



F O R T  
H A L S  
T E A D

*Village Centre  
Revised October 2019*





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33 Bowling Green Lane, London, EC1R 0BJ  
T. +44 (0)20 3824 6600  
[www.peterbrett.com](http://www.peterbrett.com)



### HYDROCK

#### Noise / Ground Contamination / Drainage / Flooding

Over Court Barns, Over Lane, Almondsbury, Bristol, BS32 4DF  
T. +44 (0)1454 619 533  
[www.hydrock.com](http://www.hydrock.com)



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Historic Buildings, Burlington House, Lypiatt Road, Cheltenham, Gloucestershire, GL50 2SY  
T. +44 (0)1242 259 290  
[www.cgms.co.uk](http://www.cgms.co.uk)



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Pickfords Wharf, Clink Street, London, SE1 9DG  
T. +44 (0)20 7928 7888  
[www.watermangroup.com](http://www.watermangroup.com)



Illustrative view of the Village Green



# CONTENTS

<b>1. INTRODUCTION</b>	<b>1</b>
1.1 INTRODUCTION	2
<b>2. DESIGN GUIDANCE</b>	<b>5</b>
2.1 ILLUSTRATIVE MASTERPLAN	6
2.2 ILLUSTRATIVE AERIAL	7
2.3 ILLUSTRATIVE MIX OF USES	8
2.4 KEY COMPONENT PLOT 1A	10
2.5 KEY COMPONENT PLOT 1B	12
2.6 LANDSCAPE	14
2.7 ILLUSTRATIVE VIEWS	16
<b>3. DESIGN &amp; ACCESS STATEMENT</b>	<b>21</b>
3.1 SITE ANALYSIS	22
3.2 CONSTRAINTS & OPPORTUNITIES	28
3.3 DESIGN PRINCIPLES	29
3.4 PROPOSED LAYOUT	30
3.5 AERIAL VIEW	31
3.6 PROPOSED PLANS	32
3.7 PROPOSED ELEVATIONS	34
3.8 PROPOSED SECTION	36
3.9 PROPOSED STREET SCENE	38
3.10 ILLUSTRATIVE VIEWS	40
3.11 Q14 BUILT HERITAGE STATEMENT	42
3.12 LANDSCAPE STRATEGY	44
3.13 LIGHTING STRATEGY	47
3.14 ACCESS STRATEGY	48
3.15 SERVICING & STORAGE	49
<b>APPENDIX</b>	
APPENDIX A: DESIGN EVOLUTION	52

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# 1. INTRODUCTION

# 1.1 INTRODUCTION

## FORMAT OF THE PLANNING APPLICATION AND THE PURPOSE OF THIS DOCUMENT

This planning application, has been prepared and submitted on behalf of the applicant, Merseyside Pension Fund (MPF), for the redevelopment of the existing defence research complex at Fort Halstead ('the Site').

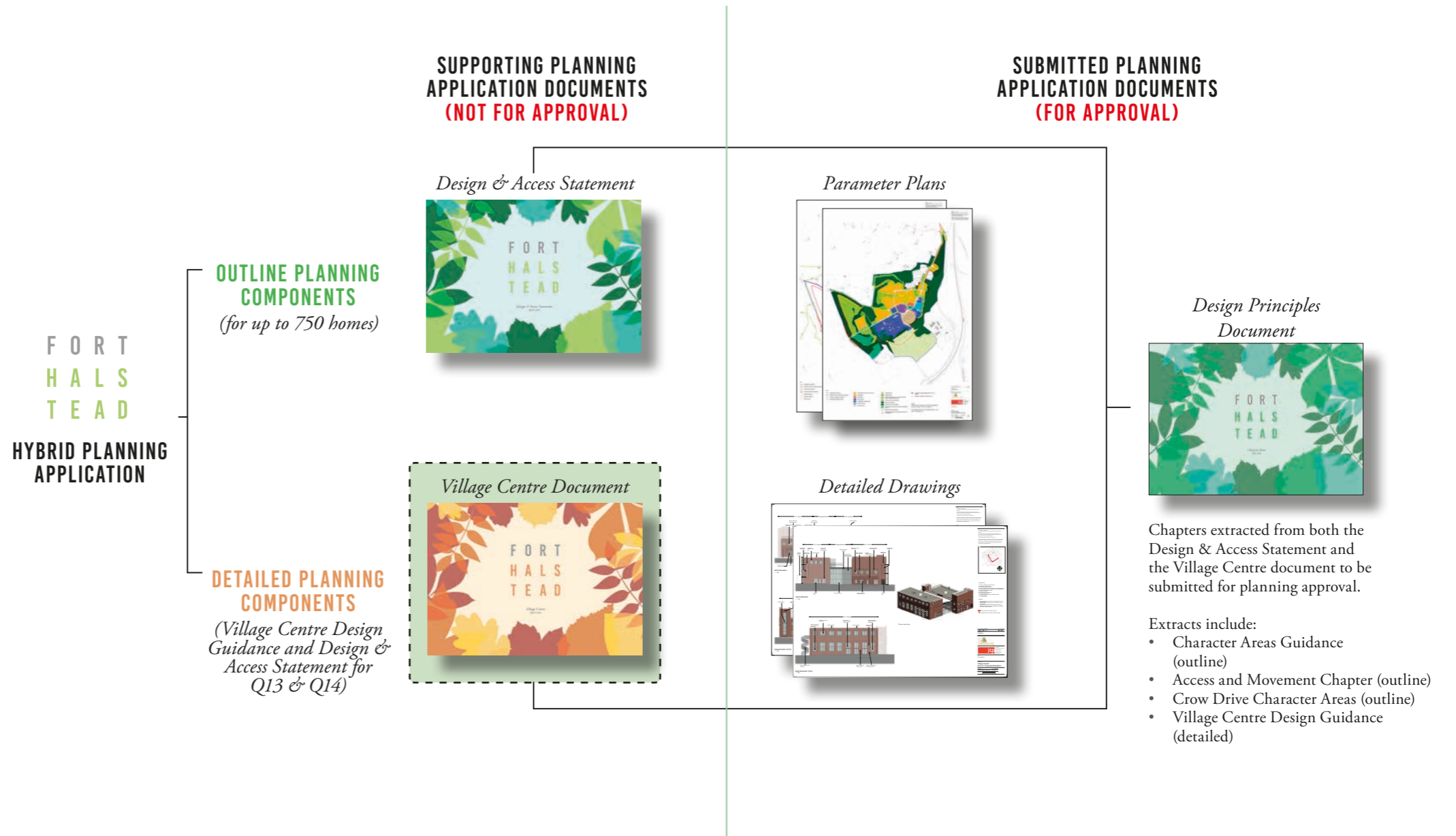
The planning application is a hybrid which comprises some elements submitted in outline and some elements in detail. The aspects of the planning application submitted in outline include a new mixed-use development up to 750 new homes and employment areas. All matters will be reserved, except means of access and the refurbishment of Q13 & Q14 buildings which is submitted for full detailed planning. A Listed Building application is also be submitted for Q14.

Specific design guidance which features in both the Outline and Detailed Design and Access Statements, is extracted and compiled into a separate Design Principles Document which is formally submitted for approval as part of the planning application.

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the planning application also seeks approval, at this stage, for:

- **Use**  
The uses proposed for the development and any distinct development zones identified within the site
- **Amount of development**  
The amount of development proposed for each use
- **Access**  
The location of pedestrian, cycle, equine and vehicular access points
- **Scale parameters**  
The upper limit for all building heights

## FORT HALSTEAD HYBRID PLANNING APPLICATION DOCUMENT STRUCTURE





## FORMAT OF THIS DOCUMENT

### Chapter 2: Design Guidance

The Design Guidance has been produced to support Sevenoaks District Council in setting out their expectations in delivering a high quality Village Centre at Fort Halstead.

