

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



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

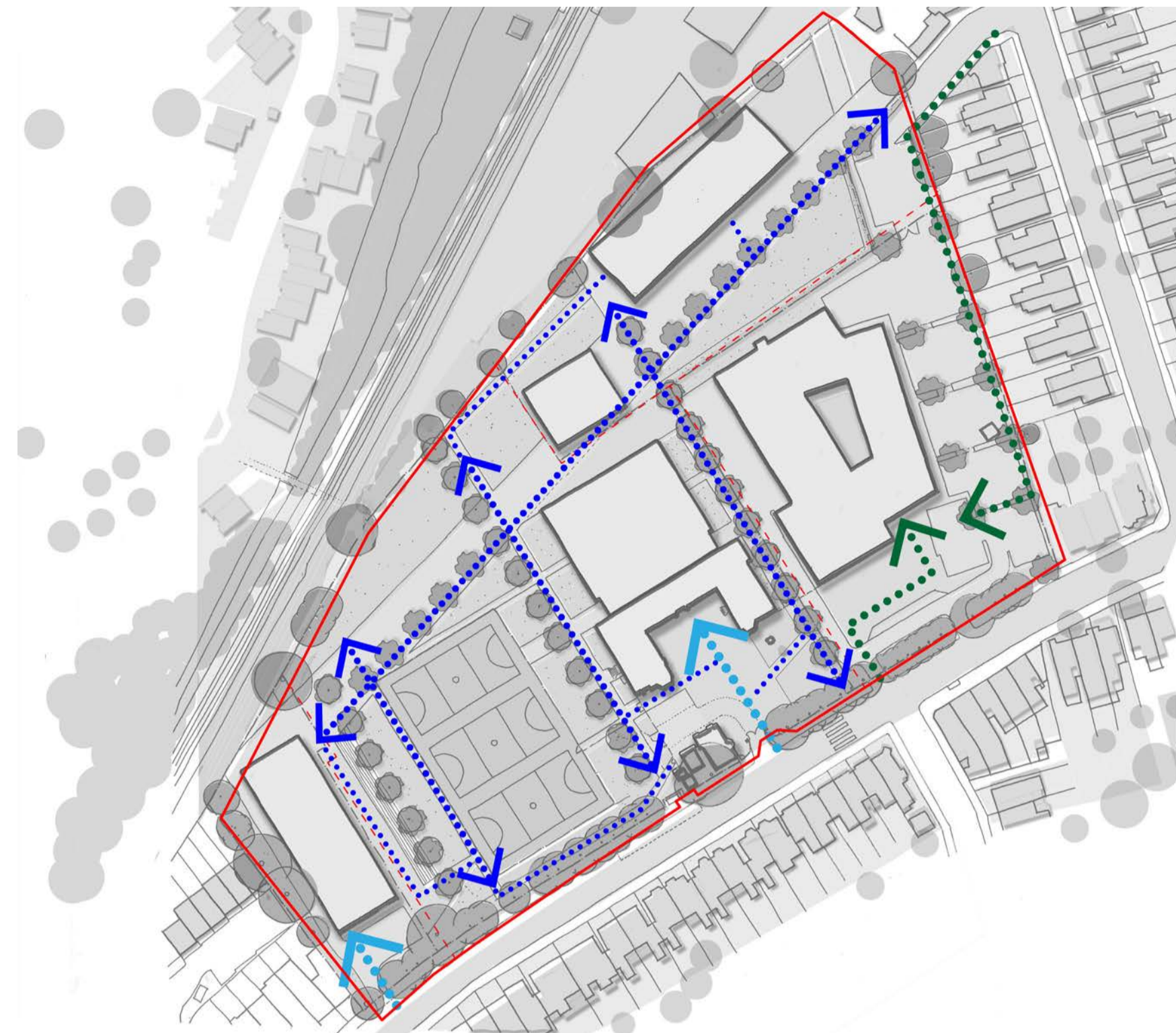
- The facility has been sized to cater for a predicted increase in population to the year 2026 and, at full occupancy, will be able to treat over a hundred patients simultaneously
- Ultimately the centre will be open 8am to 8pm, 7 days a week with trips spread throughout the day

