



**Community Presentation
September 2020**

THE TEAM

Joseph
Homes.

jtp

BARTON
WILLMORE

MONTAGU
EVANS

BDP.

CANEPARO
ASSOCIATES

RAMBOLL

PATRICK PARSONS

PROJECT BACKGROUND & ASPIRATIONS



up to 1,300
new homes



Up to 4,500m2
Commercial Space



circa 400 new jobs
(+ construction jobs)



Sustainable
transport and
infrastructure



circa 60% of site
as open space



350m of new
accessible Riverwalk



Safeguarding of
canal alignment &
Green Link



Commemoration
of WW2 pilot



COMMUNITY ENGAGEMENT TIMELINE



WEBSITE & NEWSLETTER

ALBION WATERSIDE REGENERATION

Home | Regeneration Area | Downloads | Comment | Team

CLICK HERE TO HAVE YOUR SAY!

Joseph Homes. LIVE WELL

ALBION WATERSIDE
Joseph Homes is pleased to be bringing forward a proposal for the residential-led, mixed-use redevelopment of Albion Waterside, Canal Road (site outlined in red above). The regeneration proposals for this brownfield, urban site will include new homes, new commercial uses, public space and pedestrian access to the riverside in a previously inaccessible area.

This website explains the background to the regeneration area and provides the opportunity to give your views about the local neighbourhood and the Albion Waterside site itself.

COMMUNITY CONSULTATION
Joseph Homes is committed to engaging with local stakeholders and the wider community. During July and August we will be holding consultation activities to present the background of the Albion Waterside site and to gather ideas on possible uses for the site and its relationship with the surrounding neighbourhood.

Due to the Covid-19 pandemic we may not be able to hold face to face meetings and exhibitions, but we will do our utmost to ensure easily accessible communication with the community via this new website, physical newsletters and a Freephone number 0800 012 6730.

HAVE YOUR SAY!
As a first step we would like to hear your ideas about the regeneration of the site and its relationship with the surrounding area. You can do this by viewing more about the background on the site and the proposals [here](#) and then by visiting the "Communities" platform [here](#) to identify aspects of the local area you 'like' and 'dislike' and to tell us your 'dreams' for the regeneration of Albion Waterside and its relationship with the wider area. We welcome comments by **Wednesday 26 August 2020**. We will feed all comments received to our design team as they work up a vision for the site.

NEXT STEPS
The Vision for the site will be presented back to the community at 6pm on Wednesday 2 September via a virtual meeting on Zoom, (access details will be circulated in advance), on this website and via a physical newsletter delivered to the local community. Following the presentation of the Vision, we will continue to develop the proposals through a continuing process of stakeholder and community consultation, including a physical exhibition later in the autumn, subject to Government Covid19 guidelines. The aim is to submit a planning application to Gravesham Borough Council in January 2021 and around this time we will hold another exhibition of the submitted proposals.

AlbionWaterside.co.uk

ALBION WATERSIDE REGENERATION, GRAVESEND: NEWSLETTER, JULY 2020

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HAVE YOUR SAY!
As a first step we would like to hear your 'likes' and 'dislikes' about the Albion Waterside site and the surrounding area and your 'dreams' for the regeneration of the site itself. You can do this either by visiting AlbionWaterside.co.uk to view more background on the proposals and go through to our "Communities" platform to make your comments or by filling in the postcard form on this newsletter, detaching it and mailing it back to us by Freepost - no envelope or stamp required. We welcome comments by **Wednesday 26 August 2020**.

NEXT STEPS
We will feed all comments received to our design team as they work up a Vision for the site, which will be presented back to the community at 6pm on Wednesday 2 September via a virtual meeting on Zoom, on our website and a further newsletter. Following the presentation, we will seek comments on the Vision and we will develop the proposals through continuing stakeholder and community dialogue, including a physical exhibition later in the autumn, subject to Government Covid19 social distancing guidelines. Our aim is to submit a planning application to Gravesham Borough Council in January 2021 and around this time we will hold another exhibition to show and explain clearly the submitted proposals.

Due to the Covid-19 pandemic we may not be able to hold face to face meetings and exhibitions in the way that we would usually seek to, but we will do our utmost to ensure easily accessible communication with the community via this new website, physical newsletters and a Freephone number 0800 012 6730.

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For regular updates please visit AlbionWaterside.co.uk

Joseph Homes. LIVE WELL **jtp**

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 or contact the JTP community planning team at community@jtp.co.uk or on Freephone 0800 012 6730.

Newsletter, July 2020

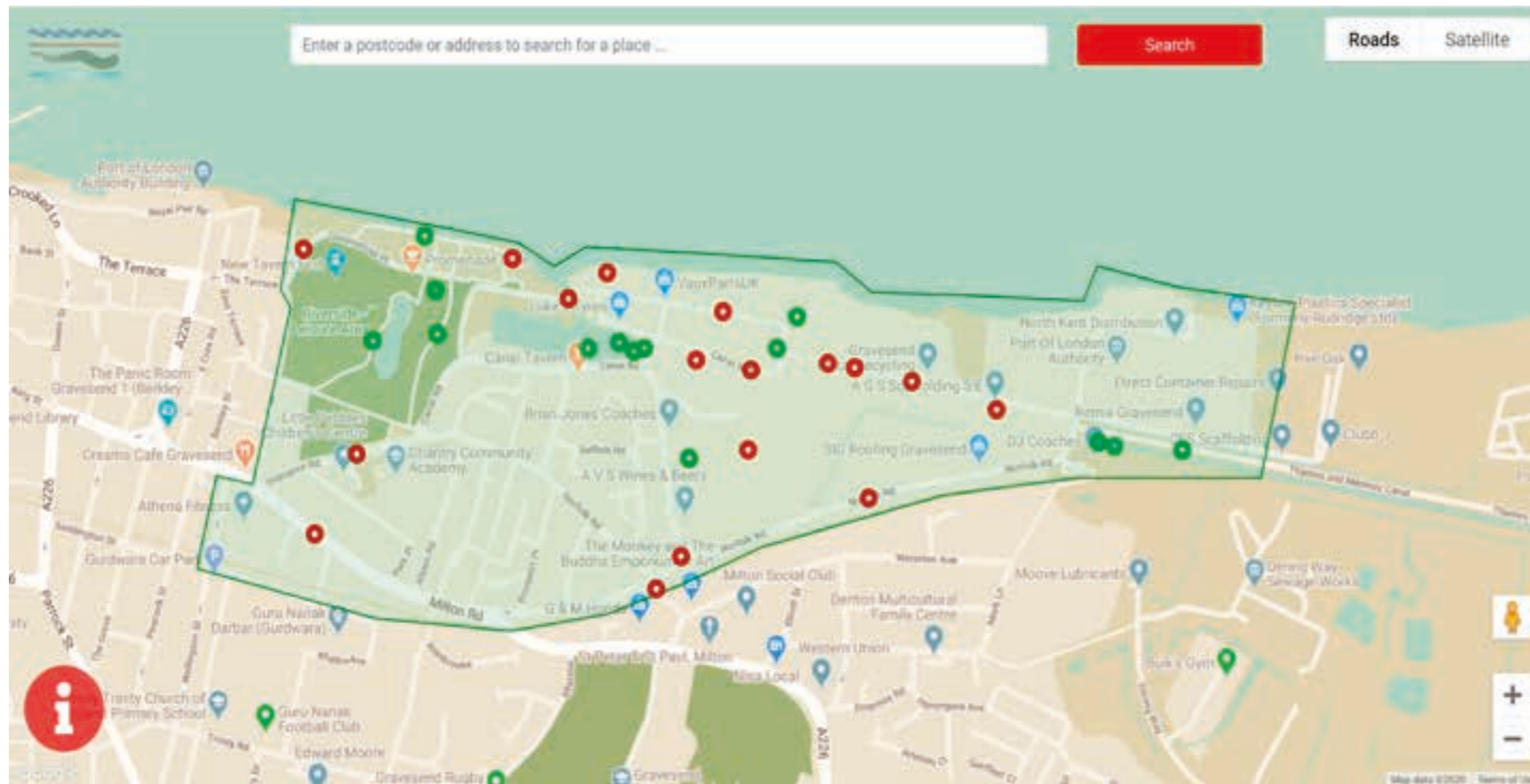
COMMUNITY MEETINGS & DISCUSSIONS

- **Gravesend Sailing Club**
- **The Embankment Marina**
- **The Ship and Lobster**
- **Gravesend Library**



