

## 9.0 Closing Remarks

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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 80 residential dwellings across the allocated site, including 40 affordable dwellings (50%). 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)





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