

Goldsmith Mews Houses

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

Dicharge of Planning Condition no.12
221014

OFFICE
S&N



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This application is for the discharge of planning condition 12 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. 12 is stated in the Decision Notice and reads as follows:

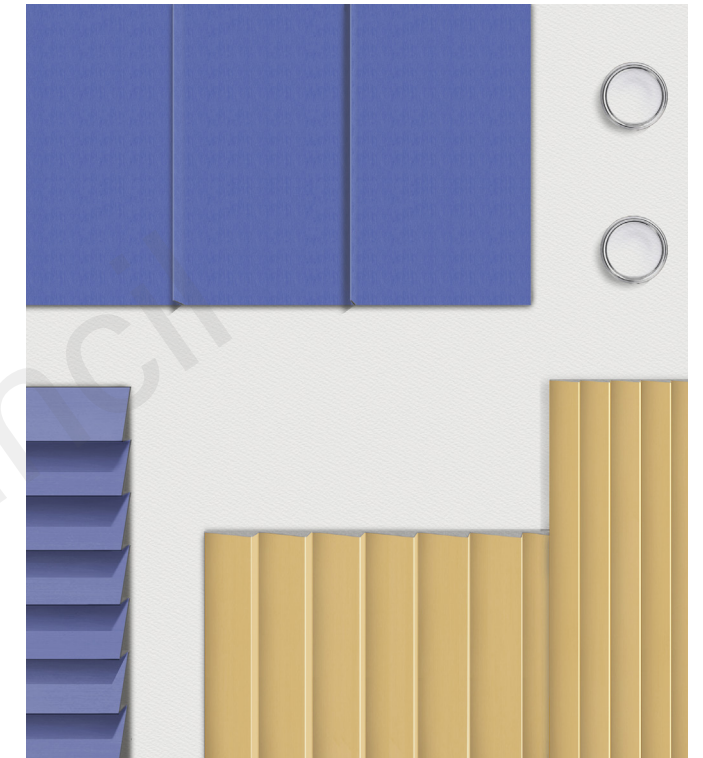
"12. Prior to the first occupation of the development hereby approved, details of all proposed external lighting of the site and dwellings shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details before the dwellings are first occupied. No additional lighting shall thereafter be installed on the site of dwellings without the grant of further specific planning permission from the Local Planning Authority.

Reason: In order to ensure the development does not cause harm to residential amenity by reason of the installation of intrusive lighting and in accordance Policy CS19 Gravesham Local Plan Core Strategy (September 2014) and paragraph 185 of the National Planning Policy Framework (NPPF), 2021."

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.45

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 Lights

Gravesham Borough Council

External Facade Lighting

The external facade lights will be sphere lamps from Dyke & Dean or similar. They are of high quality and designed for outdoor use with a high resistance rating. The design allows for easy maintenance and its rear-wired feature provides a facade free of visible wiring.

All external facade lights are weatherproof, durable, and of high quality meeting Policy CS19.



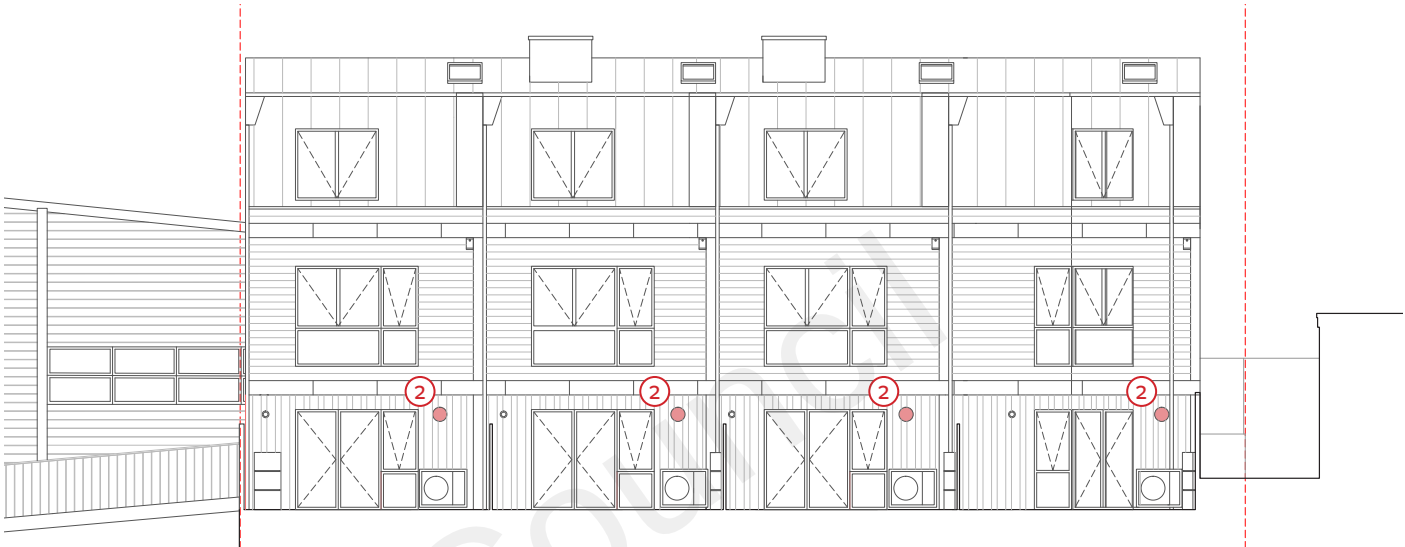
1. SPHERE LAMP WHITE BASE 200MM by Dyke & Dean
Finish: White
Size: 200 x 200mm
IP rating: IP65

