
19012 P001 P1
Planning Submission
June 2021

The White House

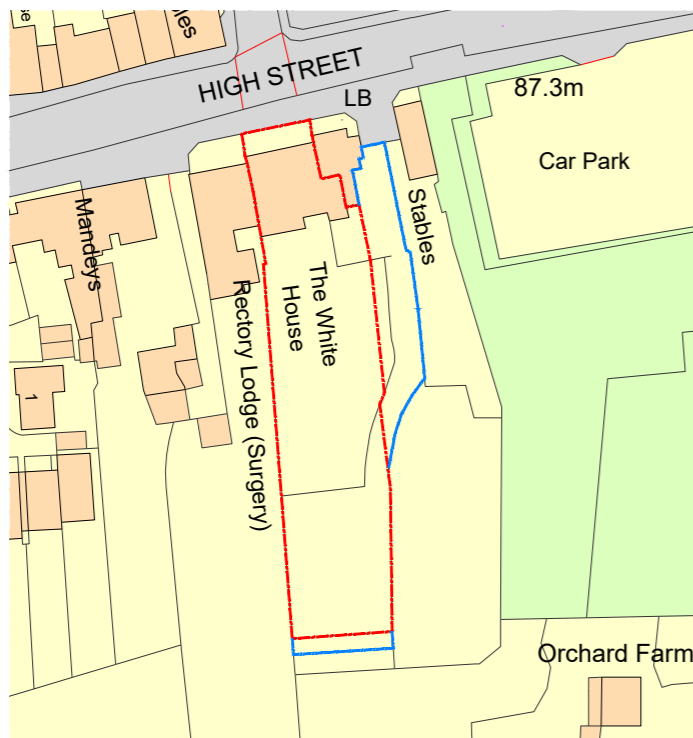
OPEN architecture

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Satellite image of site location



Site Location Plan

1.1 Introduction

The White House is sited on High Street, Brasted, also known as the A25 and is approximately 7 miles west of Sevenoaks.

This document is the planning document for The White House.

This is based on the strong principle and understanding that the White House building frontage onto the High Street is an important visual element and should be preserved within any permitted development or change of use.

1.2 Site Location & Context

The White House is a Grade II Listed Building located adjacent to Rectory Lodge and opposite the green in Brasted. There is a small café building adjacent on the eastern side to The White House, which was originally an extension to The White House but is now in different ownership.

Between the café and Stables is a gated shared access that provides access to the rear of The White House.

There are sites within close proximity to The White House that have already been developed, for example Rectory Lodge. This property has had substantial extensions to the rear of the property and maintained the Georgian frontage with its architectural features.

Development has also taken place on land to the rear of Mandey's, now known as Mulbery Place. Also other developments in the area have utilised the Old Butchers and Kentish House frontages and extending into Elliotts Lane to the rear of these and on a larger scale, in Watermill Close on the other side of the High Street.

The ethos behind any development carried out at The White House would echo the sensitive development of these Grade II listed buildings and the land within the local context.

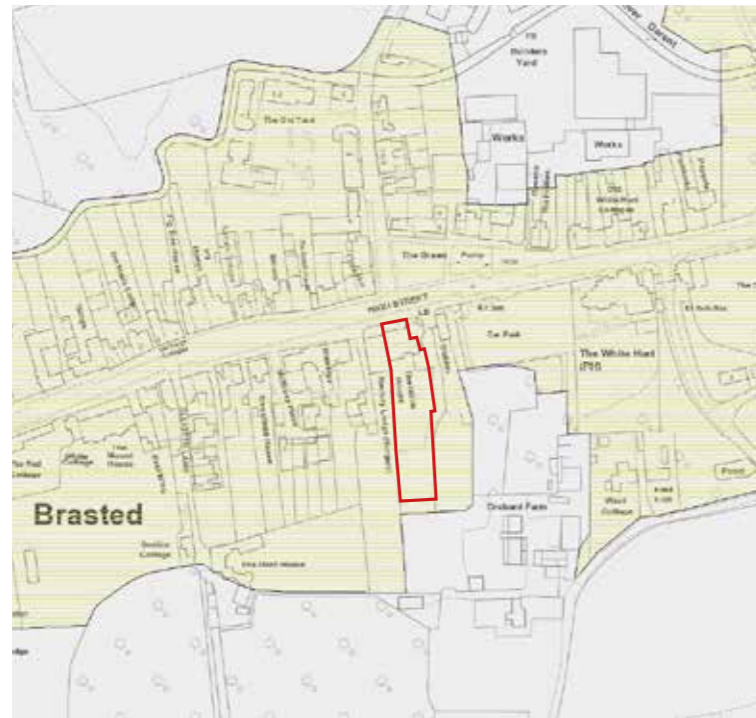


Figure 1. Conservation Area: Brasted High Street



Figure 2. Listed Buildings & Area of Outstanding Natural Beauty: Kent Downs



Figure 3. TPO Maps

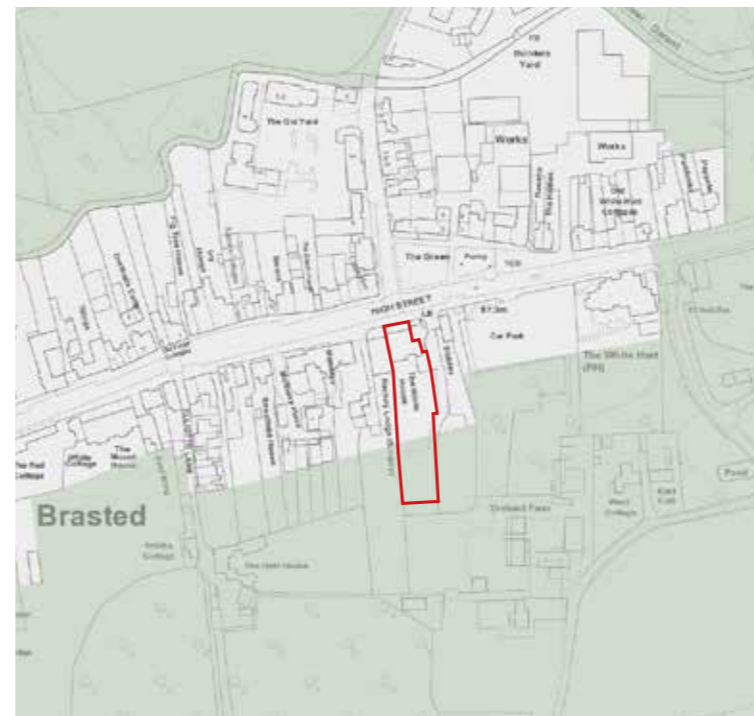


Figure 4. Metropolitan Green Belt

1.3 Site Constraints

The White House is sited within Brasted High Street Conservation Area. All development will adhere to policy by preserving the appearance of the building by maintaining the elegant Georgian frontage. The main aim is to develop the site as a whole, which will maintain its positive contribution to the character of Brasted High Street and have no detrimental impact.

