

COLEBROOKE PARK

A NEW PREMIUM OFFICE CAMPUS

Royal Tunbridge Wells



Design Overview - February 2017

A New Premium Office Campus



- An unrivalled opportunity for a high-quality business park within an established parkland setting and excellent transport access
- A chance to breathe new life into a “hidden gem” period property by converting it to employment use, creating new premium office space within the landscaped grounds
- Excellent strategic transport links through the newly-upgraded A21 dual carriageway
- Opportunities to create and improve existing pedestrian, cycle and public transport links to north-eastern and central Tunbridge Wells and to Tonbridge
- Prospects to create an attractive campus either for a single major employer, or as a premium office campus
- A place to work and enjoy

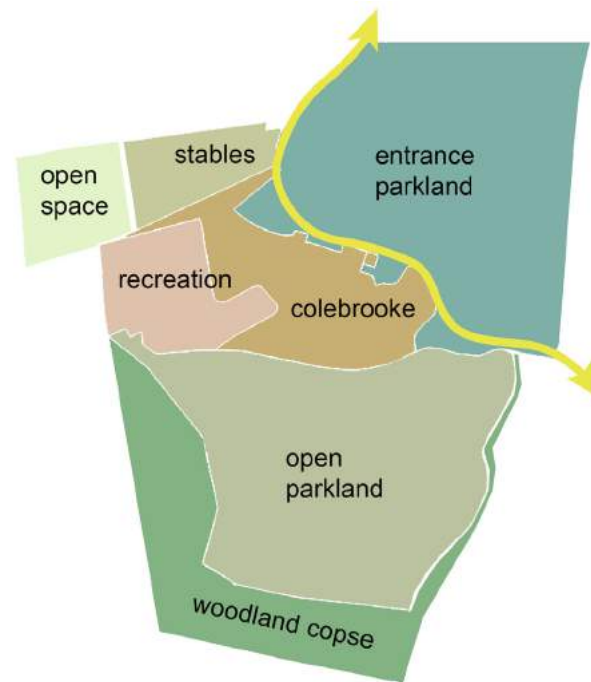
Location

- The site is located on the north-eastern edge of Tunbridge Wells, close to the main employment areas at Longfield Road. The site has a central OS grid reference of TQ 61193 42676
- It will benefit from its own direct access onto the new Fairthorne junction of the A21 dual-carriageway once the dualling upgrade scheme is completed later in 2017. This will make the site one of the best located sites in Tunbridge Wells in terms of access to the strategic road network
- Although situated within the Green Belt, the site has been developed since the 19th century as a large residential property nestled in mature parkland. The grounds included a significant tree screen, classified as ancient woodland, which has made way to form part of the expanded Longfield Road flyover junction as a result of the A21 dualling works. This displaced woodland is set to be replanted to the north and south of the site
- Longfield Road has itself recently benefitted from major investment to upgrade the highway to form a dual carriageway. The North Farm industrial and retail area is located to the south-west of the site along Longfield Road. Knights Park Leisure Park is 750m south-west of the site, beyond which is a new residential area at Knights Wood
- The site is around 2km and 4km from High Brooms and Tonbridge railway stations respectively. Longfield Road is served by bus services to Tunbridge Wells and Pembury. There is scope for further improvements to public transport services in this area