#### *The Design Guidance:*

- Focuses on the two central areas, flanking the site of the Detailed Planning Application for Q13 and Q14 and in close proximity to the Fort named Plot 1A and Plot 1B.
- Ensures that the significant setting of the Fort is protected and the retention of existing buildings (including designated buildings) remain at the nucleus of the development in order to provide a link to the past by integrating important historic buildings with the ambitious new development thus creating a more meaningful sense of place.

### Chapter 3: Design & Access Statement (DAS)

#### *In support of the detailed planning application*

The DAS has been produced to support the detailed application of the Penney (Q14) and The Q (Q13) within the Village Centre at Fort Halstead.



Illustrative masterplan – outline planning application (September 2019)



Boundary lines: design guidance and the detailed planning application for the Penney (Q14) and The Q (Q13).

 DESIGN GUIDANCE BOUNDARY

 DETAILED PLANNING APPLICATION BOUNDARY







# 2. DESIGN GUIDANCE















## 2.1 ILLUSTRATIVE MASTERPLAN

The Village Centre forms the heart of the village as both an employment area and a community hub for the new residents.

The Village Centre incorporates the restoration of two existing buildings; Penney (Q14) which is Grade II Listed and The Q (Q13); both part of the original Q-Building enclave used for the Atomic Bomb Development Programme. These buildings will include employment and community uses. A new mixed-use building (Block B) is proposed alongside Penney (Q14) terminating a new vista toward the Village Centre. The building's architecture will celebrate innovation and reflect the enclave's military history.

A sequence of spaces each with a distinct character complement the uses within the Village Centre. The Village Green is framed by the Fort, the existing cottages and new mixed use buildings. Its design facilitates preservation of existing trees but also includes new spaces; an area of play and an open lawn, each encouraging activity. The Square is a new public space that connects the Village Green with the refurbished buildings; its design is simple and elegant and creates an appropriate setting to the Fort. The Garden Street and Residential Gardens are natural in character and support the residential uses nearby.

### KEY

-  Design Guidance boundary
-  Detailed planning application boundary
-  1 The Fort
-  2 The Penney (Q14) (Grade II\* Listed)
-  3 The Q (Q13)
-  4 Proposed atrium
-  5 Garden Street
-  6 The Square
-  7 Residential gardens
-  8 Village Green
-  9 Locally Equipped Area of Play (LEAP)
-  10 The Cottages (A13 and A14)





