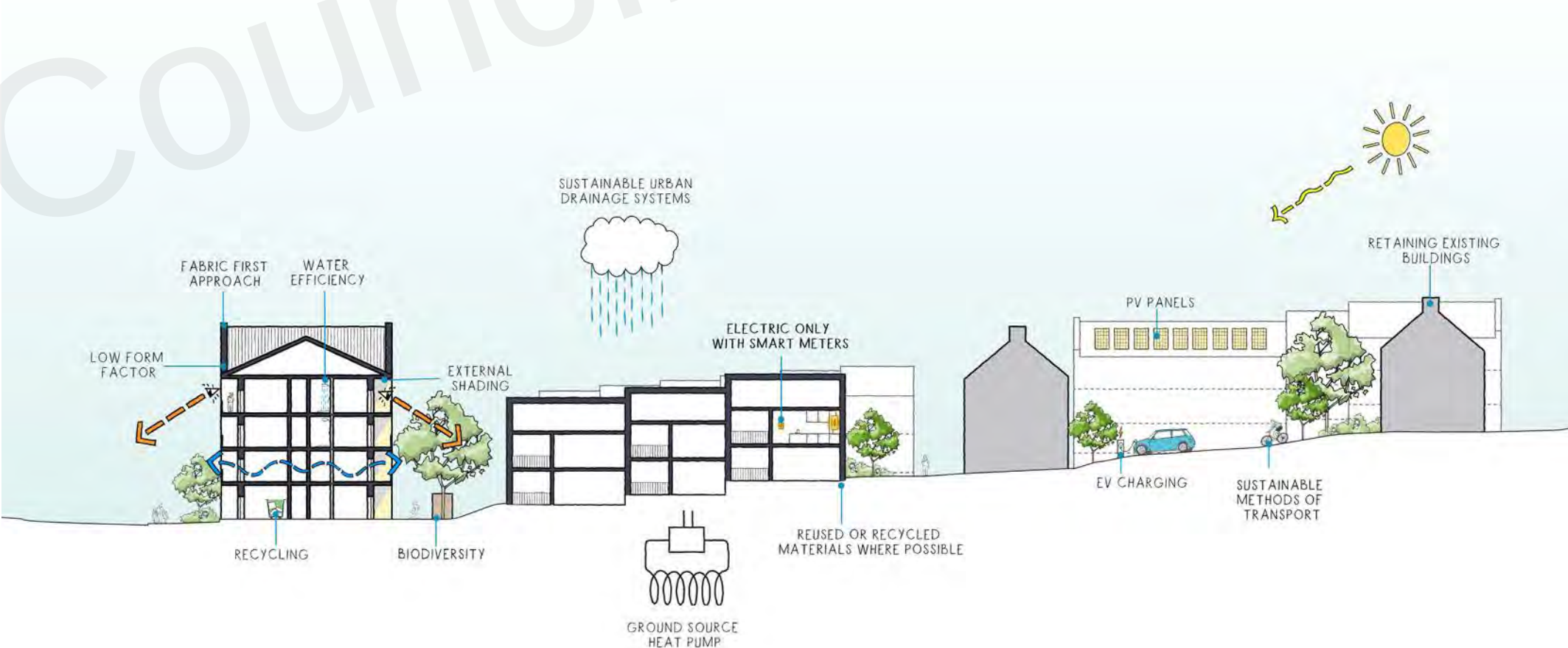
7.1 Sustainability Strategy

The development will meet the sustainable design and construction requirements set out in Gravesham Borough Council's Local Plan Core Strategy, Draft Gravesham Borough Council Climate Change Strategy, Building Regulations (Part L, G, M, S, O and F) and National Planning Policy Framework. Further details can be found in the supporting Sustainability Statement included as part of the Planning Application.

