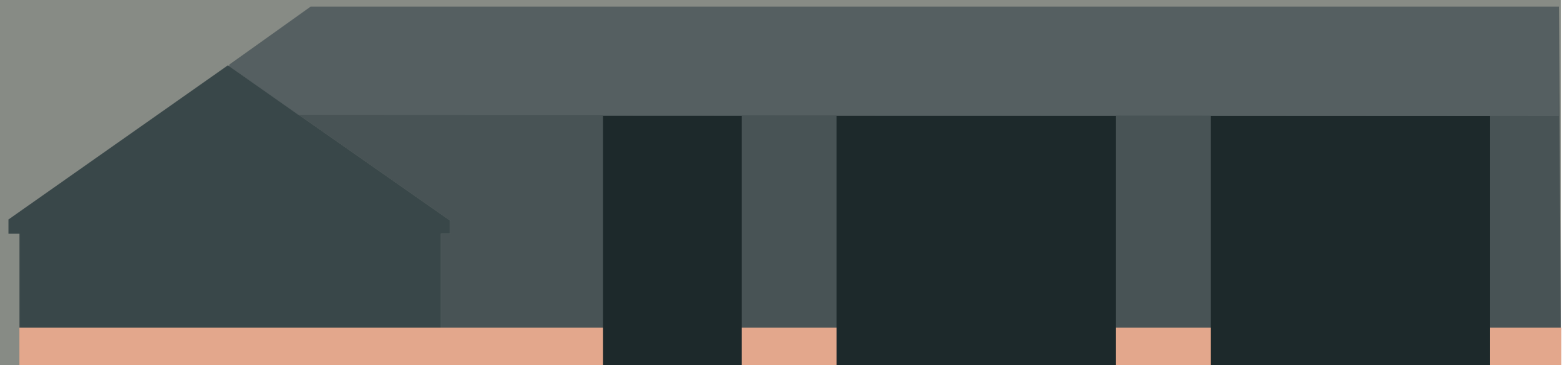


BENHALL MILL CEMETERY DEPOT

TUNBRIDGE WELLS
DESIGN AND ACCESS STATEMENT
DECEMBER 2020

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Benhall Mill Cemetery Depot: Design and Access Statement

This Design and Access Statement has been prepared by On Architecture on behalf of Aecom.

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Unless otherwise stated all drawings, maps, images and diagrams contained within this document are not to scale.

Prepared by	ELM
Checked by	JR
Date Issued	December 2020
Revision	C

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01

Benhall Mill Cemetery Depot

Introduction

This Design and Access Statement has been prepared by On Architecture for a detailed planning application for the demolition of existing buildings on the maintenance yard adjacent to the Kent and Sussex Cemetery at Benhall Mill Road, Tunbridge Wells. To be replaced with a new cemetery depot building, with associated parking, storage and staff facilities and designated maintenance areas.

The site is currently being used as a storage and maintenance area for the adjacent Kent and Sussex Cemetery, with the aim of the development to provide improved facilities on the site.

This document's aim is to explain how the proposed development is a suitable response to the site and its setting. It describes the design ethos underpinning the proposals, considering issues of use, amount, layout, appearance, scale, landscape, access and sustainability and should be read in conjunction with our drawings and supporting information submitted with the planning application.

It sets out the design process that has been undertaken and provides details of the site context and key design and architectural principles that have informed the proposals and demonstrates the commitment to achieving good design and meeting the requirements of planning policy, legislation and good practice guidance.



Kent and Sussex Crematorium and Cemetery grounds

02 Benhall Mill Cemetery Depot Assessment

PHYSICAL NATURE AND CHARACTER OF AREA

The application site is currently a maintenance yard, with disused buildings and sheds in a poor state of disrepair. The site consists of hard standing, with areas for soil and skips. The main access to the site is from Benhall Mill Road and has high security gates to prevent public access.

To the south and west of the site is the Kent and Sussex Cemetery, which sits directly adjacent. A secondary access road leads from the cemetery directly into the site, from the west.

Existing trees along the southern and western boundary form a buffer between the site and the cemetery grounds. This provides security to the site and privacy to the cemetery.

To the north east of the site is an approved residential development, with existing housing to the north west and south east.



 Red boundary line indicates application site

Image courtesy of Google





Photographs of the application site are set out below:



SITE CONTEXT

There is a mix of existing and proposed developments (under construction) close to the site. A new Countryside residential development sits to the north east of the site and existing houses to the north of the site all traditional in style. To the south east, is an existing residential development consisting mainly of yellow and red brick properties.

