



**Block M Former, Hospital Site
Gravesend**

*S73 design addendum
On behalf of Strawberry
Star By RM A
August 2022*

RM_A

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Section 1
Introduction

This design statement addendum is prepared on behalf of Strawberry Star SL1 Limited. RM_A have been appointed to review the consented scheme and explore design ideas for this site located near Gravesend Hospital, surrounded by Clifton Road to the North, Bath Street to the East, Stuart road to the West and Bligh Road to the South.

The site received planning consent on the 17th of February 2022 for the conversion of the existing building into residential accommodation with an 11-storey side extension and a single storey roof extension, the construction of a new residential building ranging from 3-6 storeys t o provide 115 residential units.

Following a review of the consented scheme, the need for several amendments was identified. These amendments aim to enhance the quality of the homes being created, while also improving the deliverability of the scheme. This document outlines the limitations of the consented scheme and proposals for a Section 73 application to amend the current consent for the conversion of the former maternity hospital, Block M.

Section 2
The Applicant Team

RM_A

RM_A specialise in the design and regeneration of challenging sites in all contexts, and our experience in all building types has led to the evolution of an informed design approach. We are committed to core urban design principles when planning sites. We nurture relationships with local authority planning departments and look to include them at an early stage in the design process. We establish the constraints and opportunities of our sites to generate a brief for development. We provide site specific solutions working within the constraints of contaminate sites, reclaimed land, listed buildings and conservation areas.

- Block M - Former Hospital Site



STRAWBERRY STAR

Strawberry Star Group, established in 2007, is an international property company specialising in Capital, Acquisitions, Development, Homes, Sales, Lettings & Management and BTR & Asset Management of London and regional property to local and international investors.

Our end-to-end service provides a ‘one-stop’ property solution, meaning we provide quality and market leading performance, along with fulfilling our commitment to offering an exceptional service to everyone involved.

Founded by Santhosh Gowda, a born entrepreneur with over 28 years of rich experience in leading international property markets, Strawberry Star Group is a provider of high quality property services. We have an outstanding track record of delivering market-leading returns while mitigating the risks of real estate investment. In the last 13 years, we have facilitated more than £1.4 billion in aggregate property investments.

With an extensive presence in London and the surrounding regions, we pride ourselves on our strong relationships with investors, local authorities, leading agents and world-class consultants.



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Newsteer was established in 2019 with the ambition of developing a collaborative business model that brings the different disciplines of real estate together in order to enhance our client's assets through our core business strategies which are repurpose, enable and deliver. Our services include Planning, Development Consultancy, Lease Advisory & Transaction Services and CPO & Regeneration.

Newsteer provide strategic planning, development and regeneration services and create transparent portfolio strategies based on occupational needs. We work with both public and private sector clients across both residential and commercial markets.

Section 3
The Site

The site, located in the Town Centre Opportunity Area, extends to approximately 0.42 hectares and currently house the former M block maternity ward which consists of a flat roofed 6 storey building with grey brickwork on the ground floor and first floor and cladding on the upper floors.

A large part of the site is a vacant space, overgrown with grass and weeds and artificially created levels from years of spoil and fly tipping. A disused, single storey brick generator room sits within the site.

The site slopes down from south to north, by approx. 3m, and is bounded by an existing hospital car park to the east and south.

The site benefits from street facing frontage onto Stuart Road to the west and Clifton Road to the north. The site is served by an access from Clifton Road.

A 2-storey terrace of houses adjoin the site on the western boundary of the site.

There is an existing generator room within the green space on site that we think served the redundant hospital wing.

