

PRELIMINARY DESIGN STUDY

for

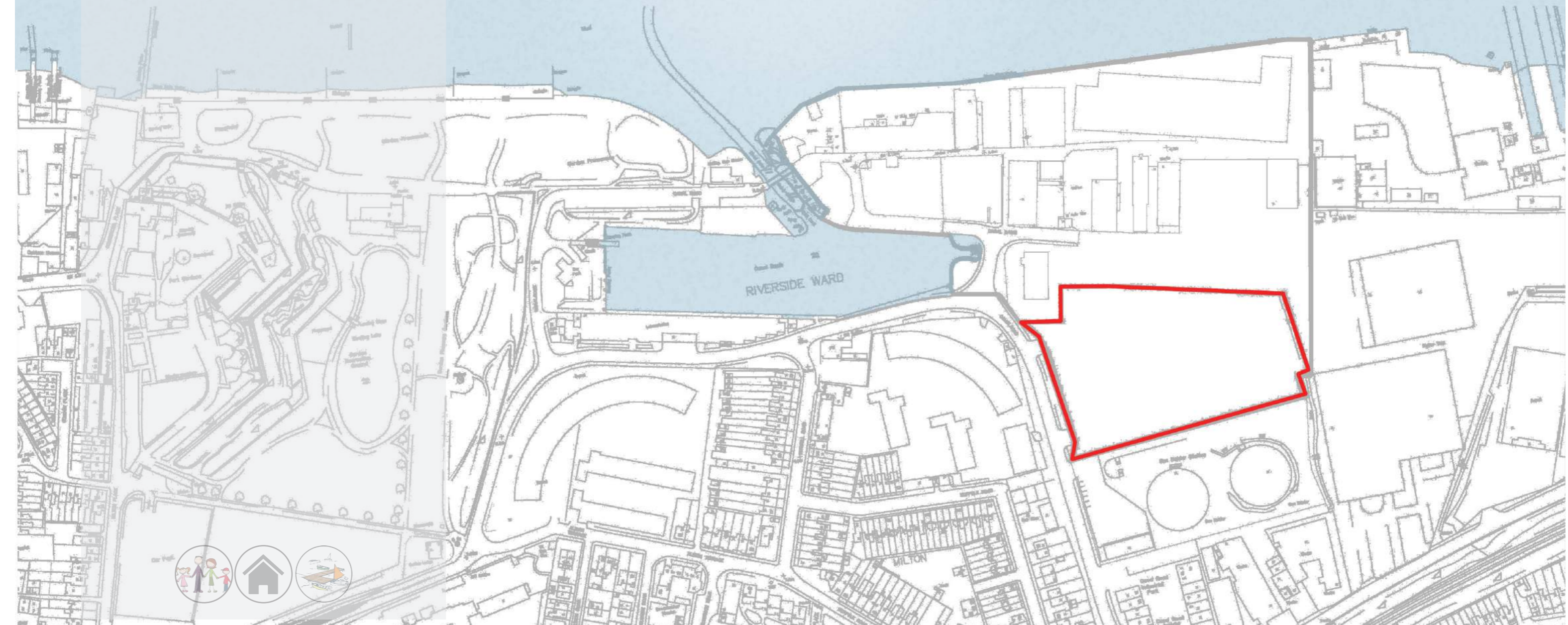
**PROPOSED MIXED-USE RESIDENTIAL LED
REGENERATION OF LAND TO THE SOUTH OF ALBION
QUAYSIDE AND CANAL BASIN**

at

LAND TO THE SOUTH OF ALBION QUAYSIDE
GRAVESEND

JANUARY 2019

Prepared by Milan Babic Architects on behalf of Andrew Porter



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- This Preliminary Design Study is submitted as part of an introductory consultation with Gravesham Borough Council for the Regeneration of the area South of the Albion Quayside and the Canal Basin [north-east Gravesham].
- The Document sets out the present day context, site constraints, the applicant's brief for the proposal site and explains the design and access principles on which the scheme is based. It also takes references from previous schemes (both on and in near proximity) and Design Review comments to illustrate a positive insert into the existing anatomy.
- The intention is to retain, redesign and regenerate the Albion Quarter by introducing contextual and efficient design, which would infuse into the existing area as well as with the approved Outline Planning scheme by Kiran Curtis Associates (With Ref: 20110713 dated July 2011).
- This historical background allowed the rising of a characteristic surrounding, where the lack of a strategic plan led to divergent clusters of buildings and connectivity. Over time, untended maintenance resulted in the site and areas within close proximity to a state of disrepair and disuse.
- The scheme describes a constructive design approach with progressive iterations to achieve a balanced, well-proportioned Mixed-Used Residential led development that would retain the essence of the site, redesign segments in need of improvement and regenerate the area through cumulative design and planning discourse.



Historical image of Gravesend River Front with the distinctive Clock Tower



TOP: Residential developments to the West
MIDDLE: Canal Basin and existing industrial buildings
BOTTOM: Proposal site entrance

02 GRAVESEND -SITE CONTEXT

- The Albion Quayside and the Canal Basin is close to Gravesend Town Centre with varying built and un-built densities spread naturally across the Borough. It is part of an area used historically for industrial activities, but includes residential neighbourhoods along the periphery and further down south.
- To the west, the site is a 15 minute walk to the Town Centre and Railway Station.
- The Meway Canal and SSSI open marshlands are a short 20 minute walk to the east.
- There are no listed buildings within the site. Binding the site immediately to the west lies the relatively recent Grade II listed Canal Basin and associated Sea Walls, Tidal Locks, submerged Lock Chamber and Swing Bridge.
- The part of the site facing The River Thames is densely built, with an arcadian of industrial warehouses, garages and scaffolding yard. These go on to generate visual and physical axes through nebulous squares and streets.
- The Albion Parade longitudinally cuts across the northern stretch of the site - an element noted across several historical maps, and observed to be of significance in the present day.
- The southern end of the master site behaves almost ancillary to the existing site, with ad-hoc storage and parked vehicles occupying part of the expanse.
- According to Gravesham Local Plan Core Strategy Adopted September 2014 Policy CS04 Gravesend Riverside East and North East Gravesend Opportunity Area, paragraph 4.5.32, *the Canal Basin Regeneration Area Key Site will provide a mixed use development of 650 dwellings and around 4,650 sqm gross new employment floorspace (use classes B1a and B1c). It will also provide a local centre to serve the resident and daytime population of the development.*



Aerial image - north of site



Aerial image - south of site

ALBION QUAYSIDE
EXISTING INDUSTRIAL SITE SURROUND

PROPOSAL SITE
- SOUTH OF ALBION QUAYSIDE



Heritage Quarter, Town Centre



Block House en-route to site



View of the Obelisk, Town Centre



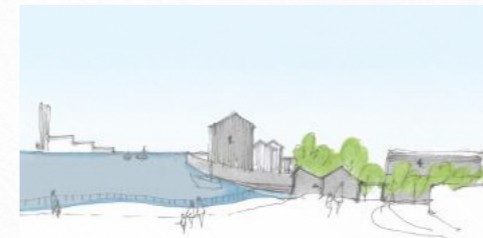
View of site from Canal Basin



- KEY**
- █ Site borders
 - Gravesend Sailing Club
 - █ B2 Industrial use
 - Established residential blocks
 - █ Gordon Promenade
 - Gravesend Railway Station
 - █ Gravesend Town Centre
 - Gas holder station
 - █ Grade II listed Milton Chantry (Tavern Fort)
 - ▬ Existing road network
 - ▬ Railway track
 - ▬ Pedestrian footpath

