



rossway's
SISSINGHURST

OUR VISION | YOUR DESIGN

WELCOME TO THE CROSSWAYS, SISSINGHURST

Nestled in the scenic Kent countryside, is our stunning, private, bespoke self-build development. This is perfect for any client looking for a luxury plot creating their own personal design.

OUR VISION

The Cooper & Cole concept behind this design is to create new rural barn-style units that offer a perfect blend of modern living and the serenity of the countryside.

The overarching design revolves around drawing inspiration from the principles of a traditional rural farmstead, adding a touch of timeless charm to the entire scheme.

This concept is inspired by sustainable and contemporary design philosophies, that we believe reflect the natural landscape. Encompassing a pallet that emulates the surrounding area, this concept is how Cooper & Cole envision the space being utilised. However, we understand this is open to interpretation, this is your vision, your dream home, and this brochure is simply a guide.

BENEFITS OF BUILDING YOUR DREAM HOME :



DESIGN FREEDOM



PRE-APPROVED OUTLINE
PLANNING



SERVICED PLOTS WITH
UTILITIES READY TO GO



HELP AND SUPPORT
THROUGH YOUR JOURNEY



EXCELLENT VALUE
AND EQUITY POTENTIAL



ZERO RATE VAT ON
BUILD



Cooper & Cole



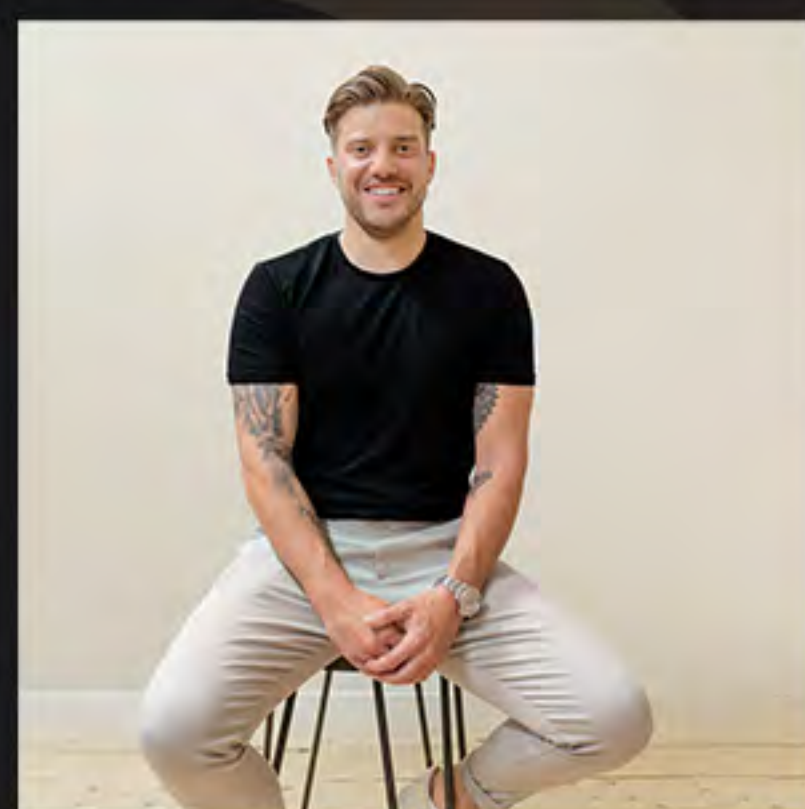
COOPER & COLE

ABOUT COOPER AND COLE

Cooper & Cole is a Kent-based property developer creating bespoke spaces for modern living. Founded by Aaron Cooper and Nick Cole, they have a passion for style through design, building high-end developments across the Southeast.

Influenced by their worldwide travels and combined 30 years' construction experience, Aaron and Nick have a passion for delivering breath-taking homes. This has led us to where we are today; luxury home builders and developers taking inspiration from the natural environment to create beautiful, sustainable, and affordable properties throughout Kent.

Cooper and Cole are proud to lead the way in creating non-conformative, prestigious, and tailor-made spaces for each valued client and prospective home buyer. Working closely with expert architects & interior designers on each project, Cooper & Cole creates functional, stylish, and unique properties for modern professionals, families and businesses.



NICK COLE



AARON COOPER



CROSSWAYS

SISSINGHURST



CROSSWAYS
SISSINGHURST

CROSSWAYS CONCEPT  COOPER & COLE

THE LOCATION

The site is located on the west side of Common Road and to the south of the A229 in the Cranbrook and Sissinghurst Parish of Tunbridge Wells Borough Council. It is a relatively flat site, predominantly grassed surfaced and devoid of built form other than one relatively modest glasshouse structure, which will be restored. The site is well enclosed, with strong vegetation and trees framing the northern, eastern, and western boundaries.

