

Welcome

Thank you for attending our exhibition on the emerging plans for Milton Place, Gravesend. Today's exhibition focuses on providing you with details of the proposals as we seek your feedback ahead of our planning submission.

Plans for Milton Place are being put forward by Gravesham Community Investment Partnership.



Gravesham Community Investment Partnership (GCIP) is a 50:50 partnership between Gravesham Borough Council and Hill. GCIP's overriding objective is to deliver high quality new homes and reduce the Council's housing register, which is currently at 1,000 households. GCIP seeks to deliver more than just housing through proposed development and is committed to local investment in employment, skills and education, all of which underpin GCIP's ambitions to deliver meaningful social value across the Borough.



The Council is proactively responding to the housing crisis and recently adopted a new Housing Development Strategy that commits to delivering around 1,000 new council-owned homes by 2028/29. The strategy was developed in response to the ever-growing demand for housing in our Borough, and to ensure that the housing needs of residents with a demonstrable connection to the Borough can be met, helping to reduce the number of households on our Housing Register and those that are in temporary accommodation.

“ We have long-held ambitions to build hundreds of new council homes in order to provide real social housing for those with demonstrable roots in Gravesham, thus reducing the number of people on our Housing Register. Working with Hill will greatly accelerate the progress we want to achieve.”

Cllr John Burden, Leader of Gravesham Borough Council



The Hill Group is a family-owned, award-winning housebuilder with a strong track record of delivering high-quality homes across London and the South East. The company prides itself on placing the community at the forefront of every project, striving to positively impact the lives of those who live and work around its developments.

Hill has won a number of accolades and accreditations, including winning overall House Builder Of The Year 2023, at the prestigious WhatHouse Awards.

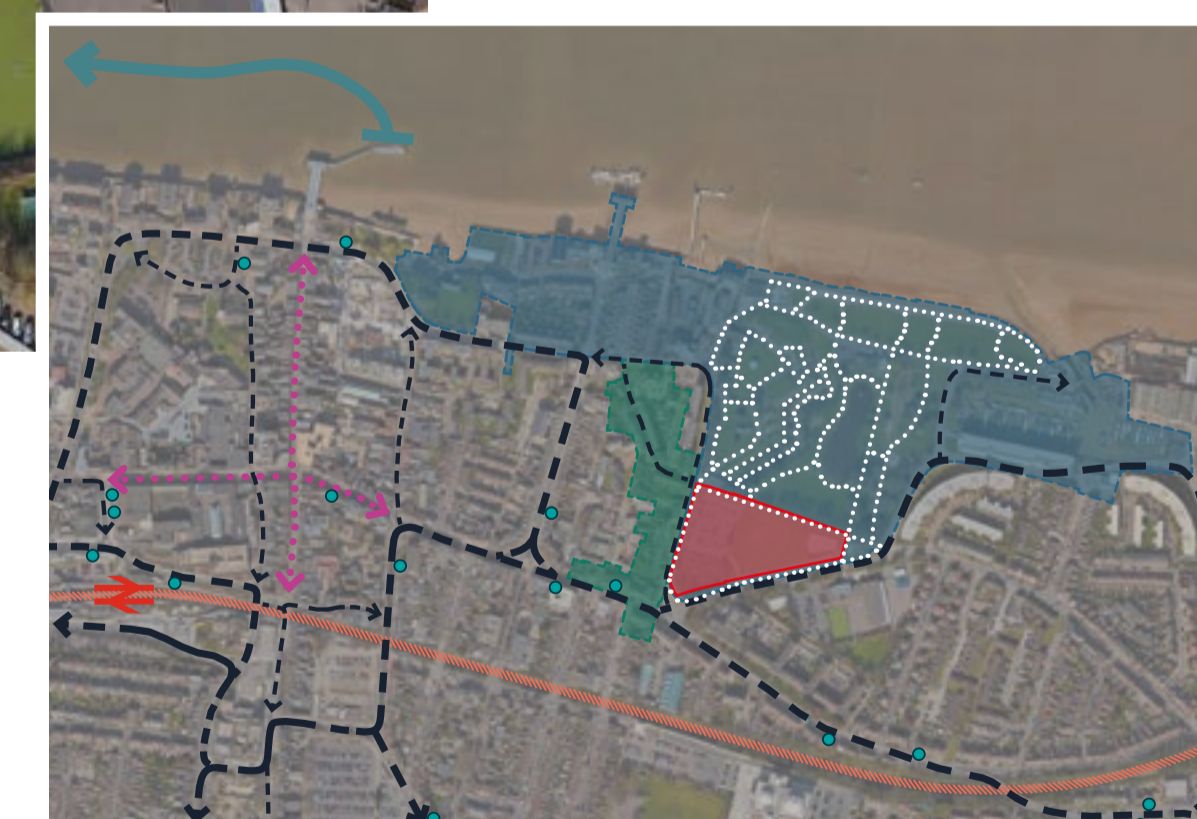
“ We are working closely together to expand the delivery of affordable homes for local communities in the area.”

