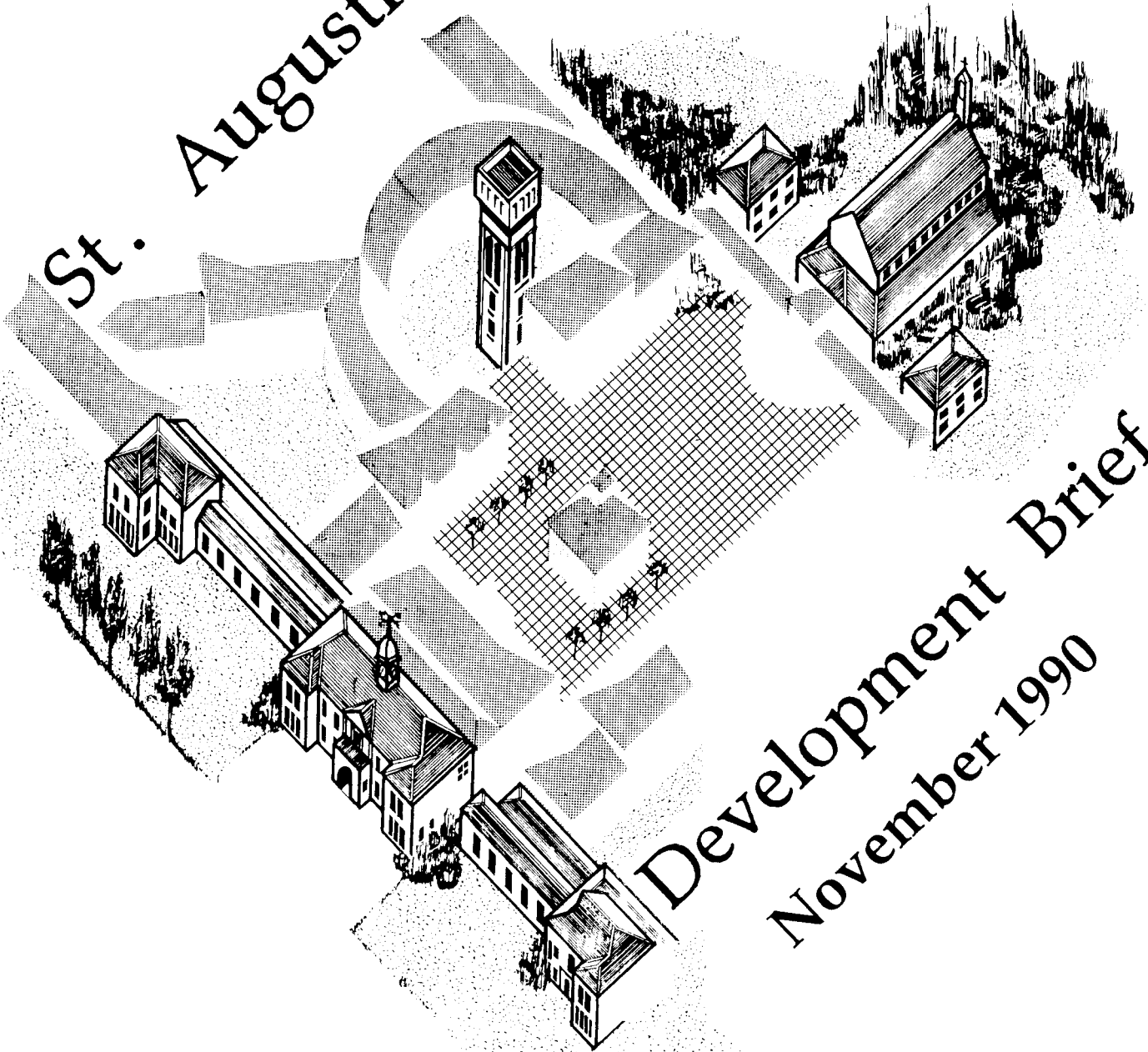


# St. Augustine's Hospital



Development Brief  
November 1990



**CANTERBURY**  
CITY COUNCIL

# St. Augustine's Hospital Development Brief

November 1990

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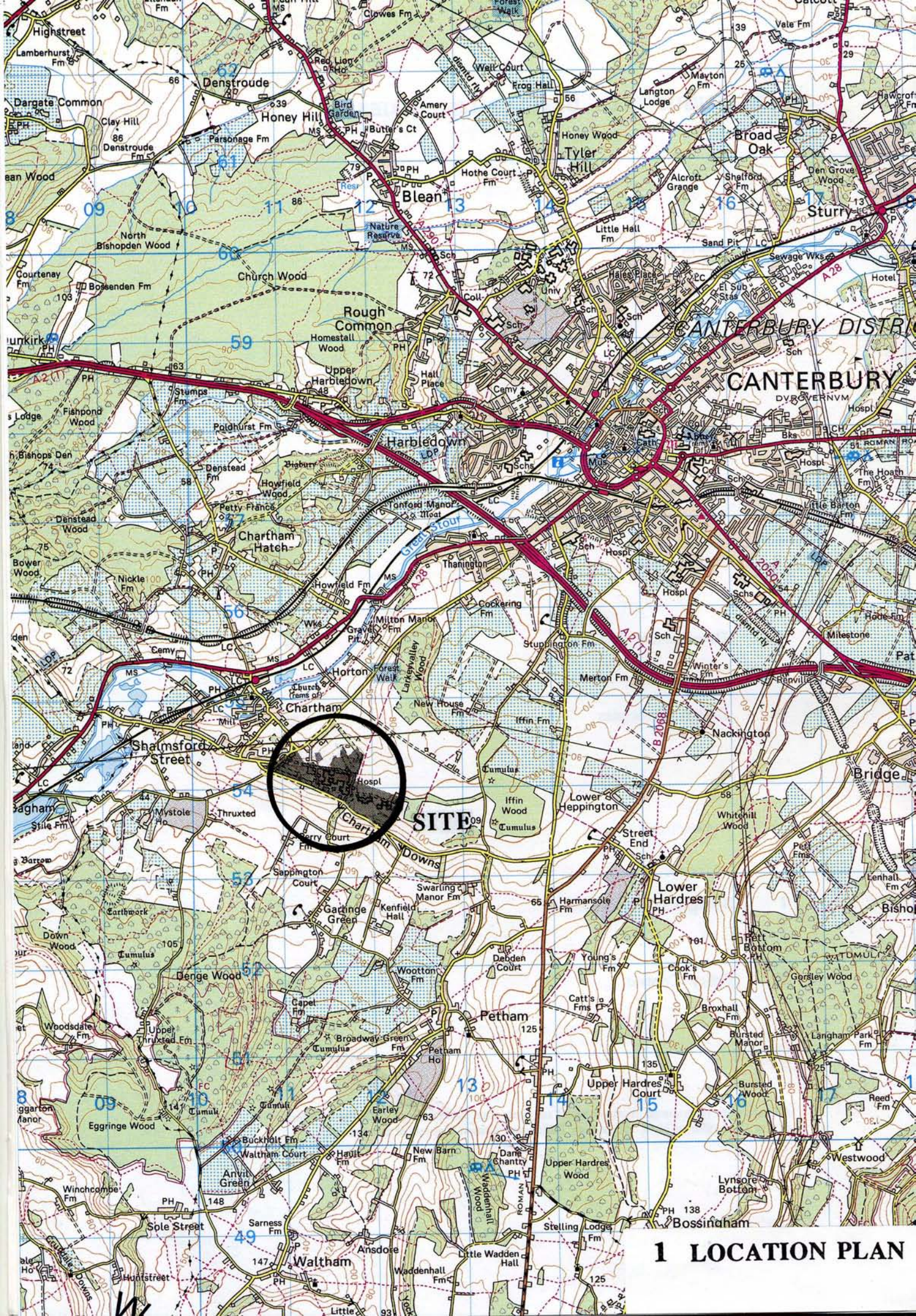
# St. AUGUSTINE'S DEVELOPMENT BRIEF

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**1 LOCATION PLAN**



## 1 INTRODUCTION

### Opportunities

1.1 It is expected that St. Augustine's Hospital will close by the end of 1992 as a result of the establishment of community based facilities for mental health care. The site presents a tremendous opportunity for new uses due to its proximity to Canterbury, attractive location and mature landscape. The City Council publish this brief to ensure that development is of excellent quality which fully respects the distinguished character of the site.

### The Role of the Development Brief

1.2 The development brief takes as its starting point the general development strategy which the City Council adopted in June 1989. By setting out the general scale of development and the buildings and landscape features to be retained this strategy begins to determine the future uses of the site and the form of development. The role of the development brief is to build on this strategy to provide the guidelines for future development both in terms of land use and design principles. The type of community that will grow at the St. Augustine's site in the 1990s will be very different from that served by the hospital buildings. It is therefore essential to demonstrate that the principles set out in the brief will provide a good quality environment for the needs of that community as well as meeting the concerns of existing residents in the surrounding area.

1.3 The objectives of the brief are:

- \* To provide prospective developers of the site with clear guidance of the City Council's requirements in terms of land use and form of development;
- \* To refine the general development strategy that the City Council adopted in June 1989;
- \* To set out the proposed means of access and the scale of development that is appropriate to the local highway network;
- \* To demonstrate how a major contribution can be made by retaining the best of the buildings, open spaces and trees on the site;
- \* To achieve an attractive environment which meets the needs of the new community;
- \* To examine the relationship between the hospital site and neighbouring settlements and to show the relationship of proposed development to existing communities;
- \* To show how countryside conservation policies will be applied, and
- \* To provide an opportunity for public comment on the proposals.

## 2 SITE ANALYSIS

### Location

2.1 St. Augustine's Hospital is located on the south-eastern fringe of Chartham and Shalmsford Street, approximately 3 miles to the south-west of Canterbury (see Plan 1).

### The Site

2.2 The hospital site is some 49.4 hectares in size\* and lies along the top of a flat ridge which is on the north eastern boundary of the Chartham Downs, an Area of Outstanding Natural Beauty. To the south the site is contained by Chartham Downs Road and on the north west by Cocking Road. Access to the hospital is provided from the A28 via Shalmsford Street and Cocking Road, as well as through Chartham Village itself (Rattington Street). To the north-east of the hospital is open countryside and farmland.

### Topography

2.3 The levels across the length of the site vary between approximately 103 metres (339 feet) and 75 metres (225 feet) A.O.D., gently sloping along the ridge line from the south-east towards the north-west, with an average gradient of 1:10 (10%). The central portion of the site is relatively flat and the easternmost section falls both to the north and the south with a level plateau along the spine of the ridge.