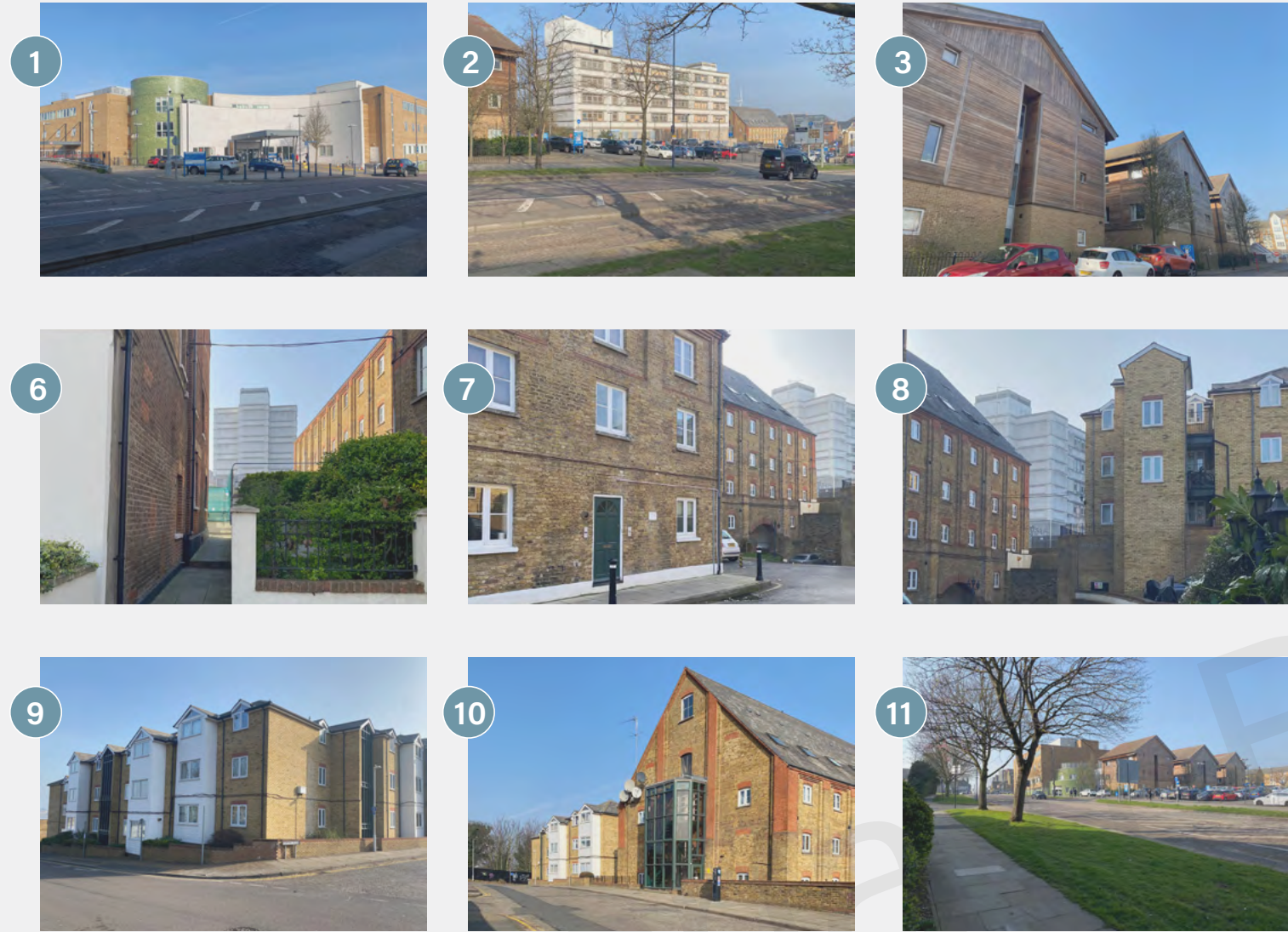
The site has been vacant and enclosed by hoardings for the past 16 years.



Section 4
The Site and its
Immediate Context

The following photos show key buildings and developments around the site and along key pedestrian and vehicular routes. The area has a mixture of building typologies and styles; with converted industrial buildings for office and residential use, NHS facilities and residential buildings from lower two storey houses to higher six storey developments.

