



Design & Access Statement

Kenley Campus

Salmons Lane West, Caterham-on-the-Hill

21125



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Ecology

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1.0

Introduction



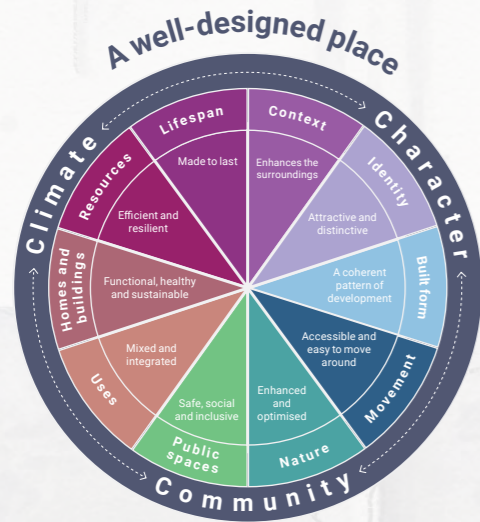
1.0 Existing Site Context

1.1 Introduction

The Croydon and District Education Trust is pleased to present this Outline Planning Application for the development of land at Kenley Campus for 87 new homes in accordance with Tandridge District Council's Draft Location Plan 2019 allocation HSG06. Tandridge District Council has identified land at Kenley Campus (described as Land off Salmons Lane West) as suitable for delivering housing. The draft allocation seeks to remove the site from the Green Belt through an alteration of the Green Belt boundary.

A comprehensive design team has considered this site, based on the principles as set out in the National Design Guide (NDG) This sets out three cross cutting themes for good design as set out in the National Planning Framework (NPPF)- Character, community and climate). From that 10 characteristics which work together to create well designed places, nurture and sustain a sense of community and positivity address environmental issues affecting the climate.

The National Model Design Guide



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

The 10 characteristics of well designed places

Well-designed places have individual characteristics which work together to create its physical distinctiveness. This is echoed in the Surrey Design Guide which is a county level document to supplement the principles set out in the national planning guidance. The outcome of good design should be economically vibrant, attractive, and safer places that use land and natural resources in an efficient way. Good design is therefore an holistic process that brings together social environmental and economic needs with aesthetic concerns.



The National Model Design Code. (NMDG)

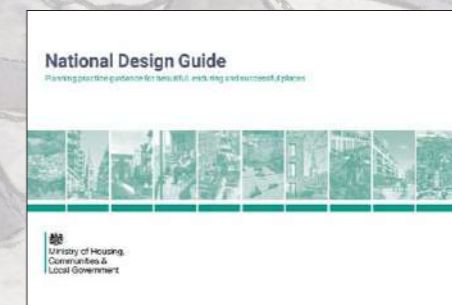
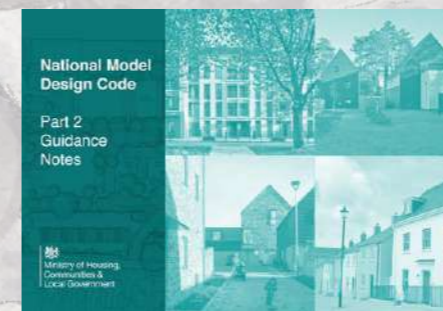
The National Design Guide is supplemented by a more recent document which expands on the 10 characteristics of good design, with guidance on how to prepare detailed design codes for developments:-

National Model Design Code (NMDC)

- Part 1- The Coding Process
- Part 2- The Guidance Notes

As an outline planning application this DAS sets out the principles of a masterplan approach, defining street hierarchy and layout parameters as a basis for subsequent design coding of the masterplan framework.

This masterplan approach has been the subject of community engagement to influence the emerging proposals as an integral part of the wider design process