### Hospital Complex Description

#### Central Core

2.4 The main core of the hospital contains 2, 3 and 4 storey Victorian red brick, institutional style buildings, predominantly built around 1875. These form a compact mass of buildings linked by corridors and interspersed with courtyards. In addition, there are five detached ward blocks to the south, dating from 1929, together with another ward added in 1970. The City Council has resolved that most of these buildings need not be retained. Plan 2 Site Analysis shows the sites of existing buildings which can be removed. It is important to note that although the core buildings have similar ridge heights the ground floor levels vary by a number of metres (this being disguised by the variation in height of these buildings from two to four storey). This is particularly important in the north-west corner of the central core which slopes towards the north-west.

#### Other buildings













2.5 Surrounding the central core are several detached buildings of a more domestic scale including Stigger House, Ainslie House, Jasmine Cottage, The Limes and Gardeners Cottage. The eastern part of the hospital site is occupied by Oak House, a largely single storey hospital building and Beech House School, built in 1972 and managed by Kent County Council for the care and treatment of young people. In addition, approximately 0.58 hectares (1.43 acres) to the north of the school has been let recently to Riding for the Disabled who have an indoor riding school housed in a modern building with corrugated cladding.

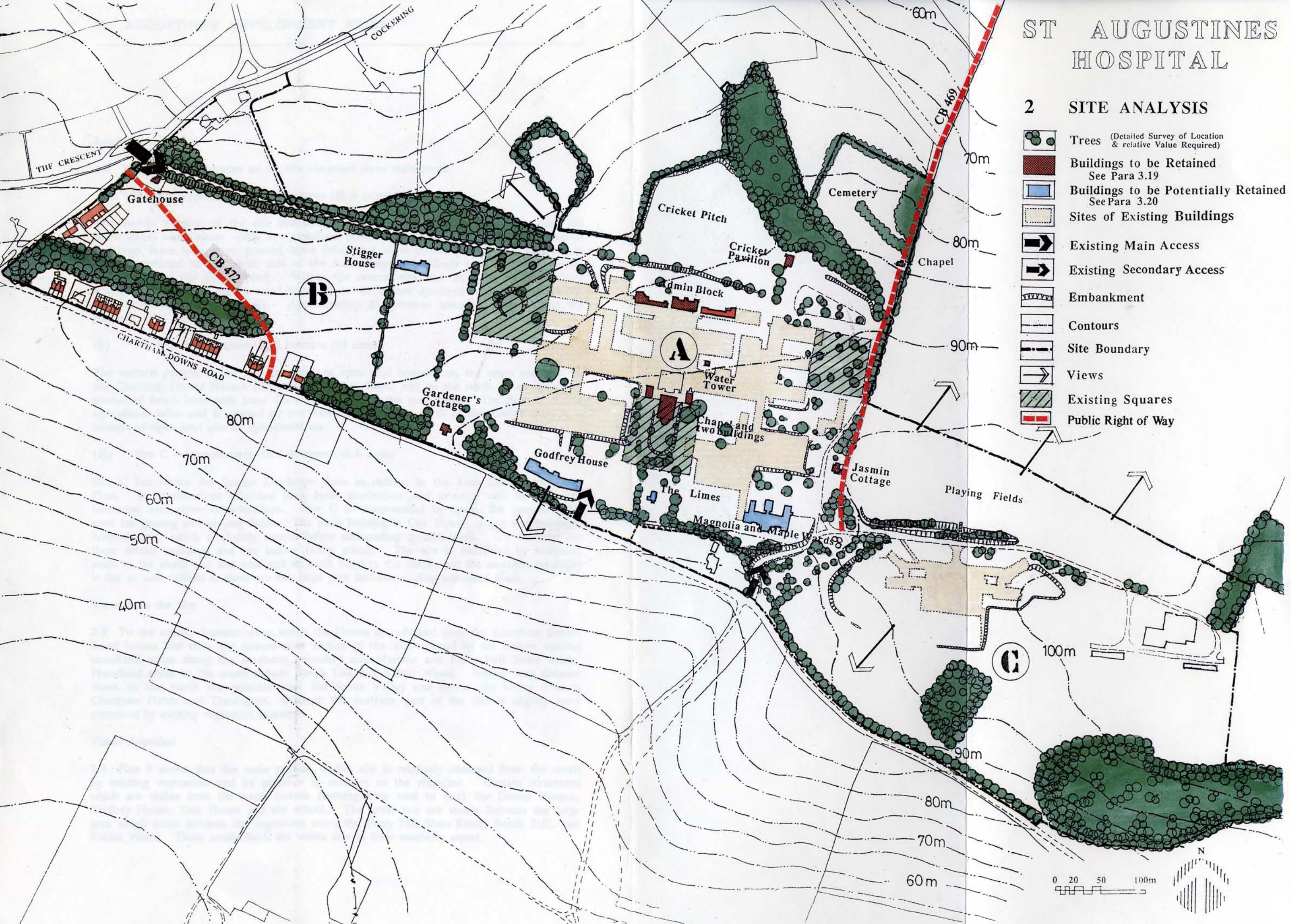
\*Note: Excluding adjoining residential properties owned by Health Authority.



# ST AUGUSTINES HOSPITAL

## 2 SITE ANALYSIS

-  Trees (Detailed Survey of Location & relative Value Required)
-  Buildings to be Retained  
See Para 3.19
-  Buildings to be Potentially Retained  
See Para 3.20
-  Sites of Existing Buildings
-  Existing Main Access
-  Existing Secondary Access
-  Embankment
-  Contours
-  Site Boundary
-  Views
-  Existing Squares
-  Public Right of Way





## Landscape Appraisal

2.6 The landscape character of the site comprises three main areas:

(i) **Site A** - Approximately 18.4 hectares (45.5 acres)

The middle portion of the site contains the older hospital buildings and includes the seven storey water tower which is a dominant feature. To the north of the main hospital buildings there is a large grassed open field used as a cricket pitch. Car parking is mainly restricted to the north side of the main hospital buildings with overflow parking to the east of the cricket pitch. Within the central site and its series of interlinking courtyard and grassed spaces stand some 70 to 80 mature specimen trees, mainly beech, horse chestnut, lime and maple. Approximately 20 specimen trees were lost during the October, 1987 hurricane.

(ii) **Site B** - Approximately 12.6 hectares (31 acres)

The western portion of the site comprises an open field bounded on the south and west by the Chartham Downs Houses and intermittent woodland, and on the north by an important avenue of beech trees with some Corsican Pine lining the main drive. The field is of low agricultural value and is crossed by two footpaths. To the north of the avenue there is a triangle of open land also in agricultural use.

(iii) **Site C** - Approximately 18.4 hectares (45.5 acres)

Site C lies within the Special Landscape Area as defined in the Kent Countryside Local Plan. It is therefore afforded long term protection and priority will be given to landscape over other considerations. Site C is characterised by open, flat grassed fields used for grazing and playing fields. The main building is Oak House, a pre-war bungalow hospital unit, which is slightly sunken below surrounding ground levels. To the east are three school buildings and the indoor riding school. The site is contained by woodland areas to the south-east and west and an earth bund to the north, but the southern boundary is not so well defined as there are two large gaps between existing woodland areas.

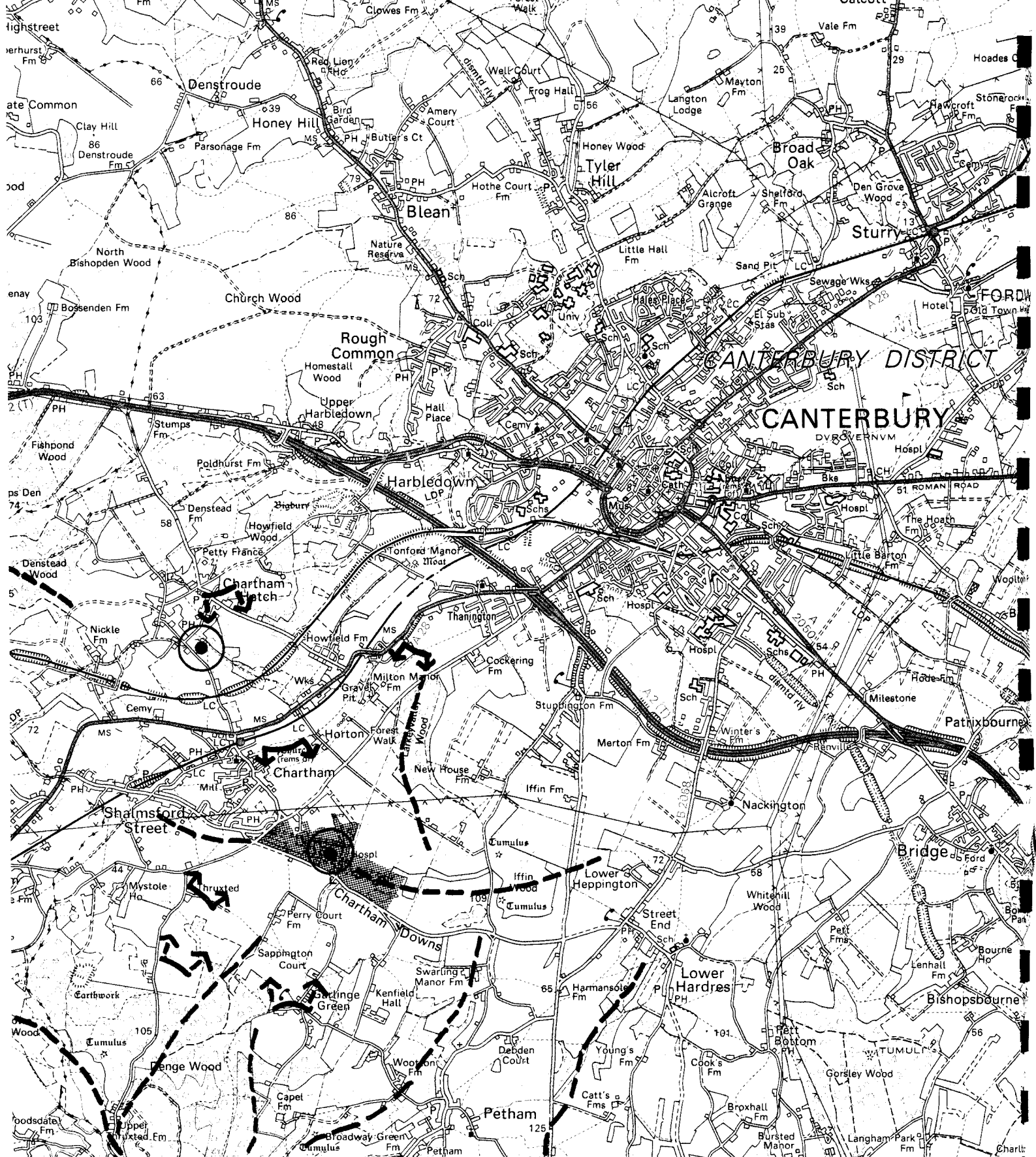
## Views from the Site

2.7 To the south, dramatic views across the Downs are afforded from the Chartham Downs Road houses and from the eastern-most section of the site, framed by the mature existing woodland areas along the southern boundary and Mystole and Perry Hill Shaw roads. Woodland areas to the south include Beech Toll and Rabbit Wood. Similar long distance views to the north are possible over the Stour Valley and across the valley towards Chartham Hatch and Thanington, although the northern part of the site is slightly more contained by existing vegetation masses.