Andy Hill, Group Chief Executive of The Hill Group



The site

The site is situated to the east of the Town Centre, between the Riverside Leisure Area to the north, Milton Place to the west, Ordnance Road to the south and Gordon Lodge, a vacant building, to the east.



➤ SITE IN THE WIDER CONTEXT

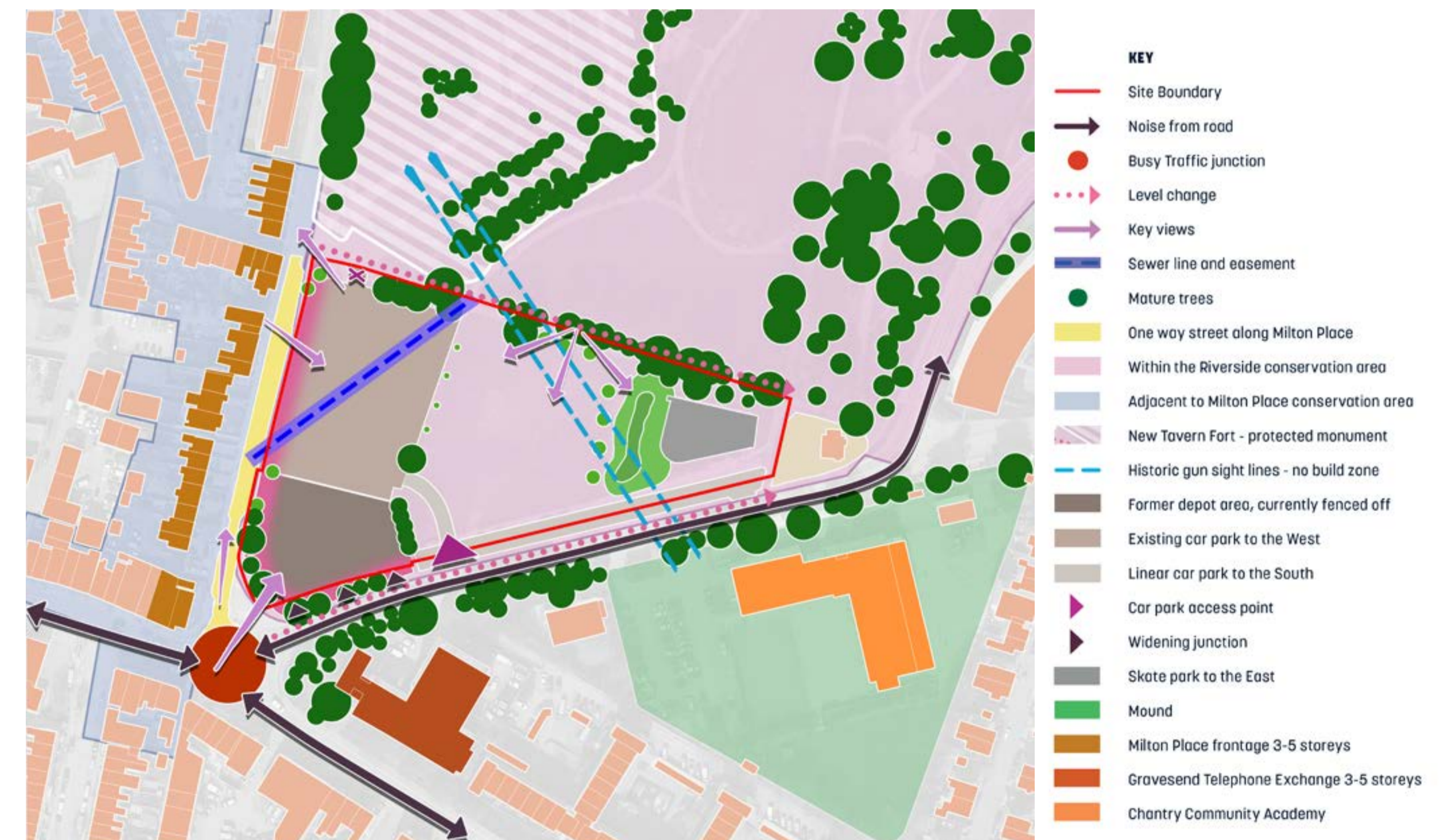
The site is made up of the former BT depot site in the south west corner, an existing car park, open green space and a skate park.

