

# 7.0

## Design Matters





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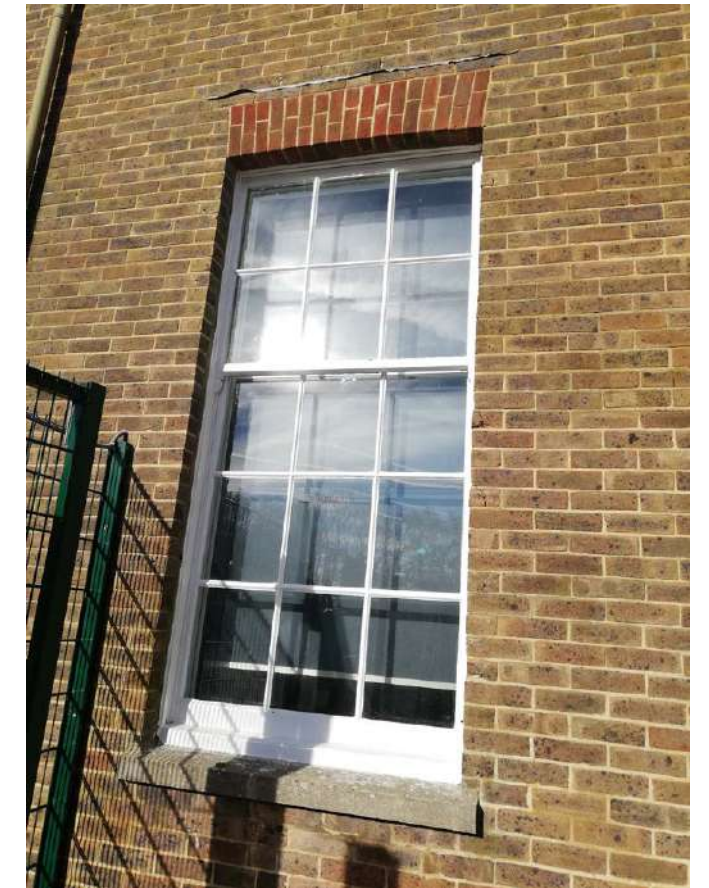
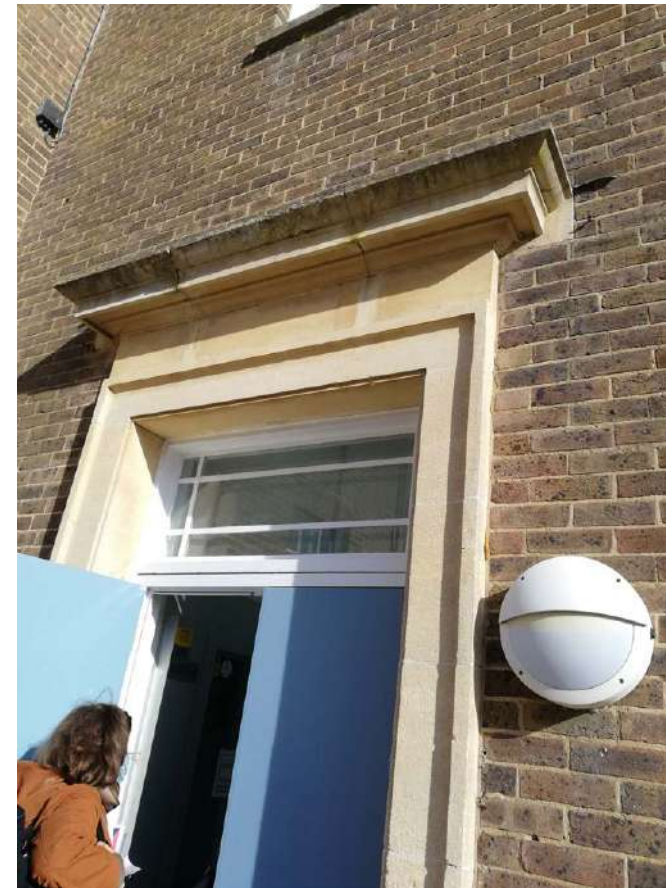
### 7.1 Design / Materials

In contrast to the landscaping the built forms are all envisaged as brickwork, consistent with the central listed building.

