

Rise House  
Woodland Rise, Sevenoaks,  
Kent.TN15 0HZ



Design and Access Statement.  
October 2021

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## Introduction

Boyer Design has been instructed by Mr. and Mrs Sorrell, the owners of Rise House, to consider the opportunities for creating create a small infill between the main house and the garage, and a new lean-to garage to the east of the garage with matching and appropriate materials.

This Design Statement forms part of the supporting documentation for the Planning Application and Conservation Area consent which proposes measured additions to Rise House.

This Design Statement explains how from conception, special emphasis has been placed on scale, proportion and aesthetics.

The resultant design illustrates a particularly high standard of contextual design; with the considered additions reflecting the quality and vernacular of the existing structure.

A landscape appraisal has been prepared to fully appreciate the immediate character and as an aid to develop the client brief and the acceptability of the design approach within in the Conservation Area. This Heritage Statement is included as part of the planning submission to, to enable the local authority to establish that the considered design does not harm the Conservation Area landscape setting.

## Rise House

After the First World War, many of the houses were developed along Woodland Rise by several developers to meet demand for the middle classes moving out of London, but were still within travelling distance of London. Houses on the Wilderness Estate were mostly built between 1925 and the start of the Second World War. Many were designed in the Arts and Crafts style; with six identified as being designed Baillie Scott.

Rise House is thought to have been constructed in 1925 and designed by Baillie Scott's or his practice.

It is a large family residence, built in the Arts and Craft style, with a broad expanse of steeply pitched clay tiled roof over part half tile hung and white painted brickwork elevations. An area of timber framing survives between the two gables on the southern elevation. The joinery reflects the original quality detailing of the period, with heavily studded doors and shot in windows. Many of the original internal features have been retained, including wall wood panelling and ledged and framed internal doors with thumb latches.

The building has undergone renovation and in recent years has been altered with a large garden room and works to form staff accommodation over the garage.

The boundaries are mainly defined by hedging and both single and groups of trees. The gardens are mainly laid to lawn with extensive areas of shrub planting. The site has in and out gated entrances from Woodland Rise. The site area is 0.56Ha.

## Conservation Area

The application site is located within the Wilderness Conservation Area and within the wider urban boundary of Sevenoaks.

Trees feature prominently within the conservation area creating shelter and visually linking the estate with the surrounding landscape. Clipped hedges are an important characteristic of the conservation area, contributing to the sense of enclosure and informality. Front boundary hedges extend throughout the settlement on one side of the road or the other and sometimes on both sides, providing a common unifying element in the street.

The frontages along Woodland Rise are densely planted with high hedges and trees, which almost completely obscure the architecture. The street scene narrative is landscape, the architectural language of buildings is lost to snap shots as the odd garage door or partial façade is exposed, some buildings can be seen, but they are diluted by landscape event and the Road experience.

The experience is not therefore, of buildings, but of landscape event, with occasional gaps at each site access. It is not a landscape effect which has a spatial quality either, as all that may be appreciated is mostly to the frontage. These accesses are lost in the domino effect, as landscape merges with landscape.

The Wilderness Conservation Area is a quiet and leafy area, with the street gathered morphology following a simple ribbon development model with 20<sup>th</sup> century large structures on wide plots along Woodland Rise. The Conservation Area can be characterized by brick, render, tile hanging and a number of half-timbered buildings under mostly plain clay roofs. The structures are of a traditional scale, with walled and tall hedged gardens fronting onto Woodland Rise, evoking a typically suburban charm.

## Proposals

As can be seen from the application drawings and documents, the design has arisen from a firm understanding of the local character, and full grasp of the constraints and opportunities, resulting in an appropriate proposal that meets all the development criteria required to meet the pertinent policies whilst also making efficient use of land.

The proposals for a link between the main house and the existing garage to form a mud / boot room and all-weather covered access to the staff accommodation, is of a modest form and scale. This link is to be carefully and sympathetically introduced into the courtyard between the main dwelling and garage and to the east of the garage block and deliberately designed to be subservient to the main house. The link is set back from the frontage to further reduce any impact upon the setting of the main house. Materials will match the existing house and garage with clay tiles over white painted brick elevations.

The lean-to garage will be built in the current location of the garden store, to the east of the existing garage. This structure will again be subservient to the main house and also the garage, with a simple cat slide roof covered with a grey ply membrane over black Cedral boarding on a timber frame. The dark materials will tend to blend this building into the verdant backdrop and therefore will not be readily visible from Woodland Rise or dominate the main house setting.

A total of 21m<sup>2</sup> of additional floor area will be added to the existing house.

## Scale

Following several visits to the site and analysis of its constraints, the setting of Rise House and the wider landscape setting, to enable a design to be developed. It is also considered that the scale of the proposed roof forms will reinforce the implied subservience of those ancillary structures to Rise House and would not detrimentally effect the setting of Rise House.

## Appearance

The proposed roofs will reflect a traditional form in terms of the proportions using traditional fenestration details. This will be expressed with the use of matching clay tiles, painted brick elevations and delicate detailing to the link and black boarding, under a grey single ply membrane with standing seams, to the garage lean-to.

The overall style of the proposed additions has been intentionally developed to respond to its setting; with the singular reason for the adoption of a clay tiled roof over a cut roof structure, is that this would best achieve a harmony within the existing built environment, with the use of similar materials and simple form.

## Landscape

A single conifer will be removed to ease movement into the new garage and this will be replaced with a new native tree, on the boundary, to the immediate south east. All other existing trees on the site will not be effected by the proposals and retained and protected in accordance with the current British Standards that relate to the protection of trees within development sites.

## Access

Vehicular access to the site will be unchanged and parking provision within the site will be increased by one space. The two loose existing parking spaces and two spaces are to be retained within the garage structure.

## Drainage.

The new foul drains for the link will vent into the existing sewer / septic tank system and the storm water will be directed to the existing soakaways.

## Summary

The design fully meets the clients brief and meets all of the design criteria of the local plan and national policies, as the proposed design responds to the effect and character of the site and maintains the quality of the principle elevations whilst providing the ancillary space required by the client.

The proposals have been carefully designed to achieve a successful integration of the new and existing structures without affecting upon the Conservation Area, with the proposals being reversible if it proves necessary in the future, without damaging Rise House.

At all stages in the formulation of the proposals, maintaining and enhancing the character and appearance of the area and protecting the amenity of the conservation area setting has been paramount. This has been achieved whilst providing some considered additions to a quality family dwelling that are both ecological sound and aesthetically pleasing.

*Figure 1. Aerial Photograph of the application site*



Figure 2. Southern / Front Elevation of Rise House



Figure 3. Rear Elevation of Rise House



Figure 4. Eastern Elevation of Rise House and view of the courtyard



Figure 5. View of the existing garden store and conifer to be removed.