Gravesend Sailing Club

FEEDBACK

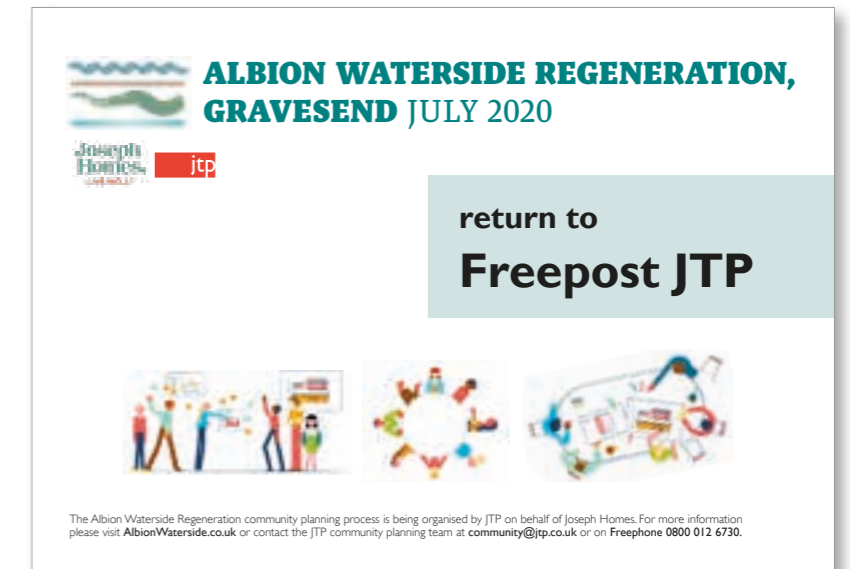


communities.createstreets.com/AlbionWaterside

Key

 areas people like  areas people dislike

over 350 visits to the website and **over 40 comments** submitted to the design team



HAVE YOUR SAY!

In the first stage of the consultation, we would like to hear your 'likes' and 'dislikes' about the Albion Waterside site and the surrounding area and your 'dreams' for the regeneration of the site itself. You can do this either by visiting AlbionWaterside.co.uk to view more background on the proposals and go through to our "Communities" platform to make your comments or by filling in this postcard form, detaching it and mailing it back to us by Freepost - no envelope or stamp required. We welcome comments by **Wednesday 26 August 2020**.

WHAT SPECIFICALLY DO YOU LIKE ABOUT THE ALBION WATERSIDE SITE AND THE SURROUNDING AREA?

WHAT SPECIFICALLY DO YOU DISLIKE ABOUT THE ALBION WATERSIDE SITE AND THE SURROUNDING AREA?

WHAT ARE YOUR DREAMS FOR THE FUTURE OF THE ALBION WATERSIDE SITE ITSELF?

NAME EMAIL

Thank you for taking time to complete this questionnaire. We will collate the answers received to use in the design process to help with creating the Vision for the Albion Waterside site. We will share this Vision with you at 6pm on Wednesday 2 September via Zoom and ask for your feedback before further developing the proposals for the site.

PERSONAL DATA PROTECTION
Full details of how we process, manage and retain your personal information can be found online in our Privacy Notice at AlbionWaterside.co.uk/projects/community-planning. JTP will retain your details in order to communicate with you about the Albion Waterside Regeneration project up to and including the submission of the planning submission. We may share your personal details with the project team but not with any other third parties.

To opt out of receiving future updates about the Albion Waterside Regeneration project, please email us at optout@jtp.co.uk or write to us at Freepost JTP (no stamp required).

Freepost Postcard, July 2020

KEY THEMES FROM ENGAGEMENT

Look & Feel

- At present, the site is unattractive, run down and feels unsafe.
- The site suffers from fly-tipping and littering, and many places are dark and dingy.
- It is site of historical maritime interest and industrial feel which should be regenerated and celebrated.

This area looks run down and in need of some work.

Support for carefully designed regeneration

- Support for the regeneration of this brownfield site.
- The development should provide homes, including apartments overlooking the water, and space for leisure, retail, and cafes.
- Take account of existing views of the river from sites such as Venture Court.
- Mark the location of the crashed Spitfire/Hurricane with a memorial of some kind
- Re-use the cobbles making up some of the narrow roads.

A great area to regenerate with the canal basin central to the redevelopment

Maximise potential of green and blue assets

- The site is close to existing Fort Gardens park - a tranquil, open, a green lung providing great river views.
- The canal and canal basin are beautiful, tranquil, and well used by people for exercise.
- Protect the alignment of the Thames and Medway Canal.
- If possible restore the canal to the canal basin to allow for recreational boating use.

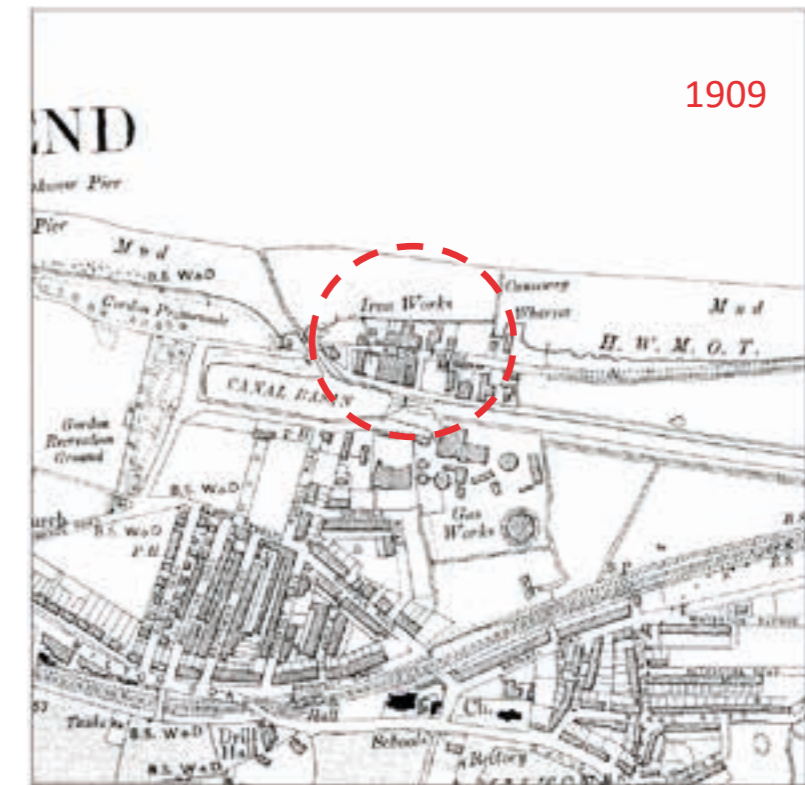
The canal basin is a beautiful aspect of this part of Gravesend. It is wonderful to watch the boats and wildlife

Getting about

- The site is surrounded by physical barriers including Milton Road and Norfolk Road which suffer from heavy traffic.
- Many of the existing pedestrian and cycle routes beyond the site are not fit for purpose and feel unsafe and intimidating.
- The development should provide safe, legible, and direct active travel connections to the town centre, ferry, and railway station.
- Provide a waterside path to allow unobstructed access along the waterfront.

