

PROPOSED RETIREMENT DEVELOPMENT

BOWLS CLUB, GRAVESEND
DESIGN AND ACCESS STATEMENT
NOVEMBER 2022

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McCARTHY STONE

Life, well lived



Proposed Retirement Development - Bowls Club, Gravesend : Design and Access Statement

This Design and Access Statement has been prepared by ON Architecture.

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Revision	-

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Design and Access Statement : November 2022

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01

Proposed Retirement Development - Bowls Club, Gravesend

Introduction

The Brief

On Architecture Ltd. has been appointed to undertake architectural services relating to the proposal of a new Retirement Development on the site of the former GRFC Bowls Club, Gravesend.

The development seeks to provide:

- 62 retirement living extra care apartments consisting of 33 x 1-bedroom and 29 x 2-bedroom units.
- Self-contained Retirement Living Extra Care apartments with communal facilities designed for older persons, securely accessed and linked via heated corridors.
- Communal facilities including residents' lounge, reception, office, bistro & kitchen, wellness, laundry, function space and mobility store.
- Communal landscaped garden.
- Parking facilities.
- Level access at ground floor to and from the building and lift access to all floors.
- Lifetime Homes standard.
- 4 storey structure with corner features in prominent positions.

The overall aim of the scheme is to provide retirement accommodation which is much needed in the local area. The development should address the opportunities and constraints of the application site.

Introduction

This statement is prepared by On Architecture Ltd. to accompany an application for the development of the former GRFC Bowls Club, Gravesend.

This application proposes 62 retirement apartments with associated communal facilities, landscaping and parking. The site is currently accessed from the Church Walk, with frontage to Milton Road. The development proposes a new vehicular access from Ellerslie while maintaining pedestrian links to both Church Walk and Milton Road.

This document aims to set out details of the proposed redevelopment of the former bowls club into a scheme which will contribute positively to the surrounding area and the identified need for retirement accommodation in this region.

The document also demonstrates the commitment of the developers and designers to achieving good design in line with the national planning policy, design guide, and meeting the requirements of local and national plans.

The site and surrounding area are investigated and analysed to ensure that they inform the design of the scheme from the outset, and result in a suitable development with regard to scale, appearance, location and access.

This document is supported by information from specialist reports on the site which will accompany the planning application.



Red boundary line indicates application site

[Google Maps]



The Architect

On Architecture is a multi-award winning design practice with extensive experience in architecture, planning and property.

We operate from our studio located in Kent and work on projects across the UK; which include retail, commercial, residential, hospitality, education and range in construction value up to £100m. From the outset, the Practice has established a reputation for exemplar design and consistently high standards of service.

On Architecture understands the commercial realities that come with projects and our aim as Architects is to work within the project specific parameters and to maximise value through high quality and innovative design solutions for both the client and end user.

McCARTHY STONE

Life, well lived

Client

McCarthy Stone are Britain's leading retirement accommodation provider with over 40 years experience.

More than 45,000 buyers have chosen the lifestyle offered by McCarthy Stone developments. In addition to being Britain's leading private retirement provider, McCarthy Stone has gained a reputation as one of the premier house builders in the UK.

A frequent winner of the Daily Express British House Builders Awards, McCarthy Stone have been outright winner or runner up for a number of years for the supreme accolade "Britain's Best Builder."



02 **Assessment**

Proposed Retirement Development - Bowls Club, Gravesend

PHYSICAL NATURE AND CHARACTER OF AREA

The site is located approximately 1km east of Gravesend railway station and town centre along Milton Road. Formerly used as GRFC Bowls club, it occupies the northern part of an area of playing fields and is currently vacant.

The immediate surrounding area is largely residential and leisure space with some commercial development along Milton Road. The residential area is characterised by a mix of some apartments and largely 20th century housing, displaying a mix of traditional and contemporary styles with varying heights.

The existing frontage to Milton Road is characterised by large boundary trees, providing considerable screening to the northern and eastern edges of the site. The southern boundary is currently not clearly demarcated, with prominent views over the rugby and hockey fields to the south.

There is currently a single permanent building on site accompanied by several auxiliary structures and some areas of hard standing.



Red boundary line indicates application site

[Google Maps]

Immediately east of the site is Gravesend Grammar School, characterised by larger 2-3 storey brick structures dating from the early 20th Century. To the north-eastern corner is the 3-storey Meletune House and beyond it across the road is the grade II* Church of St. Peter and St. Paul, Milton.



Red boundary line indicates application site

[Google Maps]

Gravesend Grammar School Buildings

GRFC Playing Fields

The site

Meletune House

Grade II* Church of St. Peter and St. Paul, Milton

LOCAL MATERIAL CONTEXTUAL STUDIES

The area displays a mix of traditional and contemporary materials and features. The most abundant material found, especially in developments of a similar size, is yellow brick. Detailing such as red brick banding and brick arches are also characteristic of the local area.

White and ashlar render details are also common in the surrounding area, with limited use of other traditional elevation treatments such as clay hanging tile and stone banding.

Roofs are generally pitched, with a mix of slate and other grey tiles. A mixture of hips, half-hips and gables as well as varying pitch angles results in the area having an eclectic and varied roof-scape.



Gravesend Grammar School - red brick, clay tile

[Google Maps]



Meletune House - red brick banding and headers

[Google Maps]



[Google Maps]



Ellerslie Court - metal framed balconies, red brick headers

[Google Maps]



Haig Gardens - red brick, half gabled clay tile roof, white render

[Google Maps]



Raphael Road - red brick details, white render, lead dormers

[Google Maps]



Townfield Corner - half gabled clay tile roof, red brick, tile hanging

[Google Maps]

Photographs of the application site and surrounding area are set out below:



[Google Maps]



[Google Maps]



[Google Maps]



[Google Maps]



[Google Maps]



[Google Maps]



[Google Maps]



[Google Maps]

CONTEXTUAL STUDY



Red boundary line indicates application site

[Google Maps]

The area surrounding the site comprises an eclectic mix of apartments, houses, commercial, educational and leisure structures of mixed age, architectural style and scale.

The character of these buildings is largely defined by a palate of traditional materials. By analysing developments of a similar scale to the proposals, a palate of materials is generated for the proposed scheme. The precedence buildings, chosen for their similar scales to the proposed scheme, and proposed materials are shown here:



Ellerslie Court

[Google Maps]



4-6 East Milton Road

[Google Maps]



57 Haig Gardens

[Google Maps]



Gravesend Grammar School

[Google Maps]



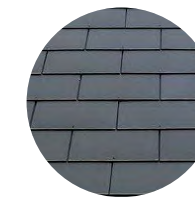
Yellow Brick



Red Brick



White Render



Slate Roofs



Glass Balcony



Lead dormer

LOCAL AMENITIES

The site is located in a sustainable location with good pedestrian and public transport links to the nearby town centre and railway station.

The town offers a wide range of amenities and services as well as a number of leisure and community facilities nearby.

The site's proximity to both bus and railway routes also allows for rapid connection to London as well as other north Kent towns in the surrounding area.

The scheme will also be located close to a number of public open spaces, sports and community facilities as well as Thames front promenades and Mid Kent Golf Club further to the north and south respectively.

Key

Town Centre

Train Station

Bus Stop

Hospital

GP/Pharmacy

Supermarket

Shops

Library

Community Centre/Place of Worship

Sport and Leisure Centre

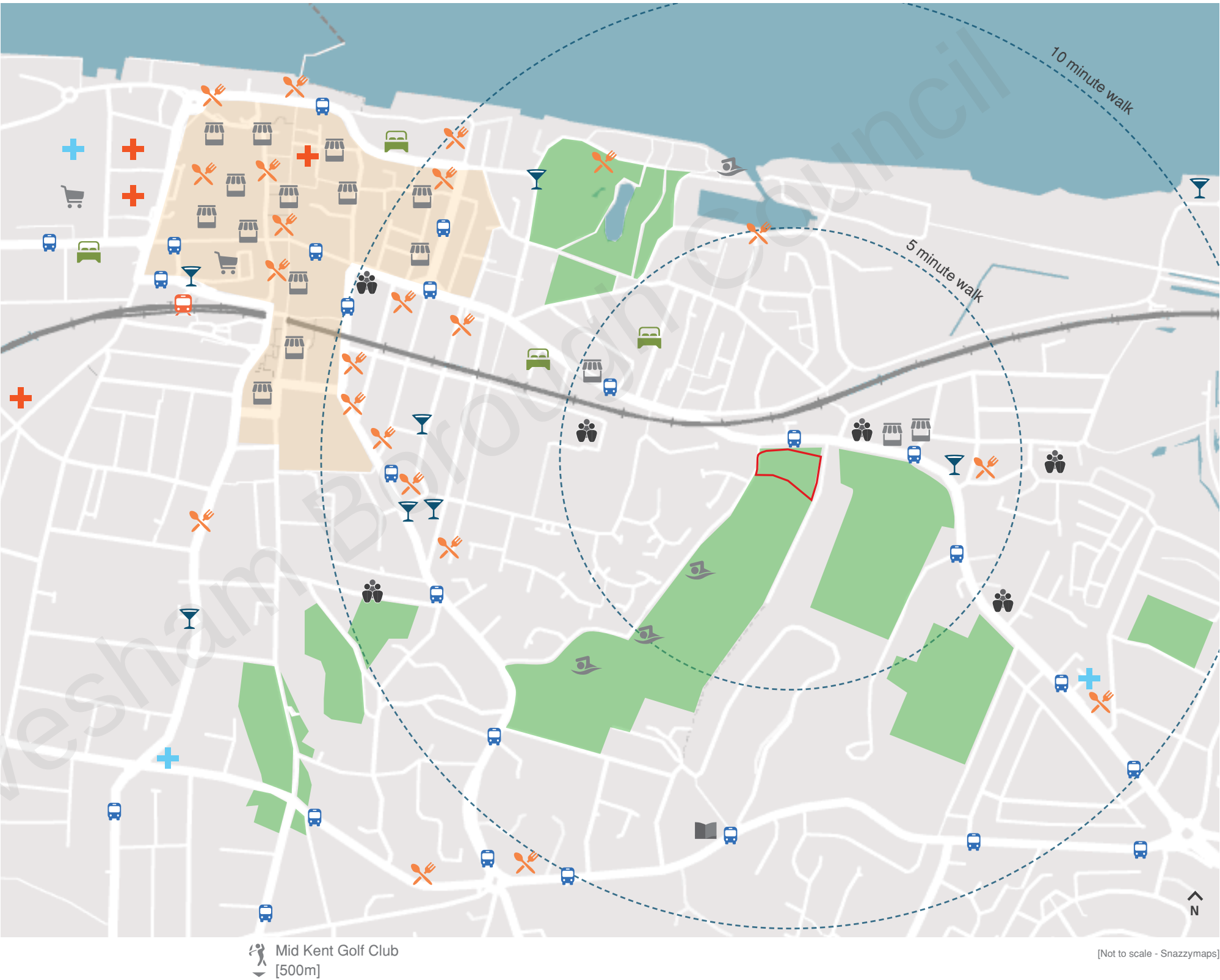
Pub

Restaurant

Hotel

Distances from Site:

Town Centre	18 min [Walking]
Rochester	30 min [Train]
London	39 min [Train]

