



Worcester Close

Design and Access Statement

January 2023



BPTW brings together specialisms in Architecture, Planning and BIM to transform not just physical spaces, but people’s lives. Our work tells our story. We are bold. We are innovative. We care.

For over 30 years we have worked with many of the UK’s leading developers and housing providers to create desirable new homes and places. With over 130 staff, our teams are made up of individual experts who cultivate a friendly, creative and collaborative partnership with everyone we work with. From start to finish, we are committed to deliver success on every measure.

BPTW. Together we transform people’s lives..

WCL-BPTW-DO-XX-XX-A-0650-C01-A3

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1.0 Introduction

1.1 Executive Summary

Purpose of the Document

This Design and Access Statement has been prepared by BPTW on behalf of Gravesham Borough Council to support a full planning application of the site known as 'Land Adjoining Bramley Close'. In collaboration with other consultants, BPTW has been appointed to lead the design proposal for 8 new affordable homes.

This document provides an analysis of the wider context, and considers the constraints and opportunities of the site. The document is structured to demonstrate how these have been taken into account and illustrates the design principles for the buildings and the design intent for the new landscaping

The Site

The site is currently an open grassed area located between Bramley Close and Worcester Close in the village of Istead Rise. The site is bounded by Downs Way Medical Practice carparking to the north, public right of way bridleway to the west (a portion of which is included within the site) and grass verge to the south.

The site currently accommodates a number of trees and planting with overgrown hedges to the north west of the site cutting across the bridleway; making it inaccessible.

The site is identified within the latest iteration of the Council's Strategic Housing Land Availability Assessment, which was published at the end of 2020, which was undertaken as part of the Council's Regulation 18 consultation on its Emerging Local Plan Partial Review, Site Allocations and Development Management Policies. The site was recognised as being suitable for a small scale development due to its sustainable location in Istead Rise.

Description of Development

Construction of 8 new affordable homes for Local People in housing need with associated vehicular and pedestrian access, car parking, cycle parking, refuse storage and landscaping.

1.2 Introduction and Overview

Planning Summary

The site occupies a sustainable location within Istead Rise village and the proposal will make the most efficient use of a piece of under-used land with limited amenity value.

The development will provide a mix of one and two-bedroom affordable homes and will provide a valuable contribution towards the Council's housing supply at a time when the Council cannot demonstrate a five-year housing land supply.

The scheme will provide well-designed homes with private and communal amenity space, car and cycle parking within a high-quality landscaped setting. The design and materials have been chosen to reflect the vernacular of the surrounding Istead Rise typologies including the use of high gable ends.

An arboricultural assessment has been undertaken which confirms that none of the existing trees are of high quality and their removal can proceed and be mitigated with on and off site replacement planting.

Client and Design Team

An experienced design team has been assembled that reflects Gravesham Borough Council's commitment to deliver a high quality residential scheme for Istead Rise.

Client:



Architects:



Employer's Agent & Planning Consultant:

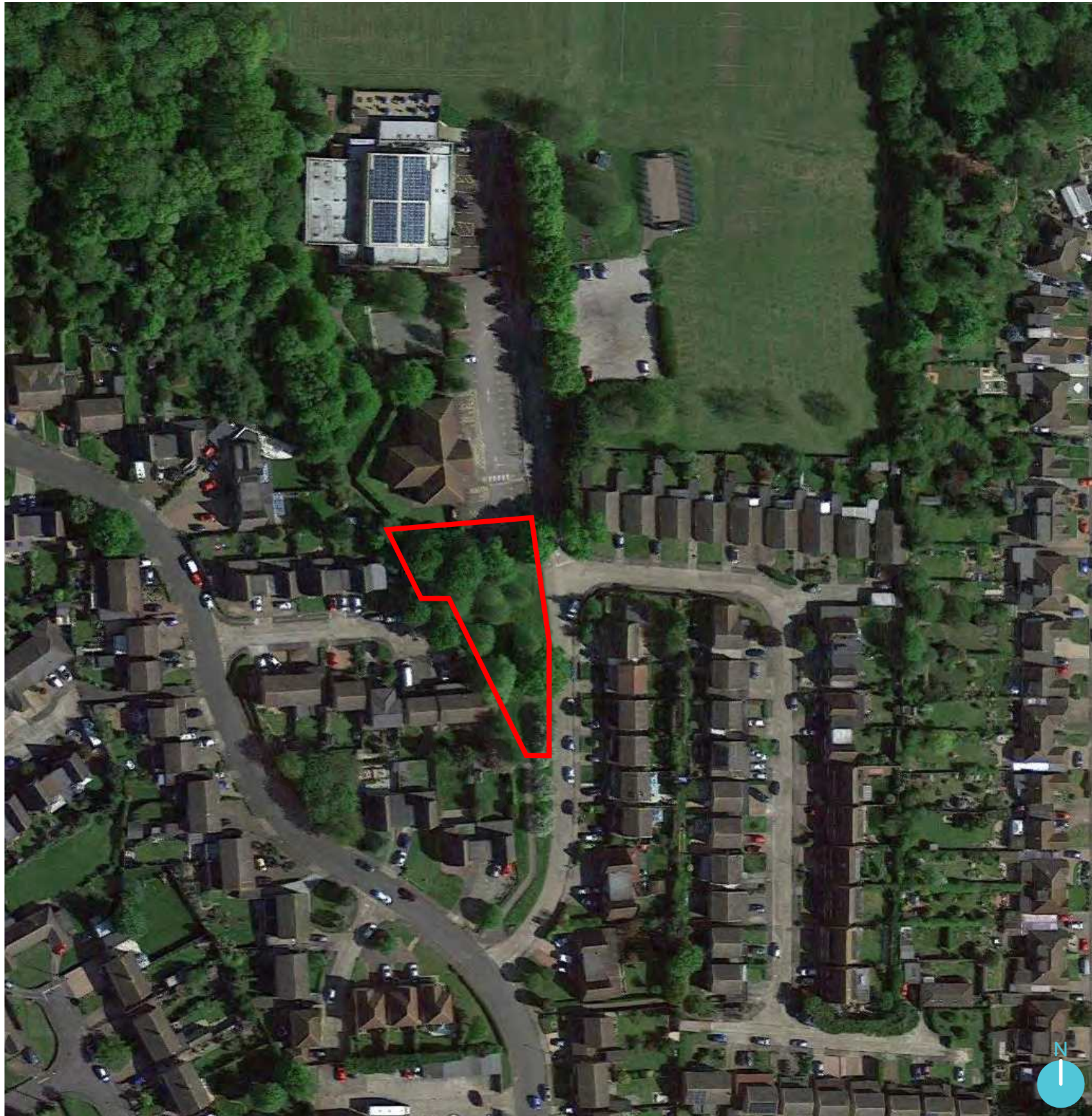


Transport Consultant:



Arboriculturist:

The Mayhew Consultancy Ltd



Aerial View of Existing Site

1.3 Vision

"High quality new affordable homes to meet the need of the Istead Rise Community"



1.4 Site

Wider Context

The site is located within the village of Istead Rise, in the borough of Gravesham. Istead Rise village is a well connected village, approximately 10min away by car to Gravesend Town Centre (with links to London) as well as Ebbsfleet International (for the Eurostar).

The site is centrally located in Istead Rise with Downs Way Medical Practice and Istead Rise Community Centre and recreation ground located immediately to the north and the main parade of shops being less than 5min walk south of the site. The village housing typologies is of predominantly semi detached bungalows and two storey houses.



