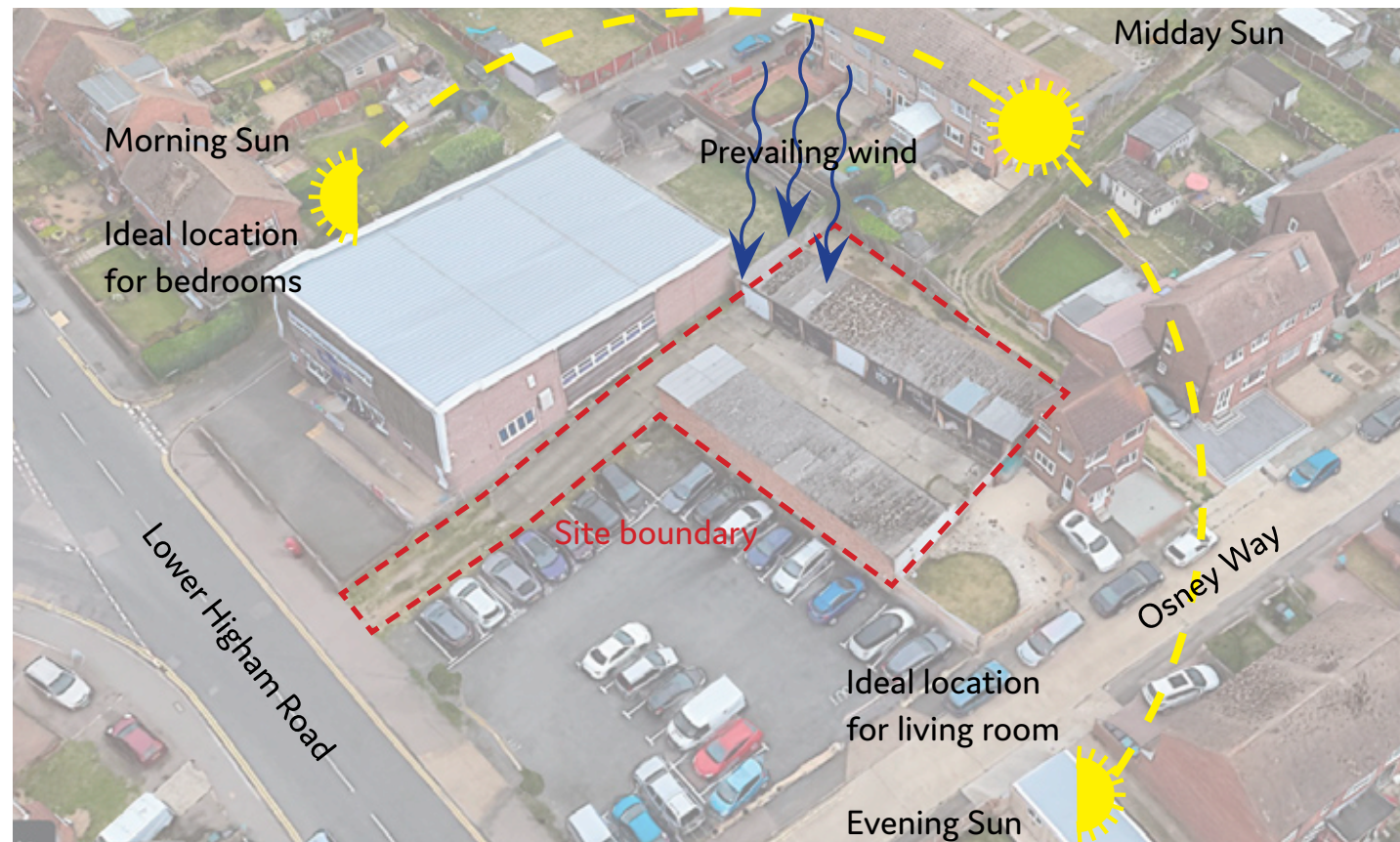


Site Opportunities



The proposal will make use of the environmental conditions on the site by ensuring that all units will all be dual aspect to enable passive ventilation from the prevailing wind and make the most of the sun throughout the day.

Neighbouring properties will be fully considered, with any overlooking and overbearing carefully mitigated. The designs that have been developed to do this are detailed later in this report.



Panorama from entrance, across front of the existing garages, and looking out to the road

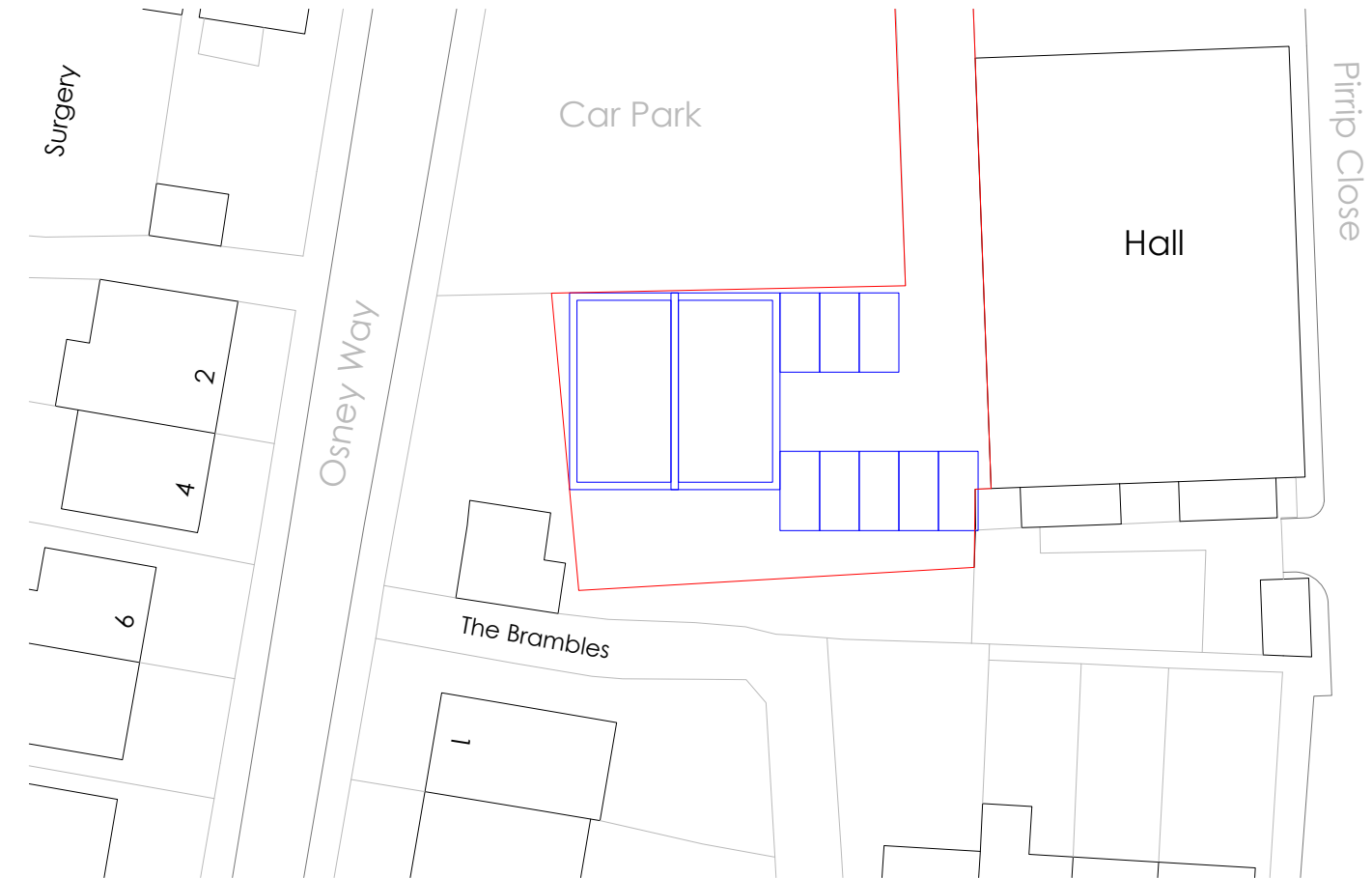
Massing Options

The proposal has been developed through a number of iterative designs. These ensure that the proposal makes the most of the site opportunities and meets constraints, and does not unduly impact on its neighbours while meeting local policy.

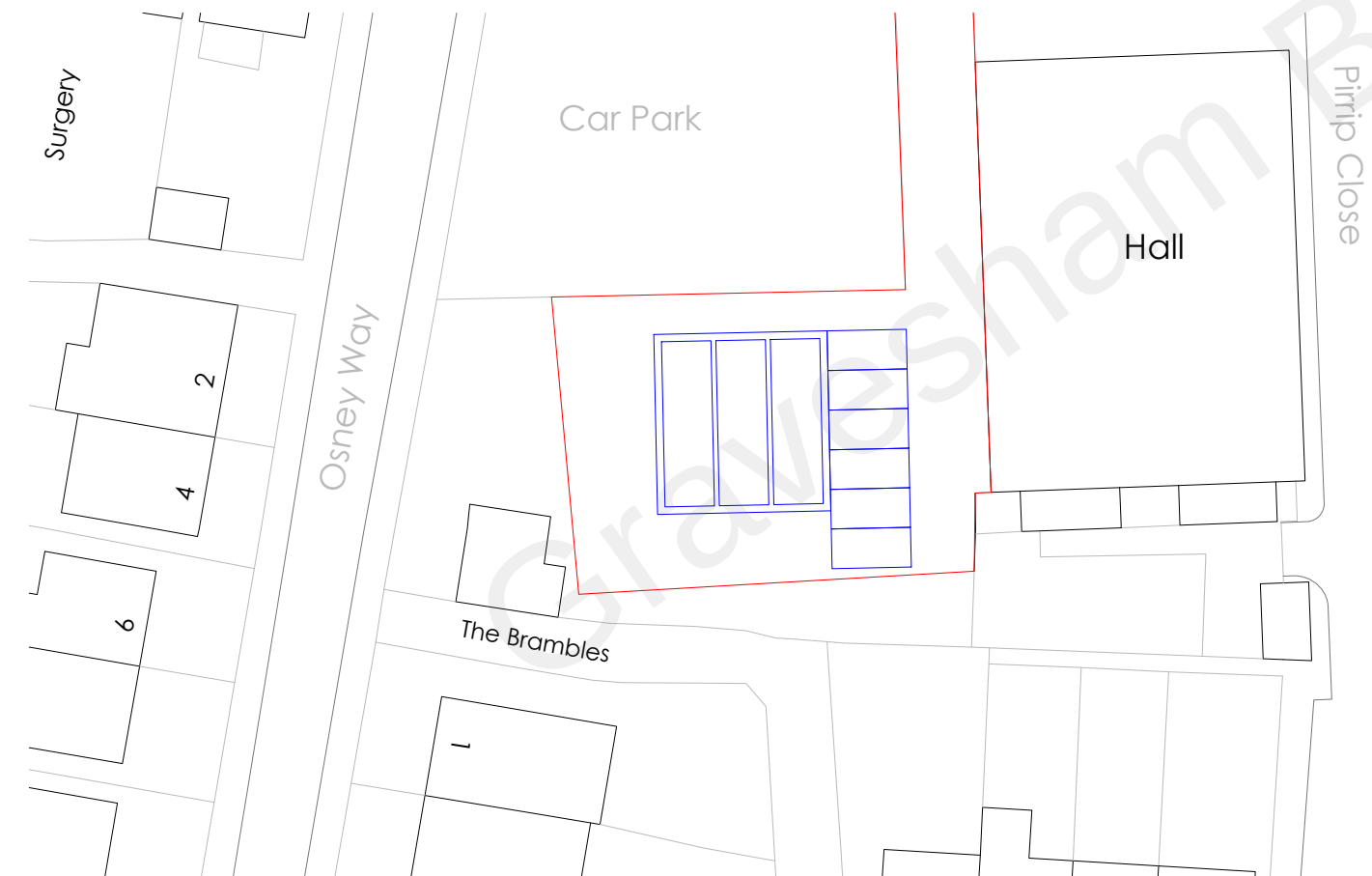
The following pages set out these design iterations, and show how the proposal has been carefully developed.

The Parish Hall and The Brambles do not directly overlook the site, since their main outlook is South and North respectively. Nevertheless the approach in Option 1 of having a number of flats on the site led to issues of overlooking and poor outlook for the units, and so was discounted.

Option 2 marked the move from proposing flats to proposing houses on the site. These were moved further away from the Brambles. However, this approach does not make efficient use of the site and provides sub-standard amenity space for the houses due to the limited length of the gardens.



Massing Option 1



Massing Option 2

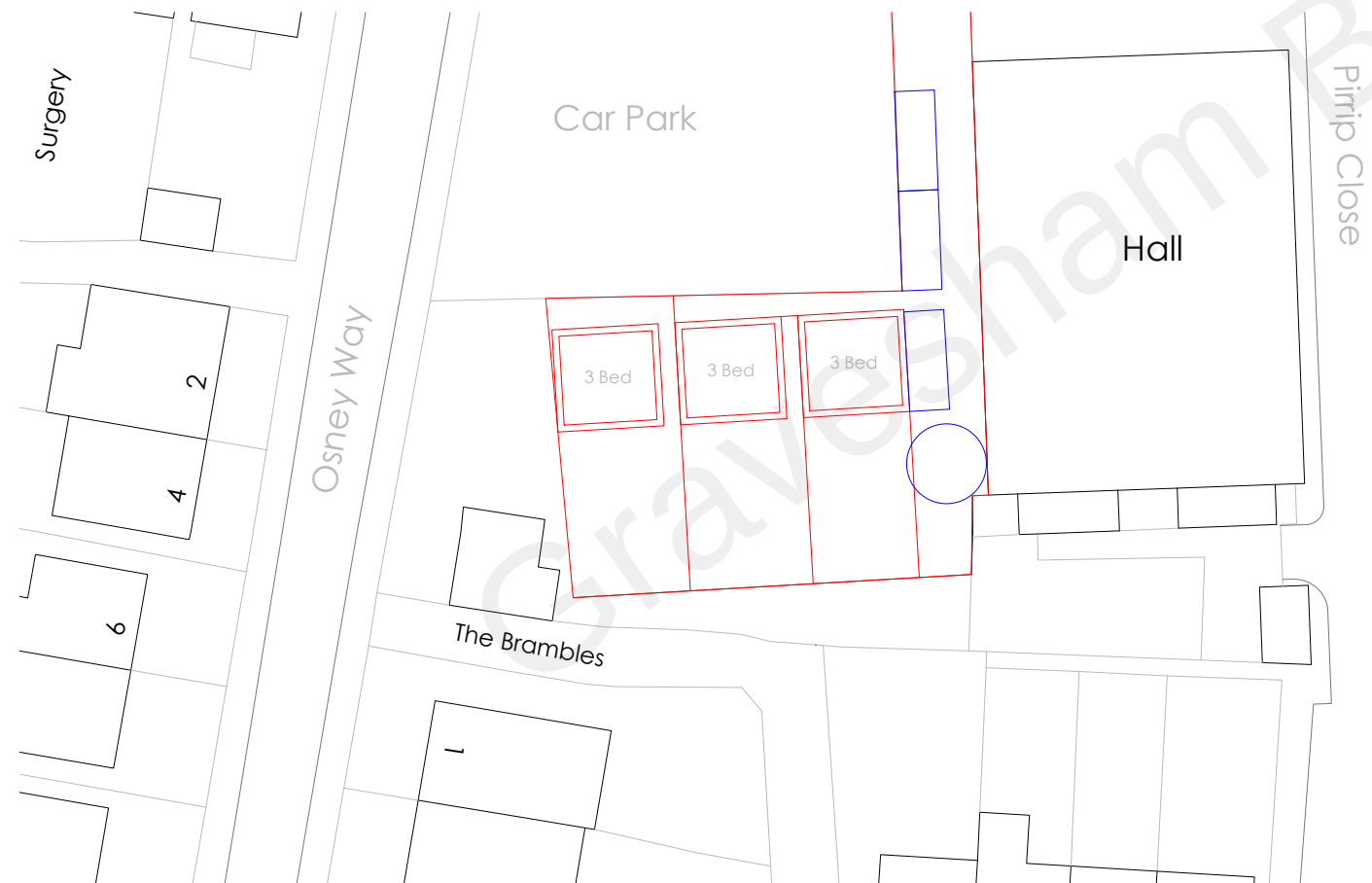
Massing Options

Option 3 proposed detached houses on significant plots, with amenity space far in excess of policy. However, the units' outlook was compromised due to the North orientation.

The next iteration of the massing shown in Option 4 led us to flipping the proposal on the site, this created a more natural fit for the site, however, there was the potential for oblique overlooking of The Brambles, and this approach was discarded. This proposal would also have compromised the site to the North, and so would be unacceptable.



