



Proposed Outbuildings at:

Cookham Dene

Chislehurst

BR7 5QW

Design & Access Statement

November 2023

CLAGUE ARCHITECTS

1 Introduction & Overview

Introduction & Submission Documents
Applicant & Design Team

2 Site & Existing Buildings

- 2.1 Site Location
- 2.2 Site Context
- 2.3 Cookham Dene History
- 2.4 Existing Site Photographs

3 Design Proposals

- 3.1 The existing site
- 3.2 Proposed site plan
- 3.3 Existing garage building
- 3.4 Proposed garage
- 3.5 Proposed kitchen garden and glass house
- 3.6 Proposed tennis court and loggia

4 Summary



On plan drawings North is orientated toward
the top of the page unless otherwise noted



2023

All work contained within this document is
the copyright of Clague Architects LLP

reference : 30558A_OB | Design and Access Statement

prepared by : AR

checked by : AR

issued : November 2023

Clague architects
62 Burgate
Canterbury
Kent
CT1 2BH
t: 01227 762 060
f: 01227 762 149
e: info@clague.co.uk
w: clague.co.uk

1 Introduction & Overview

Introduction

This Design & Access Statement has been prepared by Clague Architects in support of a Detailed Planning Application for;

Erection of a lean-to glass house, kitchen garden, tennis court and associated loggia and changes to existing garage building

at

Cookham Dene, Chislehurst, BR7 5QW

The purpose of this document is to provide a supporting statement for the application and to explain the background, site analysis and the design process which has led to the current proposals to enable statutory consultees, neighbours and members of the public to easily gain an understanding of what is proposed.

Submission Documents

Please refer to DHA Planning Statement

Applicant & Design Team

The Applicant

Benaron Property Ltd

Architects

Clague Architects LLP

Clague are a multi-disciplinary practice of architects, urban designers and heritage specialists based in Canterbury, London & Harpenden. The practice has extensive experience of dealing with sites involving complex planning issues. Clague have been appointed to prepare the main package of drawings for the agent and applicant.

Full Project Design Team

Clague Architects - Architects

Farlam and Chandler - Landscape Architects

HCUK - Heritage Impact assessment

KB Ecology - PEA and Bat Survey and Mitigation

Strategy report

Marcus Foster Arboricultural Design &

Consultancy - Arboricultural survey Impact

Assessment and Method Statement Report

(BS5837:2021)

2 Site & Existing Buildings

- 2.1 Site Location
- 2.2 Site Context
- 2.3 Cookham Dene History
- 2.4 Existing Site Photographs

2.1 Site Location

The estate of Cookham Dene is located in Chislehurst, directly south of central London. Chislehurst has a population of about 15,500 and is one of the most desirable places to live in London's borough of Bromley. Although there are a significant number of retirees, the area is primarily made of families and professionals.

Chislehurst boasts both strong links to the city with several bus routes as well as direct rail into London and Kent. Positioned within the M25, Chislehurst is only a fifteen minute drive away from the London Orbital, and so therefore well connected to the rest of the UK.