Crossways

 **Tonbridge Wells - 30Mins**

 **Headcorn - 13Mins**

 **Maidstone - 25Mins**





GROSSWAYS CONCEPT



COOPER & COLE

SELF BUILD DREAM

Imagine owning a blank canvas where you have the power to bring your dream home to life. A self-build plot offers you the unique opportunity to design, create, and live in a home that is a true reflection of your personality, preferences, and lifestyle. Here's why investing in a self-build plot could be the best decision you'll ever make:

Tailored Perfection: No more compromising on someone else's ideas. With a self-build plot, you can design every inch of your home to fit your exact needs and desires. From the layout and room sizes to the finishes and energy-efficient features, you have the freedom to make it all your own.

Value for Money: Building your own home can be a more cost-effective choice compared to buying a pre-built property. By acting as your own project manager or hiring professionals, you can control costs and get the most value for your investment.

Future-Proofing: Incorporate the latest in sustainable building practices and technologies to create an eco-friendly and future-proofed home. Lower utility bills, reduced carbon footprint, and a comfortable living space are just some of the benefits.

Sense of Accomplishment: Building your own home is an immensely rewarding experience. As you see your vision take shape, you will feel a deep sense of accomplishment and pride in every brick and nail that goes into your dream home.

Personal Growth and Creativity: Embarking on a self-build journey is a unique opportunity for personal growth. You will learn new skills, challenge yourself, and discover your own creativity as you shape the space you'll call home.

In the end, a self-build plot offers far more than just a house; it's a chance to craft the life you've always envisioned.



PLOT 1

PLOT SIZE : 0.38 Acres

POTENTIAL SQ M : 295m²

Plot 1 is ideally positioned on the southern side of the site, conveniently located near the site access point. With a potential floor area of approximately 220m², this plot offers an ample gross internal floor area, providing plenty of space to create a spacious and comfortable living environment.

One of the standout features of this plot is the generously sized front and rear gardens, offering ample opportunities for outdoor recreation, gardening, and relaxation. With such expansive garden spaces, there is exciting potential for creating a lush and vibrant landscape, incorporating a variety of plants, trees, and shrubs to enhance the natural beauty of the surroundings.

Moreover, the large size of the plot lends itself perfectly to incorporate strategically placed landscaping features around the dwelling. By thoughtfully situating landscaping elements, such as trees, hedges, and flowering plants, the design can achieve both visual screening and enhanced privacy for the residents, creating a secluded and tranquil atmosphere.

Due to its strategic positioning and setback from the access road, this plot allows for the inclusion of a spacious driveway leading to a proposed carport. The carport not only offers a sheltered parking area for vehicles but also contributes to the overall aesthetic appeal of the property, enhancing its design and functionality.