Massing Option 3

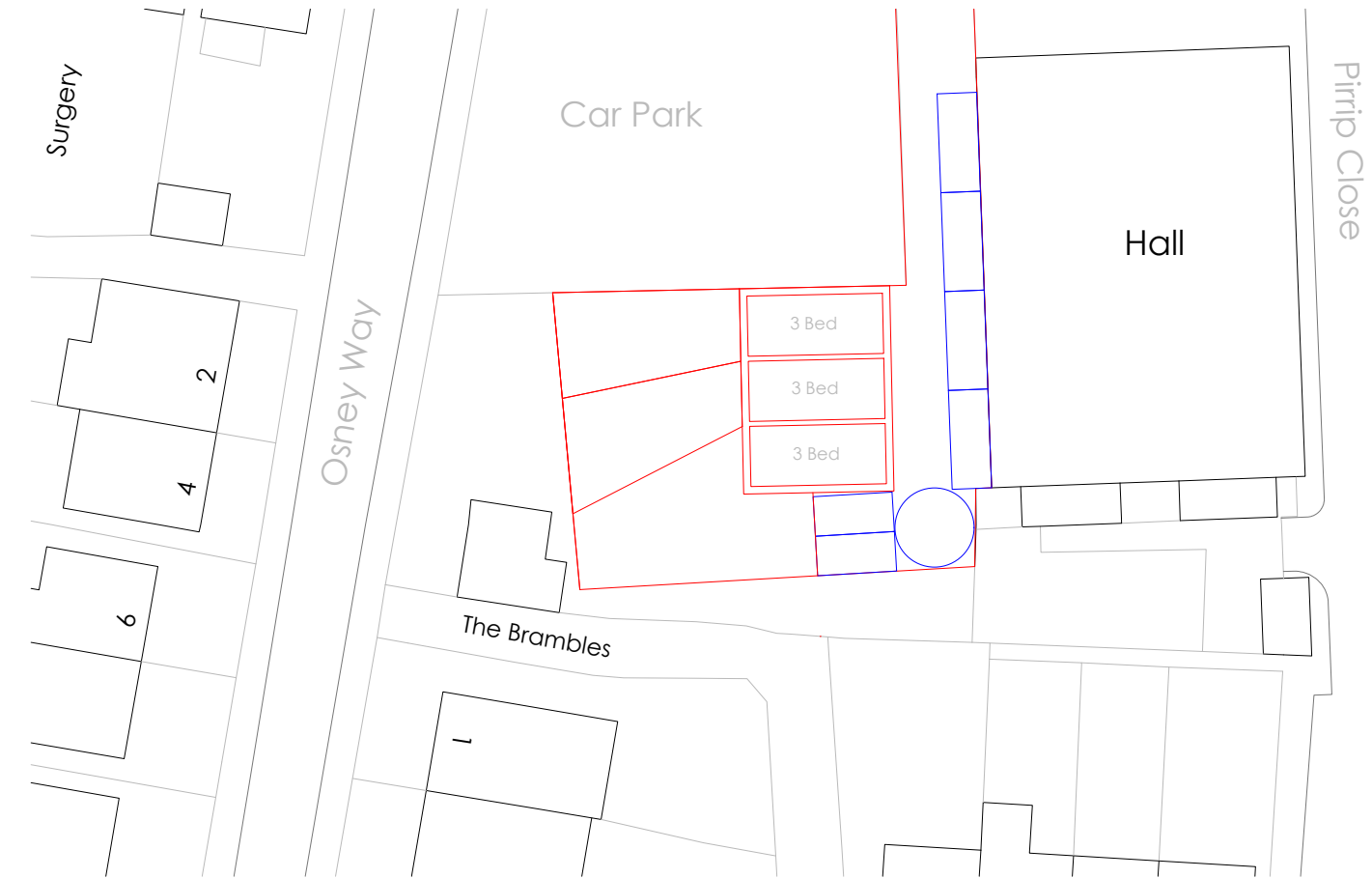


Massing Option 4

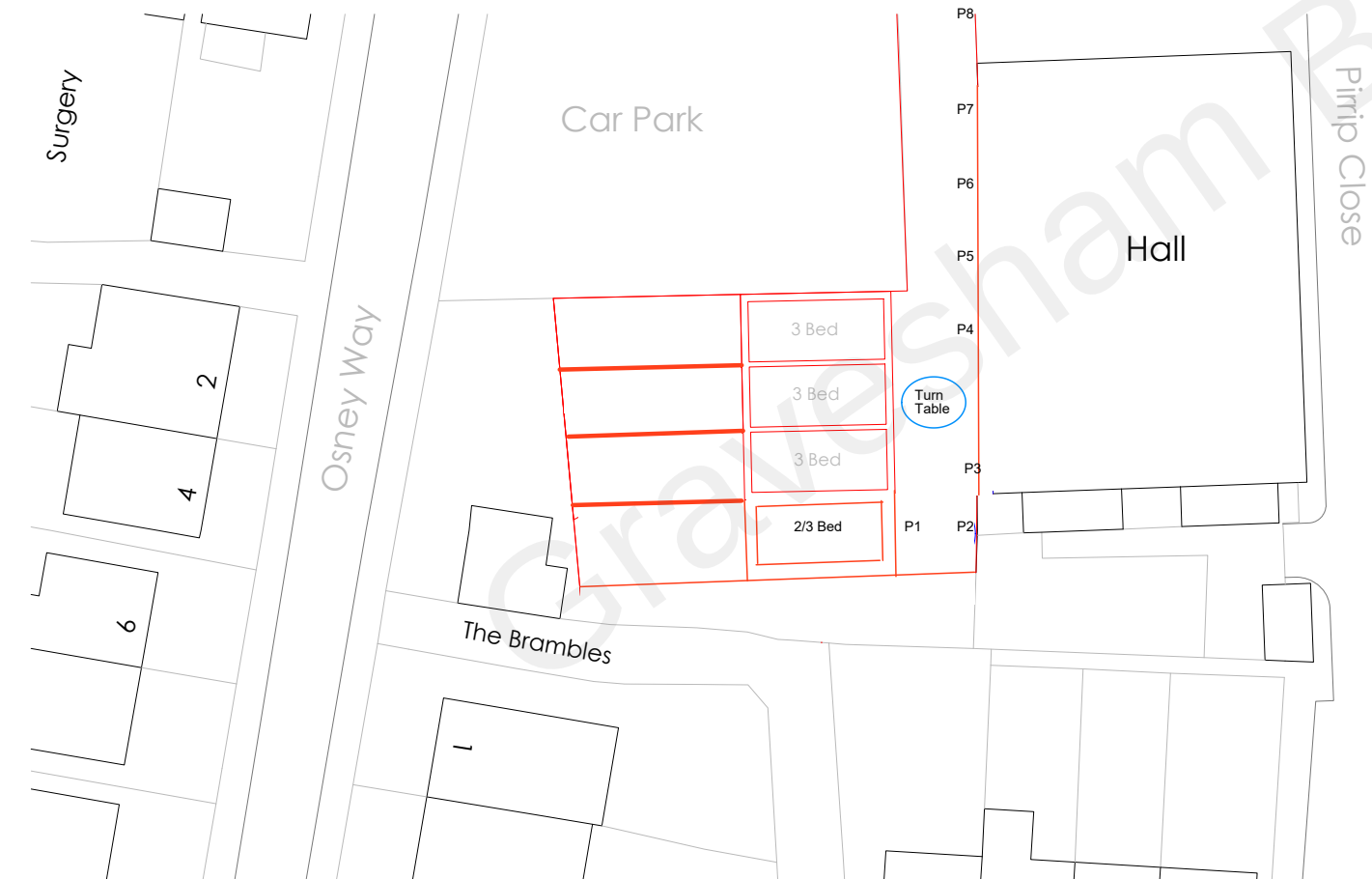
Massing Options

Rotating the proposal and pushing it as far East as possible created a new “terrace” amongst the surrounding terraces. As this is an infill site, we began to think of this as a “Mews” to Osney Way. The site runs on a different grain to the surrounding context, and as such, we decided to follow this massing approach. This approach was confirmed as being acceptable in the pre-application feedback from Design South East.

Option 5 created an awkward pocket, which did not have sufficient reason to justify the size of proposal. We resolved this issue in Option 6, by choosing to densify the site, as guided by the NPPF, and create more order with the proposal, as well as the amenity space which meets SPG2 standards.



Massing Option 5



Massing Option 6

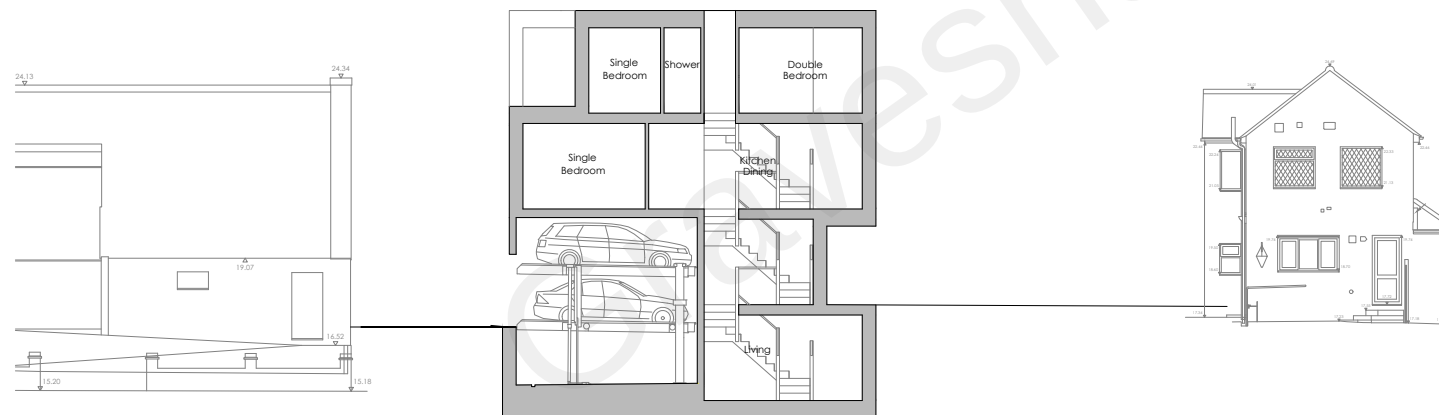
Massing Options

This iteration proposed moving all parking to an undercroft beneath the houses. This freed up the access road, in order to ensure that each unit could safely park their car, and access the site.

Originally proposing a double stacked parking solution enabled larger units on site, spread over 4 floors, however the basement was not an optimum solution, and the final proposal was reduced to three stories, retaining the undercroft parking.



Massing Option 7 Plan



Massing Option 7 Section

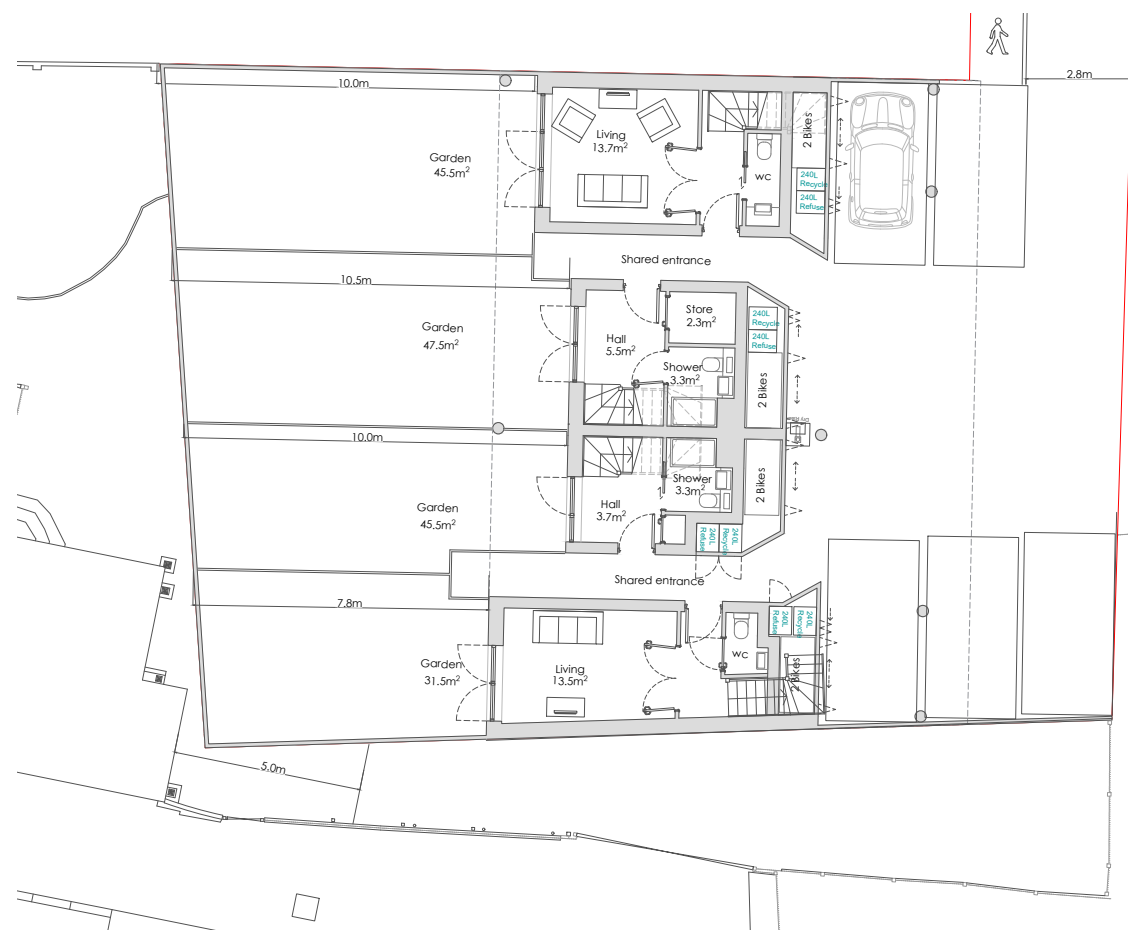
Pre - Application Proposal

The pre - application scheme proposed a mix of houses, using an undercroft for parking, and a room-in-roof for the top floor. The ground floor made the most of the site, while allowing for generous living space on the first floor.

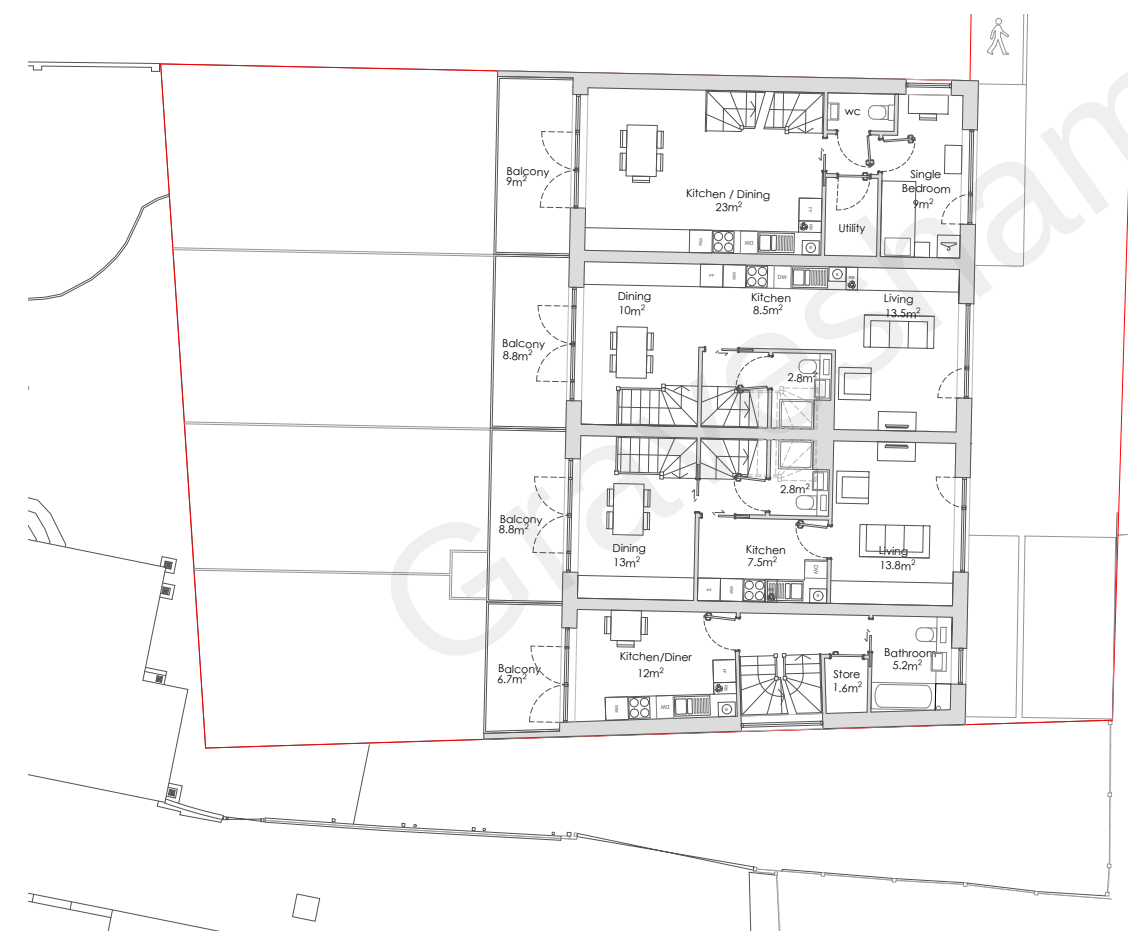
Comments from the Design south east upon review of our pre application further highlight the care and rigour evidenced within our design process, stating;

"The proposals are bespoke to the site and acknowledge its complexities and constraints. This should be recognised as a positive approach and far better than placing generic designs on to the site, which so often happens."

