

**Land Adjacent to 36
Wyke Avenue, Ash,
GU12 6DZ**

PS CONSULT

**Design and Access
Statement**

MAY 2021

Full Planning Application

PS CONSULT

APRIL 2021

609 DAS

36 WYKE AVENUE, ASH

rest harrow halliford road

shepperton tw17 8ru

tel: 020 8546 2115

www.exedra-architects.co.uk

1.0 INTRODUCTION

1.1 This statement is submitted in support of a full planning application for the following:

The Construction of 2 new semi-detached houses on land adjacent to 36 Wyke Avenue, Ash, GU12 6DZ.

Each dwelling will be two bed with associated parking and amenity space.

1.2 The statement is divided into the following sections:

- 2.0 Site & Context**
- 3.0 Consultation**
- 4.0 Proposal**
- 5.0 Landscape Strategy**
- 6.0 Sustainability**
- 7.0 Conclusion**

1.3 The statement is accompanied by:

PL001 – Existing Drawings:

- Location Plan
- Site Plan

PL100 – Proposed Drawings:

- Site Plan
- Floor Plans
- Roof Plan
- Elevations

2.0 SITE AND CONTEXT

2.1 CONTEXT DESCRIPTION

The site is located at the north eastern corner of Wyke Avenue. Wyke Avenue is a residential loop road adjoining Wyke lane. The settlement is set in the rural landscape of Normandy Parish, 200m South of the Guildford road. The Wyke settlement is considered part of the wider Ash area but sits approximately 1km east, outside of the edge of the main settlement boundary.

The estate which makes up the majority of Wyke Avenue was originally constructed in 1930 by the former Farnham Rural district council and then refurbished in 1990. In 1990 the houses began to be sold by Guildford borough council and by 2009 the split of council and private owned stood at 22 private and 50 council owned.

The houses within Wyke Avenue are defined as semidetached or terraced properties situated in small to medium sized linear plots. Within the centre of the Wyke Avenue there is a large open green space with a series of terraced bungalows taking up the western most quarter.

The area of Wyke Avenue sits within the Greenbelt area of the Guildford borough and the Thames Basin Health special protection area (SPA). Within the latter, development is governed by section 106 financial contributions.

Wyke Avenue is located 1.1km from local shops, Ash is 2.5km away and provides a greater range of retail shopping.

Parking on Wyke Avenue is mainly via private front garden driveways. However, the road is without restriction and therefore overflow parking is permitted.

2.2 SITE DESCRIPTION

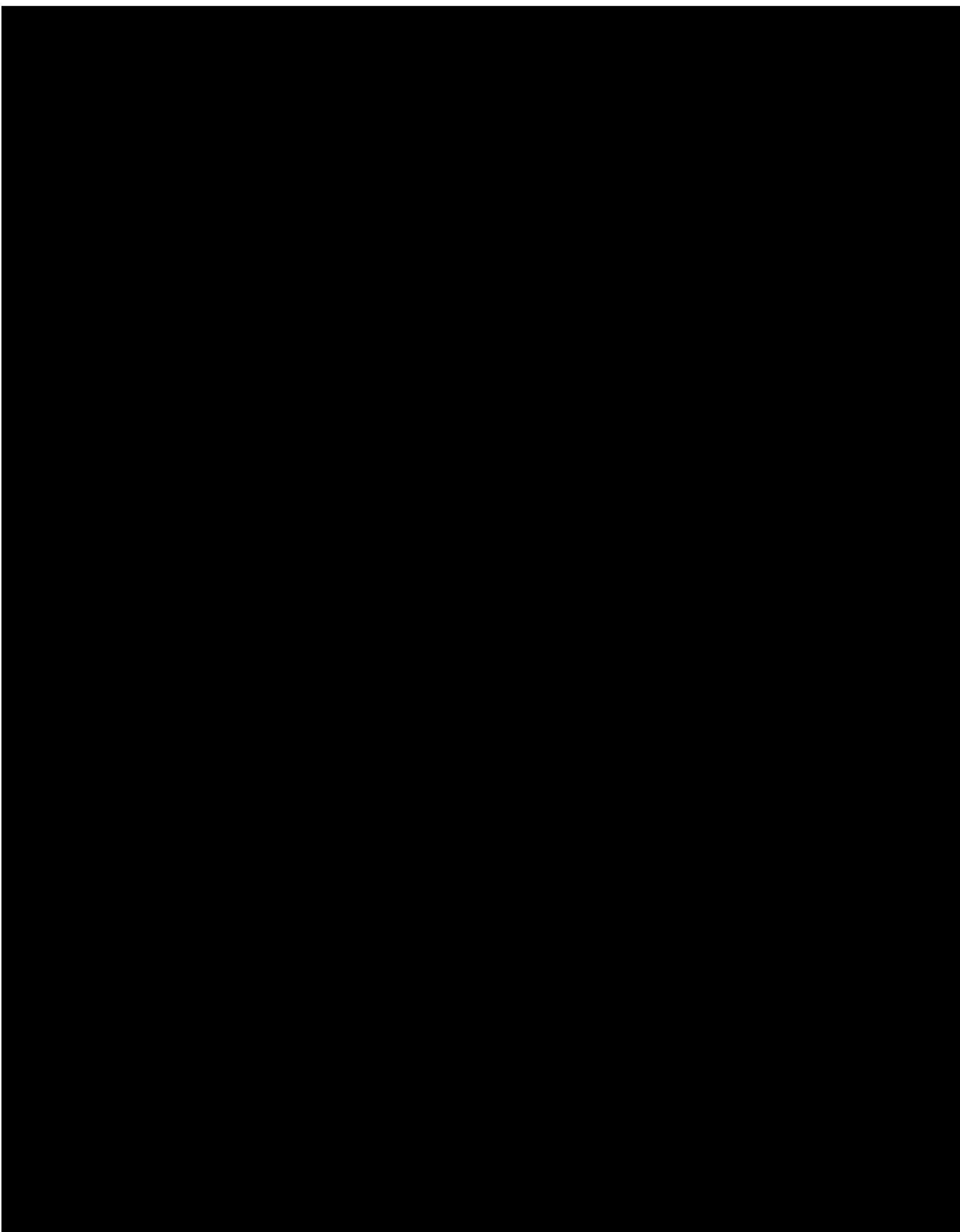
Adjacent to the proposal site there is 1 semi-detached dwelling with garden amenity space. The dwelling does not have any defined parking area however the front garden amenity space is used for vehicular parking and will continue.