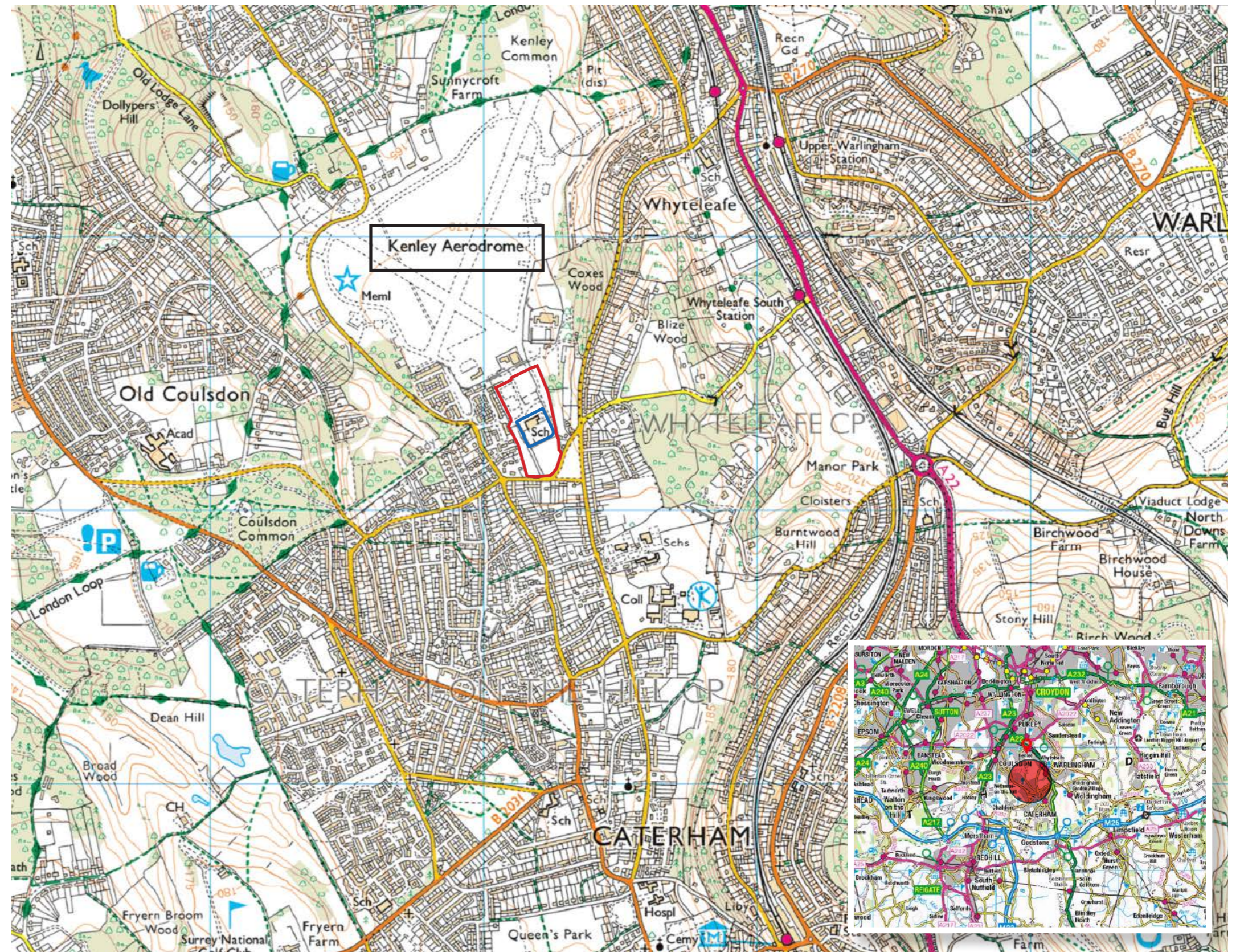


1.2 Location

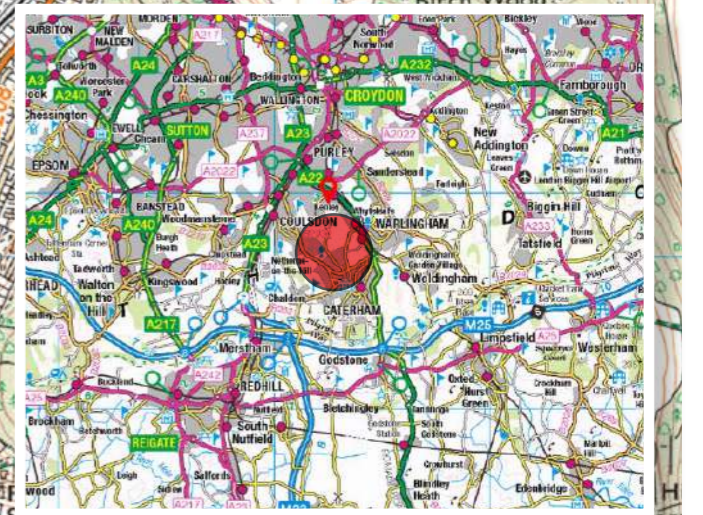
The Kenley Campus forms part of the former Royal Air Force Station, Kenley, which operated between 1917 and the 1970s. It can be split into two component parts.

The northern area, located within the London Borough of Croydon, comprises the WWI and WWII airfield, bounded by Kenley Common to its north/north-east, whilst the southern area, situated within the administrative boundary of Tandridge District Council, comprises the site of the former barracks, workshops and administrative buildings associated with the daily running of the station during the 20th century.

The proposals are located to the south of the airfield (within the boundary of Tandridge District Council) on the former MOD brownfield site surrounding the OneSchool Global school site, itself occupying the Grade II listed, former RAF Dining and Institute Building. The site sits within the Kenley Aerodrome Conservation Area.



Site Location Plan



1.0 Existing Site Context

1.3 Site Red Line

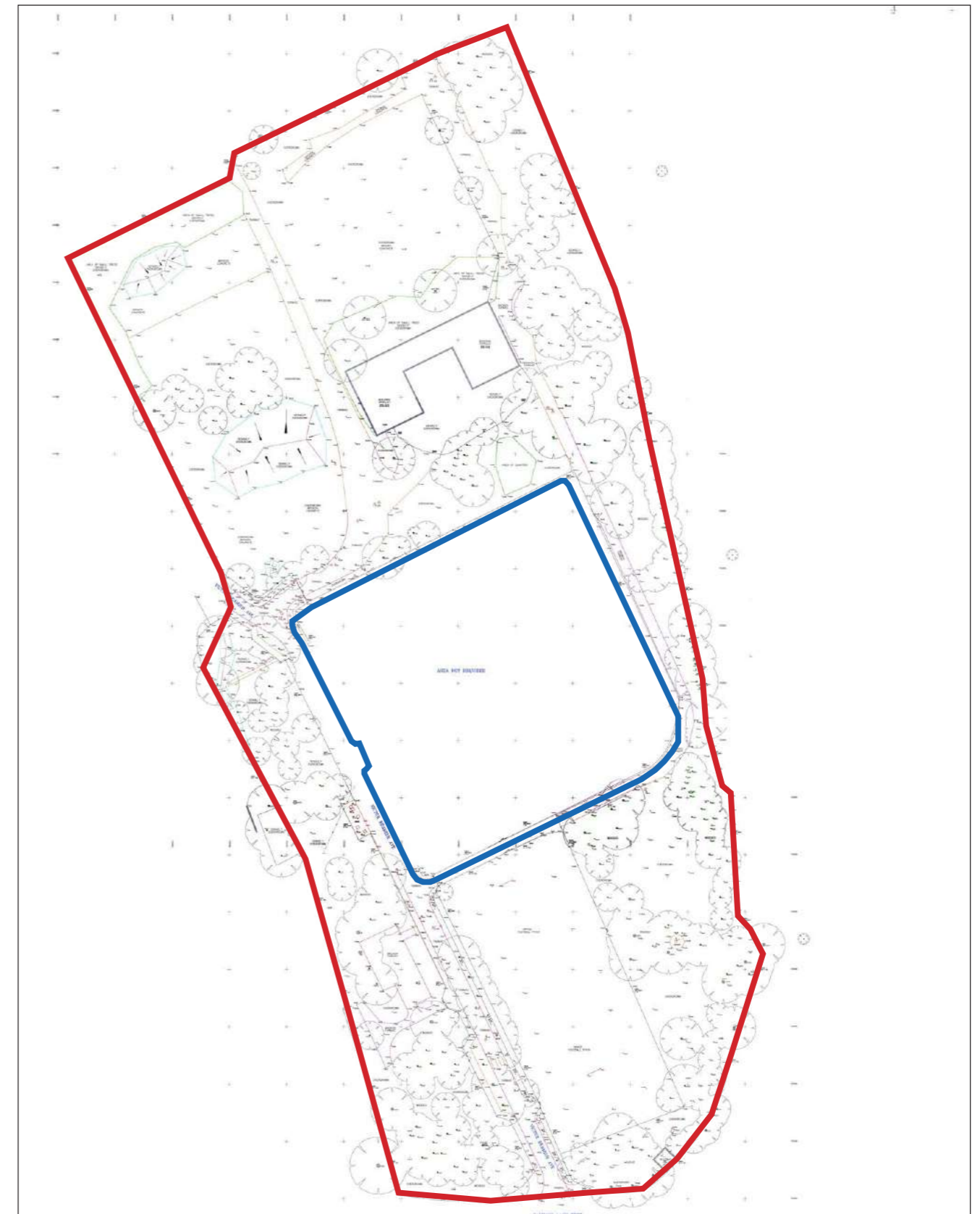
Bordering the site to the east is an area of existing woodland while to the western boundary there is a large area of new housing. The primary approach to the site is from Salmons Lane West to the south.

