

Goldsmith Mews Houses

Garages Rear Of Osney Way Car Park
Lower Higham Road
Gravesend
Kent

Dicharge of Planning Condition no.11
221014

OFFICE
S&N



Contents

Introduction

- 4 Introduction
- 5 Design Team

External Finishes

- 7 Cladding
- 8 Roof Covering
- 9 Windows
- 10 Doors
- 11 Rainwater Goods

This application is for the discharge of planning condition 11 for the proposed works to the Garages Rear of Osney Way Car Park, relating to the planning application 20211415 approved on the 17th February 2022.

The scheme comprises of three number three bed four person terraced houses and one number two bed four person semi-detached house along with parking, amenity, refuse and cycle storage, and boundary treatments. The houses are two stories tall, plus a room in the roof. There are no listed buildings, conservation areas, or biodiversity issues.

The proposal responds to national, regional and local planning policy, local character, and planning precedent, in order to propose a high quality addition to the area. The proposals meet contemporary planning and building regulations standards, and will be high quality, sustainable and energy efficient.

We understand that Gravesham is committed to providing a choice of housing for people in the area. We believe this proposal is a small, but important, part of delivering more housing and better homes.

Design Team

We at Office S&M have delivered several high-quality housing projects around the country, notably on small sites such as this one. Office S&M is an award winning architecture practice which delivers buildings that celebrate the colour, materiality, and narratives of the everyday use of these new spaces.

Our work has been recognized by being named Young Architect of the Year by BD in 2020, a Rising Star by RIBA Journal in 2019, and part of the AJ 40 under 40 in 2021. We have been part of workshops with Croydon, Lewisham and Tower Hamlet Councils on infill development policy, and have given lectures to Urban Design London on densifying suburbia. Office S&M sit on the Design Council Expert Panel, the Hackney Design Review Panel, the Essex Quality Review Panel and the Newham Design Review Panel. As such, our work is of demonstrably high quality in the field of residential and infill design.



Chipstead Way - Eight apartment in Croydon



Red Cow Terrace - Three new-build homes in St Albans

Rear extension in Haringey, London

Finalist in categories "Light & Surface Exterior" and "Housing Exterior" in the Surface Design Awards 2022

**SURFACE
DESIGN
AWARDS**

Loft extension and ground floor side return extension in Ealing, London

Winner of "Best Use of Materials" at the New London Architecture "Don't Move, Improve" Awards 2018



Introduction

Gravesham Borough Council

Introduction

This document has been prepared by Office S&M on behalf of the applicant to explain the details of the external finishes of the proposed works to the Garages Rear of Osney Way Car Park, relating to the planning application 20211415 approved on the 17th February 2022.

The approved planning application 20211415 for is for the demolition of 14 existing lock-up garages and the erection of 4no. three-storey terraced homes, with associated parking, gardens, access, refuse and bike storage, and boundary treatments

The pre-commencement condition no. 11 is stated in the Decision Notice and reads as follows:

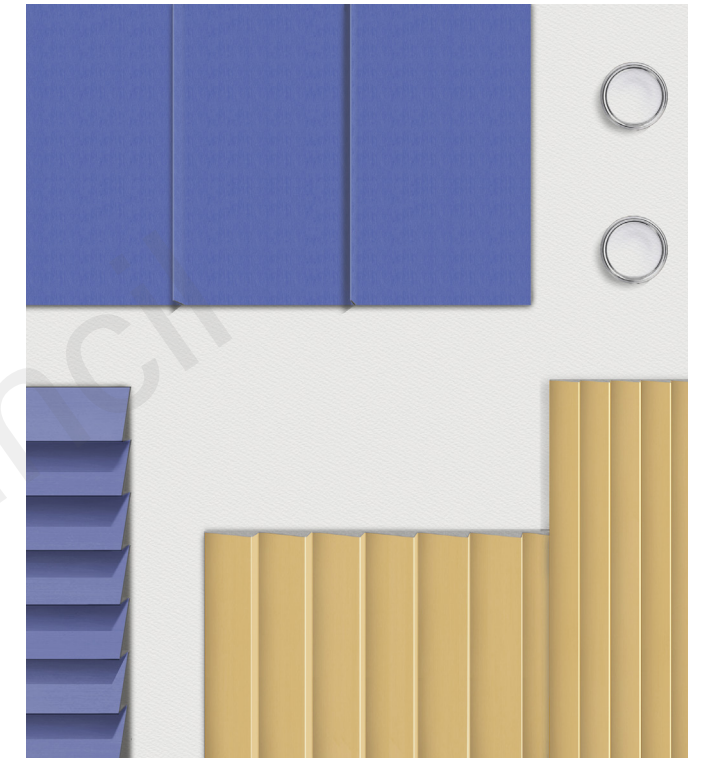
"11. Notwithstanding the details relating to the materials and finishes as set in the application form, Design and Access Statement and approved drawings, before any above ground works commence, additional details (and samples where requested by the Local Planning Authority) of all the external facing materials, colours and finishes to be used in the construction of the development hereby permitted, and including all surface treatments, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details before the dwellings hereby permitted are first occupied.

Reason: To protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014)."

This document aims to outline the details of the external finishes mentioned above.