Both 35 and 36 Wyke Avenue are constructed of brick with a pebble dash render, clay roof tiles and white upvc windows.

The topography of the site is sloped with No. 35 and 36 at the crest.



AERIAL VIEW OF SITE WITHIN WYKE AVENUE



The site currently is an amenity space which is currently a grassed area with a set of trees of little character value in the centre. The site's eastern boundary borders with a gravel track road, Folly Hatch Lane, which is used for agricultural access. This boundary is defined by a thick lining of trees and bushes. The largest of these trees is a 15m oak tree and resides within the rear garden of 36 Wyke Avenue, this tree is unaffected by this planning application.

The Planning Application site is rectangular in shape. Across the back the site is 15.8m, 10.8m at the entrance and 26.1m deep. The total area of the site is 357m² (0.0357ha).

2.3 OPPORTUNITIES AND CONSTRAINTS

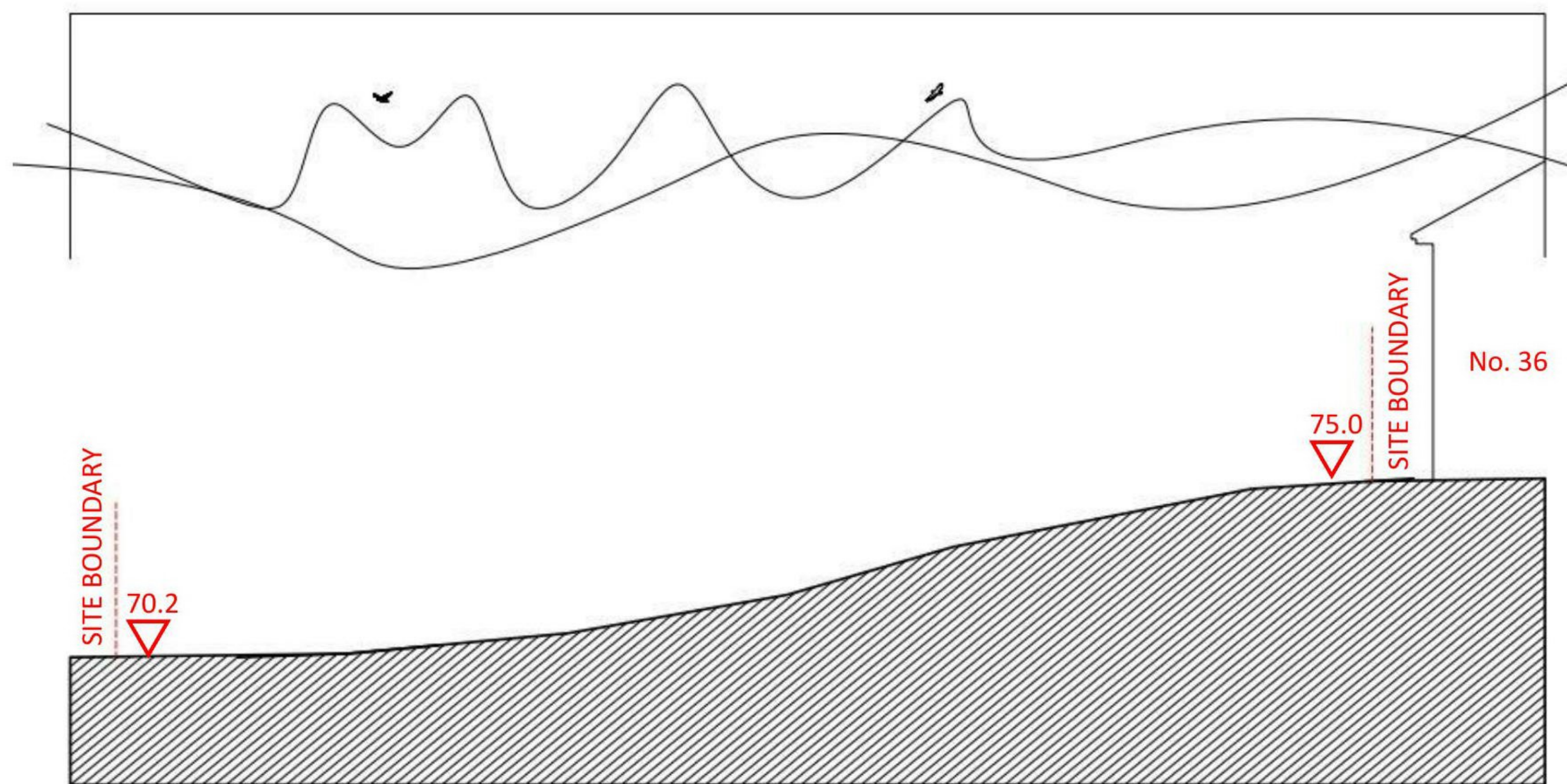
As aforementioned, the site is in a Greenbelt and as such, opportunities for development are limited. However, under local plan policy H3 small scale development is allowed provided all units created are affordable. Additionally, the site also resides within the SPA area. This means that whilst development is still possible, it is subject to a Tariff that is agreed under a section 106 agreement.