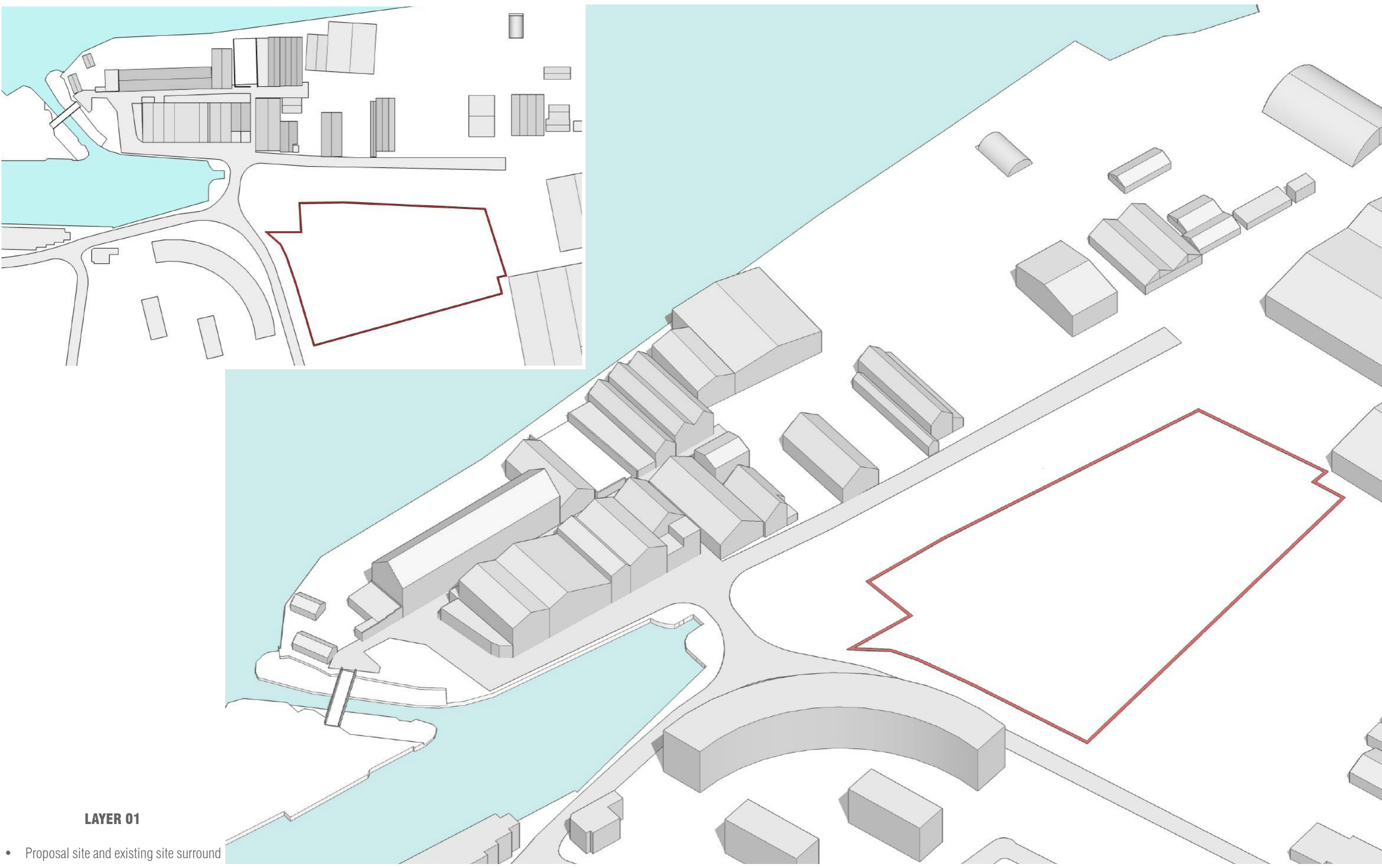
03 PROPOSED DESIGN 3A METHOD

- Through a 'Design By Layer' method, we have prepared a Site Layout to regenerate the Land South of the Albion Quayside.
- In this approach, a consistent **green buffer** of 7m or more has been maintained around existing site edges. Vehicular **access** remains along the west of the proposal site.
- Proposed **volumes are then introduced**, thereby reinforcing connections to existing software of road and transport links, as well as giving rise to several opportunities for pedestrian use. Volumes are intended for **dual aspect** right from the start.
- In addition to addressing the existing site surround, the **volumes are broken down** to address the approved outline planning application (With Ref: 20110713 dated July 2011) and the extension of the Canal Basin. **Axes cross-overs** in turn create spatial intersections.
- Volumes are better expressed with necessary **rotations, inter-volume connections and articulated heights**. The proposed vehicular access is also drawn in relation to the derived massing.
- **Open spaces** are thus created, giving people several instances to experience communal areas.
- Road network, water ways, views and aspect, sun and wind paths have also been considered to explain the design approach. Furthermore, we have explored initial concepts of building form (evolving from historic, traditional and contextual elements). Please refer to following pages.



“
Our approach is to adapt to the natural elements on site whilst inserting forms, interactive public spaces and high quality dwellings within the capacities of good design and planning precedents.
”

