

Use

This site sees the creation of a Doctors Surgery supported by a residential scheme.

Accompanying the Doctors Surgery, the residential scheme has 41 new houses, 7 new apartments and 6 apartments created in the refurbished school.

The dwelling types are comprised of 2 bed terrace houses, 3 bed detached houses, one bed apartments and a two bed apartment.

Alongside the new builds, the creation of a landscaped green space gives local residences access to an outdoor area with a recreation space.

- Public Park
- Parking Spaces
- Doctors Surgery
- Private Gardens
- Residences
- Access into the site



Amount

The planning application is for 41 housing units with 13 apartments.

Doctors Surgery

Room Types	Area/Unit	No. of Units
Waiting Areas	102	2
Interview Room	8	1
Consulting/Exam Rooms	16	14
Treatment Rooms	18	6

Schedule of Accommodation

House Types	Area/Unit	No. of Units
A Conversion flats 1 bed units	50	6
B 2 Bed Terrace House	90	18
C 2 Bed End-Terrace	90	17
D 3 Bed End-Terrace	105	1
E 3 Detached House	134	1
F 3 Detached Houses	115	4
G New Build Apartments 6 x 1-bed	50	7
1 x 2-bed	83	

Total Units 54

Garage

Unit Type F
20 GIA/unit
5 units
100 Total SQM



Layout

Layout Masterplan

The layout has been designed to minimise front-to-front relationships and to orientate views on to the open space.

This enhanced view of the site from residences also creates security through the natural surveillance of residences.

The placement of a one-way street around the Surgery creates a separate part of the site away from the secondary residential streets, creating quiet street frontages.

- Access road
- Surgery Entrance
- House Frontage
- Primary Road
- Vegetations
- Secondary Road
- Rear Garden
- Proposed trees



Proposed Layout

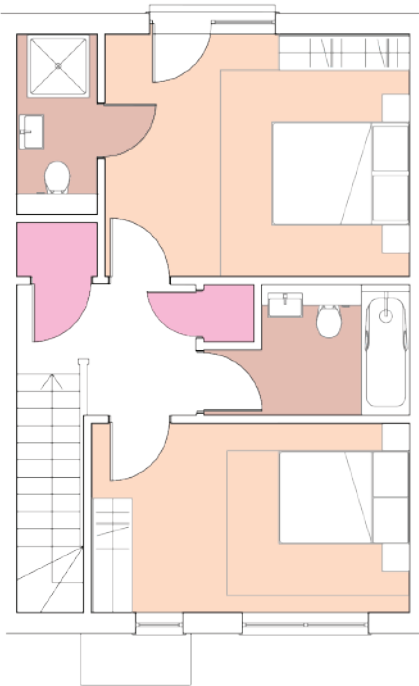
House Types

All house and apartment types follow the same concept of open living in their communal areas.

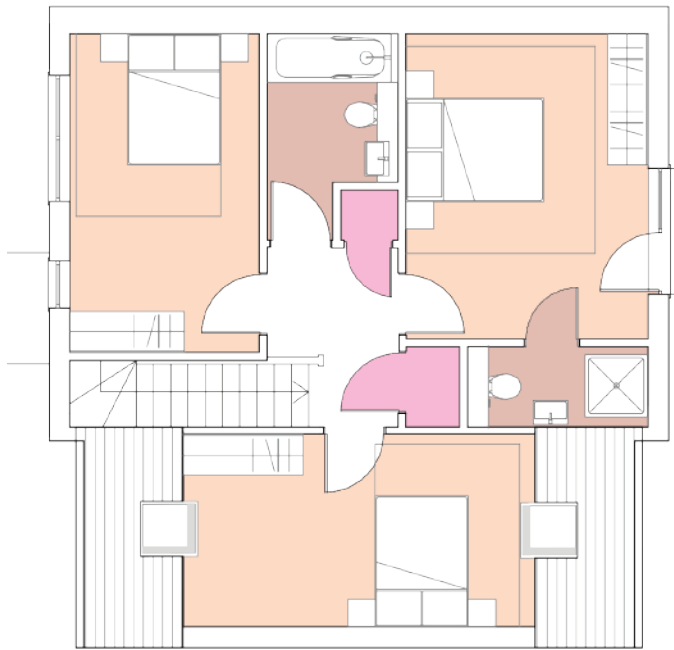
The open-plan kitchen, diner and living room are designed for modern living.

