

22.112 - St. Joseph's

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The site is located in Gravesend, Kent. It is approximately 21 miles from London and 31 miles from Canterbury. Gravesend is located on the south bank of the River Thames. The walking distance from the site to Gravesend train station is 19 minutes. It is 11 minutes by car from the site to Ebbsfleet International Station.



The site is 4 acres in size and is located within a residential area. Old East Road is the main road to the site which leads to the A2 to London. The River Thames sits to the north of the site and so does Gravesend’s train station which can be accessed by Parrock Road via the roundabout from Old East Road. Coombe Road sits to the south west of the site but doesn’t currently provide access.

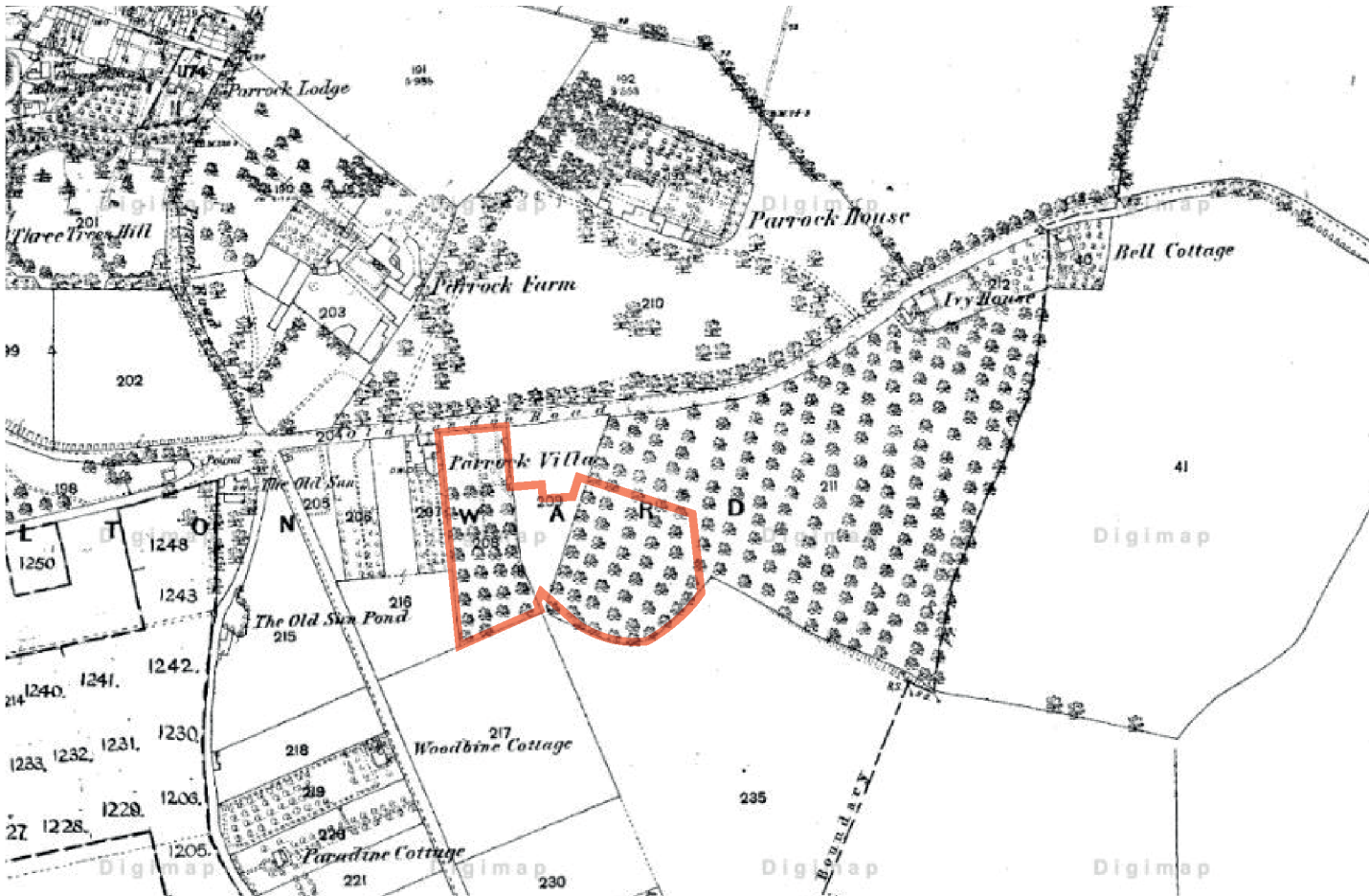


--- Site boundary — Old East Rd / B261 - - -> Parrock Rd == Whitehill Rd == Park Ave == Park Ave == Coombe Rd

Site

Historical Maps

- Site
- Development changes



1870's map of site

- Early maps show the original site being part of a larger undeveloped land.
- The majority of the surrounding area was also being used as farmland.
- Little residential development.



1890's map of site

- Residential development can be seen, particularly to the West and South West of the site.
- St. Joseph's School was built on the site in 1899.