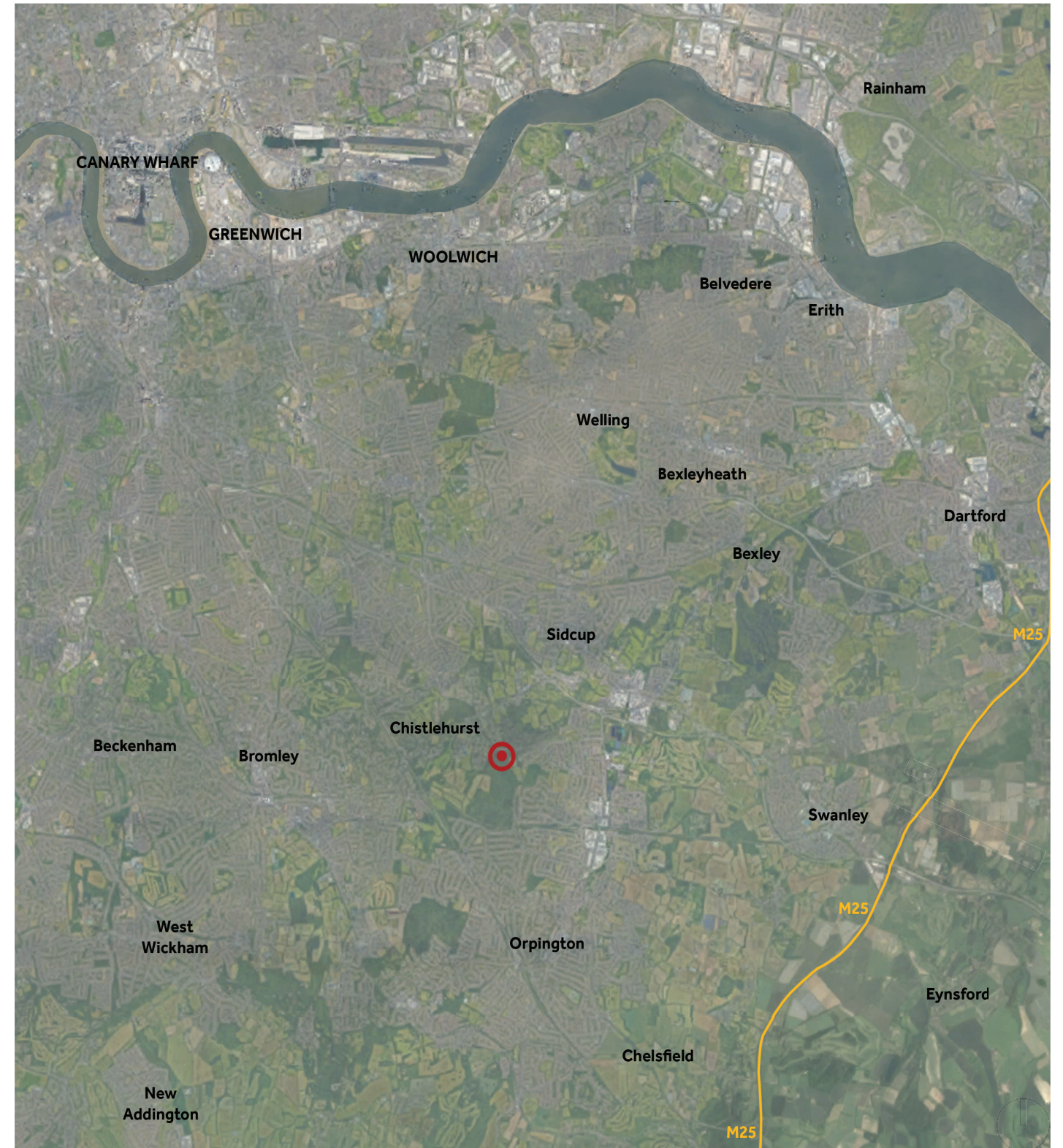


Fig1. Position of Cookham Dene in relation to London

2.2 Site Context

Sitting on the edge of Cookham Dene Close, the Estate is accessed via a secluded thoroughfare and wrought iron gates. At 3.9 acres, the grounds of the house consist of formal gardens to the south of the main house with a larger expanse of grasslands to the east of the buildings containing an orchard, vegetable patches and tennis court.

To the south east of the estate is Petts Wood Ancient Woodland, however some of this is replanted.

In the last few decades, the area surrounding Cookham Dene has become increasingly built up. A number of new homes were constructed in the land directly to the south and west of the site, forming Cookham Dene Close. The close comprises a collection of detached houses that have no specific style or uniformity.



