

10.0 Streets and Spaces

10.1 Streets and Spaces Area

Streets & Spaces

The following analysis of the Streets and Spaces Areas should be used to supplement the codes within the Chatham Centre Design Code.

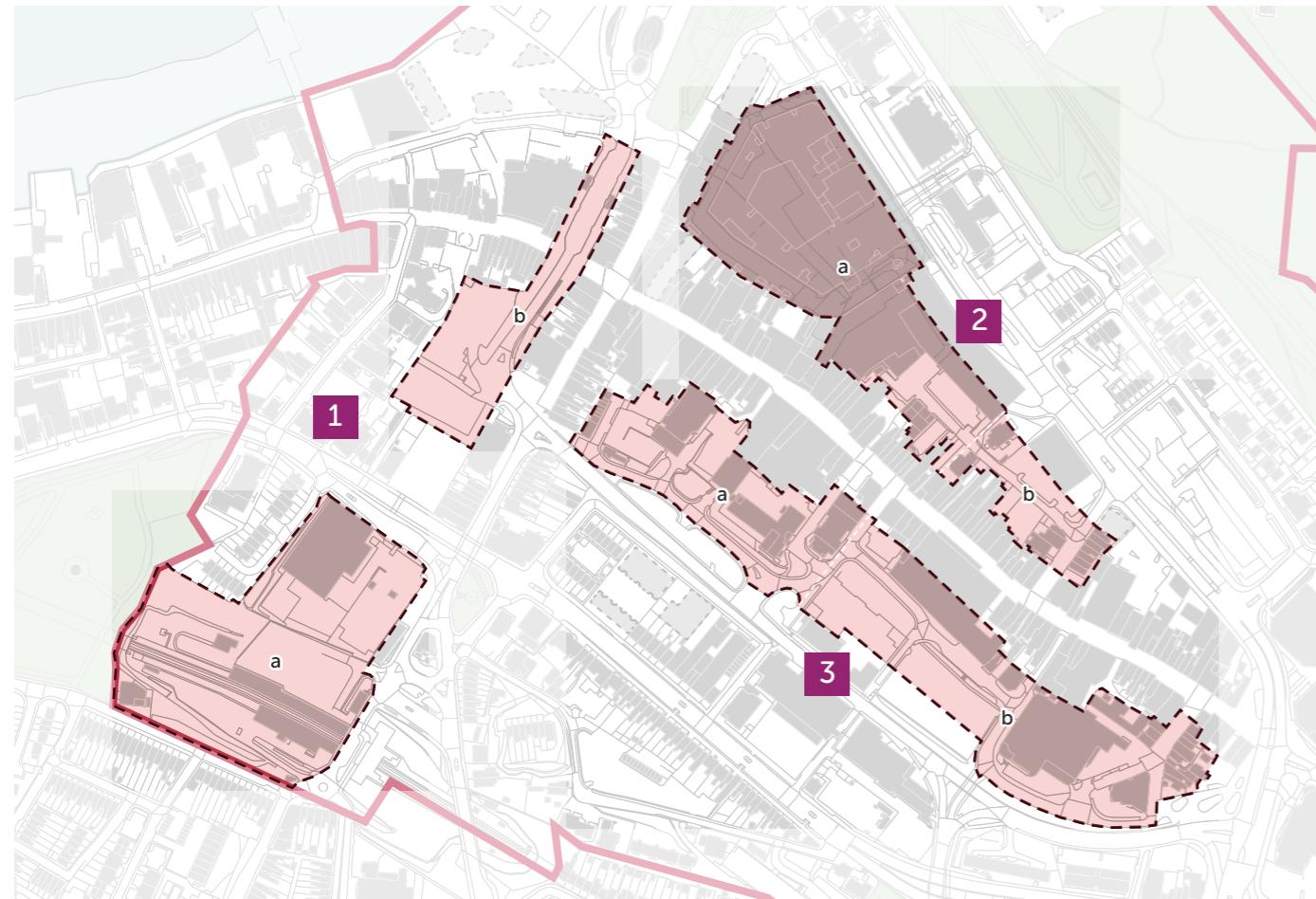


Fig.153 Character Zones | Analysis



Fig.152 Opportunities for Change- Plots | Analysis

The above diagram identifies the opportunity for change sites by displaying the purpose of the empty plots in this area.

Key

- Character Areas
- Study Area Boundary
- Design Code Boundary

Key

- Service zone
- Empty Plots
- Car Parks
- Study Area Boundary
- Design Code Boundary