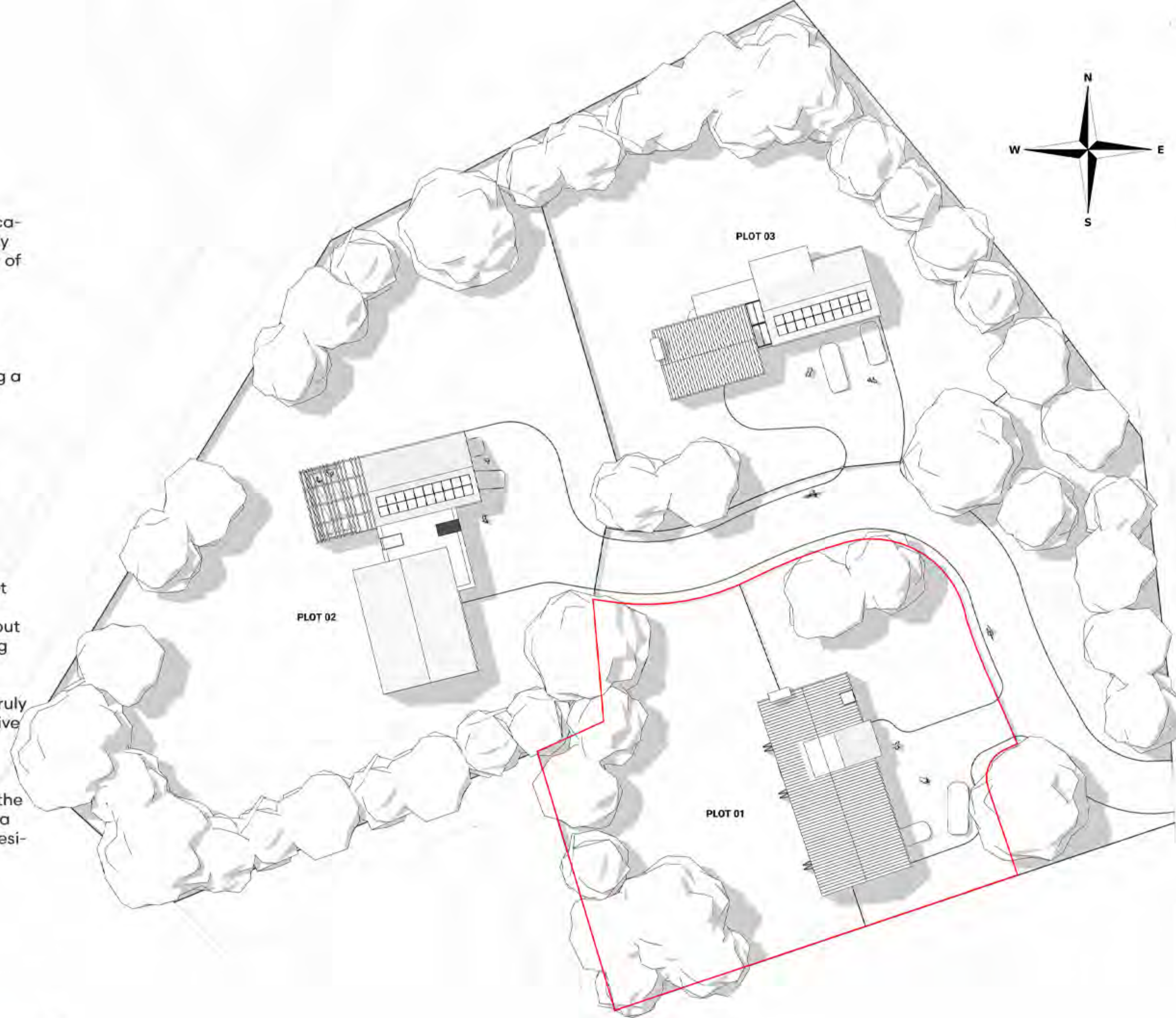
Overall, Plot 1 presents an exceptional opportunity to design and build a truly remarkable home. Its generous size, well-placed landscaping, and extensive garden areas make it an enticing option for those seeking a harmonious blend of privacy, natural beauty, and modern living.

Whether relaxing in the sprawling garden or enjoying the convenience of the well-designed interior, this plot offers a wealth of possibilities for creating a dream home tailored to the unique lifestyle and preferences of its future residents.

ACCOMMODATION SCHEDULE		
UNIT NO.	TENURE	AREA
PLOT 01	5 bed 8 person	295m ²
PLOT 02	6 bed 10 person	380m ²
PLOT 03	5 bed 9 person	230m ²

KEY:

Plot Boundaries



PLOT 2

PLOT SIZE : 0.63 Acres

POTENTIAL SQ M : 380m²

Plot 2 is the largest of the plots sitting at 0.63 acres, with a potential gross internal floor area of circa 380m² nestled in the far western side of the site. Being the last property on the access road it boasts the largest drive and parking area. Surrounded by existing and new landscape the property sits proudly within the extensive land holding creating a sense of rural and peaceful living.

Immersed in the beauty of its surroundings, Plot 2 is enveloped by a combination of existing mature landscape and newly crafted green spaces. This blend of natural elements and carefully designed landscaping creates an enchanting ambiance, providing residents with a genuine sense of rural tranquillity and peaceful living.

