

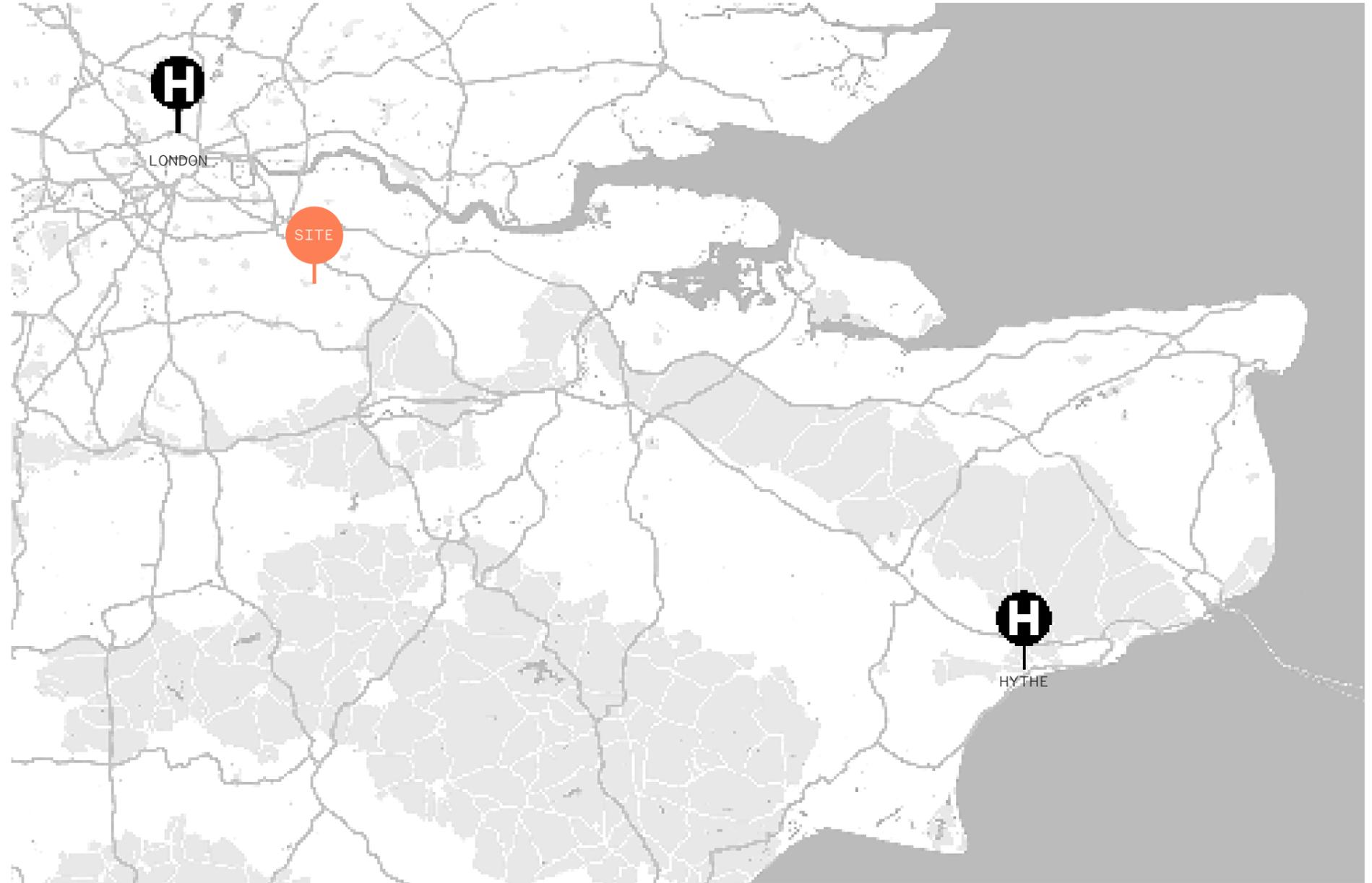
HOME FARM CHISLEHURST

Hollaway is an award winning architecture and interiors practice that places people and feeling at the core of its philosophy of architecture. With offices in Kent and London and a strong reputation for design, the practice is working in a wide range of sectors including hospitality, hotels, restaurants, education and housing, and in recent years has worked on a number of large scale regeneration schemes across Kent including Dreamland at Margate, the transformative Rocksalt restaurant at Folkestone, and Folkestone Academy.

Recent projects include the award winning Process Gallery for artist Nick Veasey, the first new build Picturehouse in the UK at Ashford for developers Stanhope, a new Winery, Gin Works and Brewery for Chapel Down, and a number of large regen and housing schemes in London including Bromley South Central for U & I and the Fisheries in Hackney's London Fields.

We are committed to delivering high quality projects that present innovative design solutions and excellent value through careful control of cost and programme that ensure client satisfaction.

For all projects undertaken, regardless of scale or budget, we strive to gain a clear understanding of our client's brief to define clear objectives and requirements. We spend time working with our clients and specialist consultants to identify opportunities, allowing us to investigate design options to produce an optimum proposal.





DEER HOUSE

Paragraph 79 project, nestled into parkland and championing raw, tactile materials to blend into its surroundings



THE COTTAGE

A One off bespoke project, a modern extension to a traditional kent cottage, blending into its context



MILL HOUSE

One-off bespoke project, a highly modern extension from the rear of a traditional Georgian house. Its blend of materiality extends - naturally, beautifully - out into the garden and the countryside beyond



THE VINORIUM

The building is designed to grow gently and unobtrusively out of the ground, fully integrating with the existing landscape.

1.	BRIEF	5
2.	SITE ANALYSIS	6
3.	BRIEF DEVELOPMENT	16
4.	KEY CONSIDERATIONS	20
5.	DESIGN DEVELOPMENT	24
6.	PRE - APPLICATION	31
7.	DESIGN REVIEW PANEL	36
8.	DESIGN & ACCESS STATEMENT	41

This Design and Access statement has been prepared by Hollaway to accompany the full planning application for the demolition and extensions of existing locally listed buildings, a new viticultural enterprise, new solar & hydrogen energy plan, a new single storey dwelling & landscape enhancement to a small scale family farm on Green belt land in Chislehurst, Bromley.

The Design and Access Statement should be read in conjunction with the full set of submitted reports.

Project Team

- Hollaway / Architectural Design
- Robinson Escott Planning LLP / Planning Consultant
- EDLA / Landscape Design
- Bluesky Unlimited/ Sustainability Consultants
- Quaife Woodlands/ Tree Survey
- Heritage Collective/ Heritage Consultants
- The Ecology Partnership / Ecology
- Hydro Genesis / Hydrogen Consultants
- Herrington Consulting Limited/ Drainage Consultants
- Stephen Skelton/ Viticultural Consultant



Over time Home Farm has developed in an organic & uncoordinated manner.

For the first time in many years, Home Farm is now under single ownership. Although there are extant permissions for development, there is now an opportunity to create a new masterplan by taking a more holistic approach to the site, which could:

- Provide a viable, long term future for one of the only agricultural holdings remaining in Chislehurst
- Enhance openness of the site through views to the architectural context and locally listed buildings
- Provide further amenity for the public
- Enhance architectural resolution with no overall net increase in floor space
- To realise & deliver the first hydrogen powered house to London.
- Overall no additional increase to the consented area/ volume
- Rationalisation of the road network (net reduction in hard landscaping)
- Ensuring the proposals are responding to climate crisis issues by exploring ways to reduce or even eliminate grid dependency



The Site

Planning Map

Home farm is located East of Bromley in Chislehurst; 10 miles from Canary Wharf, 12 miles from London City Airport and 16 miles from Central London.

The site is located in Kemnal Road, a private road and North East of Foxbury Manor.

- SITE APPLICATION BOUNDARY
- PRIMARY ROADS
- SECONDARY ROADS
- CONSERVATION AREA
- TREE PRESERVATION ORDER
- GREEN BELT
- LISTED BUILDING



Site Location

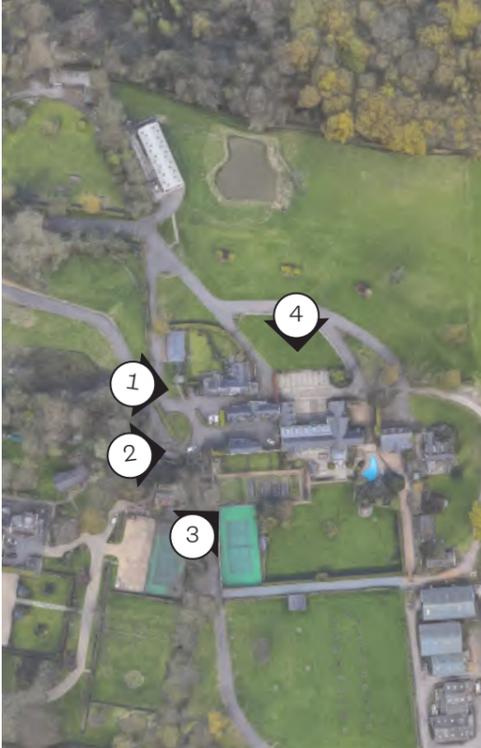
The present day Home Farm sits within 20.5 acres of open Green Belt land surrounded by protected woodland. This means the site is secluded from the neighbouring urban areas of Chislehurst & Sidcup. Existing built development is mainly concentrated in the south western part of the site.



- SITE APPLICATION BOUNDARY
- LOCALLY LISTED BUILDINGS
- PRIMARY VIEWS
- PRIMARY ACCESS
- STATUTORY LISTED BUILDINGS

Existing Development on Site

Since the farm became separate from Foxbury Estate the walled gardens and courtyards have long since disappeared and the land around the existing buildings has been developed in a piecemeal way. A number of existing buildings have been altered and extended, creating enclosed courtyards, blocking off views back to the surrounding open fields. The development of the proposal looks at how we open these key views back up, keeping the historical character and elements of the buildings and to develop in a rational way. One particular key move is to open up the views to the clock tower.



The Site is enclosed by a combination of mature woodland, large scale residential (both contemporary and historic) and leisure land uses. Visually, due to the relatively low-lying position of the Site and the density of the surrounding mature woodland and land uses, the Site is not visible from the wider landscape. The Site is visible from PRoW (footpath) FP042, as the route crosses the eastern part of the Site. The route is in a relatively elevated position, but views are partially filtered by mature hedgerows and the composition of the view contains buildings across Home Farm and the upper parts of Foxbury Estate. Redeveloping the site within a comprehensive new landscape framework will respond positively to the Chislehurst Conservation Appraisal principles of siting, layout and design and will improve the scenic and biodiversity value of the Green Belt, responding positively to the requirements of the NPPF.





SITE APPLICATION BOUNDARY



-  SITE APPLICATION BOUNDARY
-  EXISTING BUILDINGS
-  PRIMARY ROADS
-  SECONDARY ROADS
-  EXISTING FIELDS
-  PRIMARY ACCESS
-  PUBLIC RIGHT OF WAY



-  SITE APPLICATION BOUNDARY
-  EXISTING TREES
-  TREE PRESERVATION ORDERS
-  PRIMARY VIEWS
-  HEDGEROWS
-  PROTECTED WOODLAND

Historical Aerials



UP TO 1940
HOME FARM HAD A CLEAR NARRATIVE CONSISTING OF ONE MAIN HOUSE SURROUNDED BY A PATCHWORK OF LANDSCAPED GARDENS.



UP TO 2003
ADDITIONAL ACCESS ROUTES THROUGH THE SITE, A TENNIS COURT, OUTBUILDINGS & THE CONSTRUCTION OF GREENACRES IN THE 1990'S, INCREASED THE DOMESTIC FOOTPRINT ON THE SITE.



UP TO 2006
EXTENSIONS WERE ADDED TO THE BOTHY.



UP TO 2010
THE EXTENSION TO GREENACRES ENCOMPASSED THE BUILDING TO THE WEST AND EXTENSIONS TO THE POLO MEWS.



