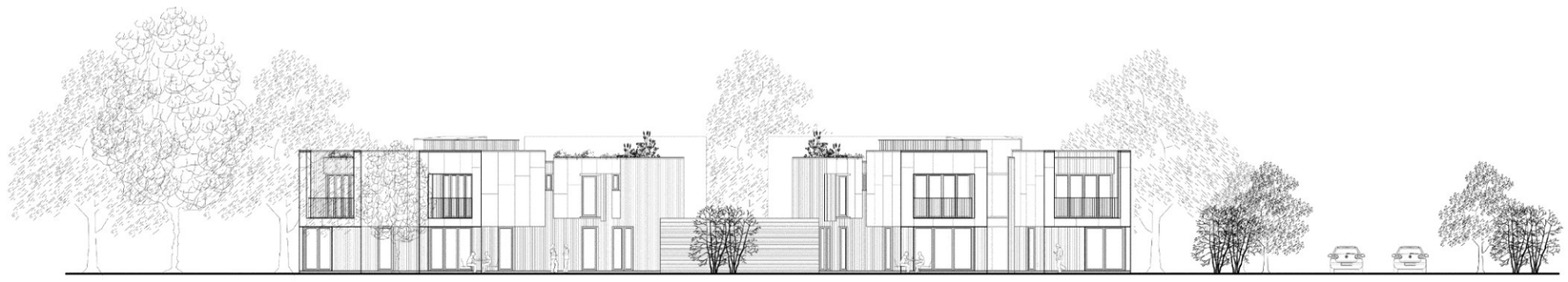
Design and Access Statement

Proposed residential development at:

Boons Park,
Toys Hill Road,
Toys Hill, Edenbridge
Kent. TN8 6NP



Project No. 2150

Contents

Fig 1 Aerial view of site

1.0 Introduction

1.1 This document relates to a proposed 4 dwelling residential development at Boons Park.

1.2 Boons Park is a former drug rehabilitation centre located within the Toys Hill countryside, Edenbridge. The site is within the Greenbelt and is within an Area of Outstanding Natural Beauty (see Fig. 1 & 2).

1.3 An application to demolish a large Victorian rehabilitation centre and replace it with a single, large dwelling and associated ancillary buildings, was granted permission in 31/3/15; planning ref. 14/03641/FUL. This permission is considered extant as the Victorian building has since been demolished and basements associated with the permitted scheme have been formed (see Fig. 3).

1.4 Following a pre-application (PA/18/00401) in November 2018 the officer's response appreciated that the design is to respond to the countryside setting and that detailed analysis, such as arboricultural surveys, ecology studies and landscape design would all be required to support a planning application. In addition, it was recognised that the scheme would need to demonstrate that the it does not significantly deviate from the extant approval residential curtilage.

1.5 Assimilating these matters, the design has been developed following the principles established during the pre-application meeting and the advice of the officer. This results in a proposal which respects its setting in terms of area, footprint, scale and volume; particularly when compared with the extant scheme, whilst offering a high-quality vison for development.

Fig 2 OS plan extract (nts); refer to drawing 2150/005

2.0 Design: Assessment, Involvement and Evaluation

2.1 The site is approximately 4.5km from Edenbridge town centre and the associated mainline train station. Feasibly, the site can only be accessed by road.

2.2 The site is currently accessed from Toys Hill Road, opposite the junction with South Brook Lane, via a narrow track into the site (see Fig. 1 & 2).

2.3 There is a neighbouring dwelling, just north of the site, known as Boons Wood (see Fig. 2). This is a large, detached dwelling circa 5 bedrooms.

2.4 An area of Ancient Woodland is situated within the site, in the south-east, which has been addressed in the landscape design and ecology analysis, both produced by Lloyd Bore and submitted with this application.

2.5 An arboricultral survey of the trees within and surrounding the proposed development has been produced (refer to separate documents and drawings by Chartwell Tree Consultants, submitted with the application); this identifies trees that are proposed for removal and their grade / classification.

2.6 The site is generally considered level within the area of the previous building and the extant permission. Some photographs are featured within this document (see Fig. 3 & 4).

2.7 A structural engineer has reviewed the existing concrete basements and advised that these can simply be backfilled to permit development over. There will be instances where the proposed dwellings do not align with the basements, however, the engineer noted that new load-bearing walls can be built off the basement structure, up to the proposed ground level, and new foundations formed as required outside the basement footprints.

Fig 3 Photograph taken within the site, looking west

Fig 4 Photograph taken within the site, looking north

2.8 The proposed development comprises four dwellings, based on a house-type, set around a formal circle, or 'circus', sited within the area of the extant approval. The dwellings are two-storey and have part of their flat roofs accessible as roof terraces (see Fig. 11).