Materiality is largely brick in a yellow buff and red palette, render, panelled cladding and tiling.



Section 5
*History of the Former
Hospital Wing*

The existing building was completed in 1971 as the new maternity unit for Gravesend Hospital, it was originally clad in concrete textured panels with ribbon windows between the vertical panels that followed the internal concrete structure. This was later stripped (possibly around 1989 following a significant refurbishment to the hospital) and re clad in a lightweight cladding panel.

Its construction is of a reinforced concrete frame which is in good condition and capable of taking additional loads. Internally there is a single row of concrete columns running centrally across the length of the building. The open plan internal layout, orientation, size all lend the building to residential conversion.

At roof level, there is a 2 storey structure which is a complex steel structure wrapped in corrugated metal sheeting: The M&E plant tower. This is a strong element of the character of the current building which we aspire to maintain and enhance.



Gravesend Hospital Block M in its original form. The building was completed in 1971.

1971



Gravesend Hospital today following a reclad in approx. 1989

2022

Section 6
Planning History

Since 2018 the Site has been subject to several planning applications; an outline consent approved in 2018 (ref.20160670) which has expired; full planning application (ref. 20190504) which was approved in February 2022; and a s96a application (ref. 20220487).

The 2019 application (approved in 2022) granted permission for:

“Conversion of existing building with an 11 storey side extension and a single storey roof extension, the construction of a new residential building ranging from 3-6 storeys to provide 115 residential units consisting of 47 one bed units, 59 two bed units and 9 three bed units, together with associated parking for 69 cars, 6 motorcycles and 212 cycles, amenity space, private gymnasium and waste and a B1, D1 and D2 flexi use space.”

This 2022 permission was subject of a s96a application which granted an amendment to the description of development to:

“Conversion of existing building with a side extension and a roof extension, the construction of a new residential building to provide residential units (class C3) consisting of one bed, two bed and three bed homes, together with associated car parking, motorcycle and cycles spaces alongside amenity space, private gymnasium and waste and space in Class E as flexi use space.”

This s.96a was approved in June 2022. The purpose of the s96a was to allow the 2019 application (approved in 2022) to be delivered. The 2019 approved scheme had a number of design constraints which meant it was not deliverable and an amendment to the description of development allowed a degree of flexibility to the approved scheme and for the applicant to apply for some minor changes to Block M only which would mean it can be delivered in accordance with design standards and fire safety.

Block L visual as per the consented application

Approved Scheme 2019



Access to the Residential Car park between Block T and L on Albion Road as per the consented application



Block M and T visual from Bath Street looking Nrrth as per the consented Scheme



Section 7
The Consented Scheme
Site Plan

The Current Consent approved under reference 20190504:

- Conversion of existing building with an 11-storey side extension and a single storey roof extension
- The construction of a new residential building ranging from 3-6 storeys
- 115 residential units consisting of 46 x one bed units, 62 x two bed units and 7 x three bed units,
- Parking for 69 cars (partly below a podium garden and undercroft within the converted building), 6 motorcycles and 212 cycles
- Communal amenity space, private gymnasium and waste and a B1, D1 and D2 flexi use space.

Consented Site Wide Plan



Section 7
*The Consented Scheme
Conversion of Block M*

- 63 flats are provided within the converted building, providing a mix of 35 x 1 beds and 28 x 2 beds.
- There are 5 levels of residential within the converted building with an additional level of accommodation proposed as a setback top floor. The existing M&E plant tower at the top of the building provides 2 flats over 2 floors
- Ground floor provides under-croft parking and cycle and bin stores. (There is no plant space allocated in the conversion block)
- Amenity space consists of private, projecting and inset balconies. The façade has been inset on the eastern elevation to provide a continuous balcony, the west facing elevation has new bolt on balconies.
- Façade materials: the current consent strips off the existing cladding panels and clads the retained concrete structure with new precast concrete panels to create a brutalist style. Curtain wall glazing and glass balconies animate the spaces between the frame. A series of timber sleepers create planters on the continuous terrace facing west. Oxidised brass perforated screens are used in a staggered layout across the elevation.
- A new set of lifts and stair core are being provided as part of the new build tower on the northern elevation. A central staircase and lift are being added within the existing floorplate.