The site is also situated within the Kent Downs AONB, which has policy to enhance the natural environment.

The site is located within the confines of Brasted village. The majority of the site at the rear is a tarmacadam car park. Any development will look to improve the site and all future proposals should include a hard and soft landscaping proposal to demonstrate how the proposals would blend in and enhance the surrounding area.

The site doesn't have any Tree Preservation Orders in place as shown in Figure 3. As part of any proposals some of the overgrown vegetation and trees would need to be cut back and removed. Prior to any development an Arboricultural Survey would be required to establish the types and grading of the trees on the site. All works will be sensitively cleared and where necessary trees should be protected during building works.

As seen in Figure 4, the southern half of the site falls within The Green Belt, which is not forming part of the development site and will be used to retain parking, which is its current use.

1.4 Local Authority - Development Guidelines

The proposals will adhere to planning policy and supplementary planning guidance from Sevenoaks District Council and Kent County Council.

This will refer to the office extension, residential conversions and new build houses.

The proposals will take into consideration planning policy for works to a Listed Building and this will be in the form of a Heritage Statement, which will be produced by a specialist consultant for a planning submission. This will apply to the office extensions and the residential conversion.

The residential conversion will also take into account Supplementary planning guidance for the unit mix deemed acceptable by Sevenoaks. The new build houses will take into consideration Kent Housing Design Guide for layout and accessibility. Again the mix will be in accordance with Sevenoaks guidance.

Planning policy that will need to be adhered to for the applications relevant to The White House are as below;

- Green Belt SPD
- Residential Extensions SPD
- Kent Design Guide SPD
- Local List Supplementary Planning Document
- Conservation Area – Brasted High Street
- Kent Downs AONB
- Metropolitan Green Belt
- Land Allocation Types



Photo 1 - Aerial View Looking South

1.5 Listed Building

The White House is a Grade II Listed Building

1.5280 BRASTED BRASTED

High Street

(South Side)

The White House

TQ 4755 2/52 10.9.54.

2.Circa 1700. 2 storeys and attic, 5 windows. High pitched swept roof renewal in machine tile. 3 modern dormers with shallow segmental heads. Coved plaster eaves soffit. Painted brick. Band at 1st floor cills of 3 left windows steps down to 1st floor level at right. C19 sash windows in C18 moulded frames, flat arches on 1st floor, shallow segmental on ground floor. Tarred random stone plinth. 3 steps to central C19 door with restored patterned fanlight. Sunk panel pilasters support carved brackets of semicircular moulded hood. Late C19 one-storey billiard room extension with roof light.

The White House and Rectory Lodge form a group.

Listing NGR: TQ4732855148

1.6 Heritage Assessment

With any development occurring on the site of a Grade II Listed Building, an assessment will need to be made on the impact any development would have on the immediate building and its curtilage.

The aim would be for any scheme to be in keeping and sympathetic to the character of the area with all proposals being sensitively considered to allow no substantial harm to come to any heritage asset.

The proposed conversion of the existing building would be undertaken with careful design to preserve and enhance any period features both externally and internally.

This approach would follow the example set by the recent extensions to its listed group neighbour, Rectory Lodge. During any future extensions to The White House, the original structure and detailing would be retained whilst additions to the building would be made following close consultation with the local authority conservation officer.

In summary, we consider any development would preserve and enhance the quality of the building through a sensitive conversion, extension and usage without harming the character of the area.



Photo 2 - View of the front elevation from High Street



Photo 3 - View of the rear elevation

1.7 Existing Building

The White House was originally a single dwelling house and over time has been converted to an office building and is currently occupied by Gardenex, who use all floors. Proposals would include for an extension at the rear of the building, as seen in Rectory Lodge. At ground floor the proposal would provide a large office space, which would maintain employment within the site. This would then leave the upper floors for conversion back to residential dwellings.

The scheme would allow a separate access to the floors above and there will be allowance made for dedicated car parking for the office space and the dwellings above.

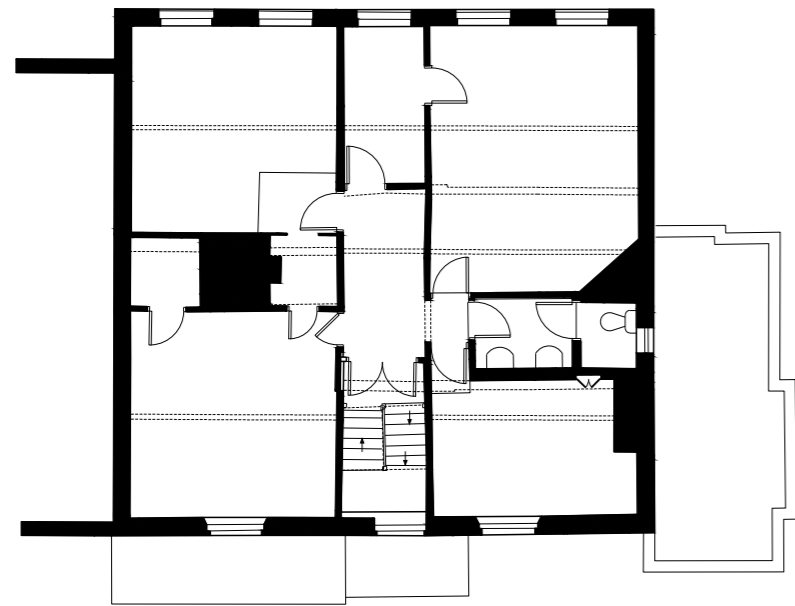
Additional information has already been provided from a transport consultant to determine the viability of vehicle movement from the site onto the A25 and they have deemed that any conversion and employment retention would have no increase in traffic demand placed on this access or the road.

The reasoning behind a rear extension is that, as seen on Photo 3, it has a disjointed appearance, which is in sharp contrast to the elegance of the street frontage. This approach would give proposals an opportunity to reflect some of the architectural features to the rear of the building.