21366 Goldsmith Mews Houses Design and Access Statement p.48



21366 Goldsmith Mews Houses Design and Access Statement p.45



21366 Goldsmith Mews Houses Design and Access Statement p.44



21366 Goldsmith Mews Houses Design and Access Statement p.42

Extracts from planning application 20211415. Please note that these images all show the consented materials proposed, as set out in the Design & Access Statement and Application Form

External Finishes

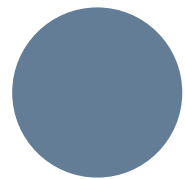
Gravesham Borough Council

Cladding - Fibre Cement Weatherboarding

The material character of the area has been defined historically, and in contemporary development, by the use of weatherboard. This material is used in the proposal as characterful re-interpretation of the history of the site.

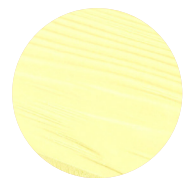
The weatherboarding will be fibre cement planks from James Hardie and Cembrit or similar and are robust, high quality, contextual and non-combustible the weatherboarding, complying with Policy CS19

This fibre cement planks replicates the rhythm and dimensions of timber weatherboarding. The ground floor will feature Hit and Miss planks, with horizontally installed planks on the first floor.



1. Hardie Plank by James Hardie
Colour: Ocean Blue (RAL 5014)
Finish: Smooth

www.jameshardie.co.uk



2. Cembrit Plank by Cembrit
Colour: Light Ivory CP 510c (RAL 1014)
Finish: Cedar

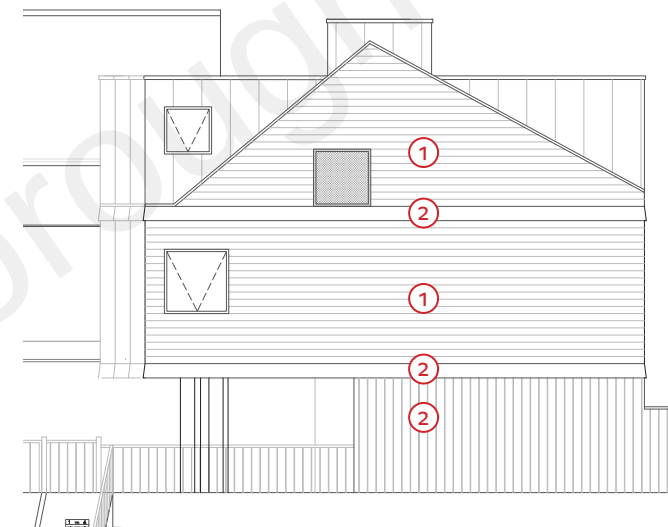
www.cembrit.co.uk



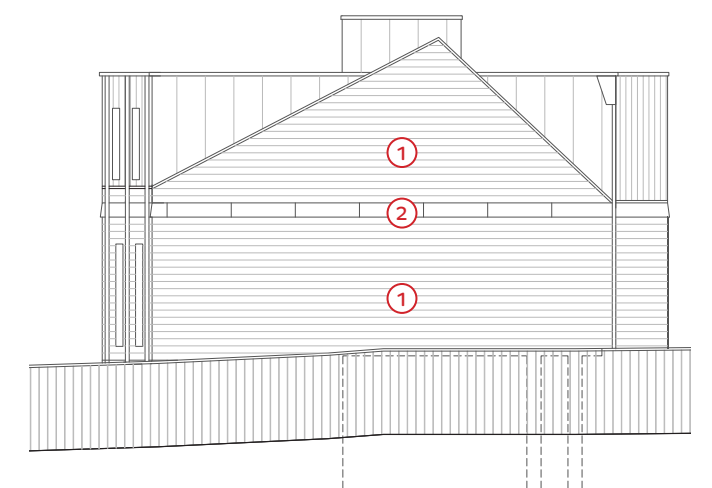
Example of fibre cement planks on proposed facade, using drawings from the Design & Access Statement of the consented planning application. (Right: pg. 48, Left: pg. 44)



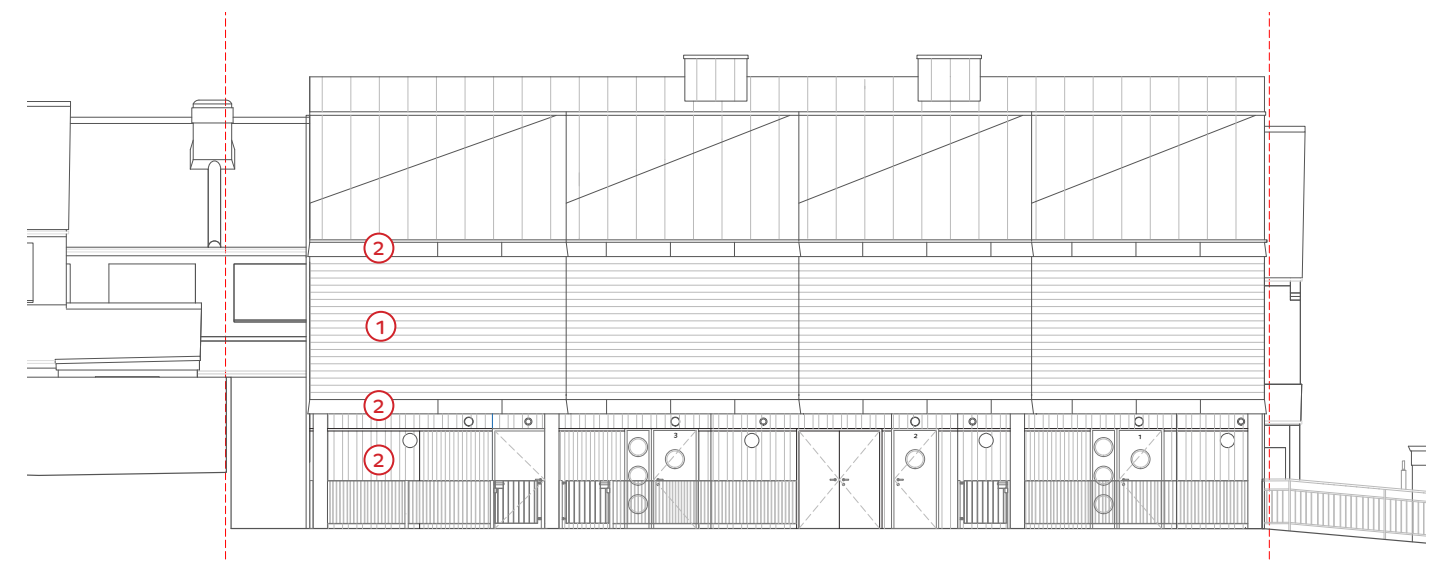
Application of fibre cement planks to East Elevation