"The iterative design process evidenced in the D & A statement shows consideration in placement, orientation and layout. As a result, the proposed location for fronts, backs and gardens is logical and appears to work well. The notion of a 'mews' terrace set into the site is a good response."



Pre Application Ground Floor Plan



Pre Application First Floor Plan



Pre Application Second Floor Plan

Consented Proposal

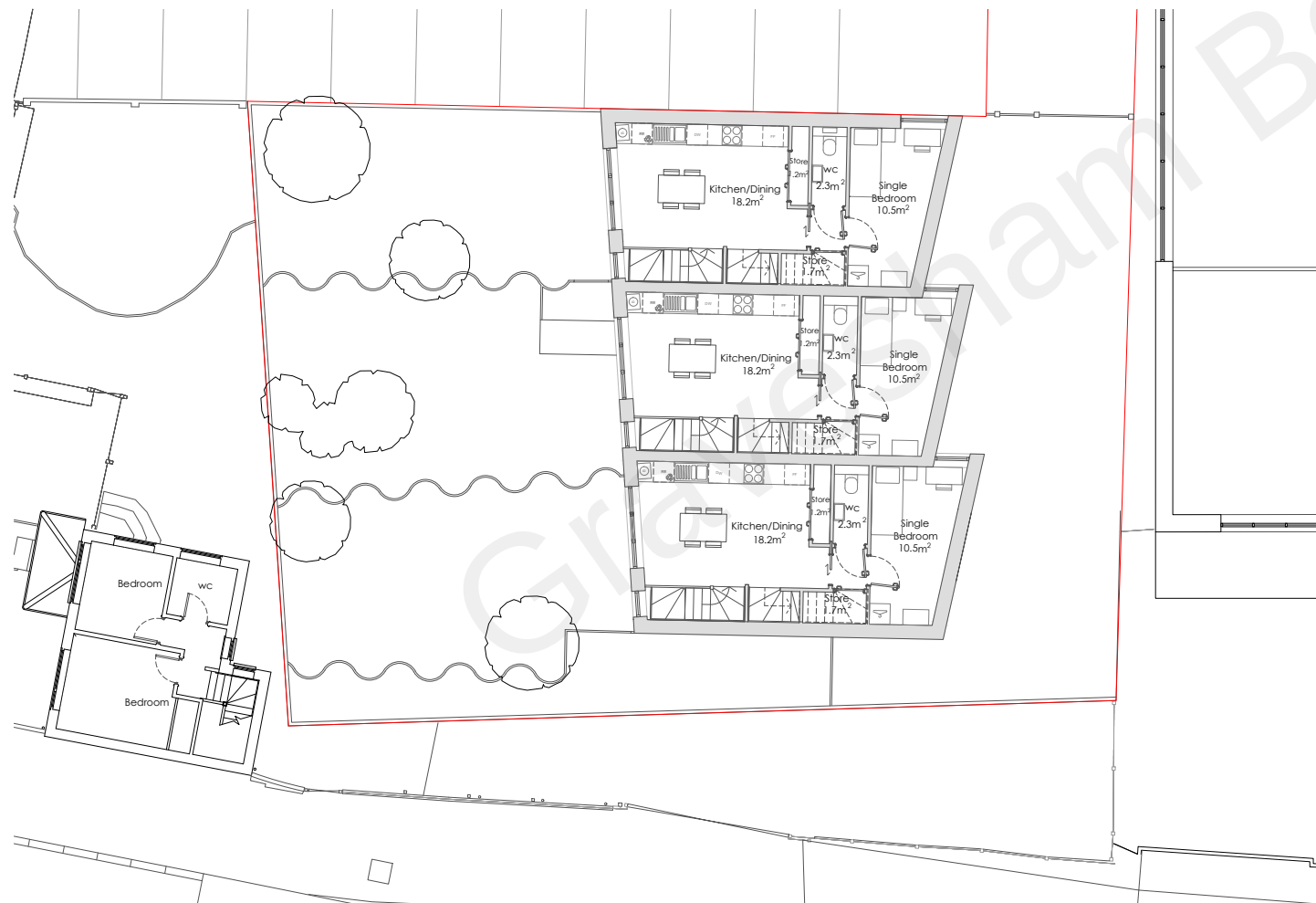
The consented proposal addressed comments from the pre-application and represents a carefully re-designed scheme.

The front doors were moved to the front of the houses and circulation rationalised. This ensured that many of the comments made by Design South East and the case officer were answered through the design.

The scheme was supported by officers and consented under application 20201379 on 25/03/2021



Ground Floor Plan



First Floor Plan



Second Floor Plan

Proposal

The current proposal represents a natural progression from the consented scheme and meets all policy requirements for the houses.

A notable change is the addition of one new house on the end of the terrace, accommodated on an additional strip of land added to the site. This additional unit is a natural progression of the scheme, and carefully blends in with the already consented proposal for three homes.



Ground Floor Plan



First Floor Plan



Second Floor Plan

Site Character

The site is not in a conservation area. The surroundings are typified by two storey pitched roof terraced houses, many of which have had loft conversions to create three stories.

The surroundings also host an interesting approach to fenestration, most notably on the corner of Osney Way in the image to the left, it harks back to the historical character of Chalk.

NPPF Paragraph 130 states "Planning policies and decisions should ensure that developments:

- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;

The character of the area shows that a two storey terraced proposal with a room in the roof approach with dormers would be acceptable in national and local policy.



Housing on Lower Higham Road, Two storey development with Dormer Roof



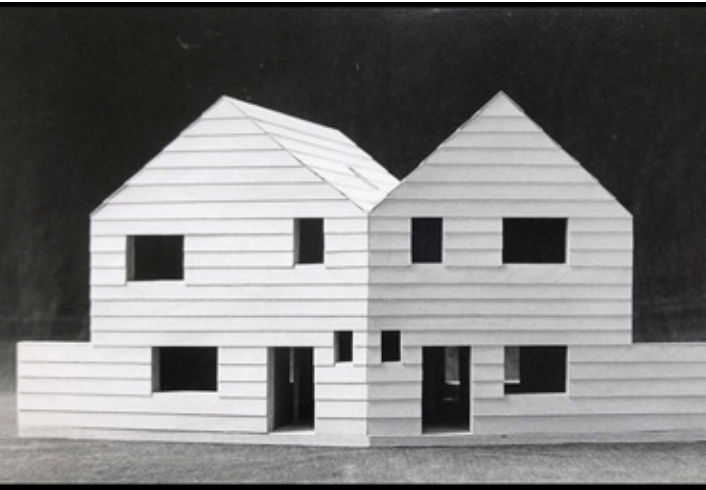
Osney Way - Two storey housing with pitched roof with room in roof

Design Character

While the proposal is designed in response to the character of the area, if the result were interpreted in design terms to be out of keeping with the area, this would also be supported by policy. Notably NPPF Paragraph 130 refers to “not preventing or discouraging appropriate innovation or change (such as increased densities)”

In addition, while development that is not well designed should be refused, in paragraph 134 the NPPF also states that “Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The proposal is of a high architectural quality, which is well detailed and relates to the character of the existing area. As such, it is demonstrably of an appearance that can be supported by policy.

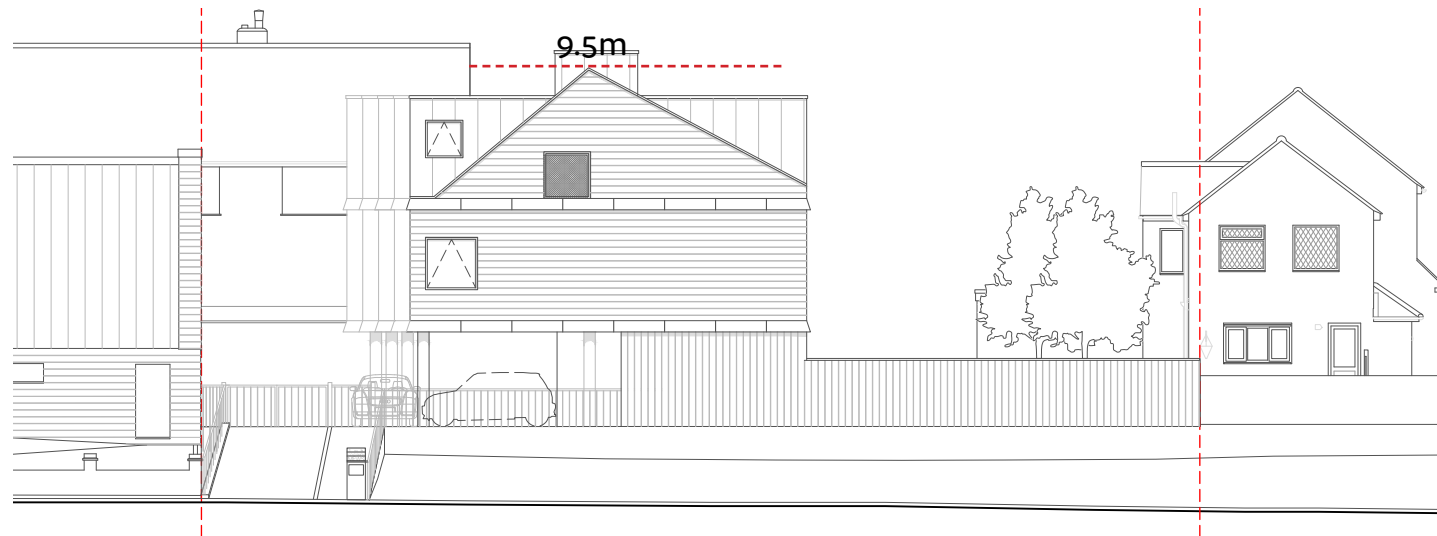


Design precedent

Design Character

The proposal's elevations have been developed from a reading of the character of the area - particularly the gable elevations which form a part of the Lower Higham Road streetscene. These directly reference the form and material of the former pub which stood on the road, and relate to the massing of surrounding houses. This is borne out by the height of the proposal being no taller than the houses behind it, and the gable elevation fitting in with the streetscene. As such, the proposal is in keeping with the character of the area, and will make a much more positive impact than the derelict garages currently on the site.

Policy CS19 (Development and Design Principles) requires new development to be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the local built, historic and natural environment. As such we propose this reading of character from the roofs of the area to meet Policy CS19.



Parish Hall

The Brambles

North Elevation of Proposal

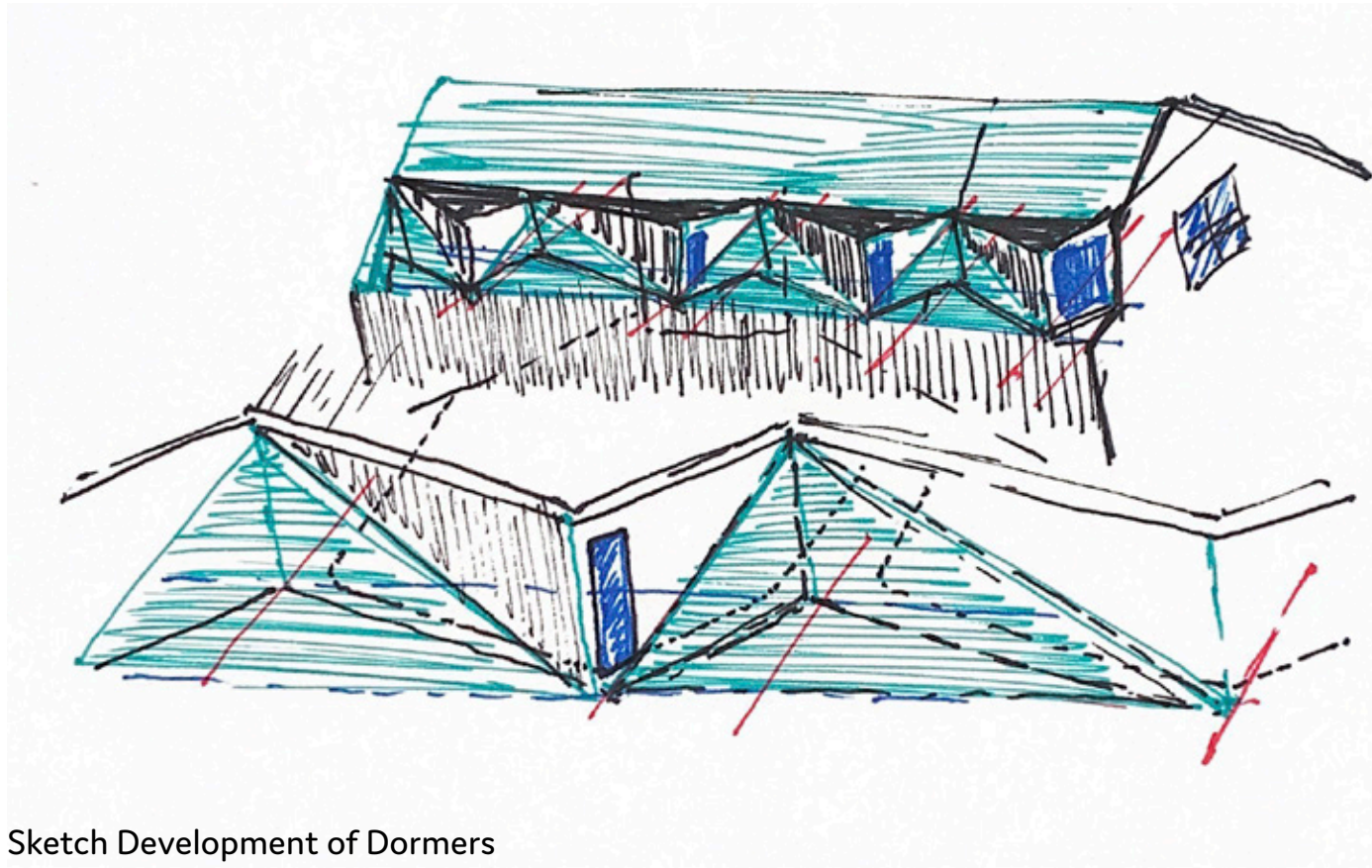


Lord Nelson Public House

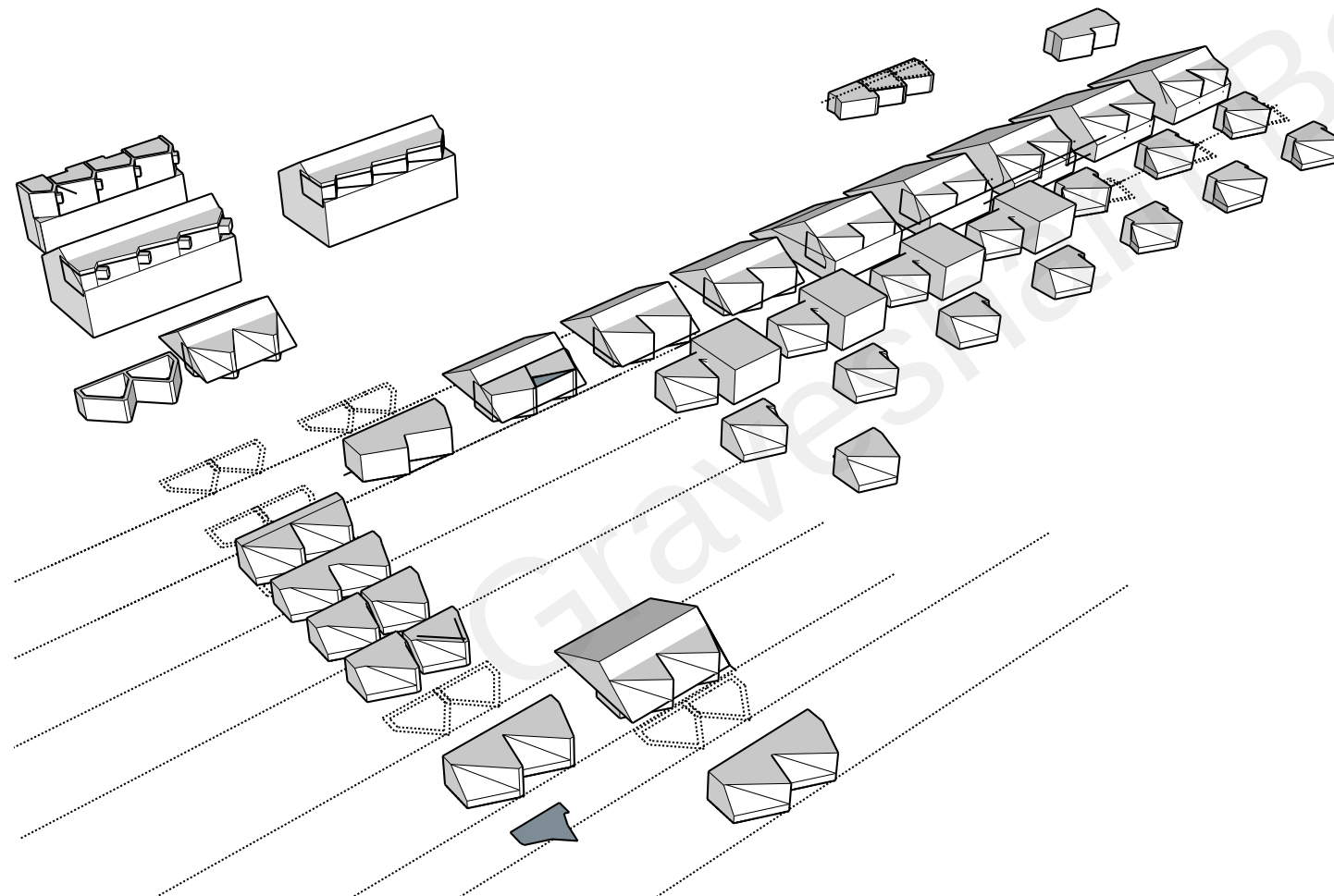


Photo of surrounding area on Lower Higham Rd

Design Development



Sketch Development of Dormers



3D Development of The Room In The Roof

To reinforce the roof form, with the large gable, we developed an approach using dormers to create a “room in a roof”. These dormers accentuate the gable form and pitch of the roof, at the same time we developed them to assist with directing views over the Thames. By being angled North, away from the Parish Hall, these prevent overlooking, while also tying to the form of the surrounding context.