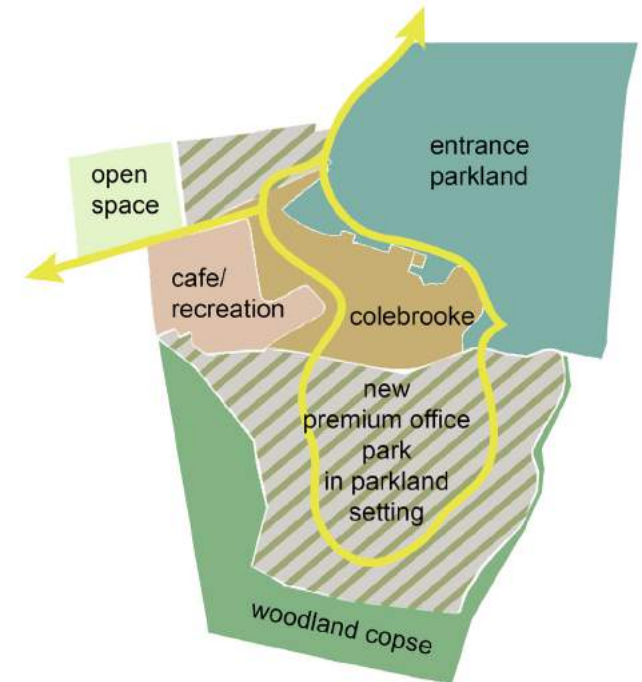


Design Development

- A thorough appraisal of the existing grounds, trees, land levels, buildings and structures has informed the illustrative layout process
- The existing site naturally splits into several distinct character areas. Colebrooke House lies at the heart of the park and is set behind an area of entrance parkland.
- The tennis courts and swimming pool together form a recreational zone that is set to be refurbished and enhanced
- The rear parkland comprises the ha-ha and a number of quality specimen trees
- The southern extent of the site is contained by a woodland copse, home to a variety of wildlife
- These retained and refurbished site features will provide a link to the past whilst contributing to the unique brand and future of the park



Pre-development



Post-development

A Sensitive Conversion

- At the heart of Colebrooke Park is Colebrooke House, a 19th century mansion believed to have been built as a replacement for an original house located near the present-day Fountains Retail Park, which has long since disappeared
- The building is not listed, however it is an attractive period property much in need of repair and investment. Converting the property to office use will breathe new life into the building, helping to create a unique brand and identity for the campus
- Colebrooke Park will contribute to Tunbridge Wells plans to see this north eastern quadrant of the town established for high quality employment uses



Ground Floor

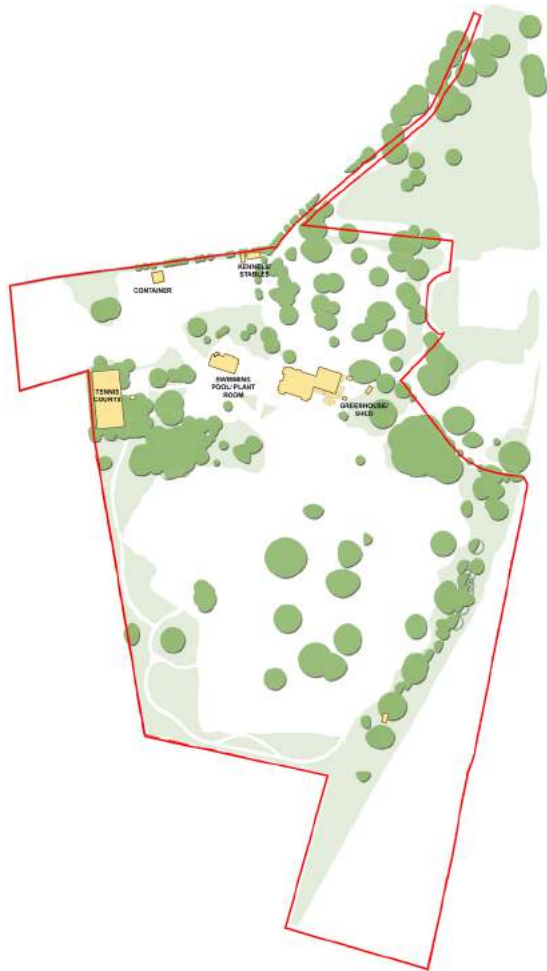


First Floor

New Build

- An opportunity for an attractive campus layout utilising the existing parkland setting
- Layout and buildings to provide flexibility of tenure, for either a single or multiple occupiers
- Building heights and arrangement to take account of trees, topography and key aspects of the existing parkland setting
- Existing parkland landscape to be maintained and, where appropriate, enhanced through new indigenous planting, enhancing the office park habitats to provide biodiversity benefits
- Historic integrity of the ha-ha to be retained as a feature





Existing Site Features



New Build Features

Existing Site Features	Footprint (sqm)
Colebrooke House	304
Greenhouse	8
Shed	4
Kennels	13
Stables	39
Container	15
Dilapidated Hut	48
Tennis Courts	564
Dilapidated Hut	5
Swimming Pool	173
Plant Room	7
Shed	3
Total sqm	1183

