

Landscape Strategy

Goldsmith Mews

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Introduction

Landscape strategy

This document has been prepared by Maude Pinet, CMLI (Chartered Member of the Landscape Institute) in collaboration with Office S & M to support a full planning application for Goldsmith Mews the redevelopment of the Garages at Rear of Osney Way Car Park, Lower Higham Road, in Gravesend .

- The principal aims of the design are to:
- Create a safe, characterful, and enjoyable environment
 - Help foster a sense of community through the design of the communal spaces
 - Promote sustainability

All areas outside of the planning boundary are shown indicatively throughout this document to ensure the proposal will seamlessly integrate into its surroundings.

The design of the landscape for Goldsmith Mewsd at Lower Higham Road, in Chalk Ward has been developed following the relevant planning policies. Please refer to page 4 of this document for further detail.



Existing site entrance with ramp



Existing site - garages



SSI and Ramsar site nearby regularly used by *Recurvirostra avosetta* Pied avocet



Chalk Parish Church and 1864 's Map



Colours and textures of wider landscapes along the Thames



Vision

Landscape strategy



Accessible and inclusive design



Encouraging social interaction



Inviting informal play



Celebrating local natural landscapes

Compatibility with Planning policies

Landscape strategy

Relevant Planning policy	How the proposed design complies
Gravesham Local Plan Core Strategy, September 2014 Policy CS01 (Sustainable Development) embeds the presumption in favour of sustainable development contained in paragraph 14 of the NPPF in the Local Plan. Promote high quality sustainable design that enhances social cohesion and wellbeing and landscaping that is an intrinsic part of the overall design concept.	Create sensitive level change with slope gradient not greater than 1:20 to favour inclusively of people with reduced mobility; Use of native and resilient plant species with reduced water demand ; Promote biodiversity with varied plant species and features welcoming wildlife (plants for pollinators, bird boxes). Create naturalistic planting and ecological landscape to reduce future maintenance works and its associated energy consumption ; Create flexible space to host events with neighbours as well as daily use ; Select sustainable materials; Integrate measures to attenuate storm water in the landscape
Gravesham Local Plan Core Strategy, September 2014 Policy CS11 (Transport) sets out that new developments should mitigate their impact on the highway and public transport networks as required.	Provide sufficient parking as well as facilitate use of soft mobility with bike storage and dedicated pedestrian paths.
Gravesham Local Plan Core Strategy, September 2014 Policy CS12 (Green Infrastructure) indicates that all green spaces contribute to the green infrastructure network and that the multifunctional network of green spaces will be created, protected, enhanced and maintained.	Use of reinforced grass, reinforced gravel, permeable resin bound as well as garden space for each house will contribute to the green infrastructure network.
Gravesham Local Plan Core Strategy, September 2014 Policy CS18 (Climate Change) seeks to ensure that Water Framework Directive objectives are secured and that the impact of development on waste water drainage systems is minimised.	Implement Sustainable Drainage Systems in both communal and private outdoor spaces, to passively absorb, clean and reuse rainfall in an ecologically friendly way that reduces the speed and pollution in runoff. Associated techniques include rooftop on bike store designed to harvest rainwater, planted spaces and permeable paving will absorb rainwater. Use of drought tolerant and appropriate plant species to reduce water consumption. Proposed rain butt to encourage re-use of rainwater for irrigation purposes.
Gravesham Local Plan Core Strategy, September 2014 Policy CS19 (Development and Design Principles) sets out detailed criteria against which the acceptability or otherwise of proposed development will be evaluated.	The new development conserves and enhances the character of the local built, historic and natural environment, it aims to be well integrated with Chalk Ward's histoy and the vicinity of SSI's site used by varied bird species all year round. The layout, materials selection and planting echoe the Thames Landscapes of Chalk Ward and Gravesend. Landscape proposals include details of appropriate hard and soft landscape, protect and enhance biodiversity.
Gravesham Local Plan First Review 1994 Saved Policy LT6 requires new housing development to make provision for open space .	Provide a private garden to each house, and create a communal entrance.
The National Planning Policy Framework (NPPF) Section 8, Promoting healthy and safe communities indicates that planning decisions should aim to achieve healthy, inclusive and safe places which: (a) promote social interaction, (b) are safe and accessible, and(c) enable and support healthy lifestyles.	Create sensitive level change with slope gradient not greater than 1:20 to favour inclusively of people with reduced mobility; Promote outdoor spaces with seasonal change and educational purposes with the planting integrated into the communal entrance and ecological features for wildlife. Provide generous and comfortable entrance and pedestrian paths where residents can meet. Integrate bike storage and facilitate walking.
The National Planning Policy Framework (NPPF) Section 15, Conserving and Enhancing the Natural Environment Paragraph 170 of the NPPF indicates that planning decisions should contribute to and enhance the natural and local environment.	Promote biodiversity with varied plant species and ecological features welcoming wildlife (plants for pollinators, insects hotel, bird boxes). Select plant species carefully in accordance with surrounding landscapes and needs of local protected wildlife.