Visual of consented scheme showing Block M plus the new build tower

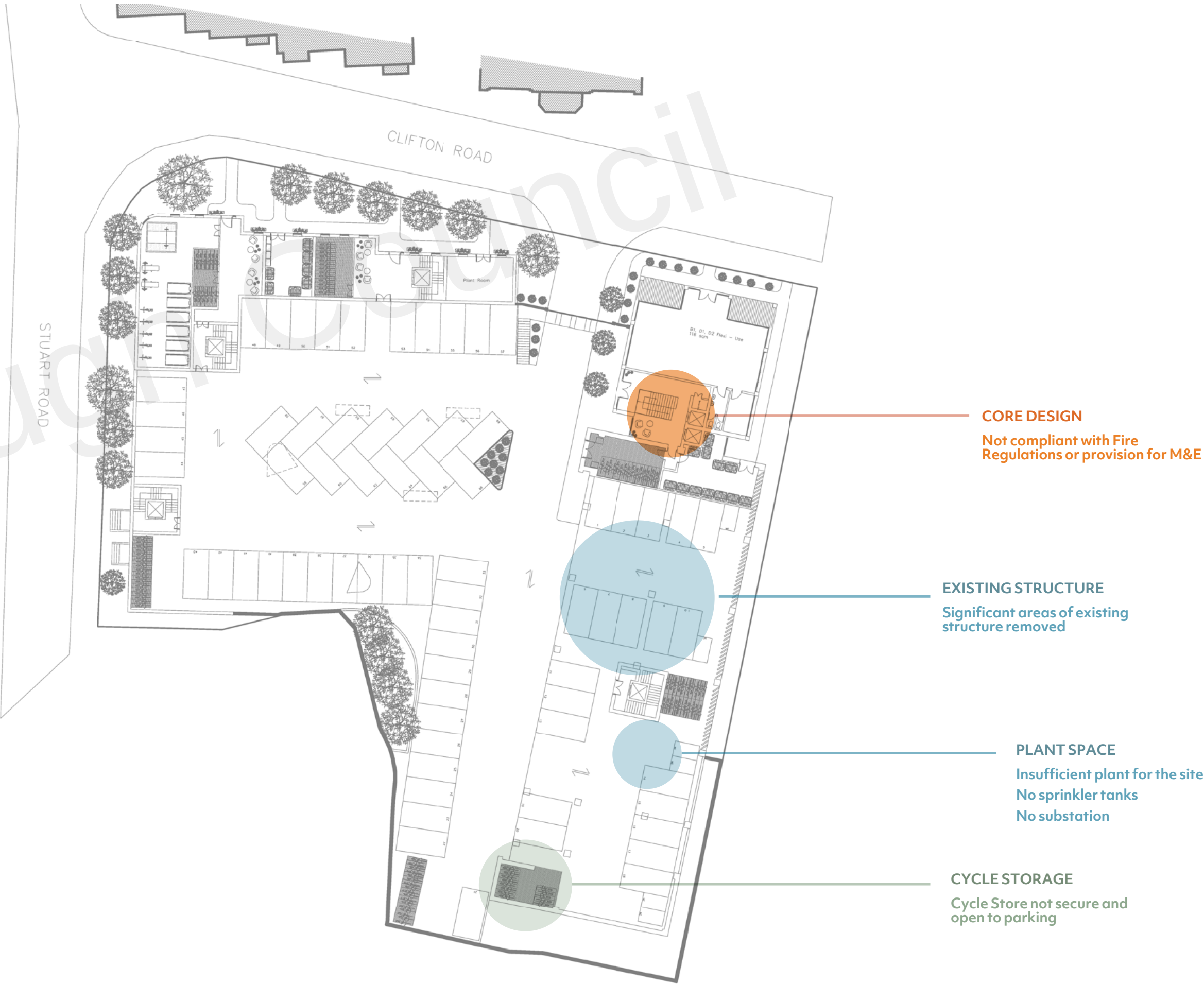


Section 7
The Consented Scheme
Conversion Block Issues & Challenges
Sitewide Ground Floor Plan