- Key
- Site

— Major Roads

● Bus Stop

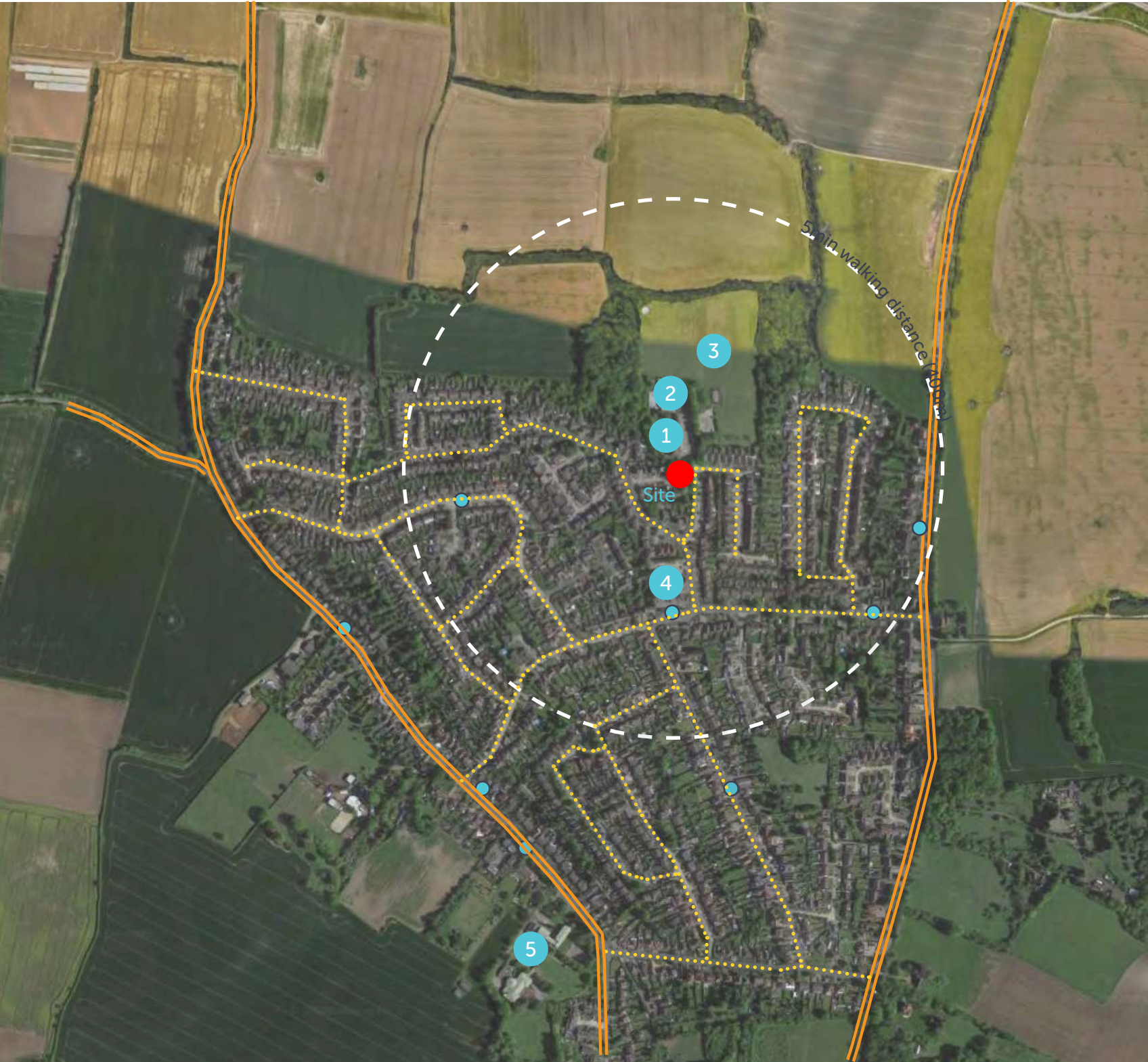
1 Downs Way Medical Practice

2 Istead Rise Community Centre

3 The Forest Memories of Kent

4 Supermarket / Shops

5 Istead Rise Primary School



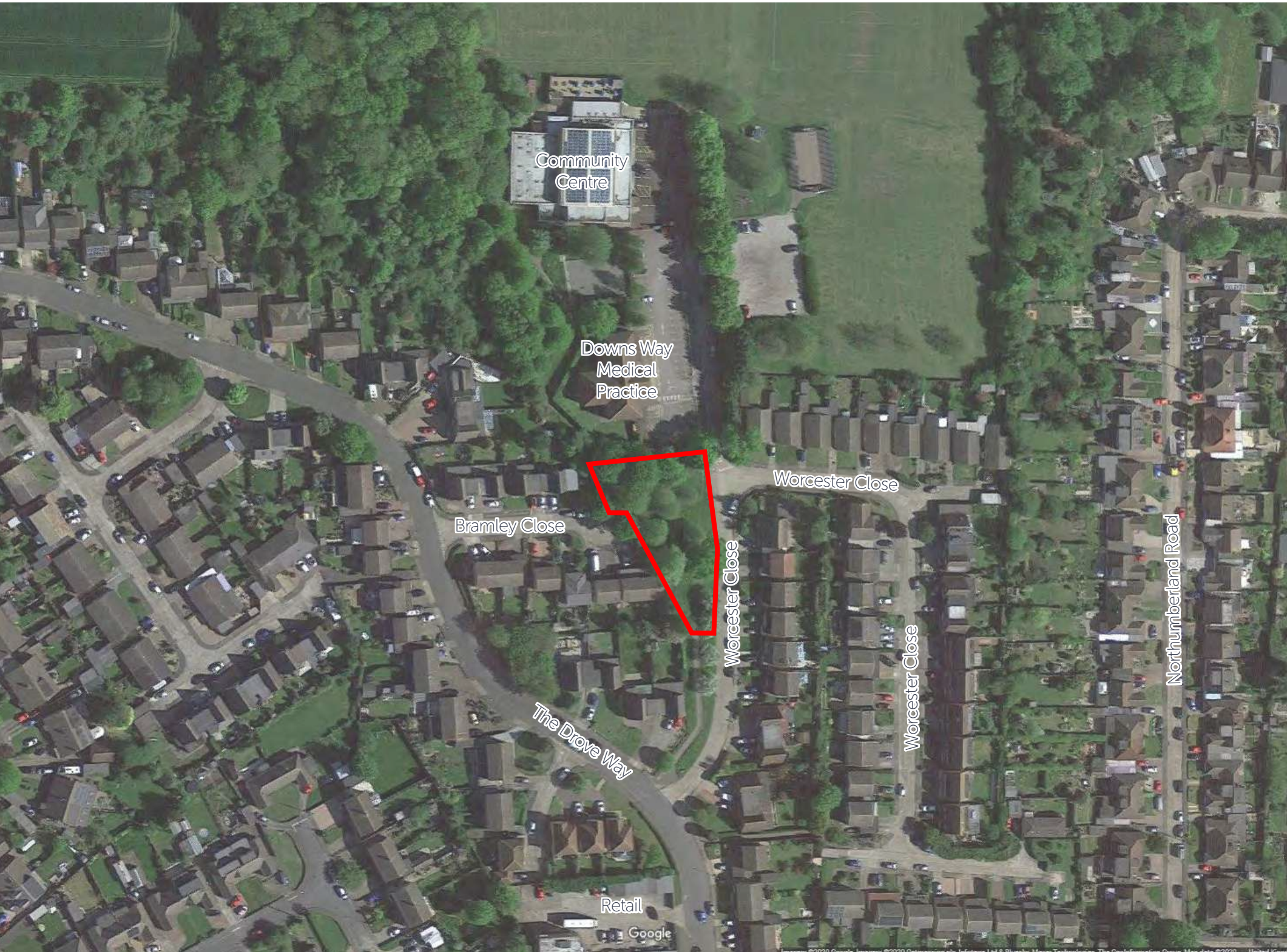
Site Location

The site forms an irregular triangular shape at the junction of Bramley Close and Worcester Close. The site currently accommodated a number of trees and overgrown hedges.

The site is bounded by Downs Way Medical Practice carparking to the north, public right of way bridleway to the west (a portion of which is included within the site) and grass verge with apple trees to the south. Bramley Close lies to the west, with no existing through access and Worcester Close lies to the east.

The section of public bridleway that runs through the site has become overgrown and inaccessible.

- Key
- Site Boundary



Site Location



History

The site is located within Istead Rise, a village in the borough of Gravesham Kent. The village was developed in the 20th century and has a population of approximately 3,500 (based on 2011 census).

Prior to the 20th Century the area of Istead Rise was largely fields and farmland with a courtyard plan farmstead, Frog's Island, located to the south of the site. This farmstead has since been demolished.

Istead Rise began to develop during the first half of the 20th Century when housing was built along Istead Rise road and Wrotham Road. During this period a large woodland lay to the north, in the location of the site.

During the second half of the 20th Century Istead Rise was rapidly developed with housing built on what was previously farmland, orchard, woodlands and fields. Today the site is surrounded by housing with open farmland and fields to lying further to the north.

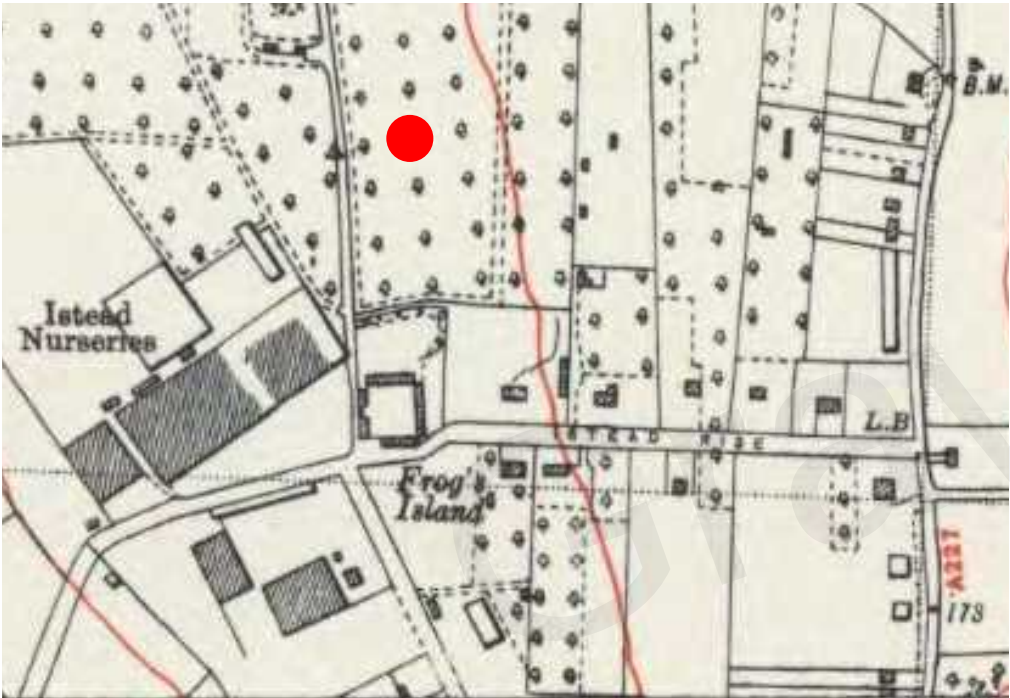
Some of the existing street names, such as Worcester Close and Bramley Close draws reference to the orchards located on what is now the Community Centre fields and the surrounding housing area.



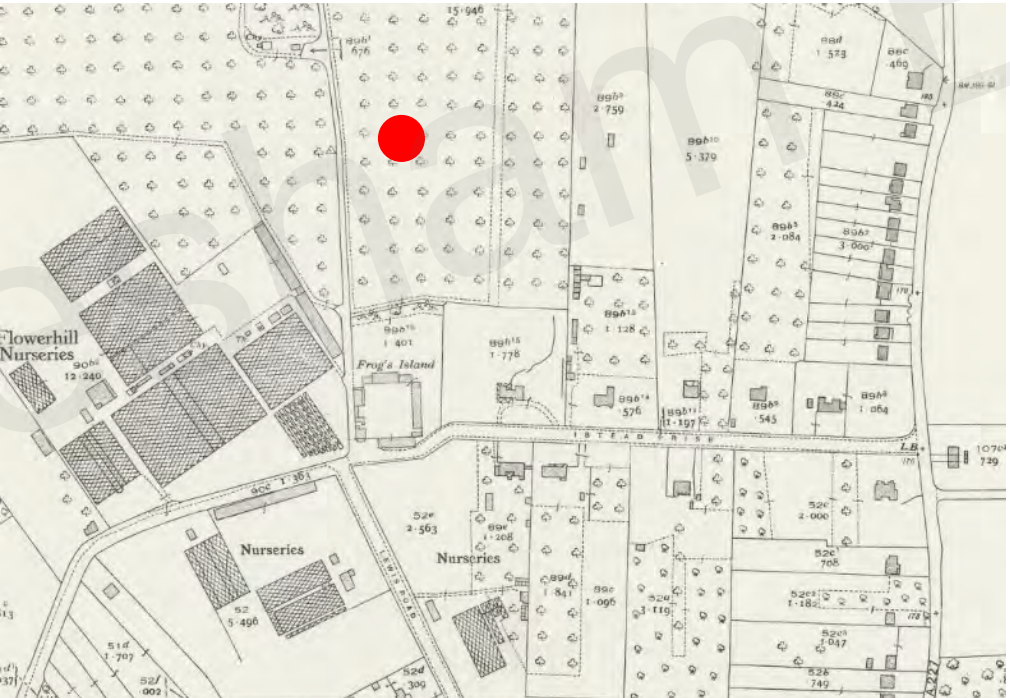
1864 - 1866



1907



1931



1938-1939

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2.0 Site Assessment and Analysis

2.1 Existing Site

Existing Site Layout

The site is located between Bramley Close and Worcester Close. The site is an open grassed area with mature trees and hedges.

An existing public bridleway, starting from The Drove Way lies to the west of the site; a section of which is included within the site boundary. Due to overgrown vegetation, a section of this existing formal bridleway is currently inaccessible.

The site is separated from Bramley Close by close boarded timber fencing running along the length of the bridleway. To the north of the site is Downs Way Medical Practice; low level open railings separates the site and the Medical Practice carpark whilst a 2m high chain link fence with established vertical planting separates the site and the Medical Practice's amenity area.

The site is bounded by Worcester Close along the eastern boundary however there is currently no existing vehicular or pedestrian access to the site with a formal pedestrian footway for Worcester Close located along the front of the adjacent houses. The site is open to the south, connecting to the open grass verge of Worcester Close with a series of apple trees.



Existing Site Plan

Site Photographs

There is a significant level change towards the north of the site, as can be seen in photographs 1 & 2.

The section of the public bridleway that runs through the site has become overgrown and as such an informal route has been established which deviates from the formal route. This can be seen in photograph 2.

The close boarded timber fence boundary between the bridleway and Bramley Close and chain link fence boundary to the Downs Medical Practice can also be seen in photograph 2.

Another informal route runs from the south of the site to the north east corner, towards Downs Way Medical Practice, although there is no pavement on this edge of Worcester Close. This can be seen in photograph 3.

Key Plan



View West Towards Bramley Close



Overgrown Public Bridleway



View North Towards Down's Way Medical Centre



View South Towards Junction Between Worcester Close and The Drove Way

2.2 Arboriculture and Ecology

Arboriculture

An arboricultural report and tree survey have been carried out which has identified thirteen individual trees and two groups of trees both within and outside of the site boundary, all of which are Category B or C trees with one Category U tree which requires felling regardless of the proposal.

Further details can be found in the supporting Arboricultural Report by The Mayhew Consultancy Ltd included as part of the Planning Application.