UP TO 2015
A POND WAS CREATED TOWARDS THE NORTH OF THE SITE TO AID THE DRAINAGE OF THE SITE FOLLOWING SEVERE FLOODING IN 2014



2019 TO NOW
HOME FARM AS PRESENT

Existing Buildings on Site



BARN & MACHINERY STORE



THE BOTHY



1 & 2 POLO MEWS



3 & 4 POLO MEWS



GREENACRES



TRIPLE GARAGE, OFFICE AND APARTMENT



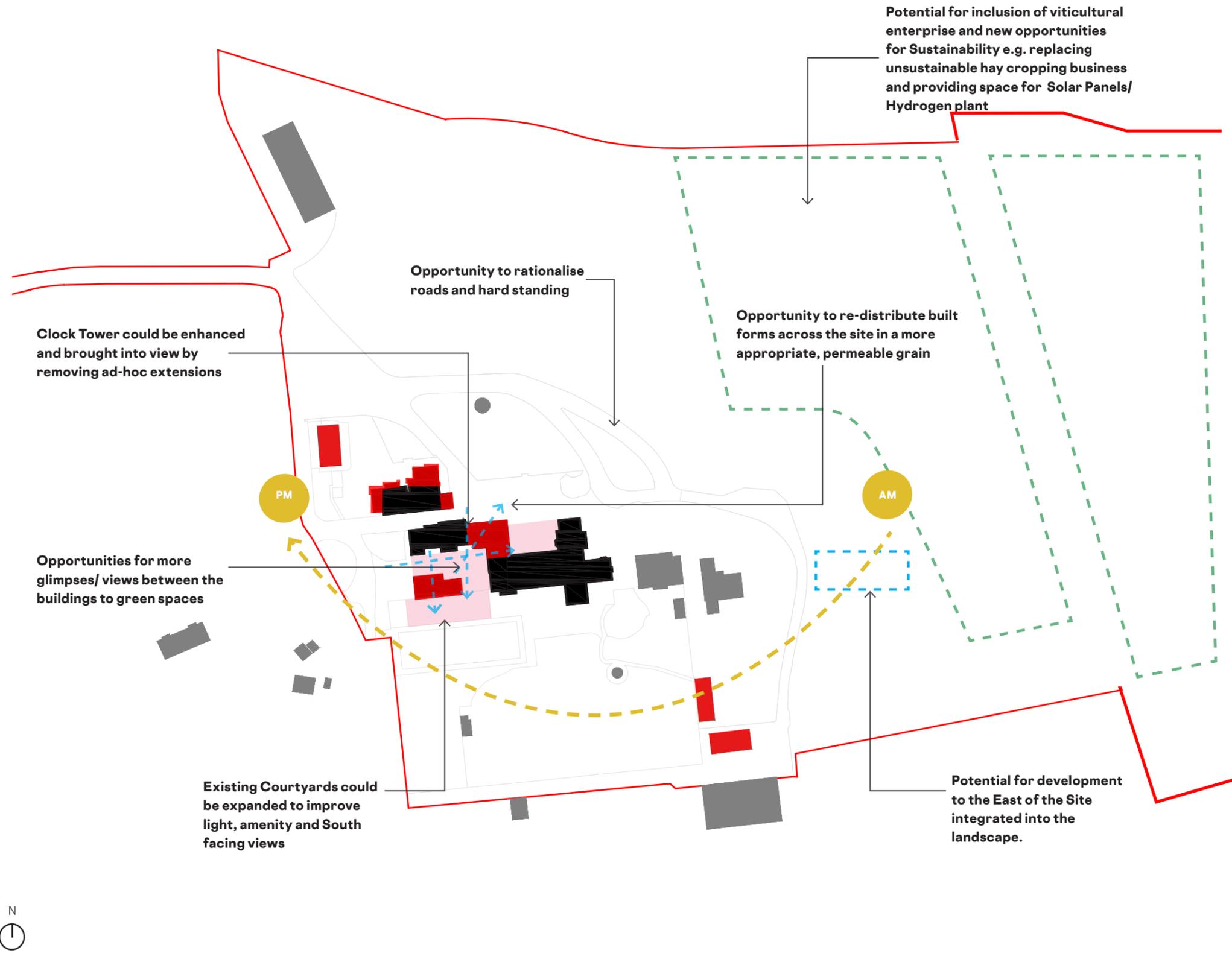
CHERRY TREE COTTAGE



Brief Development

Whilst developing the brief, the following points were considered:

1. Creating views and routes through the site by considering demolition to the existing developments. Reintroducing the idea of courtyard spaces and walled gardens
2. Rationalising and decreasing the amount of Hardstanding on the site
3. New developments to the east of the site
4. Vineyard to the East of the site integral to the landscape
5. Decreasing the sqm of built forms across the site



Developing the brief, the proposal seeks to develop the small scale family farm in a more sustainable way by introducing and increasing more biodiversity and also to develop a viticultural enterprise. A new site wide strategy to encourage sustainability will work to mitigate any environmental impact.

These Key factors will be considered and feed into our overall approach to the site;

PASSIVE DESIGN

- Considered Orientation of proposals
- Glazed openings sized to maximise heat gain in winter & minimise solar gain in summer, whilst providing a good level of daylight.

WATER

- The use of Rainwater harvesting systems
- Water meters will be fitted to all properties

EMBODIED CARBON

- Lean design to reduce material quantities
- Target responsible sourcing and local procurement of materials
- Reducing demand for high carbon embodied materials with alternatives
- Preference will be given to those materials, which score an A+, A, or B rating in the 'Green Guide to specification'

CIRCULAR ECONOMY

- Building in layers allows for future demolition/adaption without wholesale change
- Dedicated locations provided for storage of operational recyclable & non-recyclable waste, internally & externally
- Site waste management plan will be developed
- Over 80% of construction waste will be diverted from landfill.



Viticulture Enterprise

Various forms of farming have taken place at Home Farm over the past 200 years. The current hay cropping business is proving to be no longer sustainable and the decision has now been made to substantially invest in the farm and affirm its long term future. The ambition is to turn Home Farm into Bromley's first commercially run vineyard and one of only a handful within London. Stephen Skelton of English Wine, one of the most experienced and highly regarded viticulturists in the UK, has been appointed to establish the vineyard and has already undertaken the necessary due diligence to confirm the location is suitable and the business plan sound. Work to date has included:

- Confirmation that the topography is suitable and identification of the planting areas.
- Soil analysis confirming the soil is appropriate
- The area has been limed prior to being subsoiled and planted with a bespoke cover crop to further enhance the soil conditions

English Wines have calculated the initial requirement of 10,575 vines which will be imported from France & Germany.

The strategy will be to plant five different varieties in order to create both still & sparkling wines as follows:

VARIETY	NO. OF VINES	PERCENTAGE OF VINEYARD
BACCHUS	2,700	25.53%
BLAUER FRUBURGUNDER	2,700	25.53%
CHARDONNAY	1,725	16.31%
PINOT NOIR	1,725	16.31%
MEUNIER	1,725	16.31%
NUMBER OF VINES	10,575	100.00%



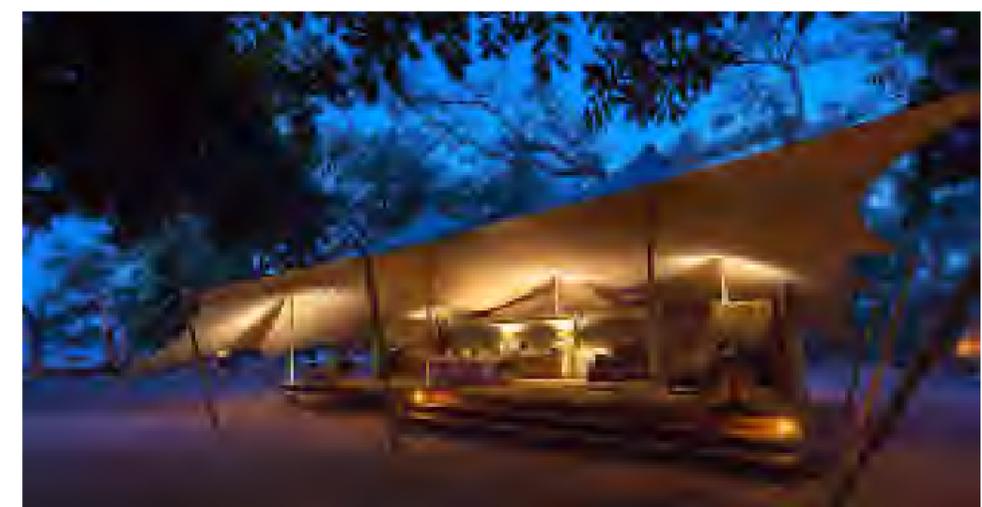
Proposed vineyards are to utilise the land to the east of the site



Temporary structure to picnic area

As shown previously there is a public right of way that runs from the south east corner to the north of the site, allowing for an opportunity to respond to the DRP feedback and provide a space that can be used for public amenity and to promote community interaction with the vineyard. The field is often used as a picnic location by users of the footpath and given the most southern part of the field is not suitable for vineyard establishment, it is proposed to create a landscape-led design response with the following objectives:

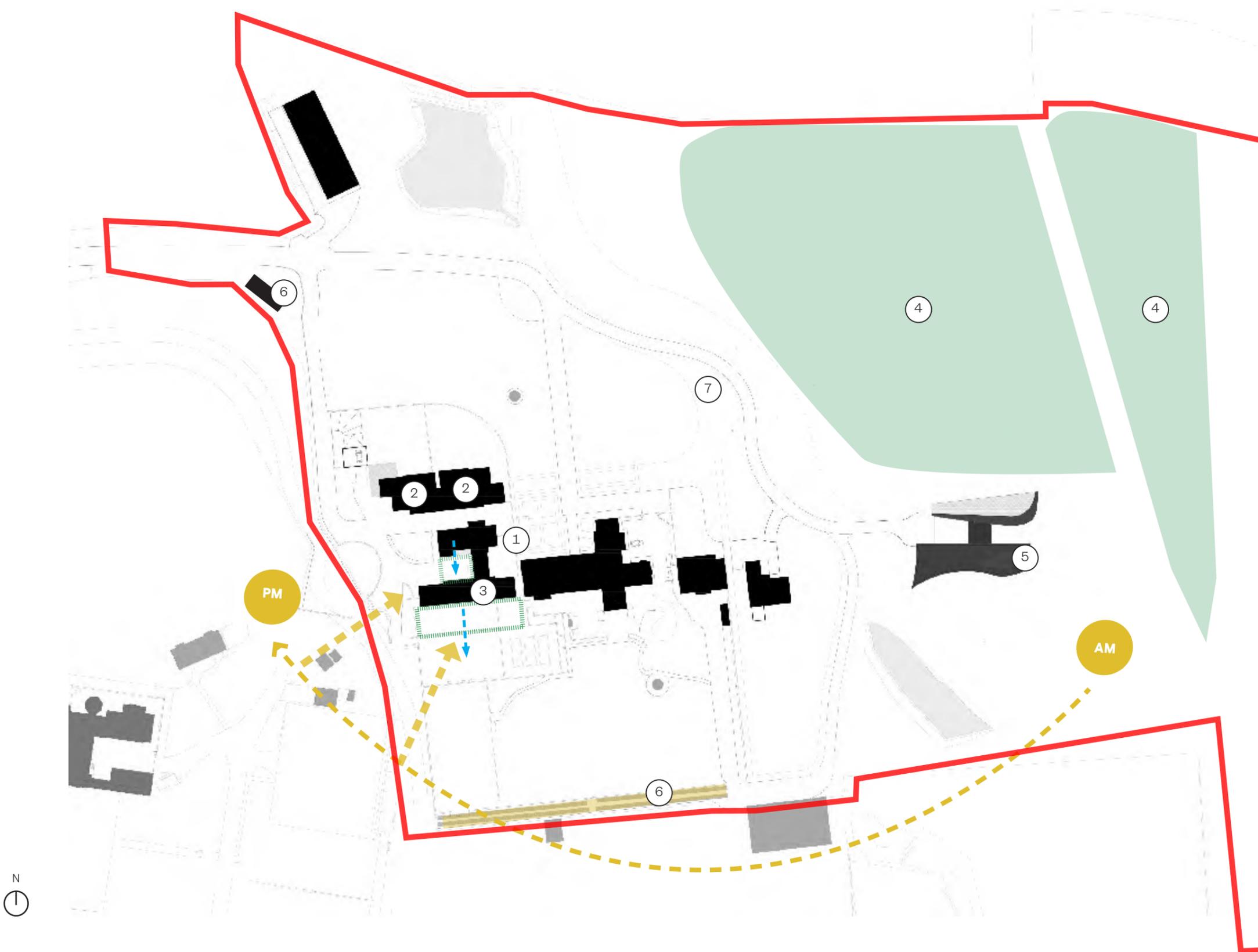
- Provide an additional fruit orchard to further enhance the biodiversity of Home Farm
- Provide a new area of public amenity space adjoining the footpath for picnics to continue
- Promote information about the viticultural enterprise at Home Farm through the provision of information boards
- Identify a location for the use of a temporary structure to assist with seasonal vineyard activities such as picking