The existing residential to the east has a consistent red/brown hue but the military building has a more muted colour palette, with red brick detailing to lintels / the like.

The proportions and detailing of the listed building provide a basis for interpreting the design of the built forms with gables, detailing etc, but it is the bulk / mass / scale which this outline application considers.

Hence the design intent is that a similar interpretive character and materials are applied throughout to the architecture, set within the wider, and more diverse landscape settings.





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### 7.2 Model of Site Layout

The bulk / mass / scale of the proposals is considered in model form, set within aerial views of the existing figure ground.

The figure ground used to continually test the emerging proposals is generated into a block model. This model is not the final layout but illustrates work in progress and the overall aspirations of the proposals.

The model is used to generate street scene views illustrating the design intent.





## 7.0 Design

### 7.3 Wider Model Of Site Layout

The terrace to the southern courtyard is relocated southwards to centre on the public space in the "final" proposals.





## 7.0 Design

### 7.4 Sketches of Site Layout

#### Victor Beamish Avenue

The model is viewed at eye level to consider street scene views of the proposals, the predominance of mature trees and the effectiveness of 'end stop' building are evident in this view.





## 7.0 Design

### 7.4 Sketches of Site Layout

#### Southern Courtyard

The dwellings are arranged around a courtyard of retained central trees. The sense of enclosure and sense of community are evident in this view.





## 7.0 Design

### 7.4 Sketches of Site Layout

#### Northern Quadrangle

The central focus of the northern quadrangle is visualised, emphasising the linear vista and view northwards towards the airfield, with the potential for public art on the visual axis





# 8.0

## Technical Matters





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Technical matters will be considered at detailed design stage, to accord with all current legislation at that time. This section provides an overview of technical matters which will be integral to the detailed design process

### 8.1 Sustainability Strategy

The sustainability strategy for the outline proposal has been developed in accordance with relevant policies set out by Tandridge District Council.

The image to the right provides an overview of the sustainability measures integrated into the scheme and demonstrates the client and design team's aspirations to meet and exceed planning policy requirements.

#### Energy and carbon

- Fabric first approach to minimise energy demand onsite
- Air source heat pumps for low carbon heating supply to all homes.
- Anticipated regulated CO<sub>2</sub> reduction of >50% over Part L 2021 baseline.
- Potential additional savings from PV installation at roof level.

#### Water efficiency and surface water

- Water efficiency sanitary fittings and appliances to achieve 110 l/p/d
- Holistic Sustainable Urban Drainage strategy including permeable paving, swale, rain gardens to be integrated into streetscape and amenity.

#### Landscape and biodiversity

- Woodland fringe along eastern boundary and green pockets with green corridors across site
- Ecology strategy to mitigate and enhance habitats for flora and fauna.



#### Material and waste

- Use of construction materials with high recycled content will be prioritised.
- Diversion of waste from landfill through reduction, as well as offsite recycling and reuse.

#### Health and wellbeing

- Air source heat pumps with no onsite emissions are proposed for all homes to maintain good air quality across site.
- No notable noise impact to future residents and surrounding neighbours.
- Low density development with minimum obstruction to daylight and sunlight access to buildings and amenities.
- Extensive provision of private and public external amenity spaces for an active and healthy lifestyle.
- EV charging points and cycle storage to encourage sustainable modes of transportation.





## 8.0 Technical Matters

### 8.2 Sustainability

All dwellings are to be designed to the Technical Housing Standards as set out in the Nationally Described Space Standards – 2015 (Amended 19 May 2016).

All dwellings are designed to comply with Building Regulations part M4 (2) Category 2 Standards of future adaptability.