0m ————— 100m

Streets & Spaces

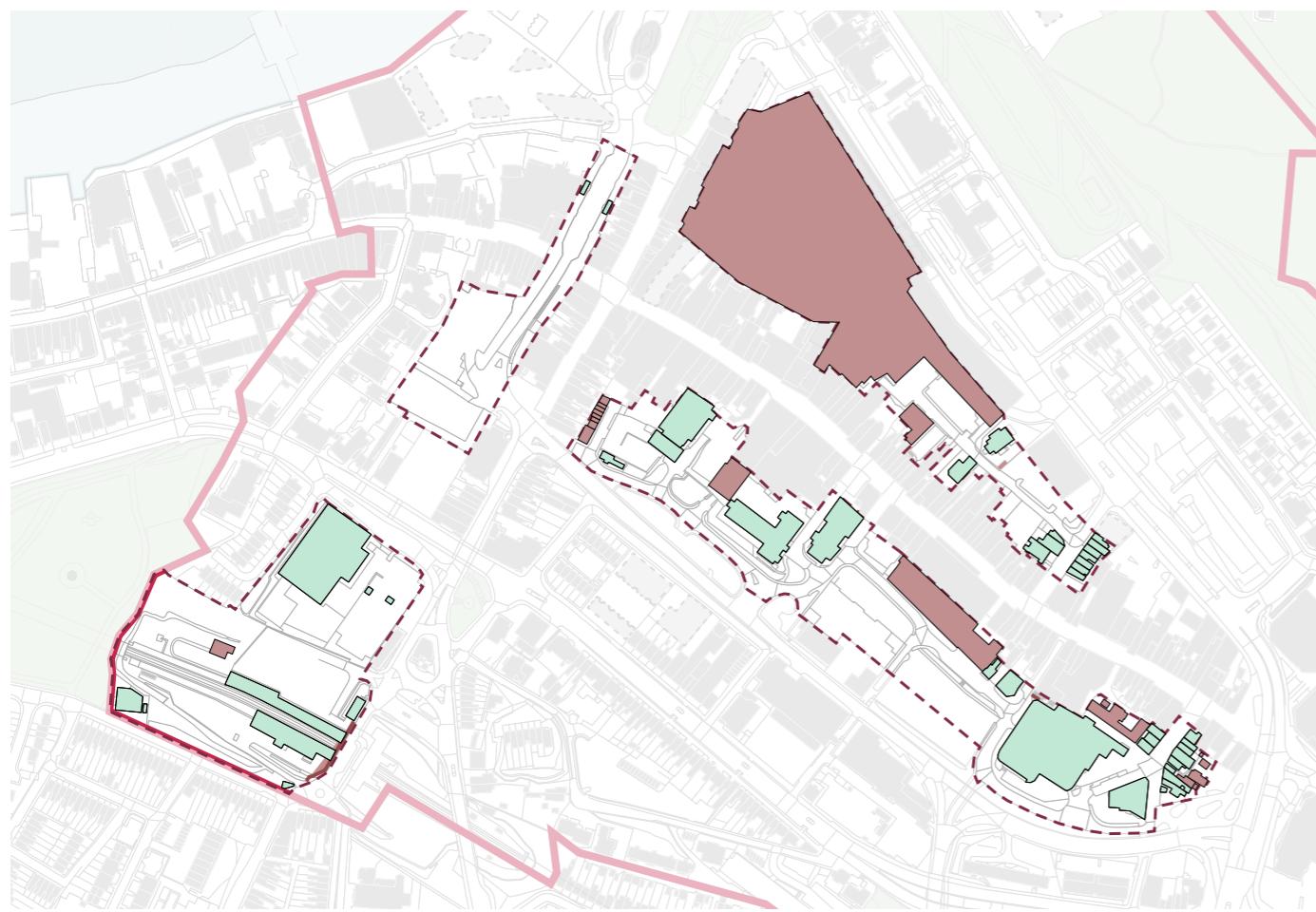


Fig.154 Opportunities for Change- Buildings| Analysis

The upper diagram illustrates the opportunity for change sites by determining whether the buildings are contributing to the area.

Key

- Contributing Building
- Non-Contributing Building
- Study Area Boundary
- Design Code Boundary



Fig.155 Greenery | Analysis

The diagram on top shows the greeneries that are planted within the area, their ownership and protection status

Key

- Tree Protection Orders
- Tree Protection Order Zones
- Privately managed trees
- Publicly managed trees
- Study Area Boundary
- Design Code Boundary

Streets & Spaces

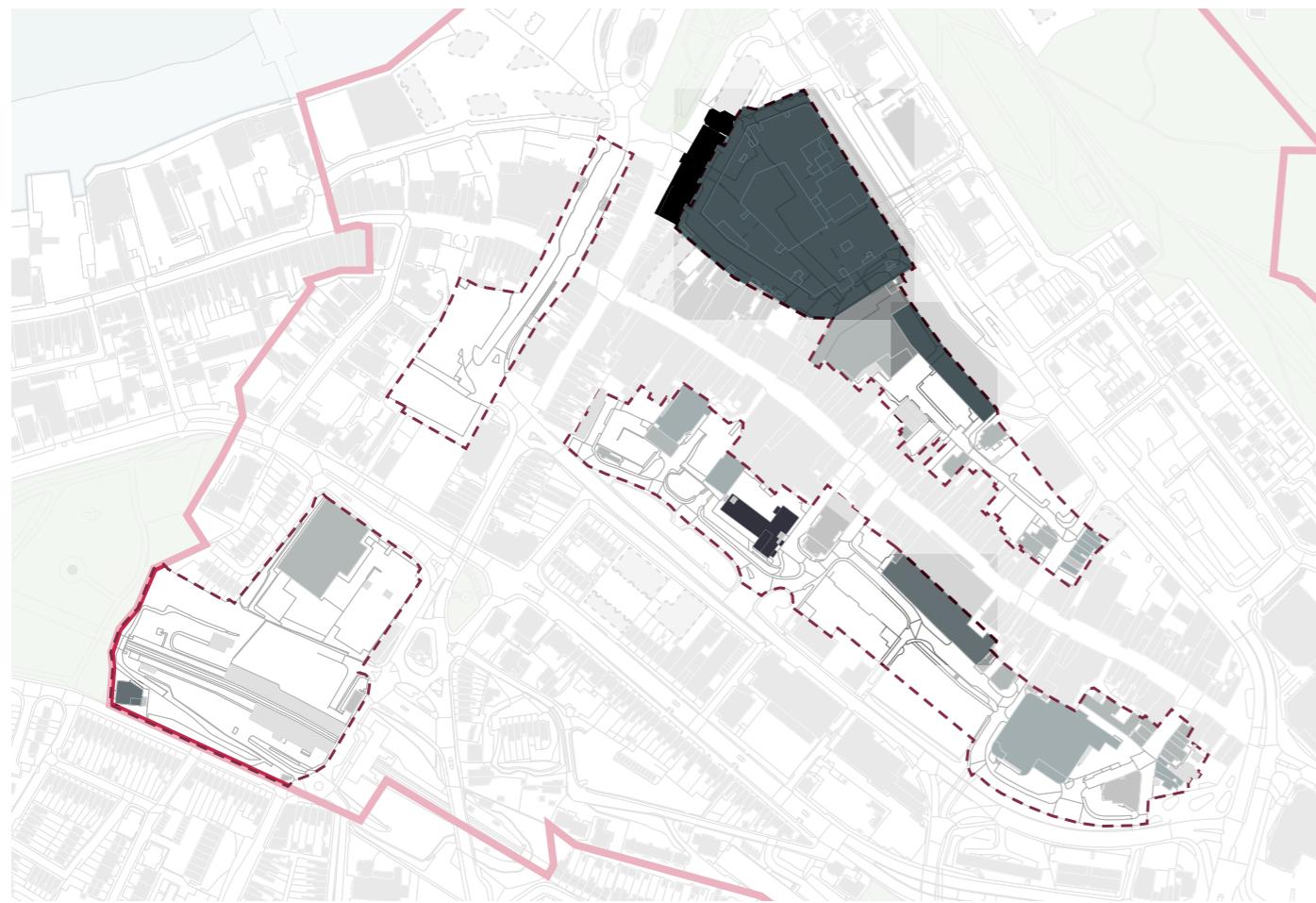


Fig.157 Building Heights | Analysis

The overhead diagram represents the heights of the buildings in this area, giving a rough idea of the density of the plots