Concept | Embracing Thames River Landscapes

Landscape strategy

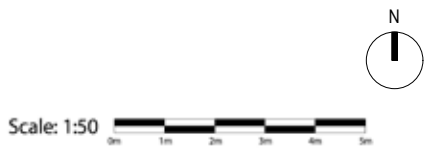


Osney Way | Site layout

Landscape strategy

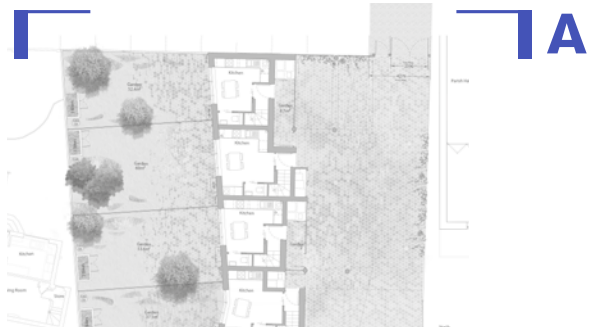


Site Plan, Illustrative



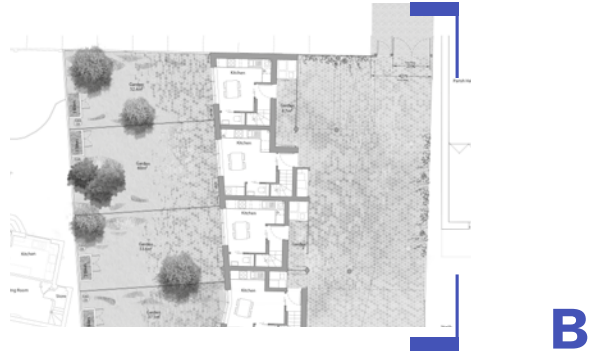
Osney Way | North Elevation

Landscape strategy



Osney Way | East Elevation

Landscape strategy



Hard Landscape

Landscape strategy

A Coherent Hard Landscape Palette

The hard landscape strategy focuses on the integration of the development within the surrounding context, inspired by the natural history, geology and Thames river Landscapes.

The quality of the entrance and communal spaces is derived from its simplicity and the selection of a restrained palette of complementary materials and simple coordinated details. Irrespective of the material used, high quality workmanship is essential for the quality of finish and the longevity of the landscape. The aim is to create a cohesive, coordinated palette of hard landscape materials which are easy to use and maintain.

To accomplish these aims, the design follows the principles set out below:

- Be restrained in the use of color and texture.
- Be robust enough to withstand the location and the anticipated amount and type of use.
- Be comfortable during all possible weather conditions.

A Robust and Durable Approach

Signage is an important element in creating a sense of place and a legible entrance. The signage selection, railing and fencing have been considered in a comprehensive manner to ensure a common language of elements is maintained across the development and to ensure that they complement the site wide palette of materials and planting.

Key

- 01** Permeable resin bound
- 02** Permeable reinforced grass and wildflower
- 03** Boundary treatment semi-opaque railing along ramp
- 04** Boundary treatment, opaque timber fencing



Soft Landscape

Landscape strategy

Soft Landscape Palette

Planting plays a central role in defining the character of the space. Key landscape design drivers and planting selection are derived from the local and historical context that surrounds the site.

Inspiration is taken from the existing trees within the vicinity of the site. Texture and layering of plants are explored to offer a rich mix of planting that is sustained all year round.

The planting species selected aim to define different characters across the site and have been selected based on the following principles:

- Provide year-round visual interest.
- Select species with high wildlife and insect value.
- Specify a variety of species to increase biodiversity in relationship to the site's condition today.
- Ensure the planting does not detract from a safe environment.
- Minimize the need for maintenance whenever possible.
- Ensure the planting does not conflict with the people and vehicle flow.