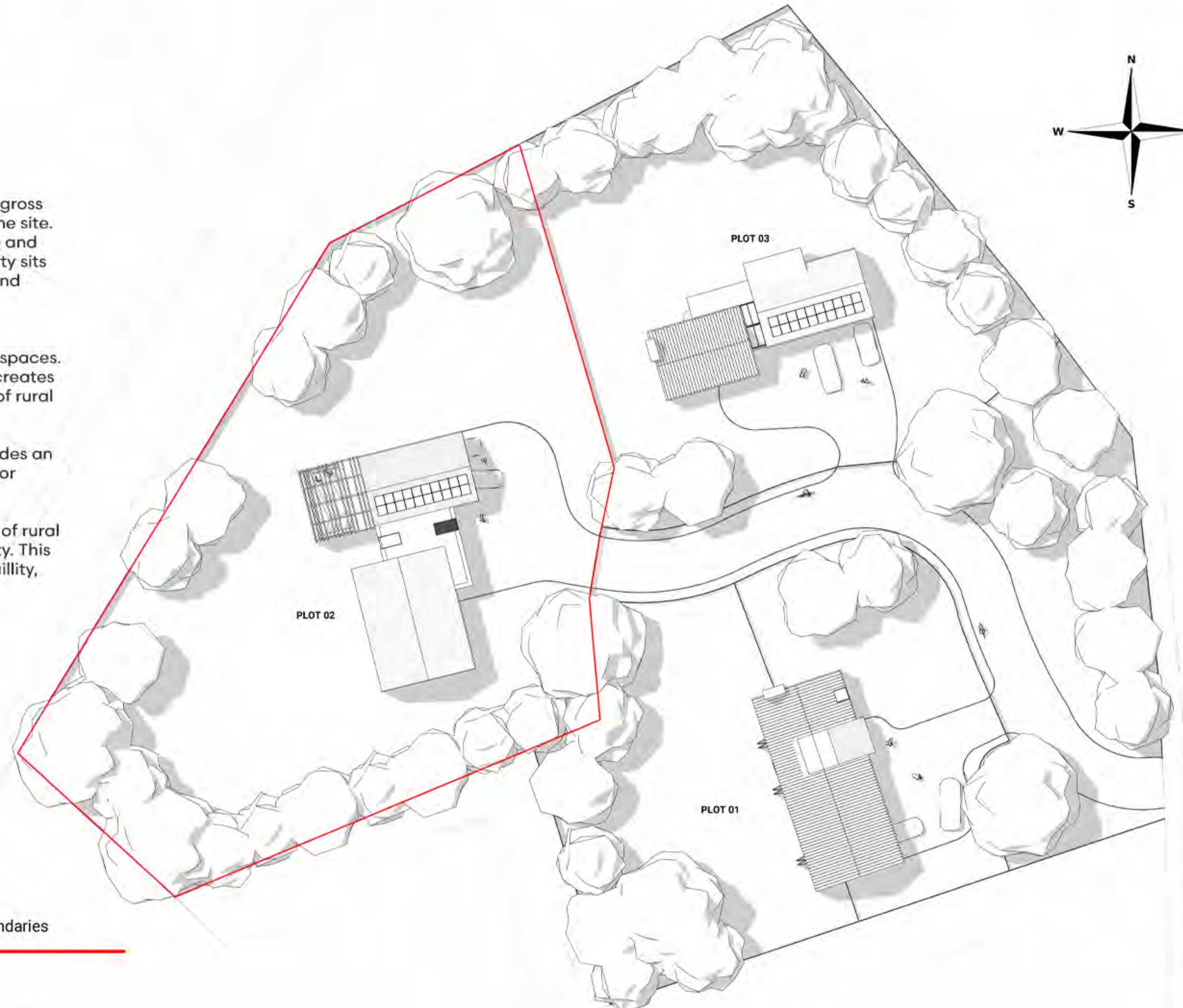
Perched proudly within the expansive land holding, the property exudes an air of distinction and elegance. The spaciousness of the plot allows for ample opportunities to create a garden paradise.

Those fortunate enough to call Plot 2 their home will revel in the joys of rural living while relishing the convenience of a well-connected community. This magnificent property offers a harmonious fusion of grandeur, tranquillity, and natural beauty – the epitome of a refined and idyllic lifestyle.

ACCOMMODATION SCHEDULE		
UNIT NO.	TENURE	AREA
PLOT 01	5 bed 8 person	295m ²
PLOT 02	6 bed 10 person	380m ²
PLOT 03	5 bed 9 person	230m ²

KEY:

Plot Boundaries



PLOT 3

PLOT SIZE : 0.40 Acres

POTENTIAL SQ M : 230m²

Nestled in the northern part of the site, Plot 3 enjoys a strategic location, set away from the other plots and neatly tucked into the corner of the development. This thoughtfully chosen placement allows you to relish the peace and quiet of your exclusive home.

Surrounded by a generously sized garden, the plot is embraced by the existing, beautifully landscaped boundaries, creating a natural buffer from neighbouring properties. The expansive garden space presents an excellent opportunity for creating a serene and verdant outdoor oasis. With the possibility of adding carefully positioned landscaping screens to the front of the dwelling, residents can further enhance their privacy and security.