To the south is Caterham on the Hill, north of Caterham Valley, which is the main town centre. Caterham on the Hill is a clustered development, or village which has expanded to encompass the site, particularly to the west.

To the east is Whyteleafe a south Croydon suburb with views westwards towards the site, screened by woodland.



The red line site area is 1.8 Ha



Existing Site Survey

2.0

Design Framework



2.1 Kenley Aerodrome Conservation Area

Although Caterham is the immediate conurbation and character, it is the aerodrome which is the setting of the primary area(s) of the site. This is the subject of a specific Conservation Area Supplementary Planning Document (SPD) The borough boundary is to the north and the falls within the Croydon Conservation Area designation (9th January 2006) The site is within the Tandridge designation (7th Dec 2005).

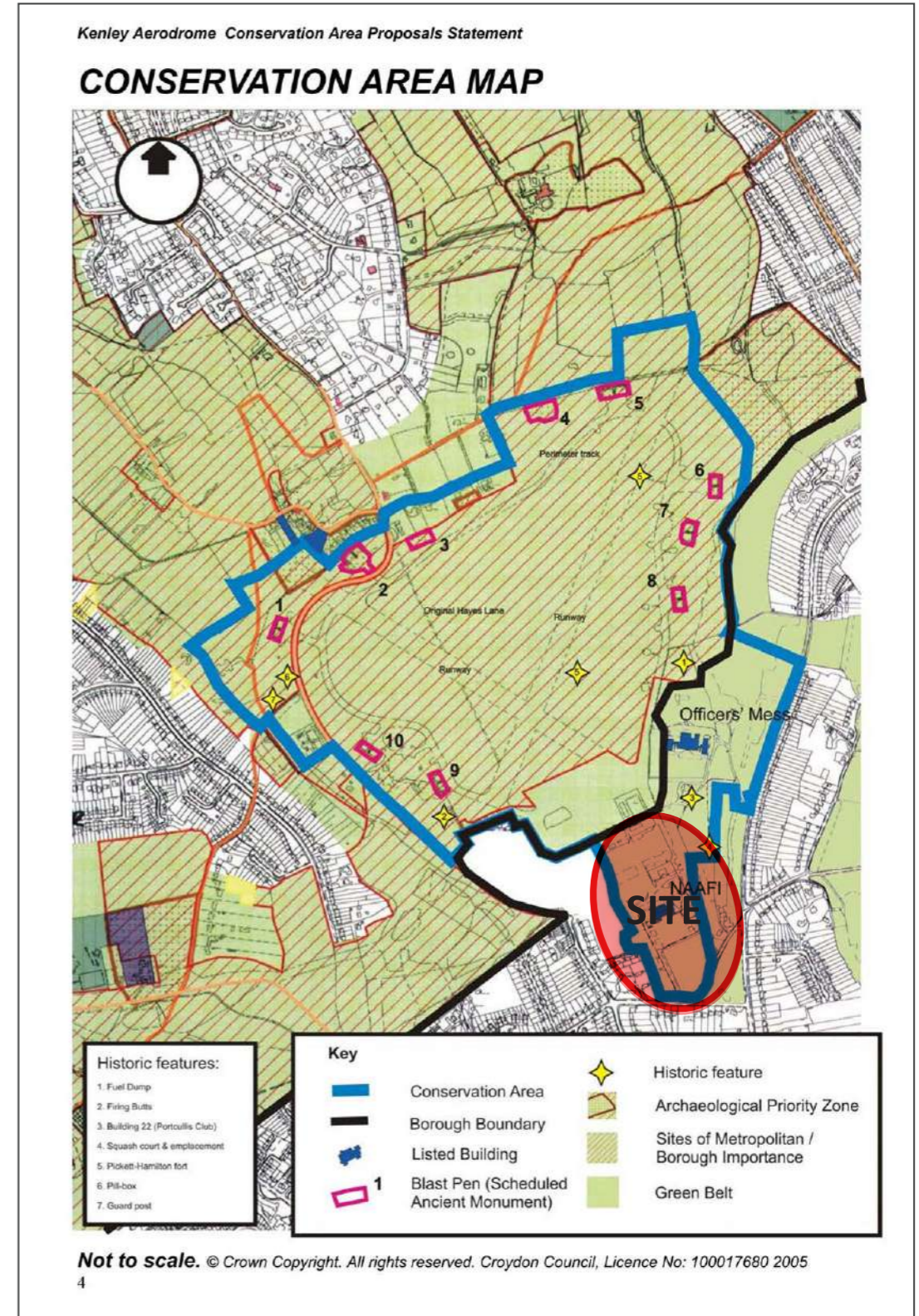
Many of the buildings associated with the airfield are lost. The original fighter pens are now Scheduled Monuments sited within Croydon Borough. The Grade II listed Officers Mess and NAAFI buildings are both sited within Tandridge, with NAAFI centred within but excluded from the NAAFI / institute building subject site.