The Kent and Sussex Crematorium and Cemetery is to the south and west of the site. This consists of extensive cemetery and crematorium grounds and gardens. A Grade II listed cemetery chapel sits within the middle of the grounds, with path and road connections leading around the cemetery. The crematorium runs along the north west to south west of the grounds, and consists of memorial gardens and a crematorium building.

-  Countryside residential development
-  Kent and Sussex Crematorium and Cemetery
-  Adjacent residential area
-  Bayham playing fields



03 Benhall Mill Cemetery Depot

Evaluation

OPPORTUNITIES AND CONSTRAINTS



- ↑
N
- Key
- Site boundary
 - ① Kent and Sussex Crematorium and Cemetery
 - ② Adjacent land (potential development)
 - - - Existing units to be removed
 - ↔ Existing vehicular access retained from Benhall Mill Road
 - ↔ Existing vehicular and pedestrian route
 - Existing trees
 - //// Landscape buffer
 - == Brick wall to be retained

Opportunities and Constraints Diagram

Not to scale

Opportunities

- » Opportunity to enhance green space within the site
- » Existing tree belt to southern and western boundaries can be retained and reinforced
- » Possibility to retain existing vehicular access
- » Land already in use as a maintenance area

Constraints

- » Structures already existing on site require removal for proposal
- » Brick wall to northern boundary of the site will need to be retained, with the removal of the existing building abutting the wall required to be carefully considered

THE NATIONAL DESIGN GUIDE

The proposed development aims to display good design and address fully the ten key characteristics set out in the National Design Guide – ensuring an efficient, suitable and sustainable development enhancing the local area.

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.



The 10 characteristics of a well designed place

[National Design Guide]

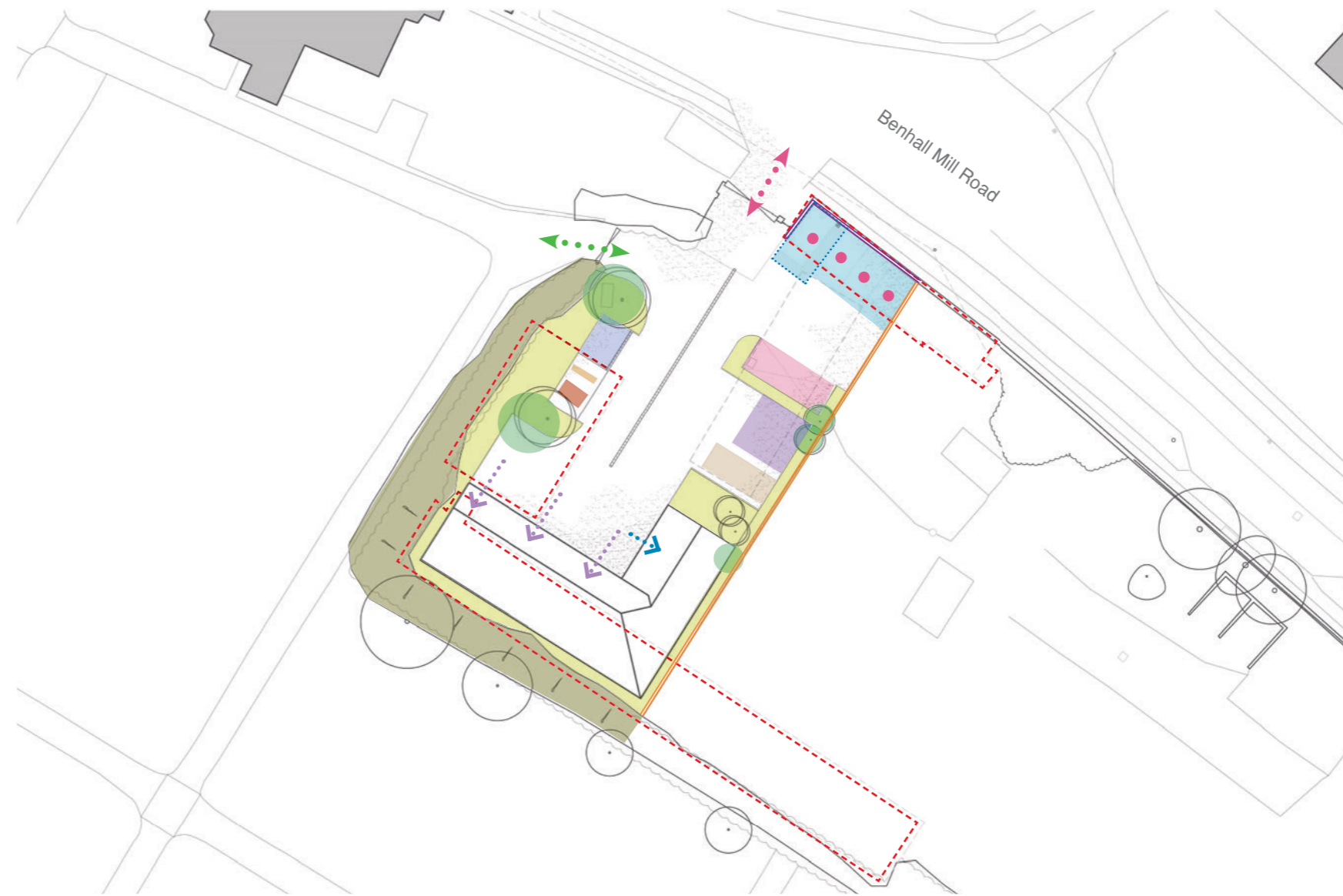
