



Ebbsfleet
DEVELOPMENT CORPORATION

**EBBSFLEET
DEVELOPMENT
CORPORATION
PLANNING COMMITTEE
AGENDA ITEM 5
28TH AUGUST 2023**



ALKERDEN – PARCEL 3 (EASTERN QUARRY)

Reference: EDC/24/0030

Site Address: Alkerden (Parcel 3) Eastern Quarry
Watling Street Swanscombe Kent

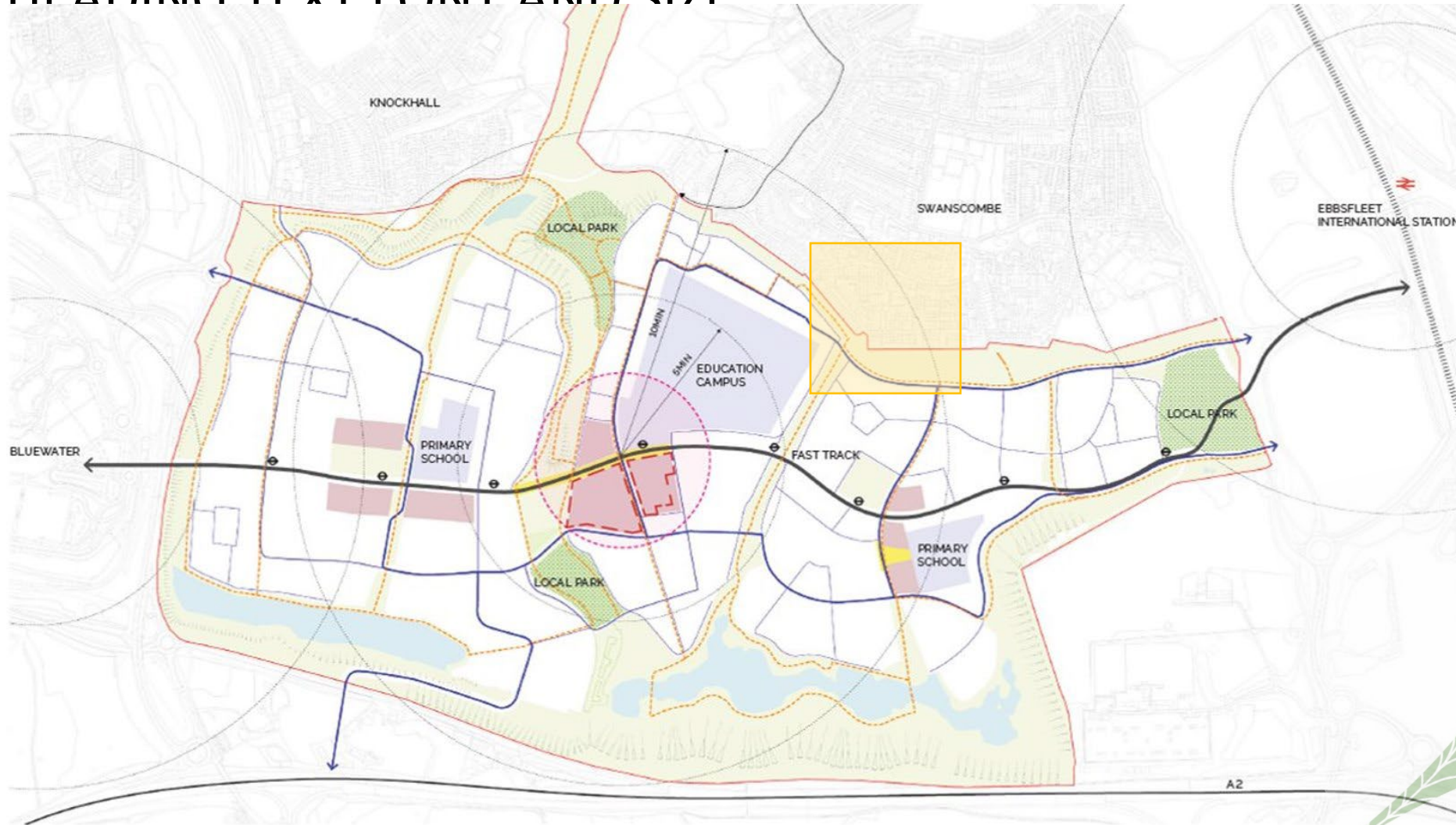
Proposal: Reserved matters application (details relating to access, appearance, landscaping, layout and scale) pursuant to condition 2 and 25 of outline planning permission EDC/17/0048 for the erection of 56 dwellings and associated parking, open space and infrastructure.

