



Community Presentation
November 2020

THE TEAM

Joseph
Homes.
LIVE WELL[®]



BARTON
WILLMORE

BDP.



CA CANEPARO
ASSOCIATES



Beispiel.

INTRODUCTION



PROJECT BACKGROUND & ASPIRATIONS



up to 1,500 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



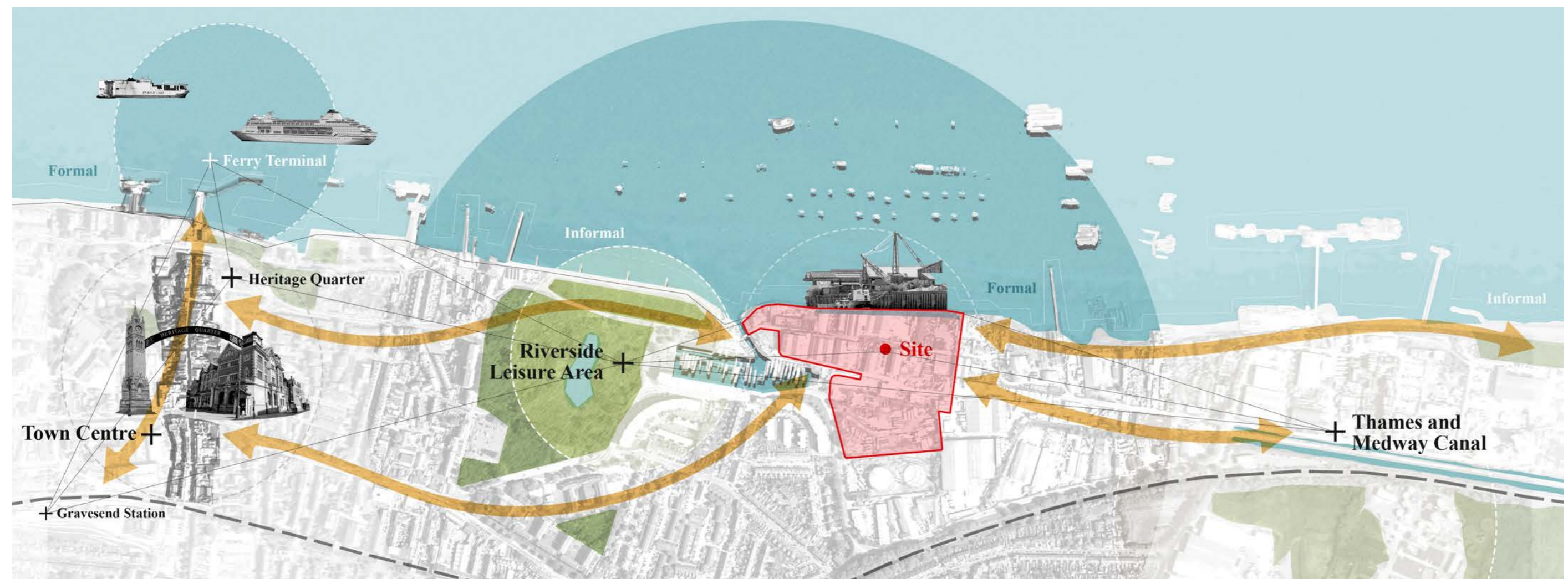
350m of new accessible Riverwalk



Safeguarding of canal alignment & Green Link



Commemoration of WW2 pilot



COMMUNITY ENGAGEMENT TIMELINE



WEBSITE & NEWSLETTER

Home Regeneration Area Downloads Comment Team

ALBION WATERSIDE REGENERATION

CLICK HERE TO HAVE YOUR SAY!

Joseph Homes.
LIVE WELL®

ALBION WATERSIDE REGENERATION

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 NEWSLETTER
OCTOBER 2020 / PRESENTATION OF THE VISION

Artist's impression of the emerging Vision - Albion Waterside Approach

NEW VISION FOR ALBION WATERSIDE
During a presentation to the community on 2 September 2020, Joseph Homes unveiled a Vision for the regeneration of Albion Waterside which reflects the heritage of the site. The Vision includes:

- Provision for a range of up to 1,300 homes
- Business opportunities with up to 4,500m² employment space
- Attractive, welcoming public space
- Extensive access to the waterside, including a Riverside Promenade

Albion Waterside will deliver a greener environment with energy efficient buildings and with a new mobility hub, promoting green and sustainable modes of transport to and from the site. The Vision also includes improvements to the Saxon Shoreway and commemoration of WW2 Hurricane pilot, Flight Sergeant Eric Williams.

The Vision masterplan and other images from the presentation are included in this newsletter. You can also view and comment on the full extended Vision presentation online at AlbionWaterside.co.uk.

COMMUNITY ENGAGEMENT
Joseph Homes is pleased to be bringing forward the proposal for this residential-led, mixed-use development in accordance with the aims of the Gravesham Borough Council Core Strategy Policy CS04, that identifies Albion Waterside site as a regeneration area, and in consultation with the local community. Over the summer the local community was asked about their likes and dislikes of the area and their dreams for the future regeneration of the Albion Waterside site. More than 40 people responded to the consultation by returning Freepost postcards and via the "Communities" platform on the AlbionWaterside.co.uk website.
Many respondents acknowledged the need for new homes and agreed that Albion Waterside will be an ideal regeneration opportunity, with the canal basin a focus for the redevelopment. Ideas included maximising the potential of existing landscape and water assets, including greening along the Thames and Medway Canal alignment, and enhancing pedestrian and cycle links to Fort Gardens and the River Thames. Key matters raised by respondents included the height and massing of new buildings in relation to the Marina, sensitivity to existing river views and traffic on surrounding roads. These views and ideas were shared with the design team as they prepared the Vision for the site.

HAVE YOUR SAY!
We would now like to receive your comments on the emerging Vision for Albion Waterside. You can do this by visiting AlbionWaterside.co.uk to view the presentation and then either emailing your comments to community@jtp.co.uk or writing to us at "Freepost JTP" - no stamp required. We welcome comments by **Wednesday 11 November 2020**.

Our team will continue to develop the Vision in the light of comments received and will present the emerging proposals to the community via Zoom at **6pm on Wednesday 18 November**. If you would like to be invited to the Zoom presentation on 18 November please email us at community@jtp.co.uk.

NEXT STEPS
Following the November presentation, our design team will continue to develop the proposals through ongoing stakeholder and community dialogue. Our aim is to submit a planning application to Gravesham Borough Council in January 2021. Around this time we will prepare an exhibition to explain clearly the submitted proposals to be viewed online and if possible, subject to Government Covid 19 social distancing guidelines, a physical event held locally.

FOR REGULAR UPDATES PLEASE VISIT
ALBIONWATERSIDE.CO.UK

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 or contact the JTP community planning team at community@jtp.co.uk, by writing to **Freepost JTP** (no stamp required) or on **Freephone 0800 012 6730**.

jtp

Newsletter, October 2020

COMMUNITY MEETINGS & DISCUSSIONS

- **Gravesend Sailing Club**
- **The Embankment Marina**
- **The Ship and Lobster**
- **Thames and Medway Canal Association**



KEY THEMES FROM STAGE 1 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

VISION MASTERPLAN



COMMENTS ON VISION MASTERPLAN

Support for Regeneration

Support for the housing-led regeneration of this dilapidated brownfield site.

Well-designed scheme.

Need to maximise the site to ensure viability and regeneration.

“A well-considered scheme that appears to be a thoughtful and respectful development proposal for what is a rather neglected and unloved part of the town.”

“This looks like a brilliant idea!”

Height and Density

Some support and some object to 23 storey tower – some want higher!

Relocate the tower away from the marina due to potential impact of airflows

Take care of views from existing housing

“Gravesham is in urgent need housing, regeneration, employment, and new investment.”

“Let’s be clear that low scale projects on the same site, resulted in failure. Viability is key here!”

Traffic and Access

Impact of construction traffic?

Impact of traffic from completed development on surrounding neighbourhood?

Will Romulus Road be the only access?

How will parking be provided for?

Access to existing industrial units?

Green and Blue

Support for opening up the site and river for public access.