Application of fibre cement planks to North Elevation



Application of fibre cement planks to South Elevation

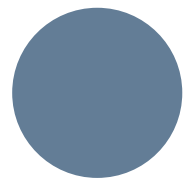


Application of fibre cement planks to West Elevation

Roof Covering - Metal Cladding

The roof of the proposal will be made of a high quality roofing material - metal standing seam. This has a similar rhythm to the weatherboarding, but its larger format helps with the composition of the building, and a darker tone to make the roof plane drop back.

The roof and second floor facade will be cladded in a coloured metal. The cladding will be installed with a standing seam. This material is weatherproof, durable, non-combustible and of high quality meeting Policy CS19.

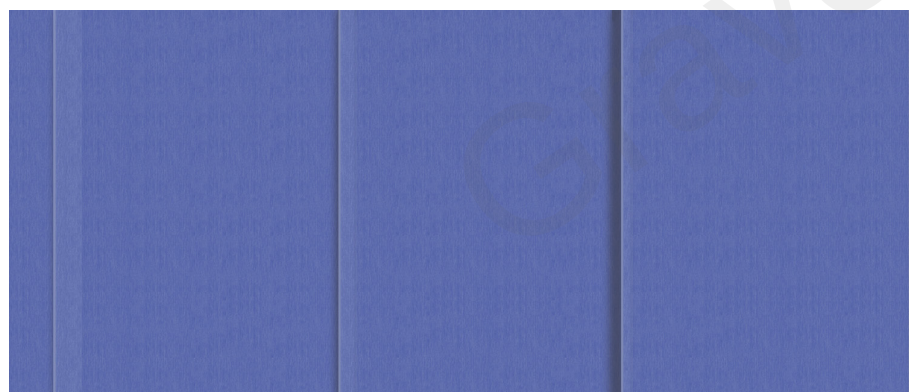
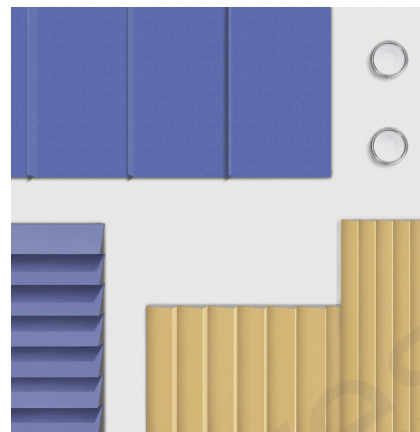


3. Falzonal by Prefa

Type: Pre-coated rolled aluminium

Colour: Dusty Blue RAL 5014

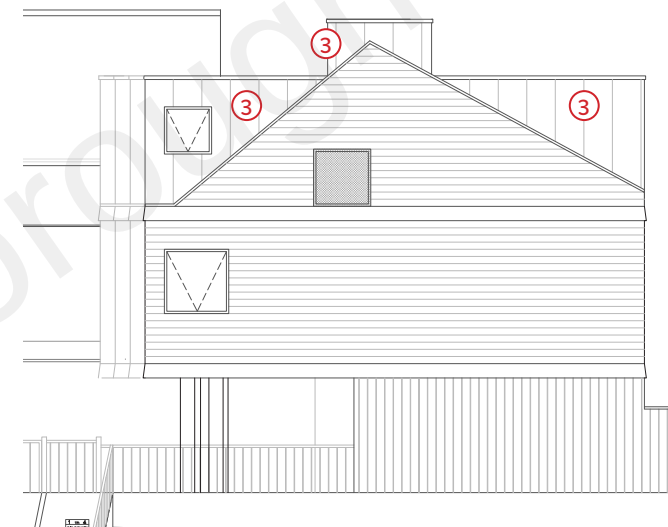
www.metalsolutions.uk.com



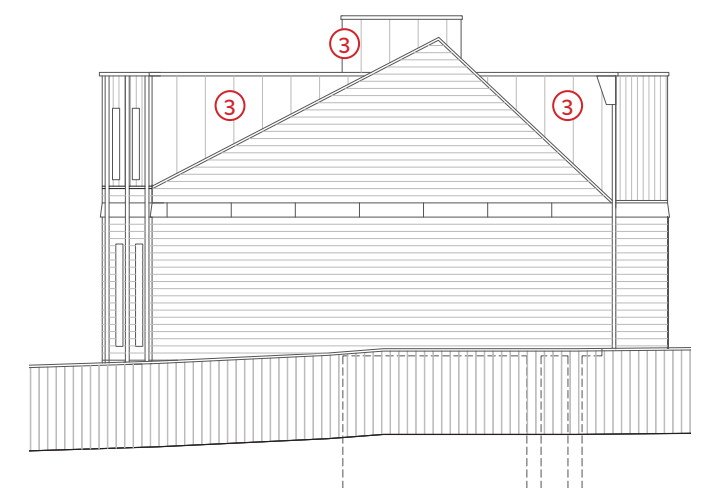
Example of metal roof cladding and associated external finishes, using drawings from the Design & Access Statement of the consented planning application. (Top Right: pg. 48, Top Left: pg 45)