Site

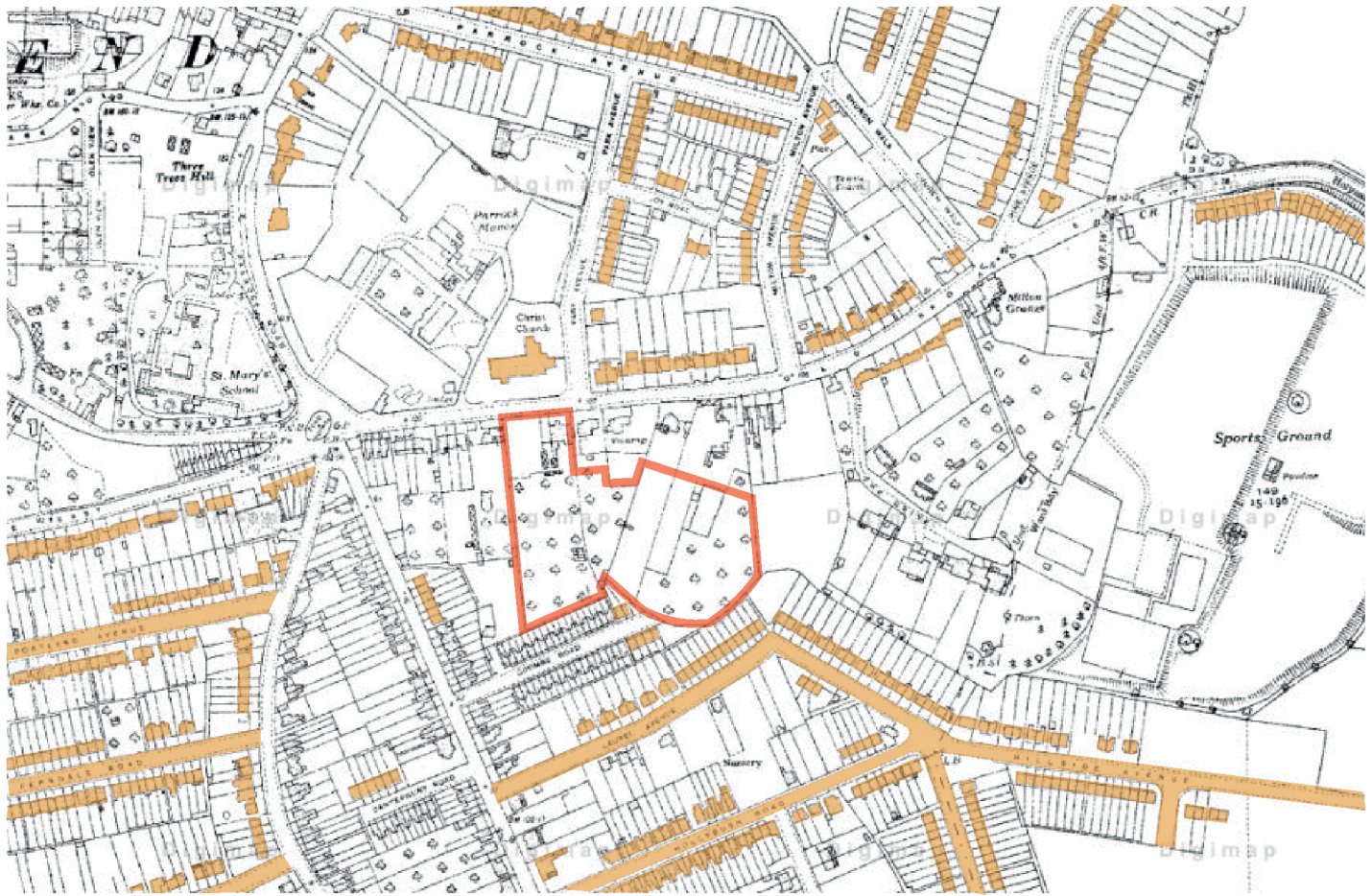
Historical Maps

- Site
- Development changes



1900's map of site

- Residential development continued to the 1900's, mostly South to the site.
- Roads have also been built North to the site.



1930's map of site

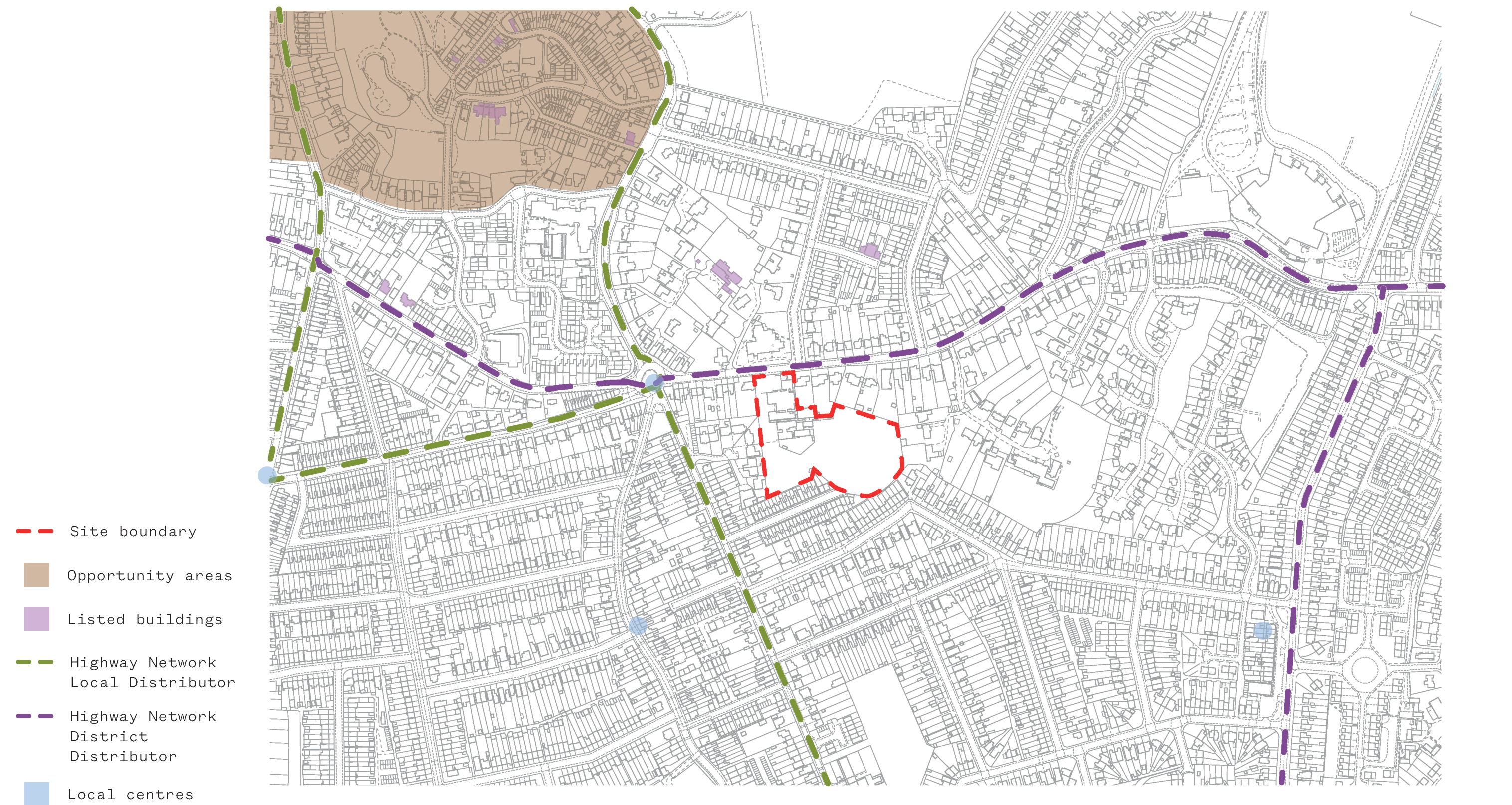
- A significant amount of development took place between the 1900's and the 1930's in nearly every direction of the site.
- The addition of new roads can also be seen to the South and West of the site.