Applicant: Bellway

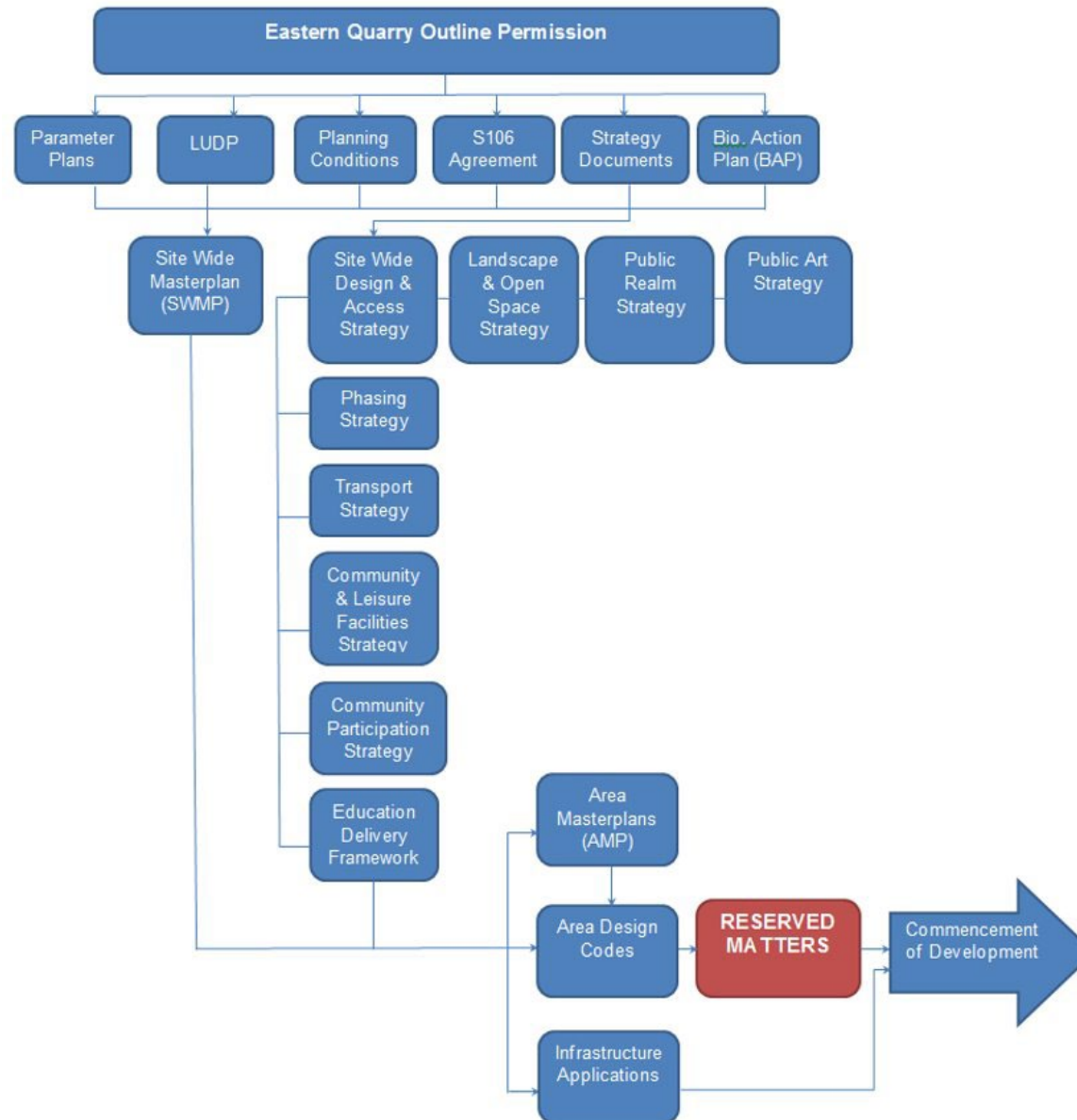


WHITECLIFFE MASTERPLAN AND SITE LOCATION

HEADING TEXT FONT AND SIZE



EASTERN QUARRY OUTLINE PERMISSION



ACCESS AND LAYOUT

Pedestrian and vehicle access from Portbridge Gardens

Portbridge Gardens



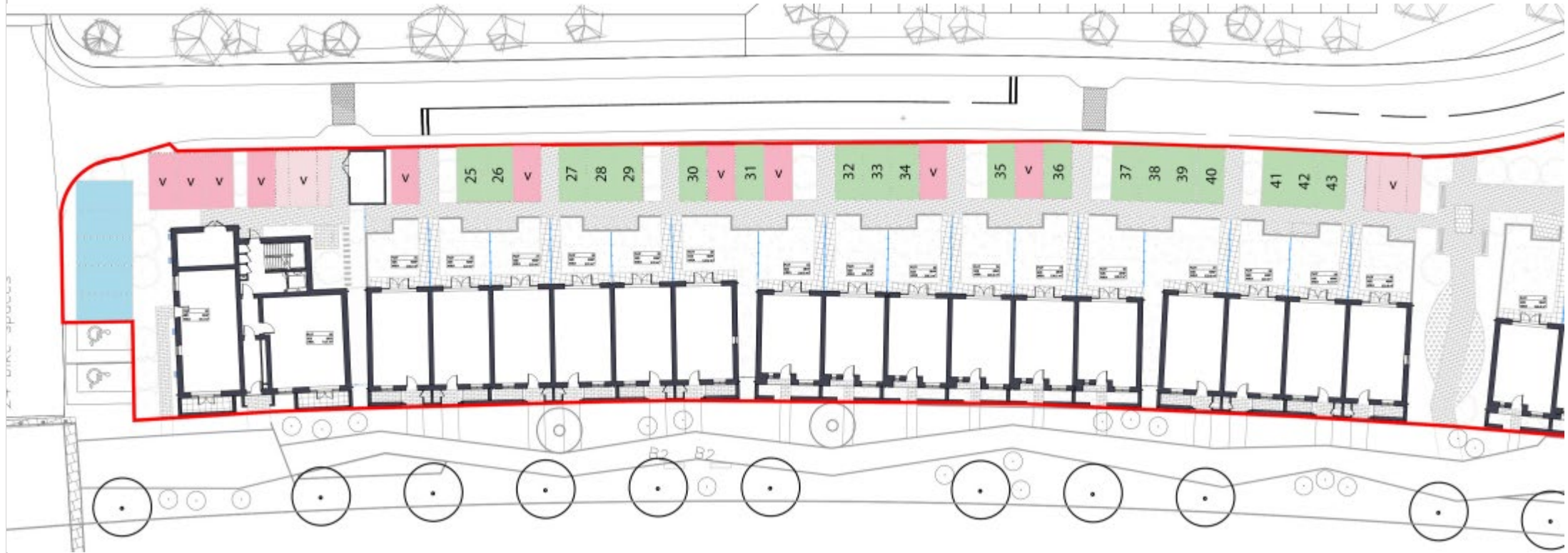
Fastrack

Pedestrian footpath

Castle Hill

Education Campus

PARKING LAYOUT - WEST OF SITE



PARKING LAYOUT - EAST OF SITE



DESIGN

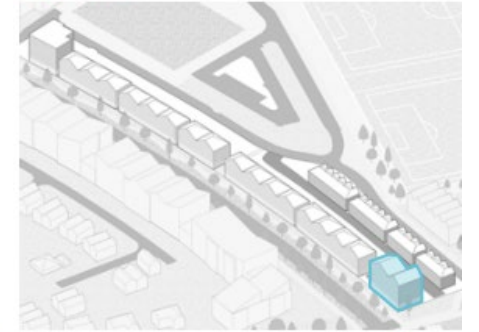


DESIGN – STREET SCENE



DESIGN – SCALE AND APPEARANCE APARTMENT BLOCK 1 (EASTERN BLOCK)

