

Enhancing your local area

Former Holy Cross Convent, Chalfont St Peter

About the site

As you may be aware, in 2013 Persimmon Homes submitted a detailed planning application to redevelop the former Holy Cross Convent, Chalfont St Peter, to provide a mixed use scheme comprising 196 dwellings, including a 74 bedroom (3,370m²) care home.

Following a detailed review of the need for specialist housing for older people in Chalfont St Peter, we are now in the early stages of working up proposals for the redevelopment of the piece of land on this site which has consent for the 74 bedroom care home, on the Holy Cross site.

Our scheme proposes a new development of 38 Assisted Living (Extra Care) apartments which will be built to cater specifically for the needs of elderly residents. This will include the ability to receive care and support 24 hours a day.

We believe the site offers an opportunity for redevelopment with sensitively-designed, specialist retirement accommodation.

Characteristics of the local area

Before we begin designing any proposal, our team of architects carefully researches the architecture and character of the local area. Chalfont St Peter is one of the largest villages in Buckinghamshire, with many examples of both Victorian and Edwardian architecture. The high street is predominantly Georgian, which our design has been heavily influenced by.

The site is located within a residential area, not within a conservation area, and none of the buildings are locally or nationally designated heritage assets.

The site's current condition



Our approach to design

The site benefits from a planning permission for a 74 bedroom care home. The design principles have been established through the consented scheme in terms of use, layout, scale, massing and landscaping. It is not our intention to deviate from these principals, however, the specialist requirements of the proposed Extra Care use have required alterations to be made to the final approved design.

We understand the importance of the design to the local area, particularly in the context of this site. The design will reference the traditional details and materials seen in local buildings that we believe make a positive contribution to the area.

The key points of our design approach are summarised below:-

- A high-quality development featuring around 38 Assisted Living (Extra Care) one and two bedroom apartments
- A single building which respects the general scale of the local context with a part three storey/part two and a half storey structure with pitched roofs and dormer windows
- A materials palette that takes references from the local architecture with the use of decorative tile hung walls and red brickwork plinths. The pitched roofs, dormer windows with traditionally proportioned windows, decorative balconies and canopies all add to the traditional architecture the design is looking to emulate
- Sufficient separation distances between the proposed buildings and the neighbouring properties to ensure their amenity and privacy is protected
- Vehicular access to the site off Gold Hill East, with car parking for 24 cars

We have carefully considered our design to integrate the site with the surrounding area and we believe these proposals present the best opportunity for the future of this site. Furthermore, it is important that communities address the current and future needs of their residents.

With the local over 85s population anticipated to double over the next 20 years, this development would assist in providing much-needed accommodation for older people.



Approved development – Harrow



Approved development – Bovington



Proposed development – Hazlemere



Existing development – Potters Bar



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