

PROPOSALS FOR STATION ROAD, GREENHITHE

Welcome

Thank you for visiting our exhibition.

We are pleased to welcome you to view the plans for Station Road, Greenhithe.

If you have any questions, please feel free to speak with a member of the project team.



Sketch of proposals from A206/Asda bus stop

About us

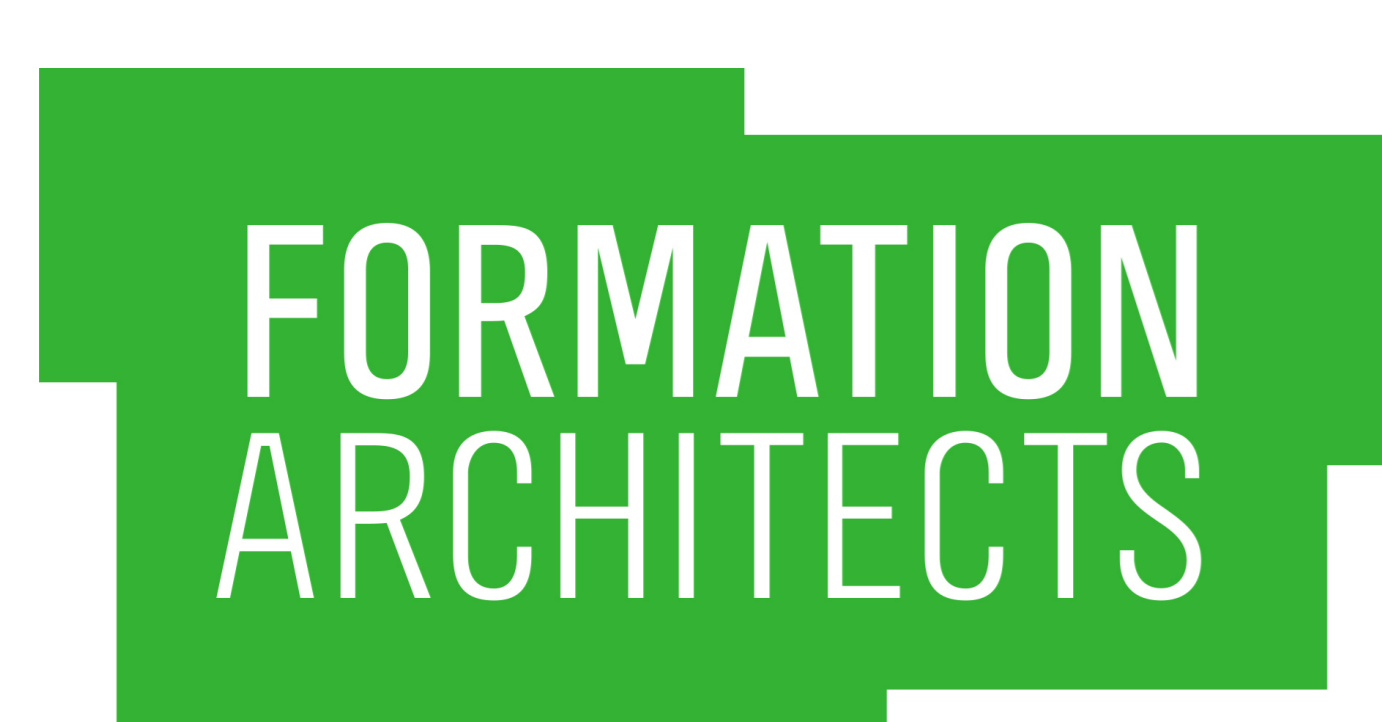


Regent Land & Developments are specialist developers of brownfield land, focusing on residential and mixed use land-led schemes across London and the South East.

They have over 30 years of experience in property development delivering high-quality homes for local communities.



Q Square is an independent town planning consultancy working on a variety of scheme types for a range of clients including housebuilders, small and medium size developers, family businesses, landowners and pension funds.



Formation Architects is an established architectural practice based near Oval in Central London.

Their design approach focuses on their buildings enhancing the best aspects of the areas they are built in - ultimately becoming an integral part of the context themselves.

They have a successful track record of award winning designs; their work has been recognised with awards such as the Housing Design Award.



Your Shout have over 20 years experience undertaking professional community consultation. We work for developers, local authorities and other clients who wish to contact, consult and listen to people in a specific community, neighbourhood or area.

PROPOSALS FOR STATION ROAD, GREENHITHE

The Site

The site is located at the corner of the junction of Station Road and the A206, opposite Greenhithe for Bluewater train station and the Asda supermarket.

The current site is underused and is in an ideal location for new homes as it benefits from close proximity to local amenities and excellent public transport links including rail and bus links.