— Site boundary



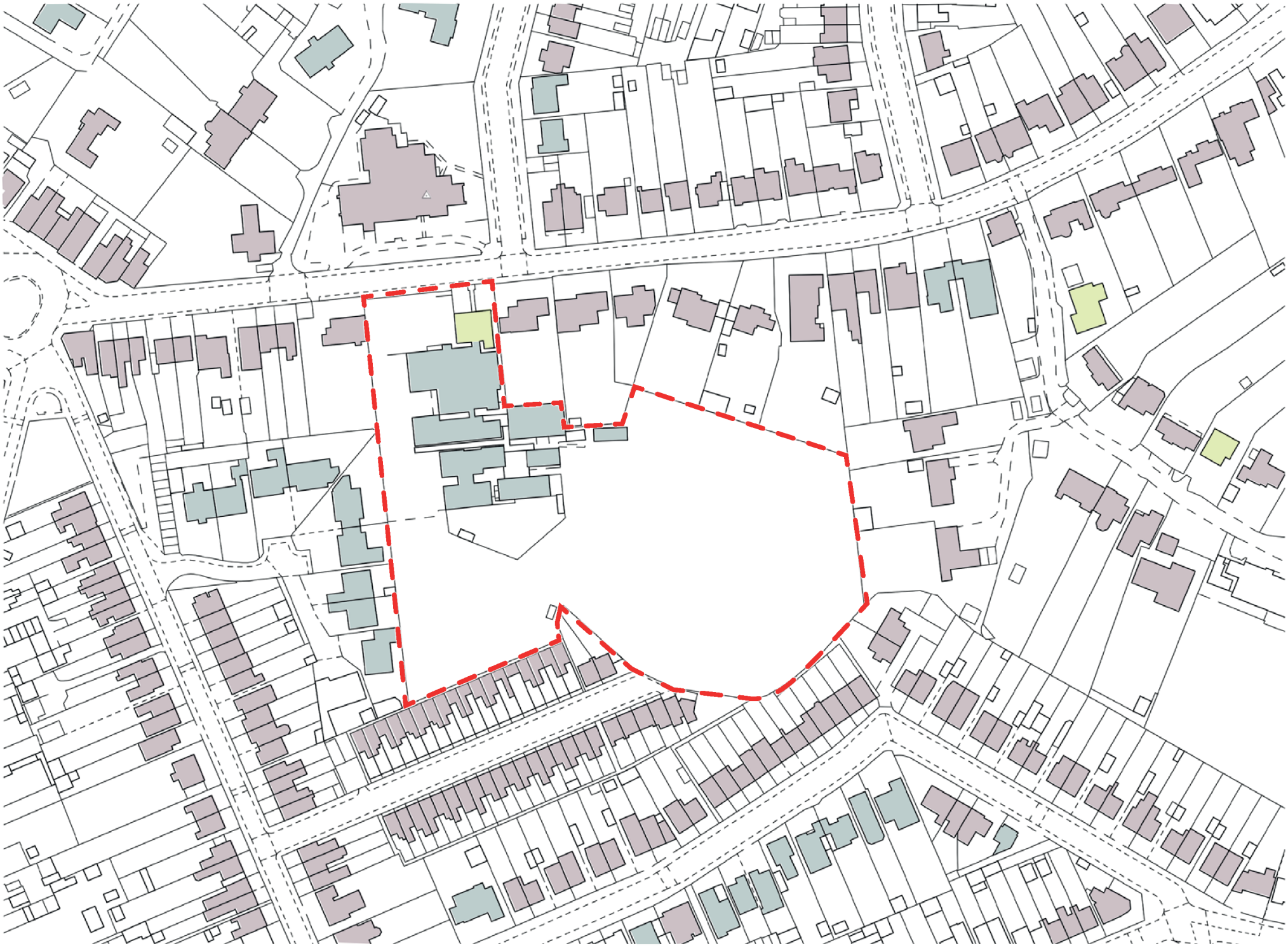


There is an area of Opportunity North West to the site, aside from that there are no statutory constraints in close proximity. Local centres are in walking distance from the site and local as well as district networks are besides the site.



The area surrounding the site predominantly consists of two storey residential buildings.

- Site boundary
- Single Storey
- Two Storey
- Three Storey



Site

Photos Surrounding the Site



Image from Google Earth
Key Plan



Front facade of St. Joseph's Covent Preparatory School



Building to be retained



Christ's Church facing St. Joesph's school



St Mary's close, West to the site



View form the road looking to the South end of the site

Site

Photos within the site



Image from Google Earth
Key Plan



View facing entrance into the site



View towards the West of the site



Looking to the neighbouring buildings West of the site



North East view of the site



Looking to the North of the site

Surrounding Building Typology

12

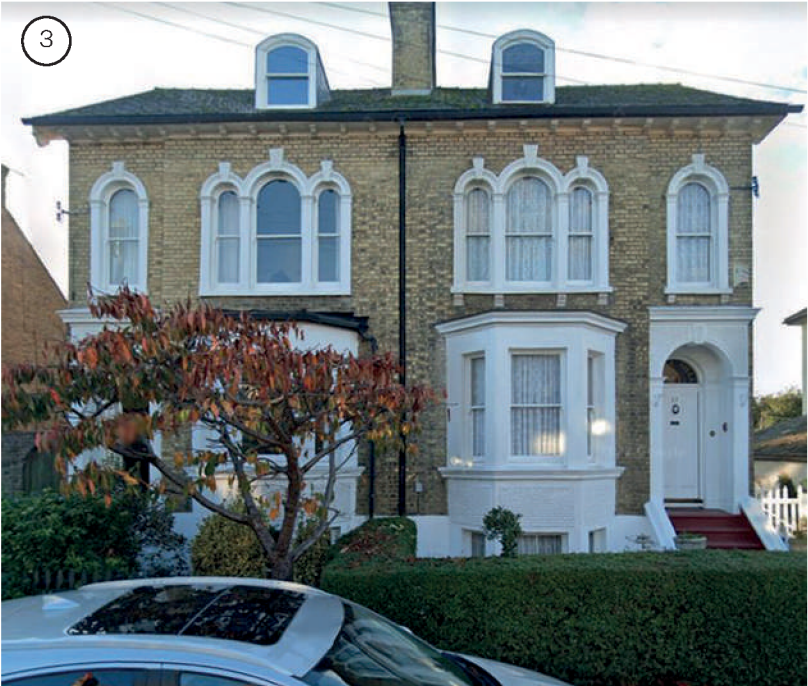
Style reflects typologies from the Victorian era with emphasis on pockets of stand alone properties with bay windows and London stock brick.



Old Road East - Victorian style



Old Road East - Victorian style



Whitehill Road - Victorian style



Whitehill Road - Victorian style



Image from Google Earth
Key Plan



Old Road East - Victorian style



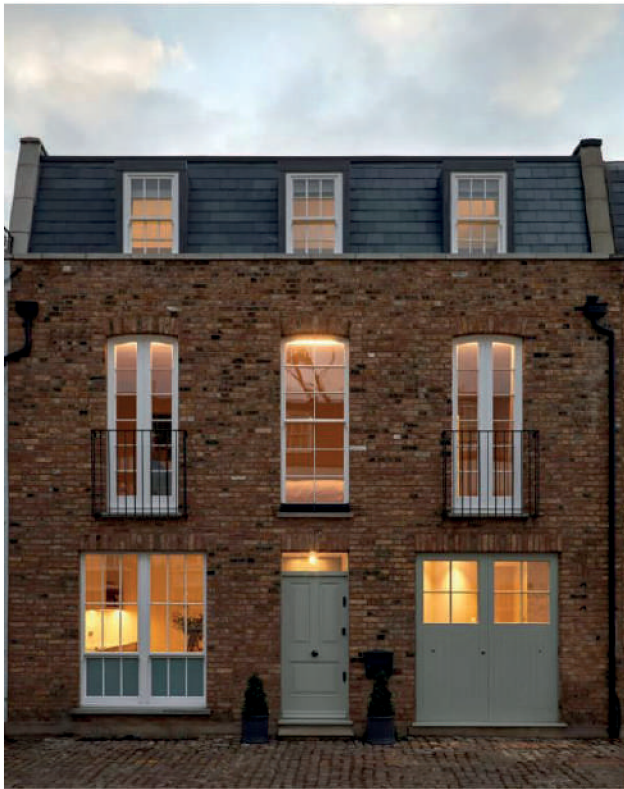
Old Road East - reflecting Edwardian style