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

LEGEND

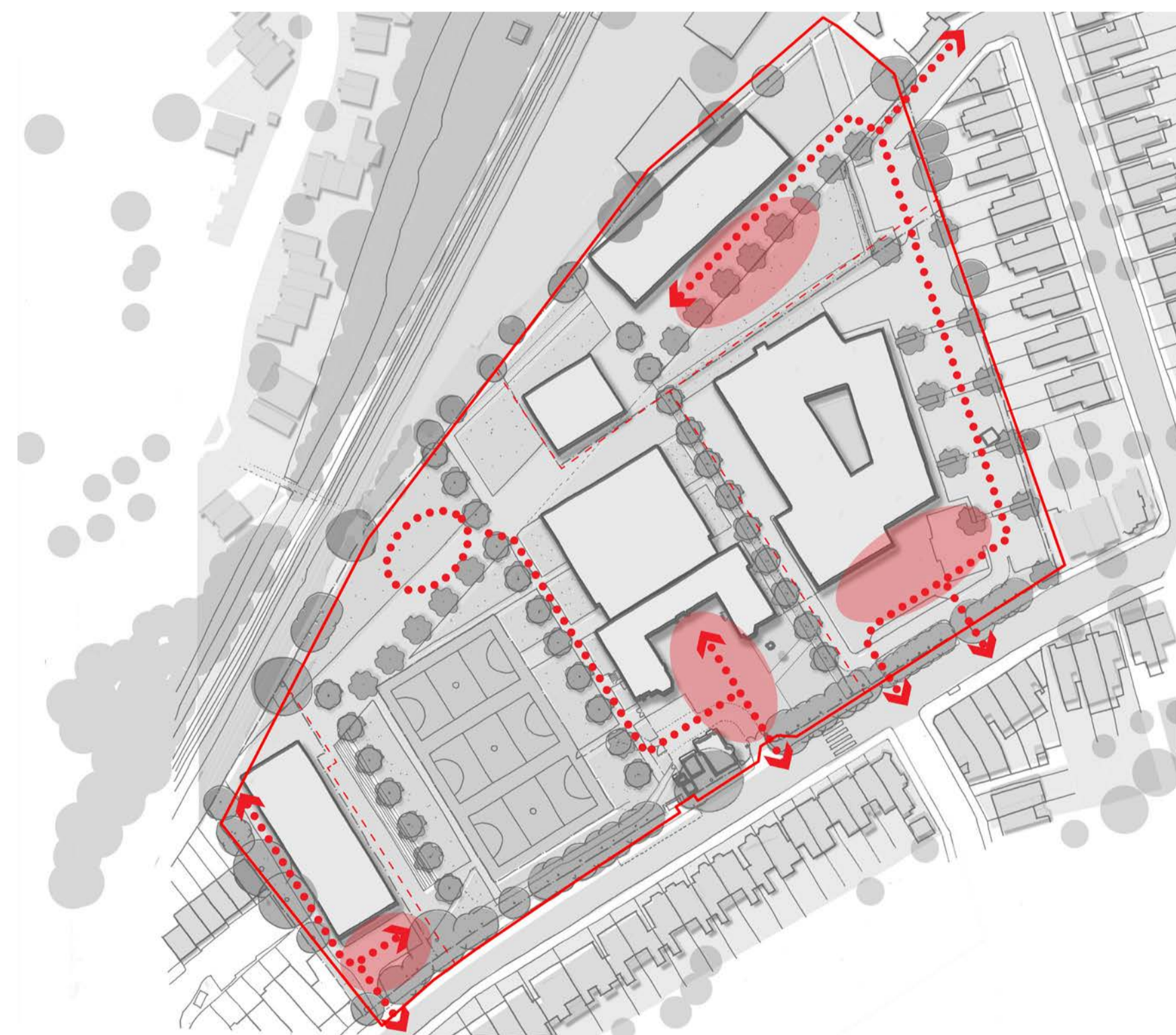
Student & Staff Route - School	Car Parking Areas
Visitor Route - School	Car Routes
Pedestrian Route - Health Centre	Cycle Stores
Fire Tender Access	Preliminary Muster Points
	Service Access Routes



Pedestrian Movement



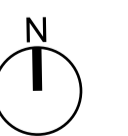
Car and Cycle Movement and Parking



Fire and Emergency Vehicle Access



Service Vehicle Access



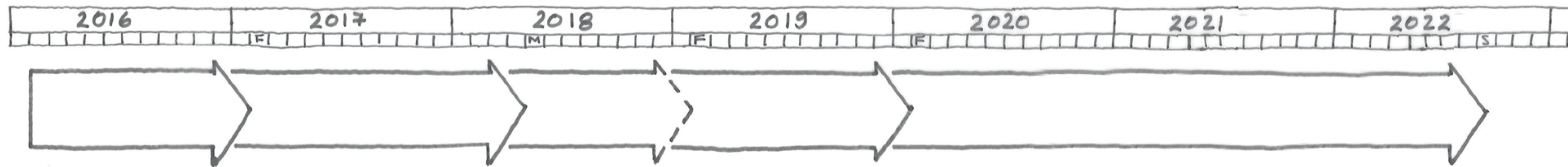
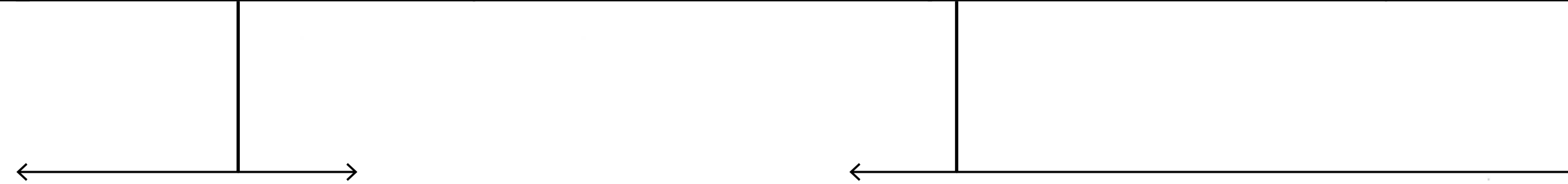
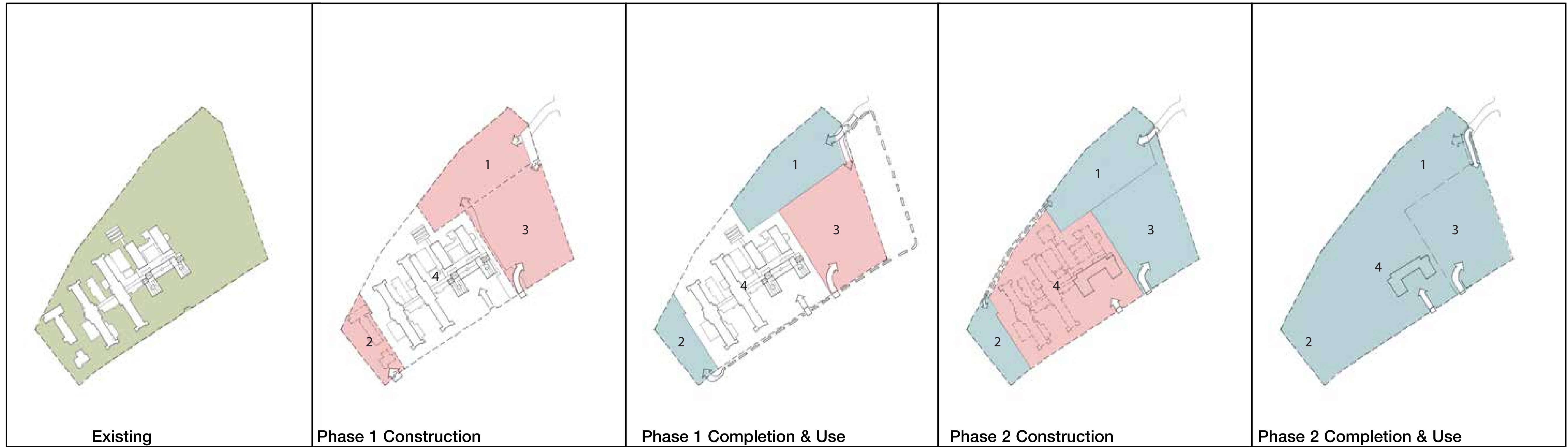
LANDSCAPE STRATEGY

