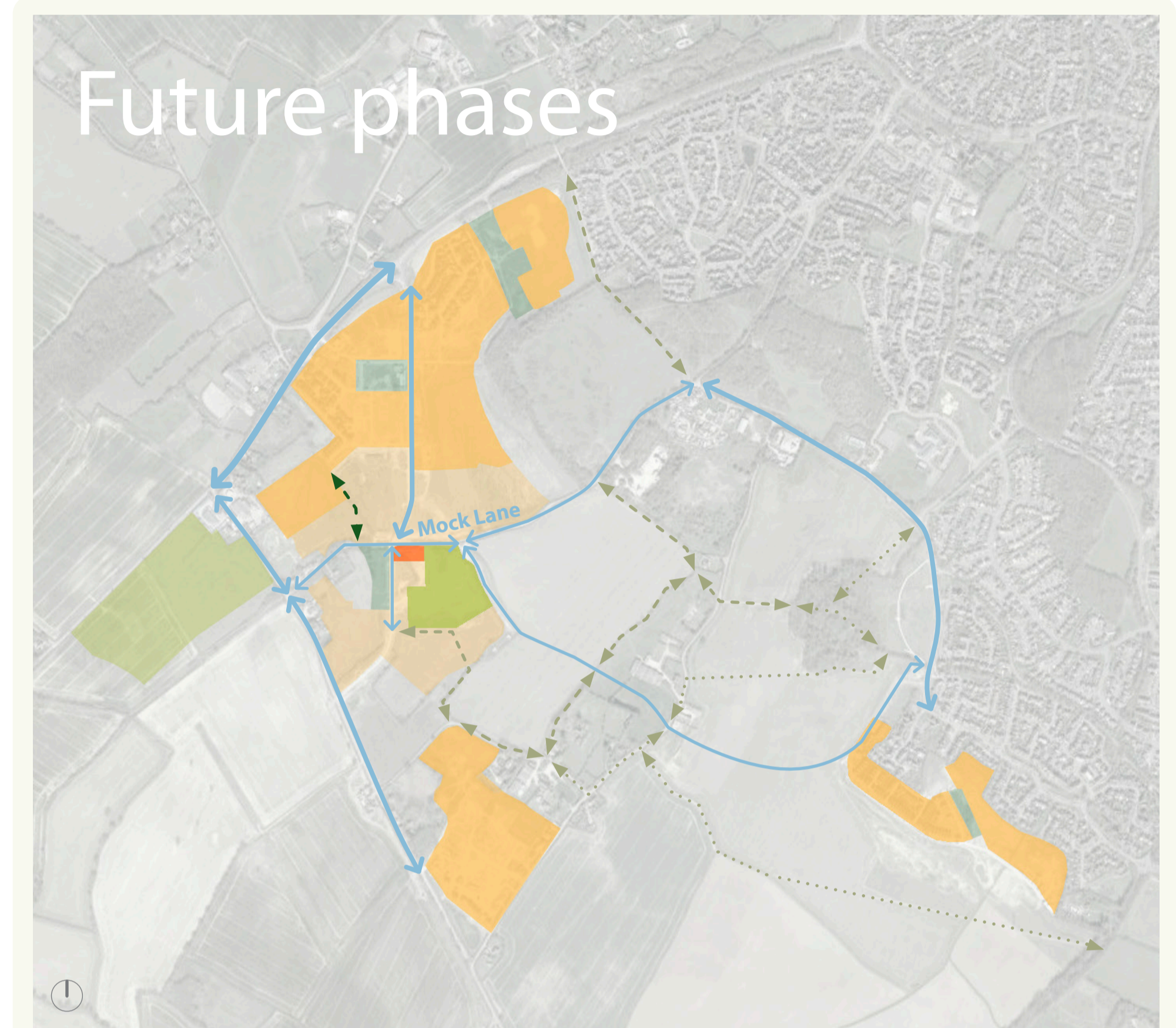