www.dykeanddean.com

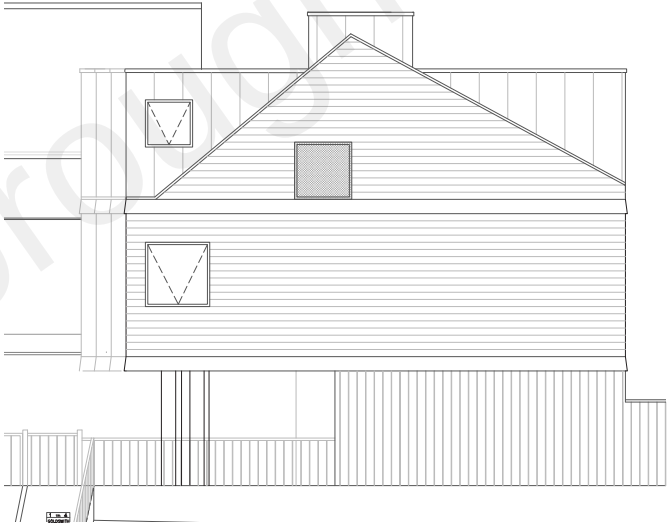


2. SPHERE LAMP WHITE BASE 300MM by Dyke & Dean
Finish: White
Size: 300 x 300mm
IP rating: IP65

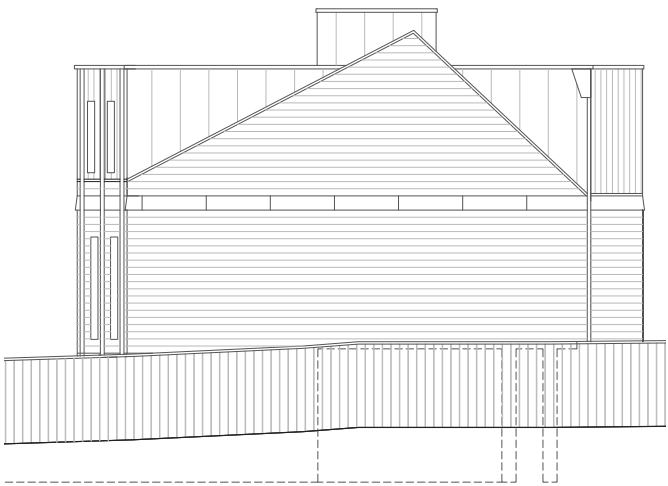
www.dykeanddean.com



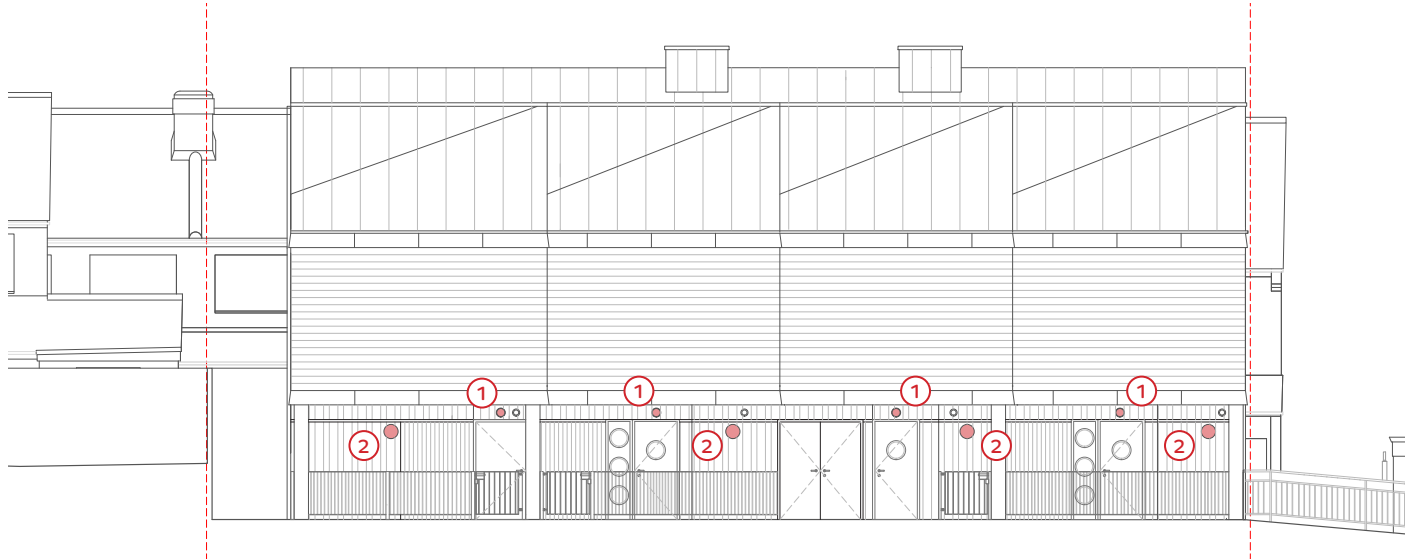
Application of facade lighting to East Elevation



