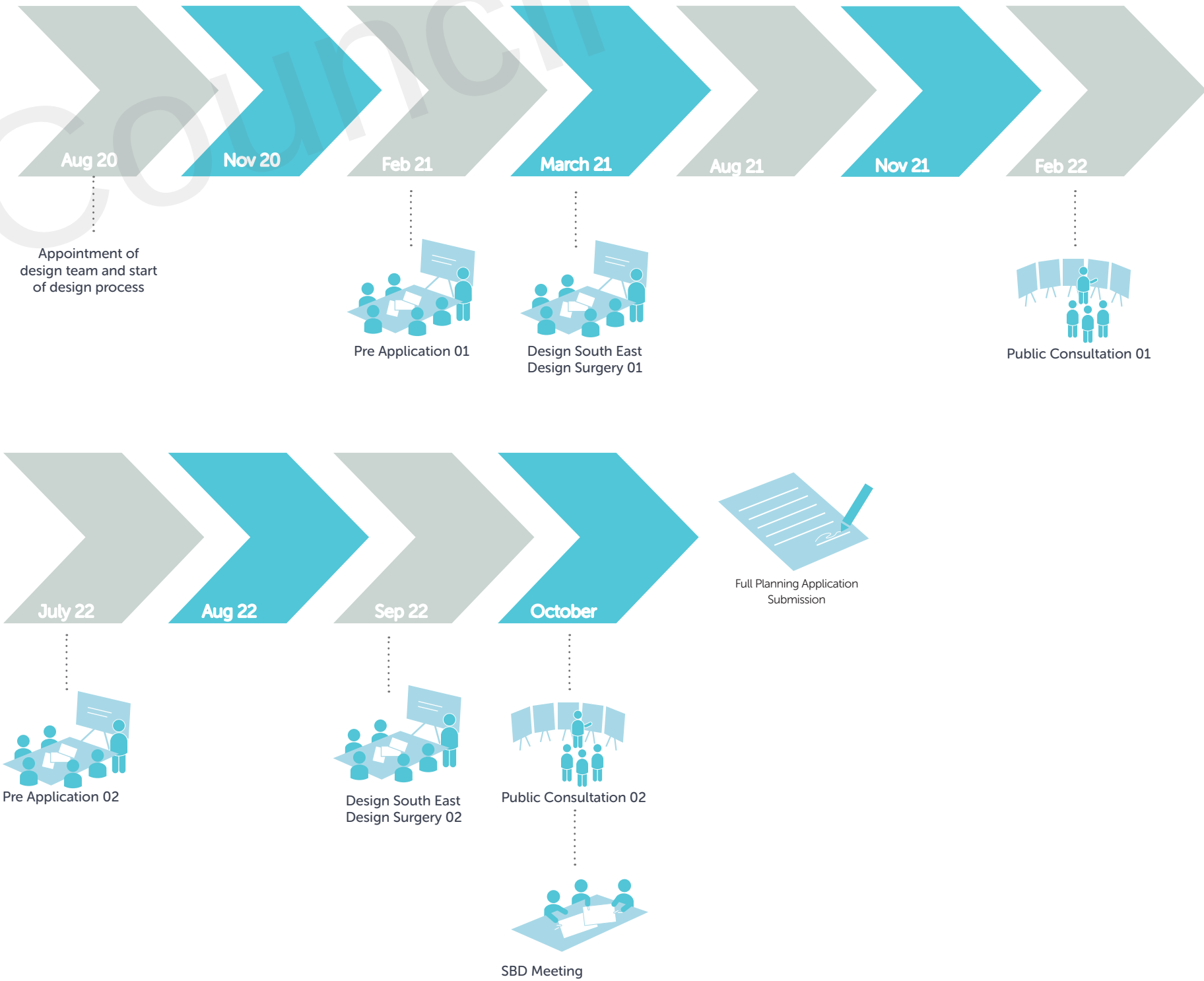


3.0 Consultation and Engagement

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 Kent County Council, Crime Prevention Officers and members of the public. A summary of the design development timeline can be found in the adjacent diagram.



- Key
- Workshops and Meetings
 - Pre Application
 - Public Consultation Events

3.2 Pre-Application
Pre-App 01 (February 2021)

Homes demolished: 10 (plus current caretaker's facility)
Units gained: 32 (plus potential 9 caretaker units)

- 32-41 Energy efficient units including one wheelchair unit
- 5 blocks, each at 3 storeys tall
- Dual / Triple Aspect units
- Demolition of two existing houses and two existing block of flats
- Retaining structure required to accommodate level changes
- 32 new parking spaces including one wheelchair / accessible parking space for Blocks A-D
- 9 parking spaces for Block E
- Buffer planting proposed to perimeter of building at ground floor
- Existing under-used amenity space to be improved
- Potential improvement to amenity space in front of existing blocks

Accommodation Schedule

Block	A	B	C	D	E (caretaker)
1b2p	4	6			7
2b3p		1	3		2
2b4p	5	5	6		
4b6p				2	
Total	9	12	9	2	9
Total units		32			9

- Key
- 1B2P
 - 2B3P
 - 2B4P
 - 4B6P



Proposed Typical Floor Site Plan

Pre-App 02 (July 2022)

Homes demolished: 26 (including caretaker's facility)
Homes Proposed: 46 (including reprovision of caretaker's facility)

- 2 flat blocks and 2 terraces, ranging in height from 2 to 4.5 storeys.
- Flat Block A complements the adjacent Bishops Court development and replaces the existing 3 storey pitched roof flat block.
- Flat Block B provides a focal point from the entrance to the site and frames St Columba's Close.
- Terrace T01 maintains a similar position to the existing 2 storey flat block with pitched roof and has no primary windows facing north to minimise overlooking.
- Terrace T02 complements the regular existing grain and provides a traditional street character with facing houses and on plot parking to the front.
- Wider landscape improvements and enhancements to the communal amenity.

- Discussions included the following key points on the layout:
- Concerns raised regarding overlooking in relation to Terrace T02.
 - Principle of Block A, complementing adjacent Bishops Court development, considered acceptable subject to further review of overlooking of homes to rear.
 - Consider impact of proposed homes in comparison with existing buildings.