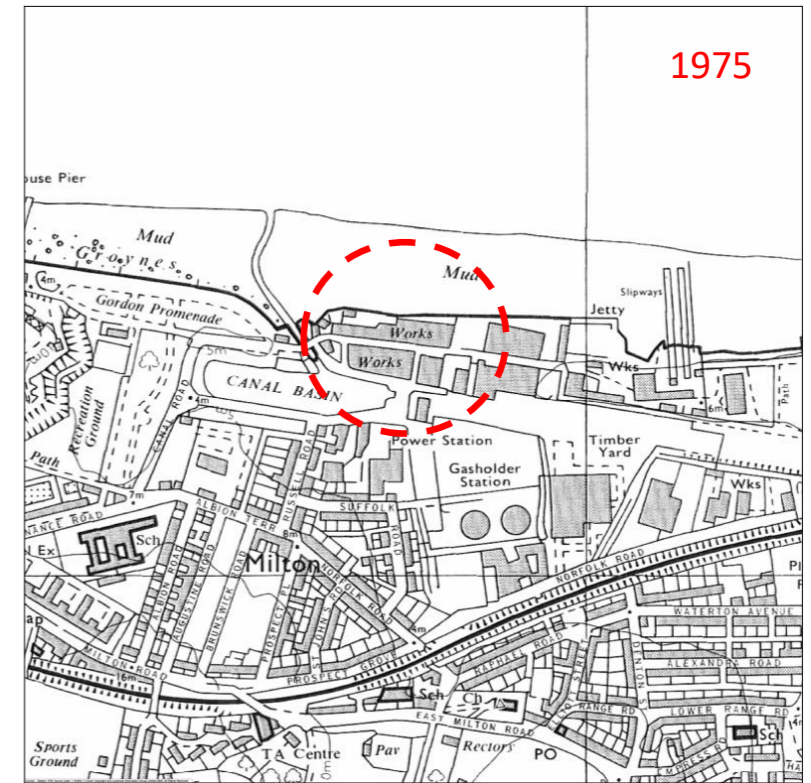
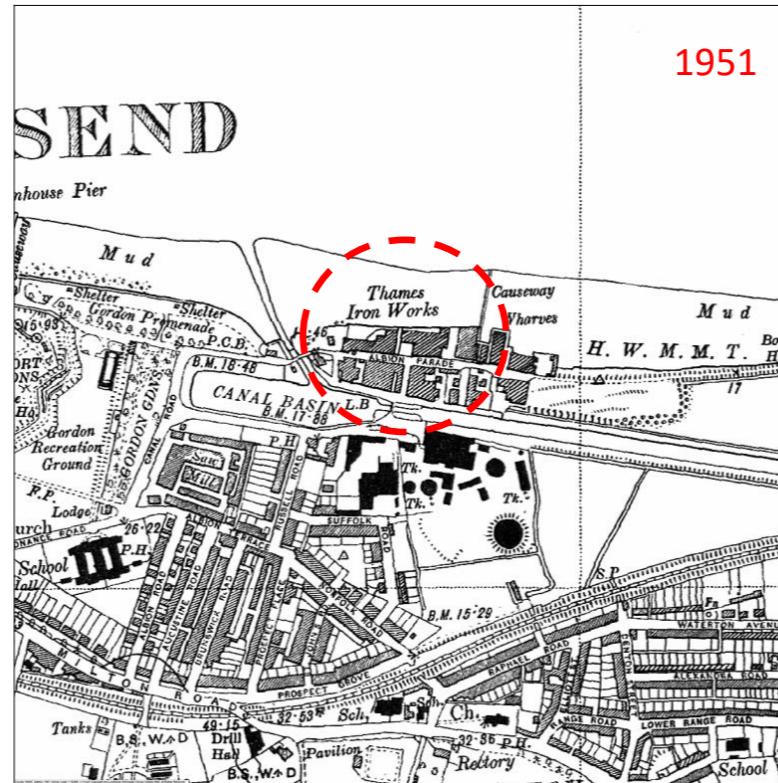
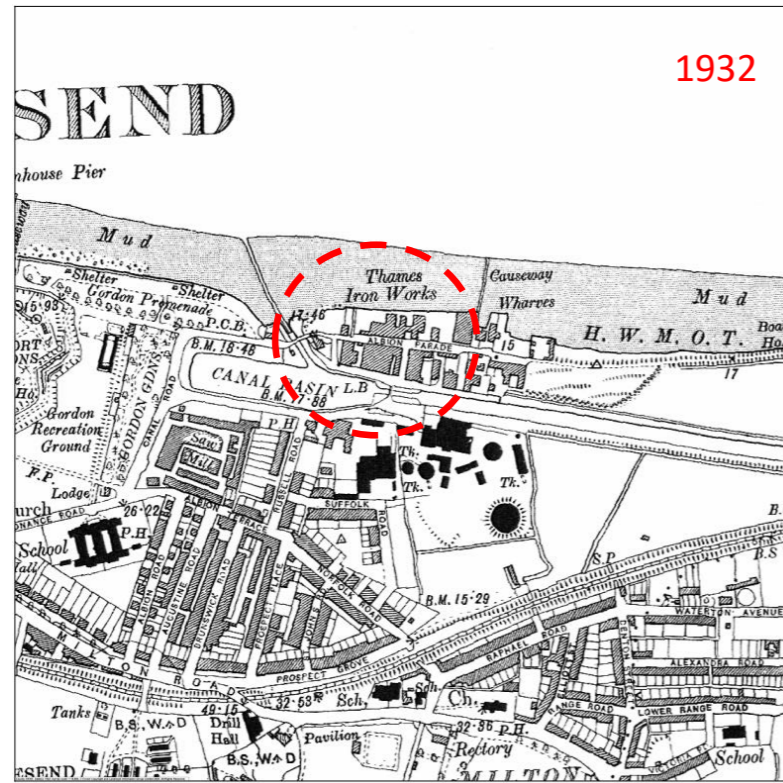
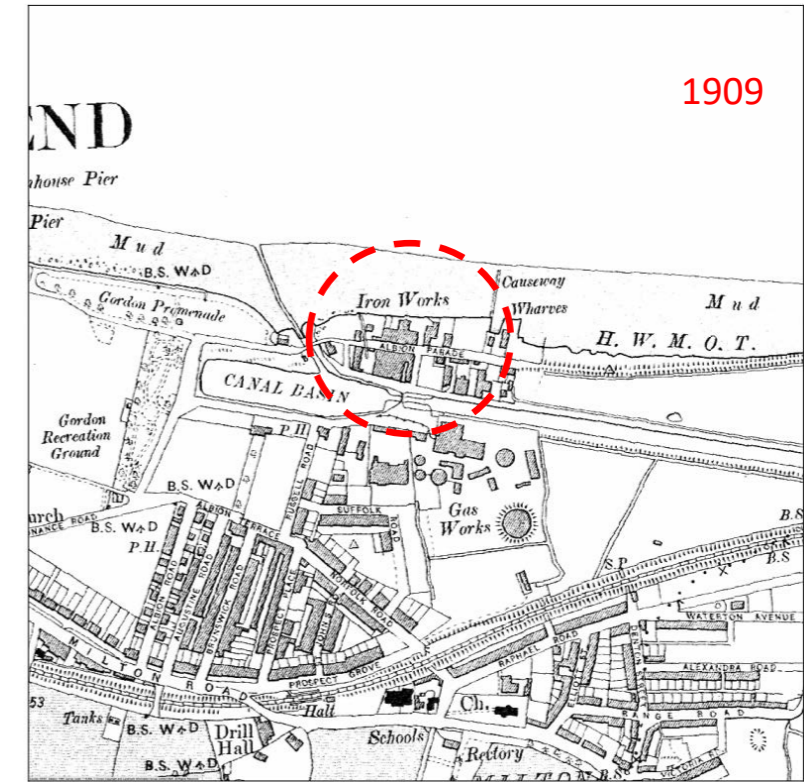
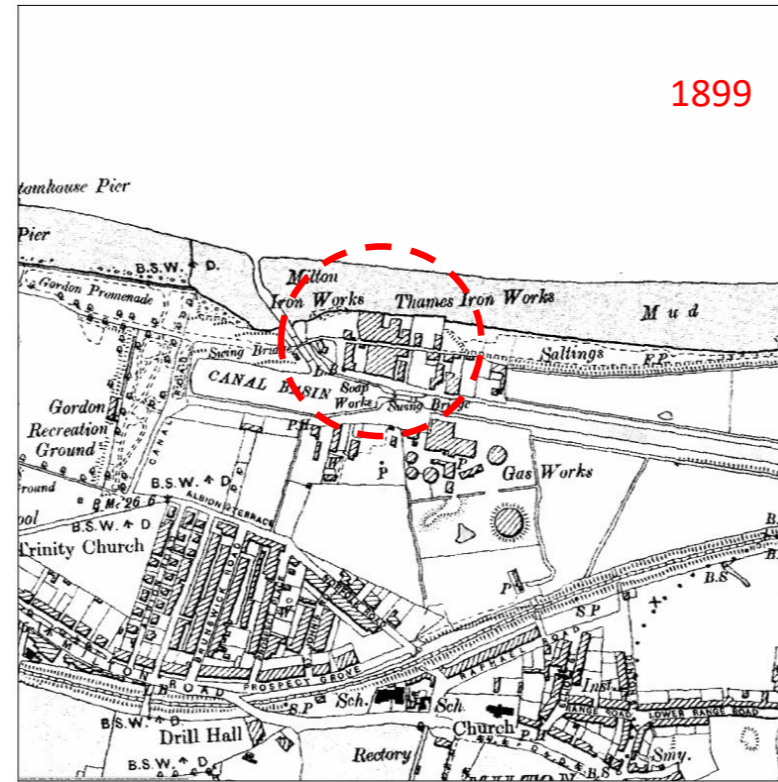
Protect the alignment of the canal to enable future restoration.

Change from three separate water bodies to one continuous water body.

Include a fitting memorial to Flight Sergeant Eric Williams.

The development should provide homes, including apartments overlooking the water, and space for leisure, retail, and cafes.”

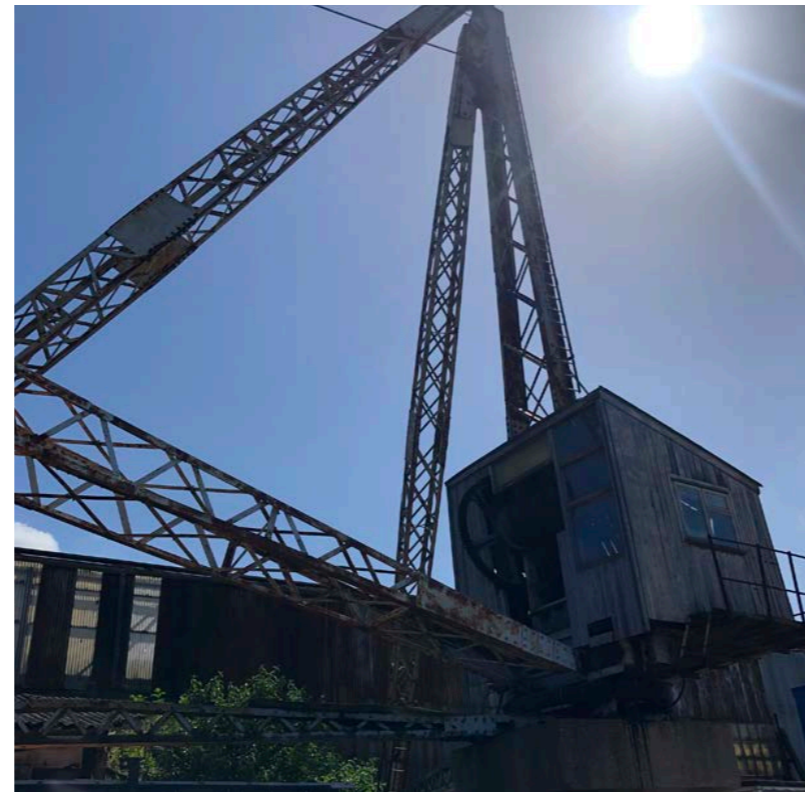
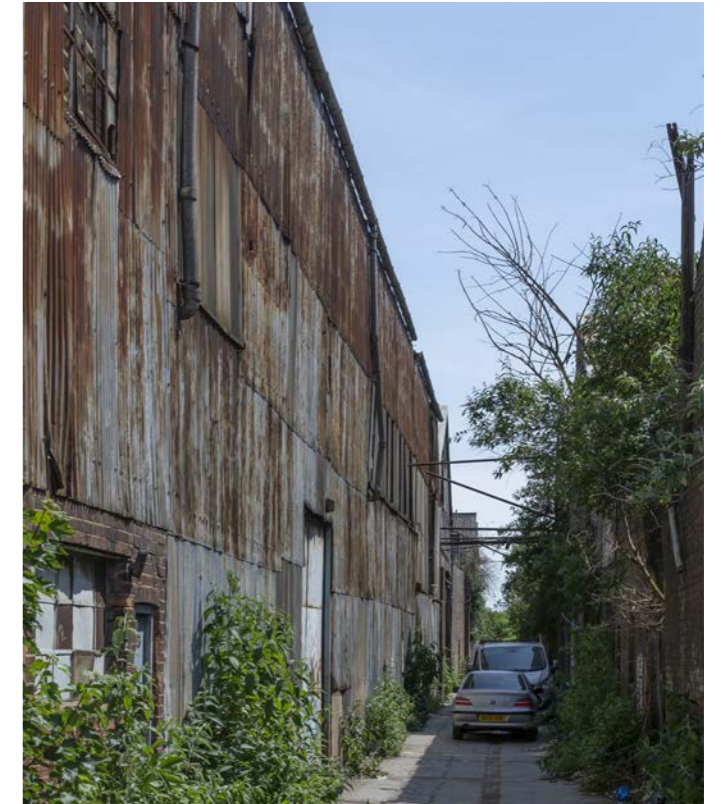
SITE HISTORY & ANALYSIS