Key

- Low-Rise Buildings
- Mid-Rise Buildings
- Tall Buildings
- Surrounding Built form
- Study Area Boundary
- Design Code Boundary

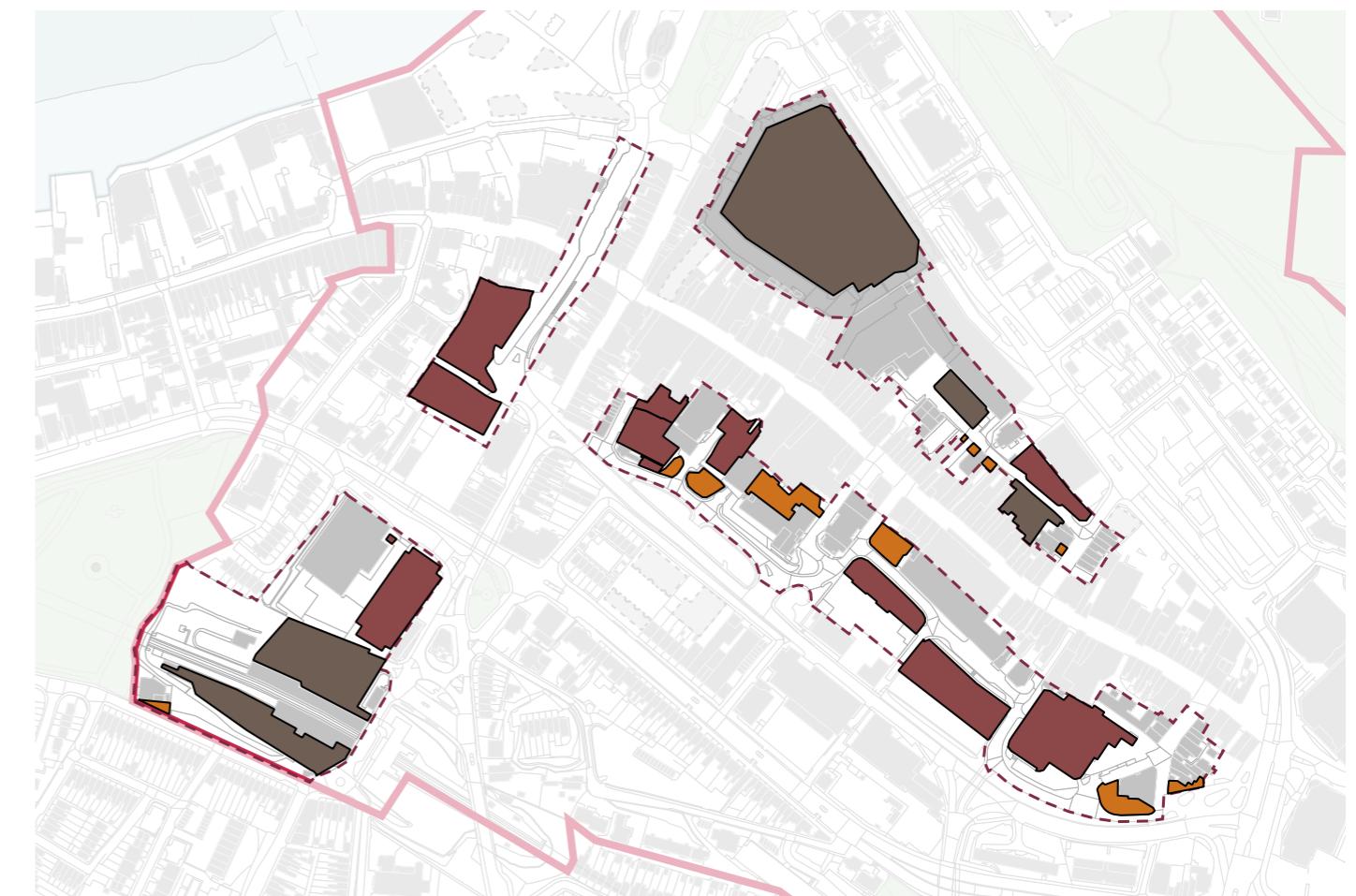


Fig.156 Parking | Analysis

The areal diagram showcases the different types of parking available within this area.

Key

- Commercial Long Stay Carpark
- Commercial Short Stay Carpark
- Private Carpark
- Study Area Boundary
- Design Code Boundary



Streets & Spaces - Character Zone 1

- Backs of plots usually underutilised sites which have the potential of connecting crucial landmarks and public spaces
- Large empty plots or existing parking lots which support vehicular movement
- With views open to Chatham's major landmarks, these spaces provide a great opportunity to be transformed into celebrated gateways



1 | Wickes carpark



2 | Empty plot adjacent to St John's Church Chatham

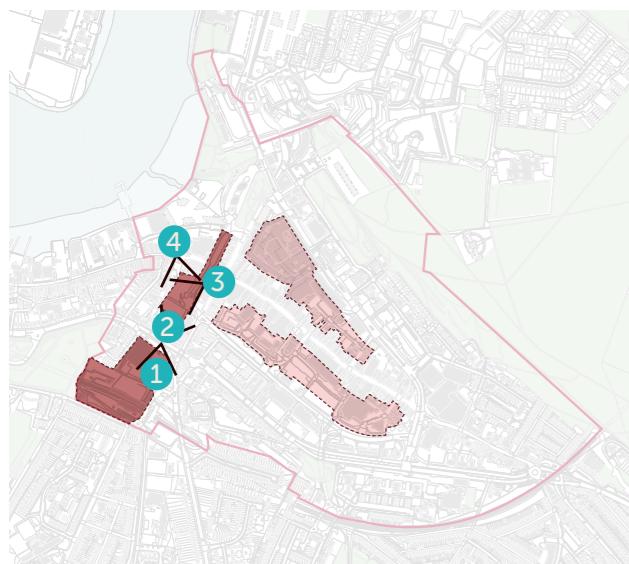


Fig.158 Key Map

Fig.159 Streets & Spaces - Character Zone 1 Photos | Photos by BPTW and Google Street View