KENLEY AERODROME CONSERVATION AREA PROPOSALS STATEMENT



SUPPLEMENTARY PLANNING GUIDANCE



2.2 History and Character

The SPD is in two parts - History and Character and Future Change - Which sets out guidelines to achieve positive and co-ordinated improvements in the area.

The outstanding history of the aerodrome and its involvement in the Battle of Britain are well documented. Postwar the facilities became redundant, the station was closed in 1974, nearly 50 years ago, with the runway too short to accommodate any of the modern era jets.

On the 12th July 1983, fifty-two acres of land on the north-eastern side of the perimeter of the aerodrome were returned for public use in a transaction with the City of London, reopening as an extension to Kenley Common.

More recently, the former Institute building has been converted into a school, whilst the area once housing several aircraft hangars between the Institute and the aerodrome lies empty and dormant.

The Officers' Mess to the east of the aerodrome also stands derelict, with much of its interiors and roof destroyed by a tragic fire caused by vandals. The former married quarters to the south-west of the airfield have since been redeveloped for housing as the immediate contexts to the site.

The listed NAAFI Institute / NAAFI building, central to the site, presents clear character guidance of the formal military architecture.

Officers Mess (Grade II Listed)

TQ35NW 303/2/10048

Officers' mess. 1932 design by the Air Ministry's Directorate of Works and Buildings. Stretcher bond brick to cavity walls, concrete floors, slate roof on steel trusses.

PLAN: A long, narrow principal range (for recreation and dining purposes) in two storeys, linked by colonnades to outer accommodation blocks placed at right angles and with kitchen and services to rear.

EXTERIOR: Originally symmetrical front, with hipped roof and of two storeys in 13 bays. Each recessed bay is framed by pilasters rising to dentilled cornice and from stone cill course; rusticated corner pilasters; flat arches over transomed cross windows, with steel small paned lights, with tall stair window to right of porch.

EXTERIOR: Glazing-bar sashes (boarded) to brick voussoirs and stone sub-sills. The parade ground front is symmetrical, with a recessed 5-bay centre having 12-pane above 16-pane sashes. Portland stone porch, with Tuscan columns in antis and balustraded parapet; panelled double doors in moulded surround. Portland stone bay window to right, with moulded cornice to plain parapet and 1:3:1 fenestration; that to left was destroyed after enemy action in August 1940. Similar

fenestration and articulation to accommodation blocks, which have hipped roofs and 3-bay fronts and are linked by Portland stone Tuscan colonnades with balustraded parapets to the main range.

INTERIOR: Remodelled for office accommodation, the principal feature remaining being the wooden dog-leg staircase with turned balusters.

The careful proportions of this building reflect the impact of Air Ministry consultation with the Royal Fine Arts Commission.

Institute / NAAFI Building (Grade II Listed)

TQ35NW 303/2/10044

Institute and dining room. 1932 design by the Air Ministry's Directorate of Works and Buildings. Stretcher bond brick to cavity walls, concrete floors, slate roof on steel trusses.

PLAN: A long, narrow principal range in two storeys, with short returned wings to the front, facing the former parade ground and containing the dining rooms for 591 airmen (ground floor) and corporals (first floor), with reading rooms and games areas. Entrance at each end of wings containing large staircase wells. To the rear, mainly on one floor, but with a two storey staff accommodation building, are the kitchens, boiler room and general services.

EXTERIOR: Glazing-bar sashes (boarded) to brick voussoirs and stone sub-sills. The parade ground front is symmetrical, with a recessed 5-bay centre having 12-pane above 1-pane sashes. The short wing returns have a 12-pane sash above a pair of flush doors to a plain overlight, in stone pilaster surround with cornice. The outer ends of these wings have a closed pediment with small ventilation slit, above a full-height Portland Stone panel containing a 16-pane sash above an oculus with square grid, all with moulded surrounds and to a sill on brackets above plain apron panel; these wings also have a small plinth in stone. The return ends are identical, with a closed-pediment gable above 8/12/8-pane sashes above central doors flanked by small 8-pane sashes, the ground-floor openings with moulded stone architraves and cornice. The forward projecting wings have a 12-pane sash at first floor, and 4 small lights to the ground floor. The rear wall of this main block has a closed pediment gable near the left-hand end, with a single 12-pane, then eight 12-pane sashes at first floor, above the various service buildings. Eaves are to a flat soffit and moulded cornice or gutter, and the gable ends have 'rusticated' quoins forced by recessing 1 in every 5 courses. Hipped roofs to all units of rear service range, which comprise 5-bay 2-storey block with central entry to service yard and flanking lower wings.

INTERIOR: Dog-leg stairs with steel balusters, otherwise no internal detail of note.

The careful proportions of this building reflect the impact of Air ministry consultation with the Royal Fine Arts Commission.



Listed Building- Officers Mess.



The listed Institute / NAAFI building, central to the site, presents clear character guidance of the formal military architecture.

2.3 Future Change

The second part of the SPD sets out the framework for considering change at the aerodrome:-

Careful consideration should be given to:

Protecting and enhancing the character of the Conservation Area

Any new proposals for development or works within the Conservation Area should aim to protect and enhance its character.

The integrity of the aerodrome and its constituent parts

Any proposals for development or works within the Conservation Area should not compromise the integrity of the airfield as a whole. The special reason for designating Kenley Aerodrome as a Conservation Area is the completeness of the remaining Battle of Britain airfield, and the importance to protect and enhance the integrity of this and the associated buildings and structures which form the aerodrome.

Public Access

Every opportunity should be taken to improve public access to the aerodrome, whilst considering the importance of safety in relation to the continued operation of the airfield. Any proposals for new development should aim to improve public access. Any changes in land ownership should not compromise public access or wider plans for improved public access (such as heritage trails or circuits) but should result in improved public access.