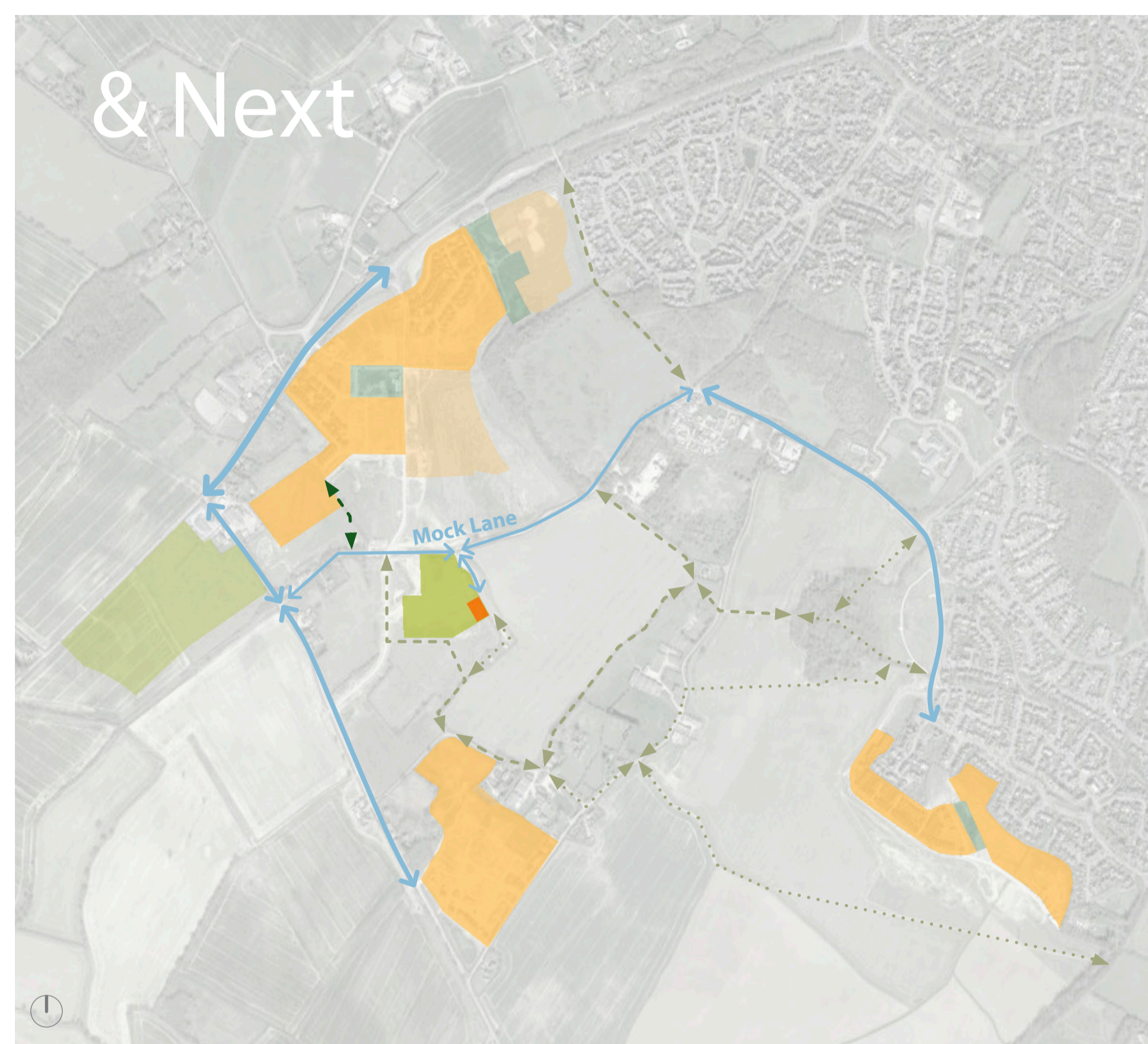