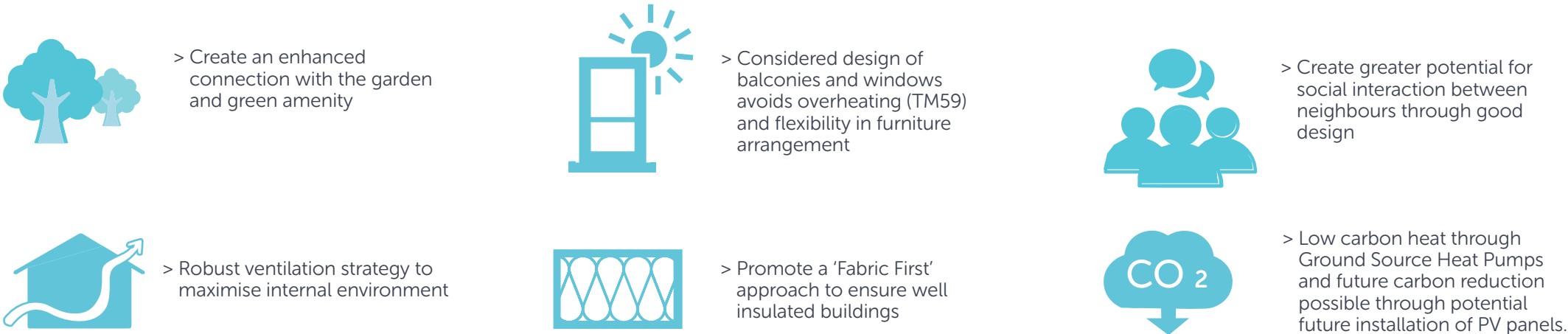
- > High quality, sustainable design of homes that promotes energy efficiency through passive measures such as; fabric first approach with low U-values to the external fabric (walls, roof, windows, etc).
- > Internal arrangement that maximises dual aspect units for cross ventilation and outlook.
- > Careful consideration of openings (size, orientation and g-values) to minimise overheating whilst maximising daylight and sunlight.
- > Carbon reduction through use of on-site renewable energy; Ground Source Heat Pumps and Photovoltaic Panels for flat blocks and houses.
- > Electrical vehicle charging point to meet Building Regulations Approved Document S.
- > Provision of cycle parking spaces, to promote sustainable means of travel. Dedicated external, secure and covered cycle stores are proposed for flats and maisonette blocks and individual cycle stores for the houses.

Alongside energy sustainability, to ensure long lasting comfort, health and wellbeing of the residents, our vision is for a socially sustainable development.

- > A combination of family homes and smaller apartments will generate a varied, integrated community.
- > Improved and enhanced existing amenity for pleasant outlook for new and existing residents and area to meet and play and create a community.
- > Quiet streets and defined routes to amenity will provide a safe neighbourhood for all residents.