Application of facade lighting to North Elevation



Application of facade lighting to South Elevation



Application of facade lighting to West Elevation

External Landscape Lighting

The external landscape lighting will be bollards from Dyke & Dean or similar. They are designed for harsh outdoor conditions and carry a 25-year manufacture warranty. The diffuser stops the light from escaping upward and focuses the projection downward making it ideal for illuminating building frontages and paths.

All external lights are weatherproof, durable, and of high quality meeting Policy CS19.

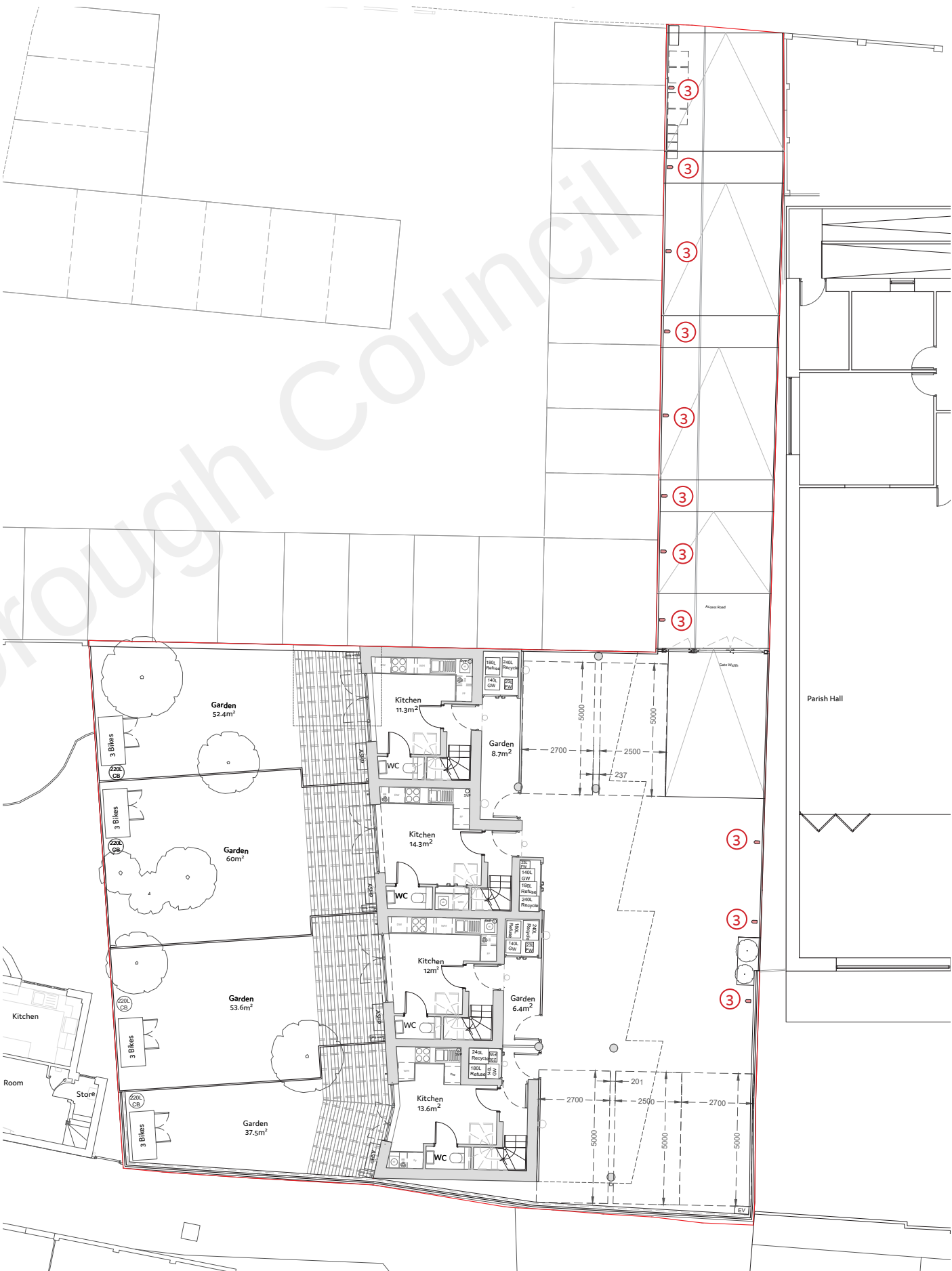


3. ANGLED DIFFUSER BOLLARD PATH LAMP FROSTED GLASS by Dyke & Dean

Finish: RAL 1014
Material: Powdercoated Galvanised Steel

Size: H 720 x D 210 x W 110mm
IP rating: IP65

www.dykeanddean.com



Application of external landscape lights

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KEY



1. SPHERE LAMP WHITE BASE 200MM by Dyke & Dean
Finish: White
Size: 200 x 200mm
IP rating: IP65
www.dykeanddean.com



2. SPHERE LAMP WHITE BASE 300MM by Dyke & Dean
Finish: White
Size: 300 x 300mm
IP rating: IP65
www.dykeanddean.com



3. ANGLED DIFFUSER BOLLARD PATH LAMP FROSTED GLASS by Dyke & Dean
Finish: RAL 1014
Material: Powdercoated Galvanised Steel
Size: H 720 x D 210 x W 110mm
IP rating: IP65
www.dykeanddean.com

NOTES

Do not scale from this drawing. This drawing is in millimeters unless noted. All dimensions to be checked on site by the Contractor, and these dimensions are to be their responsibility. The Contractor is to set out, check and co-ordinate all dimensions on site. Report all drawing errors and omissions to the Architect, and if in doubt ask the Contract Administrator.

Existing building information based on survey information from xxx titled 'xxx' dated xx/xx/xx received xx/xx/xx. N.B. all build ups are to be confirmed through building fabric surveys. All levels are subject to coordination with the Structural and Civil Engineers. Landscape levels vary. For tolerance and movement refer to Structural Engineer's information.

These drawings should also be read in conjunction with the following information, prepared by other consultants :
- Structural Engineers Drawings and Specification
- MEP Engineers Drawings and Specification
- Civils Drainage Drawings and Specification
- Fire Report
- Cost Plan
- CDM Report

