

ISSUES AND FEEDBACK FROM PREVIOUS EXHIBITION

An earlier public exhibition was held at the United Reformed Church on East Dulwich Grove on 22nd March 2016. The main issues raised at the exhibition are summarised below, together with a summary of how the project teams are addressing them.

What you told us

- Strong support for the redevelopment of the site to provide health and educational facilities.

- Concern about the impact of increased traffic volumes during construction and operation of the facilities, particularly on local residential streets such as Jarvis Road and Melbourne Grove.

- Concern about road safety for children accessing the school on foot and by bike.

- Concern about the limited amount of on-site car parking proposed and the potential for overspill parking in surrounding streets.

- Strong support for the sports facilities and green spaces provided with the school and requests that they be made available to the local community.

- Support for retention of the Chateau.

How we are responding

- We appreciate the support for the Charter School and Health Centre and are working hard to ensure that they fit well on the site and become assets for the local community.

- **Construction:** We are preparing Construction Environment Management Plans as part of the planning applications. These will identify measures to minimise the impacts of construction on local residents and businesses, dealing with issues like construction traffic, hours of operation, noise and air quality. For example, no construction traffic will be allowed to access the site from Jarvis Road or Melbourne Grove.
- **Operation:** The site is well-served by public transport and both the Charter School and Health Centre are required to show how they will maximise walking, cycling and public transport and minimise use of the car by people accessing the new facilities. We are preparing Transport Assessments to accompany the planning applications and these will identify any traffic issues that need to be addressed to ensure the local road network is not adversely affected.

- The projects are being carefully designed to provide a safe environment for all visitors, including children accessing the school on foot and by bike. We are currently undertaking road safety audits to identify any measures that may need to be taken to improve road safety.

- On-site parking levels have been set in consultation with Southwark Council highways officers. They comply with Southwark policies to reduce car use and promote walking, cycling and use of public transport. On-site car parking will be provided for essential car users and people with disabilities.

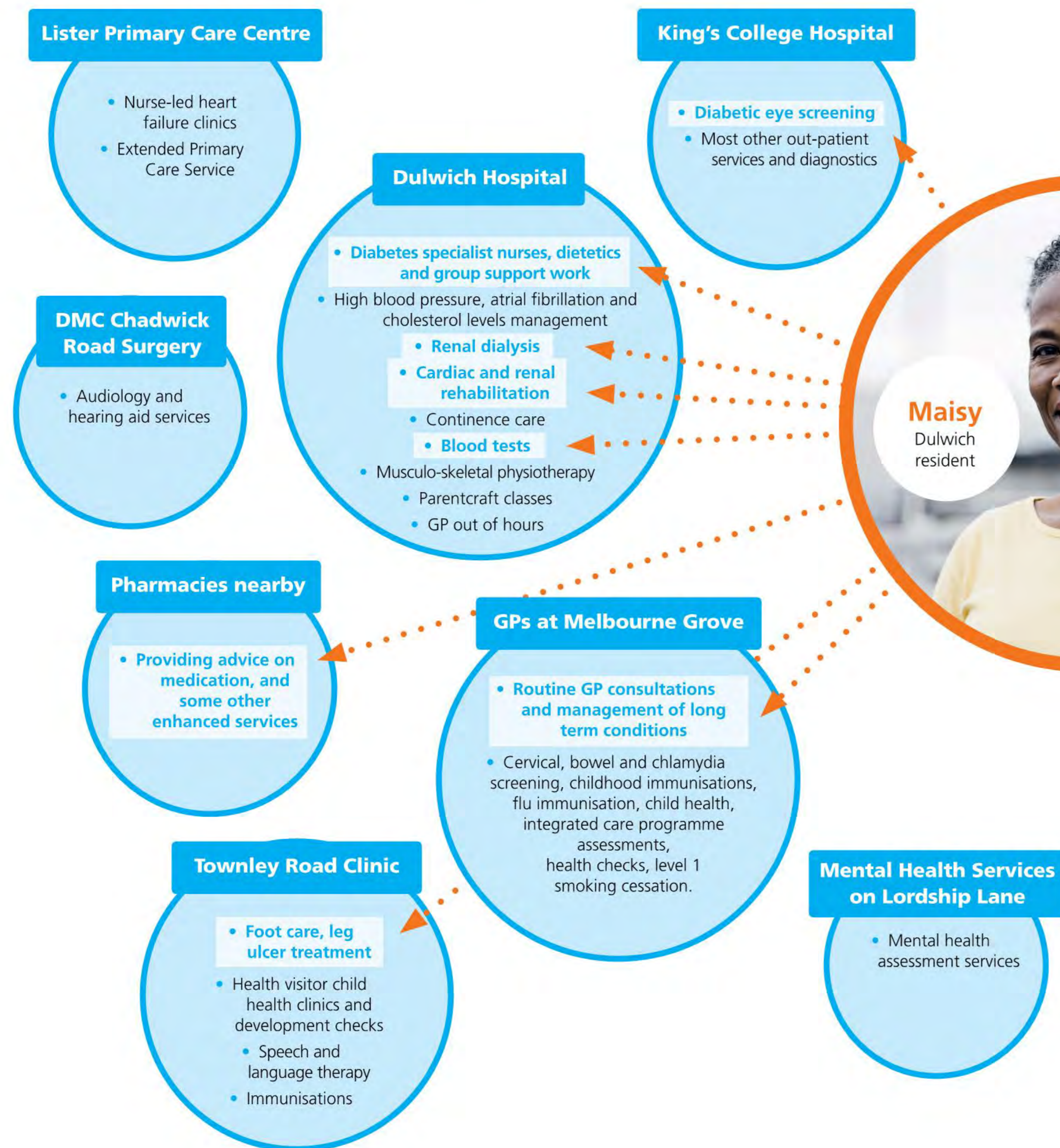
- The Charter School will open up parts of the school for community use on a lettings basis, facilities will include the sports hall and Multi-Use Games areas.

- The Chateau will be retained and refurbished so it becomes the heart of the new school and continues to be an attractive landmark in the community.



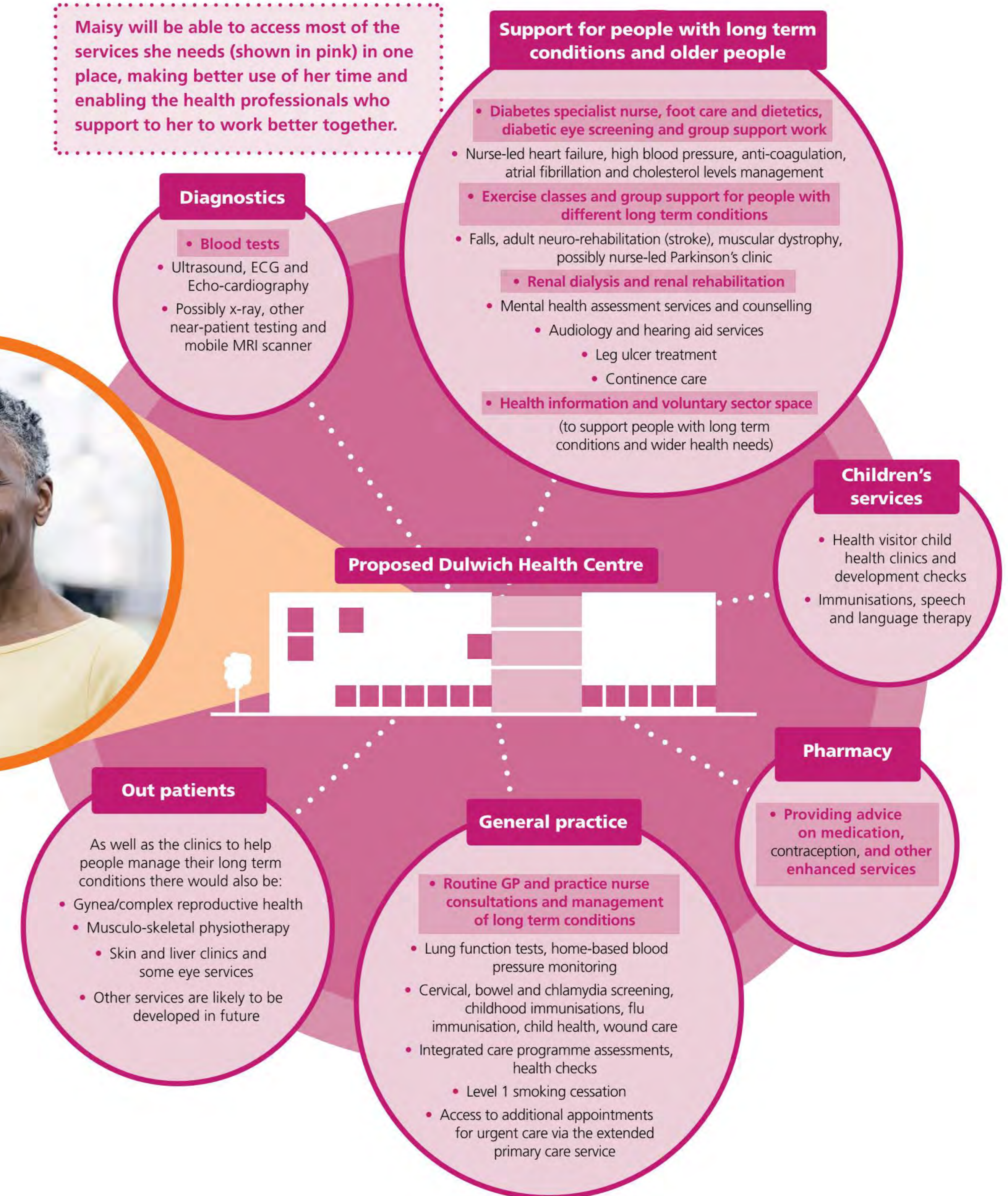
Services currently available in Dulwich and the surrounding area

