

**Faversham Heritage Hub and Country Park
Submitted by Stomor Ltd**



Awards category
Regeneration and retrofit – large scale (more than one hectare)

Lead or collaborating organisation(s)	Stomor Ltd and Anderson Group
Location of SuDS	601339E, 162741N

1. SuDS overview

SuDS components used	<ul style="list-style-type: none"> • Bioretention gardens • Attenuation basin • Permeable paving • Swales • Filter drains • Rill
Size of the scheme and its local context	<p>The Heritage Hub measures approximately 3.14 hectares (ha), comprising a small part of a wider mixed-use development. The Country Park comprises 38.27ha for informal and formal recreation, including the retention of large existing lakes.</p> <p>The broader development proposals comprised the construction of a residential development of 330No. dwellings and change of use of existing heritage buildings, which were identified as 873m² of office, workshop-studios, and storage, 714m² of community uses, with the retention of 2No. dwellings and the formation of associated parking areas, flood bund engineering works, a country park, landscaping, demolition of plant & buildings on land at Oare Mineral Works (north of Oare Road and west and south of Ham Road), Faversham, Kent.</p> <p>The site had several historic uses; gunpowder works, gravel extraction, and landfill. Following these, the site was then left barren, contaminated and with little biodiversity benefit. The Anderson Group took on the site with the intention of improving the housing provision for Faversham and creating new heritage and amenity spaces for the local community.</p>
Approximate age of scheme (years)	The scheme itself is c.10 years old - we have been working on the scheme for 7 years, from due-diligence through to detailed design.
Benefits of the scheme	<ul style="list-style-type: none"> • Flood bund – alleviating flood risk and protecting heritage buildings. • Creation of a Country Park – designed with the landscape architect to provide routes around the park to ensure that, whilst it is a flood plain, the SuDS features within the park kept pedestrian routes dry, so it was still accessible to all during flooding scenarios. • Biodiversity net gain, ecological enhancement, and creation of amenity (installation of SuDS allowed for this amenity use). • Contaminated land – improving/benefit to groundwater underlying site – SuDS features treating water.

Briefly describe the scheme	<p>The site is located on the northern edge of Faversham. Reed beds abut the site to the north while there are several tidal lakes located to the east and west. To the south of the site is a residential development, which is currently being built out, associated with a previously approved planning application associated with this development.</p> <p>The site comprises several heritage buildings, which have listed status. Prior to development, the Country Park site was largely undeveloped and comprised a mix of vegetation, water bodies and open land. There were a number of issues that needed to be overcome before development could be considered viable: the majority of the site is located within Flood Zone 3 (FZ3), land assessed to have a high probability of flooding, the groundwater table is high, the buildings are listed, and parts of the site were ex-landfill with associated contamination. Development was made possible with the provision of a flood bund which totally encased the site, effectively changing the site to Flood Zone 1. The enclosed site required the SuDS design to be fully integrated and account for all runoff, including that from the bund itself, rather than just impermeable areas.</p>
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2. SuDS details



No	Question	Answer
1	What difference has this scheme made to the local community or area?	<p>Our approach to SuDS design considered the wider environmental context as a paramount part of the strategy; the proposed flood bund provides mitigation of flood risk for the site and wider landscape.</p> <p>The listed buildings, protected by the bund and now considered within FZ1, comprise a 'Heritage Hub' that is to be publicly accessible, which was previously inaccessible, and encourages visitors to engage with the local heritage.</p> <p>Through a carefully designed SuDS scheme, the County Park is a new public amenity area, benefitting the wider local community with resilient and vibrant amenity space fostering community and social cohesion.</p>

2	What is exceptional about this scheme beyond a standard approach?	<p>Great care has been taken to consider the previous uses of the Listed Buildings, a focus on ecological enhancement and biodiversity net gain, whilst also considering the existing contamination issues. The Listed Buildings were inaccessible to the public, in poor condition, and located in FZ3. The Flood Bund has protected the Listed Buildings and enabled the scheme to open the site to the public.</p> <p>The Heritage Hub forms the heart of the wider scheme, acting as a gateway to the Country Park providing facilities for residents and visitors alike. A fully integrated SuDS design has been utilised, despite all restrictions.</p>
3	How much work went into getting this scheme realised?	<p>The scheme has been ongoing for 10 years. Stomor were involved in the initial due diligence process, identifying the potential design and construction constraints. Early in the process, we undertook discussions with the Client regarding the benefits our SuDS strategy would provide the site.</p> <p>Our developer Client was proactive and supportive of going above and beyond the standard requirements for the development and encouraged us to provide additional flood mitigation to create additional amenity areas for the local community.</p> <p>This scheme would not have been possible without the excellent communication between the multi-disciplinary team and Anderson Group's commitment to sustainability.</p>
4	Is this scheme part of a masterplan or integrated into other initiatives?	<p>The scheme is based on a landscape-led masterplan, which took a multi-disciplinary approach from the early stages of the design process. Our approach to SuDS design considered a holistic environmental view as a paramount part of the strategy.</p> <p>Regular Design Team Meetings were held with all relevant stakeholders, allowing all of the discipline strategies to be enmeshed into the design and ensuring that all of the scheme goals were met.</p>

