



Initial Site Aerials

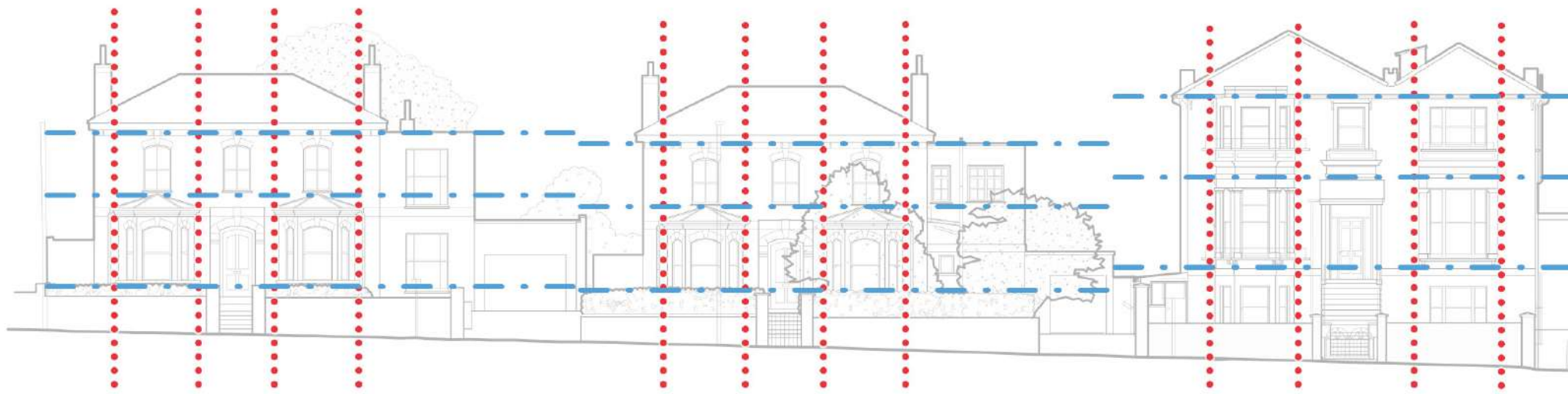


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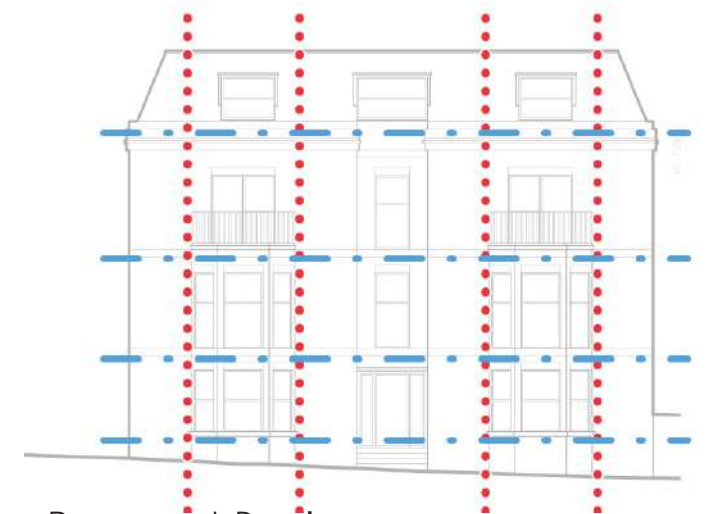




Existing Street Elevation



Existing Contextual Reference



Proposed Design

- Proportions in line with existing building.
- The element of symmetry is maintained.
- Bay windows adopted as key feature.





Dark Paint informed by precedent



Architectural style & scale informed by context



Bay winndows informed by Old Road East

Doctors Surgery Street Entrance View









London Stock brick



Light Grey brick



Selected Dark brick

Brick Continuity across the site

Brick informed by proposed Doctors Surgery & street facing apartment block



Proposed street facing apartment block



Location on site plan

Brick Continuity across the site

Brick informed by proposed Doctors Surgery & street facing apartment block



Proposed Pelham Medical Centre



Location on site plan

Brick Continuity across the site

Brick informed by proposed Doctors Surgery & street facing apartment block



Proposed Grey bay window facade.