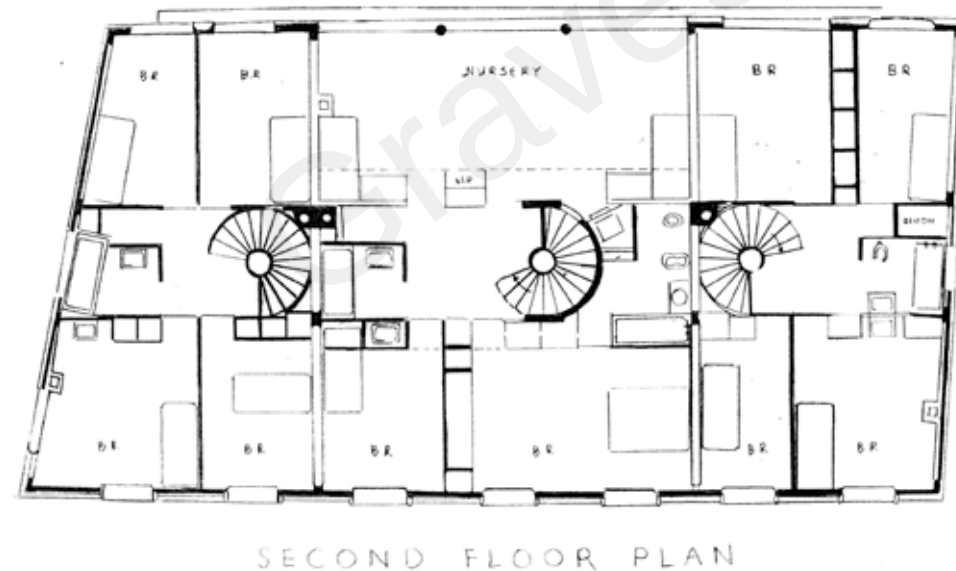
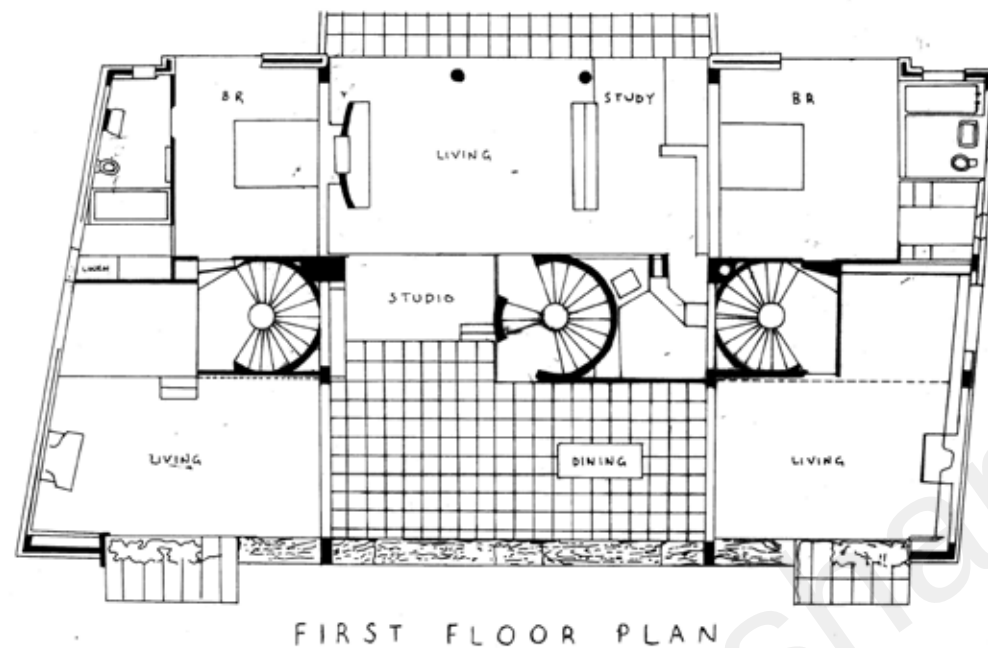
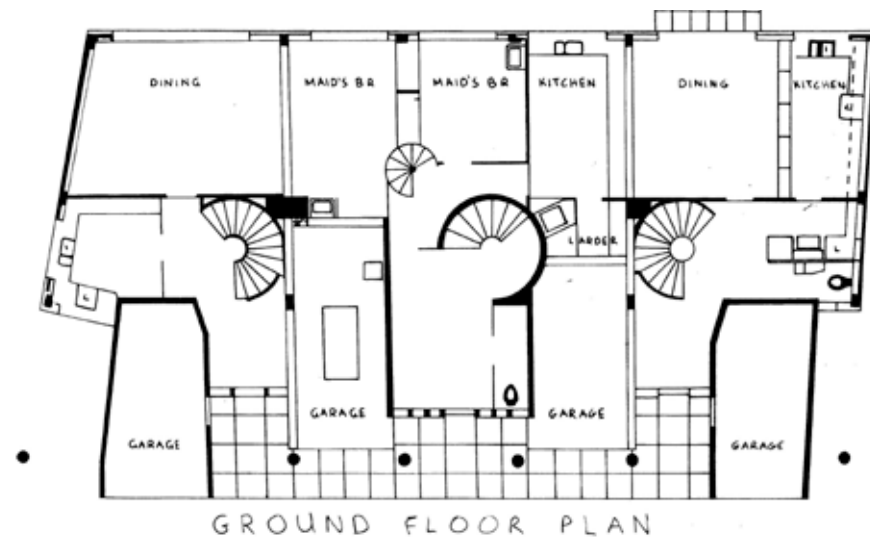
Meanwhile this approach is featured on recently consented schemes, and as such presents an acceptable approach. This approach has helped answer comments from the design review panel, and made the second floor more subservient to the main bulk of the massing.

Finally, this design picks up on historic references to listed buildings in the area, such as 1 Chalk Road and 44 Chalk Road, where a “Catslide” or asymmetric pitched roof is populated with dormers.



1 Chalk Road, featuring an asymmetric pitched roof with dormer and chimney

Design Precedent



Willow Road by Erno Goldfinger is a Grade II* listed trio of houses in Hampstead. The terrace's design is a high quality example of some of the approaches taken in the proposal. The ground floor has recessed front doors next to parking. While the entrance level is relatively closed and clad in a vertical board, the entrances are clear and inviting while panelling hides cars and bins.

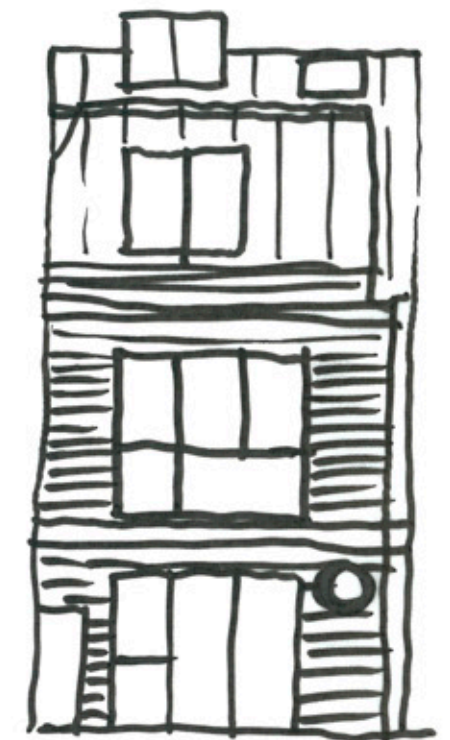
The first floor of Willow Road, in the same way as our proposal, is the primary living floor and this is expressed with larger windows, which are extruded to frame views rather than overlooking neighbours.

The glazing on all three floors is expressed differently helping to identify spaces accordingly. All these factors are well proportioned and well thought allowing for and inviting approach to the dwellings. Similarly, these attributes were included in the design proposal and lead to further elevation studies located on site.

Finally the top floor features bedrooms and these are expressed with smaller individual windows, which is the same for the dormers of our proposed terrace. As such, the different floors of our proposal are expressed in a manner that is similar to a high-quality, listed building.



Willow Road Elevation



Proposal Elevation Sketch



Undercroft Perspective Drawing

Elevation Study

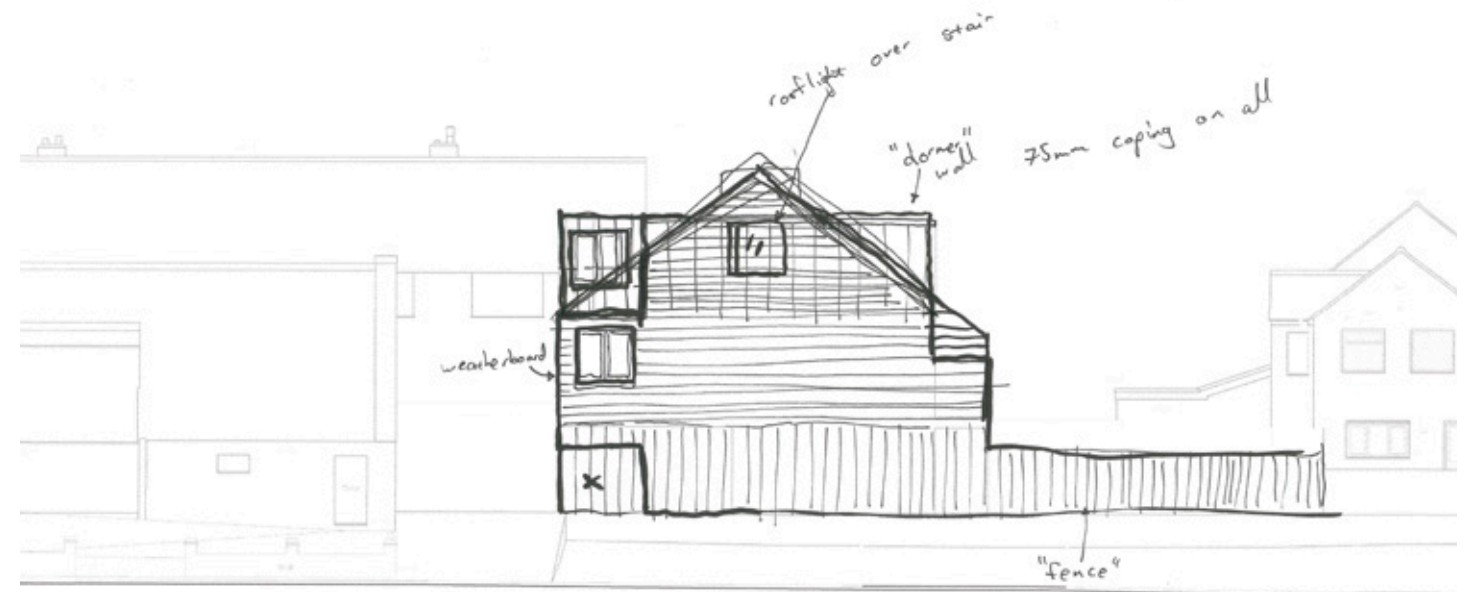
Following on from our study of the Willow Road precedent and pre application comments concerning the environment upon approaching the dwellings which stated;

"The front court will also be overshadowed by both the Parish Hall as well as the overhang of the first floor above, which together forms a problematic environment."

An elevation study was conducted that focused specifically on the environment at ground level. Ideas surrounding composition and panelling in order to create an inviting and safe environment upon arrival to the three dwellings. The elevation of each dwelling on the ground floor uses the same materiality, but each home is able to claim their own identity.

In addition, the daylight and sunlight study has established that this area will be naturally lit, while the Secured By Design approaches detailed later in this report set out how the undercroft will be gated and artificially lit.

Finally, the undercroft becomes more open and light as we included a "stepped" yellow ceiling. Lighting strategies have also been deployed to help create a safe and inviting environment.



Sketch elevation development

Material Context



The Forge (Grade II Listed Building) 2021



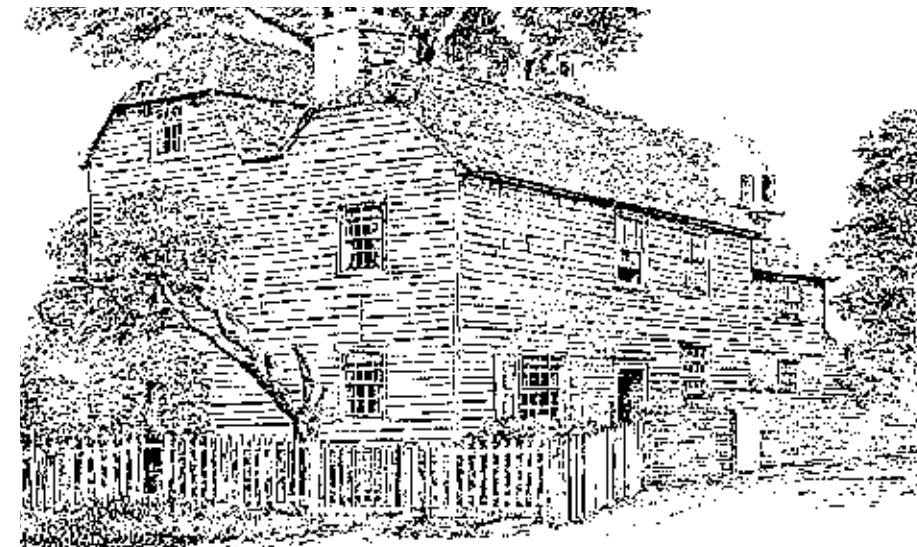
The Forge Early 20th c.

As illustrated at the start of the document, we have won awards for the quality of materials on our projects. A reoccurring theme in Chalk, and more widely in Gravesend, is the use of weatherboard. It can be seen on many of the facades in the town, as well as numerous buildings in the town's history. The material approach of the project is to relate to this context, particularly the historic narrative of a material relation to the Lord Nelson public house which once stood on the site.

The book "Chalk Village : A walk in Time" described "Until the 1940s Chalk had many weatherboarded buildings, most of which have been demolished"

The archaeology statement notes "The Old Forge is a Grade II listed building thought to have been constructed in the 18th century or earlier. The Forge was used as inspiration for Great Expectations by Charles Dickens and the owner of the Smithy at the time is said to have known Dickens well. The Forge is one of only two building with Kentish weatherboarding remaining in Chalk which before 1940 were very common (TQ 67 SE 1076)."

Our proposal aims to bring back this characterful, local approach in a high-quality material that will not weather.



