

28th March 2022

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Dear Sir or Madam,

WILDERNESSE HOUSE, WILDERNESSE AVENUE, SEVENOAKS, TN15 0EA.

SUBMISSION OF PLANNING AND LISTED BUILDING CONSENT APPLICATIONS FOR INTERNAL AND EXTERNAL WORKS TO WILDERNESSE HOUSE AND ASSOICATED MEWS BUILDINGS.

Introduction

On behalf of our client, Elysian Wildernesse House Limited, this covering letter accompanies the application documents submitted to Sevenoaks District Council (SDC) in support of applications for planning permission and listed building consent for minor internal and external works to the Grade II listed Wildernesse House (herein referred to as 'the Site'). The minor works proposed are sought to improve and enhance the operational functionality of the development, whilst being contextually respectful to the heritage asset of Wildernesse House. In addition, the works seek to improve the quality of the accommodation for residents.

Alongside this covering letter, please find enclosed the following documents;

- Application forms and ownership certificates;
- Site Location Plan, prepared by Collado Collins Architects;
- Existing drawings, prepared by Collado Collins Architects;
- Fabric removal drawings, prepared by Collado Collins Architects;
- Proposed drawings, prepared by Collado Collins Architects;
- Design and Access Statement, prepared by Collado Collins Architects;
- Heritage Impact Assessment, prepared by Green Tea Architects;
- Vehicle Tracking Drawings, prepared by WSP.

The application has been submitted online via the Planning Portal, and the Planning Portal reference number is PP-11122168. The relevant application fee has been paid upon submission.

The proposals subject to this application were discussed with SDC during a pre-application meeting which took place on the 10th February 2022, with the feedback from Officers being positive. Officers requested that a Heritage Impact Assessment was submitted hence the document prepared by Green Tea Architects is submitted in support of this application.

Elysian Residences

Elysian Residences have recently acquired the Site and will be the long-term Extra Care operator of Wildernesse House and the wider Wildernesse House redevelopment. 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.

Since acquiring the Site, it has become necessary to apply for a small series of minor works to the Grade II listed Wildernesse House, to ensure the operational functionality of the development is aligned with the standards required by Elysian, and to improve level access throughout the development. This application represents the last in a series of 4 applications for works to the main house.

The Site

Wildernesse House is a large Grade II Listed Building set within landscaped grounds and gardens of the historic Wildernesse Estate, which covers circa 20 hectares. The Site is located in the western part of the District of Sevenoaks and is a short distance to the south of the village of Seal. The road network around the Site includes the A25 High Street, Seal Drive and Wildernesse Avenue to the north, Park Lane and Wildernesse Golf Course to the east; and Woodland Rise to the south.

In respect of constraints and designations, the whole Site is located within the Metropolitan Green Belt, the Wildernesse Conservation Area, part of the western section of the Site lies in a flood zone, a small section of the western section of the Site falls within an Area of Archaeological Potential, and many protected trees are found on the Site. As aforementioned, Wildernesse House is a Grade II Listed Building.

The entire Site is currently undergoing redevelopment with numerous planning applications approved in recent years, as outlined below in the planning history section. The Wildernesse House Site comprises several areas of redevelopment, including the centrally located Grade II listed Wildernesse House itself, the 'Mews' area just north of Wildernesse House to create Extra Care accommodation, the development of 3 family sized C3 dwellings to the west of Wildernesse House, and finally the five blocks of Extra Care accommodation (known as the 'the Sylvans') just south of Wildernesse House.

This combined planning and listed building consent application is submitted specifically in relation to works proposed the main Grade II Wildernesse House building itself and the adjacent Mews Houses, and as such does not implicate the Sylvans.

Planning History

As aforementioned, the planning history for the Site is extensive, with the current redevelopment of the Site first approved in May 2015 (ref. 14/01562/OUT as amended) permitting the following:

“Development comprising (a) detailed permission for the demolition of existing buildings and structures and the construction of new/replacement floorspace, extra care accommodation for older people (sui generis use). Conversion of the existing grade II listed Wildernesse House to provide extra care accommodation (sui generis use) to comprise extra care units, staff accommodation and communal facilities, including a kitchen, restaurant/bar, a gym and treatment rooms, communal lounge/library and storage facilities. Car parking for up to 118 cars for residents, visitors and staff of the extra care community. The creation of a new vehicular access onto Park Lane and an access driveway. A comprehensive landscape strategy comprising communal and private spaces and gardens for use by residents of the proposed extra care community and the provision of new/replacement storage structure to house plant, maintenance equipment, mobility scooters and cycles and (b) outline permission, with all matters reserved, for the erection of three residential units (class C3). Description amended 12th Dec 2014 and 6th Feb 2015.”

