

WELCOME

Introduction

Welcome to our exhibition for the emerging residential development proposals on Land West of Edinburgh Road, Isle of Grain (the site).

This exhibition is an opportunity for us to present and explain our vision, which consists of an application for the delivery of approximately 33 residential dwellings, and to discuss any issues or concerns you may have. We have a number of representatives from Esquire Developments and our consultant team to address your individual questions.

We are keen to hear your feedback to help shape our proposals as we move forward. Comments can be submitted to us today via a paper form or sent to us by post or email:

grain@esquiredevelopments.com
by 4th April 2024.

The material on display today is also available to download on our website:

www.consult-esquire.com

where comments can also be submitted online.

About Esquire Developments

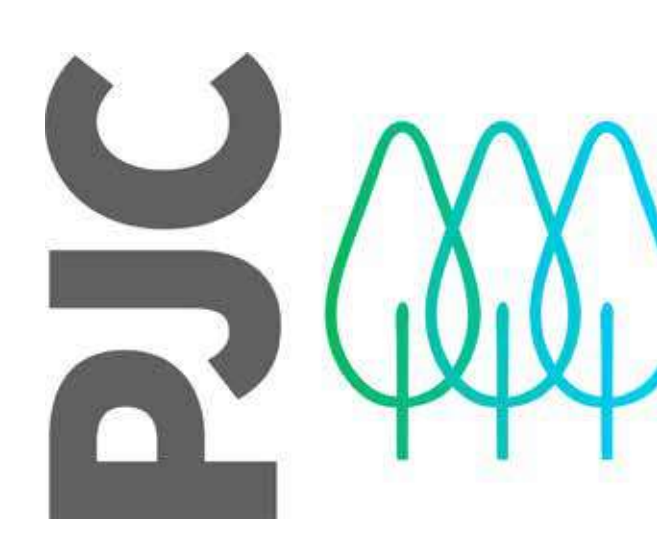
Esquire Developments is a multi-award winning SME Housebuilder based in Longfield, Kent. Founded in 2011, we have established ourselves through the delivery of high quality bespoke residential developments across Kent and build approximately 120 homes a year. In 2020, we were awarded Gold by What House as best SME Housebuilder in the Country.

We adopt a tailored approach, adapting designs and layouts to reflect local characteristics, respecting each community's unique needs. This is achieved through our local knowledge and experience, understanding of place, and crucially, engaging with local communities. This positively focuses our approach to planning and design, with a greater experience of the needs and workings of the parish.

Each of our developments is bespoke, and we do not have fixed house types. This allows us to be totally flexible when it comes to tailoring the right mix and design of each home. Revealed in the high-quality of architecture and materials, this ethos extends to the refinement of open spaces, establishing welcoming and inclusive environments.

As an SME Housebuilder reliant on our reputation, we deliver high-quality homes that bring choice and variation to the housing market, catering for a diverse range of prospective buyers.

We are environmentally conscious and have committed to playing a positive role in addressing the Climate Emergency (see later boards). We also pride ourselves in delivering homes exceeding the minimum sizes and finishes that the general housing market sometimes supplies.



Land West of Edinburgh Road

Isle of Grain



THE SITE



Isle of Grain is located at the easternmost point of the Hoo Peninsula. The site is located to the Western edge of the village. The wedge-shaped site is approximately 0.95 hectares and fronts the B2001 Grain Road to the North, with Edinburgh Road terminating along its Eastern boundary.

It currently comprises agricultural land which is open to the West and bounded by native, planting and hedgerow to the East. The site directly neighbours Kent Fire and Rescue and houses along Edinburgh Road. Opposite Grain Road is a small green space with set-back housing.