Sustainability Strategy



7.2 Vehicle and Parking Access Strategy

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

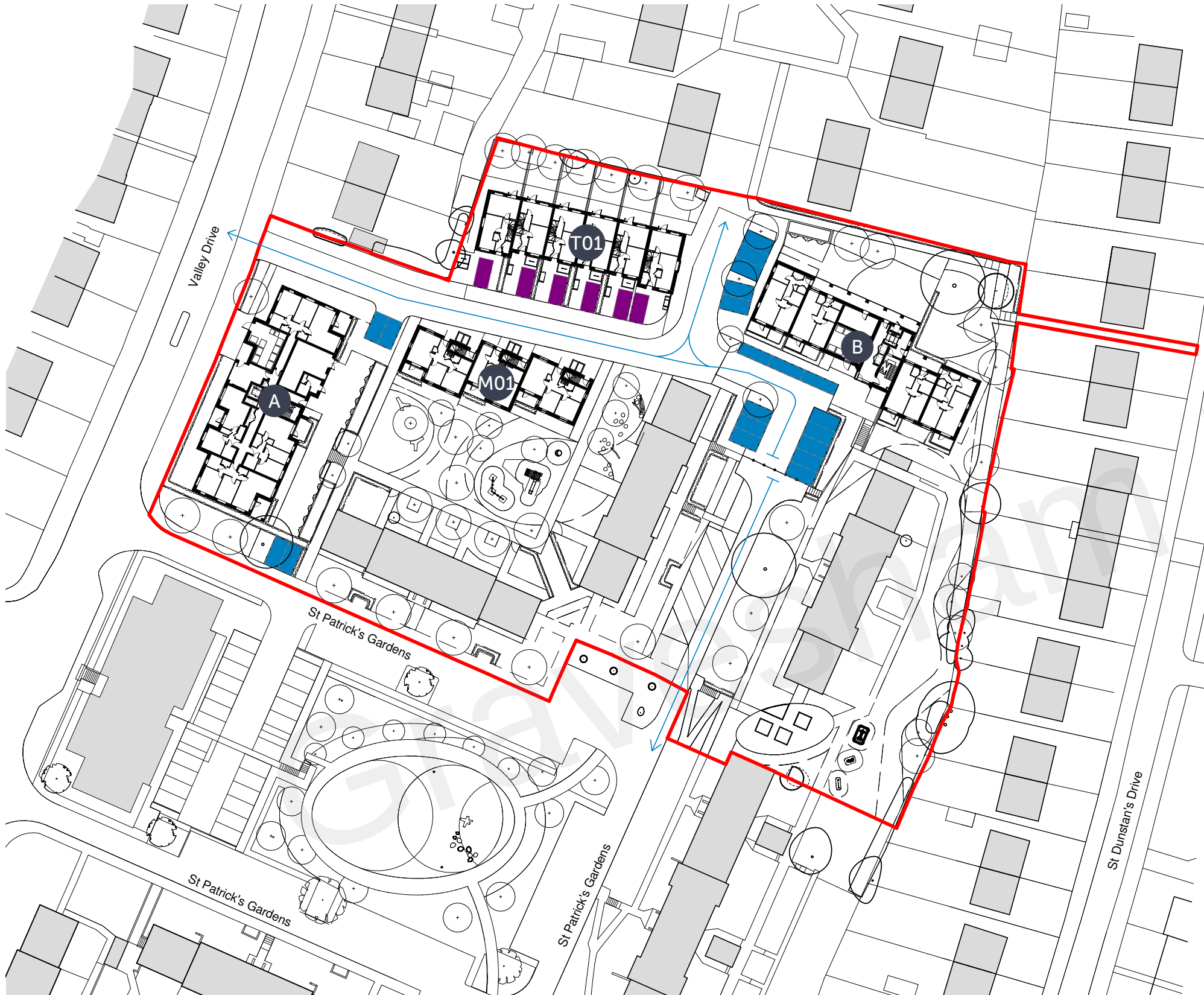
The proposal includes the provision of 26 new parking spaces, with each of the houses on Terrace 01 provided with an individual on plot car parking space.

Electrical vehicle charging spaces will be provided for each of the on plot car parking spaces for the houses. For the remaining 20 spaces, 20% of the spaces have active electric vehicle charging infrastructure at the outset and 80% would have passive provision to enable conversion to active provision at a later date.

For full details, please refer to the supporting Transport Statement.



- Key
- Carparking spaces - communal
 - Carparking spaces - allocated (Houses)
 - Vehicular Route



Vehicle and Parking Access Strategy



7.3 Cycle and Pedestrian Access Strategy

Cycle parking spaces is provided in accordance with the minimum standards set out in KCC Vehicle Parking Standards SPG.

The cycle strategy consists of external cycle stores and forms part of the landscape strategy. Full drawings of proposed cycle stores are included as part of the planning application.

Secure external cycle stores for the flat blocks and maisonettes are located close to the rear entrances and close to the access road for ease of access.

Two cycle spaces have been provided for each house in the front garden, so that residents do not have to traverse through their house with the bikes, with additional cycle spaces available for the larger houses in the communal cycle stores behind Block A.

Charging infrastructure for electrical cycles is provided at 5% of the total number of cycle spaces.