Key Considerations

- 1. Detaching Polo Mews from Greenacres by demolishing the existing garage
- 2. Bothy Extensions are rationalised to create more space. Garages are relocated
- 3. Demolishing 3 & 4 Polo Mews adding a 1 storey Ground Floor extension to allow for south facing elevation towards Garden
- 4. Vineyard to the East of the site
- 5. Proposed House to the East
- 6. Solar panels and Hydrogen plant to aim for zero carbon
- 7. Reconfiguration of Road network to reduce overall amount of impermeable hardstanding on site

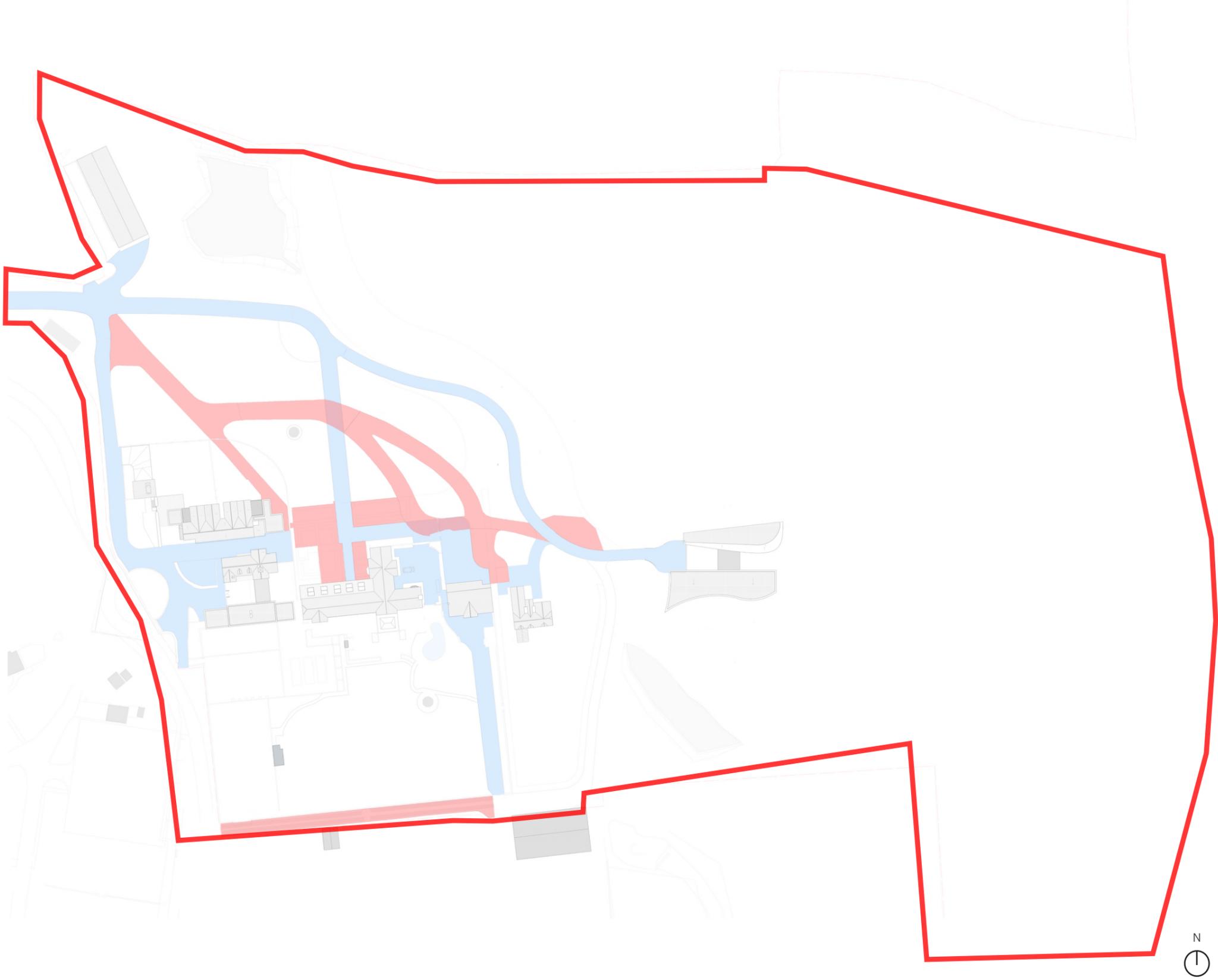
The proposed has been designed with the environment in mind. More trees are to be planted, gardens extended & hard landscaping to be decreased.



Hardstanding Reconfiguration

The Existing sqm of Hardstanding on site is currently 5149.3sqm. As the new overall master-plan of the site has been developed, rationalising the road infrastructure on the site and reducing the amount of hardstanding in site has been considered. Three clear routes are to be introduced leading to three key parts of the development. Rationalised infrastructure is shown in blue. Proposed Hardstanding is to be 4015.3m

Existing Hardstanding **5606.7 sqm**
Proposed Hardstanding **4015.3 sqm**
Total Hardstanding Reduction = **1134 sqm**



-  SITE APPLICATION BOUNDARY
-  OUTLINE OF DEMOLITION
-  PROPOSED ROAD CONFIGURATION
-  DEMOLISHED ROAD CONFIGURATION



View facing south looking towards the clock tower in amongst the cluster of existing built form



View looking east into the existing courtyard between Polo Mews & Greenacres



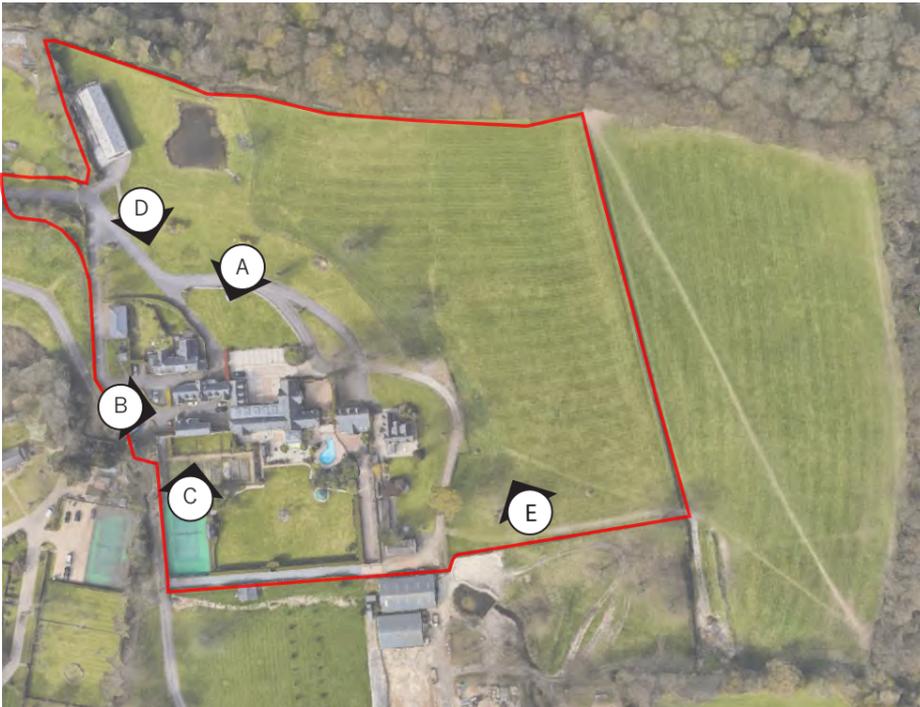
View facing north back across to the clock tower hidden by 3+4 Polo Mews



View looking south east across the site back to Greenacres



View looking North across site for new house & vineyard

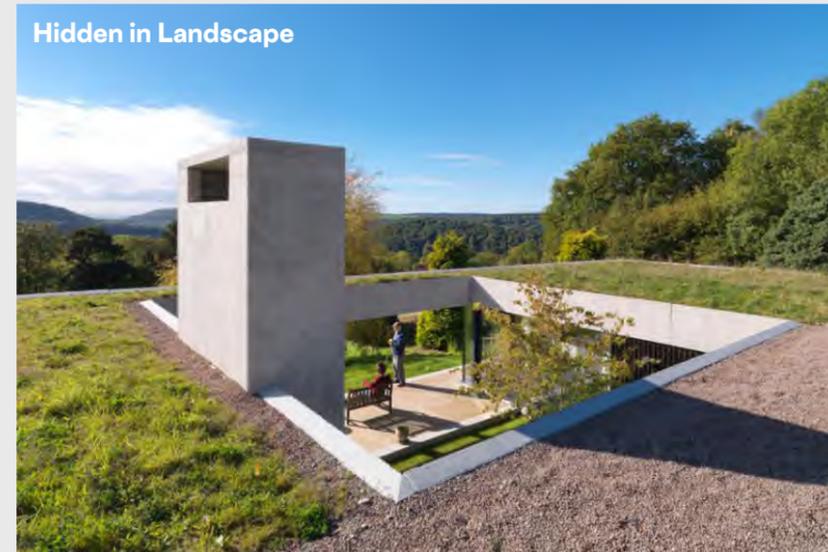


Images obtained from Google Maps & Google Street View

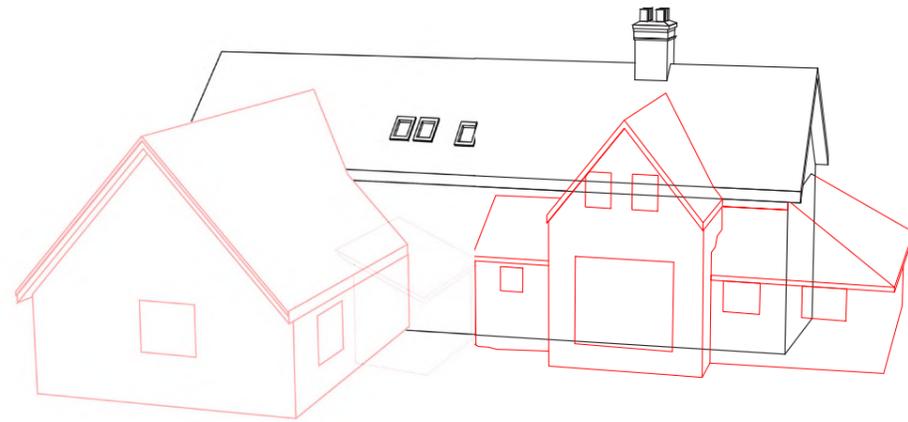
Design Development

Some of the key design proposals were to look at introducing walled gardens & courtyards as a nod back to 'Victorian' Home farm. Taking a modern approach to aspects of heritage is also important, looking at the neighbouring pitched roofs & chimneys of Foxbury Manor which the farm originally served. Introducing Green roofing, overhangs, submerged courtyards and reuse of existing materials to reduce any impact visually & environmentally.

