
21502 P001 P1

Design and Access Statement

August 2023

2 Pembroke Road

OPEN architecture

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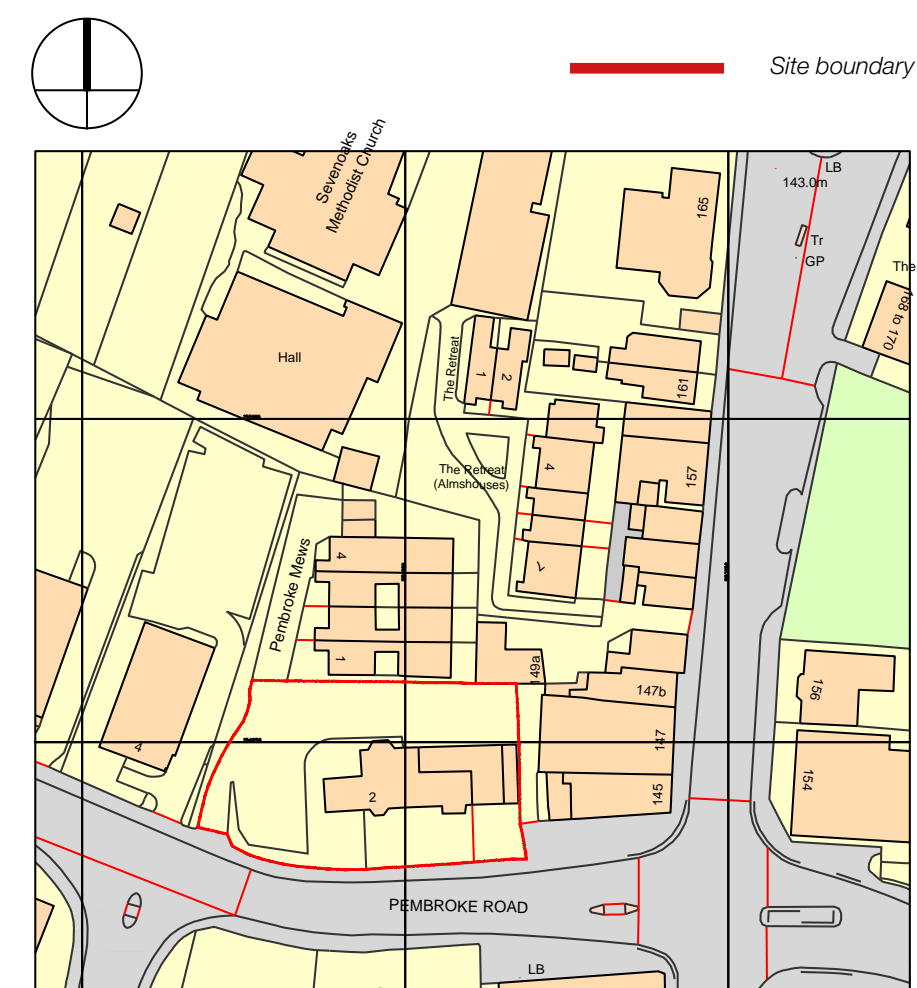
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Satellite image of site

1.1 Introduction

OPEN architecture have been appointed to design a proposal which provides a conversion and extension at Estate House, 2 Pembroke Road, Sevenoaks, TN13 1XR.



Site Location Plan

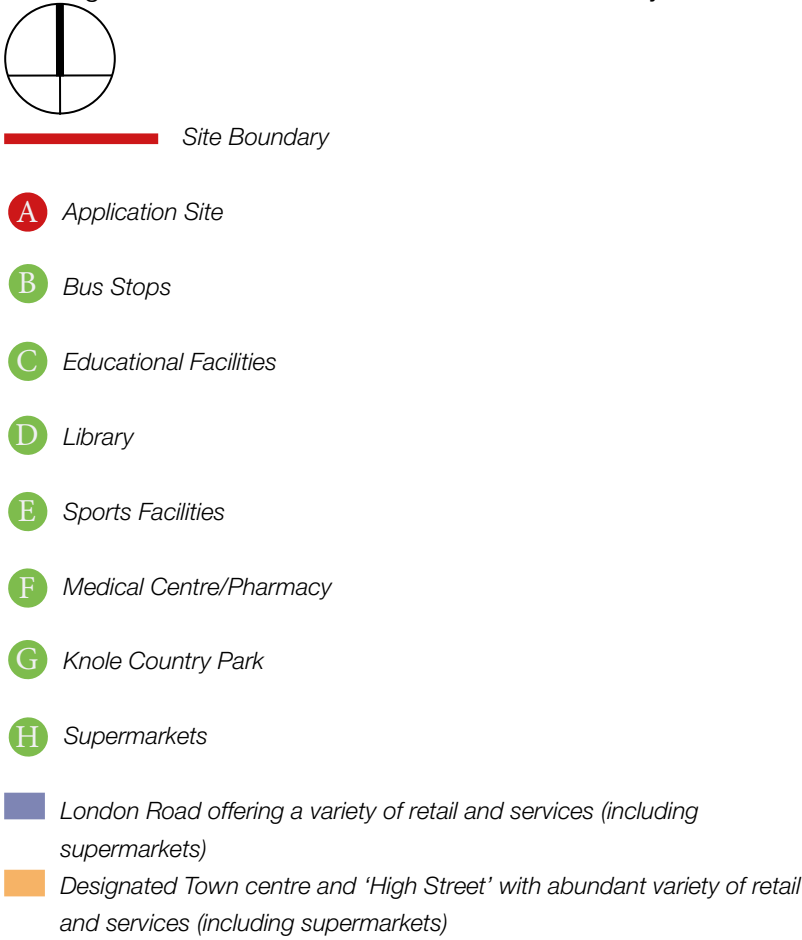
1.2 Site Context

The building is surrounded by a variety of building styles and uses. These are predominantly formed in traditional materials with a mix of facing brickwork (in a variety of colours), tile hanging, metal cladding and render.

The buildings range in date from late Victorian to the recent Marks and Spencer block on the corner of Pembroke and London Road.

There have been numerous planning approvals on nearby plots which raise the overall heights of the street frontage from 2-3 storeys to 5-6 storeys. These are often designed in a modern material palette and design style.

Estate House has a prominent frontage to Pembroke Road and sits on the edge of the Conservation Area. It is also a locally listed asset.



Satellite Image of the Site with Context



Street View of the Building



Street View of the Building



Street View of the Building



Rear view of the Building

1.3 Existing Building

Estate House is a large Art and Crafts detached building, dated 1900 over the doorway and is currently used as an office. The building was originally a detached house, then a mixed use building with live in accommodation for a local doctors surgery. At some point records show a lawyers office was also present. In 1988, the building was converted to the current use. The existing building underwent extensive renovation in 2015 including full window replacement. There are two extensions to the property, a single storey on the Western and a two storey with terrace on the east side.

1.4 Planning History

Planning Applications

88/01017/HIST

Change of use from Doctors Surgery to offices (A2 and B1)

Status: Decision - Granted

15/03245/FUL

To install 1no. two storey temporary building and 1no. two storey temporary solus building to be used as office accommodation. To be hired for a period of 22 weeks only.

Status: Decision - Refused

15/03776/FUL

Installation of french doors, a handrail and a screen to facilitate the creation of a roof terrace.