Exemplar Images & Site Key



PROGRAMME AND PHASING

Indicative programme and phasing diagrams



DULWICH HOSPITAL SITE REDEVELOPMENT

The Charter School East Dulwich / Dulwich Health Centre



Key	
Proposed tree	
Existing tree retained	
Primary building entrance	
Secondary Building Entrance	
Site Entrance (Traffic)	
Site Entrance (Pedestrian)	
Views	
TCSSED Site boundary	
Parcel Boundary	

Proposed Site Plan - Scale 1:500 at A1

ARCHITECTURAL APPROACH

Massing and Building Scale



Proposed Massing

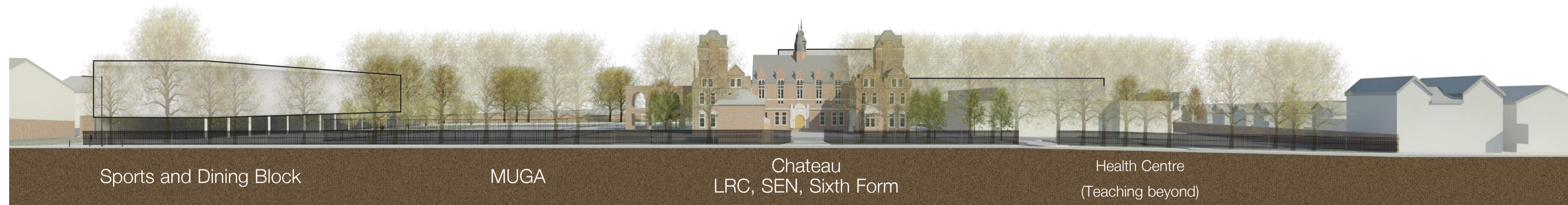
Proposed indicative Chateau walkway subject to approval and further design development.



Existing Massing



View 1 - from East Dulwich Grove (South)