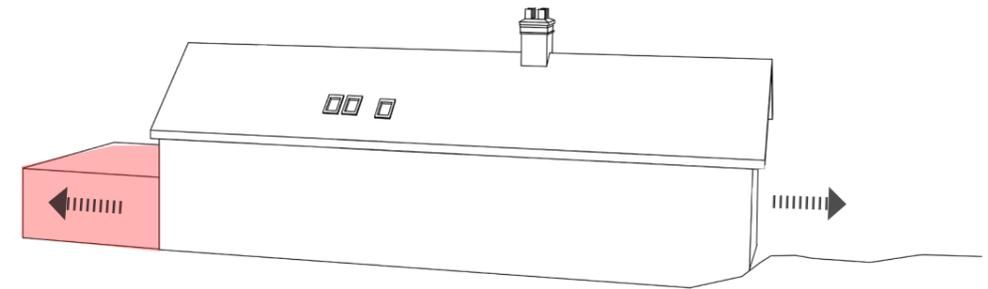
The overall approach is to help the future development to fundamentally establish its place within the immediate & wider context of the green belt land in which it sits.



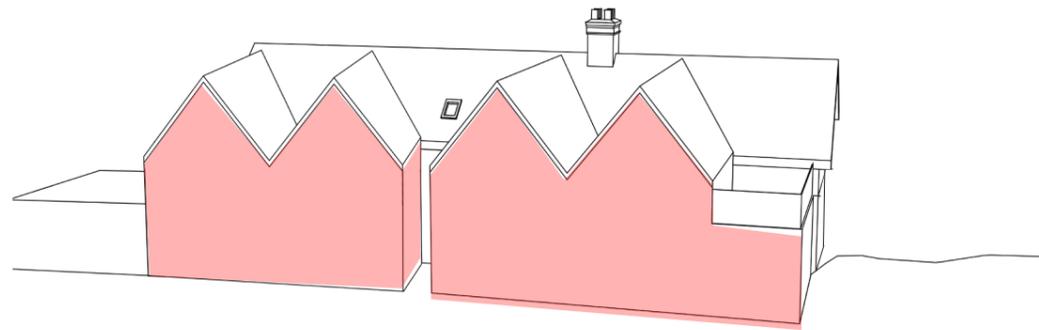
Developing the Bothy has meant looking at removing the ad-hoc extensions to the rear extension of the historic part of the building. By taking precedent from the pitched roofing of the nearby Foxbury Manor - the two extensions mirror each other and offer views from the building back to the wider context of the site. The elevations are opened up to the North rather than being closed off with small windows as they are currently



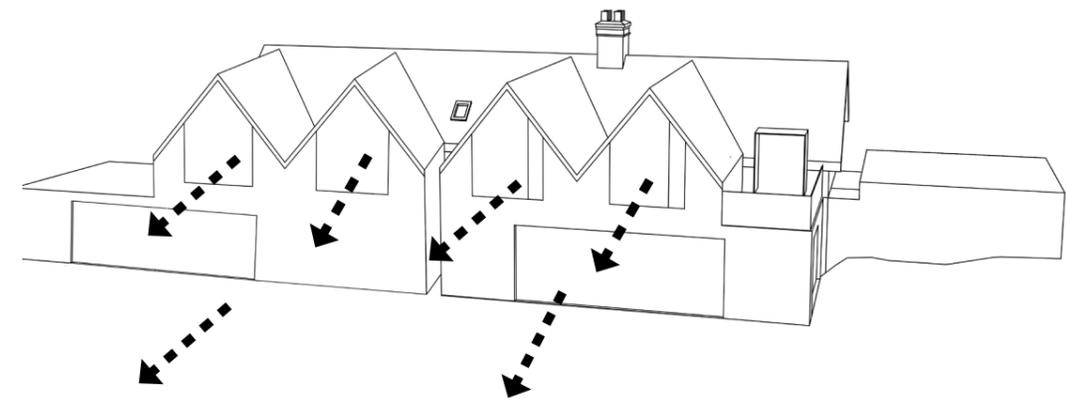
1. OMIT SIDE AND REAR EXTENSIONS



2. EXTEND MAIN BUILDING TO INCLUDE GARAGE AT EAST END



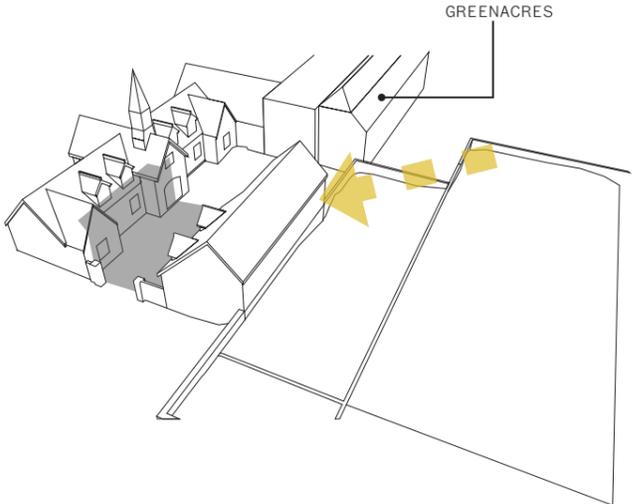
3. EXTENSIONS TO THE REAR PROVIDING INCREASED ACCOMMODATION WITH PITCHED ROOFS AND TERRACE AREAS. TO MIRROR EACH OTHER



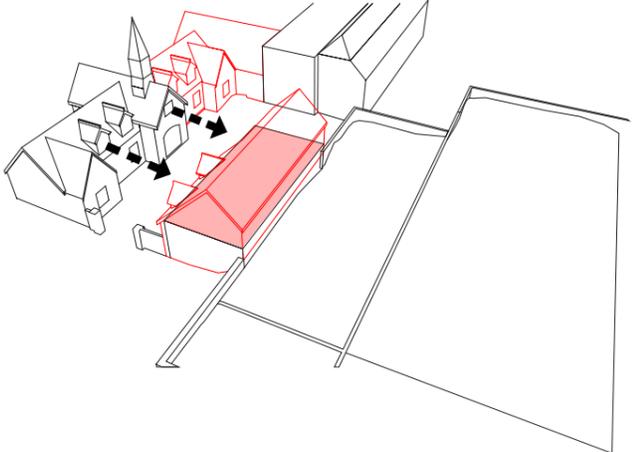
4. LARGE WINDOWS OPEN UP THE VIEW TO THE NORTH & BENEFIT FROM SOFT NORTHERN LIGHT



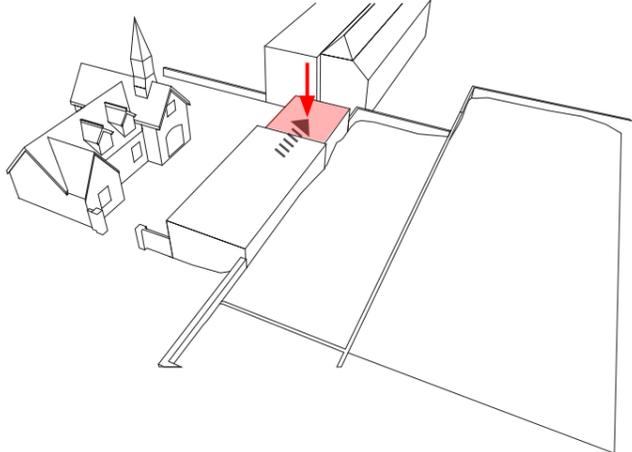
Currently the existing Polo Mews cottage is north facing and blocking views and light to the opposite clock tower building. To open up views to the south & the existing walled garden, the proposal looks at removing the existing cottage building and reducing the wall height. These are to be replaced with a single storey south facing extension.



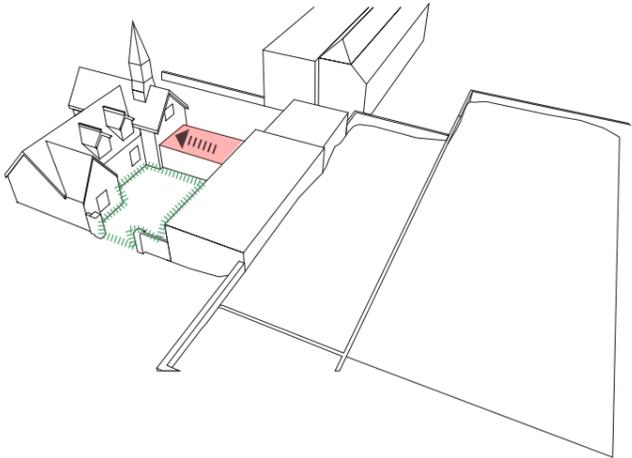
EXISTING: 3+4 POLO MEWS BLOCKS 1+2 POLO MEWS SOUTH FACING FACADE FROM SUNLIGHT



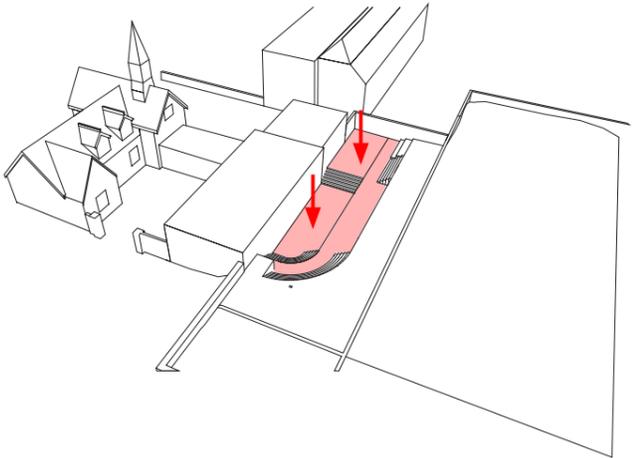
PROPOSED: DEMOLITION/ REPLACEMENT OF EXISTING TWO STOREY COTTAGE WITH SINGLE STOREY EXTENSION TO THE SOUTH OF POLO MEWS



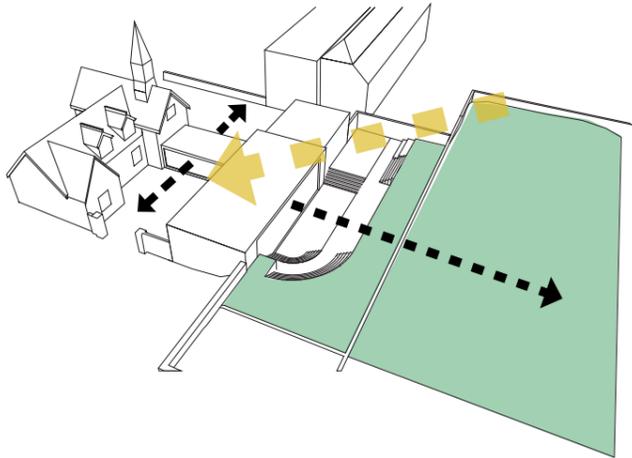
PROPOSED: EXTENSION EXTENDED AT LOWER HEIGHT TOWARDS GREENACRES



PROPOSED: CONNECTION BETWEEN EXISTING AND PROPOSED CREATES COURTYARD



PROPOSED EXTENSION PROVIDES OPPORTUNITY FOR SOUTH FACING GARDEN PROPOSAL



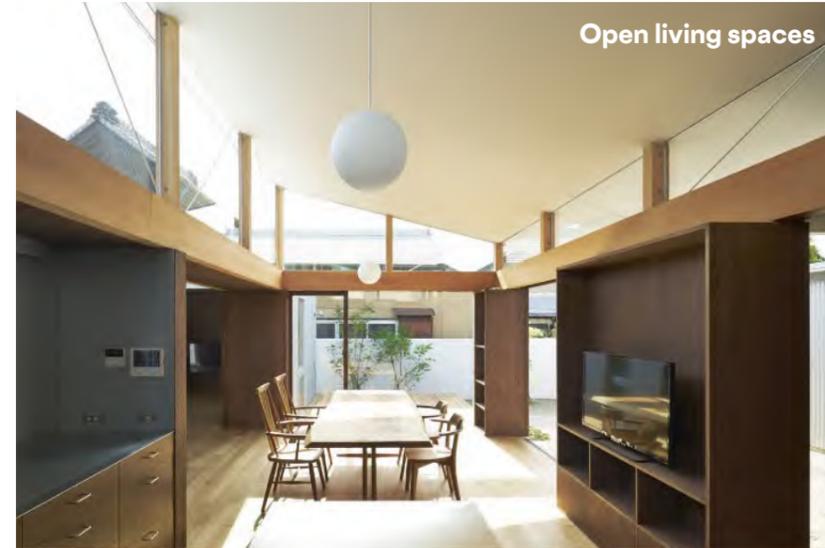
PROPOSED: VIEWS THROUGH CONNECTION PROVIDE OPEN ASPECT TO COURTYARD AND SOUTHERN VIEWS ARE PROVIDED



Vine House - Architectural Language

Key Design Elements of the Proposed new dwelling to the east of the site takes into consideration;

- Innovative, exceptional architecture and enhancing of the site it occupies
- Challenges the traditional approach to rural design
- Contextual
- Subtle form within the landscape without being apologetic
- Self-sufficient and technologically progressive
- Practical, allows adaptability for its occupants for the future.