Key Plan



Projecting balconies with laser cut decorative balustrade



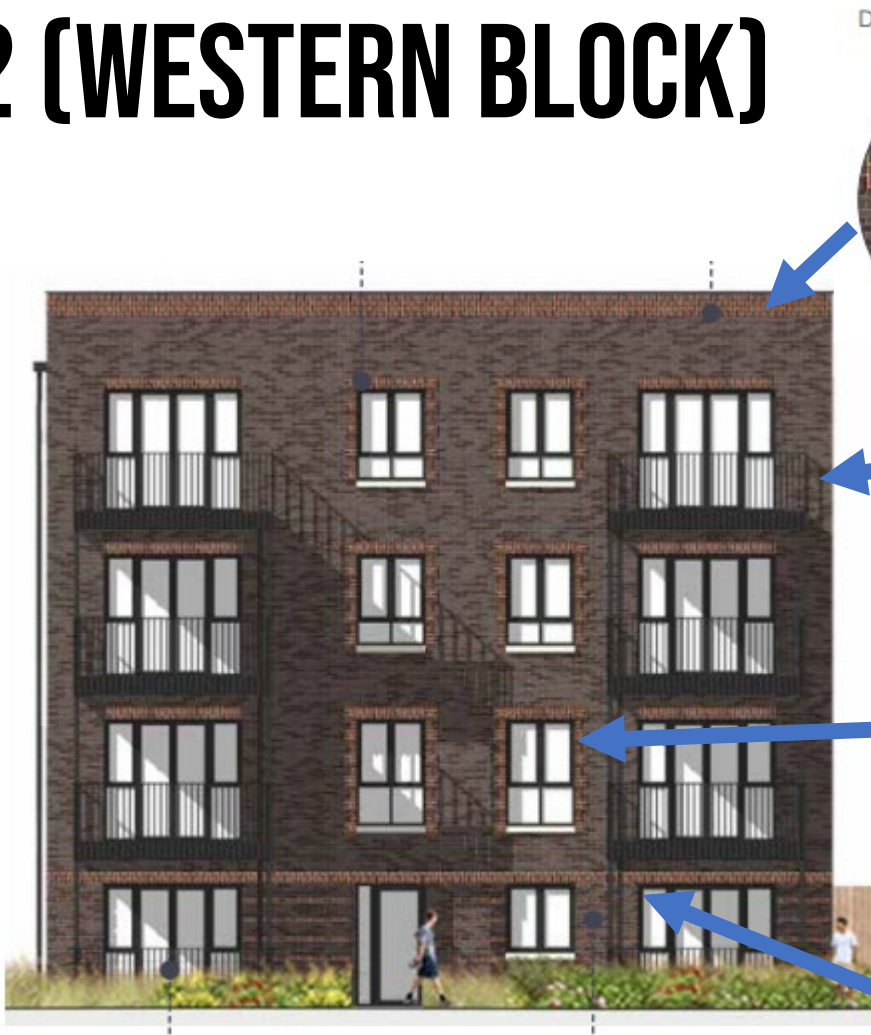
Red brick quoin detailing surrounding windows at levels above ground floor



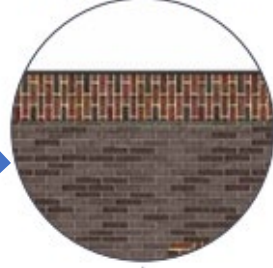
Red brick solidier course separating the base from the levels above with dark rusticated brickwork at base



DESIGN – SCALE AND APPEARANCE APARTMENT BLOCK 2 (WESTERN BLOCK)



Double red soldier courses
along flat roof parapet



Projecting balconies
with laser cut
decorative balustrade



Red brick quoin detailing
surrounding windows at
levels above ground floor



Red brick soldier course separating
the base from the levels above with
dark rusticated brickwork at base

Key Plan



DESIGN – COACH HOUSES –PORTBRIDGHE GARDENS



DESIGN – FASTRACK HOUSES



Simple banding detail separating the base from the levels above with rusticated brickwork colour at base

Projecting Juliette balconies at first floor above porch

Dark brick quoin detailing surrounding windows at first floor



Dark brick quoin detailing at edges of terrace

Red brick quoin detailing surrounding windows at first floor

Simple banding detail separating the base from the levels above with red rusticated brickwork at base