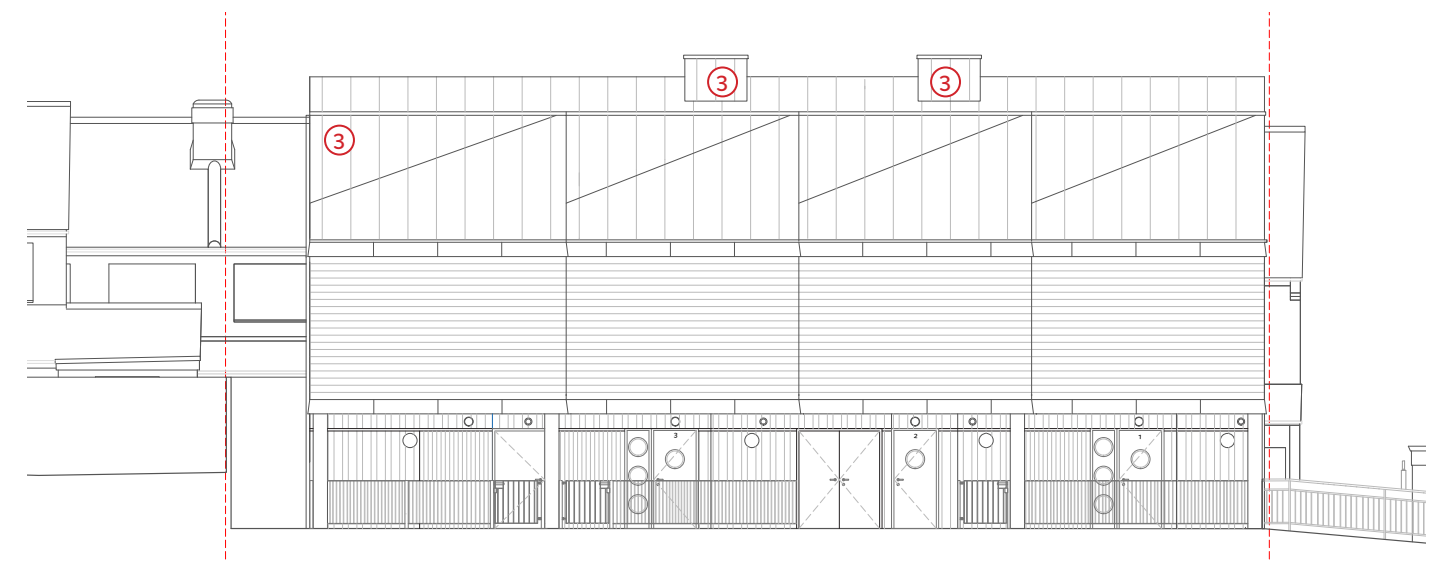
Application of metal cladding to East Elevation



Application of metal cladding to North Elevation



Application of metal cladding to South Elevation

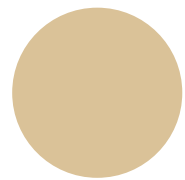


Application of metal cladding to West Elevation

Windows - Aluminium Clad Timber Frame

The windows of the new building will be of the HALF, HALK or FK series by H-Fönstret or similar. The external window frame in composite aluminium and timber will be powder-coated as indicated below.

These windows are durable, sustainable, triple glazed, quiet and robust, meeting Policy CS19.