Accommodation Schedule

Building	A	B	Terrace 01	Terrace 02	%
1b2p	5	9			30%
2b3p/4p	13	5		4	48%
3b5p	2		4	2	17%
4b6p			2		4%
Total	20	14	6	6	
Total homes			46		

- Key
- Existing Footprint



Proposed Typical Floor Site Plan

3.3 Residents and Stakeholders Consultation

Public Consultation 01 (February 2022)

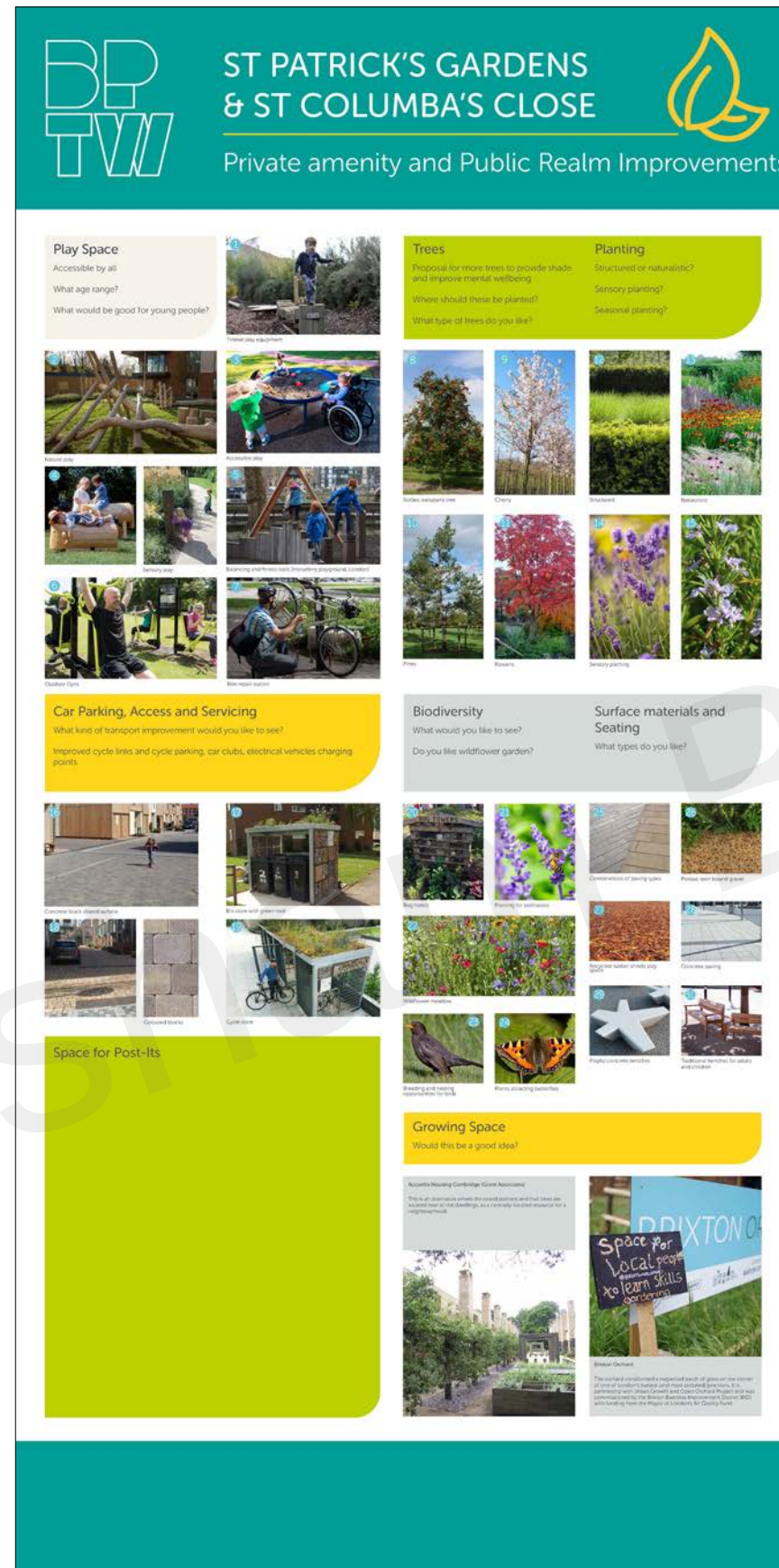
A Resident Consultation event took place on site on the 4th February 2022; this included a board on landscape ideas that could be incorporated in the scheme, to see which ideas residents were keen to have.

The key findings in relation to landscape were:

- > Provision of a play area(s) within the site; residents liked the ideas of at-grade trampoline, natural play and the inclusion of timber play equipment
- > Many residents were keen to see outdoor gym equipment located within the landscape
- > Some residents liked the idea of including a communal garden, with raised planters as allotment areas
- > Existing ground floor residents wanted to see low level defensible planting around the existing blocks
- > More seating, including a range of seat and bench types, were favourable
- > Residents wanted to see dog poo bins included around the site, as dog fouling is a significant problem
- > Residents were keen to see a landscape that encourages wildlife, including wildflower meadows, more tree planting and bug hotels.