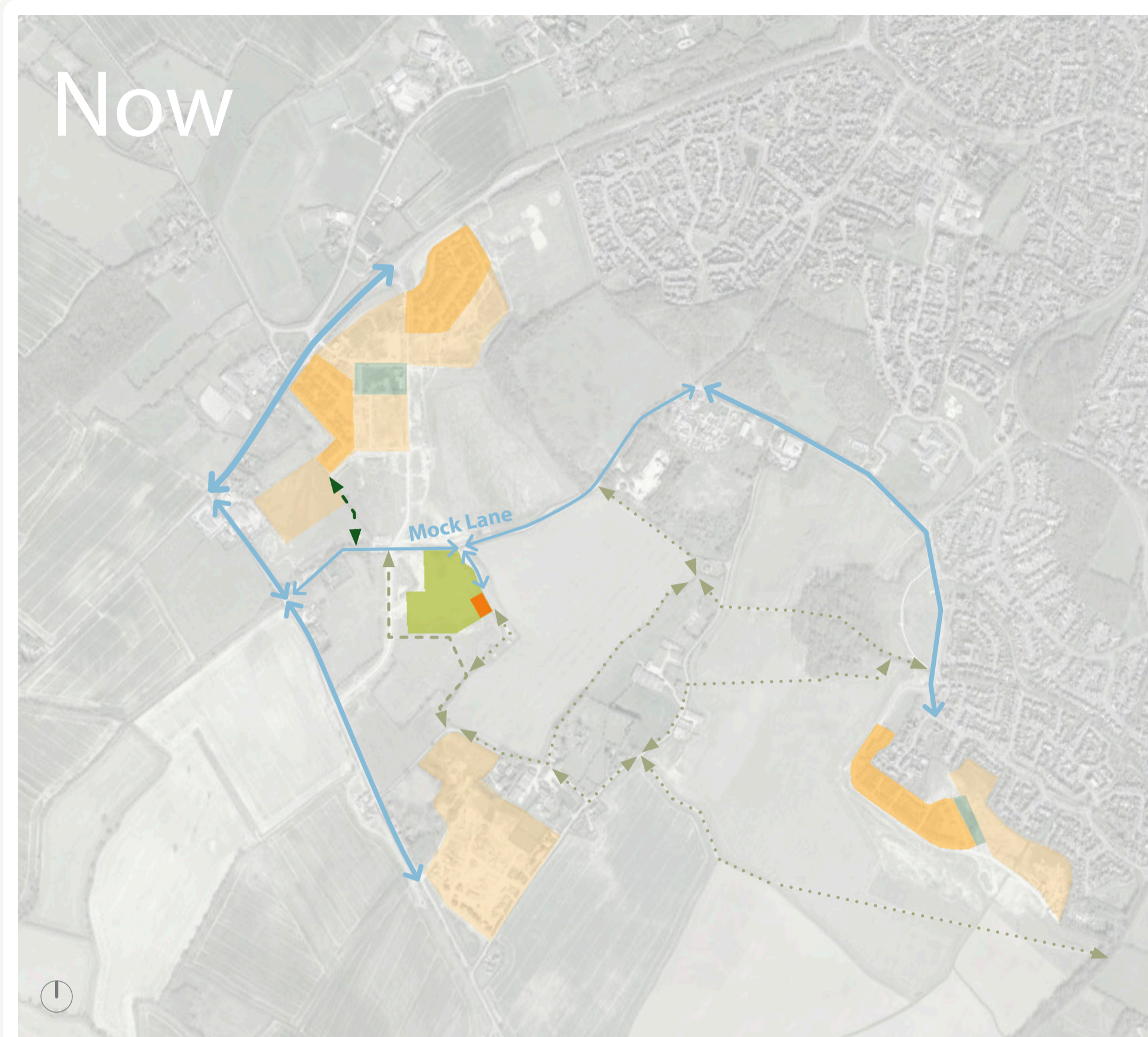