Proposed Site Plan (Plot Ref)	Suggested Storey	Total GIA (sqm) Footprint x storey
Plot 1	2	1280
Plot 2	3	2493
Plot 3	3	1716
Plot 4	3	2550
Plot 5	3	2244
Clubhouse	1	111
Tennis Courts	N/A	564
Pond	N/A	173
Colebrooke House	2	608
Total sqm		11739

Total parking spaces approx. 360

Landscape

- The existing parkland landscape is to be maintained and where appropriate enhanced through the inclusion of indigenous planting
- This landscaping will both enhance the new build and see a net benefit to biodiversity
- Existing landscape features to be refurbished and incorporated to provide an unrivalled working environment for both occupiers and visitors



Campus Life



Waterside Cafe
Broadland Business Park, Norwich



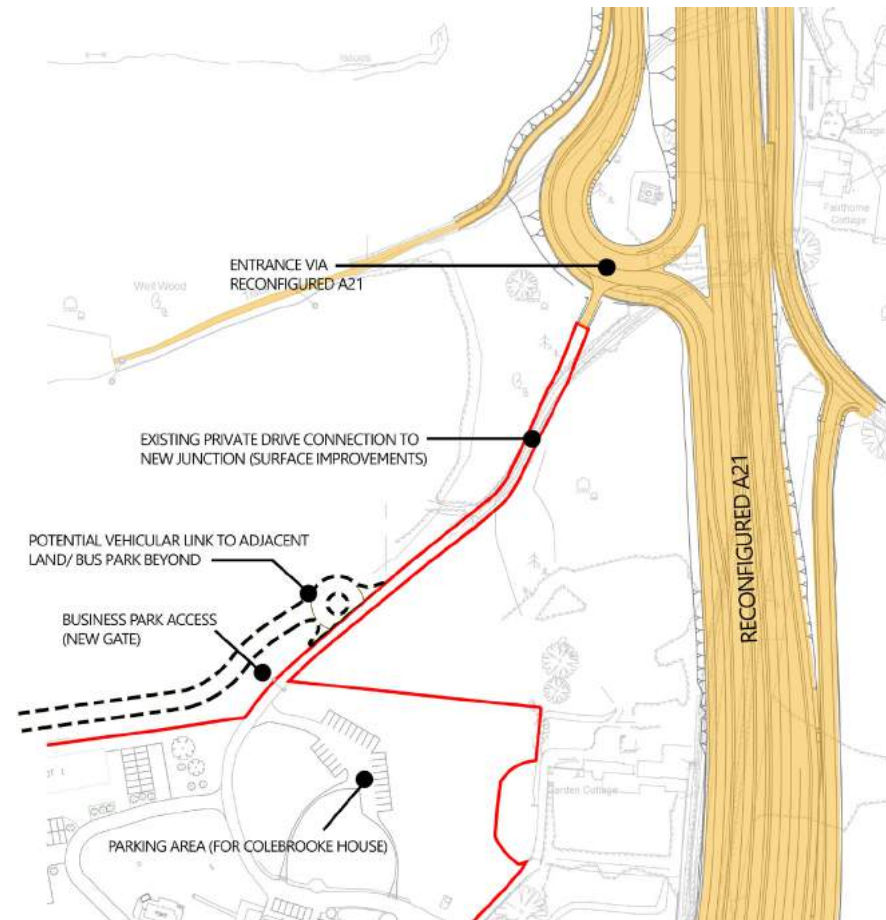
Proposed
Leisure Trails



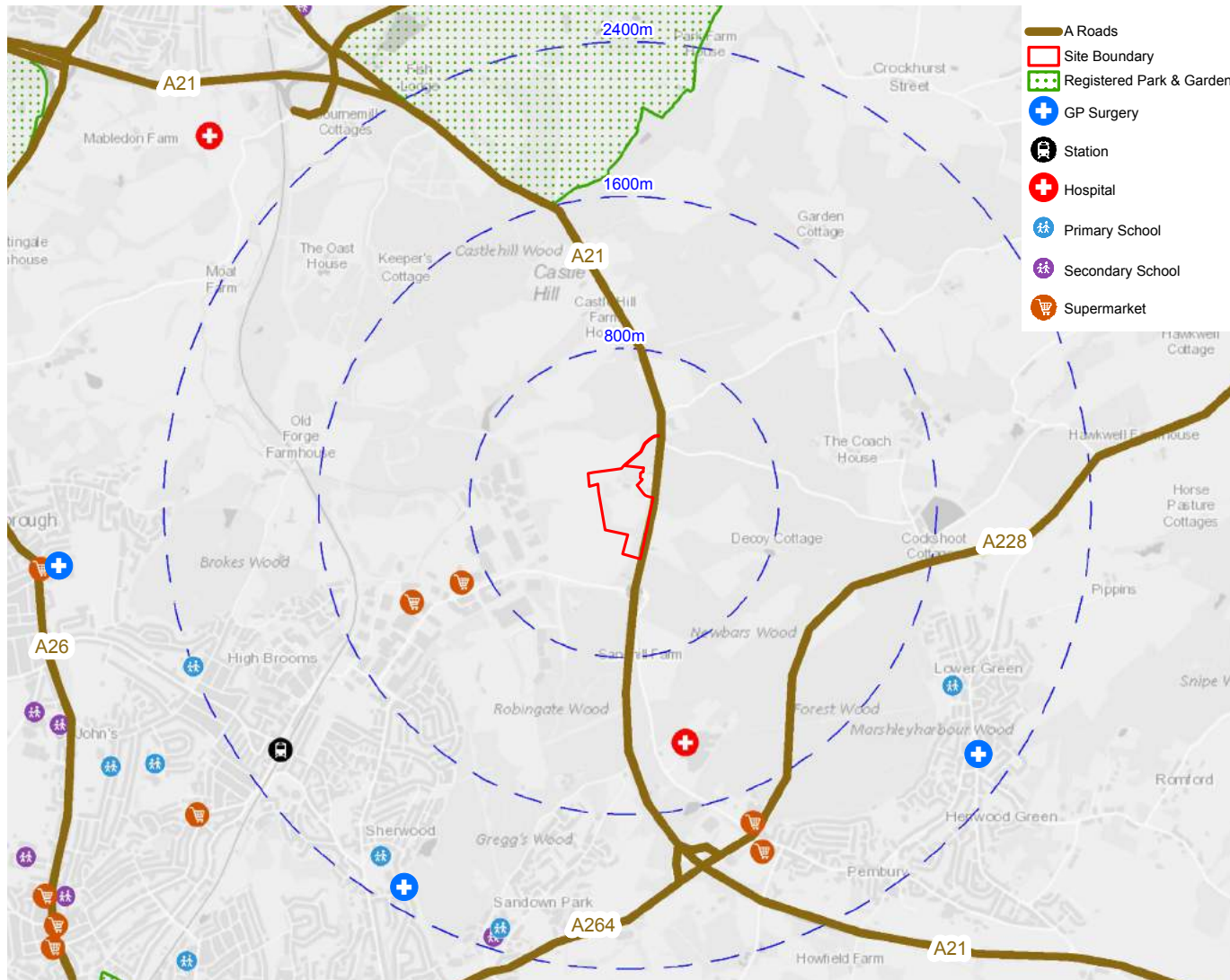
- Colebrooke Park will be an attractive place to work and enjoy
- Features to include a café / clubhouse to serve the office park, reducing the need for staff to travel off-site
- Opportunities for existing features such as the swimming pool and ponds to form focal points for leisure, recreation and biodiversity
- Existing tennis courts to be refurbished to provide an amenity for staff
- Potential for woodland picnic areas and leisure trails through the parkland setting

Access & Parking

- The historic main driveway is to be reinstated to provide an attractive and direct link to the new A21 junction
- This link to the new Fairthorne Junction will allow direct access to the A21, avoiding the busier Longfield Road flyover junction – a major advantage for the site
- New office buildings to be accessed via a new, low key roadway weaving through the parkland setting
- Informal pathways to be created to encourage leisure use of the grounds by office park staff
- Opportunities to provide pedestrian and cycle routes to North Farm via neighbouring land to the south-west
- Opportunities to use the existing topography to provide screened parking decks to limit the need for open, surface car parks and create an attractive working environment



