

ST JOHN FISHER SCHOOL SITE | CHATHAM



▶ AERIAL PHOTOGRAPH OF SITE

WELCOME

THANK YOU VERY MUCH FOR ATTENDING THIS PUBLIC PRESENTATION BY EUTOPIA HOMES OF THE INITIAL DRAFT PLANS FOR THE REDEVELOPMENT OF THE FORMER ST JOHN FISHER CATHOLIC COMPREHENSIVE SCHOOL SITE ON ORDNANCE STREET, CHATHAM.

Now vacant, the site had been occupied continuously by the St John Fisher School for almost 60 years from 1964 until the school's relocation in February 2022 to a brand-new £40m single site facility on City Way in Rochester.

This site was acquired in 2023 by Eutopia and since purchase, leading architects Darling Associates have been appointed to design a new high quality residential development. This seeks to complement and integrate with the existing residential streets that surround the 2.4 hectares (5.93 acres) site.

The purpose of today is to provide information on the emerging proposals for the site and receive feedback from local residents and other stakeholders prior to the finalisation of a planning application which will be submitted to Medway Council in the second quarter of 2024.

Members of the team would be pleased to answer any questions and we would be grateful if you would complete a feedback form.



▶ VIEWS OF THE EXISTING SCHOOL BUILDING FROM MAIN ENTRANCE OFF ORDNANCE STREET



▶ VIEWS OF THE EXISTING SCHOOL BUILDINGS AND ACCESS FROM PERRY STREET



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CONTEXT

AROUND SEVEN MINUTES WALKING DISTANCE FROM CHATHAM RAILWAY STATION, THE SITE IS ENCLOSED BY RESIDENTIAL DEVELOPMENT PRIMARILY TWO-STOREYS IN HEIGHT WITH SOME EXCEPTIONS THAT ARE THREE TO FOUR-STOREYS.

The main former school buildings are located in the north-eastern part of the site between Ordnance Street and Charles Street. The buildings range in height between two to four storeys and are of varying construction dating from the 1960's to 1980's.

To the north west of the site is a car park which is accessed from and entrance on Charles Street. Grass playing fields and hard outdoor play areas are found at the lower southern end of the site.

The site has an extensive boundary of trees and hedgerows mixed with wire fences and gates. There are significant level changes of up to 18 metres from the southeast to north with the highest point located near the school entrance on Ordnance Street.

The four existing vehicular accesses to the site are to the north off Charles Street, to the east off Ordnance Street and there are two further access points off Perry Street on the eastern side of the site. There is a further gated non-vehicular access to the west adjacent to 64, Boundary Road.



VIEW OF EXISTING ACCESS TO SCHOOL FROM PERRY STREET



VIEW OF EXISTING SCHOOL BUILDINGS FROM CHARLES STREET



VIEW OF EXISTING SCHOOL PLAYING FIELDS LOOKING TOWARDS BOUNDARY ROAD



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PROPOSED SITE PLAN

DESIGN AND APPEARANCE

DARLING ASSOCIATES IS A MULTI-AWARD WINNING ARCHITECTURE STUDIO AND HAVE BEEN APPOINTED TO DESIGN THE NEW RESIDENTIAL PROPOSALS. THEY HAVE PREVIOUSLY WORKED WITH EUTOPIA ON OTHER URBAN BROWNFIELD REGENERATION PROJECTS IN BIRMINGHAM, MANCHESTER, GLOUCESTER AND EXETER.

The draft pre-application plans for the site seek to respond to the unique heritage and context of the site, considering its established street patterns, scale and proportion.

The design aspiration is to re-introduce the historic residential street pattern that existed prior to the development of the school, improve the relationship with the residential buildings around the edges of the site and re-provide lost public green space.

The existing mature tree boundary and hedgerows on all sides of the site are an important feature that should be retained. The opportunity to introduce additional open spaces and increase biodiversity are also part of the design team's thinking.

The proposal which is currently the subject of local community consultation will involve the

demolition of all the existing buildings at the site and the construction of new homes in the form of terraced housing and apartment blocks.

The current proposal is for 77 new houses and 62 new apartments, providing 142 new homes in total.

A proportion of the new properties - still under discussion at this stage with Medway Council - will be offered as affordable housing.



DESIGN AND APPEARANCE | MAIN CENTRAL STREET



▣ AERIAL VIEW OF PROPOSED DEVELOPMENT SEEN FROM CHARLES STREET LOOKING SOUTH

THE PROPOSED LAYOUT IS BASED AROUND A MAIN STREET RUNNING THROUGH THE CENTRE OF THE SITE WHICH EXTENDS SOUTHWARDS FROM AN ENTRANCE ON CHARLES STREET. THE LAYOUT IS DESIGNED TO COMPLEMENT THE STREET PATTERN OF THE SURROUNDING RESIDENTIAL AREA.

The central street will include two, three and four-bedroomed terraced houses with private gardens of at least 7 metres long.