2.9 Each dwelling is set out concentrically, rather than on a single circle, which permits greater control over the dwelling distribution and separation. The middle of the circus features front gardens, which buffer the dwellings from the vehicle turning area and a landscaped, central island. Each house has two parking spaces, with room for a further two cars within associated garages (see Fig. 5).

2.10 The dwellings have curved front elevations, following the circular geometry, which address and overlook the common central space. Behind the curved principal facades are orthogonal layouts of living spaces at ground floor and bedrooms above.

2.11 The proposal reduces the areas and volume when compared to the design permitted under planning ref. 14/03641/FUL (see Fig. 6). No basements are proposed.

2.12 Behind each unit are private gardens separated by soft landscaping and hedgerows. Estate fencing terminates the rear of the gardens from the existing meadow land beyond. This ensures the development is directly connected to the landscape without visual boundaries. Further details of the proposed landscaping and management of the meadow land has been prepared by Lloyd Bore landscape architects, submitted with this application.

2.13 The development is accessed from a new private road near the northern site boundary, similar to the extant application, but providing a greater

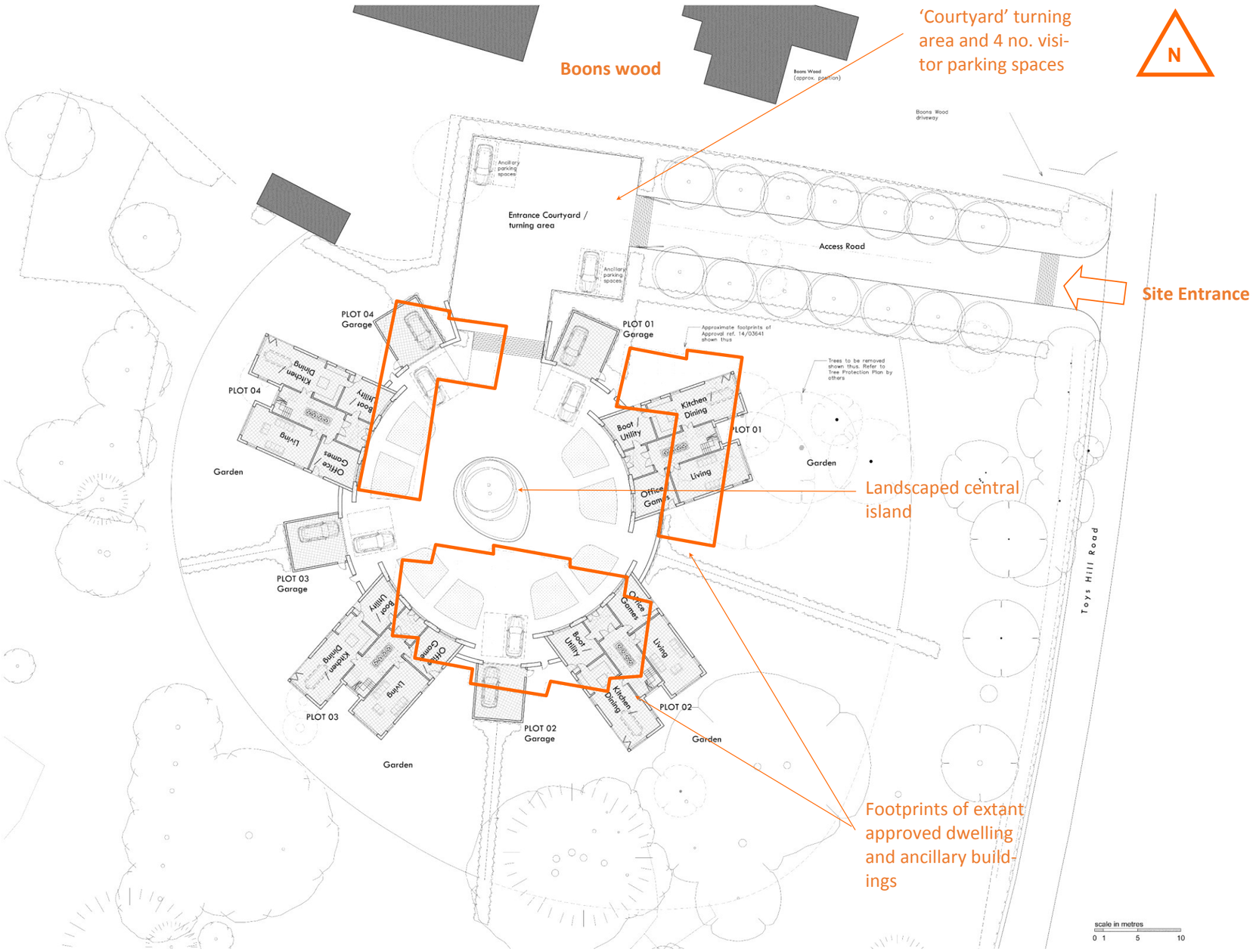


Fig 5 Proposed Ground Floor Plan (nts); refer to drawing 2150/110

margin or buffer to the Boons Wood dwelling. The road is a tree-lined avenue in the style associated with country house approach roads. This directs vehicles to a rectangular 'courtyard' which has a dual purpose: turning area for large vehicles, such as refuse trucks, and 4 no. visitor car parking spaces.