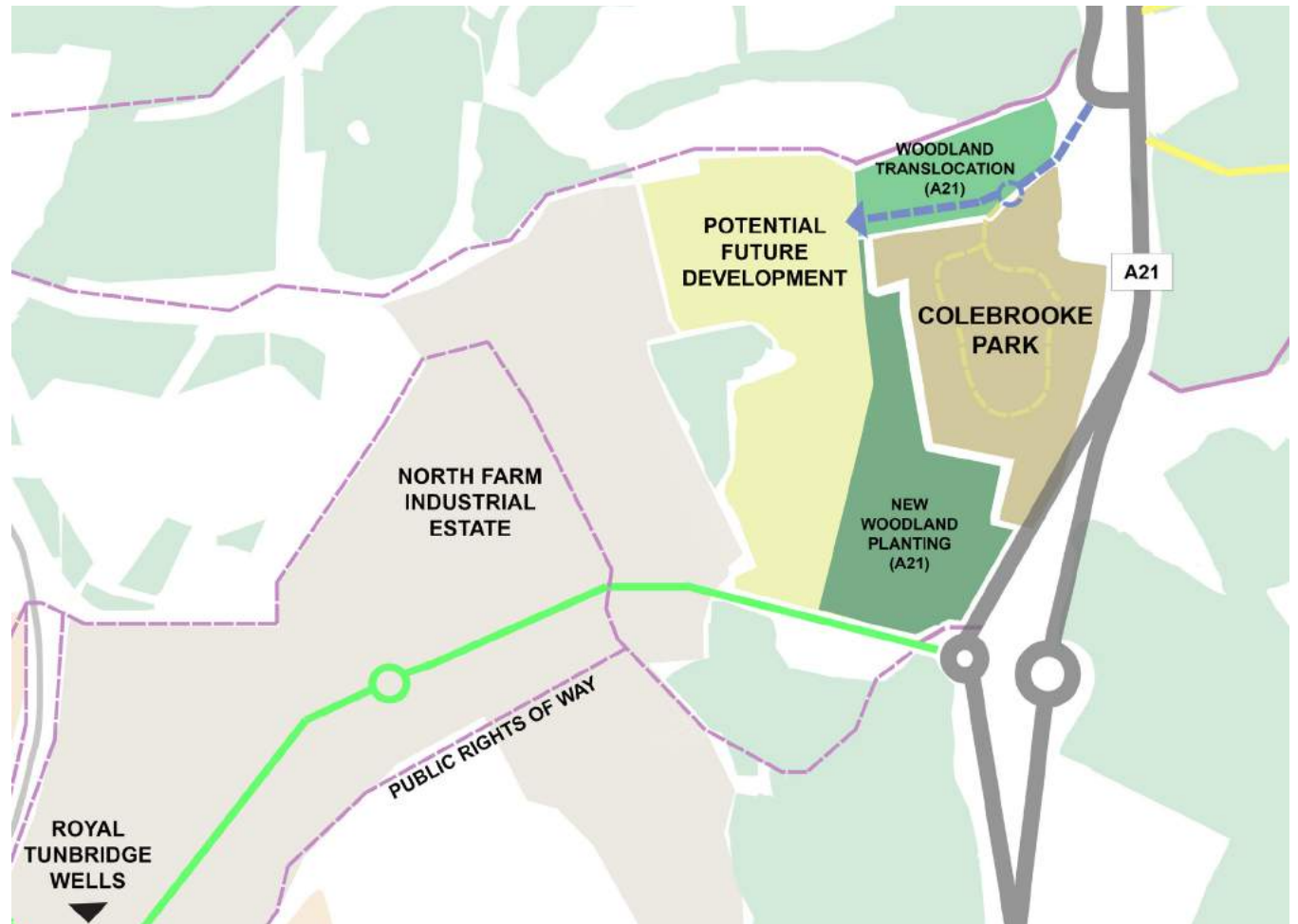
Accessibility



- Excellent strategic transport links through the newly-upgraded A21 dual carriageway and wider strategic road network
- The site is around 2km and 4km from High Brooms and Tonbridge railway stations respectively. Longfield Road is served by bus services to Tunbridge Wells and Pembury. From Tonbridge and Tunbridge Wells trains run regularly towards Sevenoaks, Hastings, Ashford, Edenbridge, Paddock Wood, Redhill and London stations
- An opportunity to utilise the existing public transport services, pedestrian and cycling infrastructure, and make an investment in bus services associated with the campus in order to support travel by sustainable modes
- An opportunity to connect to the Public Rights of Way within the vicinity of the campus