For full details, please refer to the supporting Transport Statement

Example of external cycle store proposal



- Key
- Individual houses cycle stores
 - Dedicated flat and maisonette cycle stores
 - Travel Distance (without riding bicycle)
 - Cycle Access
 - Pedestrian Access



Cycle Strategy



7.4 Refuse Strategy

The refuse strategy has been designed in accordance with Gravesham Borough Council's Planning Guidance on Waste Collection Requirements 2019 and Gravesham Operations has been consulted during the design process.

Houses (T01) and Maisonettes (M01) are proposed to have individual refuse stores to the front of the property with flat blocks to have dedicated internal refuse stores within the building footprint adjacent to the main communal entrance.

Refuse collection for both blocks, maisonettes and houses are proposed to be from along the new access road to minimise obstruction to traffic on Valley Drive.

For service route plan and swept path analysis of the Refuse Vehicle, please refer to the supporting Transport Statement.

Refuse Schedule - Communal			
Block	General Waste (1100l bin)	Recycling (1100l bin)	Food Waste (140l bin)
Block A	4	4	2
Block B	3	3	2

Refuse Schedule - Private			
Block	General Waste (180 bin)	Recycling (240l bin)	Food Waste (23l bin)
Terrace T01 per house	1	1	1
Maisonette per flat	1	1	1

- Key
- Communal Refuse Store - Flats
- Private Refuse Store - Houses and Maisonettes
- Refuse Vehicle
- Refuse Vehicle Route
- Distance to Refuse Vehicle