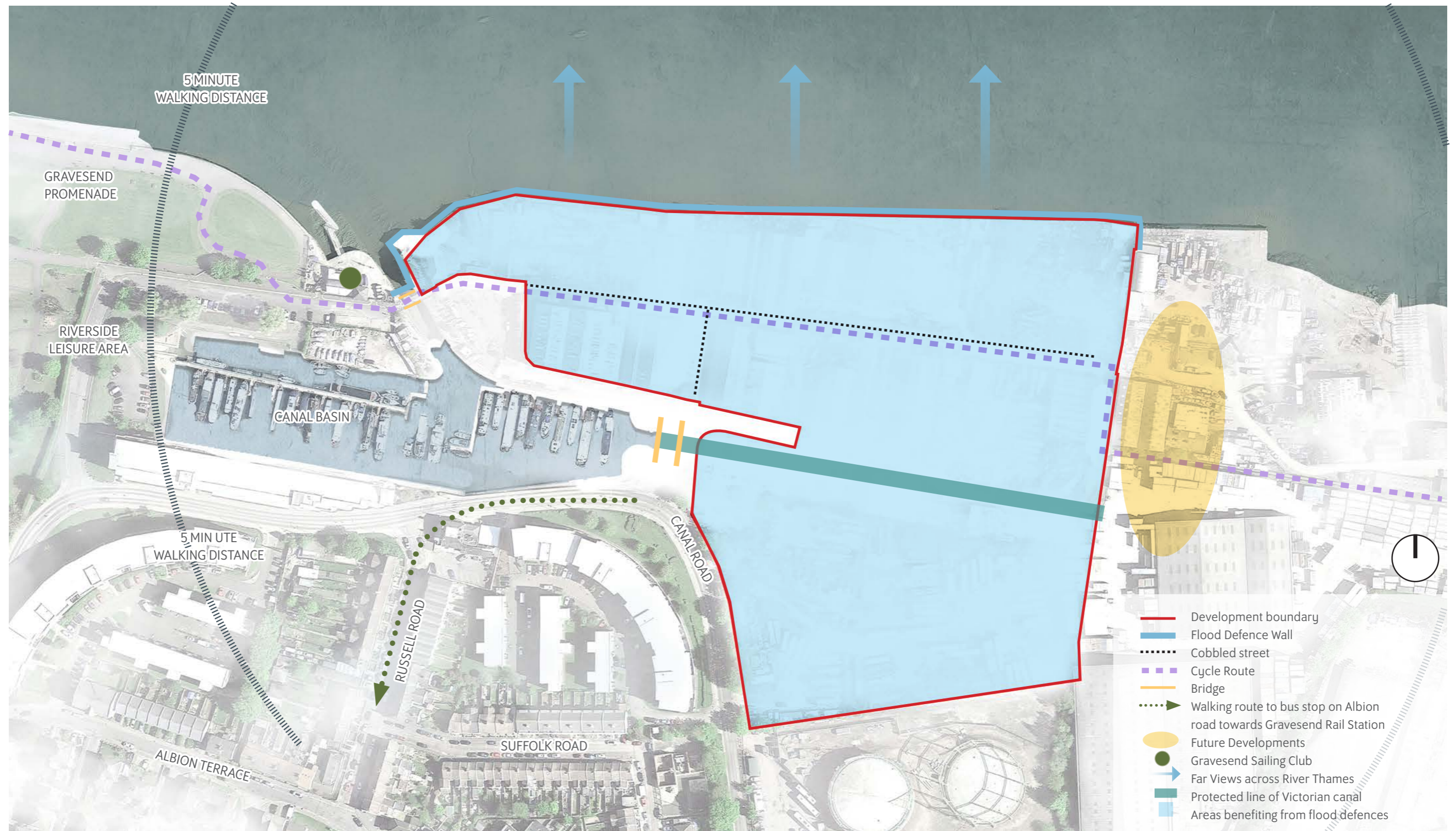
SITE HISTORY & ANALYSIS



SITE HISTORY & ANALYSIS



SITE HISTORY & ANALYSIS



WIDER CONNECTIONS



ROUTES & SPACES PRINCIPLES

EAST - WEST LINKS



ROUTES & SPACES PRINCIPLES

NORTH - SOUTH LINKS



ROUTES & SPACES PRINCIPLES

KEY SPACES



ROUTES & SPACES PRINCIPLES

MARINA EDGE



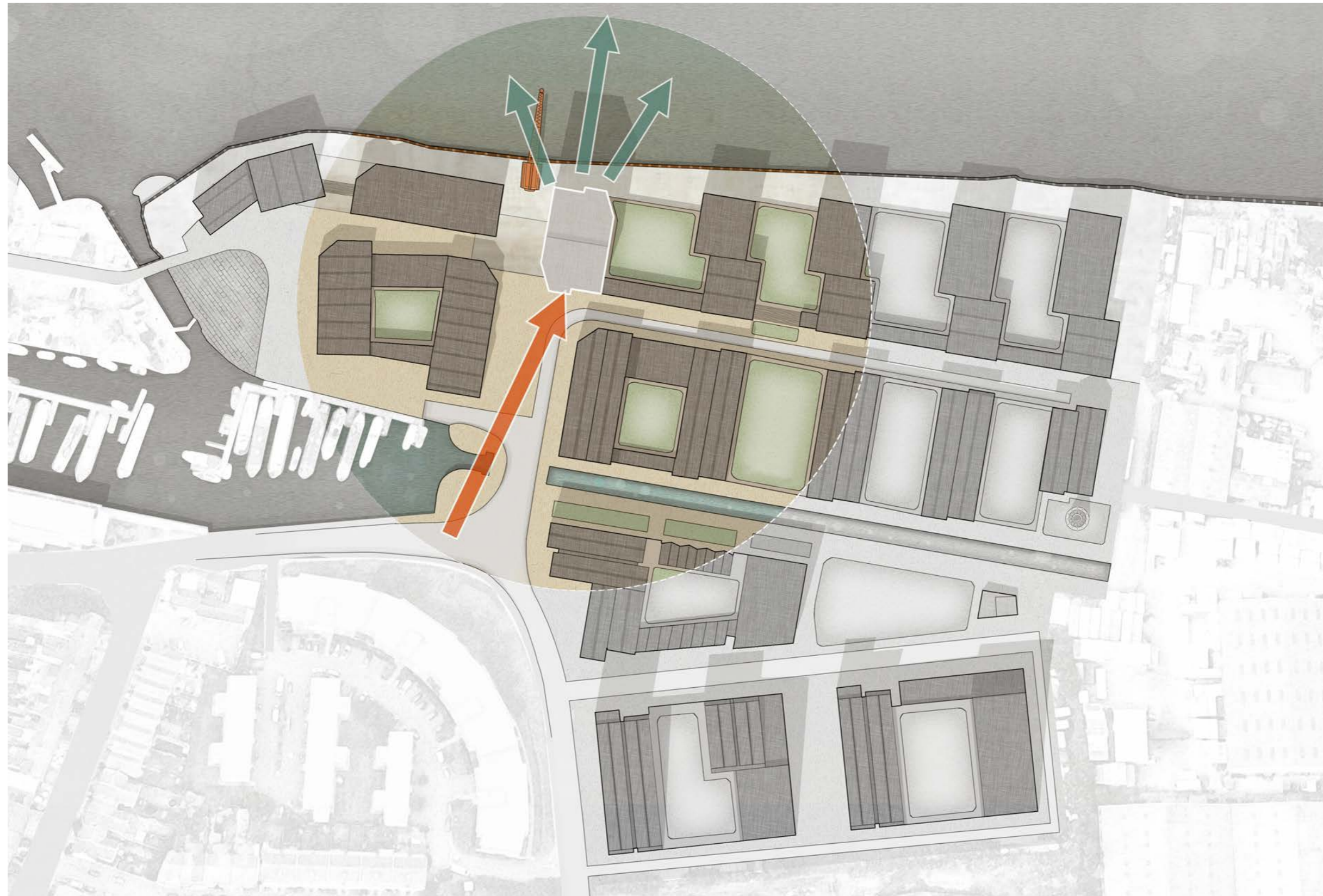
ROUTES & SPACES PRINCIPLES

EASTERN ACTIVATION



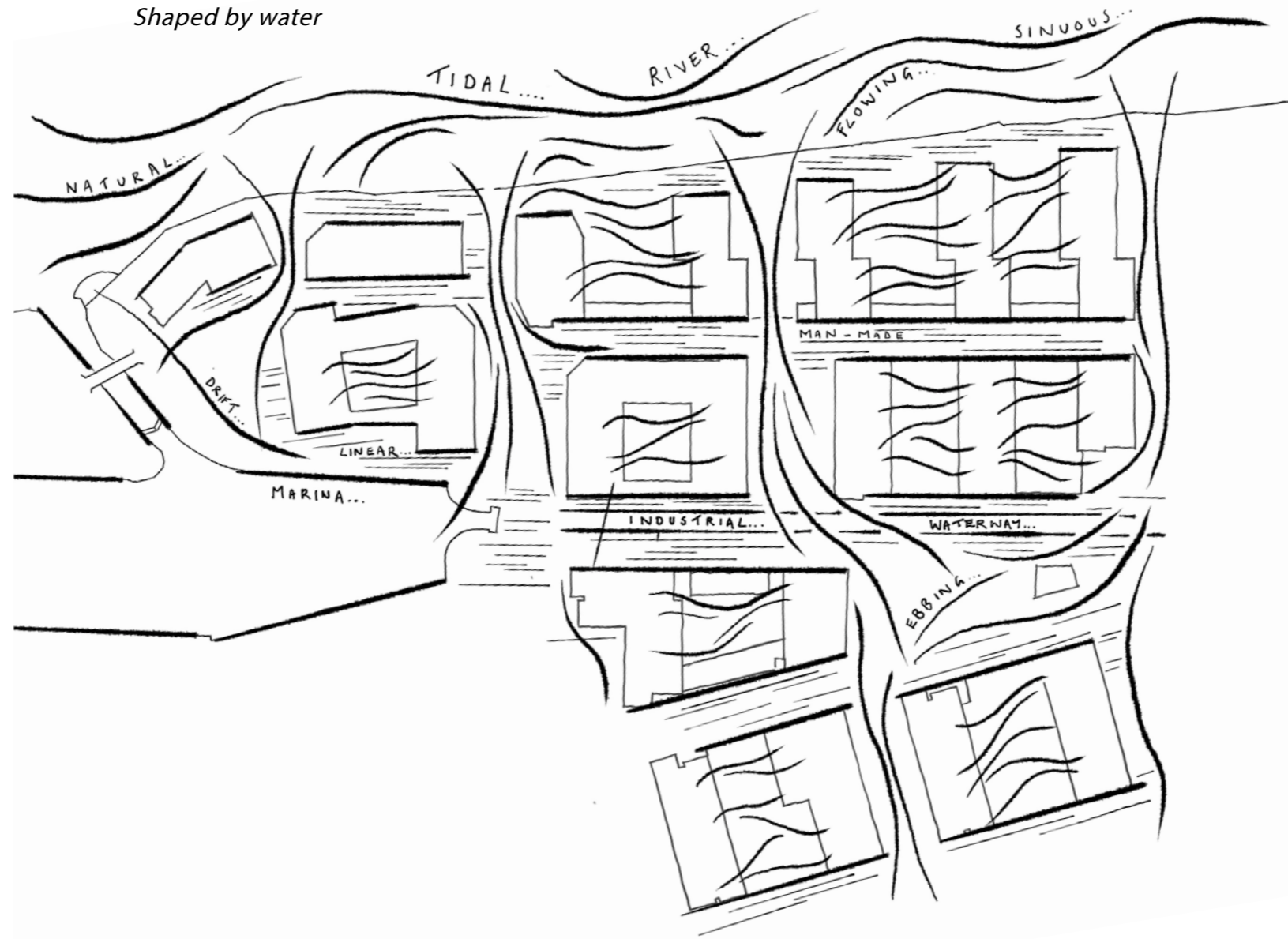