Status: Decision - Granted

Building Control Applications

15/01072/IN

Installation of two storey modular offices

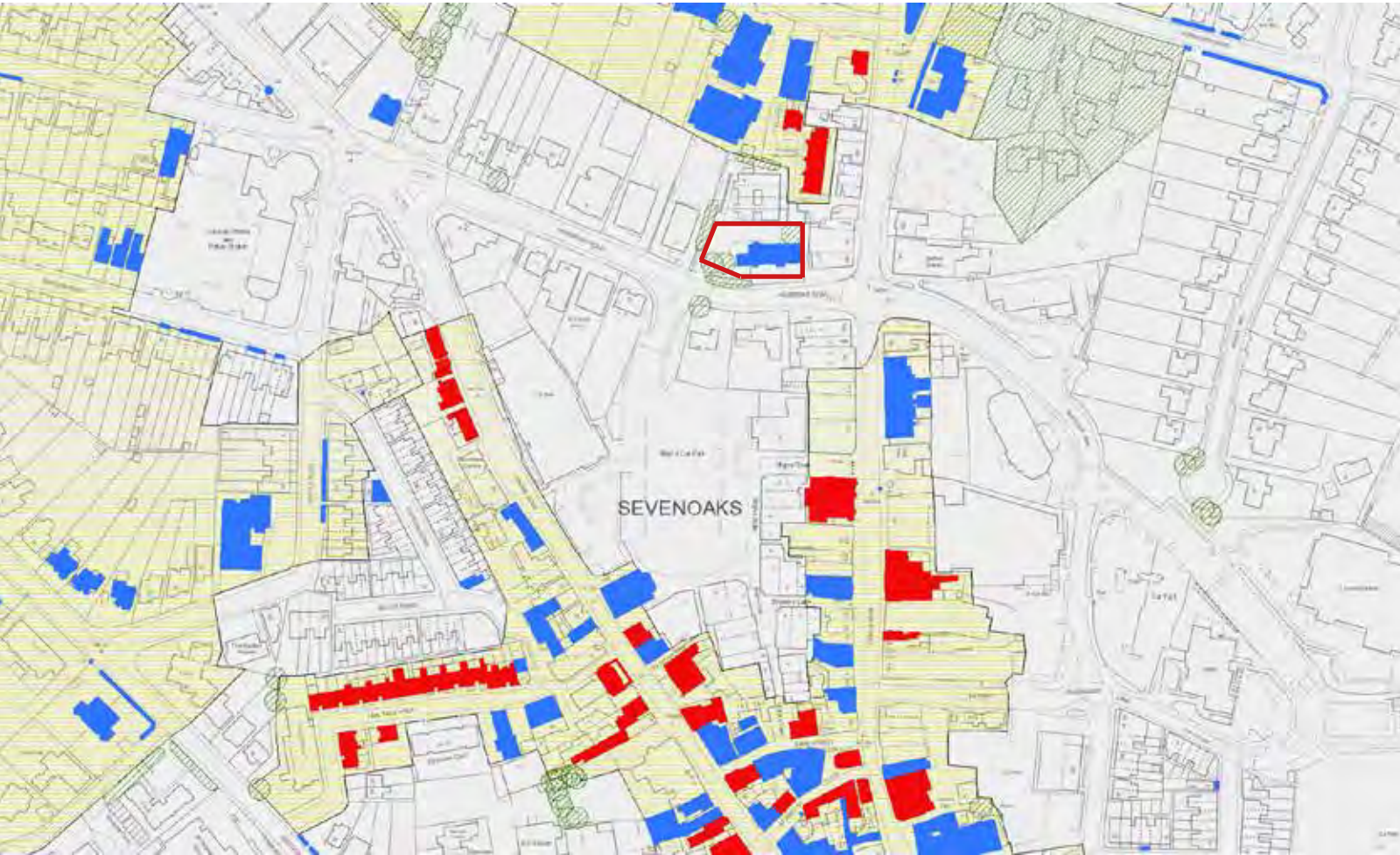
26.10.2015: Amendment - Installation of 2 No. Two Storey Modular Offices

Status: Building Work Complete

15/01285/IN

Interior modifications to existing office, creation of internal openings including removal of structural walls, new electrical wiring, plumbing and installation of new windows.

Status: Accepted



Site planning constraints



1907 OS Map
Please refer to heritage statement for full investigation on site



1937 OS Map

1.5 Heritage and Conservation

The existing building can be seen on the 1907 OS map as a prominent building within a large plot. In the 1990's the rear of the plot was sold and converted to single storey dwellings.

The site is located near various conservation areas and heritage buildings and has been locally listed with an Article 4 Direction.

- Site Boundary
- Conservation Area
- Listed Building
- Locally Listed Building
- TPO

Level of Significance	Definition of Heritage Asset
High	Remains of inscribed international importance, such as World Heritage Sites Grade I and II* listed buildings Grade I and II* Registered Parks and Gardens Registered Battlefields Scheduled Monuments Non-designated archaeological assets of schedulable quality and importance
Medium	Grade II listed buildings Grade II listed Registered Parks and Gardens Conservation Areas Non-designated buildings which contribute to regional importance
Low	Locally listed buildings Parks and gardens of some local interest Non-designated buildings, monuments or sites of local importance or of modest quality including those historic townscapes with historic integrity
No Significance	Assets identified as being of no archaeological, architectural, artistic, or historic value Assets whose values are compromised by poor preservation or survival or of contextual associations to justify inclusion into a higher grade.



1 Street view of neighbouring properties towards London Road



2 Street view of neighbouring properties

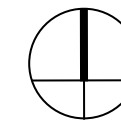


3 Street view of neighbouring properties opposite the site

1.6 Local Character Appraisal

The site is surrounded by a variety of commercial and residential properties. Varying from large houses, entirely flatted blocks, entirely commercial units and buildings with a mixture of commercial units and flats.

Photographs along the street shows a mixture of 2 to 4 storey buildings along the street with a mix of pitched and flat roofs.



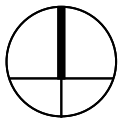
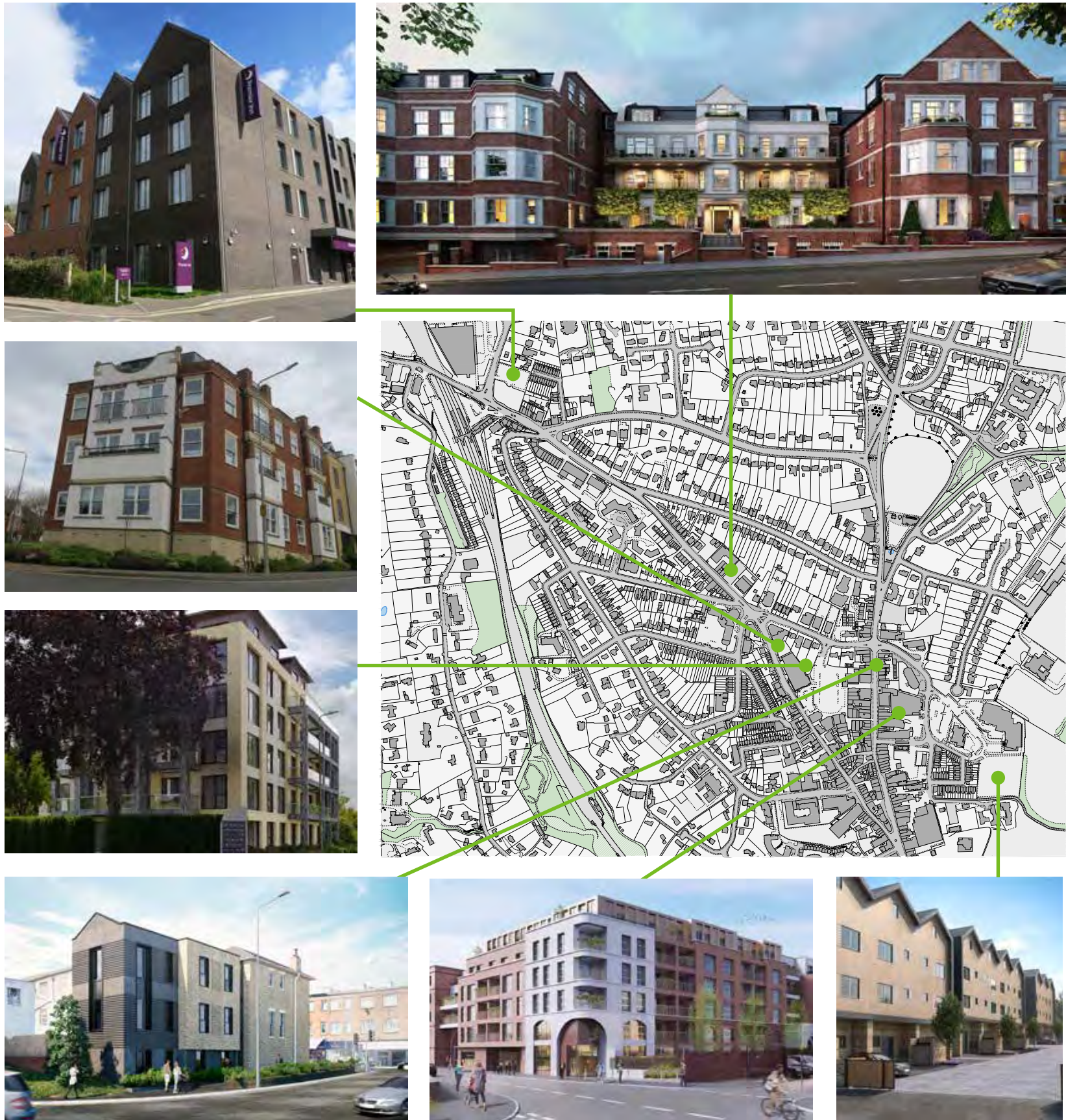
Satellite image of site