1. **Context** – The proposed design of the cemetery depot is suitable for the site, responding to its existing use as a storage area and its proximity and access to the cemetery adjacent. Refer to page 9 of this document for further details.
2. **Identity** – The proposal strives to draw from the identity and character of the surrounding area in order to inform a more sensitive development, incorporating relevant materials and details in order to produce a more attractive and appropriate development.
3. **Built form** – The scale of the building has been considered in detail taking on board the size of local existing buildings as well as aiming to respond to and mitigate impact on buildings in the immediate local vicinity. Refer to page 18 of this document for further details.
4. **Movement** – Movement to and from the site, as well as, within and around the site ensures good accessibility and connection. For further details see page 21.
5. **Nature** – Landscaping will be a key tool for bringing diversity to the site and the integration of green areas and trees will ensure this.
6. **Public spaces** – The proposal provides safe, social and inclusive spaces for staff.
7. **Uses** – The proposal comprises a new cemetery depot building, with associated parking, storage and staff facilities and designated maintenance areas.
8. **Homes and buildings** – The depot and its construction should be functional, efficient and sustainable. The layout and design should promote a healthy and inclusive space able to accommodate a range of people. Careful consideration of the means to facilitate comfort, services and storage has been undertaken in the design.
9. **Resources** – The development will where possible utilise local materials and styles which are best suited to the local climate and weather conditions. This will offer a resilience as well as passive design strategies to effectively drain, insulate and ventilate the building.
10. **Lifespan** – The longevity of the site is achieved through a consideration for maintenance from the very start. This will sustain the visual attraction of the site.

