

Appendix 7: Table of Indices for Each Site

Site	Site Area	Summary of Scheme	Potential Uses	Housing Types & Tenure	Maximum Heights	Approach to Public Realm & Green Space	Detailed Design Features & Materials	Total Yield (external area)
Granada House & Gala Bingo	0.39ha	Conversion or redevelopment for both sites	<p><u>Gala Bingo</u> - Culture and leisure, retail, restaurants and cafes, with apartments above</p> <p><u>Granada House</u> - Retail, leisure, restaurants and cafes, with apartments above</p>	[not specified]	<p><u>Gala Bingo</u> – Up to 6 storeys or no higher than The Mall multi-storey car park to rear; taller building would need to be justified.</p> <p><u>Granada House</u> – Up to 4 storeys (with top floor set back)</p>	Set buildings back to provide public realm and planting (if redeveloped); enlarged pedestrian spaces and outdoor dining (if redeveloped); tree planting; high quality surfacing; roof terraces;	<p><u>Gala Bingo</u> – landmark building; create strong gateway; potentially retain part of Gala Bingo elevation active ground floor frontage; increased set back with public realm; step down in height to Lower Stone St; respect Conservation Area and listed buildings;</p> <p><u>Granada House</u> - respect Conservation Area and listed buildings; potentially screen views of the Mall; habitable rooms front Gabriel’s Hill; balconies to front;</p> <p><u>Materials</u> – predominantly dark red or yellow stock bricks, glass, high quality metal cladding and ragstone, clay tiles, slates, zinc or similar high-quality metal roof</p>	71 units 2,073 sqm commercial
Mote Road	0.39ha	Redevelopment	<p><u>Preferred scenario</u></p> <p>Mix of Residential and B1(a) Business (Office)</p> <p><u>Alternative Scenarios</u></p> <p>All Residential or Dispersed office space</p>	30% Affordable Housing with 70:30 split in favour of affordable rent	<p>3-4 storeys at northern side</p> <p>13 storeys reducing to 11 and then 8 storeys close to Medvale House.</p>	<p>Set back to Mote Road/Wat Tyler Way to improve pedestrian environment and large-scale avenue tree planting to soften environment and combat air pollution</p> <p>Apartments around shared surface areas as high quality public realm.</p> <p>Subject to agreement with landowners, provide a pedestrian route between Romney Place and Mote Road/Wat Tyler Way</p> <p>An existing retaining wall to be incorporated or removed</p> <p>Suggest link the two sites. with terracing/stepping</p>	<p>The design and materials should complement both the late 20th century high-rise blocks to the west, as well as the brick townhouses to the north.</p> <p>Opportunity for a high-quality landmark contemporary design with balconies and terraces</p> <p>Materials could include metal cladding and extensive glazing with some use of traditional materials eg terracotta tile cladding and Kent Ragstone</p>	<p><u>Preferred scenario</u></p> <p>84 Apartments and 2000sqm office space</p> <p><u>Alternative Scenarios</u></p> <p>112 apartments or Office Space (bespoke)</p>

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						<p>Opportunity for off-site cycle routes.</p> <p>Roof gardens and green walls</p> <p>Car parking set within a strong structure of tree planting or a formal communal space.</p>		
Len House	1.08 ha	Conversion and redevelopment	<p><u>Listed Building</u> Ground floor: A1 Shops A3 Restaurants/Cafés</p> <p>Upper floors: B1 Business C3 Residential</p> <p>All Floors: D1 eg. art galleries, museums, libraries, halls, non-residential education and training centres (In the current market, it is likely that such uses would require public funding)</p> <p>Private internal car parking</p> <p>New build</p>	Mix of 1, 2 and 3 bed apartments at ratio of 40:45:15	<p>New buildings to east of Len House: 3.5 storeys</p> <p>North-eastern apartment block: 4 storeys</p> <p>Apartment block fronting Palace Avenue: 3 storeys with added penthouse set-back</p>	<p>A new waterfront courtyard off Mill Street</p> <p>Potential to open up part of the culverted River Len to extend waterside frontage</p> <p>Palace Avenue: Large-scale avenue planting of London plane, maple or lime trees and smaller street trees elsewhere</p> <p>Active frontages and surveillance to pedestrian routes and open spaces. New buildings and trees should screen views of the backs of existing buildings in this area, with a series of open spaces, mews and courtyard spaces and a small green 'square' which could also accommodate a children's 'local area for play' with seating and fencing.</p> <p>Opportunity to include new overlooked and well-lit pedestrian routes between the site and Bank Street and Gabriel's Hill for general public or residents/ users</p>	<p>High quality materials needed overall, given the visibility from Palace Avenue and setting to Len House.</p> <p>High quality contemporary design that complements the massing, materials, colours and fenestration of the adjacent listed building. Suggest use of flat roofs, high proportions of glazing and metal windows and materials that will contrast with the white render of Len House, such as brick or stone, as well as limited amounts of render.</p> <p>New buildings can include inset balconies on elevations within the site and could take the form of glazed 'winter gardens' on Palace Avenue frontage</p> <p>Conversion of the listed workshops should retain the ramp in situ (and ideally functional) and the character of a large and high ceilinged open void, avoid intervention to the double height windows of the Mill Street elevations. Any penthouse floor</p>	<p>67 Apartments</p> <p>B1/D1/A1/A3</p> <p>gross 6524sqm</p> <p>Net 5495sqm</p>

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			C3 Residential Private or public car parking			Financial contributions to off-site public realm enhancements such as lighting	added should be subsidiary and set back. Opportunity to reinstate some historic features including lost detailing on principal elevations, historic lighting scheme and replacement of original fenestration on the Mill Street commercial unit	
Maidstone Riverside	7.09 ha	Conversion (Powerhub Building) and redevelopment	Baltic Wharf – 220 residential units (conversion & new build) with commercial/leisure on ground floor. Maidstone Barracks environs – 120 units (townhouses and apartments) with commercial at ground floor. St Peters Street east – 220 apartments with leisure at ground floor. St Peters Street west – 90 units	Mix of apartments and townhouses.	5+ storeys, reflecting nearby buildings with potential for taller landmark buildings to provide visual interest.	Public realm enhancements along river and St Peters Street frontages to create green corridors and enhancing access to and along the waterfront. Potential for a new riverside park (0.3ha) towards the south of the area. Private and public greenspaces within the developments.	Use of frontage blocks to create a sense of enclosure. Simple, contemporary design and limited palette of materials. Walls – red/yellow stock bricks, glass, metal cladding, Kentish ragstone. Roofs – plain colours including clay/slate tiles.	650 residential units + commercial/community uses

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			(townhouses and apartments). Option to substitute some residential for a community hub (school, medical centre, community hall).					
Maidstone West	B/way – 1.27ha Maid West – 1.46ha	Redevelopment	Residential (incl. housing for the elderly, hotel) + ground floor commercial	Apartments with some potential for townhouses	Broadway -3-9 storeys Maidstone West – 4-9 storeys	Maximise opportunities for additional greenspace both shared (e.g. communal gardens) and private. Where on site provision isn't possible, use financial contributions to improve existing. Increase pavement width incorporating space for street trees and enhance connections to riverside where possible. Public realm enhancements at the entrance to the station.	Institute perimeter block structure incorporating active frontages. Use of contemporary design and limited palette of materials using architectural detail to add visual interest. Walls – red/yellow stock bricks, glass, metal and Kentish Ragstone. Roofs – plain colours including clay/slate tiles.	B/way – 281 residential units + 632sqm commercial Maid West – 201 apartments + 445sqm commercial (townhouse alternative – 130 units)