The site lies to the south of a residential area of family houses and a new flatted development at Cambria Court consisting of 211 flats in four and five storey buildings.



View of the site from the roundabout between the A206 and Station Road



Map of the site

Accessibility

The site is in a highly sustainable location. It is located opposite the Greenhithe for Bluewater train station which has several train services running to London Victoria, Charing Cross, Luton, Gravesend and Rainham.

It is also opposite the railway station bus stop which has fast track buses to Dartford and Gravesend and regular services to Bluewater.

There are also bus stops on Station Road and outside the Asda supermarket.



View from Station Road looking south with the site to the left



View from Station Road looking west

PROPOSALS FOR STATION ROAD, GREENHITHE

The Proposals

The plans are for around 70 new homes including much needed, high quality affordable housing. There is also a possibility of a retail store on the lower ground floor.

The proposals will provide a mix of one and two bedroom homes and there will be generous parking provision within the development including blue badge parking spaces and around 90 cycle parking spaces.



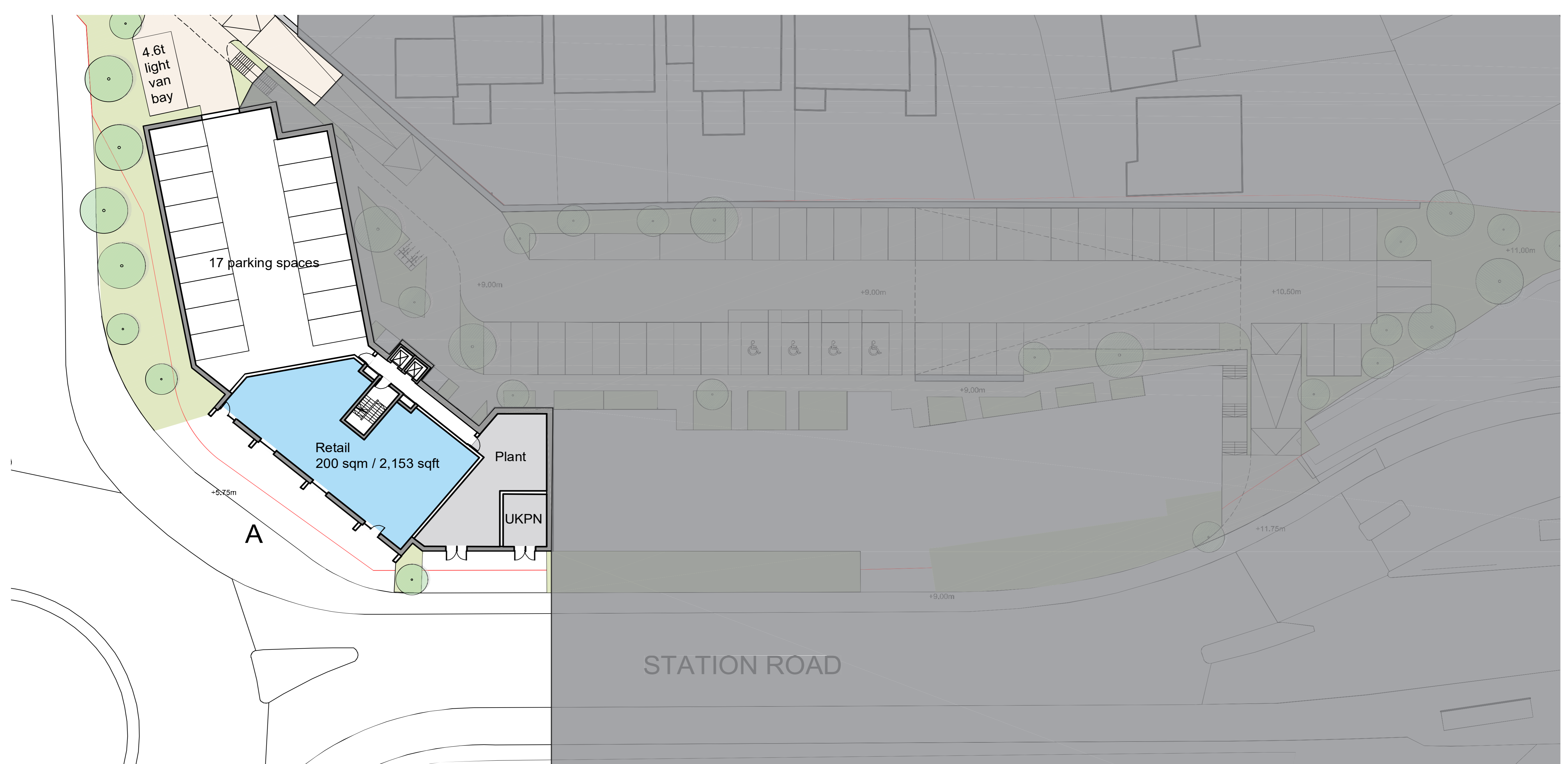
South elevation along Station Road

Key benefits of the proposals:

- Around 70 much needed new homes comprising a mix of one and two bed homes, ideal for first time buyers.
- A policy compliant level of 30% affordable housing included.
- Car parking spaces for residents and around 90 cycle parking spaces.
- Housing in a sustainable site, close to public transport links and local amenities.
- Improvement to the appearance of the corner of Station Road with new trees and landscaping.
- A new landscaped green area that delivers amenity and playspace for residents and their children.
- There will be financial contributions made to Dartford Council for local infrastructure.



Sketch from Station Road looking north-west



Lower ground floor plan

PROPOSALS FOR STATION ROAD, GREENHITHE

High quality design

Appearance and materials:

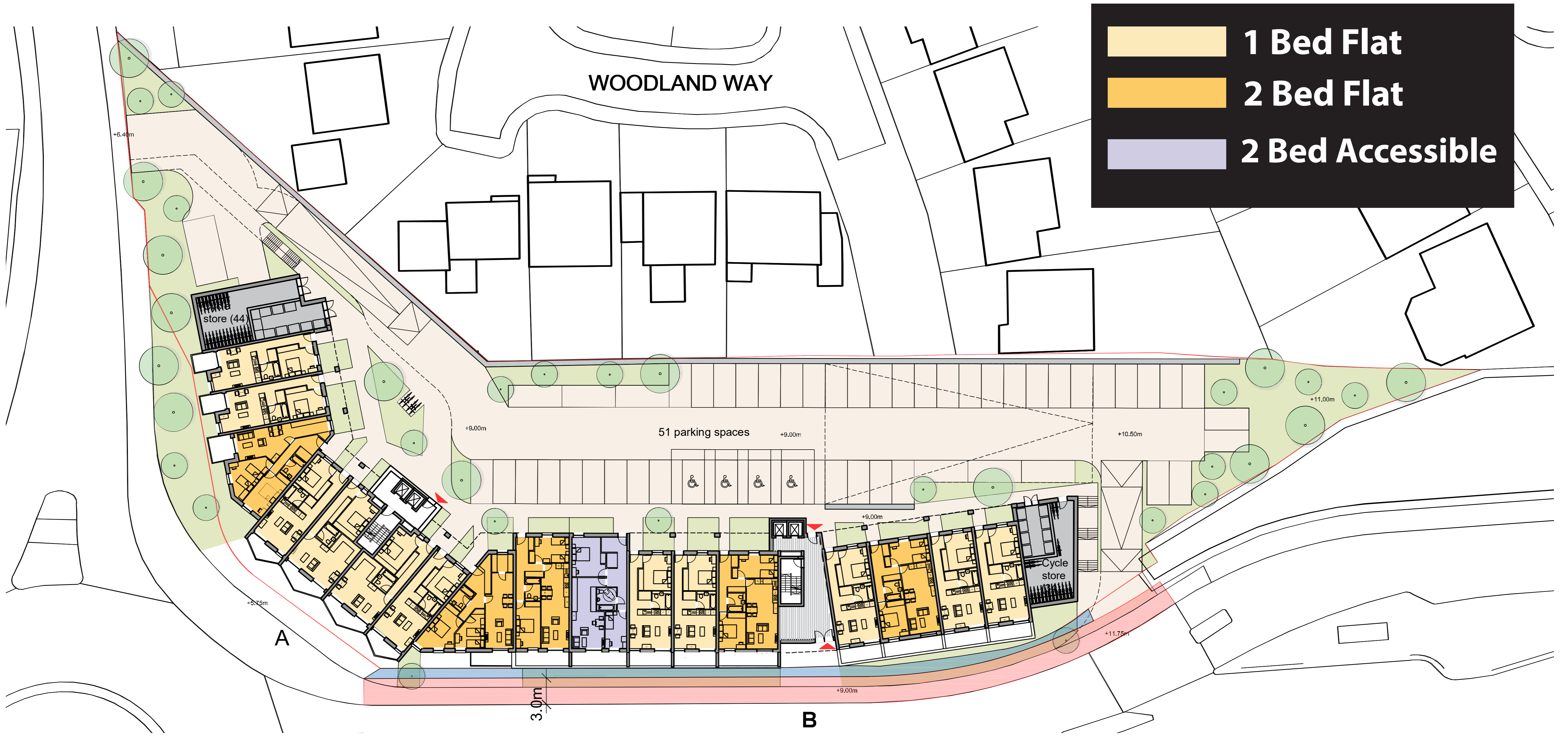
The building and materials used are designed to fit in with other buildings in the neighbourhood. The proposals will use traditional brick and roof tiles and feature traditional pitched roofs, similar to the local area.