Expand the current cycle path and increase its width along its entire length

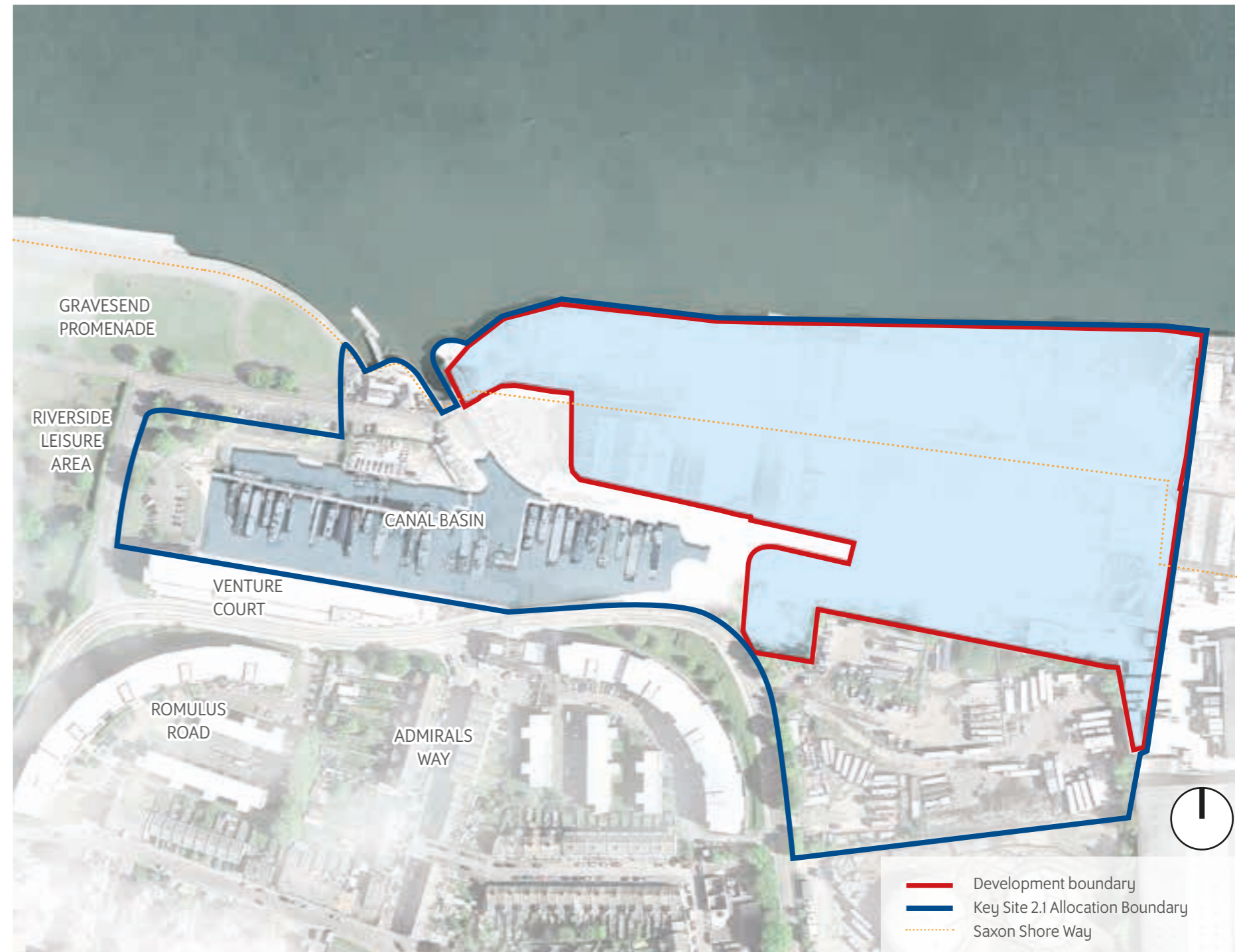
SITE HISTORY & ANALYSIS



SITE HISTORY & ANALYSIS

Located within the Gravesend Riverside East and North East Gravesend Opportunity Area, the Site forms part of Key Site 2.1, known as the Canal Basin Regeneration Area. The Core Strategy identifies opportunities for this area to continue the regeneration of the Canal Basin whilst making more efficient use of land, facilitate river-related activity and secure environmental improvements. Through Policy CS04 it is expected the Key Site will secure:

- Around 650 dwellings;
- Around 4,550 sqm gross new employment floorspace (B1a and B1c);
- A local centre to serve resident and daytime population;
- The protection of the alignment of the former Thames and Medway Canal; and,
- Improvements to the Saxon Shore Way and National Cycle Route 1.



SITE HISTORY & ANALYSIS



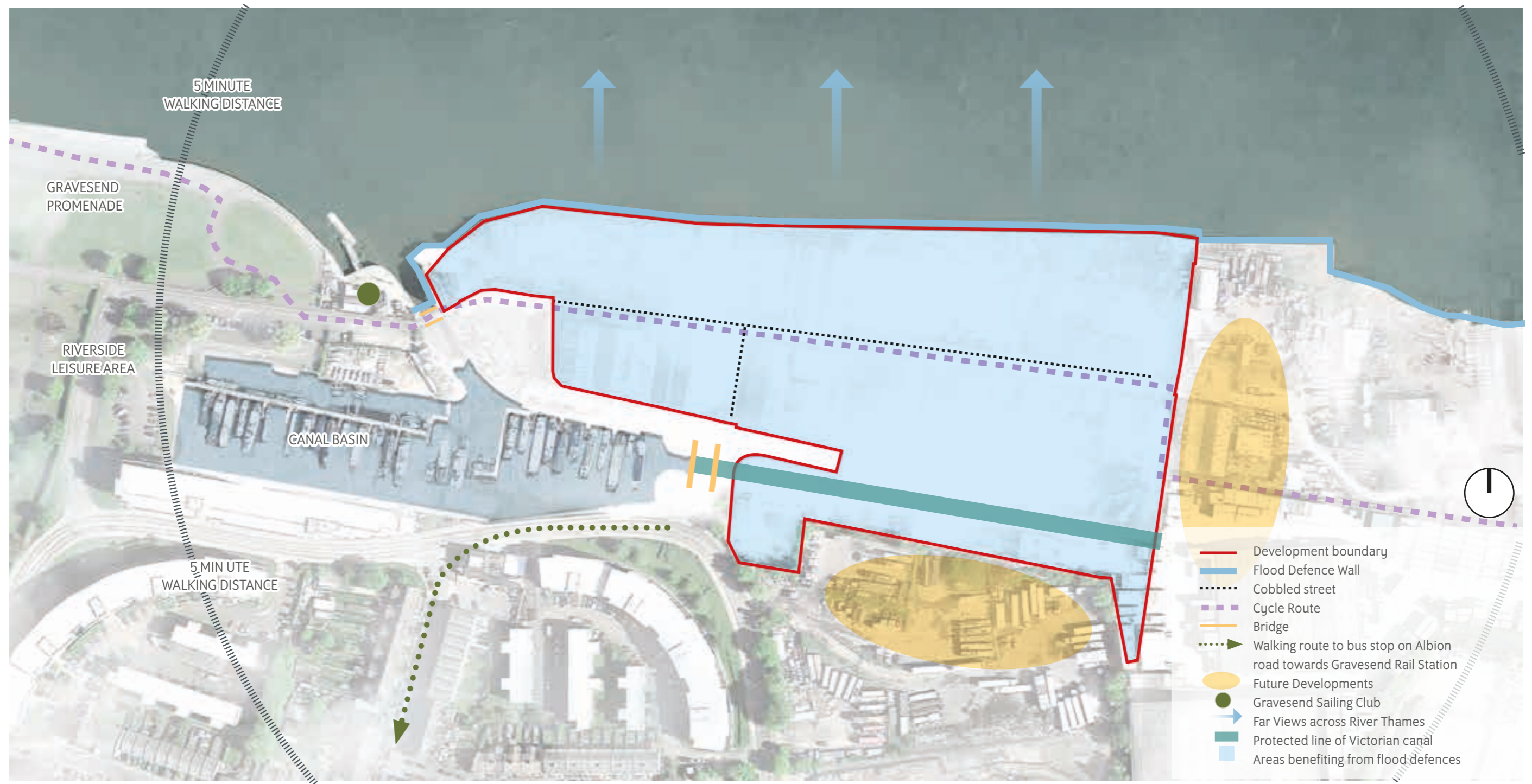
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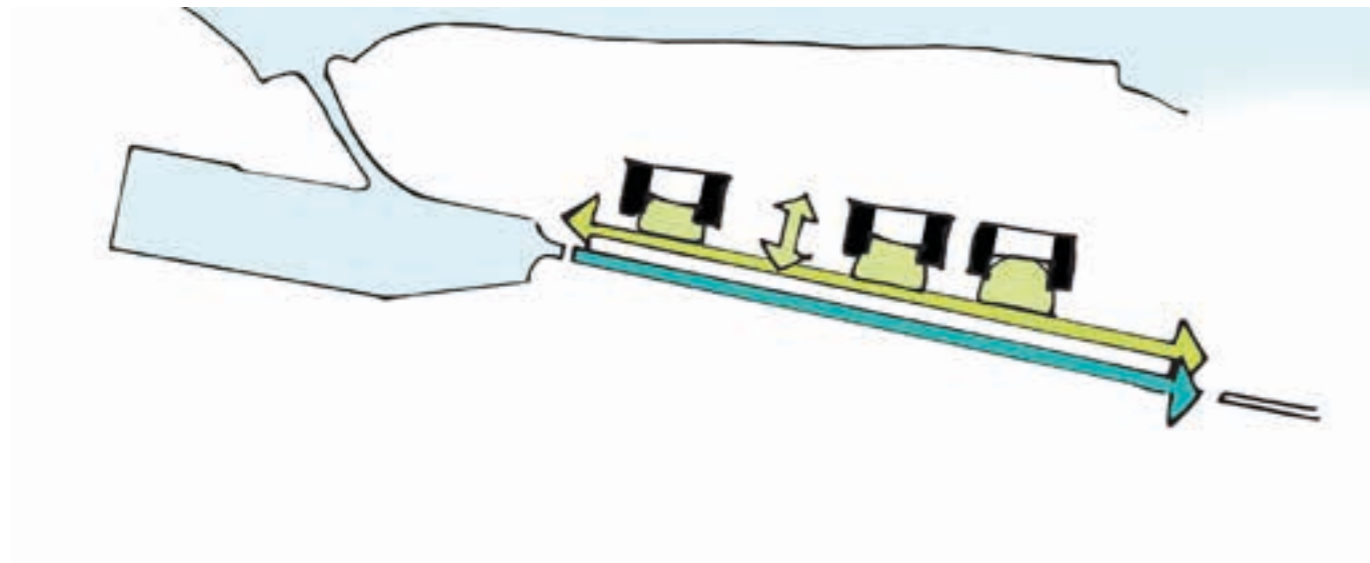
SITE HISTORY & ANALYSIS