In practical terms the site is constricted by a slope. The slope is of note as a constraint as No.35 and 36 is located at the peak meaning there is potential for overlooking. However, there are only 2 ground floor openings and 1 first floor opening in the south elevation of No. Despite the first floor windows location it is to a non habitable room, here a stair. This means that with careful placement of any proposed units, any reduction of privacy can be eliminated.

2.4 PLANNING CONTEXT

Although in the past there has not been any planning submissions relating to the proposed site there is still other relevant submissions in the vicinity. The following are applications which act as precedent to the proposed:

12/P/01526-Proposed erection of a terrace of three x 3 bed. 2 storey dwellings with ancillary car parking and landscaping (additional information received 25/10/12 - Phase 1 Habitat Assessment). Result: Approved 02/10/12



EXISTING SITE SLOPE



APPLICATION 12/P/01526 PLANS



Proposed Street Scene from Wyke Avenue
1:100 @ A1

APPLICATION 12/P/01526 FRONT ELEVATION

3.0 CONSULTATION

3.1 LOCAL PLANNING AUTHORITY

To understand the potential for development on the proposed site, the applicant underwent a pre application meeting with the council Ref: 19/A/00313 dated 01/10/19. The scheme proposed at this meeting was for 2 new residential units built into the amenity space of No. 36 Wyke avenue. These units were to be 2-bedroom 4 person with associated amenity and 1 parallel parking space per unit to the front. No 36's amenity space was to be reconfigured to allow continued vehicular access and parking with a small rear amenity.

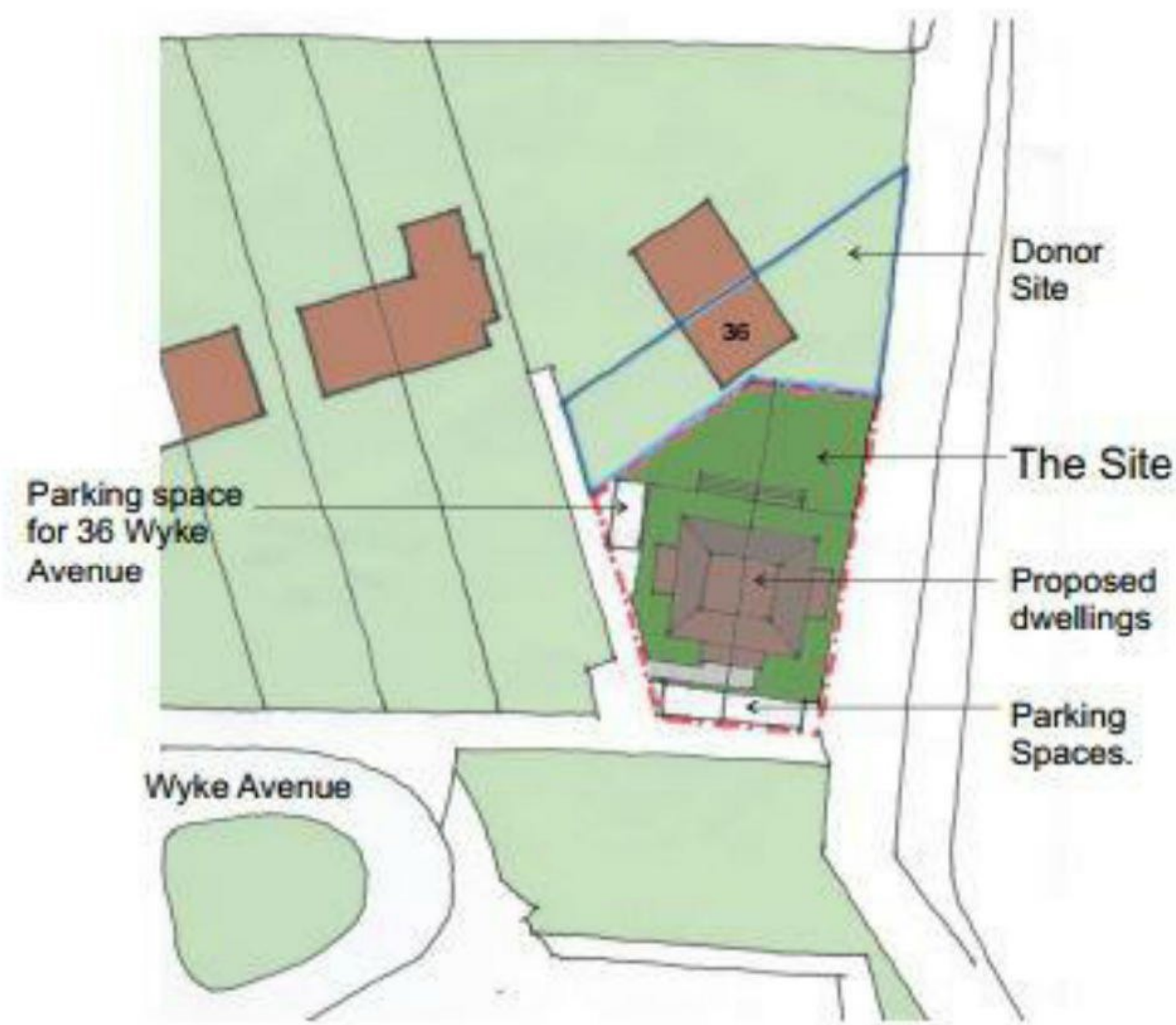
The following are a summation of the points made in the pre-application meeting and written report:

- Remove/reduce the size of the flat roof.
- Revise the parallel parking arrangement and provide at least 1 more space.
- Ensure the proposed units are built to comply with technical housing standards including storage and overall space.
- Provide evidence of compliance with Policy H3 of the local plan. Notably points a) & b)
- Address officers' concerns regarding surface water, biodiversity, and sustainability.

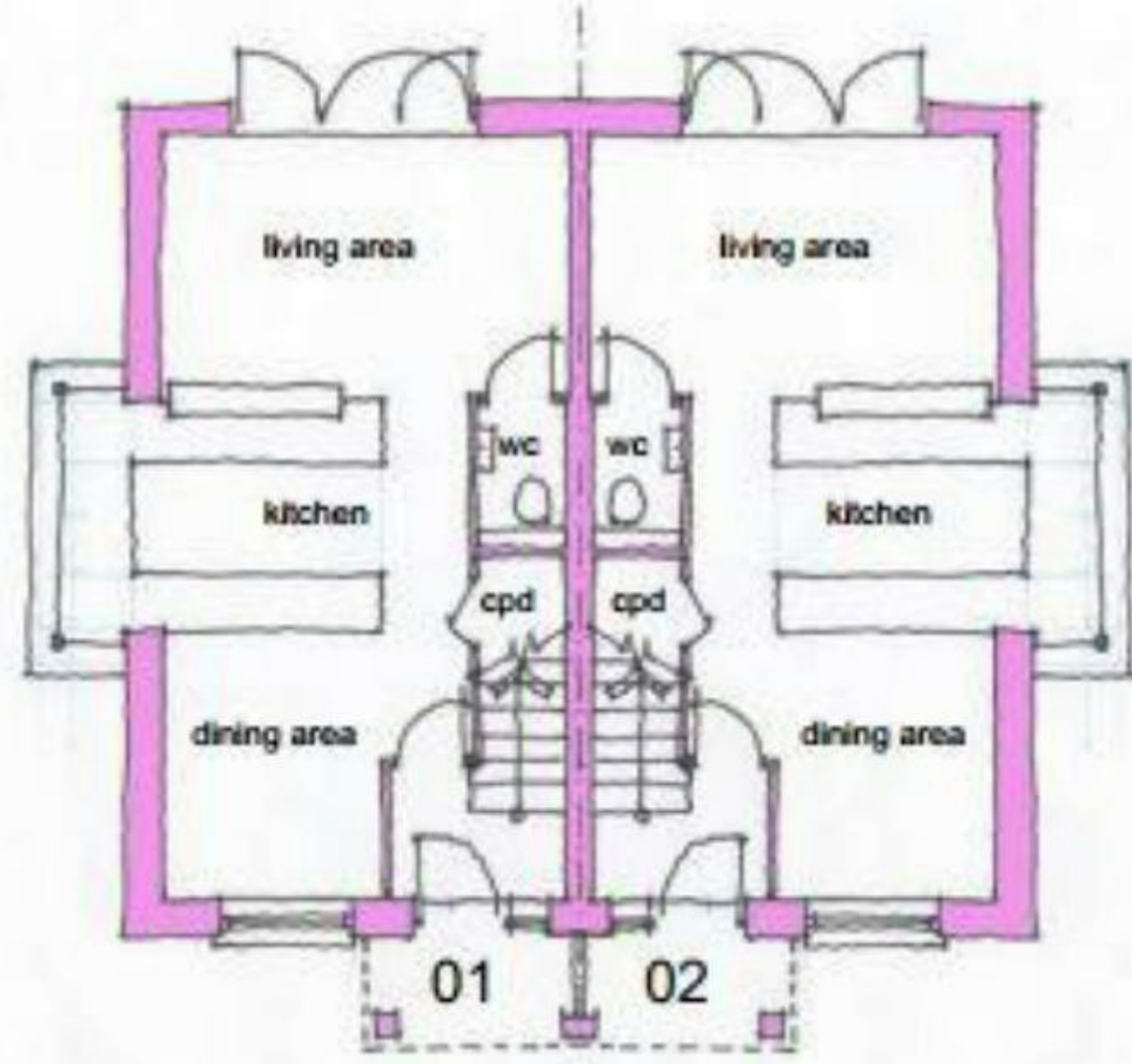
Following the advice given at the pre application meeting and the subsequent written report, the proposal has been redesigned to build on the positives and address the negatives levelled at it.