## 2.2 ILLUSTRATIVE AERIAL

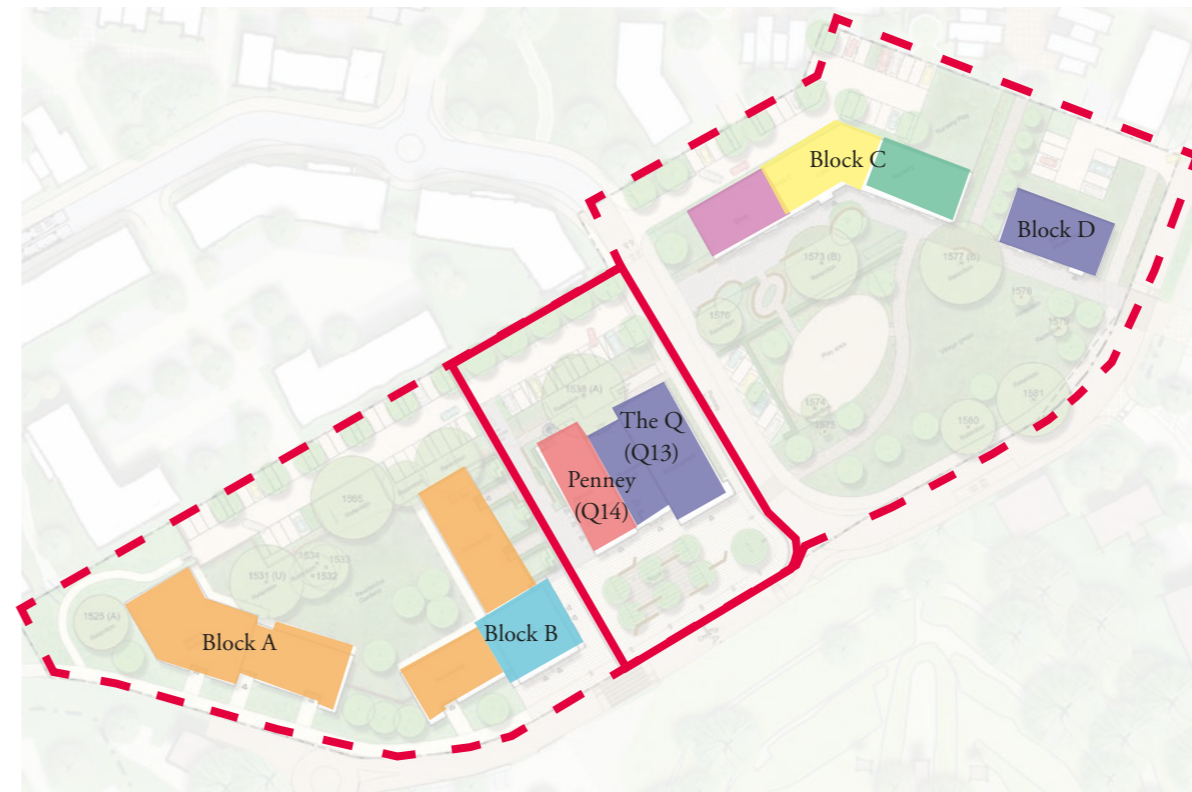




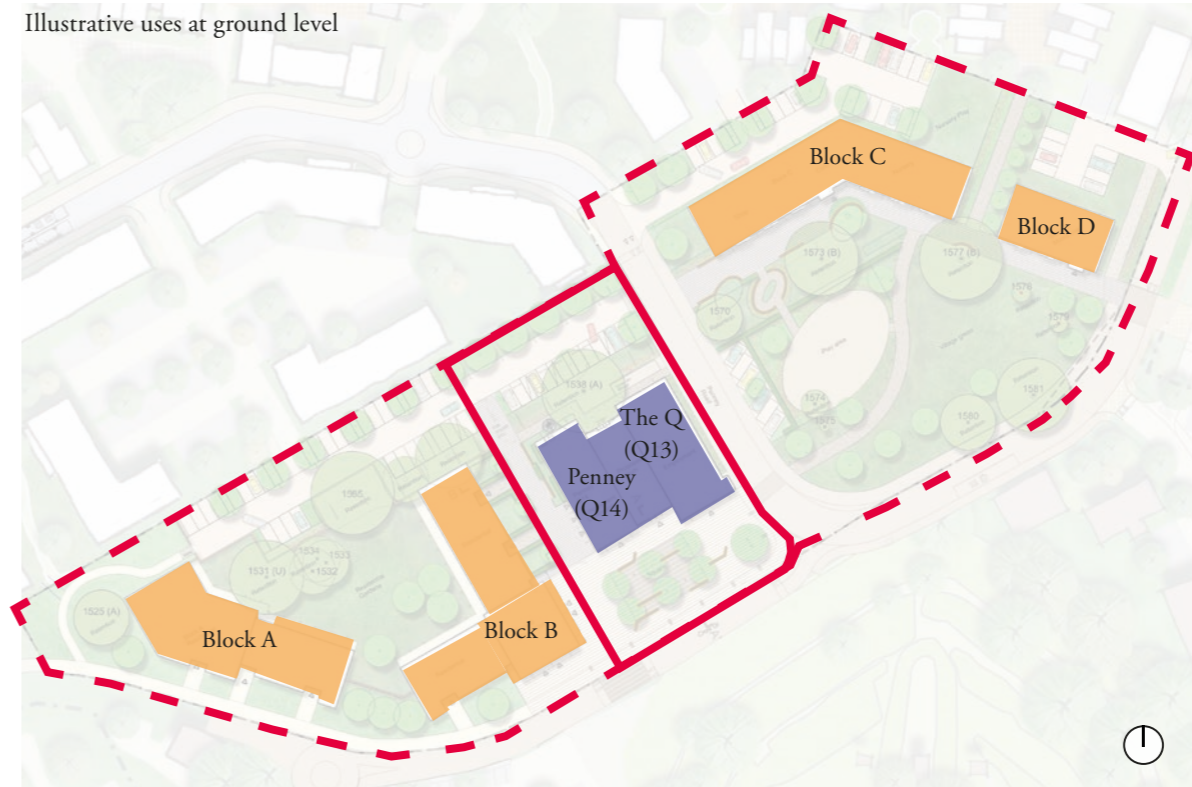
## 2.3 ILLUSTRATIVE MIX OF USES

NAME	CLASS	INDICATIVE USE	INDICATIVE GROSS EXTERNAL AREA SQM
The Q (Q13)	B1a/B1b	Employment	724
Penney (Q14)	B1a/B1b	Employment	282
Atrium	D1/D2	Gym/Community	282
Block A	C3	Residential	2110
Block B	C3	Residential	2560
	D1	Community	270
Block C	C3	Residential	1538
	D1	Nursery	240
	A1	Food Store	230
	A3	Café	290
Block D	B1a/B1b	Employment	276
	C3	Residential	554

\* Please refer to the Design and Access Statement (Outline Planning) for indicative residential mix.



Illustrative uses at ground level



Illustrative uses at upper level

**KEY**

- Design Guidance boundary
- Detailed planning application boundary
- Residential
- Employment
- Gym
- Community
- Food Store
- Cafe
- Nursery



### THE SQUARE



#### PENNEY AND THE Q

The restoration of Q13–14 will provide flexible accommodation. The proposed new atrium will bring the two buildings together as a modern hub for social, employment and meeting space. There is also an opportunity provide additional community uses within the Penney building such as a gym.



#### COMMUNITY BUILDING (BLOCK B)

The community building is located on the Square. The building entrance addresses the square providing active frontage. Potential uses within the community building include a drop-in GP, pharmacy, flexible space for classes, meetings and community events. Community events such as weekend markets have the potential to spill out onto the Square.

### VILLAGE GREEN



#### FOOD STORE

A small shop is located within the mixed use building (Block C) overlooking the Village Green. Its visible location will support its commercial viability.



#### CAFE

The cafe is located within the mixed use building (Block C) overlooking the green. There is space for south-facing outdoor seating in this location. The cafe creates natural surveillance over the play areas and a convenient meeting place for the nearby nursery.



#### NURSERY

A small nursery is located within the mixed use building (Block C) overlooking the green. The nursery has a private play space to the rear, however the close proximity of the village green is an additional benefit of further usable open space.



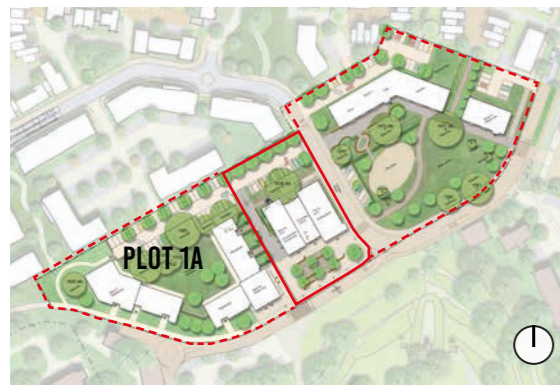
## 2.4 KEY COMPONENT – PLOT 1A

Plot 1A will be in close proximity to the following buildings:

Penney (Q14) – *Grade II listed*

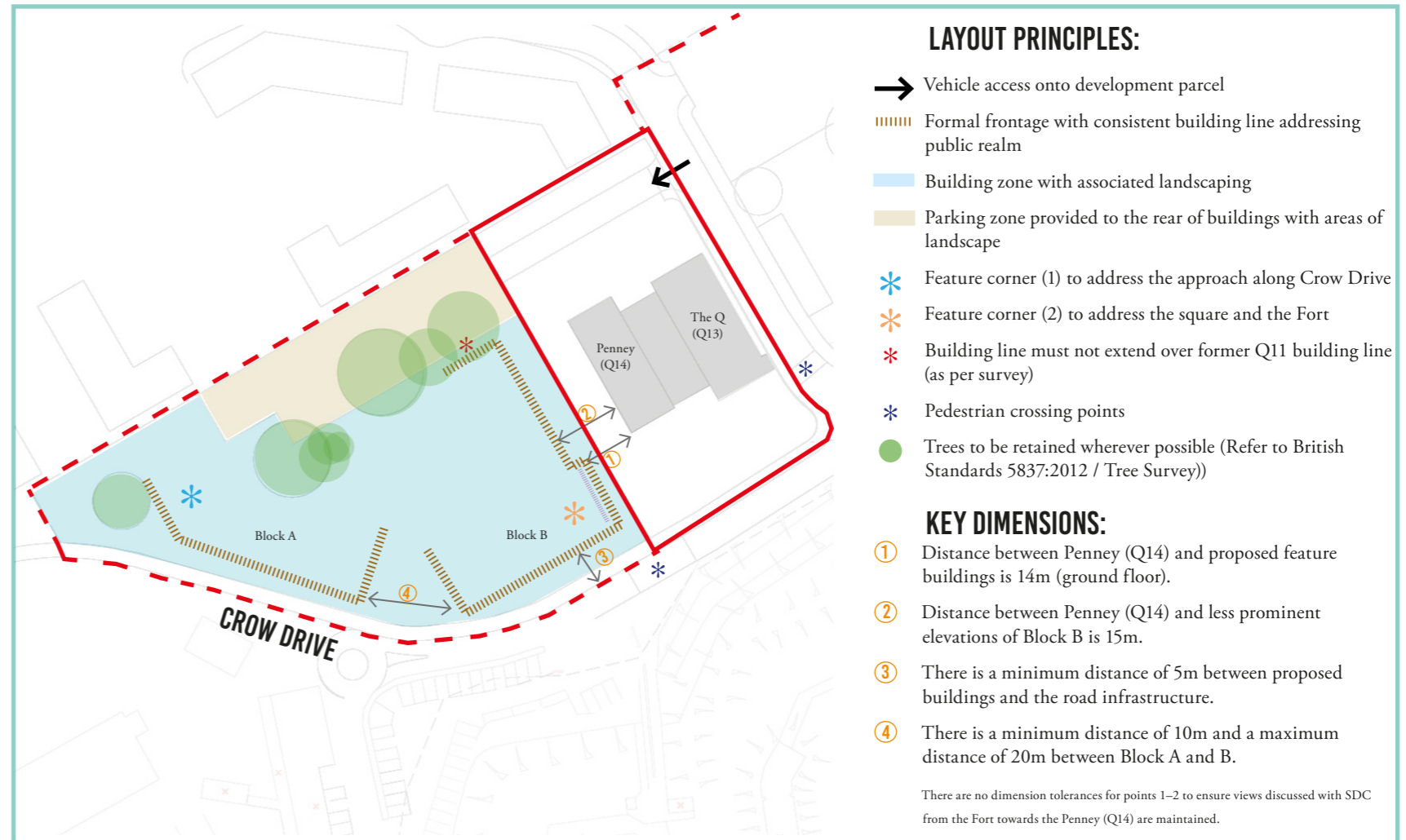
The Q (Q13)

The Fort (Scheduled Monument)



The architectural form and character should reflect the military heritage of the existing Q13/14 buildings by creating an architectural interpretation.

A series of clearly defined, mandatory design principles, as highlighted by the blue box outlines, will ensure a successful design outcome for this parcel.