DESIGN CONCEPTS

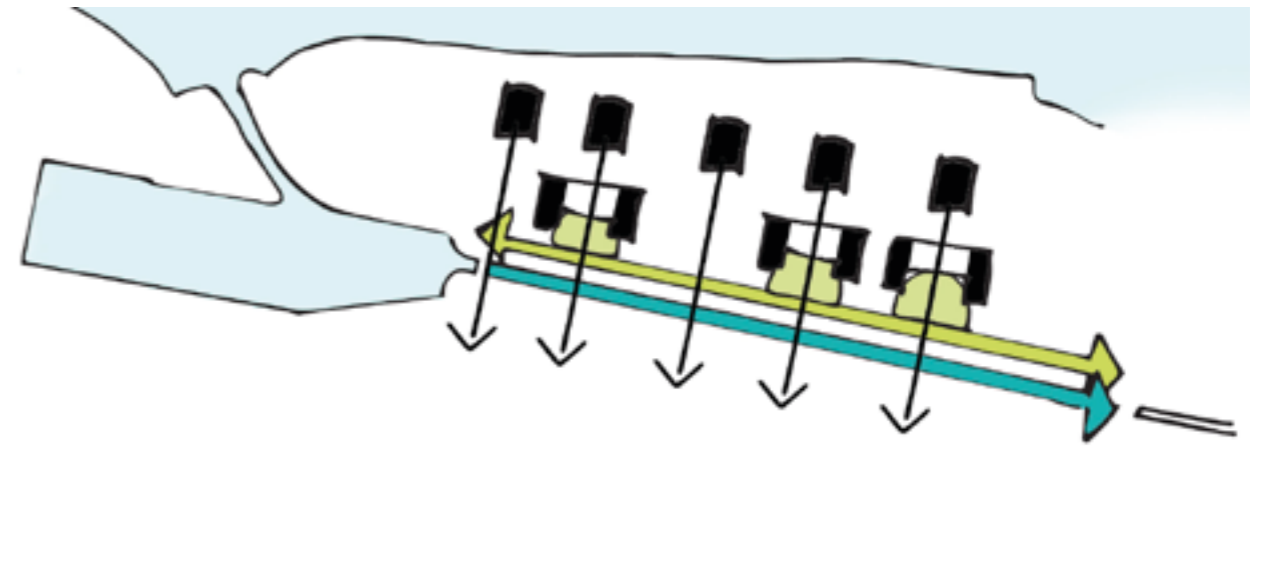
Progressing the placemaking structure of life, spaces and then buildings, the building principles reference...

1. facing south



South facing courtyard buildings overlook water and natural gardens.

2. offset views

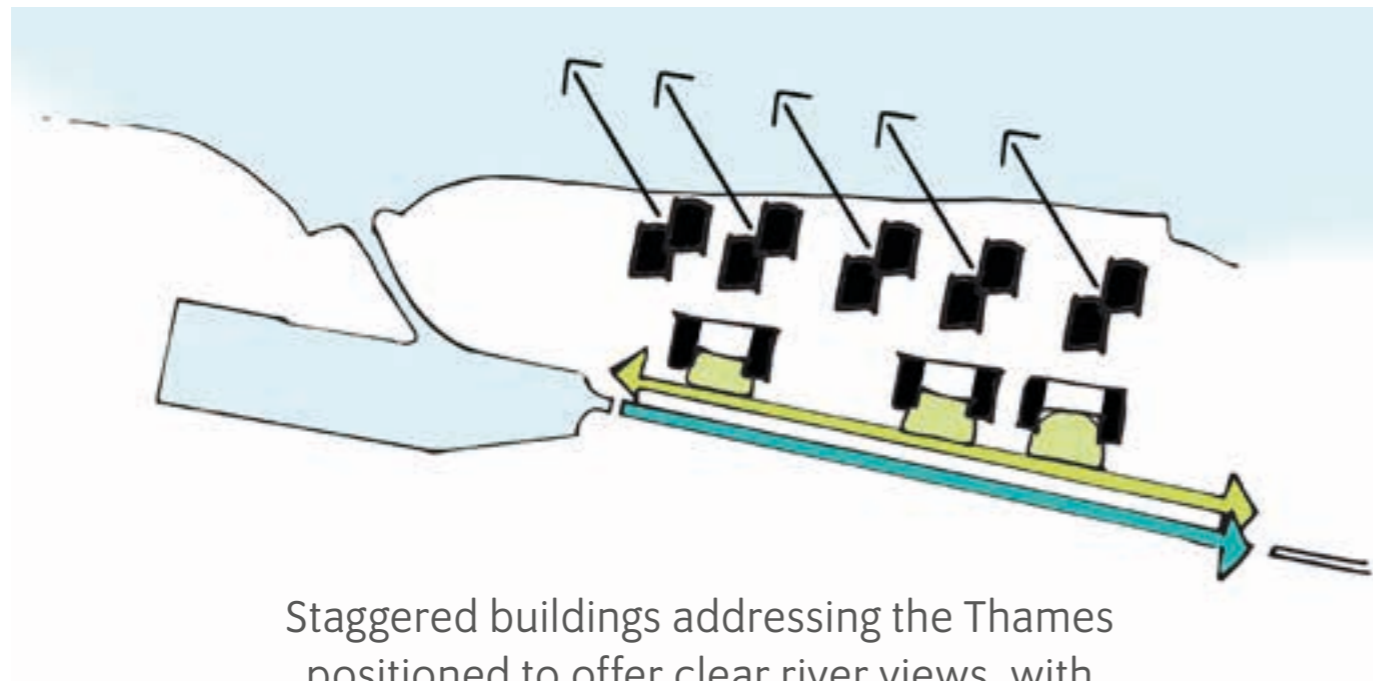


Buildings to the north offset to offer views between courtyard buildings to the south.