3 | St John's pay and display carpark from Waterfront Way



4 | St John's pay and display carpark from High Street

Streets & Spaces - Character Zone 2

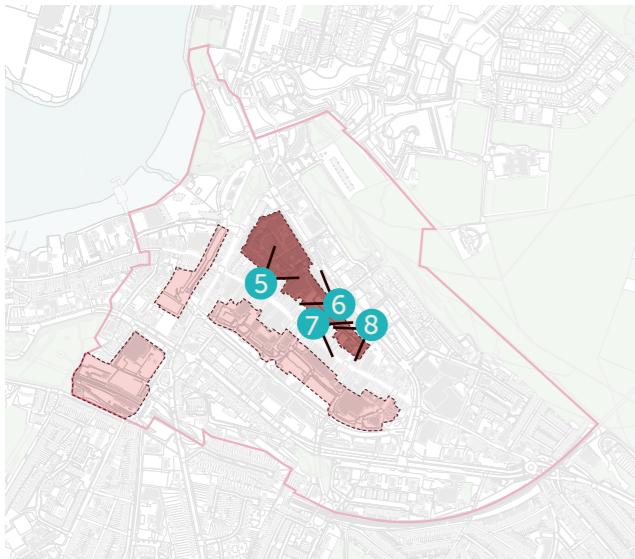


Fig.160 Key Map

Fig.161 Streets and Spaces - Character Zone 2 Photos | Photos by BPTW and Google Street View



7 | Solomons Road

Fig.162 Streets & Spaces | View 7 Zone 2B



5 | Service level above Pentagon



6 | Back of Brook multi-storey car park



8 | Pay and display car park on Solomons Road

Fig.163 Streets & Spaces | View 8 Zone 2B

Streets & Spaces - Character Zone 3



Fig.164 Key Map

Fig.165 Streets & Spaces - Character Zone 3 Photos | Photos by BPTW and Google Street View



11 | James Street Car Park



9 | Cambridge Terrace Car Park



12 | Nucleus Arts Centre & Cafe Nucleus



10 | Junction between Rome Terrace and Clover Street

10.2 Conclusion: Streets & Spaces - Wickes site, Sir John Hawkins Car Park, Rome Terraces, Richard Street, Solomons Road and Pentagon Shopping Centre

The Streets and Spaces area type consists of the pockets of spaces and streets that lie in between the Chatham Cross and the Urban Avenues. The Wickes site, Sir John Hawkins Car Park, Rome Terrace, Richard Street, Solomons Road and the Pentagon Shopping Centre are all included in this area.

A large proportion of sites are currently used by services of the buildings, whose frontage sits on the Chatham Cross or Urban Avenues or carparks. Well-loved spaces such as the Nucleus Café should be maintained and enhanced.

Connections

This area is not very well connected as the roads leading to these spaces are typically more narrow and less suitable for pedestrians

Current tertiary routes do not connect the Chatham Town Centre well which can be enhanced.

Vegetation

There are occasional pockets of greenery occupying approximately 10% of the area which shows the scope for future improvements in greenery and plantation.

The lack of greenery is due to the space being the back of plots and service areas.

Underutilised sites are encouraged to be populated with greenery.

Potential Sites

Approximately 80% of sites in this area have inactive frontages, a combination of non-contributing (no windows or doors or carparks) and empty sites. 30% of these sites with inactive frontage are empty sites and the remaining 70% are service areas which are used as carparks as well.

Majority of these sites have the potential to be developed into public open spaces or intensified for commercial use.

Positive aspects of Nucleus Café should be observed as precedent for future developments.

Building heights and style of new developments should follow existing building proportions to maintain visual unity.

An increase in the provision of public spaces along with the promotion of public activities is desired to liven up the area.

Public Comments/ Vision

Majority of public comments are addressed to align with our vision.

The unaddressed comments that cannot be resolved directly through our vision are a minority compared to all addressed comments.

Better law enforcement and design strategies could help mitigate the issues of rubbish accumulation raised.