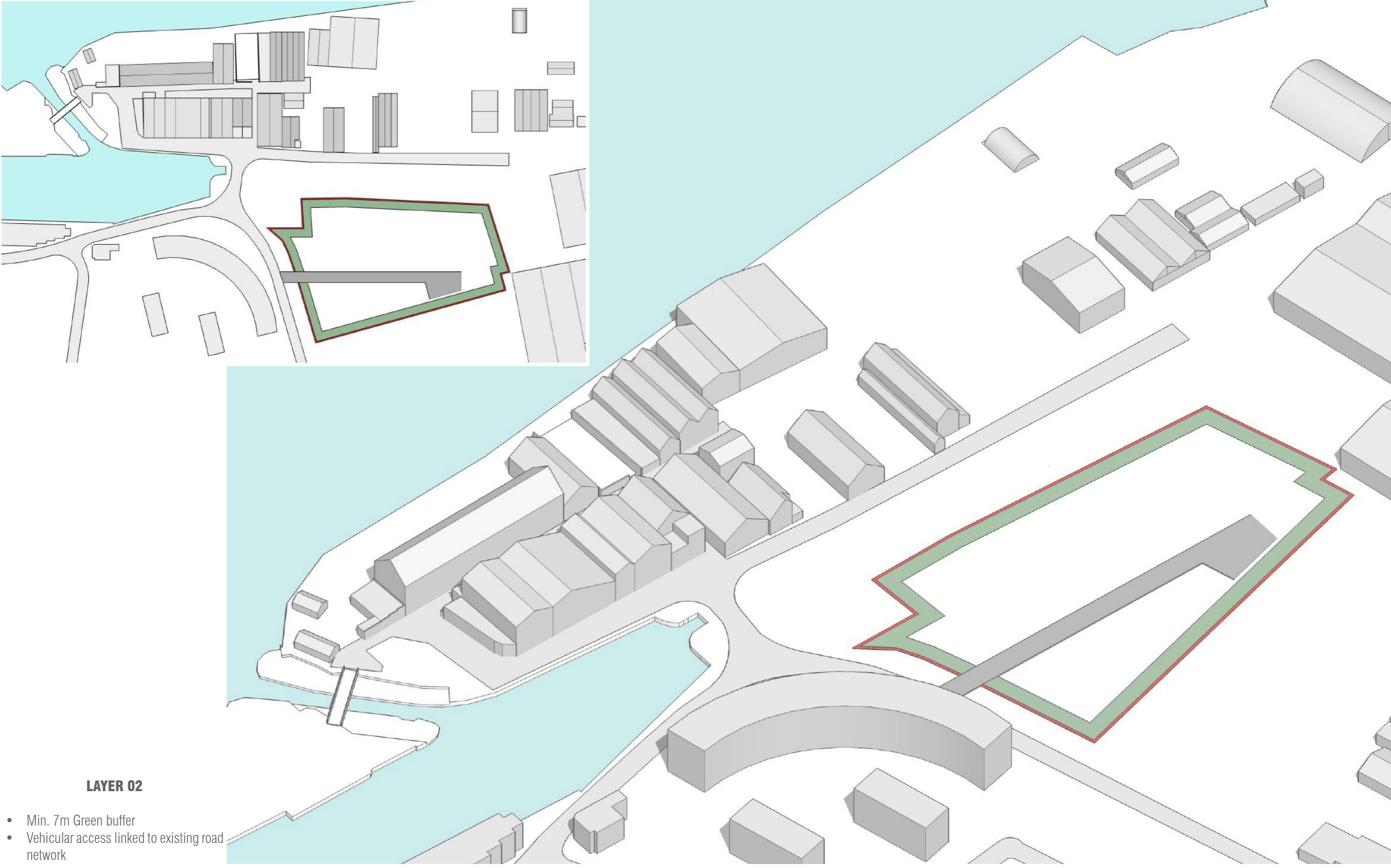
3 A PROPOSED DESIGN METHOD



LAYER 01

- Proposal site and existing site surround

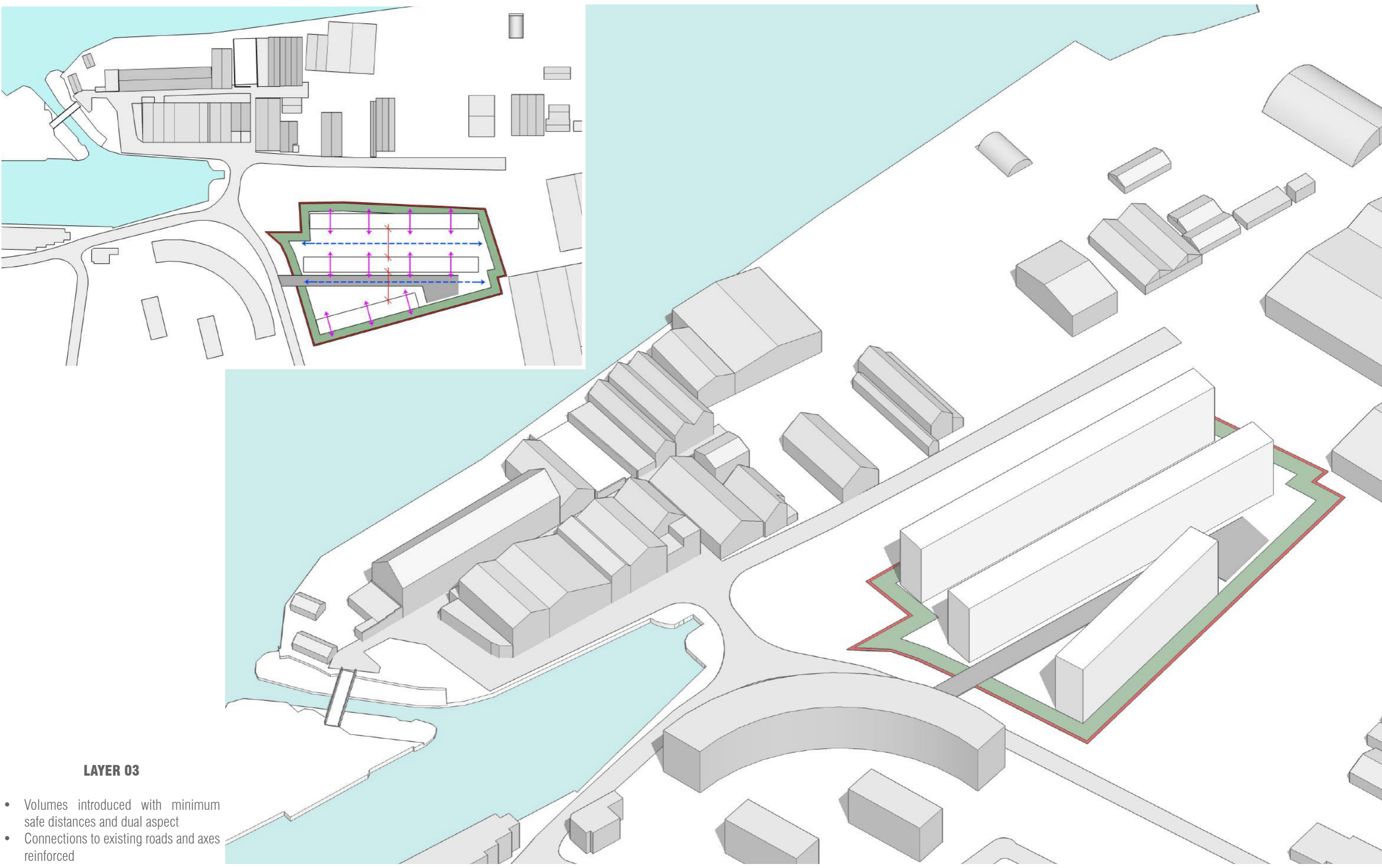
3 A PROPOSED DESIGN METHOD



