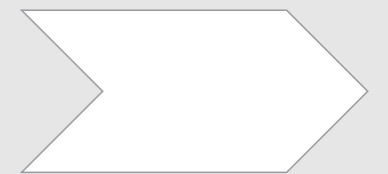
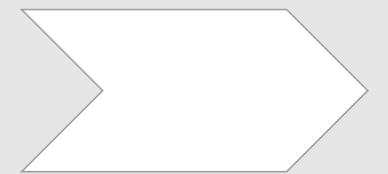




- Existing communities are the starting point – their routes and desire lines must be preserved and enhanced.
- New routes are carefully considered and layered to establish well defined links.

5.00 Places Emerge



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5.00 Places Emerge

Analysis combines with routes and thoughts about lifestyle - new places begin to emerge. Having looked at neighbouring settlements we know we need to create a variety of different places, creating homes for a wide range of people. Routes have been established, mainly from existing desire lines, but enhanced with a new link road and pedestrian routes.

Arrival points – views and clues in these locations explain what East Hill can offer.

A Park – celebrating arrival and offering views to the countryside beyond, this significant new place immediately communicates that health and wellbeing are integral to lifestyle at East Hill

An urban centre – shops, a doctors’ surgery, parking and a contemporary urban “vibe” is conveniently located to be visible from North Dane Way, making it useful for existing and new residents. A pragmatic way to integrate established and new communities.

The rural edge – using unique site conditions to create exceptional places to live, this generously sized linear element establishes pedestrian priority in key areas and defines places that are very desirable for residents who want to live away from the hustle and bustle.

Hale – this self contained area establishes a new balance for the road dominated existing cluster of homes, creating new routes and leisure

opportunities while defining arguably the most desirable housing location within the development.

Sub-urban choices – blending densities, these locations offer a mix of tenure opportunities and house types.

Main route – establishing rhythm and flexing character creates interesting variety along the main access artery through the site.

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East Hill, Chatham









5.01 Establish Character Zones

Based on what we know already – character is introduced by responding to the site and its context.

Zones emerge from existing clues and strategic vision for the whole – starting to think about who will live there and they might live.

Topography is important – influencing cost and therefore defining the most valuable parts of the site. Steeper areas are most expensive to build on so these areas are not suitable for lower value or affordable homes. Highest value areas will be in the places with rural views and steep slopes.

Key

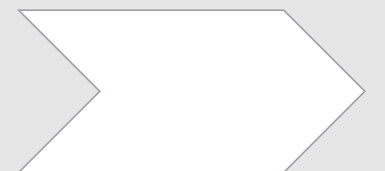
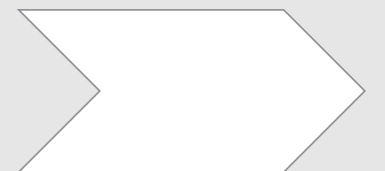
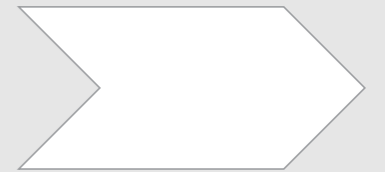
-  1. Hale
-  2. Northern Edge
-  3. Hill top
-  4. Rural Edge
-  5. Urban Quarter
-  6. School
-  7. Parkland
-  8. Whites Wood