The development will also seek to prioritise the use of environmentally sustainable materials.

The site will help mark the station approach to Greenhithe for Bluewater train station and improve the street scene at this corner. All the homes will be dual aspect.



South elevation along Station Road



Upper ground floor plan

Architects' previous work



Three and Four the Square, Cambridge, opposite station



Bollingbroke Park, Enfield

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Changes to consented scheme

The previous outline planning approval from 2016 was for 33 homes with a medical centre.

Since then, no interest from any providers has been shown to run a medical centre. We have therefore revised the scheme to increase the number of much-needed homes we can provide.

Key Changes

- Revised proposals are for around 70 new homes, not 33.
- The proposals now include more affordable homes, now 20.
- Minimum distance to neighbouring buildings previously 6m, now 16m.
- There will be more trees planted within this development than the previous scheme.

Improvements to the design

- Revised proposals have pitched roofs instead of the previous curved roofs, more suitable for the local area.
- More suitable materials for the local surroundings. The previous consented scheme featured render, timber, glass and a metal roof. These have been replaced with brick and roof tiles.
- Improved appearance to the street scene, with a consistent frontage and more landscaping along Station Road.



New scheme as viewed from Station Road

PROPOSALS FOR STATION ROAD, GREENHITHE

Next Steps

Thank you for coming to our exhibition today.

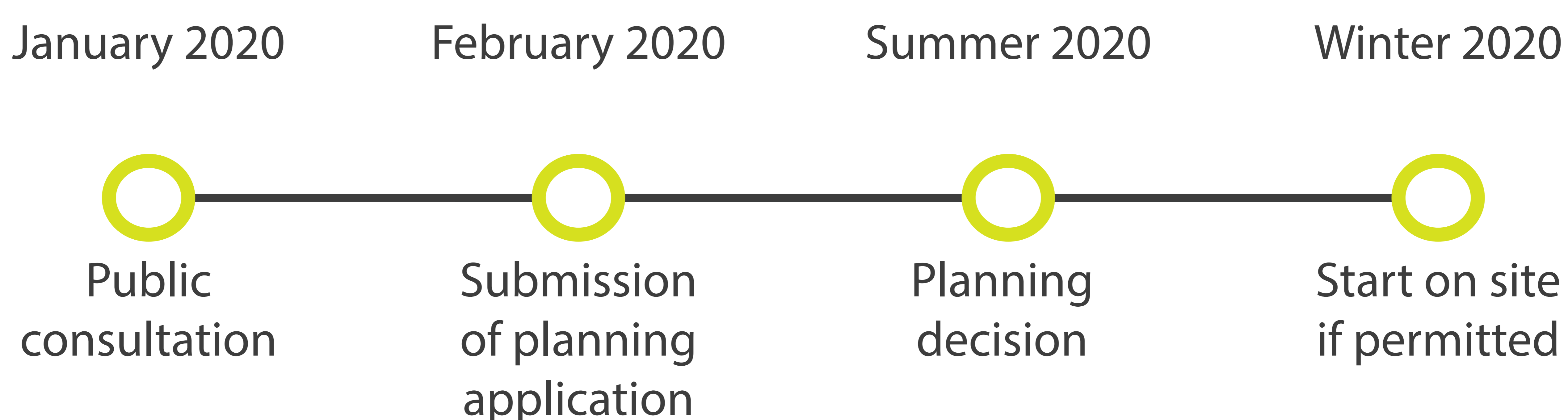
Please complete a comment card; we welcome your views, questions and suggestions.

All the feedback we receive will be carefully analysed and will help the design team develop the final proposals ahead of submission of the planning application to Dartford Council.

Our plans for construction

- We understand that one of the greatest concerns neighbours can have about a new development is the potential disruption caused by construction works.
- Should the application be approved the construction period is planned to be approximately 18 months.
- A Construction Management Plan will be agreed with Dartford Council.
- Deliveries and collections will be scheduled to avoid coinciding with residential waste collections or morning and evening rush hour traffic.
- Site workers will be prohibited from parking on or around the site.
- 24 hour security to keep everyone safe.

Expected timeline



Tell us what you think

We want to know what you think of the proposals before designs are progressed further and are submitted to the council. Complete one of our feedback forms today, or send it back to us **FREEPOST**

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If you have any questions you can call or e-mail our community engagement team on:

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Thank you for attending our public exhibition.