Whitehill Road - Terrace housing



Image from Google Earth
Key Plan



Kensington Mews House



'Victorian' by Yellow cloud studio, 2017



'Accordia' by Maccreanor Lavington, 2006



'Valette square' by Buttress, 2021

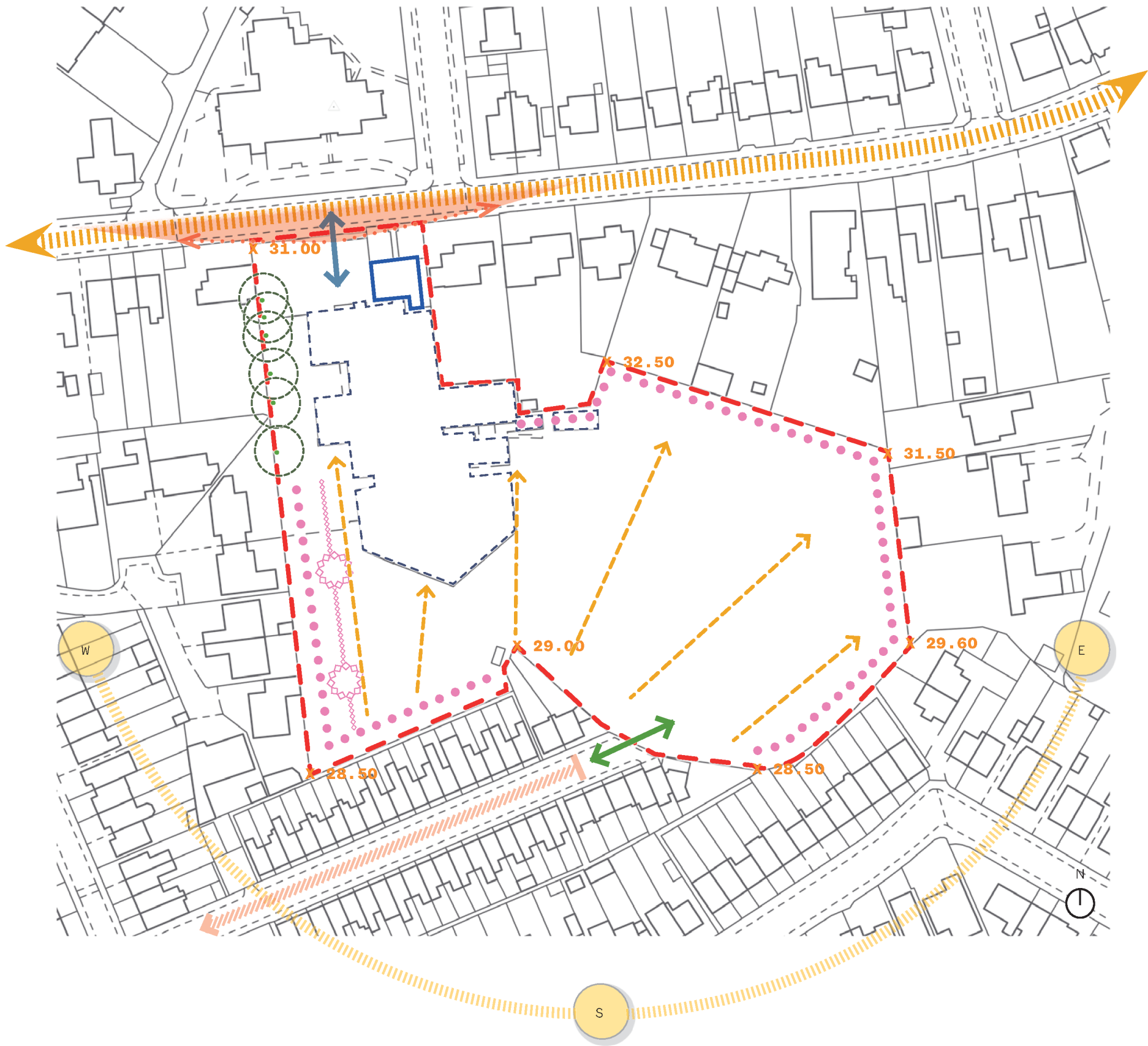


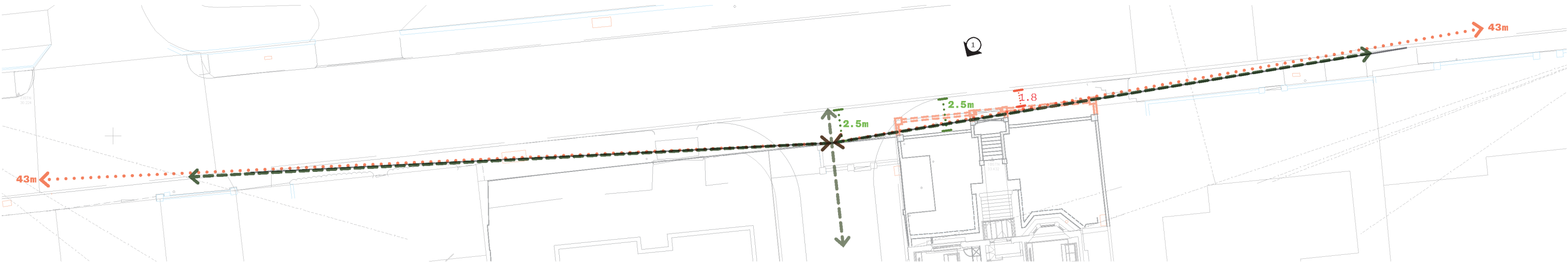
Seel Street in Liverpool



Cartridge Close, Priddy's Hard

- There are no statutory constraints within the sites boundaries.
- Site boundary
- Current access into the site
- Potential for pedestrian ingress/egress
- Building to be retained
- Buildings to be demolished
- Noise, traffic & vibration
- root protection zone
- Sensitive boundary - potential for overlooking
- Potential for back to back arrangement
- Slope
- Levels
- Heavily used residential dead-end street
- Vision display as advised by transport consultant





- ◀...▶ Visibility display based on 85th percentile of speeds on road (c.35mph)
- The displays can only be achieved with a 0.5m offset from the nearside kerb
 - The display to the right will require the brick wall to be moved.

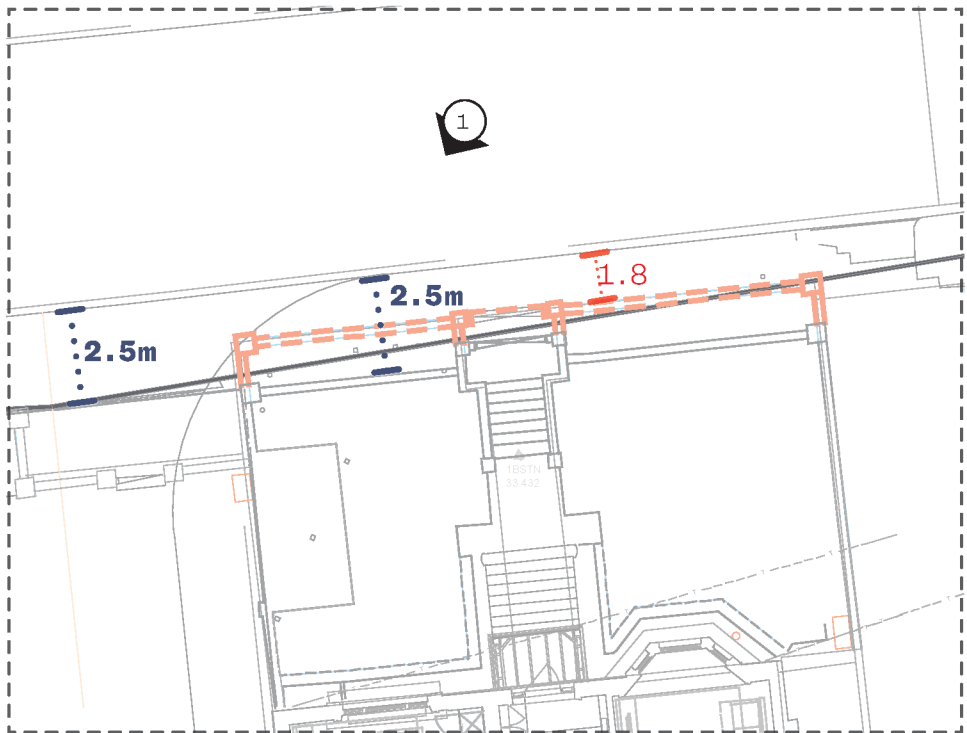
- ◀...▶ Visibility displays based on 30mph MfS requirements of 43m
- The displays can only be achieved to the nearside kerb
 - The displays to the right will require the brick wall to be moved.