Local Views and Light Pollution

Views into and out of the airfield should be protected and enhanced. Excessive lighting associated with any new developments could detract from the character of the Conservation Area and could seriously affect the operation of the observatory to the west of the airfield.

New Buildings

Any new buildings within or affecting the Conservation Area should be of an appropriate scale, massing, height and design and should not compromise the integrity of the aerodrome or otherwise detrimentally affect the character of the Conservation Area. Any new buildings should respect the design of the existing Listed aerodrome buildings. This does not mean that they should slavishly copy the existing buildings. Indeed in many cases a sensitive and contemporary design approach is the most appropriate.

Use of appropriate materials

Sustainable materials which do not compromise, but seek to enhance the Conservation should be used.

Extensions to Existing Buildings

Extensions should be sensitive to the character of the Conservation Area and to the building being extended.

Listed and Locally Listed Buildings and their setting

The council will seek to protect and enhance Listed Buildings, Locally Listed Buildings and their settings. Please contact the Council for detailed guidance on any proposals for works affecting Listed Buildings, Locally Listed Buildings and their settings.

2.4 Tandridge District Council - Draft Local Plan

The southern site within the Conservation Area designation is Allocation HSG06 - for residential redevelopment to north, south, and east of the listed NAAFI building.

The draft allocation requires:

- The provision of 40% affordable housing.
- Development will conserve and enhance the conservation area and the setting of nearby heritage assets, including the listed building, Scheduled Monument and be considered in accordance with the Kenley Aerodrome Conservation Area
- In keeping with the heritage value of the site and the principles of the Conservation Area, any scheme should focus development primarily to the northern area of the site and a sympathetic design, scale and layout must be demonstrated in any application.
- Retention and mitigation measures relating to protected significant trees will be required and they should be utilised as a feature of the development, where possible and appropriate. Density and design should be cognisant of the quality woodland and mature parkland tree corridors.
- The visual connection between the NAAFI listed building/school and the Kenley Airfield to the north should remain legible and kept intact.
- Design and layout should actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the Green Belt to which it is adjacent.
- Proposals should respond to the medium risk of surface water flooding and the site's location within a Groundwater Source Protection Zone 2 and 3, and 'Major Aquifer High' Groundwater Vulnerability Zone

HSG06: Land off Salmons Lane West, Caterham

Site Size:	4.4ha	Use / Estimated Site Yield:	(C3) 75
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Site Description:

The site is located on the edge of Kenley Airfield and within the Kenley Aerodrome Conservation Area, and close to the border with the London Borough of Croydon. The site forms part of a wider area that was once a Battle of Britain Airfield and it comprises the land surrounding the Grade II listed former NAAFI building. To the west, on the other side of the access road, is a flat open area with a number of semi mature trees. The northern part of the site includes redundant workshops, that are not listed, an area of hard-standing and there are some deposits of building materials.

Other evidence-based references: HELAA CAT 040

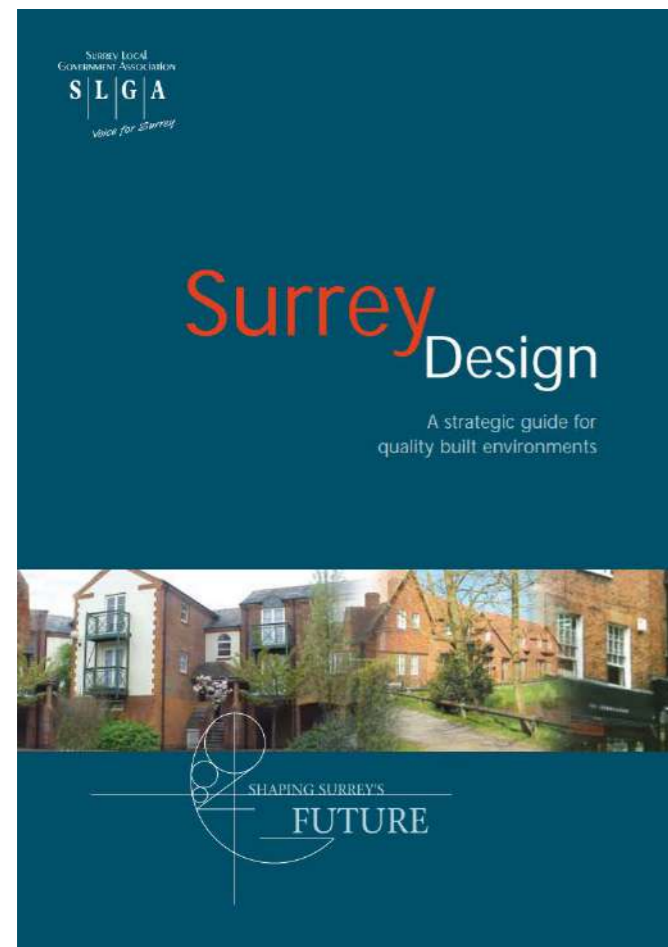


2.5 Surrey Design Guide

This more local guidance provides design framework “principles” for considering redevelopment sites which is based on “quality and character”.

Quality relates as much to the spaces created between buildings as to the buildings themselves:-

“Buildings should be laid out to create well defined spaces and prevent the creation of incidental areas that do little to contribute to the structure, function or visual appearance of the urban environment”



Page 18 - Surrey Design Guide

Space in the public realm needs to be:

- Well connected and accessible (Principles 2.1 & 6.1)
- Well defined and enclosed forming streets and places (Principle 2.2)
- Overlooked, safe and well used (Principle 5.3)
- Characterised by high quality materials and detail (Principle 2.4 & 3.2)
- Easy to navigate and interesting (Principle 2.1)
- Linked to a network of open space (Principle 2.5)
- Well landscaped (Principle 2.3)

Page 7 - Surrey Design Guide

This guide brings together the following themes that will help achieve good design:

- The need for a coherent design process for new development based on local participation
- Creating attractive places with buildings and plants defining streets and public spaces
- Making efficient use of available land by promoting well designed, high density and mixed use development
- Designing for low energy and resource use
- Protecting and enhancing existing habitat to maintain diversity
- Creating places and streets for people rather than the motor car
- Creating integrated developments that are, and feel, safe
- Providing variety in terms of uses, buildings and tenure



Leafy Surrey Suburb – An attractive environment but built in a time of plentiful and cheap land and not a solution for today.