11.0 Residential Streets

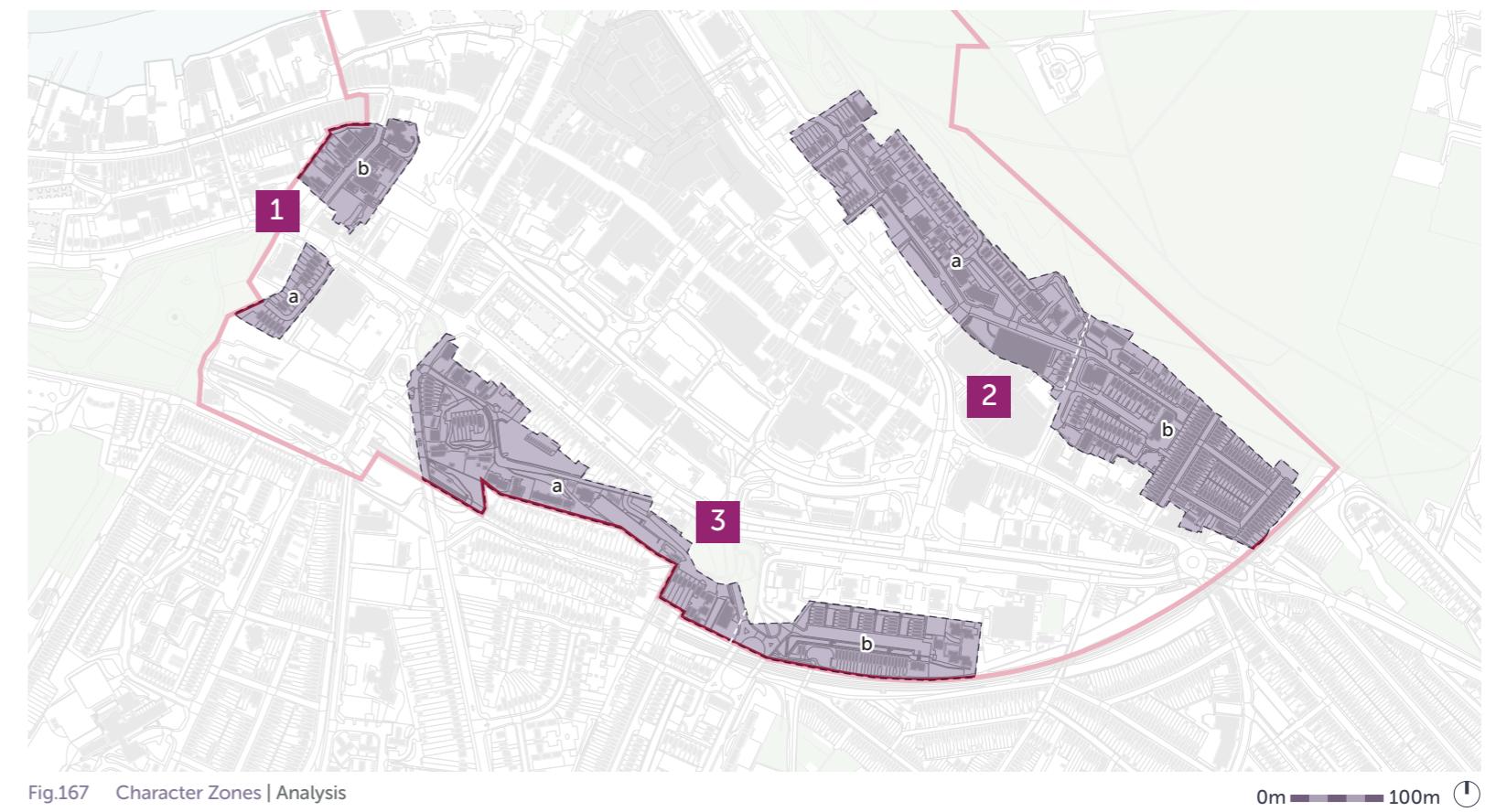
11.1 Residential Streets Area

Residential Streets

The following analysis of the Residential Streets Areas should be used to supplement the codes within the Chatham Centre Design Code.

Key

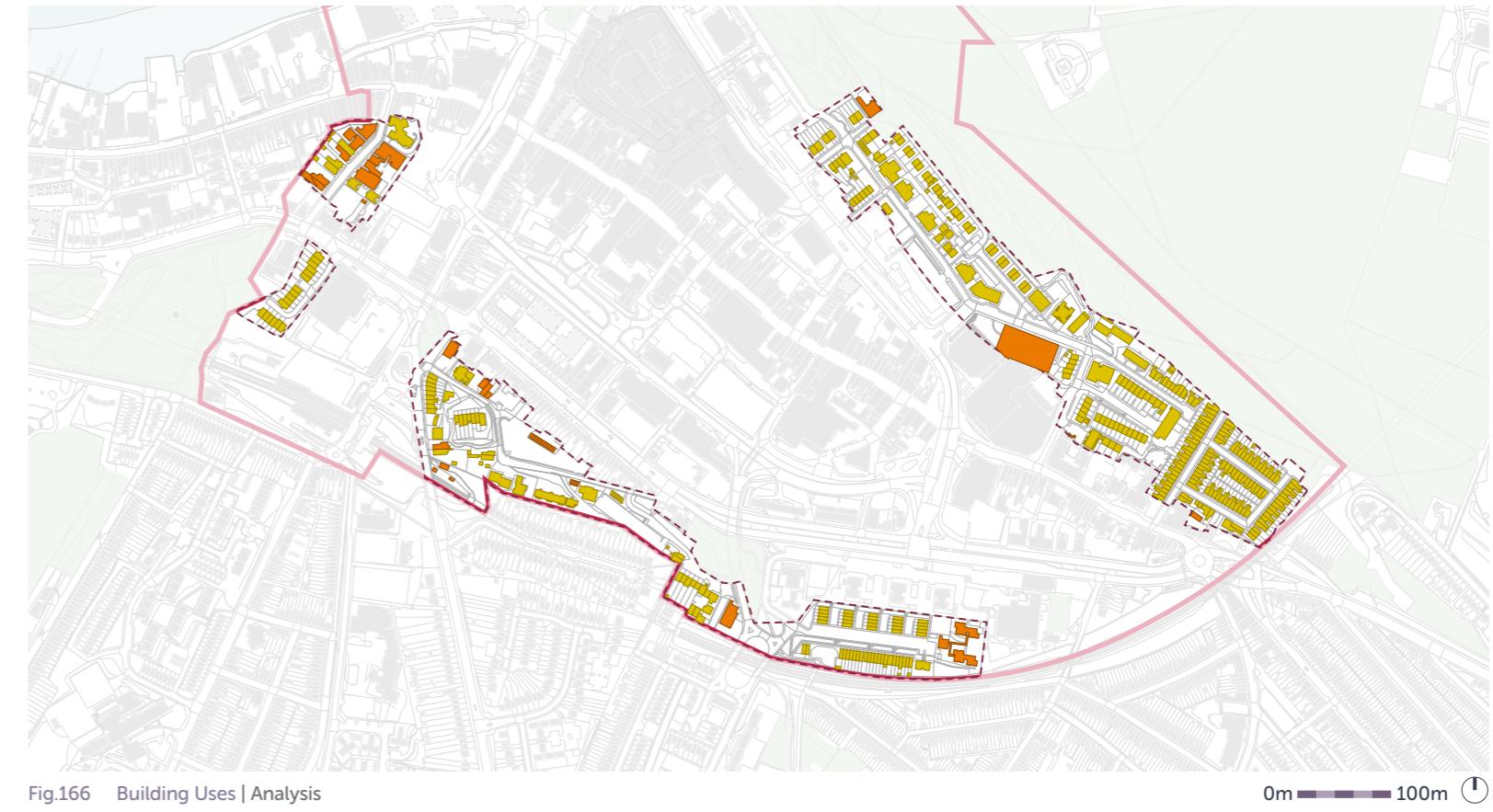
- Character Areas
- Study Area Boundary
- Design Code Boundary



The diagram to the right highlights the buildings for non-residential uses amongst the mostly residential area.