### BLOCK A

- Feature corner (1) should be 4 storeys; the top storey must be set back by a minimum of 1.5m forming a terrace.
- The building should be designed with a flat roof, both in order to relate to the existing buildings' architectural language and to limit the overall height as is considered appropriate in this location.
- Building depth is a maximum of 16m.
- The less prominent elevations to Block A facing the Fort should be 2 storeys in height (see architectural design principles on adjacent page).
- Brick 'grid frame' and aligned fenestration must be established throughout Block A.
- Only inset balconies are acceptable.

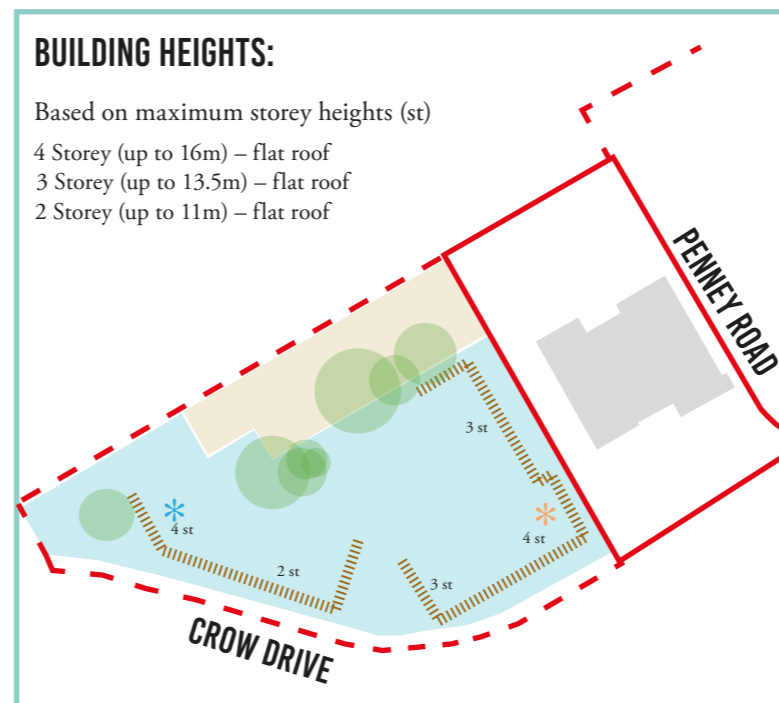
### BLOCK B

- Feature corner (2) should be 4 storeys; the top storey must be set back by a minimum of 1.5m forming a terrace. Ground floor height should not be less than 3.6m floor-to-floor. Ground floor must form a colonnade to ensure 'through views' from the Fort toward Q14.
- The Building should be designed with a flat roof as per Block A.
- Building depth is a maximum of 12m.
- The less prominent elevations to Block B are 3 storeys in height (see architectural design principles on adjacent page).
- Elevational treatment of feature building (2) should focus on the use of visible and robust metal structural elements in order to capture a particular, military-inspired architectural aesthetic approach.
- Only inset balconies are acceptable.

### BUILDING HEIGHTS:

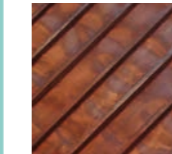
Based on maximum storey heights (st)

- 4 Storey (up to 16m) – flat roof
- 3 Storey (up to 13.5m) – flat roof
- 2 Storey (up to 11m) – flat roof