This was approved alongside listed building consent ref. 14/01563/LBCALT, which first permitted the works to the Grade II listed Wildernesse House building. Since this time, several further listed building consent applications have been submitted and approved in relation to Wildernesse House, and these are summarised in the table below. Given the detailed and complex planning history of the Site only the previous listed building consents in relation to the Site are documented below.

Reference Number	Description of Development	Decision Date	Decision
21/01818/LBCALT	The works relate specifically to the communal areas.	Tue 03 Aug 2021	Approved
21/00909/LBCALT	The works relate specifically to apartments 13, 14 and 15 to facilitate improving level access between the apartments and their external terraces by amending the internal threshold, introducing bib taps and lighting to terraces and internal layout alterations.	Tue 18 May 2021	Approved
21/00814/LBCALT	Creation of level entrance thresholds to apartments 11 and 12. Internal alterations, relocation of the intercom to facilitate the installation of a new swing door.	Tue 11 May 2021	Approved
20/03210/LBCALT	The works are to remedy the dry rot present within that the internal dividing wall between Apartment 14 and Apartment 15, which includes replacing existing timber plates to the internal dividing wall and infilling them with reclaimed brickwork with a lime-based mortar and reinstatement of the timber panelling. In addition to the removal and replacement of the lintel over the Apartment 14 window, replaced with a similar size stress graded D40 timber. The insecure infill masonry above the opening will be made good with class iii lime-based mortar and re-bed	Tue 19 Jan 2021	Approved

	bricks. Along with the replacement ceiling joists in Apartment 14.		
20/01342/LBCALT	Remedy the dry rot, panelling to be removed, treated and later reinstated, section of the lathe and plaster to be removed and replaced with new materials and plantation shuttering removed and treated where possible.	Fri 24 Jul 2020	Approved
17/00522/LBCALT	Removal of the floor within rooms S08, S10 and S11, the ceiling in rooms F27-F32 and the structural timbers in between and the construction of new floors and ceilings supported by a new steel structure.	Wed 17 May 2017	Approved
15/03380/LBCALT	Internal alterations to the Lower Ground and Ground Floors of the main house including a revised arrangement to flat A_GF_05 and the incorporation of a Wellness Centre in the easternmost part of the building	Tue 21 Jun 2016	Approved
15/03379/LBCALT	Revised proposals relating to the Wedgewood Room on the Ground Floor of the Main House	Mon 29 Feb 2016	Approved
14/01563/LBCALT	The partial demolition of and alterations to the grade II listed Wildernesse House.	Fri 01 May 2015	Approved

The Proposals

The works sought to Wildernesse House seek to enhance the scheme overall, and to improve the accessibility of the development for older residents as well as the quality of the accommodation. The full extent of the works is documented in the accompanying DAS and drawings prepared by Collado Collins and submitted alongside this covering letter, and an overview is provided below:

External works

- **Creation of accessible path to restaurant:** At present, no level access to the restaurant exists and residents will have to use stairs if approaching from the southern part of the scheme, hence it is proposed that two existing paths are linked utilising the same materiality as the existing/consented paths. This change seeks to enhance the overall accessibility of the scheme to ensure its suitable for elderly residents.
- **Provision of two external CCTV cameras:** It is proposed that two additional pole mounted CCTV cameras are installed to improve security measures on the site, with one located towards the car park and front entrance to the west and the other to the gardens and walkways to the south.
- **Step free access terraces to apartments 13 and 14:** Amendments to terraces 13 and 14 are proposed to ensure that there is level access for these apartments, and to minimise the distance residents have to travel to access the terraces. Overall, this change seeks to improve the accessibility of the apartments and the associated terraces.