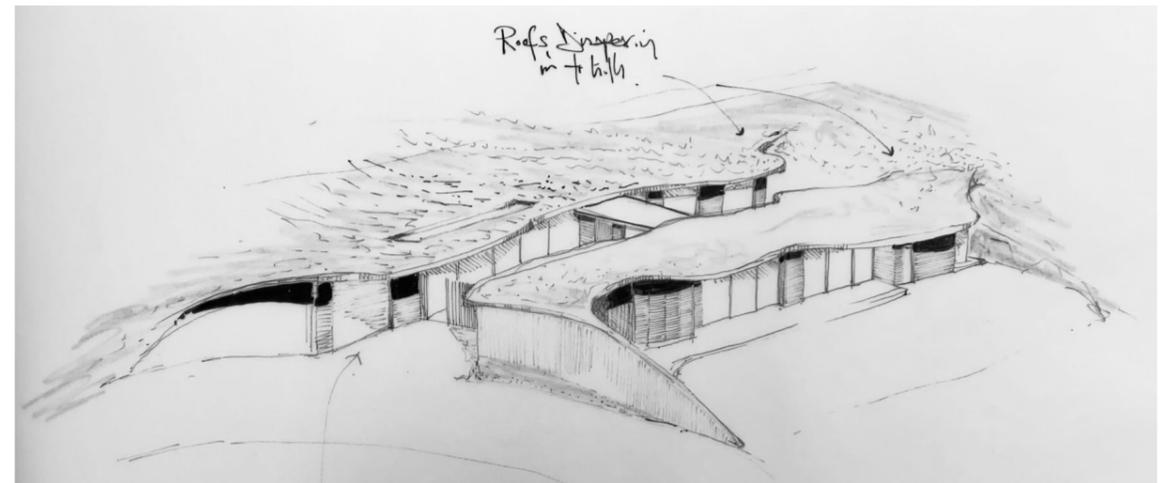
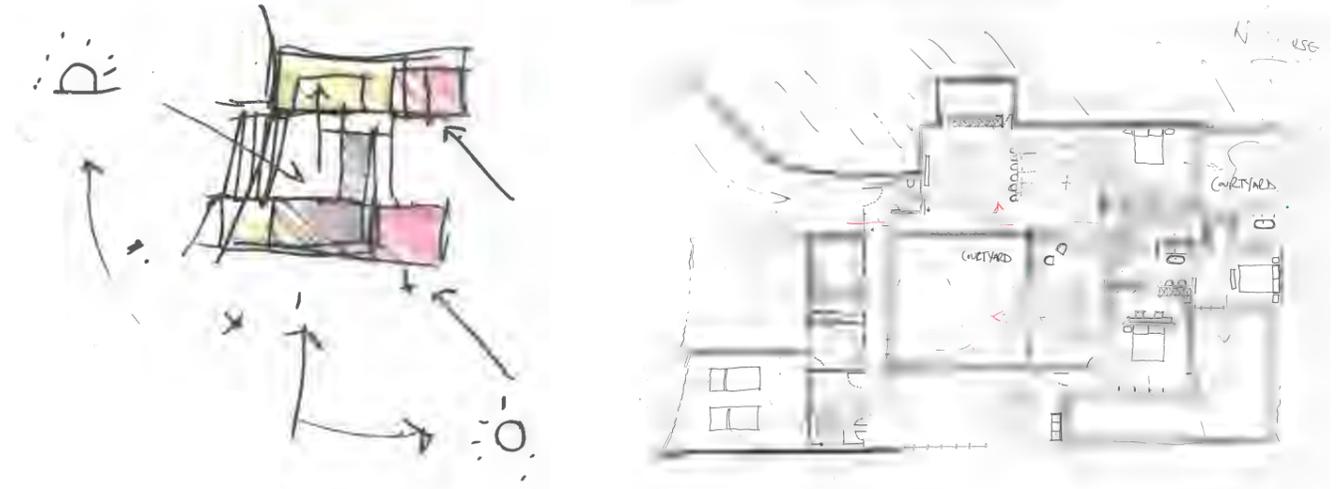


Initial design work began to reference the idea of courtyard within a subterranean setting. Rooms and the form of the house were developed around the narrative, looking at the sun path to the site and how each room could be used. Roof-lines were sketched to explore how they could integrate within the landscape

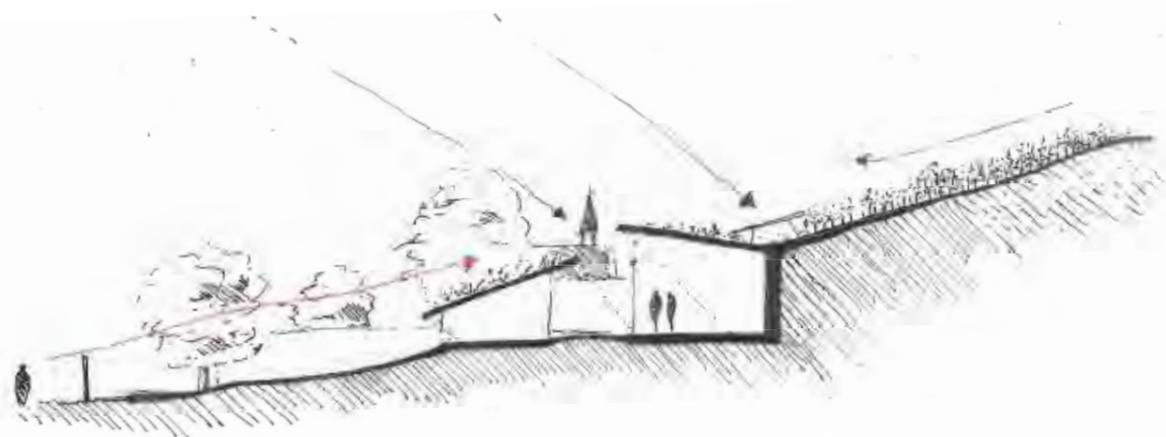
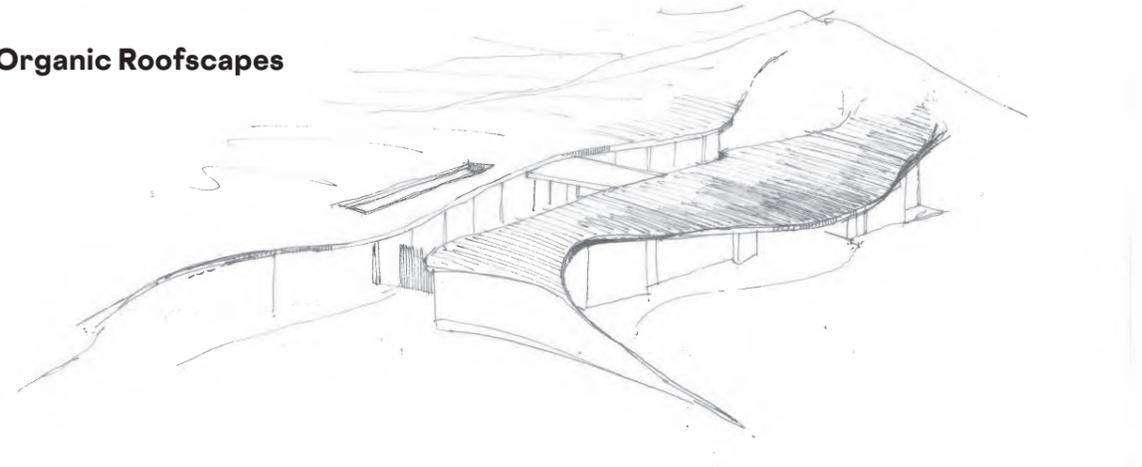