Example Banners From the 4th February Event

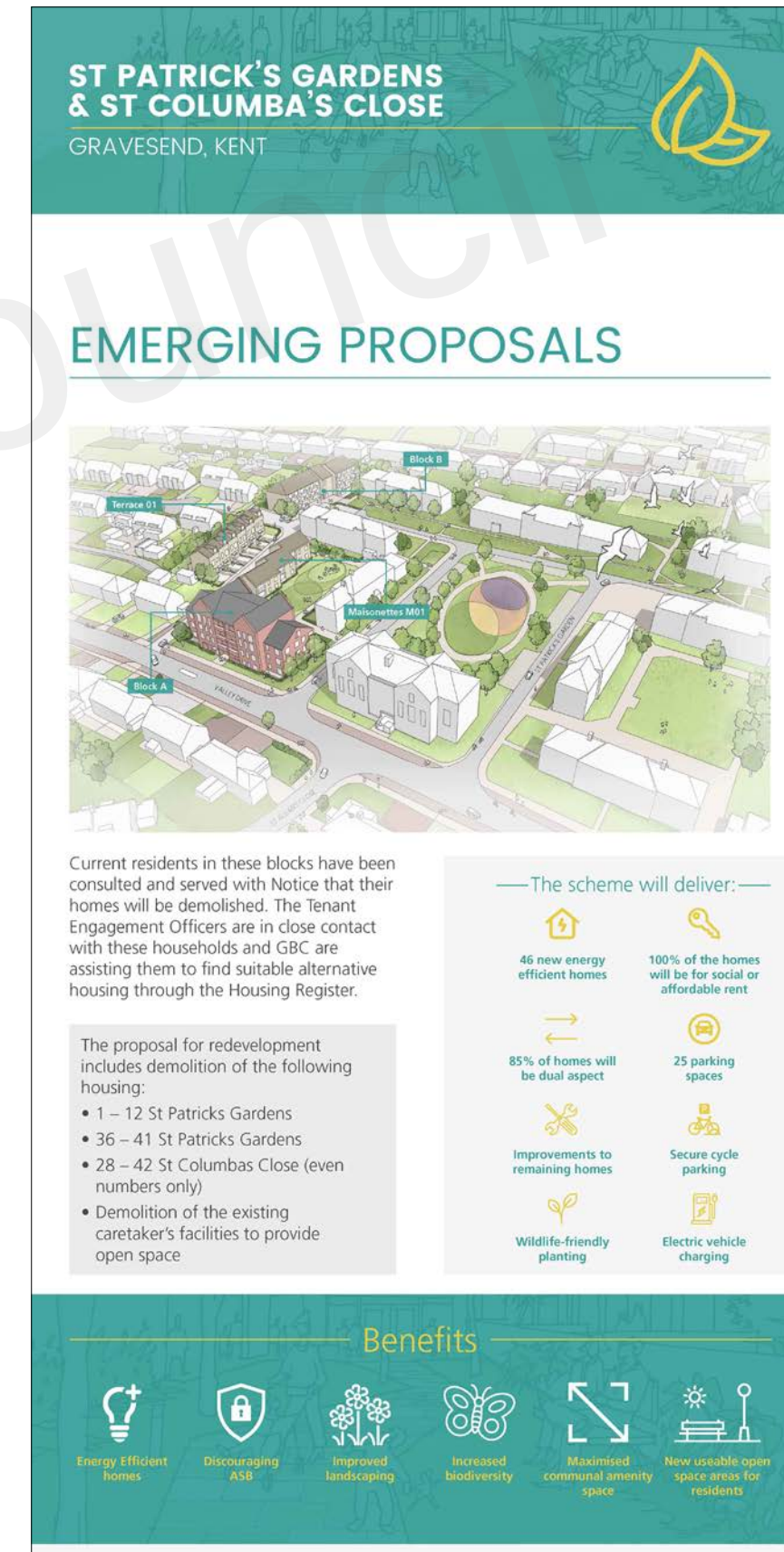


Public Consultation 02 (October 2022)

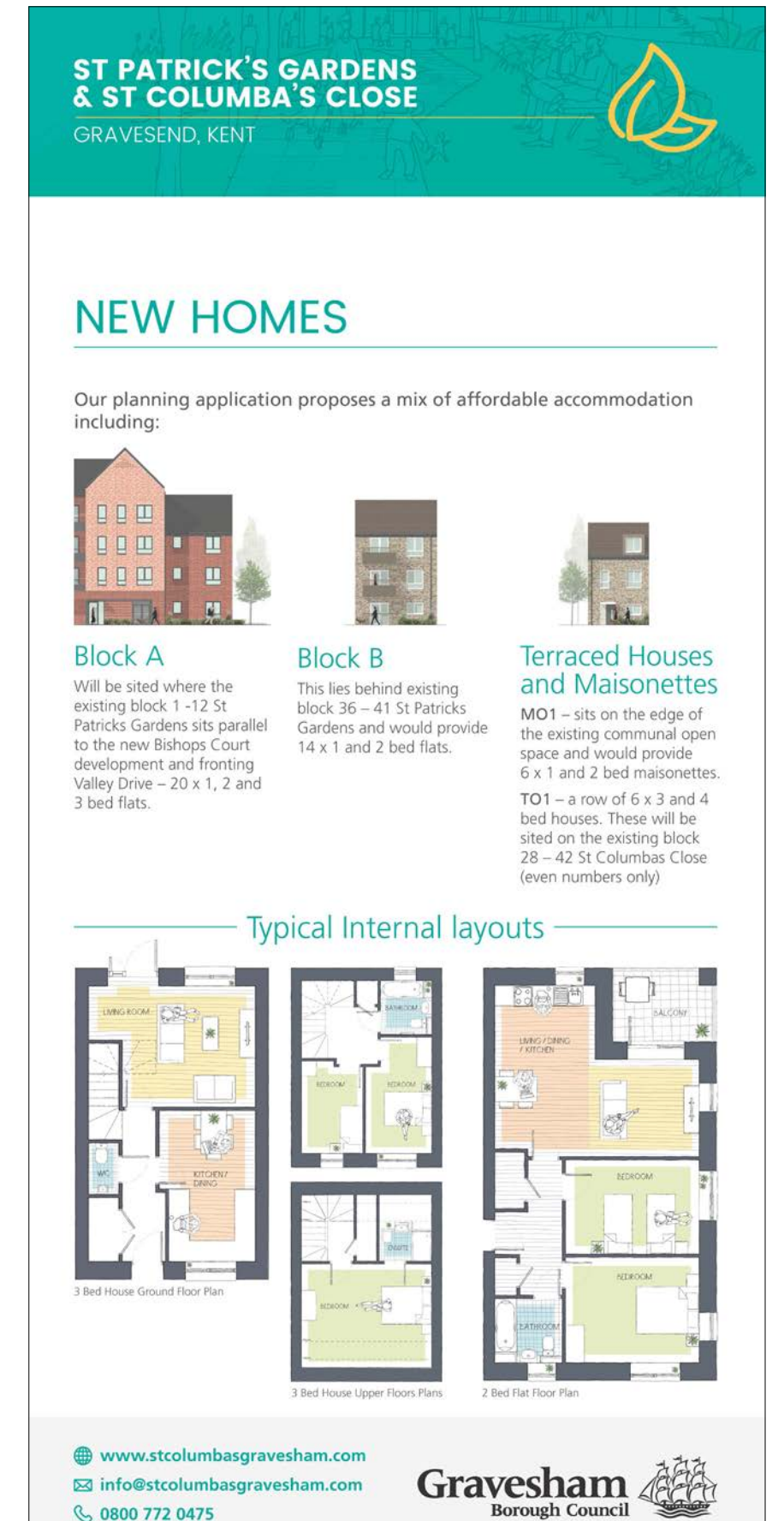
A Resident Consultation event took place on site on the 7th of October 2022; which provided an overview of new buildings proposed, the type of homes accommodated (Flats, houses and maisonettes) as well as landscape improvement to the existing amenity space.

The key comments were:

- > Landscape improvement to existing amenity was well received; especially the play space and outdoor gym.
- > More seating, including a range of seat and bench types, were favourable
- > Overall support for new homes; as this will improve security due to additional activity and natural surveillance.
- > Car parking was raised as a concern. The design team has since made slight rearrangement to existing road layout to provide more car parking
- > Increased CCTV and lighting was requested with residents highlighting anti social behaviour. Improved lighting and CCTV across the development will be proposed as part of detail design stage.
- > There was general comments from the residents regarding the condition of the existing homes.
- > Residents raised queries regarding trees. As part of the proposal, the number of trees is to be increased across the site.



Example Banners From the 7th October Event



37 // BPTW // St Columba's Close // Design & Access Statement

4.0 Design Approach

4.1 Design Drivers

Overarching

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

These drivers informed the principles for designing the external and internal spaces proposed, as well as to create robust, sustainable, energy efficient and attractive buildings to live in.