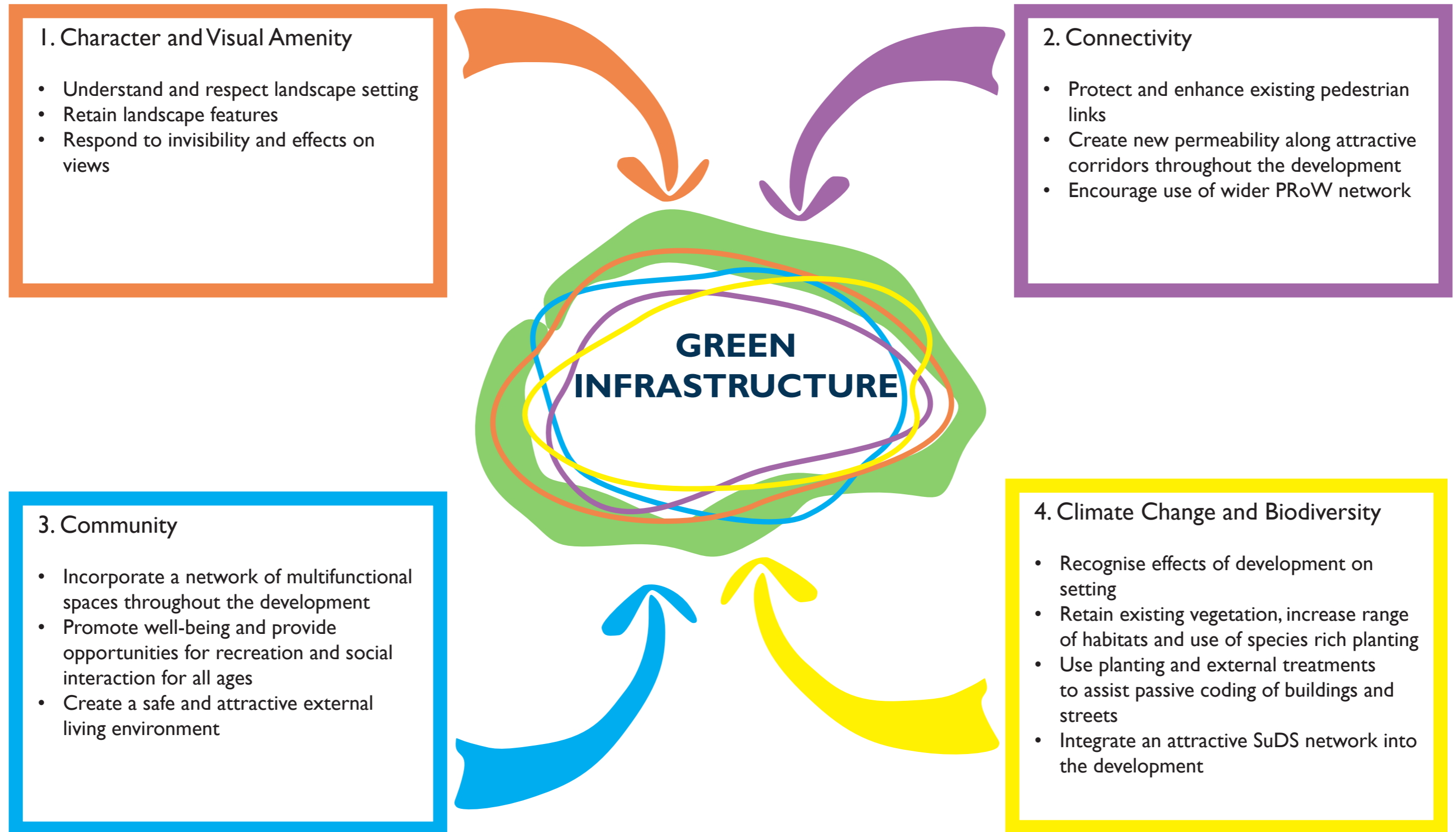




- Main character zones are determined by views and topography.
- This defines landscape enhancement and suggests demographic distribution.
- Design begins through response and places are defined through layering of what we know.
- There is not only one character here. Contemporary character is consistent, pragmatism, determines locations of affordable and lower value homes, design ambition must prevail, as design ideas become more detailed, designing for individuals becomes possible.
- Thinking about new residents is fundamental from this stage.

6.00 Landscape is integral and focal





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6.01 Landscape Strategy

The green infrastructure, as illustrated on the Parameters Plan, has been integral to the design evolution of the development proposals for East Hill and the positioning of the residential parcels in an attractive and robust landscape framework that respects the character of the setting and minimises the effects on the surrounding visual receptors.

The landscape assessment work described in the Environmental Statement has been key to achieving these objectives.

The interlinking open spaces incorporate a Sustainable Urban Drainage System that reflect the site's distinctive topography to provide a range of landscape features that include footpaths/cycles, passive amenity areas, equipped play spaces, rills, swales, sitting & picnic areas as well as informal activity spaces to cater for residents of all ages.