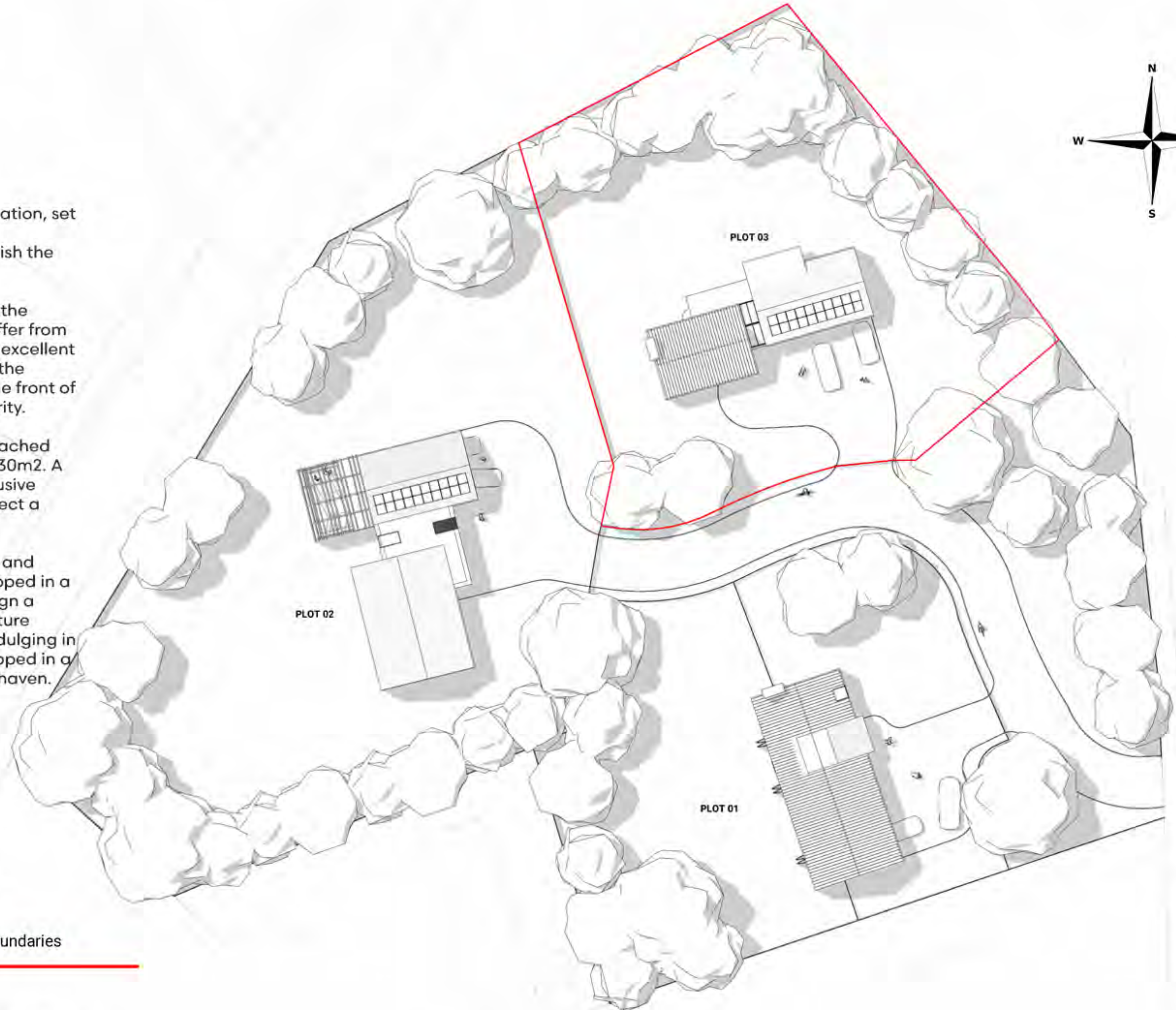
Emphasizing a design that marries elegance with comfort, this detached unit boasts a potential gross internal floor area of approximately 230m². A modest yet sophisticated layout will be perfectly suited to the exclusive development, where each element can be carefully curated to reflect a harmonious blend of style and functionality.

Plot 3 is a testament to a commitment to creating a truly exclusive and unique living experience. Surrounded by natural beauty and enveloped in a peaceful atmosphere, this plot provides the perfect canvas to design a bespoke home tailored to the individual needs and desires of its future inhabitants. From embracing the lush greenery of the garden to indulging in the well-appointed interior spaces, residents of Plot 3 will be enveloped in a sense of refined luxury and the utmost serenity within their private haven.