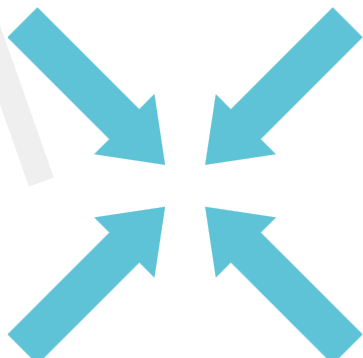
The retention and retrofit of existing buildings on the site was considered. Where possible, existing buildings have been retained however it was agreed that demolition of part of the existing buildings would be favourable, for the following reasons:

- > Major improvements in both pedestrian and vehicular accessibility;
- > More clearly defined, useable and secure communal amenity spaces;
- > Natural surveillance and improvement of the public footpath that connects Valley Drive and St Dunstan's Drive;
- > Provision of additional vehicular parking space (based on feedback from public consultation);
- > A layout that doesn't compromise the potential for further redevelopment of the site in the future.
- > New builds with increased energy efficiency



Encourage high quality development and regeneration

The new development will provide high quality affordable residential accommodation that fulfils the full potential of the site



Improve connectivity

The scheme will improve connectivity through design of new roads and footpaths connecting to existing networks to provide better and improved access via lighting, active surveillance and active frontage. The site also provides good quantum of parking provision in line with its location and type of homes provided.



Create new green links and spaces

The overarching proposal also seeks to enhance the existing public realm through improvement to the existing communal amenity and increased planting and biodiversity overall across the site.



Provide a sustainable approach

The design incorporates provision for sustainability including for example but not exclusively: solar panels, ground source heat pumps, water attenuation systems and passive solar design. Existing mature trees are retained where possible and new trees planted.



Create welcoming community

The development seeks to act as focal point to the various vehicular and pedestrian network. Buildings, windows and outlook are designed to maximise natural surveillance and active frontage



Establish a diverse and inclusive community

The scheme provides a variety of accommodation for different household needs

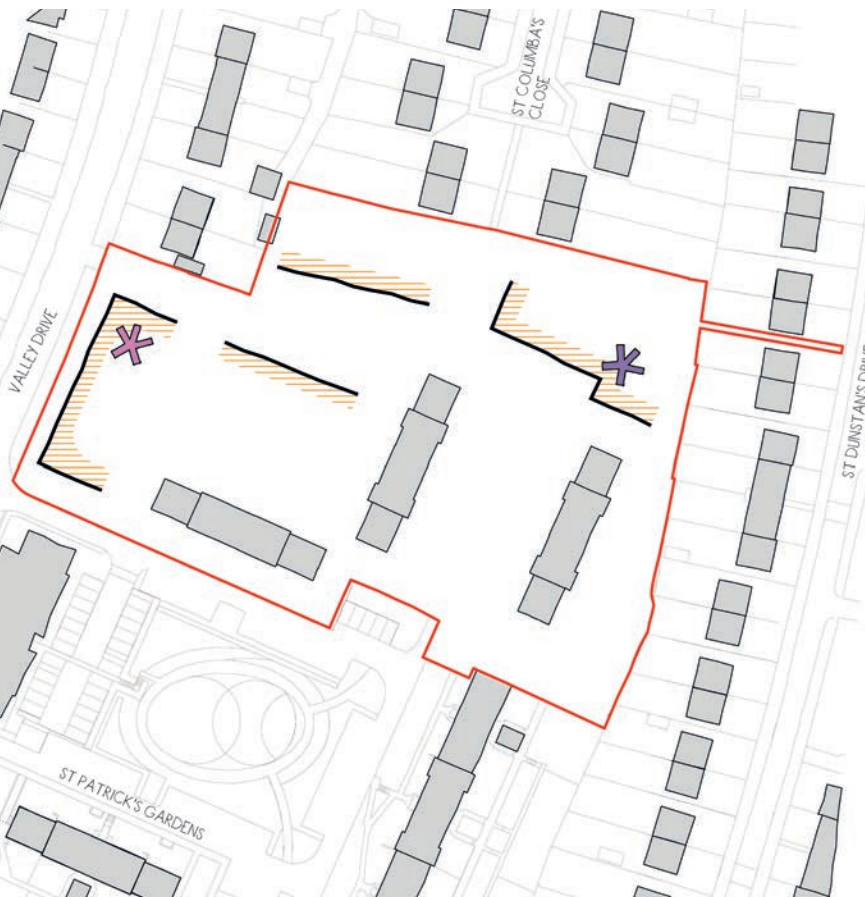
4.2 Design Principles

The design principles have been developed with reference to the site analysis including site constraints and opportunities.

The design principles are intended to inform the development of the proposals, their placemaking characteristics and identity.

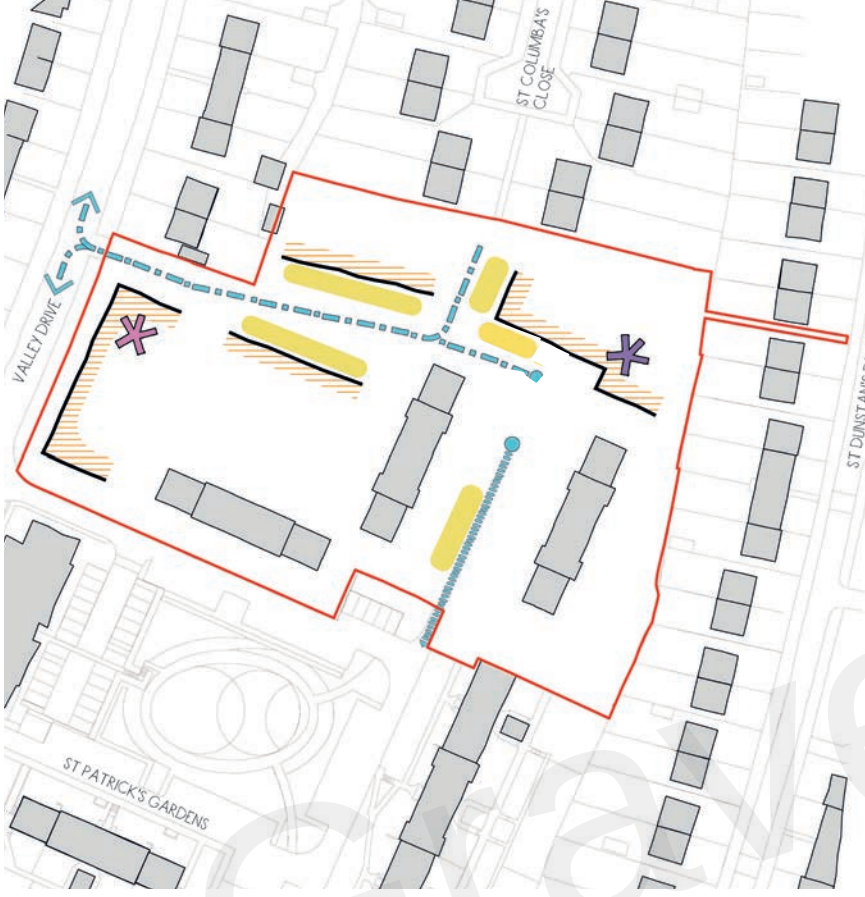
The design principles are based on the following key moves:

Respond to the Arrangement of the Existing Buildings



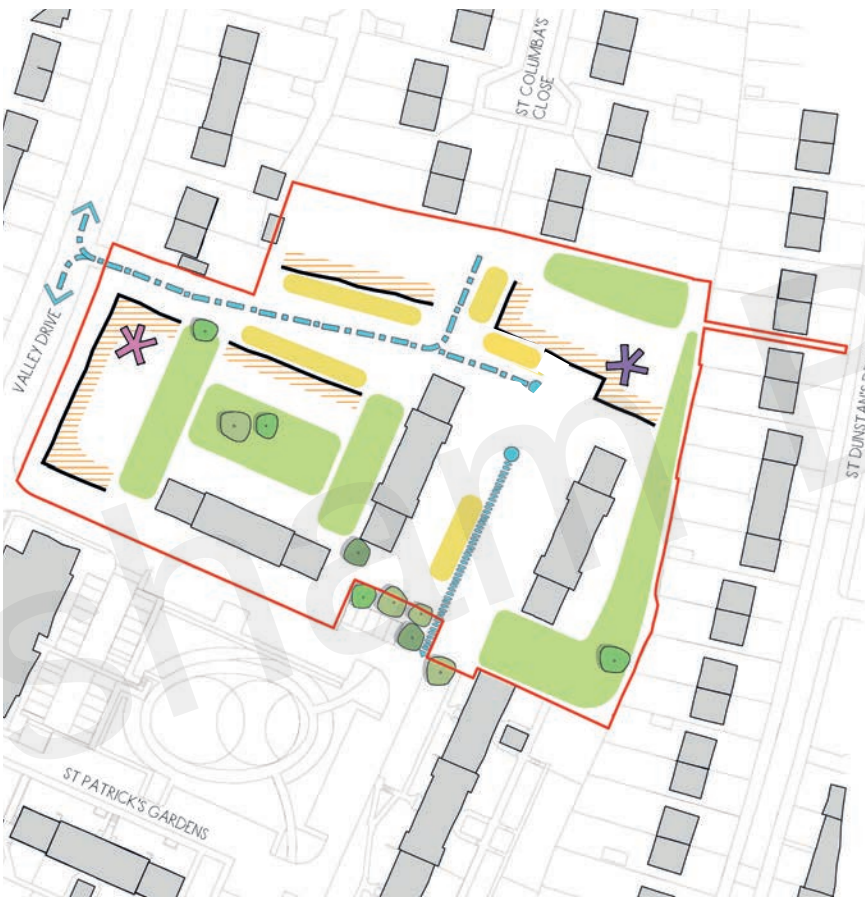
- > Reinforce the urban grain through the retention of existing and proposed homes.
- > Provide active frontage onto Valley Drive and complement the adjacent Bishop's Court development.
- > Respect the relationship with adjacent.

New Vehicular Road to Improve Accessibility



- > Provide a new vehicular road to improve accessibility.
- > Retain the existing access road from St Patrick's Gardens.
- > Provide additional vehicular parking spaces.
- > Activate a traditional street frontage within the site with facing homes

Create Placemaking Through Communal Amenity



- > Introduce landscape improvements across the estate to provide more useable amenity through a series of open spaces that will provide residents with a place to enjoy, an area for light physical exercise and to bring tranquillity.
- > Increasing biodiversity

4.3 Massing

The strategy for the massing is to consider the existing surrounding context and to ensure any proposal is sympathetic to the existing buildings and would not negatively impact its outlook and daylight sunlight provision.

The massing concept focuses on retaining existing buildings, reinforcing the urban grain whereby surrounding buildings follow a linear or courtyard form, filling in gaps between blocks and complementing adjacent heights, to maximise the quality of the estate.

The proposal has a variation of building heights:

- > Block A massing considers the adjacent Bishop's Court development and semi detached houses to the north. Therefore the central form of the building is 4 storeys, dropping down to 3 storeys towards the south and the north.
- > Maisonette M01 and Terrace T01 is located either side of the new road and completes the existing urban grain of the adjacent houses on St. Columba's Close and communal amenity enclosed by the adjacent 3 flat blocks. The massing is therefore kept relatively low at 2 storey with room in roof for Terrace 01. The buildings however are staggered to reflect the changing topography of the site.
- > Block B massing considers the adjacent flat blocks on St. Patrick Gardens and is therefore proposed to be 3 storey high however staggered in two to reflect the changing topography of the site.



Existing massing sketch



Proposed massing sketch

4.4 Architectural Character

The proposed character has been derived from the key features and characteristics identified in the analysis of the local vernacular. The proposed character has been developed to respond to the site conditions to aid legibility, provide key wayfinding points and enhance the sense of placemaking.

The proposed character can be divided into three main categories identified below.

Valley Drive

Block A provides an opportunity for a marker building at the entrance of the site which responds to the adjacent Bishop's Court development.

The architectural character includes prominent gable ends with a clear facade hierarchy distinguishing between base, middle and top and a strong vertical emphasis and an ordered arrangement through the fenestration, balconies and material Treatment.

St. Columba's Close and St. Dunstan's Drive

The house terrace and maisonette building have been designed to front onto the access road to follow the traditional street frontage found in the adjacent roads; St. Columba's Close and St. Dunstan's Drive.

The architectural character is of pitched roof with canopies above private entrances to form porches. Soldier course to window heads add detailing onto the ground floor fenestrations.

St. Patrick's Gardens

Block B provides an opportunity for a marker building at the junction of St. Patrick's Gardens and the new access road and to provide a strong corner presence to the junction of the new road and St. Columba's Close pedestrian footpath.

The proposed elevation treatment and form follows a similar architectural character to the adjacent retained flat blocks; 24-35 St Patrick's Gardens and 42-53 St Patrick's Gardens. with a simple form and pitched roofs and with porch extension to denote the main entrance and white colour detailing.

Materiality

The proposed material palette has been carefully considered in relation to the existing context and consists of a simple set of robust materials to let the form and legibility of the proposed buildings speak for themselves.

The proposals use a high quality finish in a red and brown or buff brick to emulate the bricks of the existing buildings. White brick is introduced in key areas such as entrances to emphasise their importance.