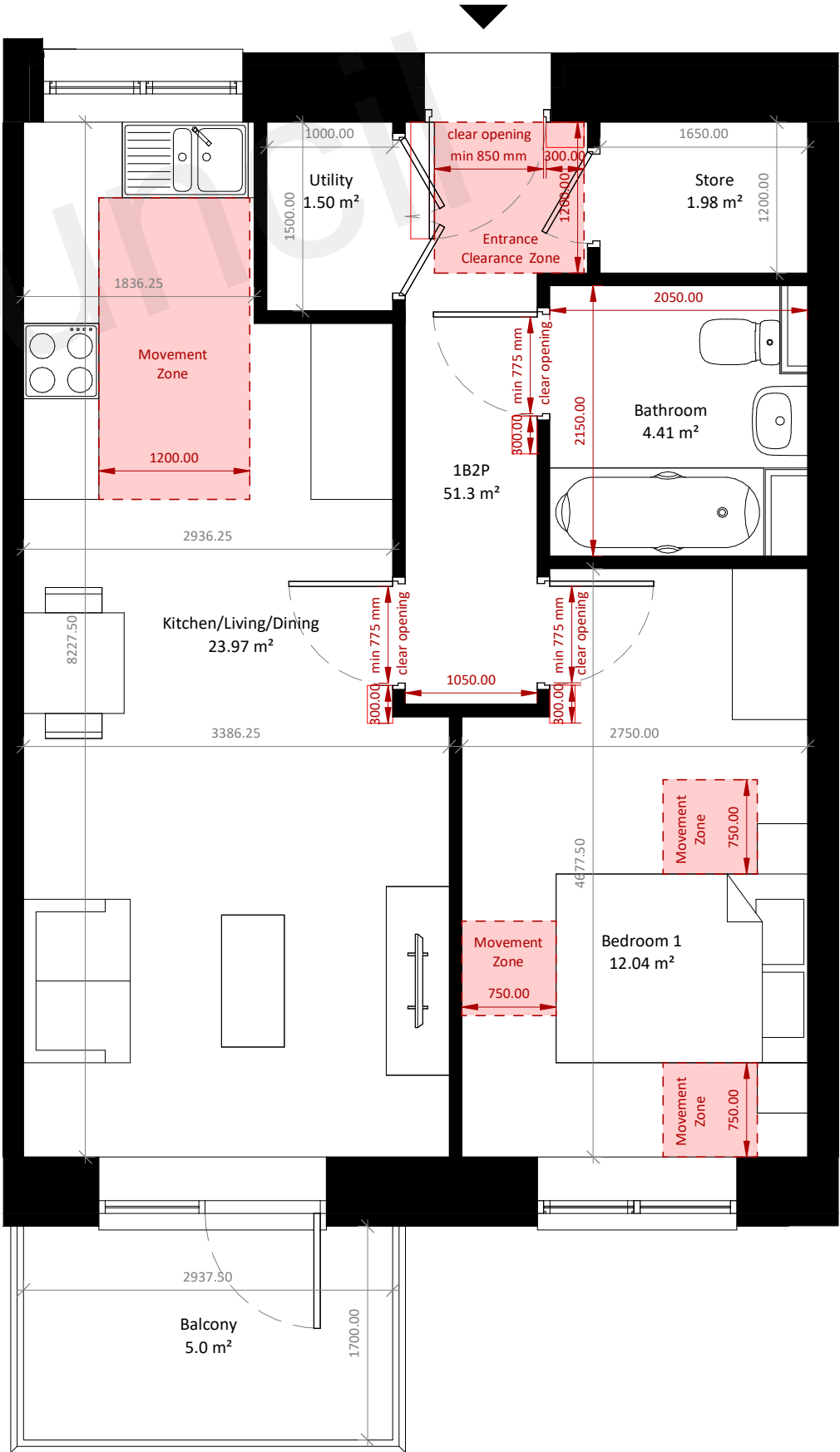
7.5 Inclusive Access Strategy

All of the homes are designed to meet Building Regulations AD M4(1) Visitable dwellings standard as a minimum however a number of the flats have also been designed to allow for future provision of M4(2) Accessible and Adaptable dwellings if required in the future.

The diagram on the right shows how the design of a typical 1B2P flat would meet the AD M(4)2 standards such as:

- > Minimum corridor widths with minimum clear opening width of doors, including 300mm nib to leading edge
- > Clear access zones in bedrooms and kitchens
- > Bathroom size and layout designed as example set within AD M4(2)

1B2P flat designed to AD M4(2)



7.6 Fire Access Strategy

Gravesham Borough Council have appointed fire consultants Marshall Fire to provide advice and guidance to throughout the design process.