ROUTES & SPACES PRINCIPLES

HEIGHT



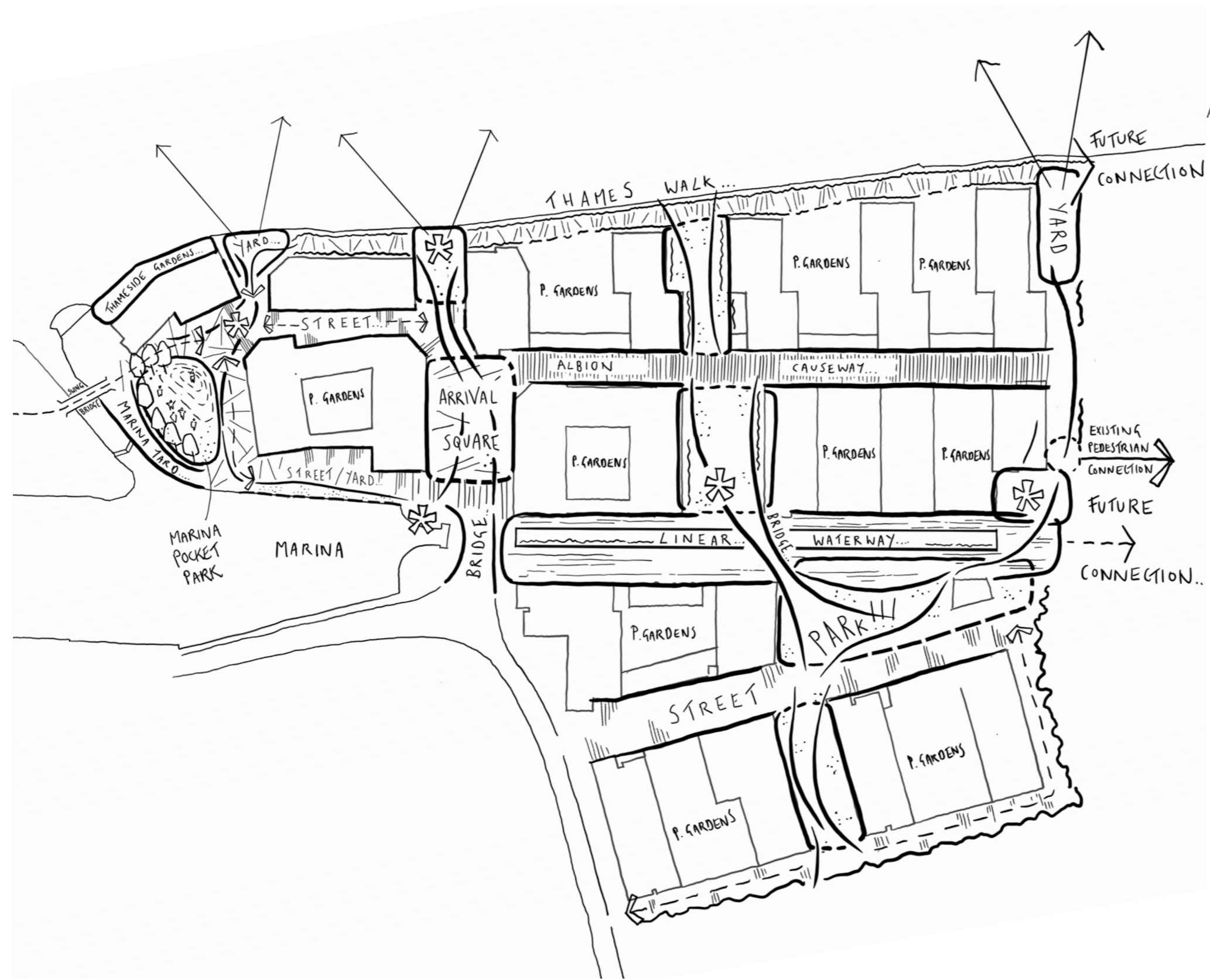
LANDSCAPE & WATER

North/ South Transition - Tidal Thames
Sinuuous natural tidal landscapes
Natural flowing forms
Shaped by water



East/ West - *Linear waterway landscape and a new open space*
Man made
Re-wilding and transitions
Long framed views

LANDSCAPE & WATER



The linear waterway -
A new linear park tracing the historic route of the Thames and Medway Canal



