



Structure

Bellamy Wallace Partnership are specialist Structural Engineers. The existing structure and foundations have been assessed by BWP have confirmed the buildings are sound and are capable of refurbishment as proposed.



Traffic and Parking

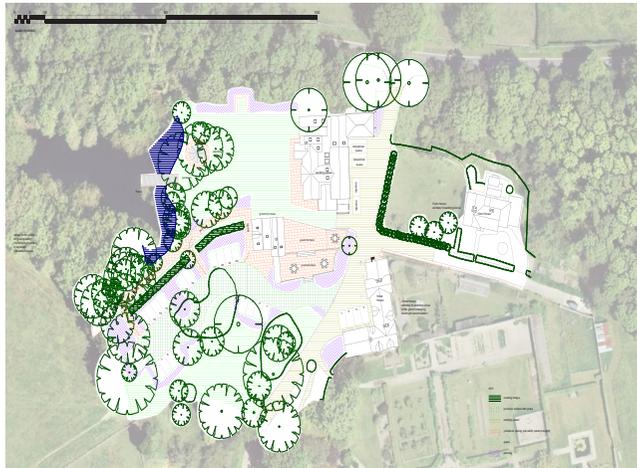
Rowland Bisland Ltd Traffic Engineers have assessed the travel arrangements for the previous weddings that Falconhurst have hosted and have drawn up a Travel Management Plan. Given that the site has limited access to public transport, arrangements have been made to minimise the effect of traffic. There will be a dedicated parking space for 20 cars on site, which is screened and landscaped, with five additional car spaces by the barn and guest accommodation, including a disabled parking bay. Ten bicycle parking spaces will be provided. This provision has been demonstrated to be sufficient based on previous weddings at similar guest numbers. The provision of accommodation on site allows the spreading of event traffic across a longer time frame and decrease its amenity impact.



Ecology

Corylus Ecology have been monitoring the existing buildings and site since 2013. Pipestrell Bats and Long Eared Bats have been discovered roosting in the Victorian barns with some evidence of a Long Eared Bat nursery. Alternative accommodation (bat loft, tree mounted bat boxes and bat tiles) will be provided during the works and within the finished building to prevent undue disturbance to the bats. Building work and work timing will be controlled by an EPS Licence from Natural England and closely monitored by licensed ecologists. No evidence of Barn Owls was found during the monitoring period. Swallows build their own nests, and this would not be discouraged. Sparrow nesting terrace boxes on the north and east elevation have been recommended. The landscaping has been specifically developed to support the feeding of bats and other wildlife.

Proposed Site Plan



If you have any questions about the proposal please contact
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Falconhurst Estate

MARKBEECH, KENT



Proposed Wedding Venue



www.falconhurst.co.uk

The barns at Falconhurst probably pre-date the house itself and have been used in a variety of ways since their inception, ranging from the farm buildings for Falconhurst Farm with its wagon shed and dairy, to the more recent estate workshop and stores. The buildings are now deteriorating and in need of serious repair including re-roofing.

Falconhurst Estate has been holding operas, jazz and weddings in the gardens since 1996. The weddings have proved an enormous success. They have provided revenue not only to maintain the grounds at Falconhurst but also help support Holy Trinity Church in Markbeech and local businesses such as The Kentish Horse, bed & breakfast, photographers, florists etc.

One of the main income streams of the Falconhurst Estate is a tenanted dairy farm. There is, however, a very difficult dairy market in the UK creating an urgent need for diversification on the Estate. Utilising the redundant barns as a venue will create a business in an area the Estate has experience in, and will enable the Estate to diversify.

The proposed use of the barns allows the Estate to effectively manage parking, noise and any amenity impact on immediate neighbours in Markbeech village.

The venue would be for 80 guests with separate ancillary residential accommodation for the wedding party and some of their guests.

The current proposals have been developed over two years of careful consultation with Sevenoaks Planning Department in a series of formal Pre Application submissions.

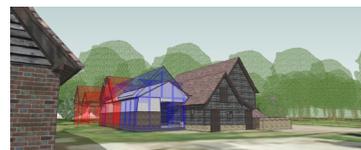
Mrs Nicola Talbot

As Existing Views



Proposed Views

- Red areas denote extensions at ground floor
- Blue areas denote no increase in footprint but increase in volume



www.miller-architects.co.uk

Architecture

The site is on the Falconhurst Estate, a large family owned Estate of pasture and woodland in the High Weald. Falconhurst Estate is part of the Metropolitan Green Belt and part of a designated Area of Outstanding Natural Beauty. The barns are part of a collection of nineteenth century farm buildings on a drive leading to the main house. The buildings are not listed or in a Conservation Area but are of architectural interest in their own right. Much of the site, and buildings, is hidden from public view from Cowden Pound Road by established vegetation. The barns and stables are charming examples of their type with local Wealden Sandstone foundations, red brick floors, timber frame with oak weather boarding, some Flemish bond red brick walls and red clay tile roofs. The barns and associated buildings have evolved over time and have been redundant since the 1960s. At various times the buildings have been added to or amended on an ad hoc basis.

Miller Architects are specialist Conservation Architects and RIBA Chartered Practice. The design as a Venue has been developed over two years in close consultation with Sevenoaks Planning Department. Great importance has been given to preserving and complementing the architectural quality of the existing Victorian buildings whilst removing some of the less attractive post war modifications. Careful attention has been given to keeping within the existing building footprint. Where an extension is proposed to the rear, it is kept to a minimum size (approx 17% increase in floor space), single story, against the tree line, and is designed to blend in to the existing buildings using the existing pallet of materials. The Venue is designed to be accessible to people with disabilities, including wheel chair users. The Wedding Venue including the Bride, Groom and guest accommodation are all wheelchair accessible.



www.vanguardiaconsulting.co.uk

Acoustics

Vanguardia are specialist entertainment and music venue Acousticians. Sound monitoring equipment has been set up on site to assess the background noise levels. All amplified music would be confined to the buildings, none played externally. The buildings have been designed from the beginning with a sound lobby to prevent noise breakout during an event. There will be an in-house bespoke sound system, carefully calibrated to prevent noise levels going above precise levels and giving reliability and predictability to the predicted noise levels and all event users will have to use the sound system provided. The system would be switched off at 11.30 pm. Vanguardia predict that with a full scale event taking place with an internal noise level of 98 dB, the sound at the nearest affected property will be 21dB. This is a very low level a broadcasting studio has noise levels of 15-20 dB and the limit of normal human hearing is 10dB. The venue will be naturally ventilated and cooled using acoustically baffled venting systems minimising the requirement for plant and mechanical (noisy) vents.



www.boomcollective.eu

Energy

Boom Collective are specialist environmental and energy management consultants. They have assessed the energy requirements of the venue and ancillary buildings as a whole. The client has very high sustainability aspirations and as such the Wedding Venue will be Carbon Neutral and the buildings themselves will achieve BREEAM 'Excellent' with an aim to achieve 'Outstanding'. Only 1% of all buildings in the UK have achieved 'Outstanding', and the planning minimum is 'Very Good'.

Heating will be provided by a ground source heat pump with wood burning stoves; cooling will be by natural ventilation and earth tubes; toilet ventilation will be through natural ventilation displacement systems and hot water will be provided by solar thermal panels.