SURREY DESIGN Objectives and Principles



The perimeter block has proved to be an effective way of creating streets and places. The above is an example of rigid rectangular or square blocks but in most cases the layout will be more irregular.

- **Active public frontages** – A traditional and practical approach to development based on buildings of any density being located at the perimeter of blocks. Buildings show their public (front) faces to the street, or other public space, with private space to the rear (see also Principles 5.3 & 5.4)
- **Streets** – Use strong building frontages, or a combination of buildings, trees and hedges, to enclose streets. The form of enclosure will give streets their character. Enclosure is not absolute and there should be glimpses of key landmarks both in the street and beyond
- **Diversity** - Use different approaches to urban form to create diverse streets and places such as mews courts, courtyards, squares, ‘village’ streets, shared surfaces and greens, boulevards and strong urban terraces

2.6 Caterham Chaldon and Whyteleafe Neighbourhood Plan

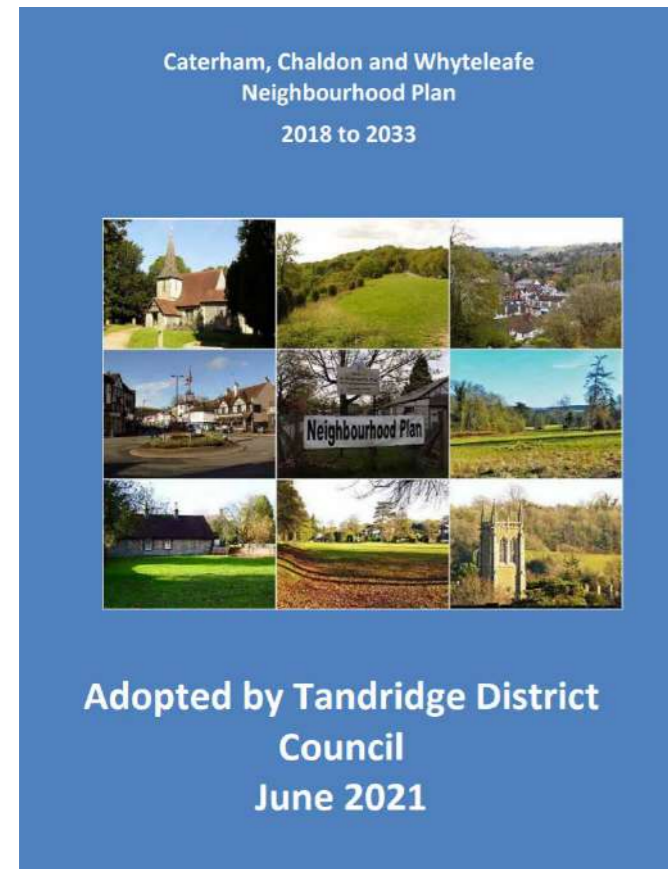
The neighbourhood plan defers to the Local Plan for allocation of sites, and provides design framework guidance across a wide area, subdivided into Character Areas. At 4.13 the 'plan promotes the utilisation of previously developed brownfield land.'

Policy CCW4: Character of Development

The site forms part of the East Caterham-on-the-Hill Character Area (04) as defined on Figure 5.1 of the neighbourhood plan. Policy CCW4 states, amongst other things, that development is expected to preserve and enhance the character area in which it is located.

Neighbourhood Plan Design Guidelines

The Design Guidelines include the following guidance for Character Area 04: (Pages 140-145):-



Layout and Groupings

- *"The area has a low to medium density development character mainly made up of detached homes that should be preserved"*
- *"Primary roads should be linear and orientated north to south with smaller connecting roads running perpendicular"*
- *"Buildings should be set back from the road and provide generous plot sizes with front and back gardens"*
- *"Proposals for new developments should employ a scale of built form and materials which is sympathetic to the existing surrounding development"*
- *"New developments, infill and extensions should preserve the remaining heritage assets, be sensitive to their surroundings and not compromise the existing large, vegetated back gardens"*

Views

- *"The area is relatively flat and therefore views are limited by built form and vegetation; However, new developments should maintain the visual connection and integration with the wooded areas and green spaces";*
- *"Short range views between houses that allow views towards trees and back gardens should be respected";*
- *"Long distance views along Whyteleafe Road towards open countryside and wooded ridgelines should be protected and where possible enhanced."*

Boundary Treatment

- *"Design proposals for developments should maintain and enhance the tree planting along the streets and include trees in front and back gardens to create and maintain a leafy street scene";*
- *"Road proposals should provide mature trees and verges to create a verdant backdrop and corridors along the long, relatively straight roads";*
- *"Proposals for this area should include well vegetated boundaries defined by hedgerows, brick walls and mature trees."*