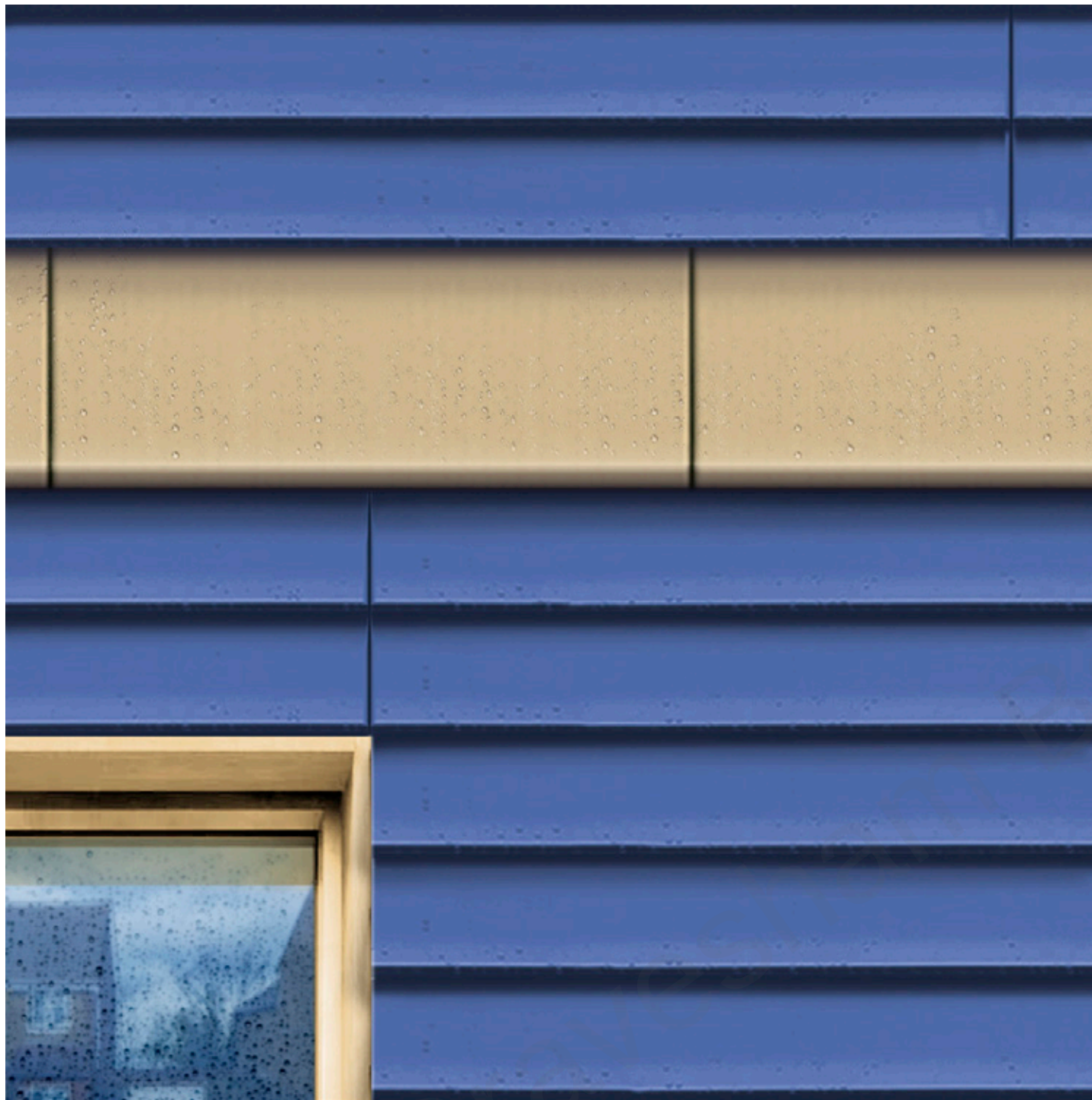
Nash's Cottage, this weatherboard house was built in the 18th century. Dickens has a holiday there in 1837. It was demolished in 1957

Material Context

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 appearance of this weatherboard has been informed by the history of the site itself as well, which used to sit behind The Lord Nelson Public House.

However, in order to ensure that the proposed material is durable, weatherproof, and of high quality the weatherboarding will be made of fibre cement which replicates the rhythm and dimensions of timber weatherboarding. This cladding will ensure that the facade does not require regular maintenance, and will not be affected by its position on the edge of the Thames.



Composition of fibre cement weatherboard, and glazing



The Lord Nelson Public House 1910



- 1** Zinc Standing Seam
- 2** Fibre Cement Weatherboard
- 3** Circular Glass Block

Material Palette

Material Proposal

The materials proposed are shown in more detail in the palette opposite. Here the weatherboard profile and colours are shown laid flat.

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

Finally, double glazed windows, and circular glass blocks will ensure that the rooms of the proposal are well lit, and well insulated.

The detailing of these materials is intrinsic to our design process, and is part of the approach which has led to us being awarded Winner of "Best Use of Materials" at the 2018 New London Architecture "Don't Move, Improve" Awards, and being a Finalist in the Surface Design Awards 2021. As such we are demonstrably able to deliver the quality that is expected by policy.



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

Material Proposal

The proposed materials are both high quality and characterful. They relate to the local area and their detailing will create a contemporary, but in keeping scheme.

Opposite is a material sample board to show photographs of these materials, in order to give officers confidence in the quality proposed. Nevertheless, a condition concerning materials would be expected, in order to ensure this quality is tied into the scheme.



- 1** Zinc Standing Seam
- 2** Fibre Cement Weatherboard
- 3** Front Doorhandle

Material Samples



1 Chalk Road, This is the cottage where Charles Dickens and Kate Hogarth spent their honeymoon in 1836. The weatherboarding is synonymous with the history of chalk, and this is replicated in the proposed scheme. The inscription over the door reads : "Charles Dickens, Born 1812, Died 1870 spent his honeymoon in this house (1836). Here also were written some early chapters of "Pickwick".

Historic Design Outcome



Illustration of the Lord Nelson

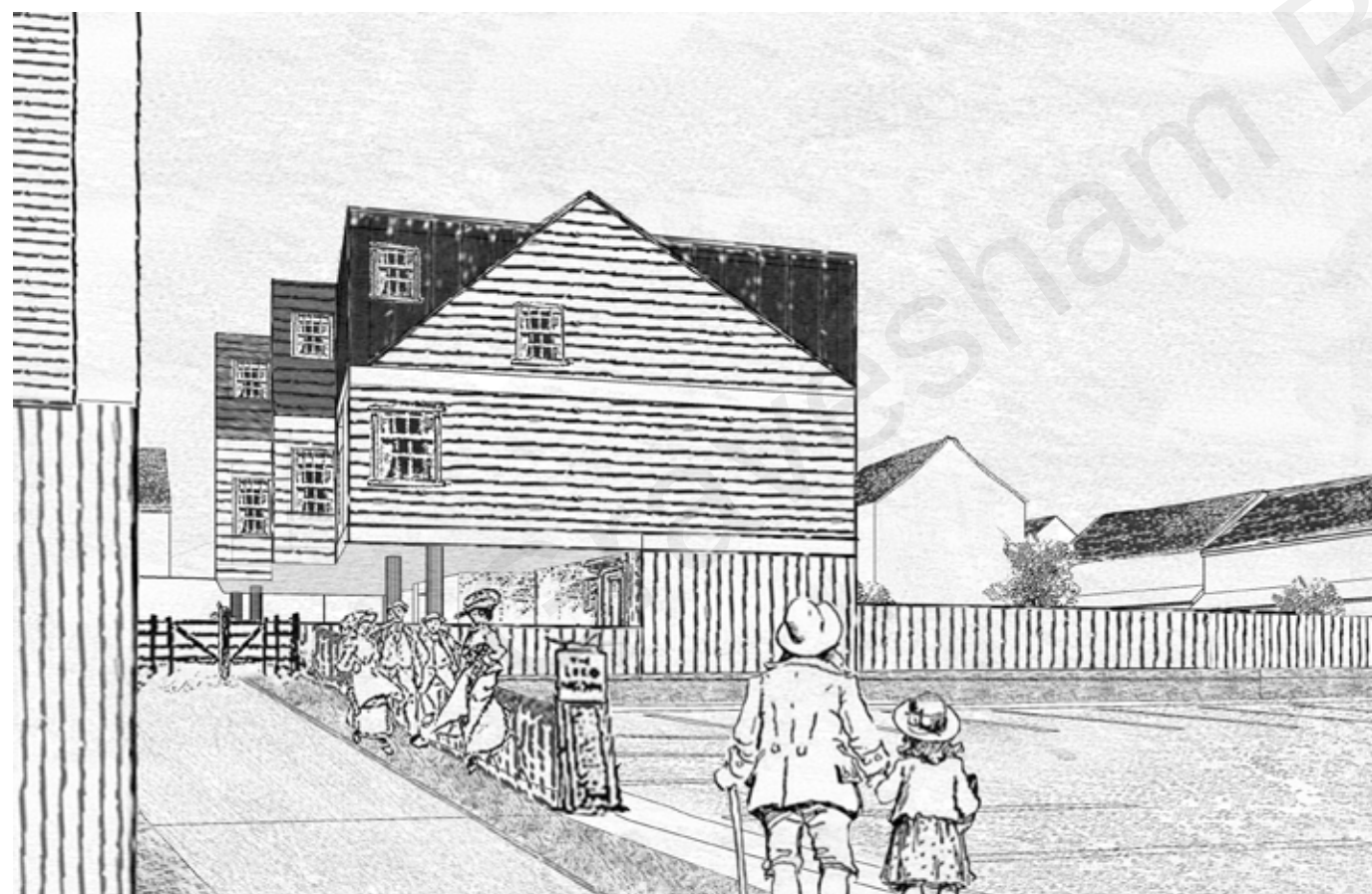


Illustration of the design development

The design for Goldsmith Mews channels the memory of the neighbouring Lord Nelson pub – long since demolished – even taking the name of the pub's first landlady, Sarah Goldsmith.

The village of Chalk has a rich history, most notably as the seaside resort frequented by Charles Dickens, who holidayed and honeymooned here, and based his novel *Great Expectations* on what he observed in Chalk. The design for Goldsmith Mews is inspired by the character of the village, which up until the 1940s was characterised by timber weatherboard buildings, including the former pub.

This scheme seeks to reinstate the weatherboard aesthetic, but with a contemporary slant: using a high-quality robust material which will not weather. The fibre cement weatherboard replicate the rhythm and dimensions of timber weatherboarding, yet are durable enough to withstand the conditions of this exposed location on the edge of the Thames.



CGI of the Proposal

Contemporary Design Outcome

While the proposal is a characterful re-interpretation of historic elements from the site, this is a contemporary scheme with modern, high quality detailing.

At ground level, the houses are set back to create a sheltered entrance and car parking space under pilotis, in a design inspired by Erno Goldfinger's Willow Road. This level is differentiated materially by its cladding, which runs vertically instead of horizontally, and is coloured yellow to create a bright, welcoming entrance.

The portholes on the ground floor are replicated in the roofline with porthole rooflights, which give the design a maritime quality. The row of houses also adopts the gable roof form ubiquitous in the village. A dormer, differentiated by its cladding of zinc standing seam, will house 'a room in the roof' in each of the three houses. The roof space accommodates two bedrooms, an en-suite and bathroom. Meanwhile, the staggered front elevation creates a more inviting entrance, and allows clear views of the Thames from the bedrooms.

Ideas around modern, flexible living are key to the project, with the two living spaces offering options for a variety of living configurations. The kitchen is on the ground floor, while the open-plan living dining room is on the first floor, providing views over the generous 10m-long private gardens. A third bedroom on the first floor can be adapted as a home office or as an annex space with independent access for multi-generational living.

Gravesham Borough Council

Area Schedule		Key	Meets Standard	Exceeds Standard
Unit		1	2	3
3 Bed 4 Person	National Space Standard	3 Bed 4 Person	3 Bed 4 Person	3 Bed 4 Person
Area	90m ²	96.8m ²	99.9m ²	97.9m ²
Bed 1	11.5m ²	11.5m ²	11.5m ²	11.5m ²
Bed 2	7.5m ²	10.5m ²	10.5m ²	10.5m ²
Bed 3	7.5m ²	9.6m ²	9.6m ²	9.6m ²
Living		20.2m ²	20.5m ²	20.2m ²
Kitchen		11m ²	14.3m ²	12m ²
Store	2.5m ²	4.28m ²	4.35m ²	4.33m ²
Amenity	60m ²	61.1m2	60m ²	60m ²
Depth	10 m	10.1m	10.1m	10.1m
Car		1	1	1
Cycle		3	3	3
	SPG2			

4		Unit
2 Bed 4 Person	National Space Standard	2 Bed 4 Person
101.7m ²	80m ²	Area
11.5m ²	11.5m ²	Bed 1
11.5m ²	11.5m ²	Bed 2
31.5m ²		Living
13.6m ²		Kitchen
4.35m ²	2m ²	Store
37.5m ²	37.2m ²	Amenity
10.1m	7.6m	Depth
1		Car
3		Cycle
	SPG2	

Accommodation Schedule

Table two

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

SPG 2 Residential Layout Guidelines

Below is an audit of the requirements from page 4 onwards of the Supplementary planning guidance 2 Residential layout guidelines. It outlines how the proposals meet all aspects of the SPG 2, and these points are explained in greater detail on the subsequent pages of the DAS.

1. All units meet and exceed national space standards as set out in "Technical housing standards - nationally described space standard" as shown opposite
2. The proposals respond to all SPG2 guidance points as detailed below
3. As noted in SPG2, the floorspace requirements for individual rooms (apart from bedrooms) no longer apply
4. As Above
5. On the second floor, access between a bedroom, a bathroom, and a WC does not pass through any other room on a separate floor.
6. All units have access to the front and rear garden. Direct access is not practical, and not achieved on most historic and contemporary development in the area. Direct access creates Secure by Design issues, as noted later, and smaller units. The removal of direct access creates better quality units.
7. All units have direct access to a public highway via a non-adoptable access road.
8. All kitchens have openable windows.
9. All houses meet the minimum areas and garden depths for private amenity, as shown opposite in table 2 of SPG2.
10. The houses do not require greater garden areas.
11. All units meet the minimum privacy distances, illustrated later in this document.
12. None of the units are communal dwellings.
13. All units are on spacious plots that meet policy, and are not cramped. Outdoor bike storage has been included to the rear of each dwelling.
14. The removal of permitted development rights would be an acceptable condition.
15. The amenity space excludes the area of parking at the front of the houses.
16. All units meet the minimum privacy distances shown in Figure 1 of SPG2 and follow guidance on overshadowing. This point is illustrated later in this document
17. All proposed windows of habitable rooms are over 21m from any other habitable room window, this point is illustrated later in the document.
18. All proposed windows of habitable rooms are more than 21m from the first five meters of garden at the rear of any other dwelling, this point is illustrated later in the document.
19. All dwellings are dual aspect.
20. As above, the privacy distances comply with the principles set out in Table 2 opposite since they meet the distances.
21. All units meet the "25° Rule" as illustrated later in this document.
22. As above. In addition a full daylight and sunlight report has been submitted alongside this planning application.
23. All points onwards don't relate to this scheme.

1. The proposals are bespoke to the site and acknowledge its complexities and constraints. This should be recognised as a positive approach and far better than placing generic designs on to the site, which so often happens. There is therefore a confidence in the design team who are expected to respond positively to this opportunity.
2. The iterative design process evidenced in the D & A statement shows consideration in placement, orientation and layout. As a result, the proposed location for fronts, backs and gardens is logical and appears to work well. The notion of a 'mews' terrace set into the site is a good response.
3. However, there are still major concerns with the proposal, which may be caused by too much development on the site. Although the proposed dwellings are cleverly arranged and bespoke, the attempt at fitting in four houses has compromised the quality of the external landscape and entrance, putting pressure on the footprint and size of envelope.
4. The parking spaces are sub-standard with little room for manoeuvrability and opening of car doors.
5. The pedestrian walkway into the site terminates abruptly at a car parking space, which is not an ideal for access.
6. The proposed entrance sequence presents issues of safety and quality, with front doors invisible from the street and prominent bike and bin stores dominating the arrival. The front court will also be overshadowed by both the Parish Hall as well as the overhang of the first floor above, which together forms a problematic environment.
7. It is unclear how the waste and refuse removal will work, considering the lack of vehicle manoeuvrability within the site and space at the site entrance.
8. The upper floor plans of the dwellings contain some oddities, such as arriving into a dining space before continuing through the kitchen up a separate stair to the bedrooms.
9. There appears to be a lot of accommodation proposed for the second floor, which could be pushing up the height of the roof. The proposal is for a 3-storey terrace, attempting to disguise as 2.5-storey building. It is volumetrically more responsive to the Parish Hall than the neighbouring housing. The second floor should become more subservient to the main bulk of the massing.
10. The smallest house to the south of the site is very compromised and tight to the Brambles. Instead, a terrace of three units with larger, wider back gardens and reduced accommodation on the second floor will alleviate the height and pressures on the landscape and ground floor. A fourth dwelling should only be considered if the 'triangle' slice of land directly to the south of the site can be included as part of the site, which would allow the more generous footprint.
11. Hard and soft landscape for pedestrian access and front courts are missing from the proposal.
12. Future development opportunities for the council-owned car park to the north of the site should not be compromised by this design; north-facing windows onto this car park could carefully be considered.

Below is an audit of the Design South East comments, which were raised as part of the Pre-application feedback. This highlights how we are answering all of the design requirements highlighted at pre-application. These changes are explained in more detail on the subsequent pages.