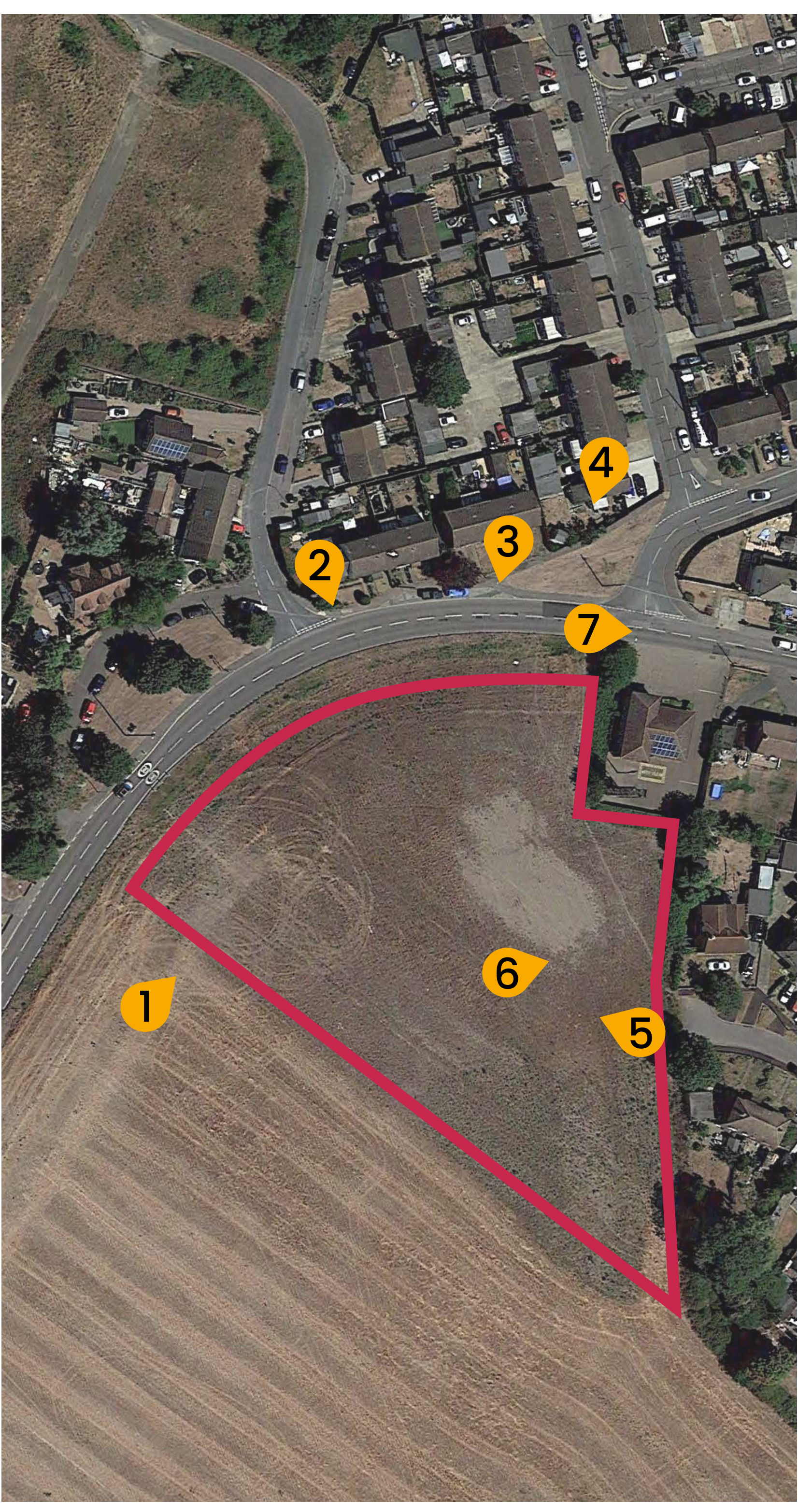
1. View from Grain Road



2. View from West Lane junction



3. View from Grain Road and Chapel Road



KEY



4. View from High Street junction



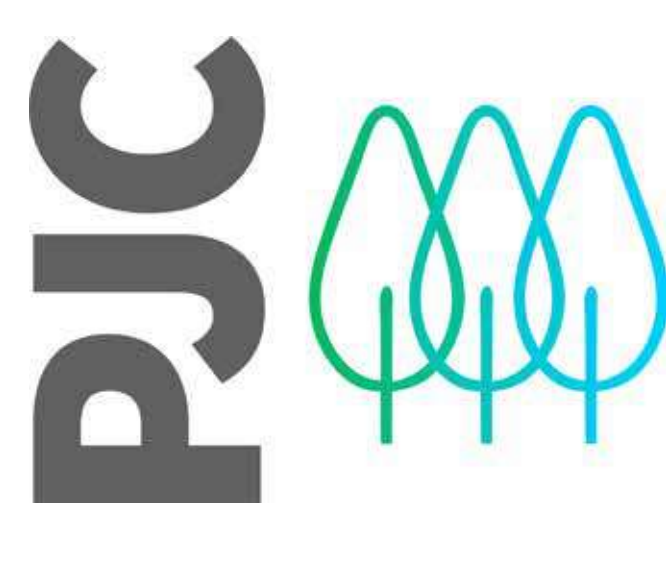
5. View from Edinburgh Road



6. View towards Edinburgh Road from the site



7. View along Chapel Road