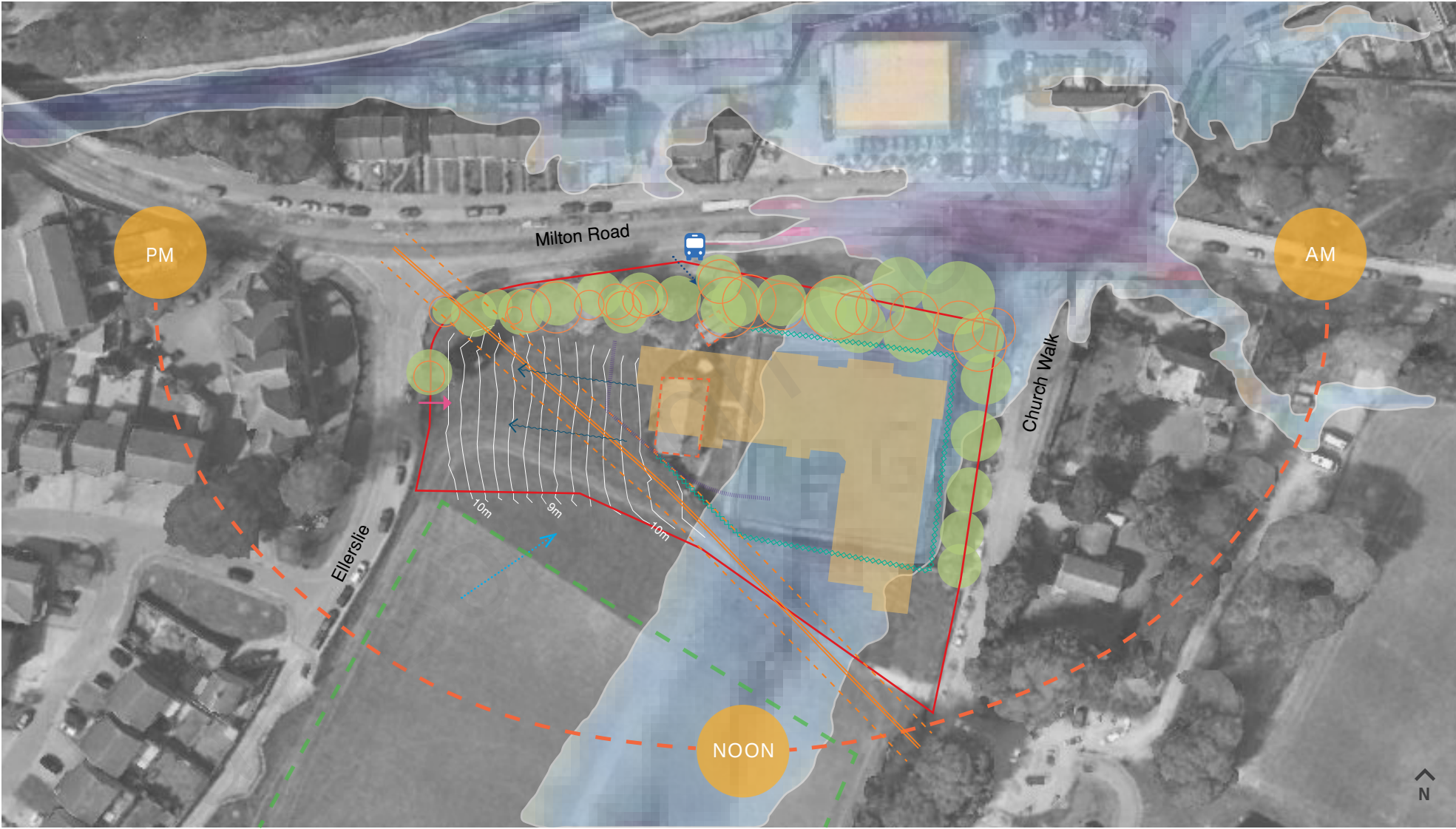


03

Evaluation

Proposed Retirement Development - Bowls Club, Gravesend

OPPORTUNITIES AND CONSTRAINTS



Opportunities and Constraints Diagram

[Not to scale]

Opportunities

- » Provide much needed high quality retirement accommodation, contributing to the requirement in the area.
- » Proximity to key pedestrian and public transportation routes, linking to abundant amenities in the surrounding area.
- » Enhance the character and biodiversity of the site and wider area through careful and considered, high quality design in both architecture and landscaping.
- » Retain and improve pedestrian connection to neighbouring bus stop as well as providing new access from Ellerslie.
- » Potential to provide floodlights as an improvements the neighbouring rugby club, compensating the loss of the bowls club amenity space.

Constraints

- » The size of the site and presence of RPAs to the northern boundary trees limits the developable area of the site.
- » The development should respect the surrounding area through careful consideration of materials, scale and roofscape.
- » The fall across the site must be addressed with the inclusion of a retaining wall with sloped access kept to an appropriate gradient.
- » Presence of sewer through the centre of the site should be noted and development avoided within the easement shown.
- » Flood mitigation measures including raised floor level, swales and attenuation tanks should be considered from the outset due to the surface water flood risk on site.

HERITAGE STATEMENT

A Heritage Statement has been prepared by Bidwells, to accompany the application in relation to the proposed re-development at GRFC Bowls Club, Gravesend.

Summary

- The site does not contain any buildings or structures included on the Statutory List of Buildings of Special Architectural or Historic Interest.
- It is in proximity to the Grade II* listed Church of St. Peter and St. Paul, located 100m to the north-east, as well as the Grade II listed Milton War Memorial.



- An impact assessment was carried out with a focus on these two heritage assets. In both cases the proposals were found to result in no physical impact and no/neutral/negligible impacts on the views, significance and immediate setting of these assets.
- Though the development of the site is recognised as increasing the urban development in the area, the loss of the existing buildings is concluded not to effect the setting or character of local heritage assets.
- The retention of existing mature trees as well as the focus on landscape design including the proposal of new trees and planting on site ensures that not only are disruptions to views to and from the heritage assets mitigated, but also that the existing character is maintained. This is further supported by the choice of materials and positioning of massing on the site.

Historic Context

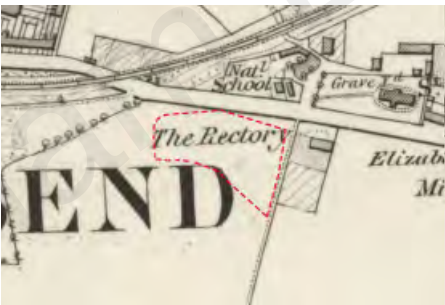
The heritage statement identifies the importance of preserving and maintaining the historic character and setting of heritage assets as outlined in the Gravesham Local Plan Core Strategy. This highlights specifically the importance of assets relating to the maritime, military, industrial and transport history, and those contributing to the unique character of the Borough.

The historic context of the site was investigated through an assessment of available historic maps of the site. These contribute significantly to the history of use of the site and are laid out below:



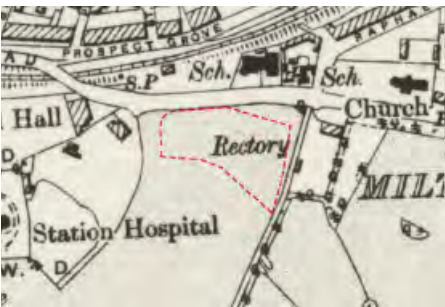
1840

The historic mapping from the 19th century shows the site remained undeveloped throughout the 19th century, remaining as agricultural land.



1869

Milton Barracks were constructed to the west of the site in 1862, positioned near to the developed area of the town. The site remained undeveloped.



1899

By 1899, the barracks had expanded with a Drill Hall positioned on Milton Road to the east of which was the Station Hospital. The site remained undeveloped.



1909

The area around the site is shown as being developed during this time, with the construction of many dwellings in Milton.



1933

The bowls club is first shown on the site in 1933. This consisted of a bowling green and small pavilion. It is also at this time that the use of the adjacent land is identified as sports ground.



1955

There is little change in the remainder of the early 20th century, aside from the development of the neighbouring school site.



1992

The military barracks were closed in 1967, following which the site was developed by the local council. This development to the west of the site also included the widening of Ellerslie, creating the current western boundary.

Condition of site

The condition of the site, boundaries and structures on site to be demolished were recorded in August 2022. They show that the site has not been used or maintained for a significant amount of time.



The boundary foliage was observed to provide considerable screening of the site from the main road and surrounding area to the north.



The bowling green on site was found to be overgrown and unmaintained. Views of this structure from neighbouring heritage assets are obscured and so the removal of these structures will have no impact on the setting of the church and memorial in Milton.



The view of the site from the west shows the condition of the remainder of the site outside of the bowling green. This consists of an area of grass open space with few trees.

Views to/from heritage assets

View towards site from St. Peter and St. Paul Church.



View towards church looking east along Milton Road past site.



View across site from Ellerslie towards heritage assets.



View across site from the south-west.

TREE SURVEY AND IMPACT ASSESSMENT

An assessment of the site highlighting the location, root protection areas and quality of trees present was conducted by Keen Consultants. This focused primarily on the trees to the northern boundary.

Aboricultural survey

- The survey identified that the site contained no ancient or semi-natural woodland. It also found that the site sits outside of any conservation or priority habitat area.
- A number of Category B and C trees were identified, primarily to the northern boundary to the site. 3 category U trees on the western boundary were also identified.

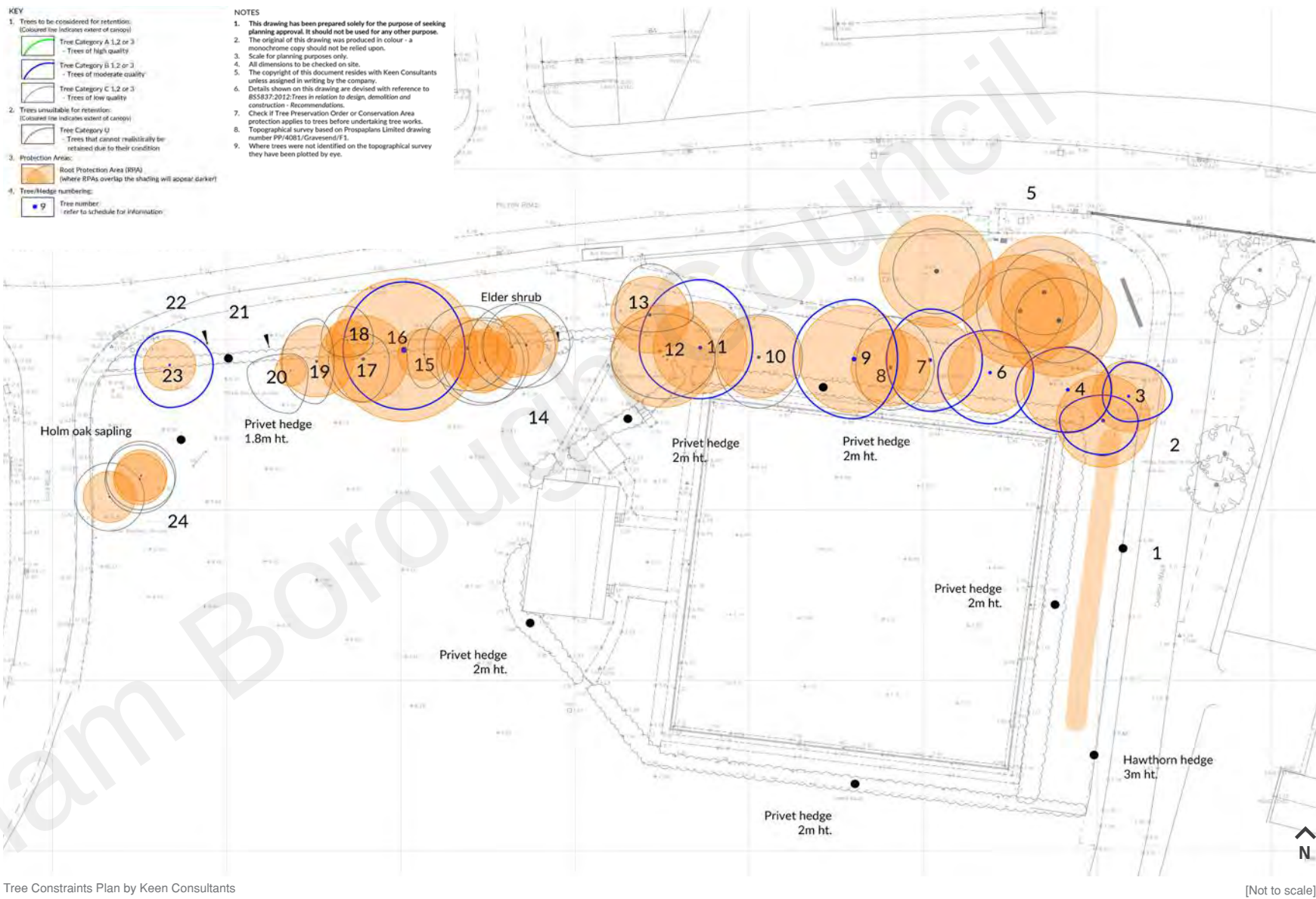
The proposed development results in the loss of very few trees, most of which are identified as low quality and value. A group of ash trees along the eastern boundary is proposed to be removed.