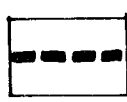
## Visual Appraisal

2.8 Plan 3 shows that the main portion of the site is relatively obscured from the south by existing vegetation and its position in relation to the ridgeline. Certain structures which are visible from the south include (moving from west to east) the Downs Houses, Godfrey House, Oak House and the school. The latter two are visible between the large gaps which occur between the vegetation along the Perry Hill Shaw Road, Beech Toll, and Rabbit Wood. These arable fields are visible due to their southerly aspect.





**PLAN 3 LANDSCAPE CONTEXT AND VISUAL ASSESSMENT**



**RIDGE LINES**



**VIEWS OPEN AND PARTIAL ASPECT**



**LANDMARKS**



**SITE**

2.9 Views from the north and north west to the main areas of the site are intermittent through existing vegetation and woodland masses. Although this visual screening was somewhat weakened by the hurricane of October 1987, the site has maintained its enclosed character. The built elements most visible from these vantage points are the water tower, the north facades of the main building and The Crescent staff accommodation. Since the hurricane the Downs houses and the fields to the north have become intermittently visible during winter months between the avenue of horse chestnuts.

2.10 In conclusion, the site is generally well screened in visual terms at times of both maximum and minimum visibility during the winter and summer respectively. The visual appearance of existing structures on the site are softened by the vegetation masses. The Development Principles set out in Section 3 seek to maintain and enhance the visual character of the site as seen from surrounding areas. This will be achieved by careful attention to the location, mass and scale of new buildings and by substantial new planting.



### 3 DEVELOPMENT PRINCIPLES

#### Introduction

3.1 St. Augustine's Hospital was developed as a self-contained community with its own recreation facilities, chapels, shops and services. It is now in a mature landscape with avenues, specimen trees and small woods. The challenge is to develop a new community within this framework which obtains the maximum benefit from the existing assets of the site and enhances these to provide a settlement of real quality.

#### Land Use Strategy

3.2 The main use of the hospital site is to be for residential purposes, small scale employment uses and community facilities. The City Council requires this mixture of uses to be brought together in an innovative and imaginative design to avoid creating solely a housing estate in the countryside. The new community will function as a new village in its own right with housing, employment and shops and other services. However, any proposals must recognise the proximity of Chartham and Shalmsford Street which could provide some services and facilities for the new village.

3.3 Thus some local shopping at St. Augustine's will be appropriate but concern would be expressed about a scale of shopping provision that might compete with neighbouring centres. As regards employment it is recognised that St. Augustine's provided substantial employment opportunities when operating at full capacity but that the scale of future employment provision must be compatible with the site's residential character.

3.4 St. Augustine's is well served with community and recreation facilities. It is intended that the best of these will be retained and other facilities provided for the new residents. Certain facilities such as a village hall and meeting room will also serve neighbouring villages such as Chartham and Shalmsford Street.

3.5 This brief does not specify in detail the mix between small-scale employment uses, shopping and community facilities. It does however provide a clear framework to demonstrate where these uses would be located, the broad scale of the buildings required and how they would be serviced. This framework provides sufficient flexibility to enable employment and services to develop in response to the needs of the community. The proposed land uses are shown diagrammatically in Figure 1.

3.6 A key requirement is to secure a broad range of housing from one and two bedroomed flats to terraced and detached family housing and should include both houses for sale (including lower cost private housing) and rented housing. Proposals for residential development within Area A should contain provision for local needs "affordable" housing which will normally be for rent or shared equity sale and be managed by a housing association. The Council will seek to control occupancy through agreements as appropriate to ensure the low cost housing remains available at low cost to meet local needs.

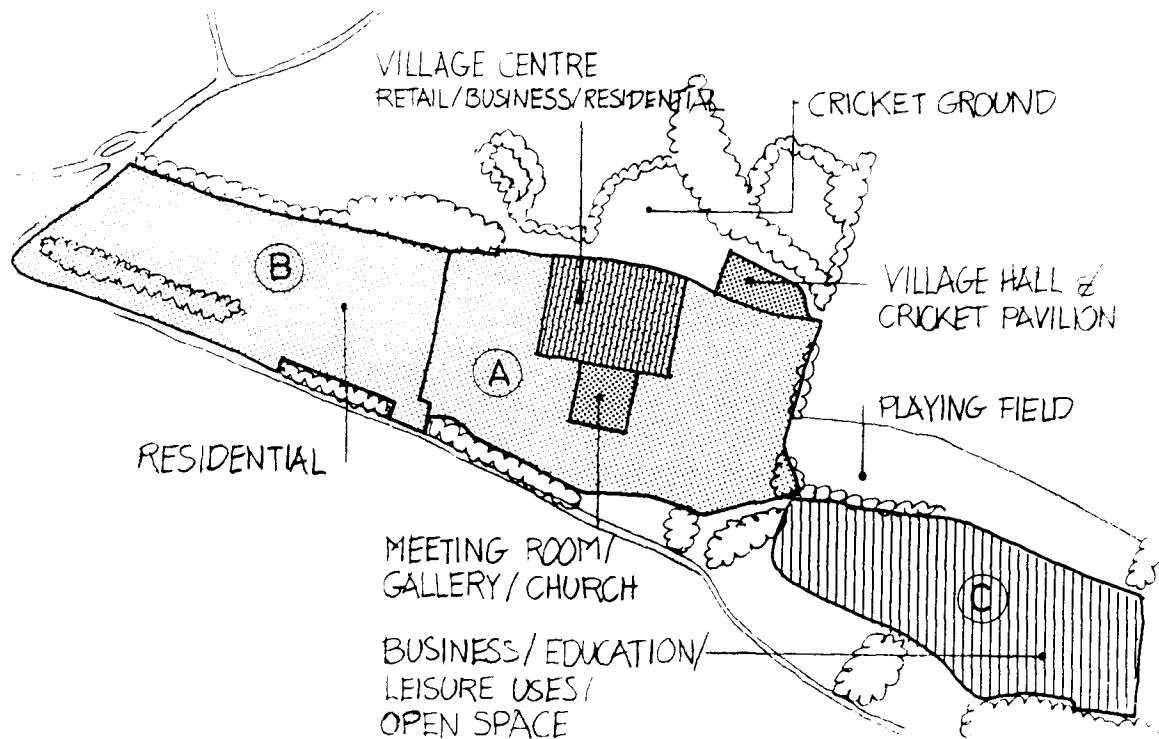


Figure 1 An Indication of the Principal Land Uses

**Site A**

**Centre**

3.7 Plan 4 Indicative Layout shows a centre based on the buildings to be retained which are linked by squares. Suggested uses include:

Administration Building	B1 Business uses, e.g. office, craft workshops etc.;
Chapel	Meeting room, gallery, church;
Water Tower	Existing use, leisure or residential;
New Buildings	Mainly residential with some retail and small scale business use;
Square	Recreation and possibly retail (market).

3.8 The proposed buildings are principally three storey and the squares have sufficient service access to be suitable for mainly employment/retail or residential use depending on how the needs of the community develop.



### Periphery

3.9 This area will be principally residential development much of which will be in the form of courtyards on the sites of existing ward blocks which will be demolished. Godfrey House could be retained and converted to residential use. Trees and landscaped areas should as far as possible be retained within and between the housing, subject to the findings of a detailed landscape survey (see Paragraph 4.3).

### Cricket Pitch and Pavilion

3.10 The pitch will be retained in recreational use. There is considerable merit in locating a village hall to the east of the existing cricket pavilion (which will be retained). The developer will be expected to fund the erection of a village hall which should be of sufficient size to meet the needs of Chartham and Shalmsford Street, and the Parish Council must be consulted to determine the nature of the requirement. There is open space and land for parking adjacent, and noisy activities such as dances could take place without affecting residents in Site A. The tennis courts could be relocated to this area or to land adjacent to the cemetery.

### Site B

3.11 This area will be exclusively residential with the possible exception of Stigger House which if it is to be retained would be better suited to conversion for business use or an institutional use such as a nursing home.

### Site C

3.12 The predominantly open characteristics of Site C will be retained and the principal use in this area will be open leisure uses. There are, however, two building complexes within Site C: Beech House School and Oak House. Beech House School is located at the east of the site. It is a special school for young people which includes both residential and day provision facilities. The County Council are currently consulting on future provision for special educational needs, following the closure of St. Augustines and are proposing to close Beech House School.

3.13 Oak House is mainly single storey and was built as specialist wards for spinal injury patients. It could be broken down into a series of small business suites or converted for leisure use or a health care facility. However, there is no requirement to retain the building and a new single storey building may be appropriate on its site providing the existing developed area is not exceeded by the combined area of new building and parking. Careful attention must be paid to the relationship of the proposed buildings to the landscape.

### Playing Field

3.14 The playing field will be retained for sporting use.

### Access and Circulation

#### Vehicular

3.15 The current main access at the junction of Cockerling Road and The Crescent is inadequate. It is proposed to relocate the main access to the junction of Cockerling Road and Rattington Street. A new roundabout will be required at this point and can be formed within the existing highway and hospital land. This would require the demolition of No. 37 Cockerling Road which is in Health Authority ownership and not proposed for retention and improvement. The existing access will be used for pedestrians and cyclist only.

3.16 For reasons of highway safety and to reduce traffic movements through Chartham and Thanington a new link road is required from Cockering Road to the A28. This will provide the main access to and from the site - See Plan 5.

3.17 It is necessary to have secondary access to the site and this will be from Chartham Downs Road. Without this development at the site would not comply with Kent County Council highway standards. The secondary access point is shown on the Indicative Layout.

3.18 To ensure the site is accessible at all times for emergency vehicles, an emergency link should be available between areas A and B (see Figure 2 and Plan 4). In the event of any blockage to the main access or on the principle roads within the site, this link would aid movement of emergency vehicles. The link would not be available for normal vehicular access but would provide access for pedestrians/cyclists. The emergency link should be to a design acceptable to the Planning and Highway authorities.

