

WILDERNESSE HOUSE

SEVENOAKS



MAIN HOUSE:
LISTED BUILDING APPLICATION 04 DAS

MARCH 2022

WILDERNESSE HOUSE
MAIN HOUSE: LISTED BUILDING APPLICATION 04 DAS
RESIDENTIAL & AMENITY IMPROVEMENTS

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This document has been prepared by
Collado Collins Architects on behalf of
Elysian Wilderness House Limited.

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1.1. EXECUTIVE SUMMARY

Elysian Residences have acquired the property at Wildernesse House, Sevenoaks with the intention of continuing to operate the buildings as age-designated housing. Elysian are a UK developer and operator of housing for older people whose focus is on providing genuinely accessible and adaptable homes for their customers in an environment of care and support to enable independent living for as long as possible.

The Elysian focus is on providing high-quality, suitable homes for their customers enabling ageing in place. Employing a specialist team of designers and consultants, Elysian have reviewed the existing amenities in Wildernesse House and wish to amend some areas of the building to improve the quality and their suitability for use by older people.

This application forms part of the recent upgrades Elysian seek to make to improve the user experience. This document outlines the proposed improvements to the apartments with external entrances. All the proposals have undergone review with Heritage Consultant, Green Tea Architects and are deemed to not cause any harm to the Grade II listed building or its setting.



The Main House - Grade II listed building

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1. ELYSIAN - ABOUT US

1.1. ELYSIAN RESIDENCES

THE ELYSIAN EXPERIENCE

Elysian Residences provides specialist housing for older people. We are a UK registered and headquartered business focussed on the ownership, operation and development of communities in the UK. We provide a new way of living for people in their 60s and beyond.

Elysian are working with local authorities and NHS organisations to:

- Create better quality homes for the Over 65s
- Significantly lower healthcare and social care costs
- Free up scarce family housing, and thereby create a more balanced housing market



Reception area, at The Landsby



Our specialist team on site



Bar area, at The Landsby



Living space, at The Landsby

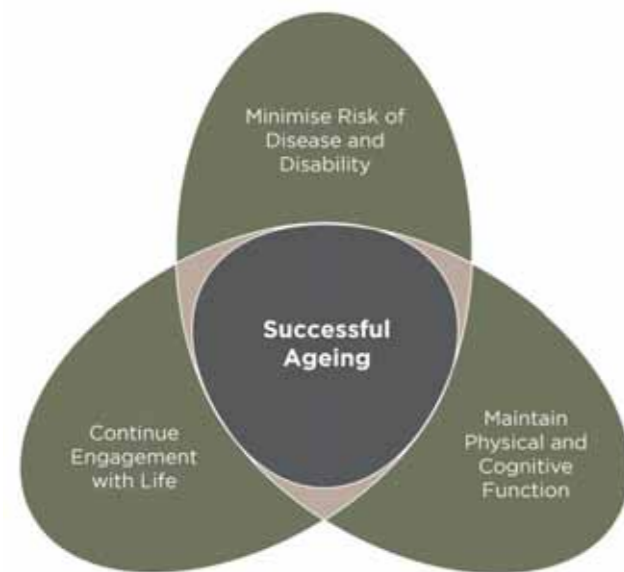


The benefits an Elysian development has to offer

OUR HOUSING OFFER

Elysian apartments are specifically designed for older people looking to downsize. Their design is high quality and aspirational so residents want to move into them, with over 20 design features which enable each apartment to adapt over time to meet residents' limitations and healthcare needs, with integrated nursing care at every community.

Elysian provides a solution to two of the largest short-term and long-term problems facing the UK, namely:



Structure of Successful Ageing
Rowe and Kahn 1998

Housing Crisis:

Lack of family housing is already affecting economic growth, as workers and companies are pushed out because they cannot afford adequate housing.

Over the past 10 years, the UK has delivered just over a third of the housing that it needs to keep up with population growth. A very small percentage of this housing would be suitable for older people looking to downsize.

If 5% of older population currently living in under-utilised, owner-occupied housing downsized, it would equate to 10 years of additional supply of family homes, at the current rate of development. Whether the elderly downsize at 70 or 90 has a significant impact on family housing supply.

Financial impact of an ageing population:

The over 65s in the UK currently make up 36% of healthcare expenditure and 66% of hospital bed usage.

The proportion of older people in the UK is growing – Over 65s will make up 65% of all UK population growth to 2050. The lack of suitable private housing for older people with integrated care will require significant increases in the cost of health and social care budgets.

Supportive housing with integrated care has been shown in other countries to result in reductions in healthcare costs of 20-40% as a result of integrating healthcare services.

Retirement villages have proven to be resilient in the Covid-19 pandemic. Providing support to homeowners whilst allowing them to self isolate where necessary.