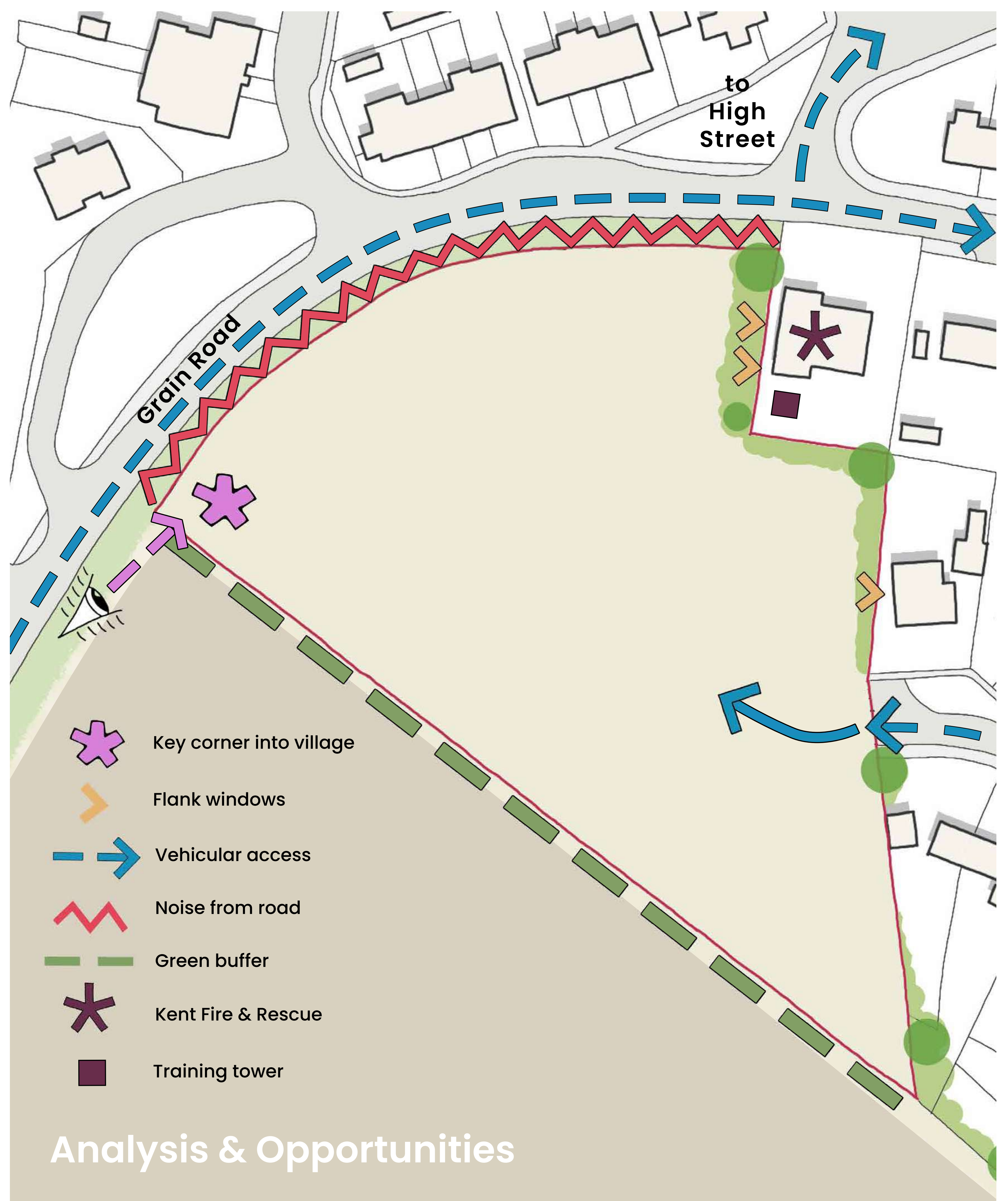
DESIGN ANALYSIS



Served by local amenities such as a Co-Op, Post Office, Pub, Village Hall, Church and Primary School, the Isle of Grain also forms a gateway to Grain Coastal Park and the wider coastal path. The village is predominantly surrounded by agricultural land, parks and green spaces as well as areas for power generation.