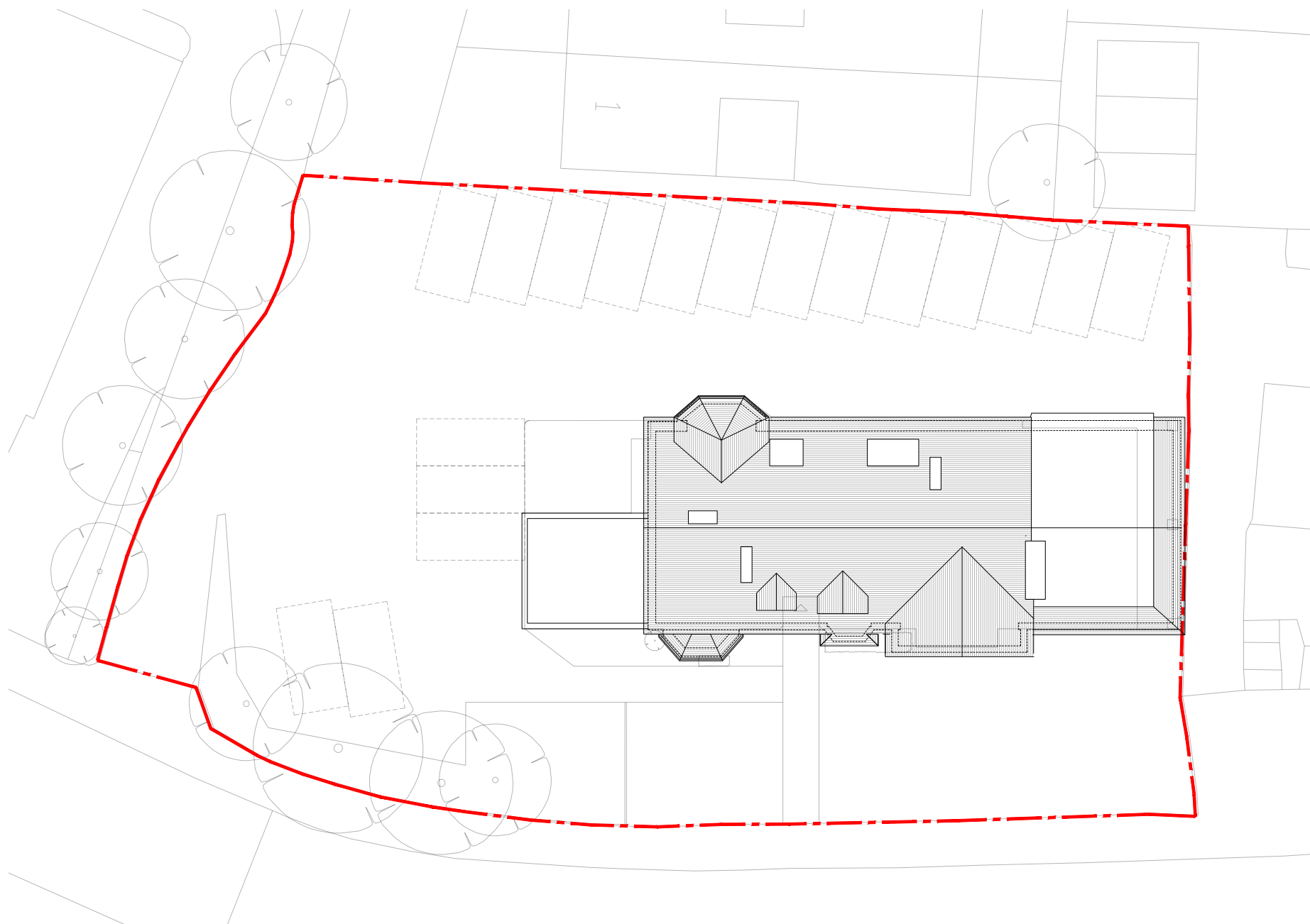
1.7 Local Precedents and Nearby Relevant Approvals

The surrounding area has varying building heights ranging from 3 to 10 storeys, in a variety of material palettes. In recent planning approvals for buildings similar in nature, we have seen an increased overall height allowing more flexibility and encouraging growth and movement in the town centre. There is also a clear presumption towards high quality innovative design which seeks to enhance the conservation of the area rather than simply copy it.

Many of the buildings in Pembroke Road and surrounding streets are currently used as mixed use buildings with recent approvals highlighting a more modern look and feel . As Sevenoaks is a market town, the combination of residential and commercial use is vital to keeping the economy moving outside of Monday to Friday and as such a mixed use scheme would suit the site well.

As will be seen from other recently approved schemes, it is likely there will be an increase in scale that can sit well within the townscape, and benefits the town centre location. This has been carefully considered in developing the proposal.



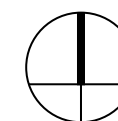


Existing Site Plan

1.8 Existing Site Plan

The car entrance to the property is from the South which is shared access with the dwellings to the rear of the plot. Pedestrians can enter via the car park to the rear or the main entrance to the front of the building. There is a grassy area on both sides of a centrally located paved area at the front.

The rear of the building is largely paved with 13 no. car parking spaces and fire escape access. There are 3 no. additional car parking spaces to the side. There are TPO's along the street and a TPO listed to the rear.



--- Site boundary

Existing	Plant/Store	Commercial Area (m ²)	Commercial Sqft
Basement/Plant	27.0	-	-
Ground Floor		222.1	2390.7
First Floor		221.3	2382.1
Second Floor		112.8	1214.2
Total	27.0	556.2	5986.9

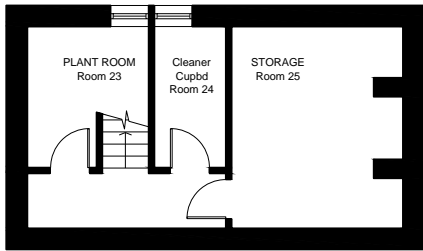
1.9 Existing Floor Plans

Basement and Ground Floor

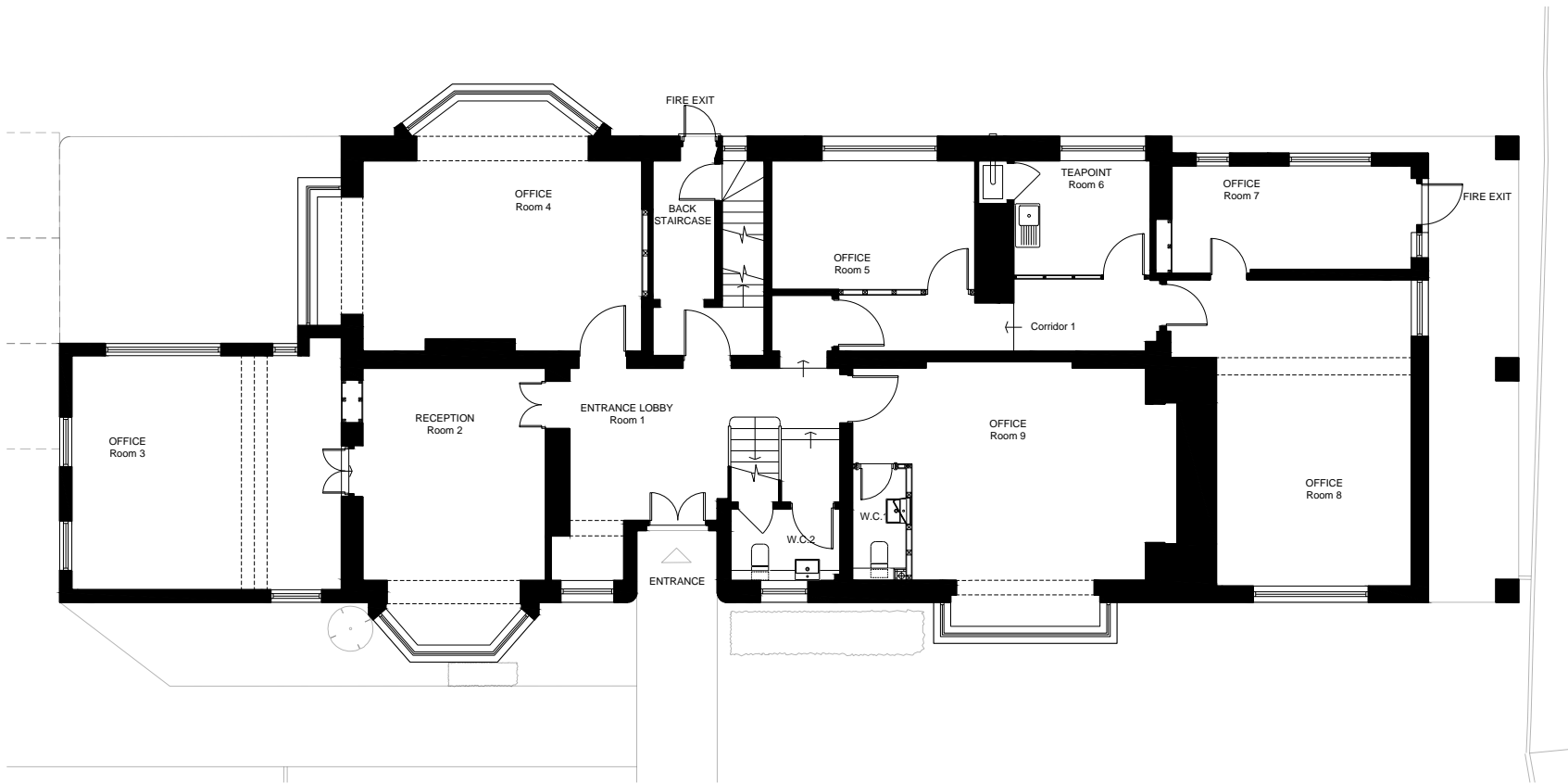
The building is currently used as an office with a primary entrance to the front. There is also secondary access to the rear and sides.