Courtyards

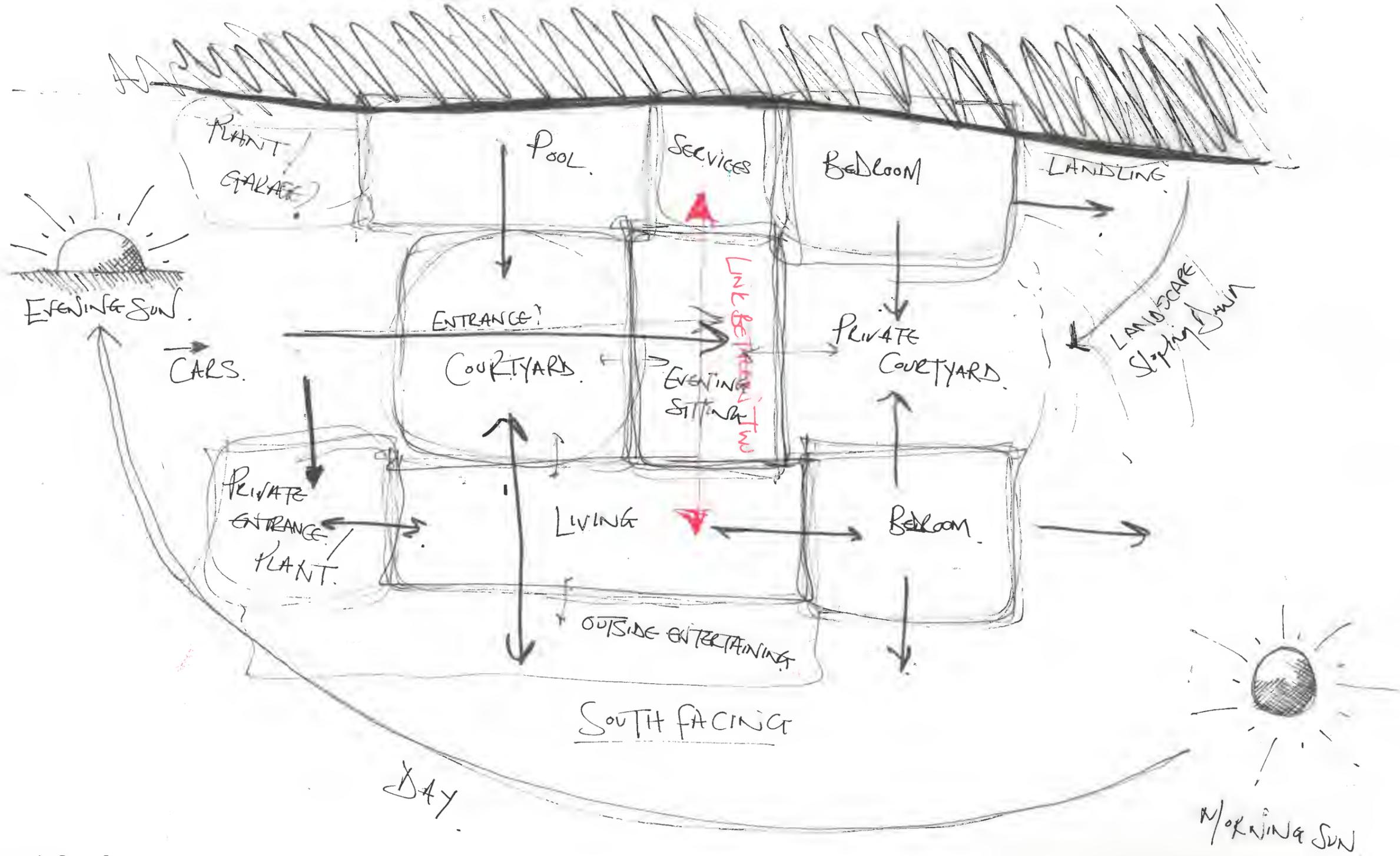
Plan spaces following Sun Path



Organic Roofscapes



Stepping back into landscape



Sketch Development

Pre-Application

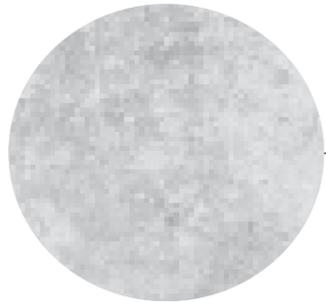
Pre-Application

06th July 2021

In July 2021, our initial proposal was submitted to London Borough of Bromley Council LPA for pre-application advice. A site meeting was held together with a subsequent video discussion.

The following drawings indicate the initial proposal's design which were then subsequently presented to the South East Design Review Panel in March 2022.

The concept was for a building parallel to the master-plan reconfiguration with both centered around the aim of courtyard creation. The proposal aims to provide an incredibly high quality single storey dwelling that meets the specific spatial needs of the client. The living areas are strategically positioned along the southern facade, this placement paired with the large central courtyard means that the whole of the interior receives a generous amount of natural light.



Concrete

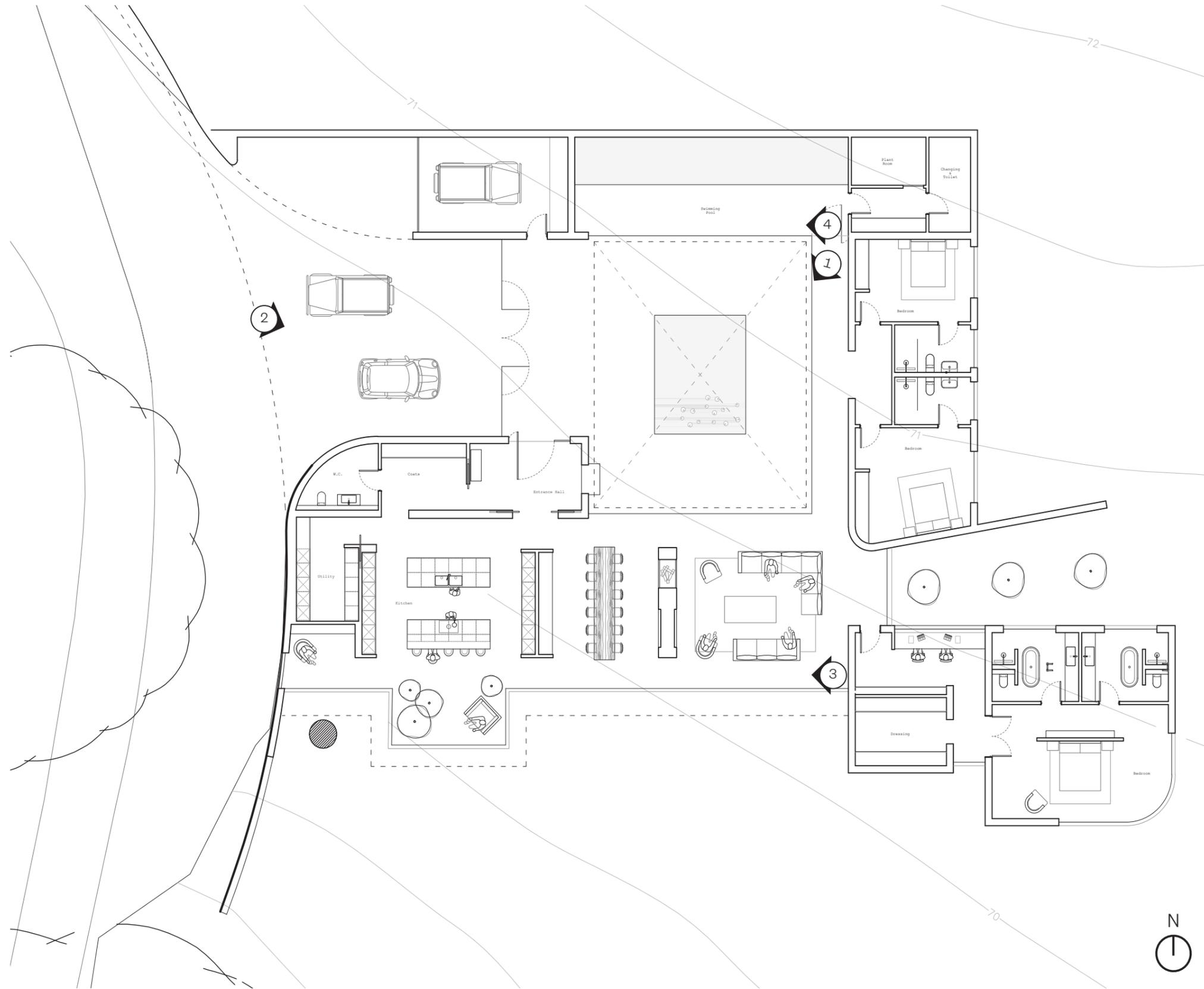


Green Roof



Pre-Application

Ground Floor
Level 00





The new masterplan will:

- Decompress the dense massing and enhance the architectural context and views of the locally listed buildings
- Create no additional increase to the consented build area / volume
- Rationalise the road network (net reduction in tarmac)
- Provide further amenity for the public (landscaped pic-nic area in area unsuitable for vines)

□ SITE BOUNDARY



Design Review Panel

INTRODUCTION

To test the architectural concept, site location and emerging design we took the proposals to an independent design review panel. Chaired by Design South East this rigorous interrogation of the project proved extremely valuable to tease out and refine the design. The feedback of the panel is incorporated and annotated below with how the developed proposals respond to the comments of the panel.

Key Recommendations

1. The redevelopment of the historic buildings have been developed to allow a blend of modern & existing architecture. The demolition of the existing ad-hoc extensions are to be removed and rationalised, allowing to re-establish existing features and character of the existing buildings, new additions & extensions reference nearby Foxbury Manor building around the narrative of the reintroduction of the walled gardens & courtyards of the Victorian Home Farm.

2. The site has been topographically modeled to allow proposals to sit within the existing landscape and ground levels. Each new development responds to the topography of its immediate context, Existing elevations are to be opened up, key walls to be removed & height reduced

3. As part of the Vineyard development, land to the south of the site is to be landscaped and provided a public picnic area with an orchard. An area of this is to be used for a temporary structure that can be erected at various times to hold events for which the public can attend.

4 & 5. As part of the brief development is to be future-proofed, the new dwelling is to be adaptable to its occupants. The reconfiguration of the road network to allow for three separate access routes to different areas of the site. Significant work has been taken with Landscape architects & ecologists to develop this with minimal environmental & visual impact. This is detailed in the Landscape Proposals

6. New development to the existing buildings are to reuse existing materials or sustainable materials are to be proposed.

7. Work has been taken with the client and landscape architects to look at how the new house sited. The house was re-sited and re-orientated to respond to the feedback.

8. Significant detail was given to site analysis during design development the architecture is designed to sit within context seamlessly & materials are in-keeping with sustainability, including the recommendation by a panel member to use rammed earth, green roofs etc.

9. Significant work has been undertaken with the Landscape Architects, Ecologists & Arboriculturalist to develop the proposals to increase biodiversity. This is detailed in their proposals & reports

The panel process was informative and successful.

Summary

We welcome the applicant team's attempts to renew this once historic farmstead in the setting of Foxbury Manor and introduce a new viticultural business powered by hydrogen. This could become a landscape that, whilst maintaining openness within the Green Belt, celebrates a pioneering sustainable viticultural business and offers opportunities for learning and delight.

However, development in the Green Belt, and in a local conservation area, must be justified by demonstrating very special circumstances and that any harm is outweighed by public benefit, in the form of an improved environment and a credible public offer. This has not yet been adequately demonstrated and the public's experience of this scheme requires further improvement.

Although operational carbon has been considered, the team must also now focus on embodied carbon and the impact of demolishing so much on-site. This work must be done in parallel with developing the architectural approach so that sustainability principles underpin the scheme's design.

We would welcome this scheme returning to design review once the brief has been clarified and the architectural approach developed.

Key recommendations

1. Clarify how the design references, and resonates with, the site's history and historic farmstead layout.

2. Consider how a feeling of openness within the green belt can be improved and safeguarded in the planning process, in the event of different residences being sold.

3. Improve the public offer and social benefit of this site and consider how the site's architecture and programme can support learning and enhance the public's experience of this scheme.

4. Work with the client to clarify the brief and define how each building will be used and lived in.

5. Ensure that the site entrance sequence is clear and contributes towards a new more farm-like, less suburban, feel to the site.

6. Measure the embodied carbon impact of demolishing and rebuilding. Reduce embodied carbon as much as possible, for example, by reusing demolition material.

7. Reconsider the siting of the new home to enable a more coherent relationship with the existing built form.

8. Describe the architectural treatment and materiality.

9. Demonstrate in further detail how biodiversity net gain will be achieved; we expect this scheme to achieve well above the minimum 10%.

Design & Access Statement

With no net increase in the built form across the site. The development proposes;

- New 3 bed, carbon neutral dwelling of exemplary design. The first Hydrogen Powered house in Bromley.
- Demolition of outbuildings & garages
- Reconfiguration of existing road network to reduce the amount of hardstanding across the site
- Changes to existing site's landscape & planting in order to maximise biodiversity
- Provision of Public Amenity
- A new vineyard to the East

KEY

-  Site
-  Proposed Dwelling including Extent of Domestic Curtilage
-  Existing Historic Buildings Extended
- ① Meadowland to entrance and borders of site
- ② Woodland to run through site
- ③ Reconfigured road network with permeable paving
- ④ Vineyard
- ⑤ Public picnic and orchard area with temporary tent structure for events
- ⑥ Orchard
- ⑦ New pond feature to aid with site drainage



Proposed Masterplan - Building Areas

The schedule shows areas for;

- The site as Existing
- The proposed site that was granted planning permission by Bromley council in 2019 (Ref: 19/05265/FULL1)
- The site as in this current proposal

Buildings being demolished are highlighted in red. The numbers show that the proposed scheme in this application is 8sqm less than the consented scheme.