Key design principles include an extension and access from Edinburgh Road, well designed landscaped streets with safe pedestrian routes, and areas of public amenity.

Boundaries will be well screened and planted.



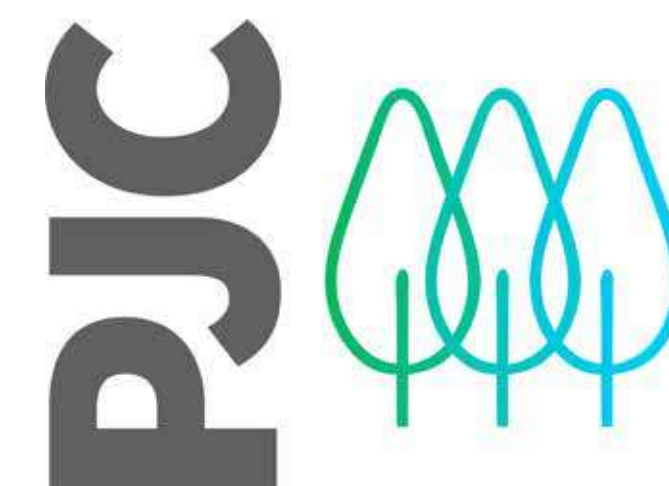
1. Access from Edinburgh Road and a strong frontage to Grain Road



