calfordseaden

£7M Brunswick Street, Maidstone, Kent

Value
£7M

Client
Maidstone Borough
Council

Duration
2017-On-going

Services
Architect

Contract
JCT Design and Build
Contract 2011

calfordseaden's client, Maidstone Borough Council's Regeneration and Economic Development team, are currently exploring the viability for redevelopment of a council owned car park and community building, together with a dilapidated commercial building that they intend to purchase and include within the scheme.

The site is located within Maidstone town centre and our clients brief is for the demolition of all buildings and redevelopment of the entire site with the construction of a residential scheme to include a small pay & display car park for 33 cars. Dwellings will be split between private sale, shared ownership, market rent, and affordable rent.

calfordseaden has been appointed by Maidstone Borough Council with the brief to obtain planning permission on this site together with a second town centre car park site (Union Street) and package the two schemes together for tender. It is anticipated that best value can be achieved by having one contractor construct both schemes.

Our Architectural teams approach to this project was to develop a number of different sketch schemes which were scanned and coloured in Photoshop. The preliminary sketch schemes were issued to the client and developed following discussions; this led onto a design team meeting at the council's offices, where the full team was introduced and the designs were reviewed.

Design proposals were progressed in sketch form until the team felt a viable scheme had presented itself, at which point a pre-application meeting was scheduled with the Senior Planning Officer to discuss the proposal. The meeting was beneficial as suggestions were made for alterations to the general layout and advice was provided on acceptable heights and overlooking distances. The scheme is currently being updated, once the client confirms that their preferred layout is 'frozen' we will work the scheme up in Revit software.