A new public green space anchored to the linear waterway

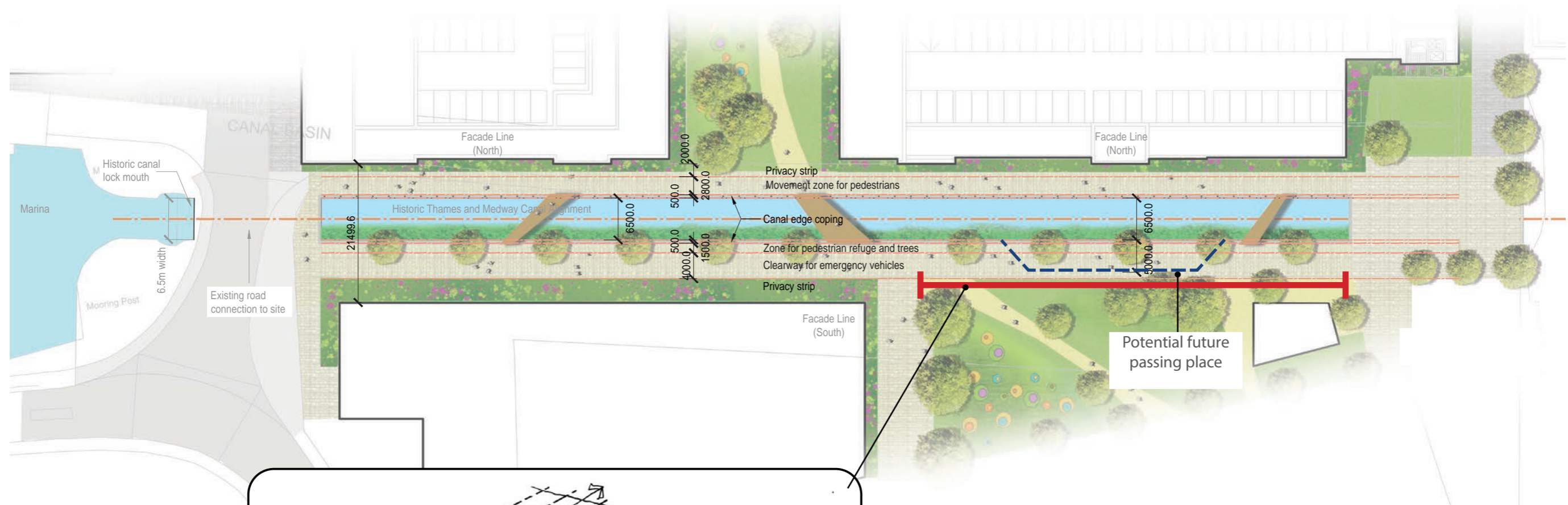


Causeways and Streets -
Pedestrian focussed yet functional & working

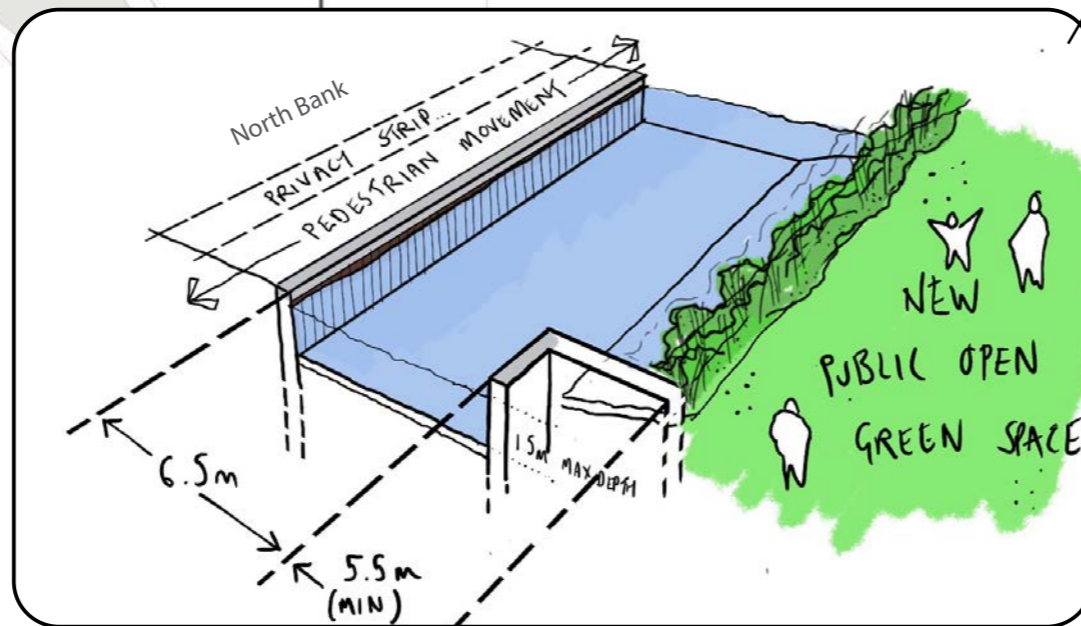


Podium Gardens - Ornamental
planting reflecting tidal reach

THE WATERWAY



Opportunity for a section of the southern bank to have a softer naturalised edge to align with the new green space, enhance the ecological offering of the waterway and better enable the future construction of a passing place.



Proposed waterway section which reflects the industrial heritage on the north bank and includes an ecological planted southern bank.

THE MASTERPLAN



GROUND FLOOR USES



THE VISION

Local curated produce outlet



The Good Shed in Canterbury

Beer tap room



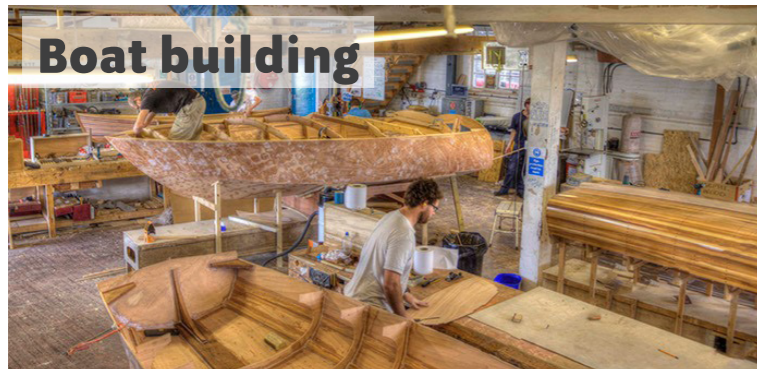
many examples across London and beyond

Food Production unit with public and whole sale function



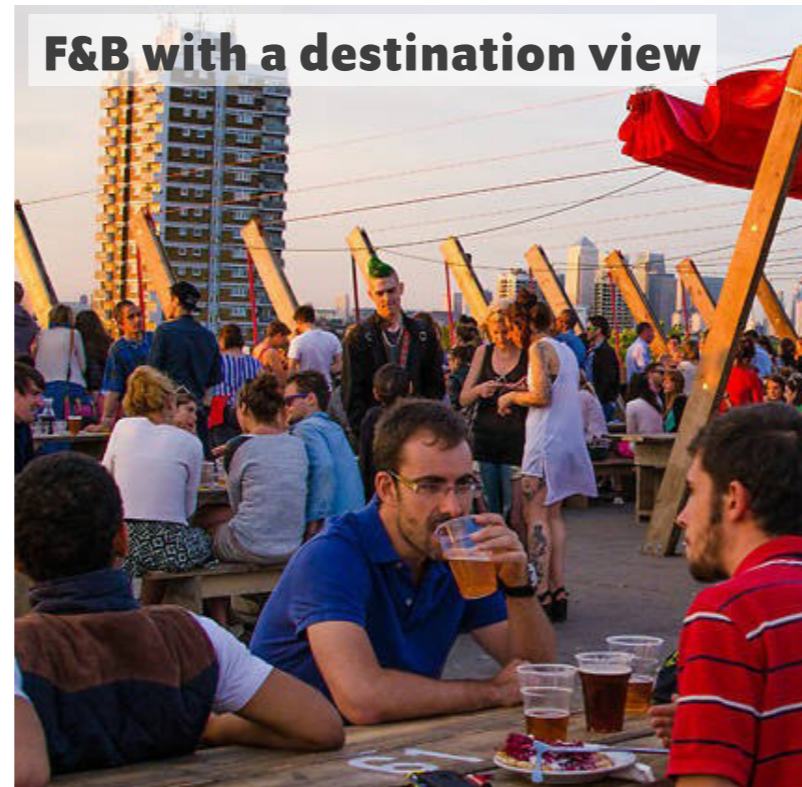
Mons Cheese in London railway arch

Boat building



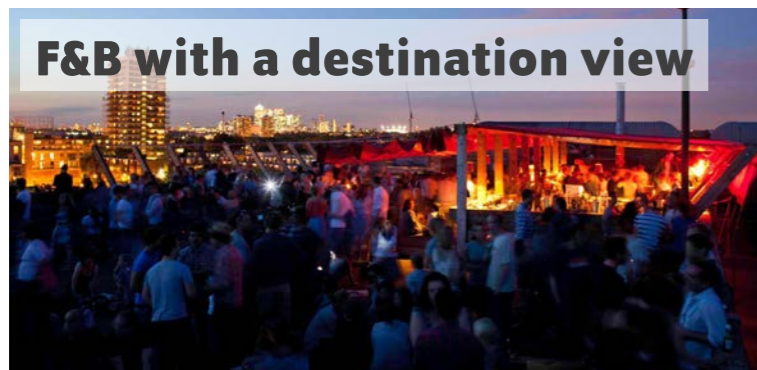
Boat Building Academy

F&B with a destination view



Franks Cafe in Peckham

F&B with a destination view



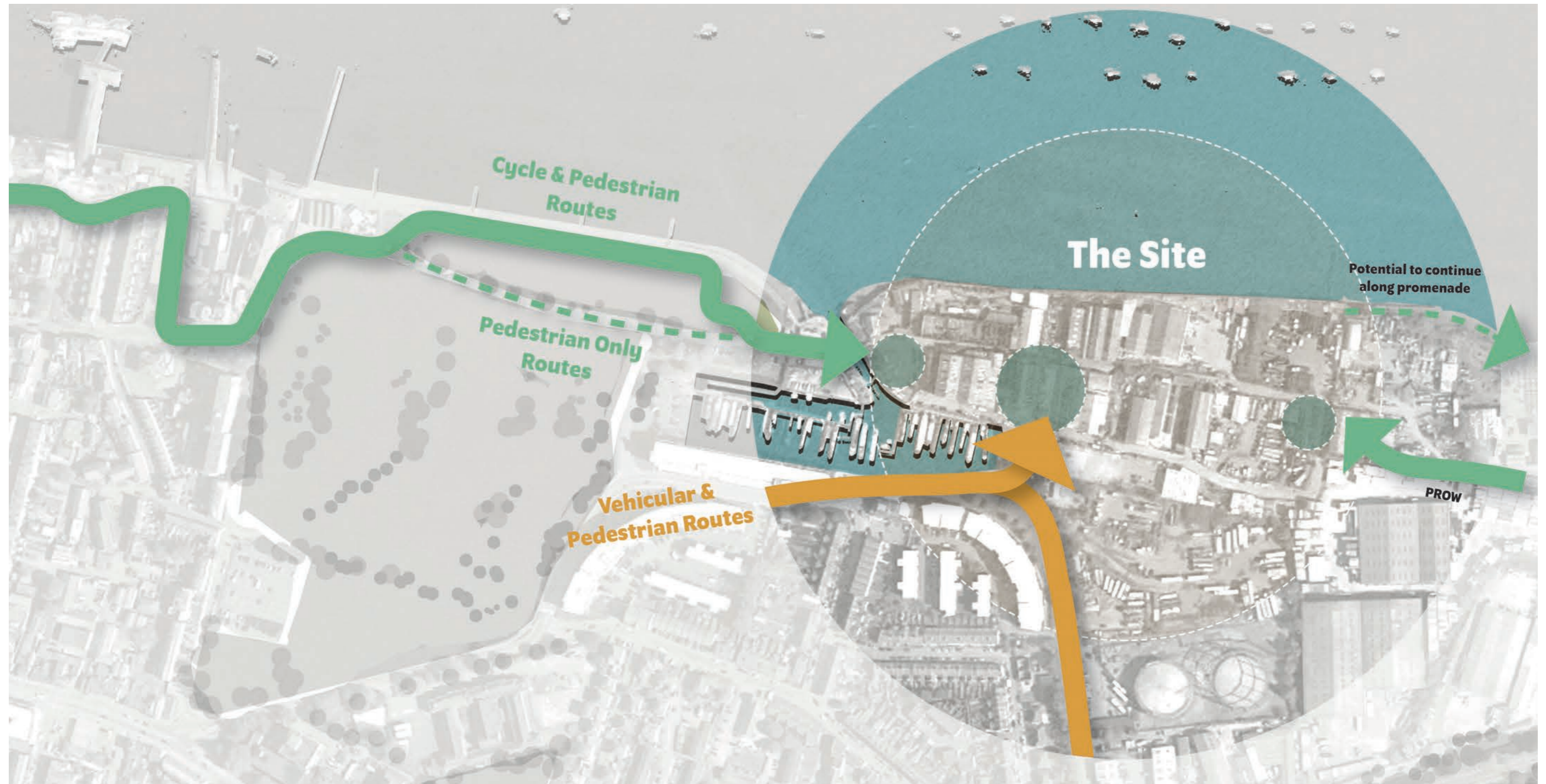
Franks Cafe in Peckham

simple creative workspace



Arebyte in City Island, Ballymore

ARRIVAL



SUSTAINABLE TRANSPORT

A Mobility hub comprises a flexible space incorporating a range of sustainable transport measures including:



Gravesend Cycle Hub



Gravesend Cycle Hub

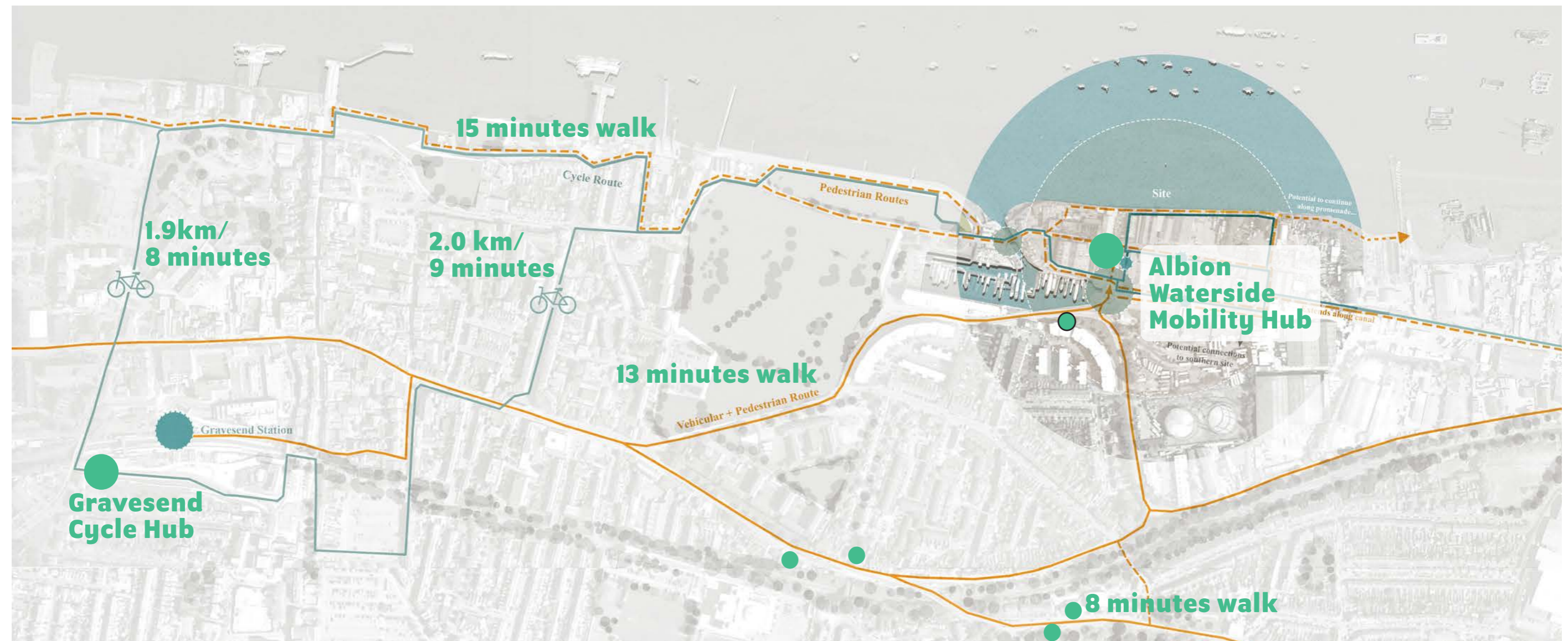


Albion Waterside Mobility Hub



Car Club

- cycle lockers/scooters
- car-club booking facilities
- transport information
- cycle repair and maintenance stations
- Sustainable transport promotional and educational information
- Cycle cafe



- Existing Bus Stop
- Potential Future Bus Stop to be investigated

PARKING & TRANSPORT STRATEGY

0.5 residents parking

Visitor parking

Commercial parking

Drop off / service bays

Car club parking

Mobility Hub

Concierge

Above-standard cycle parking (1 per bedroom)

Motorcycle parking

**Improvement of pedestrian / cycle links to town centre and
creation of new links through the site**

Discussions ongoing with bus providers

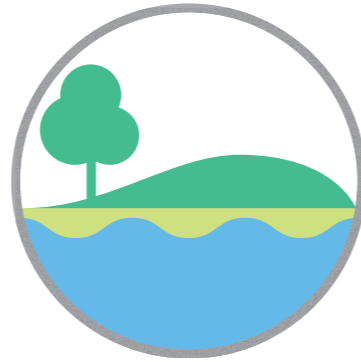
Investigating possibility of riverside moorings

SUSTAINABILITY

NET BIODIVERSITY GAIN



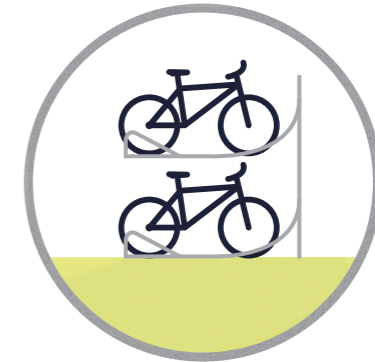
SUSTAINABLE URBAN DRAINAGE



MOBILITY HUB FOR USE BY ALL



ABOVE POLICY ON CYCLE PROVISION



CAR PARKING (0.5 SPACES PER HOME)



WALKABLE NEIGHBOURHOOD



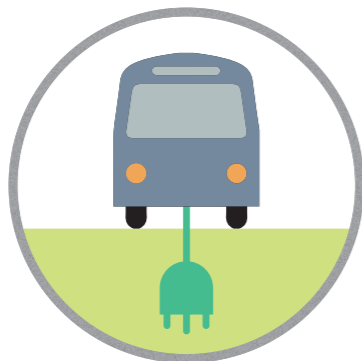
HIGH EFFICIENCY BUILDING FABRIC



OPTIMUM GLAZING - WALL RATIO



FULLY ELECTRIC SOLUTIONS



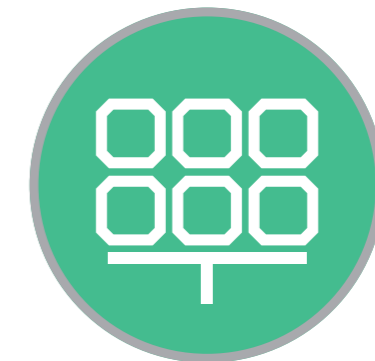
HIGH EFFICIENCY SYSTEMS - MECHANICAL VENTILATION WITH HEAT RECOVERY