The layout of the basement plan consists of a plant room and storage space accessed via the smaller back staircase. This is not considered to be commercial space.

The ground floor consists of an entrance lobby with a reception and help desk. There are various offices and additional spaces accessed from the entrance area and via secondary corridors. Two staircases allow access to the upper levels. The main stair goes from ground to first while the back staircase goes from ground to second floor.



Existing Basement Floor Plan



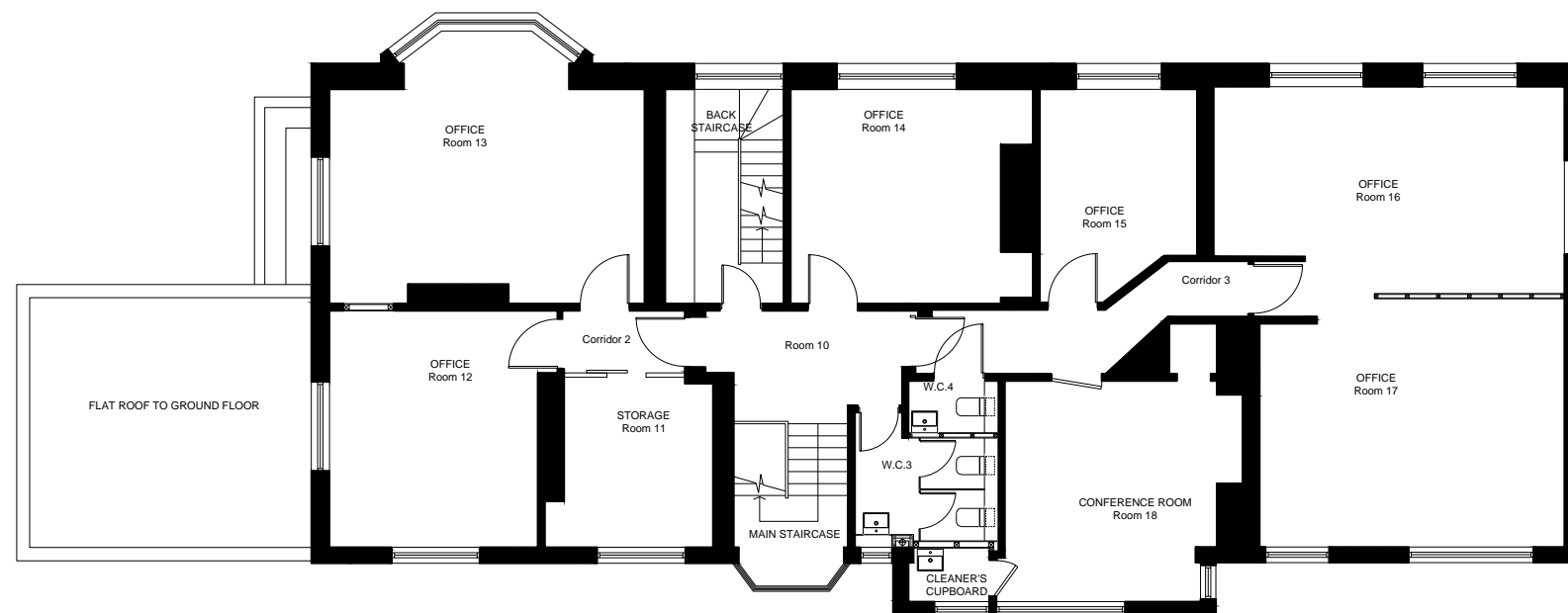
Existing Ground Floor Plan

1.9 Existing Floor Plans

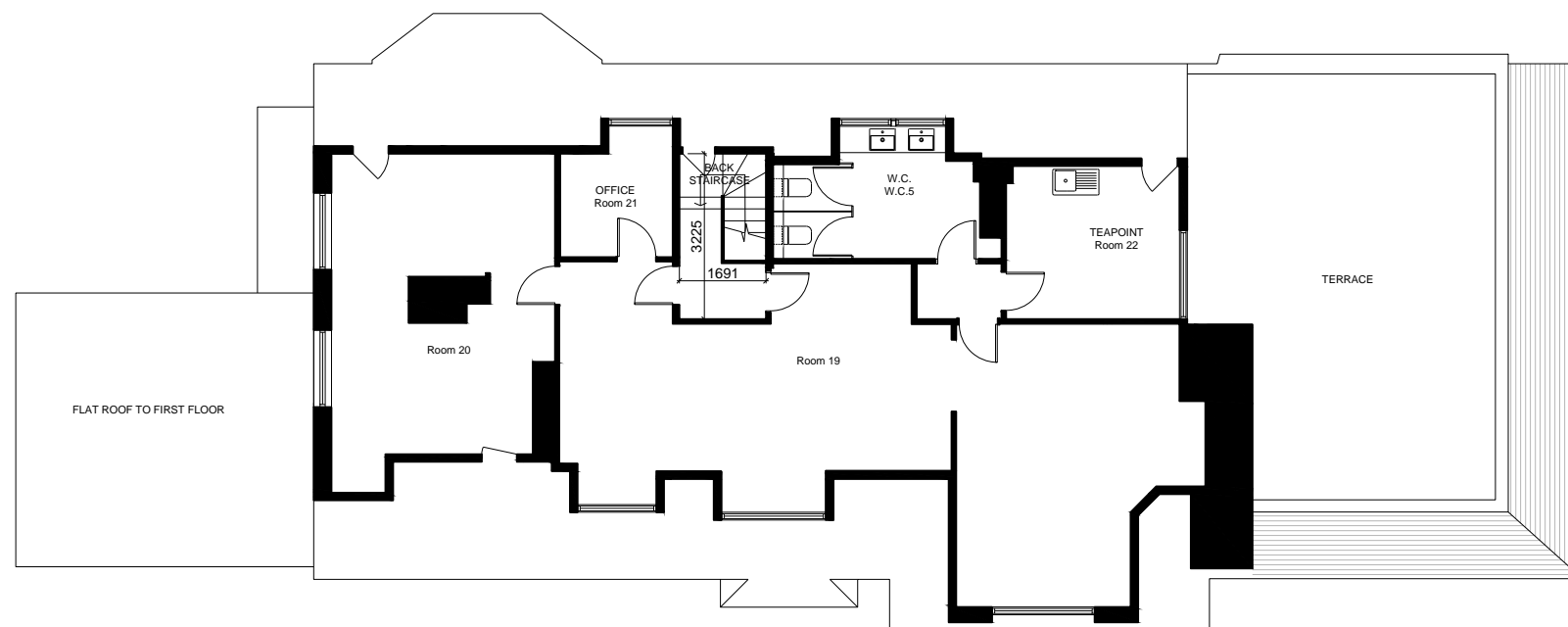
First and Second Floor

The first floor has a central corridor which gives access to multiple office and communal spaces including a set of WCs.

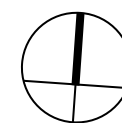
The second floor is smaller in nature as it sits within the roof and includes higgledy piggledy office spaces which can access a roof terrace on the eastern side. This area is largely used for storage or breakfast space for staff due to the poor layout.



Existing First Floor Plan



Existing Second Floor Plan



1.10 Existing Elevations

The whole building is red brick with tile-hanging to first floor and a steep-pitched tiled roof. There have been two extensions on the sides. One single storey flat roof and one with a crown roof now used as a terrace.

The front features a wide gabled, jettied wing on brackets over a large window bay. Asymmetrical two-light mullioned windows are located either side of a wide three-centred arched doorway. The windows are casement and most have been replaced with a white aluminium units. To the front the building has three different bay windows, one with original leaded glass however the frame has been replaced. Another bay is square fronted, extending to the roof and the third is ground floor only. The door way has an original porch arch, with original porch tiles.