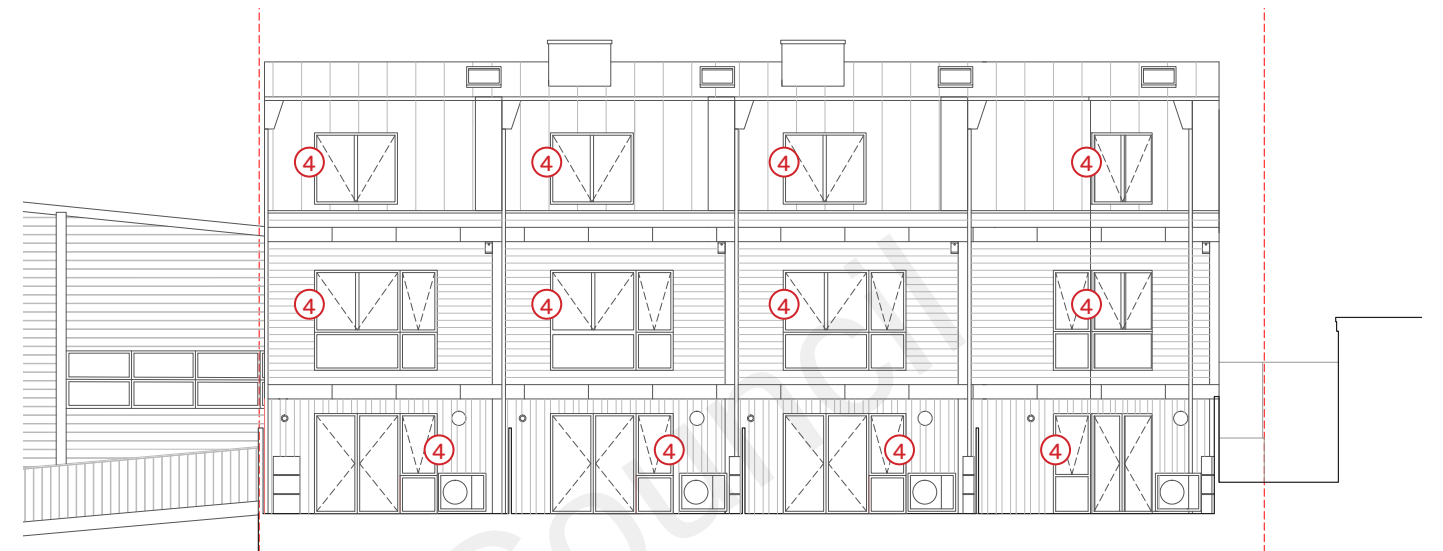
4. HALF, HALK and FK series by H-Fönstret

Type: Powder-coated aluminium and painted timber
Colour: RAL 1014

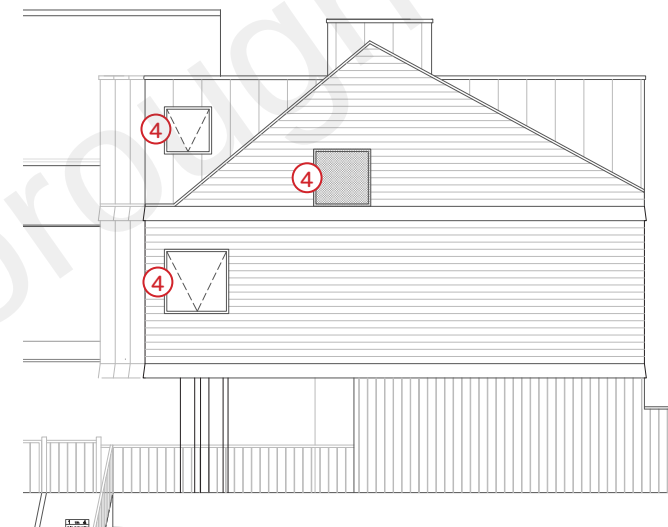
www.hfonstret.se



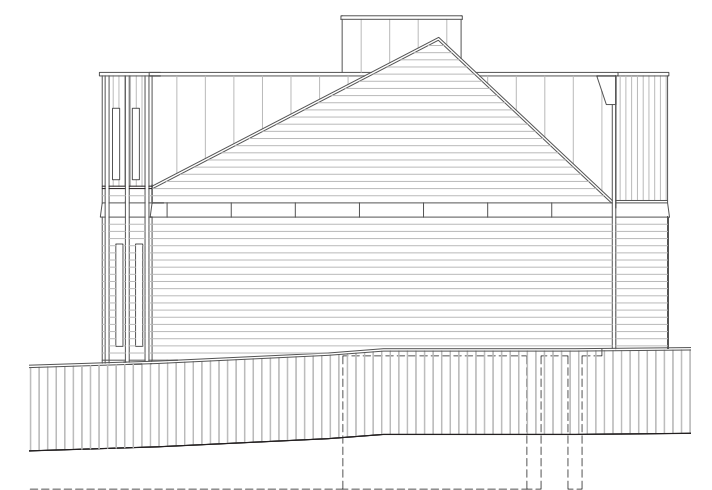
Example of windows, using drawings from the Design & Access Statement of the consented planning application. (Top Right: pg. 48, Top Left: pg. 45). Examples of HALF series by H-Fönstret below.



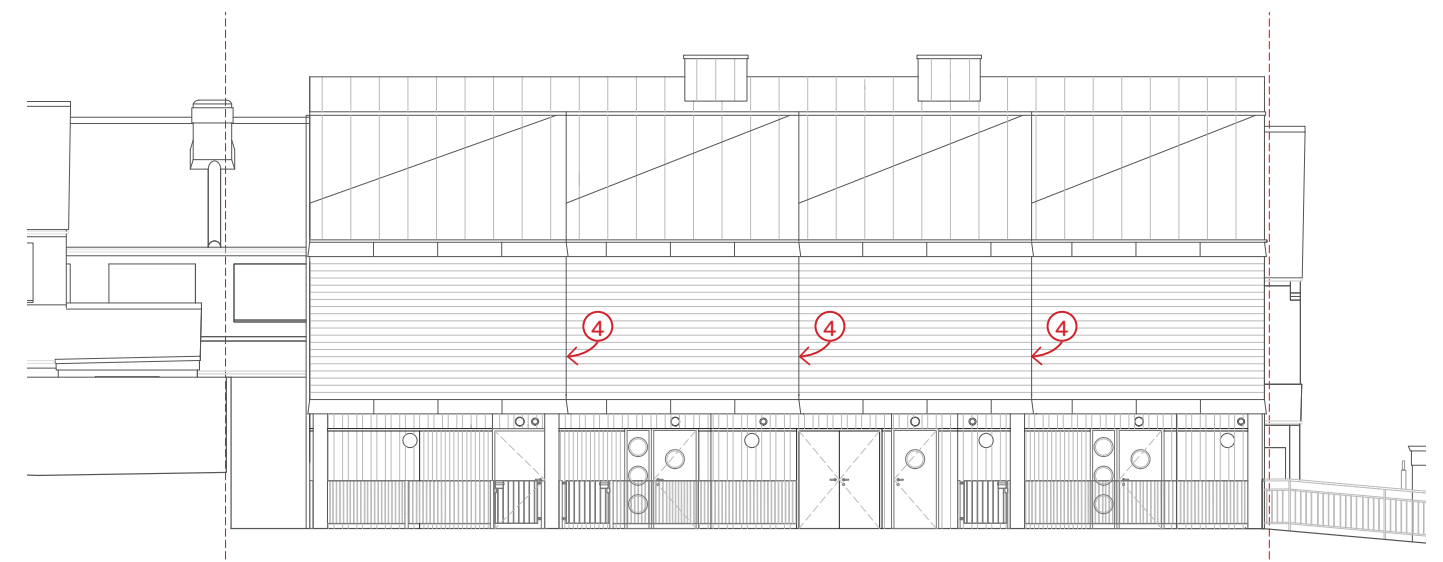
Application of windows to East Elevation