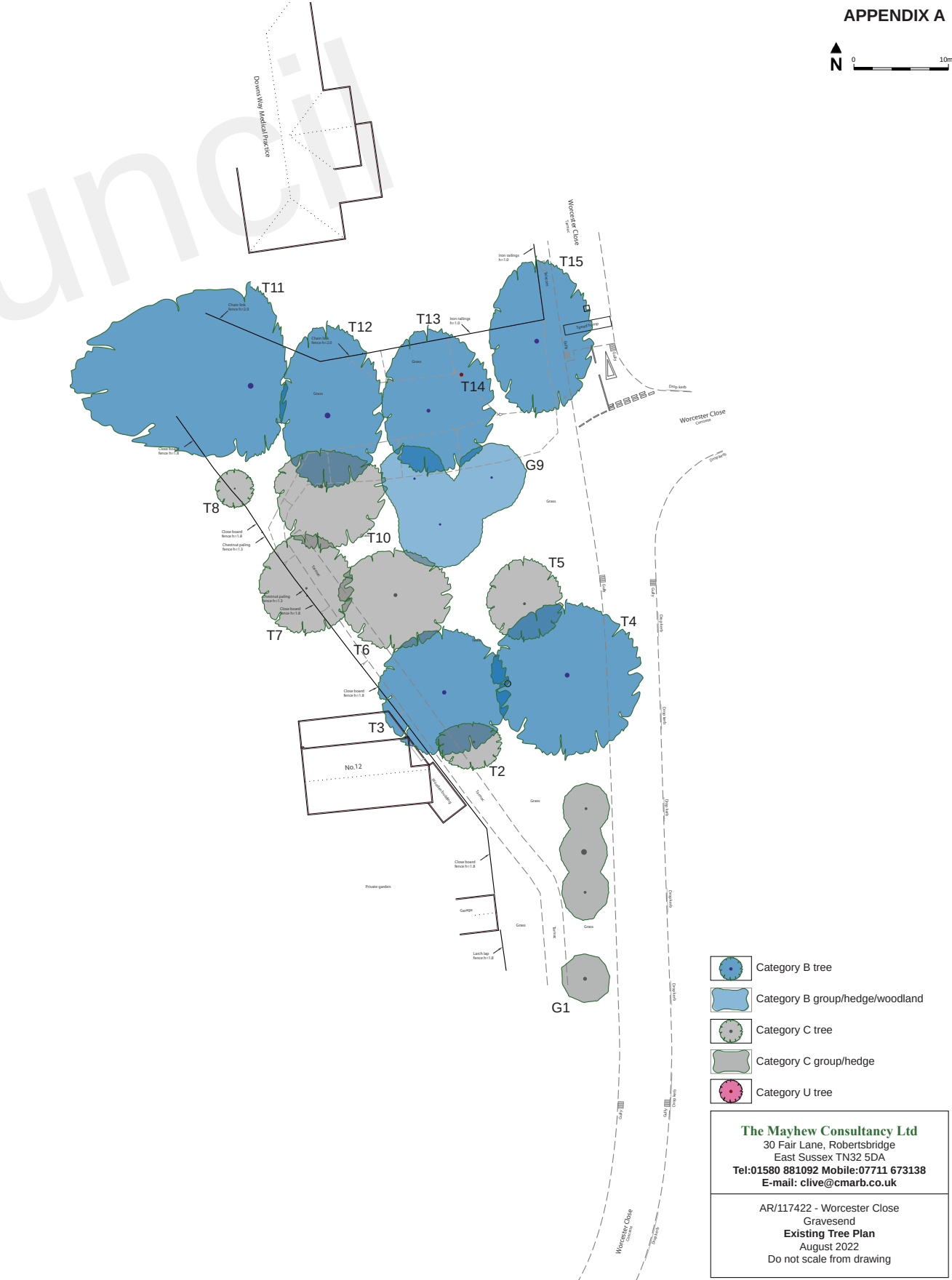
Ecology

An ecological study and site visit has been carried out by an ecologist which noted that the site consists of largely an area of amenity grassland with multiple scattered trees.

The scattered mature trees within the site lacks visible roosting features and due to their limited size and are, were considered to support 'negligible' roosting bat potential. Furthermore, the amenity grassland and hardstanding dominating the site were considered to be of limited interest for foraging bats due to the limited species composition.

No other evidence of badgers and small mammals, reptiles and hedgehogs were found on site.

Further details can be found in the supporting Preliminary Ecological Appraisal (PEA) report by The Ecology Partnership included as part of the Planning Application.



Existing Tree Plan Extract From the Arboricultural Report and Tree Survey

2.3 Topography

There is a significant level change to the north of the site where the level increases from 63.62m to 64.75m.

In addition to this, there is a more gradual slope east west across the site with the level increasing from 62.64m on Worcester Close to 64.34m on the public Bridleway.

These level differences are further illustrated on the existing sections included in the subsequent page.



Existing Levels

Existing Site Sections



Existing Section AA



Existing Section BB



Key Plan

2.4 Site Analysis

Urban Analysis

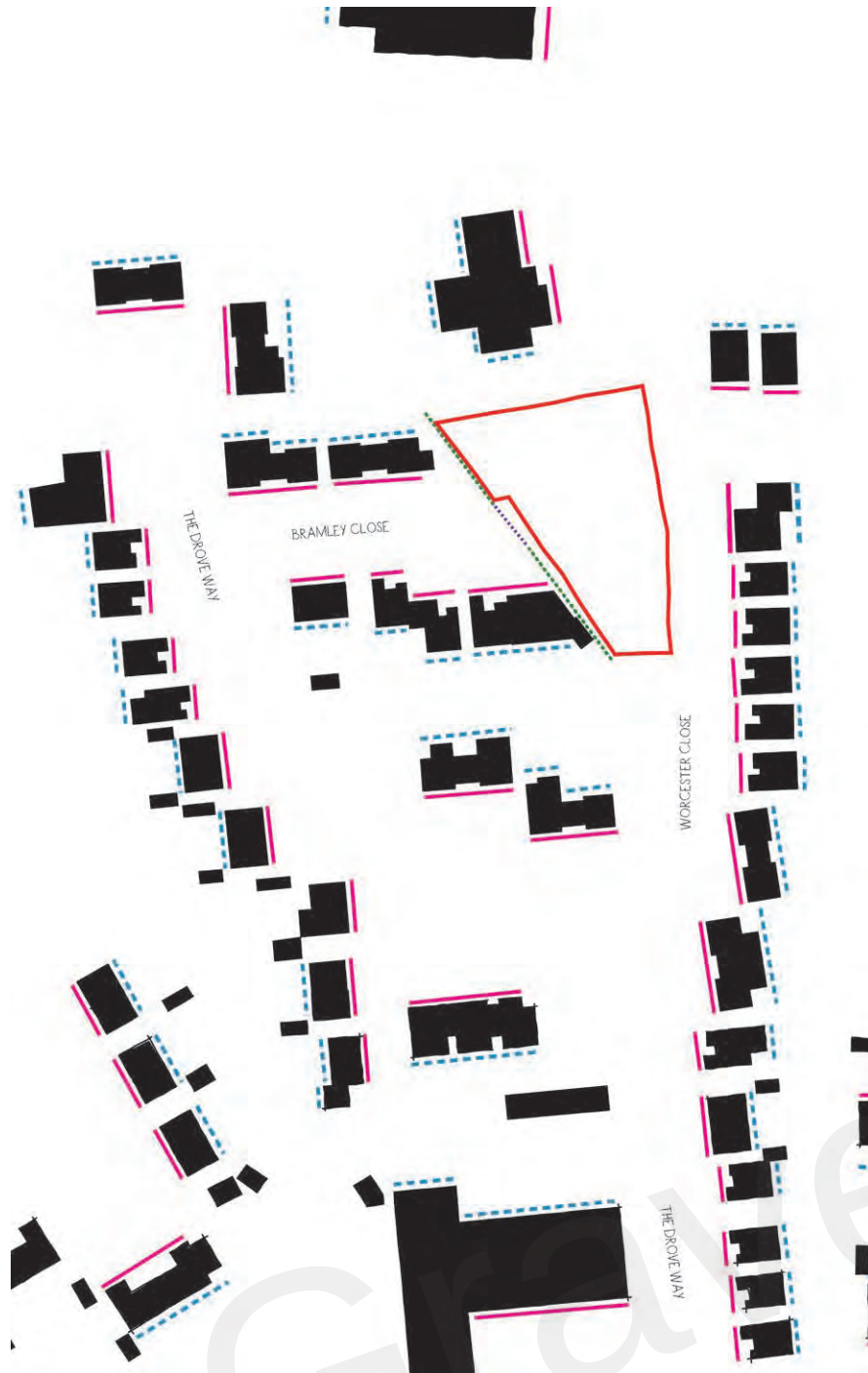
Urban Grain and Frontages

The majority of the surrounding buildings front Bramley Close, Worcester Close or The Drove Way. There is a strong alignment to the existing buildings along the east of Worcester Close and to Bramley Close. This alignment abruptly terminates with the grassed area of the site breaking this form.

The surrounding buildings are set back from the road with shallow footprints and clearly defined frontages.

Building Typology

The site lies in a residential area with predominantly semi-detached and detached typologies. The majority of these buildings are two storeys. Further to the south is a flat block with commercial shops at ground level; to the north is a two-storey medical practice with pitched roof and a public community centre.



Urban Grain & Frontages

Key

- Site Boundary
- Existing Building
- Primary Frontage
- Secondary Frontage
- Close Boarded Timber Fencing
- Chesnut Fencing



Building Typology

Key

- Site Boundary
- Detached / Semi Detached House
- Flat Block With Commercial on Ground
- Public Building
- Outbuilding / Other



Access

Vehicular & Cycle Access

Currently there is vehicular and cycle access along The Drove Way, Bramley Close and Worcester Close with no access to the site itself.

The majority of the surrounding houses have off-street vehicular parking with some informal on-street parking occurring. There are dedicated carparks for the Downs Way Medical Practice, Istead Rise Community Centre and recreation ground to the north of the site and there are dedicated car parks for the shops to the south.

There are no dedicated cycle ways in the area. It is presumed that cycles would share the road with vehicles.

Pedestrian Access

A formal pedestrian pavement is located opposite the site, along Worcester Close. There is a small section of formal pedestrian pavement to the north of the site, in front of the Downs Way Medical Practice however the pavement terminates approximately 10m north of the site. There is no pedestrian access between the site and Bramley Close.

A public bridleway runs north-south to the west of the site with a section of this running through the site. This section of the bridleway that runs through the site has become overgrown and inaccessible and led to an informal route, which diverts away from the formal bridleway path.

An additional informal route crosses the site from the south, connecting the public bridleway and Downs Way Medical Practice as the route continues along the grass verge directly north of the site.



Vehicular & Cycle Access

Key

- Site Boundary
- Vehicular & Cycle Access
- Public Car Park
- Private Car Park



Pedestrian Access

Key

- Site Boundary
- Pedestrian Access
- Public Bridleway
- Informal Routes



2.5 Site Constraints

The site presents a number of constraints to be considered within the proposal. These include:

- > A significant number of existing trees;
- > The public bridleway that runs partially through the site has become overgrown;
- > A significant change in level north-south and east-west through the site;
- > The lack of current access - both pedestrian and vehicular access;
- > Potential overlooking to the adjacent houses and of the Downs Way Medical Practice.

Key

Site Boundary

Existing Trees

Significant Change in Level

Public Bridleway (Partially Overgrown)

Informal Route

No Existing Vehicular Access

21m Overlooking Distance

Potential Overlooking of Medical Practice



Site Constraints

2.6 Site Opportunities

Despite the constraints, the site also presents various opportunities to inform the proposal. These include:

- > The potential to re-instate the formal route of the public bridleway which has become overgrown and inaccessible;
- > The opportunity to create a positive new frontage to Worcester Close while aligning any proposal to the existing building line of Bramley Close;
- > The potential to retain some of the existing trees in addition to the opportunity for on and off-site planting of replacement trees.