2.14 Sevenoaks refuse department have been consulted regarding refuse collection (14/9/18, Patrick Cheung) who confirmed providing a suitable turning area is provided *before* the circus, they would be happy to collect waste and recycling and drive out onto Toys Hill Road in forward gear.

3.0 Use, Amount and Scale

3.1 The dwellings, use class C3, would be for market sale and each has 5-bedrooms. Schedules showing the proposed amount and scale, in comparison with the extant scheme can be seen in Fig. 6. Also, illustrative elevations comparing the proposed with the extant and demolished Victorian building can be seen in Fig. 8; which demonstrates the proposal is clearly smaller.

4.0 Layout

4.1 The proposed development footprint broadly sits over that of the extant approval (see Fig. 5). Further to this, the proposed residential curtilage (dwellings and associated rear gardens) is appreciably more compact than that of the approved, when taking into consideration the lawns and garden kitchen associated with the main house. (see Fig. 7).

4.2 The radial layout and rhythm of the two-storey dwellings, alongside single-storey garages connected by a circular wall, allows visual permeability through the site; supplemented by the addition of planting on the roofs of the respective structures (see Fig. 13 & 14).

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Area Schedule

Extant Consent Areas (GEA) (approx.)	sq.m
Main House	1,151.0
Pool Hall	257.3
Function Hall	312.5
Coach House East	49.5
Coach House West	49.5
Colonnade Walkway	111.4
TOTAL	**1,931.2**

Proposed Areas (GEA) (approx.)	sq.m
Dwelling 01 (Grnd & 1st)	368.0
Dwelling 01 Garage	40.0
Dwelling 02 (Grnd & 1st)	372.0
Dwelling 02 Garage	40.0
Dwelling 03 (Grnd & 1st)	376.0
Dwelling 03 Garage	40.0
Dwelling 04 (Grnd & 1st)	378.0
Dwelling 04 Garage	40.0
TOTAL	**1,654.0**

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Footprint Area Schedule

Extant Consent Area (GEA) (approx.)	sq.m
Main House, Pool Hall, Function Hall, Coach Houses and Colonnade Walkways	**882.9**

Proposed Area (GEA) (approx.)	sq.m
Dwellings and garages	**907.0**

Volume Comparison

Extant Consent Volumes (approx.)	m^3
Main House	3,449.5
Pool Hall	739.5
Function Hall	736.5
Coach House East	233.0
Coach House West	233.0
Colonnade Walkway	266.6
TOTAL	**5,658.1**

Proposed Volumes (approx.)	m^3
Dwelling 01	1,113.5
Dwelling 01 Garage	108.0
Dwelling 02	1,125.5
Dwelling 02 Garage	108.0
Dwelling 03	1,137.5
Dwelling 03 Garage	108.0
Dwelling 04	1,143.5
Dwelling 04 Garage	108.0
TOTAL	**4,952.0**

Fig 6 Proposed areas and volumes compared with extant approval

4.3 As previously noted, the proposed driveway is situated close to the approved however, to the benefit of the Boons Wood dwelling, it has been moved slightly south so that buffer landscaping can be accommodated. The relocation of the driveway has been recognised as a safer entry / exit point under the previous application (see Fig. 5).

4.4 Privacy of each unit is maintained by via dwelling orientation, splayed setting-out and soft landscape screening at garden level. Private balconies off the Master bedroom and Bedroom 2 are blinkered to view only the corresponding back garden. Angled screens, peeled away from the flank elevation surface, direct the views from the Bedroom 5 and the Study away from the adjacent dwellings (see Fig. 9).

5.0 Landscape

5.1 A full, detailed landscape design has been produced by Lloyd Bore landscape architects and submitted with this application. Please refer to their separate drawings for details regarding planting schemes, along with soft and hard landscaping proposals.

6.0 Appearance

6.1 The cluster of four dwellings, set formally around a circus, partially takes cues from the classical drama of the extant approval. The strong, regimented collective façade, set around the concentric radii, distributes the mass and volume in a rhythm that draws the eye beyond the immediate circle and through to the mature landscape (see Fig. 11 –14).