There are some TPO trees, as seen on the diagram, which are to be retained on the site. Root Protection areas of retained trees remain free of proposed building development. Footpath and other non-structural development will be installed using specialist techniques to avoid harm to the trees.

The proposed drainage and services are to be located outside of root protection areas wherever possible, requiring no specialist measures for their installation.

Where services do need to be installed within root protection areas, specialist techniques for their installation will be needed. Such specialist techniques include moling, thrust-boring, broken trench or excavation by AirSpade.

Tree at 85/13 Church Walk, Gravesend Road (04/12/2021)														
Tree No.	Species	Height (m)	DBH (cm)	Canopy Spread (m)	Category	Notes	Health	Value	Contribution	Retention	Removal	Reason	Notes	Notes
1	Ash	1.2	10	1.5	U	Small tree, good health	Good	Low	Low	Yes	No	None	Good	Good
2	Ash	1.2	10	1.5	U	Small tree, good health	Good	Low	Low	Yes	No	None	Good	Good
3	Ash	1.2	10	1.5	U	Small tree, good health	Good	Low	Low	Yes	No	None	Good	Good
4	Ash	1.2	10	1.5	U	Small tree, good health	Good	Low	Low	Yes	No	None	Good	Good
5	Ash	1.2	10	1.5	U	Small tree, good health	Good	Low	Low	Yes	No	None	Good	Good
6	Ash	1.2	10	1.5	U	Small tree, good health	Good	Low	Low	Yes	No	None	Good	Good
7	Ash	1.2	10	1.5	U	Small tree, good health	Good	Low	Low	Yes	No	None	Good	Good
8	Ash	1.2	10	1.5	U	Small tree, good health	Good	Low	Low	Yes	No	None	Good	Good
9	Ash	1.2	10	1.5	U	Small tree, good health	Good	Low	Low	Yes	No	None	Good	Good
10	Ash	1.2	10	1.5	U	Small tree, good health	Good	Low	Low	Yes	No	None	Good	Good
11	Ash	1.2	10	1.5	U	Small tree, good health	Good	Low	Low	Yes	No	None	Good	Good
12	Ash	1.2	10	1.5	U	Small tree, good health	Good	Low	Low	Yes	No	None	Good	Good
13	Ash	1.2	10	1.5	U	Small tree, good health	Good	Low	Low	Yes	No	None	Good	Good
14	Ash	1.2	10	1.5	U	Small tree, good health	Good	Low	Low	Yes	No	None	Good	Good
15	Ash	1.2	10	1.5	U	Small tree, good health	Good	Low	Low	Yes	No	None	Good	Good
16	Ash	1.2	10	1.5	U	Small tree, good health	Good	Low	Low	Yes	No	None	Good	Good
17	Ash	1.2	10	1.5	U	Small tree, good health	Good	Low	Low	Yes	No	None	Good	Good
18	Ash	1.2	10	1.5	U	Small tree, good health	Good	Low	Low	Yes	No	None	Good	Good
19	Ash	1.2	10	1.5	U	Small tree, good health	Good	Low	Low	Yes	No	None	Good	Good
20	Ash	1.2	10	1.5	U	Small tree, good health	Good	Low	Low	Yes	No	None	Good	Good
21	Ash	1.2	10	1.5	U	Small tree, good health	Good	Low	Low	Yes	No	None	Good	Good
22	Ash	1.2	10	1.5	U	Small tree, good health	Good	Low	Low	Yes	No	None	Good	Good
23	Ash	1.2	10	1.5	U	Small tree, good health	Good	Low	Low	Yes	No	None	Good	Good
24	Ash	1.2	10	1.5	U	Small tree, good health	Good	Low	Low	Yes	No	None	Good	Good



A swale is proposed, wrapping around the south eastern corner of the building and extending up the boundary with Church Walk. It requires the loss of a hawthorn hedge, a privet hedge, and a group of ash with occasional hazel.

The ash trees are dying as a result of Ash Dieback and so these trees do not present a long term contribution to amenity.

The loss of these would therefore enable the planting of new trees to sustain tree cover along this boundary.

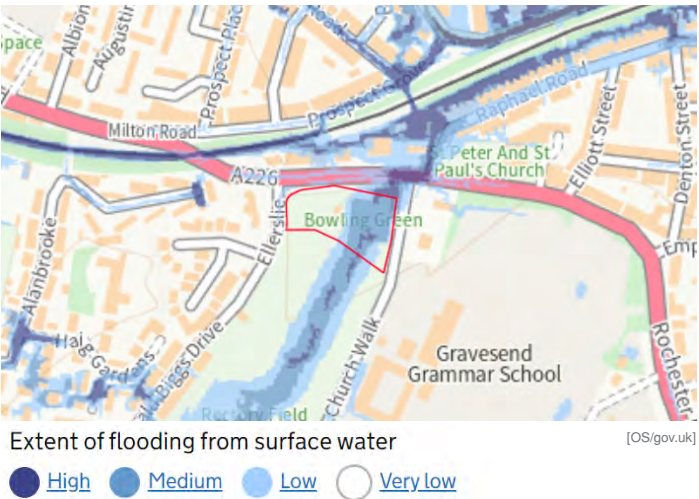
The development proposals bring forward opportunity to plant a selection of trees throughout the development. Generous space is available for the planting of new trees to supplement those retained and provide a material contribution to the green infrastructure of the area.

DRAINAGE AND FLOOD RISK

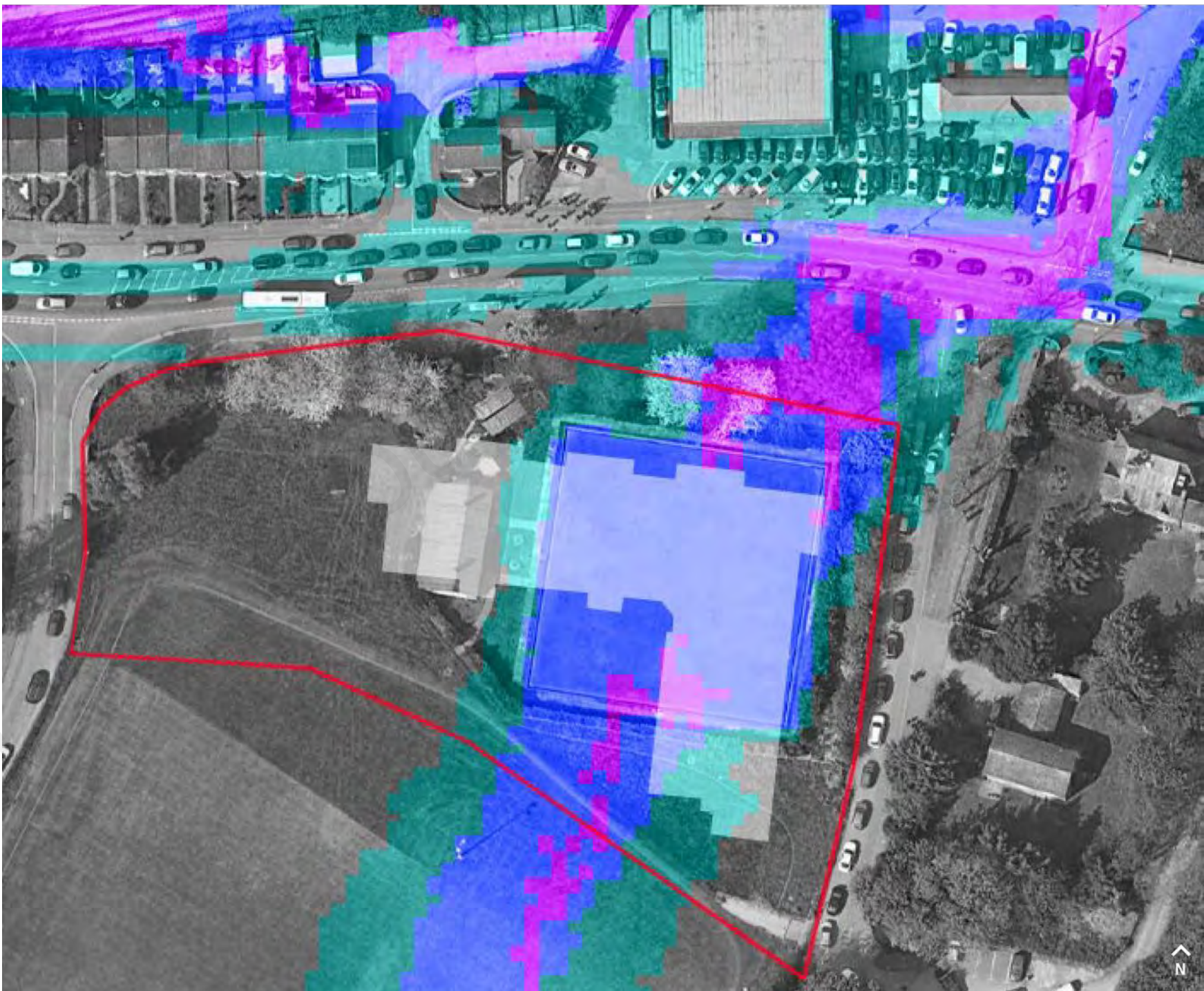
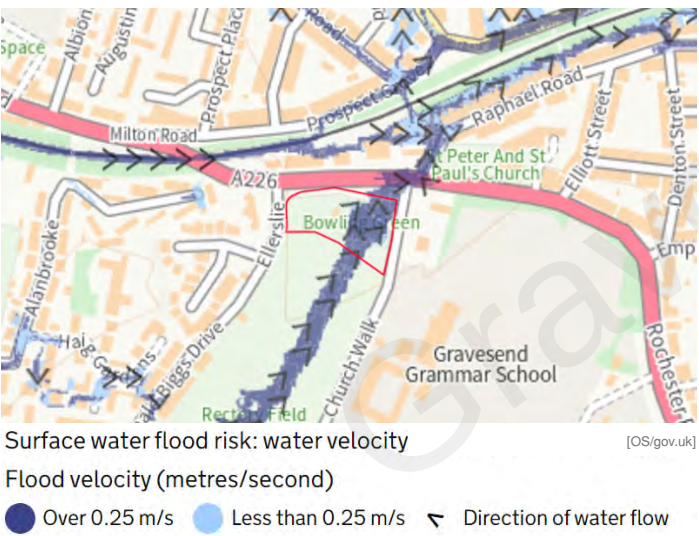
The site is located in an area identified as having significant risk of surface water flooding. This indicates that flood mitigation must be considered from the outset and underlie all aspects of the design, layout, and landscaping.

A specialist flood prevention and drainage strategy has been devised by Infrastructure Design Ltd. In dialogue with the LLFA, it was indicated that these measures resulted in a scenario where there were no further flooding concerns about the scheme.

Surface water flood risk



Surface water velocity



Flood risk map for surface water

[Google maps/gov.uk]

COMMUNITY CONSULTATION

In accordance with guidance from both the local and national planning policy framework, early engagement from those likely to be affected as well as the wider community was sought.

Community involvement

In conjunction with developing the plans, a detailed programme of community engagement was undertaken and outlined in a Community Involvement Statement. The suggestions and points raised in the Gravesham Borough Council's Statement of Community Involvement [SCI, 2019] was used as guidance, as well as compliance with:

- The Localism Act [2011]

Section 122 of the Localism Act 2011 outlines that a person proposing to make a planning application on land in England should carry out consultation on the proposed application. This should include publicity considered likely to bring the application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

- National Planning Policy Framework [2021]

The National Planning Policy Framework (NPPF) sets out the Government's policies for England and outlines how these policies should be applied.