The site is well-connected and is within walking distance to existing local amenities, such as schools, local retail, the library, restaurants, public houses, health care facilities, cultural facilities and supermarkets.

Site Context Plan

Before starting the design process, it is important to understand the site's existing features, setting and history. GCIP have therefore undertaken a thorough due diligence process to ensure that design proposals are considered, appropriate and deliverable. Key considerations for the progression of these proposals include:

- The conservation area setting
- Public open space provision
- Key views from the historic gun sight lines
- The existing car park
- Access arrangements

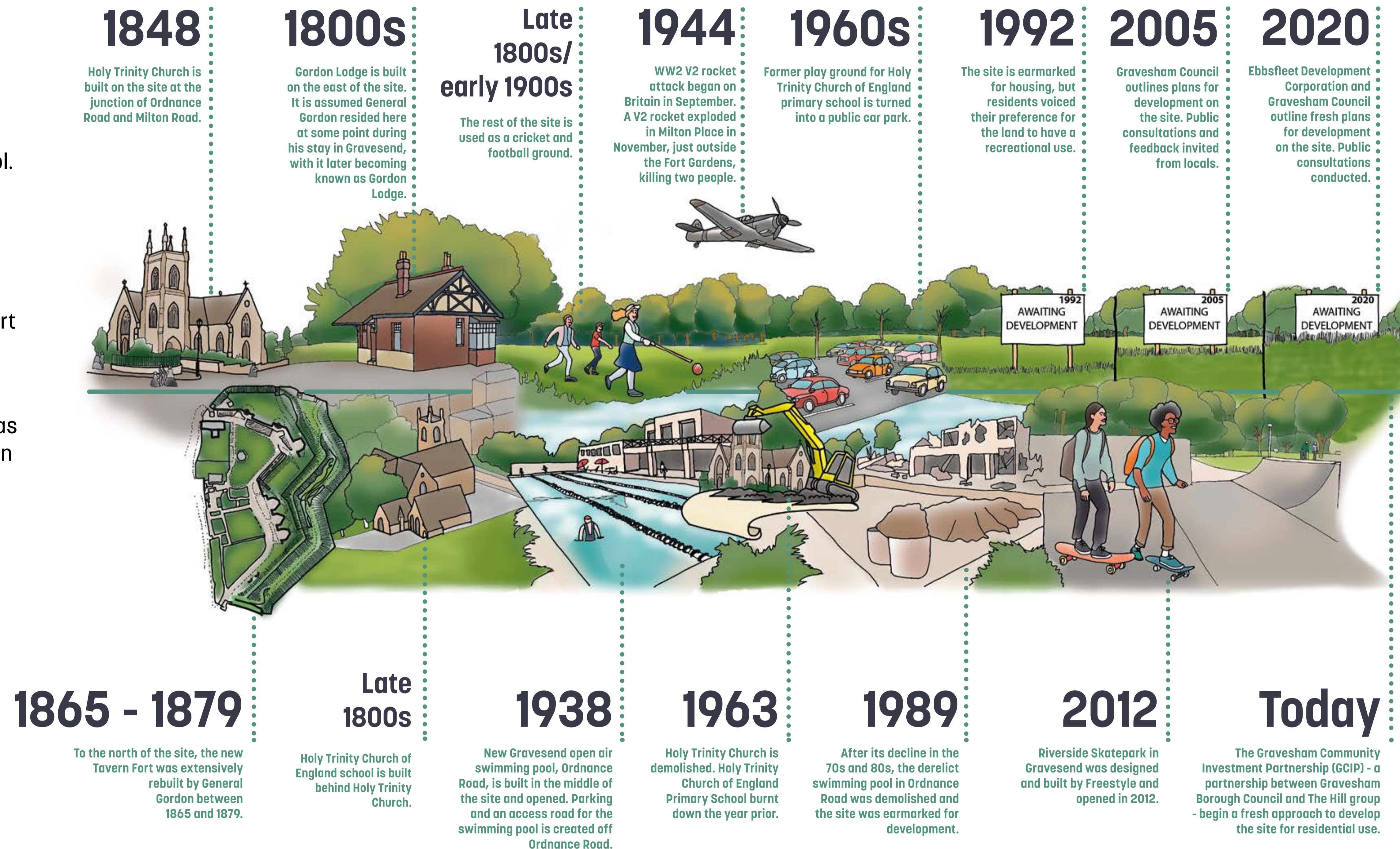


Site history

The site has a varied history. It has previously featured a church, a school, a playground and a public swimming pool.

More recently, there was a BT depot on site in the south western corner and the car park that is present today. The swimming pool closed in the late 1980s and later a skatepark was created on part of the site in 2012.

The image shows some of the site's history, from when Trinity Church stood as a major landmark at the junction of Milton Place and Ordnance Road, up to today.



Heritage

Respecting the site's history and remaining heritage features is important to us and has influenced our designs in some of the following ways:

- The proposals re-provide a key landmark building, creating a gateway to the east of the town centre and providing a key legibility point for wayfinding.
- Integrating sight lines from the gun splays of the fort into the landscape, with the building heights stepping up from the south east to south west, and from north to south, to reflect the wide arc of fire.
- Enhancing placemaking, with wayfinding integrated throughout.
- To improve the view and entrance experience to the fort and gardens.
- Keeping the north side open to serve as a buffer for the scheduled fort and its setting.
- Focusing development on the southwest corner and south side, where earlier structures like the church and school were located.



