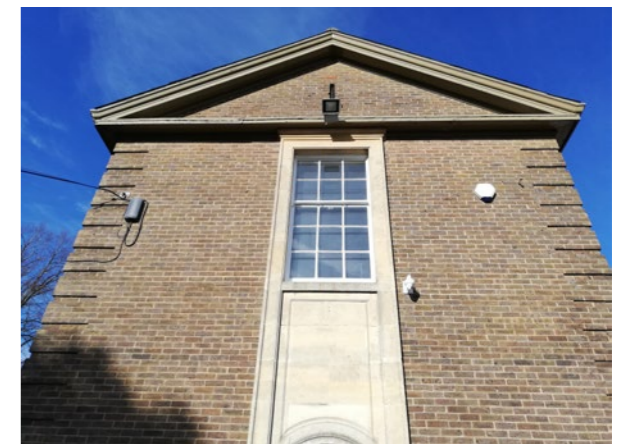
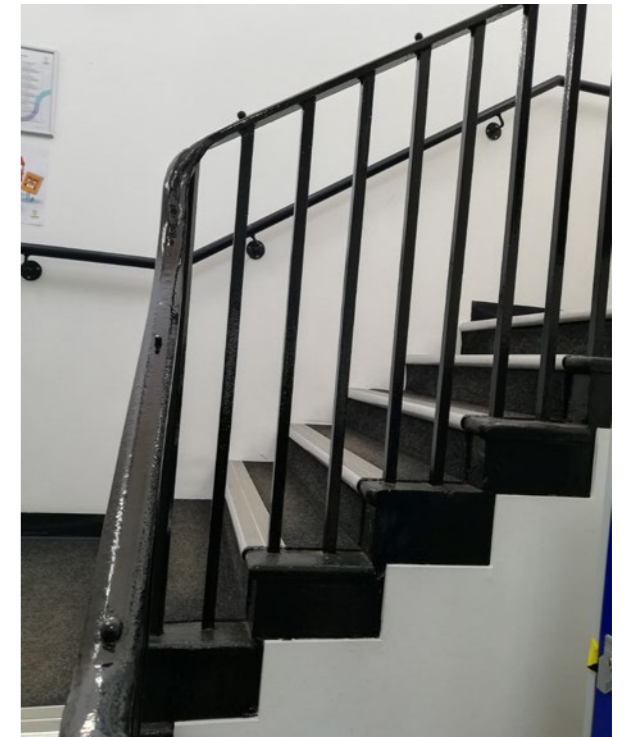


## 3.0 Character Appraisal

### 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 draft 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 draft 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