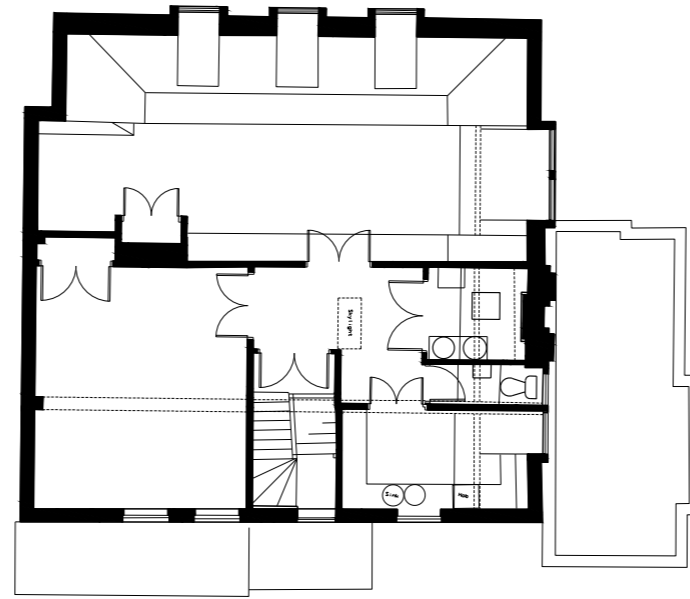
1.8 Existing Site Plan



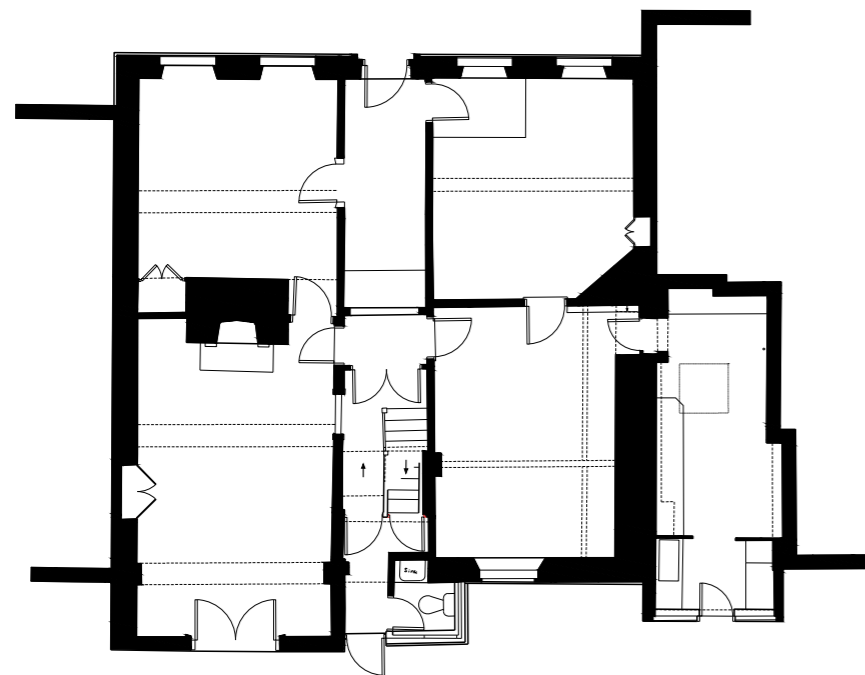
1.9 Existing Floor Plans



Existing First Floor Plan



Existing Second Floor Plan

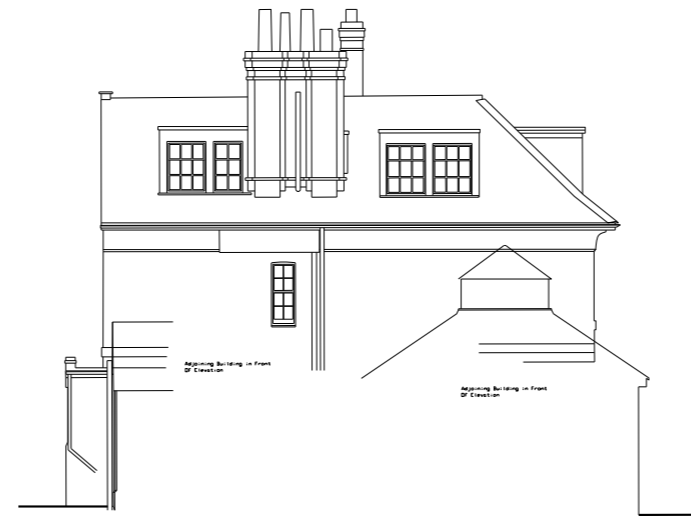


Existing Ground Floor Plan

1.10 Existing Elevations



Existing South Elevation



Existing East Elevation



Existing North Elevation



- Line of Green Belt
- Site Boundary
- Existing Building

| Schedule of Areas | | |
|--------------------|-----|------|
| Proposed Total GIA | | |
| | sqm | sqft |
| The White House | 457 | 4919 |

| | | |
|------------------|-----|------|
| Housing (Unit 1) | 156 | 1679 |
| Housing (Unit 2) | 156 | 1679 |
| Housing (Unit 3) | 156 | 1679 |

| | | |
|-------------------|-----|------|
| Total GIA Housing | 468 | 5037 |
|-------------------|-----|------|

| | | |
|-----------|-----|------|
| Total GIA | 925 | 9956 |
|-----------|-----|------|

2.1 Proposed Site Plan

The proposed development introduces 3no small dwellings to the rear of the site, along with a rear ground floor extension to the existing building.

The vehicle access from the main road remains the same as existing, however with the introduction of the new dwellings to the site, a new new single lane has been added to access the existing parking at the back of the site.

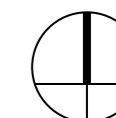
As part of the response to the pre application advice, the proposals have removed the 2No units within the Green Belt section of the site and reorientated the mews housing to face The White House rather than have them rear facing. These houses have garden to the rear and The White House has its own garden area for staff and events.

The majority of the parking for the site will be collected within its current location at the rear of the site with ample allowance for staff working within The White House offices and flat occupants and visitors.

Allowance has been made for refuse and cycle storage to be adjacent to the building and easily accessible to the road. Constant access to the site is maintained through the side access from the High Street.

A problem raised in the previous application was the removal of a large number of trees and shrubs due to how far the proposed extension spanned. With the reduction in size of the extension and the removal of the exemplar housing in the proposal, very few trees or shrubs have to be removed.

Also the reduction in overall unit numbers addresses several policy points concerning units/hectare levels, unit mix, affordability and mobility unit thresholds.



2.2 Proposed Floor Plans

The White House

The proposal includes a ground floor extension to the rear of the building, whilst converting it into a rentable office space with accompanying kitchen and toilet facilities.

The first and second floor will be converted into 1 and 2 bedroom apartments, each with bathrooms, and generous kitchen/living/dining areas that have views to the front of the site.