6.2 The reserved, well-proportioned language of the principal curved elevations demonstrates a clear language of solid brickwork, with inset cast stone window surrounds and refined fenestration (see Fig. 10 & 16).

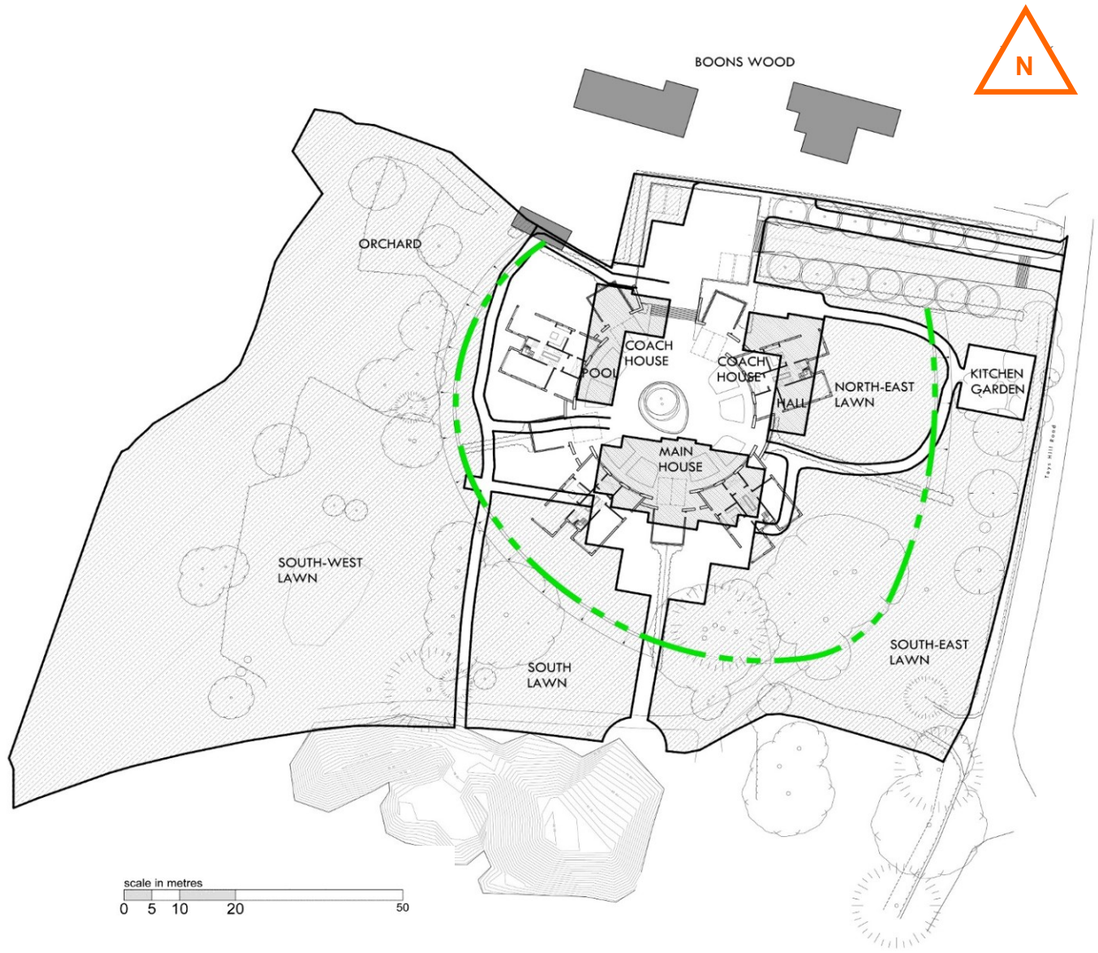


Fig 7 Site plan comparison with extant approval (nts); refer to drawing 2150/113

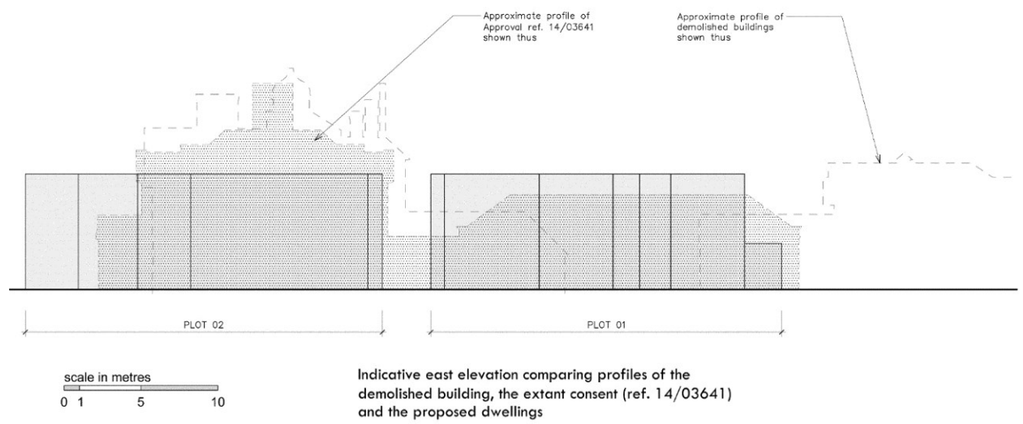


Fig 8 Height and massing comparison with extant approval (nts); refer to drawing 2150/SK-01

6.3 The curved parapets feature perforated brickwork panels, following the vertical lines established on the façades, so that the rooftop planting can be perceived from with the circus (see Fig. 10). Also, planted roofs over the garages break-up the continuous radial brick-work wall, with additional soft landscaping, that will further enhance the setting (see Fig. 11).