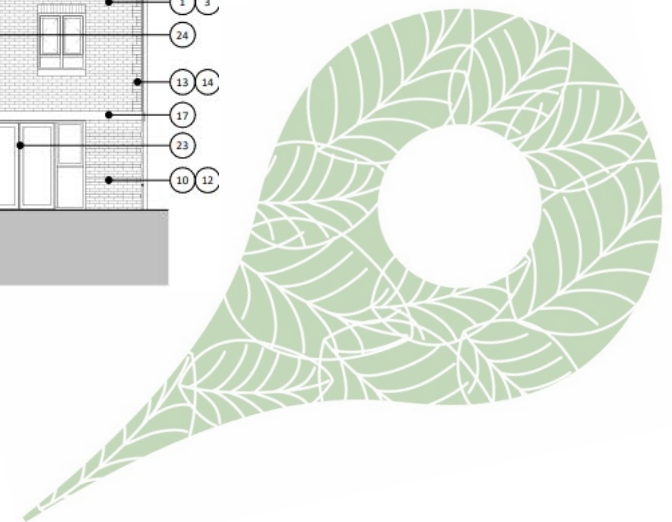
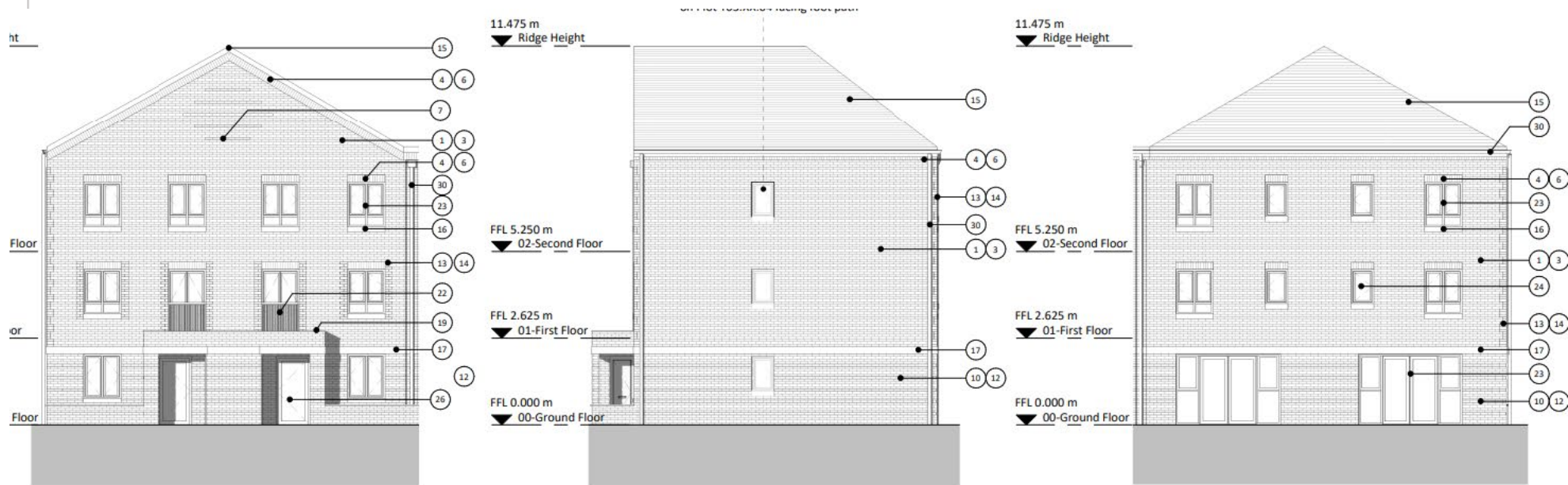


Simple banding detail separating the base from the levels above with rusticated brickwork colour at base

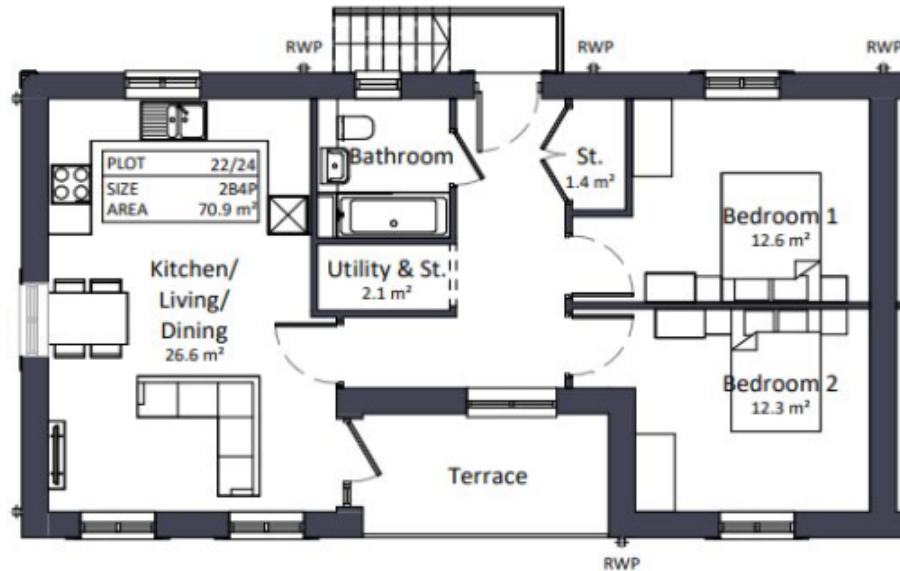
Projecting Juliette balconies at first floor above porch