ACCOMMODATION SCHEDULE		
UNIT NO.	TENURE	AREA
PLOT 01	5 bed 8 person	295m ²
PLOT 02	6 bed 10 person	380m ²
PLOT 03	5 bed 9 person	230m ²

KEY:

Plot Boundaries



B 2083



THE CONCEPT

The concept is a set of guidelines and standards that govern the visual and architectural aspects of a development project within a specific area or community. It provides a detailed framework for you to follow when designing and constructing buildings and landscapes. The primary purpose of a design code is to ensure that new developments harmoniously integrate with the existing environment, preserve the area's character, and create a cohesive and aesthetically pleasing rural fabric.

Design codes play a crucial role in guiding the development in a way that preserves the unique identity of a place while fostering sustainable and visually appealing environments. They provide a balance between creative freedom and responsible development, ensuring that the built environment reflects the values and aspirations of the community.

The following guidance has been set for your self-build:

Appearance and architectural style

Emphasizing harmony with the surrounding rural architectural styles, the proposal aims to create units that boast high-level architectural merit, seamlessly blending into the picturesque countryside. The use of premium materials such as black cladding, grey/black timber windows, and clay roofing, along with the possibility of timber or corrugated metal roofing, further elevates the design.



THE CONCEPT

Scale, Massing and Composition

The principle of the design is the erection of new rural barn style units. The units and design have been curated to ensure each unit creates suitable modern living style, whilst ensuring the scheme is not too cumbersome and bulky. The design philosophy is to utilise the principles of a rural setting farmstead.

Number of Storeys

In keeping with the surrounding area of the site, the maximum allowable storey height for each plot is 1.5 - 2 storeys.

Finished Floor Level

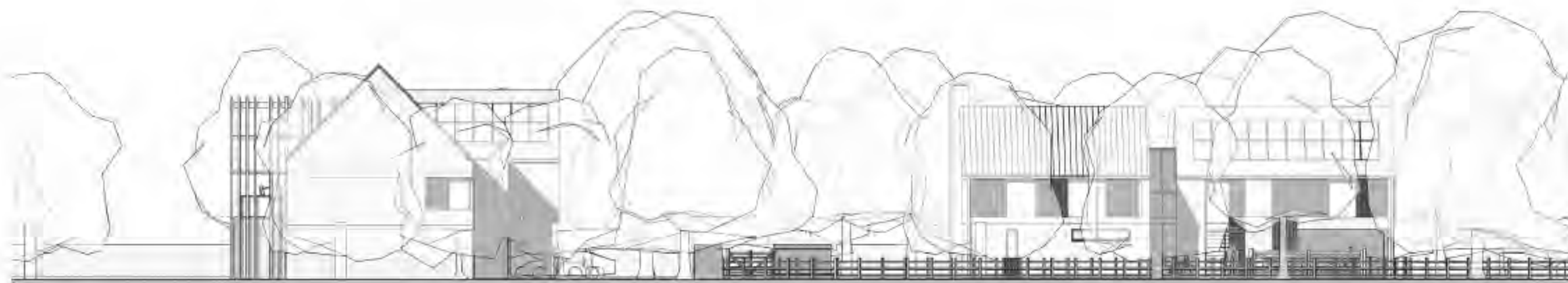
The level of the dwellings are to be set at max 150mm above the existing ground level.

Composition

Elevation heights and scales should be in line with the illustrative perspectives of each plot. Feature slot glazing should be introduced. Large glazed entrances are also intended to mimic a modern barn conversion look. Neat and simple detailing is desired to create a design which is of high architectural merit.

Building Footprints

It is expected the building footprint is built within the proposed plot locations indicated on the illustrative site plan.



THE CONCEPT

Materiality

By employing this carefully curated material palette, the proposal not only aligns itself with the distinctive rural setting but also showcases high-level architectural workmanship. The result is a residential scheme that not only respects its context but also stands out as a testament to outstanding design.

A simple palette of materials has been suggested as the elevational treatment for the housing proposed. The proposed material collection aims to compliment the surrounding area and enhance the appearance of the rural setting.

The materials will also come together to produce a design of high-end architectural merit.

A mixture of burnt timber or black zinc cladding and grey or black coloured window frames, with either clay roof tiles, timber or corrugated metal roofing, has been proposed to reflect the Sissinghurst vernacular whilst identifying exceptional and individual design.