6.4 Behind the convex screen of the principal elevations lies the flank and rear elevations, which are an arrangement of 'chameleon', two-tone (green-brown) cladding panels (see Fig. 10 & 19) and treated vertical timber boarding (see Fig. 10 & 20): both harmonise with the woodland backdrop and blend the buildings into the landscape, particularly when viewed from the outer edges of the site (see Fig. 13 & 14).

6.5 These materials soften the forms whilst still permitting legality of the curved brickwork centre. The mix of timber cladding, predominately at ground floor, and green-brown cladding at first, suggests a geometric 'tree trunk and canopy' appearance (see Fig. 13).

6.6 The variable levels of the parapets, surrounding the green roofs, allow the planting to show through so that it can be seen within the gardens and beyond (see Fig. 10 & 12).

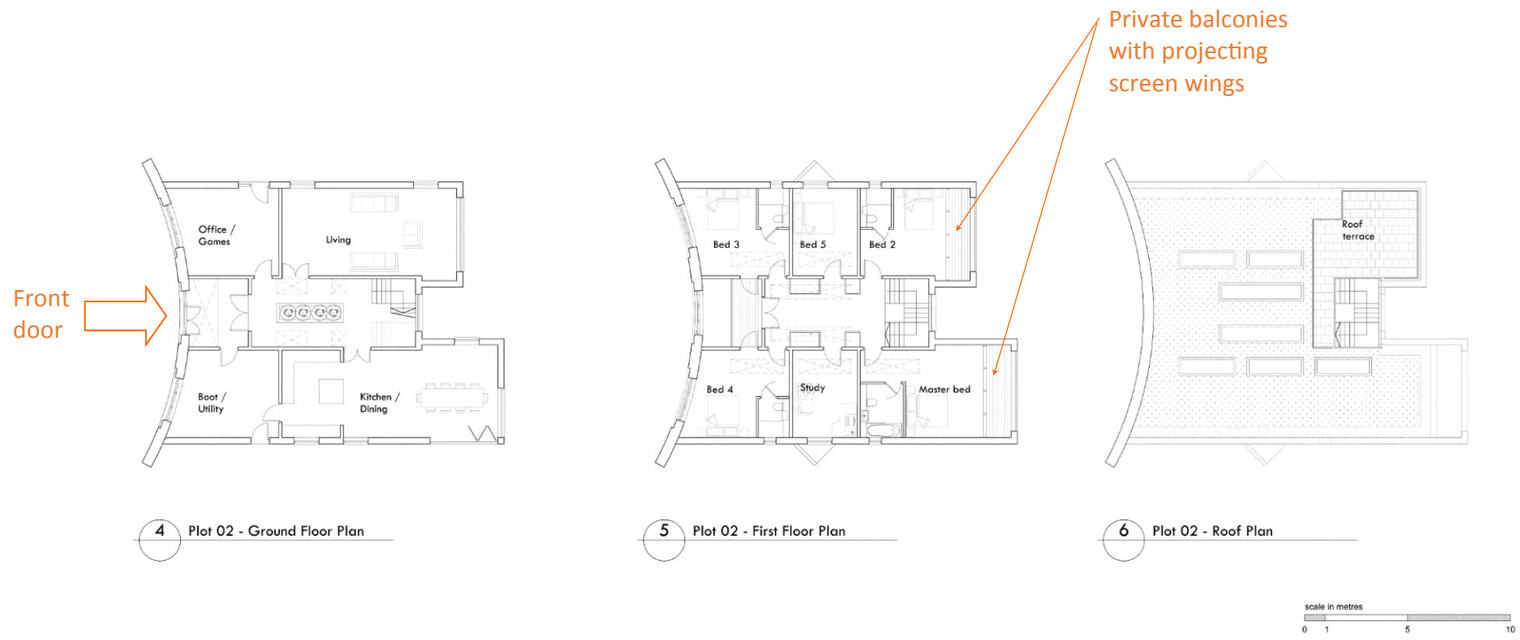


Fig 9 Proposed floor plans of typical dwelling (nts); refer to drawings 2150/115 and 116