Master bedrooms are given an en-suite with a shower, the other rooms have access to a family bathroom.

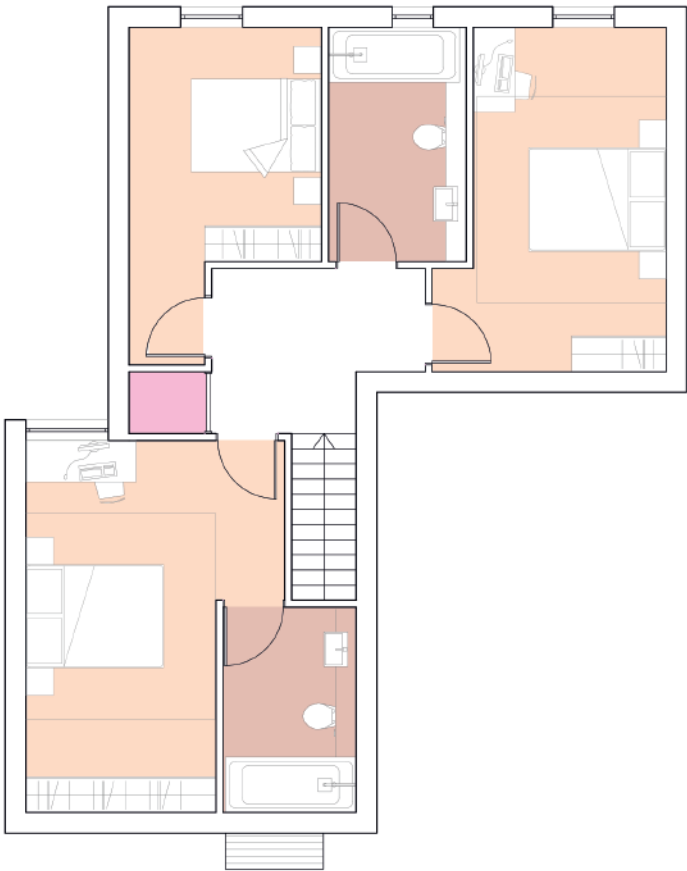
Space standards are met in all house types.