The proposed houses are grouped into two distinct terraces and carefully located to ensure that the existing tree buffer around the western, southern and eastern boundaries is retained and unaffected.

This will ensure that the privacy of existing residents along the site boundaries is protected.

Much like the existing streets around the site with their gradients, the proposed new homes will follow the incline and cascade downwards to the south of the site. At the southern end, a row of eight terraced houses serves as a bookend to the street and replicates the orientation of the existing houses on Grosvenor Avenue.

To ensure that the new homes are sympathetic to the existing area, the proposed materials will seek to mimic those found locally such as buff brick and render. Subtle differences in the use of materials will differentiate the house types from one another.



▣ VIEW OF PROPOSED TERRACED HOUSES IN CENTRAL STREET LOOKING SOUTH



▣ VIEW OF PROPOSED TERRACED HOUSES IN CENTRAL STREET LOOKING NORTH



ST JOHN FISHER SCHOOL SITE | CHATHAM

DESIGN AND APPEARANCE | LOOP STREET



▣ AERIAL VIEW OF PROPOSED DEVELOPMENT SEEN FROM ORDNANCE STREET LOOKING SOUTH

A SECONDARY LOOP STREET IS PROPOSED AT THE NORTH EASTERN CORNER OF THE SITE AND LINKS ORDNANCE STREET AND PERRY STREET. THERE IS NO CONNECTION THROUGH HERE TO THE MAIN CENTRAL STREET.

In this part of the site, two separate apartment blocks are located, running along the edge of Charles Street and Ordnance Street as the corner is turned.

The apartment blocks are proposed to be four-storeys in height, although the slope west to east downwards along Charles Street means that one of the blocks reads a storey lower due to the incline.

Two rows of three-bedroom terraced houses are also proposed here, with one of the terraces along the frontage of Perry Street. The second terrace is side on to the existing properties in Ordnance Street and the gardens for both terraces are back to back, creating a wide visual gap between the proposed new homes.



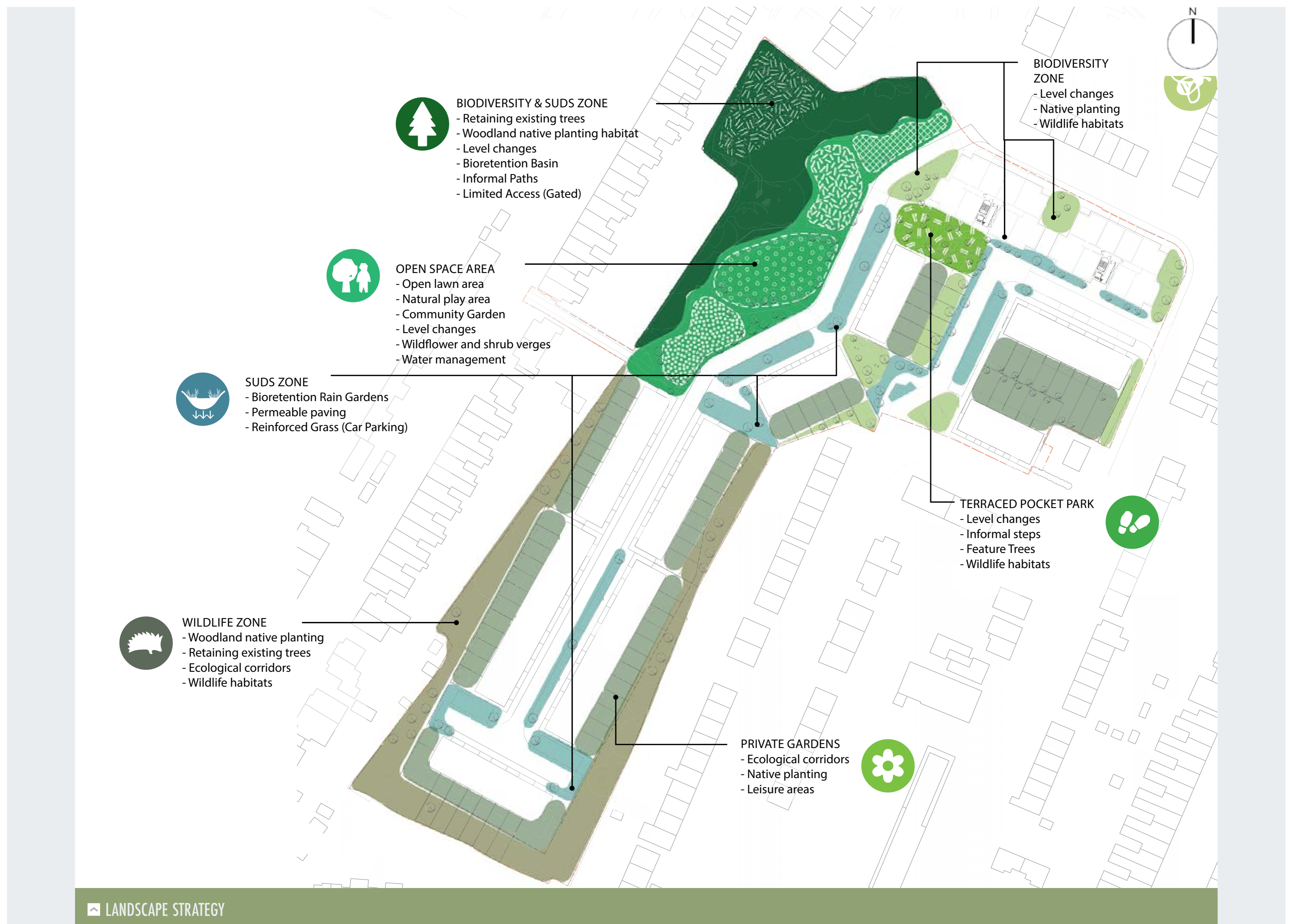
▣ VIEW OF NEW TERRACED HOUSES AT THE TOP OF PERRY STREET