What makes Elysian different?

- The design of the facilities is tailored so that residents can live in a non-institutional environment, but with a 24-hour care on-site, providing both healthcare and social care
- Various packages are offered, including the following activities: fitness classes, physical therapy, on-site restaurant (with nutritionists), cognitive computer exercises (to ward off dementia), arts and crafts and other social activities.
- A doctor and specialists will attend on-site regularly during business hours.
- Privately provided preventative care will reduce pressure on the NHS and local councils
- On-site management and healthcare professionals are employment generating, creating local career opportunities



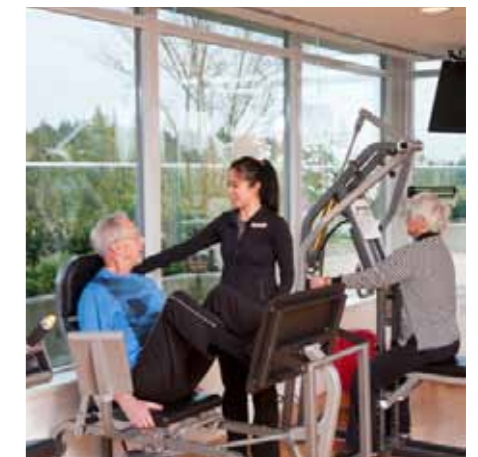
Communal dining areas



Welcoming reception areas



Multi-Purpose Activity Rooms



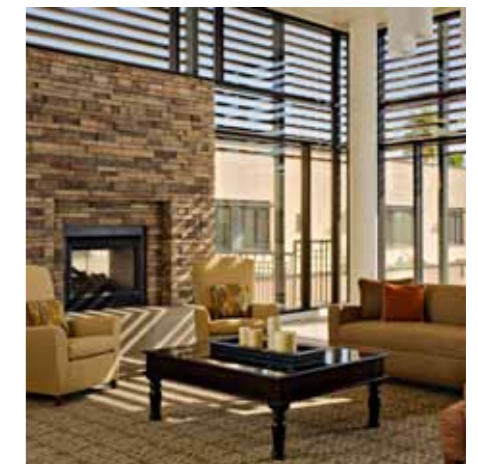
Monitored physical activities



Strong community



Spacious dwelling interiors



Well appointed social areas

2. MASTERPLAN

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2.1. SITE LOCATION

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Site Address: Wildernesse House, Seal, Sevenoaks, TN15 0EB



Aerial photograph: current site status

MAIN HOUSE



Site wide plan

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3. WILDERNESSE HOUSE

3.1. MAIN HOUSE

Wilderness House is set within the landscaped grounds and gardens of the historic Wilderness estate. Evidence suggests that the site has undergone various phases of structural building and landscaping however, much of the sites historic curtilage still remains.

MAIN HOUSE - EXTERIOR

The 18th century portion of the house which forms the south wing of the current house is formed of 3 storeys and built of galletted coursed, squared rubble with ashlar quoins and dressings. The hipped roof pitch is low and dressed with slate and is partially concealed behind a balustrade above entablature with modillion cornice. The balustrade dates from the late 19th century remodelling of the house.

The main (west elevation) is symmetrical in appearance comprising two projecting bays (2 windows wide) flanking a central recessed bay (3 windows wide). Moulded architraves with triple keystones to later casement windows are noted across this phase of the building. A number of extensions have been appended to the 18th century core over time including late 19th century ground floor bays at the east and south elevations, at the north-east corner and a late 20th century extension to the west.

The large late 19th century extension appended to the north of the original building reflects the style of the earlier building although is bolder and bleaker in its presence. The south elevation of the extension fronts onto the sunken garden appended to and at right angles with the east elevation of the 18th century wing. The late 19th century wing also incorporates a tower and an internal courtyard. To the east, the late 20th century pool house extension appends the east elevation of the late 19th century wing.



CGI from Camlins website - Main House & Mews buildings



CGI from Camlins website - View from Apartment 15 private terrace

MAIN HOUSE - INTERIOR

Internally the ground floor of the house retains a high number of historic details across both the two main phases of the house. The ground floor interior of the 18th century wing was heavily remodelled during the late 19th century and this late 19th century layout is largely retained to the present day.

In recent times, the uses of the first floor and second floor of the building has resulted in the insertion of a high number of room partitions throughout the historic rooms which has heavily impacted on the legibility of the historic floor plan. These partitions have largely been inserted at the expense of any original features that may have existed previously which is reflected in the low level of original surviving cornices and skirting. Modern fixtures, fittings and decoration can be found.

The listing displays that the significance of the heritage asset is derived from its external appearance, and the interior of the building is of lesser significance due to contemporary works, stating: *'Inside the old house was largely remodelled in a very rich style, leaving little original work behind.'*

In the present day, there is an opportunity to enhance, improve and celebrate the rich historical features that Wildernesse House possess.