LAYER 02

- Min. 7m Green buffer
- Vehicular access linked to existing road network

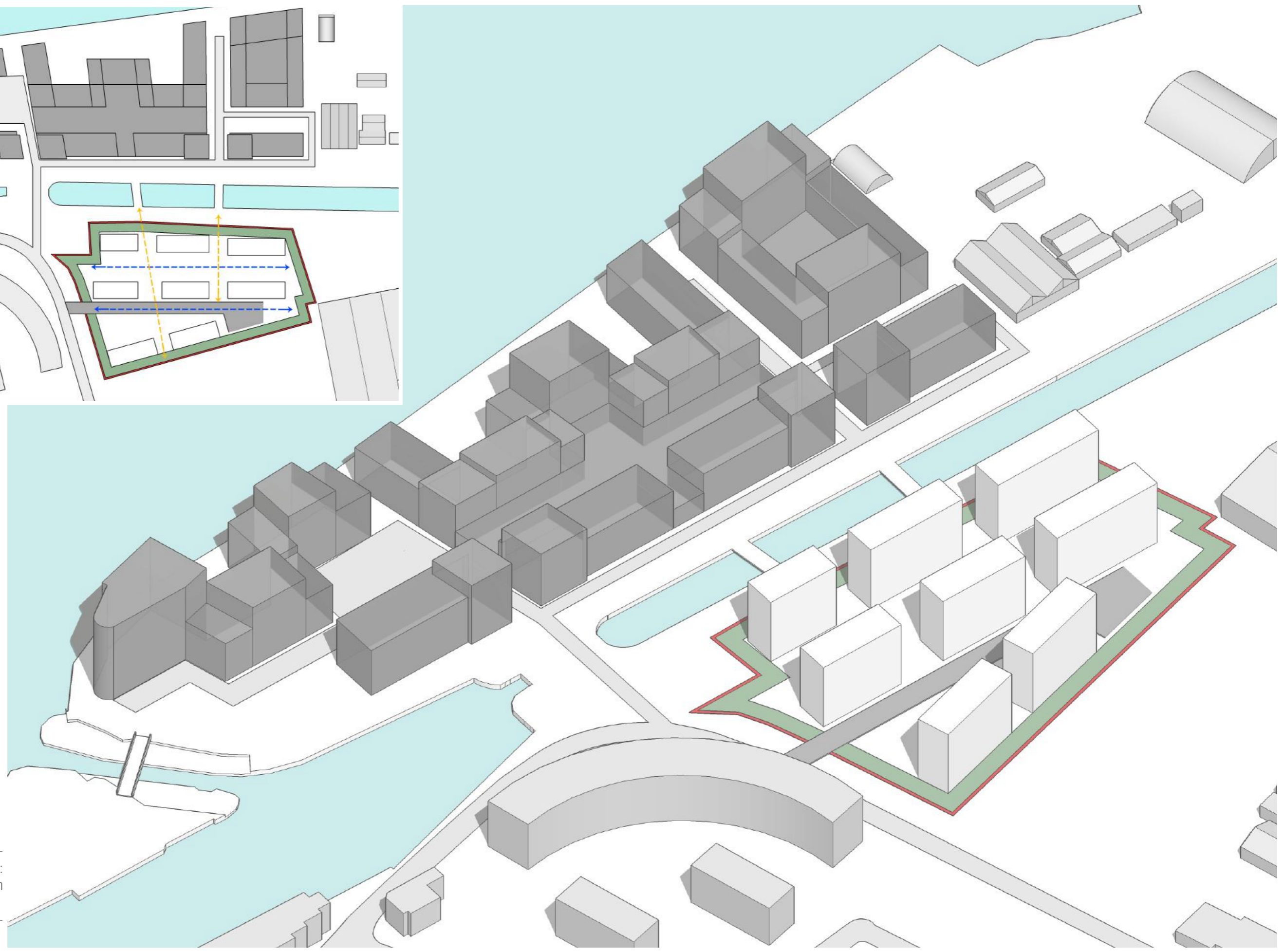
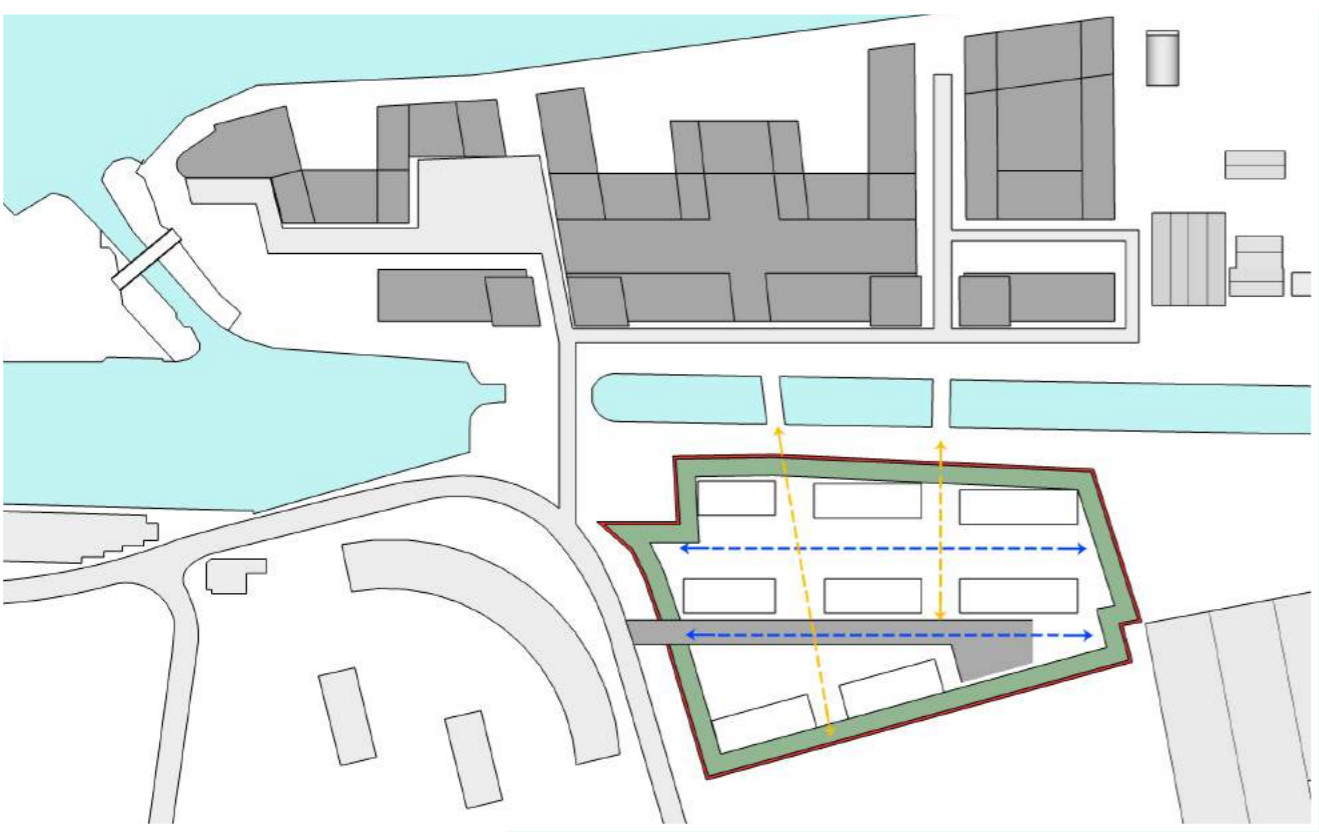
3 A PROPOSED DESIGN METHOD