Fig2. Cookham Dene



Fig3. The main house surrounded by Cookham Dene Close shown by Google Aerial

2.4 Existing Site Photographs



Key Plan



1. View of main house and ancillary buildings (including Garage) from across the green belt land.



2. View of main house and ancillary buildings (including Garage) from across the green belt land.

2.4 Existing Site Photographs



Key Plan



3. View of North edge green belt



4. View of existing garage building

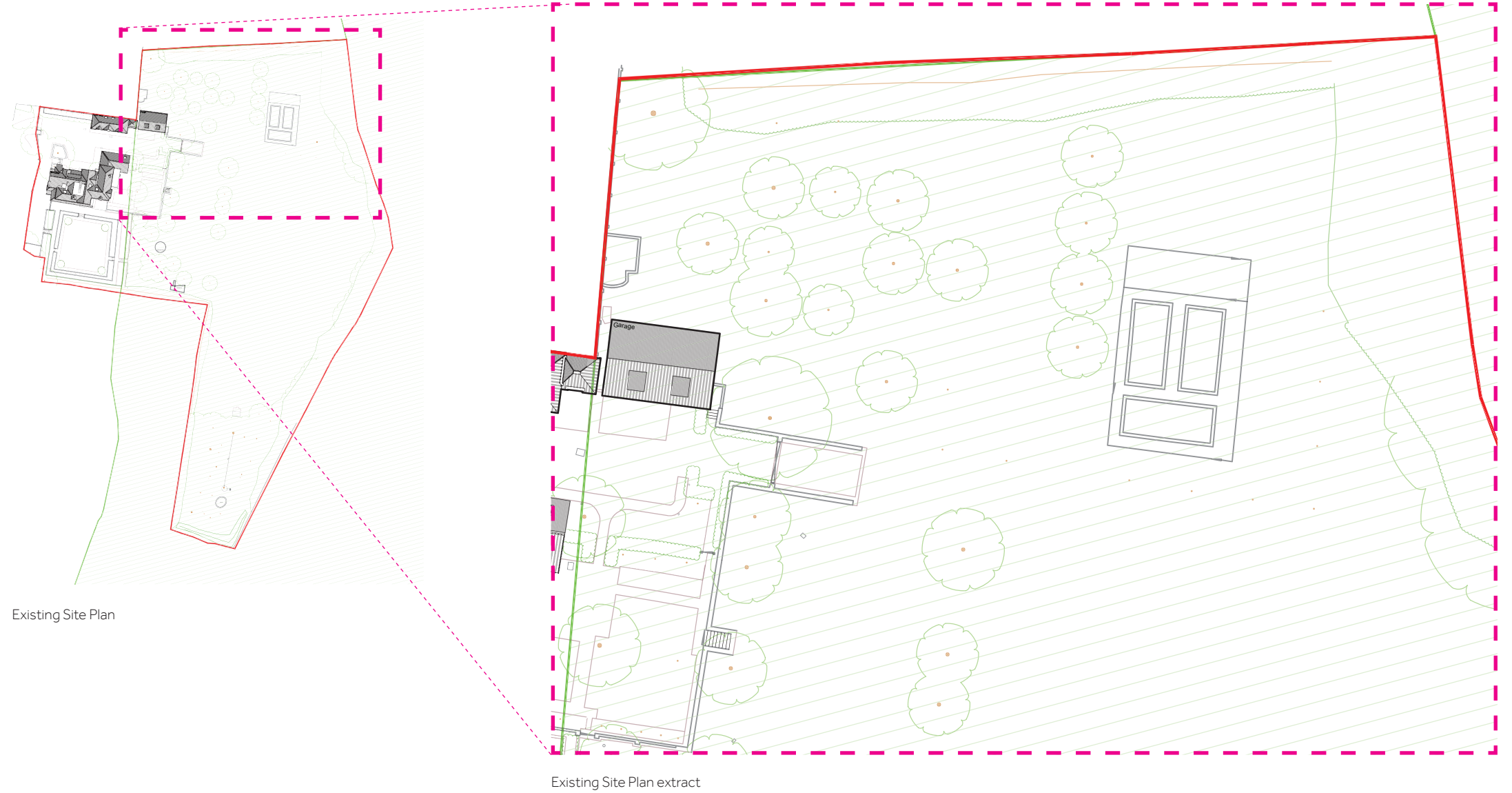
3 Design Proposals

- 3.1 The existing site
- 3.2 Proposed site plan
- 3.3 Existing garage building
- 3.4 Proposed garage
- 3.5 Proposed kitchen garden and glass house
- 3.6 Proposed tennis court and loggia

3 Design proposals

3.1 The existing site:

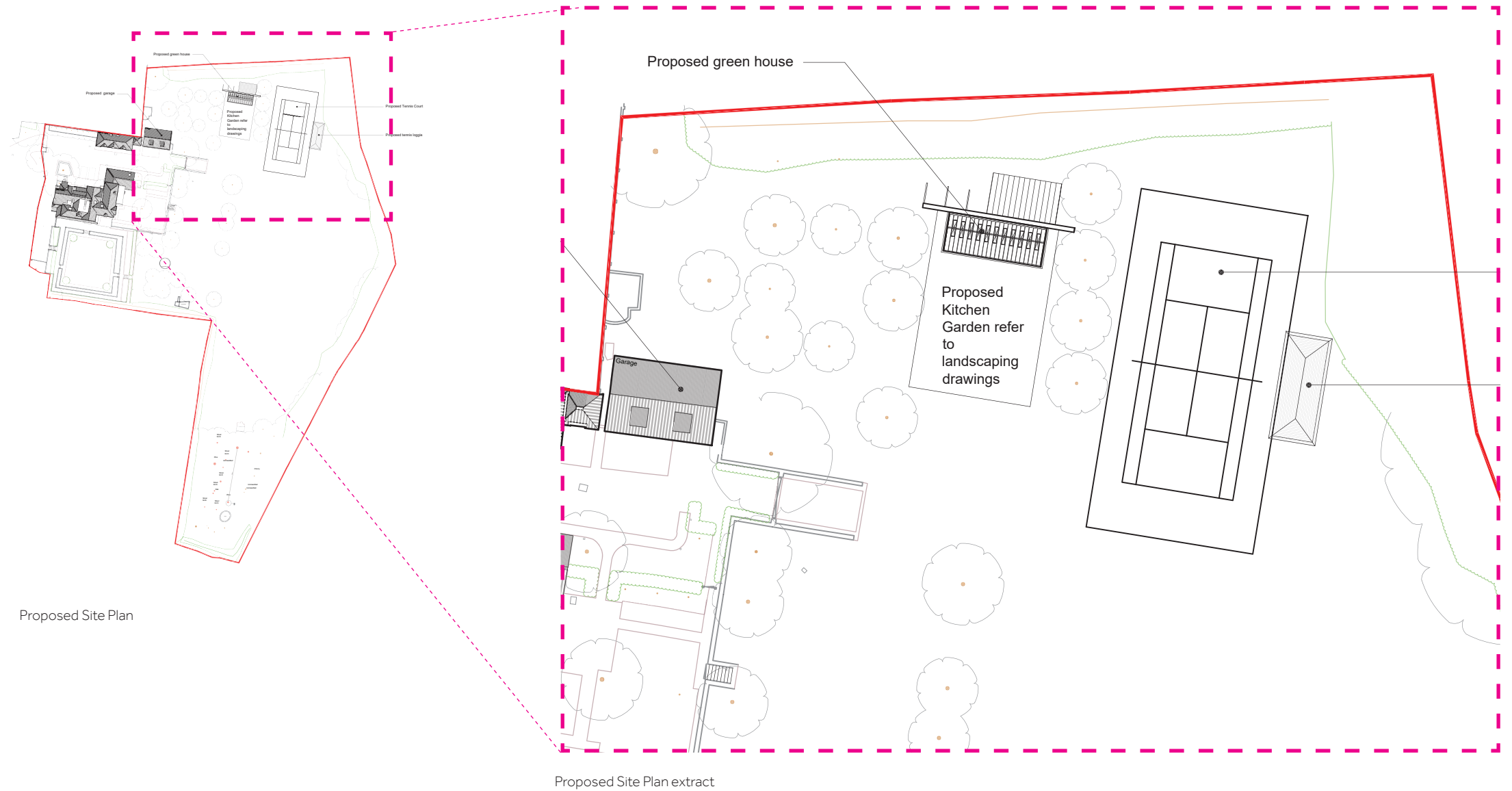
The Cookham Dene estate is set within the Chislehurst Conservation Area and is on the boundary of the green belt. The proposals in this application are all set within the green belt area of the site.