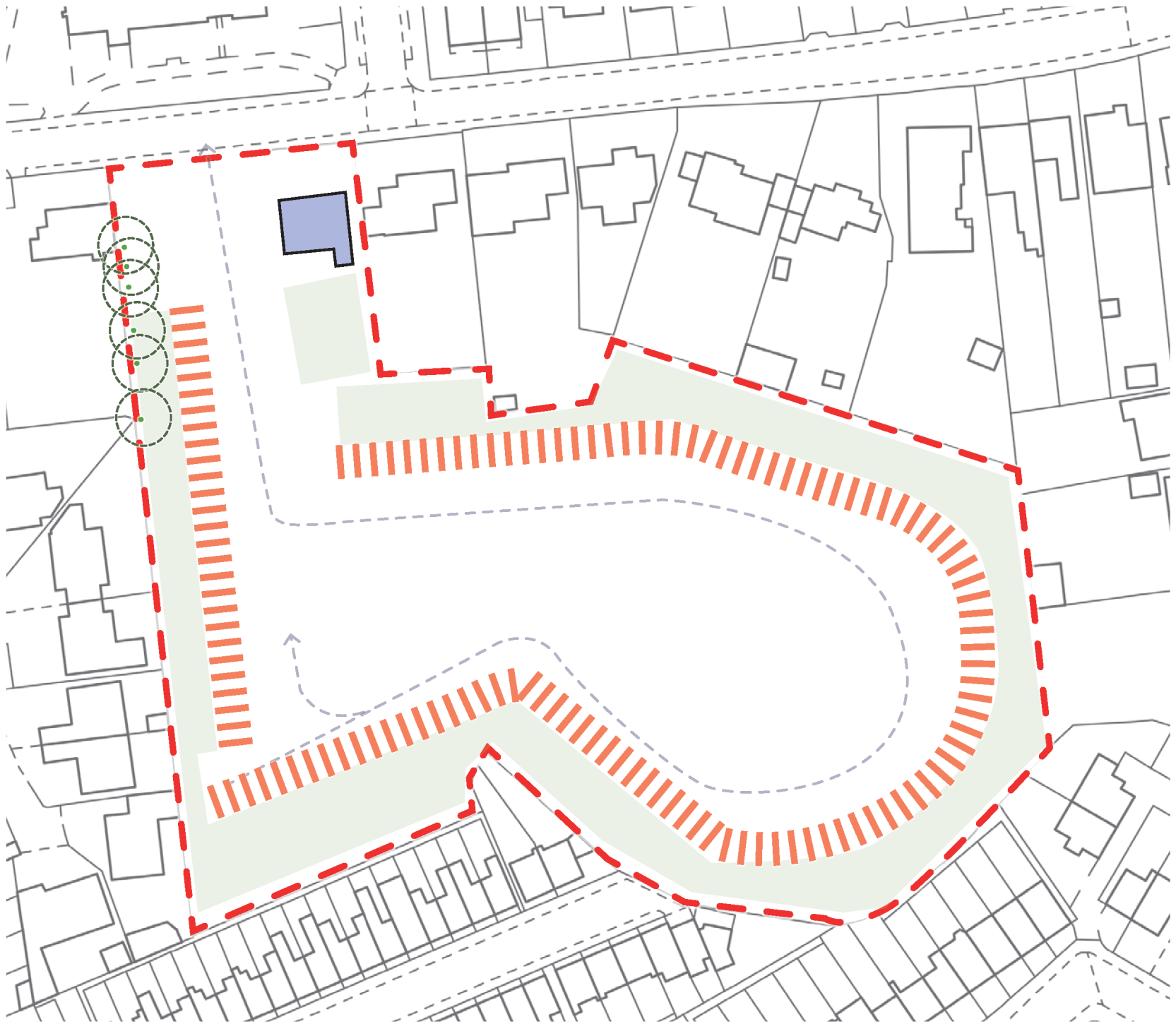
■ Vision display

◀--▶ Existing wall

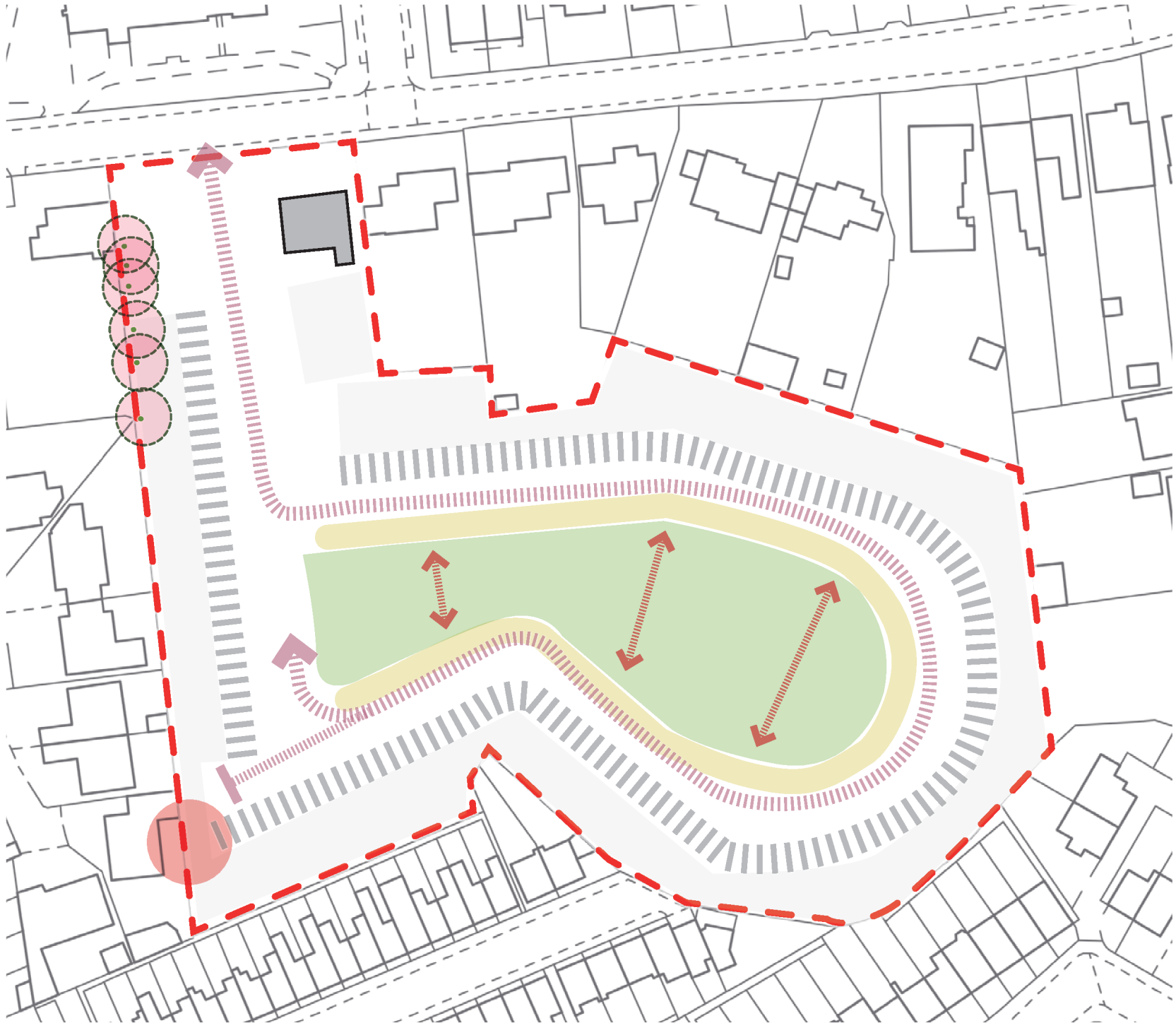
◀--▶ Vision display



Existing path followed and widened.