2. Developing planting and landscaped public amenity areas


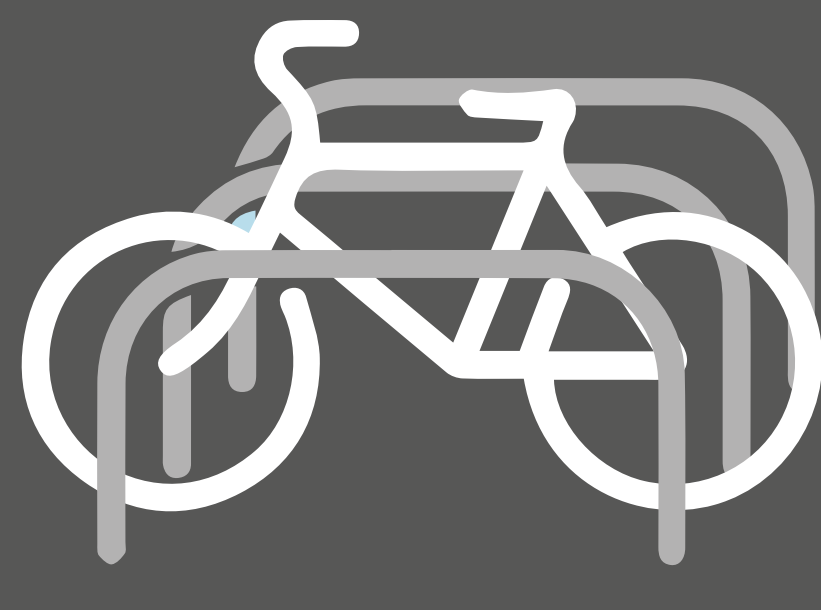



3. Vehicular and pedestrian routes through the site and options to access the wider village



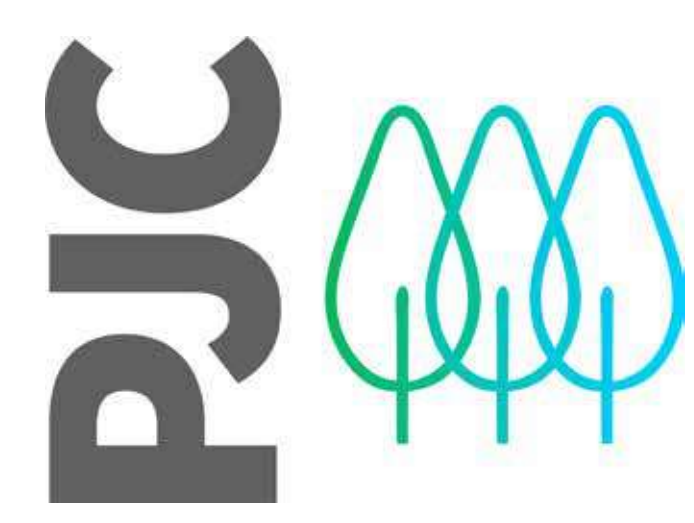
EMERGING PROPOSAL



<p>100% Affordable New Homes</p>  <p>Approx. 33 1, 2, 3 & 4-Bed Homes</p>	<p>Car Parking</p>  <p>66 Car Spaces 8 Visitor Spaces</p>	<p>Cycle Parking</p>  <p>33 Resident Spaces</p>	<p>Public Realm & Landscape</p>  <p>Pocket Parks & Tree Lines</p>
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100% affordable housing brought forward with MHS Homes, comprising a mix of 2, 3 and 4-bedroom houses and 1-bedroom maisonettes. The layout has been designed to alternate between semi-detached and terraced housing creating an attractive streetscape.

The buildings are all 2-storey to complement the neighbouring context. All homes will comply with Nationally Described Space Standards and Building Regulations Part M4(2). The wheelchair homes will be located at ground floor and comply with Part M4(3). All houses will benefit from generous gardens and the use of public pocket parks.



LANDSCAPE



- KEY
- 1 Wild Flower Grassland
 - 2 Public Footpath
 - 3 Woodland Buffer Planning
 - 4 Private Lawn
 - 5 Private Garden Path
 - 6 Driveways
 - 7 Ornamental Planting
 - 8 Access Road



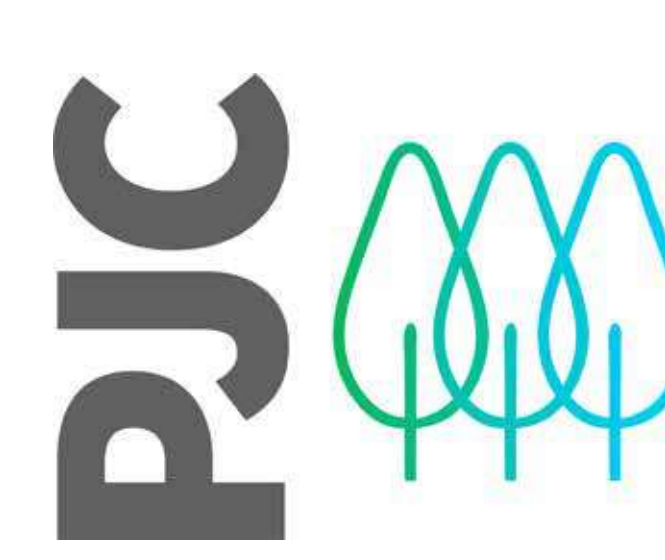
ECOLOGY

Ecological surveys have been undertaken on site and have identified it to be of low ecological value given its historic use for agricultural purposes. No further ecological surveys are therefore required.

The proposed enhancements to landscaping at the site boundaries will

however be designed to provide foraging and commuting habitats for birds and bats, as well as further nesting habitat for birds, supporting ecological diversification on the site.

The development will also provide a 10% net gain in biodiversity.