The following pages provide a review of the current consent, focusing on quality of the proposed new homes, sustainability, compliance with building regulations and NDSS, and deliverability.

The site plan opposite identifies a number of concerns with the current consent.

Consented Ground Floor Sitewide Plan



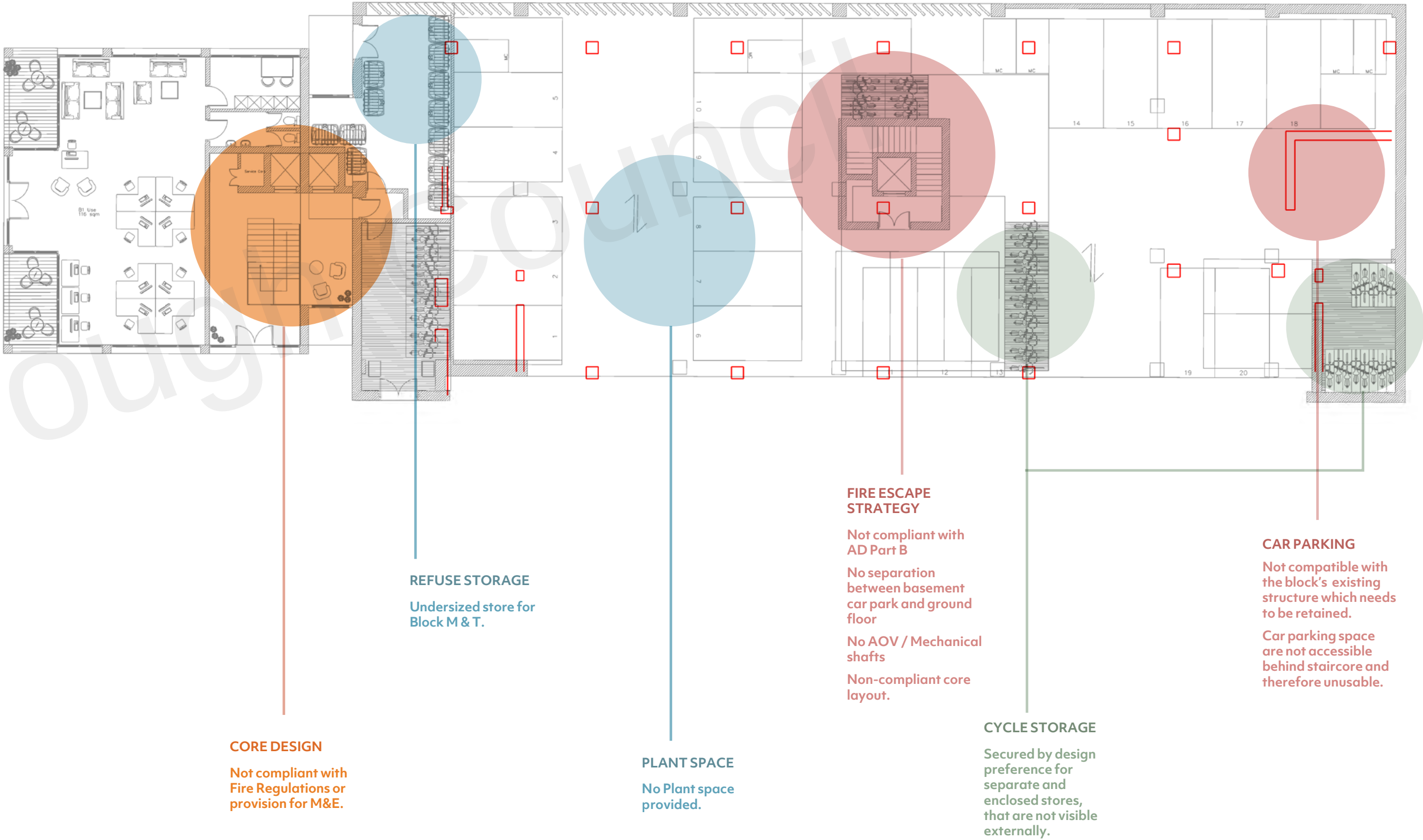
Section 7
The Consented Scheme
Conversion Block Issues & Challenges
Ground Floor Plan