### MATERIAL PALETTE

#### PRIMARY WALLS



Metal: brown-red standing seam to match brickwork

#### SECONDARY WALLS



Brick: brown-red hues

#### WINDOWS

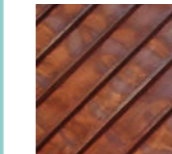


Black Crittall style

#### RAINWATER GOODS

Black aluminium or steel rainwater goods including guttering

#### FEATURES



Metal: brown-red standing seam to match brickwork

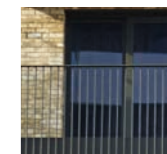


Brick: black

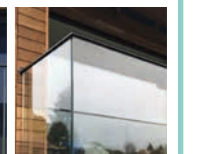


Metal: black cladding

#### BALCONIES



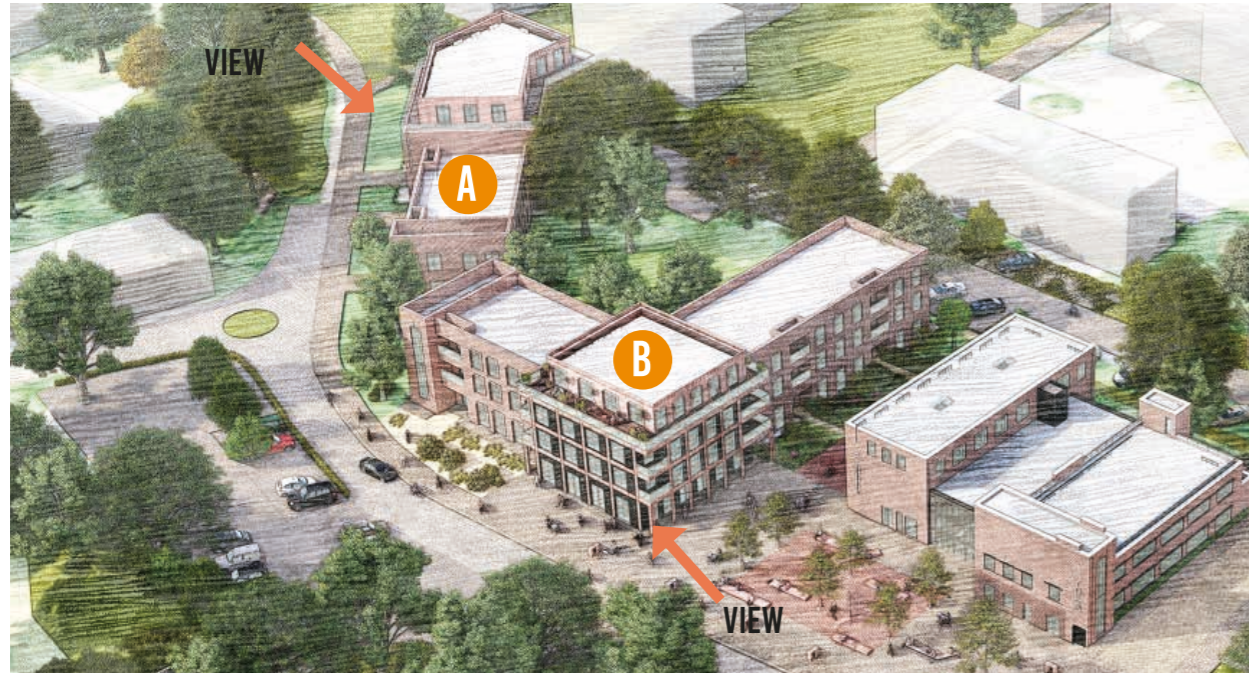
Metal: black



Glazed: black frame



## 2.4 KEY COMPONENT – PLOT 1A



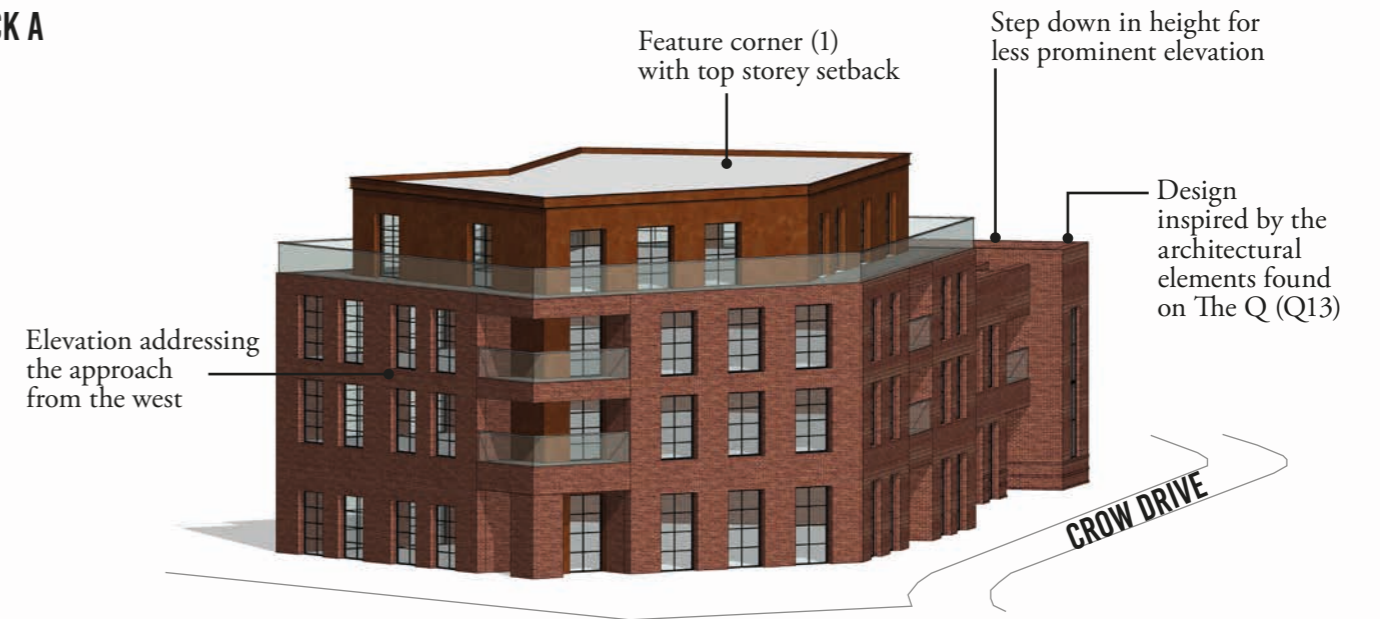
Key plan



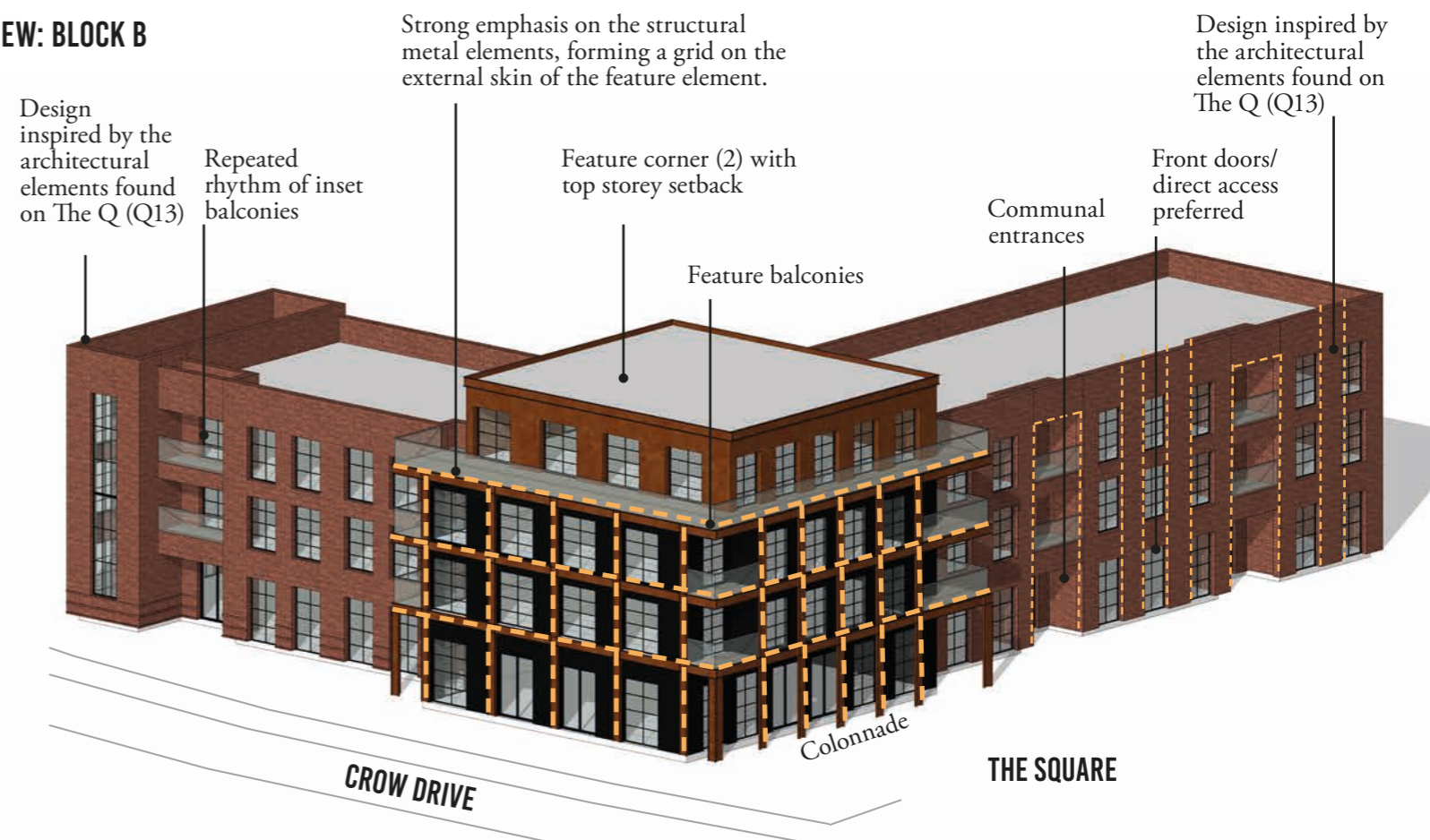
Illustrative view of feature corner (2) of Block B adjacent to the Penney (Q14)

### ARCHITECTURAL DESIGN PRINCIPLES

#### VIEW: BLOCK A



#### VIEW: BLOCK B





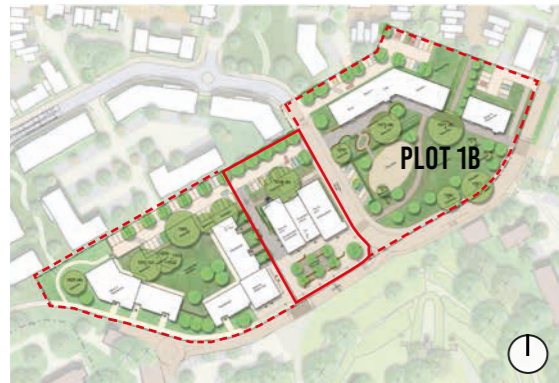
## 2.5 KEY COMPONENT – PLOT 1B

*The Village Green marks the heart of the Village Centre.*

The space will be defined by mixed use frontage opening onto the Village Green.

The architectural form and character should reflect the military heritage of the existing Q13/14 buildings by creating an architectural interpretation.

A series of clearly defined, mandatory design principles, as highlighted by the blue box outlines, will ensure a successful design outcome for this parcel.



### ARCHITECTURAL DESIGN PRINCIPLES BLOCK C & D

- Buildings should be a maximum of 3 storeys.
- Building depth is a maximum of 12m.
- Ground floor height to be no less than 3.6m (floor-to-floor).
- Feature corners to address Penney Road and Crow Drive.
- Blank facades are not permitted
- Mansard roof; eaves line broken at regular intervals by double height bay features.
- Only inset balconies are acceptable.