One of the key aims of the new health centre will be to bring services together under one roof so that people with multiple health needs benefit from a more integrated model of care. Under the present arrangement someone like Maisy with long term health conditions, let's say diabetes and kidney failure, might need all of the services shown here (in blue). Services may not be very good at talking to each other and Maisy has lots of different appointments in different places to get to.



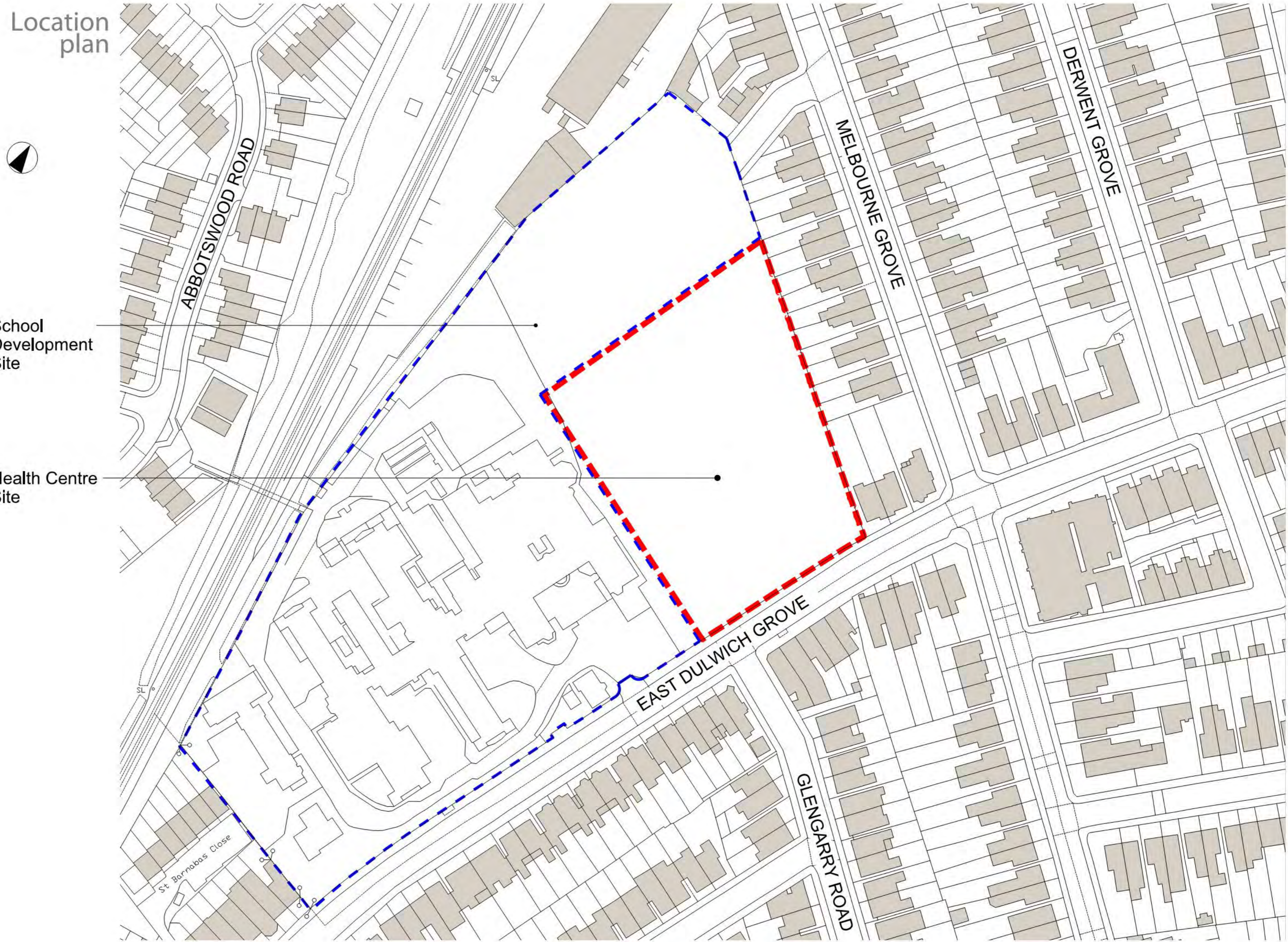
Services proposed for the new health centre

Maisy will be able to access most of the services she needs (shown in pink) in one place, making better use of her time and enabling the health professionals who support to her to work better together.





Site analysis



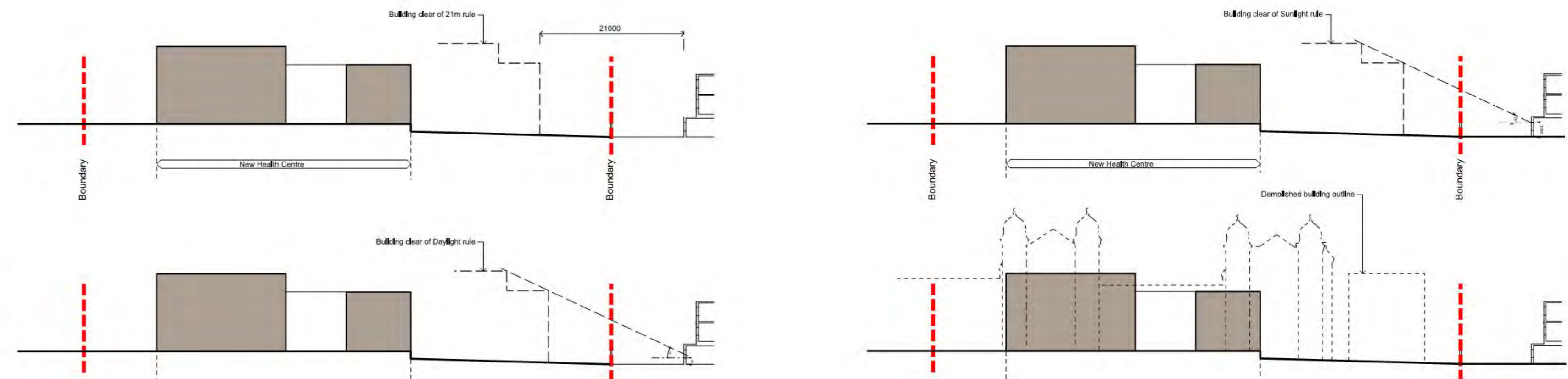
Location plan

School Development Site

Health Centre Site

Consultation exercise

Site options	Proximity of entrance to road
	Drop-off area
	Privacy to residents
	Noise from school
	Car park not main frontage
	Building visibility
	Relationship to existing buildings
	Pedestrian access
	Courtyards/natural light
	Importance of landscaping