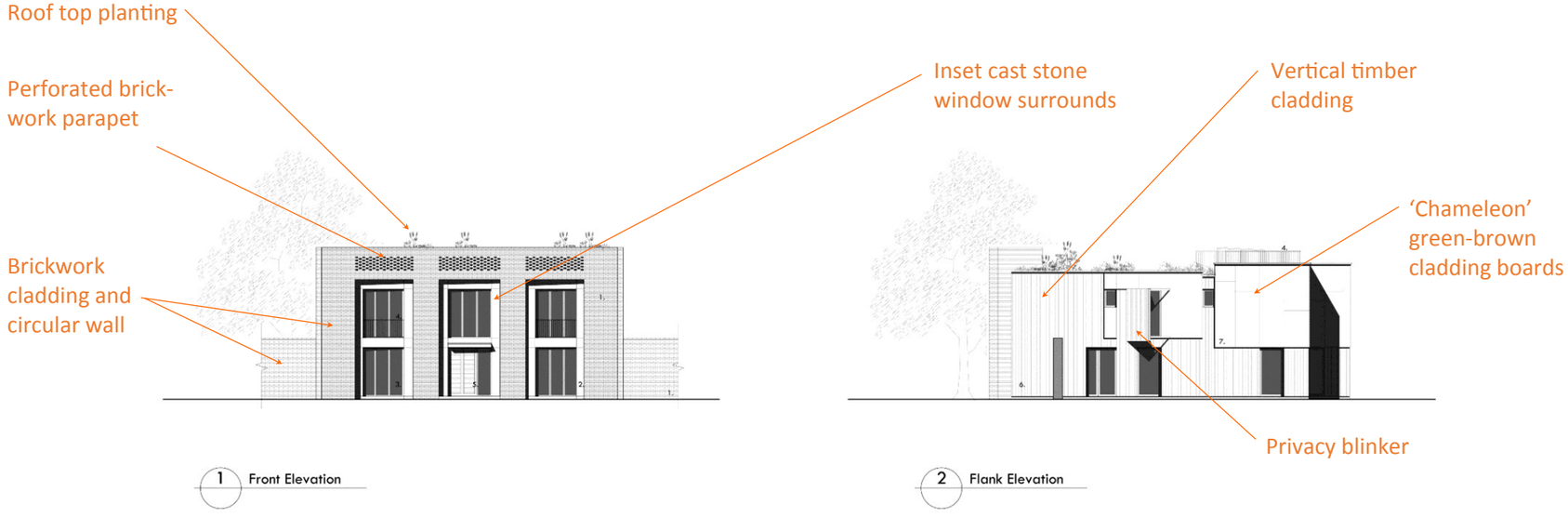


Fig 10 Proposed dwelling elevation (nts); refer to drawing 2150/120

7.0 Access

7.1 As previous noted, access to the site is generally by vehicle; residents can drive along the private access road and into the circus, parking in their own driveway area. From here, a level access approach, suitable for all, will permit residents and visitors alike to the front door or personnel doors to directly access the rear gardens.

7.2 Access for common delivery and removal vehicles (such as Luton vans) is permitted within the central circle; large vehicles, such as refuse trucks and fire appliances, is accommodated within the courtyard before the circle. Vehicle tracking analysis proves that the aforementioned vehicles can turn here as required, so that they may merge with Toys Hill Road in a forward gear (see Fig. 5).

