



£8M Union Street, Maidstone, Kent

Value

£8M

Client

Maidstone Borough Council

Duration

2017- Ongoing

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 adjoining NHS site. Our clients brief is for the redevelopment of the entire site with a residential scheme that includes a pay & display car park for 40 cars. The scheme is located within Maidstone town centre and will need to be high density to make best use of the town centre land and satisfy the client's financial viability appraisal. 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 (Brunswick 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 of simple hand drawings on tracing paper, laid over the ordnance survey which had been printed to scale. The hand sketches were then scanned and brought into Photoshop and coloured. 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.