3.2 Proposed site plan:

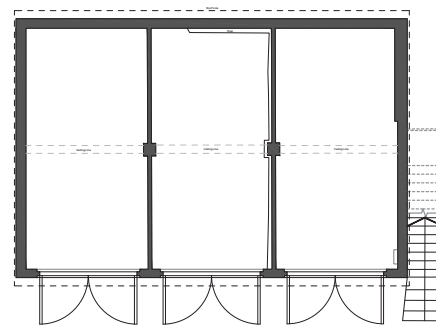
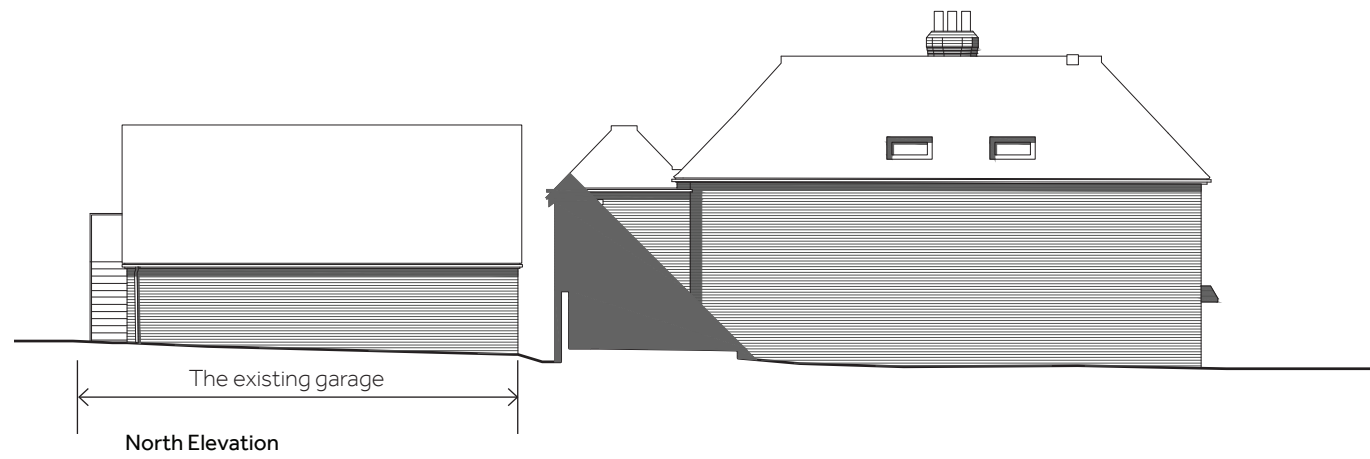
The proposals include the following:

1. Alterations to the existing garage building to create a spacious garage for 2 cars.
2. The creation of a kitchen garden, glass house and associated storage to the north of the site.
3. The installation of a new tennis court and associated loggia structure adjacent to the kitchen garden.
4. A number of existing trees will be removed. Please refer to the arboricultural survey impact assessment and method statement report accompanying this application for details of proposed mitigation measures.

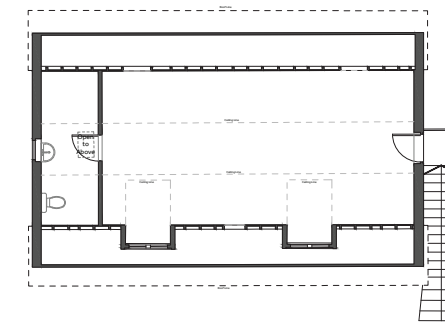


3.3 Existing Garage Building

The existing garage was built post 1980 and consists of a red brick building with a Kent peg tile roof with 2 dormer windows. 3 painted timber garage doors are on the principal elevation of the structure. A metal stair runs up the side of the building providing access to the first floor accommodation.