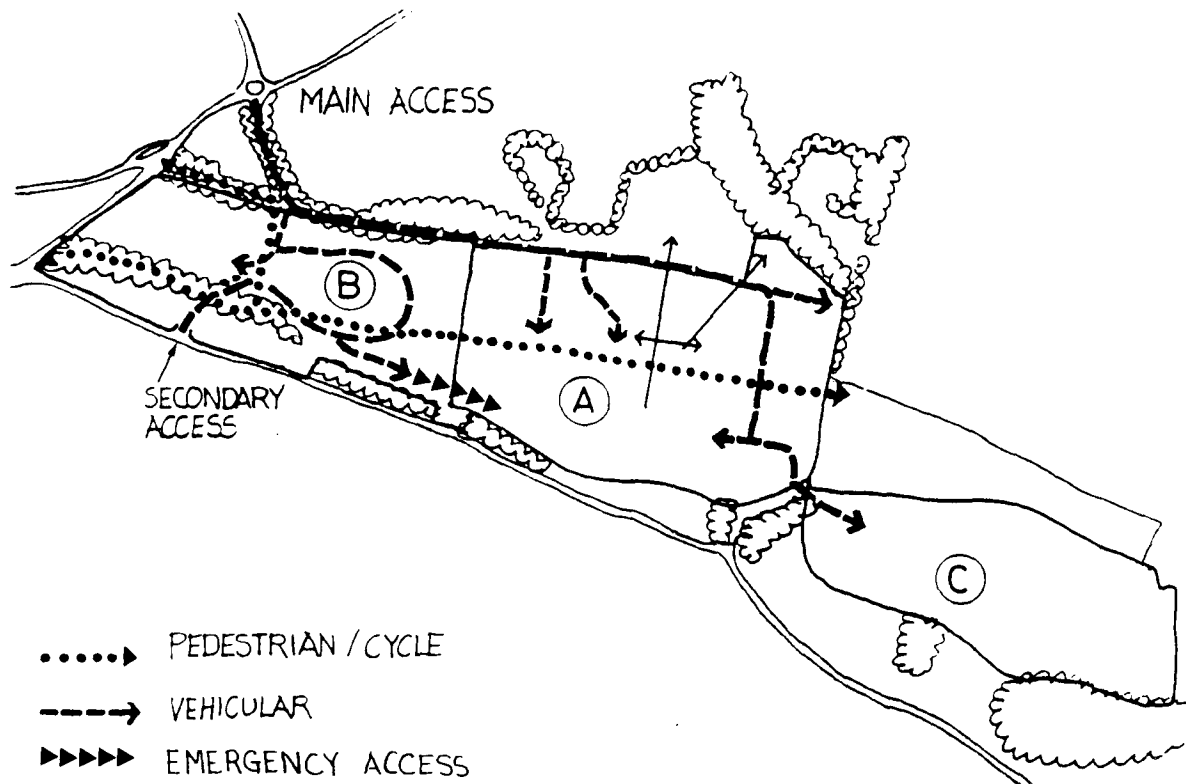


Figure 2 A Diagrammatic Indication of Access and Circulation



### **Pedestrian/Cyclist**

3.19 A spine pedestrian/cyclist route will be created through the site from Cocking Road through areas B and A to the village centre and playing fields and area C beyond. It will provide a safe and pleasant means of access and will be incorporated with trees and open space to form a "greenway". In the residential areas many houses will be served by shared surface access ways in the form of courtyards or private drives where the pedestrian will have priority over motor vehicles.

In formulating a detailed layout for the site, provision should be made for public rights of way CB.472 and CB.469. The routes provided for these links will need to be appropriate to the status of these rights of way, namely footpath for CB.472 and byway open to all traffic for CB.469 (See Plan 2).

### **Highway Capacity and Improvements**

3.20 Access to St. Augustine's Hospital is gained at present either from country lanes or through village streets. The main access towards Canterbury involves either passing through a residential estate at Thanington or through the narrow and winding village street of Chartham. This situation would be unsatisfactory for a development of the size proposed. Consequently to protect the environment and for reasons of highway safety, no development (other than minor infilling between existing houses on Chartham Downs Road) shall be occupied on the St. Augustine's site until the following work to the highway infrastructure has been completed.

- (i) the provision of a new road linking Cocking Road with the A28 south-west of Thanington, together with associated landscaping (See Plan 5);
- (ii) improvements to Cocking Road between the site entrance and the new road in accordance with the requirements of the Planning and Highway Authorities;
- (iii) the provision of a footway at the lower end of Shalmsford Street including Shalmsford Bridge, as far as the A28 Ashford Road.

These infrastructure works will be funded by the developers of the hospital site.

### **Drainage Works**

3.21 The Development Appraisal produced jointly by Canterbury City Council and the South East Thames Regional Health Authority identified the need for improvements to the sewerage system and the sewerage treatment works arising from the residential development of sites A and B. The developers will be expected to fund such drainage improvements as are necessary.

### **The Retention of Buildings**

3.22 None of the buildings at St. Augustine's are listed on account of their architectural or historic interest but the City Council consider that a number of them do have architectural merit and lend themselves to a new use. It is therefore a requirement that the following buildings should be retained.

### **Hospital Buildings to be Retained**

- \* The Church of England Chapel and the two buildings on either side near its entrance,
- \* The main hospital entrance building and the two administrative wings on either side,
- \* The Water Tower,
- \* The Gatehouse near the main hospital entrance,
- \* Domestic scale properties: the Psychology Department, the Gardeners Cottage and Jasmine Cottage,
- \* Chapel (near the Cemetery),
- \* Cricket Pavilion.

### **Hospital Buildings to be Potentially Retained**

3.23 In addition there are other buildings which could possibly be retained:

- \* The Limes;
- \* Stigger House;
- \* Godfrey House;
- \* Magnolia and Maple Wards

3.24 However, these are isolated buildings within the grounds and it will be difficult to successfully integrate them. It is therefore important that development proposals relate to them well, if they are to be successfully retained.

### **Archaeology**

3.25 There is some evidence of archaeological interest on the St. Augustine's site. An initial assessment of the archaeology of the site will be required prior to its development. This evaluation would give an initial picture of the archaeology and would then, if necessary, be followed by a more intensive archaeological investigation ahead of development.

Both of these stages will need to be discussed with the local authority to agree the form the evaluation and consequent investigation would take. The evaluation and resulting investigation will be commissioned by any prospective developer and prepared prior to producing detailed development proposals for any part of the site.



### Density, Mass and Scale

3.26 Considerations of landscape, highway capacity and the scale of buildings to be retained (which include a seven storey water tower) indicate a range of density and scale of buildings as shown diagrammatically in Figure 3.

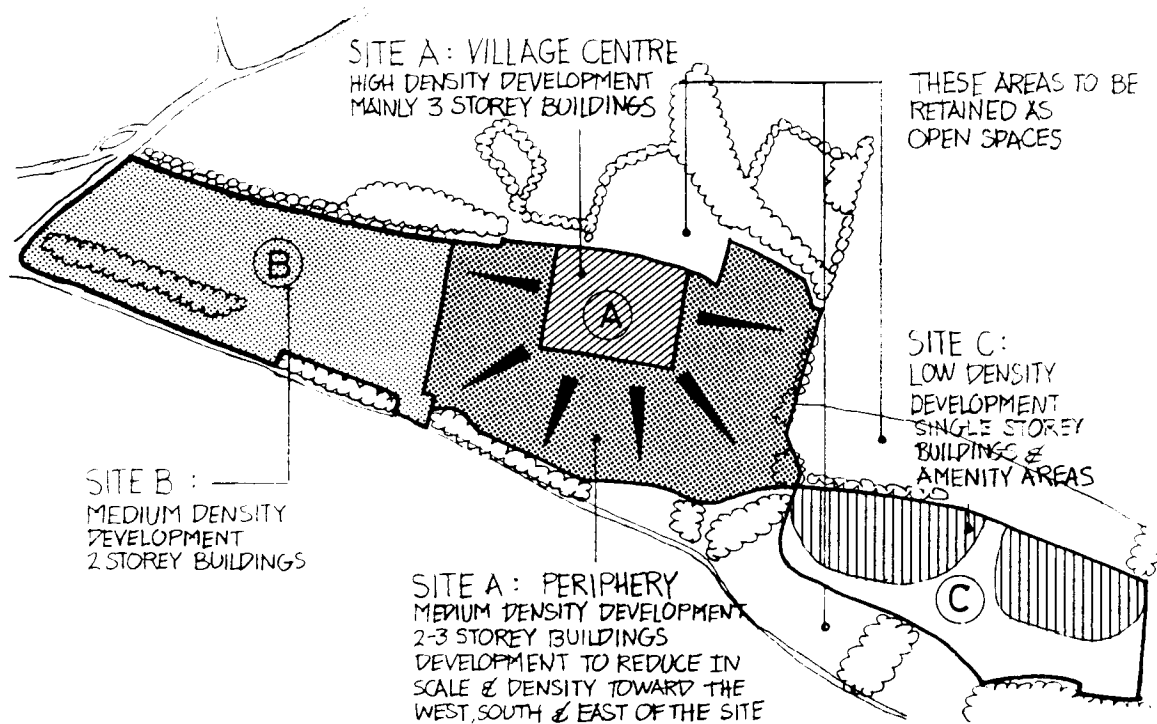


Figure 3 An Indication of the Density and Scale of Proposed Development

### Master Plan

3.27 To ensure that individual applications for the site conform to the overall development and design principles outlined in the brief a master plan will need to be prepared. This plan must be prepared by either the Health Authority or the first developer to present an application and should cover the whole of the area dealt with in this Development Brief. The master plan should accord with the principles and content of this Development Brief (See Section 3 - Development Principles and Section 4 - Design Principles). Once the Master Plan is approved by the City Council, subsequent planning applications would be expected to conform with this.