Key

Site Boundary

Potential to Retain Some Existing Trees

Potential to Reinstall Public Bridleway

New Vehicular Access & Parking

New Frontage to Worcester Close

Terminate the View

Landscaped Amenity

Respond to the Existing Building Line



Site Opportunities

2.7 Local Context

Massing and Character

The building typologies and form vary throughout Istead Rise village, although certain key features define the unique characteristics and local vernacular. These include:

- > Prominent Gable Ends;
- > Symmetrical Massing;
- > Predominantly Red Tiles to Upper Floors;
- > Light Brown Brickwork to Ground Floors;
- > White Window Frames.

Key Plan



Worchester Close - Shallow Pitches With Light Brickwork



Bramley Close - Prominent Gable Ends With Red Tiles to First Floor and Light Brickwork to Ground



The Drove Way - Prominent Gable Ends & Horizontal Brick Soldier Course Banding



The Drove Way - Red Tiles to First Floor with White Entrance Canopy

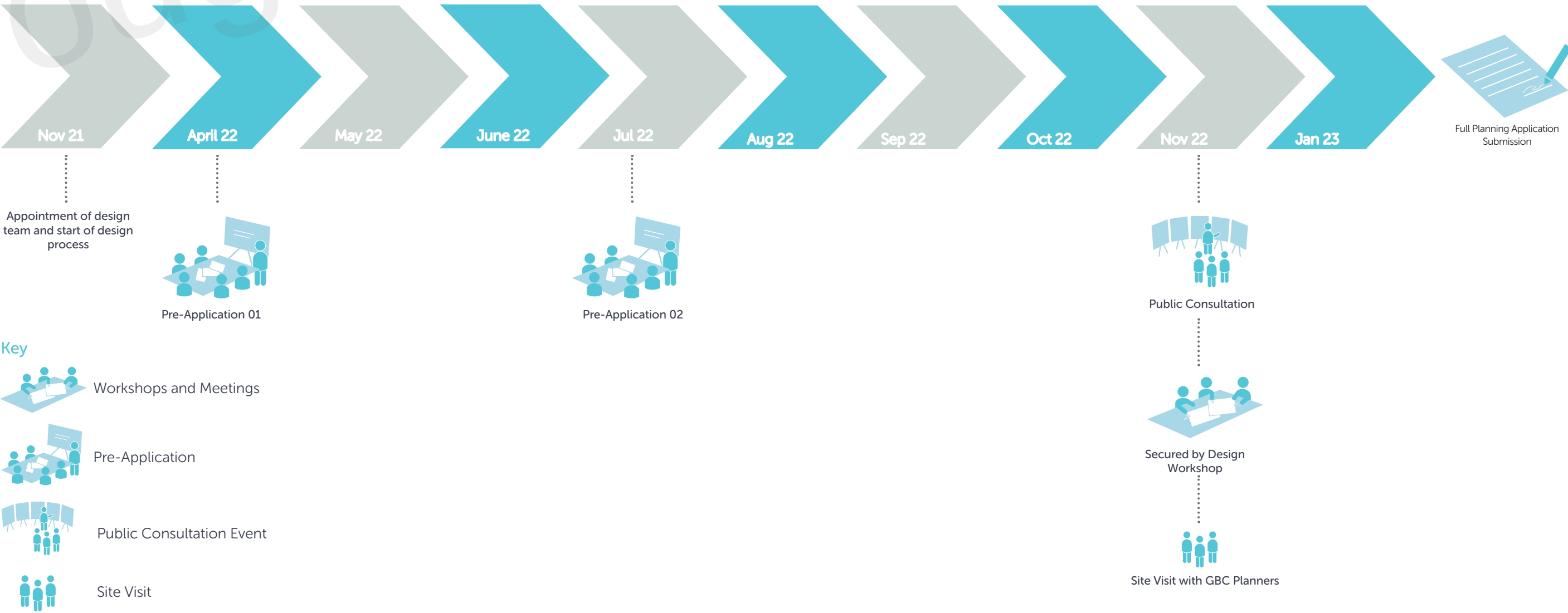
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3.0 Consultation and Engagement

3.1 Design Timeline

Throughout the design development process the design team has regularly consulted with Gravesham Borough Council and other statutory bodies such as Crime Prevention Officers as well as members of the public.

The timeline below shows a summary of the design development.



3.2 Pre Planning Application 01

April 2022

The site was recognised as a potential area for development following identification of local housing needs for circa 10 local households of varying sizes.

The proposals presented at the initial pre-application meeting included 9 homes contained within a single flat block with a combination of 1 bed and 2 bed homes.

Primary access to the flat block is to the south through a communal entrance fronting onto a landscaping with car parking. Ancillary spaces are incorporated adjacent to the communal entrance and within the landscape. Homes are designed to be dual aspect with private amenity to the south and north.

Summary of Proposal

- > 4 x 2B4P Flats;
- > 5 x 1B2P Flats;
- > 9 new homes in total;
- > All dwellings have their own parking space plus other 3 for visitors. 12 spaces in total;
- > 7 tree to be removed & replaced on 1:2 basis.

Key Discussion Points and Feedback

- > Maximise frontage onto Worcester Close;
- > Review footprint to respect the established build line of the adjacent properties on Bramley Close;
- > Access to the south of the site is acceptable with potential for trees to be retained in and around the carparking spaces;
- > Massing is too large and not in keeping either with Worcester Close or Bramley Close;
- > L shaped building was discussed that relate better to existing street scene and would reduce the massing of the flank walls.

Schedule of Accommodation	
1B2P	5
2B4P	4
Total Dwellings	9
New parking spaces	12



Proposed Site Layout



Proposed Aerial View



Proposed View from Worcester Close



Proposed View from New Access Road

3.3 Pre Planning Application 02

July 2022

Summary of Proposal

- > Homes proposed: 8no;
- > 1 two storey flat block;
- > 4 homes per floor;
- > Two separate stair cores with each core serving four homes;
- > L-shaped flat block to follow the rhythm of Bramley Close to the west and frontage to Worcester Close to the east;
- > New access road to the south of the site from Worcester Close;
- > External refuse and cycle stores.

Key Discussion Points and Feedback

- > Principle of development accepted, however, concerns raised regarding overdevelopment and size of the building footprint;
- > External balconies to facade facing Worcester Close are too overbearing and not in keeping with surrounding areas;
- > Inset balconies on the western wing of the block preferred;
- > Landscape proposal to consider boundary treatments; especially in relation to the existing pedestrian access path running along the west of the site;
- > Concern regarding the existing trees which would need to be removed to facilitate the development. Off site tree replacement planting agreed in principle;
- > Concern regarding daylight sunlight and views out for north facing rooms.

Schedule of Accommodation	
1B2P	4
2B4P	4
Total Dwellings	8
New parking spaces	10



Proposed Site Layout



Proposed Aerial View



Proposed View from Worcester Close



Proposed View from New Access Road

3.4 Site Visit

November 2022

Site visit undertaken with GBC Planners in November 2022 to discuss updated proposal.

Key Discussion Points and Feedback

- > Limited amenity to the ground floor 1B2P home and concern over the outlook from the living space - flipping the kitchen and living space was suggested;
- > Additional fenestration at high level to the 1 bed-wing west elevation facing the public bridleway was recommended;
- > Concern over balconies, even if inset, were raised - there is only one example of inset balconies in the surrounding context;
- > Further detail of the proposed boundary treatment is required;
- > Further detail of plans for pedestrian access in and around the site, including the section of the public bridleway to be re-instated is required;
- > Additional lighting would be required to the section of the public bridleway closed in by the development;
- > Removal of existing trees where required with new on and off site tree planting agreed in principle.



Proposed Site Layout



Proposed Aerial View



Proposed View from Worcester Close



Proposed View from New Access Road

3.5 Public Consultation

November 2022

A public consultation was held at the Istead Rise Community Centre on Saturday 26th November 2022 which provided an overview of the proposed development.

The key comments were

- > Concern with building on green space and the impact on potential foraging bats, existing trees and existing access by Istead Rise residents to and from their homes and the recreation ground and doctor's surgery;
- > The level of parking proposed and the impact the development will have on the existing narrow road;
- > Overlooking of the medical practice from the development;
- > Over development and the size of the homes;
- > The proximity of the refuse store to Bramley Close properties;
- > Concerns over whether the Bridleway will be retained/ the route of it.



Example Boards From the 26th November Event

3.6 Other Statutory Consultation



GBC Operations

GBC's Operations Department were consulted during the design stages to ensure the external refuse store was in a suitable location. A number of options were discussed with the Operations Department culminating in the proposed agreed solution.

Please refer to refuse strategy in Section 6 of this document for further details.

ASHP's for the first floor homes have been grouped together with access via the communal core for ease of maintenance.



GBC Parks & Open Space

GBC's Parks and Open Space Department were consulted during the design stages to discuss the proposal.

- > Discussion had with regards to the public right of way bridleway and current informal path. It was agreed that the proposal should reinstate the formal route of the public bridleway following the fenceline of Bramley Close and cutting back next to the surgery north of the site;
- > It was noted that there was damage to fencing between the site and Bramley Close due to storms in early 2022 and chestnut fencing was erected to block through access with additional trees planted. The fencing at the end of Bramley Close is outside of the site boundary and would not be affected by the proposal;
- > Discussion had regarding the private amenity boundary treatment to Worcester Close. Due to vehicular sight line, all ground floor amenity boundary to Worcester Close would need to be placed approximately 2.3m away from the road. It was discussed and agreed to propose mid level (1200mm high) close boarded fencing with brick piers and low maintenance bristly/rough low planting in front to deter access.
- > Discussions are on-going with regards to the off site planting of trees in the open space in close vicinity of the site.



Designing Out Crime

A meeting was held with a Designing Out Crime Officer at Kent Police where the proposals were discussed in detail.

Key items of the proposal discussed included:

- > Proposed boundary treatments
- > Vehicular & cycle parking and refuse store locations
- > External lighting
- > Ground floor window locations
- > Communal & private entrances and communal entry systems
- > Mail delivery strategy
- > CCTV

Comments had been incorporated into the proposal and the officer raised no further concerns.

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4.0 Proposal

4.1 Design Principles

The diagrams and statements opposite illustrate the key design principles that have been developed through site assessments, engagement process and design development which we have sought to retain throughout the design development process.



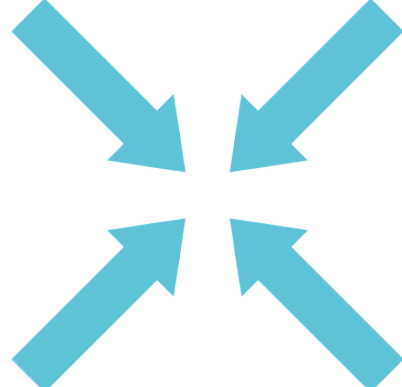
Encourage High Quality Development

The new development will provide high quality, affordable residential homes with a variety of sizes for different household needs.



Sensitive Consideration of the Context

The development will provide high quality affordable residential homes that is sensitive and considerate of the surrounding context. The unique character of Istead Rise has been analysed with key features incorporated into the proposal.



Improve Connectivity

The development will improve connectivity through the re-instatement of the public bridleway. The bridleway will also benefit from improved lighting and passive surveillance associated with the proposal.

The site also provides a good quantum of parking provision in line with its location and type of homes provided.



Establish a Diverse & Inclusive Community

The site was recognised as potential area for development following identification of local housing needs for circa 10 local households of varying sizes.