Ground Floor Plan

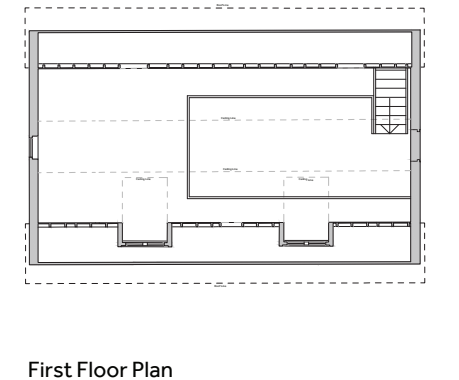
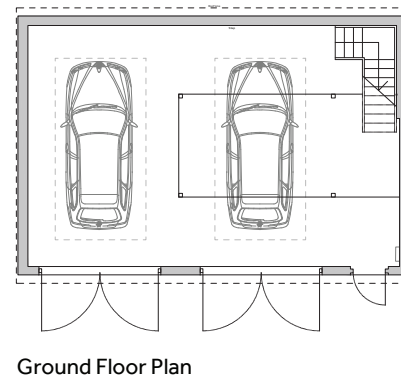
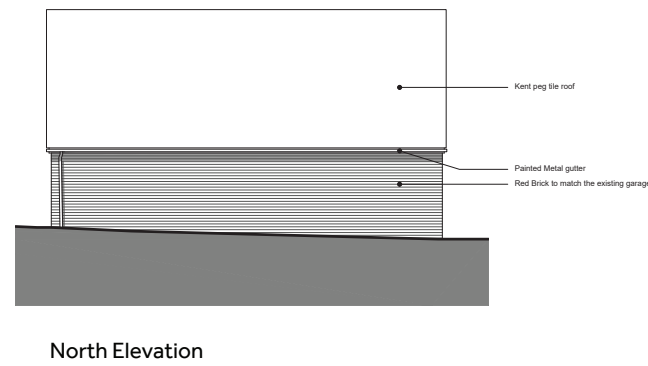
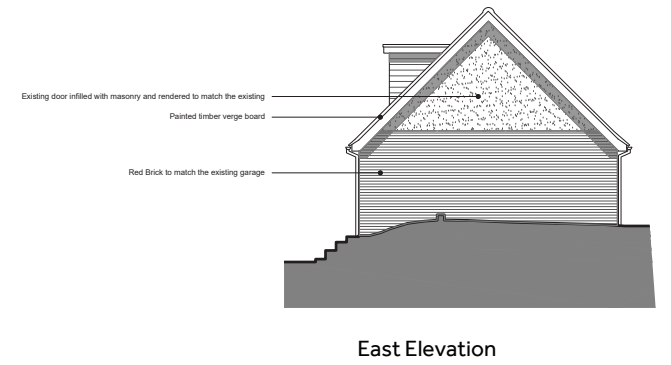
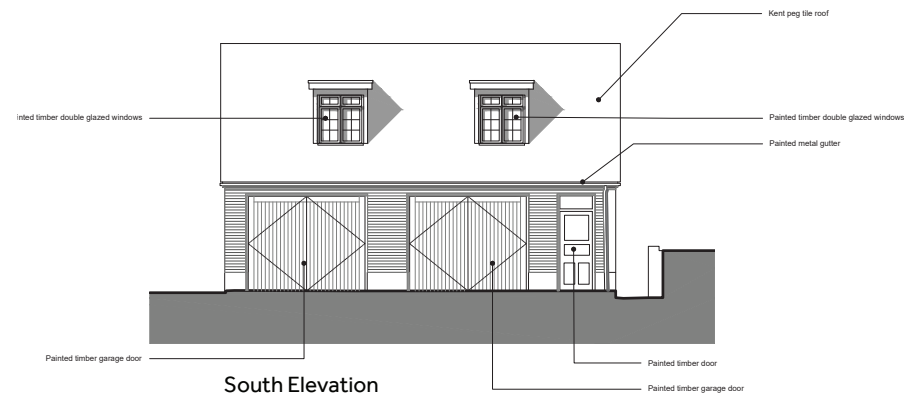