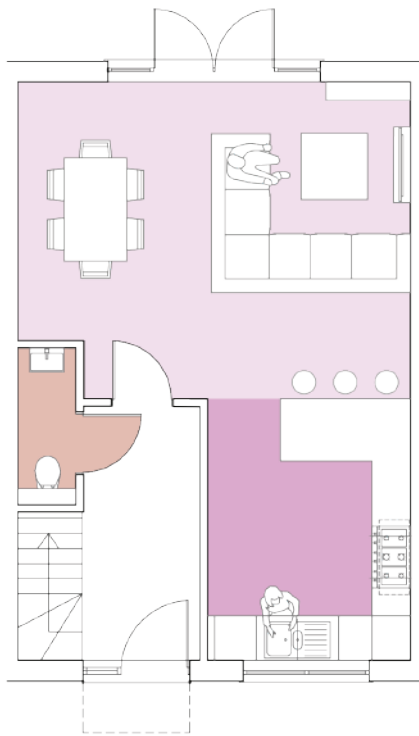
Typical 2 Bed Terrace
First Floor



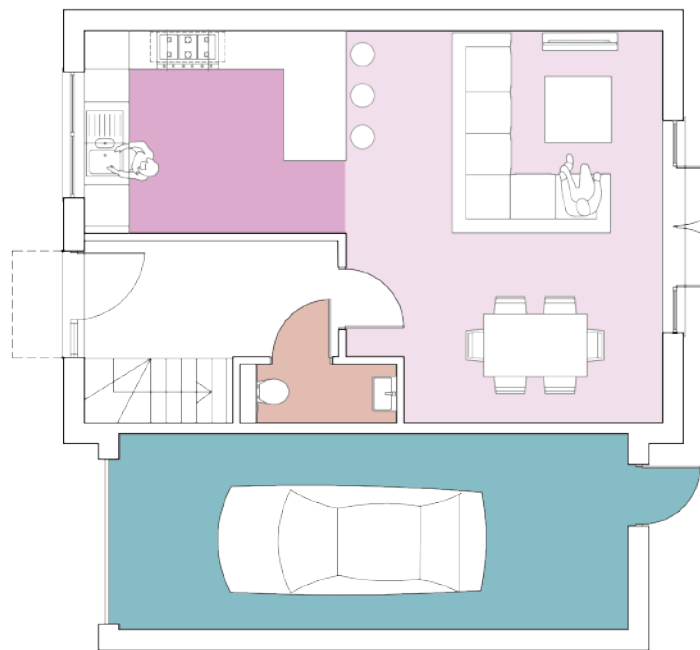
Typical 3 Bed Detached
First Floor



Type E 3 Bed Detached
First Floor



Typical 2 Bed Terrace
Ground Floor



Typical 3 Bed Detached
Ground Floor



Type E 3 Bed Detached
Ground Floor

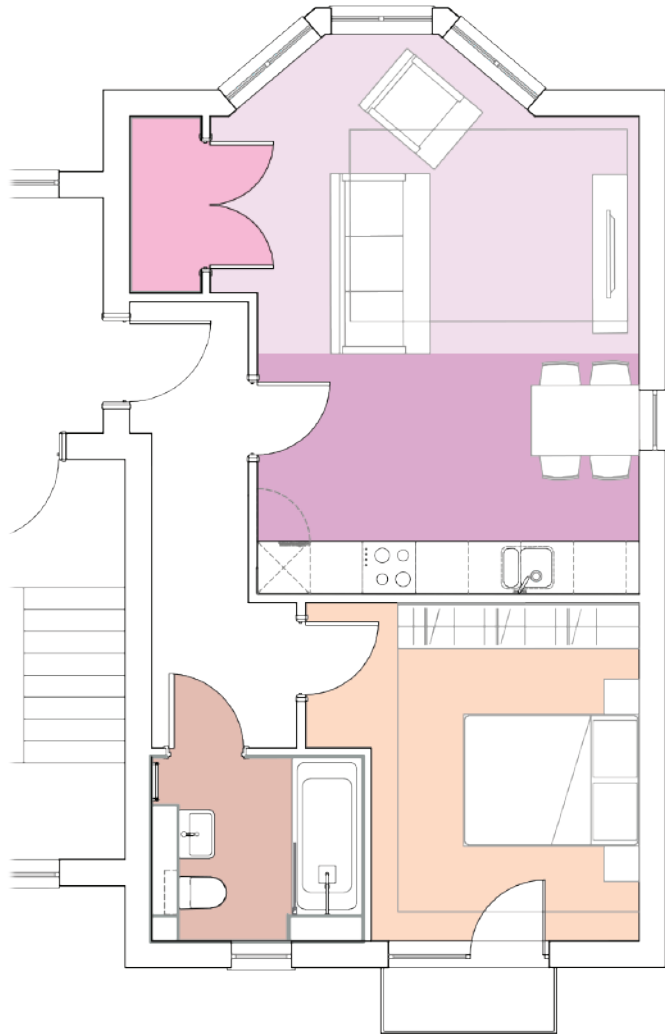
- Study
- Bedroom
- Living Room
- Kitchen
- WC/Bathroom
- Storage
- Garage