Site section studies



Site response

1. inspiration drawn from bold axes of former hospital layout



2. new proposal contrasting 2 solid axes with transparency/courtyard between



3. eastern axis amended to respond to orientation of adjoining houses



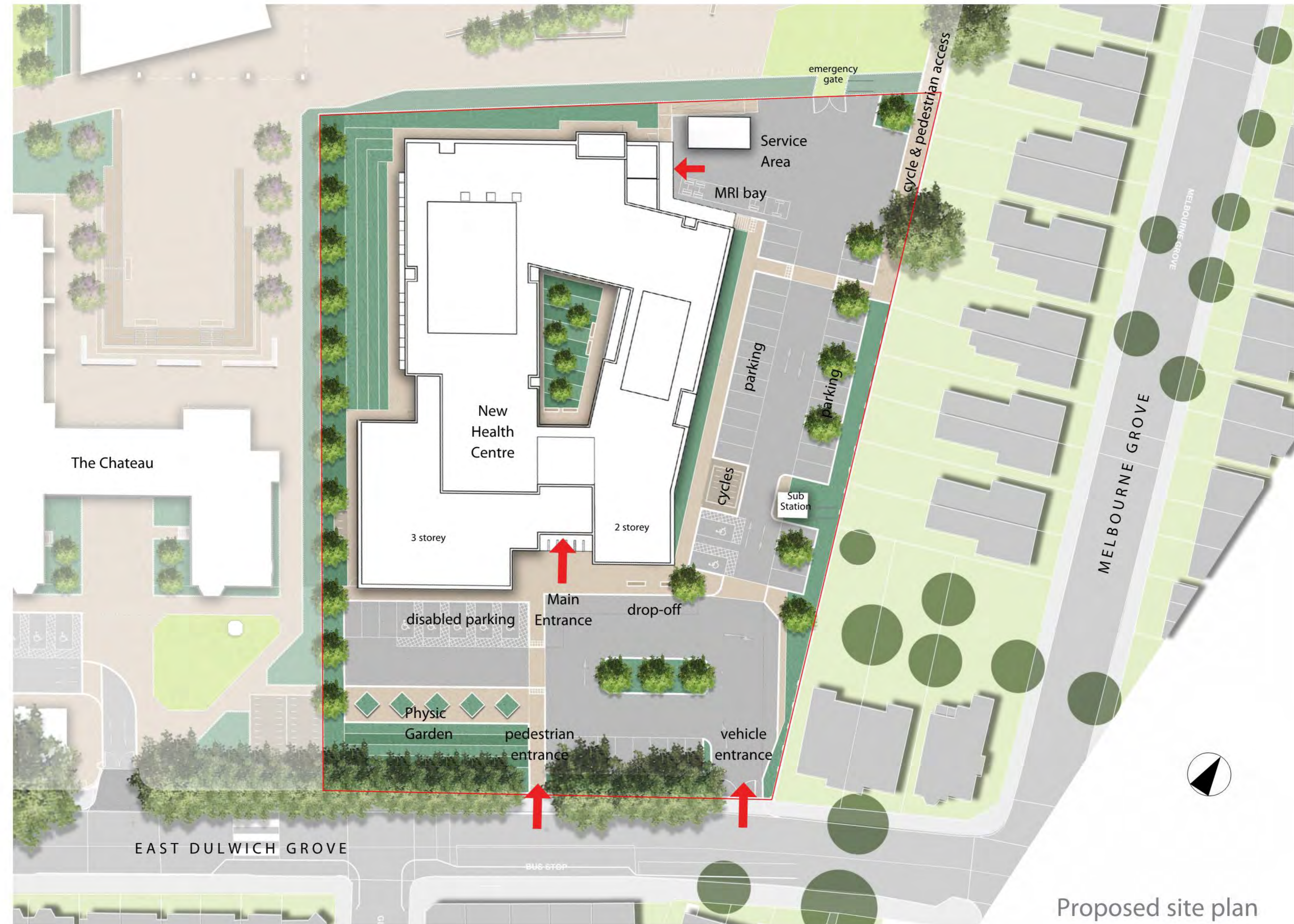
4. connection between axes to enhance internal functionality



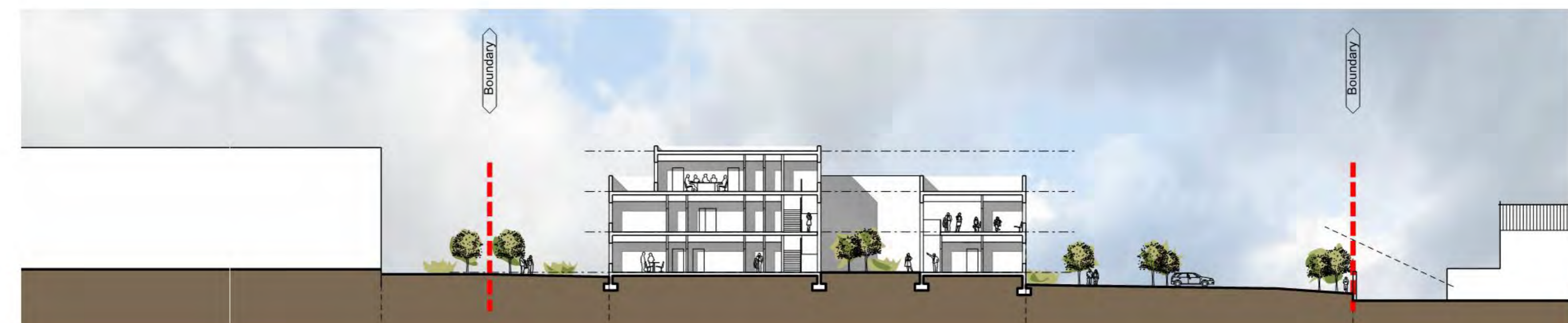
5. massing introduced to reflect association with neighbouring Chateau