Provide a Sustainable Approach

The design incorporates the provision for sustainability, including solar panels, air source heat pumps (ASHP) and passive solar design for example.



Provide Dual or Triple Aspect Homes

All homes have either dual or triples aspect kitchen/ dining/ living rooms with no north facing bedrooms. This will ensure good daylight sunlight to all rooms and provide cross ventilation.

4.2 Site Layout

Overview

The layout has been developed following our site analysis to enhance the active frontage onto Worcester Close and provide a visual termination to Bramley Close. The L-shape footprint respects the existing building lines of Bramley Close and Worcester Close; responding to the proportions and siting of the existing surrounding houses.

The proposal is for 8no. homes for Local People in housing need; consisting of a mixture of 1 bed and 2 bed homes.

Parking has been located to the south with new vehicular access from Worcester Close proposed. The proposed landscaping has been carefully considered to maximise soft landscaping and planting to enhance the quality of the proposed development.

The proposal also aims to reinstate and formalise the existing brideway to the west of the site by removing the overgrown hedges and providing active natural surveillance from the new homes onto the brideway

8 HOMES

Affordable Homes

100%

Dual Aspect

Accommodation Schedule

	No. Flats	%
1B2P	4	50
2B3P	2	25
2B4P	2	25
Total homes	8	



Proposed Site Plan

4.3 Massing

The proposed building form and massing has been derived from the key features and characteristics identified in the analysis of the local vernacular.

The L-shaped building is designed in two "wings" with the eastern wing main frontage orientated North-South to provide strong building frontage onto Worcester Close and the western wing main frontage orientated East-West to follow the urban grain of Bramley Close.

The form of the building and its separation into two wings with separate cores has also been designed to reflect the change in level and topography of the site with the eastern wing at a lower finished floor level to relate to the homes on Worcester Close and the western wing at a higher finished floor to relate to the homes on Bramley Close and the brideway.

The proposed building form such as roof pitch differs between each wing of the building in response to the change in character between Bramley Close and Worcester Close.

Worcester Close

The eastern wing, facing Worcester Close has been designed with shallower gable ends and strong symmetry to provide a defined and ordered street frontage. A light brown brick is proposed to the full gable ends in response to the materiality of the existing houses.

Bramley Close

A steeper gable end is proposed to the end of the western wing to continue the strong roof profile of the neighbouring houses along Bramley Close.

Clay tiles have been proposed for the upper levels to respond to the existing materiality of the houses on Bramley Close.



Proposed Massing Sketch

4.4 Architectural Character

Eastern Wing - Worcester Close

Defined Gable Ends

A light brown brick is proposed to the gable ends of the eastern wing to reflect the brick of the existing houses along Worcester Close. This is enhanced by considered brick detailing with soldier coursing at the head of the windows and a stacked header bond to the gables, thereby hiding the roof edge creating a clean, simple profile. Meanwhile protruding brick headers, set out in a triangular pattern, will add interest to the top of the gable ends.

A darker, red brick is proposed to add detailing and interest to the elevation while referencing the red clay wall tiling and detailing found in houses on The Drove Way.



The Drove Way



Worcester Close



Eastern Wing Bay Study

Western Wing - Bramley Close

Material Treatment

A split in materials is proposed to the western wing, with red tiles to the upper level and the light brown brick on the ground level to tie the two building forms together. This will continue the existing material treatment approach already present along Bramley Close. A soldier course bond is proposed at the junction of the wall tiles and brick at the head of the windows and doors to create a strong delineation to the base of the building.

Entrances

A white brick is proposed to the either side of the communal entrance with red brickwork and red doors to the private entrances. This provides hierarchy to the entrances and helps to distinguish between the private and communal.

Windows

A variation in window colours is proposed. White windows are proposed where windows are located within brick walls to match the proposed light brown brickwork.

Red/brown windows are proposed at upper levels to match the proposed red/brown clay wall tiles.



Bramley Close



Western Wing Bay Study

4.5 Site Elevations

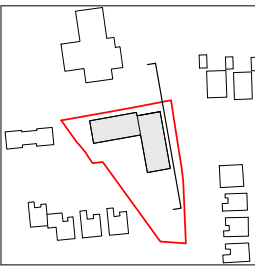
East Elevation Along Worcester Close



Existing East Elevation



Proposed East Elevation



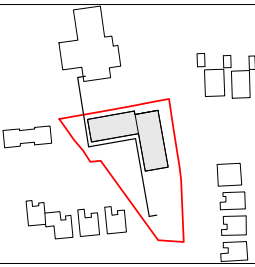
West Elevation Fronting Shared Amenity



Existing West Elevation



Proposed West Elevation



North Elevation Facing Down's Way Medical Practice



Existing North Elevation

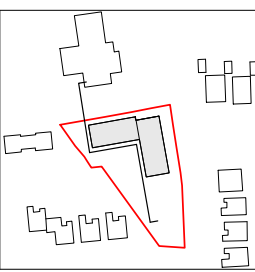
South Elevation Facing Main Vehicular Access



Existing South Elevation



Proposed North Elevation



Proposed South Elevation

4.6 Site Sections

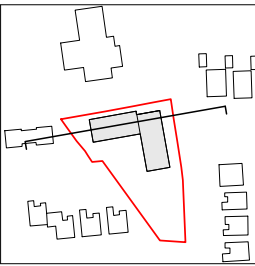
East - West Section



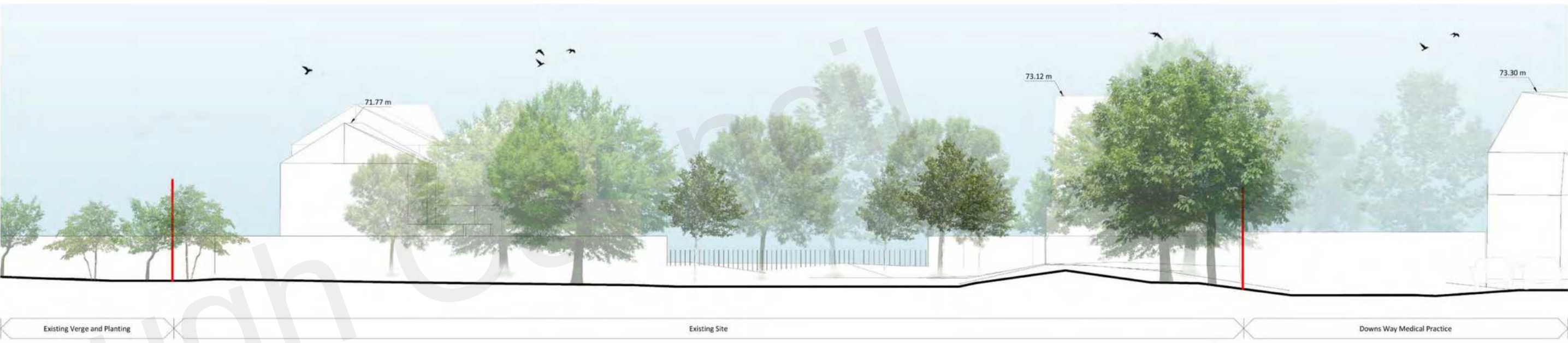
Existing East - West Section



Proposed East - West Section



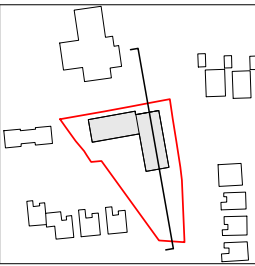
North - South Section



Existing North - South Section



Proposed North - South Section



4.7 Landscape

Design Intent

The proposed building footprint has been designed to not only reflect the surrounding existing urban grain but also to maximise the area of amenity to the south of the building; to ensure ample space for residents to sit, congregate and play. Parking is located directly adjacent to the new vehicular access from Worcester Close and are spaced apart as much as possible to allow for grass, hedges and trees to be interspersed in and around the parking area.

Trees

The proposal will retain two number trees to the west of the site; a Norway Maple and a Sycamore tree. Two additional trees are proposed to the west to reinstate the existing green screening between the site and Bramley Close.

Two existing apple trees to the south of the site, along Worcester Close, will be retained. Two additional trees are proposed to the east of the site to continue the line of trees and screen the carparking from Worcester Close.

The four new trees proposed will be of native species of value to wildlife such as oak, hazel, holly, wild cherry and apple as recommended by the Ecologist (please refer to PEA Report for further details). Discussions are ongoing regarding off site planting of trees in the open space in close vicinity of the site.

Soft Landscaping

A variety of soft landscaping is proposed; hedges are proposed along the site boundary to delineate and provide privacy and separation between private and communal amenity.

The newly formed areas of amenity grassland will also be supplemented with a variety of native plant species such as wildflower seed mixes to increase the biodiversity of the site and offer aesthetic appeal. Suitable species mix such as wild red clover, yarrow, oxeye daisy and meadow buttercup will be specified as recommended by the Ecologist please refer to PEA Report for further details)

Low maintenance bristly/rough planting such as Common Knapweed and Selfheal will be proposed in front of the private amenity along Worcester Close to deter informal passing.

Surface Treatment

New road is proposed to be tarmac with block paving for the carparking spaces. Block paving is also proposed for the main pedestrian path connecting the carparking to front entrances. Contrasting block paving (in size and/or pattern) is proposed for private amenity areas. The existing public bridleway will be re-instated along its formal route within the site boundary with the proposed surface treatment subject to detailed design.



- Key**
- 1 Vehicular Parking
 - 2 Refuse Store
 - 3 Cycle Store
 - 4 Communal Amenity
 - 5 Private Amenity
 - 6 Re-instated Bridleway
 - 7 Retained Existing Trees
 - 8 Proposed Trees
- Proposed Site Plan

4.8 Boundary Treatments

Strategy

A number of hard boundary treatments are proposed to balance the new resident's need for security and privacy whilst ensuring visual permeability for the pedestrians and those of the surrounding area.

The site boundary treatment has been designed to Secure by Design principles and has been discussed in detail with a Designing Out Crime Officer from Kent Police.

Soft boundary treatments such as hedges are proposed around the perimeter of the site (either behind or in front of the hard boundary treatments depending on location and visual impact).



Type A - Brick Piers & Open Railings (1200mm high)

Lower brick piers with open railings in between will provide visual permeability for pedestrians using the public bridleway whilst ensuring security to the development.



Type B - Low Level Brick Wall with Railings (1200mm high)

Low level brick walls with railings will delineate between private front gardens and entrances to communal spaces.



Type C - Close Boarded Timber Fence (1800mm high)

Close boarded timber fencing to the north will provide privacy to the private amenity space of residents and ensure no overlooking of the Downs Way Medical Practice.



Type D1 - Brick Piers & Close Boarded Fence (1800mm high)

Tall brick piers with close boarded fencing to separate the private amenity and the public bridleway to ensure privacy whilst providing a pleasant architectural appearance for the public.



Type D2 - Brick Piers & Close Boarded Fence (1200mm high)

Lower brick piers with close boarded fencing is proposed to separate the private amenity facing Worcester Close. The fence and level change will provide privacy for residents whilst providing a positive street frontage.

4.9 Views

Worcester Close - Looking North



Worcester Close - Looking East



Public Bridleway - Looking North



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5.0 Home

5.1 Overview

The proposal will provide a total of 8 high quality, affordable homes to meet the need for new homes in Gravesham.

A mixture of 1-bed and 2-bed flats are proposed with 100% of the homes being either dual or triple aspect to ensure good daylight and sunlight to all rooms and provide cross ventilation.

Kitchen/ dining/ living areas are located at corners of the building to maximise daylight sunlight and views out.

All homes are designed to meet or exceed Nationally Described Space Standards (NDSS) and comply with Gravesham Borough Council's Residential Layout SPG.