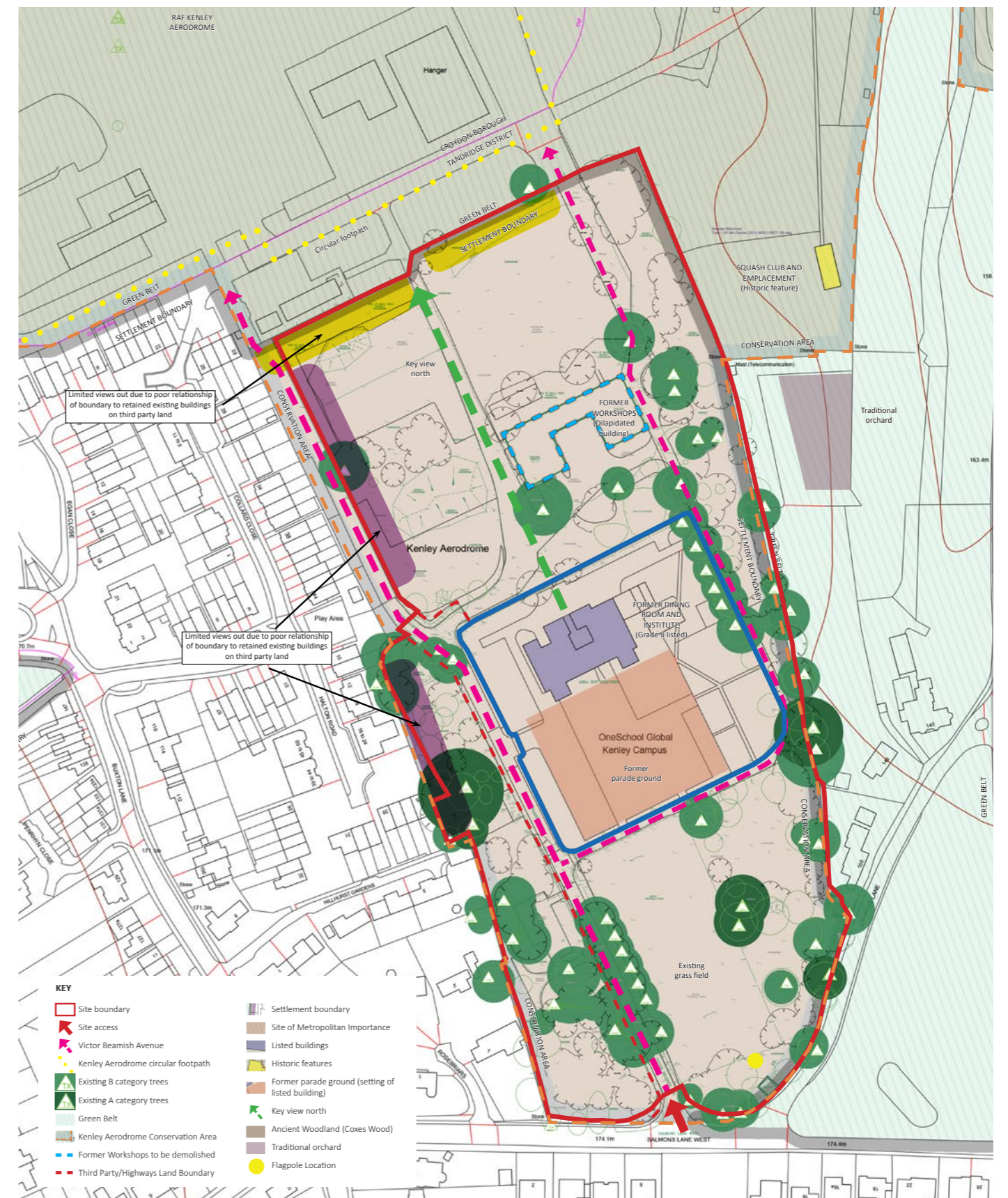
View of derelict former workshops



View west across site



View Looking south down Victor Beamish Avenue





## 4.2 Heritage

Historic England consider Kenley “the most complete fighter airfield associated with the Battle of Britain to have survived.”

The Site comprises two areas, the former Institute NAAFI building, listed at grade II, and the immediate brownfield land which surrounds it.

Together, both sites originally encompassed the accommodation and facility side of the World War II RAF complex, with several barrack blocks located to the south of the parade ground associated within the Institute.