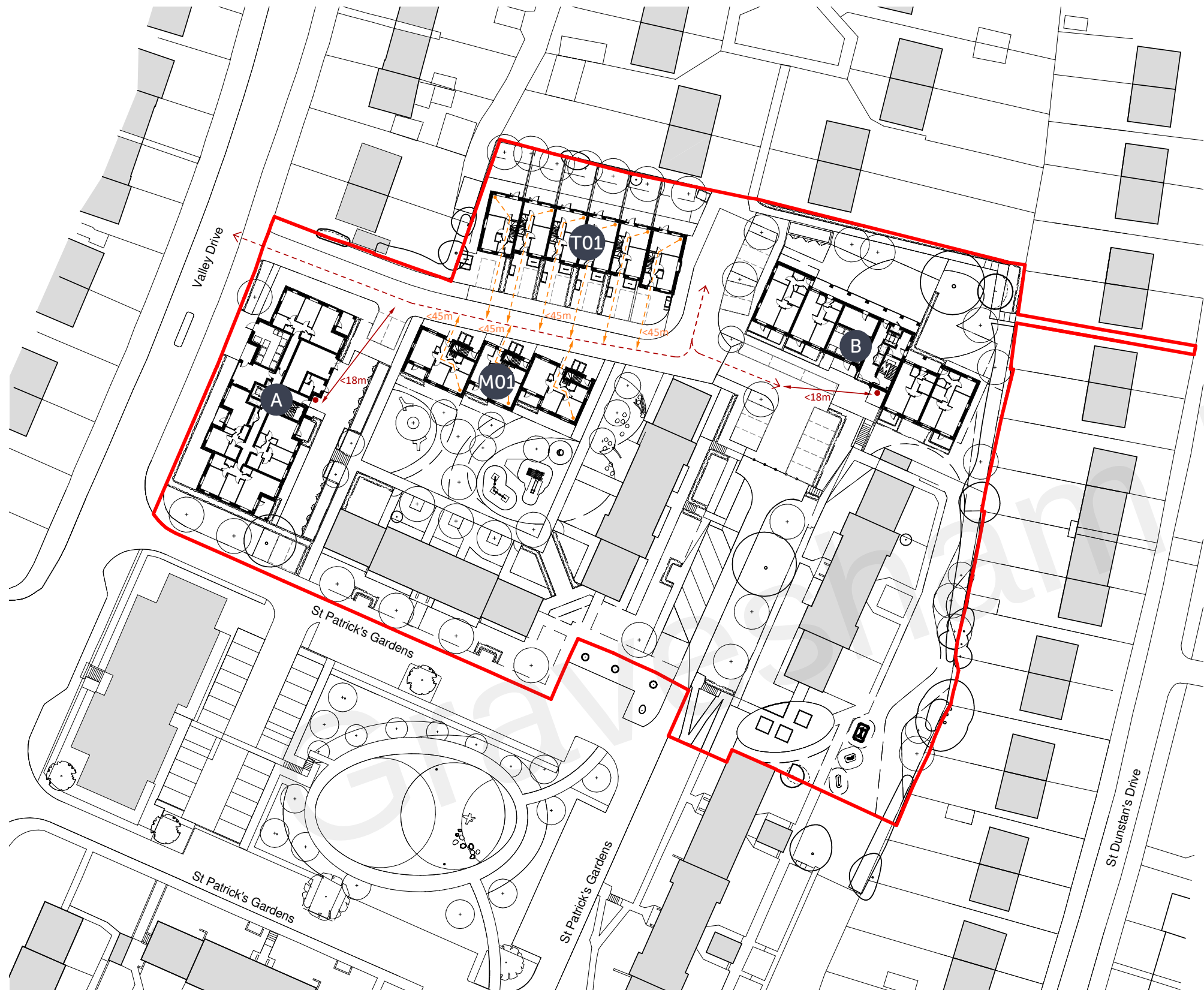
For full details, please refer to the supporting Fire Strategy Statement included as part of the Planning Application.

Block A and Block B

- > All flats have been designed with protected entrance halls with upper level duplex units designed with protected stairs.
- > For Block A, sprinklers will be provided as the topmost habitable storey is more than 11m in height.
- > A dry riser is proposed with outlet located within the protected stair and within 18m of the road.
- > Evacuation lift is proposed within the protected lobby which also serves the stairwell.

Houses and Maisonette

- > All houses and maisonettes are designed with protected escape routes comprising the first floor landing, staircase and ground floor entrance hall.



Fire Access Strategy

Key

- Fire vehicle route
- Travel distance
- Dry riser inlet location

7.7 Distances and Amenity

Buildings locations proposed to strengthen the existing urban grain of the site and to provide additional active surveillance of existing streets and public realm whilst ensuring appropriate distances from habitable rooms to minimise overlooking and overshadowing.

The siting of the buildings is designed to take into consideration Gravesham Residential Layout SPG guidance on distances.

- > T01 is located to the north of the site, adjacent to no 26 St. Columba's Close. It is to be located 10m away to the side elevation of no 26 St. Columba's Close on the Ground Floor. To minimise overlooking and overshadowing, the First Floor of T01 is stepped and is 11.6m away from 26 St. Columba's Close with only bathroom windows proposed to be located to the rear of the houses apart from secondary bedroom windows on the end terrace 4B homes.
- > T01 and M01 are located either side of the new access road to provide a strong active frontage to the new street. The buildings are placed 16-18m apart. Main front doors for both T01 and M01 are facing the new road. To minimise overlooking from habitable room to habitable room, only kitchen and corridor windows to the maisonettes are facing the road with living room and bedroom windows facing the rear improved amenity space. At its closest, Maisonette M01 is approximately 25.7m away from the existing flat block to the south; no 13-23 St. Patrick's Gardens.
- > Block A is located to the west of the site and its footprint been designed to be similar in proportion, height and massing as the adjacent Bishops Court development. It is located 10.6m away from the side elevation of Maisonette 01 and existing flat block; no 13-23 St. Patrick's Gardens, both of which do not have any main habitable rooms on its side elevation.
- > Block B is located to the east of the site, at the end of the section of St. Patrick's Gardens which currently serves the 2 existing and to be retained flat blocks; 24-35 St Patrick's Gardens and 42-53 St Patrick's Gardens. The building is sited to terminate the road and to align with the adjacent Terrace T01 and to provide a strong corner presence to the junction of the new road and St. Columba's Close pedestrian access way.