04 Benhall Mill Cemetery Depot

Design

DESIGN STRATEGY

- ↑
N
- Key
- Buildings to be demolished
 - Green space
 - Proposed trees
 - Existing landscape buffer to be retained
 - Top soil bay 25sqm
 - Skip 610 x 2500
 - Fuel Store
 - Red Diesel Tank
 - Wash down area 125 sqm
 - Long wheel base vehicle parking space
 - Car parking space
 - Accessible car parking space
 - Proposed boundary fence
 - Stone boundary wall to be retained
 - ➔ Pedestrian access
 - ➔ Vehicular equipment access
 - ➔ Main entrance
 - ➔ Access to cemetery grounds
 - Electric charging point



Proposed Site Plan

Not to scale

The site layout has been carefully designed to incorporate each of the required areas for the cemetery depot to function efficiently. The main entrance to the site is proposed directly off Benhall Mill Road as indicated on the diagram above.

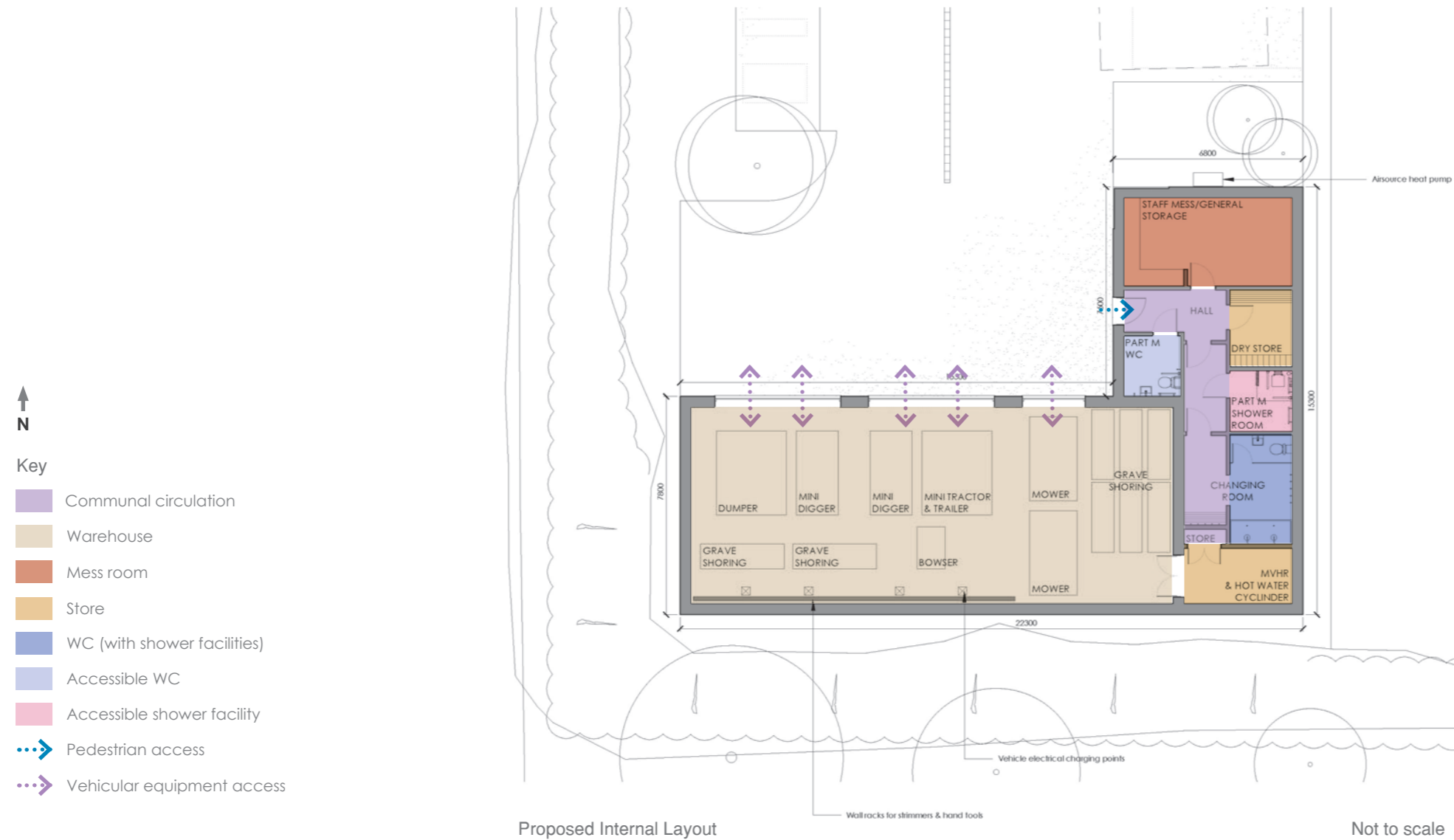
The rear wall of the building will be a retaining wall construction working with the existing topography to keep the building as low as possible to minimise the impact on the surrounding cemetery.

Car parking is provided for 4 no. cars and van parking for 1 no. long wheel base vehicle is also provided. Pedestrian access to the proposed building is indicated above, access is via an entrance hall. Vehicular equipment access into the warehouse is proposed via large access doors as indicated above.

SITE LAYOUT



INTERNAL LAYOUT



The internal layout has been designed so that all pragmatic rooms are located along the eastern portion of the depot building with the warehouse being located within the western portion as illustrated above.

Vehicular equipment access to and from the warehouse is also indicated above.