-  Existing to be retained and refurbished
-  Potential Residential development around the boundary perimeter to create back to back garden
-  Rear garden



Potential for overlooking issue

Required Access

Distance required from Root protection Area

Residual space allocated for open space encircled by traffic movement

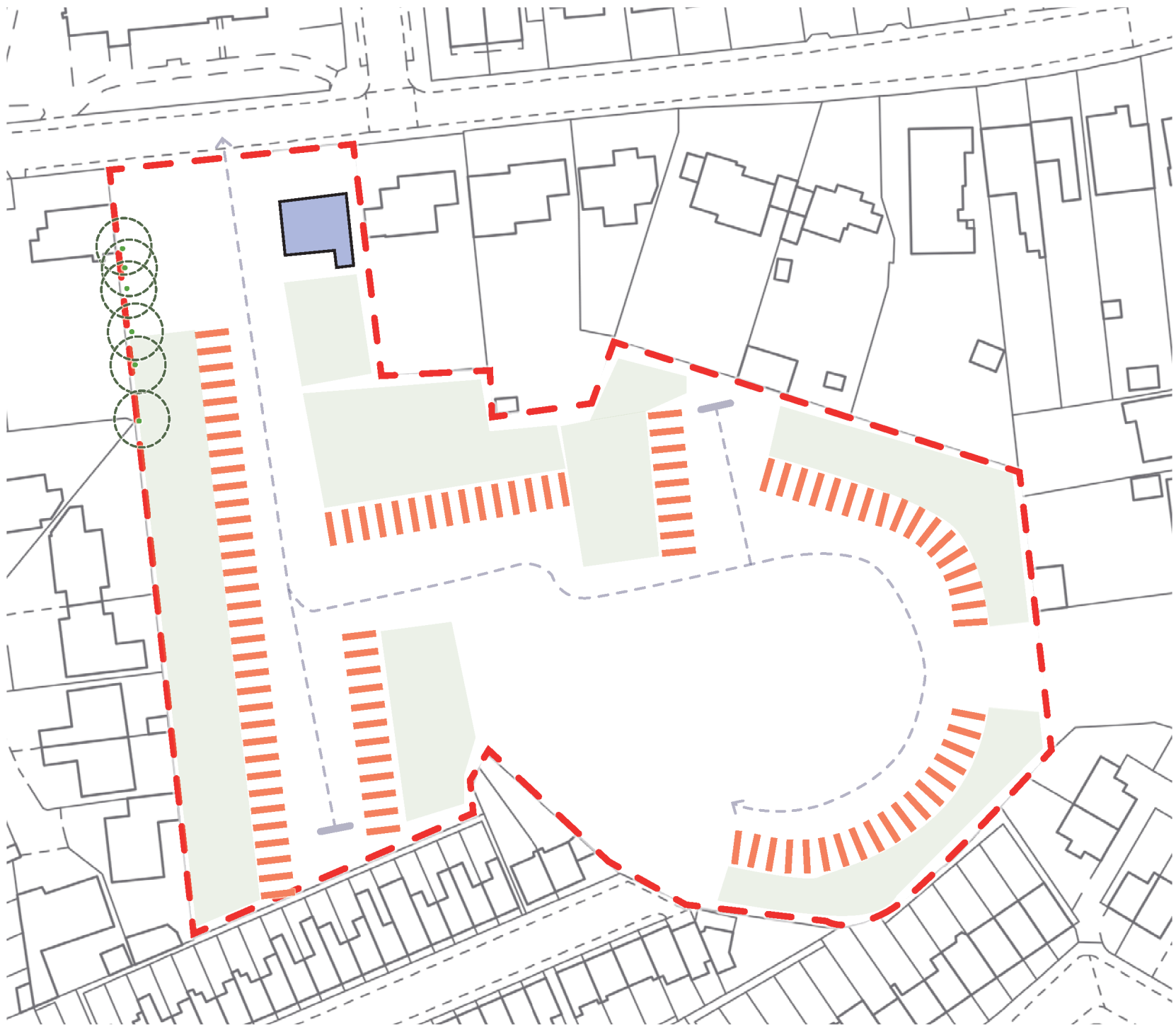




-  Existing to be retained and refurbished
-  Potential residential development to create back to back garden
-  Rear garden



- Turning head placement for vehicle manoeuvres
- Potential circulation
- Distance required from Root protection Area
- Residual space allocated for open space
- Potential Access



Existing to be retained and refurbished



Potential residential development to create back to back garden

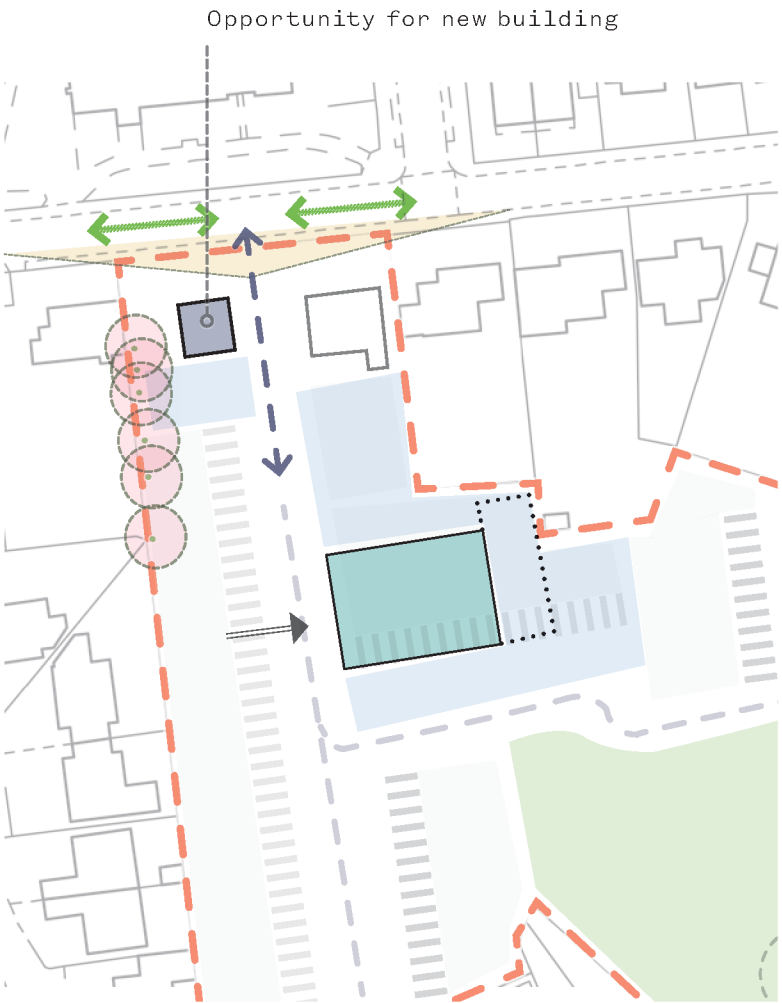
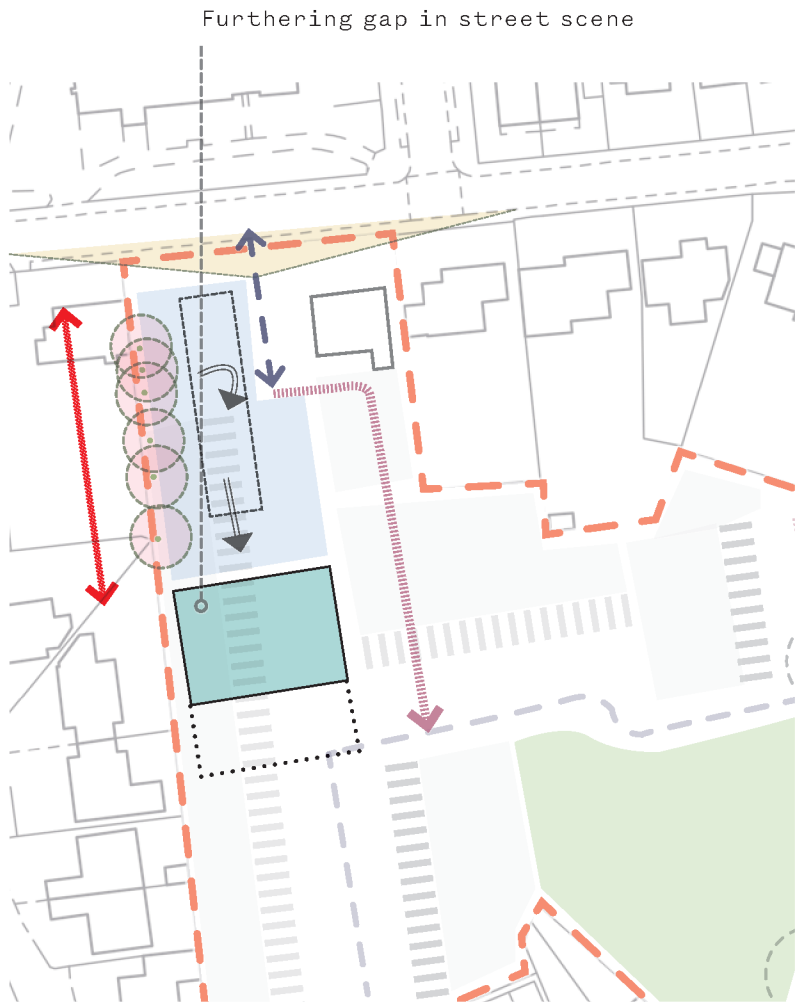
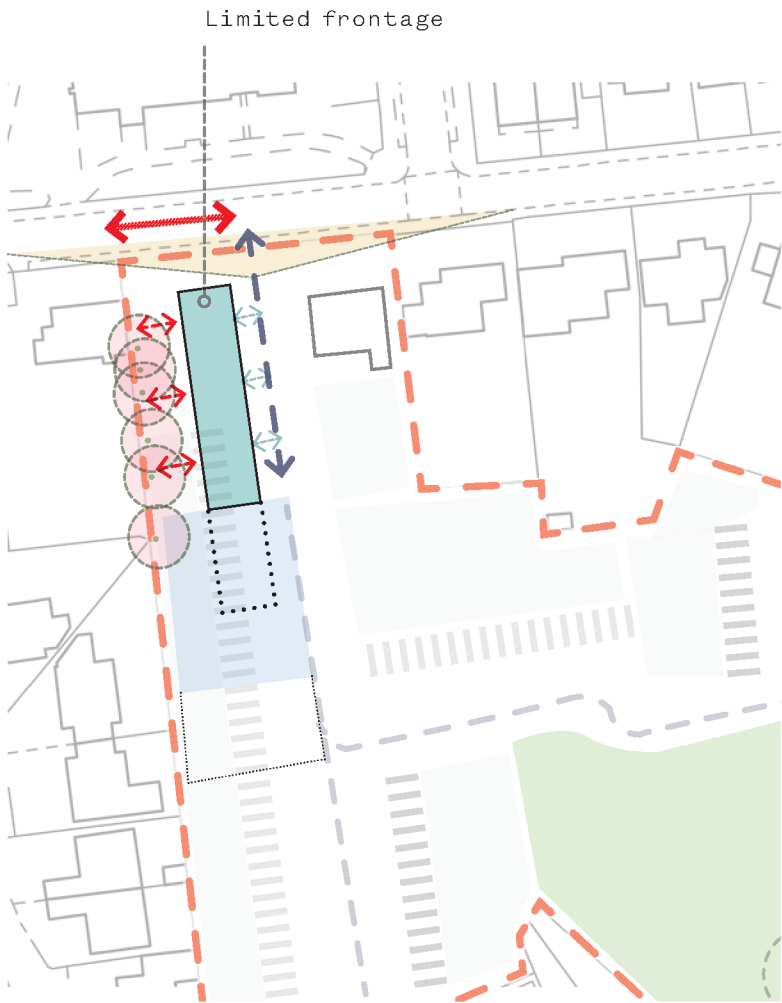