The green/blue infrastructure will create a new range of planting treatments along roads and pedestrian routes, provide year-round visual interest throughout the open spaces, establish many new nature conservation habitats and enhance biodiversity

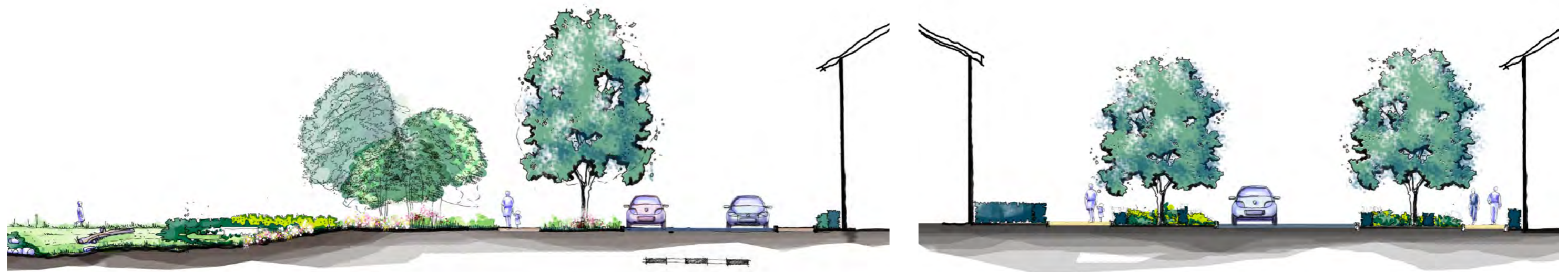


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6.02 Illustrative Cross Sections



Illustrative section through Whites Wood open space with play and SuDS



Illustrative section through open space and play area

Illustrative section through primary street

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6.03



Illustrative sketch of open space with long views to Capstone Farm Country Park and Darland Banks



Illustrative sketch

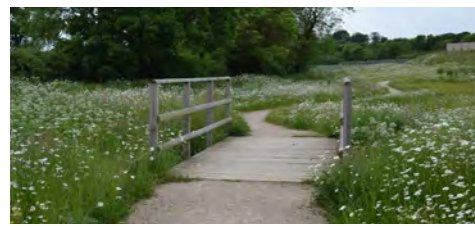
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6.04 Precedent Images



SuDS

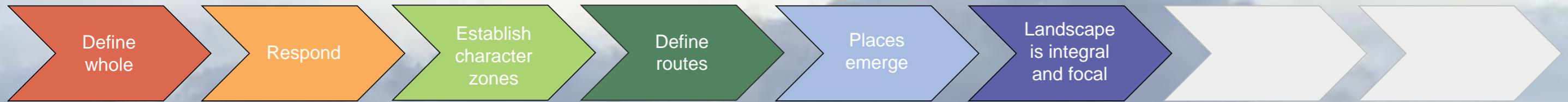
Play

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6.05 Precedent Images



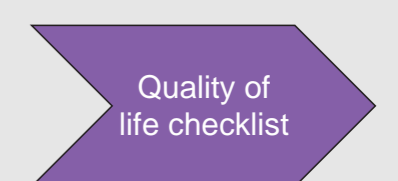
Open Spaces

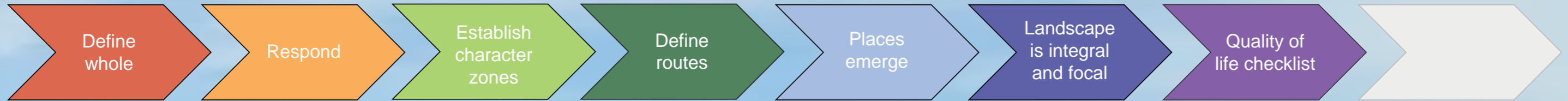
Streets



- Landscaping led design of places
- Enhances green infrastructure linkages
- Biodiversity enhanced & linkages made
- The landscaping 'centres' & integrates the design in its surroundings
- The landscape provides enhanced leisure opportunities

7.00 **Quality of life checklist**





Are the right homes in the right locations?

Do new places have character and feel well defined?

Do people feel proud of where they live?

Is the home right for the individual?

Are there views and glimpses that make people feel part of the wider area?

Are homes close to leisure routes?

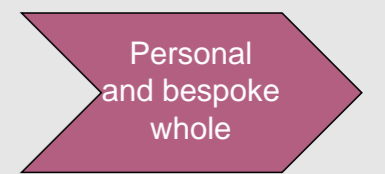
Are homes close to shops and services if that choice is important to residents?