LAYER 03

- Volumes introduced with minimum safe distances and dual aspect
- Connections to existing roads and axes reinforced

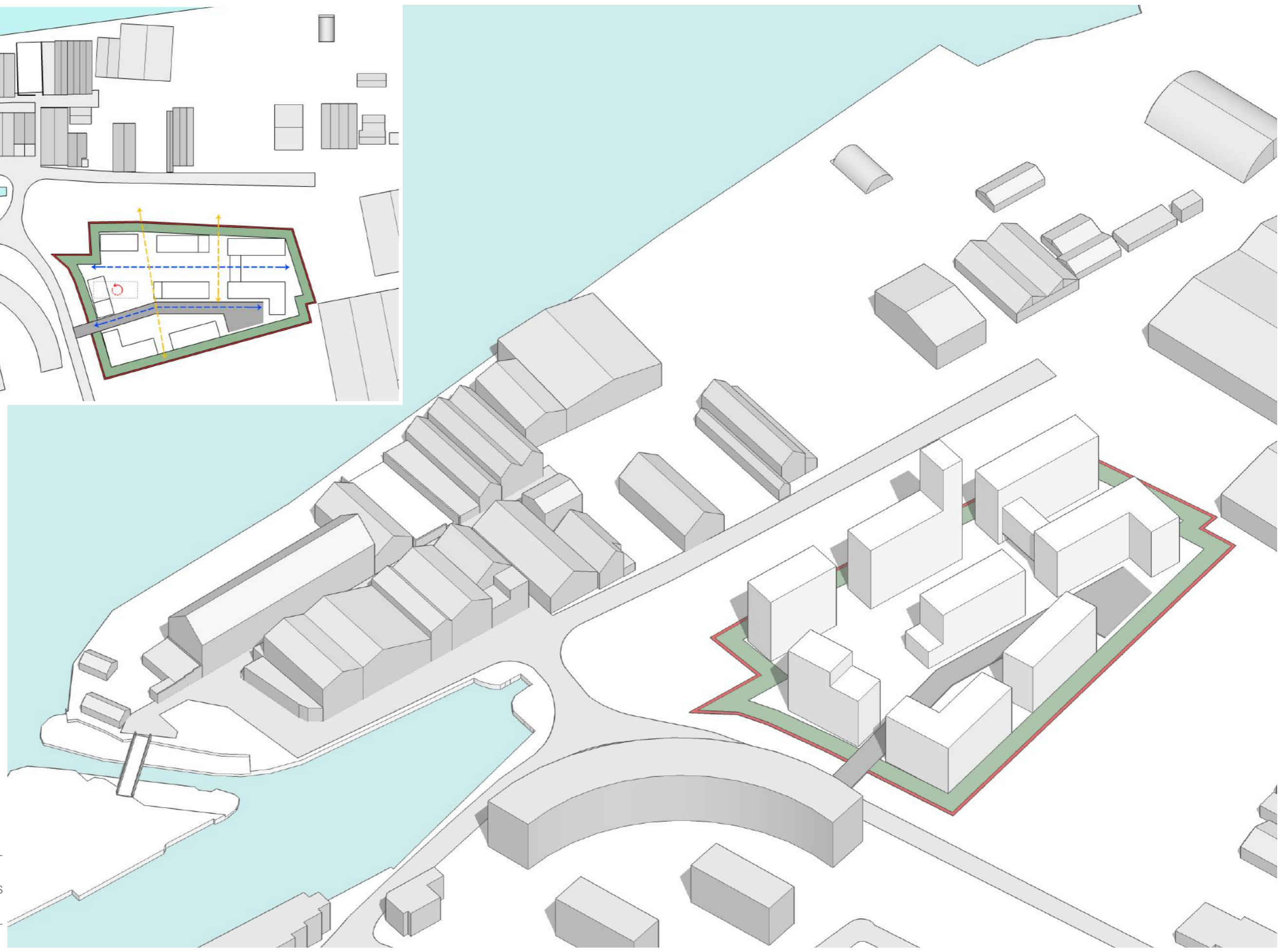
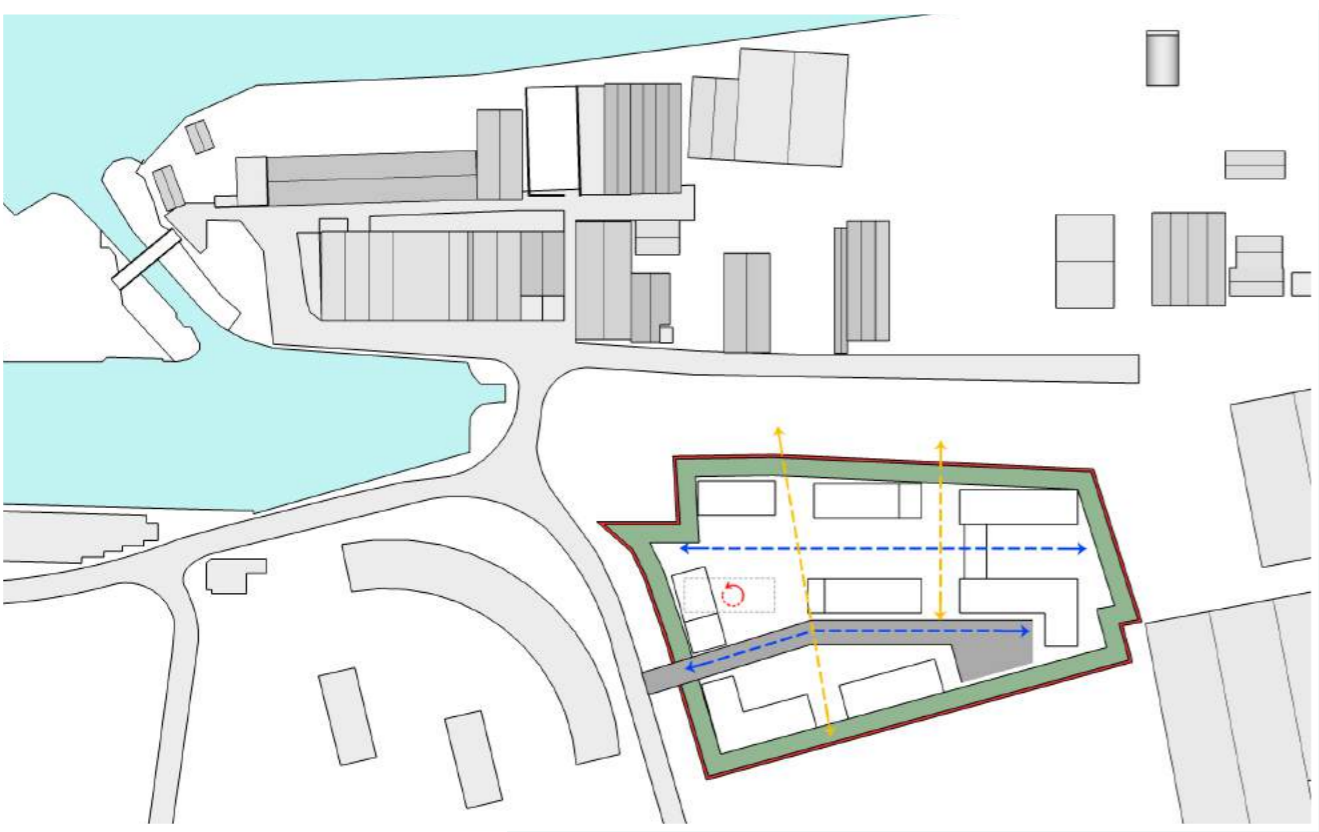
3 A PROPOSED DESIGN METHOD