▣ VIEW OF PROPOSED DEVELOPMENT LOOKING FROM NEW ACCESS ON ORDNANCE STREET



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LANDSCAPING, ACCESS AND PARKING

A KEY APPROACH WILL BE TO RETAIN AS MUCH OF THE EXISTING TREES AND VEGETATION AS POSSIBLE ON THE BOUNDARIES OF THE SOUTHERN SECTION OF THE SITE ALONG THE REAR OF THE GARDENS OF BOUNDARY ROAD, GROSVENOR AVENUE AND PERRY STREET.

The existing softscape area across the site is around 10,450 sq. metres, but this was not accessible to the local community. The proposed softscape area associated with the new development will be increased to an estimated 11,895 sq. metres.

Key elements include extensive public open space in the north western part of the site along the boundaries of properties found along Boundary Road and Priestdale Court. This will be around 1 acre in size and will include a natural play area, lawn area and communal garden as well as a woodland area and biodiversity zone.

Pocket parks and other green spaces will also be provided featuring new planting and offering wildlife habitats.

In addition to the proposed main vehicular access points off Charles Street, Ordnance Street and Perry Street, new pedestrian access points are proposed to enable enhanced connectivity to a variety of public open spaces across the site.

To facilitate public access, a pedestrian route is proposed using the currently disused access adjacent to 64 Boundary Road. Pedestrian links will also be provided to allow people to walk through the public open space to Charles Street and eastwards to Ordnance Street.

The design team is keen to create a new residential neighbourhood which is pedestrian-friendly and where the car does not dominate.

66 car parking spaces will be provided and located in front of houses where possible, with additional spaces integrated into the layout at multiple locations providing both standard spaces, electric charging points and blue-badge parking spaces.

Each house will have a defensible space to the front, where bin and bike storage will be integrated into the design.



AERIAL VIEW OF PROPOSED DEVELOPMENT FROM NEW PUBLIC OPEN SPACE LOOKING TOWARDS PERRY STREET



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SUMMARY

THANK YOU VERY MUCH FOR ATTENDING THIS PUBLIC CONSULTATION EVENT ON THE EMERGING PROPOSALS FOR THE FORMER ST JOHN FISHER SCHOOL.

We would be very grateful if you could leave us with your comments on one of our feedback forms available today.

We are very open to further dialogue with the local community on these proposals and below you can see the outline project timeline, which is entirely dependent on planning decision-making by Medway Council.

If you require further information, please contact us:

T: 0800 246 5890 (free to call)
E: contact@ordnancestreet.info

KEY BENEFITS

- Provide a sensitive redevelopment of this key brownfield urban site;
- Give a vacant previous educational site an attractive new identity;
- Create a new neighbourhood which fits in well with the existing area;
- Re-create the historic street pattern;
- Minimise impact on neighbours by retaining and enhancing the trees and vegetation currently found on the site's boundaries;
- Re-introduce public access and provide attractive open spaces where people can relax and wildlife can thrive;
- Design a new, high quality and sustainable residential neighbourhood with good access to Chatham town centre which reduces reliance on the private car and encourages walking and cycling;
- Introduce bespoke high quality design created specifically for the site;
- Deliver a mixed tenure development including affordable homes to meet local housing needs; and
- Incorporate sustainable energy initiatives and other environmentally friendly elements.



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▶ AERIAL VIEW OF PROPOSED DEVELOPMENT SEEN FROM ORDNANCE STREET LOOKING SOUTH



▶ AERIAL VIEW OF PROPOSED DEVELOPMENT FROM NEW PUBLIC OPEN SPACE LOOKING TOWARDS PERRY STREET

Community consultation
1st Quarter 2024

Planning submission
2nd Quarter 2024

Planning decision
4th Quarter 2024

Start of construction
1st Quarter 2025

Completion
4th Quarter 2026



INDICATIVE TIMELINE



EUTOPIA
HOMES