Proposed Layout

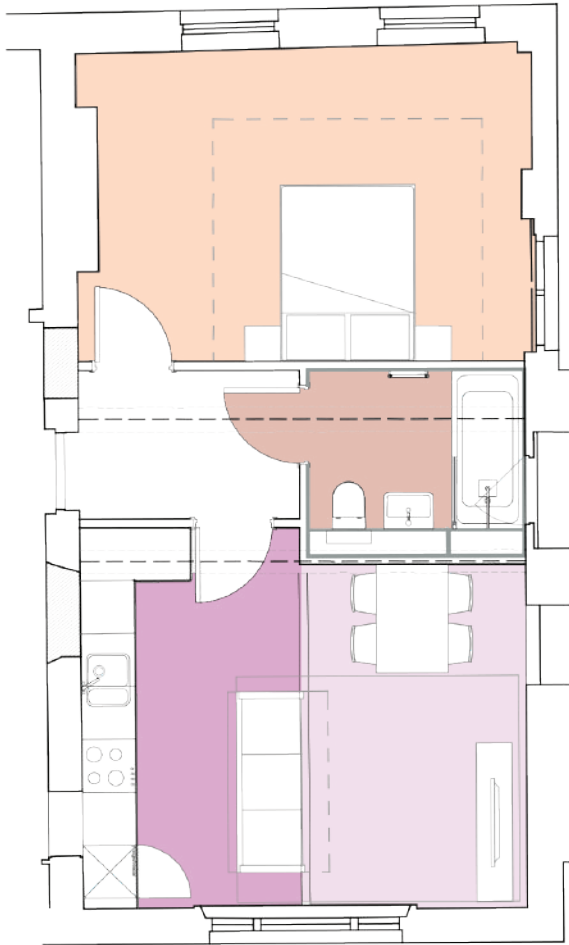
Apartment Types

Both the new and refurbished apartment blocks have one bedroom and an open-plan kitchen and living room.

Space standards are met in both apartment types.



Typical 1 Bed Apartment
New Block



Typical 1 Bed Apartment
Refurbished Block

- Bedroom
- Living Room
- Kitchen
- WC/Bathroom
- Storage

Landscape

Proposed Landscape

The landscape on the site has been designed by Exterior Architecture Ltd.

The goal for their strategy is to have green communal areas, a pedestrian orientated scheme, a boost in ecology and a sustainable strategy for the development.

A variety of surfaces are used to mitigate environmental impact and to indicate different sections of the site including Grasscrete, paving, asphalt and gravel.

The planting strategy not only enhances and softens the site's aesthetic, it also creates barriers between the roads, streets and the houses.

There has also been a large amount and variety of trees planted.

Access into the site

Public Green Space

Back Garden

Road

Raised Road

Pavement

Defensive Front Garden

Driveway/Parking

Proposed Trees

proposed SUDs basin



Scale

Proposed Scale

The existing street scene has been carefully considered in terms of scale, materiality and as such the proposed new build apartments sit comfortably in its context, continuing the local vernacular.



Existing Street Elevation



Proposed Street Elevation



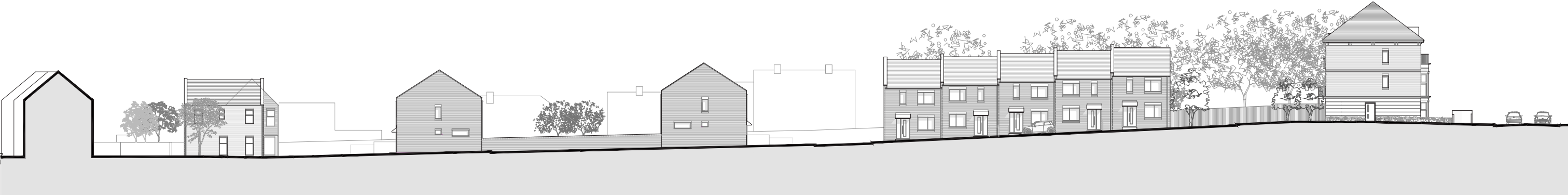
Proposed Street CGI

From North to South, the site’s level drops by circa 3.5 metres. The new development follows the gradient. The site is defined by pitched roofs with gable ends, hip roofs and cat slides.