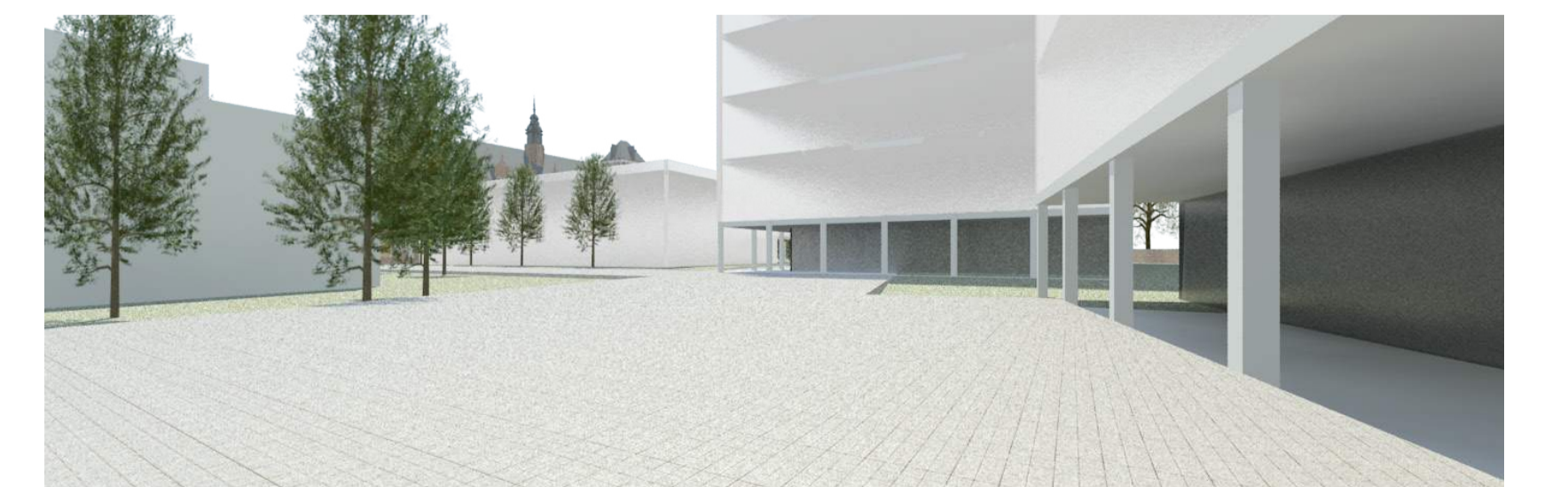
A-A East Dulwich Grove Elevation



View 2 - from Jarvis Road



B-B Site Section



View 3 - Campus view from Block A

DULWICH HOSPITAL SITE REDEVELOPMENT