6. further detail added relating to physical links/connections within building



Proposed site plan



Proposed site section

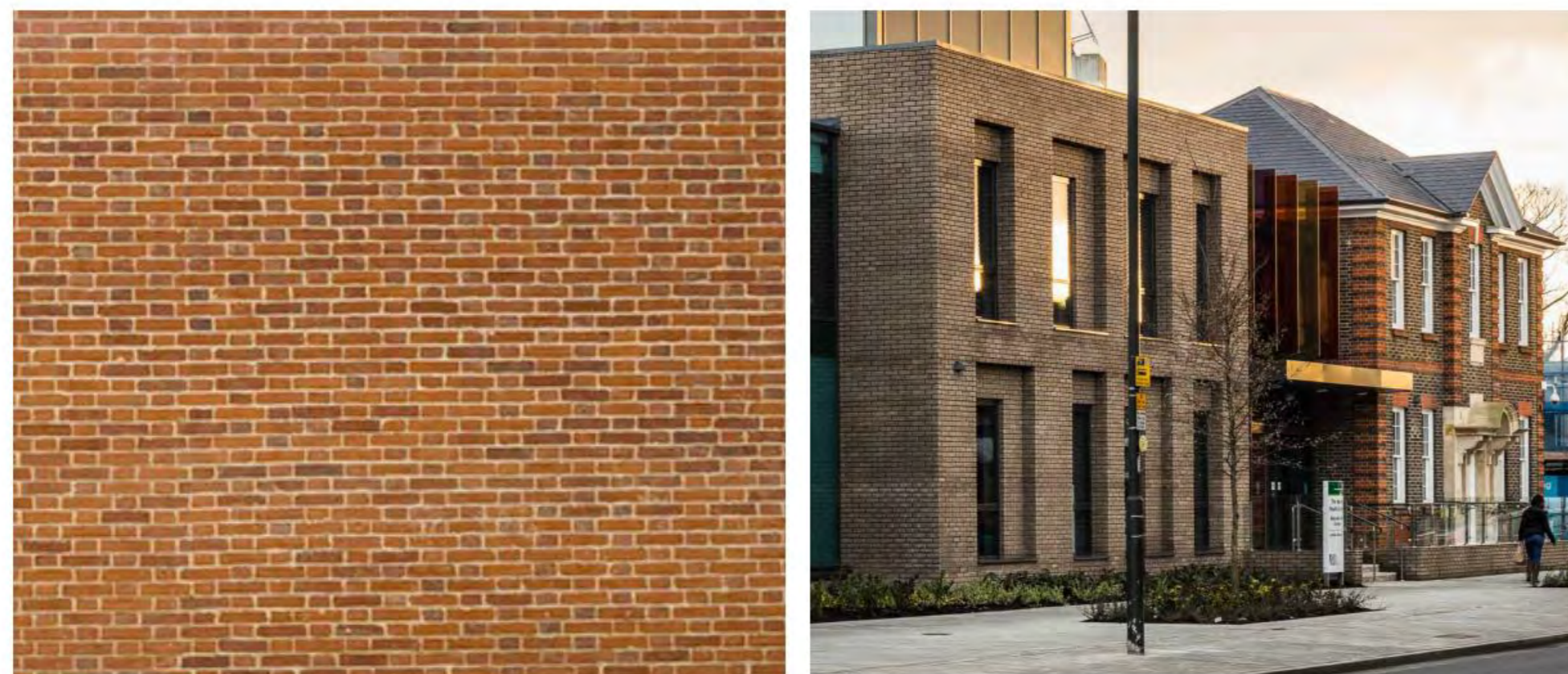


Typical bay study



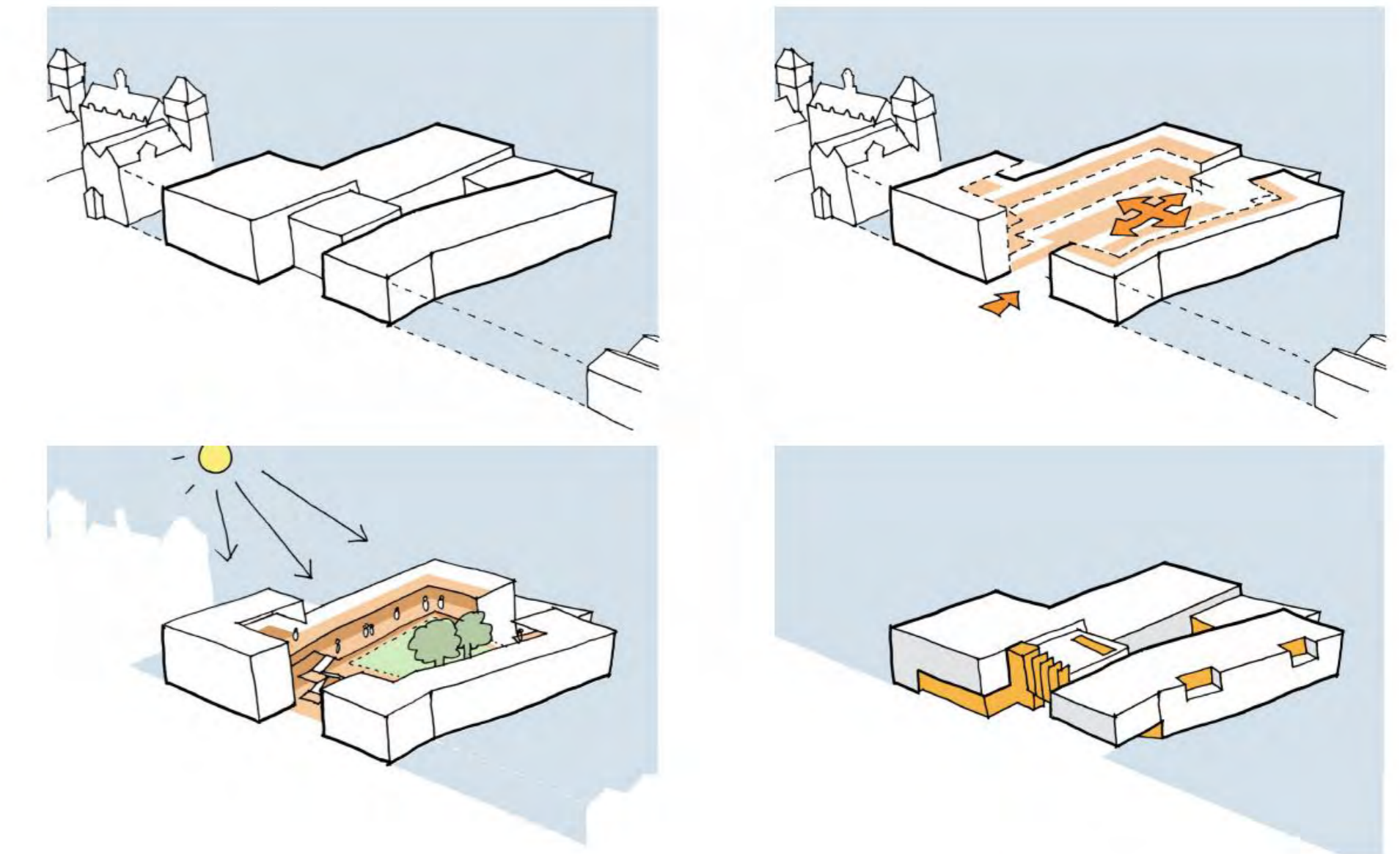
View of main entrance

Brickwork examples



Cladding examples

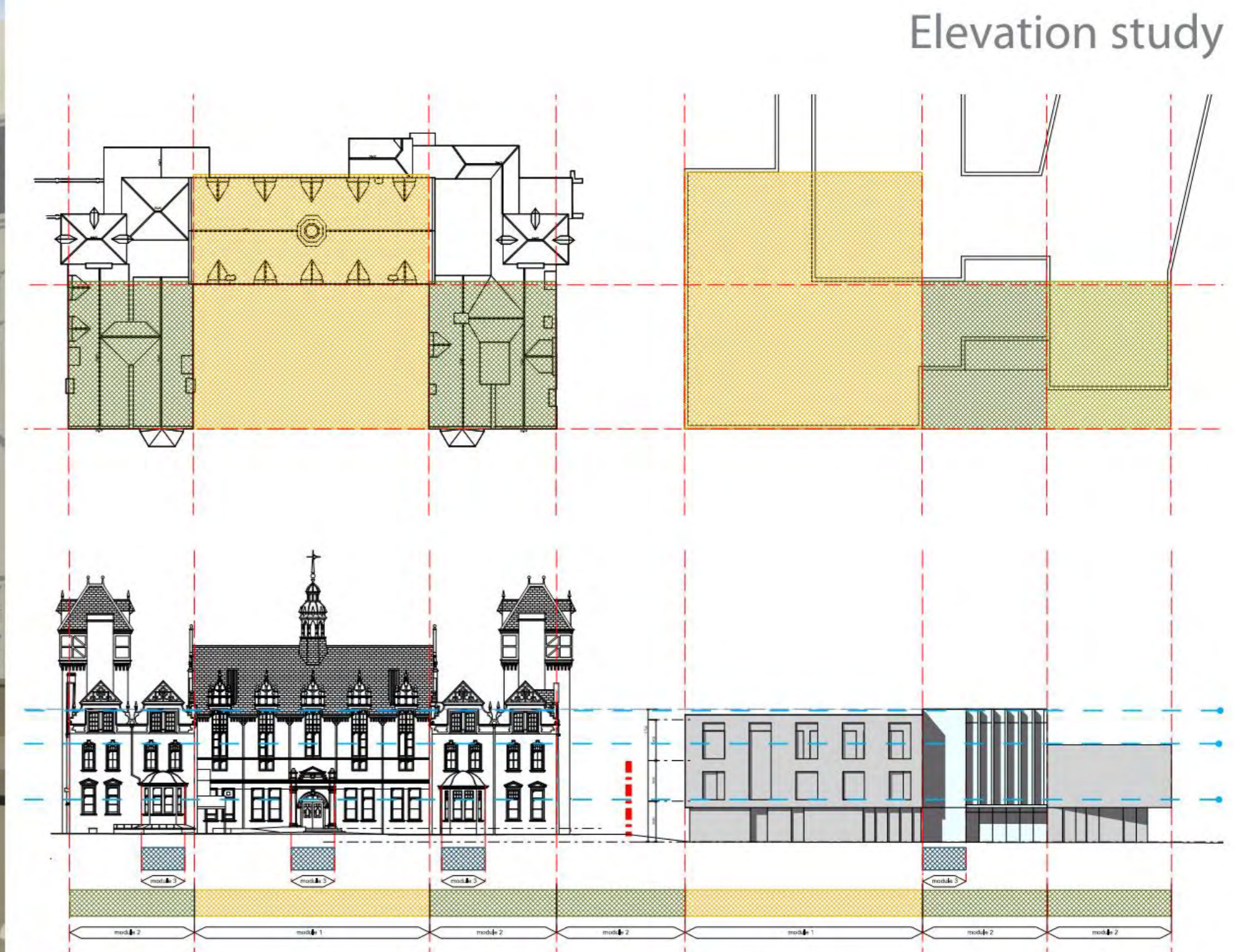




Design concept



External views



Elevation study

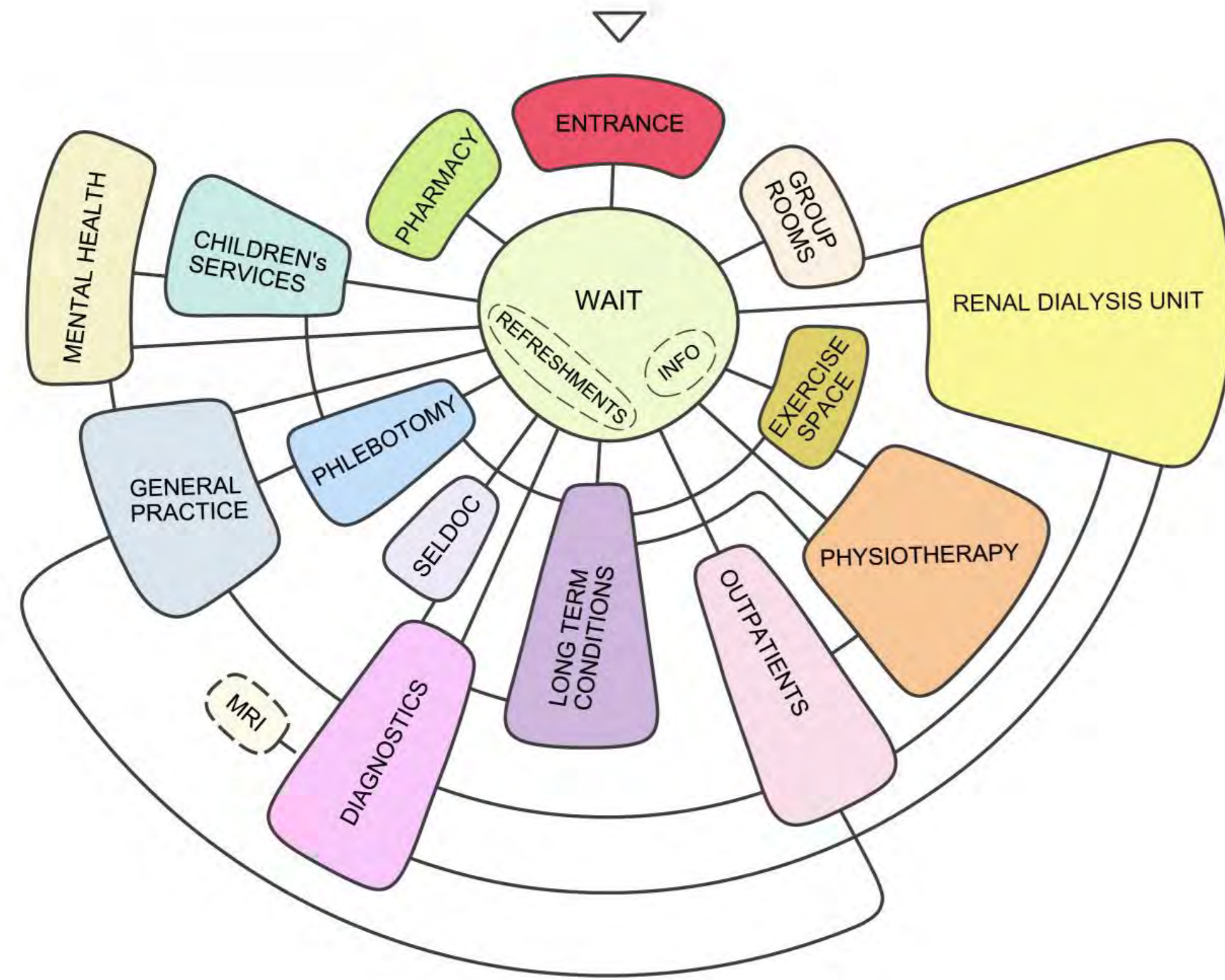


Internal views of main entrance space

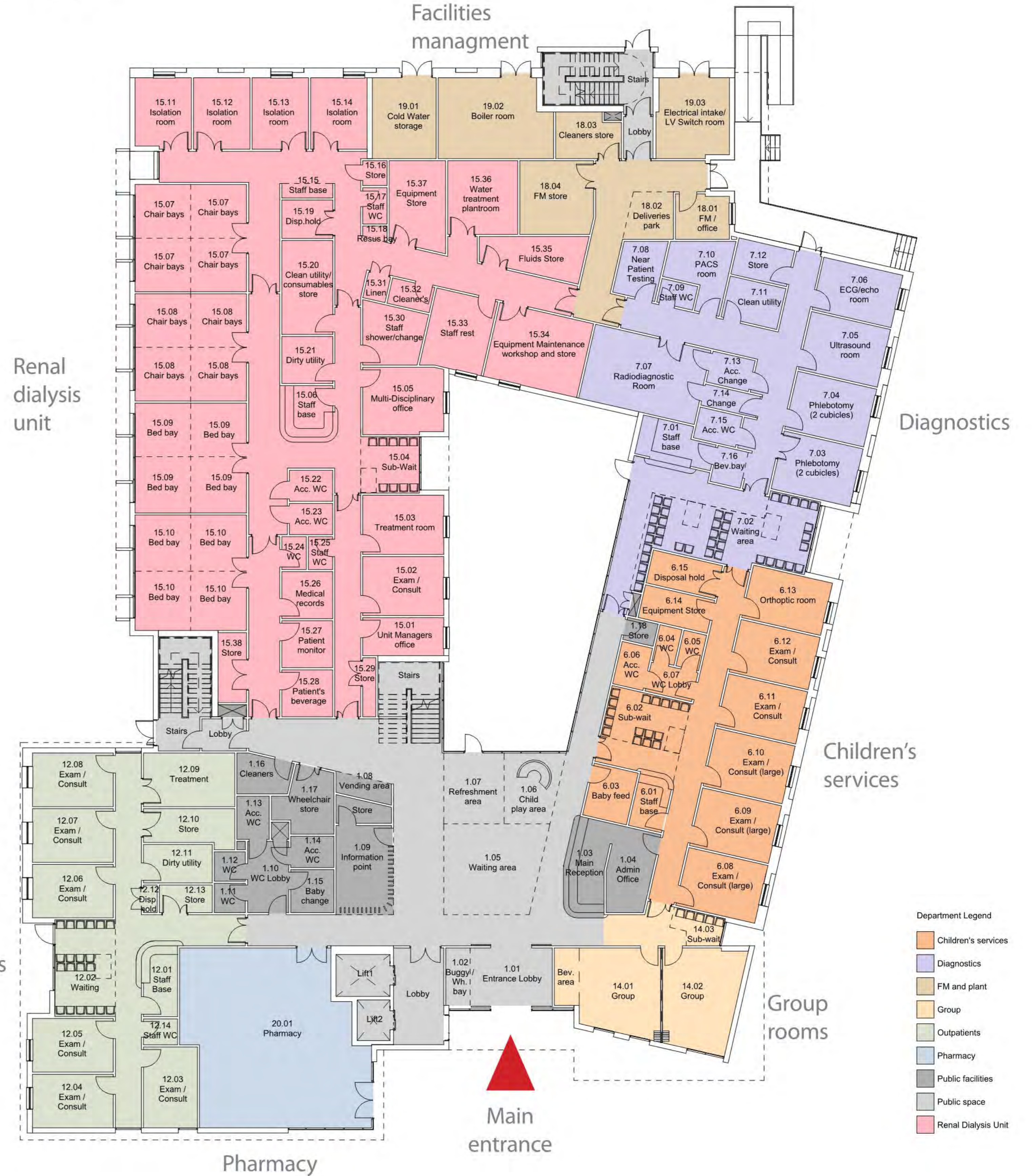


Examples of healthcare interiors

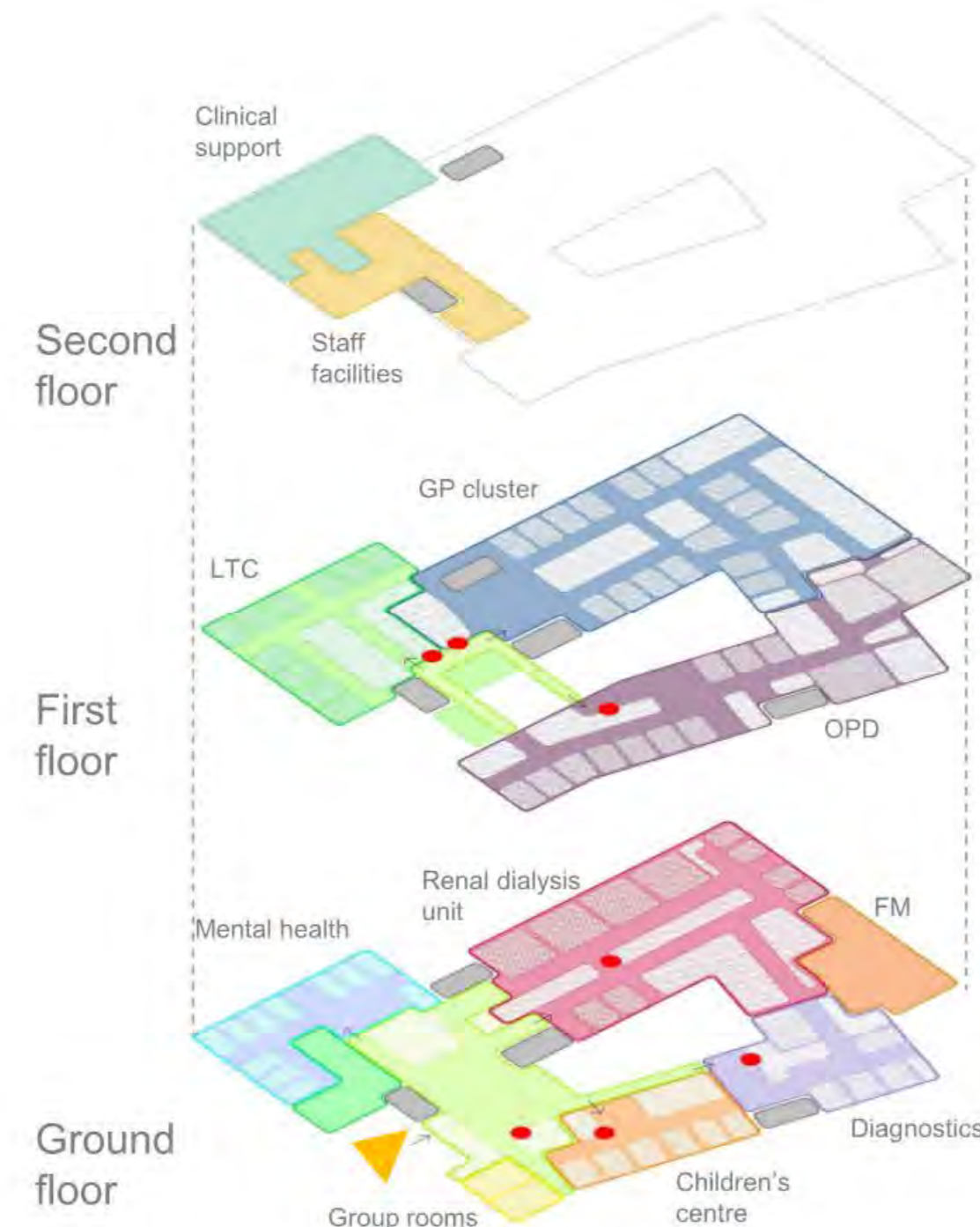
Design evolution



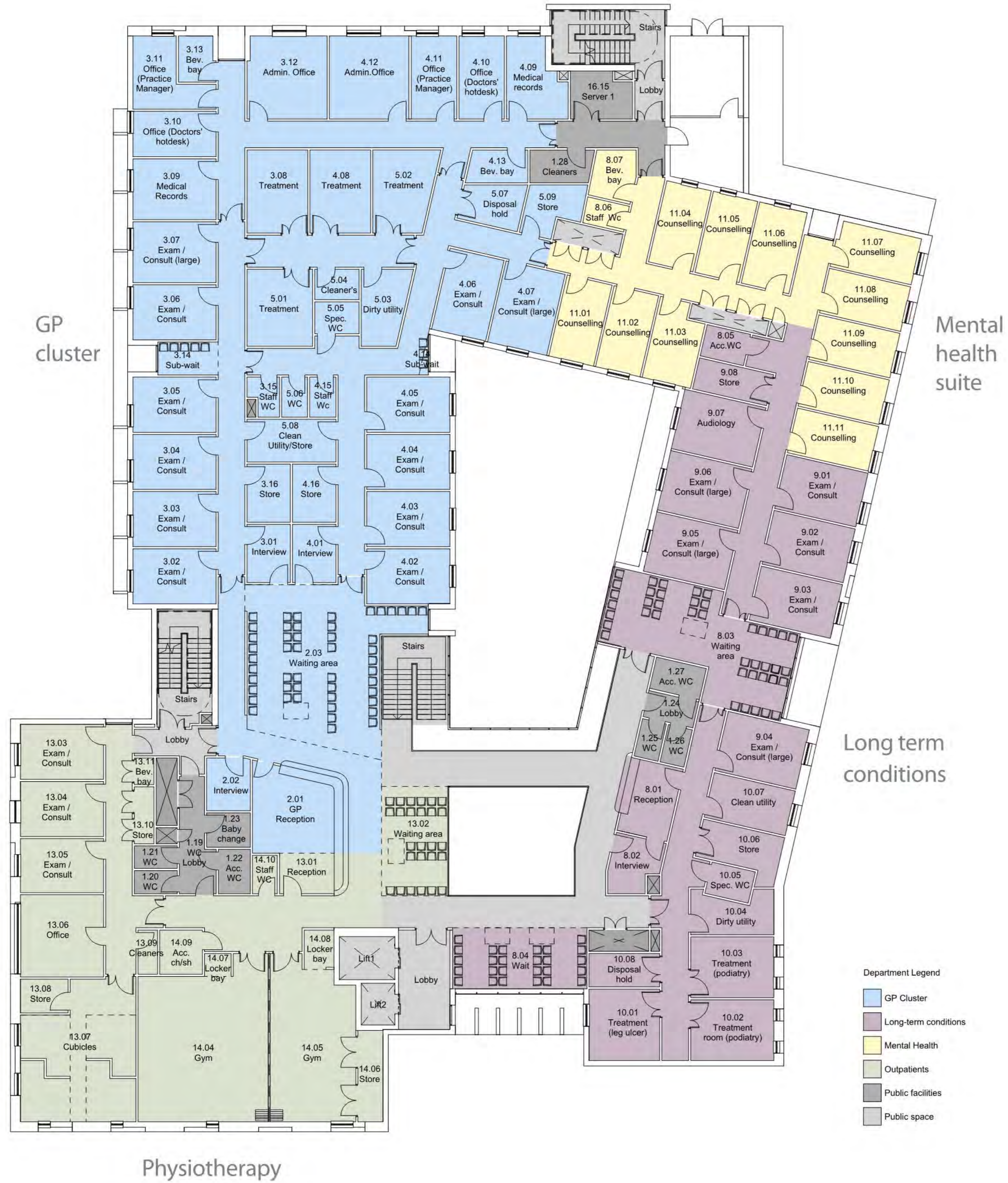
Ground floor plan



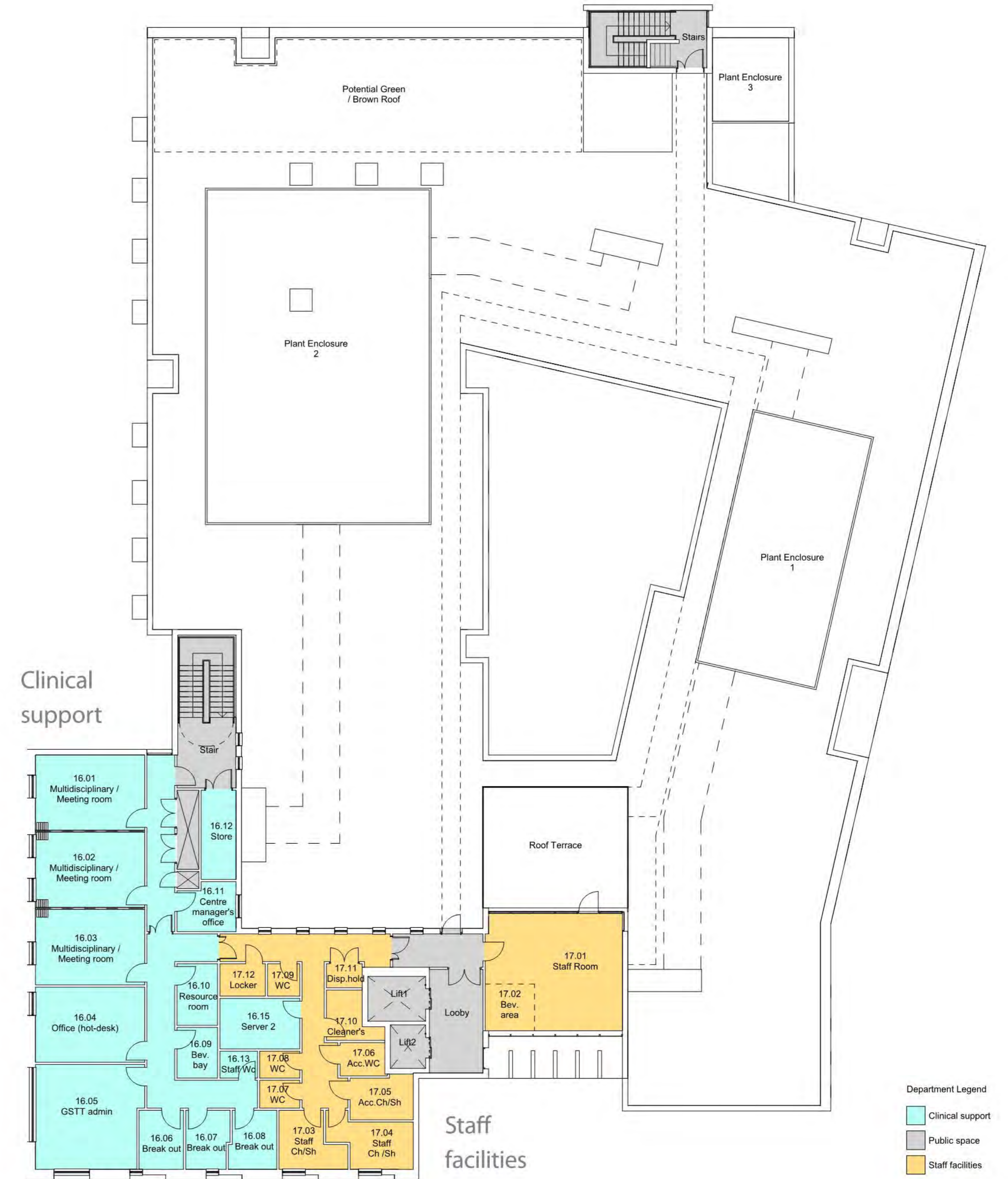
Stacking		
Public Space	223	
GP Cluster	207	884 GPs inc admin
Diagnostics	281	
Outpatients (LTC)		430
Mental Health	258	
Outpatients (Other)	68	741 rest of OPD
Renal Dialysis Unit	676	
Clinical support		324
Staff facilities		143
FM & plant	230	
Pharmacy	142	
Total GIA	2085	2055
		467



First floor plan



Second floor plan



DULWICH HOSPITAL SITE REDEVELOPMENT

Dulwich Health Centre

ELEVATIONS



Aerial view

South elevation



East elevation



North elevation



West elevation

PROJECT INTRODUCTION

Context and background

Proposed School

The Charter School East Dulwich (TCSED) will be a new co-educational, 11-18 school serving the vibrant communities of East Dulwich and South Camberwell. This area of Southwark, in common with much of London, faces a sharp increase in demand for secondary school places from 2016 onwards. New capacity is