Caterham, Chaldon and Whyteleafe Neighbourhood Plan

Adopted June 2021

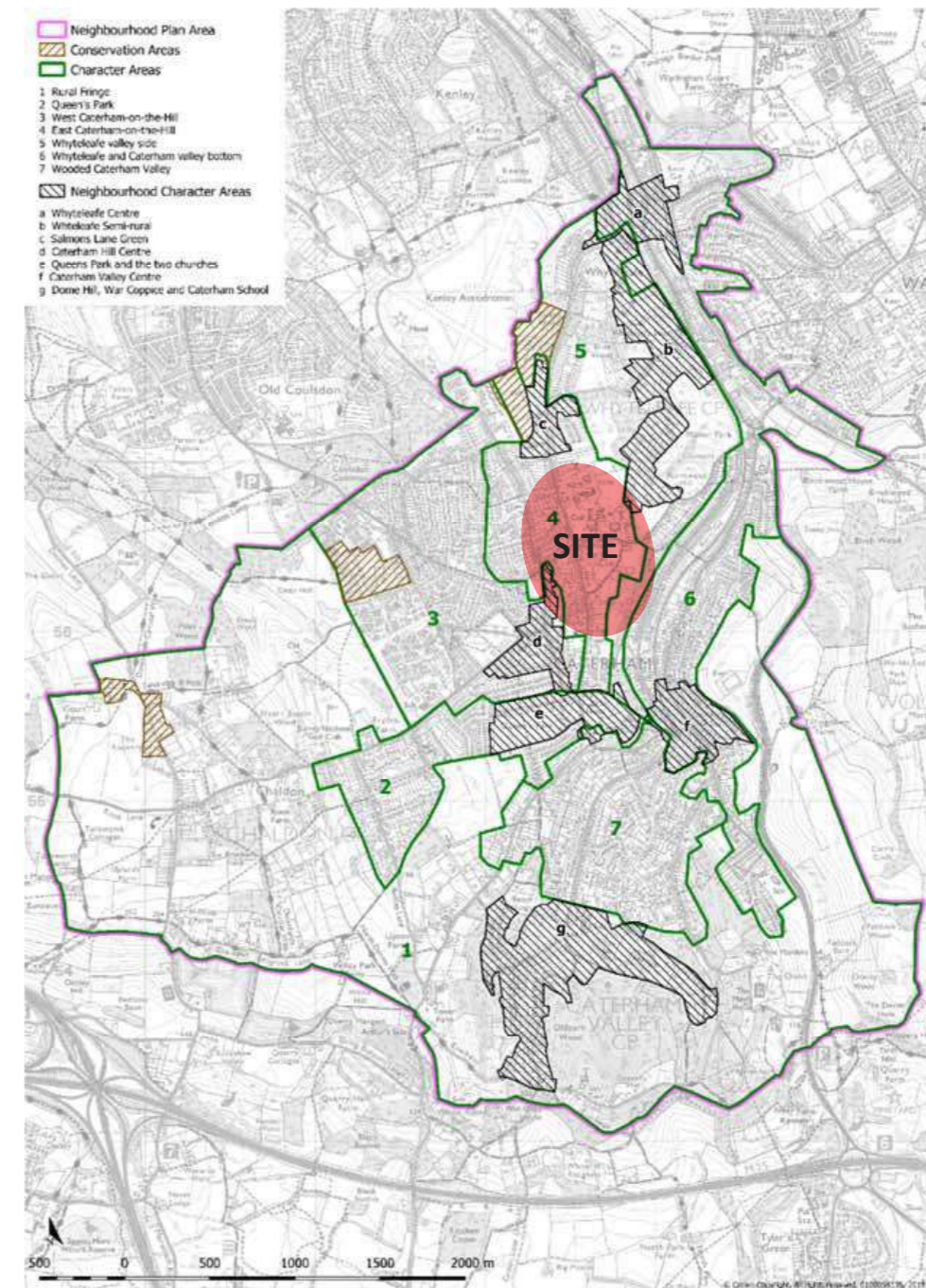


Figure 5.1: Character areas within the Neighbourhood Plan area

5.8. Figure 5.1 shows the character areas identified in the Neighbourhood Plan Design Guidelines. The built character across the seven areas ranges in style, age, size and housing densities. Within the seven character areas some smaller areas (called Neighbourhood Character Areas) have been

3.0

Character Appraisal



3.0 Character Appraisal

The Surrey Design Guide at Chapter 3 considers character as a primary consideration.

Objective: To ensure that all development contributes to local distinctiveness and character.

Principle 3.1 - Begin with an understanding of existing character

Principle 3.2 - The design of new development should evolve from Surrey's rich landscape and built heritage

Principle 3.3 - Distinctive local character and design quality should be protected

3.1 Existing Character

The existing character is an amalgamation of Caterham on the Hill, with the more recent residential expansion to the west of the site, and the more formal military architecture of the airbase.

The residential area to the west was originally part of the airbase and is a demonstration of character transformation but the retention of the existing central NAAFI / school building creates a clear military formality to the allocation site under consideration.

3.2 Figure Ground

There is a clear north-south linear orientation to the existing figure ground to east and west, with development clusters as the immediate figure ground to the west. The emerging proposals can be 'tested' within this existing urban grain context.



Existing Figure Ground

3.0 Character Appraisal

3.3 Character - Caterham on the Hill

From the High Street, Townsend and Buxton Lane lead northwards towards the aerodrome site.

The character is of individual dwellings away from the more 'enclosed' High Street, with a clear linear street alignment and more formal terraced dwellings northwards creating streetscene spaces, integrated in the landscaping.



Buxton Lane - Northwards



Caterham on the Hill - High Street



3.0 Character Appraisal

3.4 Character - Residential To West

The more recent residential development clusters immediate to the site illustrate a clear 'formality in layout', creating enclosure and courtyards integrating existing landscape features in the streetscene.

The integration of hard and soft surfaces is a consistent theme with varied materials and use of shared surfaces.

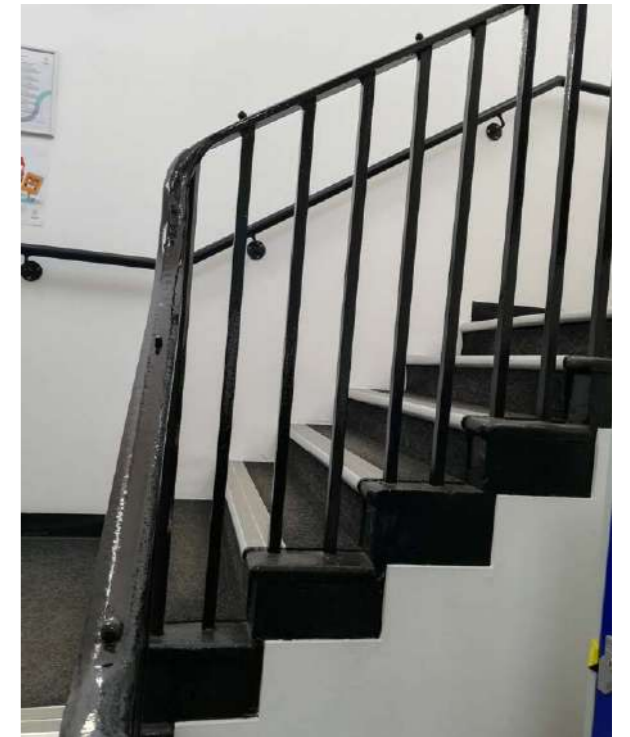


3.0 Character Appraisal

3.5 Character - Existing Site

The Institute / NAAFI is now a school, with hard surface (former parade ground) and perimeter soft landscaping. Unusually, a (6) bay central section of Georgian proportions with offset entrance is bookended by attractive projecting gables with oriel window and expressed brick quoins and stone relief detailing - To east and west (3) bay projecting gables present a building "viewed in the round" with a series of lower single storey outbuildings to the north.