The Charter School East Dulwich / Dulwich Health Centre



ARCHITECTURAL APPROACH

Design References



Turrets and Walkways

Ornamental Façades

Formal Entrances

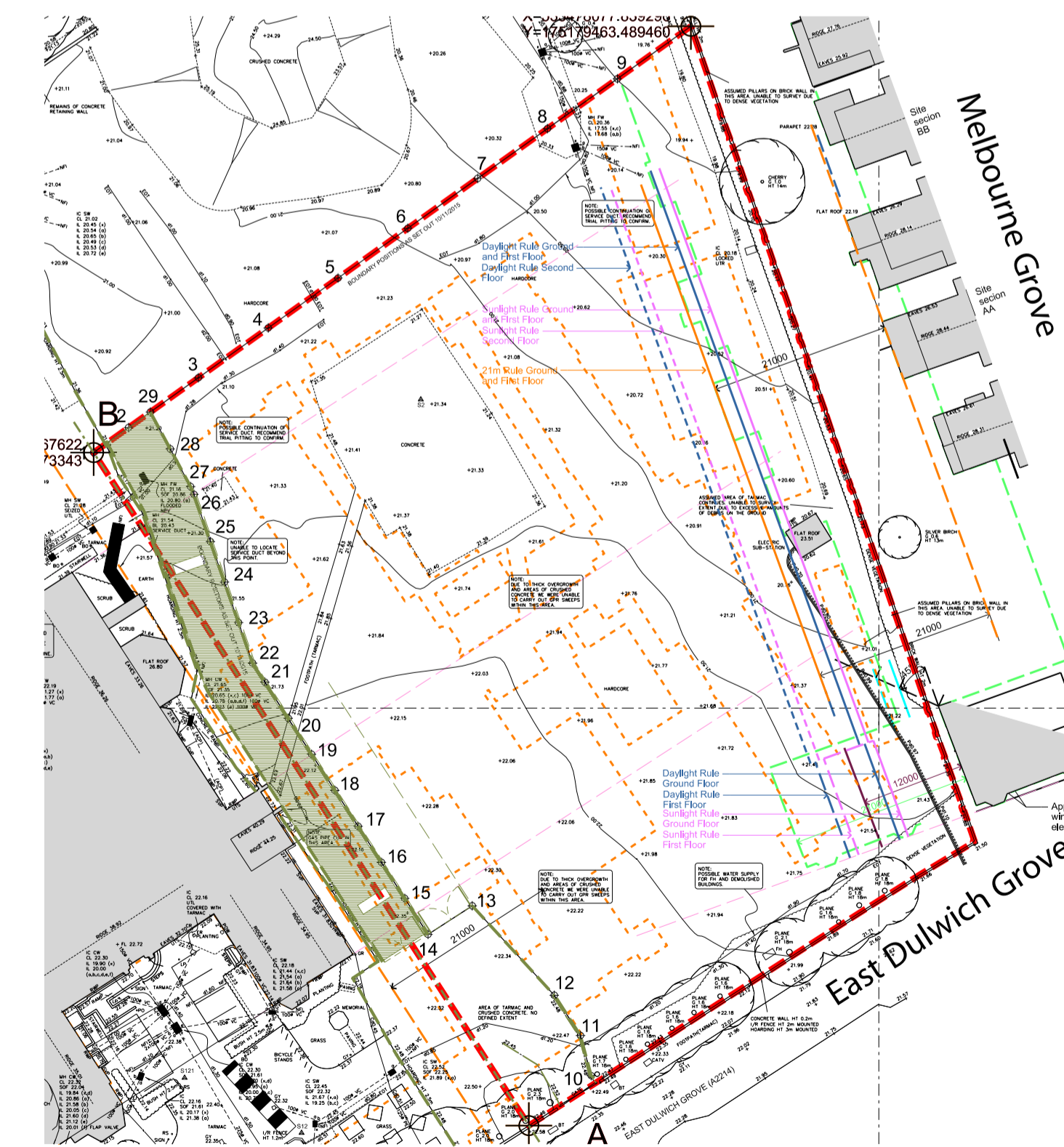
Courtyards/Campus

Light and Colour