needed urgently to meet this need. TCSED will open to its first cohort of 11 year-olds in September 2016 and aims to reach capacity in 2023. When full, the school will cater to up to 1,680 students. This will include a sixth form of up to 480 students.

As part of The Charter Schools Educational Trust, TCSED is founded on the conviction that all children deserve the opportunity to succeed, whatever their start in life or personal circumstances. TCSED will teach its students to be curious, creative, confident, courageous and caring. They will leave the school fully able to participate in our democratic society and prepared to meet the challenges and to harvest the opportunities of life in the 21st century.

TCSED aspires to be fully integrated with its local community. In addition to providing an excellent education for the children and young adults of East Dulwich and South Camberwell, TCSED will encourage local residents and associations to use school facilities out of hours. This will include access to the school's purpose-built sports facilities.

The proposed development of the new school and health centre constitutes a major regeneration of a community asset. Much of the site currently occupied by the Dulwich Community Hospital is derelict. Some buildings on the site have not been in active use for decades.

Proposed Health Centre

NHS Southwark Clinical Commissioning Group has developed, with other CCGs in south east London, a strategy for community based care, alongside its own strategic plans and specifically the CCG's Primary and Community Care Strategy. When taken together these plans seek to secure health services for the future that will fundamentally improve health outcomes and support a sustainable healthcare system fit for the future.