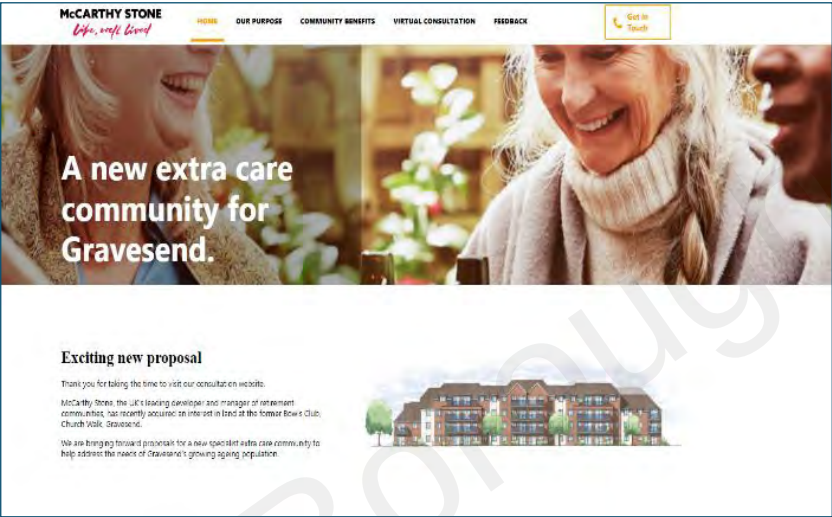
The principles of the development were discussed with local council officers prior to wider community consultation. This was then extended to neighbours, stakeholders and those identified as potentially effected by the proposals.

An invitation letter was distributed to all identified residents and stakeholders. One-to-one meetings were arranged with:

- 57 residents and businesses within the immediate vicinity of the site
- Members of Gravesham Borough Council's Cabinet
- Members of Gravesham Borough Council's Planning Committee
- Ward Members for Central of Gravesham Borough Council
- Division Member for Gravesend East of Kent County Council
- Member of Parliament for Gravesham
- Age UK North West Kent
- Gravesend Grammar School

Dedicated Website

A website was set up displaying information about the proposals and is being updated throughout the public consultation and planning process. The website is hosted at <https://mccarthystoneconsultation.co.uk/gravesend/>.



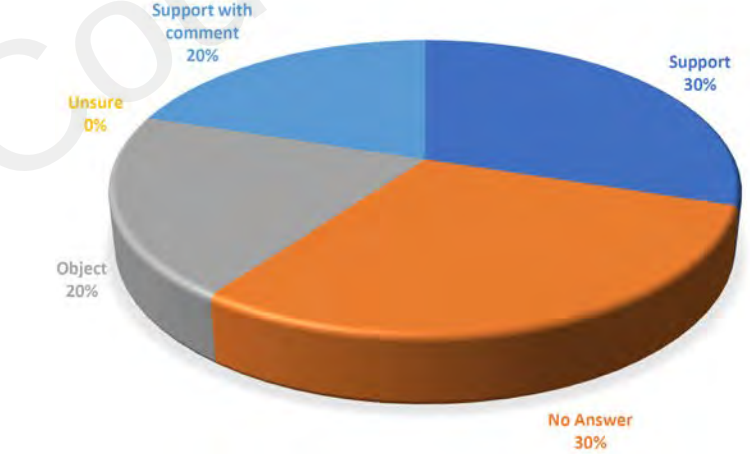
Consultation website's main page.

The website includes:

- An overview of the proposals
- Relevant plans and layout
- Information about the public exhibition, including exhibition display materials
- Information about McCarthy Stone
- Information about design
- Information about highways
- Information about landscaping
- Benefits of the proposals
- An online feedback form

Virtual Public Exhibition

A virtual exhibition and consultation was organised between September and October 2022. Invitations were distributed to stakeholders as well as residents within an identified catchment area.



Online feedback towards the proposals

The feedback from these consultations is summarised below:

- 33% of the overall feedback was supportive of the proposal, with a further 17% supporting the principle of development, whilst also providing additional comments.
- 50% of overall feedback was positive towards the proposals. 25% of the responses received objected to the proposals.
- The key concerns raised by those who objected, including references to the site being located near a busy main road, and noise from the road, school, and rugby matches.
- Some residents felt that the development could create a dangerous corner just off the 'Ellerslie' where the proposal and road intersect.
- A resident was disappointed at the loss of the Bowls Club Facility.
- There were reservations about the proposed design and whether it would fit in with the environmental requirements needed for net carbon.

THE NATIONAL DESIGN GUIDE

The proposed development aims to display good design and address fully the ten key characteristics set out in the National Design Guide – ensuring a efficient, suitable and sustainable development enhancing the local area.

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.



The 10 characteristics of a well designed place [National Design Guide]

- 1. Context** – The proposed design of the development relates to the existing buildings in the local area and replicates characteristics in materials, detailing and scale. Refer to pages 7-11 of this document for further details.
- 2. Identity** – The proposal strives to draw from the identity and character of the surrounding area in order to inform a more sensitive and high quality development, incorporating relevant materials and details in order to produce a more attractive and appropriate addition to this part of Gravesend.
- 3. Built form** – The scale of the development has been considered in detail taking on board the size of local existing buildings as well as aiming to respond to and mitigate impact on buildings in the immediate local vicinity. As well as ensuring impact on the surrounding area is reduced, the scale also creates focal points in the prominent parts of the site.
- 4. Movement** – The proposals will seek to utilise all of the connections and movement opportunities highlighted, including access to the designated roadside pedestrian route to the nearby town centre and amenities. Within the proposal the movement of residents should be considered in the design, with the inclusion of covered heated corridors between apartments and communal spaces and full accessibility to all parts of the development including step-free access.
- 5. Nature** – The existing site consists almost entirely of the former GRFC bowls club, with areas of hard standing. The proposal enhances the landscaping to the site by introducing landscaped gardens, green areas, as well as proposing a number of new trees and areas of planting. The retention of boundary planting and inclusion of swales in the scheme ensures that there is a net gain in biodiversity and habitat on site.
- 6. Public spaces** – The proposal provides safe, social and inclusive spaces for future residents. The communal garden to the rear is well sheltered from the main roads by the building ensuring a quiet, protected and well supervised space for the future residents.
- 7. Uses** – The proposal will provide much needed retirement accommodation to meet the current and projected demands of the area. As well as accommodation, the scheme will offer employment opportunity to the wider community.
- 8. Homes and buildings** – The proposed building aims to provide functional, healthy and sustainable accommodation tailored to the needs of the site. The proposals use apartment types which have been designed with features drawn from schemes which have proven to be well suited and popular for assisted living accommodation. In addition communal areas include features that have a successful track record having been designed based on similar facilities implemented across similar projects.
- 9. Resources** – The proposals will comply with all government criteria for a sustainable development across design, materials and in location. A holistic approach is taken towards sustainability, considering not only environmental but also social and economic sustainability. By being efficient and resilient, a truly sustainable development is ensured. Closeness to existing amenities are highlighted on page 11 which will contribute to the sustainability of the development location.
- 10. Lifespan** – The proposed development and its facilities will be made to last. The buildings will be easily and well managed and maintained due to a sense of ownership which is created in order to benefit future residents and prolong the life and use of the development. By emphasising this at the design stage, care will be taken to produce a communal and inclusive space which is both aesthetically pleasing and functional, ensuring maintenance and use for many years.

Gravesend Borough Council

04

Proposed Retirement Development - Bowls Club, Gravesend

Proposal

LAYOUT

The proposal draws from the opportunities and constraints identified on the site and responds to the investigation of its surroundings. This ensures a well designed and considered scheme which will benefit future residents while also enhancing the local area.

The site is accessed from Ellerslie to the west, with an additional pedestrian access from Milton Road to the north, providing a direct link to the neighbouring bus stop.

Parking is provided on site, with 32 spaces [including 3 accessible as per policy] positioned in 2 clusters close to the vehicular access and close to the centre of the site. An ambulance bay is also located close to the main entrance to the building. These are largely screened from Milton Road by planting as well as the proposed building itself.

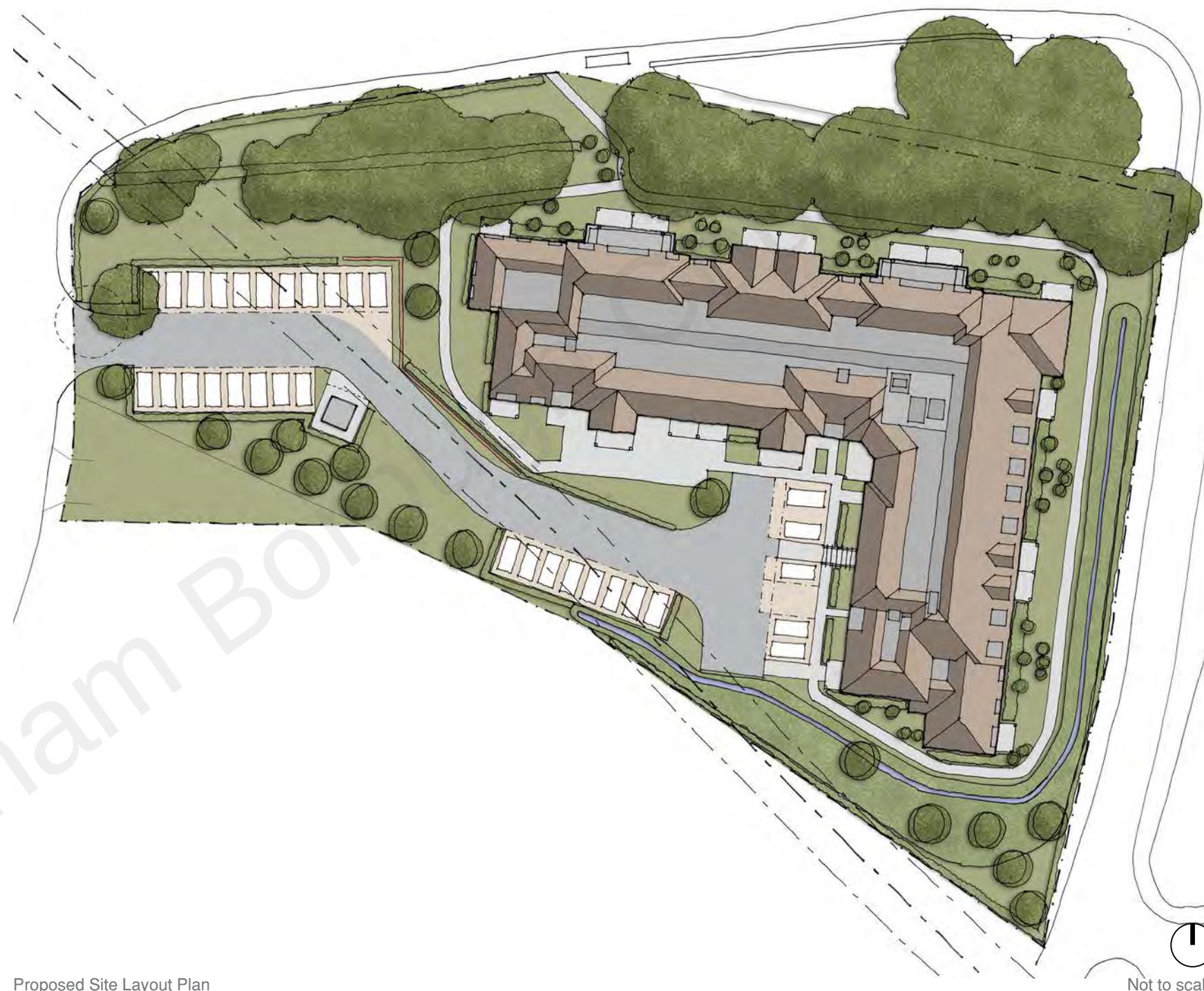
The massing of the building is located outside of all identified root protection areas, enabling the retention of the majority of boundary trees. The building addresses and defines both Milton Road and Church walk.

The proposals include a retaining wall, with step-free level access maintained to all parts of the building and communal open space. The floor level is set to mitigate potential flooding on site, while also lowering the existing topography slightly to reduce the mass and visual impact of the development.