### BUILDING HEIGHTS:

Based on maximum storey heights (St)

3 Storey (up to 13.5m of top of ridgeline)



### MATERIAL PALETTE

#### PRIMARY WALLS



Brick: brown-red hues

#### ROOF



Metal: grey standing seam

#### WINDOWS

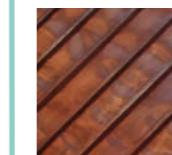


Black Crittall style

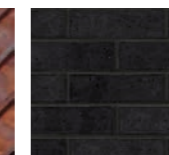
#### RAINWATER GOODS

Black aluminium or steel rainwater goods including guttering

#### FEATURES



Metal: brown-red standing seam to match brickwork

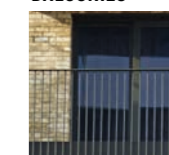


Brick: black

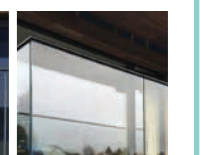


Metal: black cladding

#### BALCONIES



Metal: black

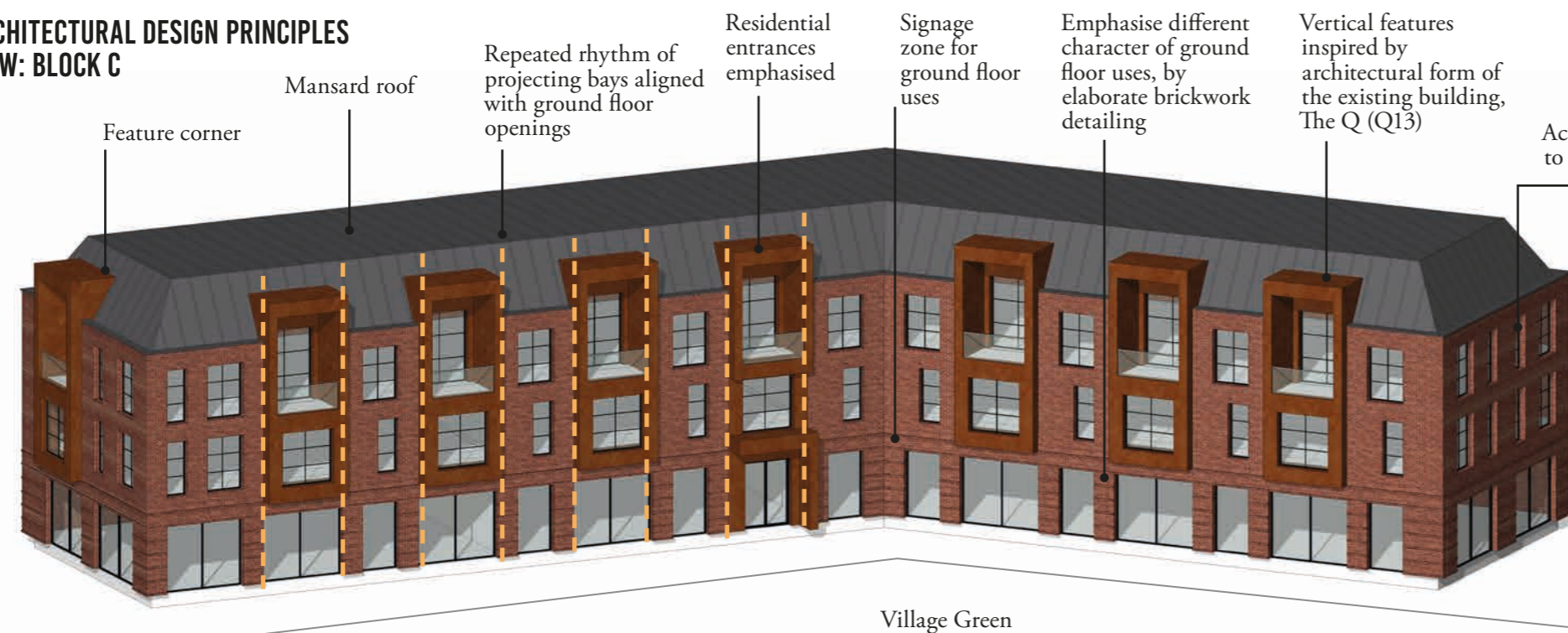


Glazed: black frame

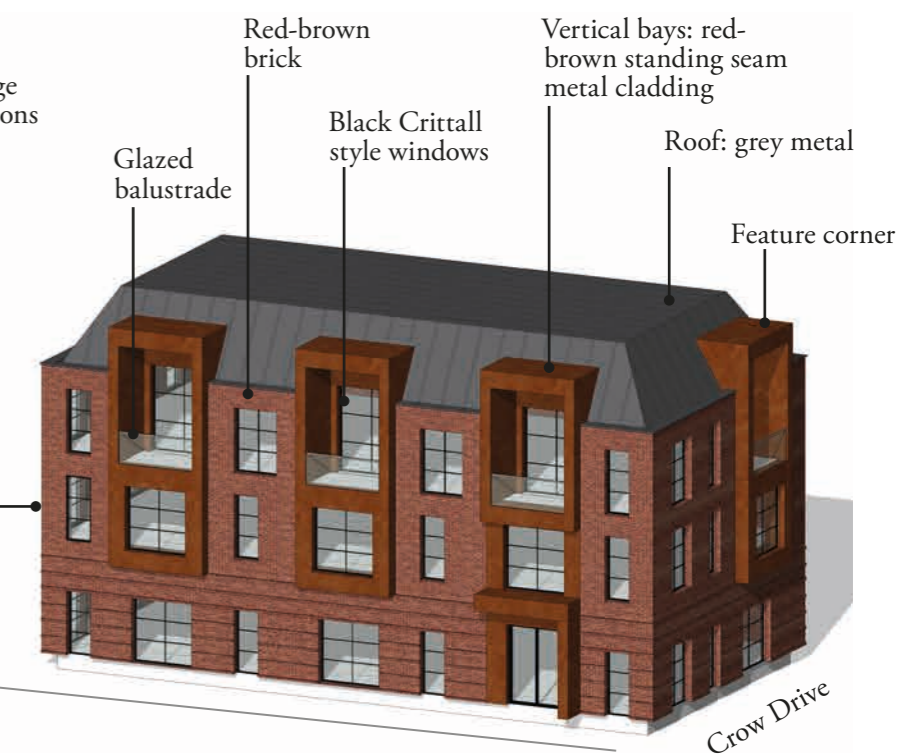




**ARCHITECTURAL DESIGN PRINCIPLES**  
**VIEW: BLOCK C**



**VIEW: BLOCK D**









Village Green


















Crow Drive



## 2.6 KEY COMPONENT – LANDSCAPE



- Lighting (illustrative only subject to Engineer specification)
-  Pole mounted LED luminaire. Reference WE-EF PFL540 LED, 4-5 metres high, Finish in grey metallic RAL 9007.
  -  Wall mounted fitting - mounting height TBA. Finish in grey metallic RAL 9007.
  -  Recessed light source integrated within bespoke gateway features
  -  Bollard/pathway LED luminaire, 700-900mm high with anchorage unit. Finish in grey metallic RAL 9007.
  -  Tree Uplighter: WE-EF ETC130-GB LED inground uplight or similar
  -  Light column with shielded light source. Reference WE-EF, LTM440 LED-FT, 3-4 metres high. Finish in grey metallic RAL 9007.