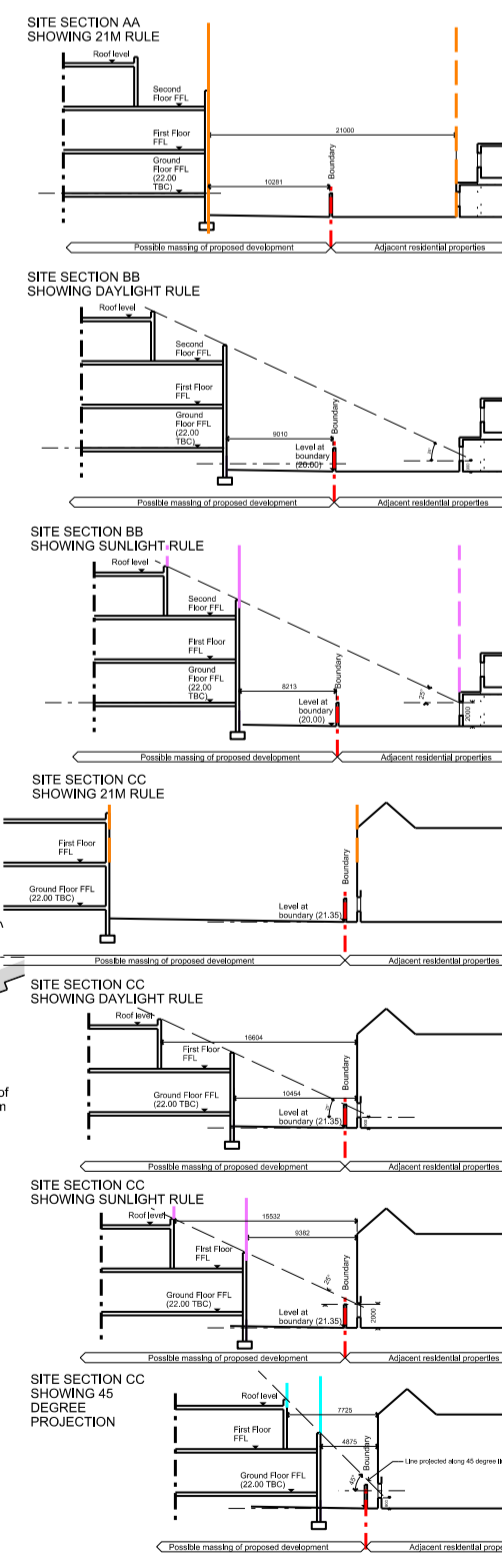
Connection to Landscape



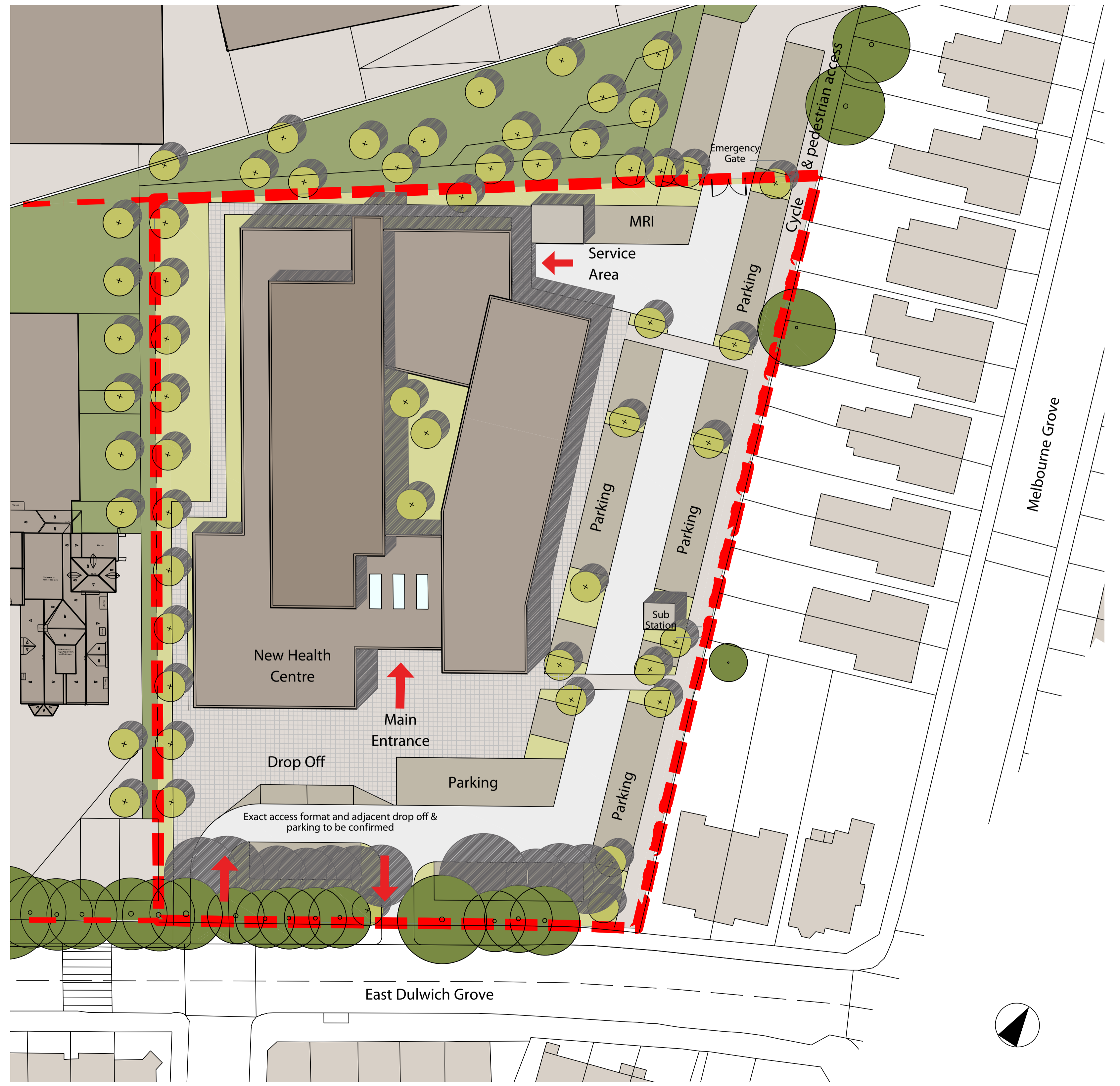
LOCATION AND SITE PLAN



SITE ANALYSIS



SITE CONSTRAINTS



PROPOSED SITE PLAN

MASSING AND BUILDING SCALE