Valley Drive



St. Columba's Close
St. Dunstan's Drive



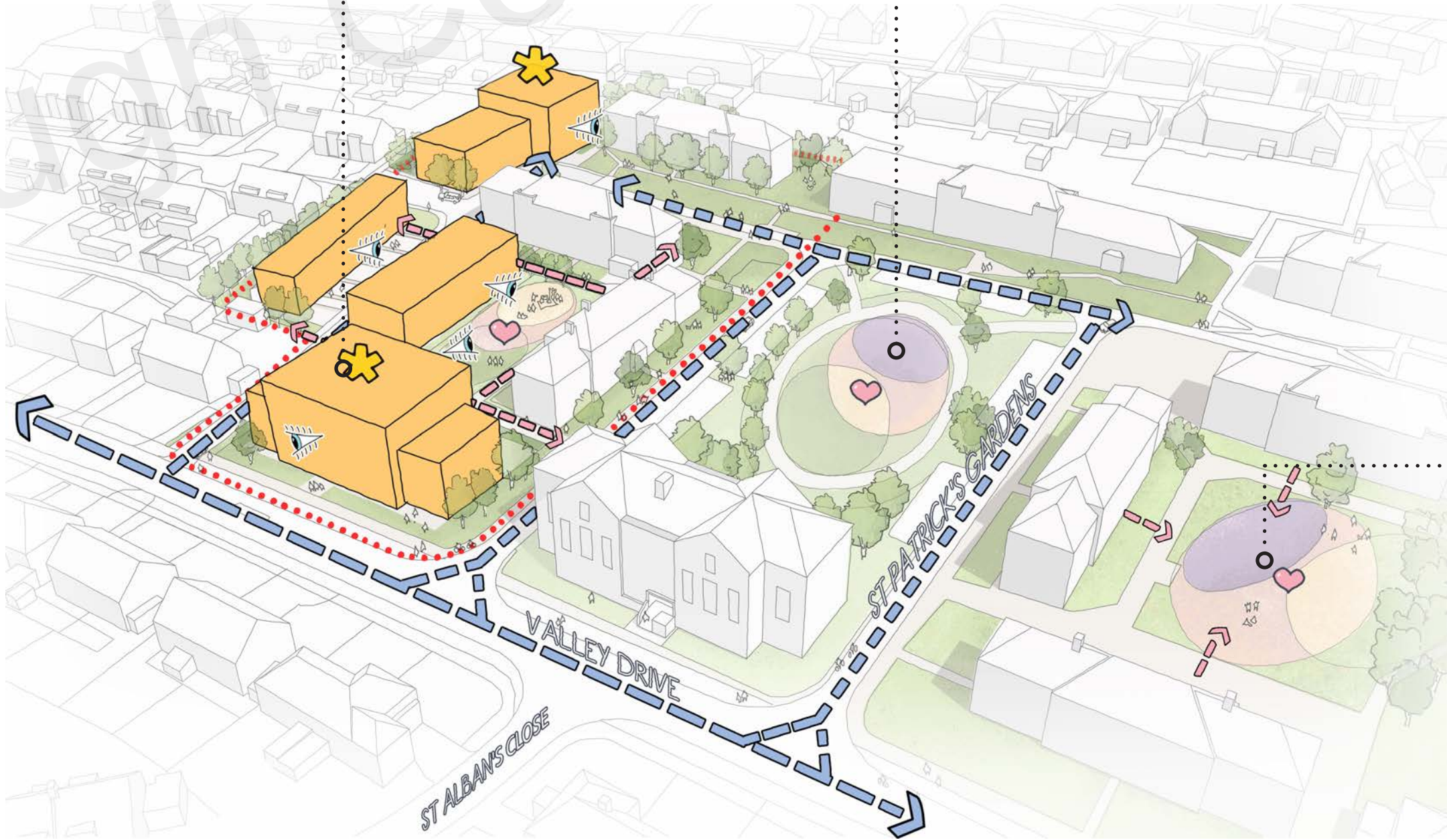
St. Patrick's Gardens

4.5 Wider Estate Improvement

The proposal is part of a wider vision by Gravesham Borough Council to not only provide high quality affordable homes but also to improve the sense of community and safety within the surrounding St Patrick's area by enhancing the existing public realm and improving existing links for a better connectivity.

Proposal for new buildings (mixture of flats, terrace of houses and rows of maisonettes), new vehicle and pedestrian access and improvement to existing amenity for new and existing homes in St. Columba's Close

Recently finished Bishops Court development providing new homes and improvement to existing public realm on St. Patrick's Gardens.



Alongside the proposal for regeneration at St. Columba's Close, the remaining St. Patrick's area is also proposed to be improved.

For landscaping, this will deliver a sympathetic design of the communal open space and garden areas to provide residents with a place to meet, to exercise and to enjoy.

Remaining buildings will also be improved. This could include upgrade to windows, flooring and decoration in communal areas.

5.0 Proposal

5.1 Site Layout

Overview

The proposal is for new flat blocks, maisonettes and houses in place of three existing buildings. The existing caretaker's facility will be reprovided within proposed flat Block A to allow for further improvements to the public realm.

A new road is proposed where the existing footpath to the north of the site is located. The new road will connect Valley Drive to St. Patrick's Gardens and the pedestrian footpath at St. Columba's Close and St. Dunstan's Drive. New car parking spaces are proposed along the new road and in front of Block B to tie into the existing parking arrangement on St. Patrick's Gardens.

The new buildings are located to strengthen the existing urban grain of the site and to provide additional active surveillance of existing streets and public realm. Block A and Maisonette M01 are sited to enclose the improved amenity at the heart of the development and provide active frontage onto Valley Drive and the new road.

A new terrace of family homes (Terrace T01) is proposed to be located to the north of the new road where the existing buildings (28-42 St. Columba's Close) are located. Block B is proposed to be located to align with the Terrace T01 and the new road. Furthermore, it is sited further north in comparison to the existing flat block (36-41 St. Patrick's Gardens) to open up the existing streetscape and to provide a stronger corner presence and frontage to St. Columba's Close pedestrian pathway.

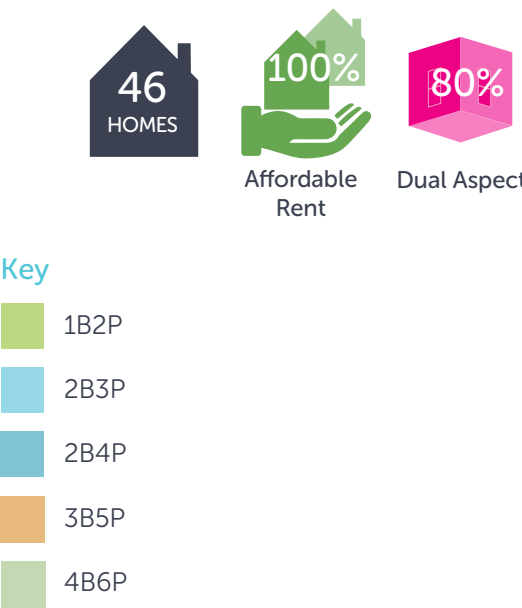
A holistic landscape and public realm improvement is proposed throughout to maximise communal amenity space and to incorporate defensible planting. New trees are proposed throughout the development with six existing trees to be removed. Further information is provided in the Landscape DAS document (document reference: SCC-MEL-XX-XX-DO-L-0100).