Potential overlooking and impact on surrounding heritage assets are mitigated by the careful placement of the building on site, as well as through the retention and reinforcement of the mature boundary trees and planting.

To the rear, the scheme offers a sheltered communal garden with landscaped green spaces which extends from the internal communal lounge and restaurant. An encompassing path has been incorporated to the perimeter of the proposal, encouraging social interaction.

Flood mitigation measures also include a series of swales and attenuation tanks. These swales enable waterside amenity as well as greatly enhancing the biodiversity of the site.



Proposed Site Layout Plan

Not to scale

APPEARANCE



Main elevation to Milton Road



Eastern elevation to Church Walk

The proposed design draws from the contextual appraisal of the local area, utilising materials and features characteristic of this part of Gravesend.

By designing a proposal sympathetic to these key features, potential negative impacts of the re-development are mitigated while the local identity is enhanced through the delivery of high quality and suitable design.

The scale of the building responds to the surrounding architectural landscape and roofscape, with impact on the context and overlooking of neighbouring properties driving the design. The eaves are considerably lowered to Church Walk, reducing the mass and avoiding imposing on the neighbouring dwellings along this road.



Rear elevation to Playing Fields



Western elevation to Ellerslie

The mass of the development is further broken up through a series of projections and material changes along the elevations. Gabled projections provide focal points and maintain good proportion and rhythm across each elevation.

The palate of materials and architectural features utilised reflect the mix of traditional and contemporary buildings in the surrounding area. Materials identified as integral to the local identity, such as yellow brick, grey roof tiles and red brick detailing, ensure that the development is a sensitive addition to the local area.

These more traditional features are paired with metal balconies, large windows, and glazed balustrading to ensure modern and high quality accommodation across the scheme.

MATERIAL STUDY

A palette of high quality contemporary and traditional materials drawn from the local character appraisal are proposed, including:



Grey Tiles



Glazed Balustrade Balconies



UPVC Windows



Render



Yellow Brick



Red Brick

LANDSCAPE STRATEGY

The landscape proposals prepared by ACD Environmental is designed to provide an attractive setting for the building, to allow convenient routes for access and maintenance, to create small intimate spaces for the residents to enjoy, and to maximise the benefits to wildlife. From the entrance of Ellerslie the access road curves round towards the main entrance to the building, with the provision of 3 accessible parking spaces directly outside the main door. A footpath around the building allows for circulation and will feature benches at intervals for residents to meet and enjoy the grounds. A spur leads off through a pedestrian gate beneath the existing mature trees to Milton Road, where a bus stop is situated for a short ride into the town centre. A large part of the shared space on the development will be located beneath these existing trees, since the root zones are left clear for the trees' protection, and this area will be planted up with spring bulbs and a mix of wildflowers suitable for shady conditions, including primrose, meadowsweet, red campion and hedge cranesbill.

The residential units at ground floor level all feature a small terrace and the areas between adjacent terraces will be planted with flowering shrubs to soften the appearance of the building, to provide seasonal interest outside the windows, and benefit invertebrates. It will also include some berrying shrubs to provide food for birds. Small groups of specimen shrubs and grasses such as Magnolia, Amelanchier and Miscanthus are included within the lawns to create some visual screening between the circulation path and the bedroom windows.

The communal garden and terrace which open out from the residents' lounge benefit from a sunny position on the south side of the building overlooking the car park, although views of the cars will be filtered by hedging and shrubs.

Some of the established hedging along Milton Road will be left intact to provide screening from the road and to retain this existing habitat; the loss of the existing hedge between the Bowls Club and the playing field will be mitigated by the introduction of native species-rich hedging around the new boundary and parts of the car park. Groups of new native trees will be positioned along the southern boundary, apart from where the easement for the underground sewer imposes a constraint to tree planting.

To the east and south a swale will be introduced to manage surface water, and this will be planted up with a wet-tolerant grass and wildflower mix to benefit biodiversity. Further wildlife enhancements are introduced with a buffer mix of native shrubs behind the electricity sub-station and across part of the southern boundary.

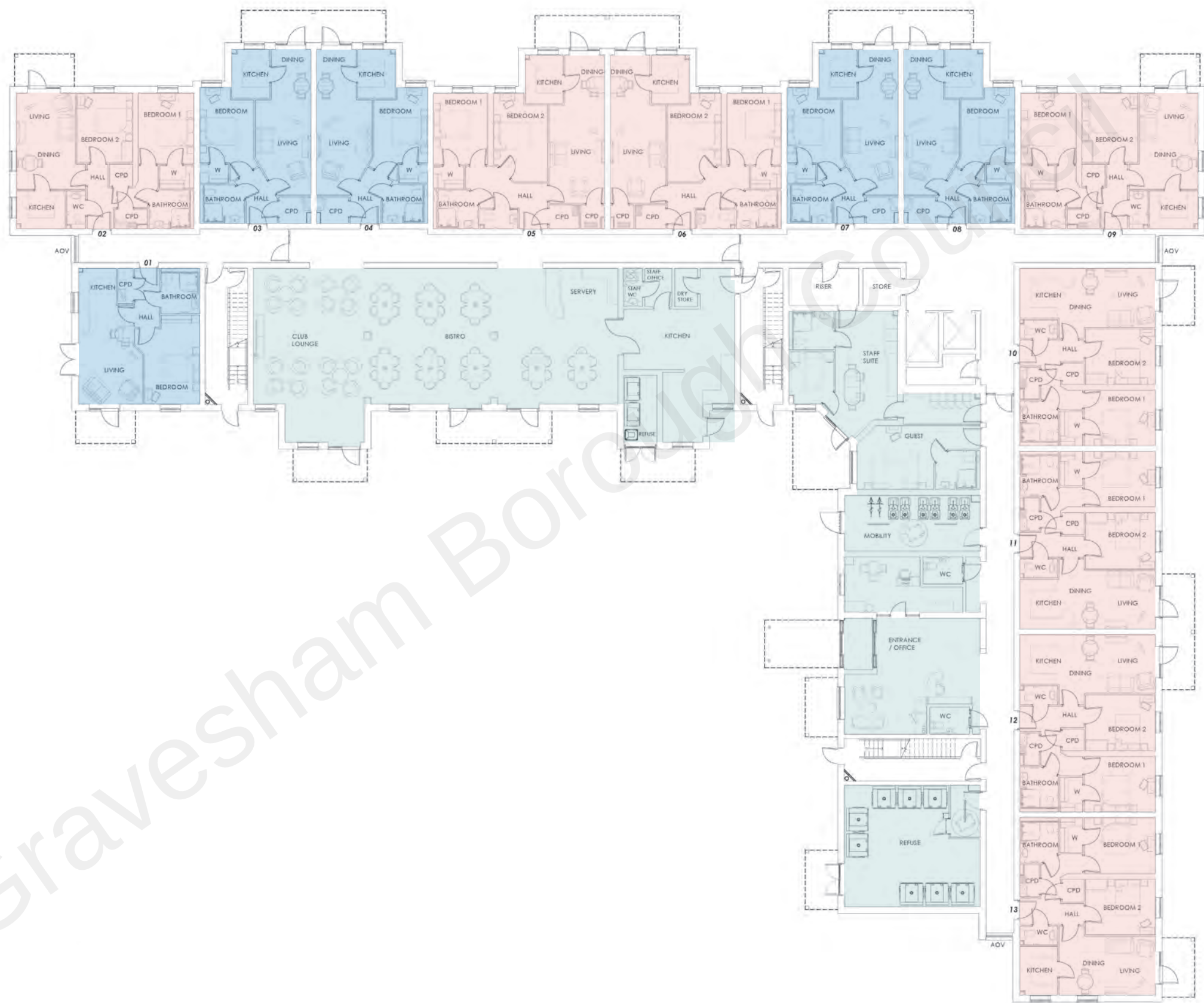


Landscape Strategy by ACD Environmental



[Not to scale]