Fronting Old East Street, the proposed apartment building is 4 storeys in height, comparative to the existing properties in the area.

Within the body of the site, the houses are two storeys with a pitched roof, again, this is comparative to the surrounding properties on Coombes Road and St. Mary’s Close.

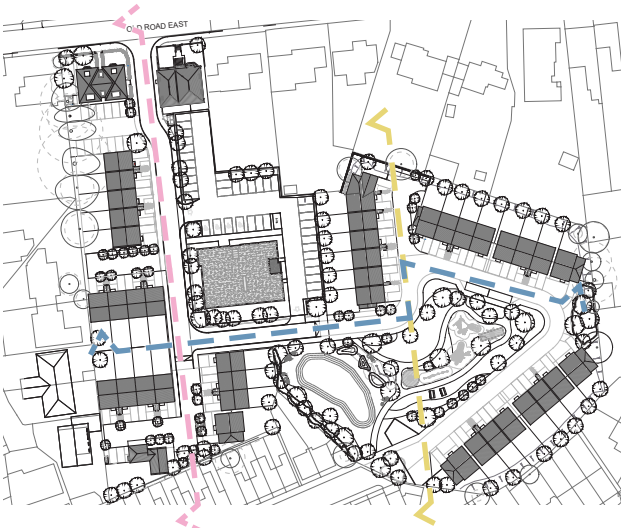
Whilst the Surgery is 3 storeys in height, it adopts a flat roof so it’s height is not dissimilar to the two storeys buildings in the development. The flat roof also allows for services to the Surgery and PV Panels.