Proposed Roof Plan

Ground Floor Plan

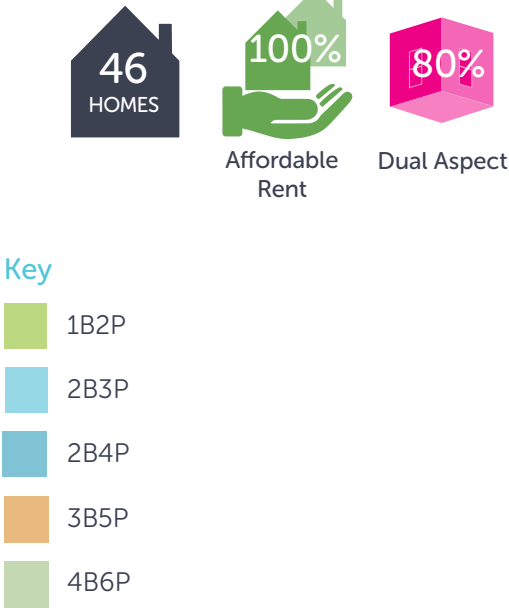
- > Buildings locations are proposed to strengthen the existing urban grain of the site and to provide additional active surveillance of existing streets and public realm whilst providing appropriate overlooking distances from habitable rooms.
- > Flat blocks are designed with prominent entrance lobbies facing main streets to enhance activity with ancillary spaces located directly adjacent for ease of access for residents.
- > Ground floor homes are maximised to increase overlooking and passive natural surveillance to new and existing streets and improved amenity spaces.
- > External cycle stores are proposed to be integrated into the communal amenity to the rear of the flat blocks. Houses will be provided with individual dedicated cycle stores. All cycle stores are to be covered and secured. Further information is provided in Section 07.
- > Individual refuse stores are proposed for Terrace (T01) and Maisonette (M01) with integral refuse stores within Flat Block A and Block B. Further information is provided in Section 07.



Proposed Ground Floor Site Plan

Typical Floor Plan

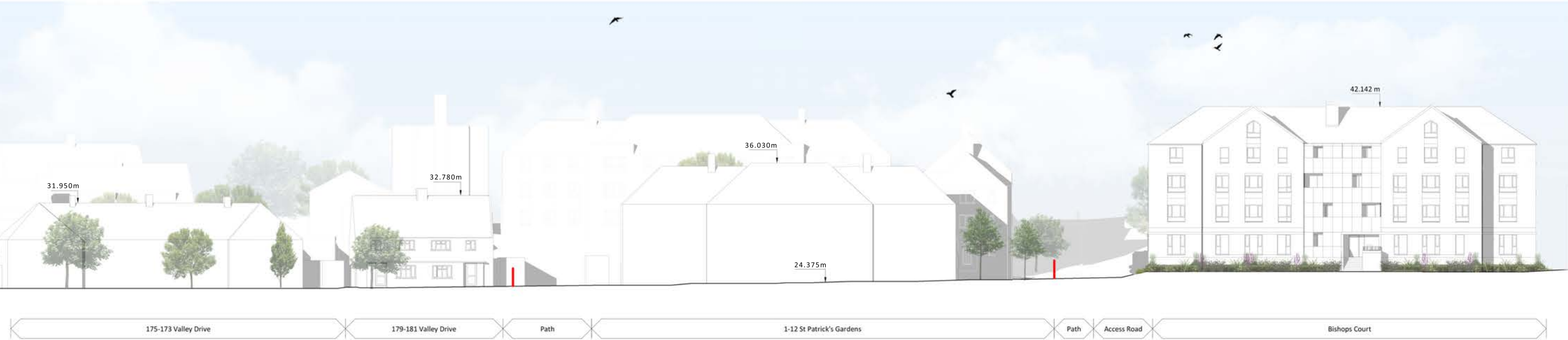
- > A total of 46 new homes are proposed; providing an uplift of 20 homes. The proposed new homes provide a wide variety of typologies; flats, houses and maisonettes.
- > The arrangement of the homes on site and within the buildings have been designed to maximise outlook and daylight sunlight with over 80% of the homes being dual, and 39% triple aspect.
- > A centralised core for each Block A and Block B is proposed, to ensure that each corridor serves no more than 3 flats to minimise corridor runs.
- > All homes will have dedicated external space; with rear gardens for houses and private external balconies or terraces for the flats.



Proposed Typical Floor Site Plan

5.2 Site Elevations

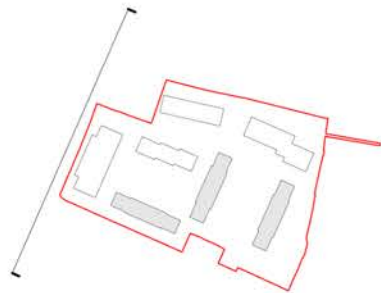
Elevation North-South along Valley Drive



Existing Site Elevation 01



Proposed Site Elevation 01



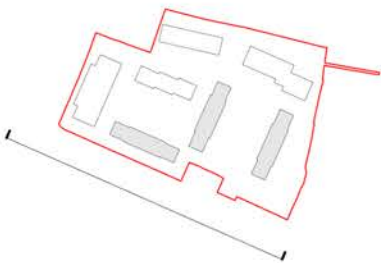
Elevation West-East along St. Patrick's Gardens