Gun sight lines at the Fort have been respected through design



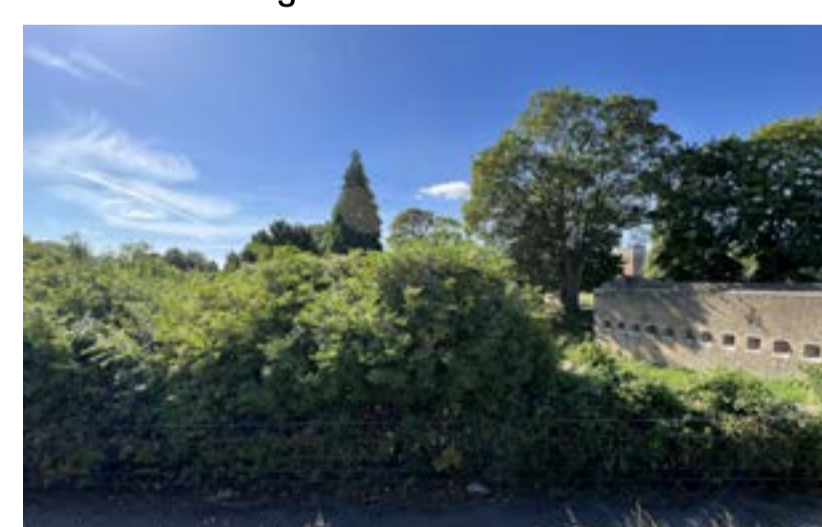
Photo of left gun



View from left gun



Photo of right gun



View from right gun

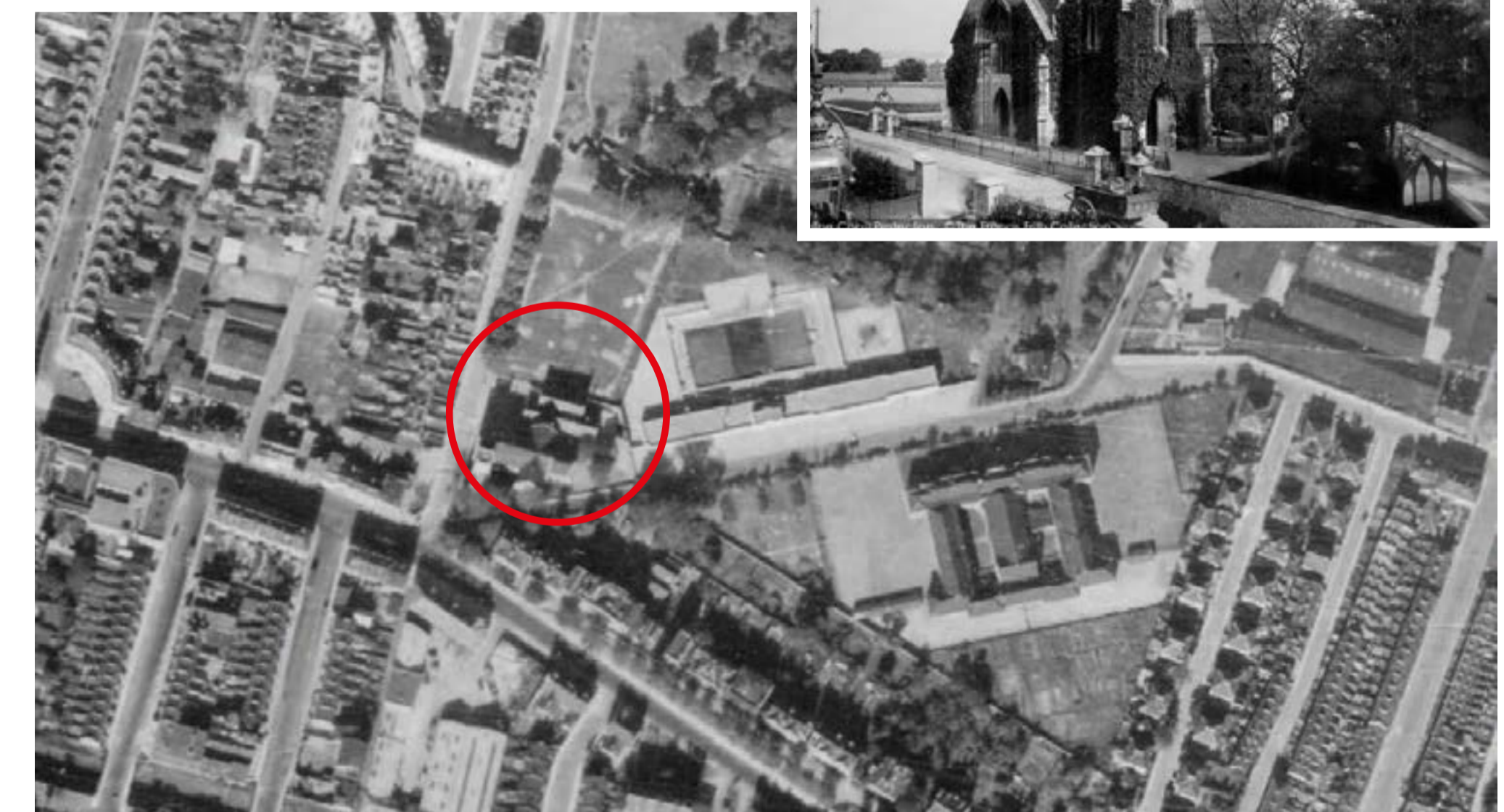
Trinity Church

Before it was demolished in the mid 20th century, Trinity Church was located on the southwest corner of the site. It had a strong presence at the intersection of Milton Place and Ordnance Road, with its tall tower standing higher than the surrounding buildings. The church was constructed during the 19th century, a period of significant growth in Gravesend, and served as a major landmark in the area with its imposing Gothic-style architecture.