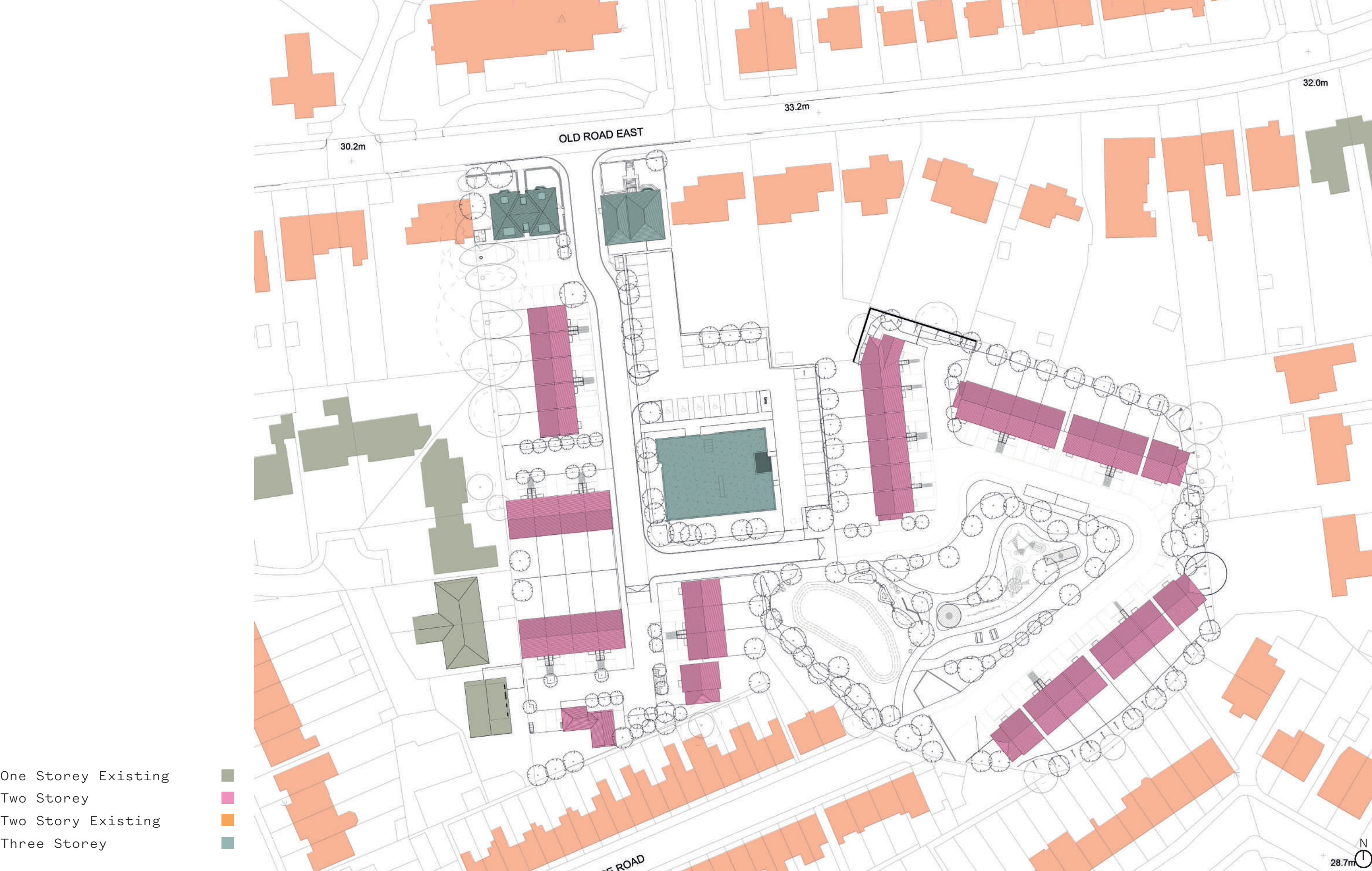
Proposed Section AA



Proposed Section CC



Proposed Section FF



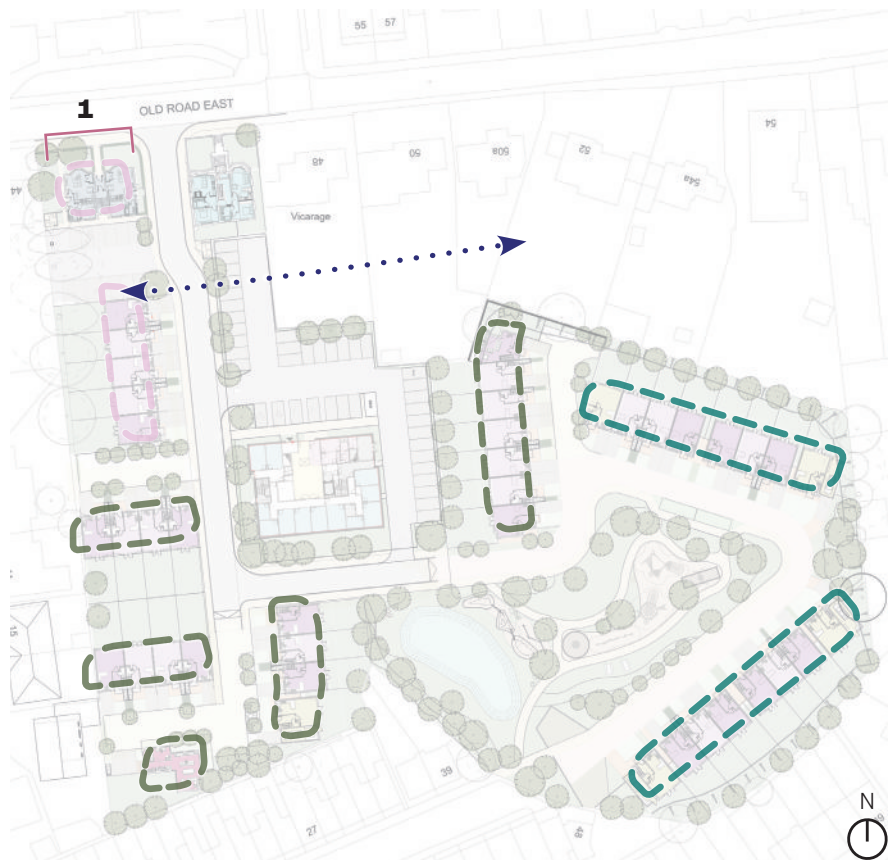
One Storey Existing
Two Storey
Two Storey Existing
Three Storey