Spacious Kitchen, Dining and Living Spaces
Sized to Suit Different Needs



Flexibility to Allow For Desk Space For
Working From Home or Remote Studies



Generous Private Amenity Spaces to Ground
Floor Homes

5.2 Floor Plans

Ground Floor Plan

- > A communal path leads from the vehicular parking to the communal and private entrances with generous steps leading down to the lower eastern wing;
- > A new gate provides residents with direct access to the re-instated bridleway with a direct route to The Drove Way amenities and bus stop;
- > Every ground floor home benefits from its own private entrance with direct access to their private rear amenity;
- > Generous communal entrances for the first floor homes have been strategically located next to the private ground floor entrances to ensure maximum privacy to the ground floor homes;
- > The 2no. 1B2P ground floor homes have been designed to Approved Document Part M4(2) standards with level access;
- > A through access core on the 1-bed wing provides maintenance access to the ASHP's located to the north.



Proposed Ground Floor Plan

First Floor Plan

- > Generous cores provides access to the private entrances of the first floor homes;
- > All the first floor bedroom and living areas have been designed to be east, west or south facing to maximise sunlight/daylight.
- > Kitchens and bathrooms have been located to the north of the 1-bed wing to minimise privacy concerns and overlooking of the Downs Way Medical Practice.



Proposed First Floor Plan

5.3 Typical Homes

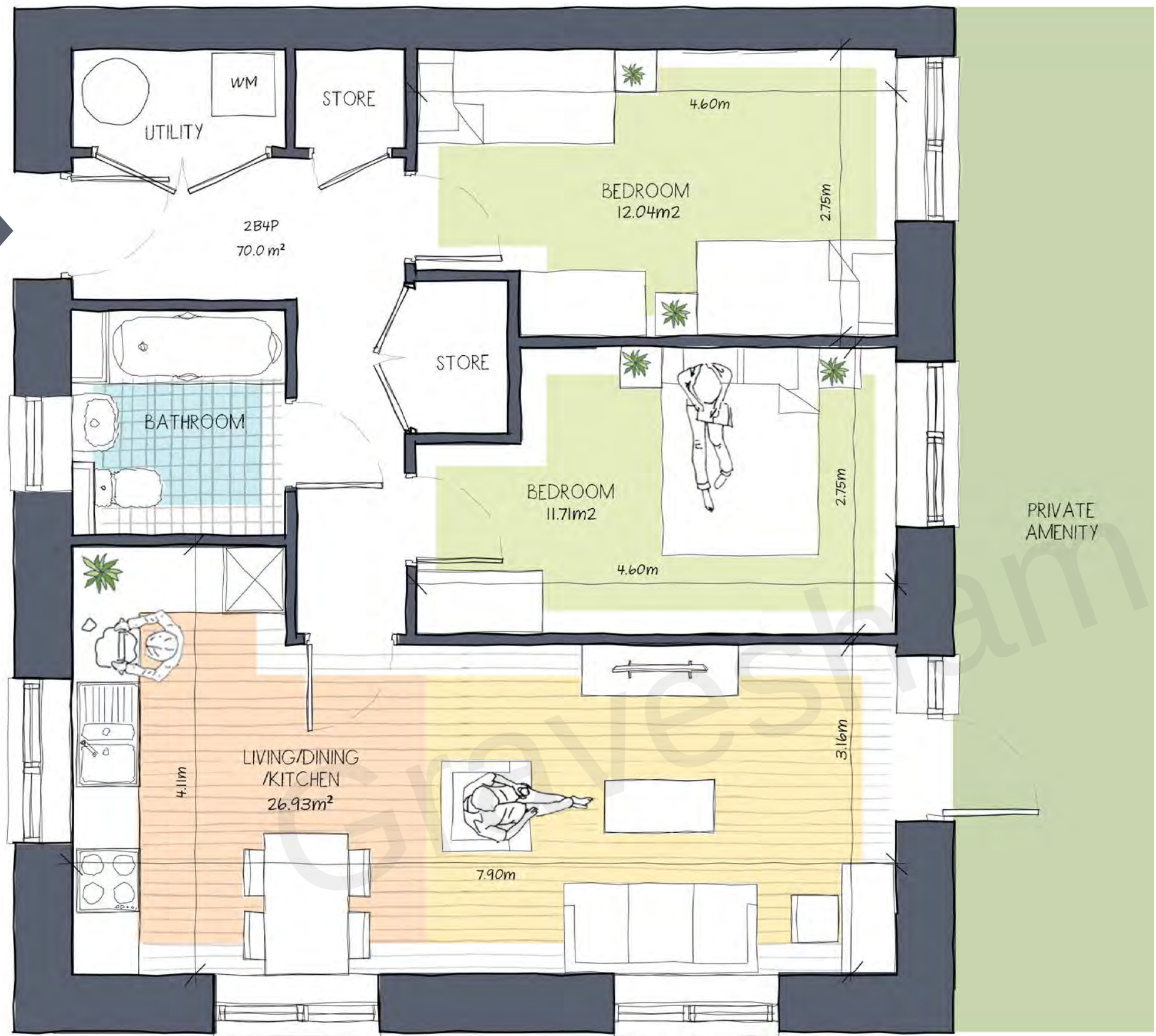
2 Bed 4 Person Home

Location: Ground Floor

Area: 70m²

No. Homes: 2

- > Generous entrance hallway with storage and utility cupboards. Efficient layout maximises living accommodation and minimises corridor space;
- > Triple aspect kitchen, dining, living area with direct access from the living area to the private amenity;
- > Flexible layout to allow for home working or study;
- > East facing bedrooms to maximise direct sunlight;
- > Window to bathroom to maximise ventilation and daylight.



Typical 2 Bed 4 Person Home - Internal Arrangement

2 Bed 3 Person Home

Location: First Floor

Area: 73.1m²

No. Homes: 2

- > Generous entrance hallway with storage and utility cupboards. Efficient layout maximises living accommodation and minimises corridor space;
- > Triple aspect kitchen, dining, living area to maximise sunlight/ daylight;
- > Flexible layout to allow for home working or study;
- > East facing bedrooms to maximise direct sunlight;
- > Window to bathroom to maximise ventilation and daylight.



Typical 2 Bed 3 Person Home - First Floor Internal Arrangement

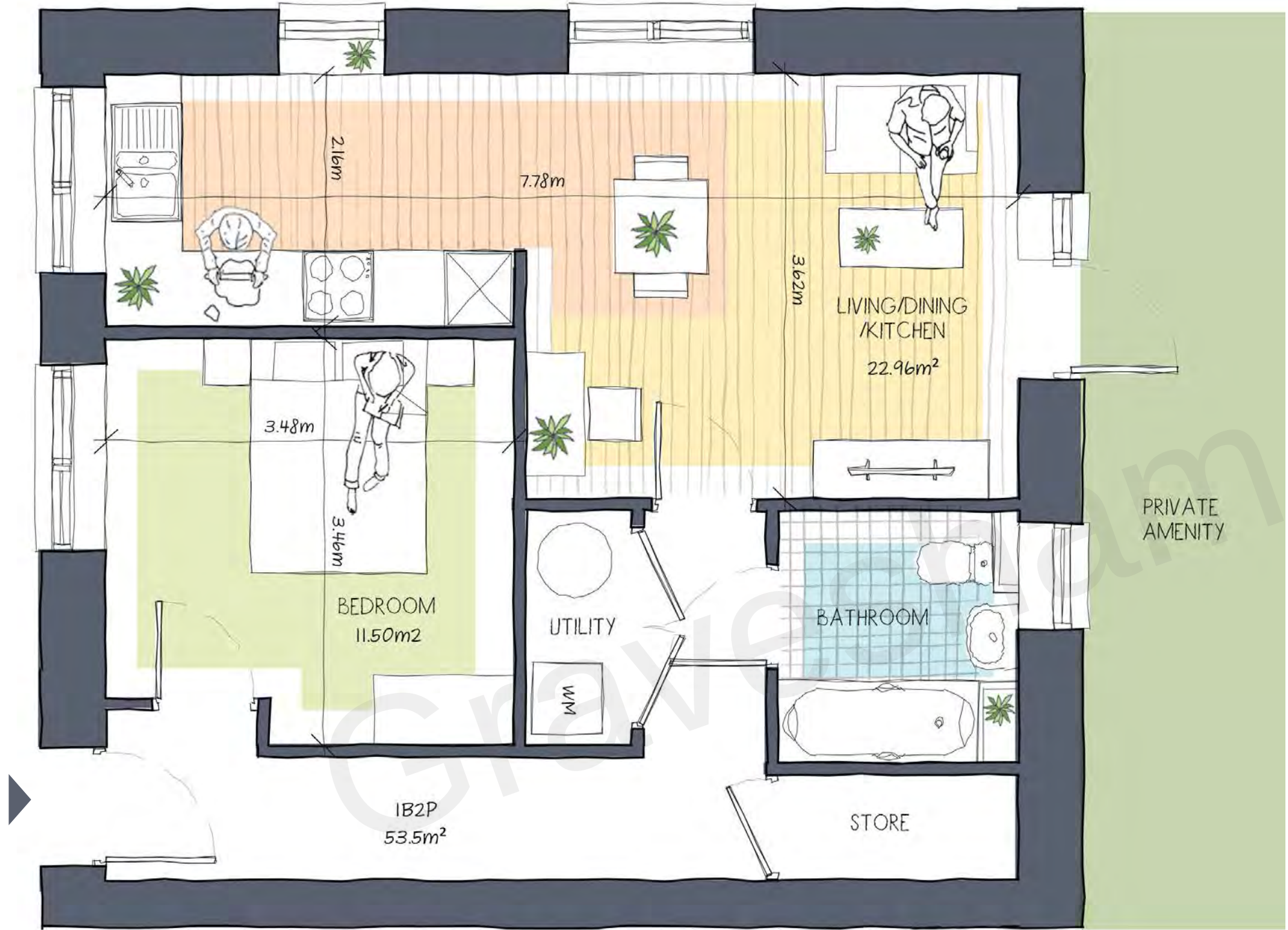
1 Bed 2 Person Home - Ground Floor

Location: Ground Floor

Area: 53.5m²

No. Homes: 2

- > Generous entrance hallway with storage and utility cupboards. Efficient layout maximises living accommodation and minimises corridor space;
- > Triple aspect kitchen, dining, living area with direct access to private amenity from the living area;
- > Flexible layout to allow for home working or study;
- > South facing bedrooms to maximise direct sunlight;
- > Window to bathroom to maximise ventilation and daylight.