INDICATIVE DESIGN



Elevation along Grain Road



Internal Street Homes

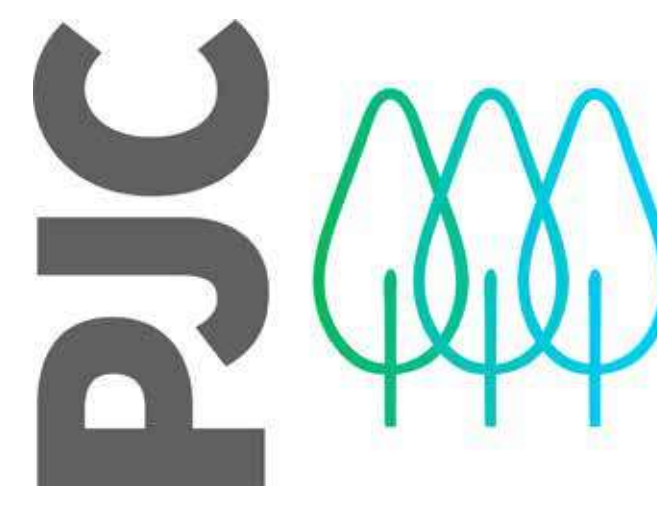


Grain Road Homes



Elevation along new Internal Street

The elevation and massing draws inspiration from the varied local vernacular and material palette within the Isle of Grain. The red and white brick buildings reflect the terrace houses found in the village, with the white weatherboard referencing the houses found along Grain Road near to the site. The Grain Road street scene comprises black weatherboard cladding with red brick and tiles, forming a semi-rural transition into the village. The roofline and gable frontages help define the site and create visual interest to the corners.



TRANSPORT

It is proposed that vehicular access to the site will be achieved by way of the extension of Edinburgh Road. The access and internal site layout will be considered with respect to servicing arrangements and the relevant design standards.

Pedestrian access to the site will be achieved via both Edinburgh Road and Grain Road, with a new crossing point proposed on Grain Road as part of the development.

The site layout and car parking will be provided in accordance with Medway Council adopted standards, with Electric Vehicle charging available for every

dwelling in line with Part S of the Building Regulations.

The vehicular trip generation of the proposed development will be modest at approximately one movement every five minutes during the weekday morning and evening peak hours, which will have a negligible impact on the operation of the local highway network.

The proposals are subject to ongoing pre-applications with Medway Council to ensure that the access and off-site highway works are suitable and that the scope of the Transport Statement that will accompany the planning application is sufficient.



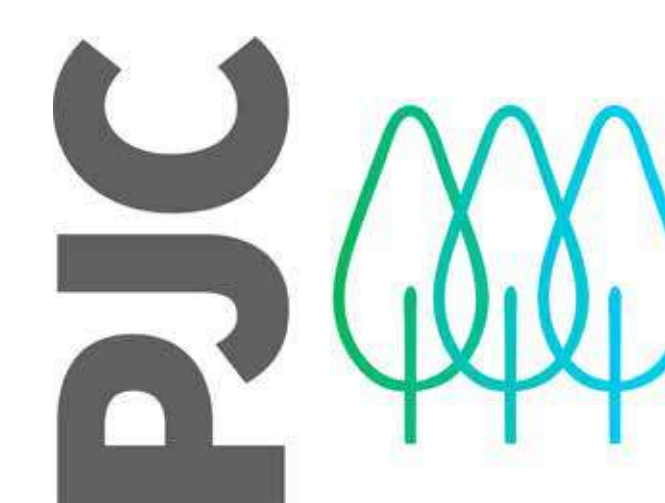
ARCHAEOLOGY

The archaeological evaluation trial trenching of the site has found evidence for what was probably a small farming settlement with a ditched enclosure on the north of the site associated with pits containing domestic rubbish.

The finds include pottery with a date range of 1175 to 1300AD, animal bone from sheep or goats and fish bones and marine shell.

The remains identified are of purely local importance and will be fully investigated and recorded in advance of any future development.

We continue to evaluate the findings including further onsite searching with full reporting to be submitted to KCC Archaeological Services and Medway Council.



CLIMATE ACTION

Sustainable Design Responsibility

A key part of creating a well designed and attractive development is taking care to ensure sustainable delivery, function, lifespan and community cohesion.

This is one of the central aims of the scheme, with heavy focus on the use of sustainably sourced, and where possible, local materials.

Focus on water and energy conservation are integral to the design.

We also recognise that sustainability is achieved through long-term social incorporation.