	Existing			Planning Application granted consent (REF:19/05265/FULL1)			Current Proposed		
	Ground Floor (sqm)	First Floor (sqm)	Second Floor (sqm)	Ground Floor (sqm)	First Floor (sqm)	Second Floor (sqm)	Ground Floor (sqm)	First Floor (sqm)	Second Floor (sqm)
Bothy Cottage	75	52	0	88	85	0	126	94	0
Bothy House	115	29	0	108	90	8	129	83	8
Bothy Flat	0	48	8	0	0	0	0	0	0
Bothy Shed	9	0	0	0	0	0	0	0	0
Bothy Garages	75	0	0	75	0	0	60	0	0
1 Polo Mews	134	115.6	0	98	78	0	224	66	0
3 + 4 Polo Mews	63.5	60	0	104	95	0	0	0	0
Polo Mews Shed	7.7	0	0	0	0	0	0	0	0
Polo Mews Garages	0	0	0	75	0	0	30	0	0
Greenacres	435.4	360	0	435.4	360	0	435.4	360	0
Greenacres Garages & Bedrooms	68	41.8	0	68	41.8	0	0	0	0
Vine House	0	0	0	0	0	0	335	0	0
Triple Garage & Office	126	126	0	126	126	0	126	126	0
Office Store	19	0	0	19	0	0	0	0	0
Cherry Tree House	114	95	0	114	95	0	114	95	0
Cherry Tree Shed	14	0	0	14	0	0	0	0	0
Annex	51	0	0	51	0	0	0	0	0
Farm Store	65	0	0	65	0	0	0	0	0
Total	1371.6	927.4	8	1440.4	970.8	8	1579.4	824	8
TOTAL GIA	Existing (sqm)			Proposed (sqm)			Proposed (sqm)		
	2307			2419			2411		

Access : Existing

The farm currently benefits from 4 access points.

A) Primary Access point to the north west of the site via existing road network

B) Lower access to the south via track from neighbouring Foxbury Estate

C) Lower access to the west of the site via Public right of way

D) Access along public right of way via 'kissing gate'

The Primary access is secured by a gate, set back from the private road with the first part of the driveway used as access to adjacent properties to the North & South. From this the road separates into effectively 4 driveways providing access to all properties across the site and additional access to the fields and track to the west of the site.

The gated access to the south west is via a track running through the neighbouring property. The track running along the southernmost boundary of the site is used for farming machinery/ tractors to access fields & farm buildings to the south.

Access to the west of the site is a shared access with a Public Right of Way which runs through the field, sticking to the hedgerow (field boundary) running along the boundary to the north, both are accessed via gates.



Primary Access



Lower Access



Public Right of Way



- PUBLIC RIGHT OF WAY
- ACCESS TRACK
- HARDSTANDING ROAD

By setting the house & vineyard to the west of the site and providing a new linking driveway, there is an opportunity to reconfigure the current site infrastructure and reduce the amount hardstanding across the site. Without moving the existing primary access points as identified on the previous page, the road across the site has been reconfigured to give a hierarchy. With a primary driveway being given to Greenacres and two secondary accesses to other dwellings across the site. Overall providing three clear access points to each part of the site -

1. Polo Mews & Bothy
2. Greenacres
3. Cherry Tree Cottage & New House (with track beyond)

In addition existing parking & hardstanding in front of Greenacres has been removed and clear access to existing parking adjacent to the property to the west is proposed. All new roads and accesses are proposed as permeable material and an overall reduction of 1134m² in hardstanding can be achieved.

The approach to the new house is set in the band of woodland running centrally through the site, weaving between existing trees so that landscape impact is set to a minimum, allowing for the house to be discovered upon arrival.

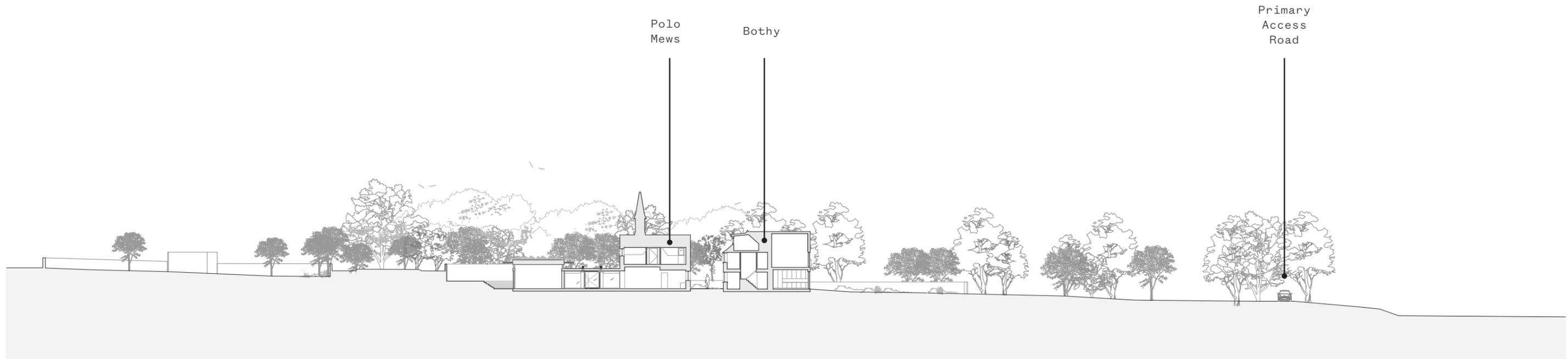
In addition to the road infrastructure the access track running along the southernmost boundary of the site has been replaced with permeable material suitable as a base for solar panels. The Public Right of way remains as existing.



- PRIMARY DRIVEWAY
- SECONDARY DRIVEWAYS
- ACCESS ROUTE TO PARKING
- SOLAR PANELS

Form, Scale & Mass : Proposed Site Section

Through Historical Elements



Bothy Layout: Proposed

Ground Floor Level

Proposed Ground Floor plan for Bothy. The building sits to the south, and is retained in the new proposal, with the new extension along the back of the rear elevation containing main open plan living spaces. Garage to the north to be submerged below existing ground level.



Bothy Layout: Proposed

First Floor Level



Bothy Layout: Proposed

Second Floor Level



Polo Mews Layout: Proposed Plan

Ground Floor Levels

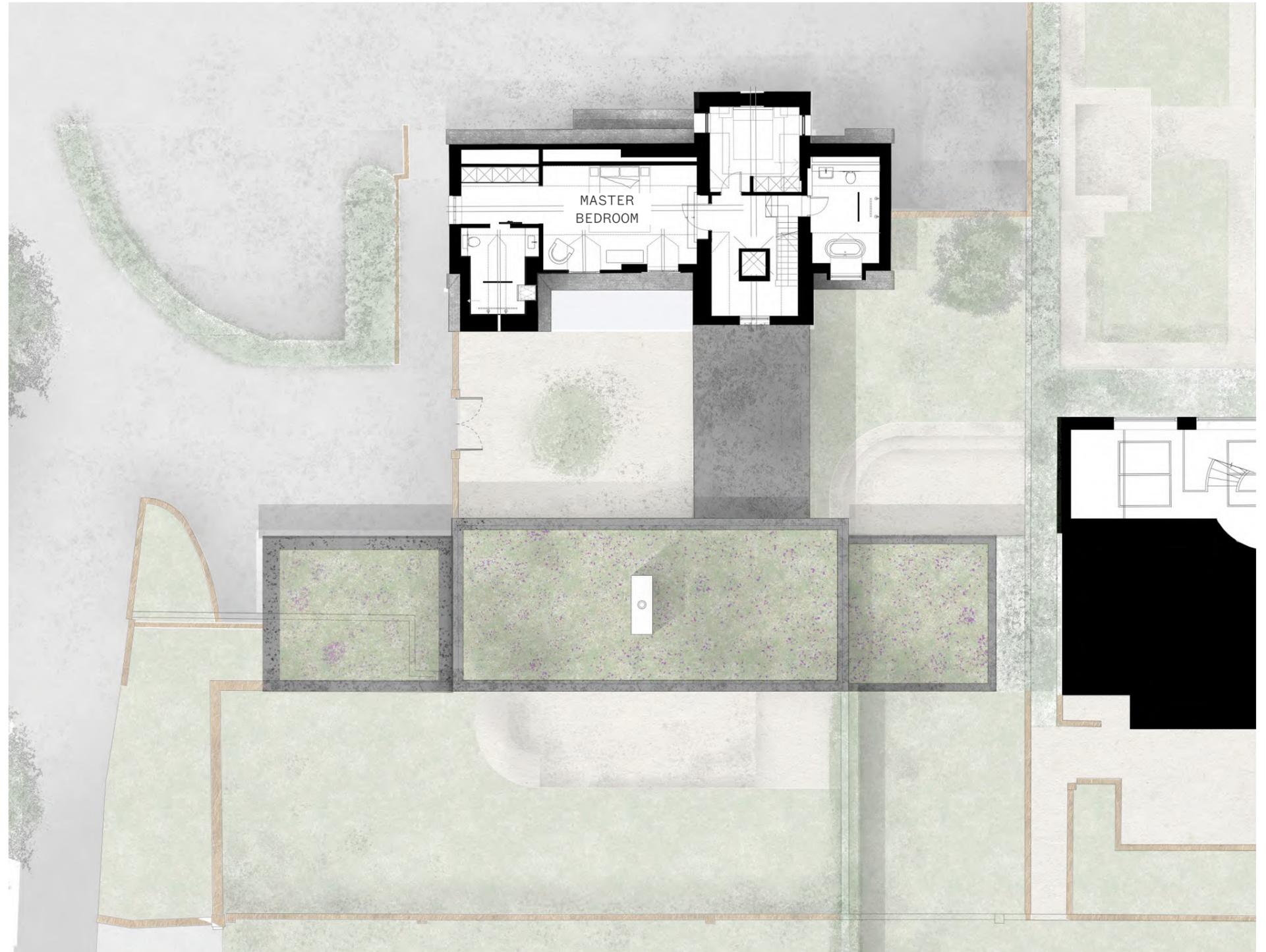
Proposed Ground Floor plan for Polo Mews. The historical building sits to the north retaining the existing clock tower, with the single story modern extension to the south housing the main living spaces. Open plan to utilise the southern light, and a small snug, set at a lower level so that it sits below existing ground level



Polo Mews Layout: Proposed Plan

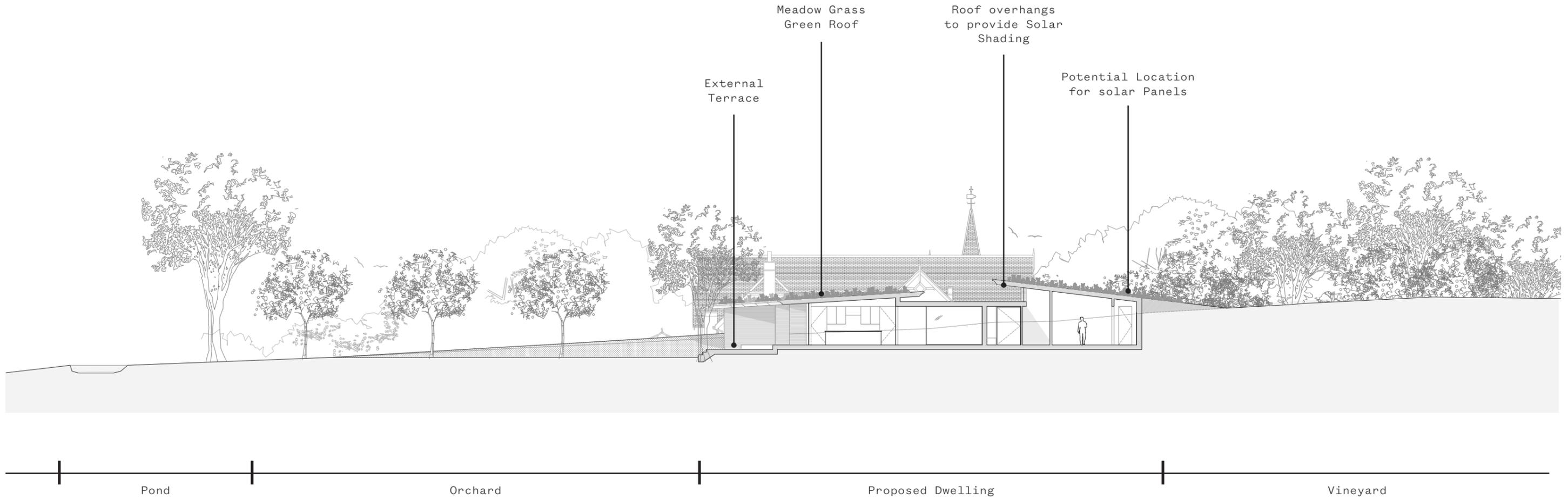
First Floor Level

Proposed First Floor Plan for Polo Mews. The historical part of the building remains with internal changes. The existing mechanism for the clock tower is opened up and sits within a double height space. The new extension sits at 1 storey high with Green roofing to flat roof areas to minimise landscape impact