To the rear is a smaller bay window, extending to the roof with a series of flat roof dormers.

The front facade is mentioned in the local listing in relation to the imposing nature alongside the front entrance door and window to the side of this. The finial on the rear bay window is also mentioned.



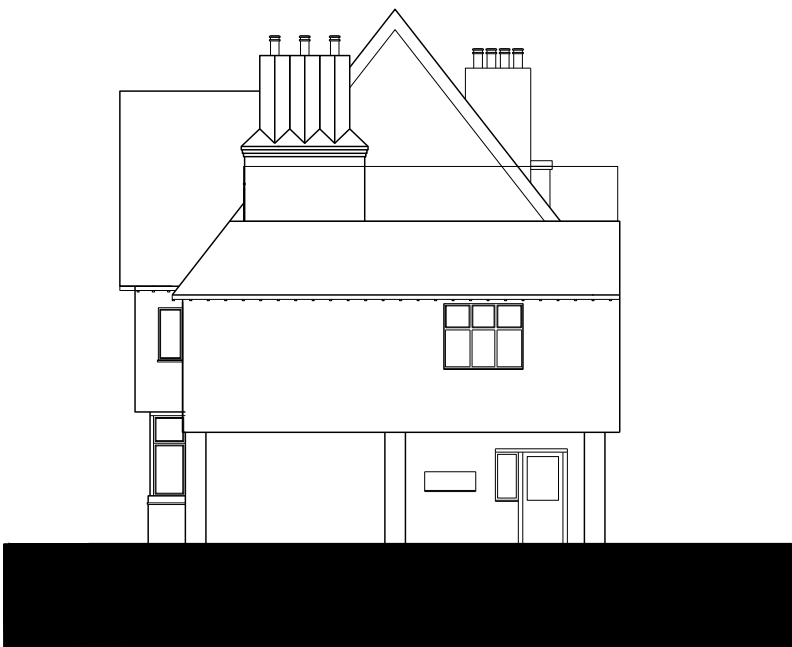
Existing Front Elevation



Existing Rear Elevation

1.10 Existing Elevations

The sides are a continuation of the material palette, but the extensions have altered the overall look and form. These are incongruous to the existing building and do not provide an uplift to the LLA in terms of design.



Existing Side Elevation



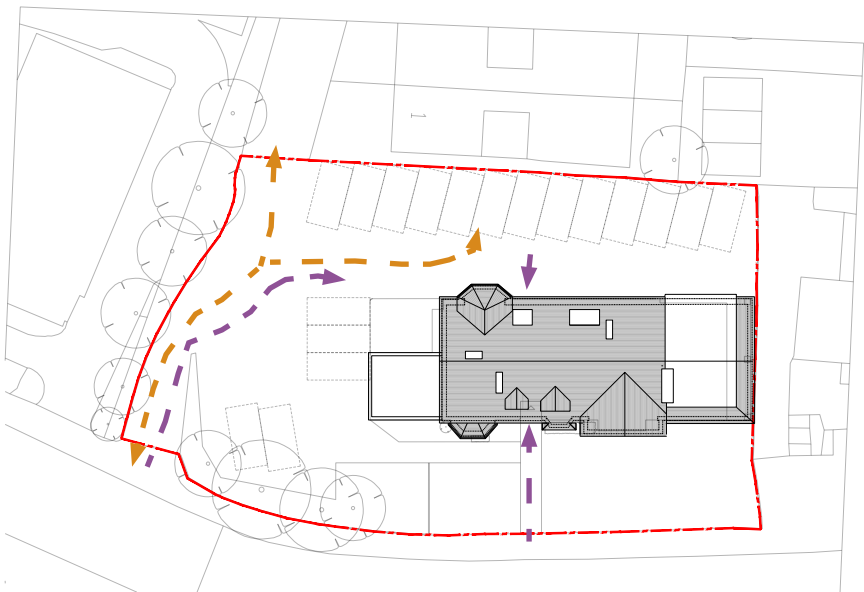
Existing Side Elevation

2.1 Site Analysis

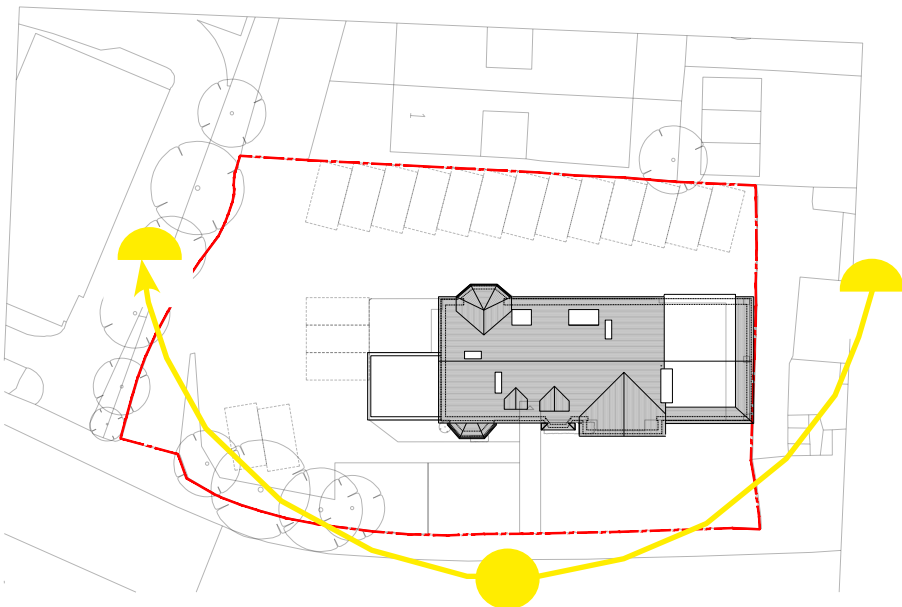
The site is situated close to the corner of Pembroke Road and High Street. It is conveniently located within walking distance of various bus stops and Blighs car park. It is also within walking distance of Sevenoaks rail station.

The site benefits from existing car parking with access from Pembroke Road. The existing site access is to be retained. Pedestrian access is via pathways leading from the street.

The diagrams illustrate the existing and proposed schemes with a sun path overlay the building are orientated on an east west orientation.