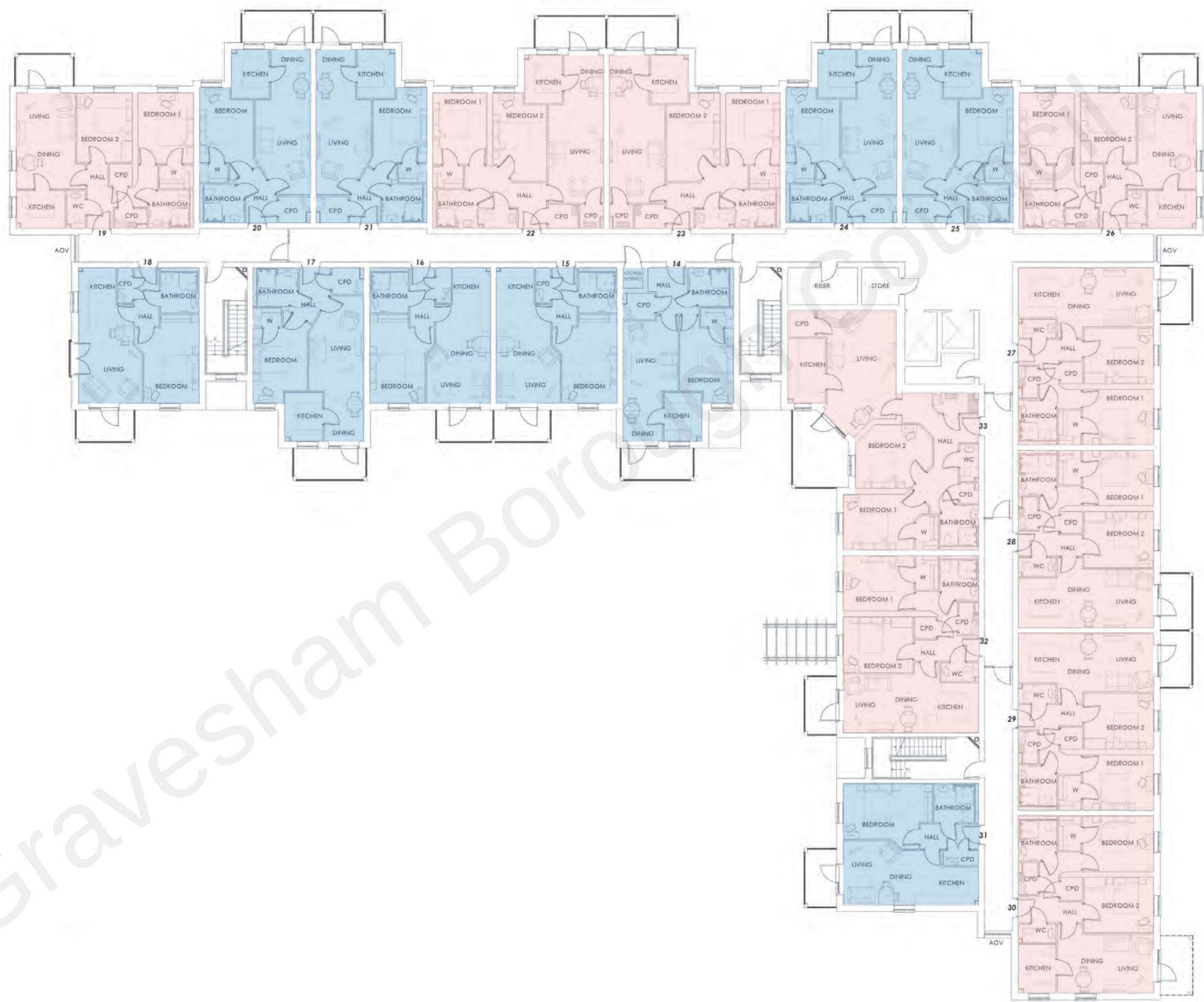
GROUND FLOOR PLAN



Not to scale

- 1 Bed apartment
- 2 Bed apartment
- Communal/staff Area

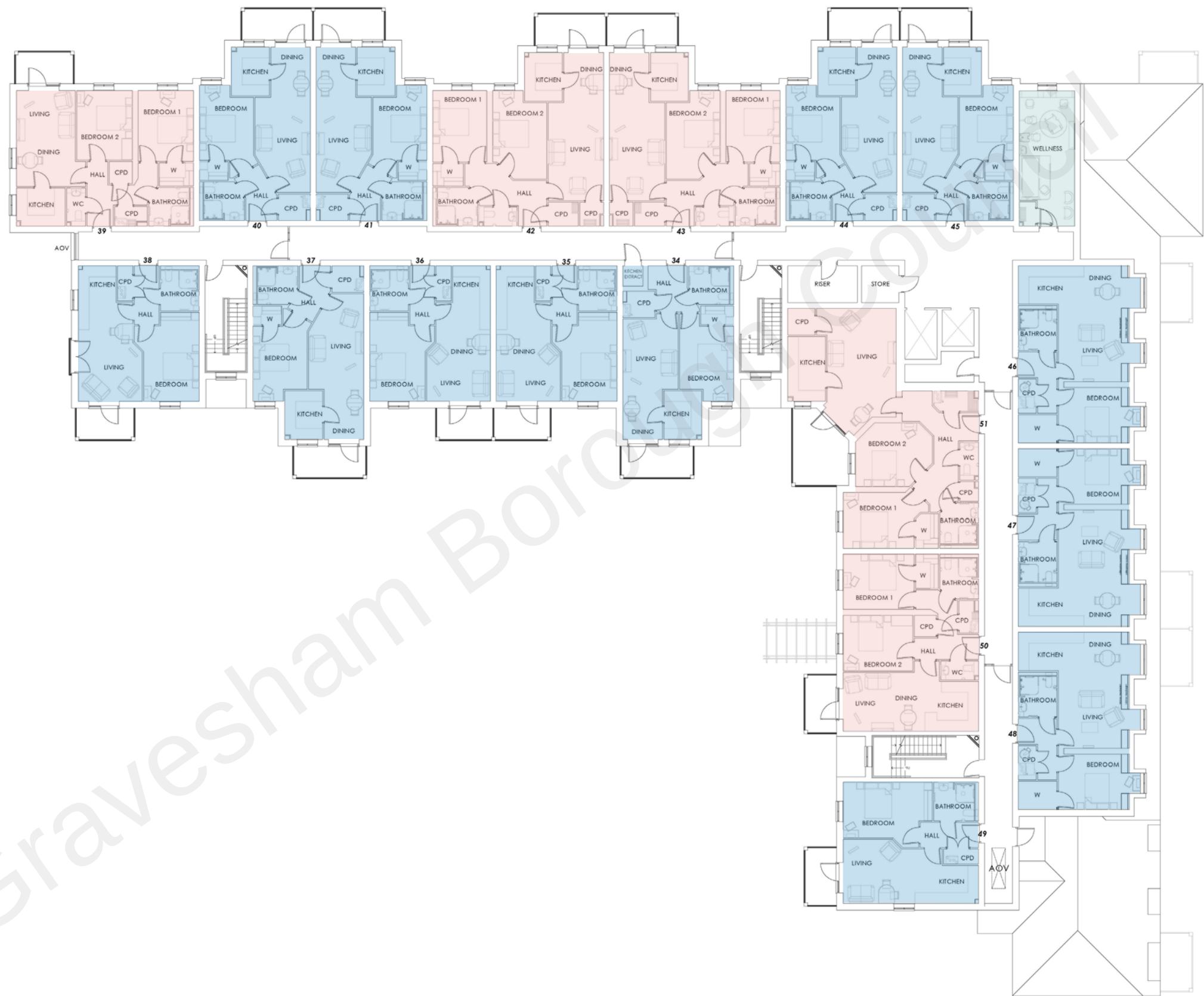
FIRST FLOOR PLAN



Not to scale

- 1 Bed apartment
- 2 Bed apartment

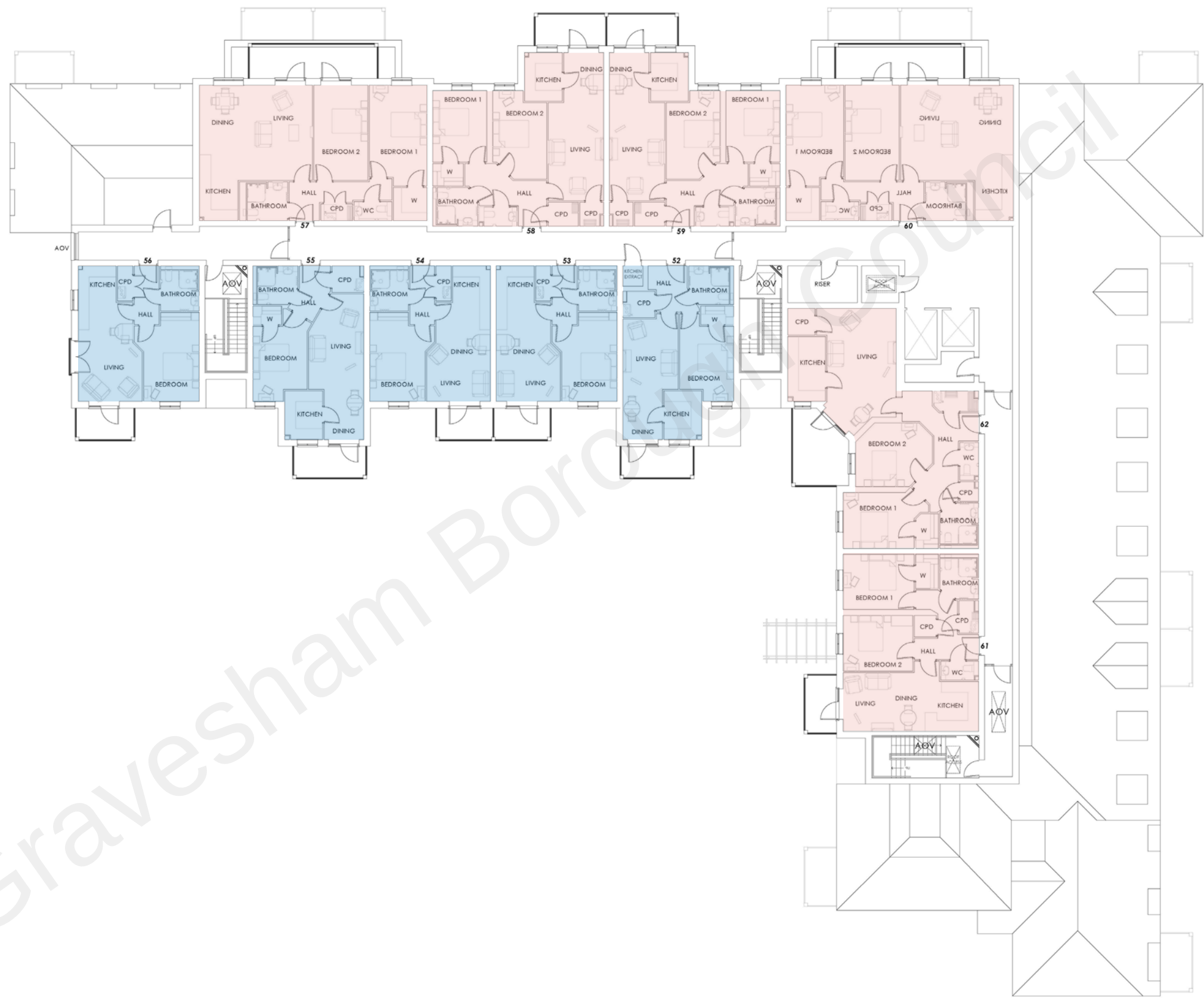
SECOND FLOOR PLAN



Not to scale

- 1 Bed apartment
- 2 Bed apartment
- Guest suite

THIRD FLOOR PLAN



Not to scale

1 Bed apartment

2 Bed apartment

SITE SECTION



Site section A-A [street elevation to Milton Road]



[Google Maps]

VVIs - VIEW FROM N.E.



[Google Maps]



VVI from Milton Road [East]

[Virtual Resolution]

VVIs - VIEW FROM S.E.



[Google Maps]



VVI from Church Walk

[Virtual Resolution]

VVIs - VIEW FROM N.E.



[Google Maps]



VVI from Ellerslie [South]

[Virtual Resolution]

VVIs - VIEW FROM N.W.



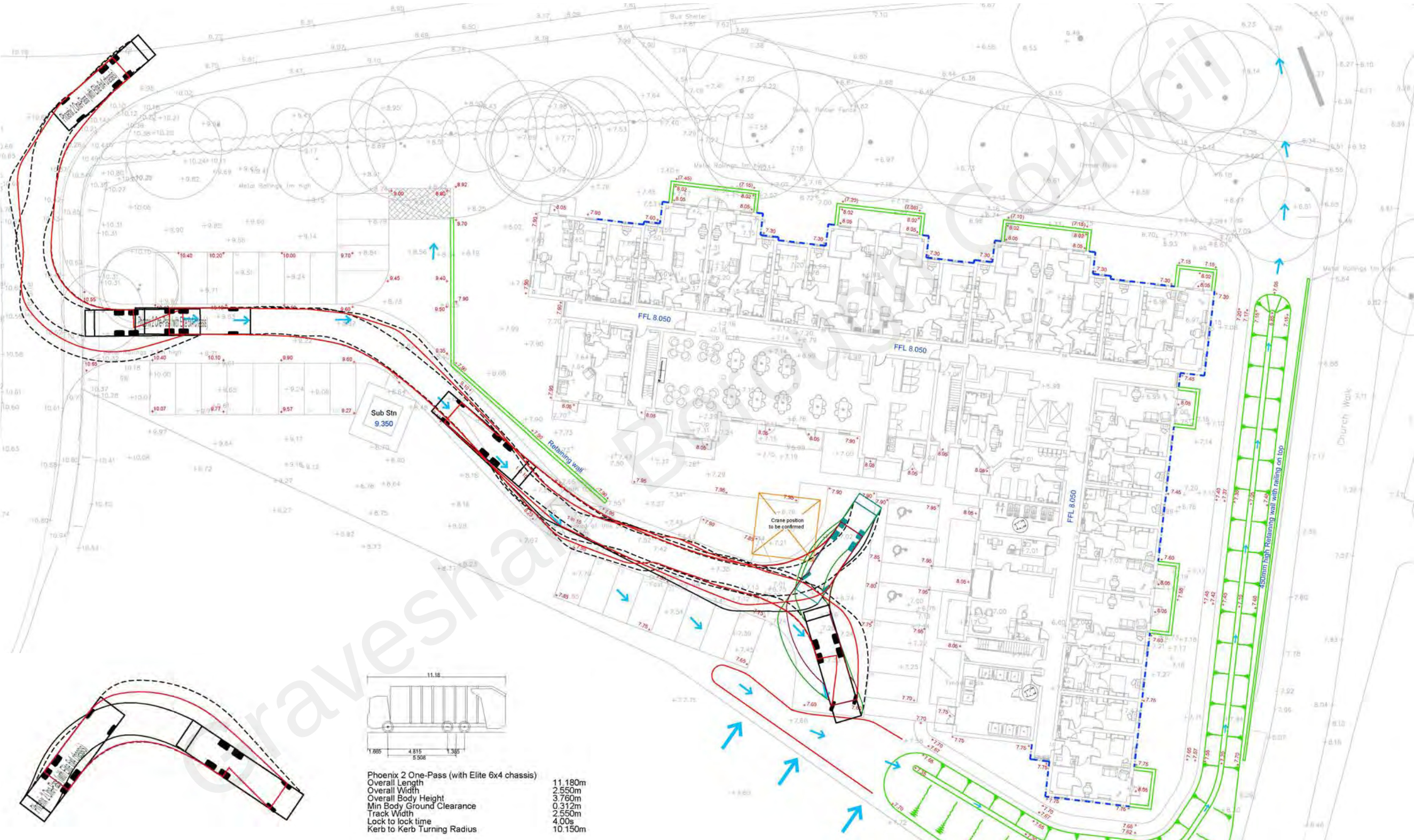
[Google Maps]



VVI from Milton Road [West]

[Virtual Resolution]