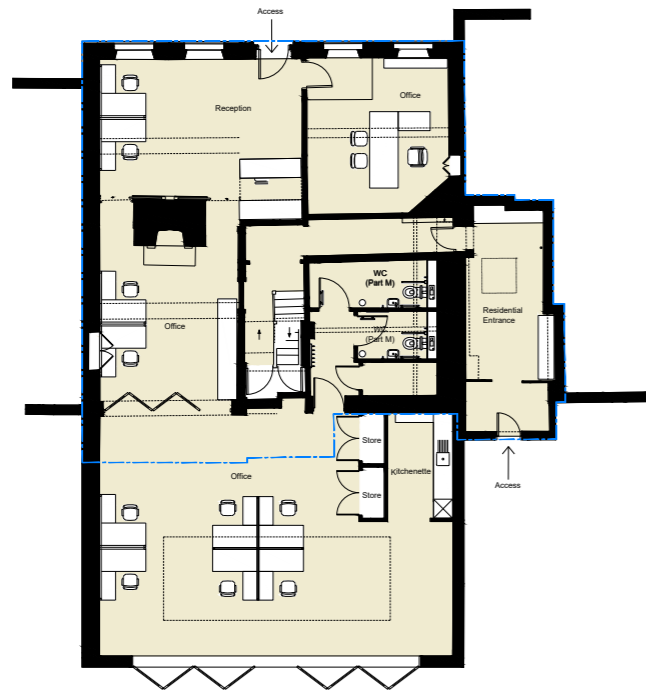
In response to concerns from the planner and within the heritage comments, we have reduced the massing of the extension to only extend at the ground floor and to retain the form of the building over the first and second floor.

We have replanned the flatted units from 6No to 4No units allowing for 4No dual aspect units that wasn't achieved in the previous scheme. Instead of redesigning the rear elevation we have maintained utilising the existing openings over the floors to maintain the feel of a rear elevation, which was a particular concern to the conservation officer.

We have maintained the two separate entrances with a dedicated entrance from the High Street for The White Office office area and a rear secure access for the flatted units above.

Most of the existing internal walls at ground level have been retained, the existing stair has also been retained throughout the building.

We feel that these amendments have addressed the case officer concerns over the massing of the building and scale of development and the conservation officer's concerns over maintaining the heritage aspects of The White House, whilst providing a viable office build with small scale units that are not readily available within Brasted.

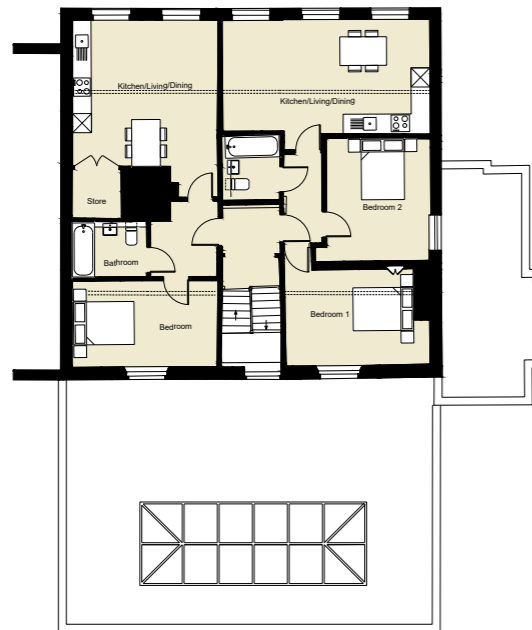


Proposed Ground Floor Plan

| Schedule of Areas | | |
|-----------------------|------|------|
| Proposed GIA | | |
| | sqm | sqft |
| Rentable Office Space | 176 | 1894 |
| Apartment 1 | 48.5 | 522 |
| Apartment 2 | 62.1 | 668 |
| Apartment 3 | 46.6 | 501 |
| Apartment 4 | 58.1 | 625 |

| | | |
|--------------------|-----|------|
| Total Ground Floor | 220 | 2368 |
| Total First Floor | 122 | 1313 |
| Total Second Floor | 115 | 1237 |

| | | |
|-----------|-----|------|
| Total GIA | 457 | 4919 |
|-----------|-----|------|