LOW & ZERO CARBON TECHNOLOGIES - AIR SOURCE HEAT PUMPS



FEASIBILITY OF PV PANELS TO BE ACCESSED

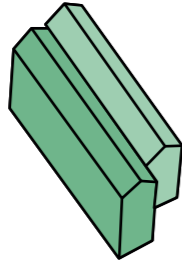


HERITAGE TRAIL

MATERIALITY



BUILDING FORM



SOAPWORKS
IRONWORKS
ALBION BATHS

MEMORIAL FOR WW2 PILOT



RESTORING CRANE



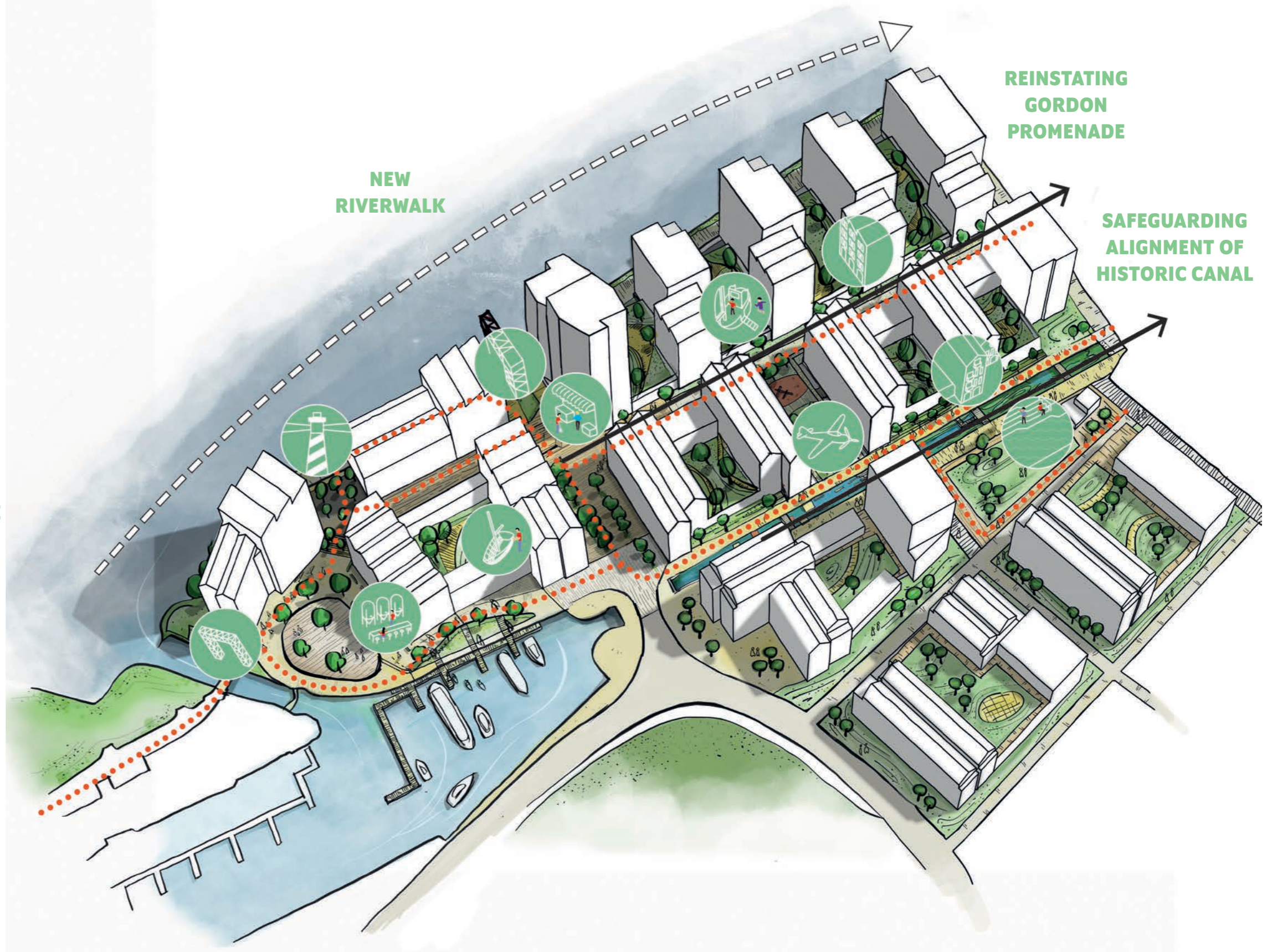
MICRO-BREWERY



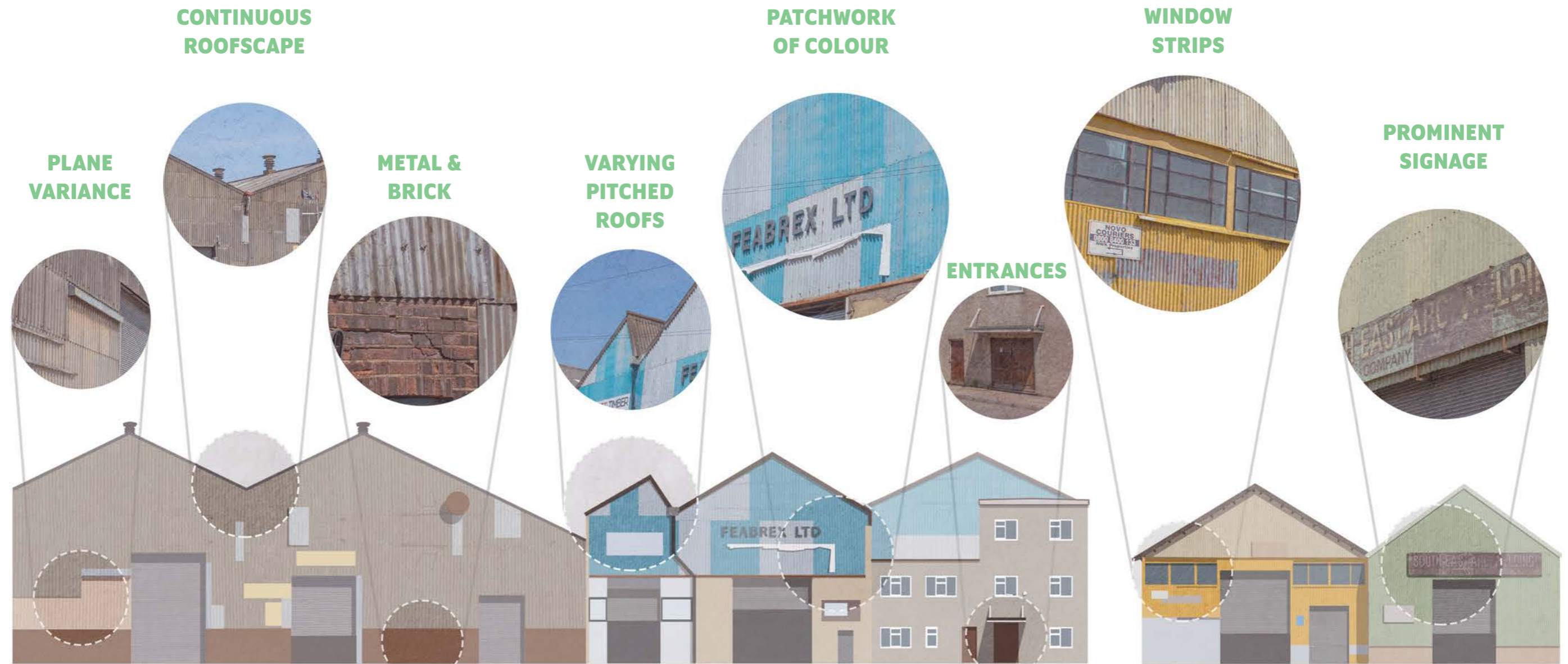
BOAT BUILDING



REFLECT FORMER IRONWORKS



EXISTING BUILDINGS



LOOK & FEEL



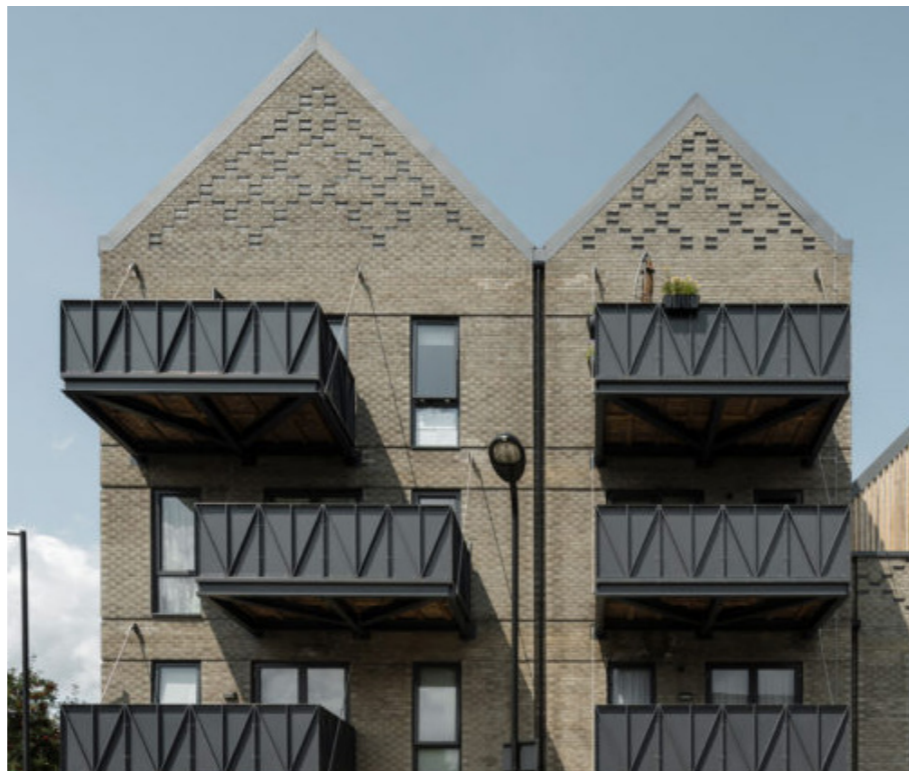
Distinctive roof, brickwork



Signage



Pitched roof, metal, colour



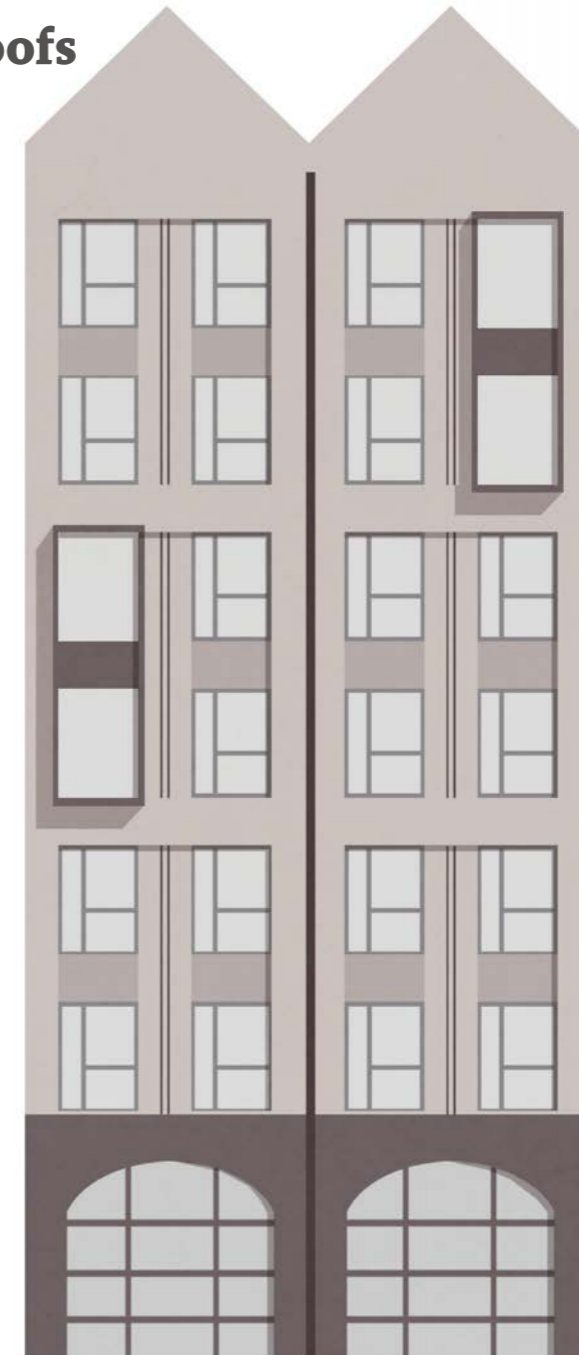
pitched roofs

duo gable

window groupings