Connection to our proposal:

Our proposal nods to this historic reference by placing the tallest part of the scheme at the junction.









Gravesend-holy-trinity-church-1902



Google earth image 1960

Initial Layout




Current Proposals

-  Provision of 70 high quality, purpose built apartments for the over 55's and 15 houses for home ownership addressing housing need.
-  70 of the 85 new homes (82.35%) would be affordable, significantly exceeding the 30% affordable requirement.
-  Making sustainable use of vacant and underutilised brownfield sites.
-  Providing high quality landscape and formal play spaces and enhanced landscaping for the skate park.
-  Reduction and reconfiguration of the existing car park based on monitoring of peak use, reproviding 80 spaces with improved landscaping.
-  An outward looking scheme increasing natural surveillance and improving active travel routes.
-  Celebration of the site's history and context through a considered architectural and landscape approach.
-  Providing a key gateway to the town centre and providing a strong focal building on an important junction.



› DRAFT MASTERPLAN PROPOSALS

Landscaping proposals

-  Site Boundary
-  Existing Trees
-  Proposed Trees
-  Proposed Paved Areas / Paths
-  Proposed Amenity Grass
-  Proposed Hedgerow/ Structural Planting
-  Proposed Biodiverse Ornamental Planting
-  Car Park 84 Spaces
-  Existing Skatepark
-  Potential drainage basin/ grassland
-  Proposed informal play feature



Character Areas

'Gravesend Gems' Our Architectural Principles



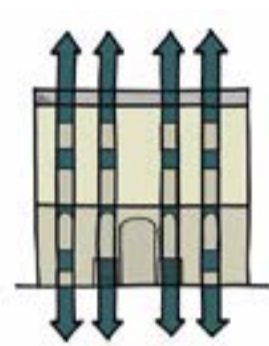
1. Chamfered Corners

Softens the building's profile, often improving the flow of pedestrian traffic at street level and enhancing the building's visual appeal by adding subtle complexity to its form.



2. Expressed Base

Design of the lower portion to be visually distinct and prominent. Appearing heavier or more solid compared to the upper sections, grounding the building and giving it a stable, rooted presence.



3. Vertical Emphasis

Accentuating the height of a building through design elements that draw the eye upward.



4. Celebrated Tops

Making the uppermost part a prominent and distinguished feature. Ornate cornices, decorative roof lines, setbacks or other elements that draws attention to the top.



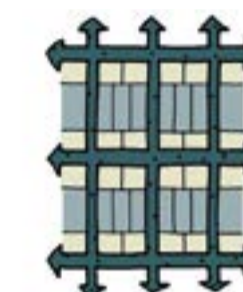
5. Earthy Tones

To blend with the existing surroundings and evoke a sense of warmth and timelessness. Creates a sense of harmony, giving the structure a grounded, organic feel.



6. Stepped Roof Lines

Stepping of roof lines to create a dynamic, tiered profile that adds visual interest and can emphasize different sections of the building.



7. Defined Grid

A clear, structured layout where elements such as windows and facade divisions are arranged in a consistent pattern. Creates a sense of order, balance, and visual harmony.

> MILTON PLACE MONTAGES



> ORDNANCE ROAD MONTAGES



Gravesend Town Centre: Chamfered Corners

Our proposals intend to complete a missing corner at the junction between Milton Place and Ordnance Road.

The main busy artery from the town centre, King Street, has several buildings that feature chamfered or rounded corners at junctions.






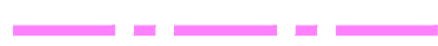





The chamfers improve sight lines and create an open and inviting appearance. Rounded corners offer smooth continuous edges that enhance pedestrian flow.