- LEGEND
-  Redline boundary of detailed application within Village Centre
  -  Design guidance boundary line of Village Centre (outline planning)
  -  Retained trees with RPA
  -  Existing trees to be removed
  -  Proposed trees
  -  Proposed hedge
  -  Amenity grass
  -  Structure planting
  -  Mixed Naturalistic perennial and structure planting
  -  Small scale natural stone paving
  -  Feature paving to plaza
  -  Large scale natural stone paving
  -  Resin bound paving to pedestrian paths
  -  Timber top Benches
  -  Raised planter with integrated bench
  -  Bespoke gateway features
  -  Retaining wall



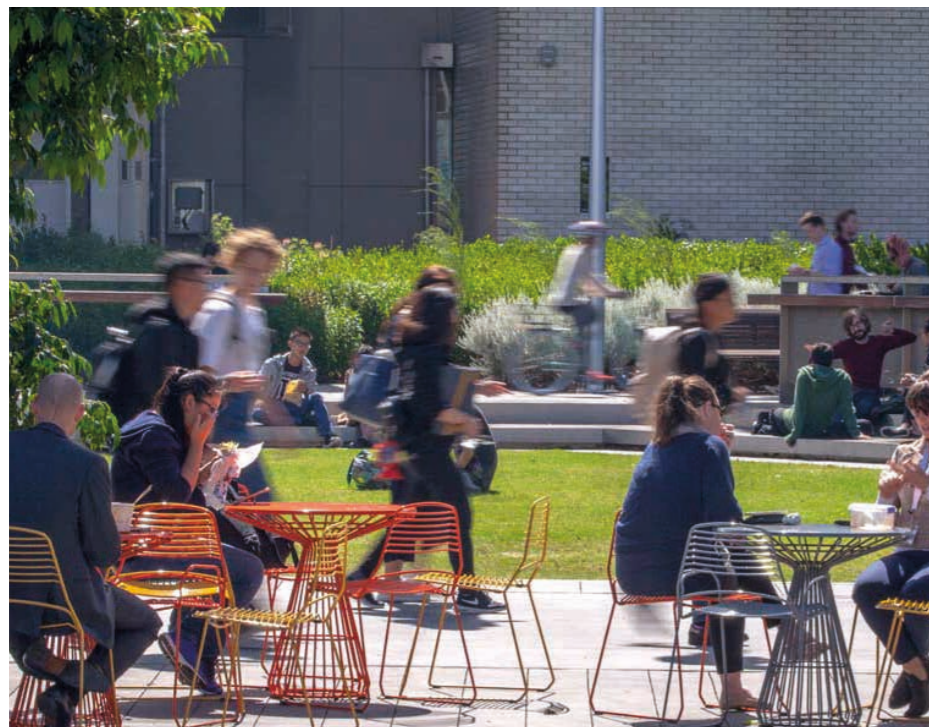
## 2.6 KEY COMPONENT – LANDSCAPE



The Square



Garden Street



Village Green



Residential garden

The objective for the Village Centre is to create an attractive, diverse external environment and can be perceived as a place with its own identity.

The Village Centre will offer beautiful and functional outdoor areas, legible both in terms of the hierarchy and urban character, providing a range of enjoyable spaces suitable for relaxation and socialising.

The design seeks to sympathetically integrate the existing and new buildings whilst creating a destination at the heart of this new community.

The landscape design approach focuses on 4 main spaces; the Square, Garden Street, Residential Garden and Village Green. The main design principles for these spaces is summarised below:

### THE SQUARE

(Refer to Chapter 2 for further detail of the Square that forms part of the detailed planning application)

### GARDEN STREET

(Refer to Chapter 2 for further detail of the Garden Street that forms part of the detailed planning application)

### VILLAGE GREEN

The Village Green comprises an open green space that facilitates preservation of the existing trees and includes new specimen trees. A play area forms a central component of the green and is set within structure planting. Oval seating areas are included along the northern edge of the green, proving for informal gatherings and relaxed socialising.

### RESIDENTIAL GARDEN

This area comprises a simple lawn with a number of existing mature trees and new specimen trees.



## 2.7 ILLUSTRATIVE VIEWS

### ILLUSTRATIVE AERIAL OF THE VILLAGE CENTRE





VIEW 1: TOWARDS THE SQUARE





## 2.7 ILLUSTRATIVE VIEWS

### VIEW 2: FROM THE FORT ENTRANCE TOWARDS PENNEY (Q14)






VIEW 3: TOWARDS THE Q (Q13) FROM THE VILLAGE GREEN











# **3. DESIGN & ACCESS STATEMENT**



## 3.1 SITE ANALYSIS INTRODUCTION

The site's built heritage significance principally derives from its role in the defence of London in the late nineteenth century and strategic armaments research and development during the twentieth century.

The site contains designated heritage assets which include buildings; Q14 a Grade II Listed building and non-designated buildings which include Q13.

Q14 is of considerable, national historic interest through its association with William Penney Chief Superintendent of Armaments Research and a collection of scientists who worked on Britain's atomic bomb development programme. It also holds historic interest as the only building nationally where the prototype atomic bomb was put together and was thus instrumental in the detonation of Britain's first atomic bomb in 1952.

Both buildings form the detailed planning application element of the larger hybrid planning application for Fort Halstead.

### THE ATOMIC BOMB, HIGH EXPLOSIVES RESEARCH (HER)

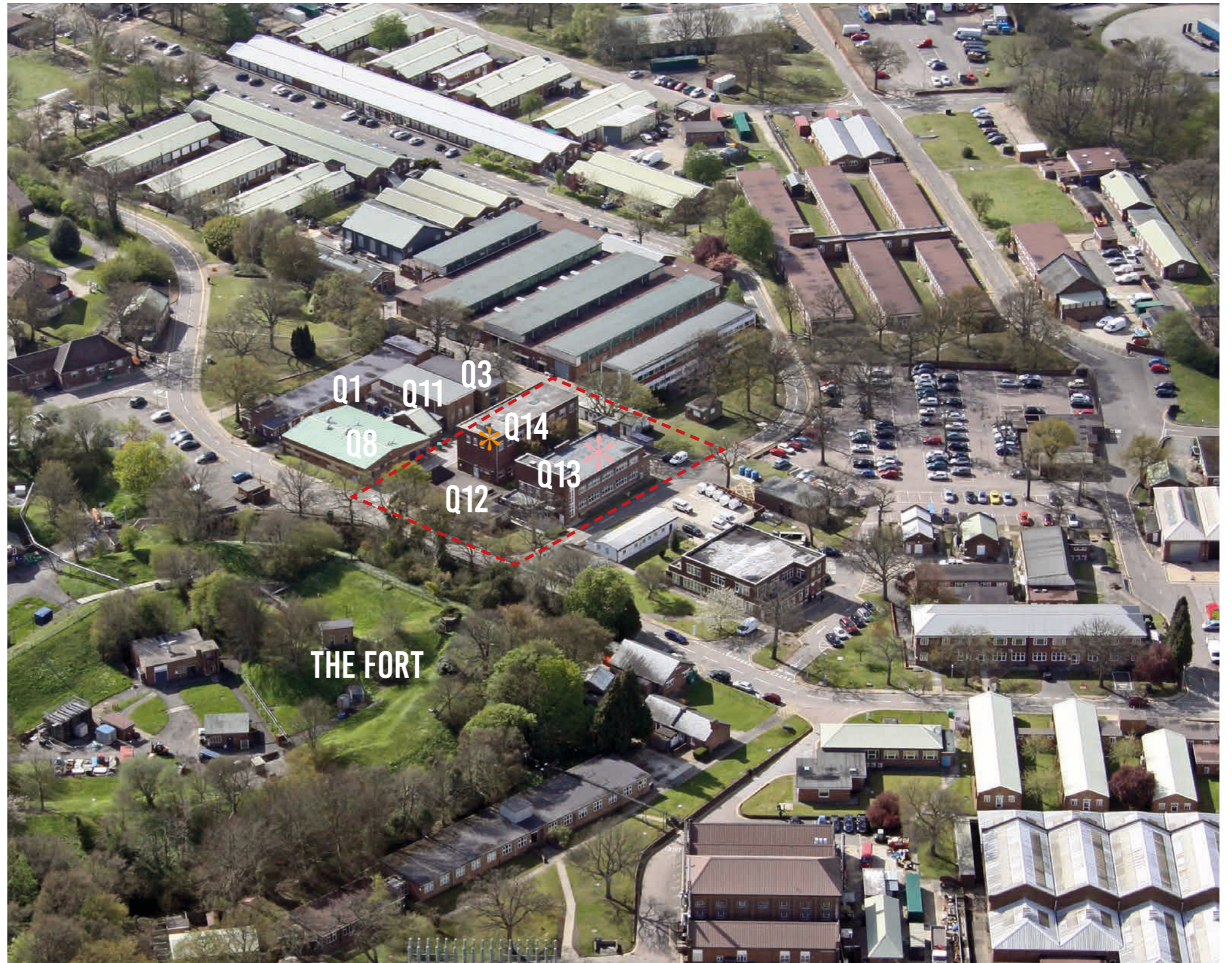
In January 1947, the British cabinet decided to proceed with the development of the atomic bomb at Fort Halstead. To mask its true purpose the atomic work was code named High Explosives Research (HER). Existing buildings were also adapted for use as workshops and stores and significant new development occurred to the northeast of the Fort in the Q area.