Clay Tiled Roofing



Red Brick



Dark Gray Window Frames



Burnt Timber Weatherboarding



Zinc Cladding/Roofing



Permeable Resin Bound Gravel



Timber Cladding Palette

Colours shown according to Accoya Cladding



Zinc Cladding Palette

Colours shown according to VMZinc panelling

THE CONCEPT

Landscaping

Shrub/ hedge/ tree planting to the public realm to accord with the landscape plan (to be approved through the Reserved Matters Application). You must take note of existing trees to be retained and their associated root protection area (RPA).

Biodiversity enhancements throughout the site will be required, aimed at promoting and supporting a diverse range of plant and animal species within a particular environment. These enhancements are crucial for conserving ecosystems, supporting natural processes, and ensuring the long-term health of the environment.

Here are some

- **Habitat Creation**
- **Native Planting**
- **Wildlife Corridors**
- **Pollinator-Friendly Landscaping**
- **Invasive Species Management:**
- **Natural Water Features**
- **Enhance or create natural water features**
- **Bird and Bat Boxes**
- **Sustainable Drainage Systems (SuDS)**
- **to protect them from potential disturbances**

Biodiversity enhancements are essential for maintaining ecological balance, preserving native species, and mitigating the impacts of human development on natural ecosystems. By incorporating these requirements into development and land management plans, we can actively contribute to the protection and enrichment of biodiversity for current and future generations.

Site Boundary

Soft planting will be required to enhance the overall design and privacy between plots. 1.8m high close-boarded fencing is envisaged to rear gardens. It is required that hedgehog holes are located in boundaries. Front boundaries will be demarked by either post and rail or estate fencing.