VEHICLE TRACKING

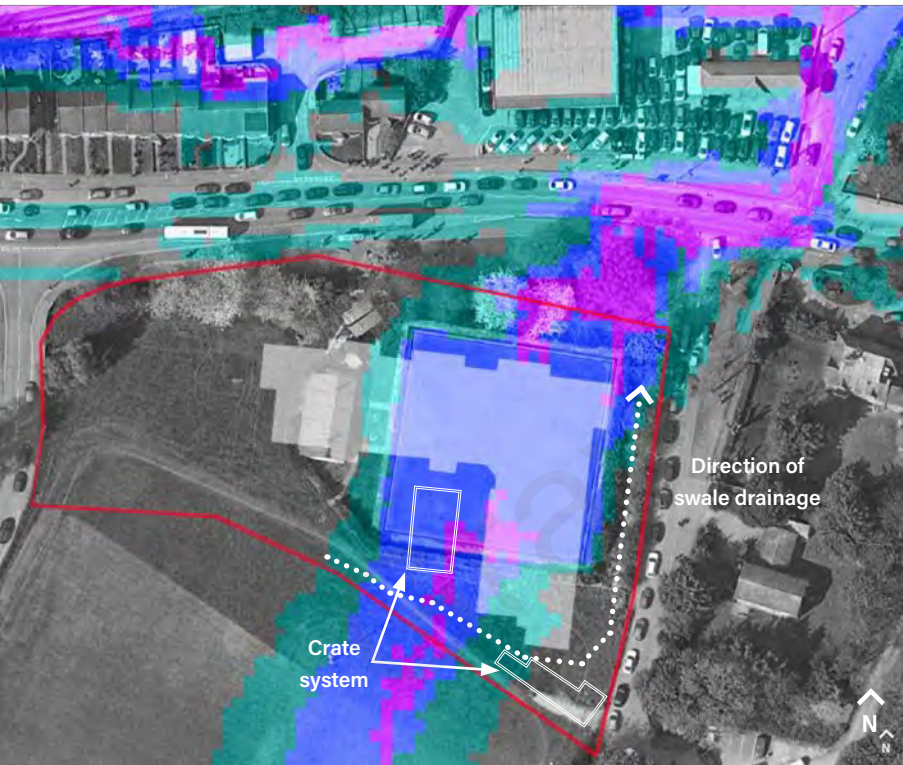


DRAINAGE STRATEGY

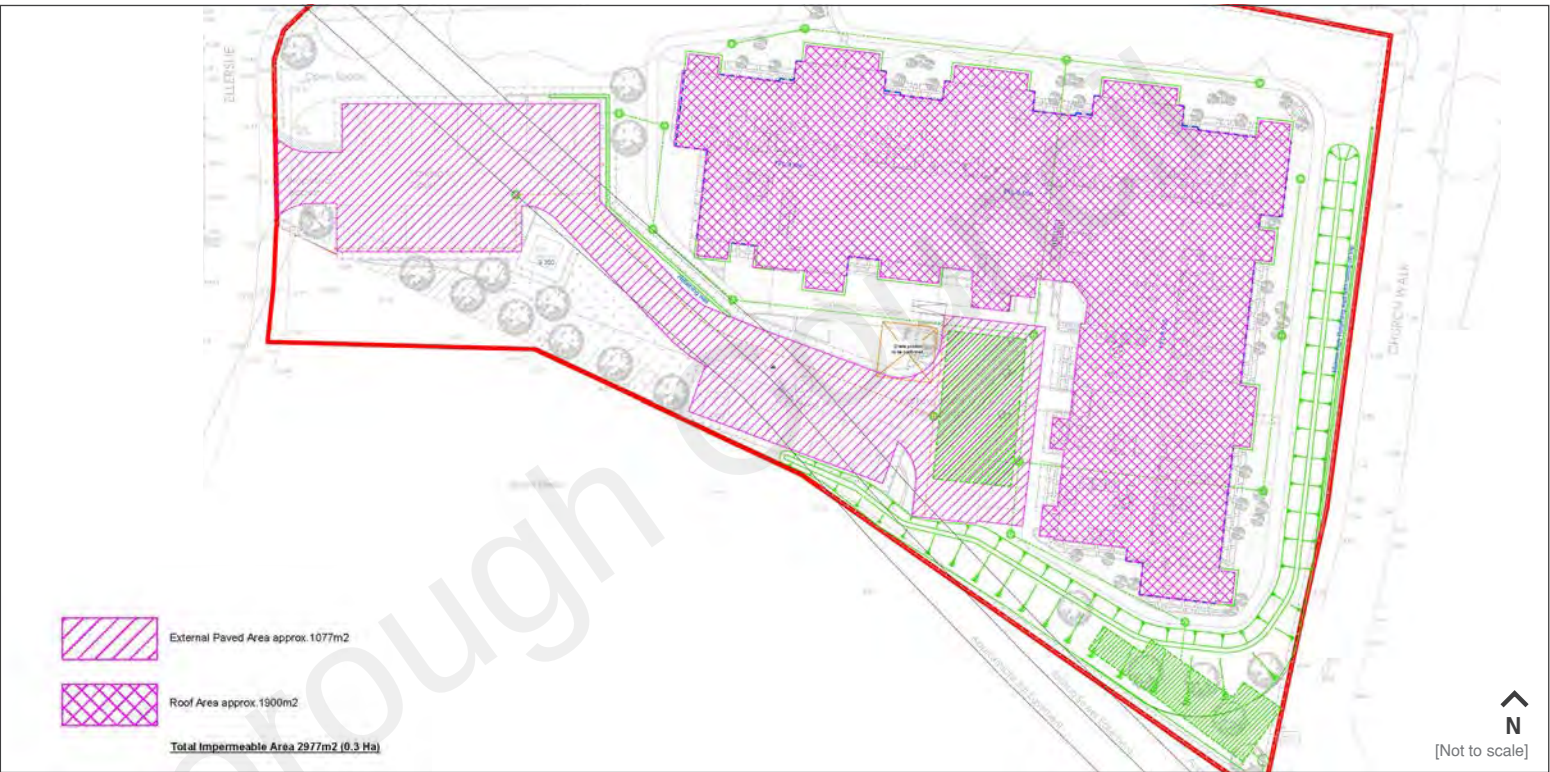
A drainage strategy was conducted by Infrastructure Design Ltd. in October 2022. The strategy and accompanying report set out in detail the drainage and flood mitigation strategies based on the proposed development.

Summary of features

- The incorporation and use of SuDS techniques across the site.
- Inclusion of permeable paving to mitigate runoff from the proposed areas of hard standing.
- Permeable paving with sub base wrapped with impermeable membrane is proposed for the access road and parking areas. This will assist in pollution reduction and the ‘delay’ of runoff.
- Crate Storage to accommodate the runoff from storm events including 1in100 year events and the effects of climate change.
- Surface water conveyance swales strategically placed to accommodate surface water flooding across site and mitigating negative impacts on surrounding areas.



[Google maps/gov.uk]





LIFETIME HOMES

McCarthy Stone apply the philosophy of providing good quality, spacious interiors that allow the occupant a degree of flexibility in the way they want to occupy their home. One important factor to the design of these dwellings is the room proportions and the ease of movement into and around them.

These factors allow the dwellings to cater for the accessibility needs of any future occupant whether that is from the outset of occupation, or as people’s needs change as life evolves. These are the principles of the housing that evolves with the occupant allowing them to stay in the home and neighbourhood that they reside in.

The proposed dwellings will comply with what was the 16 points of the Lifetime Homes criteria.



- 01

Parking (width or widening capability)

For communal or shared parking, a minimum of one space should be provided 3300mm wide and 4800 deep close to the block entrance or lift core. This is addition to any provision made for ‘wheelchair housing’. Where possible, additional such spaces should be included and/or opportunities should be left for spaces to be widened in the future if necessary. The access route from the parking spaces to the communal entrance should be a minimum clear width of 1200mm.
- 02

Approach to dwelling from parking (distance, gradients and widths)

The distance from the car parking space allocated to meet the minimum LTH as above, to the building entrance should be kept to a minimum and be level or gently sloping. The distance from visitors parking to entrances should be as short as is possible and also on a level or gently sloping.
- 03

Approach to all entrances

The approach to all entrances should preferably be level or gently sloping and in accordance with the specifications (www.lifetimehomes.org.uk)
- 04

Entrances

All entrances should be illuminated, have level access over the threshold and effective clear opening widths and nibs as specified (www.lifetimehomes.org.uk) In addition, main entrances should have adequate weather protection and a level external landing.



The design allows for the width of a number of parking bays to be increased in the future to meet the minimum LTH requirements of 3.3m. As parking is communal two of the spaces will comply with LTH standards and the access route to the building will be maintained at a minimum clear width of 1.2m.



The distance from parking to the building is kept to a minimum at both the front, main entrance, and secondary access points at the side and rear of the development, especially in relation to those spaces that comply with the LTH standards specified above. A level or gently sloping approach will be provided at a minimum 1.2m wide.



The approach to all entrances will be level or gently sloping. Approaches will be a minimum of 1.2m wide.



Entrances will be well illuminated and have level access over the threshold. They will also have clear opening widths and nibs, with adequate weather protection.

05	Communal Stairs and Lifts Principal access stairs should provide easy access in accordance with the following specifications regardless of whether or not a lift is provided: Uniform rise not exceeding 170mm – uniform going not less than 250mm – Handrails that extend 300mm beyond the top and bottom – Handrails height 900mm from each nosing – step nosings distinguishable through contrasting brightness risers which are not open. Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specifications below: Have minimum internal dimensions of 1100mm x 1400mm – Have clear landings adjacent to the lift entrance of 1500mm x 1500mm Have lift controls at a height between 900mm and 1200mm from the floor and 400mm from the lift's internal front wall.	 The proposed building will feature communal stairs and two lifts, all of which will provide easy access in accordance with the LTH specifications.
06	Internal Doorways and Hallways Movement in hallways and through doors should be convenient to the widest range of people, including those using mobility aids and wheelchairs. In principle, narrower hallways will need wider doorways in their side walls. The width of doorways and hallways should conform to the specifications laid out. (www.lifetimehomes.org.uk).	 The design will allow for ease of access for all users in relation to internal doorways and hallways, including those using mobility aids and wheelchairs.
07	Circulation Spaces There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.	 The proposed apartments are well-proportioned spaces that allow ease of access. They will be designed to provide a good level of accessibility for disabled users as defined under Part M of the Building Regulations.
08	Entrance Level Living Space A living room / living space should be provided on the entrance level of every dwelling.	 All dwellings have entrance level living space in accordance with LTH standards as an apartment scheme is proposed.
09	Potential for Entrance Level Bed – Space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.	 All dwellings have entrance level bed-space in accordance with LTH standards as an apartment scheme is proposed.
10	Entrance Level WC and Shower Drainage Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed – as detailed in the specification below.	 All dwellings have entrance level WCs and shower drainage in accordance with LTH standards.

11

WC and Bathroom walls

Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.



The walls in the apartments are generally stud with plasterboard, reinforced to allow the future fixing of grab rails and sanitary fittings.

12

Stair and Potential through Floor Lifts

The design within a dwelling of two or more storeys should incorporate both:

- a) Potential for stair lift installation; and,
- b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.



This is not deemed relevant to the proposed site as all of the dwellings are single storey apartments. A communal lift provision is included in the design in compliance with LTH specifications.

13

Potential for Future Fitting of Hoists and Bedroom/Bathroom Relationship

Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.



Direct connection between bathroom and a bedroom is possible in all dwellings, adaptation to allow for ceiling hoists will be allowed for in the construction specification.

14

Bathrooms

An accessible bathroom, providing ease of access in accordance with the specification, should be provided in every dwelling on the same storey as a main bedroom.



Bathrooms are provided to LTH standards, along with direct access from a bedroom.

15

Glazing and Window Handle Heights.

Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach.



Proposed windows meet the low-level window sill height and handle height requirements.

16

The Location of Service Controls

Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.



Switches and sockets will be provided at accessible heights to meet the requirements of LTH and the Building Regulations Part M.