ELEVATIONS

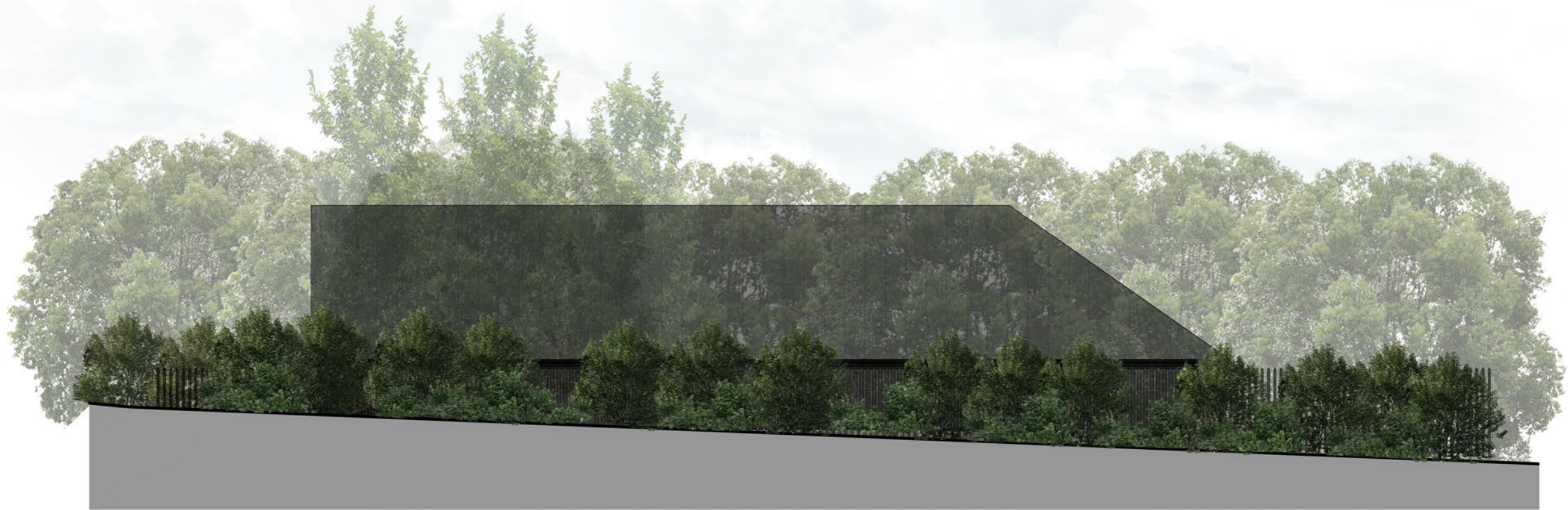


Front Elevation



Side Elevation

Not to scale



Rear Elevation



Side Elevation

Not to scale

SECTIONS



Proposed Section A-A

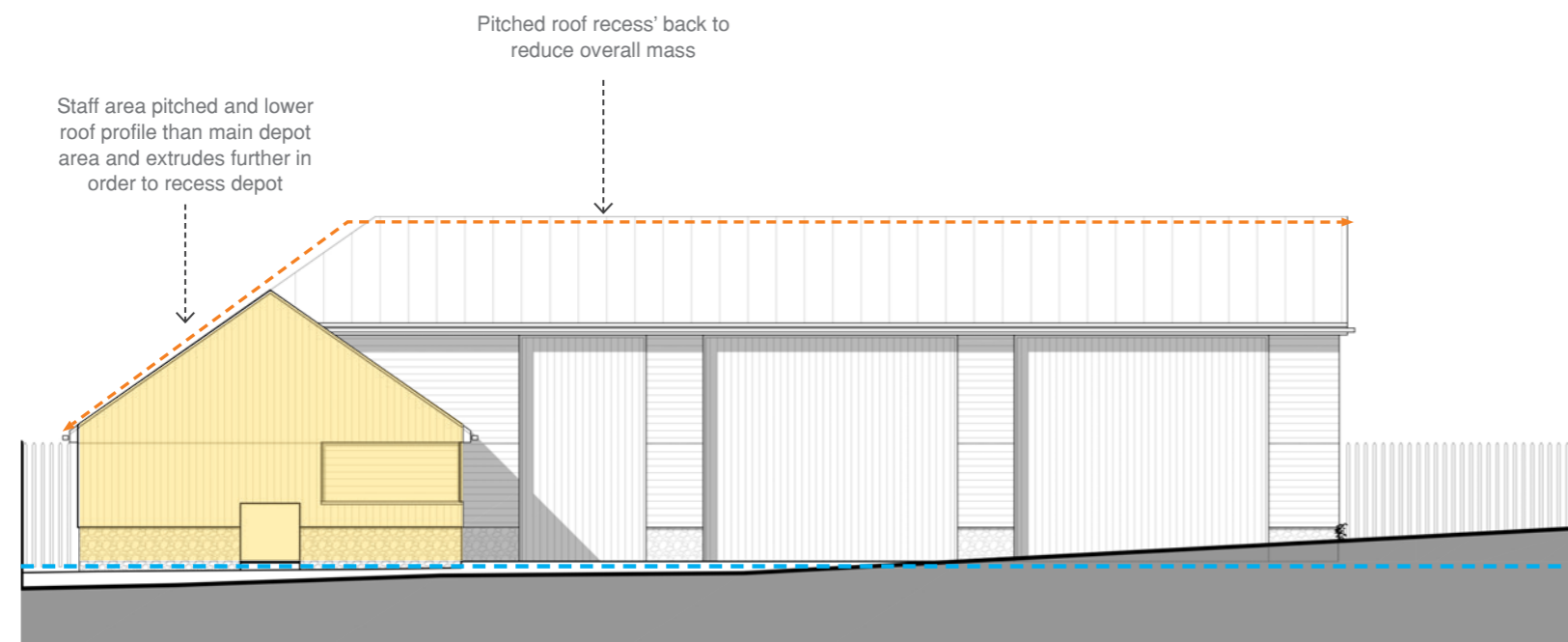
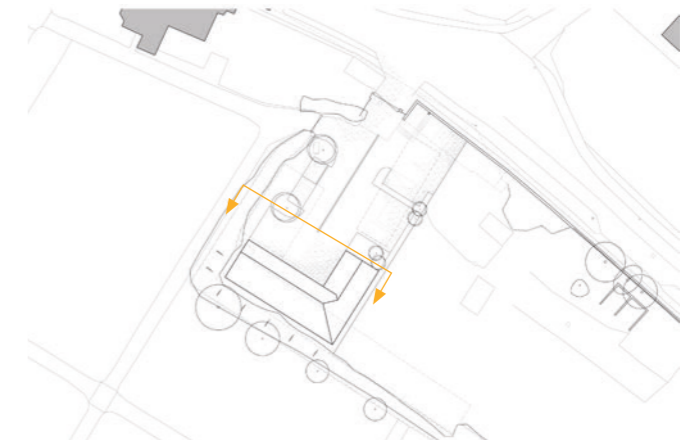