LAYER 04

- Volumes broken down to address approved outline planning application (Ref: 20110713 dated July 2011) and extension of Canal Basin
- Axes cross-overs create spatial intersections

3 A PROPOSED DESIGN METHOD



LAYER 05

- Volumes correspond to existing site surrounds
- Form articulation through axes, heights and inter-volume connections
- Vehicular access and parking drawn to reflect volume rotation

3 A PROPOSED DESIGN METHOD



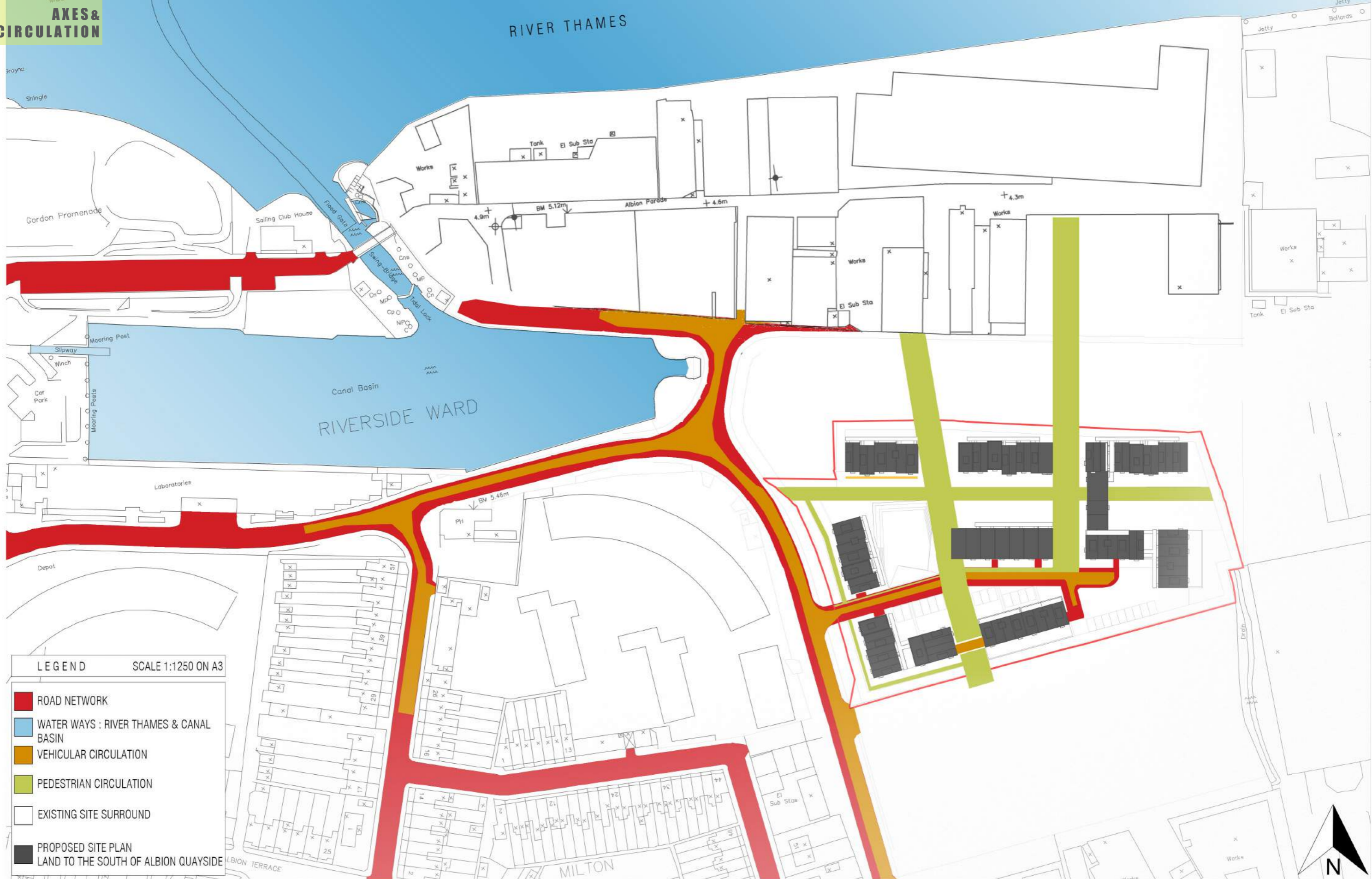
LAYER 06

- Open spaces and communal landscaped areas created

3A PROPOSED DESIGN METHOD

MASTERPLAN : AXES & CIRCULATION
PROPOSED SITE PLAN WITH EXISTING SITE SURROUND

AXES & CIRCULATION



LEGEND SCALE 1:1250 ON A3

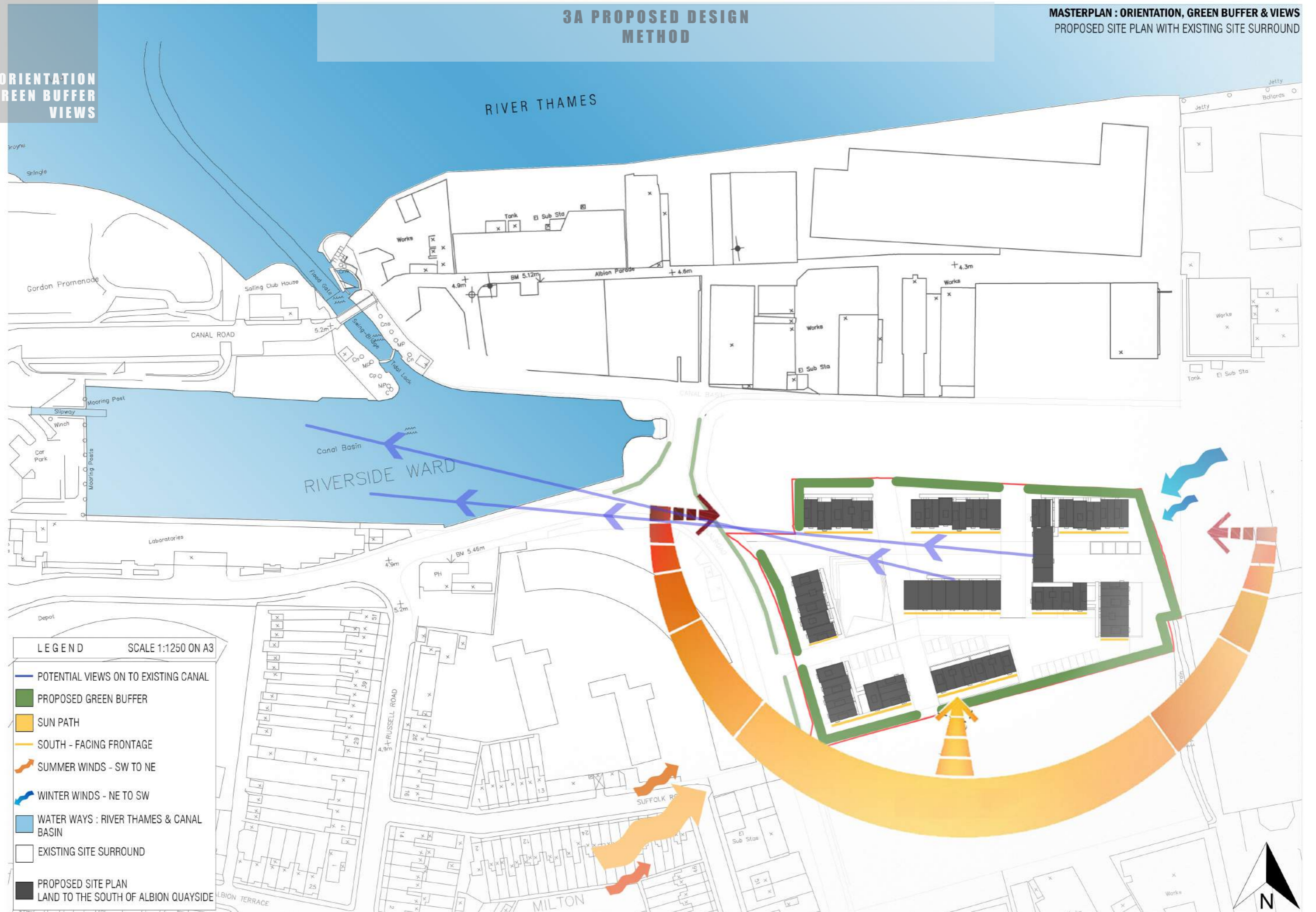
- ROAD NETWORK
- WATER WAYS : RIVER THAMES & CANAL BASIN
- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- EXISTING SITE SURROUND
- PROPOSED SITE PLAN
- LAND TO THE SOUTH OF ALBION QUAYSIDE



3A PROPOSED DESIGN METHOD

MASTERPLAN : ORIENTATION, GREEN BUFFER & VIEWS
PROPOSED SITE PLAN WITH EXISTING SITE SURROUND

ORIENTATION
GREEN BUFFER
VIEWS



LEGEND SCALE 1:1250 ON A3

- POTENTIAL VIEWS ON TO EXISTING CANAL
- PROPOSED GREEN BUFFER
- SUN PATH
- SOUTH - FACING FRONTAGE
- SUMMER WINDS - SW TO NE
- WINTER WINDS - NE TO SW
- WATER WAYS : RIVER THAMES & CANAL BASIN
- EXISTING SITE SURROUND
- PROPOSED SITE PLAN
LAND TO THE SOUTH OF ALBION QUAYSIDE

3 B PROPOSED DESIGN
SITE PLAN





A
VIEW OF THE AVENUE

**3 C PROPOSED DESIGN
3D VISUALS**



**B
VIEW OF THE PROMENADE AND THE SQUARE**



C
VIEW OF THE SECRET GARDEN

3 D PROPOSED DESIGN ZONING-COMMERCIAL&RESIDENTIAL

A collaborative method between understanding the site, requirements of key stakeholders, statutory planning policy compliance and design brief has ensured a balanced and grounded response to spatial arrangement within the site. A 'Design By Layer' approach informs three critical zones - COMMERCIAL, RESIDENTIAL AND OPEN SPACES. The following visuals explain our design approach.

PROPOSAL SITE GROUND FLOOR LAYOUT



3 D PROPOSED DESIGN ZONING-RESIDENTIAL

The proposed number of residential units achieved are 218 with a combination of 1's, 2's and 3 Bedrooms. All units have dual aspect, with some having openings on additional sides. Both deck access and vertical circulation cores have been introduced to achieve optimal circulation for flat residents. Requisite distances have been maintained between units to maintain privacy and avoid overlooking. At other instances, openings face a blank facade.

PROPOSAL SITE

TYPICAL FLOOR LAYOUT - SCHEDULE OF ACCOMODATION



**3 D
PROPOSED DESIGN
ZONING-SCHEDULE OF ACCOMMODATION**

TOTAL NUMBER OF RESIDENTIAL UNITS: 218 flats.
TOTAL No. CAR PARKING (INTERNAL): 118 spaces.
TOTAL No. CAR PARKING (EXTERNAL): 29 spaces.

BLOCK E
 Building height: 6/3 floors.
 Residential units: 38 flats.
 Commercial space: 180sqm.

BLOCK D
 Building height: 7 floors(tower 12 floors).
 Residential units: 41 flats.
 Commercial space: 160sqm.

BLOCK F
 Building height: 5 floors.
 Residential units: 16 flats.
 Car Park: 20 spaces.

BLOCK C
 Building height: 6 floors.
 Residential units: 24 flats.
 Commercial space: 100sqm.

BLOCK G
 Building height: 5 floors.
 Residential units: 11 flats.
 Car Park: 14 spaces.

BLOCK B
 Building height: 6/7 floors.
 Residential units: 22 flats.
 Car Park: 10 spaces.

BLOCK I
 Building height: 5 floors.
 Residential units: 19 flats.
 Commercial space: 80 sqm.
 Car Park: 16 spaces.

BLOCK H
 Building height: 5 floors.
 Residential units: 16 flats.
 Car Park: 34 spaces.

BLOCK A
 Building height: 5 floors.
 Residential units: 31 flats.
 Car Park: 24 spaces.



3 D PROPOSED DESIGN ZONING-OPEN SPACES

- The Square, The Avenue, The Promenade, The Secret Garden and The Board Walk (to The Harbour Pier) have each been identified and named to create a variety of interactive open spaces.
- Pedestrian Circulation has been prioritised with a singular point of vehicular entrance and exit.
- A grand Avenue graces the forefront of the proposal site, intersecting the remaining four open spaces.
- The Square is placed in close proximity to the site entrance, thus opening the space up for the Public, and creating a key point of Public Centre within Gravesend.
- The proposed Secret Garden is seen as a place for residents to rest and/ or play, almost like a retreat within the larger site.

3 E - PROPOSED DESIGN PROPOSED FORM TYPOLOGY & VARIATIONS

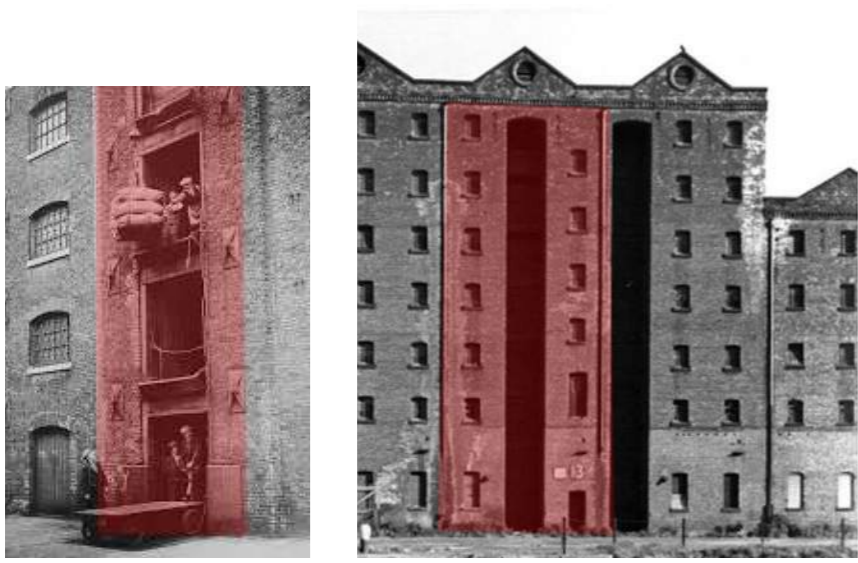
In form and function, the design of proposed forms focuses on both contextual and traditional precedents. Their evolution focuses on two governing principles -
 1. The **geometry of historical Dockland buildings**, and
 2. References to **contextual built forms**

Proposed forms along the periphery of the site observe a traditional and contextual form, with variations referencing back to the assorted industrial arrangement. These forms further adapt, engage and evolve to create an architecturally rich basis environment for people to inhabit.