5	What value does this scheme provide to the local area and beyond?	<p>The proposals comply with the Pillars of SuDS, providing surface water storage, water treatment, enhancement to biodiversity and amenity areas. This is something that we believe should be a requirement for every development to demonstrate.</p> <p>The Listed Buildings, protected by the bund, comprise a 'Heritage Hub' which has become publicly accessible, creating a new, SuDS friendly facility for the local area to enjoy.</p> <p>Through a carefully designed SuDS scheme to reduce flood risk, the County Park is a new public amenity area, benefitting the wider local community with resilient and vibrant amenity space fostering community and social cohesion.</p>
6	What challenges/problems needed to be addressed to realise this scheme?	<p>Development of flood bund: to protect historic buildings and create a heritage hub for the local community. The bund encases the site, so surface water runoff of the entire enclosed area was considered, not just impermeable areas.</p> <p>High groundwater table and contamination from historic site uses: shallow outfall so all storage had to be near the surface which warranted the needed for a fully integrated SuDS design, which also improved water quality.</p> <p>Country Park in Flood Zone: designed to provide SuDS features that reduced flood risk and allowed the area to be used as a public amenity area.</p>
7	How does the scheme address related issues such as water scarcity, nutrient neutrality, or biodiversity net gain?	<p>The proposals comply with the Pillars of SuDS, providing surface water storage, water treatment, enhancement to biodiversity and amenity areas.</p> <p>Wet SuDS features were incorporated, hardstanding areas were removed, and green areas created in their place to maximise the biodiversity benefit of the site. The Country Park was both ex-quarry and ex-landfill, with no real biodiversity benefit.</p> <p>The scheme provided over and above the water treatment requirements in accordance with the Simple Index Method approach, in relation to the development uses. The implementation of the scheme will vastly improve the existing situation in relation to nutrient neutrality and biodiversity improvement.</p>

8	Is learning from the scheme continually captured and communicated? Please give examples.	The continuous QA processes in place made it straightforward for us to review our proposed designs and improve where appropriate. This included liaison with the developer Client to identify what will/won't work, and our talented design team providing workable solutions. For example, we proposed a basin within the southern end of the site and the Client identified that they needed to utilise this space year-round. As the basin would fill with water on occasions, we amended the design to ensure runoff would not be stored within this area, with alternative conveyance SuDS features (rills, filter trenches) proposed in their place.
9	What approaches/measures are taken to ensure the scheme is properly managed and maintained?	The development will be privately managed by a management company set up by the developer Client. The Client intends to retain the use of one or more of the buildings on the site so will have a vested interest in ensuring the SuDS are maintained and operating as intended.
10	Have you collected any feedback on your scheme? What do people say about it? Can you provide any quotes?	<p>Upon attending meetings with the local community, it became clear that the local community were in support of the 'Heritage Hub' and are passionate about the site. A quote from a member of the community is provided below:</p> <p>"The site is well placed and offers a connection to the gunpowder works and waterways which have formed so much of Faversham history over the century's. Providing access to the site via road is well thought out, and sympathetic planting schemes are introduced for wildlife, I sincerely hope the scheme is allowed to proceed further."</p>

3. Supporting materials

Image (low resolution)	Caption	Image credit
 <p>The image shows a conceptual SuDS plan for a development. It features a central site plan with various colored zones and lines representing drainage paths. Surrounding the plan are several small photographs: a green lawn, a pond with a building in the background, a paved walkway, a brick-paved area, and a drainage ditch. A 'FOR COMMENT' watermark is visible over the plan. The stomor logo is at the bottom right.</p>	<p>Concept SuDS Plan - Proposed our strategy to the client, explained the benefits of the SuDS features and got them on board.</p>	
 <p>The image is a detailed proposed drainage strategy plan. It shows a site plan with a central 'Listed Building Hub' and a 'Sea Scouts Hub'. The plan is color-coded to show different drainage zones and features. A legend on the right side lists various elements like 'SuDS Features', 'Drainage Paths', and 'Water Features'. A 'FOR COMMENT' watermark is present. The stomor logo is at the bottom right.</p>	<p>Proposed Drainage Strategy</p>	

	<p>Progression photos of the Heritage Hub and the Flood Bund under development , with views of the wider landscape and Country Park. 1 – Pre-development .</p>	<p>Anderson Group</p>
	<p>Progression photos of the Heritage Hub and the Flood Bund during development , with views of the wider landscape. 2 – Progressive development of the Flood Bund.</p>	<p>Anderson Group</p>
	<p>Progression photos of the Heritage Hub and the Flood Bund under development , with views of the wider landscape and Country Park. 3 – Continued development of the Flood Bund and start of the Country Park.</p>	<p>Anderson Group</p>

	<p>Progression photos of the Heritage Hub and the Flood Bund under development , with views of the wider landscape and Country Park. 4 – Country Park progressed.</p>	<p>Anderson Group</p>
	<p>Progression photos of the Heritage Hub and the Flood Bund under development , with views of the wider landscape and Country Park. 5 – Current development .</p>	<p>Anderson Group</p>