Proposed Section B-B

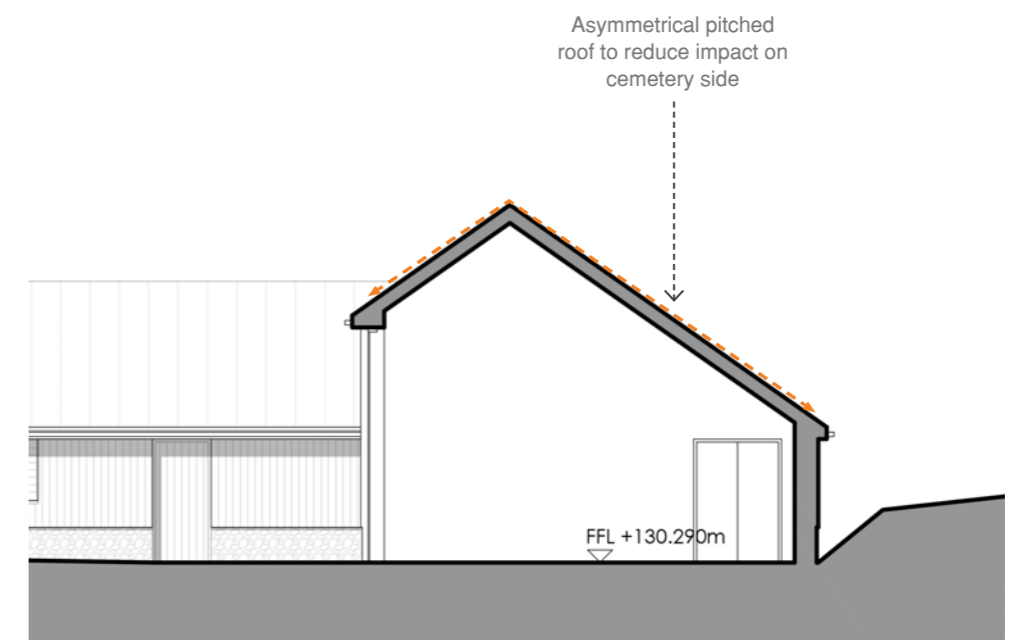
SCALE & MASS

The scale of the building has been carefully designed to be in keeping with the surrounding context. The overall mass of the building is reduced by incorporating a pitched roof on both the warehouse and staff area. The staff area portion of the building has a lower roof profile than the warehouse, which reduces the mass further.

The warehouse has an asymmetrically pitched roof allowing the eaves level to the rear to be lower than the front. This enables the scale of the building to be more sensitive and have less of an impact on the cemetery.