Each variation in form is a subtle evolution of its absolute form. Thus, the proposed blocks are to be read as adaptations of historic, traditional and contextual buildings in Gravesham, with additions and specular geometries introduced for function, aesthetics and interplay of massing



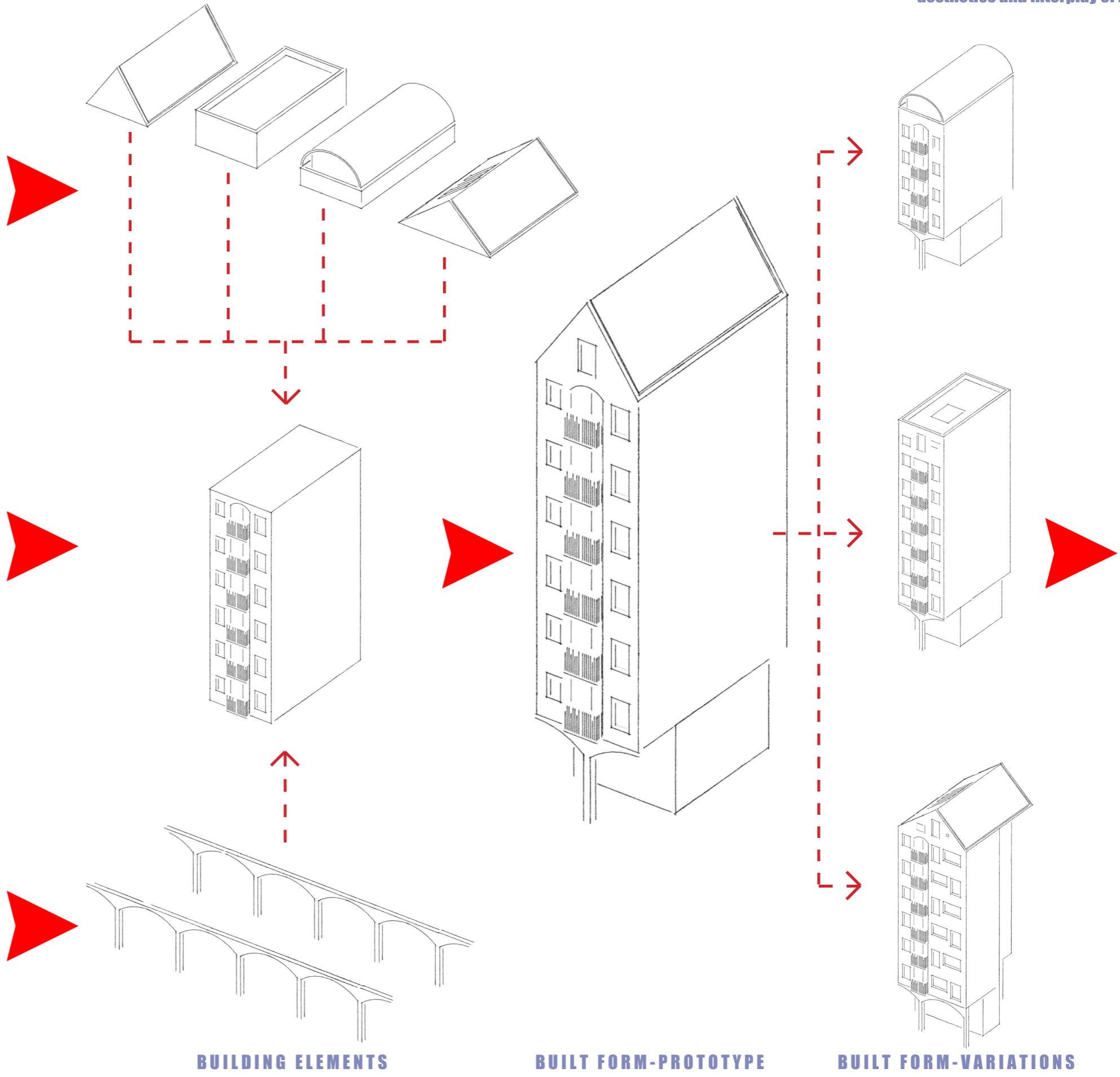
VARIED ROOF FORMS
[CONTEXTUAL]



DOCKLAND BUILDINGS
[TRADITIONAL]



LOW ARCHES AND COLONNADES
[HISTORIC]

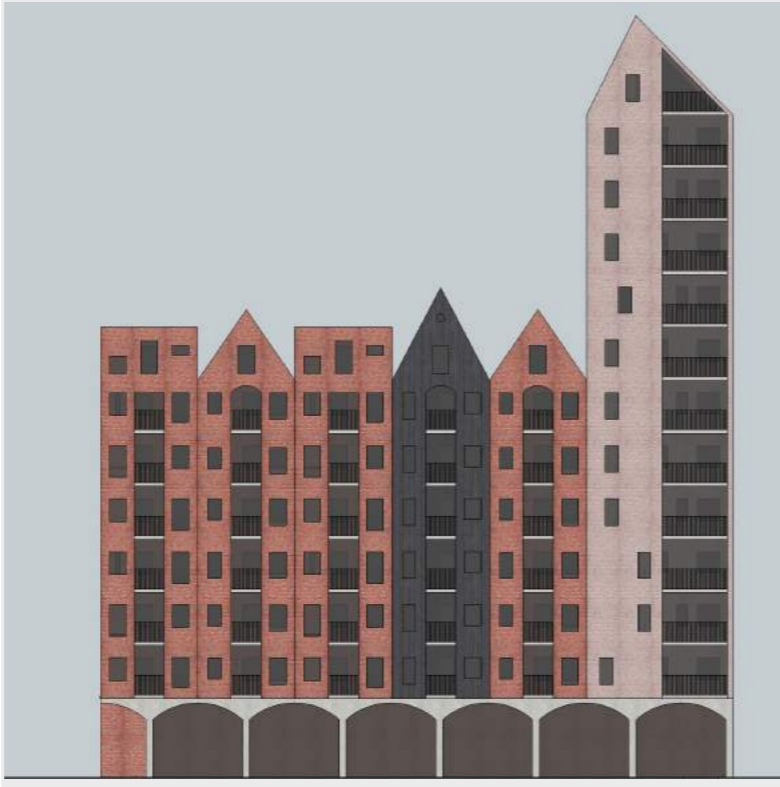
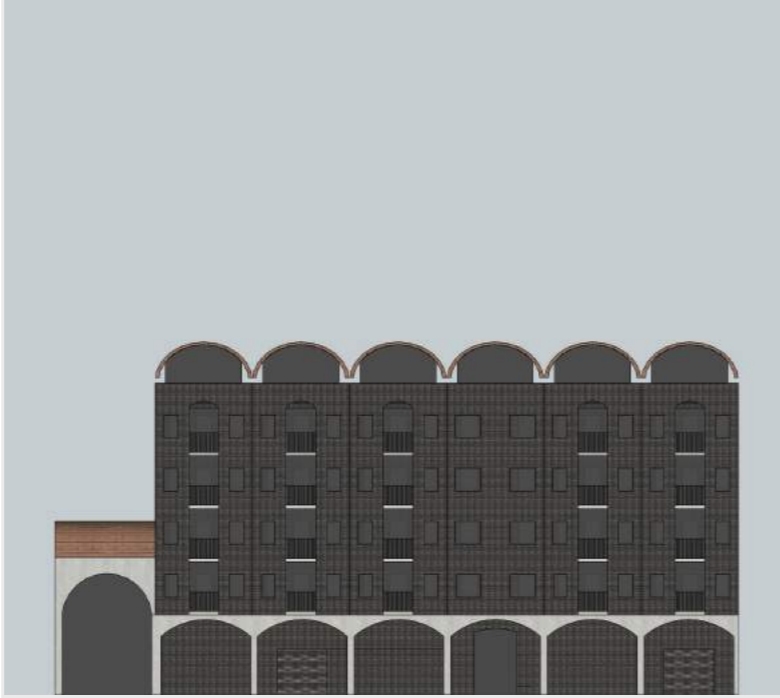