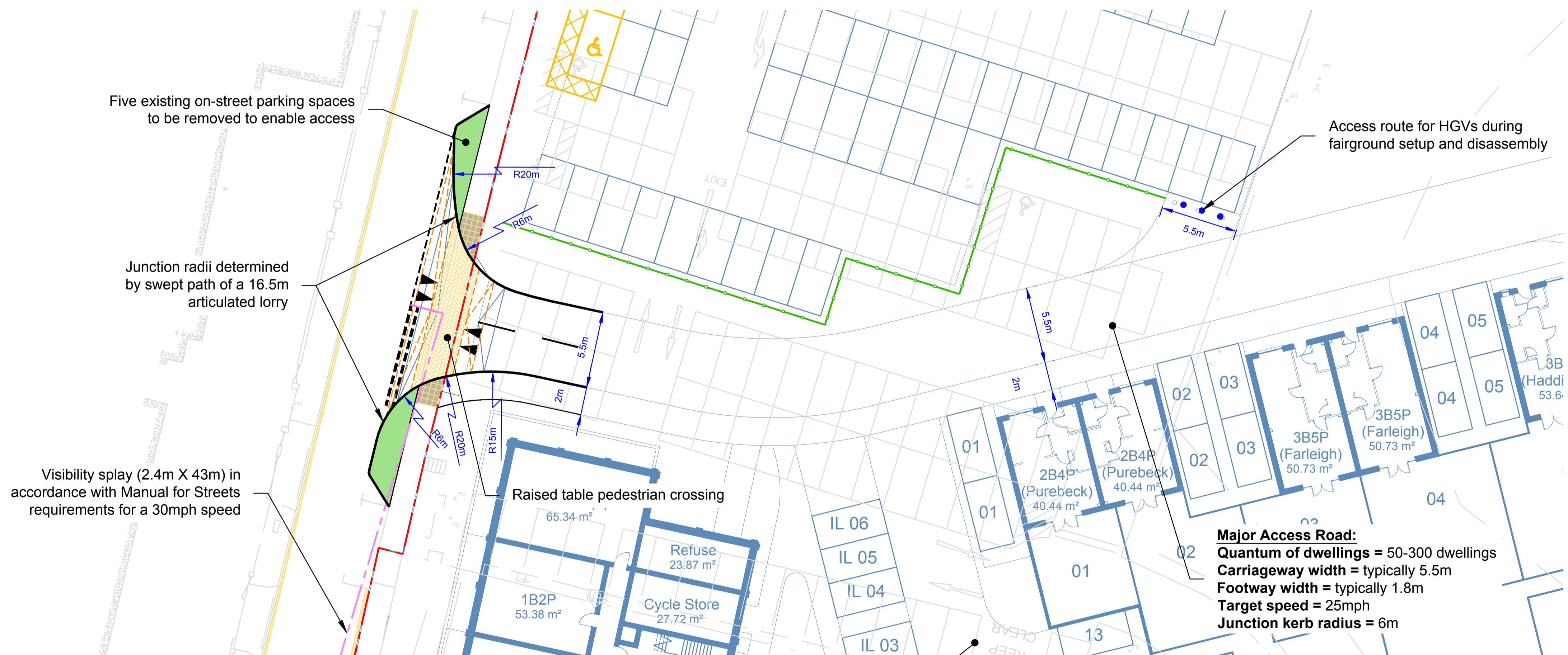
This gives the streetscape a cohesive and navigable urban environment.



Transport

A new vehicular access to the development is proposed from Milton Place via a new junction. Our transport consultant, TPA have produced a preliminary design of the junction and undertaken tracking analysis, including HGV access.

- Site Boundary = 
- Existing White Lining = 
- Existing Yellow Lining = 
- Proposed Kerbline = 
- Proposed White Lining = 
- Visibility Splay 2.4m X 43m = 
- Indicative fence = 
- Indicative soft landscaping = 
- Proposed Ramp = 
- Droppable Bollards = 
- Tactile Paving = 



What happens next

Planning timeline

This event marks the start of a four-week consultation period on our plans.

Following this, feedback will be considered and used to inform the planning application for Milton Place.

We are currently working to a timeline of submitting a planning application in late autumn 2024.