Application of windows to North Elevation



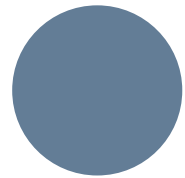
Application of windows to South Elevation



Application of windows to West Elevation

Doors - Aluminium Clad Timber Frame

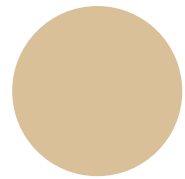
The new front door will be a composite powder-coated aluminium and painted timber door by SnickarPer and triple-glazed HALDDE Patio Door by H-Fönstret or simiar. These doors are durable, sustainable, triple glazed, quiet and robust, meeting Policy CS19.



5. YD160G Front Door by SnickarPer

Type: Painted timber
Colour: RAL 5014

www.snickarper.se



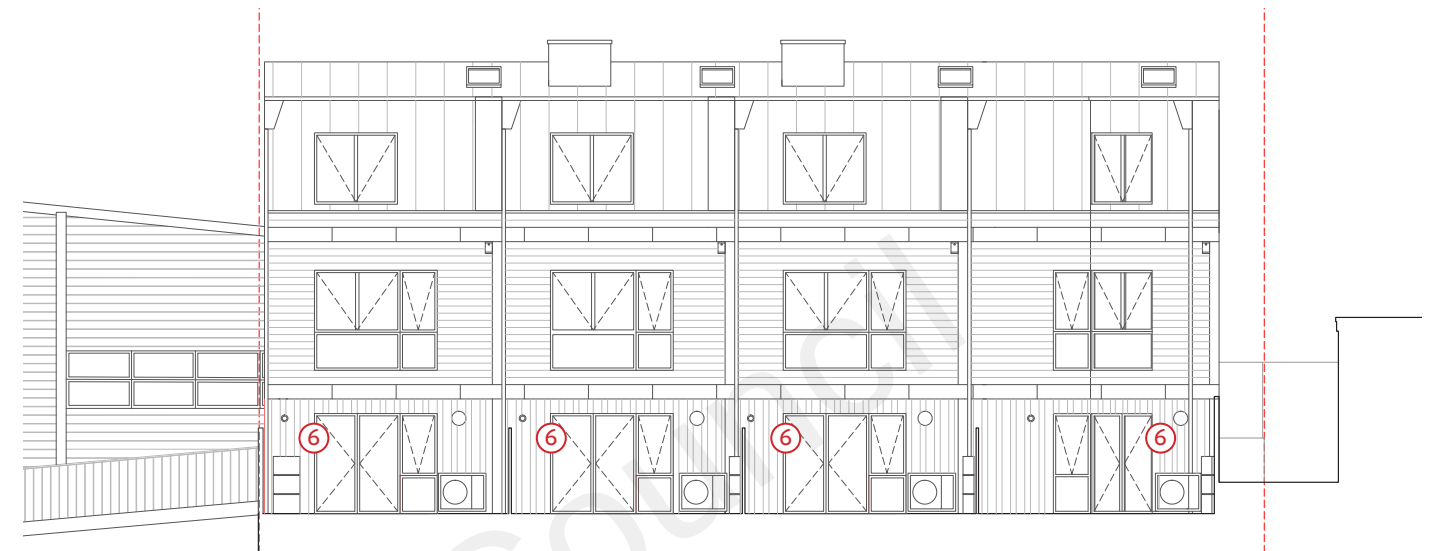
6. HALDDE Patio Door by H-Fönstret

Type: Powder-coated aluminium and painted timber
Colour: RAL 1014

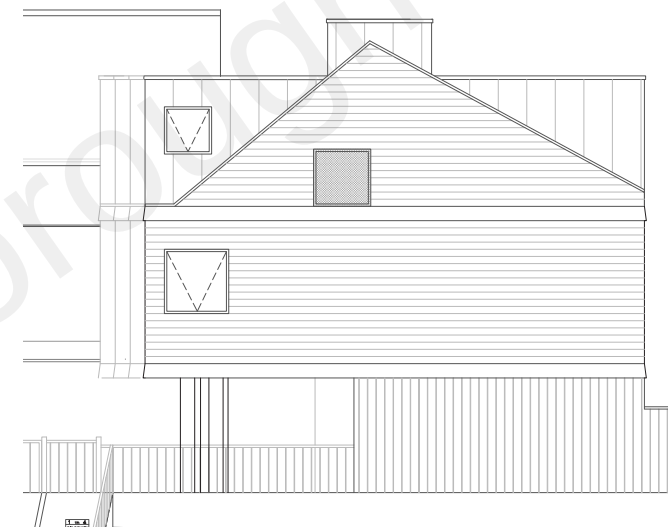
www.hfonstret.se



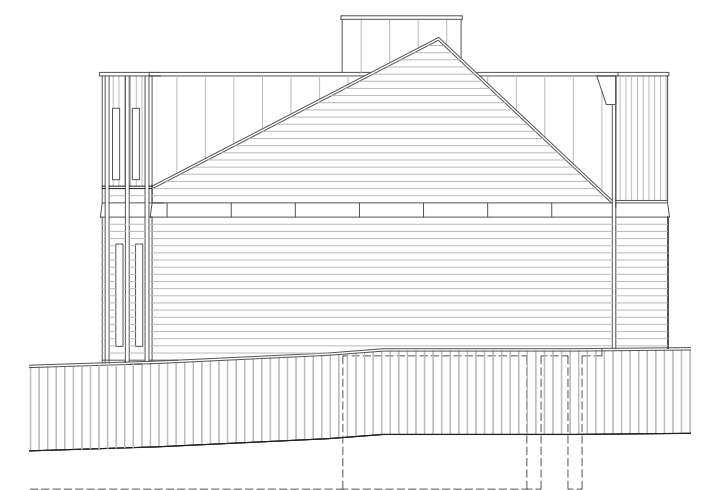