Location on site plan

Pre-Application Advice

A pre-application meeting was had with Gravesham Council on the 8th August, 2023. In attendance was:

- Planning Officers - Gravesham Council - Faye Hobbs & Ethan Bonthron
- Client - Galliard Homes - Simon Welch
- Operator - Medical Centre Developments - David Cox
- Architect - Hollaway Studios - Mike Pearson
- Doctors Surgery Architects - Deacon & Richardson Architects - Dave Batey
- Planners - DHA Planning - Mark Bewsey, Rebecca Tilley
- Landscape Architects - Exterior Architecture Ltd. - Alison Baker

One of the primary discussions to come from the pre-application meeting was the orientation of the South-West houses.

As such, the terraces houses on the South-West of the site, were split and rotated.

This new scheme has the added positive of two new quiet street frontages for the terrace houses on the western border of the site.

Along the southernmost street, a new detached house has been proposed. This new house is placed further into the site, giving it more garden space. The first floor windows have been carefully orientated to face into the site.



Masterplan



Updated Masterplan



Field of view Ground Floor



Field of view First Floor

Following from the previous proposal, further amendments were made to house type E. predominantly, the new form removes windows from first floor.



Field of view Ground Floor



Field of view First Floor

//// No Windows

Public Consultation

The proposals were advertised to residents surrounding the site via a leaflet which was distributed in September 2023.

- A variety of methods were provided for people to give feedback:
- An online form on the consultation website.
 - By email, to ‘consultations@dhaplanning.com’

Of the responses received online, 50 of the respondents were local residents. The other respondents were alumni of St Joseph’s Convent Preparatory School and a relative of a local resident.

- 59% have responded positively for a new medical centre being provided in this part of Gravesend.
- 50% have responded positively for the creation of new family home.

The Applicant has taken on board the feedback received during the consultation and reviewed the comments raised. The key concerns of local residents and Planning Officers relate to:

- Traffic and access:
- Overdevelopment; and
- Loss of amenity for existing residents in the locale.

The following pages demonstrates in detail how the design of the proposed development has evolved as a result of pre-application engagement.

Proposed development at:

FORMER ST JOSEPH’S CONVENT PREPARATORY SCHOOL

As a member of the local community, you are invited to provide feedback on proposals for a new development at the former St Joseph’s Convent Preparatory School.



The proposed development will involve the retention and refurbishment of an existing Victorian building on the Old Road East frontage, returning it to its original residential use.

The remaining, non-historic school buildings will be replaced with a mixed-use development comprising a GP Surgery and new homes.

A website has been created to provide more details on the proposals, and to allow you to provide feedback. This can be found at:

www.stjosephsconventgravesend.co.uk

Should you have any questions, please do not hesitate to contact us at consultations@dhaplanning.co.uk



Design Statement

The following section explains in detail the submitted planning application and should be read in conjunction with Hollaway's drawings and Accompanying reports from consultants.

The design created by Hollaway is a contemporary scheme intended to sit comfortably within the local vernacular. It has been informed and developed through thorough site analysis and assessment.

The site that is being developed on has been unused for many years.

Alongside the housing created, a Doctors Surgery is introduced to the area; designed by Deacon + Richardson Architects. With this, the formation of a landscaping scheme, designed by Exterior Architecture, is integrated into the site to bind together the new estate with a natural aesthetic.



- Old Road East
- St Mary's Close
- Coombe Road
- Site boundary
- Access into the site
- Building to be retained
- Buildings to be demolished
- Existing trees

Access

Proposed Access

The primary principle behind the design of the streets is to create quiet residential roads.

One of the first design considerations decided on was to have a fixed access point on Old East Road. In order to adhere to the road vision splay, the access point was centralised and the front garden wall of St. Joseph's was moved towards the building. This was done on the advice of the Transport Consultant, Mode Transport.

Having only one access point stops the development from being used as a cut-through and stops overspilling parking from the site.

There is a hierarchy of roads on the site with the primary being around the Surgery. All of the secondary roads are shared surfaces, making the site pedestrian friendly and creating a safer space around the green area.

To mitigate vehicles driving into the residential streets in the South-West of the site, exiting vehicles from the surgery may only turn right from its car parks one-way system.