Typical 1 Bed Home - Ground Floor Internal Arrangement

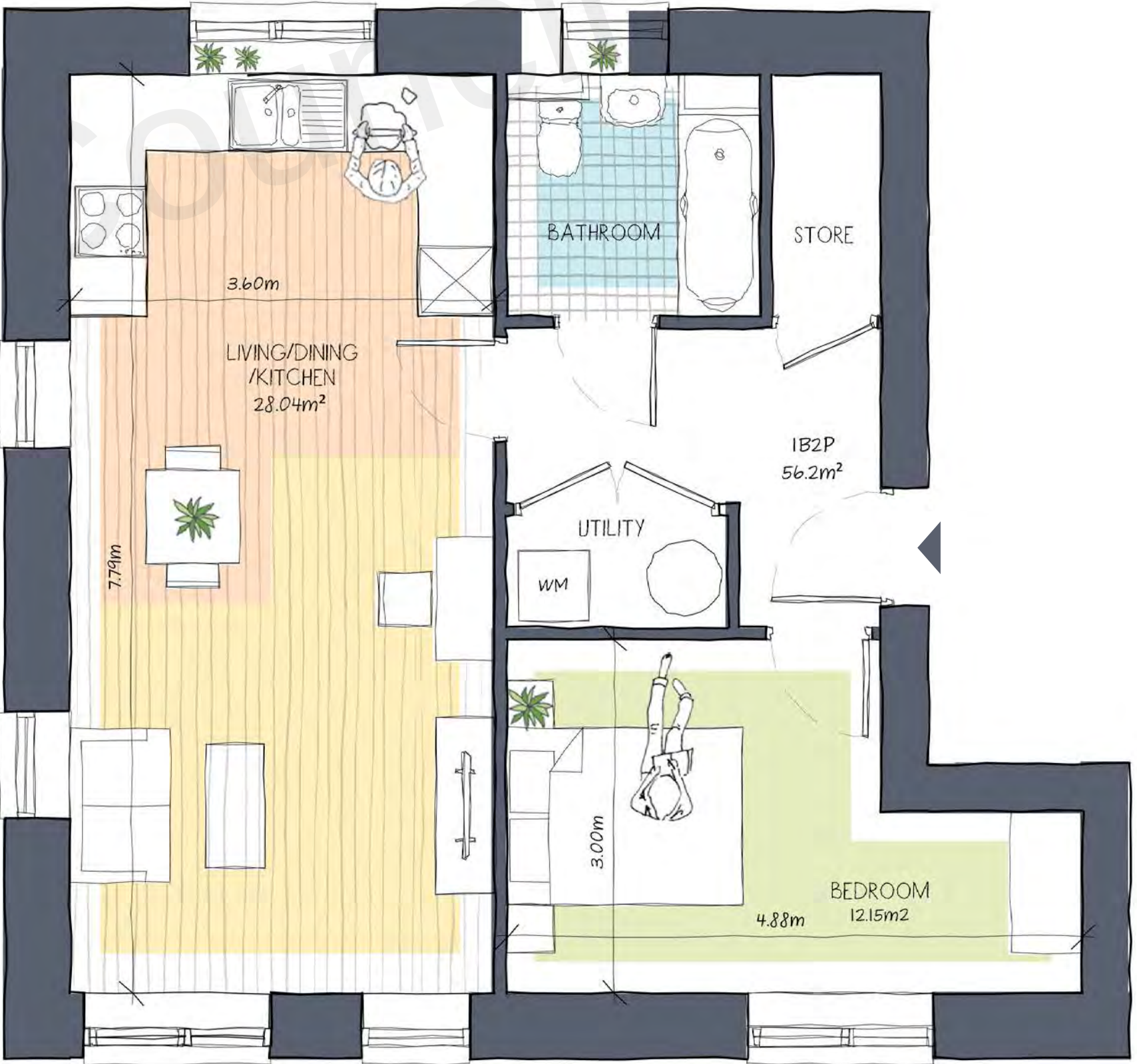
1 Bed 2 Person Home - First Floor

Location: First Floor

Area: 56.2m²

No. Homes: 2

- > Generous entrance hallway with storage and utility cupboards. Efficient layout maximises living accommodation and minimises corridor space;
- > Triple aspect kitchen, dining, living area with direct access from the living area;
- > Flexible layout to allow for home working or study;
- > South facing bedrooms to maximise direct sunlight;
- > Window to bathroom to maximise ventilation and daylight.



Typical 1 Bed Home - First Floor Internal Arrangement

5.4 Accommodation Schedule

Standard		GIA m2	Room & Area m2					
			Kitchen / Dining / Living	Double Bedroom	Twin Bedroom	Single Bedroom	Bathroom & WC	Built in Storage
1B2P Ground Floor	Proposed	53.5	23	11.5	-	-	4.4	2.4
	NDSS	50	N/A	11.5	-	-	N/A	1.5
	GBC SPG 2	N/A	25.2	11.2	-	-	3.5	N/A
1B2P First Floor	Proposed	56.2	28	12.2	-	-	4.4	2.4
	NDSS	50	N/A	11.5	-	-	N/A	1.5
	GBC SPG 2	N/A	25.2	11.2	-	-	3.5	N/A
2B4P Ground Floor	Proposed	70	26.9	11.8/ 11.7	11.8/ 12.0	-	4.4	2 / 2.8
	NDSS	70	N/A	11.5	11.5	-	N/A	2
	GBC SPG 2	N/A	25.2	11.2	11.2	-	3.5	N/A
2B3P First Floor	Proposed	73.1	35.7	11.6	-	7.6	4.4	2.8
	NDSS	61	N/A	11.5	-	7.5	N/A	2
	GBC SPG 2	N/A	25.2	11.2	-	6.5	3.5	N/A

Notes:

GBC SPG 2 area requirements no longer apply however have been referenced for information

0.5m2 storage area has been included within the utility cupboards

All hallways and landings designed to minimum width of 1050mm (as per BRegs AD M) which exceeds the SPG requirement of 900mm

GF 2B4P homes have slight variation in layout due to entrance location (see variation in storage area)

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6.0 Strategy Diagrams

6.1 Distances Strategy

The building location is proposed to strengthen the existing urban grain and to provide an active frontage onto Worcester Close and visual termination to Bramley Close. The L shaped footprint is sited to maximise amenity space to the south and to respond to the proportions and siting of the existing surrounding building. The building is also designed in two "wings" with the eastern wing finished floor level relating to homes on Worcester Close and the western wing finished floor level relating to homes on Bramley Close.

The siting of the building is designed to take into consideration Gravesham Residential Layout Guidelines SPG 2015

- > The building is located at the junction of Worcester Close, between the footprint of No.1 and No.20 Worcester Close to minimise impact on overlooking and overshadowing. The proposed habitable room window to habitable room window distances between the proposal and No.1 and No.20 Worcester close is circa 20m and no windows are directly facing one another.
- > The building is located south of the Downs Way Medical Practice. On the ground floor, high level fencing is proposed to the private amenity space directly opposite the Downs Way Medical Practice building to ensure no overlooking. On the first floor, only windows to kitchens and bathrooms are proposed, with the later to be frosted. Low level fencing and habitable room windows are proposed to the north elevation of the building facing Downs Way Medical Practice carparking to increase natural surveillance and active the flank wall.
- > The building is located east of No.7 Bramley Close, with its footprint aligning to one another. On the ground floor, high level fencing is proposed to the private amenity space to ensure privacy from the public bridleway running between the building and No.7 Bramley Close. High level windows (with cil at circa 1100mm) are proposed on the western flank elevation to provide secondary windows to the kitchen/living/dining area to maximise ventilation and daylight sunlight. The windows will also aid security to the public bridleway by providing natural surveillance and active the area.



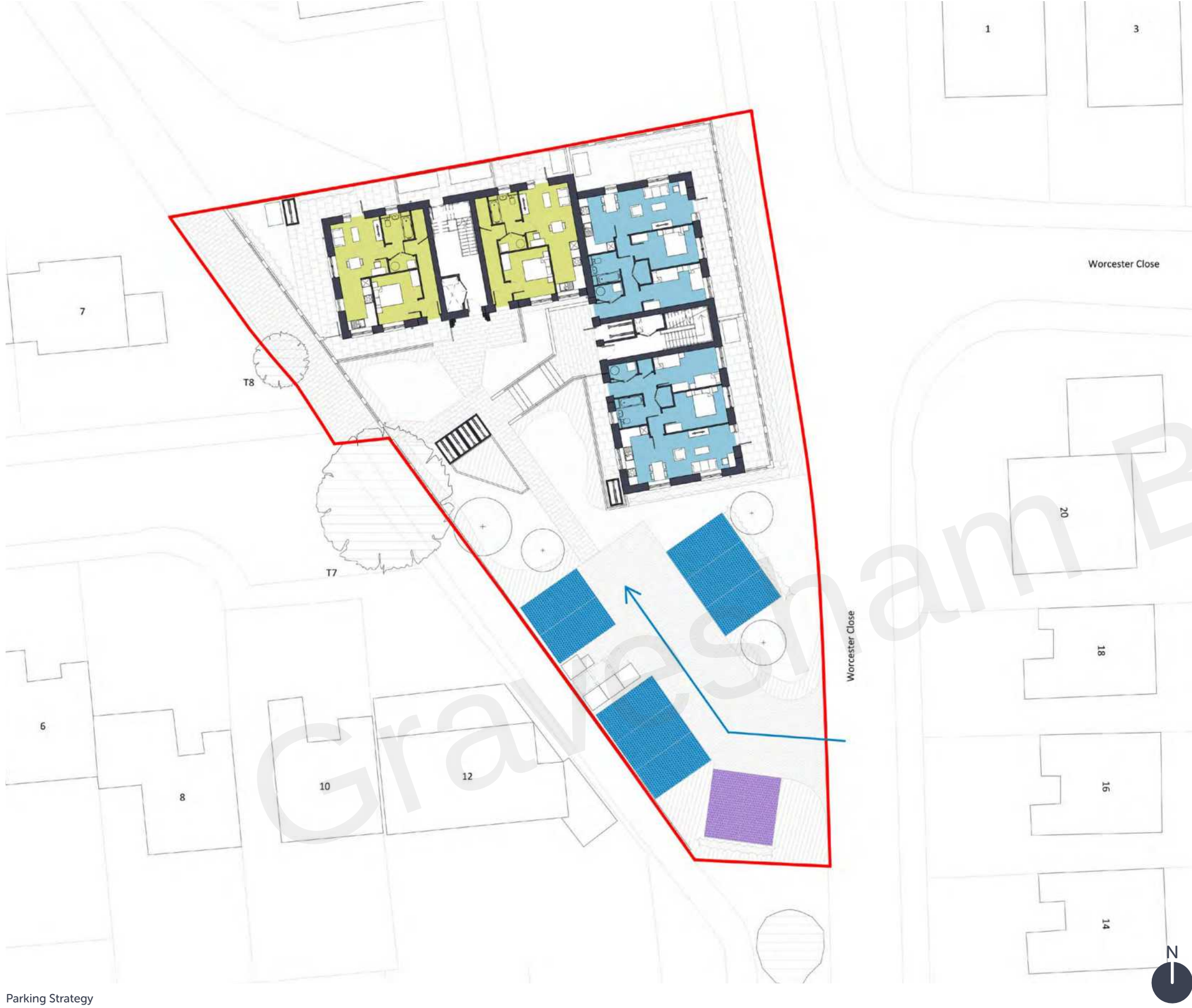
Distances Strategy - First Floor Plan

6.2 Vehicular Access & Parking Strategy

A new entrance from Worcester Close will provide vehicular access to the site. The proposal will provide 10no. new vehicular parking spaces in line with KCC's Residential Parking SPG.

- > 8 no car parking space (one for each dwelling) will be provided with active EV charging point subject to Building Control application at Detail Design stage and Construction cost at the time.
- > 2 no car parking spaces (visitors) will be provided with passive EV charging connections
- > Therefore we will be providing 100% EV charging provision (as per the Transport Technical Note)

For full details, please refer to the supporting Transport Statement.



Key

- ← Vehicular Access
- Residents Parking Space
- Visitor Parking Space

Parking Strategy

6.3 Cycle & Pedestrian Access Strategy

Cycle

Cycle parking spaces are provided in accordance with the minimum standards set out in the KCC Vehicle Parking Standards SPG.

A total of 8no cycle spaces are proposed with a mix of location:

- > 1 no dedicated cycle stores are proposed for each ground floor home with direct rear/front garden access - total of 2no;
- > 2 no internal cycle spaces within core 2 for the provision of two electric bicycles;
- > 4 no external covered and secure cycle stores will be provided similar to an example such as the below.



Pedestrian

The overgrown and inaccessible formal route of the existing public brideway will be re-instated to the north-west corner of the site. In addition to this, a new gate will provide residents with access directly from the brideway to the site. The existing timber fencing separating Bramley Close to the site and public brideway is outside of the site boundary and will be retained.