Appearance

Another way in which the scheme addresses the local area is through the material palette.

The use of London stock brick at the entrance of the site on the apartments and first housing units gently continues the existing street front of Old Road East. The grey rendering on the plinth of the new apartment block brings a modern element to a historic architectural feature.



Old Road East



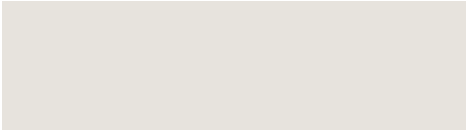
Roof Tiles



Glazing



London Stock brick



Rendered Plinth



New Build Apartments



Proposed street facing apartment block

To enhance the materiality of the site, the London stock brick transitions into the light grey brick and then into the selected dark brick. The gradual shade changes gives a richness to the development and also gives identity to the units.

The synergy of traditional materials with modern housing styles enhances the sites aesthetic and functionality.



Roof Tiles



Glazing



London Stock brick



Roof Tiles



Glazing



Light Grey brick



Roof Tiles



Glazing



Selected Dark brick





London stock brick unit



Light Grey brick unit



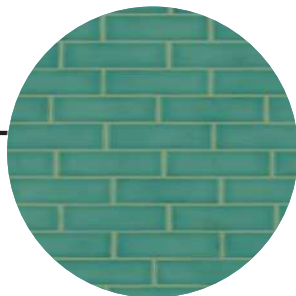
Selected Dark Brick unit

Proposed Appearance

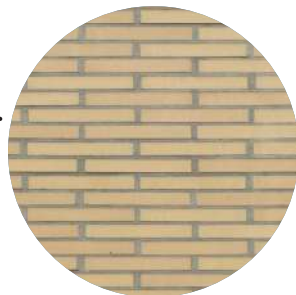
Doctor's Surgery brick work complimenting the street facing apartment block and the proposed terrace houses



Light Grey brick or similar



Glazed blue bricks or similar



London Stock Brick or similar

Updated CGIs





Updated CGI



Updated CGI



2021 Hackney Design Awards Peoples Choice Award Winner (The Fisheries)
2020 RICS South East Awards Commercial Category Winner (Curious Brewery)
2019 RIBA South-East Regional Award (Process Gallery)
2018 George Clarke Medal Winner (The Cottage)
2018 What Awards ‘Best Luxury House’ Silver Winner (Manor Barn)
2018 The Sunday Times British Home Awards Winner (The Cottage)
2015 RIBA South-East Regional Award (Pobble House)
2014 Kent Design Award (Best Small Project)
2013 WAN World Architecture News Facade of the Year (Crit Building)
2012 Kent Design Awards Overall Winner (Rocksalt Restaurant)
2012 RIBA Downland Award (Rocksalt Restaurant)
2012 RIBA Downland Award (The Marquis)
2010 Kent Design Awards (Best Education Category)
2010 Building Design & Construction Award (Best Educational Building)
2010 Building Design & Construction Award (Public/ Community Building)
2008 RIBA Downland Prize (Residential Leisure)
2007 Kent Design Award (Best Small Project)
2007 RIBA Downland Prize (Best Conversion)
2006 ‘What House’ Award (Best House)
2005 RIBA National Award
2004 Kent Design Award (Overall Winner)
2004 Kent Design Award (Education Category)
2000 National Built In Quality Award

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