- Fixed Access Point
- Primary Route
- Shared Surface
- One-Way Road
- Pedestrian Route
- Old Road East
- St Mary's Close
- Coombe Road



Services

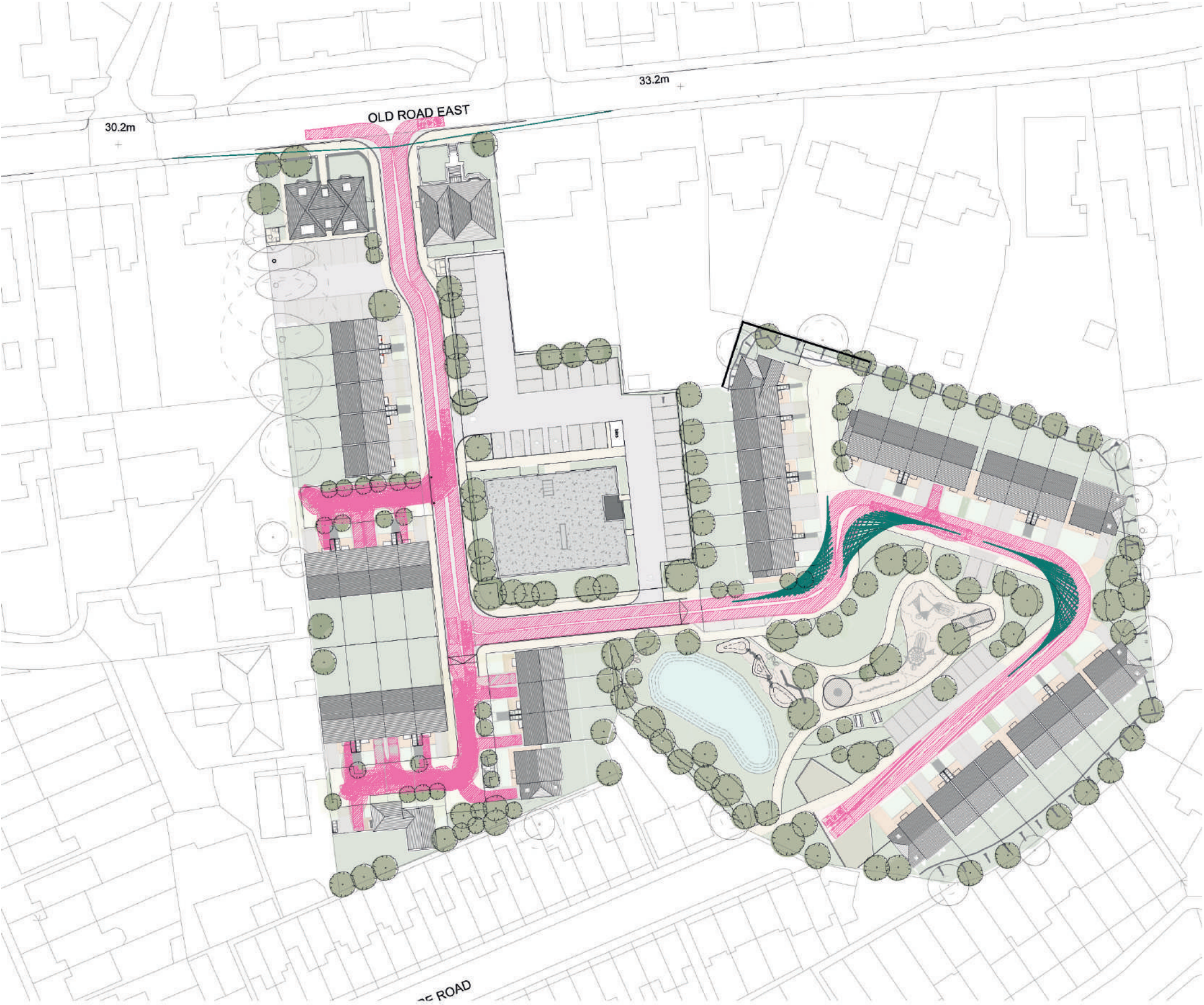
Working with Mode Transport, Hollaway have ensured the Masterplan and road layout is accessible and usable by cars, refuse vehicles, heavy transport and fire services on the developments primary and secondary roads.

Turning points are found on every street to ensure accessibility, with a hidden turning-head on the South-Eastern border.

With the understanding of the vision splays of the road, it was decided to move the original front garden wall of St. Joseph's back towards the building. This ensures proper vision of the roads for turning traffic.

Car Path

Vision Splays



Bin Lorry Path
Vision Splays



Emergency and Service Path
Vision Splays