The development makes use of the existing community assets in the village, ensuring their continued use. Connections to local amenities and transport links contribute further to its sustainability.

Climate Commitments

We take a proactive approach to addressing the climate emergency and recognise that we have an impact on the environment. We wish to minimise this as best we can by committing to deliver 'electric only' developments. By installing air source heat pumps and taking a 'fabric first approach' we are achieving approximately a 40% carbon reduction in our homes over and above current building regulations.

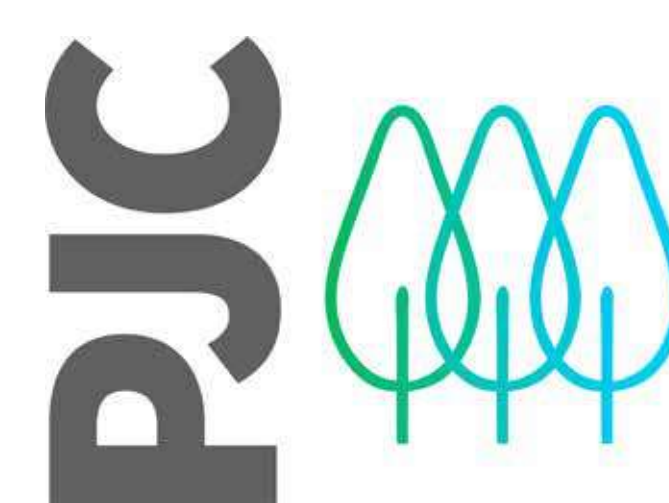
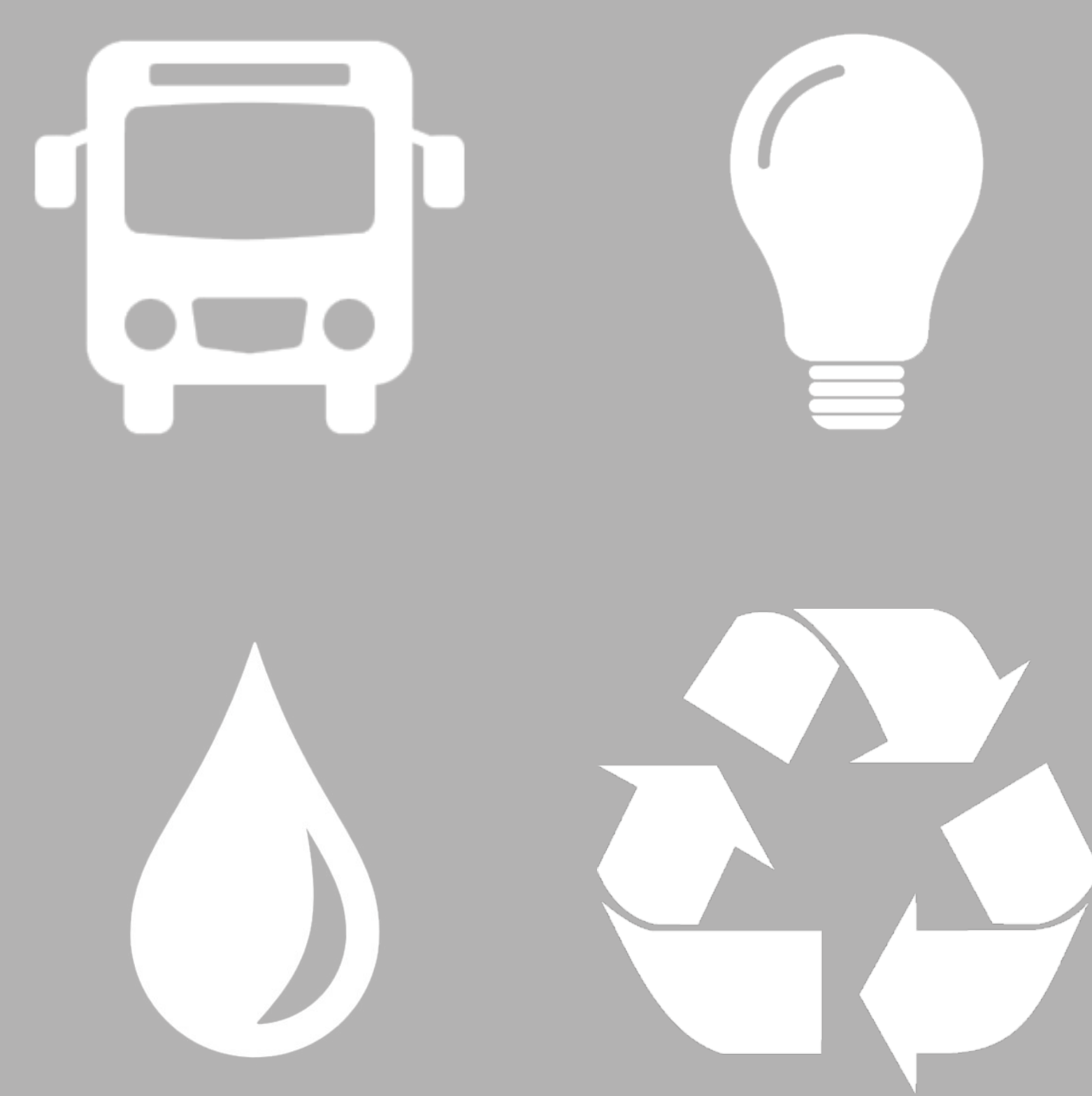
The fabric first approach means that the improved efficiency of our dwellings is inherent within the build meaning that not only is it more efficient, but also safeguarding against removal, resulting in the efficiency of the building being maintained for its lifetime.