Have your say

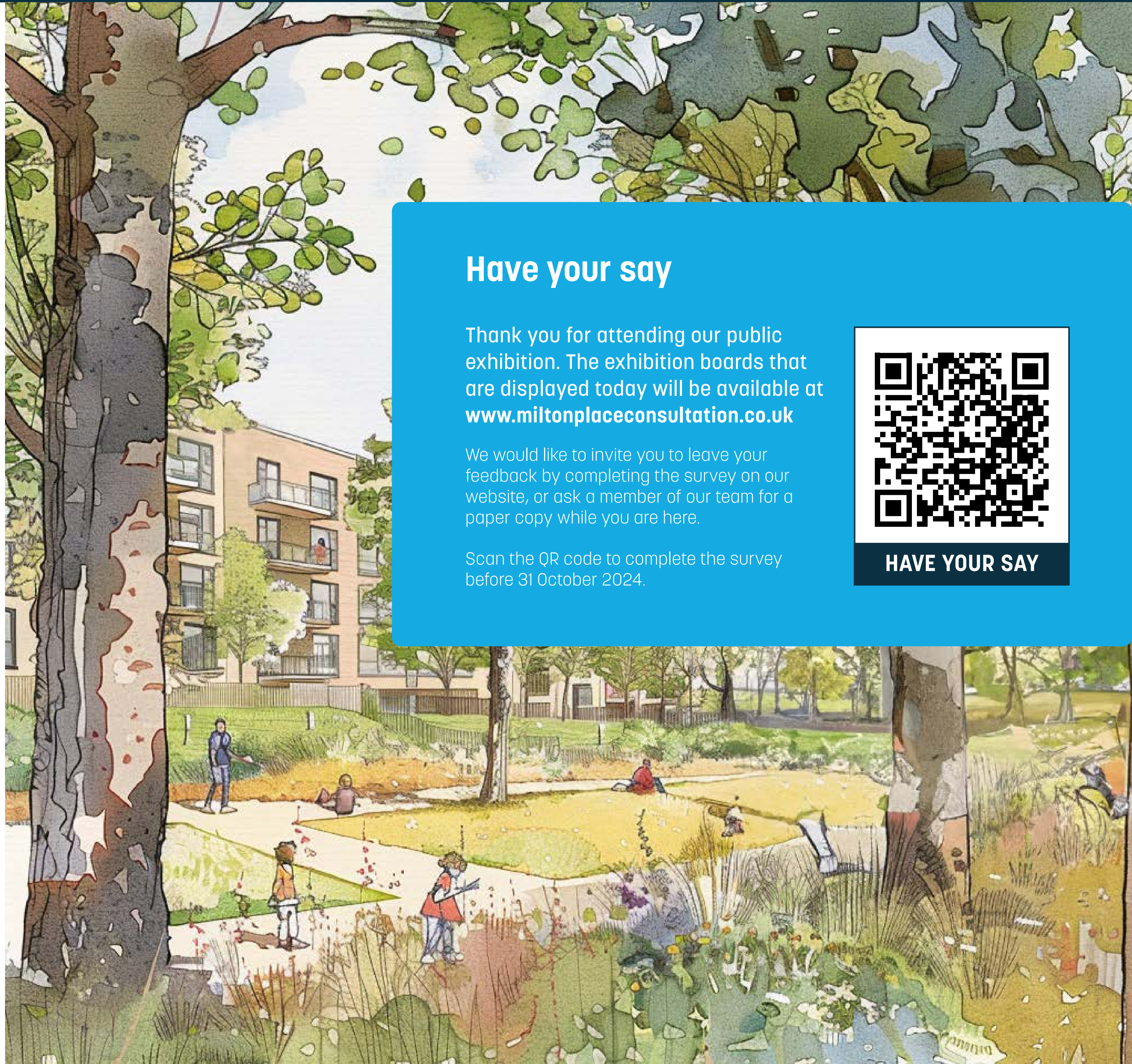
Thank you for attending our public exhibition. The exhibition boards that are displayed today will be available at www.miltonplaceconsultation.co.uk

We would like to invite you to leave your feedback by completing the survey on our website, or ask a member of our team for a paper copy while you are here.

Scan the QR code to complete the survey before 31 October 2024.



HAVE YOUR SAY



Proposed Elevational Styles

› APARTMENTS



› HOUSES