It is the internal staircase which is identified in the Grade II listing. (See also listing- Section 2.2)



3.0 Character Appraisal

3.6 Character - Existing Site - Setting

The allocated sites are substantially cleared of military buildings and encompass the former Institute / NAAFI building.

The aerodrome is to the north as an expansive feature of the extension to Kenley Common.



The aspect to the west is of the perimeter residential as a backdrop to the cleared site(s)



The northern part of the site includes redundant workshops which are not listed and deposits of building materials



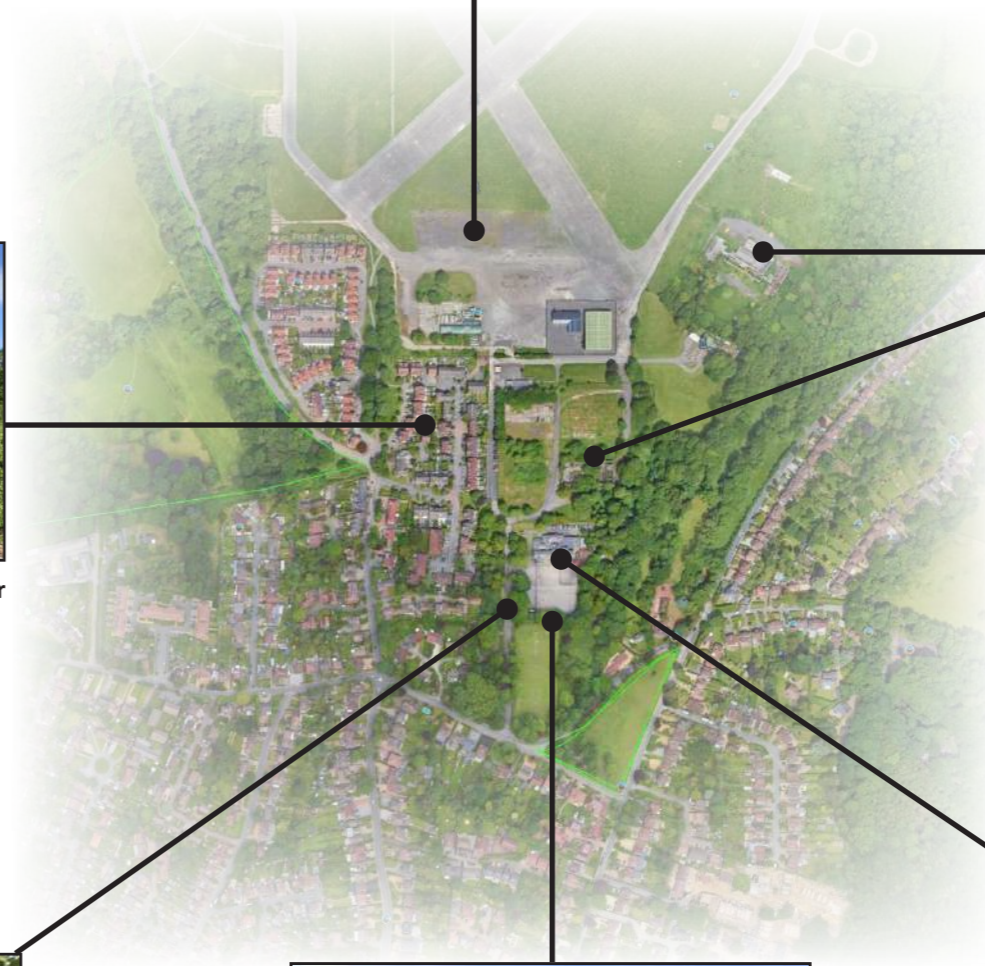
The southern site area is bisected by the existing access - Victor Beamish Avenue)



Mature trees screen the NAAFI building



NAAFI / School



3.0 Character Appraisal

3.8 Character Appraisal

The overall character of the browfield site(s) is now of maturing trees surrounding the former Institute / NAAFI building .

This is consistent with the character of Caterham on the Hill approaching the site, where existing landscaping has been integrated with residential developments which have expanded the village northwards over time.

This is evident to the west of the site with two and half storey perimeter dwellings backing onto the site boundary of mature trees.



3.0 Character Appraisal

3.9 Existing Aerial

The existing aerial view illustrates the nature of the wooded and post-war clearance setting. The hardstanding areas are evident to the north and scrub, interspersed with pockets of mature and self-seeded trees define the overall character of the site and its perimeters.



4.0

Design Analysis



4.0 Design Process

The constraints and opportunities to redevelop the allocation site(s) are considered by the design team by discipline in Section 4.

The existing workshops on the northern site are now derelict and will be demolished to provide a cleared site for consideration. The trees on site are therefore the key constraint to assess in order to consider residential proposals on the site(s). The site is currently subject to a "Blanket Tree Preservation Order"

As a brownfield site the vegetation has self-seeded and overgrown considerably over time, since the site was substantially cleared of buildings.

4.1 Constraints

The physical site constraints are:-

- The existing listed building is visible to most of the site and presents a characteristic institutional architecture and strong axis, north-south through the site
- A number of Grade A & B trees have been identified on the site
- Victor Beamish Avenue runs through the site as access to both the School and the airfield to the north
- Views from the site to the airfield (and vice versa) to the north are limited by existing buildings and the high security boundary fence surrounding the facility



View of derelict former workshops



View west across site



View Looking south down Victor Beamish Avenue