- **Provision of landscaped terraces to apartments 9 and 10:** At present apartments 9 and 10 have no external amenity space in the form of terraces or gardens, and instead have 3 car parking spaces currently located immediately outside of the apartments. It is proposed that the 3 car parking spaces are removed to provision landscaped terraces, to provide external terraces for the residents which overall enhances the quality of their accommodation. The terraces will be finished to match the existing materiality found elsewhere on the site.
- **Provision of landscaped terraces to apartments 11 and 12:** Consistent with the above at present apartments 11 and 12 do not have any outdoor amenity space. On this basis it is proposed that 3 car parking spaces are removed to provision landscaped terraces outside of these units, to increase the quality of the units for the residents. The vehicular access into the courtyard has been carefully considered throughout the design development of the proposals, with 2 car parking spaces being retained in this location. WSP transport have assessed the proposals to ensure that vehicular access is still adequate, and the swept path analysis carried out from this exercise is submitted in support of this application.
- **Power to external terraces:** It is proposed that double sockets are installed externally fronting the terraces of apartments 9, 10, 11, 12, 13, 14 and 15. This is to provide power outlets for residents to utilise when using their terraces. The intervention with the fabric of the building will be minimal and this alteration is considered to enhance the quality of the apartments and their associated amenity spaces overall.

Internal works

- **Additional services to Main Hall bar:** It is proposed that minor interventions to the historic fabric at ground level are pursued to enable electric, water and waste services to run through the floor from basement to ground floor level.
- **Provision of kitchen extract to apartment 27:** It is proposed that a kitchen extract unit is installed within apartment 27, which would result in some minor intervention internally and externally to install the extract outlet. This amendment will improve the quality of the apartment overall and have an acceptable impact from a heritage perspective.
- **Remediation works to apartment 19:** At present the solid external walls around the living room and kitchen area to apartment 19 do not have any insulation and the room is almost uninhabitable due to the cold. It is proposed that insulation is installed around the perimeter of the room to ensure it can be habitable and to improve the quality of the apartment overall.

Heritage Impact Assessment

All of the proposed internal and external works have been assessed within the Heritage Impact Assessment (HIA) prepared by Green Tea Architects and submitted alongside this application. As outlined in the aforementioned document the proposed scheme champions conservation repair to Wildernesse House, seeking to enhance historic significance whilst also enabling sympathetic interventions to ensure the accommodation is suitable for the occupation of elderly residents as well as improving the quality of the accommodation overall. The HIA also goes on to conclude that the limited number of adverse impacts identified in the statement are considered acceptable to achieve the greater heritage gains of the scheme as a whole. The proposed scheme is aspirational providing an improved

accessible living for those of retirement age while carefully balancing sympathetic conservation enhancement and repair with a high quality finish.

Loss of 6 car parking spaces

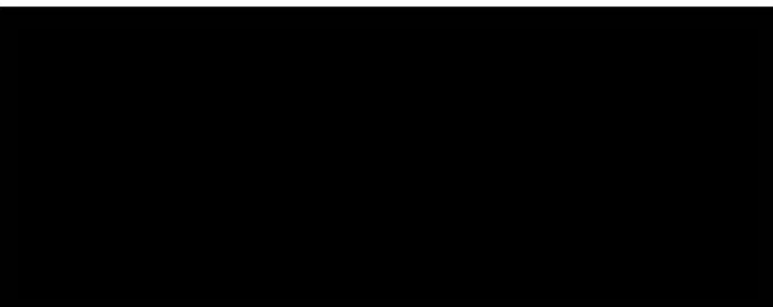
As consented, the main Wildernesse House and Mews Houses comprise 31 units and 74 car parking spaces. As per KCC Car Parking Standards outlined in the Kent Design Guide Review: Interim Guidance Note 3 – Residential Parking (November 2008), for the 23 apartments and 8 mews houses a total of 41 car parking spaces are required, when also factoring in the 6 visitor spaces that are required as per policy. Hence the current provision of 74 car parking spaces represents a large overprovision against policy. On this basis, the loss of the 6 car parking spaces proposed as a result of the proposed landscaped terraces results in the retention of 68 car parking spaces serving these areas, and so the loss of 6 car parking spaces is considered acceptable.

Summary

This planning permission and listed building consent application is submitted in relation to small series of minor internal and external works to the Grade II listed Wildernesse House, to enhance the current scheme and improve accessibility for older residents. Elysian Residences have recently acquired the Site and will be the long-term operators of the wider Wildernesse House Extra Care development, and as such are seeking to pursue the works described above to improve the operational functionality of the scheme, whilst ensuring they are contextually respectful to the heritage asset of Wildernesse House.

We trust that the above is informative and is sufficient to ensure the validation of the application, however if you have any queries or require any further information please do not hesitate to contact Nathan Hall or Holly Farrow at this office.

Yours sincerely,



DP9 Ltd