Constraints & Opportunities

Connectivity timeline



For the immediate future the site will be most accessible from the surrounding area on foot.

Kent County Council (KCC) and Ashford Borough Council (ABC) have an ongoing programme of improvement works which will increase the number of surfaced footpaths across the area.

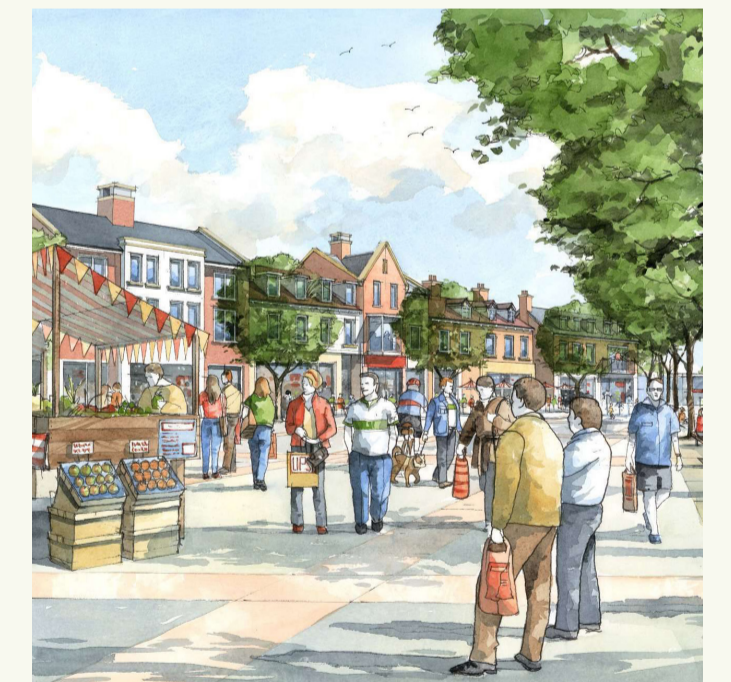
Some of this has already started, but a facility to help visitors readily deal with their muddy boots will probably help improve sustainable access to the Garden Community Room.



Boot storage required?

As the development continues a Community Hub will be built as part of the commercial and social centre adjacent to the primary school.

The design should be submitted by the developers before the 1400th home is occupied and the build complete before the 1800th. Currently 250 homes are finished.



Proposed 'Market square'



The path from Chilmington Lakes was one of the first to be upgraded by KCC and ABC.

The improved surface and the lack of incline mean it is also likely to be used by cyclists.



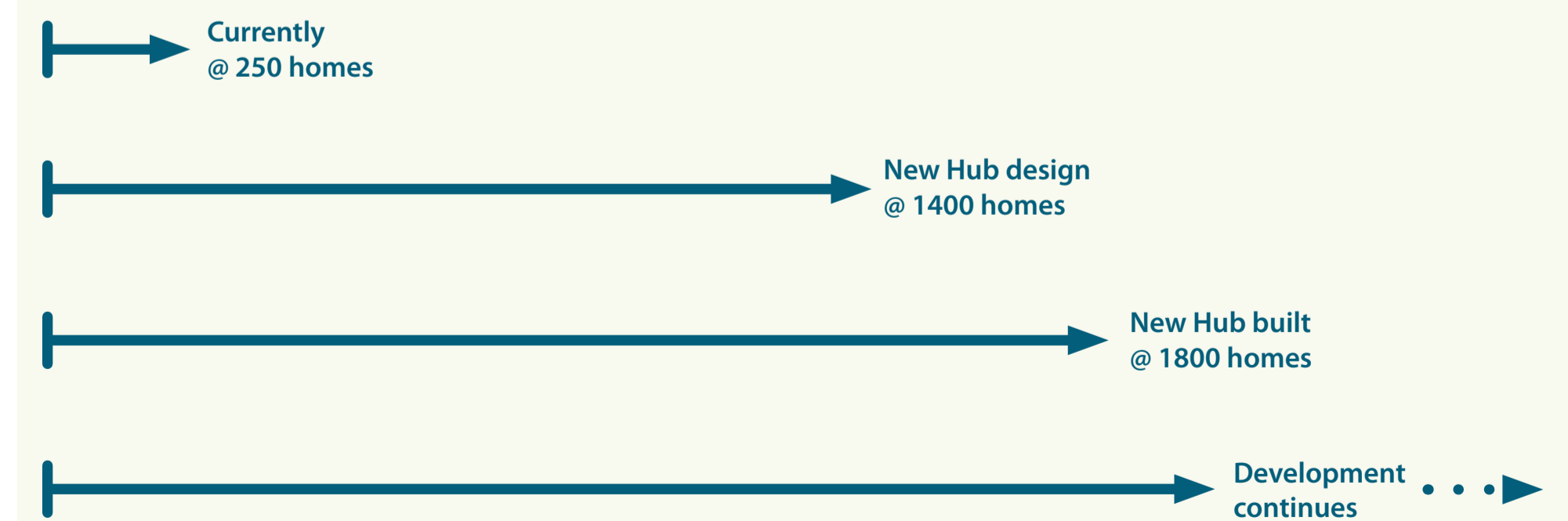
Sections of the Greensand Way will also be improved as part of the footpath works.