Existing Site Access Layout



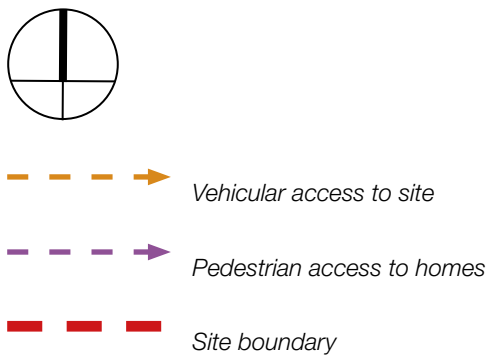
Existing Sun Path

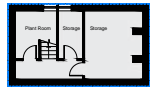


Proposed Site Access Layout

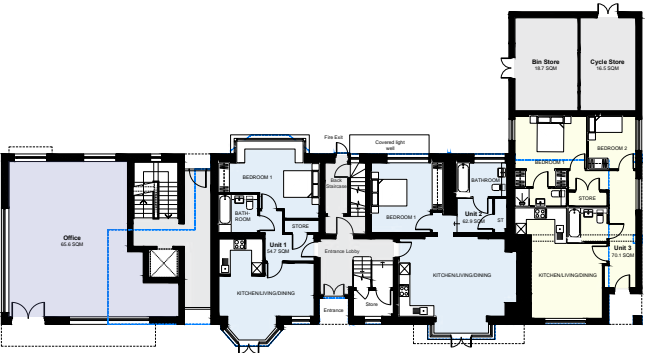


Proposed Sun Path

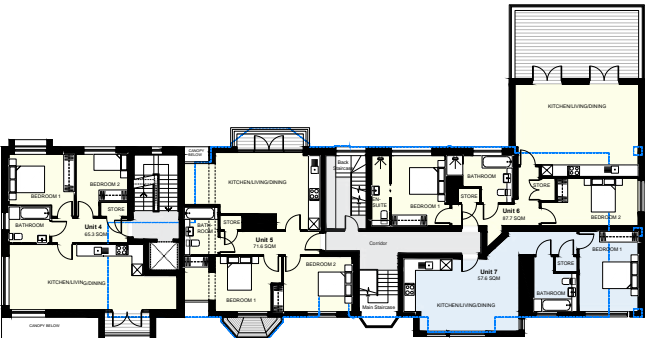




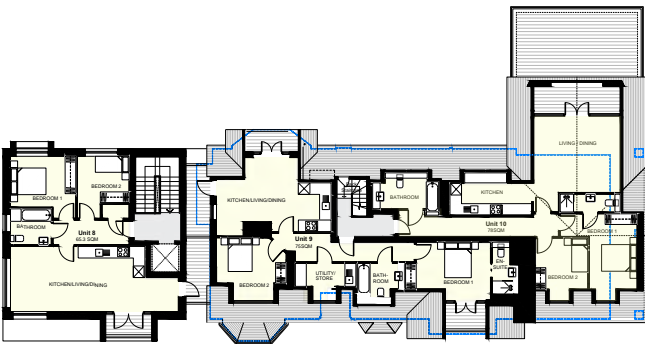
Proposed Basement Floor Plans



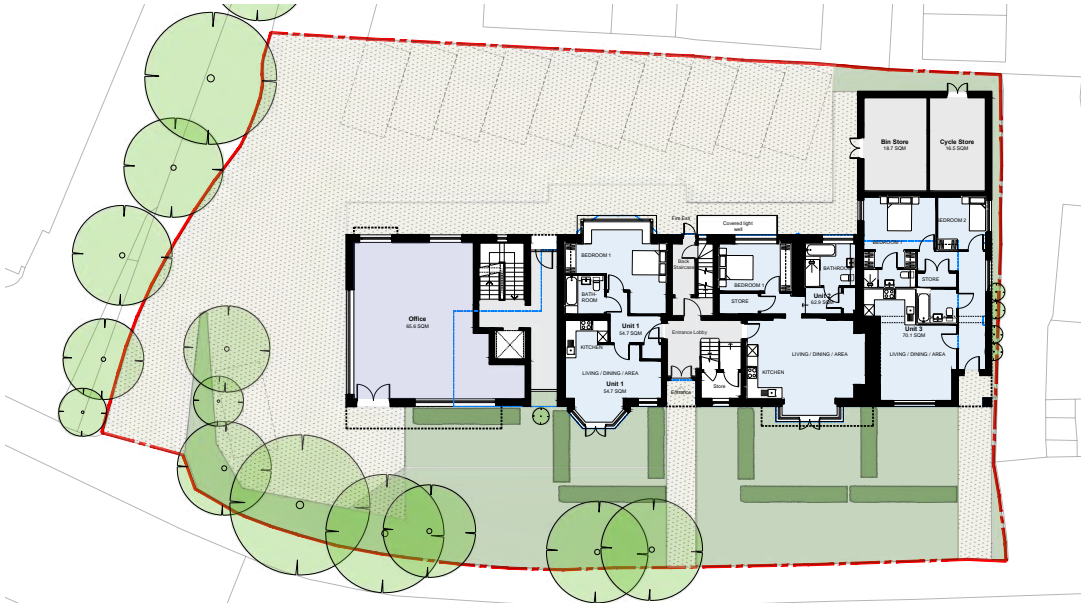
Proposed Ground Floor Plans



Proposed First Floor Plans



Proposed Second Plans



Proposed Site Plan



Proposed Front Elevations



Proposed Rear Elevations

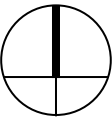
2.2 Pre-Application Scheme (PA/23/00095)

A pre-application scheme was submitted a for conversion and extension which allowed for 10 no. flats and 1 no. ground floor commercial unit. The design to the main building created a subservient second storey level above the terrace to the east and a modern flat roof block to the west side replacing the single storey extension.

The feedback was supportive of the overall premise of design, but requested were commercial space in light of the EMP1 location and various reports to support. The feedback also provided conflicting advice on modern vs traditional extensions in relation to the surroundings.

To address the advice we have revised the design as follows:

- Reduction in residential units from 10no. to 8no.
- Increase commercial space from 10% of the existing up to 50% of the GIA. (Note the accompanying report on lettable areas)
- Alternative design of the new build block to ensure clear glass separation and materiality compliments to LLA.
- Altered location / access to the west block.



Proposed	Bed	Commercial Area (m²)	Residential Areas (m²)
OFFICE		65.6	
UNIT 1	1		54.7
UNIT 2	1		62.9
UNIT 3	2		70.1
UNIT 4	2		65.3
UNIT 5	2		71.6
UNIT 6	2		87.6
UNIT 7	1		57.6
UNIT 8	2		65.3
UNIT 9	2		75
UNIT 10	2		78
Total	16	65.6	688.1

Proposed Area Schedule

2.3 Street Elevations



Proposed Street Elevation of 2 Pembroke Road



Proposed Street Elevation of opposite side with recently approved 9 Pembroke Road



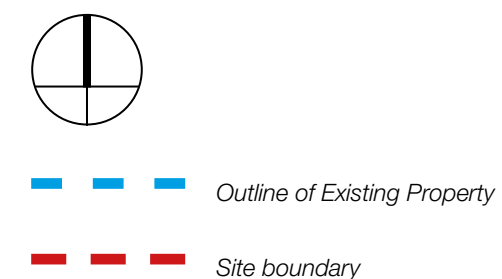
Proposed Site Plan

3.1 Proposed Site Plan

The proposal focuses on a mixed use refurbishment and extension design which enhances and protects the nature of the LLA whilst providing high quality design and accommodation.

The frontage to the plot maintains the TPO, but the hard-standing has been altered to allow access to the commercial units and also to the residential conversion via the existing main entrance. The commercial units are accessed from a separate glazed entrance.

Resident's parking is to the rear as existing alongside a bin and cycle storage unit. Cycle storage is provide for the commercial unit to the front of the commercial unit.



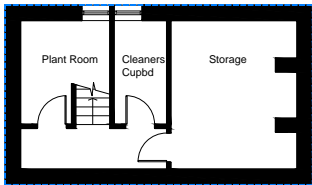
Proposed	Bed	Floor/Store	Commercial Area (m²)	Commercial Sqft	Residential Area (m²)	Residential Sqft
Residential/Plan	-	2/3	-	-	-	-
COMMERCIAL 1	-	-	102.2	1100	-	-
COMMERCIAL 2	-	-	87.9	946	-	-
COMMERCIAL 3	-	-	87.9	946	-	-
UNIT 1	1	-	-	-	55.4	596
UNIT 2	1	-	-	-	63	678
UNIT 3	2	-	-	-	68.6	738
UNIT 4	2	-	-	-	70.3	757
UNIT 5	2	-	-	-	88.2	949
UNIT 6	1	-	-	-	57.6	620
UNIT 7	2	-	-	-	75	807
UNIT 8	2	-	-	-	78	840
Total		2/3	278	2992	556.1	5980

3.2 Proposed Floor Plans

Basement and Ground Floors

The basement will remain as existing, but will be allocated to residential curtilage for services and storage.

The ground floor has been converted into three residential units, two of which are accessed from the existing main entrance. A third unit is self-contained with a covered access point to the side. All the residential units have private amenity space to the front. A new build commercial space is located to the west of the original building with the main access via the glazed link that separates the new build from the existing.