1. The proposals are not generic, or replicated from another site. They have been designed to meet the needs of this site.
2. The placement, orientation, layout, fronts, backs, and gardens was supported at pre-application and the final proposal utilises the same approach in this regard to site layout, which was already supported at pre-application.
3. Development has reduced from 4 dwellings to 3 dwellings. This has led to a reduction in both the footprint and envelope of the proposal.
4. All spaces provide ample space for cars of all sizes with 2.5m x 5m dimensions. Please see the Transport Statement which accompanies this planning application.
5. The new pedestrian walkway now extends to the entrance of each house.
6. The proposed entrance is now at the front of the houses. Increased space for bin storage has now been allocated to allow sufficient space as per the GBC Waste Management . Elevation studies have been conducted as shown previously to ensure a safe and inviting point of arrival.
7. The bin store is now located on the side of both semi detached properties, allowing for easy access and added security.
8. The oddities from the upper floor plans have been removed.
9. The height of the development has decreased by 0.25 m whilst ensuring all minimum floor heights have been met. Dormers have also been included into the second floors to reduce the main bulk of the massing.
10. The smallest house to the south of the site is no longer included in the proposal.
11. Hard and soft landscape for pedestrian access and front courts are incorporated into the design. A full landscape strategy has been submitted alongside the proposal, in order to highlight the high-quality nature of the amenity space in the proposal.
12. The proposal does not compromise the potential to develop the car park site to the North, and the massing and orientation of the proposal supports this.

Proposed Height

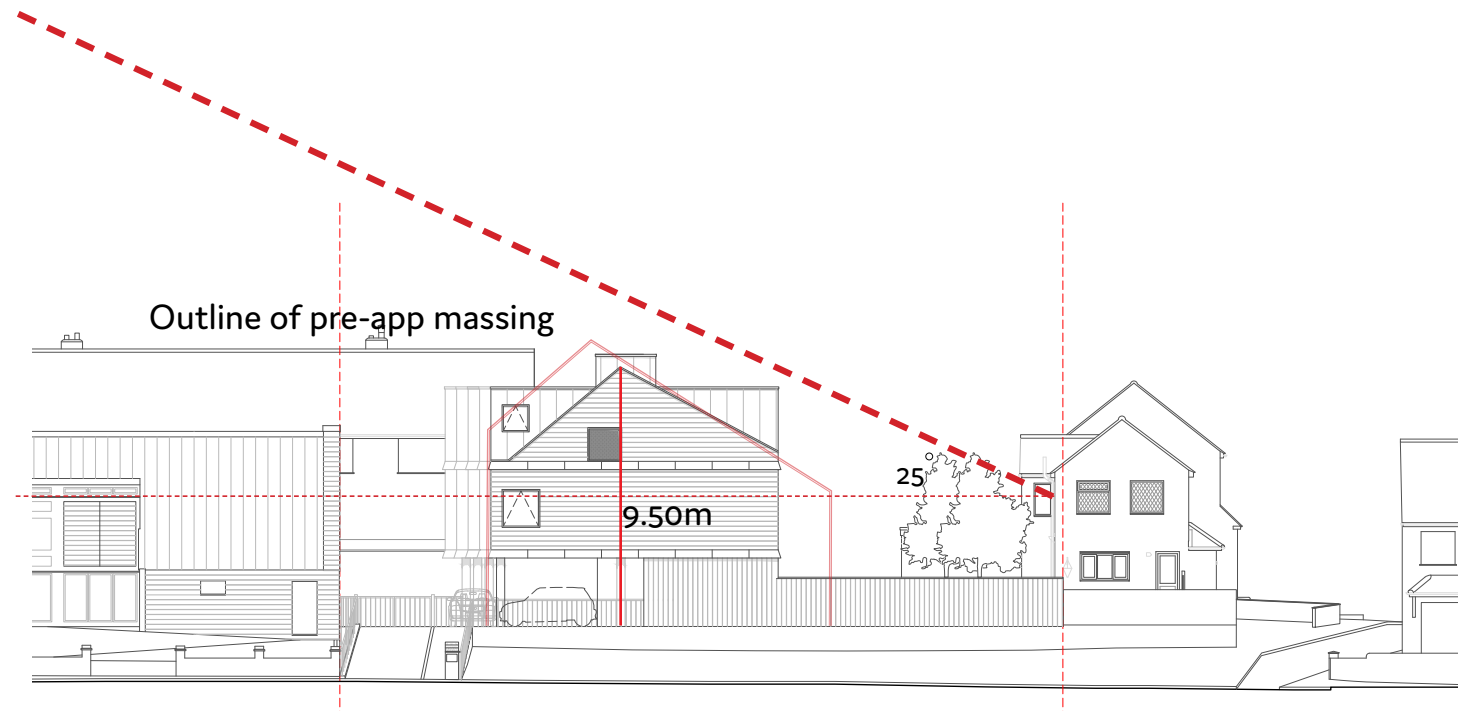
All of the units meet the nationally described floor to ceiling requirements. However, we have ensured that the building is as short as possible. It is 9.5 m from ground floor finished floor level to the top of the roof.

The SPG2 states the following;

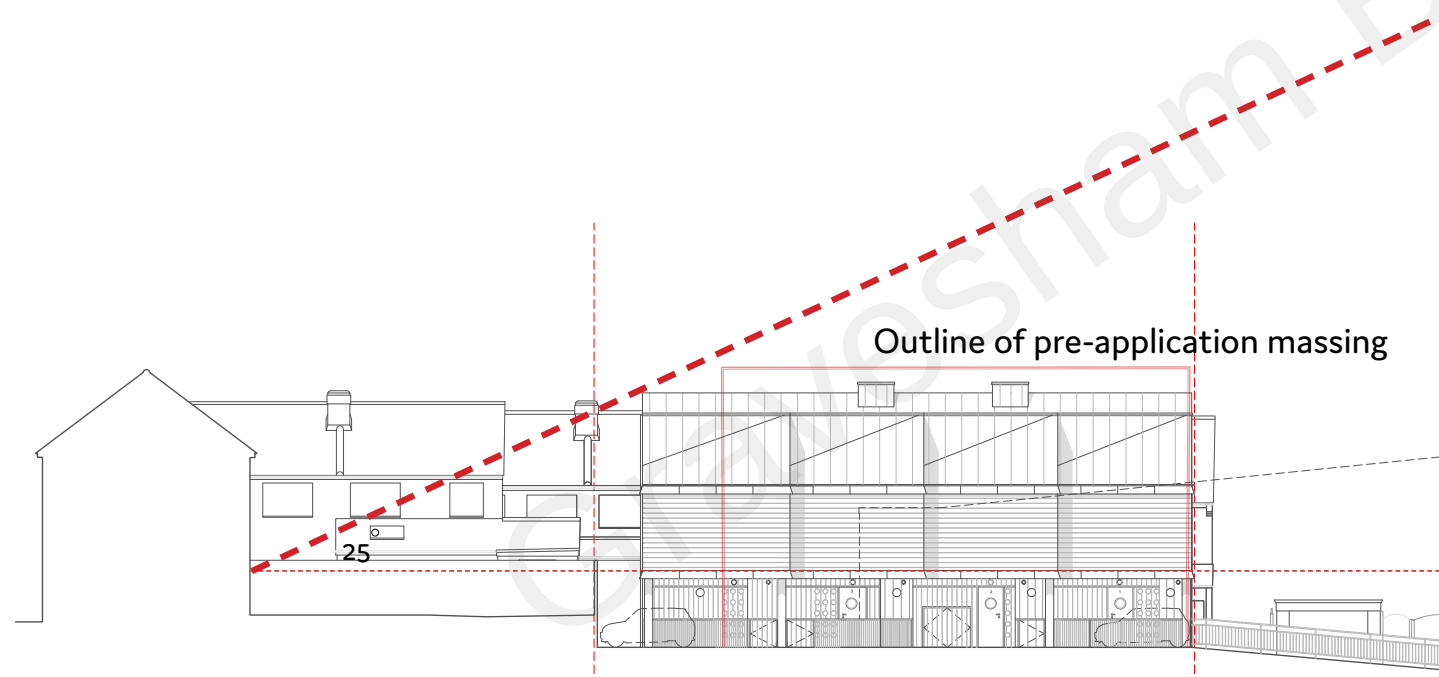
"21. In order to protect against overshadowing, all applications for residential development will be expected to comply with the "25 rule", described below (fig.2)."

The proposal does not fall within the 25 degree rule stated in Policy 21 from the SPG2, since there is still a significant amount of open space around the proposal, as such, it meets figure 2 from SPG2. This ensures the development isn't cramped and will not contribute to overshadowing.

In addition, a full Daylight and Sunlight report supports the application. Finally, the height was confirmed as acceptable in the consent for 20201379, where it was noted that the proposal "is not so high or necessarily out of character with adjoining or nearby development."

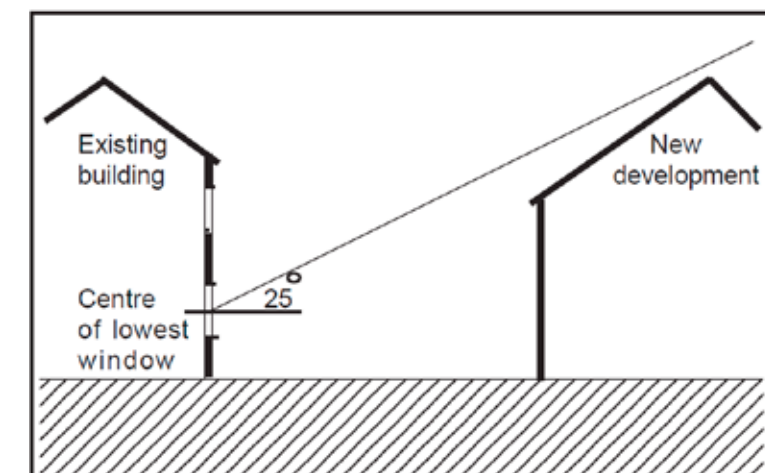


North Elevation with the Pre-Application Scheme outlined in red



East Elevation with the Pre-Application Scheme outlined in red

Figure 2



Policy Distances

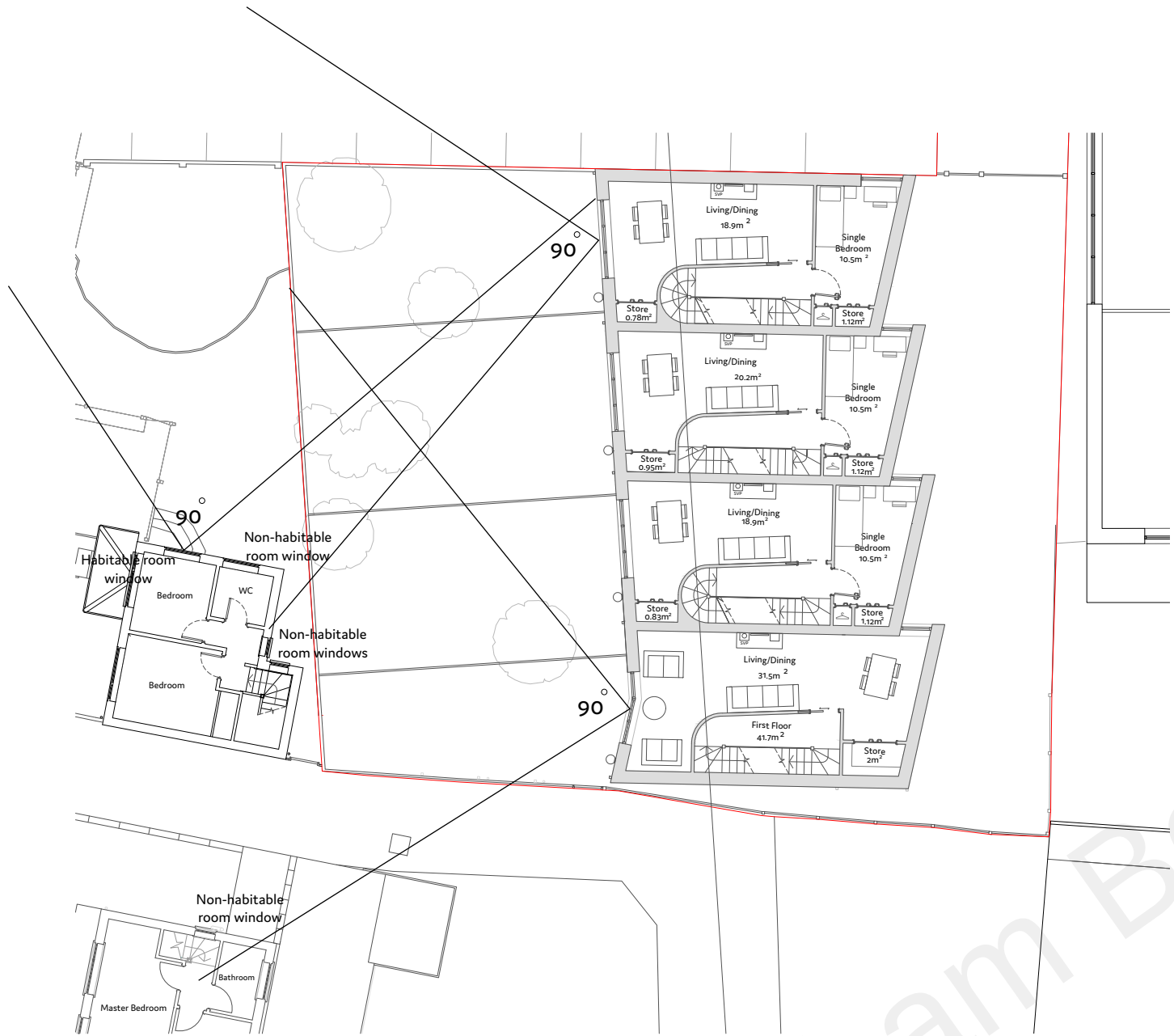
The proposal is positioned to ensure it is not overbearing, and will not lead to a loss of daylight or sunlight in other properties. A full Sunlight/Daylight Report has been included with this application.

To guide this we have followed SPG2, Privacy distances and overshadowing.

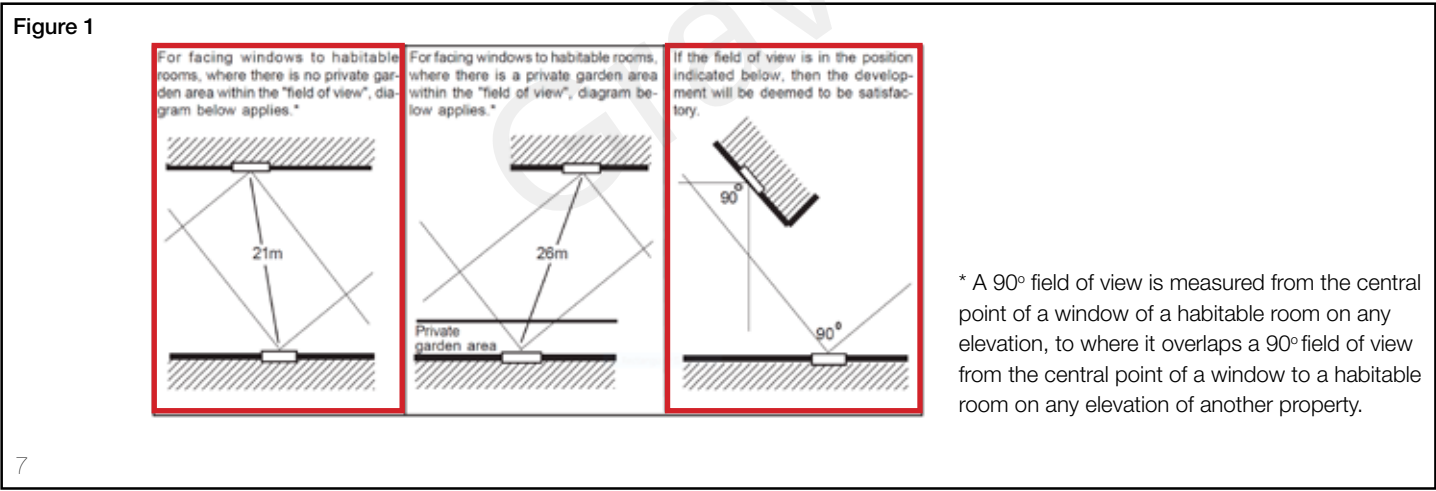
"17 Where windows of habitable rooms face each other (whether across a road, pedestrian way or private garden) a window-to-window distance of at least 21 metres should be provided. Habitable rooms are defined as bedrooms and living areas, but specifically exclude kitchens and bathrooms."