These changes include:

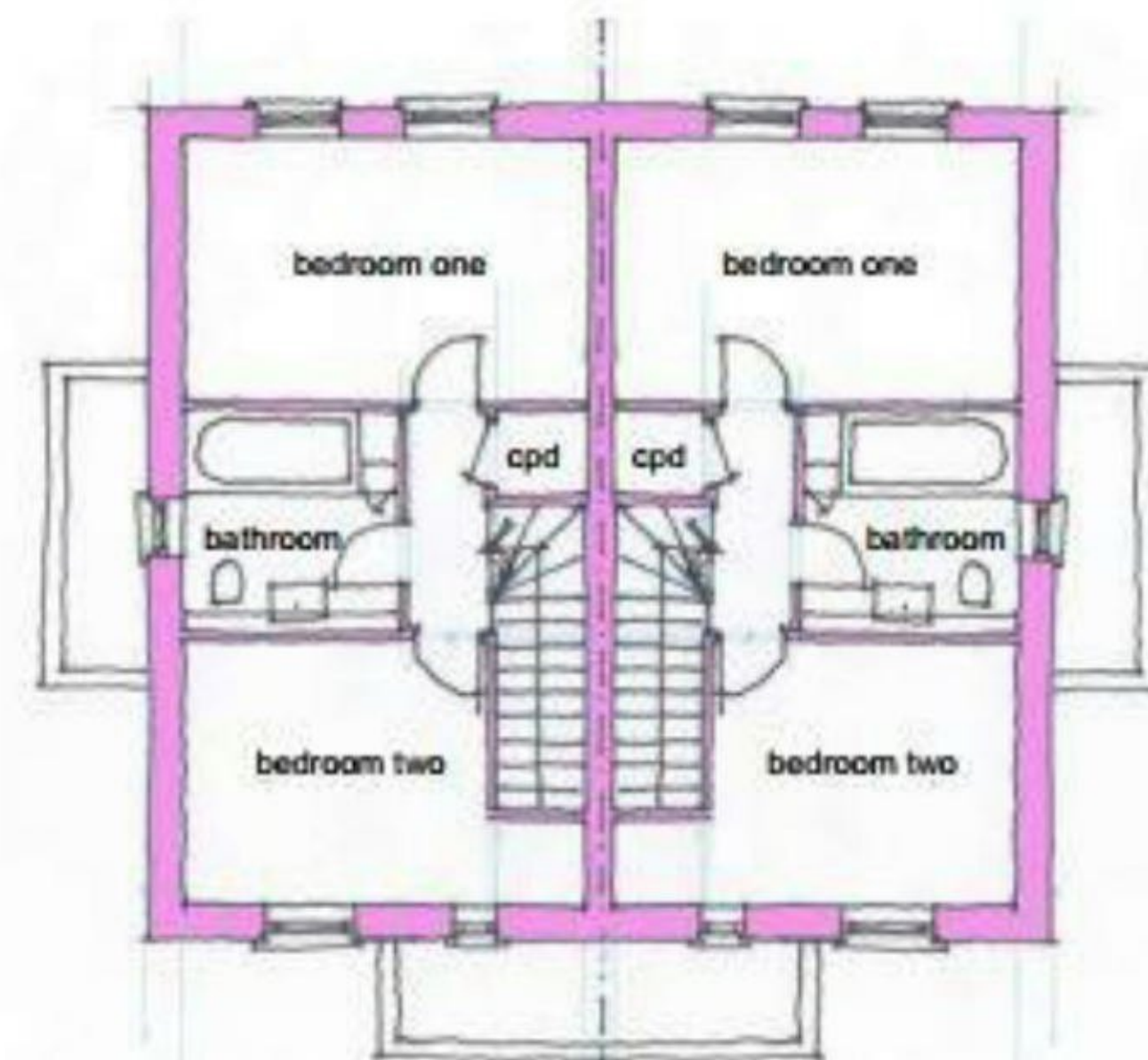
- Amending the parking layout
- Reducing the size of the flat roof portion
- Reconfiguring the internal layout to adhere to minimum space standards.