TERRACE 1, 3 AND 5 ELEVATIONS



RESIDENTIAL AMENITY



LANDSCAPING

52 trees are proposed on the site. 8 are proposed to the rear of the Fastrack houses



3 Sheltered parking bays



4 Lush planting



2 Street tree planting

LANDSCAPING – LANEWAY VIEW

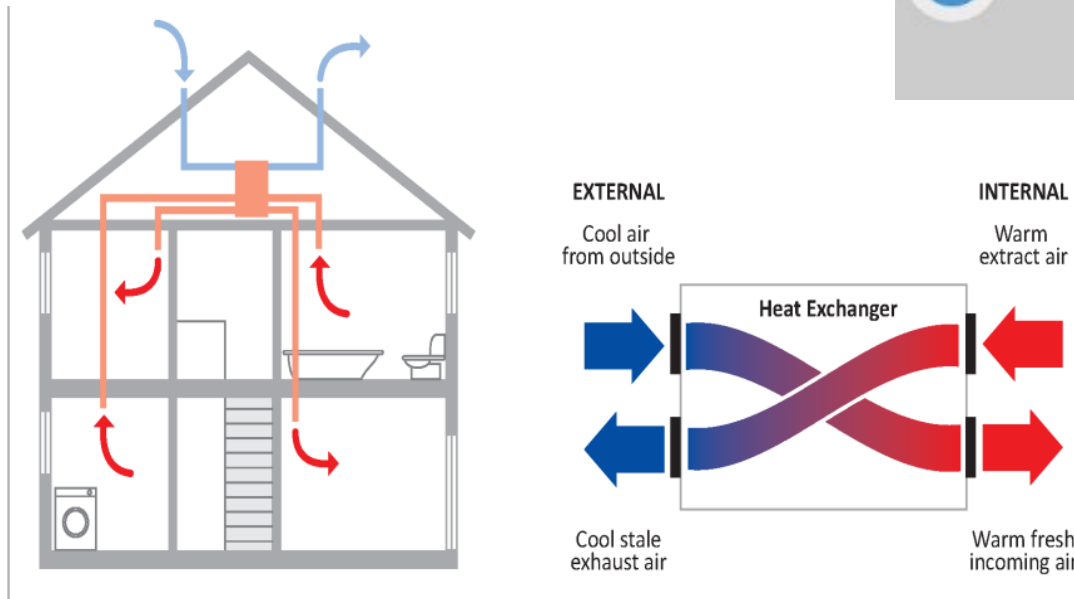
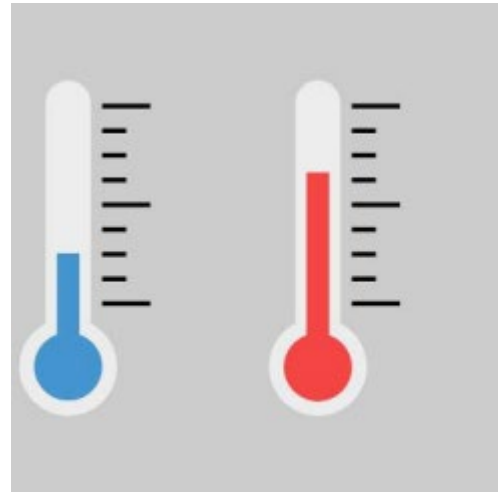


Internal laneway
Street View looking
east. Raised planters
and street trees are
proposed to the rear
of the Fastrack
Houses



SUSTAINABILITY

- **Fabric First Approach to energy conservation within the buildings**
- **Exceeds current Building Regulations for Carbon Reduction at 62.4% for the development**
- **Every dwelling will be fitted with an Air Source Heat Pump**
- **Every Dwelling will be fitted with a Mechanical Ventilation Heat Recovery System**
- **Electric Vehicle Car Charging to be provided**



BIODIVERSITY

- The submitted details state that at least 4 integrated bat and 4 integrated bird boxes are to be installed within the buildings
- Conditions are imposed to ensure that the scheme delivers 25% native planting and 25% planting that would be beneficial to biodiversity

Mixed amenity planting - typical species



Hebe 'Albicans'



Lavandula 'Hidcote'



Alchemilla mollis



Helenium 'Moerheim Beauty'



Calamagrostis acutiflora 'Karl Foerster'



Hakonechloa macra



Fastrack Street Scene