Proposed Basement Floor Plan



Proposed Ground Floor Plan

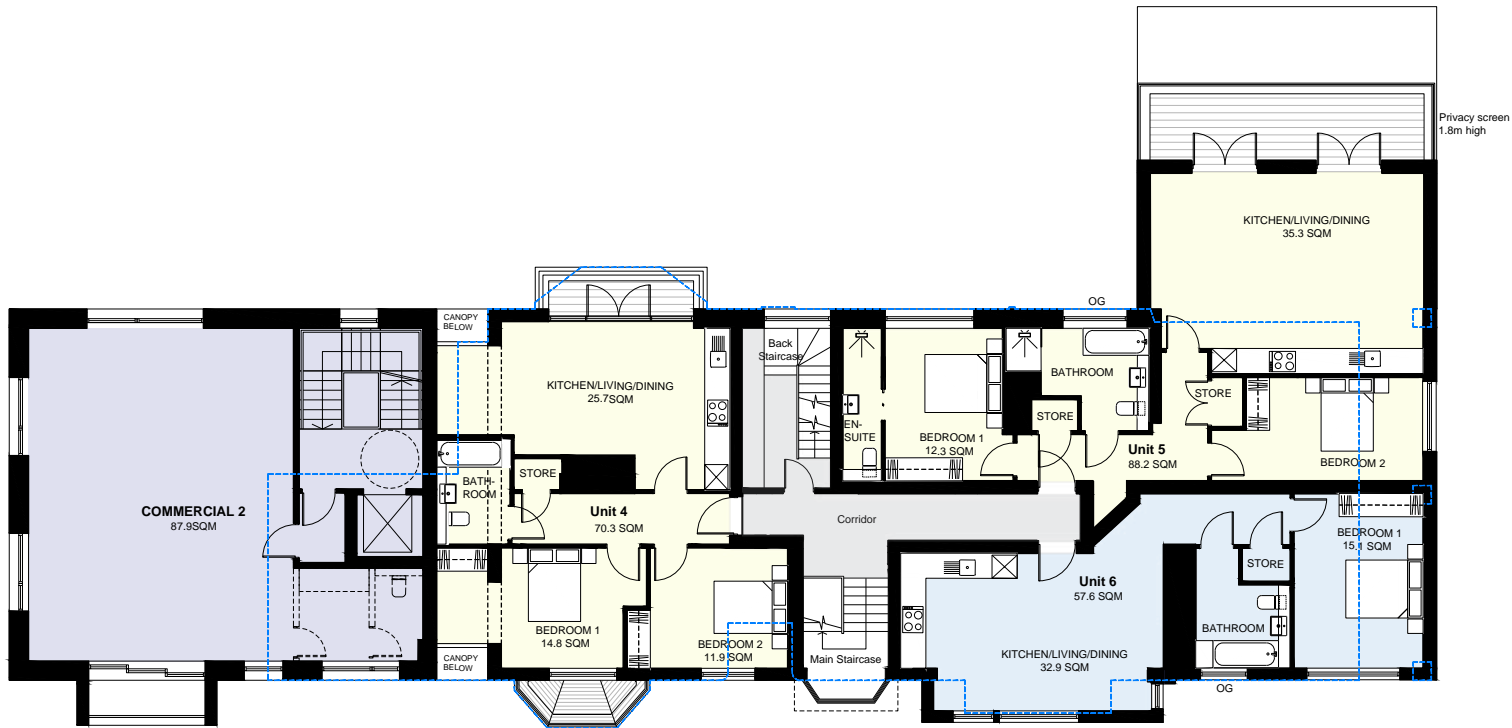


3.2 Proposed Floor Plans

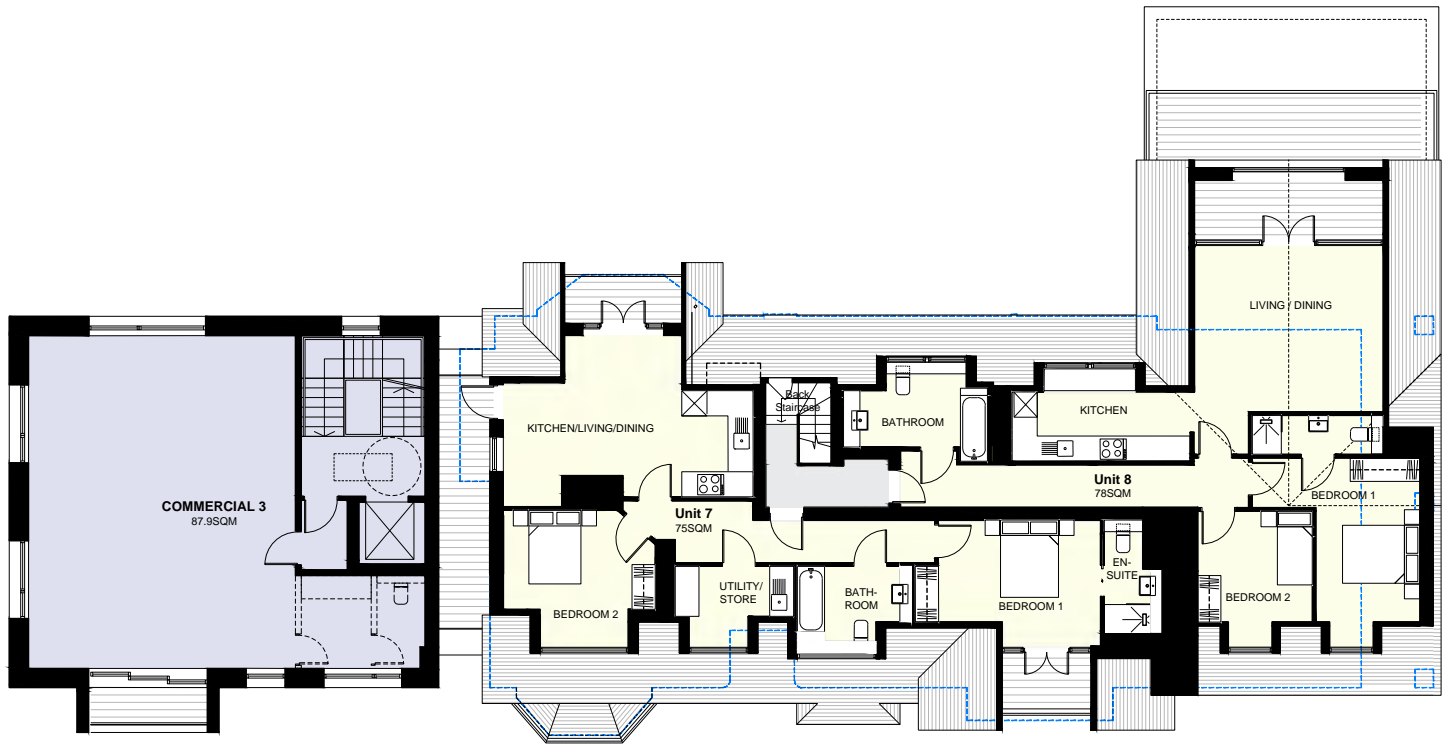
First and Second Floors

The first floor has been converted into three residential units with 2 x two bed units and 1 x one bed unit in the original building with all the two bed flats provided with amenity space via balconies or terraces. A commercial unit is in the new build extension.

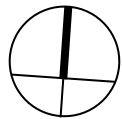
The second floor located in the attic space of the original building and the eastern extension and has been divided into 2 x two bed units. This level is accessed via the existing rear stair. A commercial unit is located within the new build to the west of the original building.



Proposed First Floor Plan



Proposed Second Floor Plan



Site Boundary

Outline of Existing Property

3.3 Proposed Elevations

The building will be largely as existing in terms of appearance. A second floor infill is proposed with the ridge height at a lower level to allow for a hierarchy against the LLA. This replaces an incongruous extension with a more in keeping element. A series of dormers will be added and the existing bay windows will be altered to allow for access to private terraces. A three storey new build unit will be located to the side with a glazed link in a complimentary, yet modern material palette.

The rear elevation of the building will be enhanced by the addition of a rear bay in a design similar to the front bay window. Existing finial will be reinstated on the rear bay. The existing building look and feel maintained.



Proposed Front Elevation



Proposed Rear Elevation

3.3 Proposed Elevations

The existing east elevation contains an overhang at ground floor level that will be in-filled with a small area/overhang retained to form an entrance porch. The upper floor is extended with new gable end and dormers that will be clad in materials similar to the existing.

The existing west elevation will still be evident from the street as we have introduced a glazed link that is set back from the building line. This allows the original form of the existing building to still be identified.

The new contemporary extension aligns to the front and rear facade of the existing building and is of a similar height to the existing gables.

The contemporary design identifies the new extension as a new addition to the existing, but it is clad in materials that are of a colour and texture complementary to the existing building.



Proposed Side Elevation



Proposed Side Elevation

3.4 White Box Model





Material Study

3.5 Material Study

The materials to the existing building are predominately red plain clay tile hanging to the first floor walls and red brick to the ground floor walls with plain clay tile to the roof. On the proposed east extension the materials will match the existing. The contemporary west extension is linked with a recessed clear glass link to clearly differentiate the existing from the new. The materials on the west extension uses a red multi stock brick at the ground floor and corten steel on the upper storeys with the small modules of the corten steel responding to the existing tile hanging and the patina being sympathetic to the existing tile hanging colour.



1 Corten Steel Panels



2 Mixed-red stock brick



3 Corten Steel Shingles

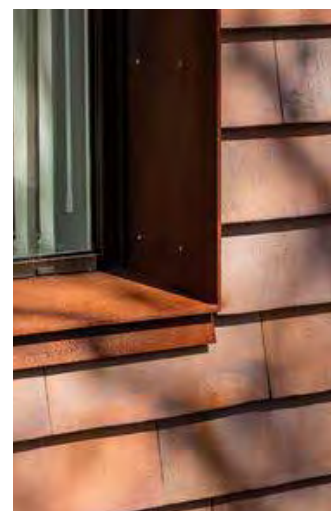


4 Glass & Aluminium Glazed link



5 Corten Window Linings

3.6 Concept Images



4.1 Refuse

Storage and Collection Strategy

New internal refuse stores are proposed within the ground floor rear extension.