Are affordable homes in the right locations?

Has orientation been taken into account? Do main living spaces have enough light? Are gardens in shadow?

Would you be happy to live here?

8.00 Personal and bespoke whole



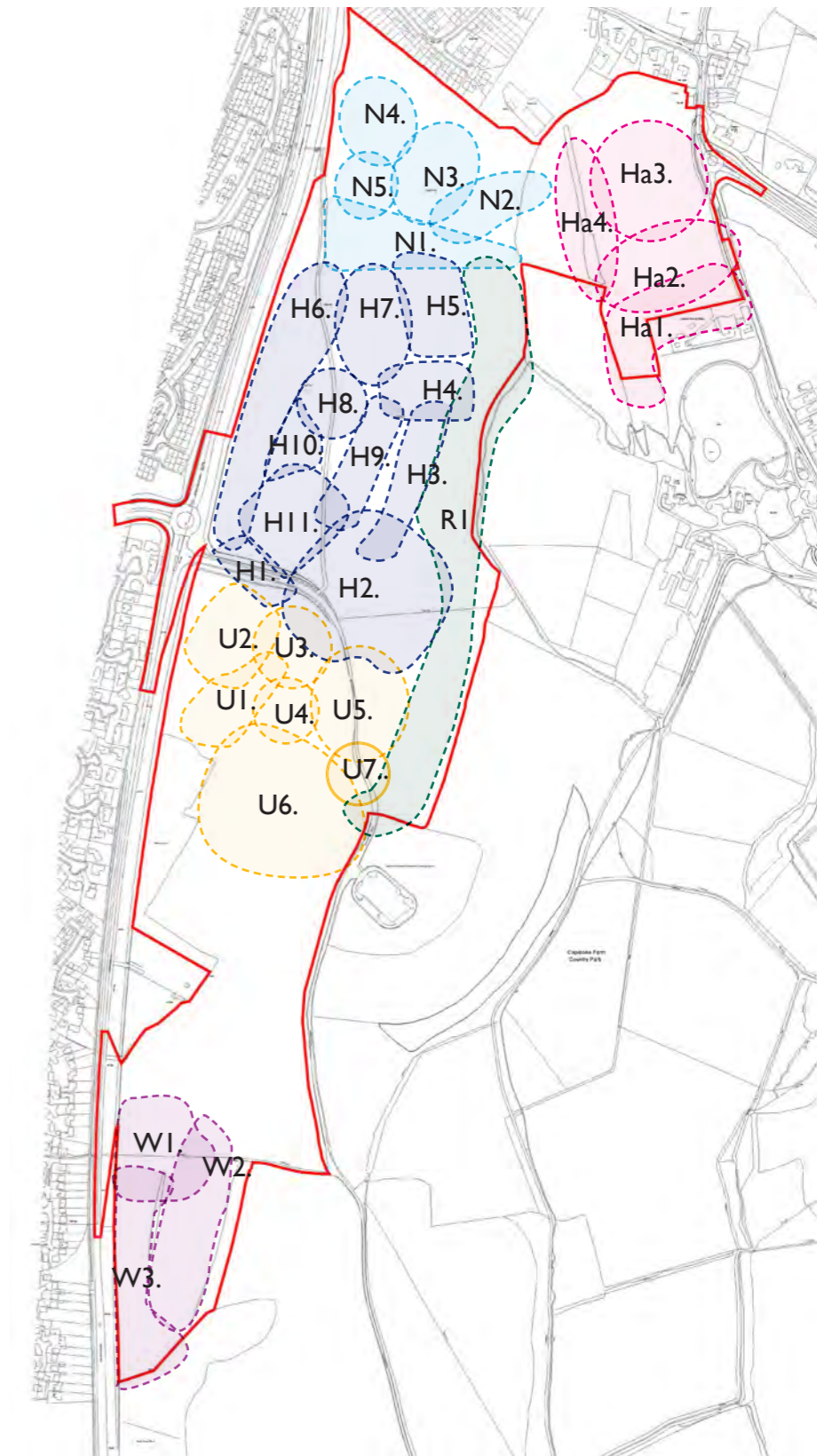
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8.00 Places to Live

Within the character zones the reserved matters scheme should further develop the site into a number of distinct places where people live & relate too.

Each area has its character as defined in the following section.