# ST AUGUSTINES HOSPITAL

## 4 INDICATIVE LAYOUT



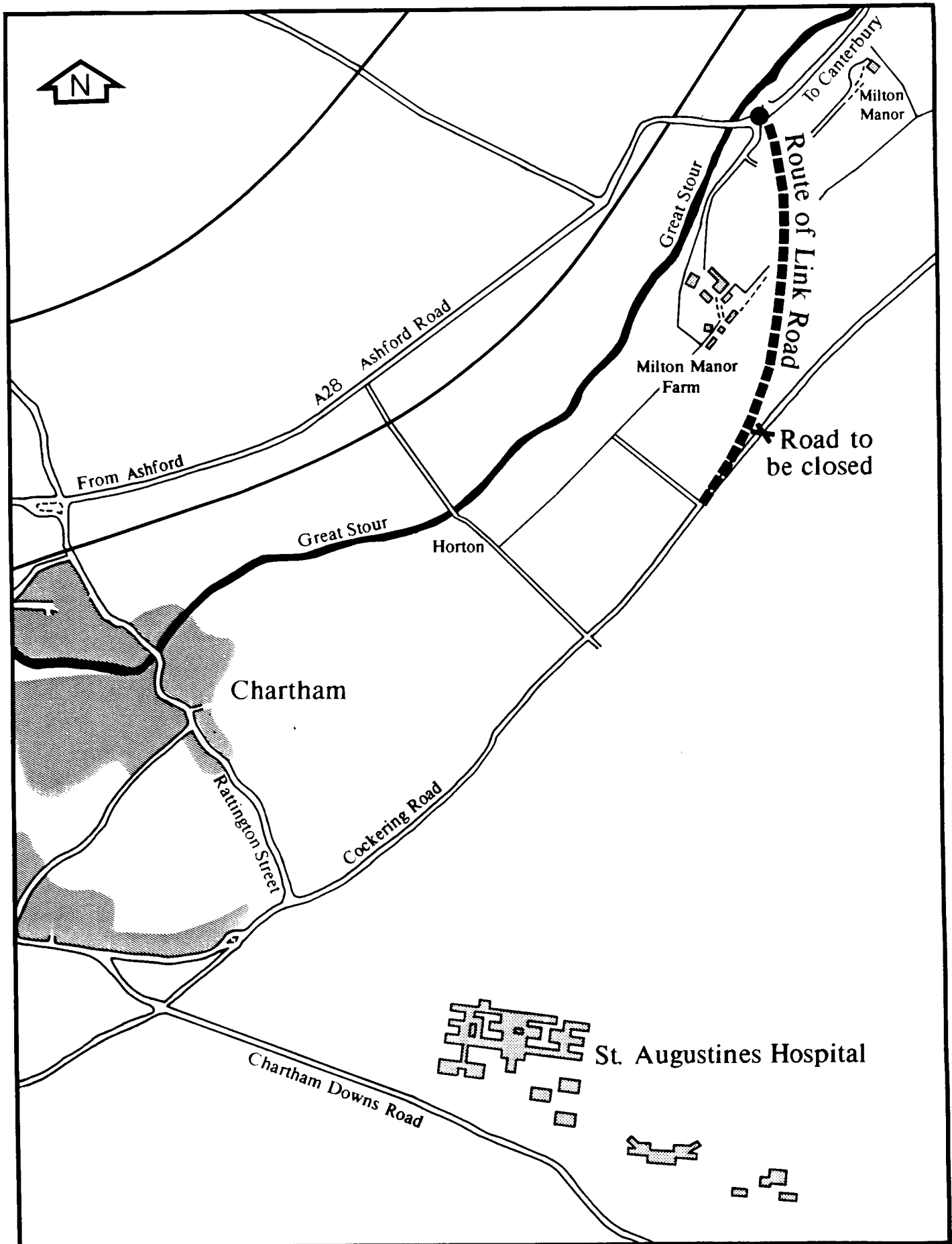
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The Master Plan should contain the following information:-

- (i) phasing of development;
- (ii) basic internal road network;
- (iii) location of housing areas (including low cost housing), community facilities, open space and employment uses;
- (iv) residential density and design;
- (v) buildings to be retained;
- (vi) infrastructure required to be provided outside the site;
- (vii) clearly defined responsibilities for the funding of the community facilities; low cost housing, on and off-site infrastructure and the maintenance of open space and landscape features.



5 LINK ROAD

Not to Scale



## 4 DESIGN PRINCIPLES

### The Name

4.1 A change of name would help in creating a new sense of identity. Suggestions include "Chartham Downs" or "Chartham Towers" which indicate a relationship with the village of Chartham. The word "Down" places an emphasis on the settlement's setting in the landscape whereas "Towers" makes reference to the ornamental water tower which is a strong visual feature on the site.

### An Emphasis on Quality of Landscape

4.2 The dominant feature will be the mature landscape setting which, with additional planting, will define distinct areas within the settlement. Derek Lovejoy and Partners prepared a landscape appraisal in April 1988 and produced a preliminary Planting Master Plan. This has been used as the basis for the proposals for areas of existing woodland and new planting as shown diagrammatically on Plan 4 Indicative Layout. The first phases of their planting scheme, comprising planting to remedy the storm damage of October 1987 have been carried out. More new planting is required to further screen the site with trees, and where natural re-generation is not assured there is a need for underplanting to ensure that there is a succession of new trees to replace those that are over-mature.

### Trees and Woodland

4.3 The existing woodland will be supplemented, where necessary, with additional planting. In addition new structural landscaping such as avenues and hedgerows will define groups of houses. The combination of the two will mean that most houses will be seen against a wooded background. It is essential that any prospective developer commissions a detailed tree survey before devising detailed proposals for any part of the site. The survey should be carried out by a competent landscape consultant and the source of advice should be acceptable to the City Council. Any planning application will require detailed information concerning the location, species and condition of existing trees together with a schedule to show those that are to be retained and the location and species of new planting.

### Greenways

4.4 Will provide safe and attractive means of circulation for pedestrians and cyclists (and possibly horse riders). They will provide access from Cockering Road across Sites A and B to the village centre, Cricket Ground and Playing Field. In Site B the route will include existing woodland and the first part of the existing main access road (which will no longer be used by vehicular traffic). In Site A the route will be more formal, being in the form of an avenue that will pass through the square at the village centre.

### Open Spaces

4.5 There will be large spaces of the Cricket Ground, Playing Fields and the Cemetery area surrounded by woodland. In Site A there will be smaller, more formal open spaces planted with specimen trees, a good example is the space south of the Chapel. In Site B the spaces will be more informal created by occasional widening of the greenways.

### Children's Play Spaces

4.6 As an integral part of the layout of the proposed housing development children's play space should be provided to a minimum standard of 3 sq. metres per child bedspace with one doorstep play area being provided for every 30 dwellings and an additional local play area being provided for every 100 dwellings. Play spaces should be carefully designed and located so as to be of real use to the community they serve. The City Council will require the developers to lay out and equip the play areas in accordance with plans approved by the City Council.

### Maintenance

4.7 It is essential that management agreements are made to ensure the maintenance of existing woodland areas and proposed play and amenity areas. The site of the refuse tip is well screened and would provide an ideal maintenance yard which would also be suitable for related uses such as waste recycling. The City Council will require the developer to enter into an agreement to ensure the appropriate layout and long term maintenance of play and amenity areas within the St. Augustine's site. This maintenance agreement will be by one of the means set out below, as appropriate to the size character and use of each area. The Parish Council may wish to assume responsibility for the large areas of open space, in particular the cricket and football pitches.

Option 1: suitable for larger open spaces

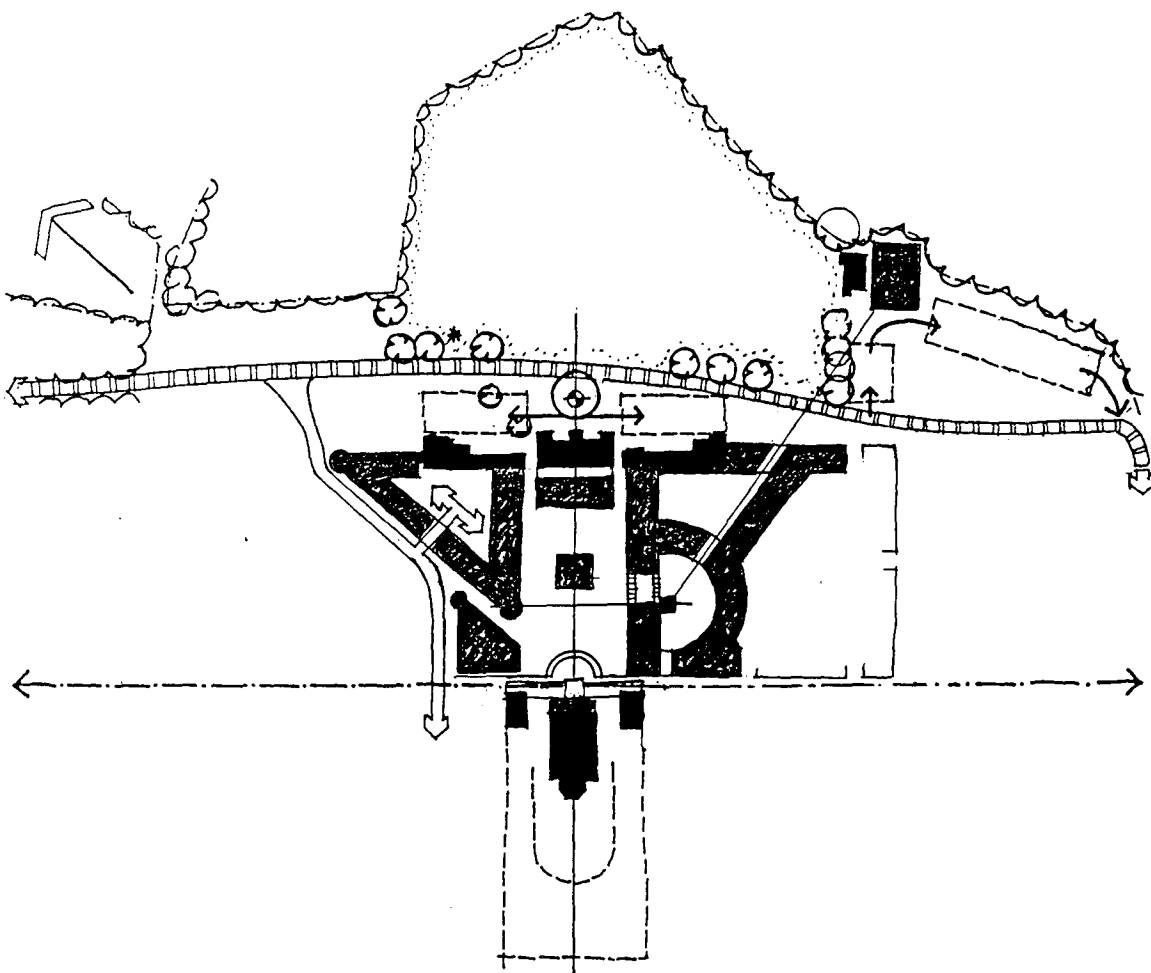
- (a) The developer to lay out and thereafter to maintain the open space for a period of one year.
- (b) The developer to make an appropriate commuted payment to cover future maintenance cost, calculated on the basis of 20 times the annual maintenance cost.
- (c) One year after the laying out of the open space and on receipt of the appropriate amount, the Parish Council to accept the transfer of the freehold of the land by way of a gift for public open space purposes. The Parish Council's reasonable legal charges to be met by the developer.
- (d) Maintenance of the open spaces thereafter to be the responsibility of the Parish Council, the cost to be met from the commuted payments fund.