We build our homes with greater cavity wall thickness allowing for increased thermal protection, higher specification glazed windows and greater base floor depths.

All our homes come with rapid charge electric vehicle chargers, we feel that we are playing our part in trying to minimise the impacts of our developments on the environment and helping to accelerate the shift to greener living, reducing the amount of fossil fuels used by home and vehicle.

Esquire Developments are confident they can achieve a 40% reduction of CO₂ emissions and are proposing to apply the following specifications:

Element	Current Spec	Notes
Ground Floor U-Value	0.17 W/m2K	Concrete Slab, 100mm Insulation.
External Wall U-Value	0.23 W/m2K	Traditional build with 100mm fully filled cavity.
Party Wall U-Value	0 W/m2K	Fully insulated and suitably sealed.
Roof U-Value	0.099 W/m2K	Cold roof, 100mm + 300mm.
Glazing U-Value	1.20 W/m2K	Glazing U-Value includes frame (not centre g-value).
Glazing Transmittance	0.72%	
Door U-Value	1.20 W/m2K	Solid door with insulation.
Thermal Bridging	0.03-0.06 W/m2K	BRE Library/ Bespoke.
Design Air Permeability	5.00 m3/hm2	Target varies to ensure compliance.
Heating SAP Default		Air Source Heat Pump System. All Plots include Time and Temperature Zone Controls. Flow temperature no higher than 45 degrees.
Hot Water		From main system. Larger houses include 210 litres. Daily heat loss 1.75 kWh.
Cooling		None
Ventilation		Intermittent extraction fans and trickle vents.
Lighting		SAP2012: 100% Low energy lights. SAP 10.1: 4watt LED Lamps. 125lum/W.
Showers		SAP10.1: Fed by boiler. Use 9 litres per minute.
Wastewater Heat Recovery		None
Solar thermal & PV Panels		None



THE WAY FORWARD

Next Steps

Thank you very much for taking the time to view this exhibition.

We really appreciate your engagement and comments.

By reviewing local resident comments, we hope to understand how we can best improve our proposals to ensure that we deliver the best quality and most appropriate addition to the Isle of Grain.

We would be grateful to receive all of your feedback to review and help shape our proposals as we move forward.

Comments can be submitted to us today via a paper form, or sent to us by post or email:

grain@esquiredevelopments.com
by 4th April 2024

The material on display today is also available to download on our website:

www.consult-esquire.com

Comments can also be submitted online. The window for submitting feedback runs for 2 weeks, after which we will review the responses and address comments wherever we can.



It is anticipated that a full application will be submitted in Spring 2024.

Following this, there will be another opportunity to comment on the application to Medway Borough Council.

Thank you for taking the time to attend today's event