Rear garden





- Design Requirements for Doctor surgery -
- 1350 sqm - over 3 storey
 - 40+ parking spaces
 - Potential for future expansion



- Potential Doctor Surgery building -
- Access to the site as advised by transport consultant
- Required parking space area
- Potential future expansion
- Distance required for root protection zone
- Distance required from access zone

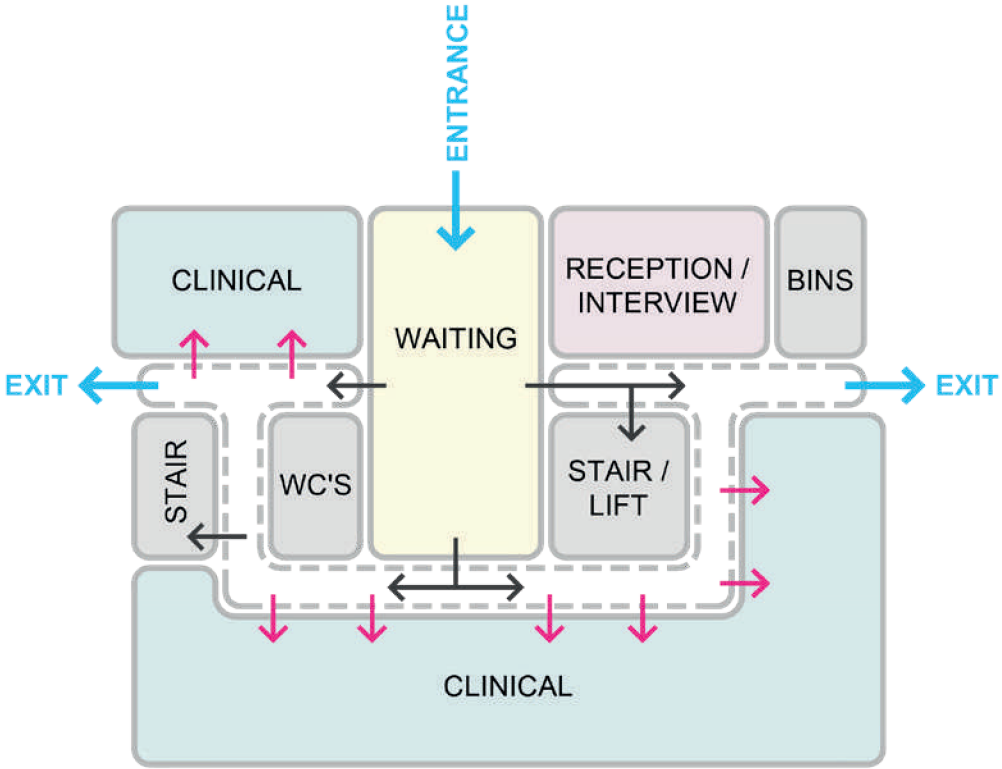
- Potential Doctor Surgery building -
- Access to the site as advised by transport consultant
- Required parking space area
- Potential future expansion
- Long distance from main road - impact on street scene
- Potential access to wider site

- Potential Doctor Surgery building -
- Access to the site as advised by transport consultant
- Required parking space area
- Potential future expansion
- New Block of flat