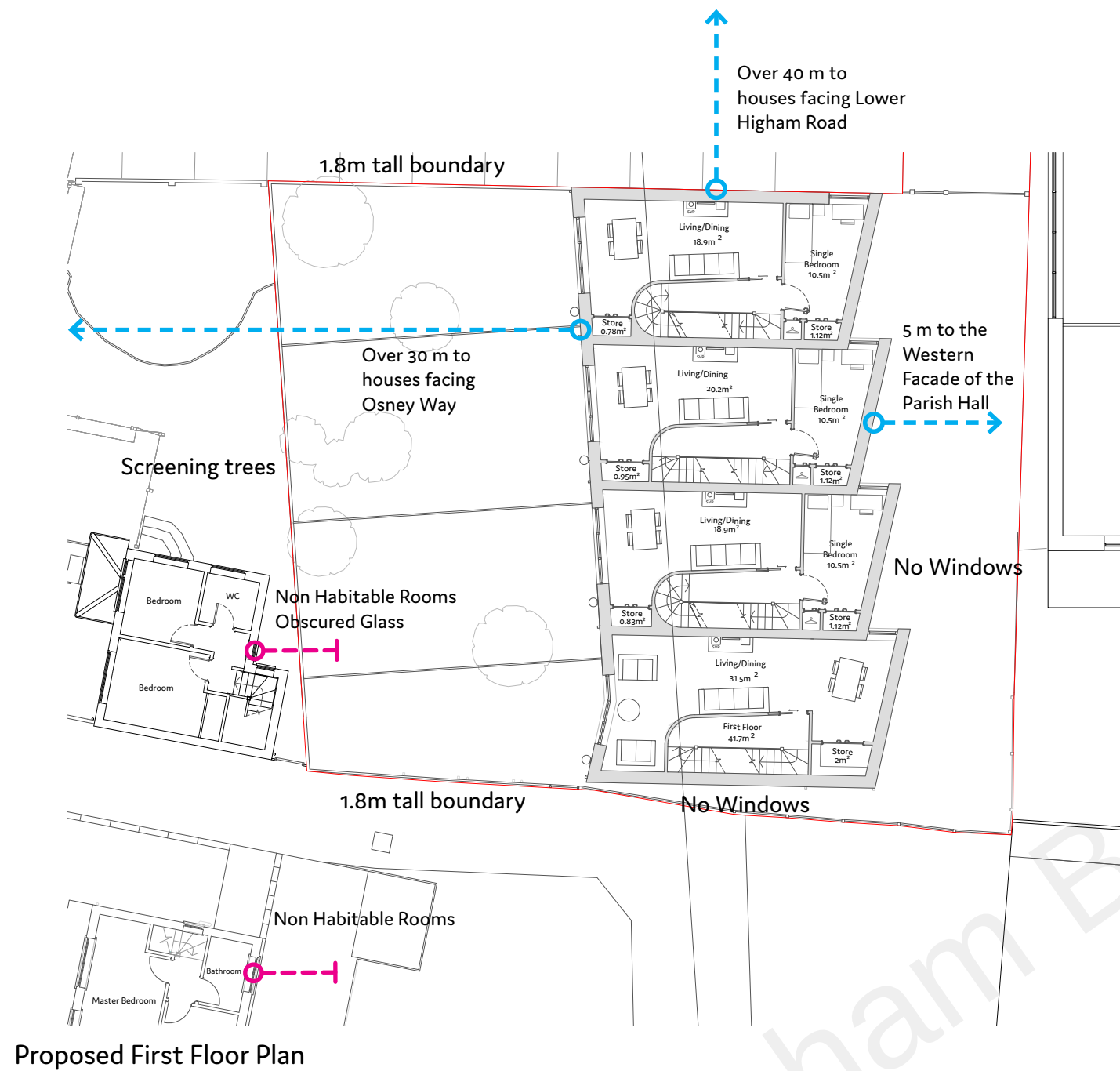
"20 In all cases, the privacy distances will be applied on the basis of the principles set out in figure 1 on "fields of view" which are illustrated below."

Our proposal meets the distances required by using the guide distances from figure 1 shown opposite, but also through techniques outlined on the subsequent pages.



Field of View Diagram

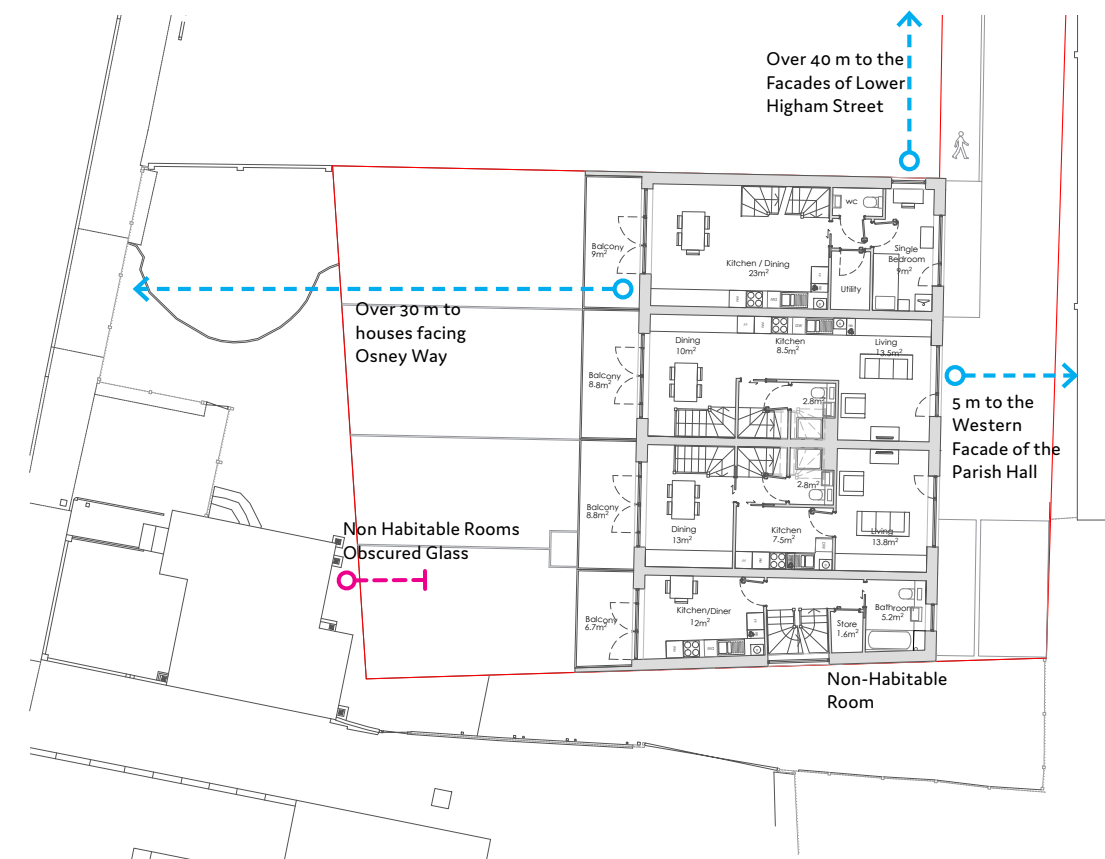


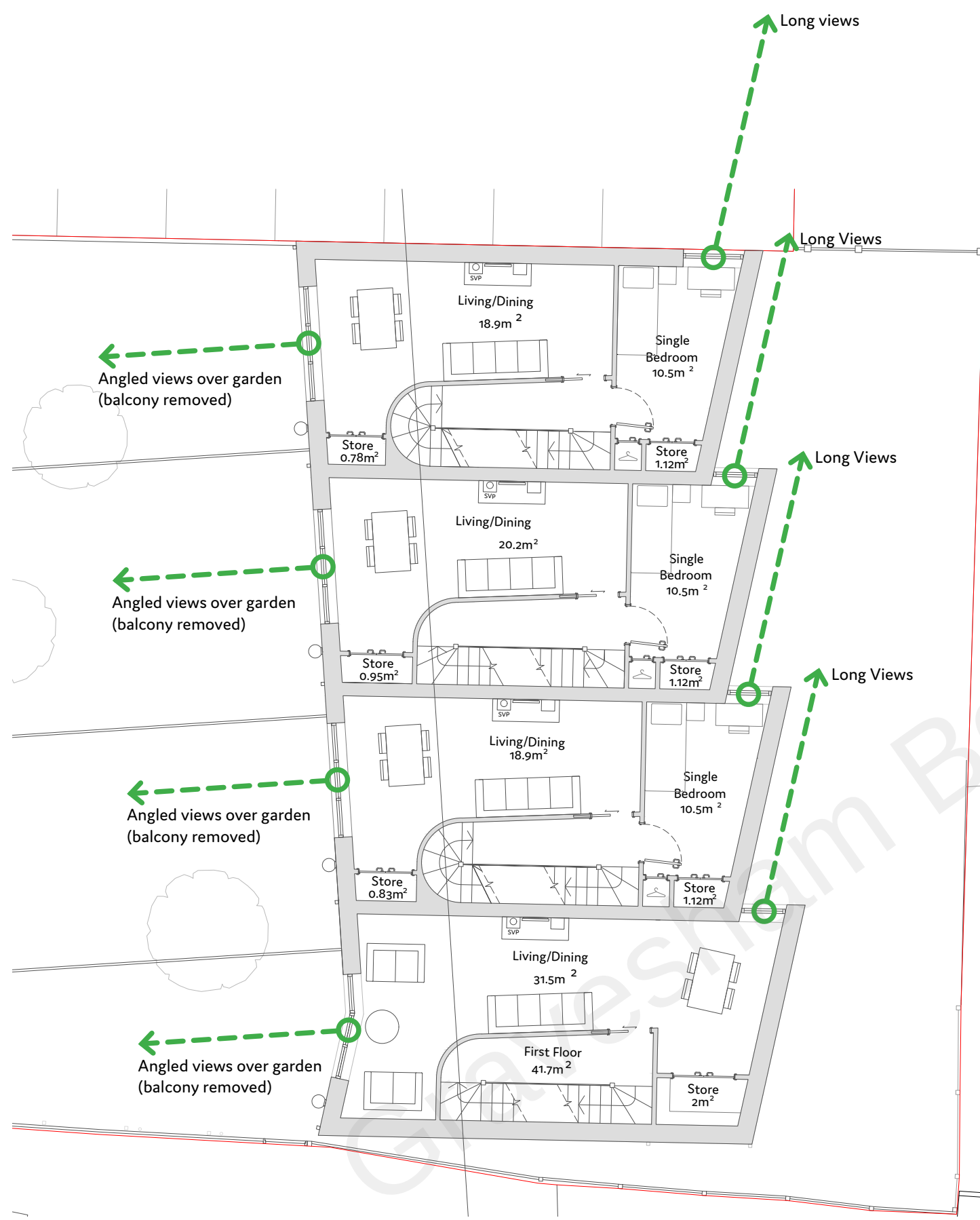


Proposed Distances

The proposal primarily faces West, with limited views North, and no views East or South. This has allowed us to create generous amenity space and remove any overlooking between the proposal and the neighbouring buildings of Osney Way or the Parish Hall.

The site shares a boundary with The Brambles, which has been studied carefully earlier in this document as shown previously.





Proposed First Floor Plan

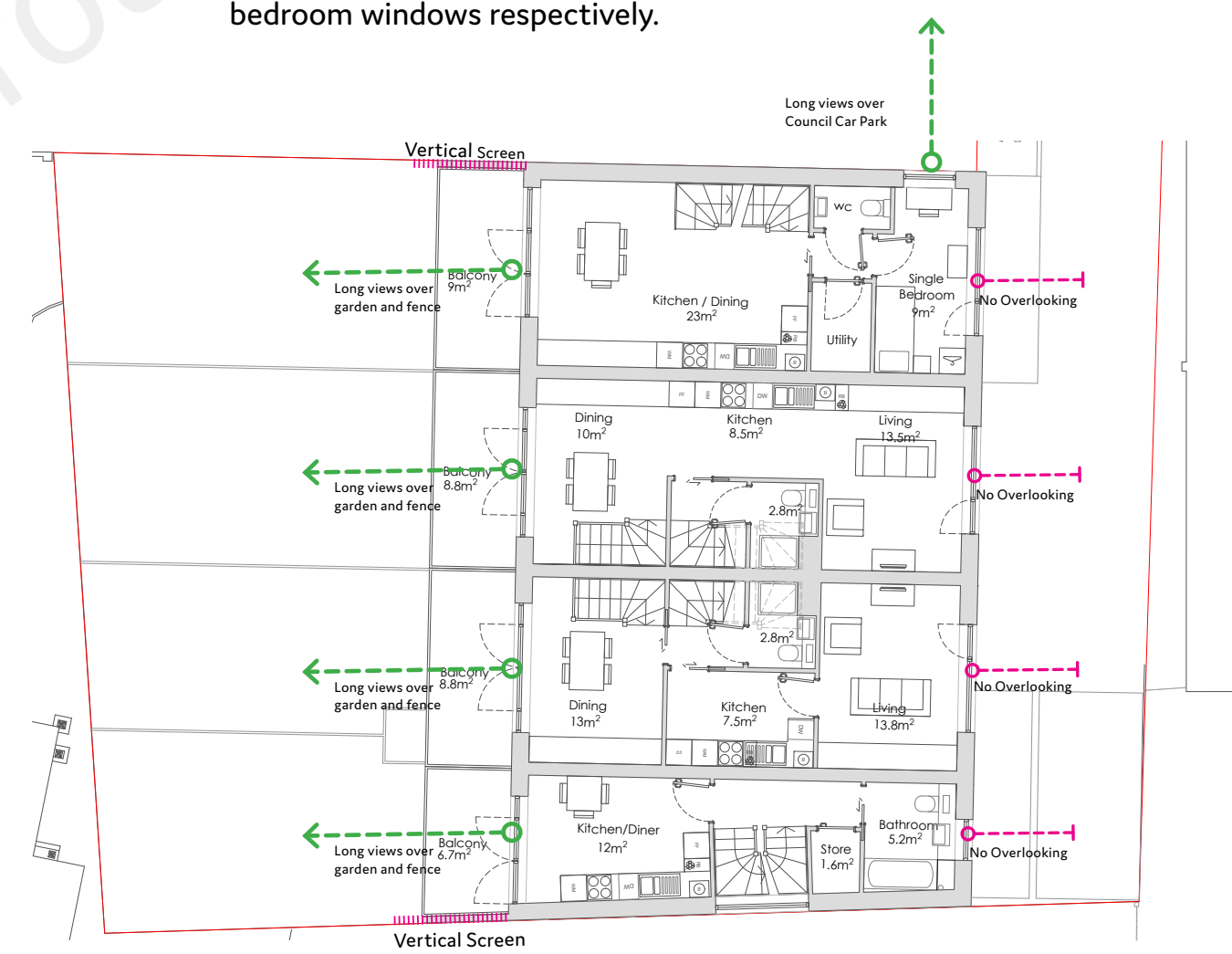
Proposed Overlooking

The primary outlook of each house is into their garden. Whilst long views over the garden are maintained, the balcony has been removed from all dwellings to ensure privacy of neighbouring gardens is protected.

In addition the proposal of a 1.8m tall fence and screening trees on the boundaries, ensures that privacy is protected.

The placement of the "Mews" closer to the Parish Hall allows the proposal to create a larger garden space, offering a space for dwellings to look into, whilst being respectful of neighbouring boundaries. This creates more space than the pre-application scheme, in addition because the house's footprint is smaller.

Finally the proposal has removed views South and East, to a number of gardens on Pirrip Close, by omitting staircase and bedroom windows respectively.