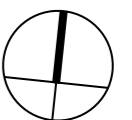


Proposed First Floor Plan



Proposed Second Floor Plan

— Existing Building



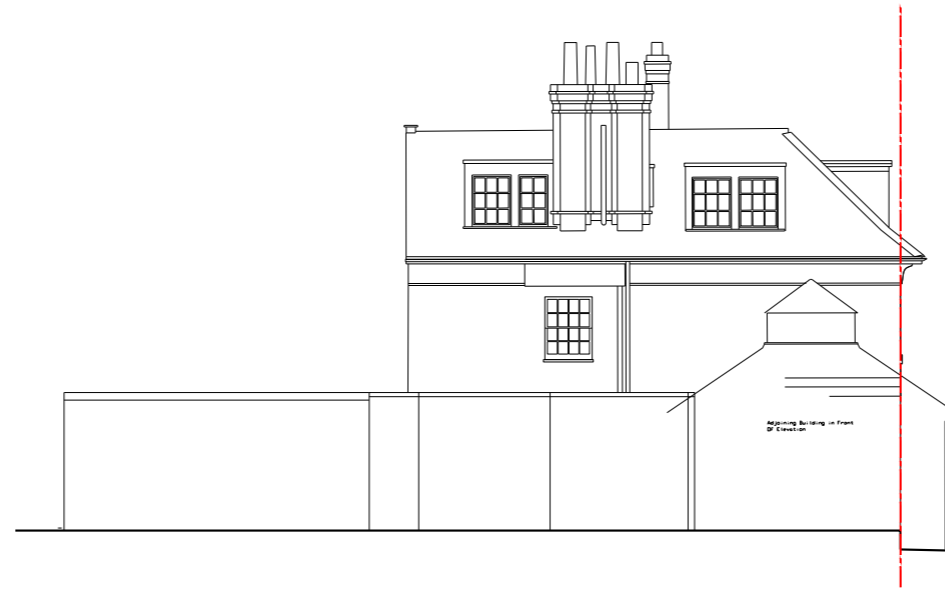
2.3 Elevations & Precedent Images

The White House

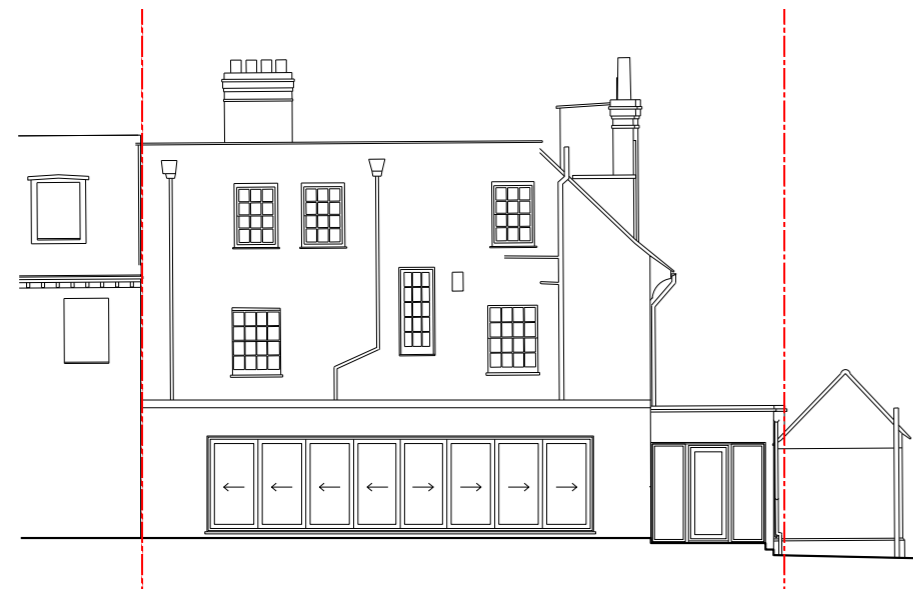
Elevationally the existing building remains largely the same, the only change being the introduction of the rear ground floor extension, which will be brick with large bifold doors opening up from the office space. A window at first floor level on the side elevation has also been slightly enlarged.



Proposed North Elevation



Proposed East Elevation



Proposed South Elevation

2.4 Proposed Floor Plans

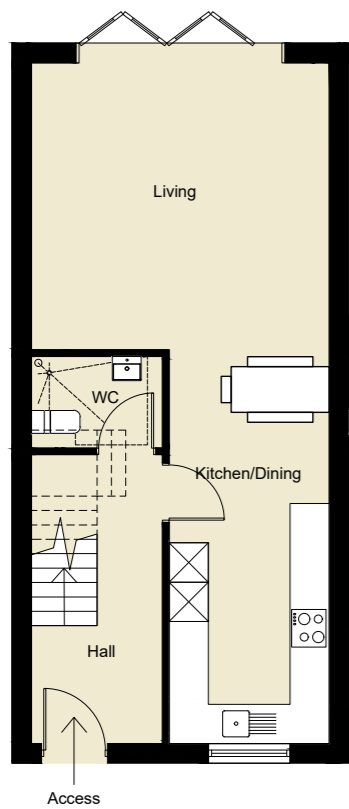
Housing

The smaller housing development is 3no compact dwellings, with a kitchen/living/dining area on the ground floor and 3/4 bedrooms split over the first and second floor.

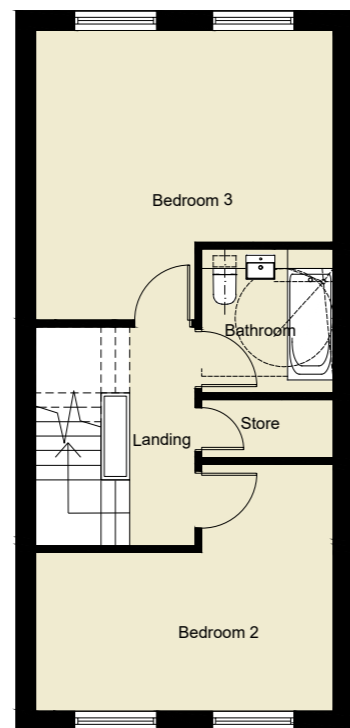
These houses aim to fit in with the surrounding residential dwellings in Sevenoaks, aiming for a kentish mews aesthetic.

From the pre application meeting these units were considered as subservient from the main building and represented scale that would be acceptable within a backland development.

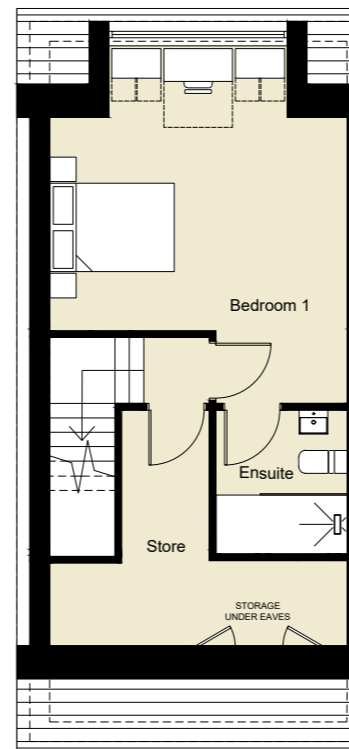
Following the comments about the relationships of the building, now that the Green Belt units have been removed we have reorientated these units so that the frontages face the rear of the White House that allows for natural surveillance over this space and allows for these house to have more traditional private gardens at the rear, which adjoins the car parking area.



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

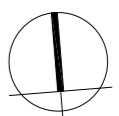
| Schedule of Areas | | |
|-------------------|-----|------|
| Proposed GIA | | |
| | sqm | sqft |

Individual House

| | | |
|--------------|----|-----|
| Ground Floor | 52 | 559 |
| First Floor | 52 | 559 |
| Second Floor | 52 | 559 |

| | | |
|-----------|-----|------|
| Total GIA | 156 | 1679 |
|-----------|-----|------|

| | | |
|--------------------------|-----|------|
| Total GIA (all 3 houses) | 468 | 5037 |
|--------------------------|-----|------|



2.5 Proposed Elevations

Housing

The proposed small dwellings aim to conform with the aesthetic of the local surrounding houses. The houses will be mostly brick with tile hanging at the first floor of the front elevation.

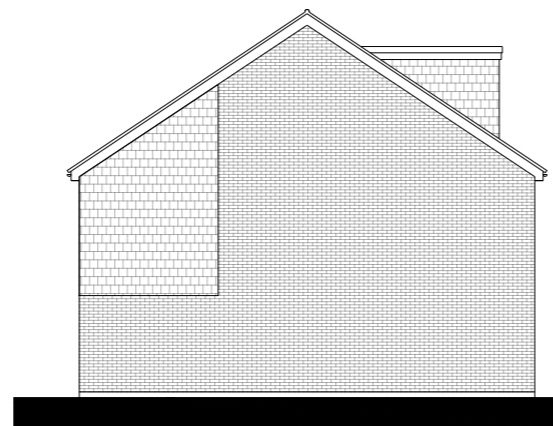
The rear elevation includes bifold doors which open out onto a patio and a large dormer.