The Building Regulations approved documents changed as of 15th June 2022 covering:

*Part F - Ventilation*

*Part L - Conservation of Fuel and Power*

*Part O - Overheating (new section)*

*Part S - Infrastructure for the charging of electric vehicles (new section).*

These revised requirements also have an impact on window sizes, wall thicknesses, and elevation compositions (with regard to orientation). The key requirement is the provision of either a photo voltaic array on each roof or the provision of an Air source Heat Pump for each dwelling (ASHP)

#### Air Source Heat Pumps

Each dwelling is therefore considered to be served by an ASHP. These must be located externally within 300mm of the external face of the building, and be at least 1 metre off the boundary demise in clear air.

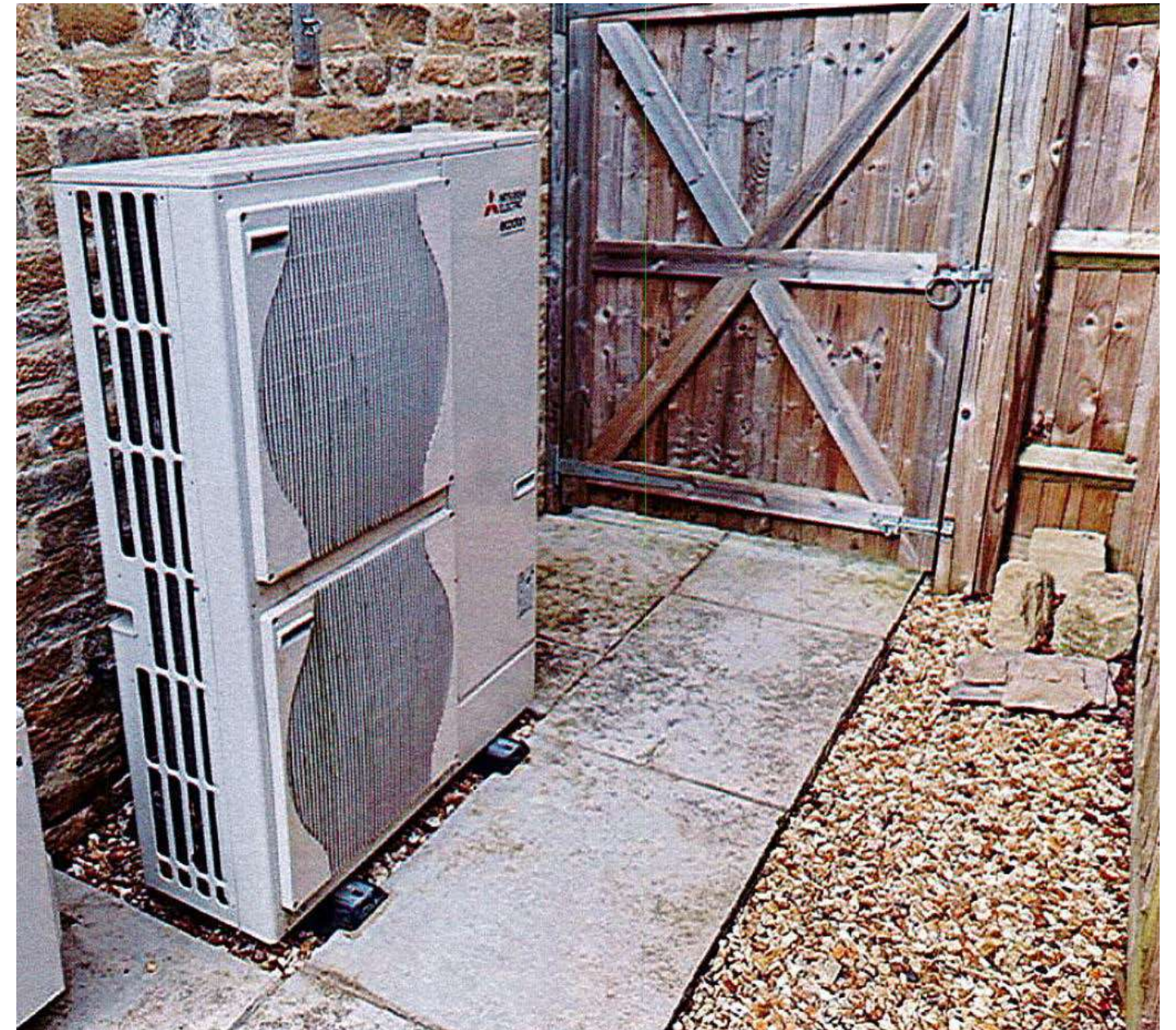
Each ASHP will be sized to serve the specific dwelling, with the provision of an internal cylinder cupboard at least 0.8m square and 2m tall, not more than 15m from the ASHP.