DESIGN CONCEPTS

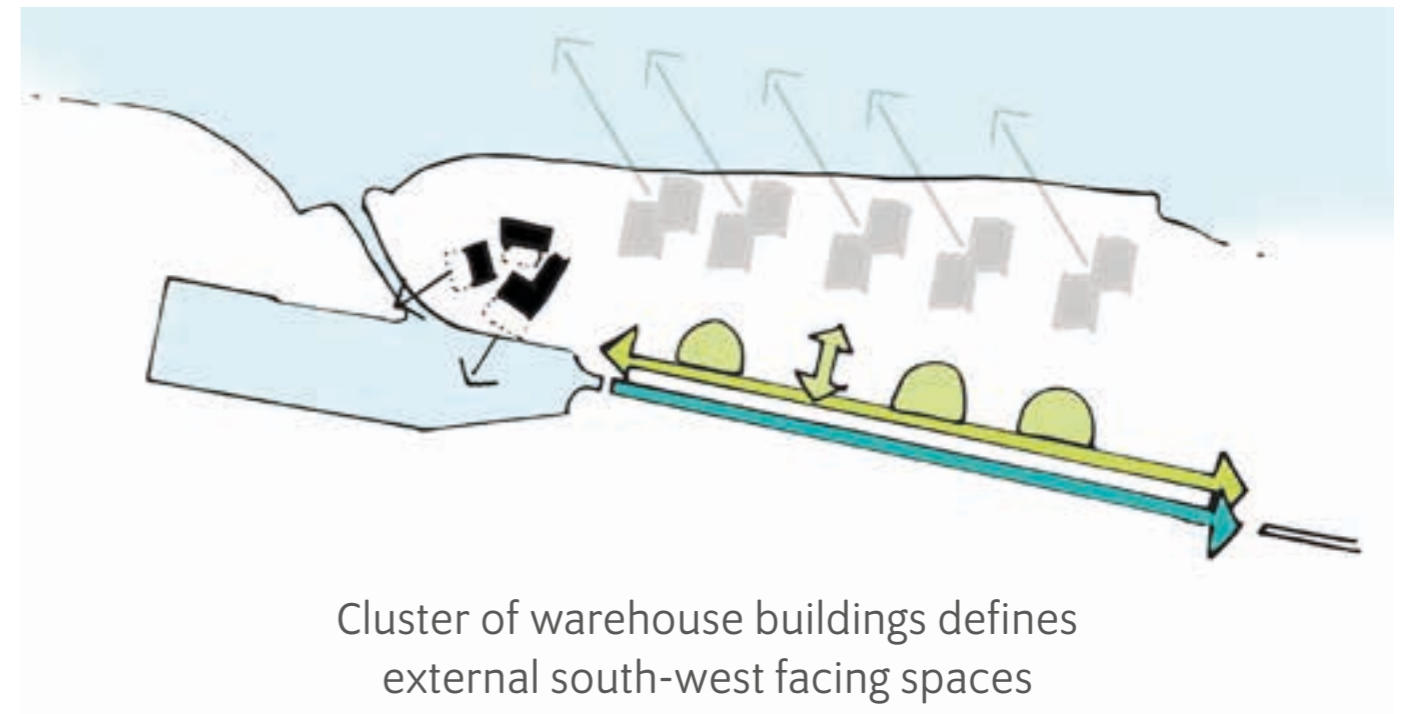
Progressing the placemaking structure of life, spaces and then buildings, the building principles reference...

3. staggered blocks



Staggered buildings addressing the Thames positioned to offer clear river views, with morning and evening sun.

4. warehouse cluster

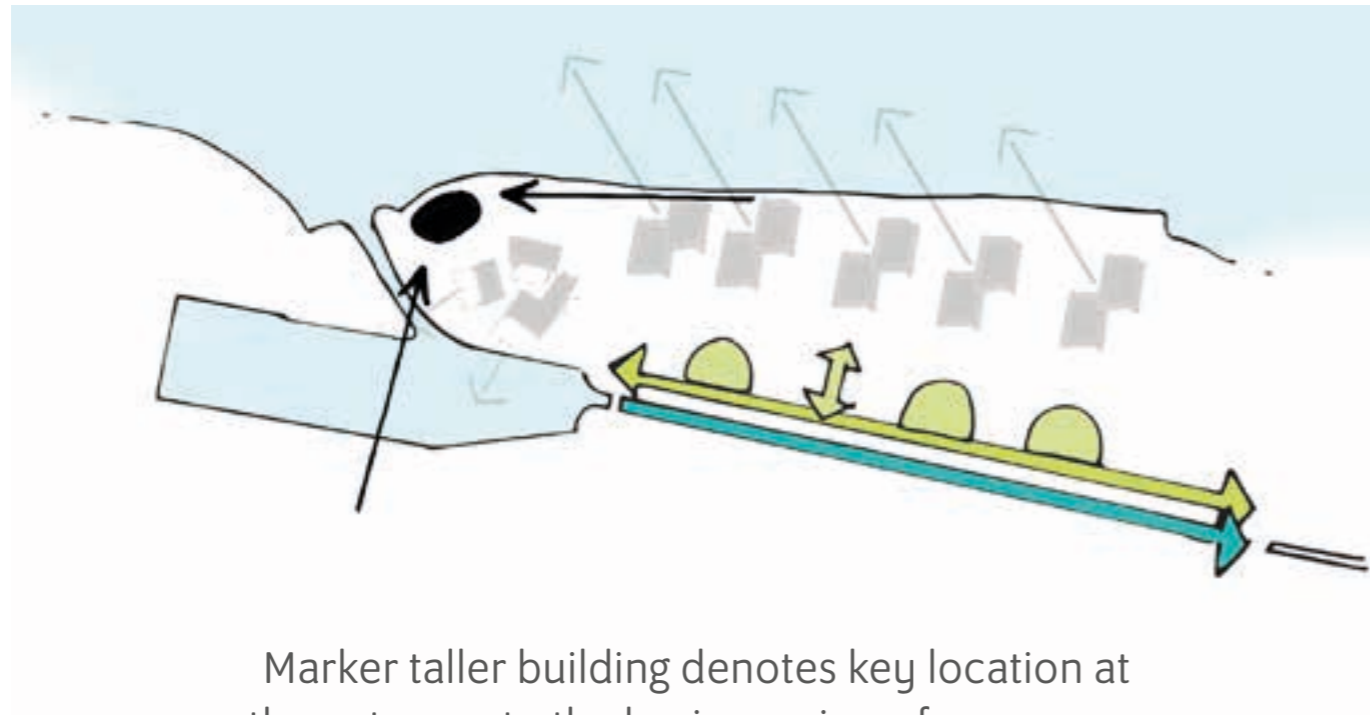


Cluster of warehouse buildings defines external south-west facing spaces overlooking existing basin.

DESIGN CONCEPTS

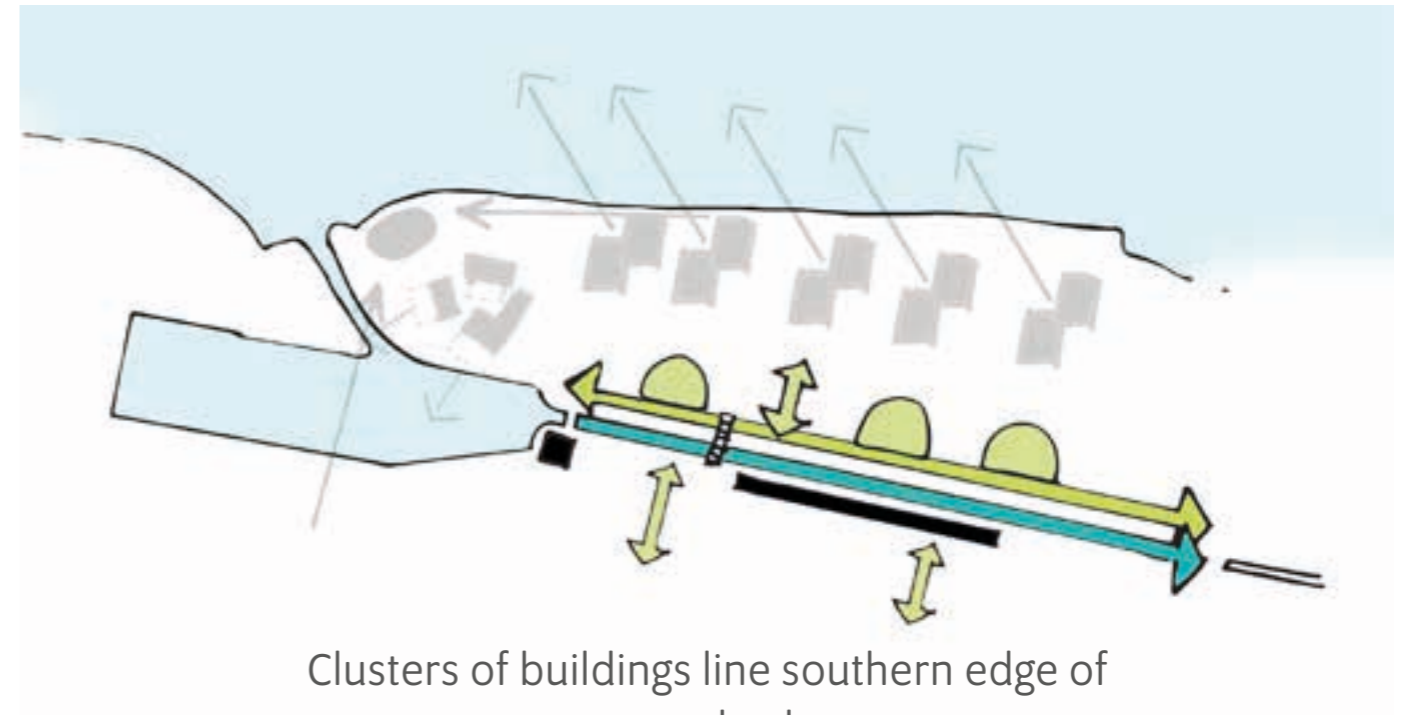
Progressing the placemaking structure of life, spaces and then buildings, the building principles reference...