#### KEY

✱ Penney – (Q14)

✱ The Q – (Q13)

\* Penney and The Q represent proposed names of the buildings throughout this document



Aerial view: The Fort and Q buildings in close proximity to Grade II Listed Q14 building (Penney)



# 3.1 SITE ANALYSIS

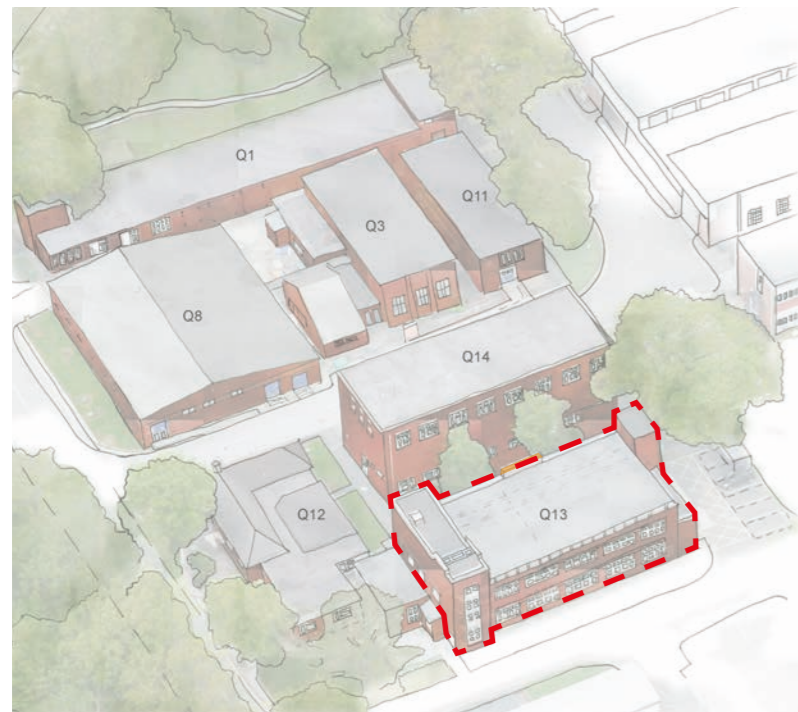
## Q BUILDINGS

Circa 1939 **Q13** Laboratory Block / CSAR chemical lab

1949–1952 **Q14** Laboratory block; workshop, offices  
Grade II Listed  
(List Entry Number 1396578)

1944–1946 **Q1** CEAD experimental buildings  
1947–1949 **Q3** Workshop; office, storage  
1957–1961 **Q12** Doctors surgery; offices  
1961–1967 **Q11** Warehouse  
1985–1993 **Q8** Library block; testing facility

### RETAINED



Q13 – East elevation



Q13 – South-east elevation

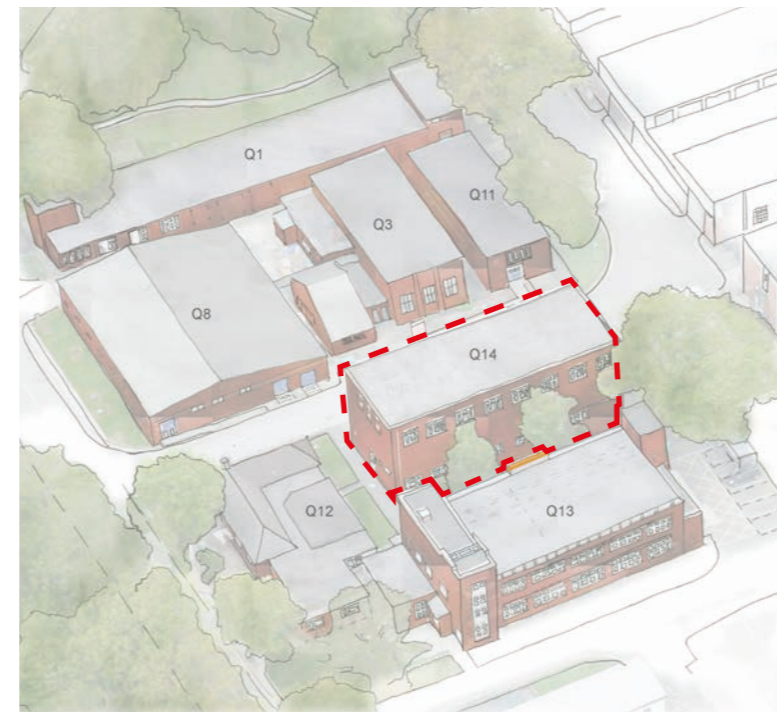


Q13 – North-west elevation



Q13 – South elevation

### RETAINED



Q14 – East elevation



Q14 – West elevation

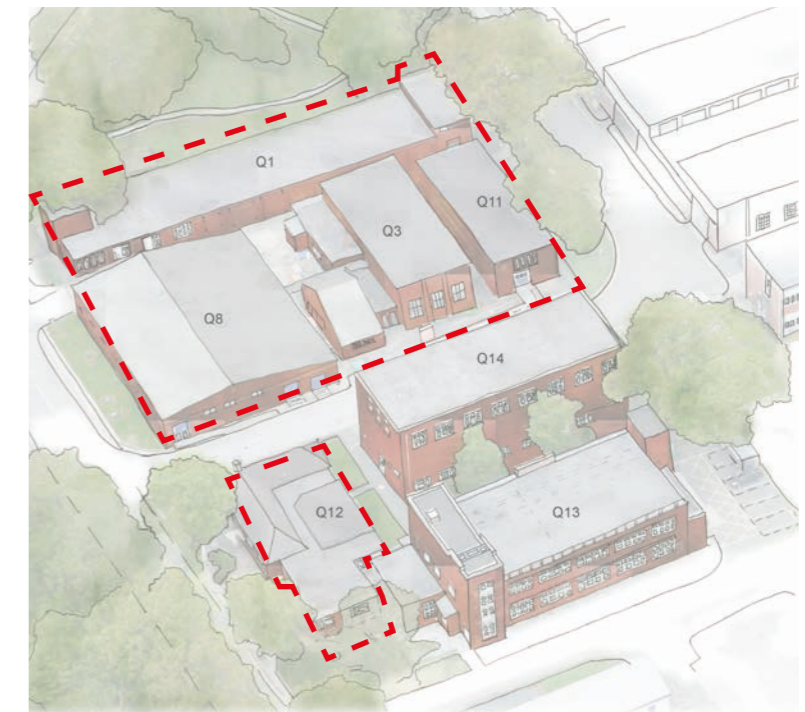


Q14 – North/West elevation



Q14 – South elevation (behind Q12)

### TO BE DEMOLISHED



Q1



Q8/Q3



Q11



Q12



### 3.1 SITE ANALYSIS



## RETENTION AND DEMOLITION PLAN

The buildings within the red line boundary proposed for:

Retention: Q13 and Q14

Demolition: Q12, H8, H33.1 and partial elements of Q13-14

Please refer to the parameter plan (00556I\_PP04\_P1\_Demolition Plan) for full demolition information outside of the Village Centre red line boundary.

-  Detailed planning application boundary
-  Proposed demolition



Extract of planning drawing 00556J\_MP\_S02\_Village Centre Proposed Demolition