Key

- 01** Native tree species
- 02** Permeable gravel cells
- 03** Sedum roof to bike shed
- 04** Climbing plants along fence
- 05** A garden for each house



Planting Palette Illustrative

Landscape strategy





1 no. *Carpinus betulus*
Heavy Standard 18/20
Single stem tree,
high stem



3no. *Crataegus prunifolia*
Select Standard 10/12
Multi-stem tree



Golden hops
Humulus lupulus



Boston ivy
Parthenocissus tricuspidata



Virginia creeper
Parthenocissus quinquefolia



Lolium
Perennial Ryegrass



Arenaria serpyllifolia



Bellis perennis



Carex flacca



Sanguisorba minor



Sedum acre



2 no. *Prunus sargentii*
Heavy Standard 18/20
Single stem tree,
high stem



1 no. *Corylus columna*
Heavy Standard 18/20
Single stem tree,
high stem



Honeysuckle
Lonicera periclymenum



Traveller's joy, Old man's beard
Clematis vitalba



Agrostis stolonifera
Bentgrass



Linaria vulgaris



Potentilla verna



Sedum album



Sedum ewersiae



Silene vulgaris

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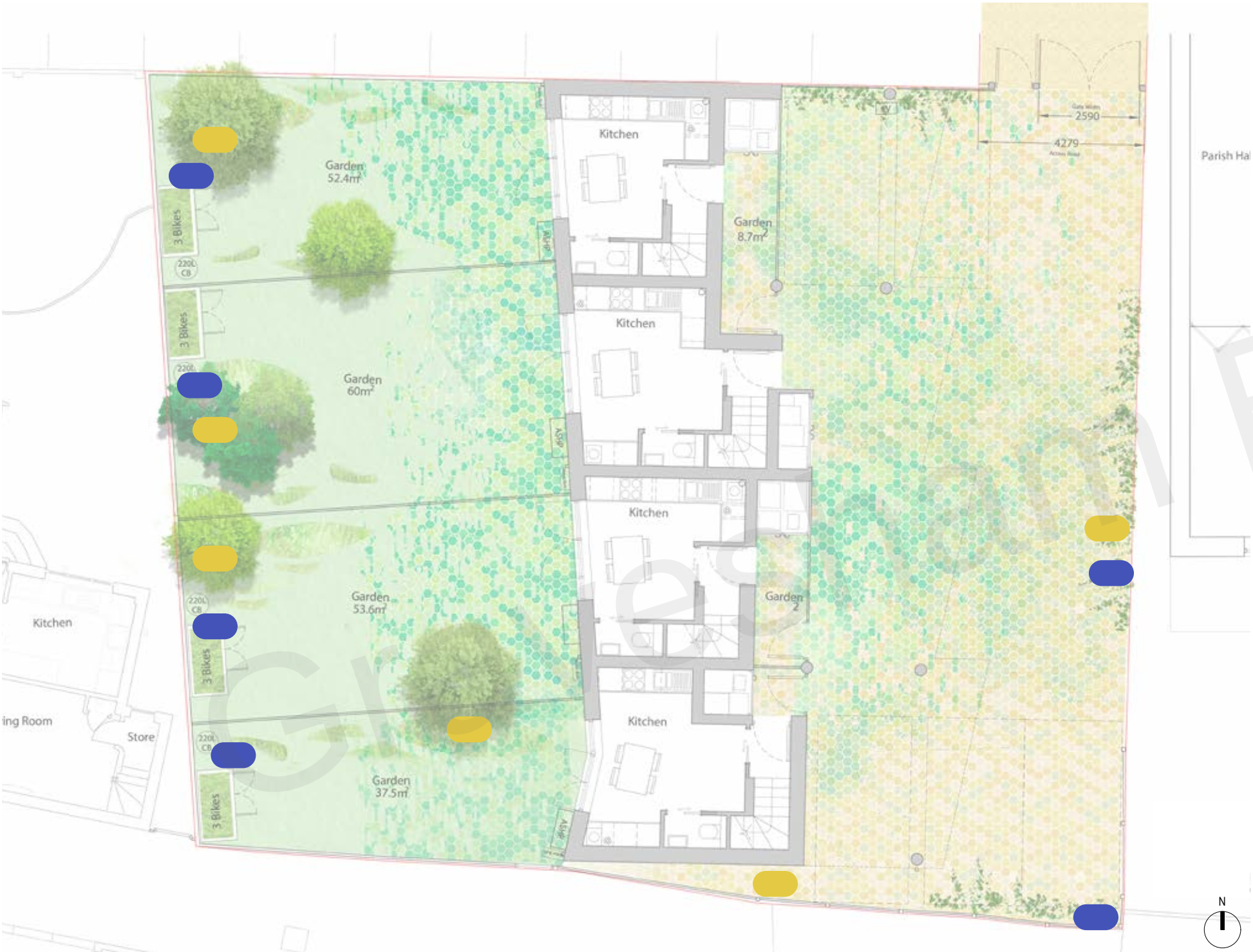
Biodiversity features