Proposed Site Layout 1:500 @ A3



Ground Floor Plan 1:100 @ A3



First Floor Plan 1:100 @ A3

19/A/00313: PRE-APPLICATION PLANS



Proposed Front Elevation 1:100 @ A3



Proposed Side Elevation 1:100 @ A3



Proposed Rear Elevation 1:100 @ A3

19/A/00313: PRE-APPLICATION ELEVATIONS

PS CONSULT

APRIL 2021

609 DAS

36 WYKE AVENUE, ASH

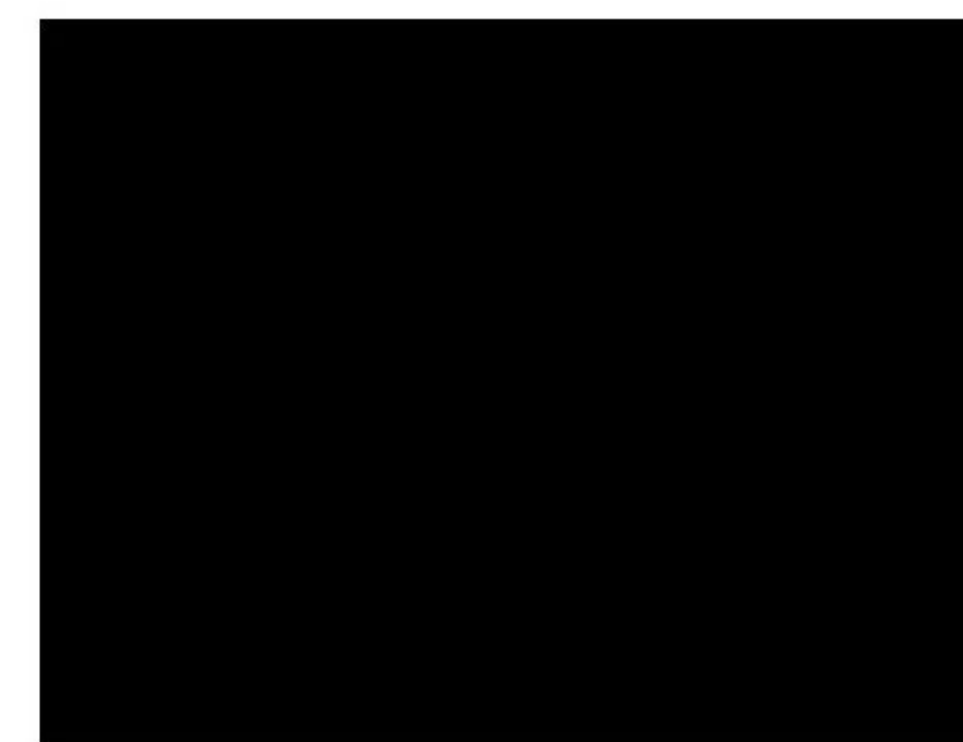
rest harrow halliford road
shepperton tw17 8ru
tel: 020 8546 2115
www.exedra-architects.co.uk

4.0 PROPOSAL

4.1 DESIGN CONTEXT

Following the pre application a further study of the local vernacular was undertaken with an in detail historical analysis. What this process unearthed is that all the houses on Wyke Avenue were originally built as council houses in the 1930's. This led to the distinctive appearance of the dwellings on the road with brick complimenting the pebbled dashed render.

This palette of material has been used in different ways as the houses on Wyke Avenue have been built. Examples of which are as follows:

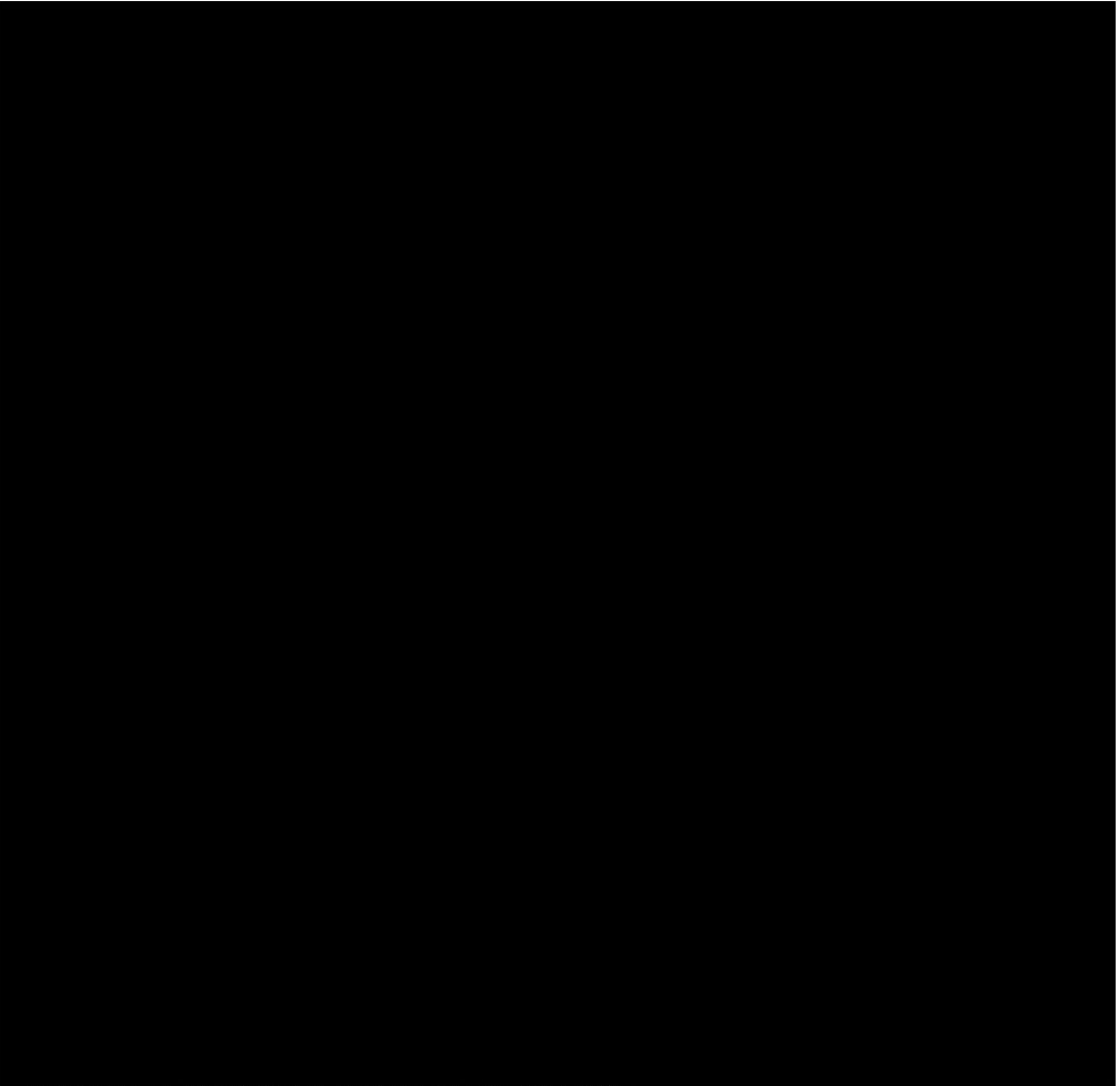
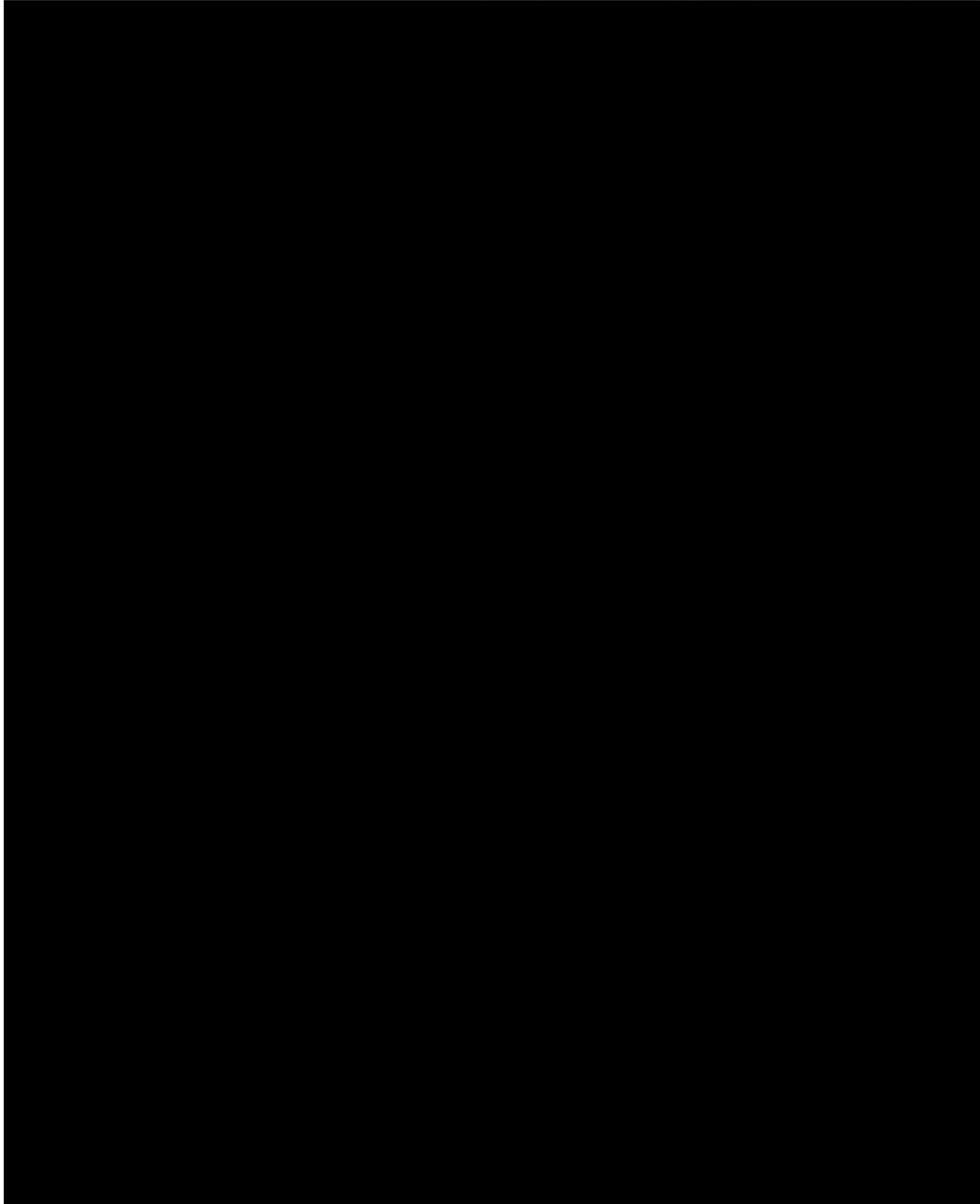


Architecturally what is consistent about these properties is the use of brick. This brick is used as both the main façade material but also as detailing, such as banding and around openings. With any proposed structures on the street, it will be key to draw upon these discernible vernacular characteristics to avoid creating a proposal that is not in keeping with its surroundings.