This 108 mile route from Surrey runs close to, but not immediately past, the site.



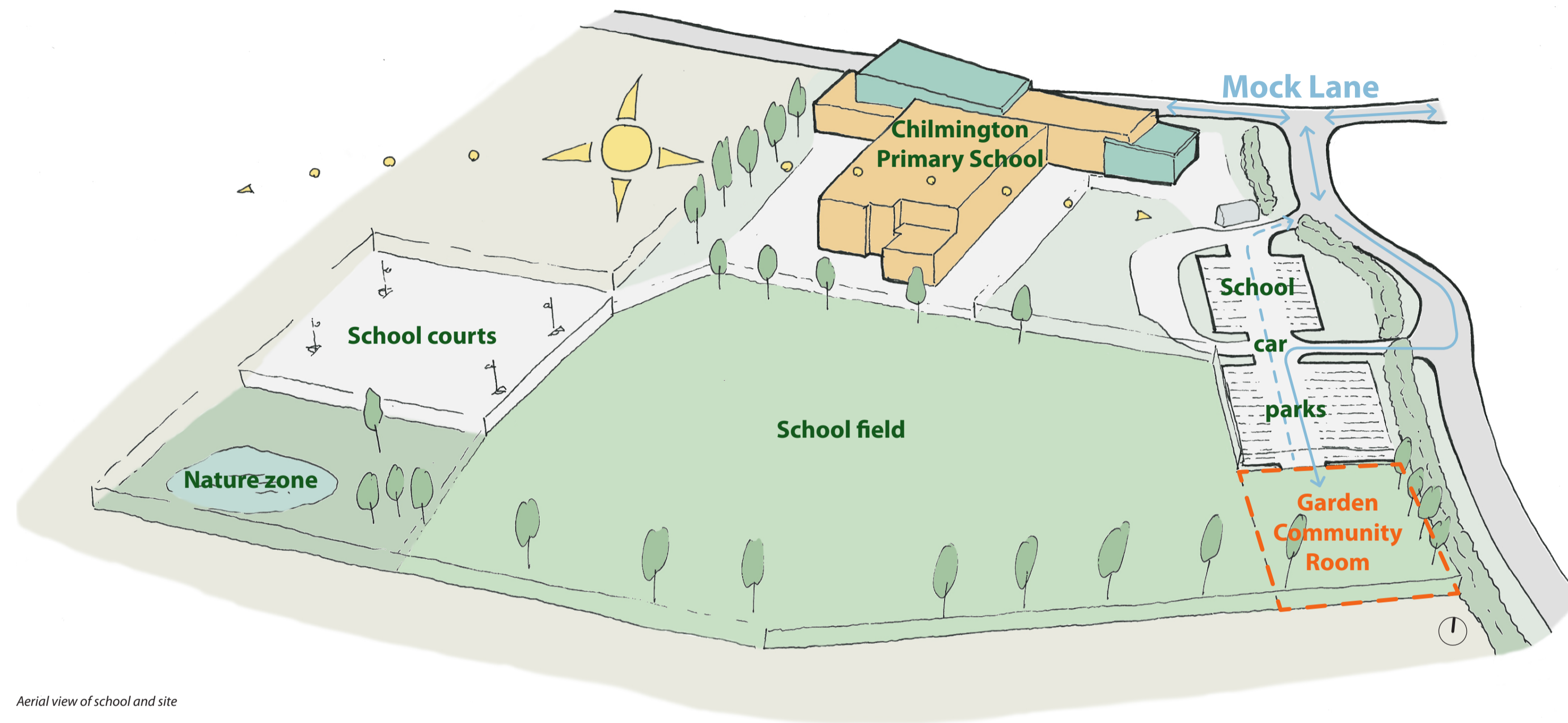
The roads approaching the site are narrow and windy with poor visibility.

Most of the road upgrades in the area will happen later in the development.



Constraints & Opportunities

The Site



Aerial view of school and site



Site from SE corner



School car parks from main entrance



Saplings along eastern boundary



Drainage run

The site occupies the south east corner of Chilmington Primary School's field.

There is a slight, imperceptible slope down towards the Nature Zone, but not enough to ensure free drainage of surface water.

The site is south facing and is only bounded by a hedge on one side. Four new saplings and birdboxes run along this hedge line.