Option 2: suitable for smaller open spaces and play spaces.

- (a) The developer to set up a residents' maintenance company. The initial house purchasers and their successors in title would be bound by a covenant under Section 33 of the Local Government and Miscellaneous Provisions Act 1982, to make an annual payment to cover maintenance costs for the open space.

### The Village Centre - Site A

4.8 The village centre should be grouped around the existing main entrance and administration buildings, the Chapel and the Water Tower. Figure 4 shows how these could be linked by squares, terraces and a crescent. Shops, offices, houses and flats should be located in this area. The village hall should be located behind the cricket pavilion enabling use of the open space for village functions.



## ST AUGUSTINE'S HOSPITAL VILLAGE CENTRE

Figure 4 Village Centre



4.9 Figure 5 is indicative showing the possible arrangement of the village centre. The existing sports hall and corridor abutting the Chapel is removed to reveal its north elevation with a remodelled ground floor. There is a need for greater height and massing in the village centre to create a focal point and also successfully relate to the buildings to be retained, in particular the water tower which would look out of place surrounded by two storey buildings. Within the area shown in Figure 5 there is a need to encourage higher density and height of buildings - with a concentration of three storey buildings at the centre. There will be a well landscaped car park by the main entrance building with pedestrian and service access only allowed beyond this point.

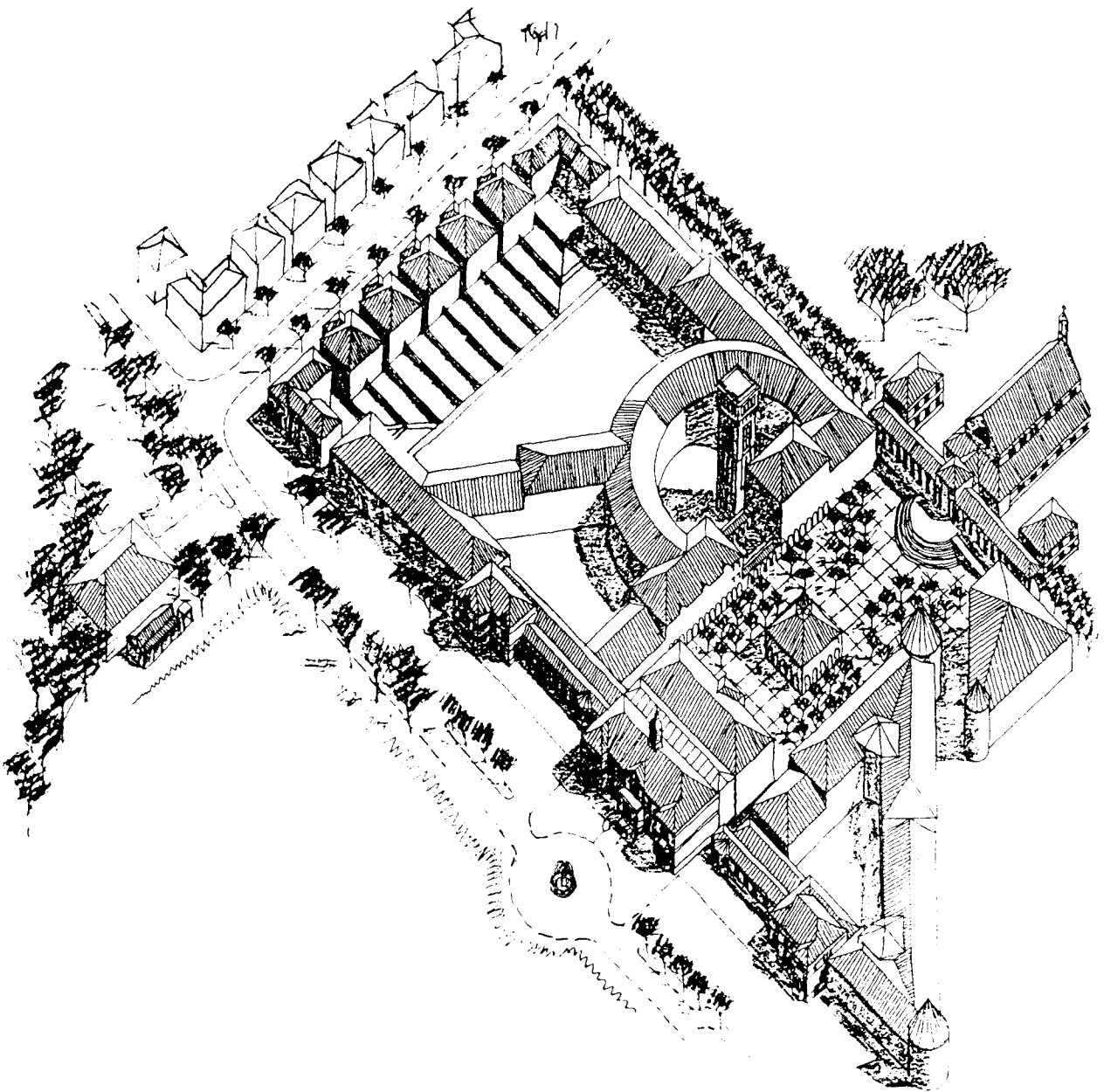


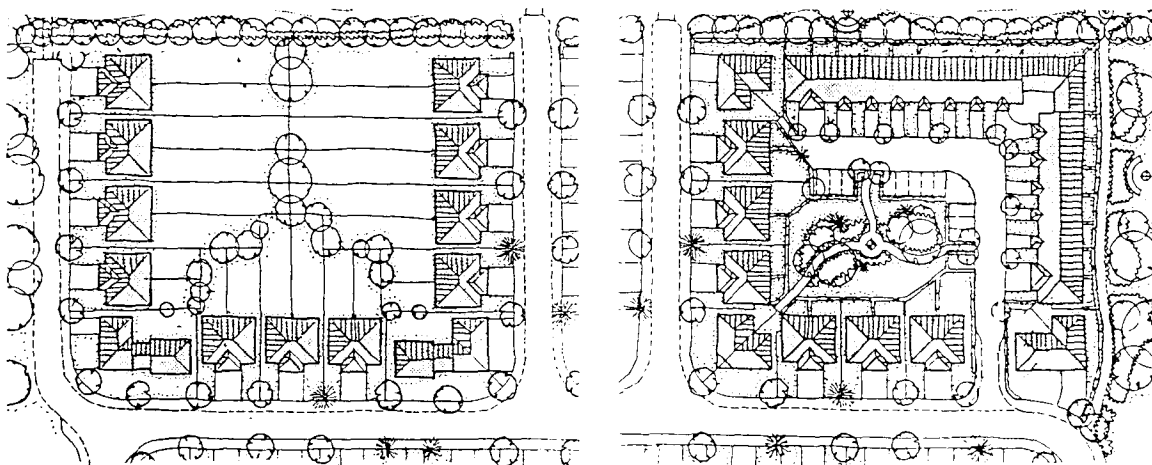
Figure 5 Axonometric Projection of Village Centre

### Site A - Periphery

4.10 The buildings surrounding the village centre will be at reduced density and scale but there is a need to retain a strong urban form. Careful attention will need to be paid to the spaces formed by the removal of ward blocks and service buildings. There are subtle changes of level across Site A which the massive bulk of the existing buildings obscures. These will become more apparent following their removal and it will be necessary for new development to sensitively fit into these sites if the key existing open spaces and the specimen trees which grow within them are to be retained and enhanced. This requirement suggests a series of streets and courtyards where housing density will reduce towards the southern, western and eastern boundaries of the site.



*"This requirement suggests a series of streets and courtyards..."*



*"...where housing density will reduce towards the southern, western and eastern boundaries of the site"*

Figure 6 Sketch Layouts for Housing Squares in Site A

### Site B

4.11 With its essentially rural character Site B will contrast with the core of Site A. The proposed housing will relate to the surrounding trees and in physical and visual terms, to the housing fronting Chartham Down Road. A lower density of development is required; an approximate average of twelve dwellings per acre is a guide for the overall area although a blanket development at this density would be inappropriate. Buildings should be of two storeys within Site B and there will be a range of dwelling types including detached and semi-detached houses and short terraces of cottages.

4.12 The layout should consist of a network of roads which will include shared surfaces and private drives of varying width and form. The emphasis should be on the creation of a variety of scenes and building groups, with character appropriate to rural East Kent. Standard highway forms, details and layouts and standard house types which tend to erode these forms will not be considered appropriate.

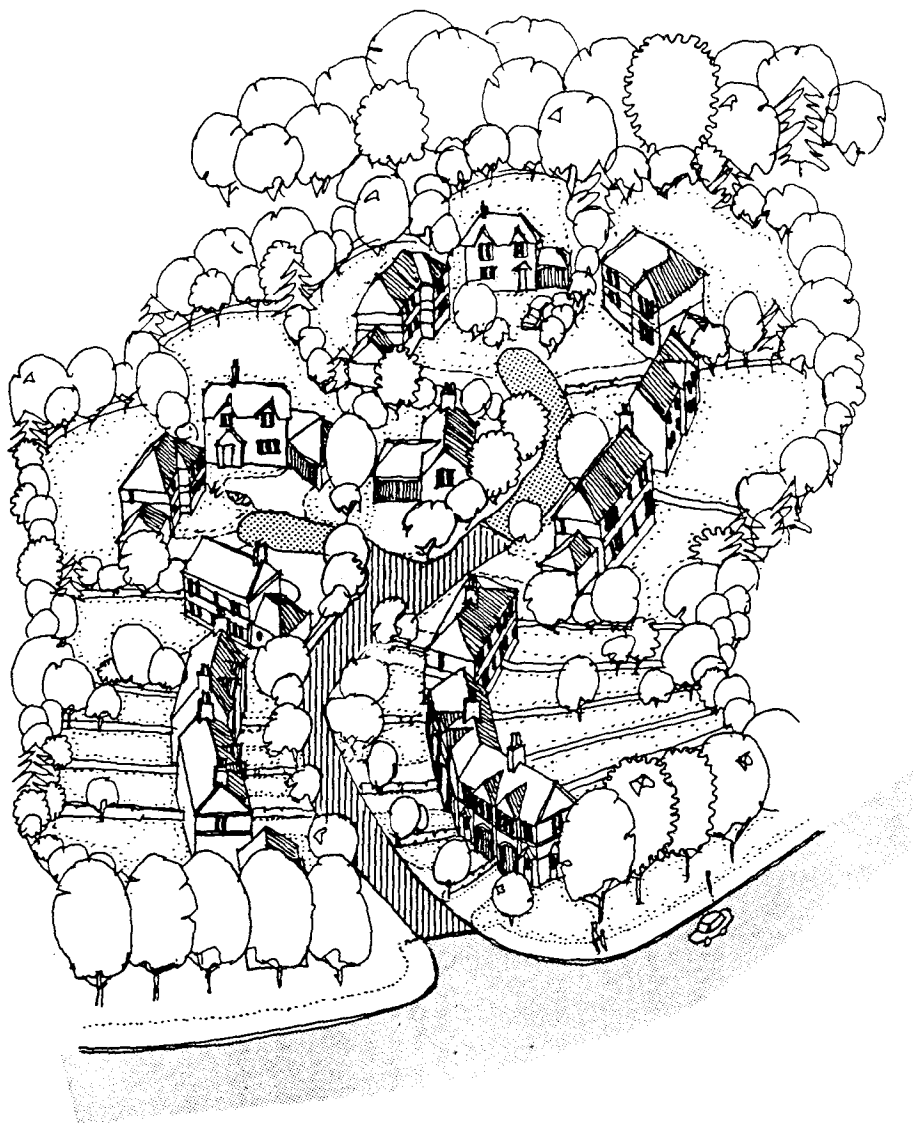


Figure 7 Sketch Layout To Show A Shared Access Way In Site B



**Site C**

4.13 Site C will remain predominantly open land and the peripheral tree planting will be strengthened. In the event of proposals being made for the demolition of Oak House or Beech House, replacement buildings should be of similar or lesser floorspace. Any replacement for Oak House should be a single storey building. Uses for these buildings could be business, leisure or possibly a private hospital. In considering appropriate uses for replacement buildings developers should note that the City Council will be likely to resist future extensions to these buildings given their location in the Special Landscape Area.