First Floor Plan

3.4 Proposed Garage:

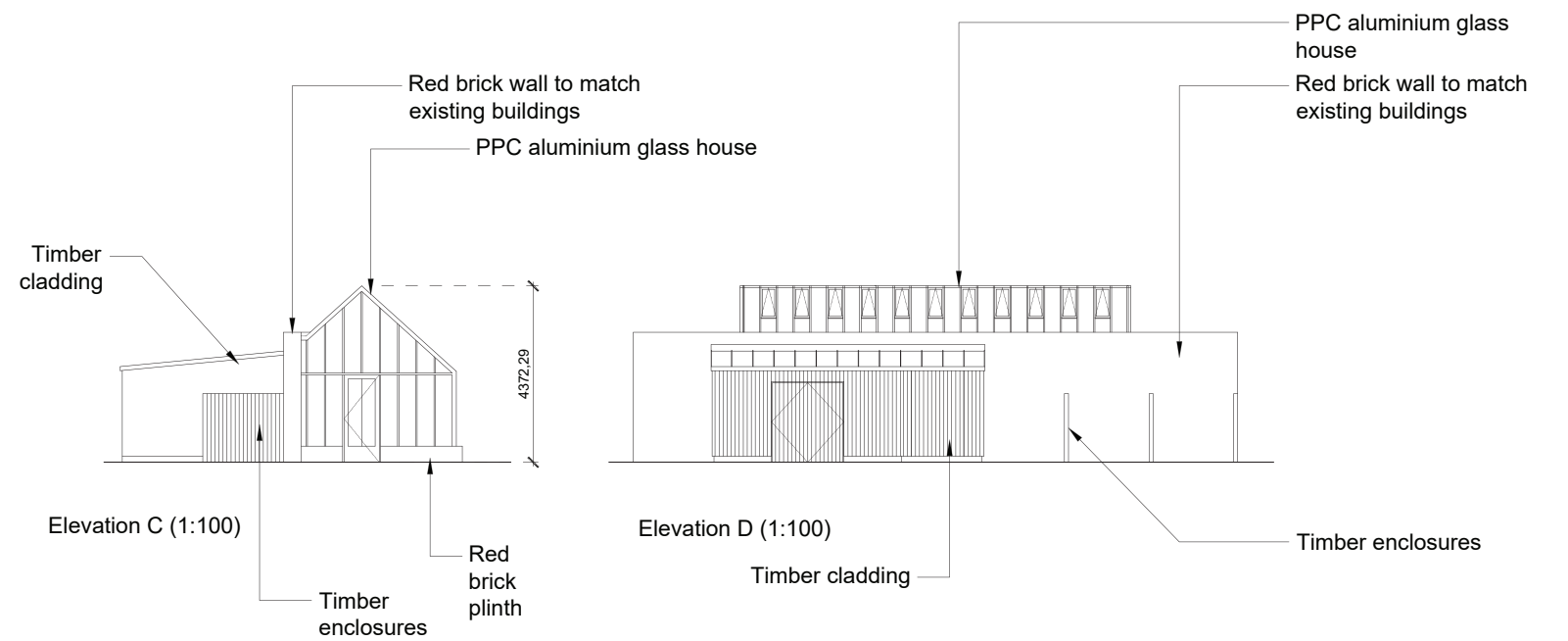
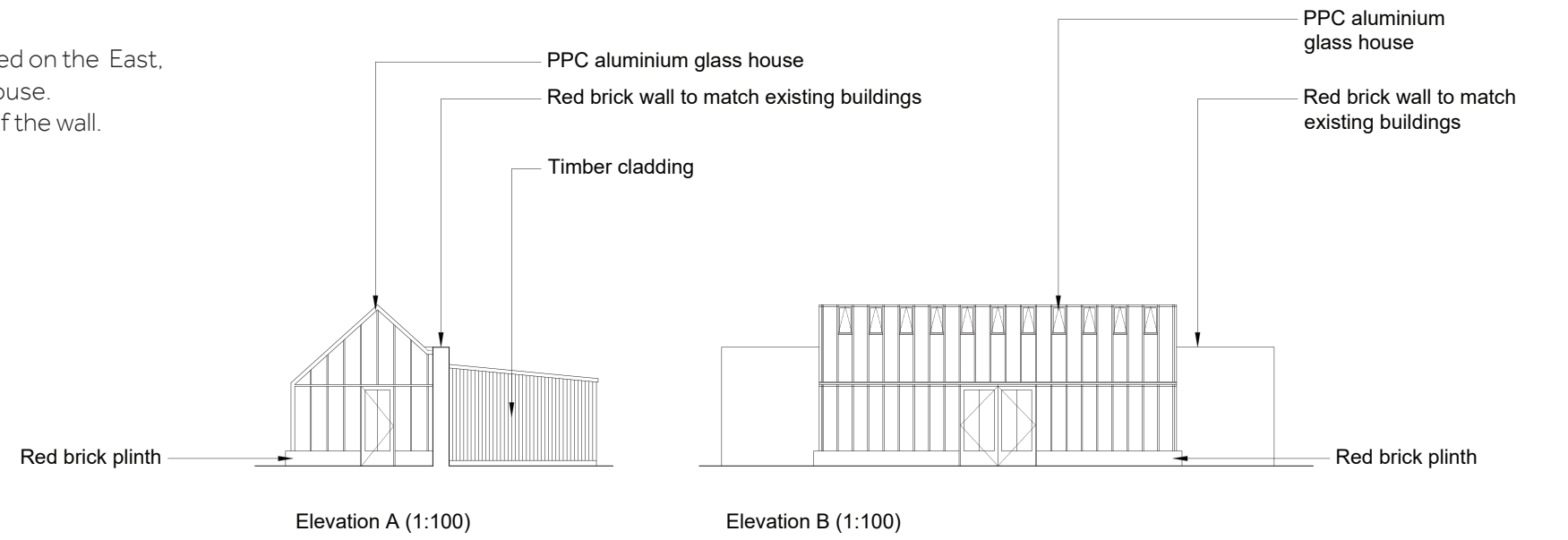
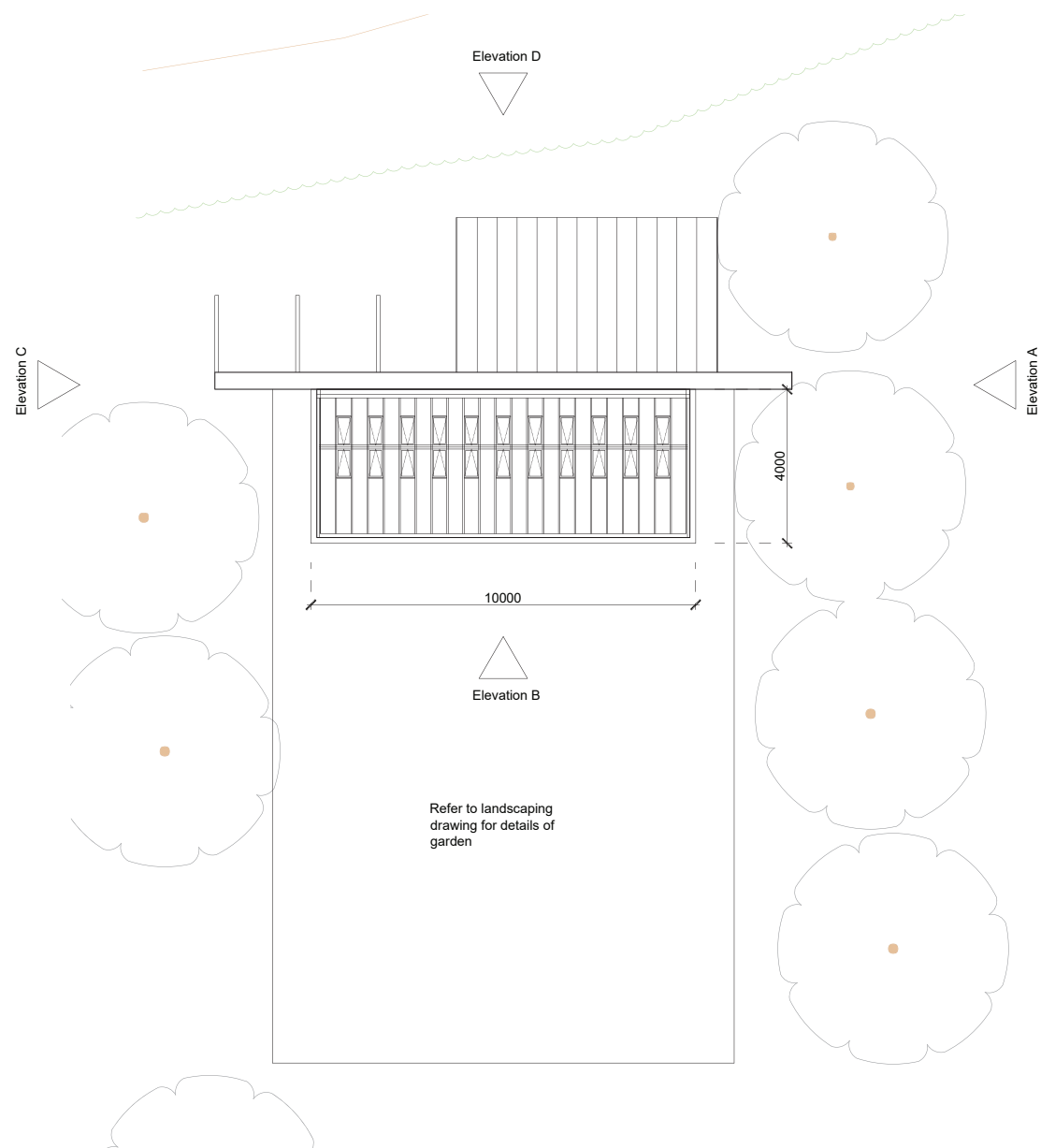
The footprint of the garage will remain as the existing garage. The south elevation will be remodelled to include 2 larger painted timber garage doors and a single painted timber pedestrian door. The existing roof and dormer windows will be refurbished with new Kent peg tiles.