Fig 11 Computer Generated Image (CGI) model of proposed from aerial position

Fig 12 Proposed contextual elevation (nts); refer to drawing 2150/125

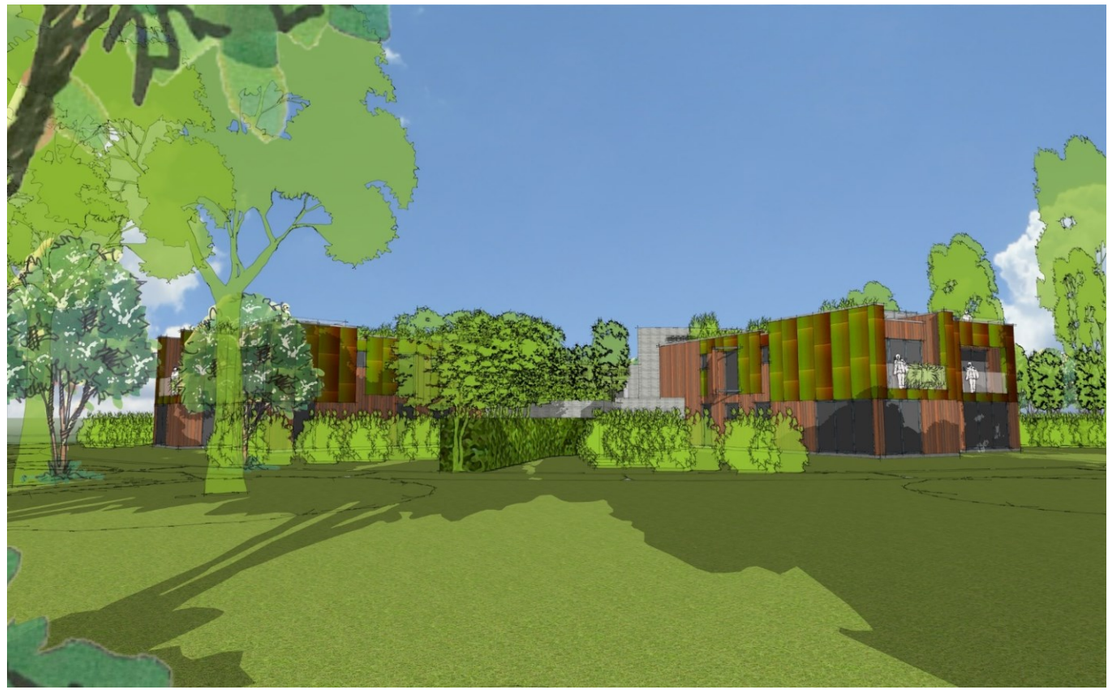
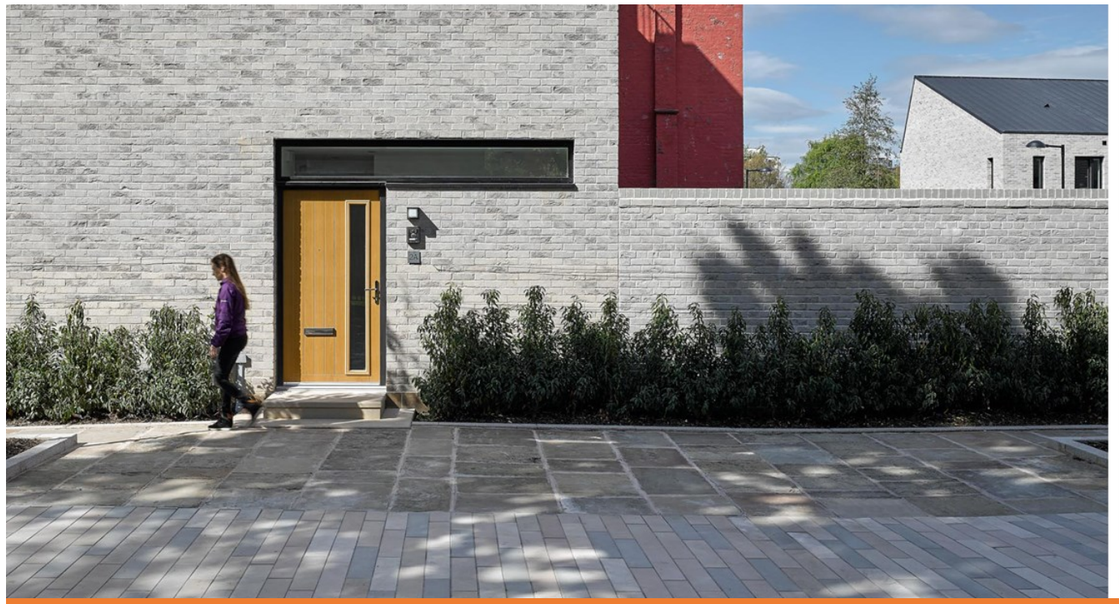