buff brick

expressing the base



LOOK & FEEL



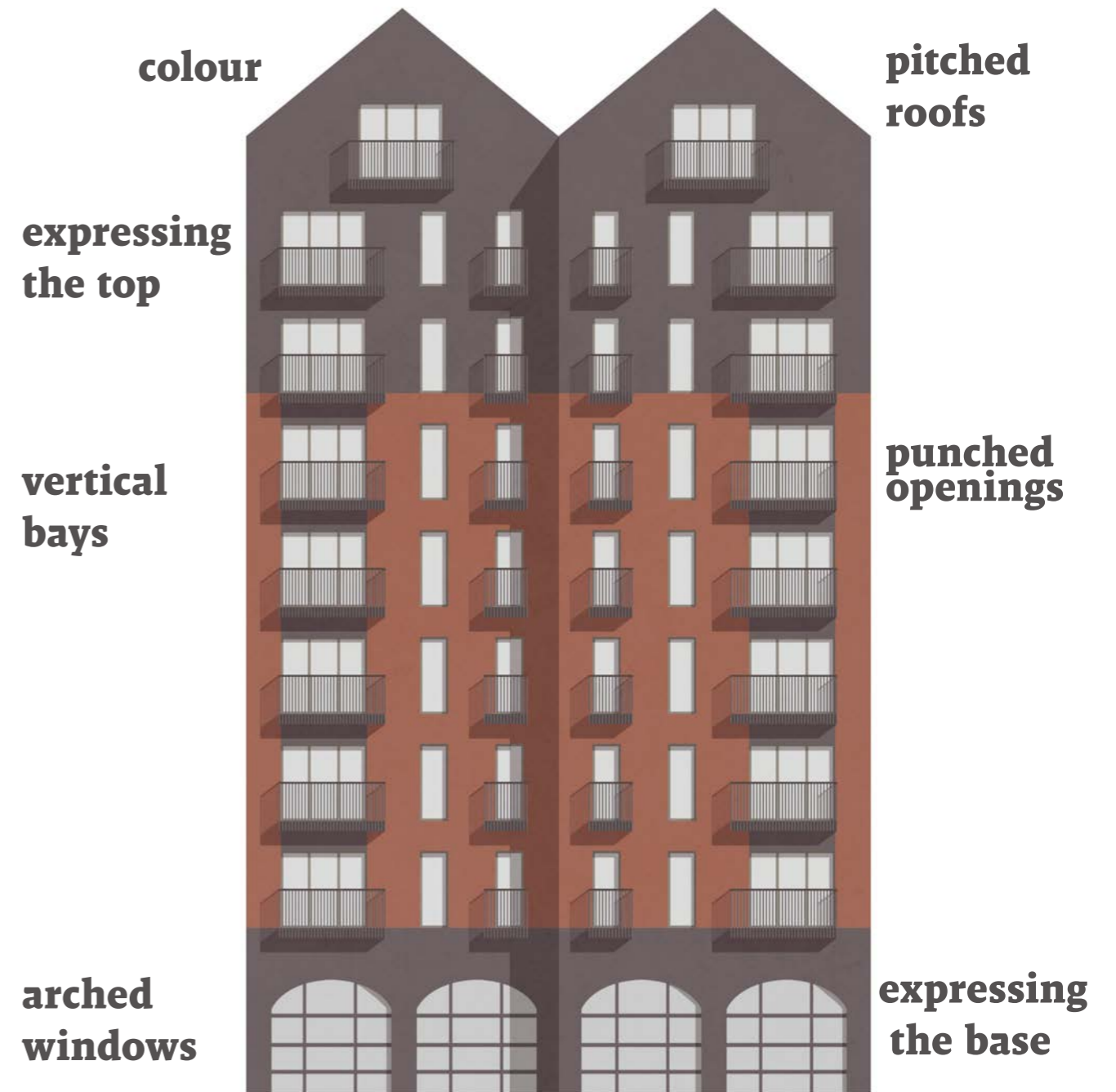
Pitched roof, metal, colour



Brickwork, arched openings

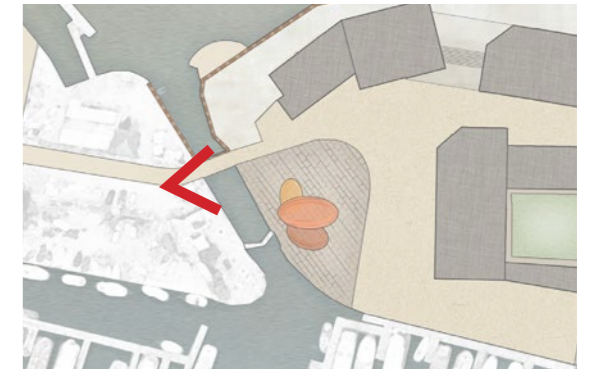


Pitched roof, metal, colour



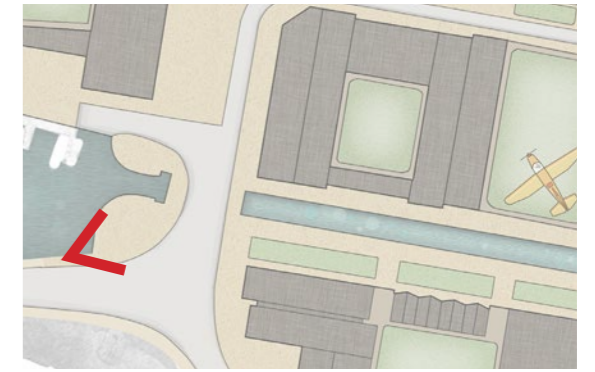
THE VISION

Approach



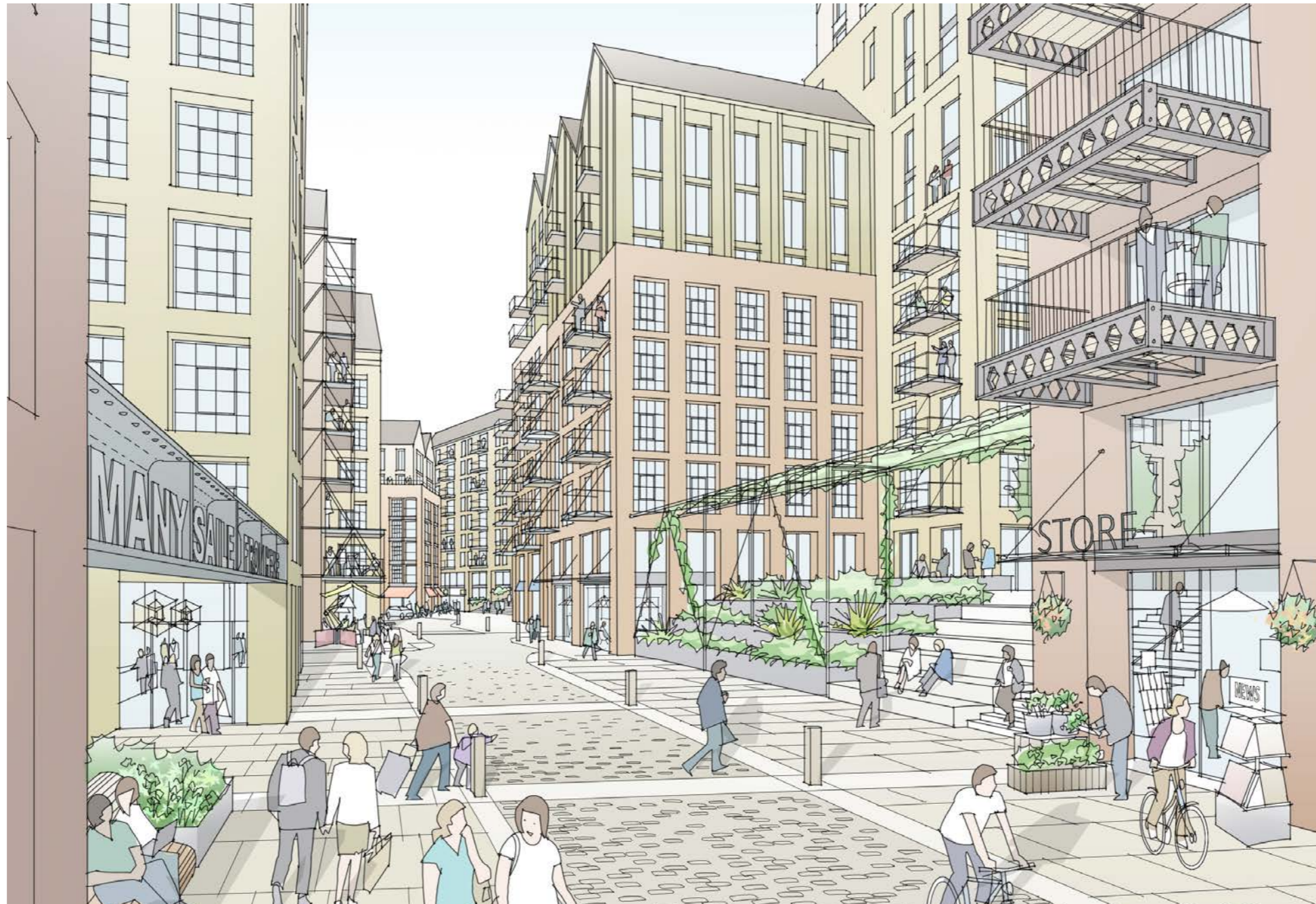
THE VISION

Water Edge



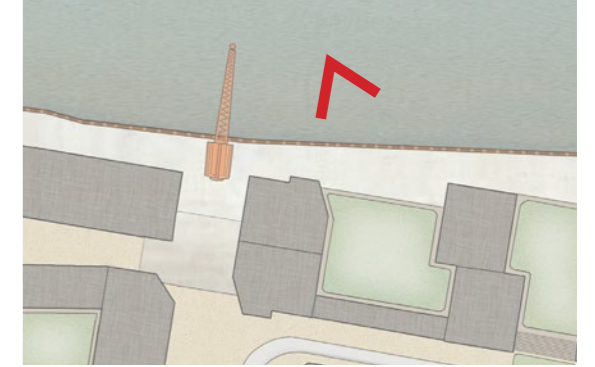
THE VISION

Albion Causeway



THE VISION

River Walk





NEXT STEPS

ONGOING COMMUNITY & STAKEHOLDER ENGAGEMENT

ENVIRONMENTAL TESTING

DEVELOP ARCHITECTURE

TECHNICAL ANALYSIS

VISUALISATIONS OF PROPOSALS



THANK YOU

THE ECLECTIC BARGE