5. defining the views



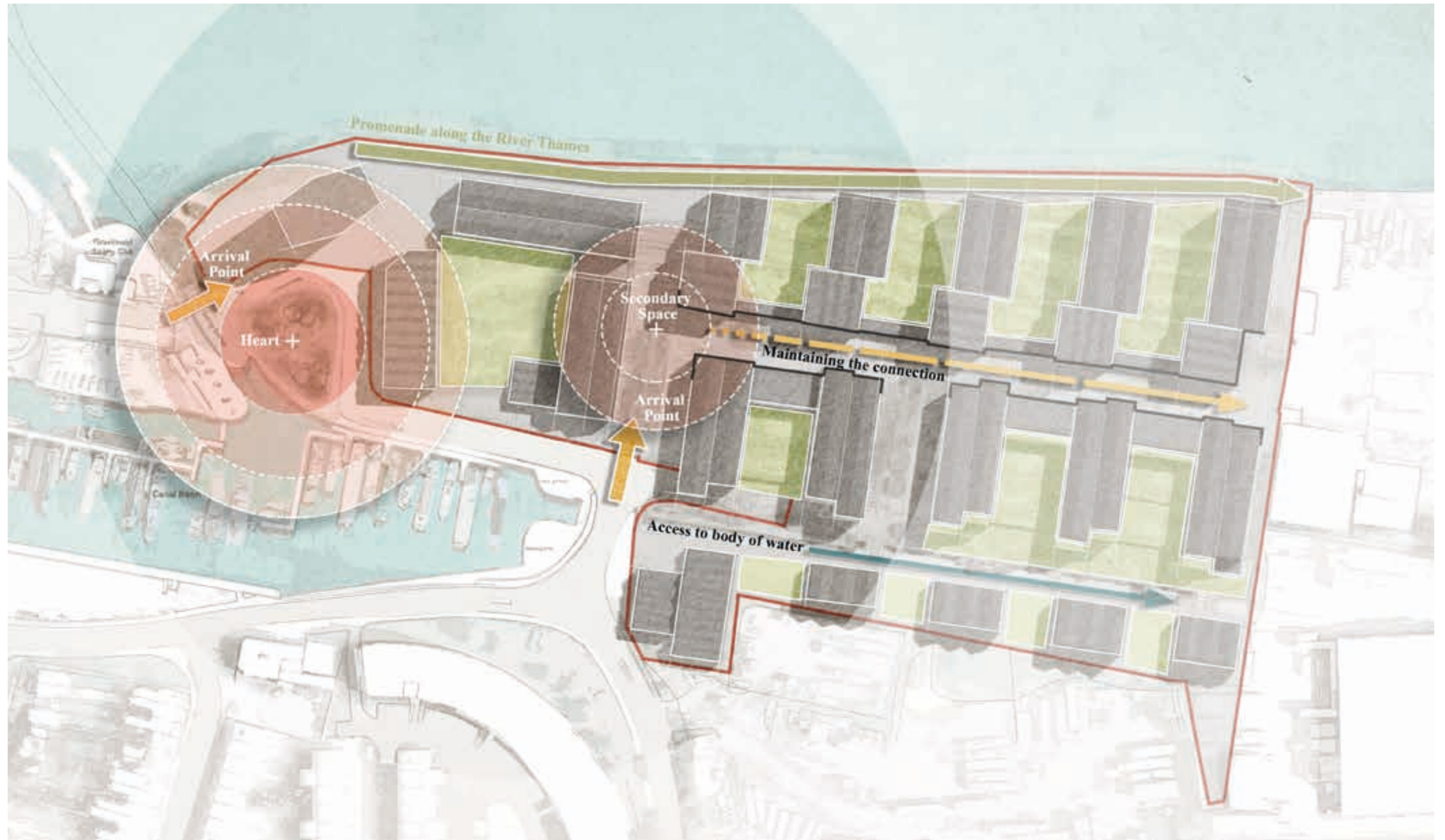
Marker taller building denotes key location at the entrance to the basin on views from across the town and along the Riverside Promenade.

6. curating the edge



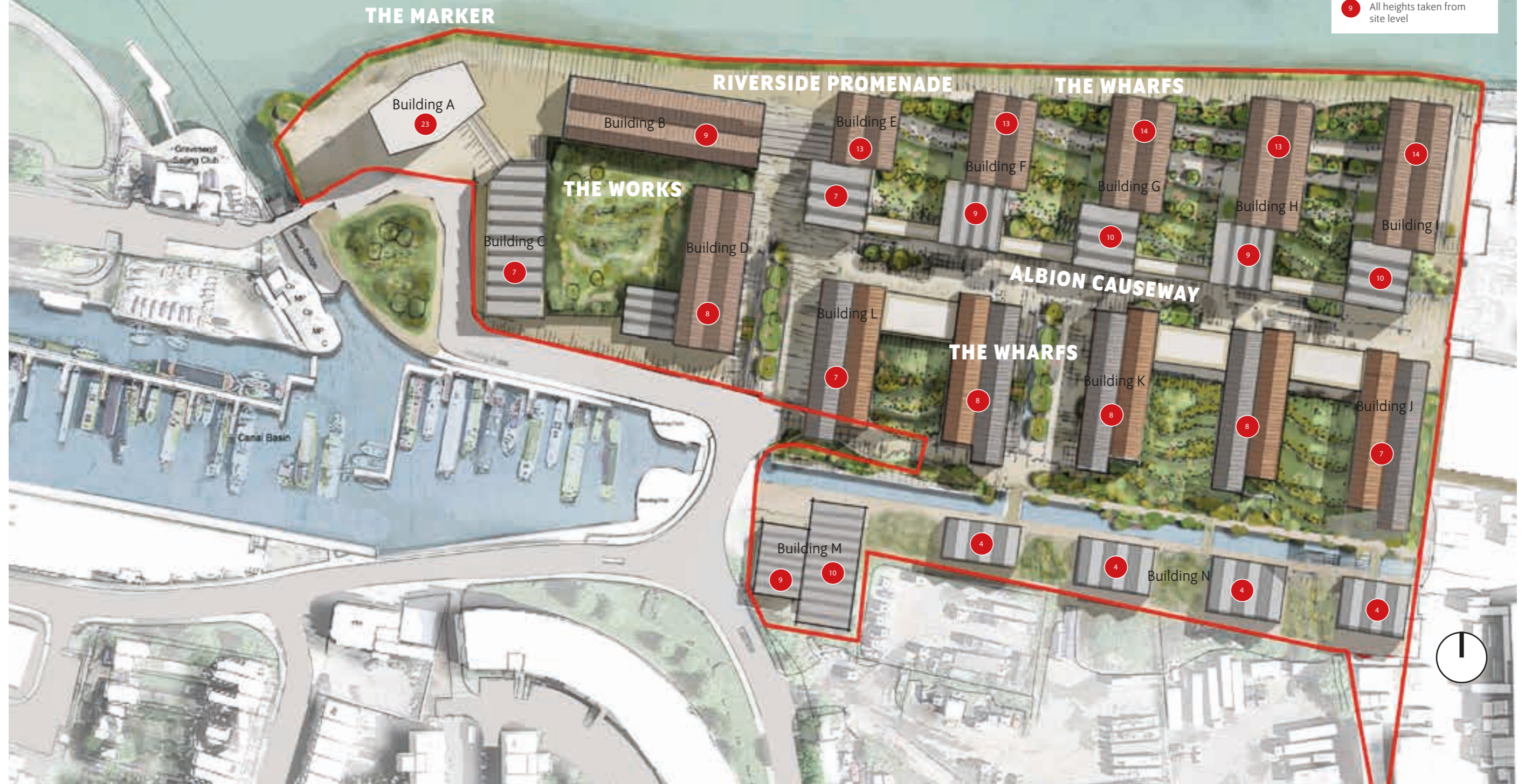
Clusters of buildings line southern edge of water body