The City Council would wish to see Juniper House and Redwood House demolished and not replaced.

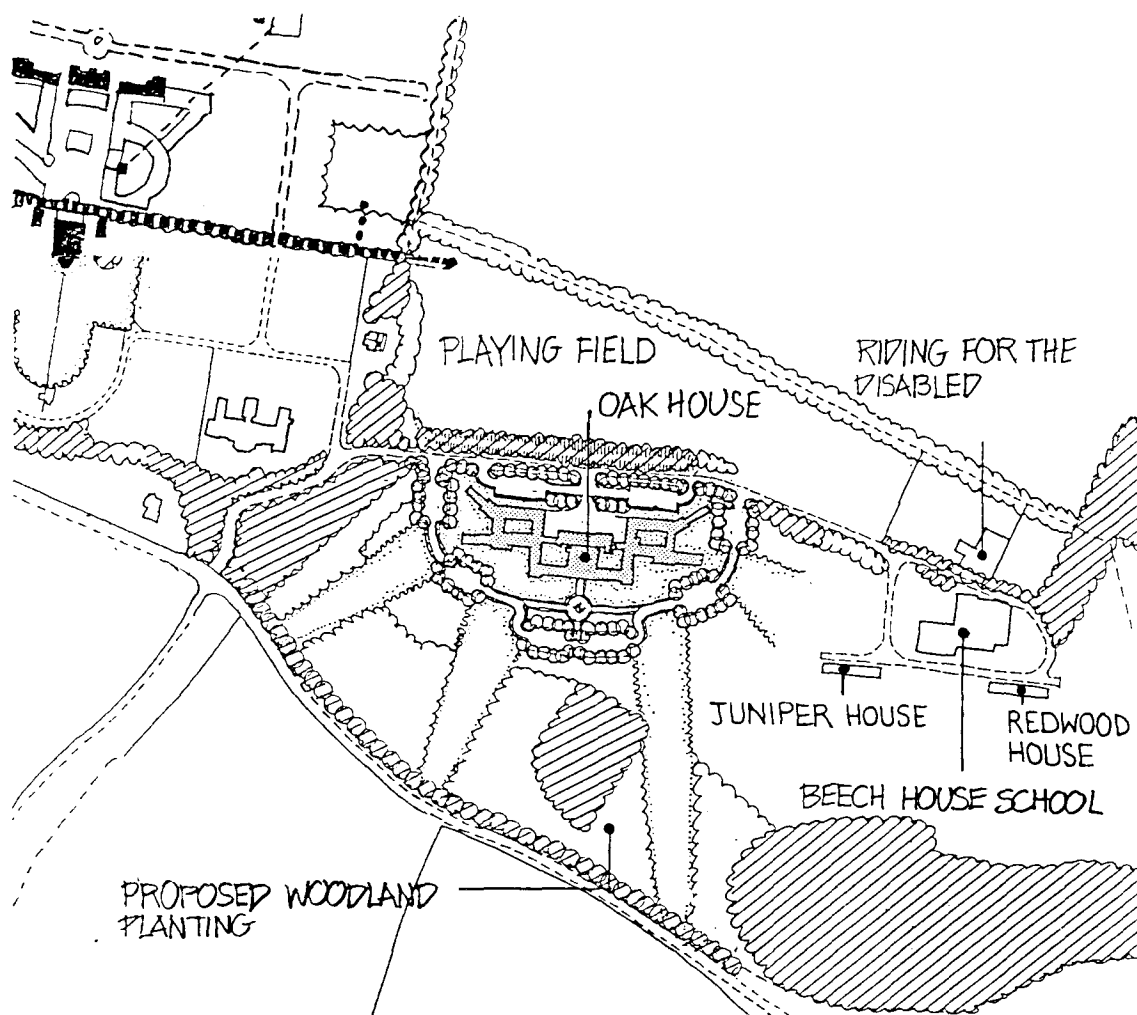


Figure 8 Sketch Layout To Show the Position of Oak House, Beech House, Juniper House and Redwood House.

### Design of Buildings

4.14 Emphasis will be placed on excellence in the design of buildings, layouts (including road layouts) and landscaping with the aim of creating a community with a clear sense of place.

4.15 Many of the existing hospital buildings are of a massive scale and institutional form. There are few design features that readily lend themselves to a more domestic scale. However, certain buildings are to be retained and to ensure that they integrate well with the proposed buildings it will be necessary to incorporate reference to their materials and styles. Figure 9 identifies the best features of existing buildings that could provide a reference in the designs of proposed buildings. The dominant materials are red brick and slate.

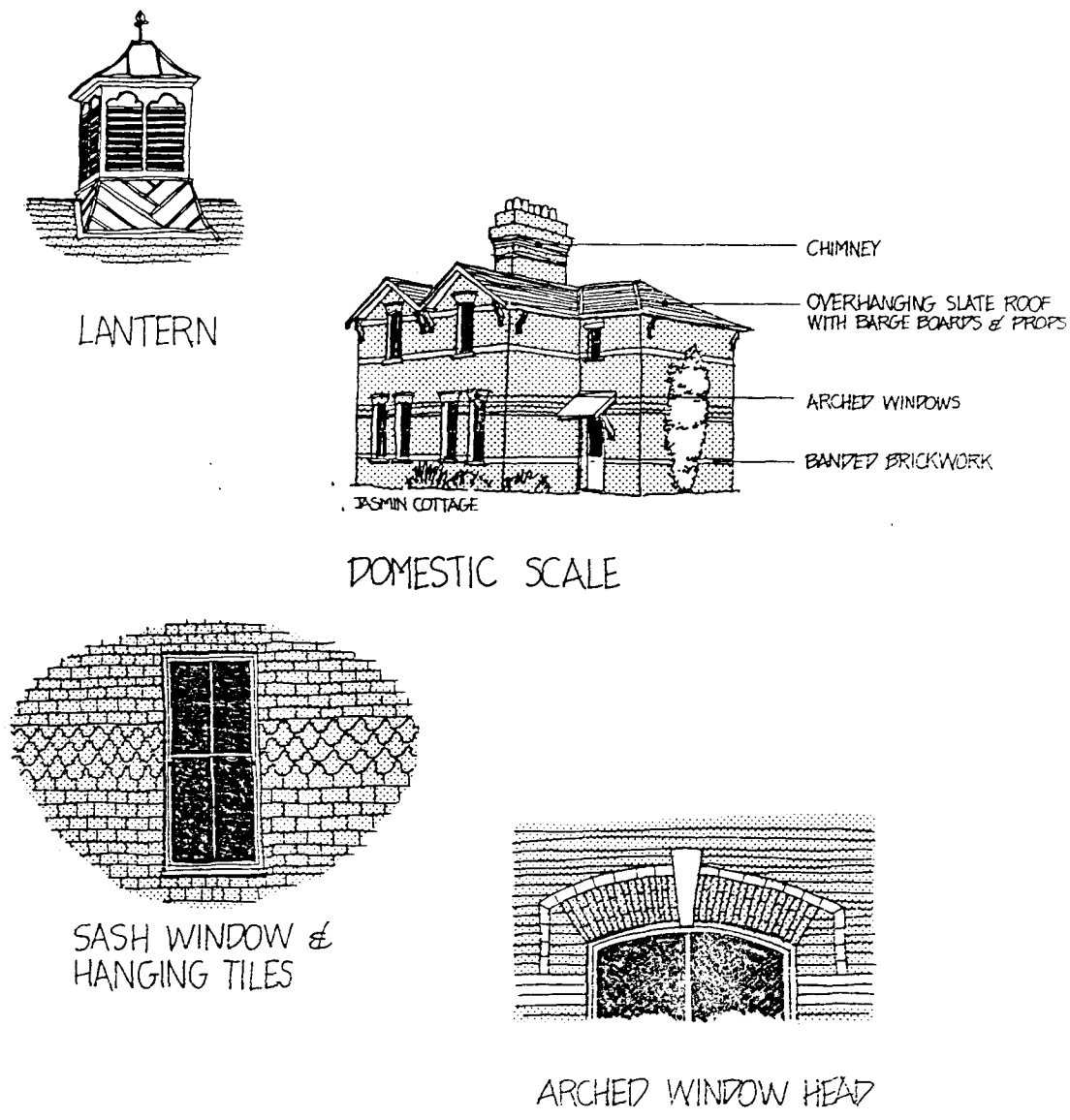


Figure 9 Features of Existing Buildings

4.16 Reference to existing features will be particularly important at the village centre and adjacent to Jasmine Cottage. The re-use of materials salvaged from the demolition of existing buildings would assist in this objective. The village centre should have a strong urban identity. Elsewhere, particularly in Site B, a much more varied style would be appropriate which may incorporate some of the features of traditional buildings of the Kent countryside using multi-stock bricks and plain tile. Conventional suburban estate development will not be considered acceptable.

#### **Street Furniture**

4.17 It is essential that the design of all items such as street lamps, road nameplates, direction signs, seats and litter bins is carefully considered in relation to surrounding development. The City Council requires that the design, materials and colour of street furniture shall be co-ordinated but this does not mean that rigid uniformity will be required.