In response to the pre application comments we have reorientated the building and rebalanced the elevation, which was a comment from the planners in regard to the dormer facing the White House. This is now on the rear with the bi fold doors overlooking the Green Belt element of the site.

We have added more Kentish vernacular design to the elevational treatments of the building with tile hanging, brick and clay peg tiles.



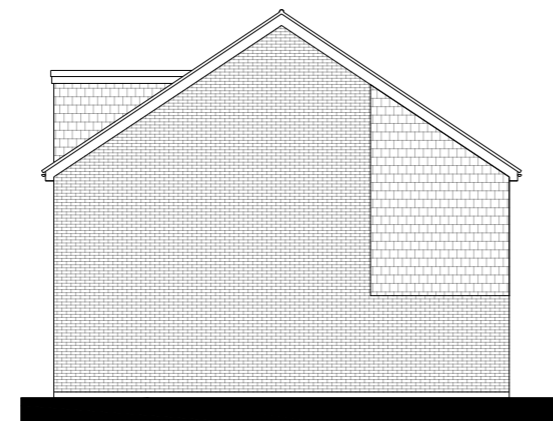
Proposed North Elevation



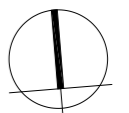
Proposed East Elevation



Proposed South Elevation



Proposed West Elevation



Appendices

Previous Pre Application Submission

The information in the following pages are the proposals that formed part of the pre application submission to Sevenoaks DC and that resulted in the a written report from the case officer. We have addressed the comments and concerns and produced the revised scheme within this document as a response.



2.1 Proposed Site Plan

The proposed development introduces a mix of smaller and exemplar houses into the site, along with an extension to the existing building.

The vehicle access remains the same as existing, the proposals introduce a row of parking bays near the entrance of the site, which will be for those working in the office. Moving further south of the site, the road leads to a turning area in between the housing units, that acts as a parking court for the residents.

The spaces between the units will become gardens and green areas, split among the existing building and other new developments.

| Schedule of Areas | | |
|--------------------|-----|------|
| Proposed Total GIA | | |
| | sqm | sqft |

| | | |
|-----------------|-----|------|
| The White House | 457 | 4919 |
|-----------------|-----|------|

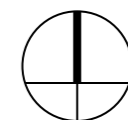
| | | |
|------------------|-----|------|
| Housing (Unit 1) | 156 | 1679 |
| Housing (Unit 2) | 156 | 1679 |
| Housing (Unit 3) | 156 | 1679 |

| | | |
|-------------------|-----|------|
| Total GIA Housing | 468 | 5037 |
|-------------------|-----|------|

Housing Within Greenbelt

| | | |
|-----------|-----|------|
| Total GIA | 925 | 9956 |
|-----------|-----|------|

-  Line of Green Belt
-  Site Boundary
-  Existing Building



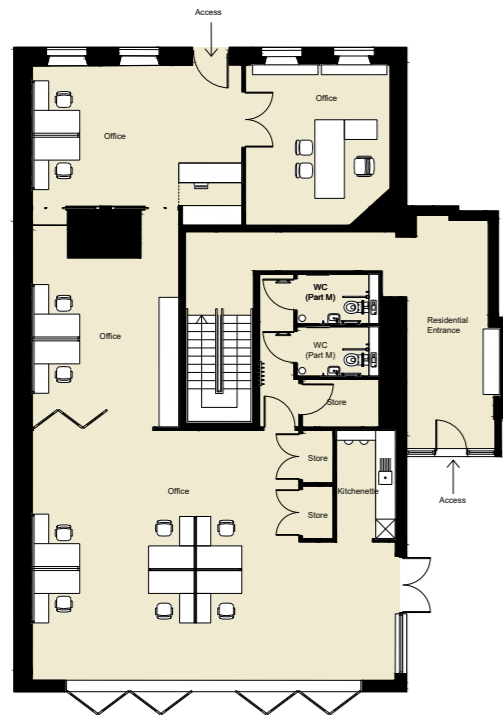
2.2 Proposed Floor Plans

The White House

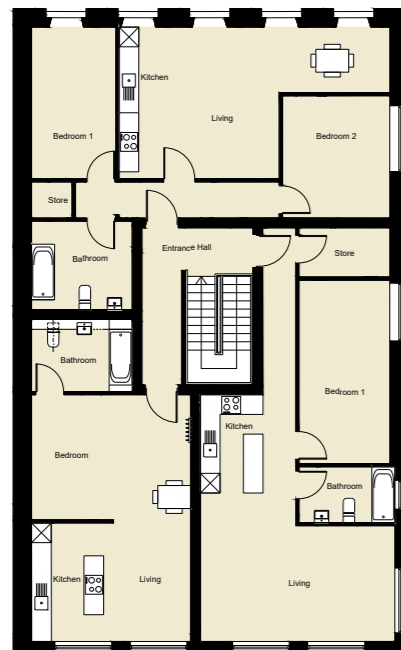
The front of the existing building will remain unchanged. The proposals include for a rear extension, which will remain part of the offices at ground floor. The proposals are for a new reception and meeting room/office with route round to a more open plan office space. There will be new staff welfare facilities and storage areas.

The stairwell will be exclusive use to the residents of the upper floors, which will be accessible from the rear of the building.

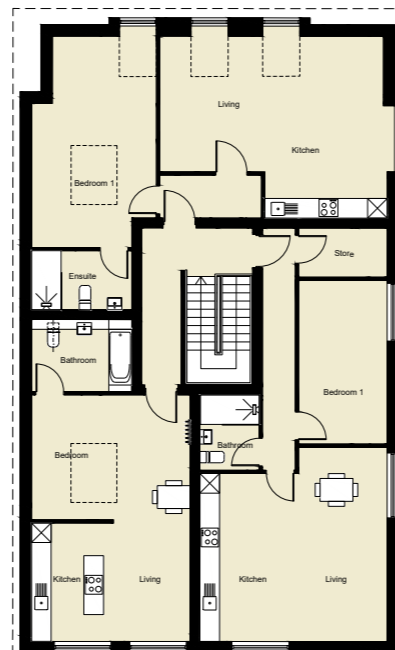
The rear extension will be over all floor. This then allows for a 3No apartments over both the first and second floor, creating a total of 6 apartments.