MASTERPLAN PRINCIPLES



THE VISION

Illustrative Masterplan

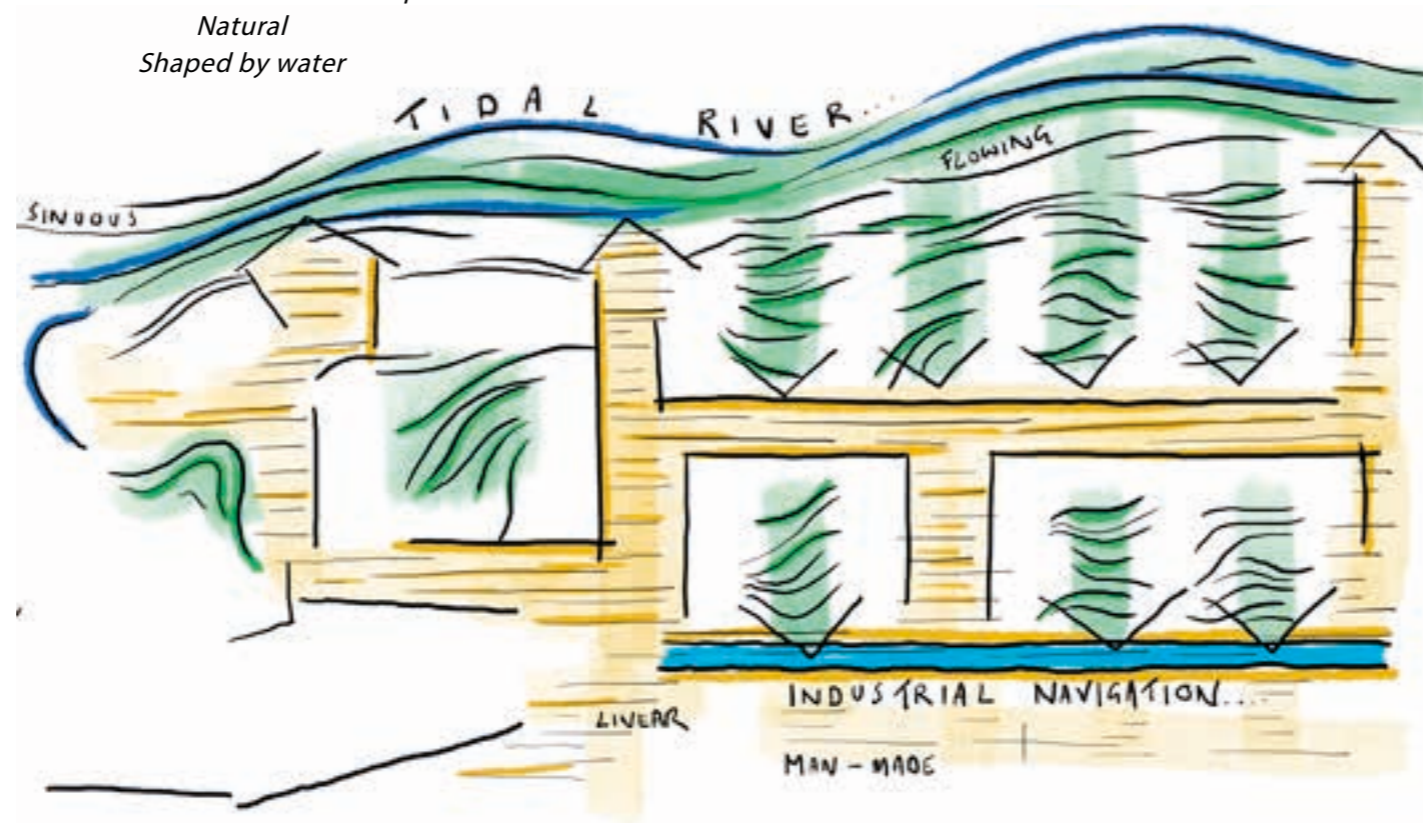


THE VISION

Landscape & Water



North/ South Transition - Tidal Thames
Sinuous natural tidal landscape
Natural
Shaped by water



South/ North - Linear water body landscape
Man made
Rewilding and transitions
Long framed views
Playful interactions with water



THE VISION

Landscape & Water

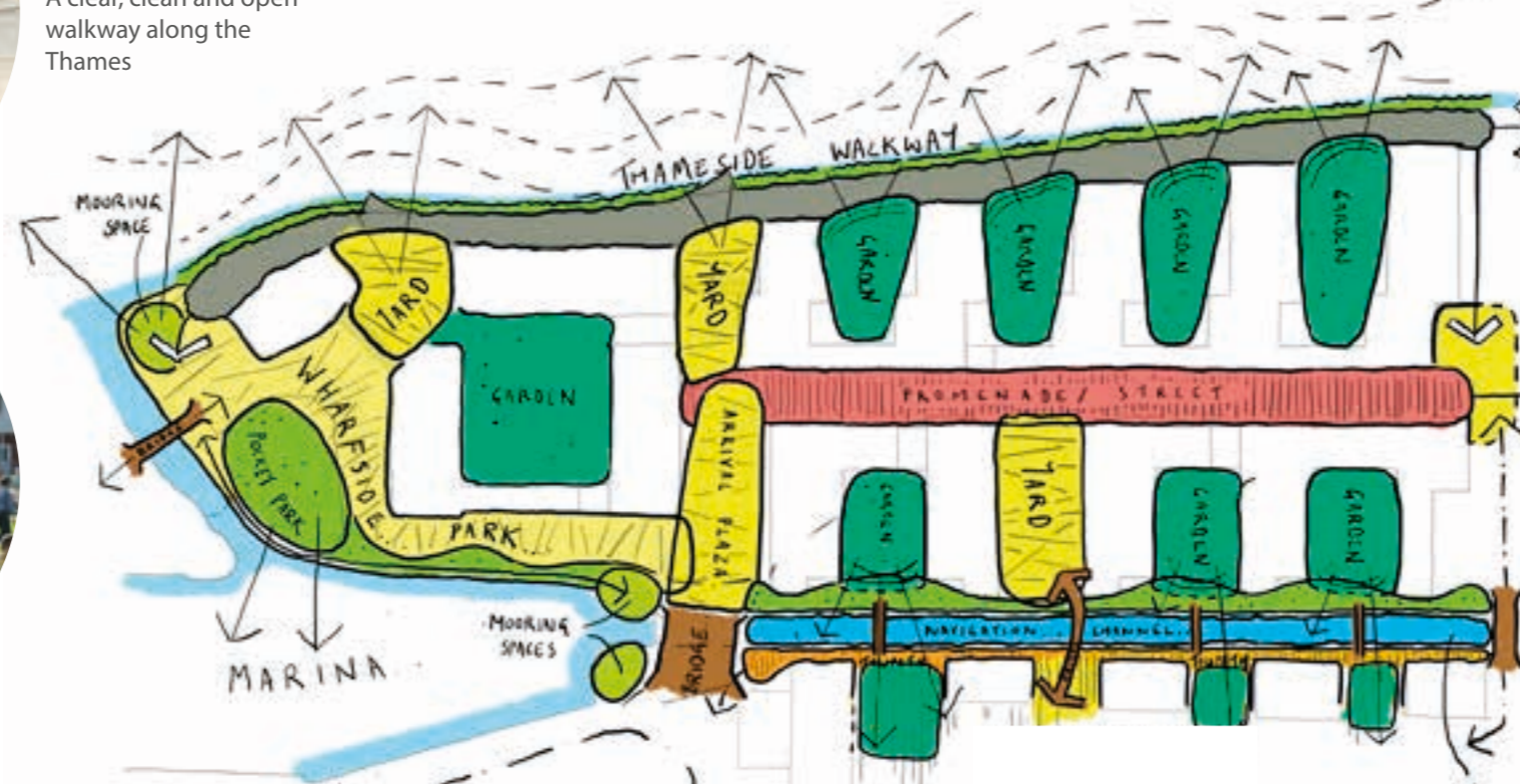


Thameside walkway -
A clear, clean and open
walkway along the
Thames

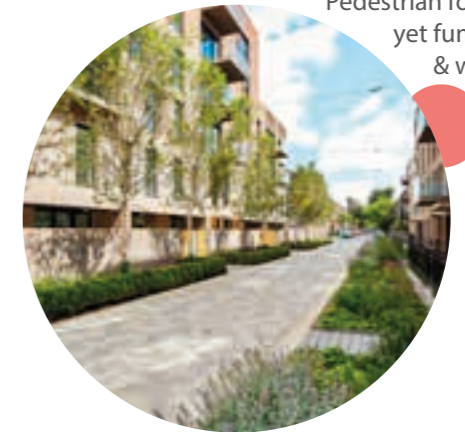
Podium Gardens -
Ornamental planting
reflecting tidal
reach