Key

- Pedestrian Access
- ← Cycle Access (On Bike)
- Cycle Access (On Foot)
- Cycle Store



Access Strategy

6.4 Refuse Strategy

The refuse strategy has been designed in accordance with Gravesham Borough Council's Planning Guidance on Waste Refuse Collection Requirements 2019 and Gravesham Operations have been consulted during the process.

A communal refuse point with refuse stores has been located on a hardstanding adjacent the vehicular parking. The refuse store will be:

- > Approximately 15m from Worcester Close where the refuse vehicle will stop to collect. Note that refuse vehicle will not be entering the site to collect;
- > Approximately max 35m away from the furthest front door, which in this case is the first floor 1B2P home on the western wing.

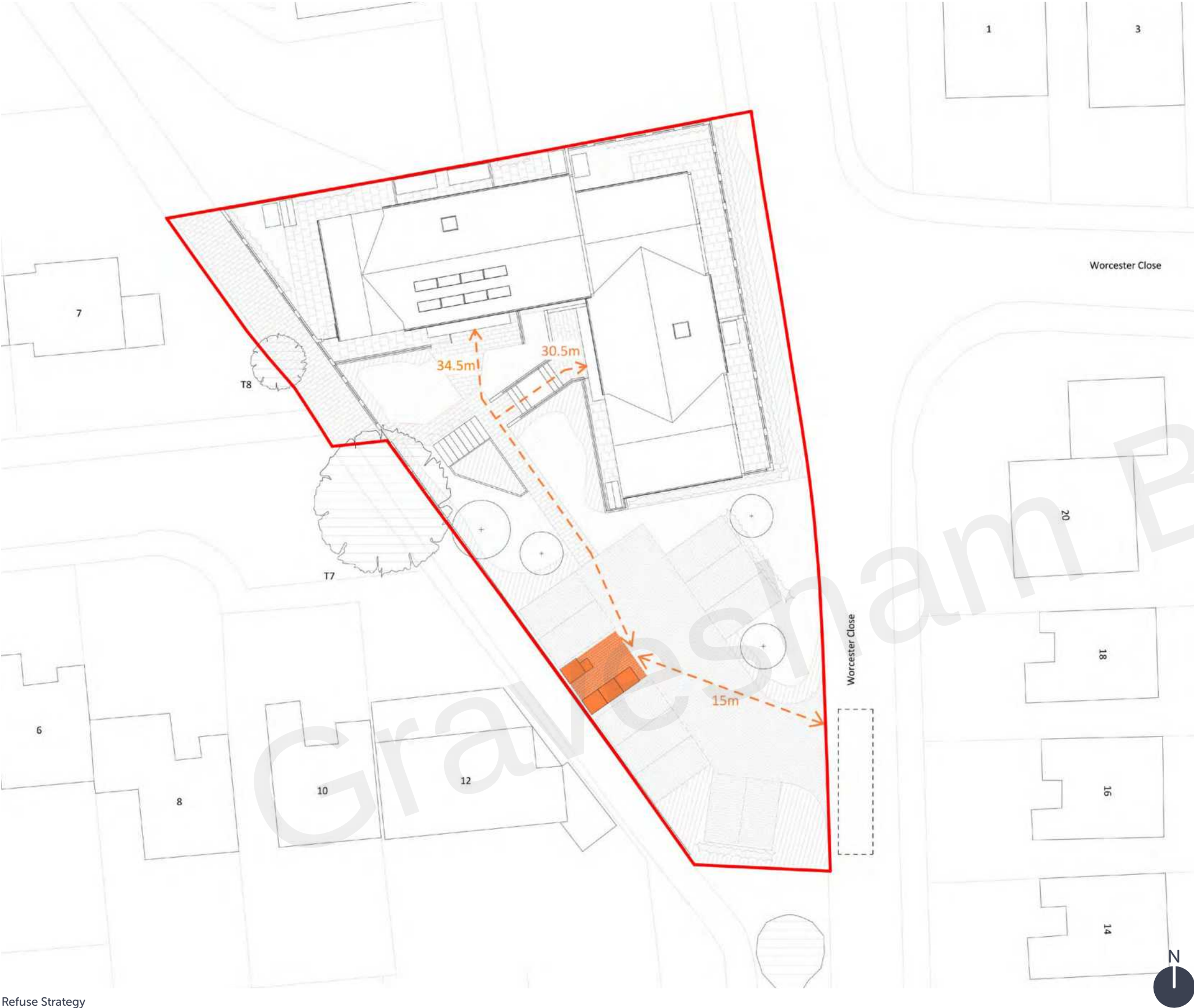
A covered, secure external refuse store will be provided similar to an example such as the below.



Refuse Schedule - Communal			
Homes	General Waste (1100l bin)	Recycling (1100l bin)	Food Waste (140l bin)
8	2	2	1

Key

- Resident's Carry Distance
- Refuse Personnel Drag Distance
- Refuse Store
- Refuse Vehicle



Refuse Strategy

6.5 Cleaning & Maintenance Strategy

The design has been developed to ensure ease of maintenance and cleaning.

Window Cleaning

- > All windows to private areas have been designed to be cleaned from the inside with the exception of ground floor private amenity doors which are designed to be cleaned from the outside;
- > Windows have been designed to ensure that where there are fixed glazing panels, these are no more than 800mm wide to ensure they can be reached appropriately without the need for an extendable squeegee or steps.

Maintenance

- > A through access core has been provided to Core 1 to enable easy access to the first floor ASHP's which are located to the north of the proposal;
- > Individual ASHP's for the ground floor homes are located within private amenity areas for easy access and maintenance;
- > Pitched roofs are proposed with no access required.

Key

- Tilt and Turn Windows to be Cleaned Internally
- Windows Accessible Externally for Cleaning
- AOV Windows to be Cleaned Alongside Roof Maintenance



East Elevation Cleaning Strategy

6.6 Inclusive Access Strategy

All homes are designed to comply with Building Regulations AD M4(2) internally, however, due to site topography and lack of lift, level access from external is not possible and only the ground floor 1B2P homes have been designed to be fully compliant with M4(2) Accessible and Adaptable Dwellings.

The diagram on the right shows how the design of the 1B2P ground floor home would meet M4(2) Standards such as:

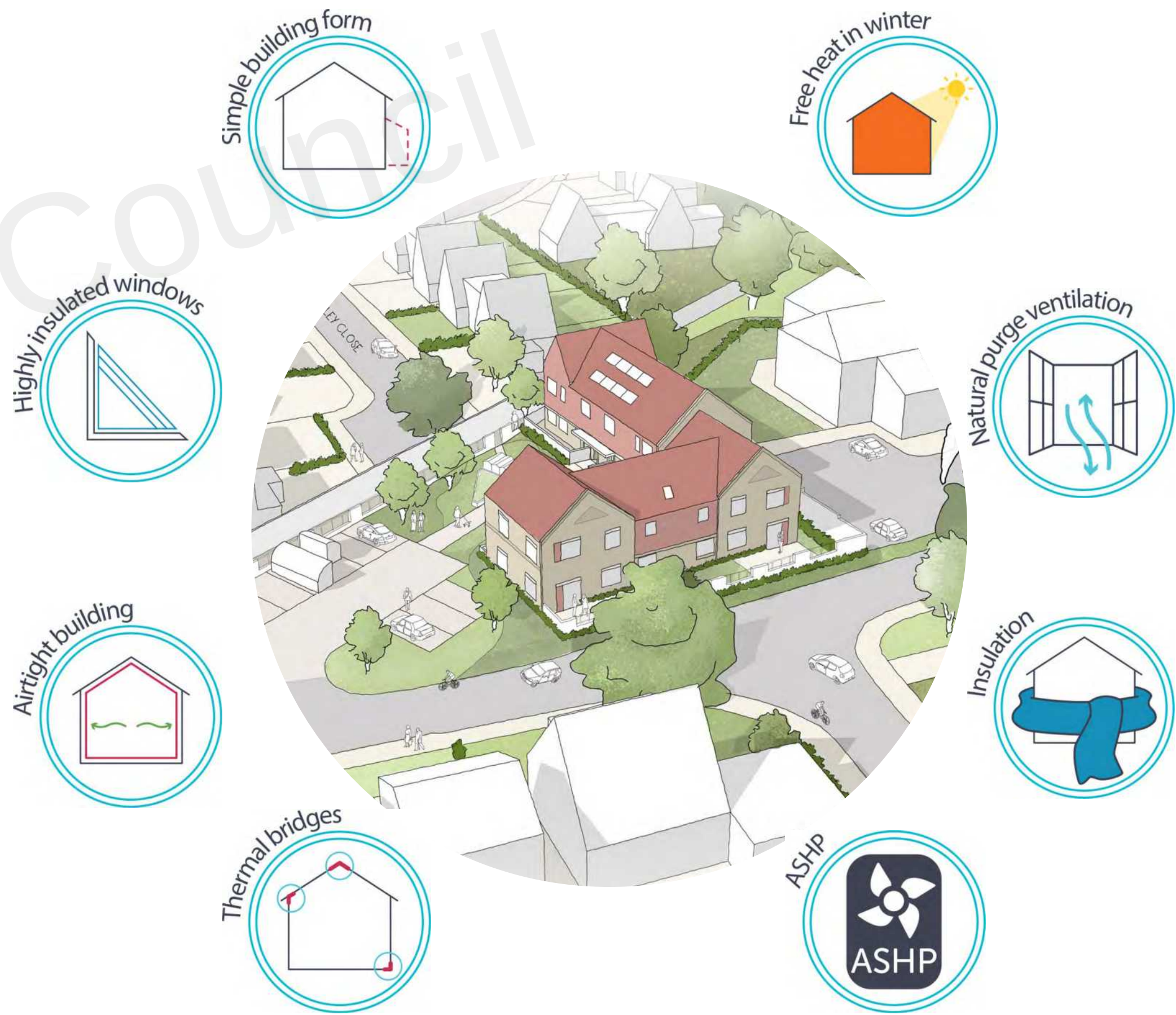
- > Minimum corridor widths with minimum clear opening width of doors, including 300mm nib to leading edge;
- > Clear access zones in bedrooms and kitchens;
- > Bathroom size and layout designed as an example set within AD M4(2).



6.7 Sustainability Strategy

A number of key sustainability measures have been incorporated into the design through both passive and active measures. These include:

- > A fabric first approach with low u-values to the external fabric (walls, roof, windows etc.);
- > Orientation of homes to maximise daylight with an internal arrangement that maximises dual and triple aspect homes for cross ventilation;
- > Careful consideration of openings (orientation, size and g-values) to minimise overheating;
- > Carbon reduction through the use of on-site air source heat pumps and photovoltaic panels;
- > Active and passive electrical vehicle charging infrastructure to meet building regulations Approved Document Part S;
- > Provision of cycle storage spaces, including e-cycle spaces, to promote sustainable means of travel.



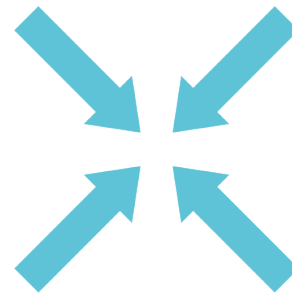
7.0 Scheme Benefits



100% Affordable Homes



New Planting, Trees and Bird/
Bat boxes for Biodiversity



Public Bridleway Reinstated



On-site & Off-site Tree
Planting



Energy Efficient Homes



Dual Aspect Homes With
Good Daylight / Sunlight



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Greenwich, London SE10 9QX
t. 020 8293 5175

Midlands

Alpha Works, Alpha Tower
Suffolk Street Queensway
Birmingham B1 1TT
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