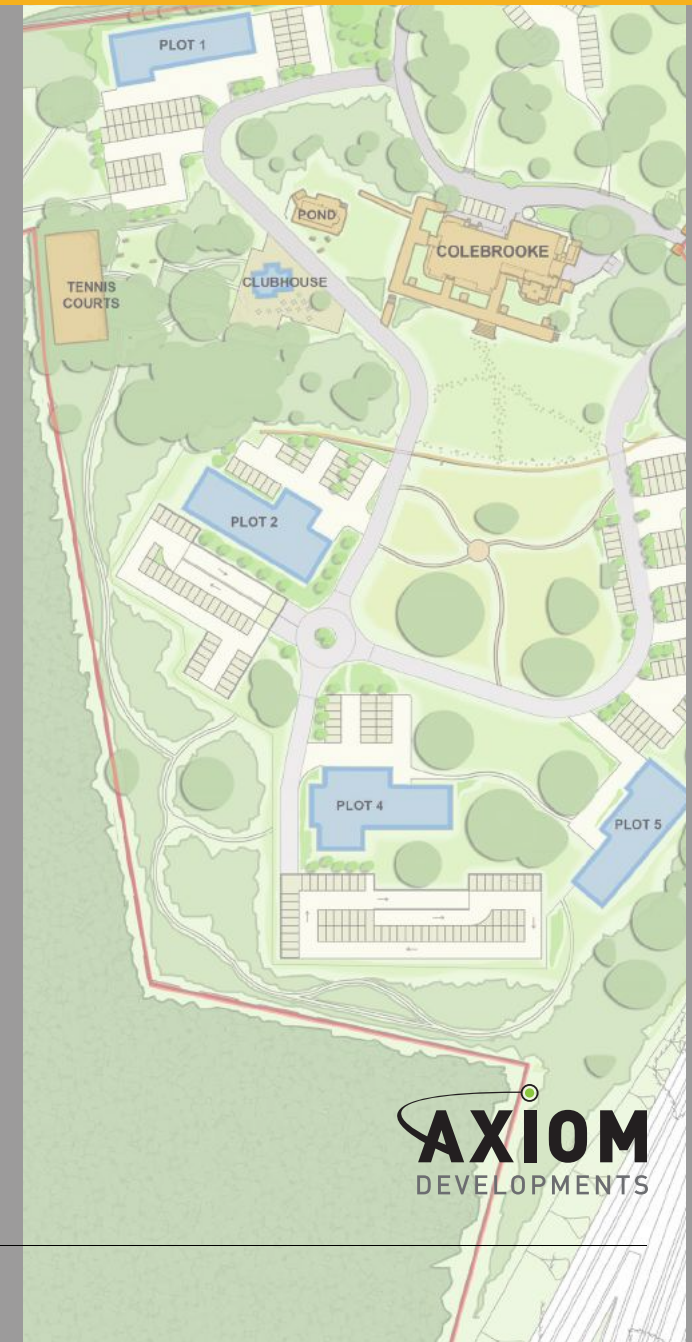
Wider Context

This is both a standalone proposal and one which affords opportunity for wider masterplanning flexibility



Summary

- One of the best located sites in Tunbridge Wells with excellent strategic transport links through the newly-upgraded A21 dual carriageway
- A chance to convert a period property to high quality employment use, creating new premium office space within an established parkland setting
- An unrivalled opportunity for a high-quality business campus with a unique identity
- Prospects to create an attractive campus either for a single major employer or multiple occupiers
- Retained landscape features and quality new planting set to bring about net benefits to biodiversity
- A place to work and enjoy



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Axiom Developments is a proven, well-established and successful project development company. We focus on high growth opportunities across the property sector; including strategic land, commercial, energy and leisure developments.

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We pride ourselves on our honest and personal approach, acting in partnership with landowners and Local Authorities to unlock land and add value through promotion, planning and project development. Our expert in house team manage the whole process from our office in Cavendish Square, London.



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Design Overview - February 2017



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