Street Section



Not to scale

MATERIAL BAY STUDY



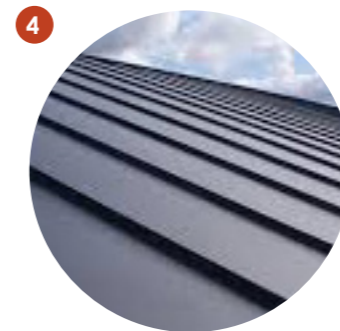
Vertical black timber cladding



Horizontal black timber cladding



Stone cladding



Metal roof



Metal roller shutter door

SUSTAINABILITY

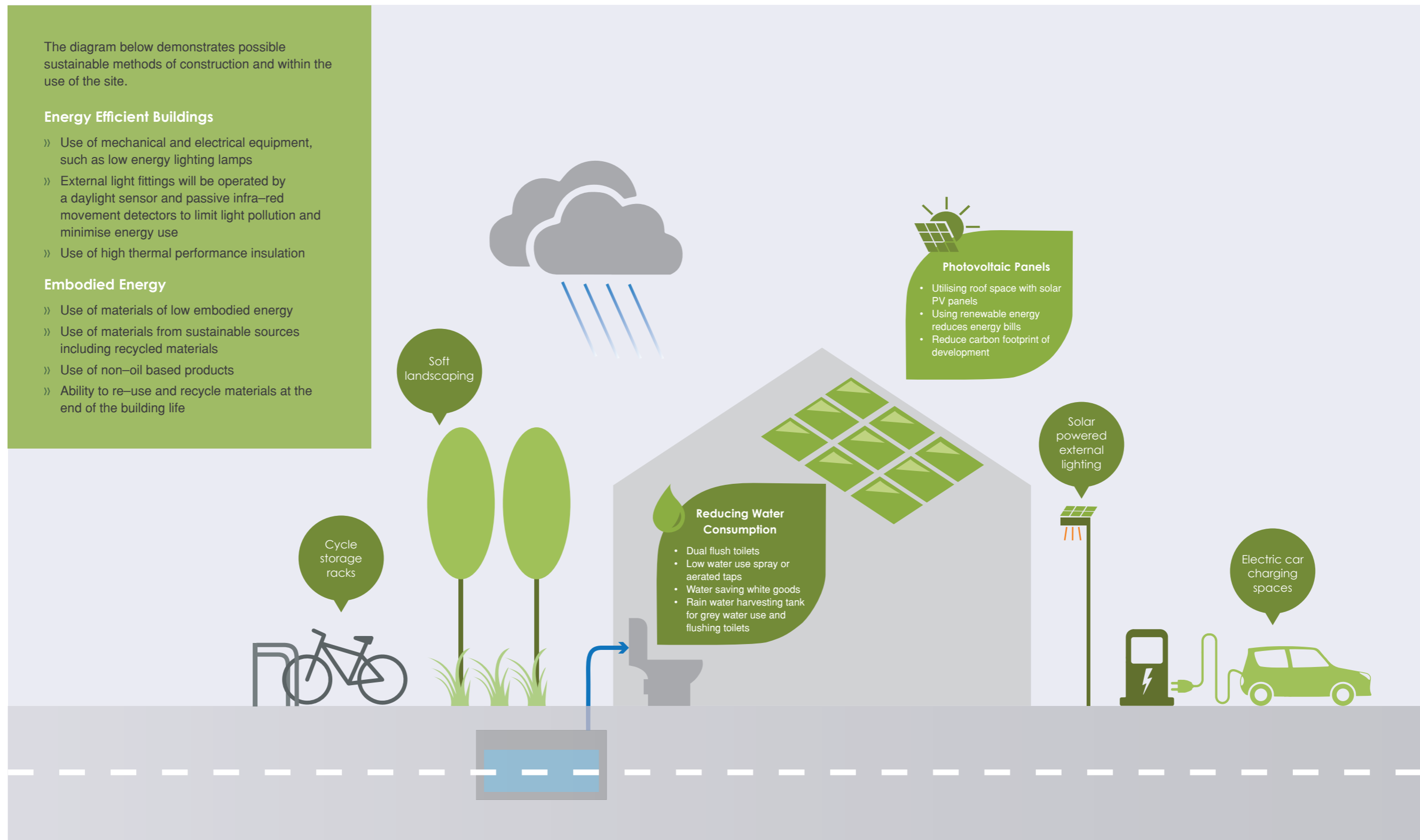
The diagram below demonstrates possible sustainable methods of construction and within the use of the site.