Form, Scale & Mass : Proposed Site Section

Through Vine House



Vine House Layout: Proposed Plan

Ground Floor Level

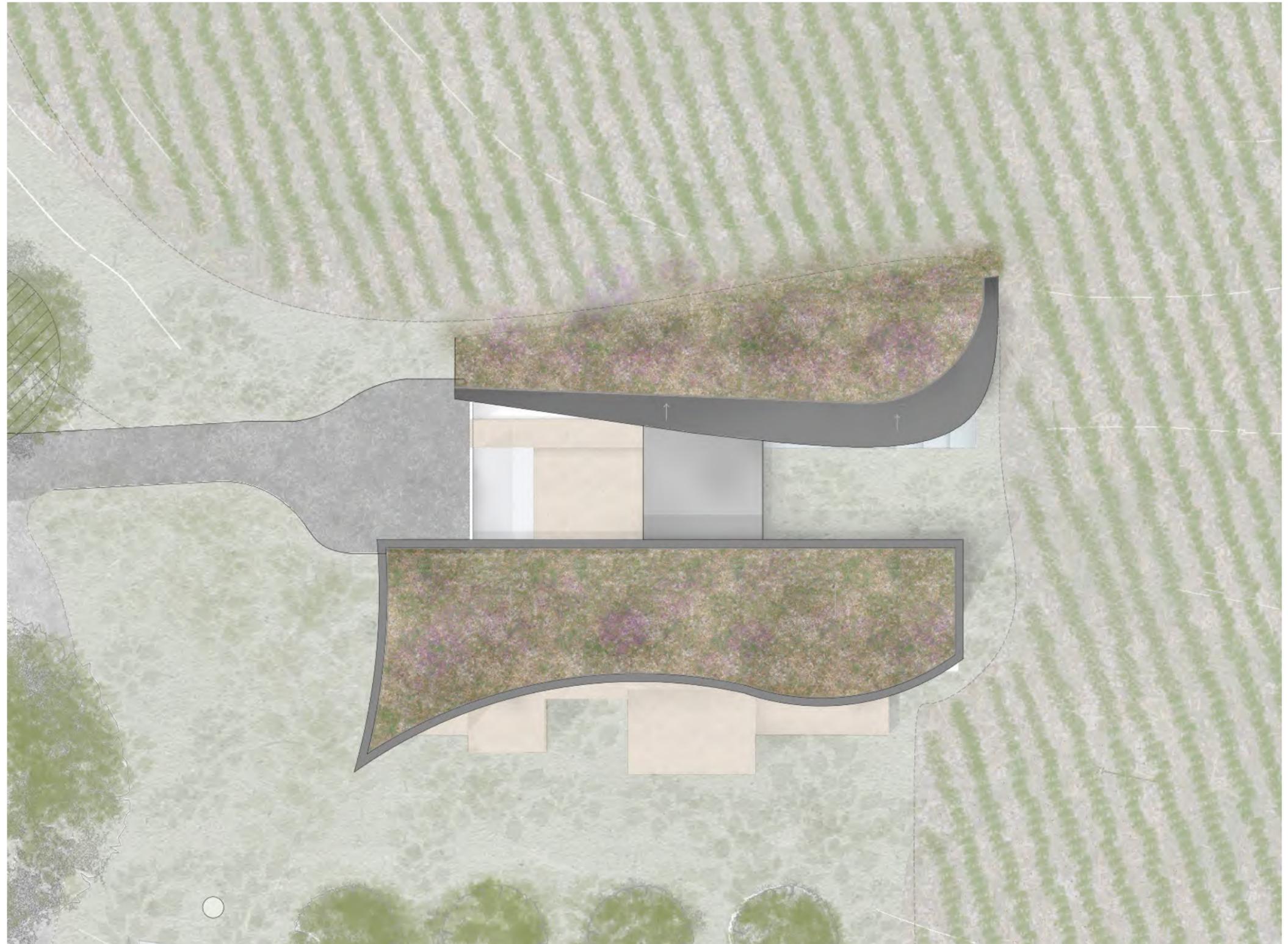
Proposed plan for the Vine House. Entry to the house is through a courtyard with an external terrace and shallow reflection pools either side. The programme is dictated by the path of the sun, each room can play a part at different points of the day. Main living spaces are set to the south and bedrooms are set to the north. Large overhangs are to provide solar shading with timber soffits to create warm light to each room.



Vine House Layout: Proposed Plan

Roof Level

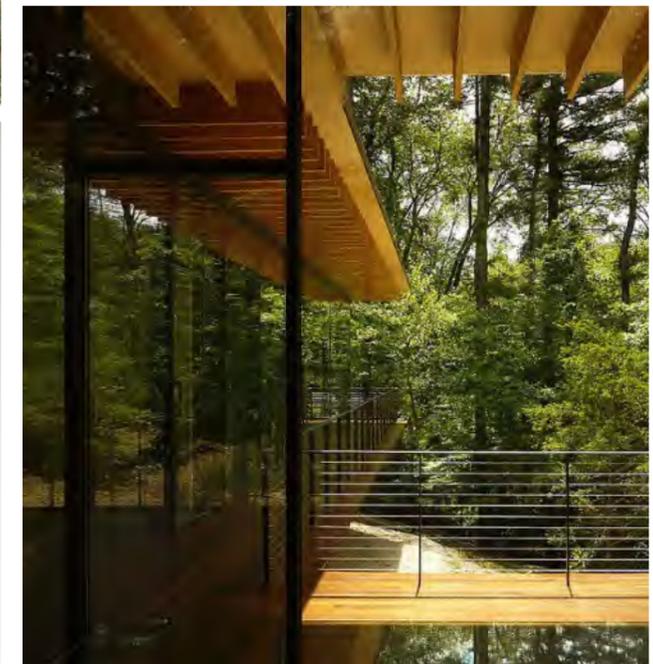
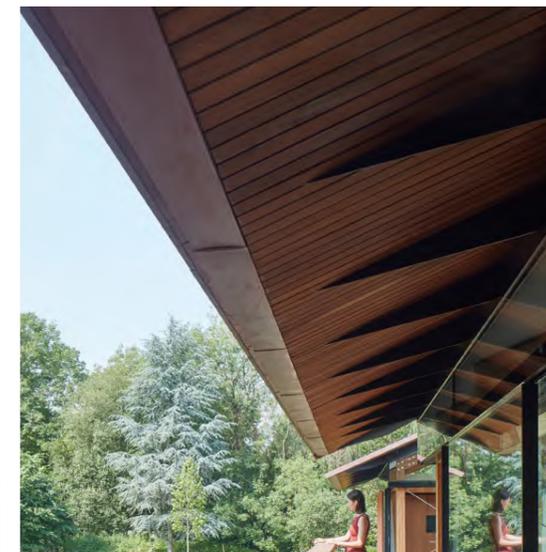
Proposed roof plan for the Vine House. The roofscape is mainly comprised of meadow grass planted Green Roof to enable it blend into the landscape. Large curving overhangs are to provide solar shading and to enable the soften its visual impact where the building appears above ground level. To the north the House will appear completely submerged below ground level.



Significant thought has been given to the materiality of the house. Its concept, context, sustainable approach and longevity all play a fundamental role in appropriate material selection. The curved roofscapes are continuations of the site contours - their consistent materiality not only enhances the site, but blurs the edges of house to proposed meadow allowing one to blend into the other.

In order to be in-keeping earth tones, the proposed external wall construction is to be rammed earth. Together with the meadow grass roofs, the rammed earth will allow the dwelling to blend into it's surrounding landscape. Rammed earth is considered the most favourable solution for the following reasons;

- Thermal mass is greater than steel or timber alternatives.
- Achievable method of construction. Use of earth limits need for delivery of material to site.
- Consideration given to end of life potential whereby use of rammed will not negatively impact the site.



Illustrative Views

Polo Mews

Looking north across Polo Mews across to the rest of the site. The foreground shows the extension set low within the ground level.



Illustrative Views

Polo Mews & Bothy

Looking west towards the historic Clock tower & Bothy House.



Illustrative Views : Vine House

Vine House

Looking across to the east of the site to the new house and vines beyond. Designed to sit and 'disappear' within the landscape.



Conclusion

- First Hydrogen Powered House within a London Borough
- Chislehursts first commercial vineyard and one of only a few within London
- A new house of outstanding and exemplary architecture integrated and at one with the landscape
- Rejuvenation of the estate to create an historical reference whilst looking to the future
- Achieving a Masterplan for the site with no increase in the floor area of built development in the Green Belt
- Significant reduction in hardstanding across the site
- Significant reduction in hardstanding across the site
- Substantial increase in biodiversity
- Significant enhancement to public enjoyment of the landscape, footpath and picnic area

All of the above achieved without harm to the openness of the Green Belt or to the character and appearance of the Chislehurst conservation area



2020 RICS South East Awards Commercial Category Winner (Curious Brewery)
2019 FX Awards (Curious Brewery) Shortlisted
2019 Blueprint (Process Gallery) Shortlisted
2019 AJ Architectural Award (Process Gallery) Shortlisted
2019 AJ Architectural Award (Curious Brewery) Shortlisted
2019 Dezeen Award (Process Gallery) Longlisted
2019 AJ Retrofit Award (Gin Works Chapel Down) Shortlisted
2019 RIBA South-East Regional Award (Process Gallery)
2019 BD Awards shortlisted for Small Project of the Year Category
2019 BD Awards shortlisted for Retail & Leisure Architect of the Year
2018 George Clarke Medal Winner (The Cottage)
2018 Property Week Student Accommodation Awards Highly Commended (Palamon Court)
2018 What Awards 'Best Luxury House' Silver Winner (Manor Barn)
2018 The Sunday Times British Home Awards Winner (The Cottage)
2018 AJ Retrofit Awards Finalist (The Cottage)
2018 BD Architect of the Year Award shortlisted for Individual House
2015 RIBA South-East Regional Award (Pobble House)
2014 Kent Design Award (Best Small Project)
2013 WAN World Architecture News Facade of the Year (Crit Building)
2012 Kent Design Awards Overall Winner (Rocksalt Restaurant)
2012 RIBA Downland Award (Rocksalt Restaurant)
2012 RIBA Downland Award (The Marquis)
2012 Restaurant & Bar Design Award Shortlisted
2011 FX International Interior Design Shortlisted
2011 WAN Commercial Shortlisted
2011 RIBA Downland Prize (Commended)
2010 RIBA National Award Shortlisted
2010 Kent Design Awards (Best Education Category)
2010 Building Design & Construction Award (Best Educational Building)
2010 Building Design & Construction Award (Public/ Community Building)
2009 Evening Standard New Homes Award Shortlisted
2008 RIBA Downland Prize (Residential Leisure)
2008 'Britain's Best Home' (Final Six)
2007 Kent Design Award (Best Small Project)
2007 RIBA Downland Prize (Best Conversion)
2007 Kent Design Award (Education Shortlisted)
2006 'What House' Award (Best House)
2005 RIBA National Award
2004 Kent Design Award (Overall Winner)
2004 Kent Design Award (Education Category)
2000 National Built In Quality Award

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