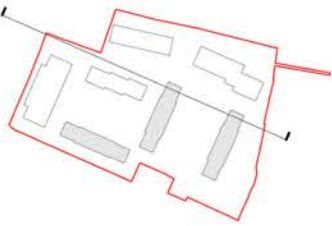
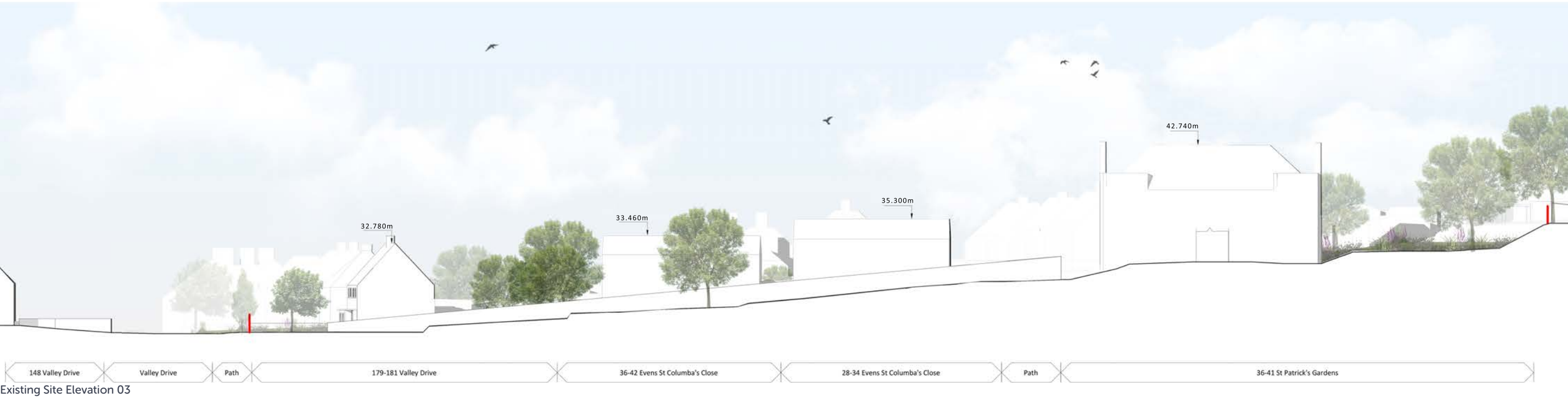
Existing Site Elevation 02



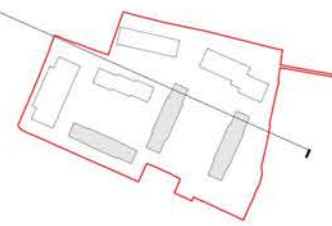
Proposed Site Elevation 02



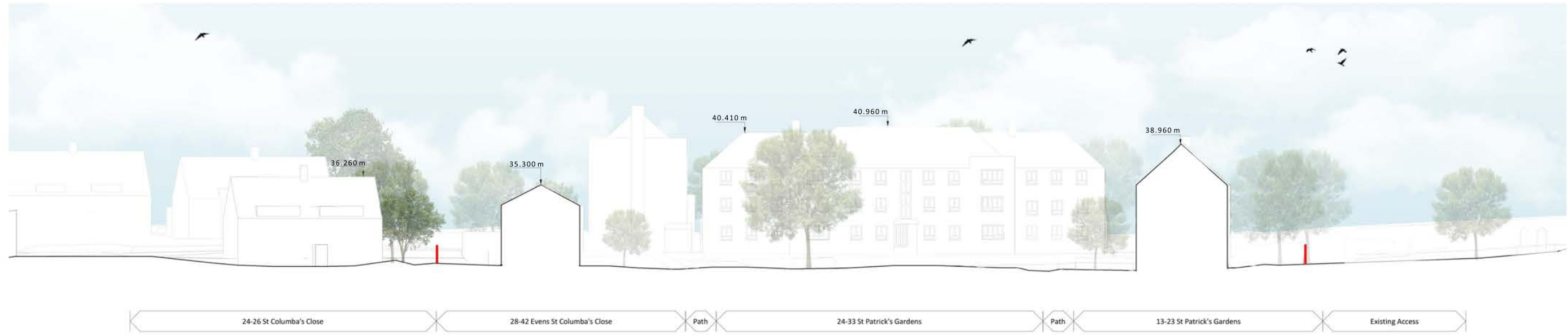
Elevation West-East along new road facing Terrace T01 and Block B



Elevation East-West along new road facing Maisonette M01 and Block A



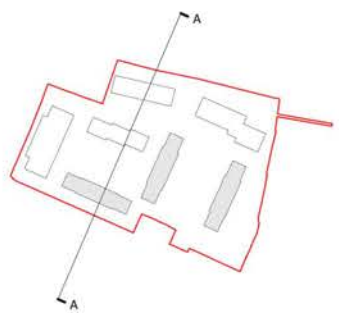
Section North-South Through House Terrace T01 and Maisonette M01



Existing Site Section AA



Proposed Site Section AA



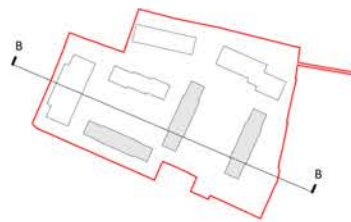
Section East -West Through Block A



Existing Site Section BB



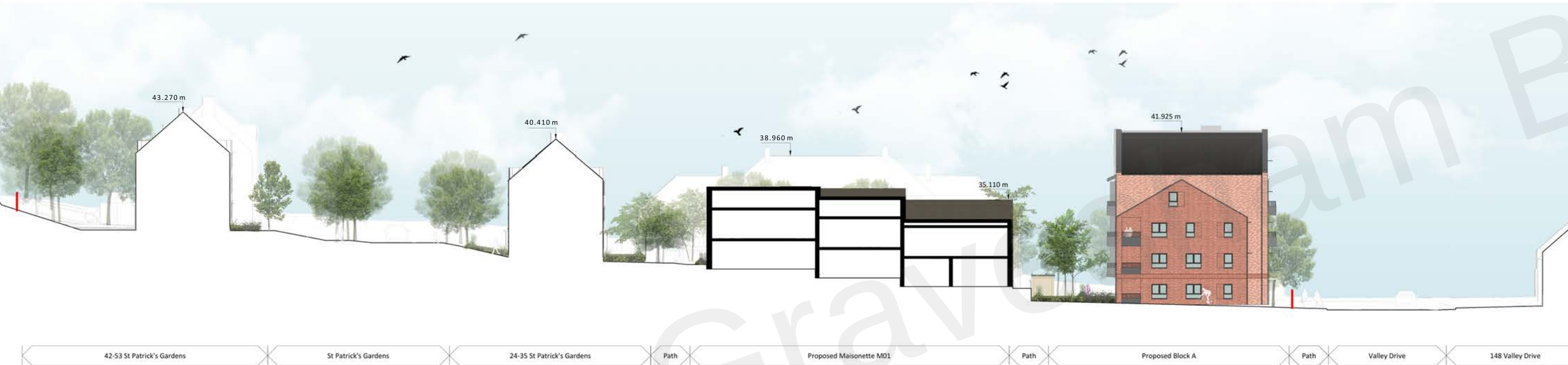
Proposed Site Section BB



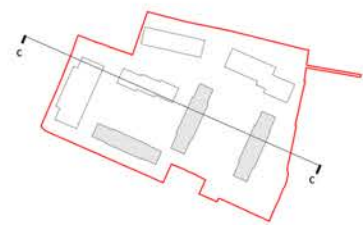
Section West - East Through Maisonette M01



Existing Site Section CC



Proposed Site Section CC



5.3 Landscape and Amenity

The proposal includes wider improvements to the existing amenity space. Further information is provided in the Landscape DAS document (document reference: SCC-MEL-XX-XX- DO-L-0100)