Key

- Residential Use
- Non-Residential Use
- Study Area Boundary
- Design Code Boundary

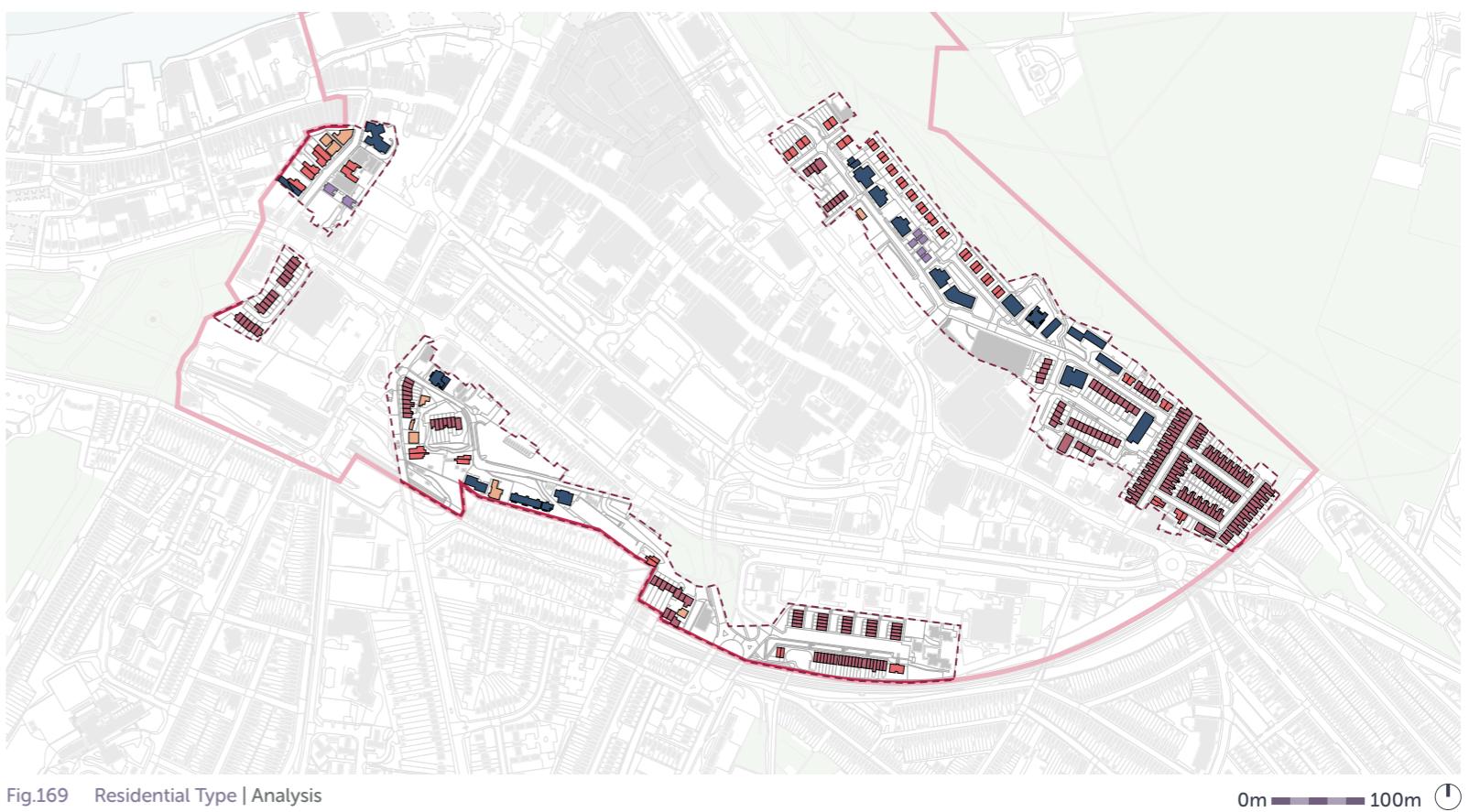


Residential Streets

The right side diagram shows the different residential typologies available within the bounds of the residential neighbourhood area type.

Key

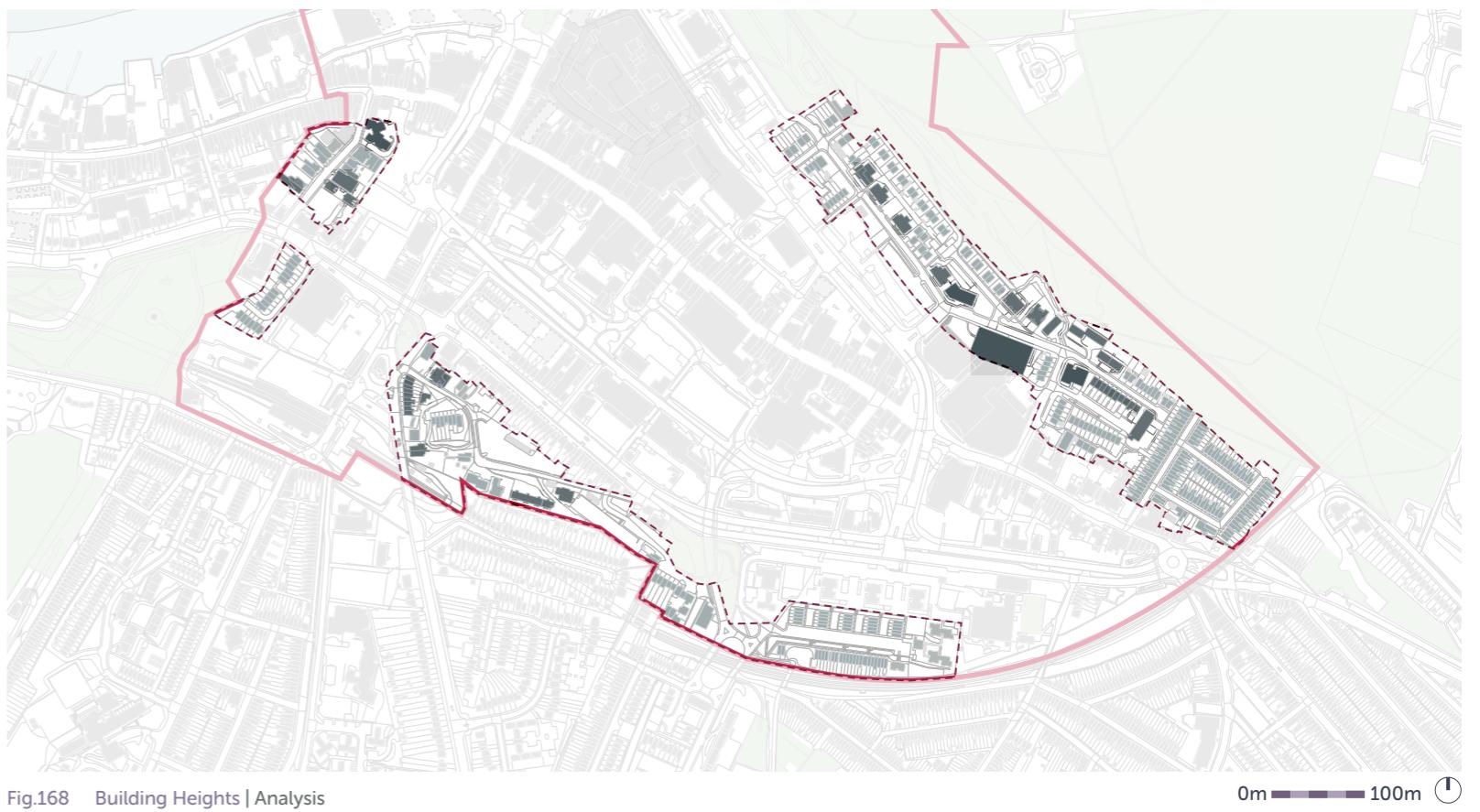
- █ Detached Houses
- █ Semi-Detached Houses
- █ Terrace Houses
- █ Covered Flats
- █ Flat Blocks
- █ Study Area Boundary
- █ Design Code Boundary