As part of the development and implementation of these strategies the CCG has worked closely with patients, clinicians, partners and the public to develop a service model for community-based services in the south of the borough. Delivering a health centre for Dulwich and the surrounding area was the preferred option for local people after extensive engagement and consultation. This new health centre on the site of Dulwich Hospital will accommodate the following services:

- General Practice and a pharmacy
- Services for people with long term conditions (including chronic kidney disease, diabetes, heart disease, chronic asthma and some mental health services)
- Diagnostics and out-patient services
- Primary care children's services



Site prior to clearance



Historic 1893 Site Map



Site after clearance

DULWICH HOSPITAL SITE REDEVELOPMENT

The Charter School East Dulwich / Dulwich Health Centre



LANDSCAPE PROPOSALS Illustrative Masterplan



Proposed Site Masterplan - Scaled to fit

SITE WIDE ACCESS AND CIRCULATION

Movement diagrams

Site Background

- The site is situated in an area with 'good' public transport accessibility. East Dulwich Railway Station is located about a 200m walk from the site and 5 local bus services provide frequent services to a range of destinations
- The site is bordered by traffic calmed streets operating under 20mph speed limits

Proposed School

- The majority of pupils attending the school will live within a kilometre of the school site. Based on recent surveys of The Charter School North Dulwich at Red Post Hill, approximately 95% of pupils will travel to/from the school by non-car modes (i.e. walking, cycling and public transport)
- Trips associated with the school will peak at the beginning and end of the typical school day before 08:30hrs and after 15:00hrs with minimal trips outside of these periods, weekends and holiday periods. Before and after school clubs will help spread this concentration of trips

Proposed Health Centre

- The facility has been sized to cater for a predicted increase in population to the year 2026 and, at full occupancy, will be able to treat over a hundred patients simultaneously
- Ultimately the centre will be open 8am to 8pm, 7 days a week with trips spread throughout the day

Key Transport Planning Principles

- On site parking spaces will be provided for both the school and health centre in accordance with the London Plan and Southwark policies. Parking provision will cater for essential car users and those with mobility issues and will seek to minimise any parking overspill on the surrounding streets
- The school and health centre will operate Travel Plans to encourage staff, pupils and visitors to travel to and from the site on foot, bicycle and public transport as much as possible
- The routing of construction vehicles accessing the site will be carefully planned to minimise the use of residential streets

