

# ALBION WATERSIDE NEWSLETTER

## FEBRUARY 2021 / PLANNING SUBMISSION UPDATE



Artist's impression of Albion Green

### PLANNING SUBMISSION

Following several months of engagement with the local community and stakeholders, Joseph Homes will submit the planning application for the regeneration of Albion Waterside in late February 2021. The plans give extensive access to the waterside, with a Riverside Walk, a greener environment with energy efficient buildings, including up to 1500 new homes, circa 4,500m<sup>2</sup> of commercial space and a new mobility hub, promoting sustainable modes of transport to and from the site.

The dialogue with the local community has been all important in shaping the proposals. Changes made since the initial Vision was presented to the community in September include:

- Increasing the site boundary to include further land to the south, to provide circa 200 additional homes
- Repositioning heights across the masterplan and the "marker" building moved from the west of the site to a central position;
- Amendments to the masterplan to incorporate an east-west pedestrian/cycle route through the site and to the Town Centre;
- Redesigned Riverside Walk with more permeability into the proposed communal gardens, connecting through the site; and
- Redesigned water feature, maintaining the former alignment of the canal with more formal design in keeping with the desires of the Thames and Medway Canal Association

### ZOOM PRESENTATION OF PROPOSALS

The masterplan and other images that form part of the planning submission are included in this newsletter. For a more detailed presentation of the proposals you are invited to a live Zoom webinar from 6pm – 7.15pm on Wednesday 24 February 2021. For more information and to sign up for the event, please visit [AlbionWaterside.co.uk](http://AlbionWaterside.co.uk) or email [community@jtp.co.uk](mailto:community@jtp.co.uk)

### BACKGROUND

Joseph Homes is delighted to be bringing forward the regeneration of Albion Waterside and is committed to working closely with the local community to develop high quality proposals. Following a community engagement process held over the summer, the Joseph Homes design team, led by JTP, drew up a Vision for the site which was reported back to the community via Zoom in September. A newsletter summarising the Vision was then distributed within the local neighbourhood and the community was invited to send back comments. In addition, further meetings have been held with the community and local stakeholders to seek their views, including a Zoom presentation of the emerging proposals in November 2021. All comments received were fed back to the design team as they continued working up the planning application proposals.

## LIVE ZOOM PRESENTATION OF PROPOSALS FOR ALBION WATERSIDE

6pm – 7:15pm, Wednesday 24 February 2021

Visit [AlbionWaterside.co.uk](http://AlbionWaterside.co.uk) to register and to see more details of the proposals

### NEXT STEPS

Following receipt of the planning submission, Gravesham Borough Council will register it and begin their own statutory consultation process. The registration number will be published on the [albionwaterside.co.uk](http://albionwaterside.co.uk) website once it has been publicised.

# ALBION WATERSIDE NEWSLETTER

## FEBRUARY 2021 / PLANNING SUBMISSION UPDATE

Joseph  
Homes.  
LIVE WELL®

The Albion Waterside Regeneration community planning process is being organised by JTP on behalf of Joseph Homes. For more information please visit [AlbionWaterside.co.uk](http://AlbionWaterside.co.uk) or contact the JTP community planning team at [community@jtp.co.uk](mailto:community@jtp.co.uk), by writing to [FreePost JTP](mailto:FreePost JTP) (no stamp required) or on Freephone 0800 012 6730.



### SITE MASTERPLAN

#### KEY

- A** Marina Yard – A vibrant, landscaped, public square overlooking the Canal Basin
- B** The Riverside Walk – A clear, open, public walkway along The Thames
- C** The Slipway – The main public and vehicular access to the site, connecting the entrance to the River Walk
- D** Riverside Gardens – Publicly accessed podium garden fronting The Thames and River Walk
- E** Causeway Gardens – Publicly accessed central garden forming a North-South connection through the site
- F** Albion Causeway – The main vehicular route through the site and an important East-West link
- G** The Cut – A new linear water feature and public park situated on the line of the historic Thames and Medway Canal
- H** East Pavilion Square – A public garden and pavilion on the Eastern boundary of the site
- I** Albion Green – Public green space fronting The Cut
- J** Crane Feature – Indicative public feature paying homage to the existing industrial activity on site
- K** Podium Gardens – Private gardens with ornamental planting reflecting tidal reach
- L** Memorial to WW2 pilot FS Eric Williams
- M** Restoration of the existing listed swing bridge
- Development site boundary
- 9** Building heights – numbers, e.g. 9, indicates building storeys taken from site ground level