Photograph - Main House Lounge



Photograph - Apartment 16



Photograph - Apartment 15

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4. PROPOSED WORKS

OVERVIEW

Proposed external works:

- Create accessible path to restaurant
- CCTV - Site Security
- Improved access apartment 13 + 14 terrace
- Improve apartment entrances and resident experience
- External double sockets to all terraces (9/10/11/12/13/14/15)

Proposed internal works:

- Bar electric, water supply and waste
- Apartment 19 insulation and damp damage remediation

4.1. ACCESSIBLE PATH TO RESTAURANT

PROPOSED WORKS

The existing landscape pathway arrangement requires Phase 3 to be built out in order to gain level access to the restaurant from the southern side of the site.

Our proposal is to join two of the existing paths enabling the residents currently moving into the development step free access to the restaurant.

The new section of path will be built using the same materials and finishes as existing paths to blend into the current landscaping.

HERITAGE IMPACT ASSESSMENT

BY GREEN TEA HERITAGE CONSULTANT

Heritage Impact : Low

Level of Change:

The works proposed will have a low heritage impact as the level of change is minor

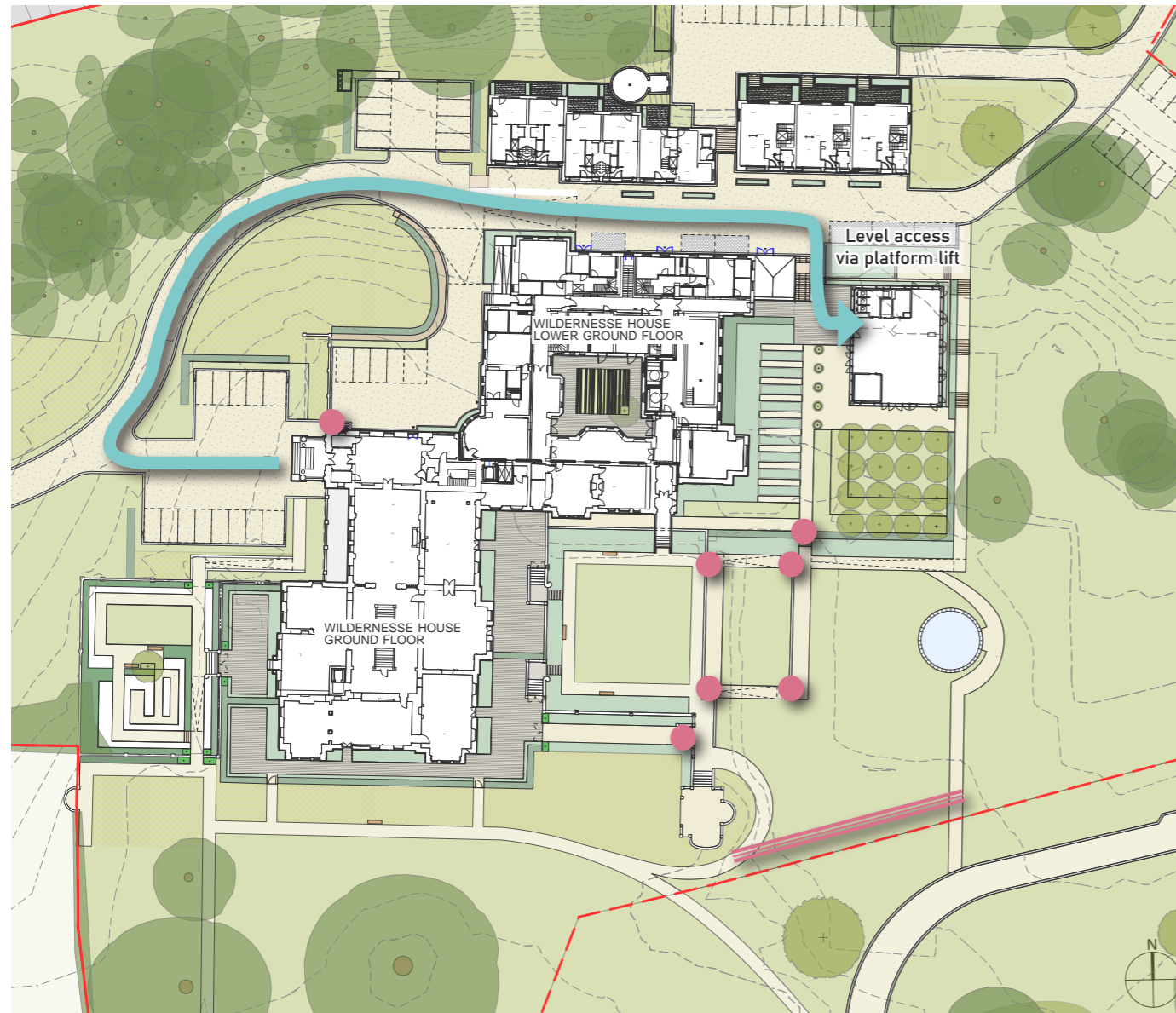
Overall Impact:

The overall impact would be moderately beneficial as the works proposed will retain the integrity of the spaces how will provide accessibility to enable all users to access and appreciate this heritage asset.