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

| Schedule of Areas | | |
|-----------------------|------|------|
| Proposed GIA | | |
| | sqm | sqft |
| Rentable Office Space | 176 | 1894 |
| Apartment 1 | 48.5 | 522 |
| Apartment 2 | 62.1 | 668 |
| Apartment 3 | 46.6 | 501 |
| Apartment 4 | 58.1 | 625 |

| | | |
|--------------------|-----|------|
| Total Ground Floor | 220 | 2368 |
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| Total Second Floor | 115 | 1237 |

| | | |
|-----------|-----|------|
| Total GIA | 457 | 4919 |
|-----------|-----|------|



2.3 Elevations & Precedent Images

The White House



Proposed North Elevation



Proposed East Elevation



Proposed South Elevation

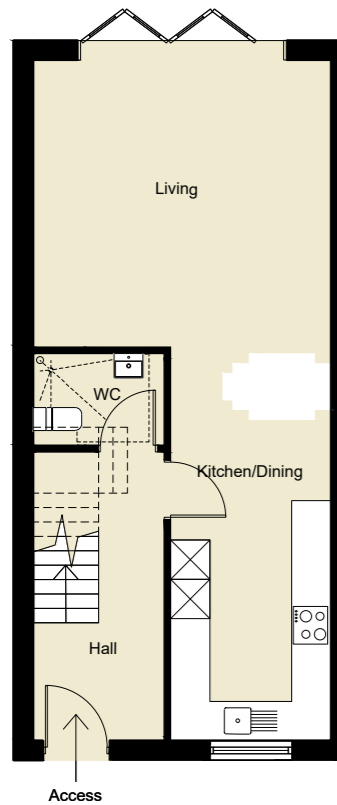


2.4 Proposed Floor Plans

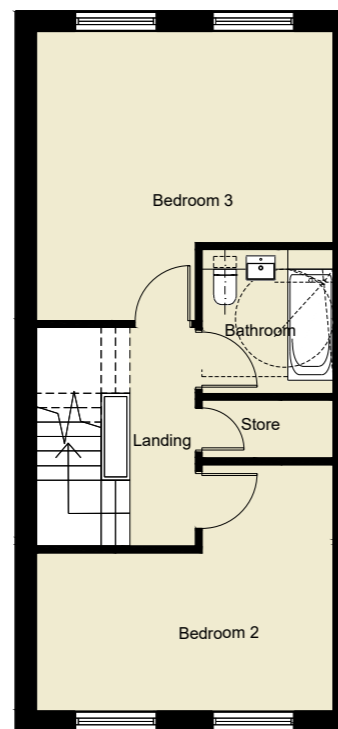
Housing

The small housing development is 3no compact dwellings, with a kitchen/living/dining area on the ground floor and 3 bedrooms split over the first and second floor.

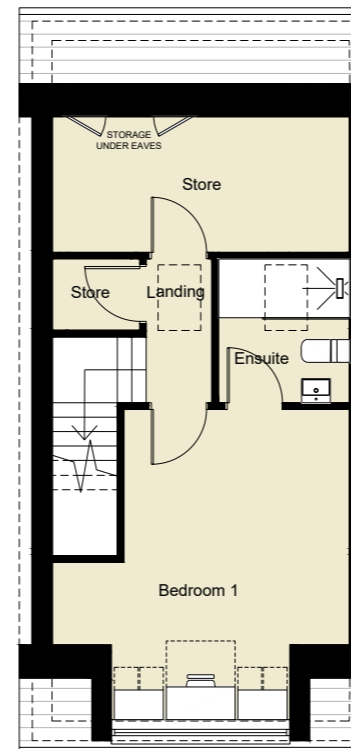
These houses aim to fit in with the surrounding residential dwellings in Brasted area, aiming for a kentish mews vernacular.



Proposed Ground Floor Plan

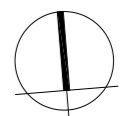


Proposed First Floor Plan



Proposed Second Floor Plan

| Schedule of Areas | | |
|---------------------------------|------------|-------------|
| Proposed GIA | | |
| | sqm | sqft |
| Individual House | | |
| Ground Floor | 52 | 559 |
| First Floor | 52 | 559 |
| Second Floor | 52 | 559 |
| Total GIA | 156 | 1679 |
| Total GIA (all 3 houses) | 468 | 5037 |