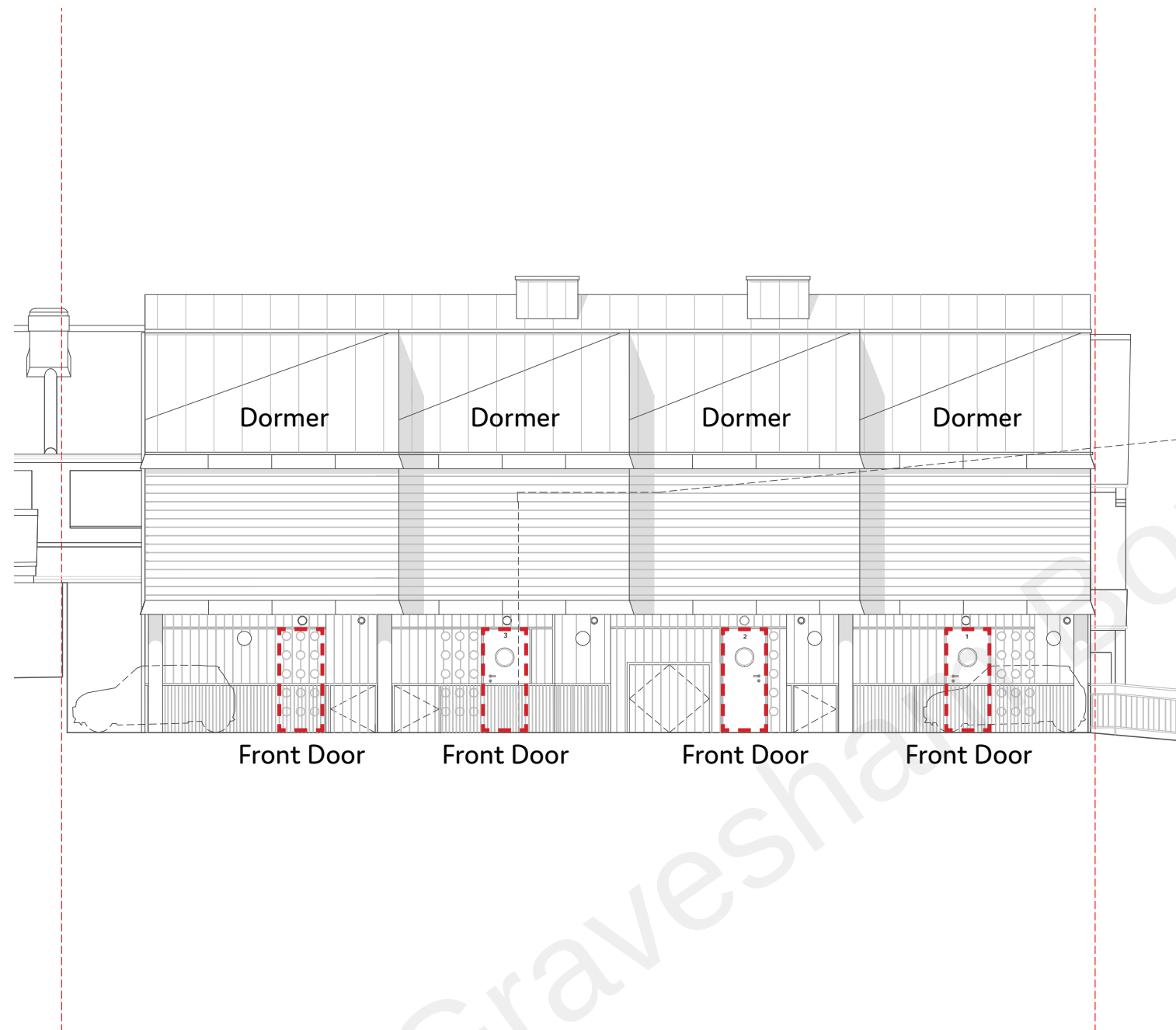
Pre-application First Floor Plan

Proposed Elevation

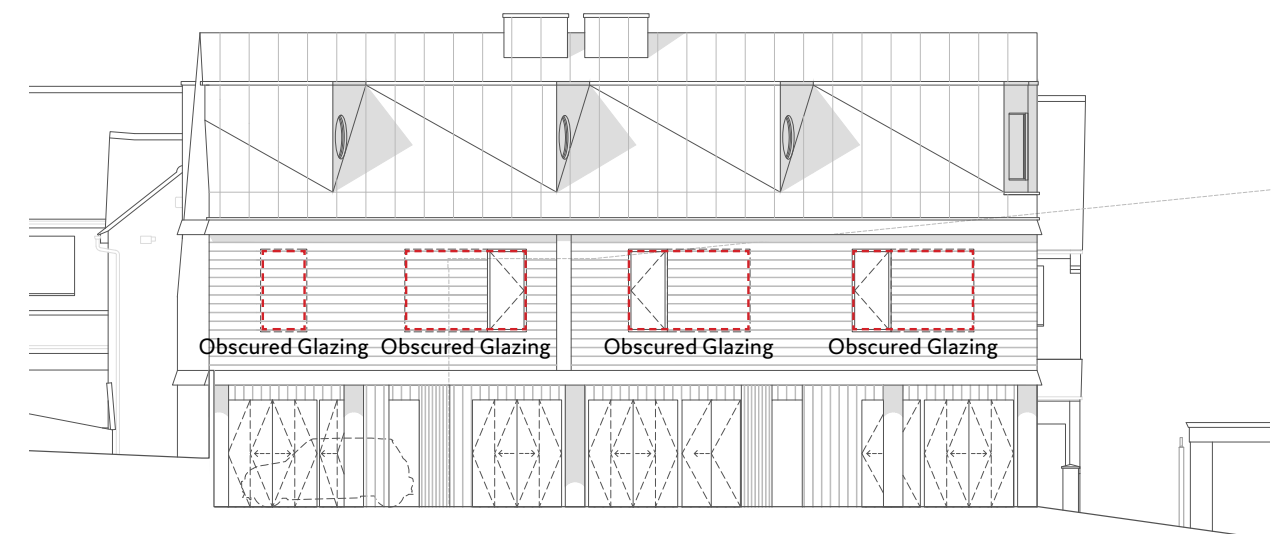
The proposed elevation for the scheme takes on board findings from previous elevation studies as well as overlooking and policy distances.

The proposal includes two distinct floors, with a room in the roof. Each level articulated with different density and material qualities. The garages and bin storage at ground level no longer dominate the frontage as seen in the pre-application elevation below. They are replaced by front doors for the dwellings each with their own character.

At the first floor windows have been orientated to provide better outlook to the units, and face them away from the Parish Hall. The same approach has been taken with the windows at second floor, however these sit within dormers. The dormers have been designed to meet the character of the area by accentuating the pitches roof form of the gabled design.



Proposed East Elevation



Pre- Application East Elevation



Ground Floor Plan Proposed Amenity Space

Proposed Amenity Space

SPG2 outlines a minimum of 60m² of private outdoor space for three bedroom houses and 37.2m² for two bedroom houses. It also stipulates a minimum garden depth requirement of 10m for each three bedroom dwelling, and 7.6m for each two bedroom dwelling. The proposal satisfies all of these dimensions.

The amenity area provided is far in excess of national space standard requirements. This is in addition to the internal area of the units also being far in excess of the SPG2 floorspace areas required, and therefore the units offering significant additional internal amenity space.

Finally, a communal amenity space is provided to the front of the scheme in order to provide a generous ground floor setting for the houses.

Table two

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

Proposed Cycle Parking

Gravesham Borough Council Supplementary Planning Guidance Note 4 requires a minimum provision for secure and weatherproof storage of one bicycle per bedroom per property. Each house is provided with a secure bike store that can accommodate 3 bikes.

The bike stores are located in the secure rear gardens of the houses. The stores will be a metal store to Secured by Design standards that is weatherproof. This would be an Asgard bike store or similar.



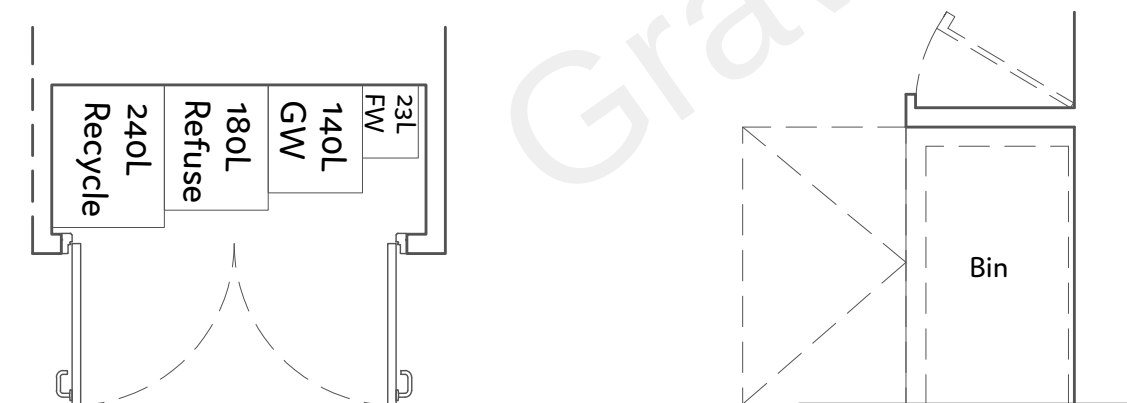
Ground Floor Plan highlighting location of bike storage



Photo of AsgardBike Storage x3 - Police Approved



Proposed Waste Storage - Ground Floor Plan



Proposed Bin store detail

Proposed Waste Storage

As per the Planning Guidance on Waste Collection Requirements 2019 each dwelling has been allocated a secure and enclosed area for the storage of waste as shown on the site layout. Sufficient space has been allocated to allow space for storage and presentation for:

- Refuse - 1 x 180 litre bin grey body and lid
- Recycling - 1 x 240 litre bin grey body and green lid
- Food Waste – 1 x 23 litre bin black body and orange lid with an individual 5 litre caddy per property
- 'opt-in' garden waste service - 140 litre bin

During day to day use, the bins will be in the private stores in front of each unit. These can easily be accessed from the front door and keep the required number of bins in a secure and managed location.

On collection day, the relevant bins are wheeled to the collection point on the back of the pavement. This places them within easy collection at the junction with Lower Higham Road for the waste operatives, yet is a small enough amount (3 bins at a time) to be easily contained. At the end of the collection, the residents collect the bins and place them back into the private stores, ready for use.

In addition , each unit will be provided with a 230 litre compost bin at the rear of the garden, in order to reduce the amount of food waste and garden waste that each property requires disposal of. This will reduce the residents waste production, and reliance on the councils collection.

Appendix 2

6. Specification of containers and collection vehicles

6.1. Wheelie bins

Capacity	180ltr Refuse Bin	240ltr Recycling Bin	23ltr Food Caddy
Length	540mm	585mm	380mm
Width	650mm	740mm	290mm
Height	1,060mm	1,100mm	405mm

Planning Guidance on Waste Collection Requirements 2019



Proposed Secure By Design Ground Floor Plan

Proposed Secure By Design

In order to respond to comments by the Kent Police Designing Out Crime Officer which were provided during the pre-application, a number of design changes have been made :

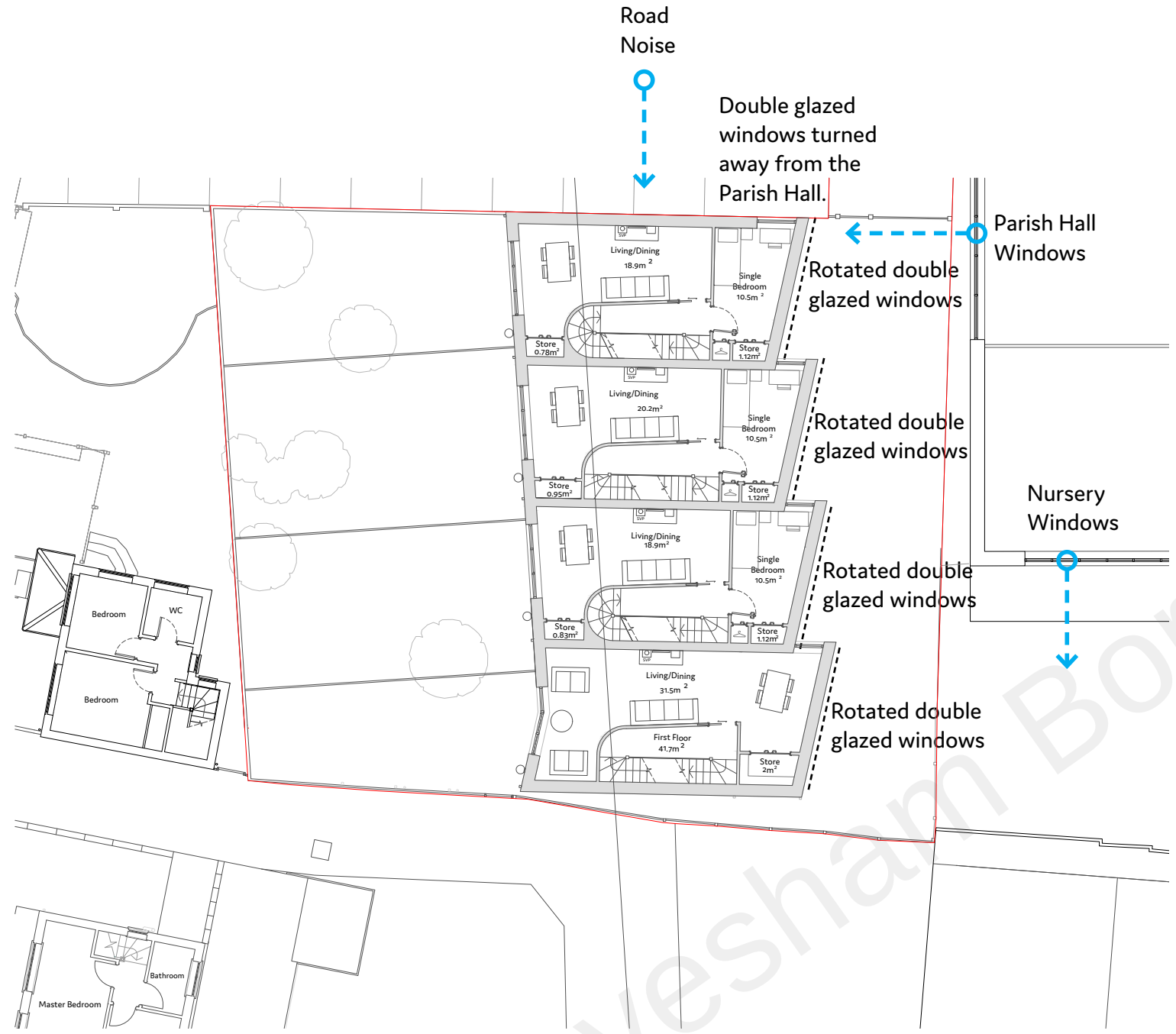
1. The development will make use of Secured by Design (SBD) Homes principles and specifications where possible - for example, doors, windows, bike stores as set out below.
2. All side, rear and divisional fencing will be 1.8m tall with no climbable features on the outside.
3. All front and rear door sets will be certified to PAS24:2016. In addition the doors will meet Building Regulations Part Q.
4. All ground floor windows will be certified to PAS24:2016 with laminated glazing. In addition the windows will meet Building Regulations Part Q.
5. The undercroft area has been redesigned to make the front doors visible and less recessed, which will remove the possibility for a potential offender to hide in these areas unobserved. The recessed area will have appropriate white LED permanently on lighting and will be finished in a light yellow colour, to maximise surveillance.
6. The walkway and vehicle access route to the units will have electronic automated gates and access control.
7. The walkways between the units have been removed, so that there is not the risk of an offender hiding in them.

Proposed Noise Mitigation

The design of the building has addressed the impact of noise from the adjacent Parish Hall on the occupants of the future houses.

Notably, the windows to the bedrooms have been turned away from the parish hall, so as to protect them from any noise. Finally, the windows will be double glazed, and provide a significant dB reduction to any noise that is produced.

However, since the Parish Hall is generally used for community events, and predominantly during the day, there will be less than significant noise produced, and the envelope of the building will prevent the majority of this emanating from the building. In this respect, the site is not affected as much as by the road, which will be a more constant and potentially louder source of noise.



Proposed Noise Mitigation - First Floor Plan



A proposed high quality double glazed aluminium clad timber window frame, which offers a significant dB reduction

Statement of Community Involvement



Photographic evidence of recreational drug taking and drinking from site



Interior of the Parish Hall

Throughout the development of the proposals for Goldsmith Mews we have carefully considered the requirements of neighbours to the site. Alongside this, stakeholders have been engaged with at key stages throughout the design of the proposal.

The existing site is the location for street drinking and recreational drug use, as well as criminal dumping. There is anecdotal and photographic evidence of this. The proposal for this site will address these issues, as well as wider Anti Social Behaviour (ASB) issues on the public car park. The scheme will address these because it will replace the derelict garages with occupied private family houses. These will have secure access, visible front doors, and be designed to Secured by Design principles. All of these elements, twinned with effective management, will mean that the anti-social issues currently found on site will be cleaned up.

Before the project began, the design team conducted a site visit and spoke with a number of neighbouring owners. We discussed the development with the managers of Chalk Village Pre-School, who invited us to see the space inside the Parish Hall and the garden that is used by the Pre-School. During this meeting, we made it clear that the proposal would be designed to not overlook the garden, and they agreed with this approach. In addition, the managers requested that the development not put additional parking strain on the public car park in front of the site, which we have incorporated by designing the scheme to have ample on-site parking. Finally, they made it clear that they supported the cleaning up of the site, in order to prevent further ASB issues.

During the progression of the design, we carefully analysed neighbouring properties to make sure our proposal was not overshadowing or overlooking them to an undue extent. The access, servicing, and boundaries were designed in order to be neighbourly and we used our understanding of infill site development to progress the scheme. The application is accompanied by a Construction Logistics Plan setting out how the proposal will be built in a considerate manner, and a Daylight and Sunlight report quantifying that the scheme does not unacceptably overshadow its neighbours. Finally, a Sustainable Urban Drainage report documents how the scheme will not cause additional flooding in the area, and the Landscape Strategy details how the scheme will result in an improvement to biodiversity and tree cover.

Prior to submission, we consulted with the Vicar of St Mary's Church, Chalk since the Church is the major landowner on two sides of the site, and an important part of the community. We discussed the existing site, and the proposals with Revd Nigel Bourne, who was supportive of the proposals. The church will also be formally consulted as part of the planning application, and we look forward to their response, and to working with them in a collaborative manner going forward.



Conclusion

Having reviewed relevant policy, understood the opportunities and constraints of the site, and tested the proposals through a thorough design and consultation process, we present this report in support of the scheme. Based on the aspects outlined in this report, we conclude that the proposals should be supported by policy, precedent, and consultees.

Evidence shows that the Council is not able to demonstrate a five-year housing supply to meet its target. This means for decision-taking that planning permission for applications involving the provision of housing should be granted in line with the requirements of the NPPF Para 11(d) unless:

- i. The application of policies in the Framework (the NPPF) that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

We propose that the scheme does not cause an unacceptable level of harm in terms of any policy, and as such there would be a presumption in favour of approving the scheme.