- | | | | | | | |
|--|---|---|---|--|---|--|
| <ul style="list-style-type: none"> <u>Hale</u> Ha1. Exclusive Ha2. Arrival Ha3. Village Green Ha4. Woodside | <ul style="list-style-type: none"> <u>Northern Edge</u> N1. Wedge N2. Threshold N3. SuDs N4. Destination N5. Road | <ul style="list-style-type: none"> <u>Rural</u> R1. Rural Edge | <ul style="list-style-type: none"> <u>Hilltop</u> H1. Arrival H2. Urban Park H3. Road H4. Square | <ul style="list-style-type: none"> <u>Urban Quarter</u> U1. Public U2. Urban U3. Apartments U4. Square U5. Transition U6. School U7. Arrival / Threshold | <ul style="list-style-type: none"> <u>Whites Wood</u> W1. Arrival W2. Secluded W3. North Dane Way | <ul style="list-style-type: none"> H5. Avenue H6. North Dane Way Edge H7. Grand Designs H8. Circus H9. Axis H10. Street H11. Square |
|--|---|---|---|--|---|--|



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East Hill, Chatham
 8.01 Places Emerge

NI. GREEN WEDGE:

LOCATION: (and overview)

This is a well defined place to live although homes do not feel close to one another.

Opportunity for some “Grand Designs” – homes that make their own statement in a great location.

One of the most desirable locations within the development.

DESCRIPTION:

This is a large landscaped space that narrows to focus routes towards the rural edge.

Routes pass through but are not dominant, lines of trees mask roads and make paths enjoyable leisure routes.

Large houses have enviable positions and particularly those to the north have fantastic views.

COMMUNITY:

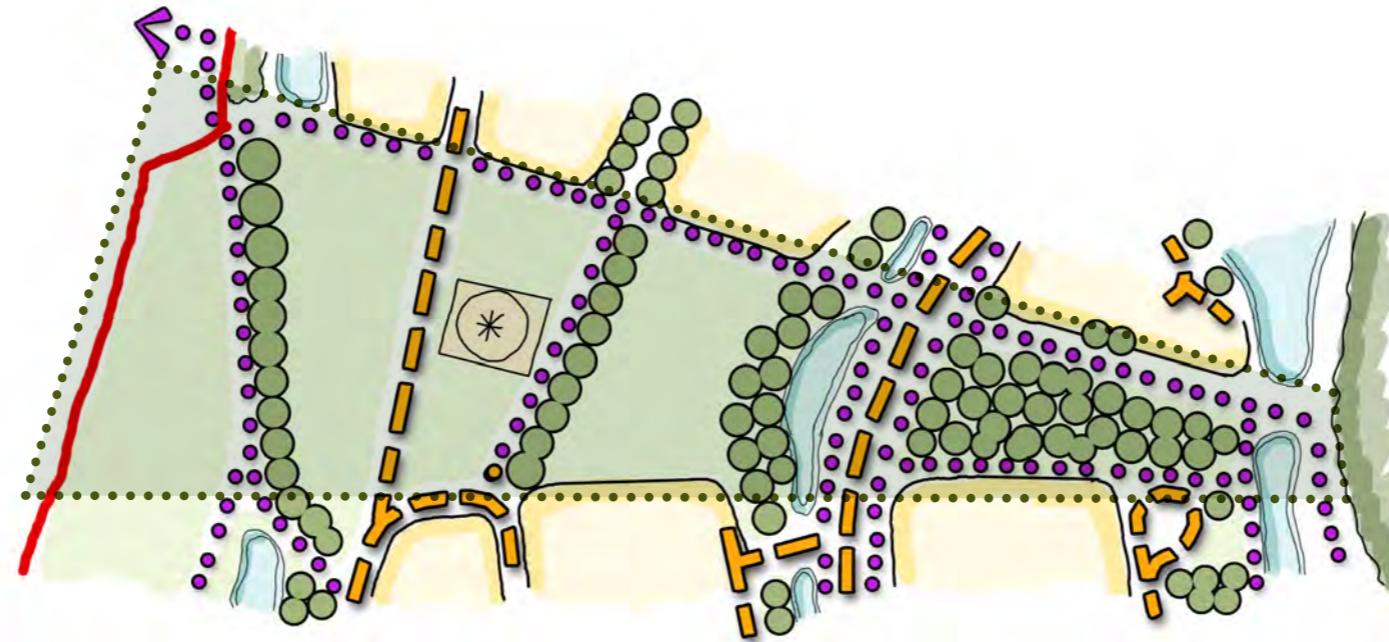
- A very high value location creating homes for the wealthiest buyers in the area
- Not suitable for affordable housing
- An excellent location for aspirational households for whom the great leisure opportunities in this location are a real selling point

AESTHETICS:

The space is sloping so careful studies at detailed design stage will establish how long the views are. Each house will have to be looked at individually to check the orientation of key rooms to maximise views.