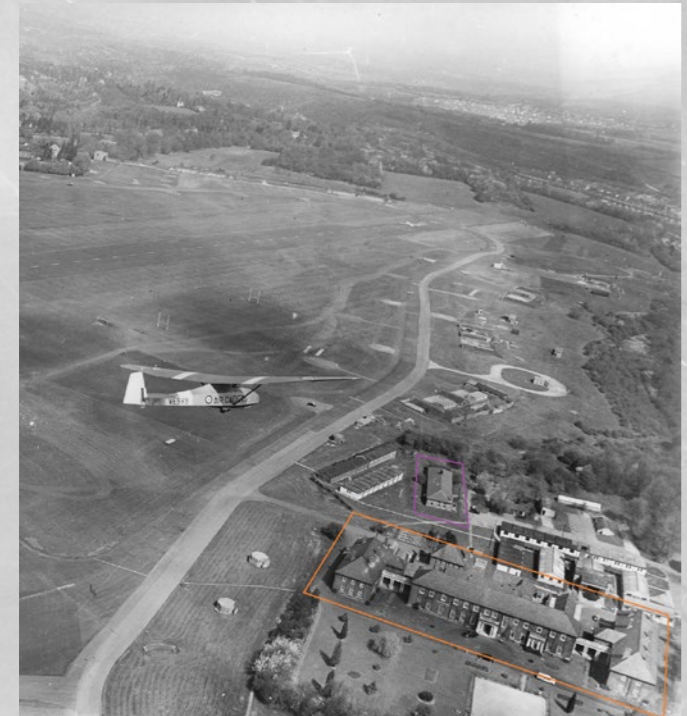
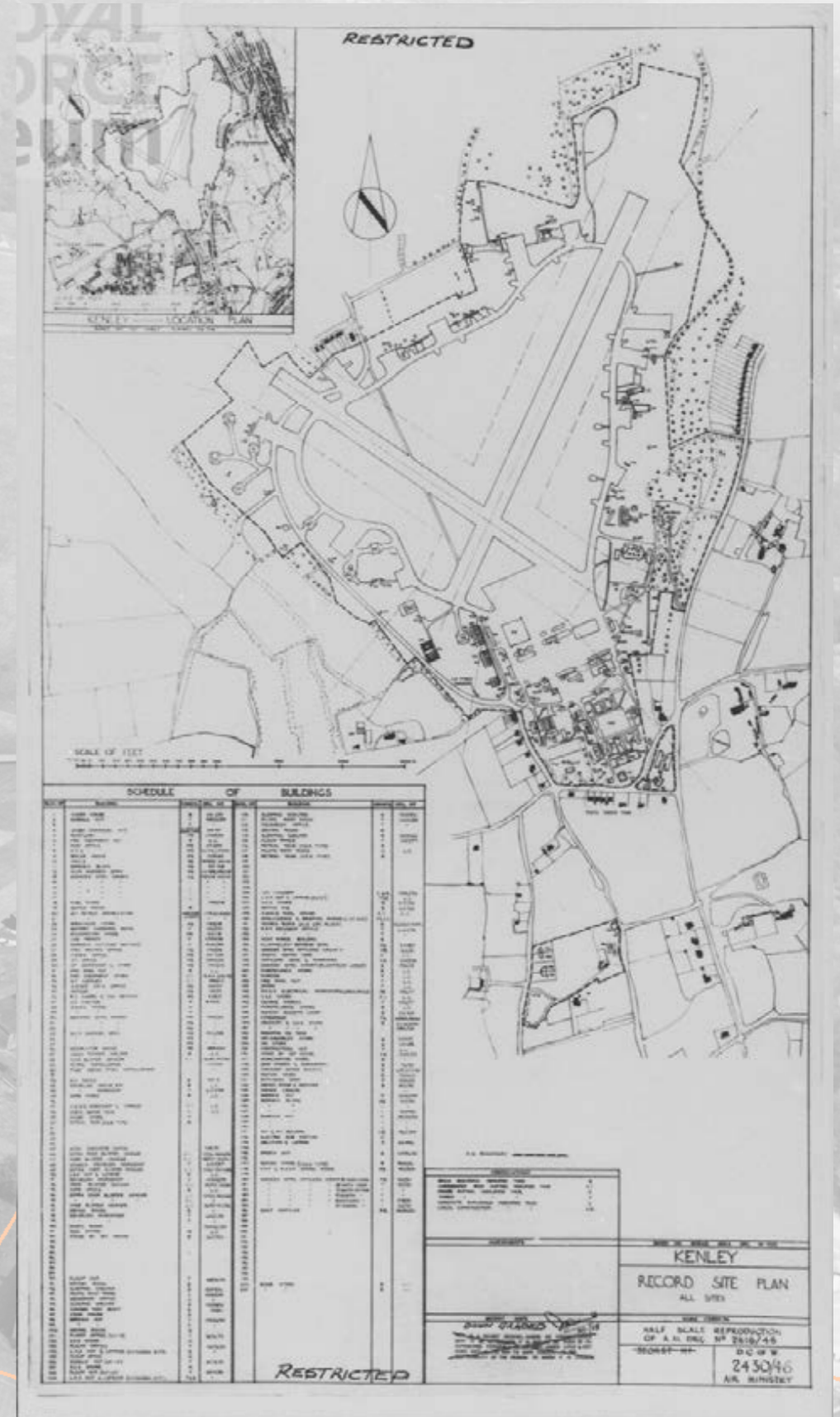
To the north of the Institute, a series of hangars and workshops lead to the aerodrome to the north. Only a single derelict Workshop building survives within this area today. Both elements of the site are situated within the Kenley Aerodrome Conservation Area, designated for its retained military character and surviving aerodrome with associated blast pens.