Post and Rail Fencing

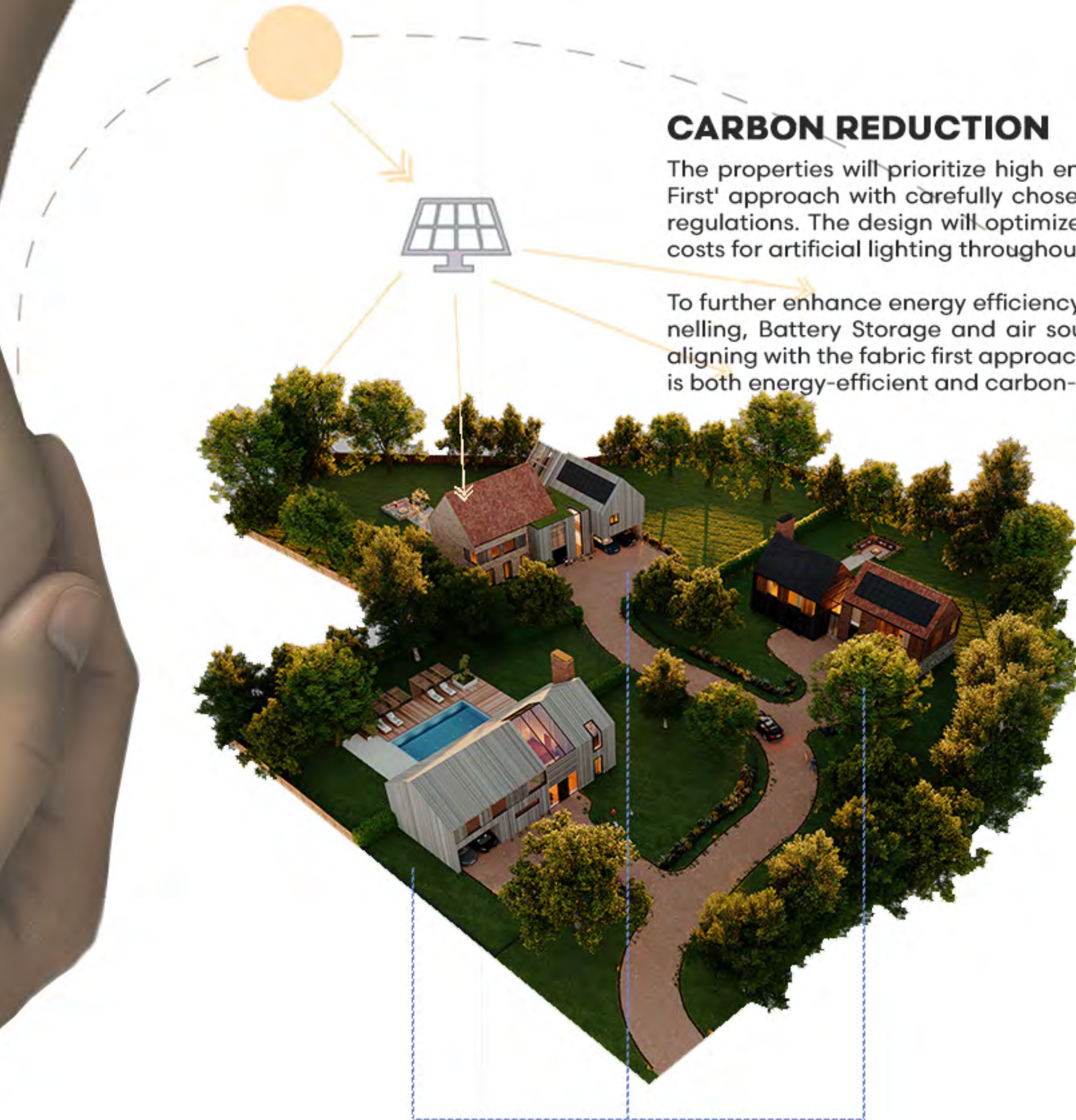


Estate Fencing



Slatted Garden Fencing





CARBON REDUCTION

The properties will prioritize high energy efficiency, adopting the 'Fabric First' approach with carefully chosen materials to meet current building regulations. The design will optimize natural lighting, leading to reduced costs for artificial lighting throughout the development.

To further enhance energy efficiency, low carbon technologies like PV panneling, Battery Storage and air source heat pumps will be considered, aligning with the fabric first approach and aiming to create a scheme that is both energy-efficient and carbon-reduced.



AMENITIES

Local Amenities: Sissinghurst may be a tranquil rural village, but it is well-equipped with amenities to cater to its residents and tourists. You can find charming tea rooms, pubs, and small shops offering locally sourced goods. These establishments are perfect for enjoying afternoon tea or traditional English meals.

Surrounding Area: Sissinghurst's location within the "Garden of England" offers easy access to other beautiful and historically significant places in Kent. The nearby town of Cranbrook, with its traditional Kentish weatherboard houses, is worth a visit.

Additionally, the Kent Downs Area of Outstanding Natural Beauty (AONB) is within reach, providing opportunities for hiking, cycling, and exploring more of the region's natural treasures.

CHARTHILLS - THE COURSE

Originally designed by Sir Nick Faldo, in 1993, the golf course at Chart Hills winds beautifully around a vast oak woodland in the centre of the property. Dramatically undulating fairways, numerous water features, and complex greens present a challenge to all levels of golfer, while each hole represents an entirely unique playing experience.

Sir Nick Faldo, himself, said that he would "never tire of playing Chart Hills," largely due to several feature holes including the island 17th and 'The Anaconda' on the 5th, which is one of the longest bunkers in Europe.

LOCAL SCHOOLS

- Benenden School
- Cranbrook School
- Dulwich Prep – Cranbrook
- Marlborough House School



Dulwich Prep
Cranbrook



Cranbrook
School

THE MILK HOUSE

The Milk House, situated in the charming village of Sissinghurst, stands as a historic former coaching inn. It is comprised of a spirited bar, a bustling Dining Room, and four bedrooms that offer comfortable lodging.

Located in the midst of England's garden and surrounded by artisan producers, The Milk House takes pride in sourcing locally for both its bar and dining menus.

The casual ambiance of the bar allows patrons to enjoy meals from a grazing menu, with allergen cards on hand for those with specific dietary needs. Vegetarian, vegan, gluten-free, and dairy-free options are always available.



BALFOUR WINERY

Founded in 2002 by Richard and Leslie Balfour-Lynn, Balfour Winery, nestled within the scenic Hush Heath Estate, swiftly rose to prominence with its Balfour Brut Rosé 2004, the first English wine to clinch a gold at the International Wine Challenge.

This award-winning vineyard offers state-of-the-art winemaking facilities and a world-class tasting room. As a testament to its excellence, the Brut Rosé has been featured in British Airways First Class and was the sole English wine served at the London 2012 Olympics. A visit to Balfour Winery promises an introduction to "England's most exclusive pink fizz."



ABOUT SISSINGHURST

Sissinghurst is a picturesque village located in the county of Kent, England. Famous for its historic castle and renowned gardens, Sissinghurst attracts visitors from around the world who come to experience its rich cultural heritage and natural beauty. Let's explore some key aspects of Sissinghurst village:

Rural Charm: Sissinghurst village retains its traditional English countryside charm. Nestled amid the Kentish landscape, it features quaint cottages, picturesque countryside views, and meandering footpaths, making it an ideal place for leisurely walks and exploring the countryside. The village exudes a sense of tranquility and offers an escape from the hustle and bustle of city life.





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