#### **Access for the Disabled**

4.18 It is essential that the needs of the disabled are taken into account in any plans for the future use of the St. Augustine's site. The City Council wishes to remove the physical restrictions to the use of wheelchairs by the provision of ramps, dropped kerbs, wide access doors, lifts etc. wherever practical and reasonable and will apply the advice contained in Development Control Policy Note 16 and ensure the implementation of Part M of the Building Regulations.

#### **Phasing**

4.19 Will be to some extent dependent on the hospital closure programme as some development could take place in advance of the closure of the entire hospital. It is understood that the hospital could be vacated by early 1992. The Health Authorities would seek to start some development in Area B early in 1991 to be ready for occupation following closure of the hospital. This development would help to fund infrastructure and the relocation of health facilities to other sites. An indicative development programme is as follows.

- 1 Limited re-development of existing houses and in-filling in Cockerling Road and Chartham Downs Road;
- 2 Continue programme of structural landscaping;
- 3 Construct new main access and implement the required highway improvements;
- 4 Housing development of Site B;
- 5 Demolition of ward blocks and other peripheral structures;
- 6 Housing development in the peripheral area of Site A;
- 7 Village centre following vacation of hospital administration and treatment buildings;
- 8 Construct village hall adjacent to cricket ground;
- 9 Development of Site C.

**Permitted Development Rights**

4.20 To ensure that the high design standards sought by the City Council will be protected in the future the Council will, in certain circumstances, impose planning conditions to restrict permitted development rights. Of particular potential concern are dormer windows and extensions to dwellings which may alter the character of buildings to be retained and proposed buildings.



## Appendix I

### Background

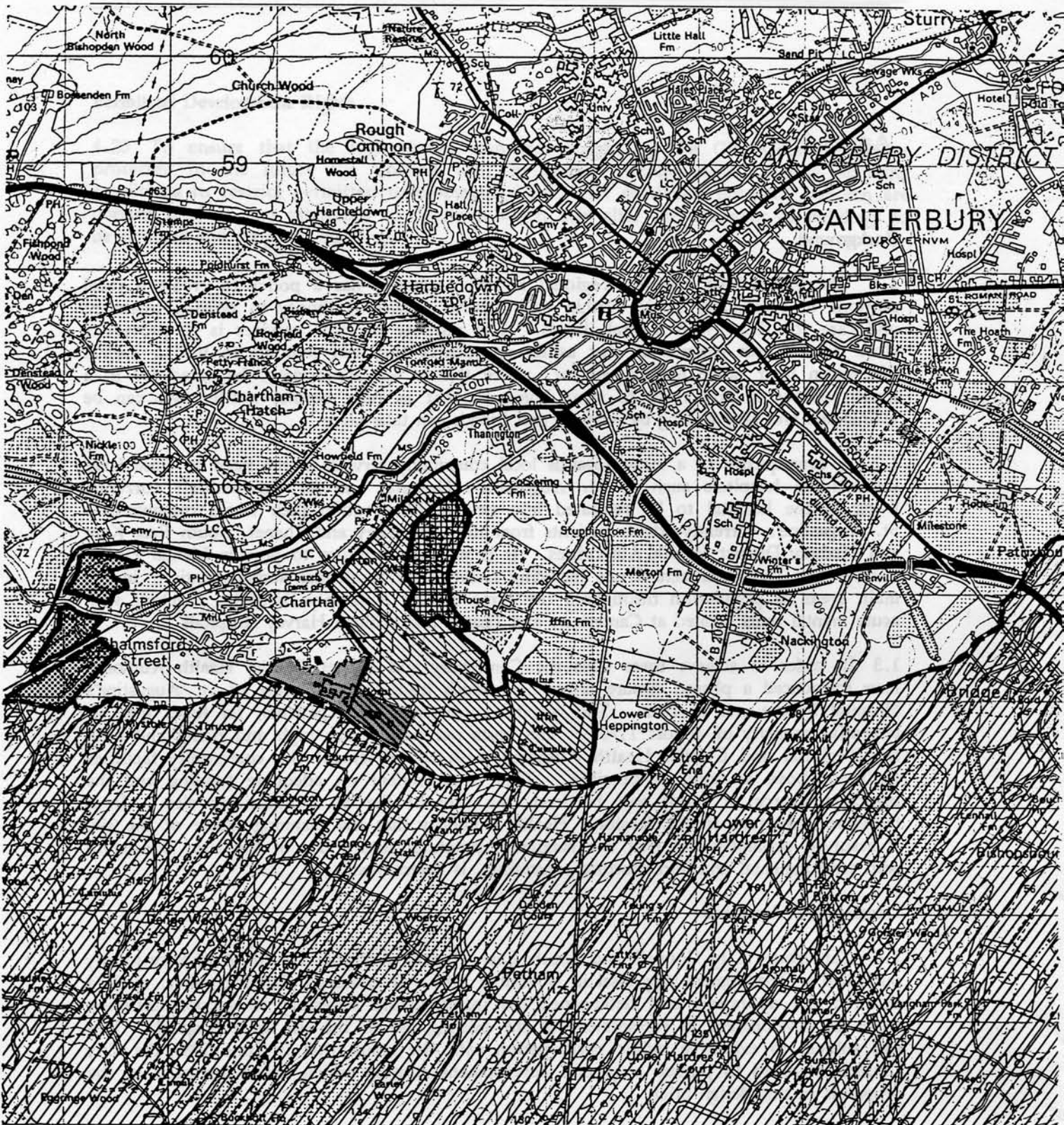
1.1 The South East Thames Regional Health Authority has a policy to create a local network of community service within each District Health Authority to provide treatment and care for those with mental illness. The purpose of local services is to provide a close contact with patients so that as far as possible they can continue to lead a normal life within their home environment or, where this is not appropriate, be cared for in a health service facility close to their home so that as near normal a life style can be maintained and easy visiting by relatives and friends can take place.

1.2 A consequence of a move towards local community services is the need to close large institutional hospitals such as St. Augustine's Hospital and for the patients currently living in the hospital to be relocated into new facilities within their home communities. St. Augustine's currently admits patients from the Canterbury and Thanet, South East Kent and Medway District Health Authorities. It is planned therefore to provide Mental Health Centres and Day Treatment Units including facilities for residential accommodation, in the main areas of population throughout the three Health Authority Districts, together with acute mental units located at Canterbury and Thanet and William Harvey Hospitals.

1.3 In order to achieve these aims the Canterbury and Thanet District Health Authority have introduced a phased closure programme which leads to the closure of St. Augustine's Hospital by the end of 1992. The hospital currently has 250 patients, far fewer than its potential capacity of almost 1,700. The costs per patient are high and rising and both the Regional and District Health Authority wish to implement the community facilities outlined above as soon as possible. This is dependent on adequate funding and the principal source of funds will be from the sale of the St. Augustine's site. It is therefore important to the Regional Health Authority that the planning future of the site is resolved promptly and that the maximum potential future use of the site, consistent with environmental and infrastructure constraints, is determined.

### Development Appraisal

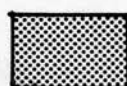
1.4 Canterbury City Council and South East Thames Regional Health Authority jointly published a Development Appraisal in November 1988. It examined planning policy, made a detailed site appraisal, and determined the infrastructure necessary to support differing scales of development in replacement of the existing use of the site as a hospital. This was subject to extensive public participation with the result that in June 1989 the City Council resolved to pursue a general development strategy which forms the basis of the proposals in this design brief.



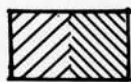
### 6 PLANNING CONTEXT



**BOUNDARY OF AREA OF OUTSTANDING NATURAL BEAUTY**



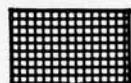
**SITES OF SIGNIFICANT WILDLIFE INTEREST**



**SPECIAL LANDSCAPE AREA**



**SITE**



**SITE OF SPECIAL SCIENTIFIC INTEREST**

## Appendix II

### Location and Context

2.1 St. Augustine's Hospital is located on the south-eastern fringe of Chartham and Shalmsford Street, approximately 3 miles to the south-west of Canterbury, (see Plan 1). The hospital site lies along the top of a flat ridge which is on the north-eastern boundary of the Chartham Downs, an Area of Outstanding Natural Beauty.

### Development Plans

2.2 The current planning framework is provided by the Kent Structure Plan, the Kent Countryside Local Plan and the Stour Valley Countryside Plan. Kent County Council has reviewed the Structure Plan and extended its provisions from 1991 to 2001. This Second Review of the Structure Plan has now been approved by the Secretary of State for use in Development Control and the preparation of Local Plans.

### Policy Context

2.3 Proposals for St. Augustine's Hospital must be considered within the context of the policies of the Kent Structure Plan and Second Review, which generally seek to restrict new development in the countryside consistent with infrastructure and countryside conservation restraints (which are clarified by the two countryside local plans). However, the Structure Plan contains a number of relevant exceptions to this broad approach and certain new provisions which relate to the specific issue of redundant institutional complexes.

2.4 Policy S3 of the Structure Plan Review sets out the implications for meeting the strategic requirement and states that land for housing development will be provided by making "the most effective use of redundant institutional land or buildings". In particular, Policy RS6 (iii) establishes the principle that development may be permitted in the countryside where "it consists of the acceptable re-use or redevelopment of the existing built area of redundant institutional complexes".

### Development Opportunities

2.5 Other policies in the Structure Plan identify a range of opportunities for development which may be appropriate:

- (i) Policy HD1 sets out the housing provision for the Canterbury area and the Secretary of State introduced an important footnote where he states "It is expected that the greater part of this provision will not be at the urban area of Canterbury";
- (ii) Policy RS5 seeks to permit small scale businesses including tourist facilities in Kent where this would comprise an acceptable change of use of existing buildings or their adaptation for new business use.

2.6 In view of the rural location and setting of the hospital the main consideration in determining the appropriateness of any new development will be the extent to which the proposals are consistent with the landscape and countryside conservation objectives of the Structure Plan. The hospital site is outside but immediately adjacent to the designated Kent Downs Area of Outstanding Natural Beauty (AONB). The northern boundary of the AONB follows the line of Chartham Downs Road (see Plan 6) and the Structure Plan emphasises that the Local Planning Authority will continue to protect this area from obtrusive development, and will pay particular regard to maintaining the unspoilt natural beauty of the landscape. The North Downs Special Landscape Area (SLA) is defined by Structure Plan Policy CC7 and the precise boundary is shown in the Kent Countryside Local Plan, Policy KCP2 (see also Policy SV7 of the Stour Valley Countryside Plan). This area generally covers the same area as the AONB but also extends northwards and includes the eastern third of the hospital site. The Structure Plan identifies these areas as having particularly attractive and distinctive landscape qualities and requires Local Authorities to provide long term protection to them and normally to give priority to the landscape over other planning considerations.