Upper floor living spaces with balconies could work well to maximise views and increase privacy.

Homes must share a similar contemporary aesthetic, particularly if they are in different parcels



IMPORTANT DESIGN CONSIDERATIONS:

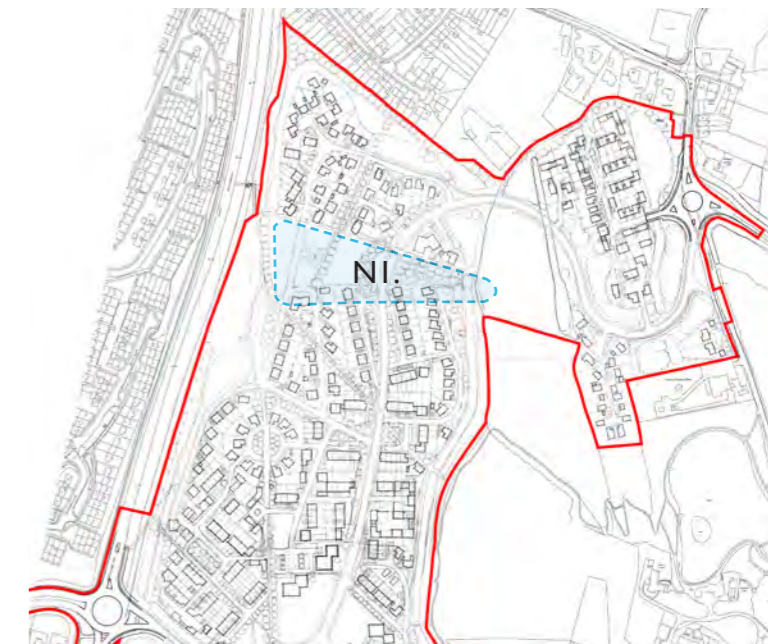


- Contemporary home design
- Grand Designs opportunity
- Low density, contrast to urban areas
- Showpiece potential, must be maximised
- Long views to the country park and across the green wedge
- Landscape must dominate

NONE OF THESE ARE ACCEPTABLE:



- Heritage style
- Traditional style
- “Executive homes”
- Hipped roof design
- Low cost solutions
- Dominant roadways with traditional footpaths and road markings within the main park area



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East Hill, Chatham
 8.02 Places Emerge

N2. THRESHOLD:

LOCATION: (and overview)

This transition space plays an important part in making the transition from Hale to the main housing area at East Hill.

Key buildings will define the character of the place as visitors leave Hale and head west up the hill.

DESCRIPTION:

Landscape is still dominant here but significant buildings define key arrival points and changes in direction. Buildings are tall as the grain is loose and definition of individual elements is important.

COMMUNITY:

- A mixed community due to the variety in unit types
- Flats could be an attractive choice for downsizers who enjoy an active lifestyle – many walking opportunities on the doorstep
- Two very large detached houses are in enviable locations – ideal for an aspirational family
- Detached homes with big gardens close to many leisure routes make this another desirable location for families

AESTHETICS:

The quality of the landscape design will determine the success of this place.

Focal high profile homes must have sufficient investment in their quality because they are so prominent. Buildings must be designed as a whole in 3D and as individual elements.



IMPORTANT DESIGN CONSIDERATIONS:

- Contemporary home design ✓
- Key buildings must be designed independently to ensure they are not just a “house type”
- Low density, contrast to urban areas
- Showpiece potential, must be maximised
- Landscape must dominate
- Flat block must be multi sided

NONE OF THESE ARE ACCEPTABLE:

- Heritage style ✗
- Traditional style
- “Executive homes”
- Hipped roof design
- Low cost solutions