SUSTAINABLE DESIGN AND CONSTRUCTION

McCarthy Stone take a holistic approach to sustainability, considering not only environmental but also social and economic sustainability. This approach is taken in both corporate governance and strategy plans in the design of its main product – extra care developments for older persons.

The Planning Statement in support of the detailed application will set out how the proposed development meets the three dimensions to Sustainable Development at Paragraph 7 NPPF; economic, social and environmental as well as identify and achieve the resilience, sustainability and health characteristics outlined in the National Design Guide.

An energy and sustainability statement prepared by Focus Consultants has been submitted supports the planning application.

Sustainability Reputation:

In light of the increasing urgency to address climate change, the depletion of non-renewable fossil fuels and material resources, McCarthy Stone have set up a 'Sustainability Committee' first established in 2001, which has a remit to look beyond the pure environmental issues and a responsibility to integrate holistic sustainable strategies into the business decision-making.

A member of the company's executive board chairs McCarthy Stone's Sustainability Committee. The committee is continuously reviewing and strengthening the company's sustainability performance and credibility through strong corporate governance and the incorporation of sustainable strategies in company policies. In addition to its initial remit, this committee has now evolved into the Research and Development Committee. This committee is very active in reviewing and developing efficient ways of achieving best practice in accordance with the national sustainability agenda.

McCarthy Stone has been acknowledged by the WWF as one of UK's top leading house builders who not only recognise the importance of sustainability issues, but have gone a long way to ensure that this is reflected in their governance, management resources, policies and operational performance.

19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) (as per the Approach to Energy Efficiency policy) and SBEM Compliance can be achieved through the use of a robust, high performing fabric specification, MVHR and a PV array generating no less than 34,571.72 kWh / yr.

Sustainability Strategy for the Development

Impact on the Environment:

Building construction and the use of buildings, especially their space heating, is one of the main contributors to CO2 emissions in the UK. Energy conservation, introduction of sustainable transport strategies and incorporation of energy efficient strategies can be one way to play a part in reaching CO2 emission reductions while reducing other adverse impacts on the environment.

Sustainability Strategies in Land Procurement:

McCarthy Stone has an exemplary land procurement strategy. The company's land department select sites which, by the very nature of their location, encourage social inclusion and cohesion, social mobility and participation of the future residents of a potential development in the local community.

Site Location and Amenities:

The site is located approximately 15-20 minute walk from the town centre and is therefore well positioned for access to local services and amenities. A local bus stop is located close to the site.

This high accessibility will help to reduce dependency on the private car, thereby reducing pollution from NO2 gases and greenhouse gas emissions. It will also encourage social inclusion and enable participation by future residents of the proposal in Gravesend and the wider community.

Transportation:

The site is located within a short walk of public transport, with bus routes along Milton Road. Train services can be reached from Gravesend Railway Station a short distance away, providing access to neighbouring towns, London and beyond. The proximity of McCarthy Stone developments to local amenities (and the demographic profile of a typical residents) has the important benefit of contributing to the reduction of car dependency.

There is a dedicated internal mobility/cycle store area provided within the building at ground floor level, adjacent to the main entrance; this also provides a safe and secure place to store and charge electricity mobility scooters (our preferred method of green travel).

Energy Efficiency:

Each separate habitable room within the apartments will be designed with independent thermal controls as standard.

Communal lighting will be linked to daylight and/or movement sensors.

All the spaces within each flat will be lit by low energy light fittings, including all the external lighting.

Ensuring daylight access to kitchens where feasible reduces the internal lighting load within individual flats.

Good thermal performance will be further achieved by the use of Low-e solar control double-glazing with enhanced thermal insulation.

Installed electrical appliances will be A-rated with the exception of tumble dryers, as a financially feasible A-rated model is not yet available. Advice on the use of these white goods will be passed onto the homeowners in a handover pack.

An energy saving advice leaflet will also be passed onto the homeowners.

Thermal insulation and ventilation will be designed into the building envelope using a specification to achieve a good SAP rating in compliance with Part L of the Buildings Regulations. Combined with a good standard of ventilation and air tightness, this will help to conserve the fuel used to power the building.

Compact Form and Embodied Energy:

The general use of single aspect apartments will help to make efficient use of space. This will effectively reduce the embodied energy, the non-renewable energy consumed in the acquisition of raw materials, their processing, manufacture, transportation to site and the construction process, due to the reduction in materials used as compared to the single sided alternative.

The proposed configuration of apartments linked by a central corridor reduces the surface area to floor ratio with a corresponding reduction in the space heating energy usage. Furthermore there is a reduction in the effective area over which the building would lose this heat through its fabric as compared to the single sided corridor alternative.

As a result of the compact form of building, maintenance costs are also reduced particularly if there is a comparison with an equivalent number of bed spaces provided in conventional housing.

In conclusion the compact form will increase the whole life value and reduce the life cycle energy use of the proposed scheme.

HCFC (Hydro-Chloro-Fluoro Carbon) Emissions:

HCFC's (ozone depleting substances) within the building will be reduced and where possible will not be included in the specification. The standard specification already includes zero ozone depleting insulation types such as Kingspan insulation for external walls, Catnic for window lintels, Rockwool mineral fibre for roofs, Kingspan rigid insulation for floors and foundations and Armaflex for the pipe work.

Water Economy:

Dual flush 3–6 litre WCs are specified in each apartment. The individual hot water storage units are located as close as possible to taps so as to minimise the amount of water (and energy) wasted through running the hot tap before hot water is available. Showers reduce water consumption and taps incorporate restrictors to reduce flow rates.

Materials:

Most of the materials to be used will be manufactured in the UK and supplied direct or through builder's merchants. These materials will be sourced locally where feasible. All timber to be used in the construction will be sourced from renewable sources with FSC certificates.

Nearest-cut lengths will be specified for timber so as to minimise waste. The following building elements will be constructed off-site; structural metal stud insulated panels, composite hollow rib floor slabs with reinforced concrete topping, stairs from composite metal with reinforced concrete topping to treads, roof trusses.

Durability and Flexibility:

The internal space within the apartments is adaptable i.e. studwork partitions can be easily demounted should future needs change.

Disability Access:

The proposal is designed to allow for ease of access and movement for people with disabilities.

Layout, Orientation, Form and Micro-Climatic Factors:

Due to the constraints and opportunities of the site (topography, orientation and existing landscaping), the use of French doors to the sitting areas has been maximised, thereby providing benefits from solar gains and natural daylight.

The apartments are single aspect for efficiency of plan forms. This also helps to reduce the extent of circulation space required per apartment, thus optimising development potential and avoiding profligate use of space and building resources.

Waste Management & Recycling:

The proposed development will include communal refuse and recycling facilities within and adjacent to the building.

In addition, McCarthy Stone encourages suppliers to reduce surplus packaging for materials, fixtures and fittings and seek to minimise the number and effect of deliveries. Wherever feasible, natural raw materials and products will be used in the construction process. Any packaging such as MDF, wood or plastic wrapping will be reused to protect fragile building elements during the building process such as metallic sinks, porcelain products etc.

Social Needs and Crime Prevention:

A handover pack will be provided for the future residents, providing information about their new home including the Green Transport Plan, advice on the energy efficient appliances installed in their homes, addresses and telephone numbers for essential local services, clubs and organisations benefiting the new resident.

Retirement Living offers a safe environment for older people to live in. In addition the presence of an assisted living development increases passive surveillance within the locality of the site, benefiting the wider community as well.

The building will be designed to comply with Part Q of the Building Regulations and reasonable provision will be made to resist unauthorised access to any part of the building from which access can be gained to an apartment. Each apartment has its own lockable front door that opens into a communal corridor space.

The internal circulation space can only be accessed via the main entrance which requires a security code to be entered each time you pass through. Visitors are required to wait for the concierge or a resident to let them in. All windows are fitted with locks as are French doors / patio doors. Exit from stairwells is through a self closing door which locks on closing. Access and exit to the refuse store and mobility scooter storage areas is via a coded security door.

Lighting Assessment:

In external areas low level bollard lighting angles light down to where it is most usefully needed, to avoid light pollution. Building lighting is PIR controlled and set to come on from dusk until dawn, providing added security when it is needed, and reducing unnecessary energy usage. All external lighting uses low energy fittings.

Social Sustainability:

McCarthy Stone aims to be a good neighbour during the construction process and have a Considerate Construction Policy. This involves minimising noise at unsociable hours and a constant focus on site presentation. The site manager, Banksman and the contracts manager for McCarthy Stone will be in liaison with the neighbours to ensure that any issues during the construction phase are addressed.

By focusing on both sustainability in design, community engagement and construction process, the characteristics for good sustainable design outlined in the National Design Guide are taken further to every process of the development of the scheme.

Site operatives will be given a health and safety induction before starting construction on site and most of McCarthy Stone's site operatives have gone through the health and safety course to obtain their CSCS cards which is a card to certify Health & Safety competence to enter building sites.

McCarthy Stone has a Health and Safety Policy that ensures that issues are addressed on a regular basis at all levels, and have signed up to The Home Builders Federation (HBF) newly established Health & Safety Charter which promotes industry wide improvement. Health and Safety issues are on the agenda at all Board meetings.

To promote greater management accountability and year on year improvement in health and safety performance a system of internal fines has been introduced on all of McCarthy Stone construction sites.

.....



Environmental Sustainability:

Pre-fabricated concrete products and, most probably, mortar silos, will be used to further reduce on site water use. Fuel use will be minimised during construction by arranging for mains power to be installed as soon as possible.

McCarthy Stone will issue Best Practice Guidelines to site staff on minimising and managing waste together with a system for assessing our waste contractors to emphasise environmental issues as well as regulatory, performance and cost aspects.

Economic Sustainability:

The emphasis on local sourcing of effective contractors and sub-contractors who can deliver their services to the construction site on time provides an opportunity for McCarthy Stone to contribute to the economic viability of the local and surrounding areas.

.....

Conclusion

The two key aims have been met which were set out in the Energy and Sustainability statement:

Undertake an analysis of the scheme to determine the performance in relation to energy and carbon efficiency.

Therefore, the Energy and Sustainability statement is deemed to have provided a satisfactory response and evaluation as required under Policy CS22 of the planning submission requirements.

The Energy and Sustainability statement provides a satisfactory response and evaluation of the sustainability credentials of the development, consistent with the NPPF, National Design Guide and building regulations.

05

Proposed Retirement Development - Bowls Club, Gravesend

Conclusion

CONCLUSION

This Design and Access Statement accompanies an application for a residential development comprising 62 no. Retirement Living Plus apartments with associated communal facilities, parking and landscaping, on Bowls Club, Gravesend.

The provision of accommodation for older persons is set out in national policy as 'critical'. The Council's planning policy recognises and supports the provision of additional retirement apartments in this area, especially in light of the current and future identified need in this type of housing.

The detailed, high quality scheme has been informed by a thorough assessment of the existing site and surrounding area, planning opportunities / constraints and a series of Technical Reports.

In addition, the presence of sufficient existing facilities and amenities within close proximity to the site ensure that the potential development will be fully supported by existing infrastructure, rendering it sustainable to future residents as well as being integrated into the local community. The proposal will also create some local employment.

The high quality proposals have been designed to respond to all of the opportunities and constraints identified on the site and attention has been given to ensure the visual impact is minimised through the retention of boundary trees wherever possible on site, appropriate scaling and a design drawing from the features of the surrounding architectural landscape. Separation distances from neighbouring plots are also respected.

Good Design underpins the detailed proposals, as does the aim to enhance the visual amenities of the locality and preserve the residential amenities of properties adjacent to the site. This is achieved through focus on quality materials and features meeting and focusing on the 10 characteristics highlighted in the National Design Guide for well-designed places, all of which have been considered throughout this document and the design process.

The proposals are suitable for the site in terms of land use, amount of development, access, layout and appearance. They represent an exciting opportunity to deliver a new well-designed building providing retirement accommodation in Gravesend. It is concluded that the proposals are fully acceptable in design and access terms.



Proposed Site Layout Plan

Not to scale



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