The existing external metal stair on the eastern elevation will be removed. The existing door opening will be at first floor level will be blocked up and rendered to match the existing render and masonry.



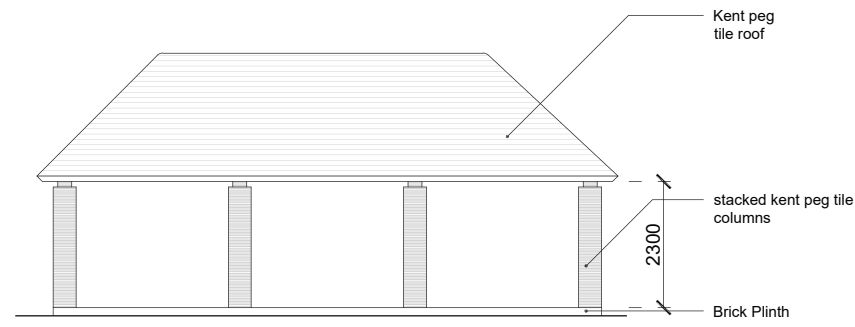
3.5 Proposed kitchen garden and glass house

A new kitchen garden with a glass house is proposed to the North of the site. The garden will be enclosed on the East, West and South sides. The North side will be bounded by a new red brick wall and the proposed glass house. New composting enclosures and a timber lean-to storage shed will be constructed on the North side of the wall.