Example of external doors, using drawings from the Design & Access Statement of the consented planning application. (Top Right: pg. 48, Top Left: pg 42) Examples of YD160G by SnickarPer and HALDDE Patio Door by H-Fönstret below.



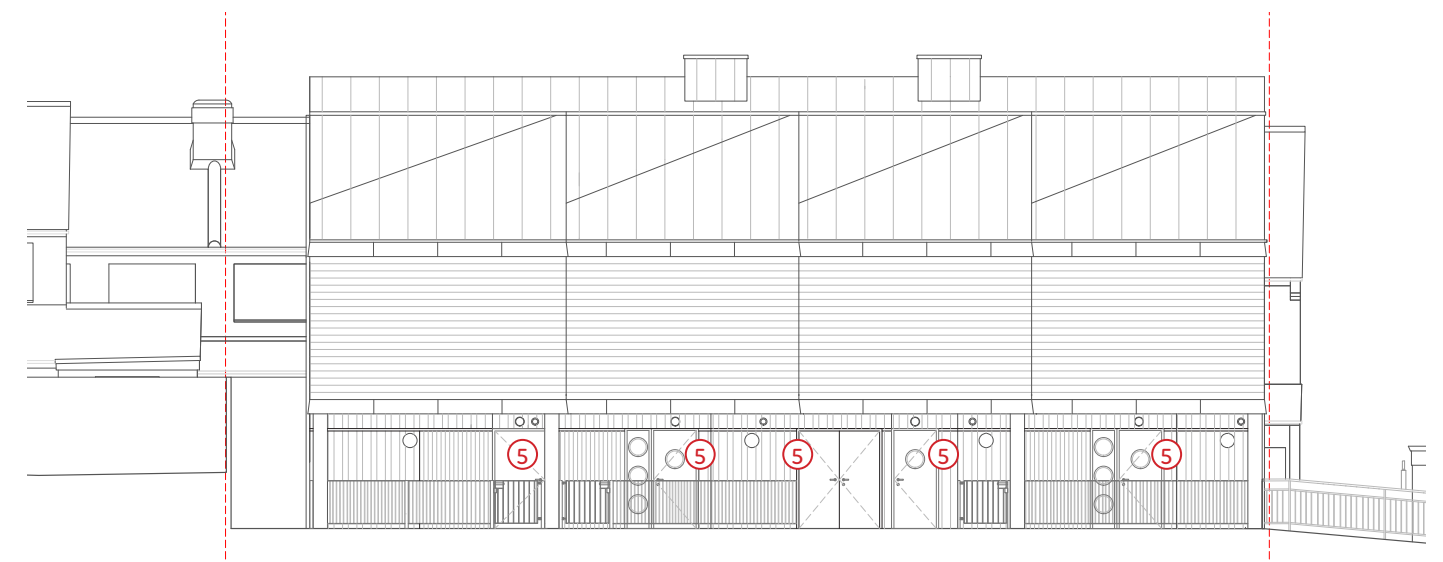
Application of metal external doors to East Elevation



Application of external doors to North Elevation



Application of external doors to South Elevation

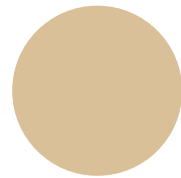


Application of external doors to West Elevation

Rainwater Goods - Aluminium

The new downpipes will be powdercoated Flushjoint Aluminium (75x75mm) by Alumasc or similar. The hoppers will be a bespoke product powdercoated aluminium product by Alumasc.

The downpipes and hoppers are lightweight, durable and non-corrodible, meeting policy CS19.