There are potential overlooking issues with the school field though it is not currently in use.

All access to the site will be via the school's car parks, but additional parking spaces are to be provided on the Garden Community Room site.

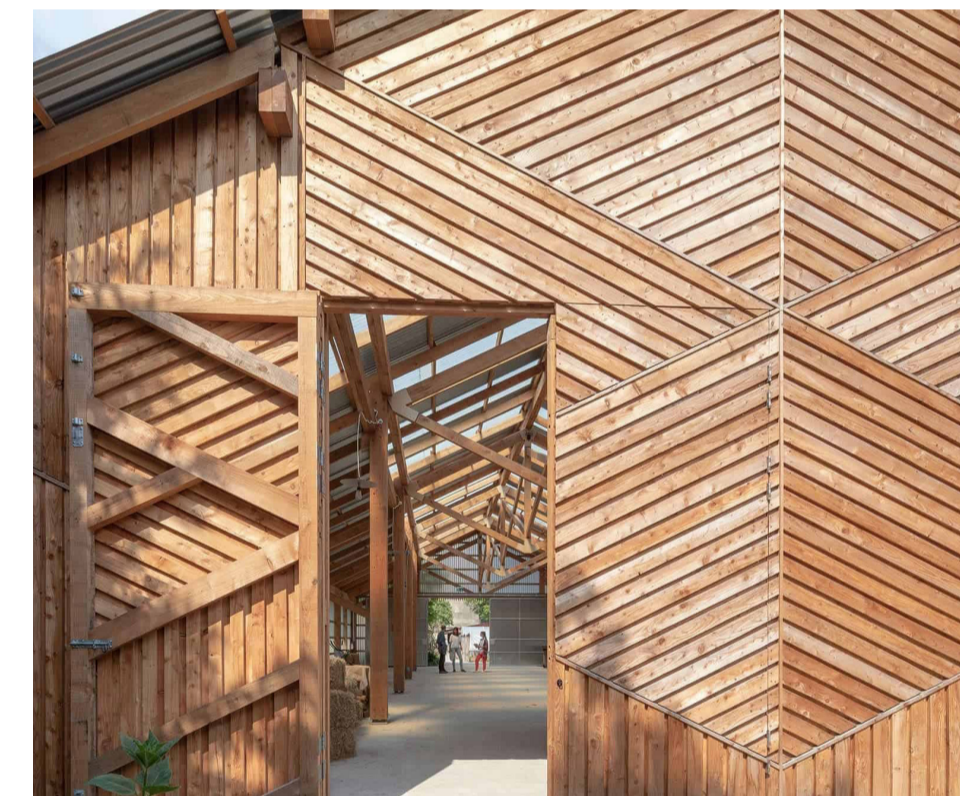
A drain passes through the northern third of the site. This currently carries rainwater run off from the southern end of the school and the school car parks out to a mains drain in the side access road.



Site plan and connections

Community space precedents

How the space might feel.



Pop Brixton

Pop Brixton describes itself as a “community of independent businesses” with each business listed as a member. It is primarily built from shipping containers, with additional infill elements, such as a polytunnel like shared central eating and drinking area.

These members include small commercial enterprises but there are also not for profits and the project runs a Community Investment Scheme that has offered “more than 2,500 free hours of training, education and mentorship to local schools, individuals and organisations.”

It was always intended as a temporary meanwhile project, delivered in partnership with Lambeth Council, pending a final decision on the use of the site. It opened in May 2015 and is still running.

Oasis Farm

Oasis Farm is an urban farm in London Waterloo. There are several timber framed buildings on the site.

Their vision is to “use the theme of food and farming to help people feel more connected, empowered and to reach their full potential.”

They provide education and therapy on the site, with raised beds, polytunnels, animal pens, and an outdoor kitchen.

There is also a large barn, which is used for education during the day, but can be hired out on the weekends and evenings.

Bale House

Bale House is the visitor centre for Hastings Country Park Nature Reserve, but is also used as a community hub.

It is a load bearing straw bale structure with money secured from Interreg’s Up Straw Project. (As a European Union organisation this funding route is no longer available.)

It is run by charity Groundwork, in partnership with Hastings Borough Council and has an on-site cafe open to the public every day.

