

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 08/03/2024 11:01 AM from [REDACTED]

Application Summary

Address:	Former St Josephs Convent Preparatory School 46 Old Road East Gravesend Kent DA12 1NR
Proposal:	Conversion of existing Victorian building into 6 flats. Demolition of existing outbuildings. Erection of a 3 storey medical centre. Erection of a building containing 7no flats. Erection of 41no houses. Associated works to include; access, public open space and landscaping.
Case Officer:	Mr Ethan Bonthron

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Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Coombe Road DA12 5PB Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	1. General Layout The design and its proposed footprint are alien to the semi urban nature of the site. The applicant provides a Noli map (presumably to give an intellectual weight to the application) within the Design and Access statement and then proceeds to take no cues from that information to look at a scheme that has a "street" solution that is more appropriate to the site. This could be due to trying to fit a large public building, the medical centre, into the site which is essentially private by its nature. This contradiction will lead to issues with pedestrians and traffic in the completed scheme if implemented. The layout proposed does not address the essential nature of the site and is a scheme that would be more appropriate to an out-of-town site by a mass housing developer. The proposals will also add pressure to the exiting road network- Old Road East is already a very busy road and any approval should ensure that this will not lead to congestion or dangerous car movements as cars and lorries enter and exit the site. 2. Detailed Layout a. The two number units on the end of the proposed terraces to the west of the site that adjoin the gardens of the houses in St Mary's Close illustrate the layout as being unsympathetic to its neighbours and are the result of a cramming of the design to increase the units on the site. The proposals are very close to the existing homes, and I would ask that the applicant be asked to provide detailed sections that show there is no overshadowing as described in Councils SPG for residential layout. The design should be amended at a minimum to remove these two homes from the design to allow the scheme to breathe. There is also a scale issue to this boundary as the homes in St Mary's Close are one storey, and the new development will be an angry neighbour in design terms with blank walls at a maximum height of approx. 8.5 m to the top of the gables presented to St
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Mary's Close.

b. The two proposed homes to the southern boundary that adjoin the properties on Coombe Road are further examples of a design that has no respect for its neighbours. The plans of these homes have been mangled to ensure that the design meets overlooking requirements but the result is homes that will present blank walls of unrelenting brick to the residents of Coombe Road. I would ask that the applicant is asked to provide sections that prove there is no overshadowing issues.

c. The current plan proposes a pedestrian opening at the end of Coombe Road to allow access from the site to surround streets. There are no wider connectivity benefits to this proposal - this is not a town centre site. Coombe Road is a quiet Cul-De-Sac, and any connection will alter the quiet enjoyment of the street not to mention potential increases in crime and litter.

3. Design and Appearance

The detailed elevations in the application lack any design merit and are more suited to a scheme on the edge of town by a mass market developer. The proposed apartments to Old Road East at least make a nod to the nature of the site and its environs but once entering the site all this is lost. There is no joy or detail in the plans of the individual homes which are cookie cutter layouts, and this carries through to the elevations. A short walk by the applicant to Coombe Road, Christchurch Crescent or a look at their own D and A Statement would show that this site requires details in the brick and variety in the window types (bay windows are feature of the neighbourhood) that would give architectural interest and quality.

The proposal has design flaws as outlined above and these should be judged in relation to the high design quality required by National and Local Policies.

Kind regards