7. Flushjoint Aluminium Downpipes by Alumasc

Type: 75x75mm Powder-coated aluminium profile
Colour: RAL 1014

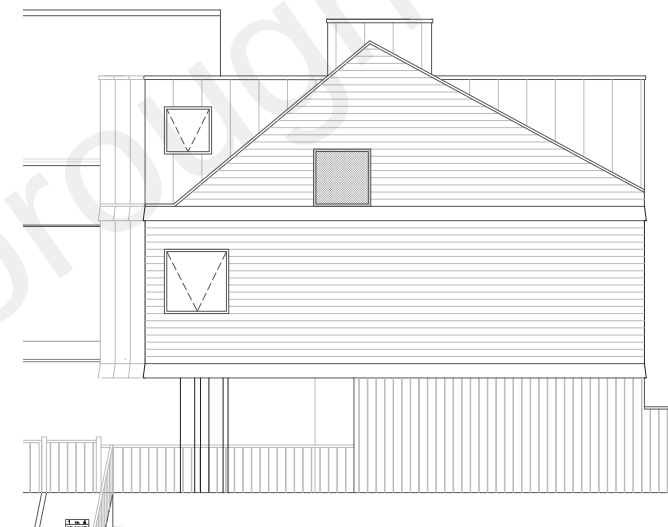
www.alumascwms.co.uk



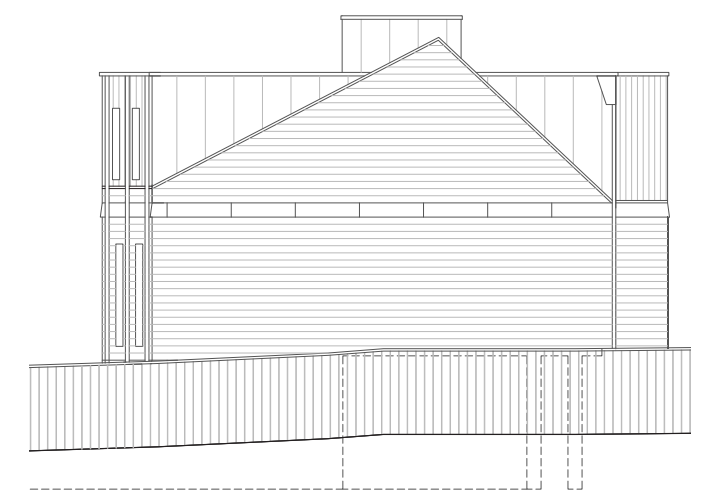
Example of rainwater goods using drawings from the Design & Access Statement of the consented planning application. (Top Right: pg. 48, Top Left: pg 45) Examples of Alumasc aluminium downpipes below.



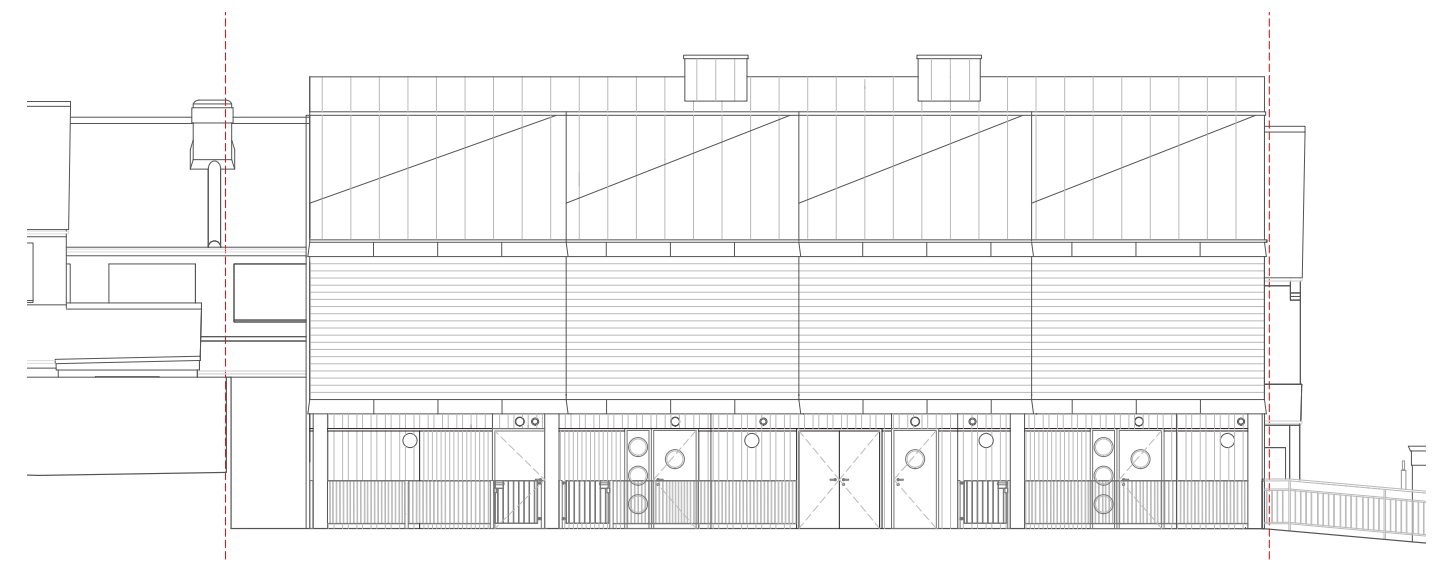
Application of rainwater goods to East Elevation



Application of rainwater goods to East Elevation



Application of rainwater goods to East Elevation



Application of rainwater goods to East Elevation

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