Proposed Roof Plan

7.8 Cleaning and Maintenance Strategy

A 'building in layers' approach has been applied to the proposals to facilitate future maintenance.

Robust materials are proposed to minimise maintenance.

The layout has been carefully considered to provide ease of access for maintenance.

Window Cleaning

- > All windows to private dwellings and communal areas are designed to be cleaned from the inside or the outside (for balcony windows and doors on apartments and ground floor windows). It is recommended that a suitable demonstration is provided at handover to each resident to ensure safety whilst operating and cleaning windows.
- > Windows above ground floor are proposed to be cleaned externally by extended pole.
- > Those carrying out cleaning or maintenance should refer to equipment manufacturer's guidance as necessary for the safe use of access equipment, with particular reference to Construction Health & Safety guidelines, and for working at heights.
- > Frequency of cleaning is at the discretion of the management company. However, it is recommended that window glazing and aluminium frames are cleaned on a 3-6 monthly basis with a deep clean every 2 years. Refer to manufacturer's literature for maintenance frequency and inspections required to maintain warranties and guarantees.

Facias & Gutters and Rainwater Pipes

- > General checking & maintenance required with access via Access Hatches located at roof level.
- > It is recommended that inspection and cleaning to be carried out at the same time as window cleaning or as advised by manufacturer.

Site Maintenance

- > A Caretaker's Facility is designed to be re provided on the ground floor of Block A. The facility will include storage areas, sink, toilet facilities and sized to suit necessary equipment to maintain the site.

Key

-  Cleaned Externally - by maintenance
-  Cleaned Externally - by residents
-  Cleaned Externally - via pole by maintenance



Window Cleaning Strategy for Main Elevation of Block A

7.9 Plant, Utility & Services Strategy

Each flat block has provision for plant rooms within the communal cores at ground level. The plant rooms have been designed in consultation with relevant consultants to ensure they meet service and maintenance requirements and are accessible via the new access route for maintenance.

- > The development will need connection to the local water, electricity and data infrastructure.
- > Each terrace house will be supplied with an individual water connection and a single water connection will be provided to the two apartment blocks. Thames Water is the service provider and capacity has been confirmed within the area.
- > As with water, individual electricity connections will be made to the terrace houses and a single BNO supply will be provided to each apartment block. UKPN are the service provider and have provided a budget quotation for the new development and electric car charging infrastructure. The provision of a new substation for the development will be considered and confirmed during the design development.
- > High speed internet will be provided to all dwellings with connections made to the local BT fibre infrastructure.

Key

-  Maintenance Route
-  Plant Rooms
-  Risers



Plant, Utility & Services Strategy

8.0 Scheme Benefits



46 new homes,
uplift of 20 on site



100% affordable
homes



Homes of varying
sizes to suit different
needs



New planting to
increase biodiversity



Useable open space
including play space
for residents



Dual aspect homes
with good daylight
sunlight



Sustainable design for
energy efficient homes



Secure cycle
parking and new
car parking spaces



London

BPTW, 40 Norman Road,
Greenwich, London SE10 9QX
t. 020 8293 5175

Midlands

Alpha Works, Alpha Tower
Suffolk Street Queensway
Birmingham B1 1TT
t. 0121 667 6175

bptw.co.uk