This diagram beside represents the heights of the buildings in this area, giving a rough idea of the density of the plots

Key

- █ Low-Rise Buildings
- █ Mid-Rise Buildings
- █ Tall Buildings
- █ Surrounding Built form
- █ Study Area Boundary
- █ Design Code Boundary



Residential Streets

The adjoining diagram to the right illustrates the different types of parking available within this area

Key

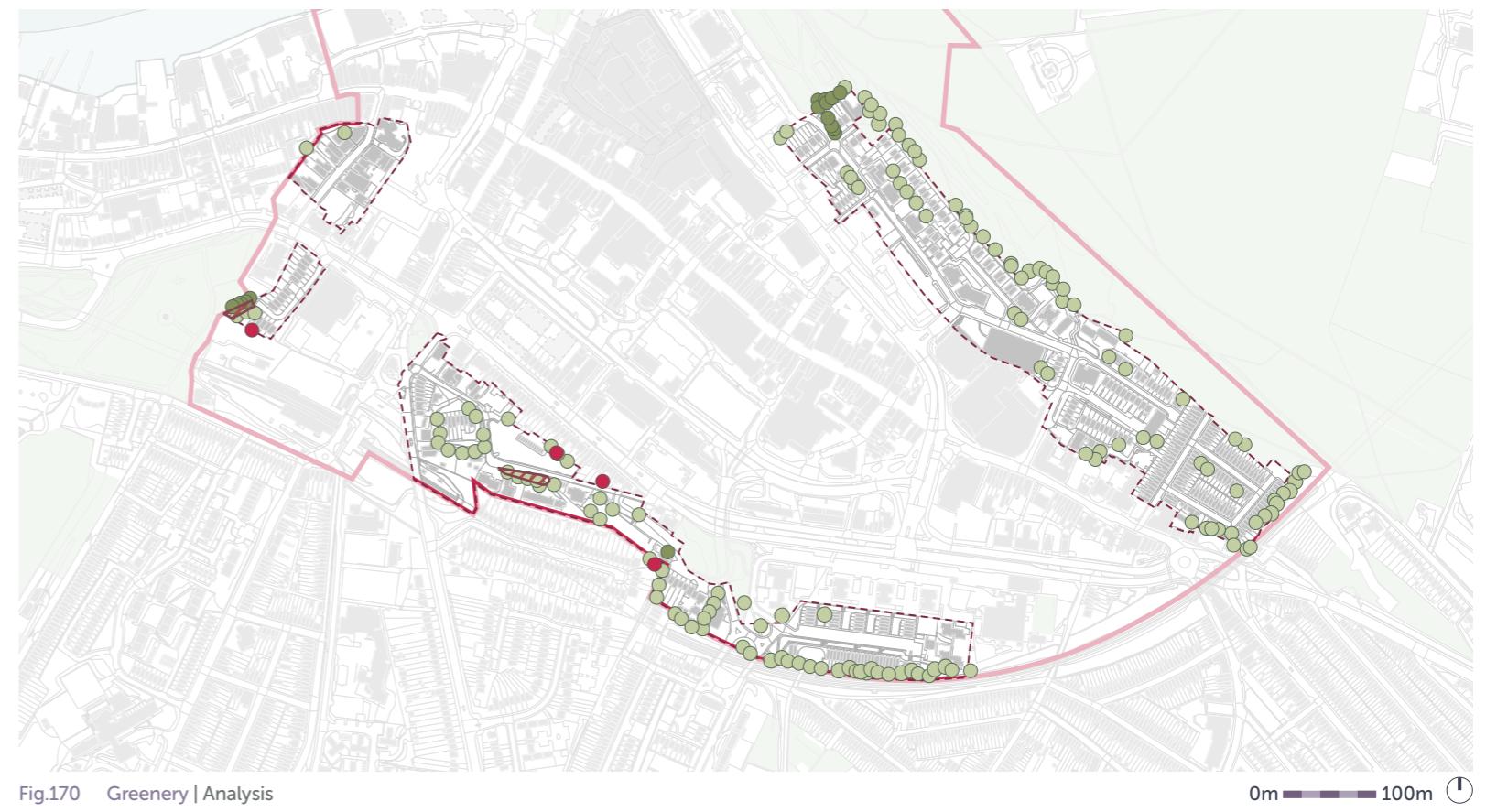
- Private Ownership Parking
- Private Communal Parking
- Public Parking
- Study Area Boundary
- Design Code Boundary



The adjacent diagram shows the greeneries that are planted within the area, their ownership and protection status