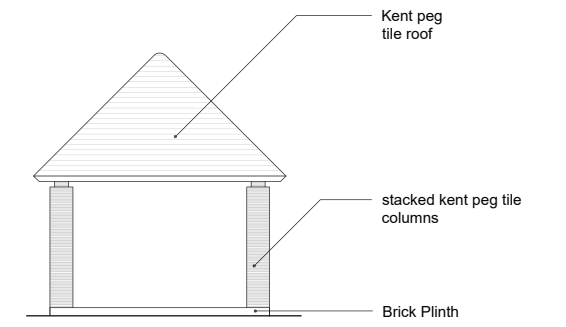


3.6 Proposed tennis court and loggia

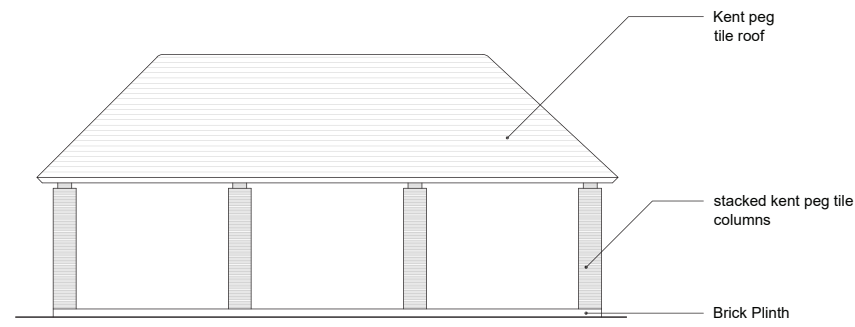
Adjacent to the proposed kitchen garden a new tennis court is proposed. A small open sided structure is also proposed. The structure is designed in traditional materials to match the existing buildings on the site with Kent peg tile roof and stacked Kent peg tile columns.



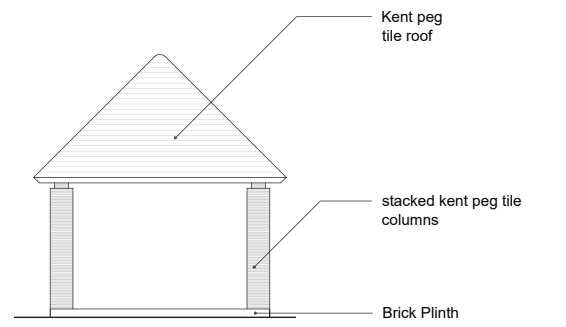
Elevation C (1:100)



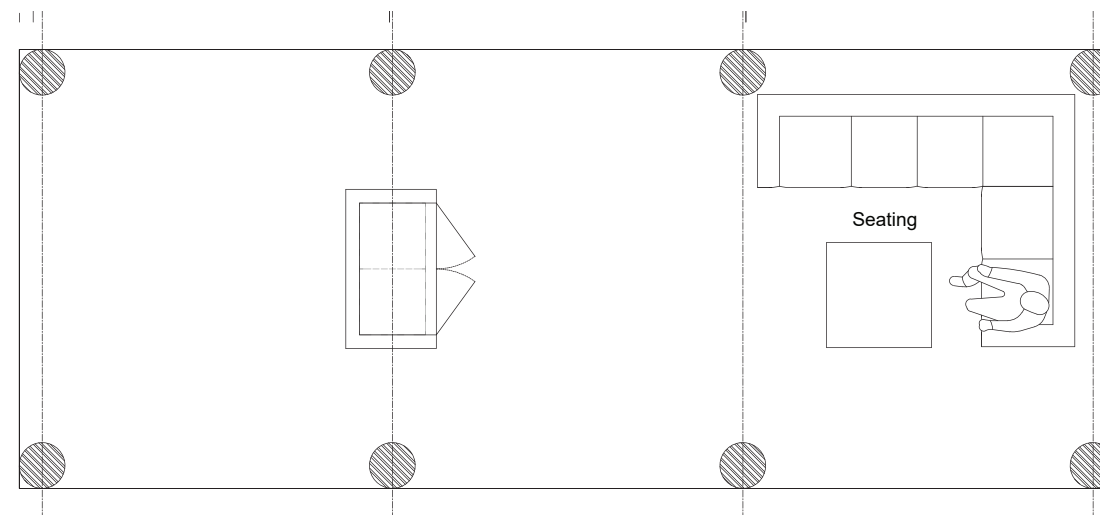
Elevation B (1:100)



Elevation A (1:100)



Elevation D (1:100)



Proposed plan

4 Summary

The proposals set out in this application will provide new leisure facilities and ancillary storage to support the main house. The new structures are designed to be in keeping with the existing historic buildings on the site.

CLAGUE ARCHITECTS

62 Burgate Canterbury Kent CT1 2BH

T: 01227 762 060 F: 01227 762 149

1 Kinsbourne Court Luton Road Harpenden AL5 3BL

T: 01582 765 102 F: 01582 462 149

8 Disney Street, London SE1 8JF

T: 0203 597 6112 W: www.clague.co.uk

www.clague.co.uk

Clague LLP is a limited liability partnership registered in England and Wales with registration number OC335948. The term 'partner' is used to refer to a member of the LLP or an employee or consultant with equivalent standing qualifications. A list of the members of Clague LLP is open to inspection at the registered office, Camburgh House, 27 New Dover Road, Canterbury, CT1 3DN, or on our website www.clague.co.uk.