Prior to commencement of the building works the contractor should: Ensure that all drawings are approved for use by the planning department, and by building control; Inform the building control department that works have commenced onsite; Verify the boundary lines and ground conditions, including checking of the services (gas, water, electric, telecom and sewers) prior to any excavation work; Request a copy of the party wall award where works affect a party wall or involve excavations within 3m of adjoining buildings; Ensure all necessary propping and temporary works are in place; Works carried out prior to building control approval are at the contractors own risk; Any discrepancies either between the written dimension and the site dimensions or between the drawing and other consultants/ suppliers drawings should be brought to the attention of the Contract Administrator;

For fire protection to facades (new and existing), please refer to Fire Engineer's and Structural Engineer's information. Please refer to Fire Engineer's information for the strategy, compartmentation and fire spread requirements. All fire protection & stopping to specialist design. Note that all exposed steelwork with intumescent paint will require architectural finish. There may be elements of boarding which provide the fire protection to structural elements and compartmentation. If the contractor suspects this is the case or is in doubt they must notify the fire and structural engineers before removal of the boarding.

The contractor must adhere to the CDM regulations during construction. Asbestos and other harmful substances inc. contamination may be present within the existing building - refer to the necessary surveys prior to the start of works. If there are no or limited survey information available the contractor must undertake the necessary surveys to meet Health & Safety regulation.

These drawings reflect the current position of the scheme development. All information subject to ongoing Fire Consultant and Approved Inspector review. Drawings to be read in conjunction with all other drawings, and Architectural Specification, Samples, and CDM Design Risk Register. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulation.

All products to be supplied and installed as per manufacturers recommendations. Any changes in specification are to be equal and approved, with details of any additional time and costs. Workmanship to be fit for purpose and as per specification.

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-	14/10/22	Discharge of Conditions	MB	HM
Rev	Date	Issue Status	Drawn	Audited

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Project Name
Goldsmith Mews Houses

Project Address
Garages Rear of Osney Way Car Park
Gravesend
DA12 2ND

Project Number
21366

Date Created
05/2022

Drawing Name
Proposed Site Lighting and Power Plan

Scale 1:100	Size A1	Status Stage 4
Drawing Number 21366-OSM-ZZ-00-DR-A-121	Rev --	