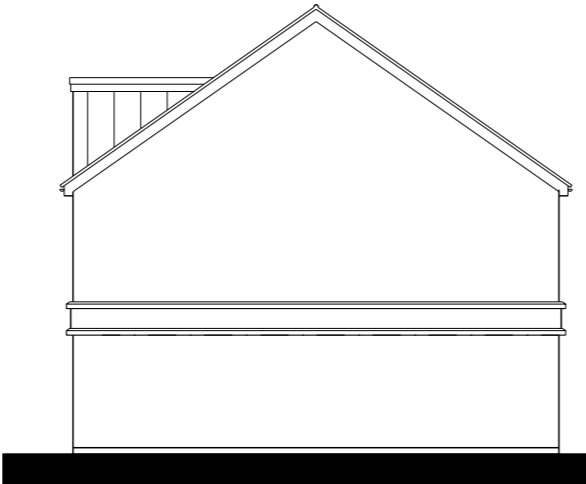


2.5 Proposed Elevations

Housing



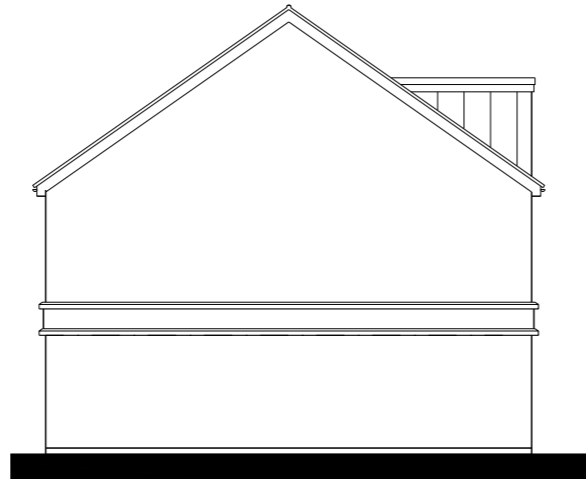
Proposed North Elevation



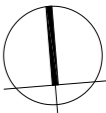
Proposed East Elevation



Proposed South Elevation



Proposed West Elevation



2.6 Proposed Floor Plans

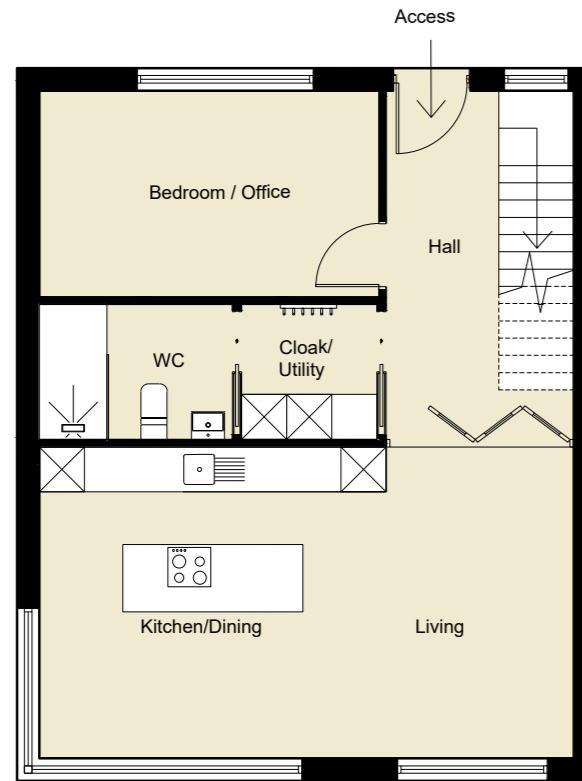
Exemplar Housing

As the exemplar housing is proposed within the greenbelt, the concept and design must be subtle yet outstanding.

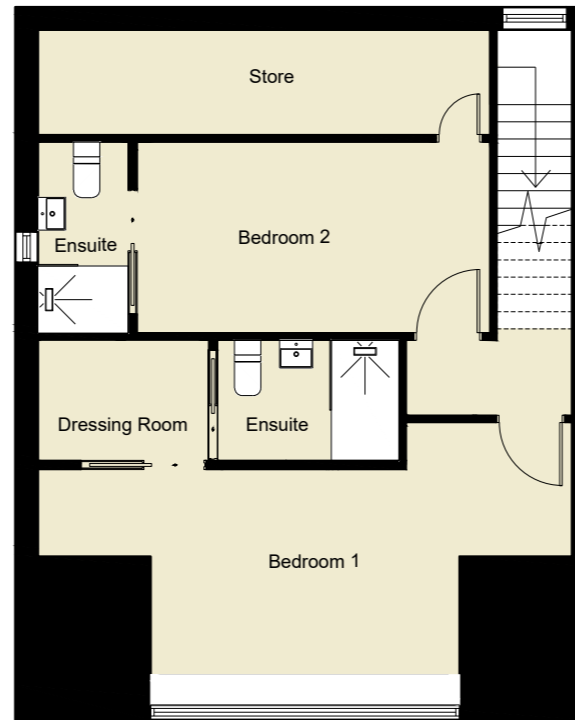
The dwellings will appear single storey, with 2/3no bedrooms, this will keep the roof height low and not visible from the main road whilst retaining views through the Green Belt.

Elevationally, the aim is create an outhouse/barn aesthetic, with natural materials such as charred timber cladding.

These will have several energy efficient elements with improved thermal performance, solar panels for heating as well as energy supply.



Proposed Ground Floor Plan



Proposed First Floor Plan

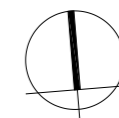
| Schedule of Areas | | |
|-------------------|-----|------|
| Proposed GIA | | |
| | sqm | sqft |

Individual House

| | | |
|--------------|----|-----|
| Ground Floor | 76 | 818 |
| First Floor | 76 | 818 |

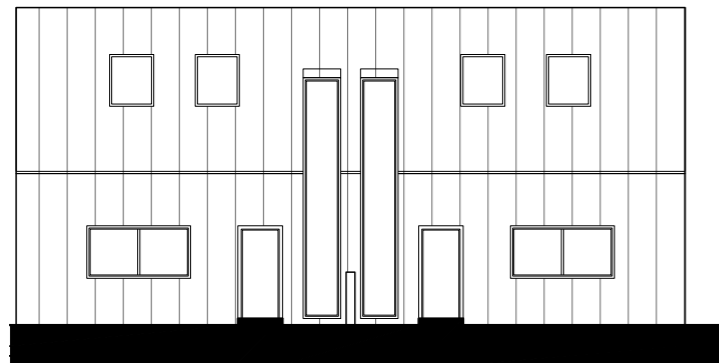
| | | |
|-----------|-----|------|
| Total GIA | 152 | 1636 |
|-----------|-----|------|

| | | |
|----------------------|-----|------|
| Total GIA (2 houses) | 304 | 3272 |
|----------------------|-----|------|

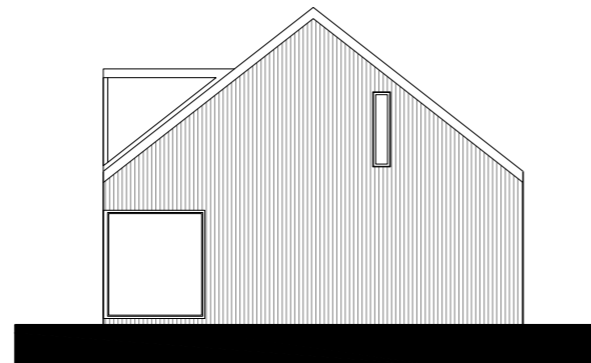


2.7 Proposed Elevations

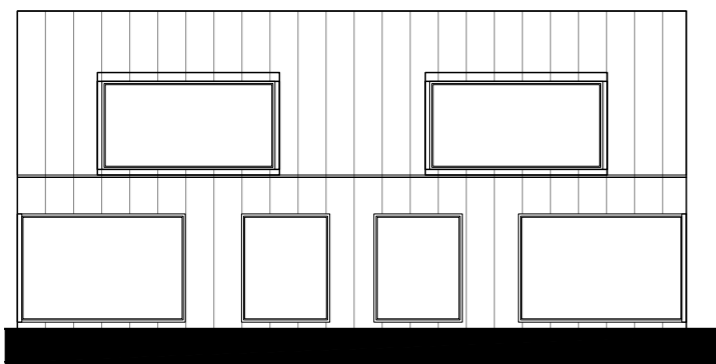
Exemplar Housing



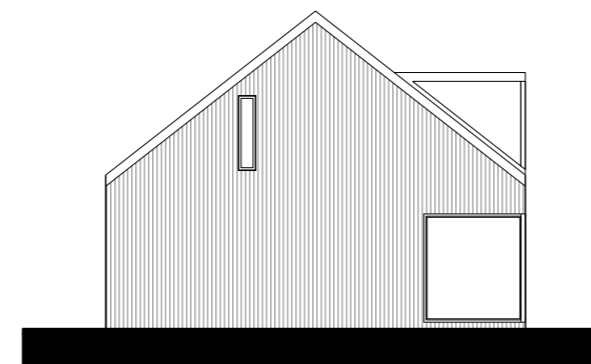
Proposed North Elevation



Proposed East Elevation



Proposed South Elevation



Proposed West Elevation



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