PROPOSED SITE SECTION



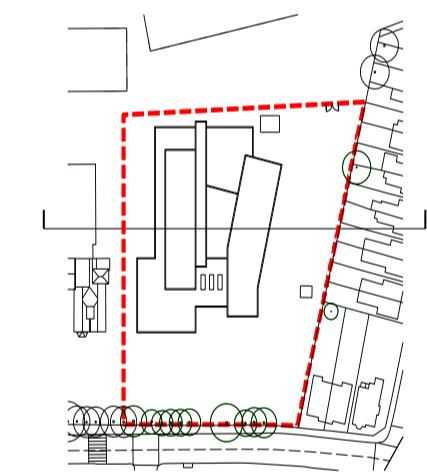
3D VIEWS

Aerial view

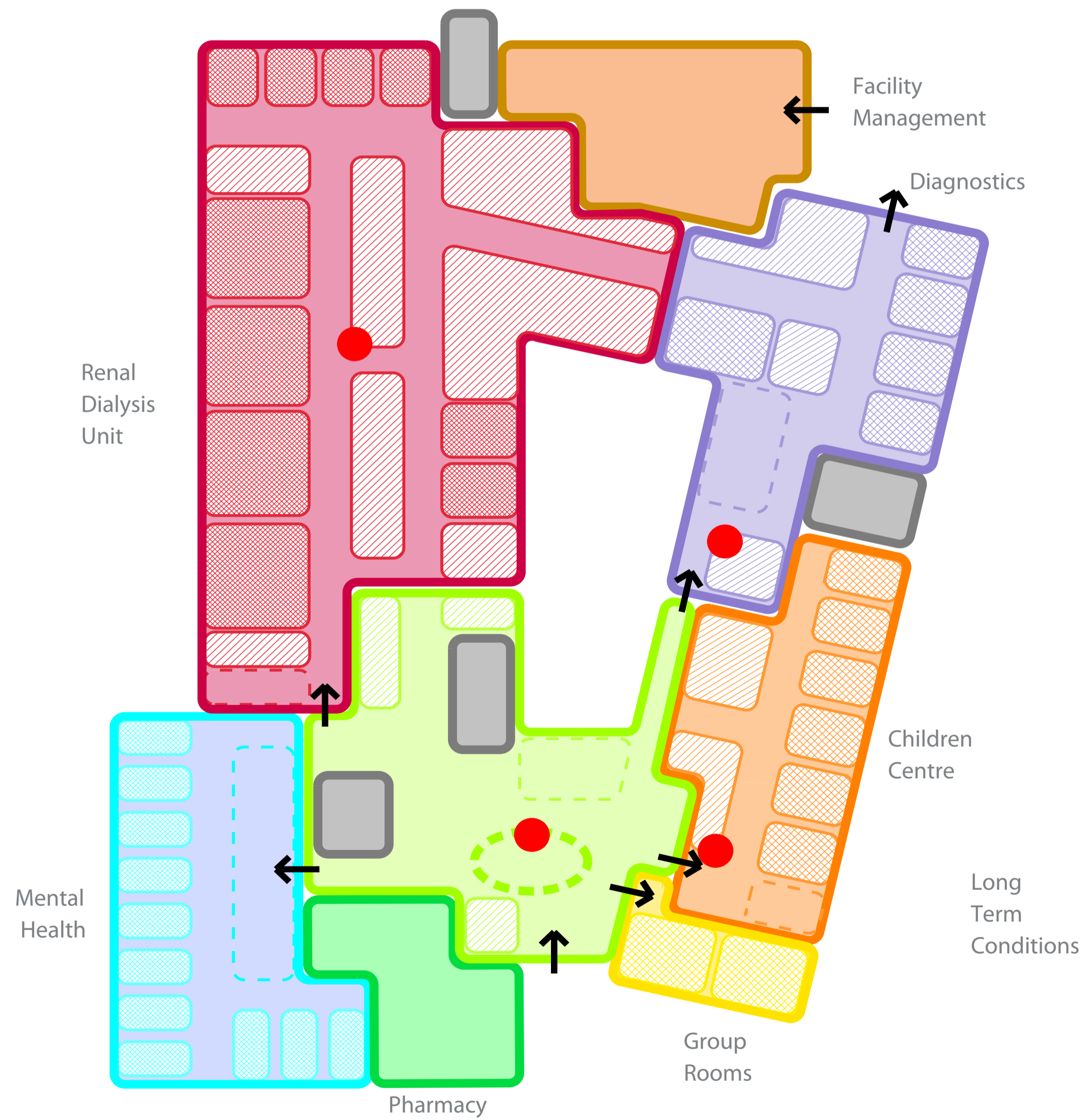
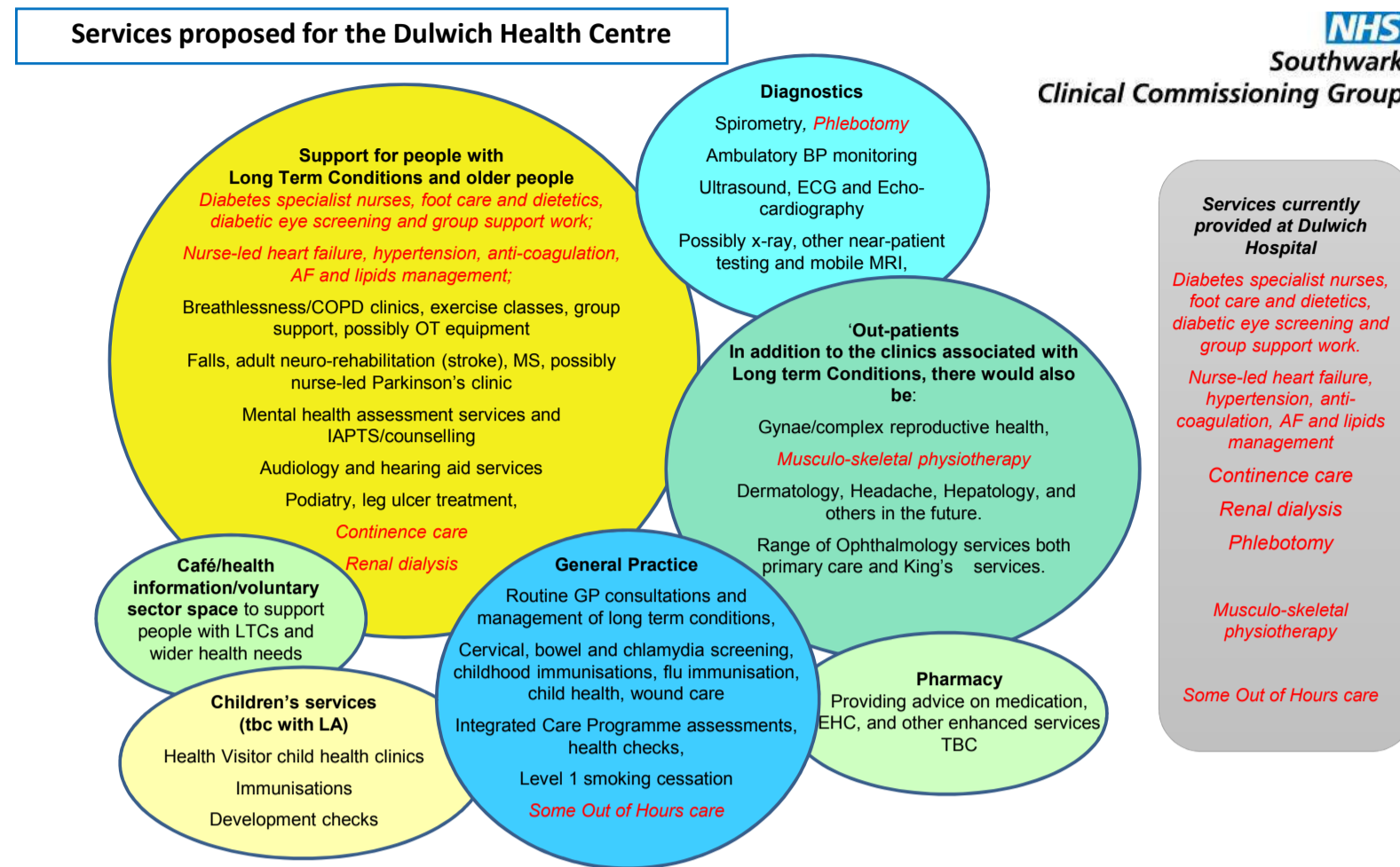
View of chateau and health centre