Wharfside pocket
park - a vibrant and
animated space
overlooking
the Marina



Main Street -
Pedestrian focussed
yet functional
& working



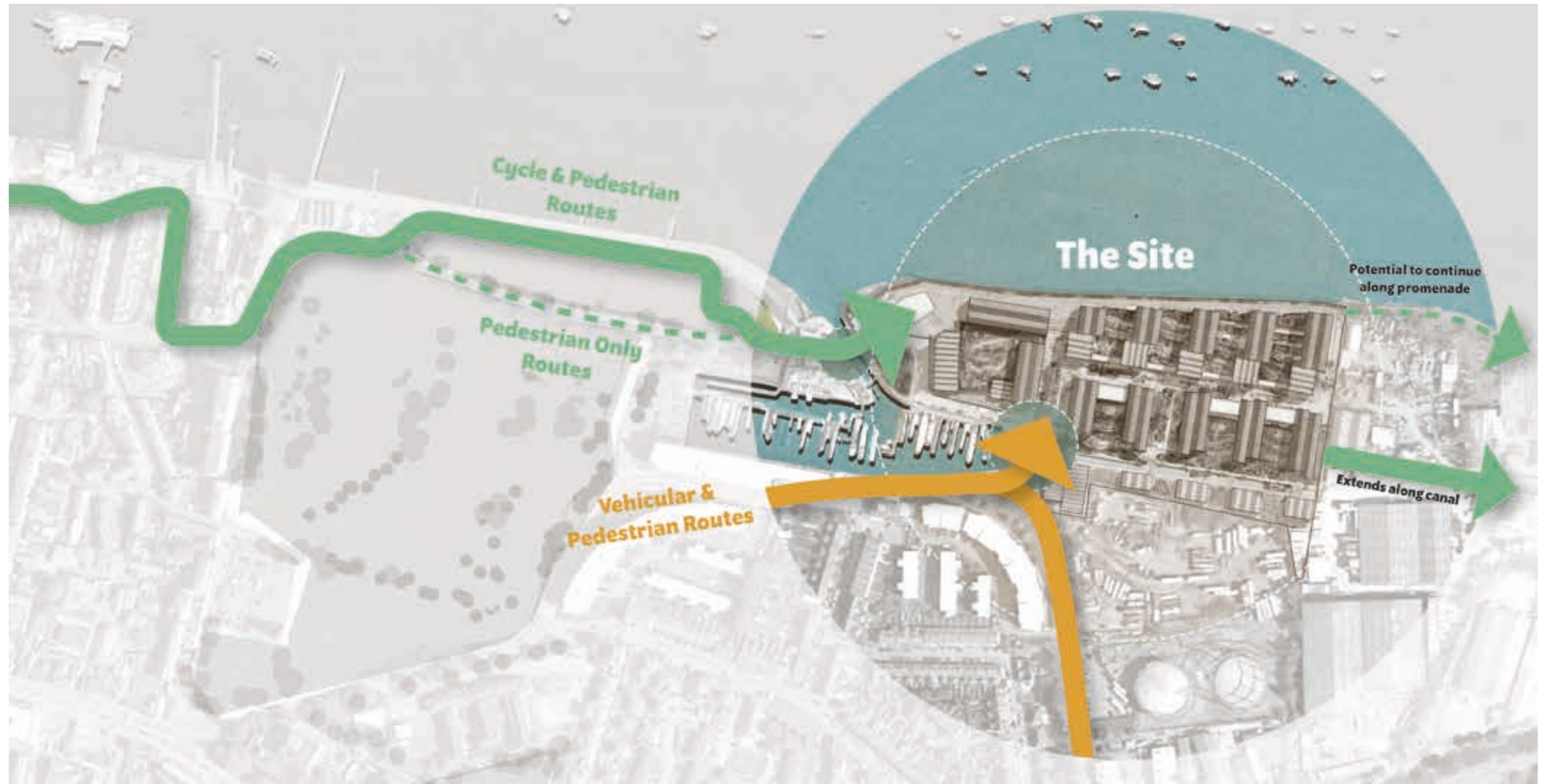
Arrival Square -
A distinctive, flexible
place - tough and robust

The navigation/ channel -
A new linear park tracing the
historic route of the Thames and
Medway Canal



THE VISION

Arrival



THE VISION

Movement



THE VISION

Local curated produce outlet



The Good Shed in Canterbury

Beer tap room



many examples across London and beyond

Food Production unit with public and whole sale function



Mons Cheese in London railway arch

Boat building



Boat Building Academy

F&B with a destination view



Franks Cafe in Peckham

F&B with a destination view



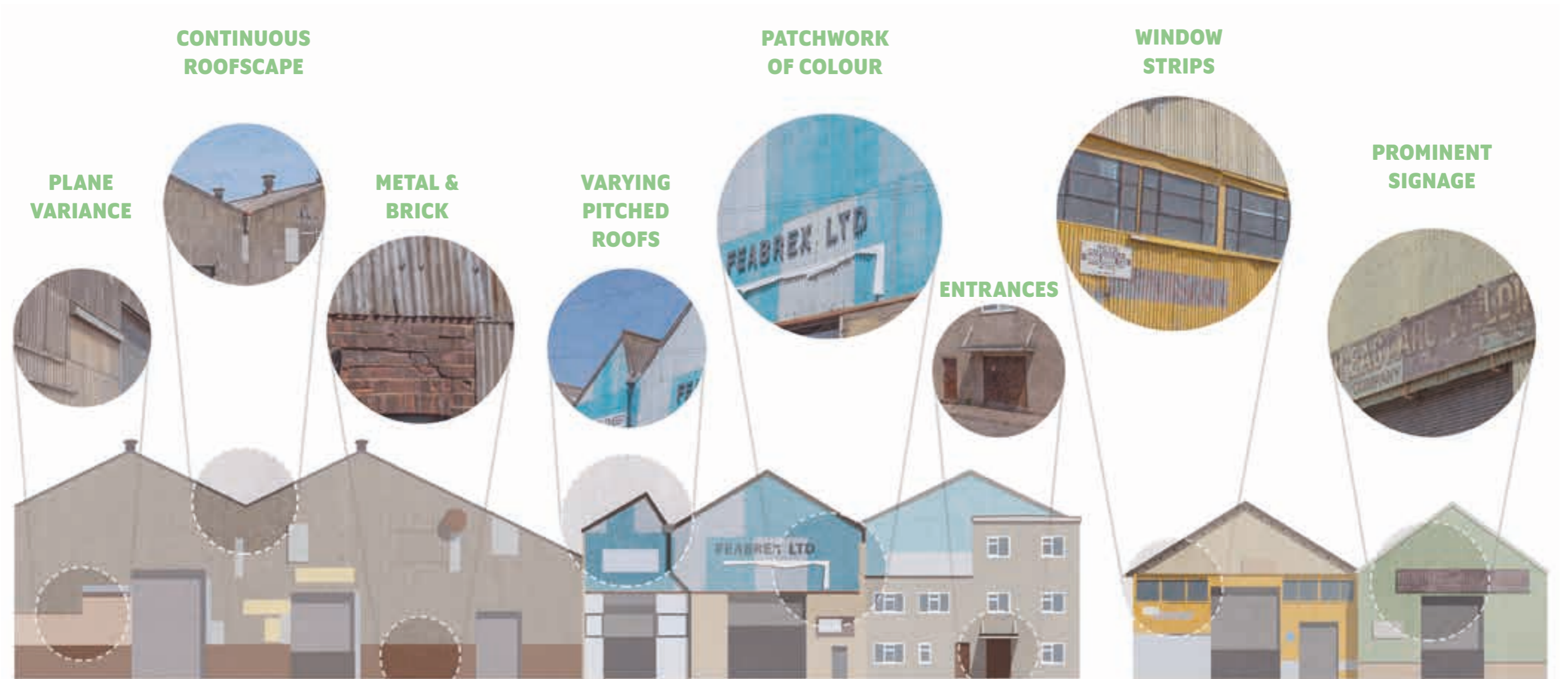
Franks Cafe in Peckham

simple creative workspace



Arebyte in City Island, Ballymore

THE VISION



THE VISION

Materiality



THE VISION

Approach



THE VISION

Water Edge



River Walk



NEXT STEPS



Stage 1 Engagement		Stage 2 Engagement		Stage 3 Engagement		Final Stage	
July 2020	Wed 26 Aug 2020	6pm Wed 2 Sep 2020	Mon 21 sep 2020	Oct 2020	Jan 2021	Jan–May 2021	tbc
Launch website	Comments welcomed by	Zoom presentation of vision	Comments on vision welcomed by	Exhibition of emerging proposals	Planning submission & exhibition of submitted proposals	Determination period	On site construction