Fig 13 Computer Generated Images (CGIs) of proposed scheme

Fig 14 Computer Generated Images (CGIs) of proposed scheme

8.1 Precedents: Proposed materials, finishes & detailing



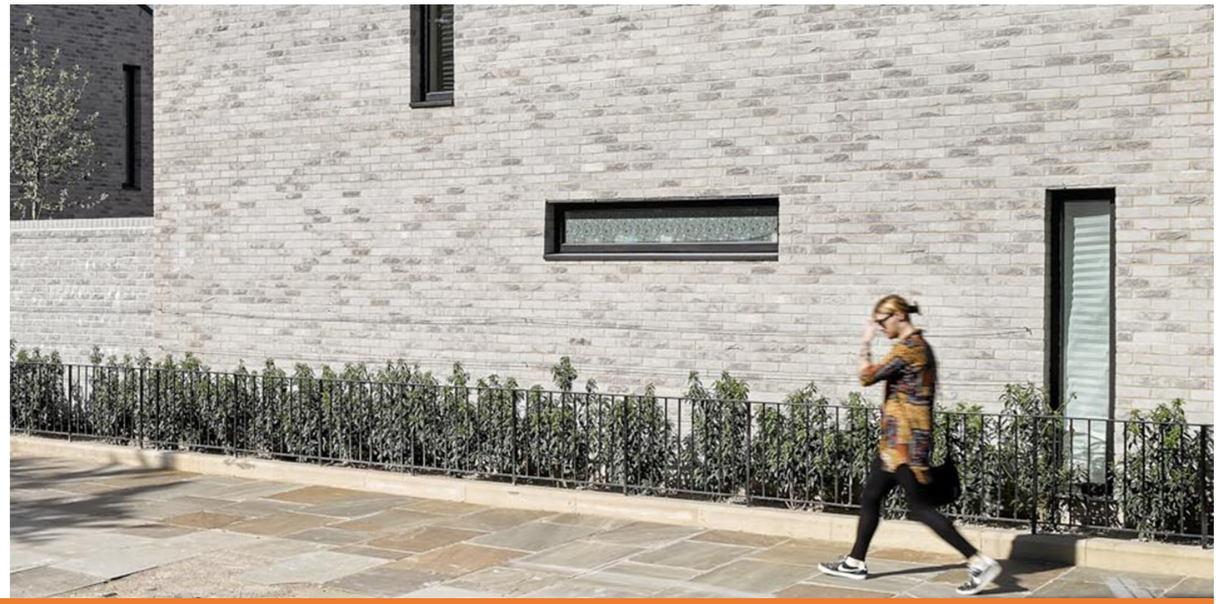


Fig. 15 In-situ example of proposed brick

Brickwork facades proposed to principal, curved elevations facing the circle

Fig. 16 Sample of Grey / Green Creased Multi Brick, stretcher bond

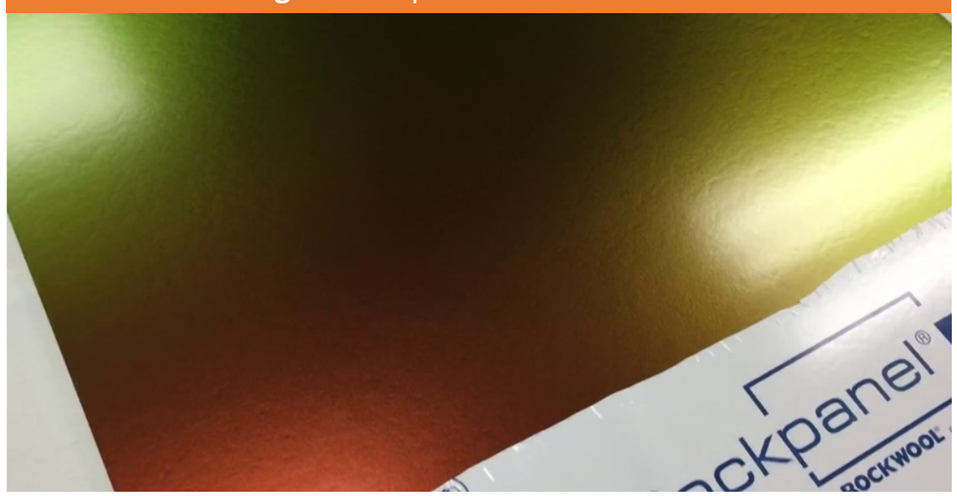
8.2 Precedents: Proposed materials, finishes & detailing

Fig. 17 In-situ examples of proposed Green-Brown Chameleon cladding panels

'Green-Brown' Rockpanel 'Chameleon' cladding boards proposed to rear elevations, facing private gardens

Fig. 18 In-situ example

Fig. 19 Sample of Green-Brown Chameleon board



8.3 Precedents: Proposed materials, finishes & detailing

Fig. 20 Sample of proposed timber cladding (new, prior to natural weathering)

Kebony 'Clear' treated softwood timber cladding boards proposed to flank elevations generally

Fig. 21 Example of building clad in Kebony timber, as weathered

Fig. 22 Example of building clad in Kebony timber, as weathered

8.4 Precedents: Proposed materials, finishes & detailing

Fig. 23 Example of vertical timber-board cladding