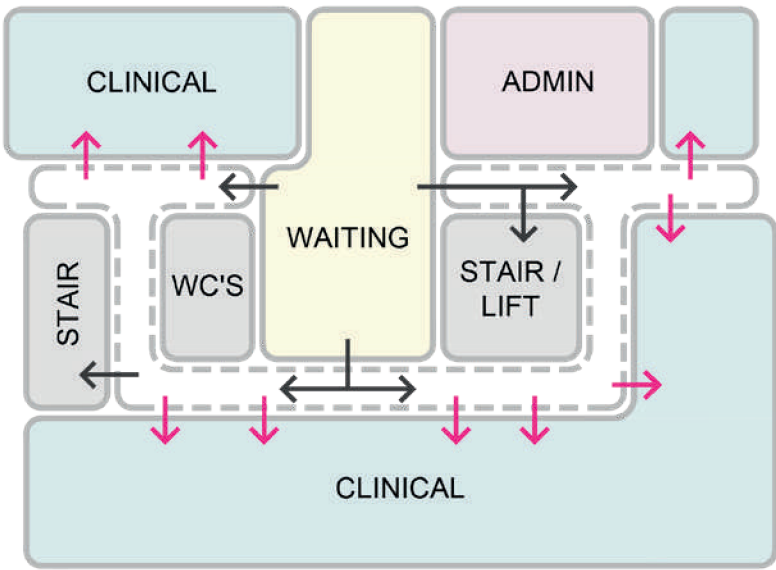




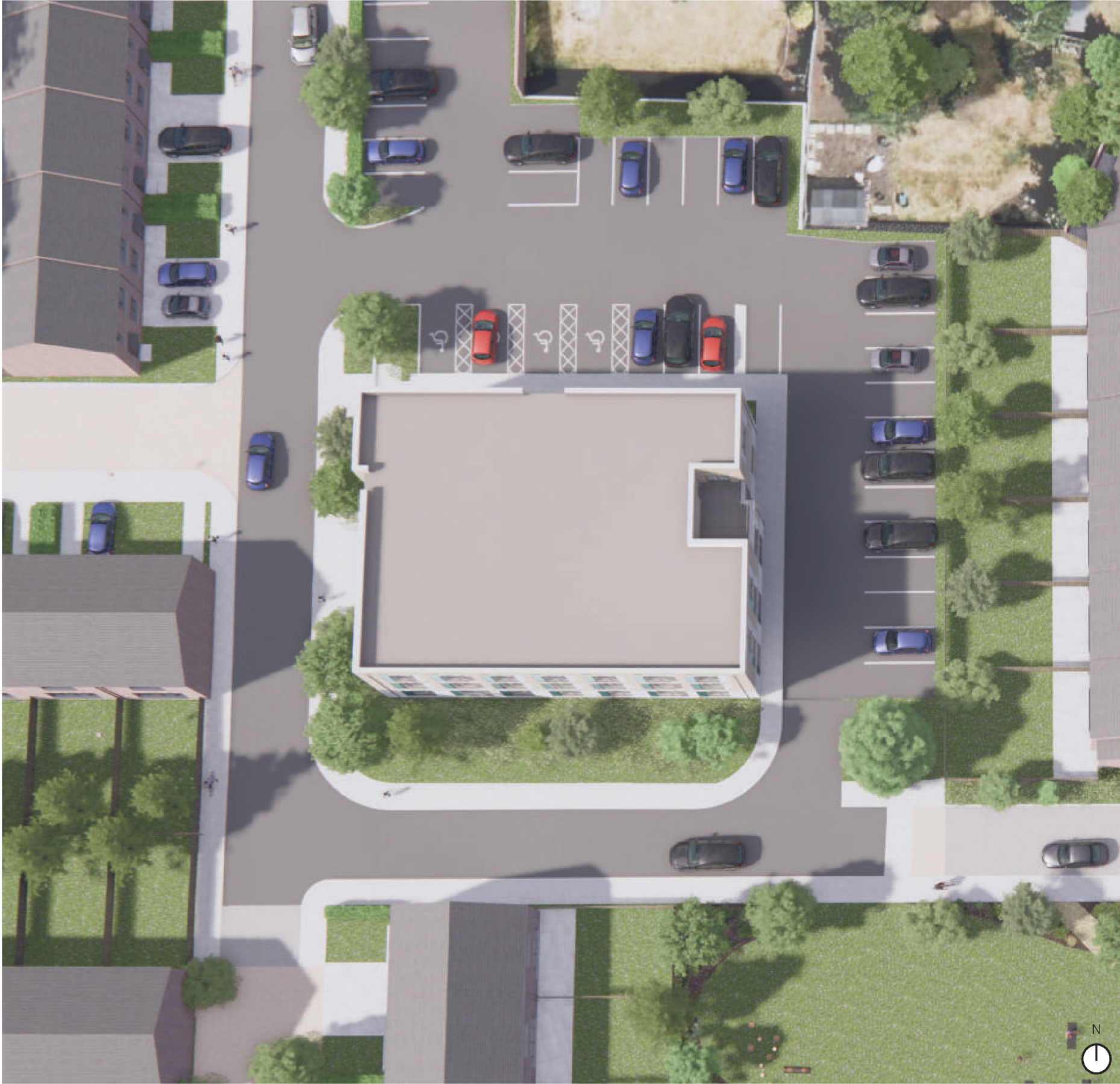
Ground floor within Masterplan



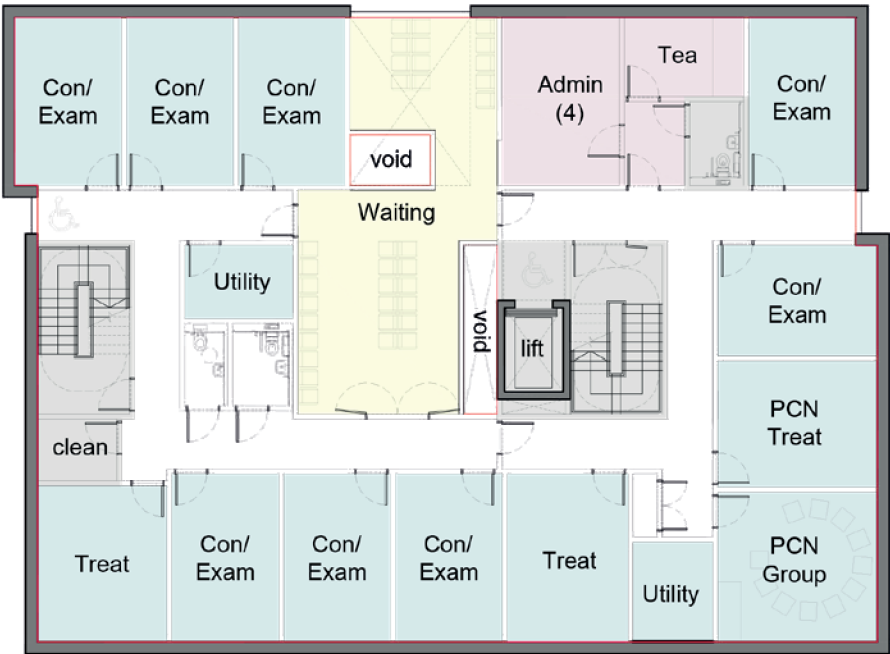
Ground Floor Zoning Concept



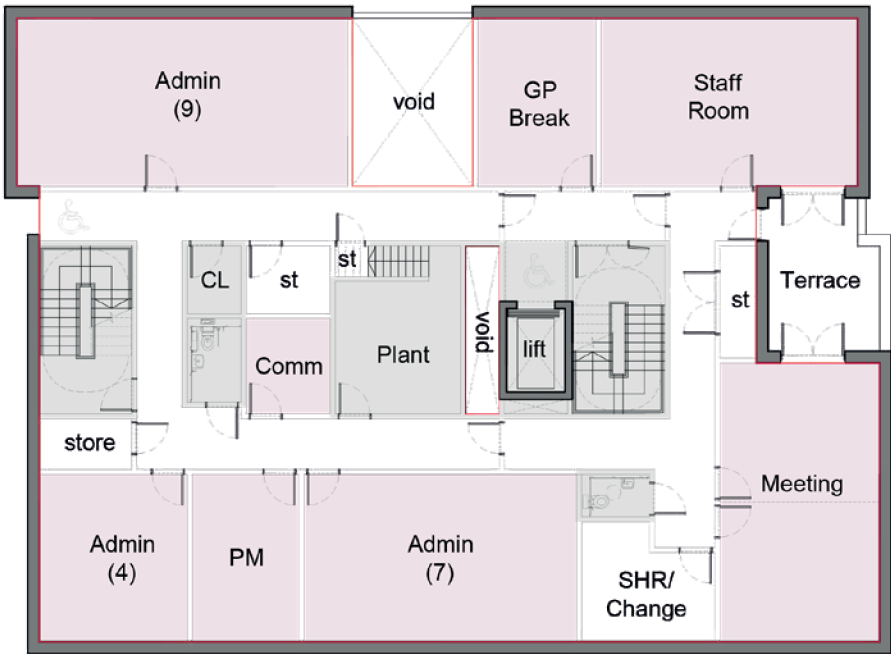
First Floor Zoning Concept



Roof plan within masterplan



First floor plan



Second floor plan