### 8.2 Electric Vehicle Charging

Part S Building Regulations requires that each dwelling had an Electric Vehicle Charging Point (EVCP) serving at least one space within the allocated curtilage.

EVCP's are also provided for visitors to the north and south of the site.





## 8.0 Technical Matters

### 8.3 Materials

Consideration will be given to the use of local materials and suppliers where viable to reduce the transport distances and to support the local economy. Consideration will be given to the following measures:

- Use of 'A' rated materials as assessed using the BRE Green Guide to Specification for Buildings wherever possible
- Use of timber, the source of which is certified by FSC / PEFC or an equivalent approved certification body where practical
- Use of insulation materials with zero ozone depletion potential



### 8.4 Open Space

The provision of good quality recreational and amenity space is an important part of sustainable residential development. The proposed scheme is integrated within the wider landscape framework within the masterplan with easy access via the pedestrian and cyclist movement network. Natural surveillance of open spaces is a design priority.

### 8.5 Home Working

Many of the homes have allocated study areas – or study rooms – to accommodate home working with all IT / Connections



### 8.6 Inclusiveness - Access For All

In accordance with the guidance and requirements for access, the dwellings have been designed to comply with Approved Document Part M of the Building Regulations (2004) and the requirements of the Equality Act (2010):

As M4(2) compliant homes these are capable of future adaptability and conversion as occupancy needs dictate. Hence the dwellings are flexible / adaptable for sustainable living.

### 8.7 Domestic Waste and Recycling

Storage and collection of refuse and recyclable waste has been considered as an integral part of the design process.



### 8.8 Crime Prevention and Community Safety

The layout has been designed to prevent crime and the fear of crime in accordance with government guidance set out in "Safer places – the Planning System and Crime Prevention" (Office of the Deputy Prime Minister, April 2004).





# 9.0

## Closing Remarks





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### 9.1 Closing Remarks

This DAS sets out the considerable constraints and the opportunities this site presents to bring forward cohesive and considered residential proposals. The brownfield site is redundant and has been promoted for allocation as a residential redevelopment site in the draft local plan.

A design framework for the site is therefore set out in the neighbourhood plan and also in the Kenley Aerodrome Conservation Area SPG.

The brown and greenfield character of the site promotes that the proposals are landscaped led, and there is a separate landscape DAS which sets this out, accompanying this outline planning application.

The proposals offer an opportunity to enhance, optimise and respond to the setting of the grade II listed former Institute Building (NAAFI) and preserve the important character and appearance of the wider Kenley Aerodrome Conservation Area. This positive change preserves key elements of its character and appearance including the visual connections between the former Institute building and northern airfield, the retention and enhancement of mature landscaping features, and the re-introduction of domestic character and uses in areas historically associated with the accommodation of military personnel. The layout and design of the new buildings will reflect and interpret the architecture of the remaining grade II listed building which the allocated sites encompass.

The proposed and existing (historic) disposition of built forms demonstrates a low density landscape led proposition to providing housing on this site. Adhering to a heritage and tree retention focus, the proposed formal urban grain and north-south orientation reflects the pattern of the site's historic evolution, as a campus of buildings interwoven with open spaces of mature and new trees. The proposals also respect the more recent neighbouring development and views to and from the site.

The proposal comprises 87 residential dwellings across the allocated site, including 34 affordable houses (40%). This equates to a density of less than 20 dwellings per hectare, with almost a third of the site maintained as accessible and usable public open space.

As an outline planning application the National Design Guide (ten) characteristics are considered to be reasonably addressed in this submission, by delivering a high quality residential development on a disused brownfield site in a highly sustainable and desirable location.



The ten characteristics of well designed places (National Design Guide, September 2019)