The ground floor plan opposite highlights areas of the current consent that need to be amended to create a scheme that is deliverable. This evaluation focusses on how each aspect of this building works for future residents. Elements considered include the cycle storage and refuse strategy. Other questions asked during the development of the proposal include:

- Does the ground floor support the new residential uses on the floors above?
- Is there plant space and a safe escape route from fire?
- Does the parking layout account for the existing structural frame?

The plan opposite identifies the main concern.

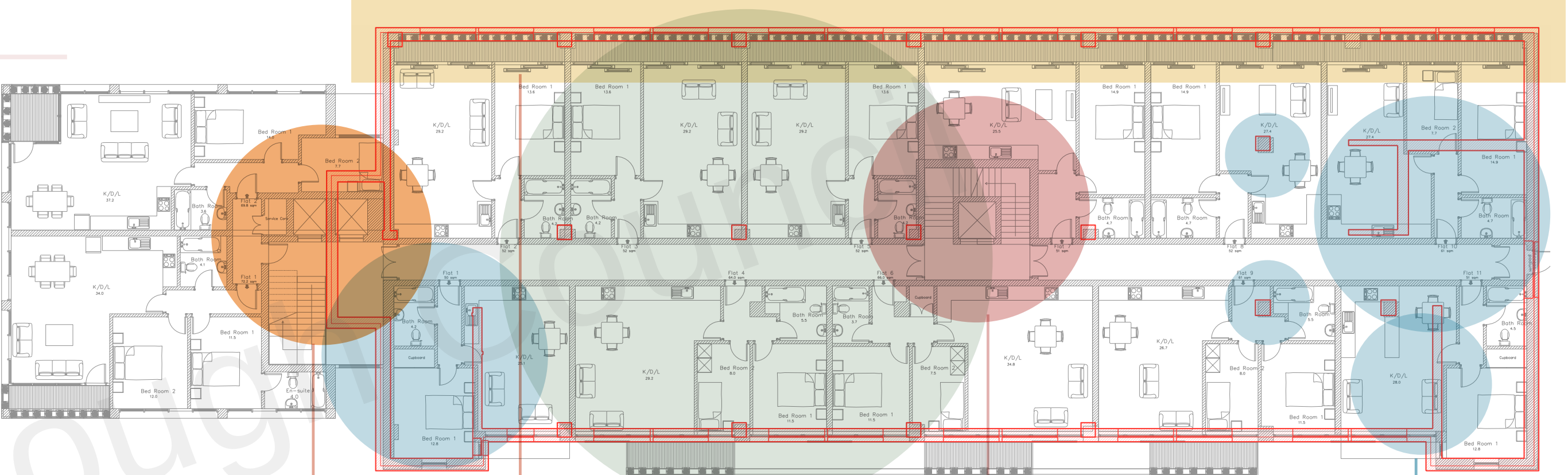
Consented Block M Ground Floor Plan



Section 7
The Consented Scheme
Conversion Block Issues &
Challenges
Typical Floor Plan

At the buildings northern extent, the approved scheme sought to remove large areas of the existing concrete structural frame. This is not possible due to the need to ensure the integrity of the structure.