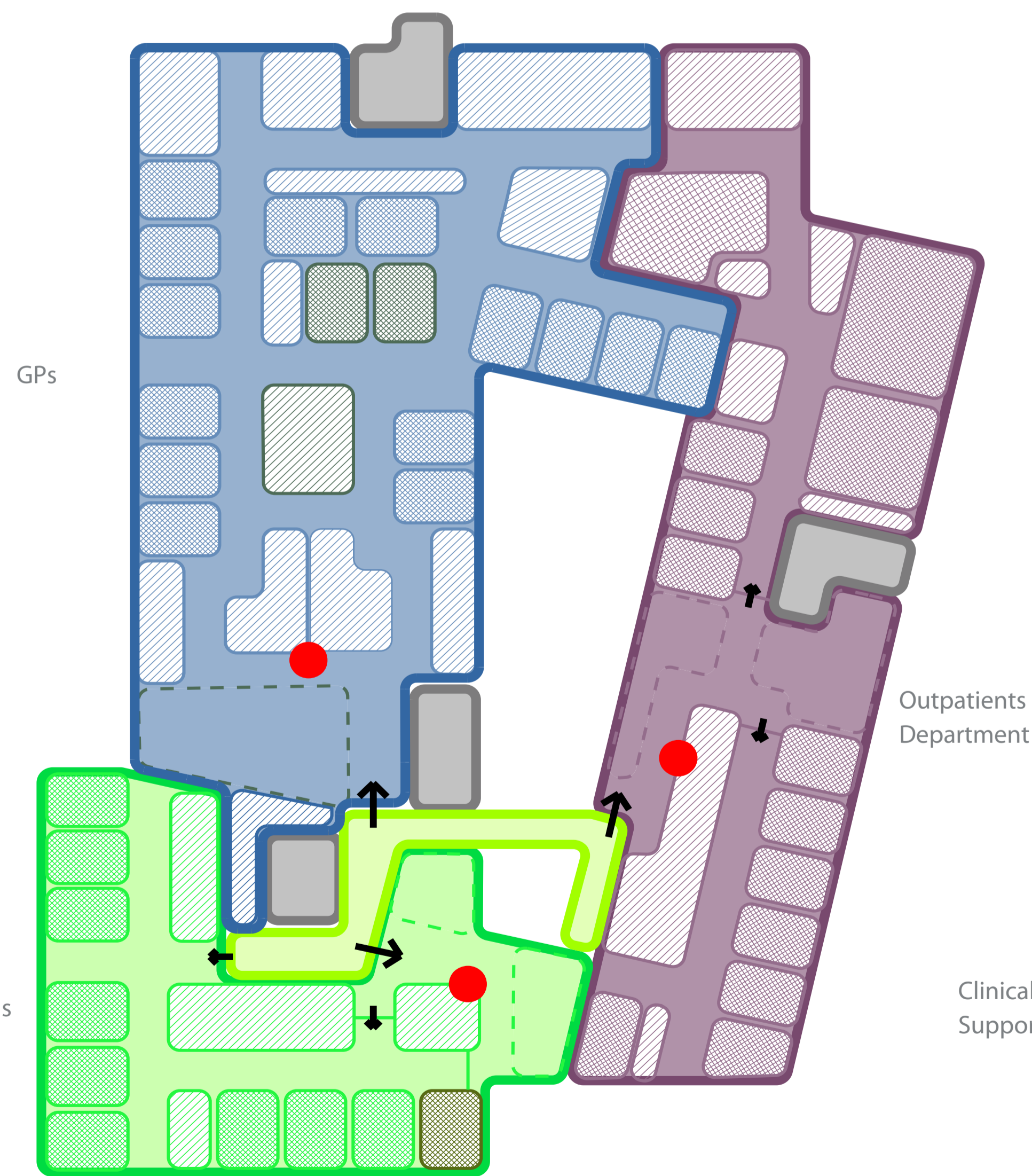
View from Glengarry Road



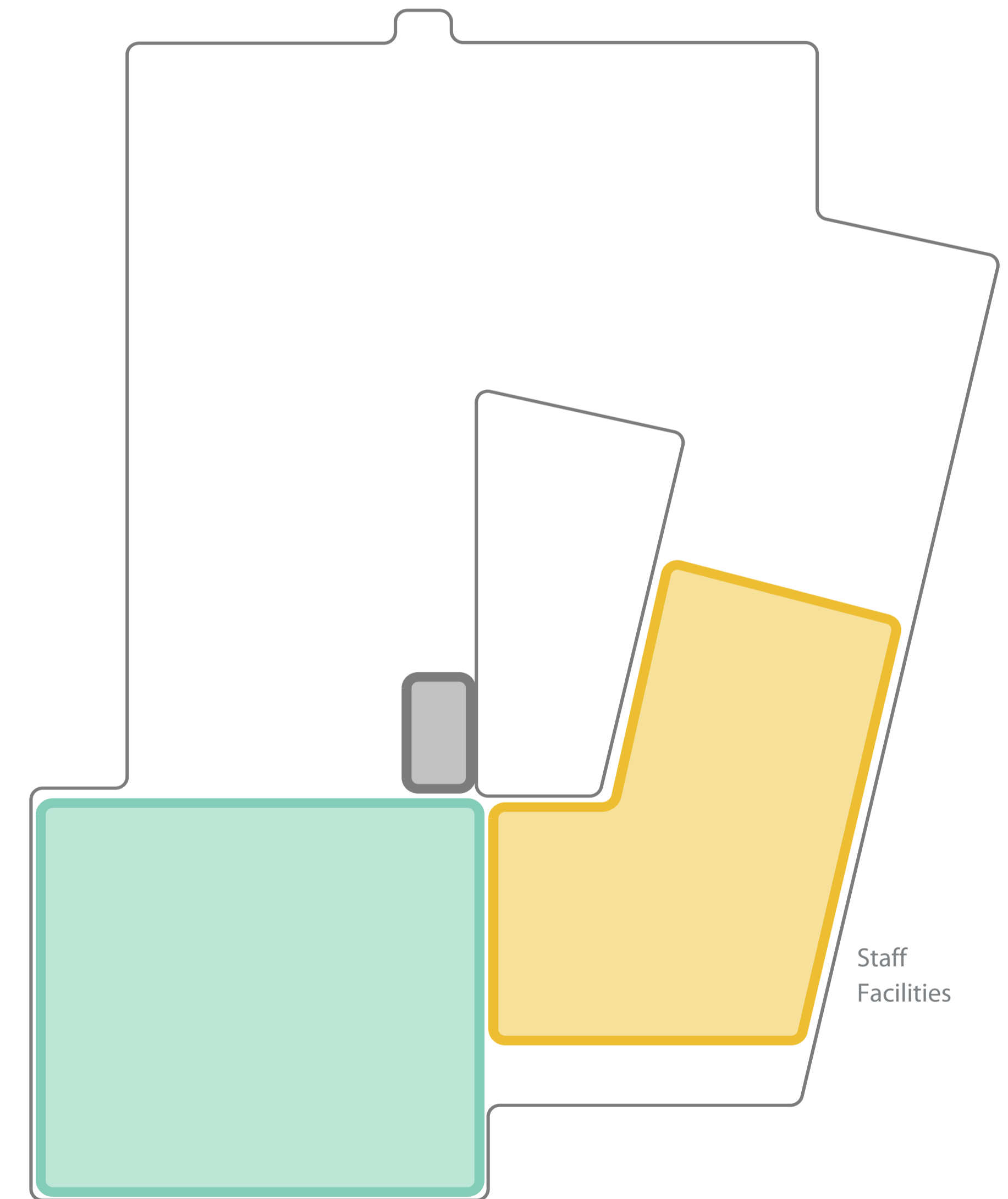
CLINICAL SERVICES AND FLOOR PLANS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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MATERIAL PRECEDENTS



External Materials



Building entrance



Internal spaces



Heritage

