

4.0 Design Analysis

4.9 Opportunities

The design team analysis is considered in an 'opportunities' plan which provides a diagrammatic concept basis to consider redevelopment. The landscape led strategy is based on the Neighbourhood Plan guidance regarding linear north-south orientation with connecting roads running perpendicular. The principle opportunities are:-

1. Reference the military heritage of the site to create formal residential blocks
2. Military heritage provides a strong architectural language.
3. There is the axis of the listed Dining and Institute Building (now One School Global) to create formal avenues through the site to the original flagpole location to the south and a monument/ square to the north where views to the airfield are obscured.
4. Enhanced views through the site and significantly improving visual and physical permeability.
5. Retain all Grade A trees and as many Grade B trees as possible and create formal and informal Public Open Space around them.
6. The removal of the dilapidated workshop (which will be recorded prior to demolition).
7. The opportunity to create public open space and improve the quality of the landscaping around the site, removing poor quality self-seeded, diseased trees, and some which detracted from the formality as advocated by the design framework.
8. The opportunity to enhance existing paths and green spaces to improve accessibility and footpath links through the site and beyond.
9. Improve access through the site for cyclists.
10. The opportunity to strengthen and integrate the landscaping on the east and west boundaries of the site in a cohesive new community.



Longest view looking past airfield buildings



Existing mature trees



5.0

Design Process



5.0 Design Process

5.1 Initial Concept Plan

The opportunities diagram is evolved into a concept plan which considers a regimented disposition of built forms, framing spaces and views. The north-south orientation is strongly evident in this initial concept with the emerging layout integrating retained trees as a balance formality and the relative informality of the landscaping.

North Site

- Formal, pedestrian-only avenue, created to the north and on the central axis of the Dining and Institute Building with 'barracks blocks' terraces each side and a monument square at its end
- Larger, 'family and officers' housing located between 'barracks blocks' and the listed building
- Mature trees and open space retained to the east to create Public Open Space linking southern parcel to the north and beyond to the airfield
- Existing houses to the west and airfield buildings to the north addressed with formal, linear houses & terraces

South Site

- Public park formed around the two Grade A cherry trees with houses around forming a 'square'
- Access lane created to the south and on the central axis of the Dining and Institute Building, running past the park to the east with housing to the west, to adjoin a small, formal POS centred on the original, reinstated flagpole
- Houses dotted informally amongst retained trees to the west boundary
- The tree lined avenue of Victor Beamish Avenue is retained and reinforced with a formal brick boundary wall to the east and detached houses and POS to the east

Connectivity

- The eastern and western flanks of the Institute / NAAFI building provide vehicular, cycle and pedestrian connectivity, with a parkland concept considered to the eastern perimeter, retaining existing trees.

Architectural precedent/reference images



5.0 Design Process

5.2 Initial Pre-Application (Summer 2022)

The concept plan was developed into an initial sketch layout for first pre-application engagement sent to Tandridge District Council on 7th June 2022. An initial DAS accompanied the submission and a subsequent officer meeting was convened which was informative as a basis to consider redevelopment of the site.

As clarity, the school currently use the grassland to the south but have no ownership or rights over this part of the allocation site(s). The conservation officer emphasised that the wartime character should be the driver of any development, encouraging the design team to work up the initial concept.



Initial Concept Layout - SK04 - May 2022

5.0 Design Process

5.3 Pre-Application - Follow Up 30th August 2022

The emerging layout work was “tested” against the wartime / post war character with the proposed built form distribution reasonably reflecting that of the barracks footprints. This approach was acknowledged as reflecting the wartime character.

The neighbourhood plan promotes that “the area has a low to medium density development character mainly made up of detached homes that should be preserved.” Hence the proposals, particularly in the southern site are primarily detached dwellings in a courtyard arrangement around central trees.

This is interspersed with a terrace on to Victor Beamish Avenue, similar to those identified in the character appraisal.

Reflecting the linear nature of the barracks buildings the northern site is also a mix of terrace and smaller dwellings in a formal linear and ‘quadrangle’ layout with strong central axis framing the views to the airfield.



Historic Mapping Overlays