Residential bins are provided that included space for 3 No drop front 1100 L Eurobins (or similar) for the storage of general waste. Additional space is provided within a single 1100L bin for recycling.

Individual flats will contain internal storage (within kitchens) for general waste and recycling.

Refuse vehicles can access the refuse store via the existing driveway which is large enough for vehicle turning (as per current roadway layout).

Commercial waste collection will be via private collection.

4.2 Accessibility

Wheelchair and Ambulant Disabled Accessibility

The existing building will be converted to residential accommodation with the existing access stairs being retained as original features of the building. These will provide access to all floors. Currently no additional residential lift is proposed.

The new build commercial space will include level access to all main entrances. The entrance to the upper floors leads to a lobby area containing a Part M compliant lift providing full access to all upper floor commercial levels.

Bicycle Storage & Parking

A secure residential bike store is proposed in the rear extension with provision for 8no. cycles. Sheffield stands are provided at the front of the commercial unit which are overlooked by the ground floor unit. The proposed parking utilises most of the existing parking spaces to provide a total of 12 no parking bays.

4.3 Fire Safety

Means of Warning

The residential units will be fitted with a new mains powered (with battery back up) fire alarm systems within each unit.

The commercial unit will also be fitted with fire detection and sounder systems to comply with current building regulations.

Means of Escape

Residential units will have access to the two existing staircases that serve the existing building. Common and internal hallways will be fire protected. Escape from the 2nd floor will be via the rear staircase. 1st floor accommodate will be served by the two staircase with additional escape windows provided to the residential units at this level. Ground floor will have access to both stairs/escape routes.

Structural Safety

The existing structure appears to be a mix of masonry and timber construction, this will be reviewed in any further technical design phase to ensure that existing or additional wall linings will be providing to ensure suitable fire compartmentalisation.

The new build commercial unit are likely to be constructed from a mix of either masonry and pre-cast concrete elements or possibly a full concrete frame . These structures would be designer to be capable of ensuring 60min fire protection between compartments.

Access and Facilities for Fire Service

Fire pump and tenders can access the full length of the rear facade via the existing driveway that is to be retained. Full access is available from the street to the front facade. Fire alarm control panels would be located close to entrance doors.

4.0 Strategic Design

4.4 Sanitary Provision

The proposed plans indicate possible layouts for WC and tea kitchens per floor. The project could be constructed as a shell and core development with 3 no separate commercial units or one larger single occupancy (across all floors) in which sanitary and welfare facilities could be either separated or included on a single level. The final provision would be in compliance with the building regulations.

4.5 Environmental Design

New commercial extension: The building fabric would be designed as a 'Fabric First' construction with high level of insulation and thermal efficiency. As above the building would probably be built utilising dense concrete floor that could act as thermal heat stores. Windows are indicated as being operable in order to provide natural ventilation across the building footprint. Photovoltaic panels are included on the flat roof to help reduce the overall carbon footprint of the building.

The existing building fabric would be upgraded with internal thermal linings and new roof insulation as required by the building regulations.

Building Fabric

Residential - the existing building fabric would be largely retained with the internal walls being upgraded as required to provide the relevant levels of thermal performance as required by the building regs. The new build element of residential accommodation would be built of similar materials to the existing - brick external walls, tiled roofs etc. (See materials section) These would be chosen to be sympathetic and in character within existing building.

Commercial - the new extension would be built in masonry and/or concrete in a more contemporary style, using materials that would be complimentary to those within the existing building.

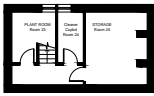
5.1 Executive Summary

The proposal focuses on a mixed use scheme in the heart of Sevenoaks which reinvigorates the existing LLA.

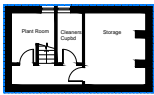
The design is sensitive to the existing building and utilises a similar material palette whilst creating a welcome addition to the street scape.

There is limited impact on the neighbouring buildings, the heights remain below the LLA and on site parking is retained to accommodate all units.

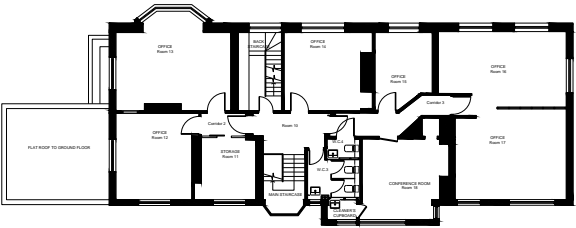
Overall the design is an improvement on the current later additions and seeks to create a more dynamic and improved facade.



Existing Basement Floor Plan



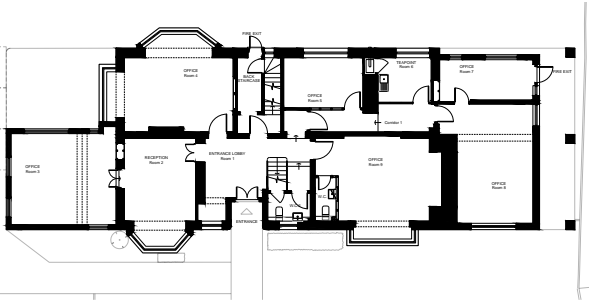
Proposed Basement Floor Plan



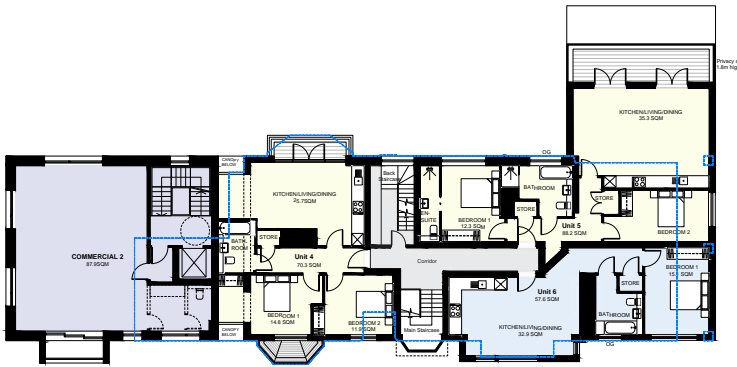
Existing Ground Floor Plan



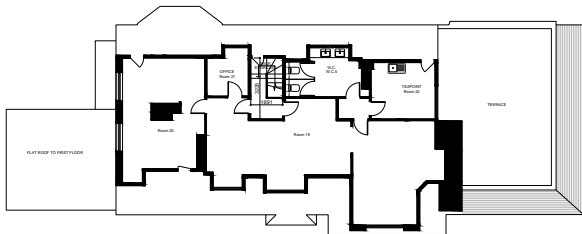
Proposed Ground Floor Plan



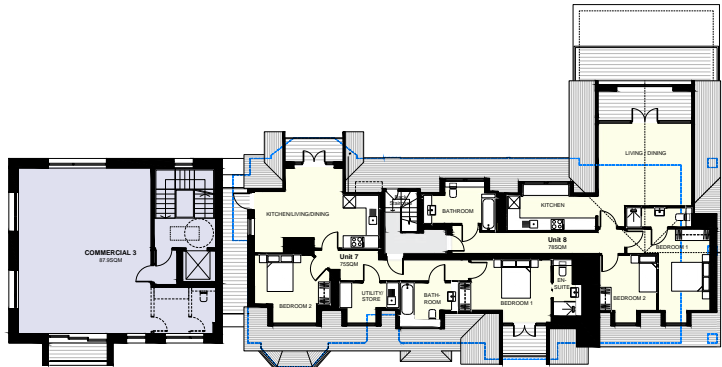
Existing First Floor Plan



Proposed First Floor Plan



Existing Second Floor Plan



Proposed Second Floor Plan

Existing	Plant/Store	Commercial Area (m²)	Commercial Sqft
Basement/Plant	27.0	-	-
Ground Floor		222.1	2390.7
First Floor		221.3	2382.1
Second Floor		112.8	1214.2
Total	27.0	556.2	5986.9

Proposed	Bed	Plant/Store	Commercial Area (m²)	Commercial Sqft	Residential Areas (m²)	Residential Sqft
Basement/Plant	-	27	-	-	-	-
COMMERCIAL 1	-		102.2	1100	-	-
COMMERCIAL 2	-		87.9	946	-	-
COMMERCIAL3	-		87.9	946	-	-
UNIT 1	1		-	-	55.4	596
UNIT 2	1		-	-	63	678
UNIT 3	2		-	-	68.6	738
UNIT 4	2		-	-	70.3	757
UNIT 5	2		-	-	88.2	949
UNIT 6	1		-	-	57.6	620
UNIT 7	2		-	-	75	807
UNIT 8	2		-	-	78	840
Total		27	278	2992	556.1	5986

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