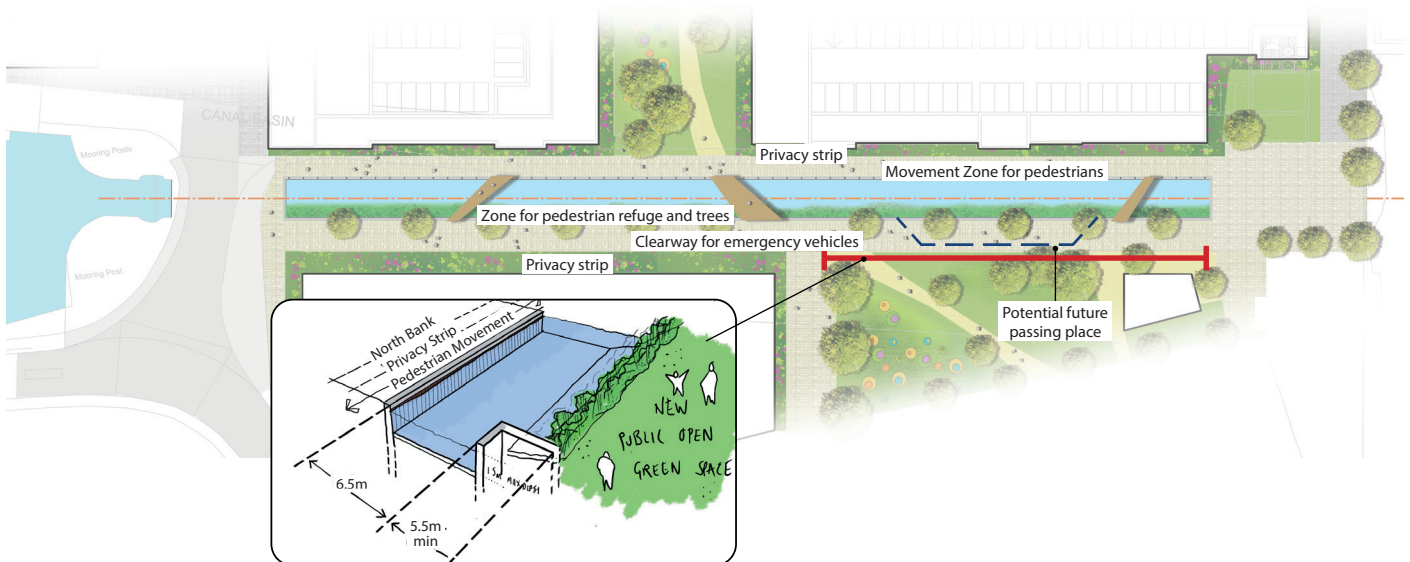


# ALBION WATERSIDE NEWSLETTER

## FEBRUARY 2021 / PLANNING SUBMISSION UPDATE



Artist's view looking west along 'The Cut'



Artist's impression of 'The Cut'

### COMMUNITY ENGAGEMENT TIMELINE

Stage 1 Engagement		Stage 2 Engagement		Stage 3 Engagement (Current Stage)			
July 2020	Wed 26 Aug 2020	6pm Wed 2 Sep 2020	Wed 11 Nov 2020	18 Nov 2020 & 24 Feb 2021	Late Feb 2021	Feb-June 2021	Q4 2021
Launch website	Comments welcomed by	Zoom presentation of vision	Comments on vision welcomed by	Presentations of proposals	Planning submission	Determination period	Start on site