The Institute and its immediate setting (comprising the parade ground to its south) make a positive contribution to the Kenley Aerodrome Conservation Area, as reflected in its designation at grade II. The remainder of the site to its north and south make extremely limited contributions. Any contribution made within these locations is concentrated in small remnants of the former military complex, which include hangar footings and hangar door guides set within concrete, as well as the derelict Workshop building.

There is therefore an opportunity to bring this brownfield land back into use within the Kenley Campus and enhance its contribution to the area’s special character and appearance.



RAF Kenley in the 1930's showing the Hangers



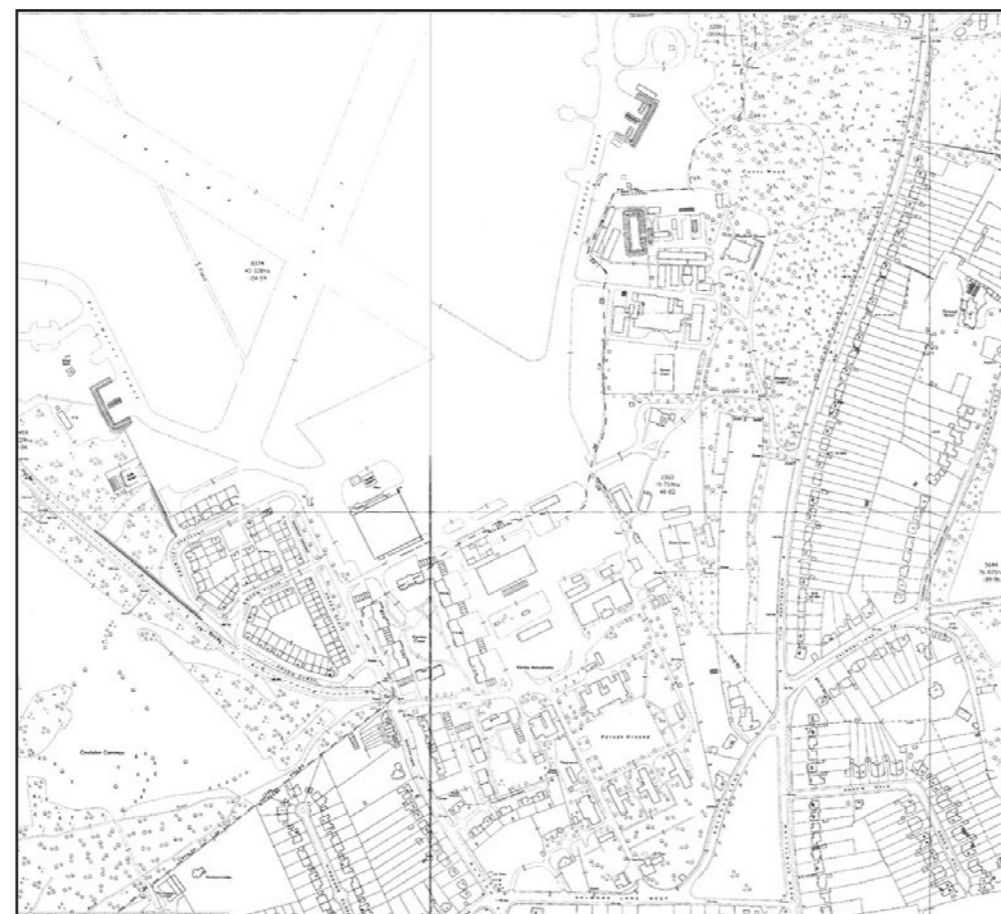


## 4.0 Design Analysis

### 4.3 Historic Mapping

Post World War II mapping illustrates the wider operational establishment previously developed around the parade ground to the south of the NAAFI and airfield support buildings to the north. The hard standings to the northern site remain in evidence, the southern area has been cleared as an expansive area of grassland.