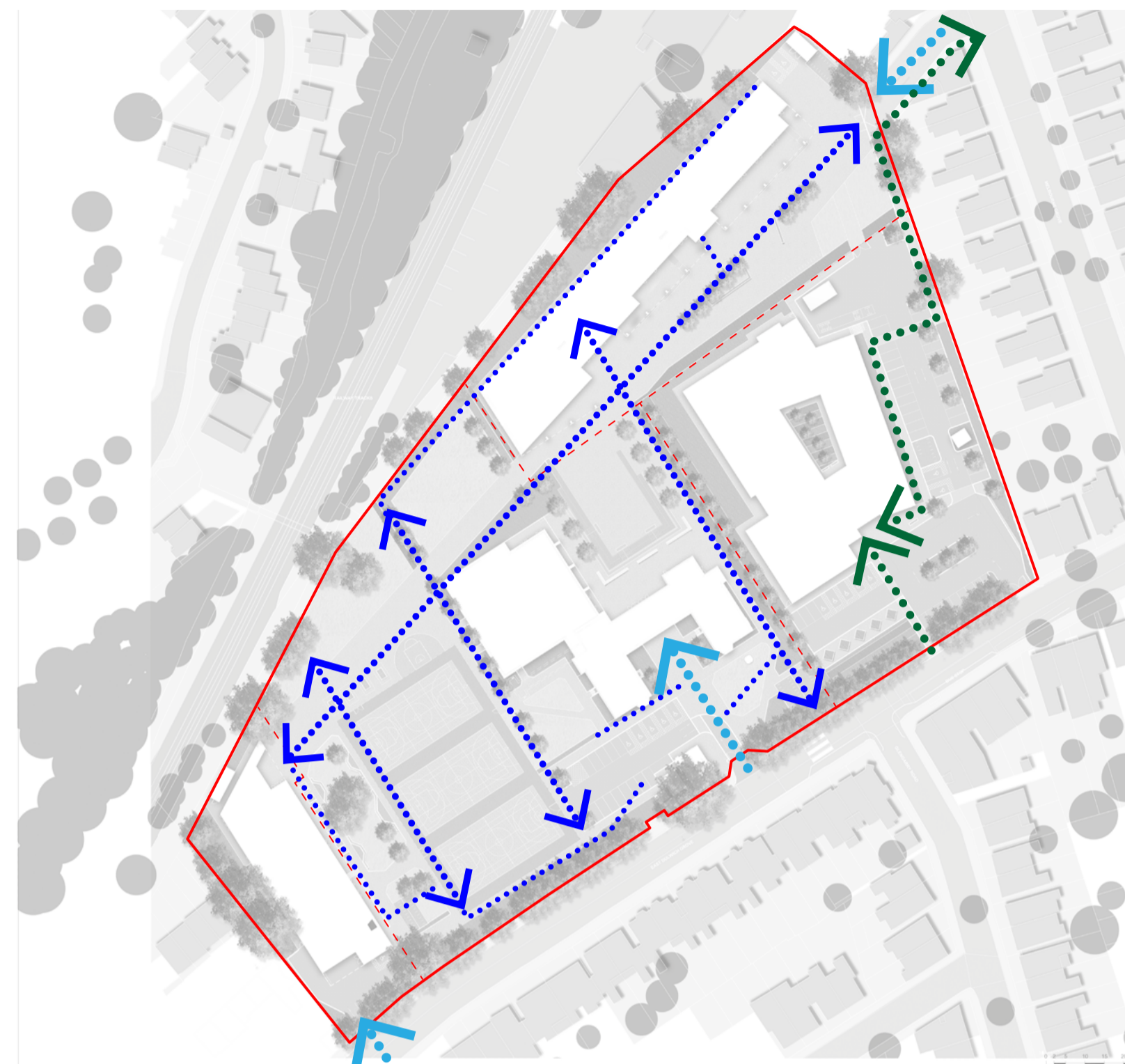
Parking Provision

Charter School

- Total Car Parking Spaces = 22 spaces, including 8 DDA bays
- Total Cycle Parking Provision = 72 spaces initially, expanding to max 250

Health Centre

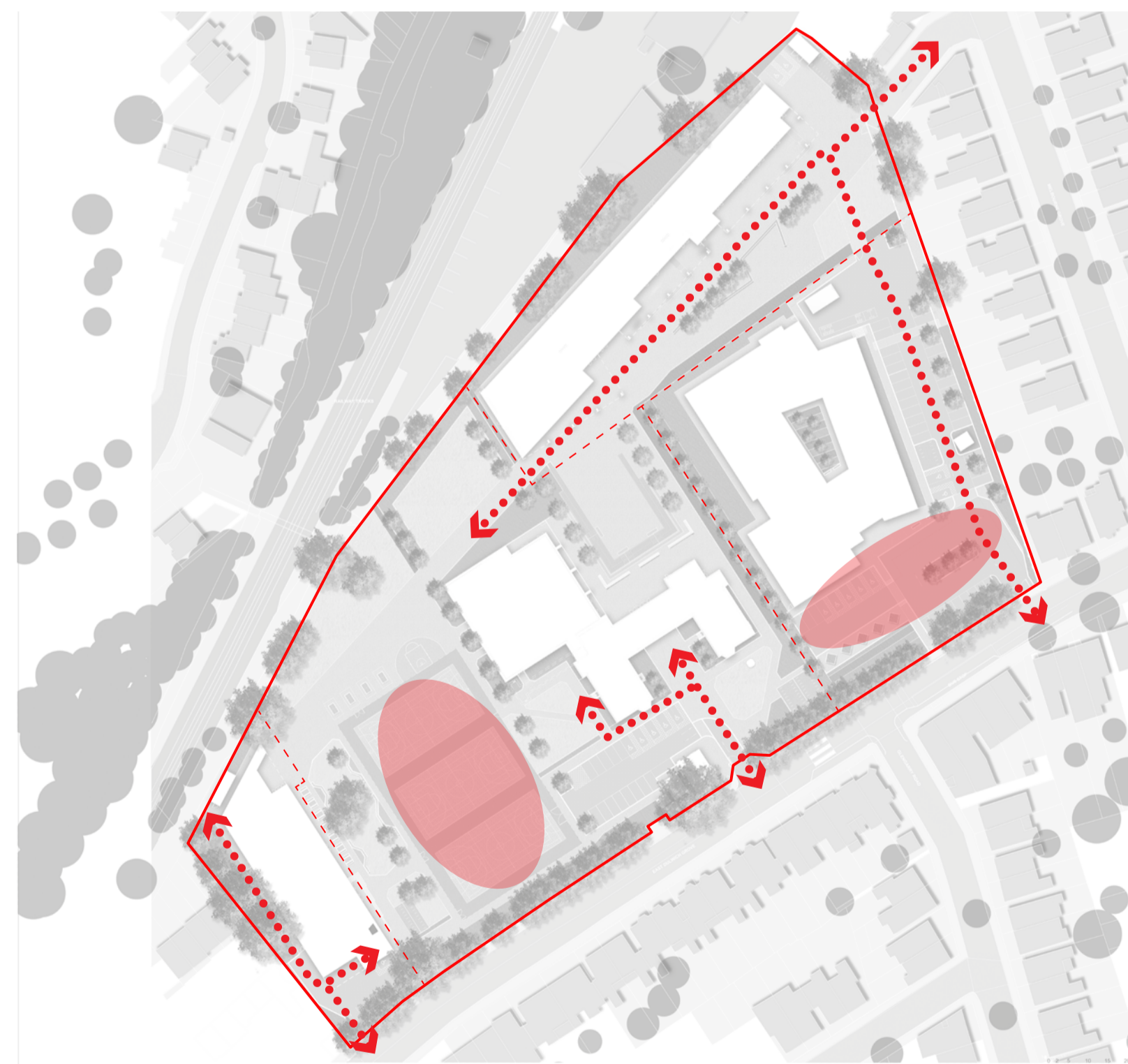
- Total Visitor Car Parking Spaces = 22 spaces, including 7 DDA bays
- Total Staff Car Parking Spaces = 24 spaces
- Total Cycle Parking Provision = 28 cycles



Pedestrian Movement



Car and Cycle Movement and Parking



Fire and Emergency Vehicle Access



Service Vehicle Access

LEGEND

- | | | | | |
|--------------------------------|----------------------------------|-------------------|---------------------------|-----------------------|
| Student & Staff Route - School | Pedestrian Route - Health Centre | Car Parking Areas | Cycle Stores | Service Access Routes |
| Visitor Route - School | Fire Tender Access | Car Routes | Preliminary Muster Points | |

DULWICH HOSPITAL SITE REDEVELOPMENT

The Charter School East Dulwich / Dulwich Health Centre

LANDSCAPE PROPOSALS

Key Views - Charter School



Location Plan nts



view 1 - from East Dulwich Grove towards Chateau



view 2 - across feature steps towards Chateau



view 3 - from Block D towards East Dulwich Grove



view 4 - from Block AB towards Chateau

DULWICH HOSPITAL SITE REDEVELOPMENT

The Charter School East Dulwich / Dulwich Health Centre



LANDSCAPE PROPOSALS

Key Views - Health Centre



view 1 - from East Dulwich Grove looking towards the Health Centre



Location Plan nts



view 2 - looking into the central courtyard waiting area