Consented Block M Typical Floor Plan



INSET TERRACES
Challenges with insulating and waterproofing

FIRE ESCAPE STRATEGY
Not compliant with AD Part B
Escape distances too long
No AOV / Mechanical shafts
Non-compliant core layout

EXISTING STRUCTURE
Proposed layouts ignore structure
Current flats don't work around existing concrete walls that need to be retained

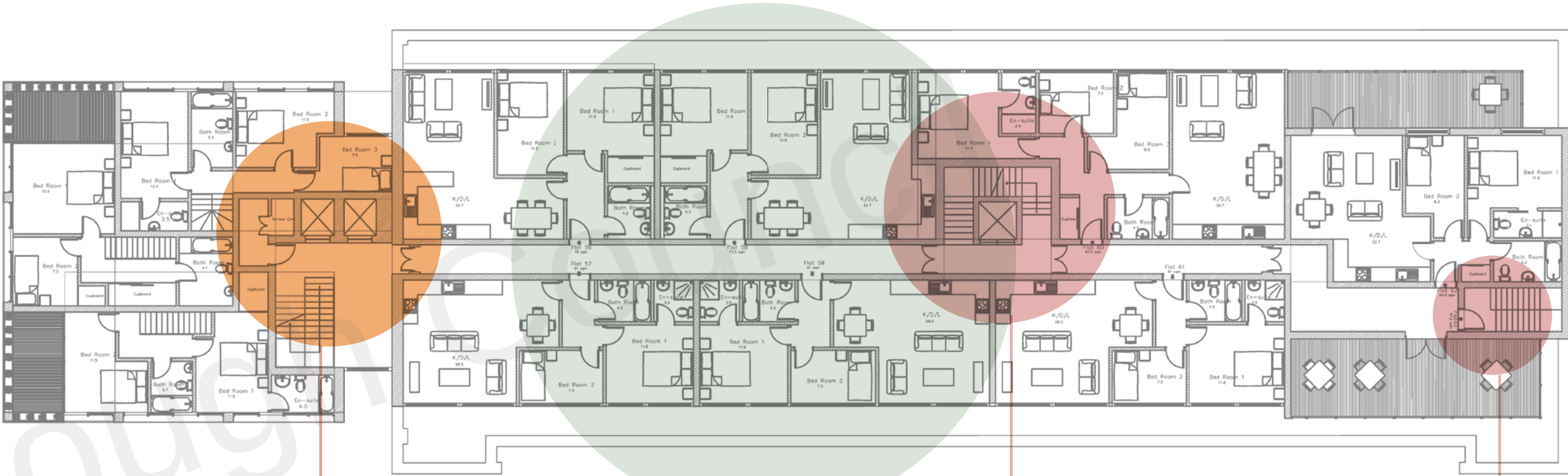
CORE DESIGN
Not compliant with Fire Regulations or provision for M&E

FLAT LAYOUTS
Not compliant with AS M4(2)
Or Nationally Described Space Standards (NDSS)

Section 7
The Consented Scheme
Conversion Block Issues & Challenges
Sixth Floor Plan

The approved scheme adds an additional floor and converts the existing M&E tower into residential accommodation. This creates issues regarding safe escape in the case of a fire, particularly from the upper floor of the duplex. The shared amenity space is provided as a long narrow space, due to this form, the space is considered lower quality and less usable for residents.

Consented Block M Sixth Floor Plan



CORE DESIGN
Not compliant with
Fire Regulations or
provision for M&E

FLAT LAYOUTS
Not compliant with
AS M4(2)
Or Nationally
Described Space
Standards (NDSS)

FIRE ESCAPE
STRATEGY
Not compliant with
AD Part B
Escape distances too
long
No AOV / Mechanical
shafts
Non-compliant core
layout

FIRE ESCAPE
STRATEGY
Concerns over fire
escape strategy for
these new flats