The disposition of the original buildings to the south of the NAAFI further emphasises the rectilinear nature of the military planning of the site as quadrangles, framing the Grade II listed building with vistas through the 'regimented' angular built forms. The linear footprints of the building, variety of block sizes and the courtyard compositions provide a historic "grid pattern" to consider redeveloping the site.



1958



1971



## 4.0 Design Analysis

### 4.4 Arboriculture

Guided by the Landscape Framework, the site has been surveyed and a comprehensive Arboricultural Assessment produced on topographical base as a basis to consider proposals.

**Barrell Tree Consultancy have carried out the arboricultural work which sets out the constraints and impacts and concludes that:-**

Most of the significant boundary tree cover is being retained, and none of the lost trees are prominent as skyline features in the wider setting. Their loss will be noticeable in the immediate vicinity immediately after the development is completed, but the comprehensive new landscaping proposals will rapidly mitigate those losses and limit the impact on local character to the short term and in the immediate vicinity. There will be no adverse impact to local character in the wider setting in the long term.

There is space for tree planting and a landscaping scheme will be feasible in response to an appropriate condition. The construction activity has the potential to adversely affect retained trees if proper protective measures are not taken. However, if adequate precautions to protect the retained trees are specified and implemented through the arboricultural method statement included in this report, the development proposal will have no detrimental impact on the contribution of trees to local character.

For these reasons, we conclude that the proposed development would not cause an unacceptable or adverse impact on the character and appearance of the area from a tree perspective.





## 4.0 Design Analysis

### 4.5 Ecology

The brownfield site(s) have been redundant for a considerable period and are overgrown and unkept. Allied to the assessment is an ecological assessment carried out by Ecology Solutions. The southern site is primarily amenity grassland the northern site is unmaintained scrub amongst the artefacts of post-war demolitions, with establishing woodlands to eastern and western boundaries.

New planting within the site will comprise largely of native species of local provenance, especially in the public open space areas of the site where there is a specific focus on creating dedicated ecology areas.

These illustrative initiatives are to be considered integral to the landscaping led design.

**The Summary and Conclusions of Ecology Solutions report are:-**

- Habitat surveys were carried out in June 2021 and May 2023 in order to ascertain the general ecological value of the site and to identify the main habitats and associated plant species.
- There are not considered to be any significant adverse effects on any statutory and non-statutory sites of nature conservation interest from the development proposals.
- The proposals will retain the eastern area of woodland and a large number of scattered trees. New tree and hedgerow planting, creation of wildflower meadow and areas of landscape planting within the development proposals will provide continued foraging and navigational opportunities for bats. The recommended erection of new bat boxes within the site will provide new roosting opportunities for bats.
- A sensitive lighting regime, if necessary, post-development could ensure dark corridors are retained for bats, particularly within the retained woodland.
- Potentially suitable reptile habitat was subject to specific surveys for reptiles in May 2023 and recorded no reptiles during the surveys.
- The retention of the eastern woodland and large numbers of scattered trees, as well as the provision of new trees and landscape planting, will maintain opportunities for birds, while the erection of bird boxes within the site will also provide new nesting opportunities. Safeguards for nesting birds during vegetation clearance are recommended.
- In conclusion, with the implementation of the safeguards and recommendations set out within, their report, it is considered that the proposals accord with planning policy with regard to nature conservation at all administrative levels.



Wildflower planting



Habitat pile



Bee brick



Bird Nesting Box