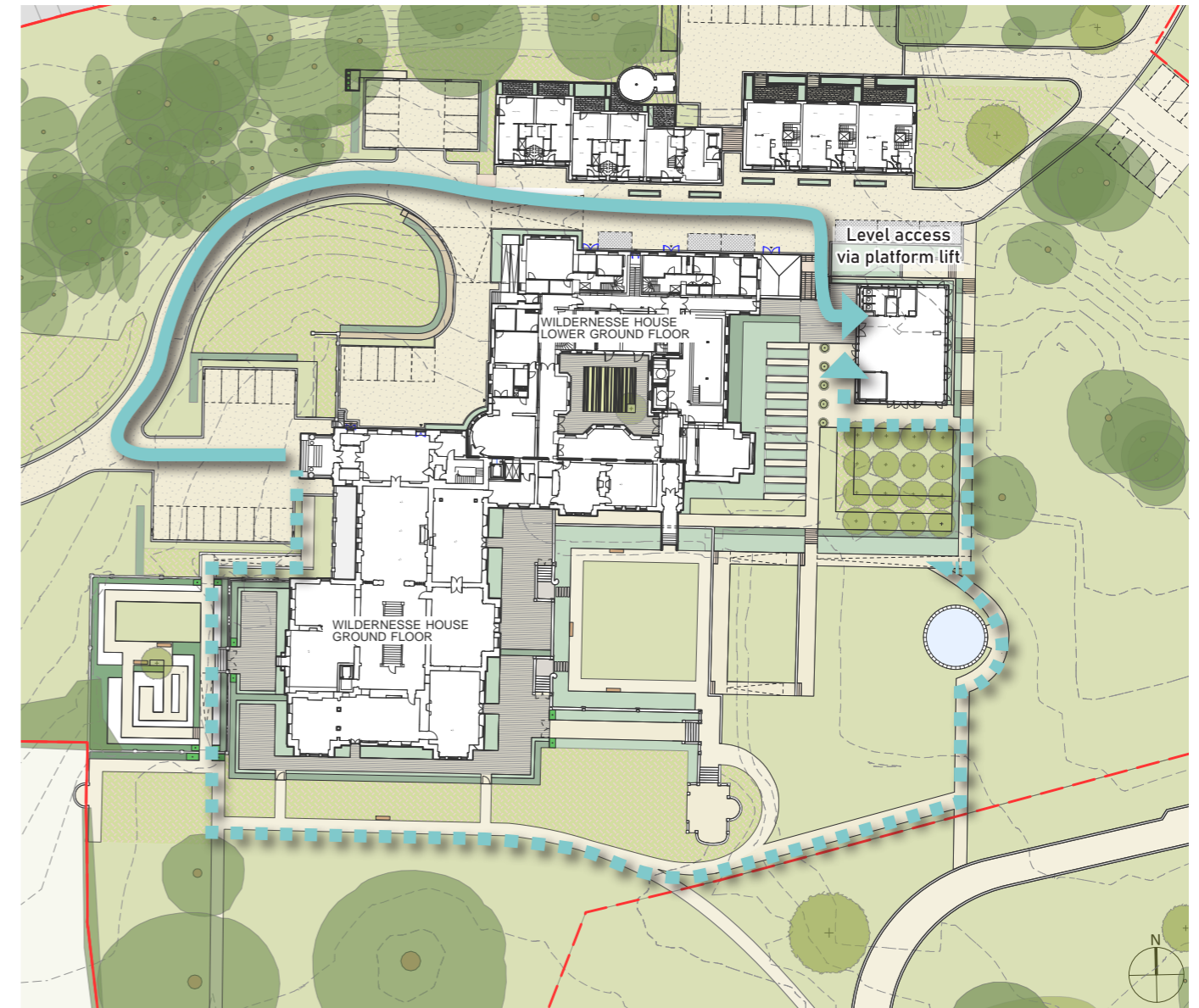


- Existing step free to restaurant
- Existing steps impeding level access to restaurant
- Location of proposed path extension
- - - Proposed step free to restaurant

Close up image of existing paths and edging



Existing Access (NTS)



Proposed Level Access (NTS)