BUILDING ELEMENTS

BUILT FORM-PROTOTYPE

BUILT FORM-VARIATIONS

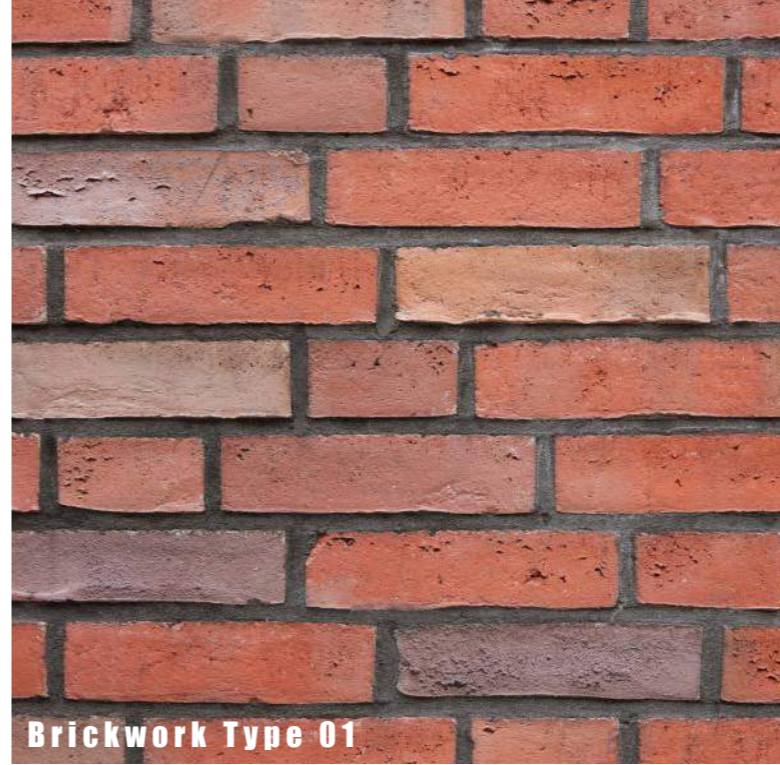
**3 E - PROPOSED DESIGN
PROPOSED FORM TYPOLOGY
& VARIATIONS**



**illustrative
images
to indicate**

- 1. Building elements**
- 2. Form typology**
- 3. Historic, traditional and contextual adaptations**
- 4. Proposed materials**

**3 F - PROPOSED DESIGN
MATERIAL PRECEDENTS**



Brickwork Type 01



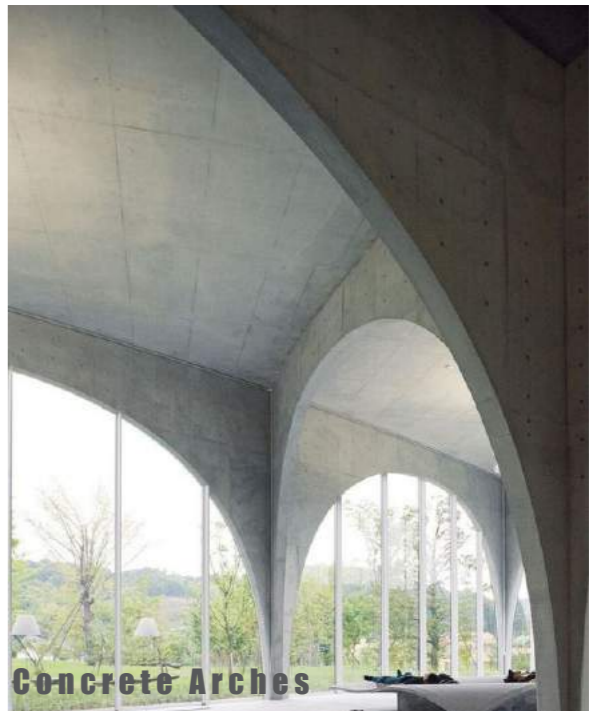
Brickwork Type 02



Corrugated Metal



Brickwork Type 03



Concrete Arches



Bronze Cladding

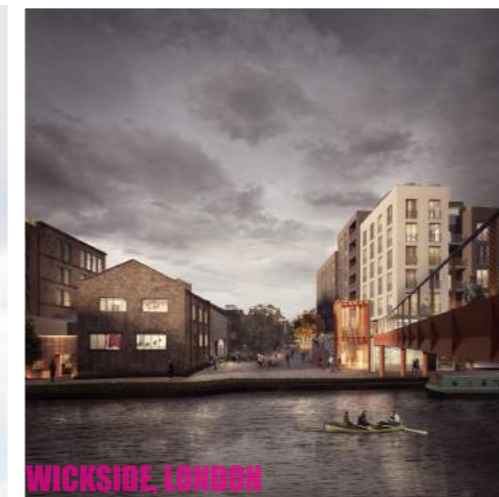
3 G - PROPOSED DESIGN BUILT PRECEDENTS



CHATHAM DOCKYARD DEVELOPMENT, GRAVESEND, KENT



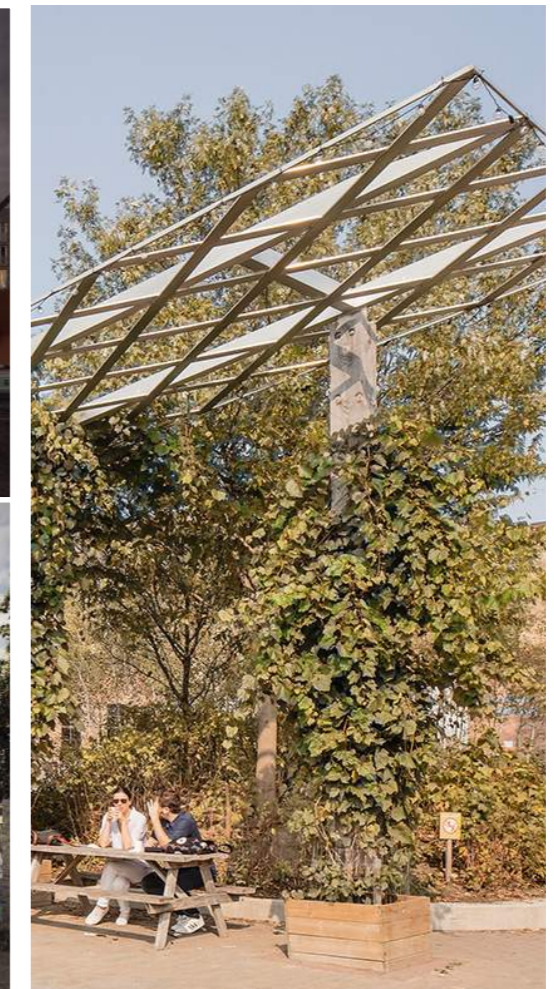
CARPENTER'S WHARF HACKNEY WICK, LONDON



WICKSIDE, LONDON



WICKSIDE, LONDON



04 CONCLUSIONS

- We believe this approach of offering a preliminary site study and layout has been designed to generate a high quality living and is acceptable to the Gravesham Borough Council in terms of function, form, engagement and interactions with site specific and site surrounding elements, planning and policy precedents, detail and design.
- The proposal is designed to adapt to the existing surrounding Use-Class (Part Industrial, part residential) as well as work with the 2011 approved outline planning application (Ref: 20110713 dated July 2011).
- Proposals from early 2002 till the recently reviewed scheme by Langleys' in 2016 have been carefully studied with a layer of history and the current day site context enhancing our design decisions.
- Our approach is to adapt to the existing elements on site whilst inserting meaningful architecture that focuses on retaining and respecting the essence of the site, redesigning elements in need of improvement and proposing a regeneration strategy, albeit in early stages, to strengthen the Riverside Ward.
- The proposed number of units achieved are 218 with requisite parking and other associated services.
- The inherent need for quality living and the Borough's persistent need for housing and mixed-use developments have been provided for within the scheme. The proposal is thus put forward to initiate constructive discussions with the Gravesham Borough Council. It is duly requested that the Case Officer upholds this Preliminary Design Study and offers a response, subject to such conditions as he or she may consider reasonable.





LAND TO THE SOUTH OF ALBION QUAYSIDE GRAVESEND

PRELIMINARY DESIGN STUDY * DECEMBER 2018

Prepared by **Milan Babic Architects** on behalf of **Andrew Porter**