Key

- Tree Protection Orders
- Tree Protection Order Zones
- Privately managed trees
- Publicly managed trees
- Study Area Boundary
- Design Code Boundary



Residential Streets - Character Zone 1

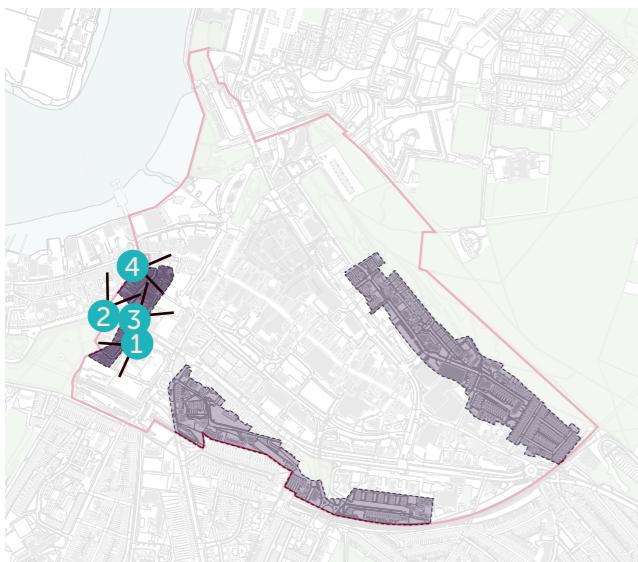


Fig.172 Key Map

Fig.173 Residential Streets - Character Zone 1 Photos| Photos by Google Street View



1 | Chartwell Court



2 | 3 Storey houses along Manor Road



3 | 2 Storey houses along Manor Road



4 | The Auditorium

Residential Streets - Character Zone 2

- The residential developments have a variety of roof types such as Dormer roof, Gable roof, Hip roof, M shaped roof and Flat roof to name a few.
- Prominent use of brick as a material with some occasional painted facades.



5 | Lines Terrace



6 | Institute Road

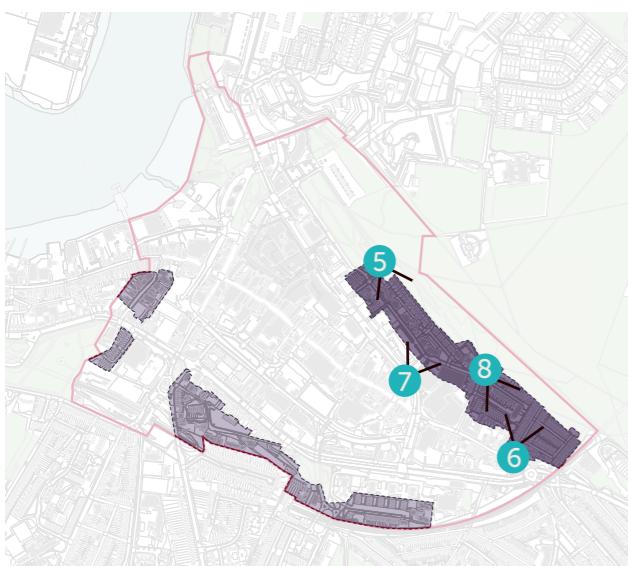


Fig.174 Key Map



7 | Eldon Street



8 | Hardstown

Fig.175 Residential Streets - Character Zone 2 Photos| Photos by Google Street View

Residential Streets - Character Zone 3

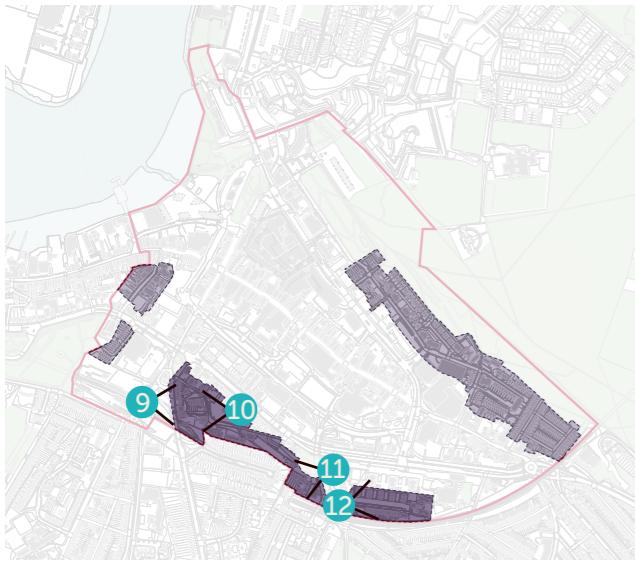


Fig.176 Key Map

Fig.177 Residential Streets - Character Zone 3 Photos| Photos by Google Street View



9 | Maidstone Road



10 | Old Road



11 | The Mount



12 | Prospect Row

11.2 Conclusion: Residential Streets

The Residential Neighbourhood area types consists of residential clusters that are situated along tertiary routes. This area is branched off from the primary and secondary movement corridors such as the Chatham Cross and Urban Avenues. There are a mixture of different residential developments and buildings that cater for a wide spectrum of people. (Trying to talk about diversity but not sure how)

Connections

The current pedestrian routes are not very well connected thus pavements of major links and public routes should be widened to ensure safe and comfortable pedestrian travels.

A safe network of cycling routes is desired to promote a healthy and active way of travel.

There is a lack of signage for pedestrians to navigate through this area. Relevant and efficient wayfinding system infrastructure should be implemented to ease the movement from these residential areas.

Vegetation

There are occasional pockets of greenery occupying approximately 10% of the area which shows the scope for future improvements in greenery and plantation.

More public and private plantings, which enhances living environments, should be encouraged to improve the quality of life of the residence in the neighbourhoods.

Softscaping can be developed on underutilised residential sites to create natural privacy barriers

Potential Sites

Building heights and style of new developments should follow existing building proportions to maintain visual unity.

An increase in the provision of public spaces along with the promotion of public activities is desired to liven up the area and promote a sense of community.

The historical surroundings of this area can be highlighted and

should be considered for every new development.

Future developments should continue to maintain and improve the provision ratio of good quality affordable housing and private residential developments.

Public Comments / Vision

Majority of public comments are addressed to align with our vision.

The unaddressed comments that cannot be resolved directly through our vision are a minority compared to all addressed comments.