Energy Efficient Buildings

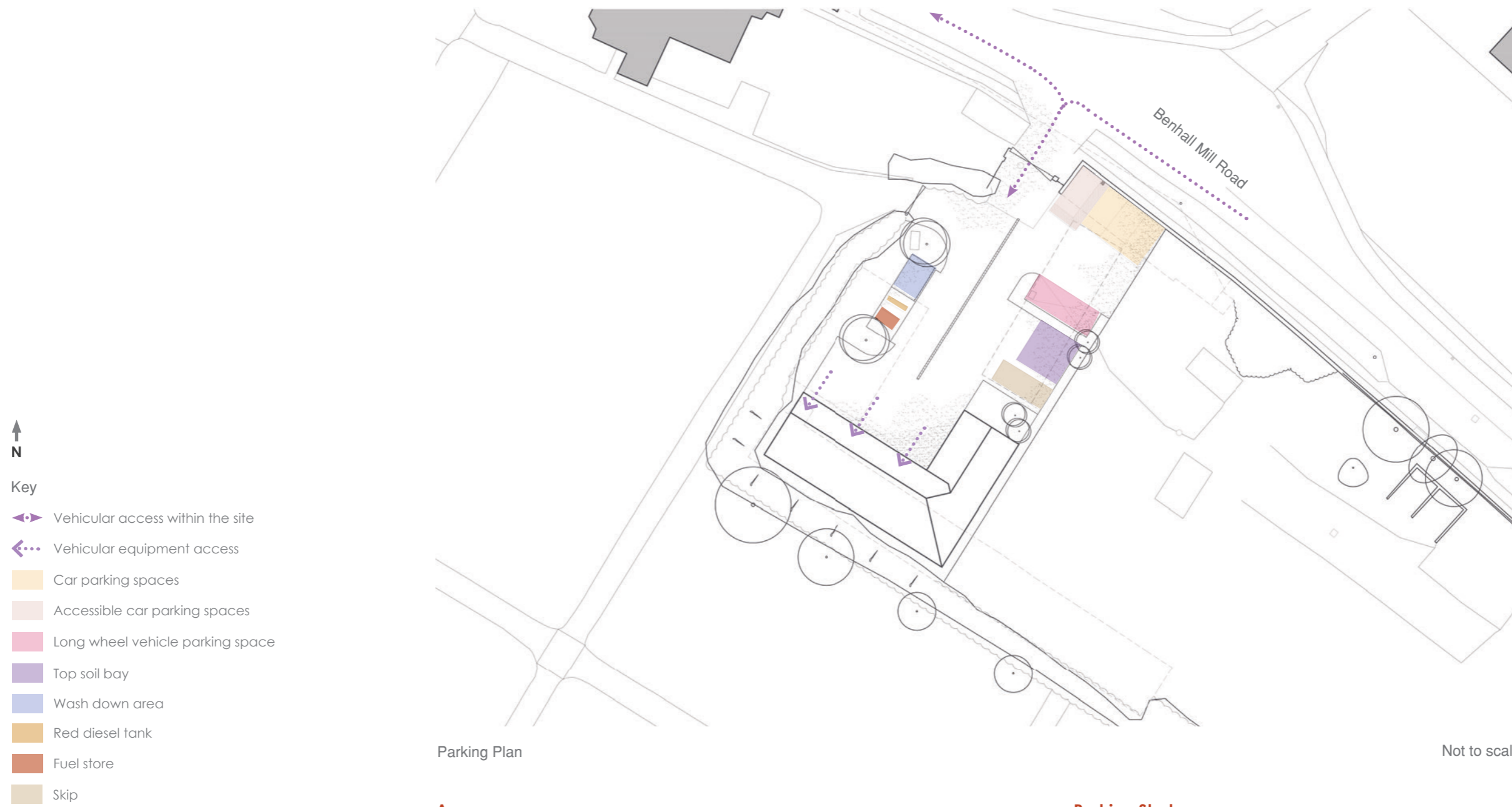
- » Use of mechanical and electrical equipment, such as low energy lighting lamps
- » External light fittings will be operated by a daylight sensor and passive infra-red movement detectors to limit light pollution and minimise energy use
- » Use of high thermal performance insulation

Embodied Energy

- » Use of materials of low embodied energy
- » Use of materials from sustainable sources including recycled materials
- » Use of non-oil based products
- » Ability to re-use and recycle materials at the end of the building life



ACCESS AND PARKING



Access

Vehicular access to the site is proposed off Benhall Mill Road, this has been tracked by MLM Group and can be found in the Transport Statement submitted alongside this document. Vehicular equipment access from the warehouse is illustrated above.

Parking Strategy

4 no. car parking spaces are provided on the site including 1 no. accessible parking space. Parking is provided for 1 no. long wheeled vehicle.

COMPUTER GENERATED IMAGES



05 Benhall Mill Cemetery Depot

Conclusion

This Design and Access Statement accompanies a full planning application for the development of a new cemetery depot building, with associated parking, storage and staff facilities and designated maintenance areas.

This document has set out our design processes, which have informed the high standard of design within the development, describing the site and surrounding area and key design and architectural principles drawn upon to inform the scale, layout and appearance of the site.

This Design and Access Statement concludes that the proposals are fully acceptable in design and access terms.





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