Landscape strategy

Insect hotel

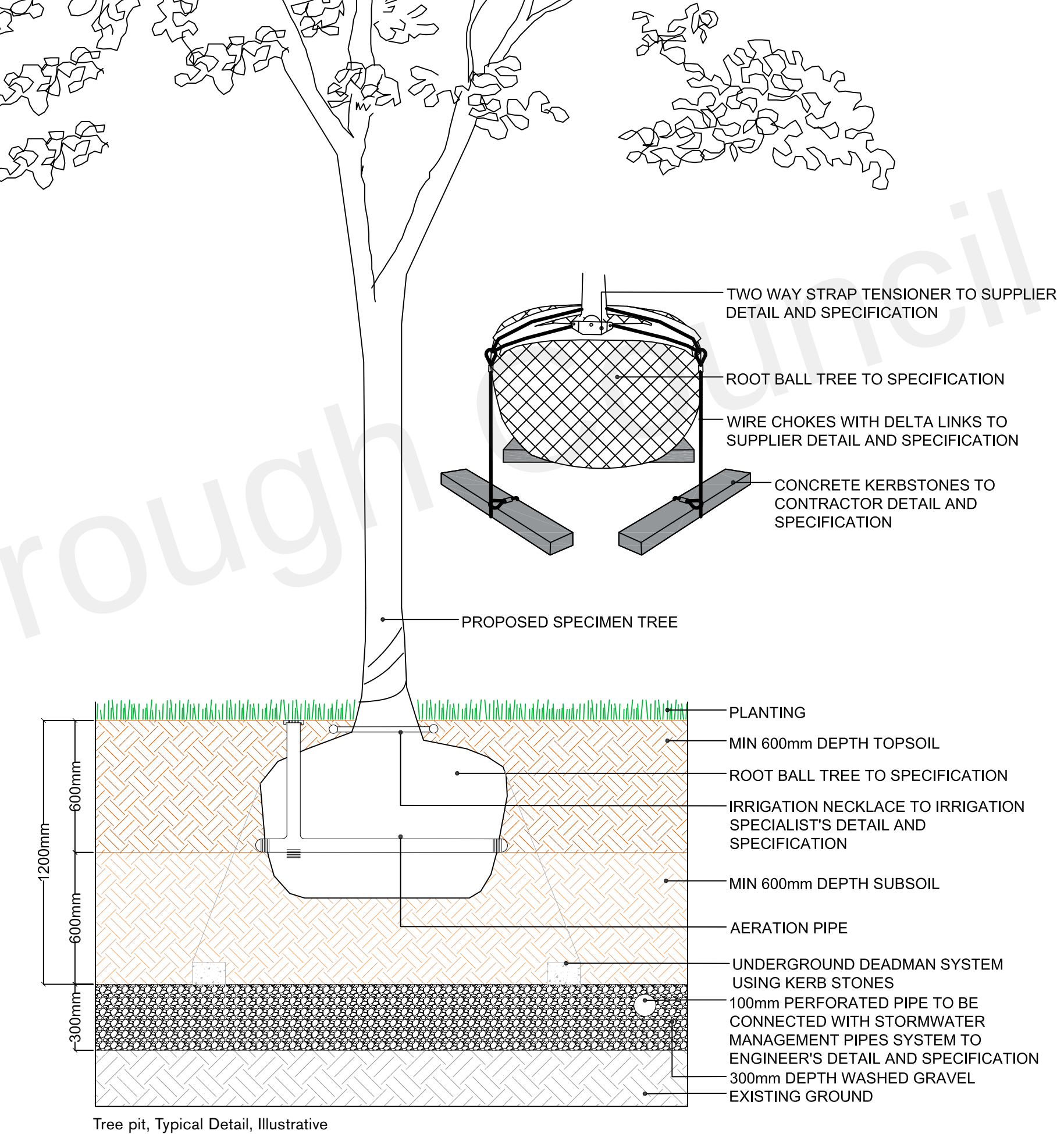


Bird boxes

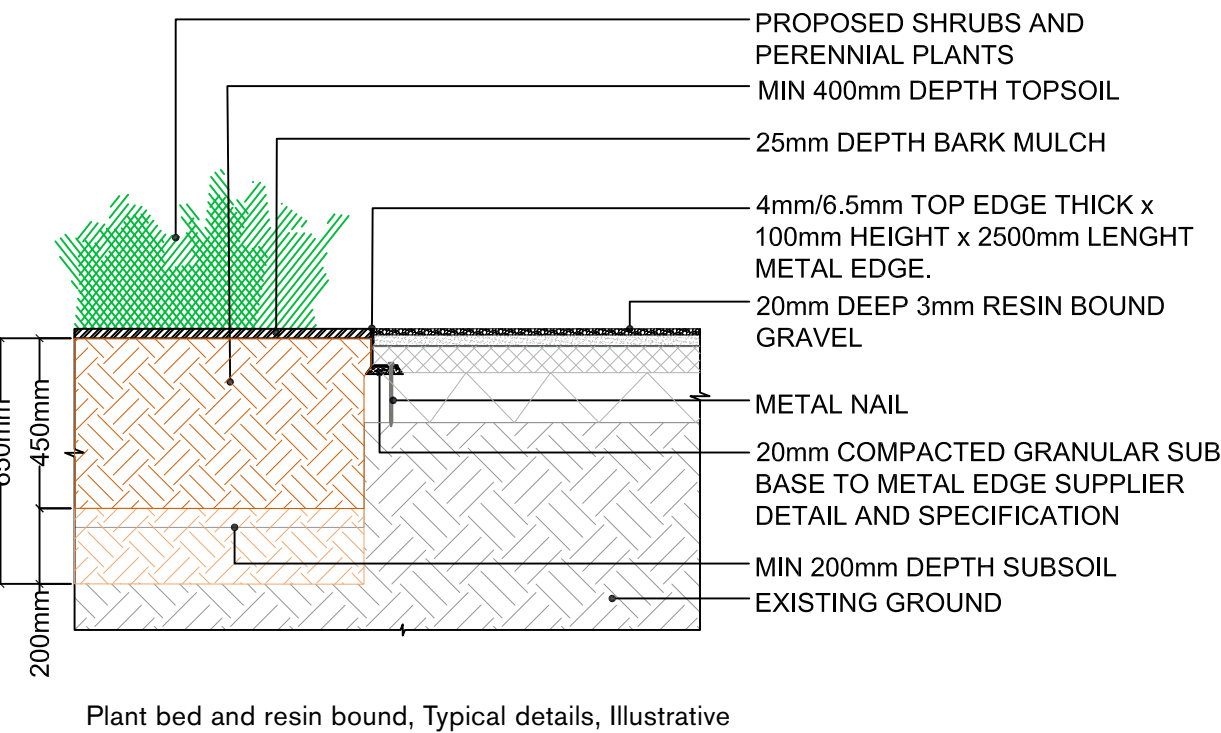


Planting typical details

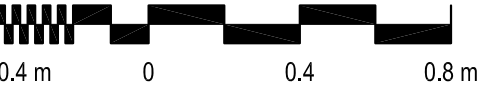
Landscape strategy



Tree pit, Typical Detail, Illustrative



Plant bed and resin bound, Typical details, Illustrative



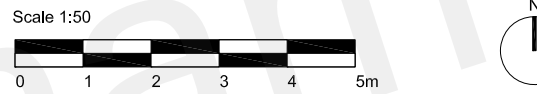


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 - Scale with caution as distortion can occur.

- Key:
- Hard Landscape:
- 1 Permeable resin bound
 - 2 Reinforced gravel

- Soft Landscape:
- 3 Tree planting, native species
 - 4 Reinforced gravel cells with grass and wildflower
 - 5 Sedum roof to bike shed
 - 6 Climbing plants along fence

- Boundary treatment
- 7 Boundary treatment type 1, semi-opaque Railing along ramp
 - 8 Boundary treatment type 2, opaque Timber fence



01	Issue for Planning	AC	PT	MP
Rev	Description	Created	Checked	Approved

Maude Pinet, CMLI

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Project
Goldsmith Mews

Title
Site plan, illustrative

Created by AC	Checked by PT	Approved by MP	Date 12/11/2021
Scale 1:50	Size A1	Stage RIBA Stage 3	

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