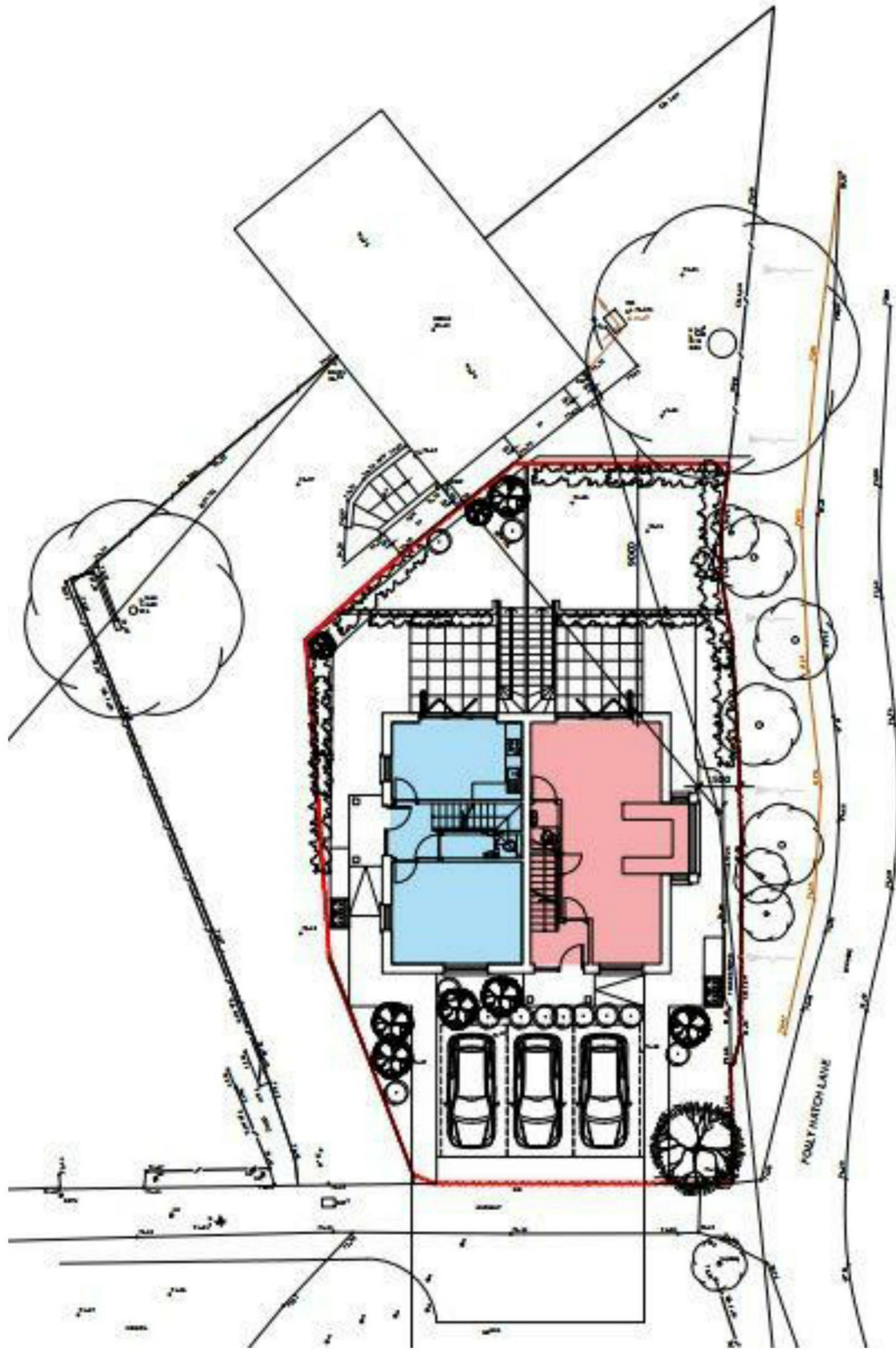
Due to the rural setting the proposal is supported by Policy H3 of the Guildford Local plan. The proposal is further encouraged by Aim 1 of the Housing strategy which sets out to maximise all opportunities to create affordable housing. Finally, Policy S1 states that the council will be presumed to be in favour of sustainable development if it does not contradict other Local plan policy or the policies set out in the National planning policy framework.

4.2 KEY CONSIDERATIONS

When building in close vicinity to other properties such as the proposed site it is key to maintain the level of privacy to all properties. Fortunately, the slope of the site offers opportunity to use a change of level to create privacy by carefully designing opening locations. Additionally, the windows to the south elevation of No 36 Wyke Avenue do not appear to be habitable rooms meaning that opportunity to overlook is minimal to begin with.



SOUTH ELEVATION OF NO 36 WYKE AVENUE



PROPOSED SITE PLAN



PROPOSED SITE ELEVATION

4.3 USE

The use of the site will continue to be residential.

4.4 AMOUNT

The proposal is for 2 new semi-detached residential dwellings of 2 bedrooms.

A detailed breakdown of the units is as follows:

2 dwellings consisting of:

- 1 No. 2 Bedroom 3 Person House
- 1 No. 2 Bedroom 4 Person House

Both houses will have access to their own private amenity space at the rear. This space shall be tiered to maximize privacy whilst offering usable space for varied activity.

Each unit is allocated 1.5 parking spaces in line with Guildford councils parking policy for a total of 3 spaces in a bay layout.

Individual refuse and recycling bins to be stored in an allocated area to the front of properties and brought to the roadside by the occupant on the relevant collection day.

The amount and size of bedrooms was designed based on the data from Guildford Housing needs Assessment and the Normandy Parish Housing needs survey. In 2010 36 new affordable properties were required in the parish. It is estimated that at least 20 have been built in the ensuing 11 years but it is suggested that demand will only have increased in this time.

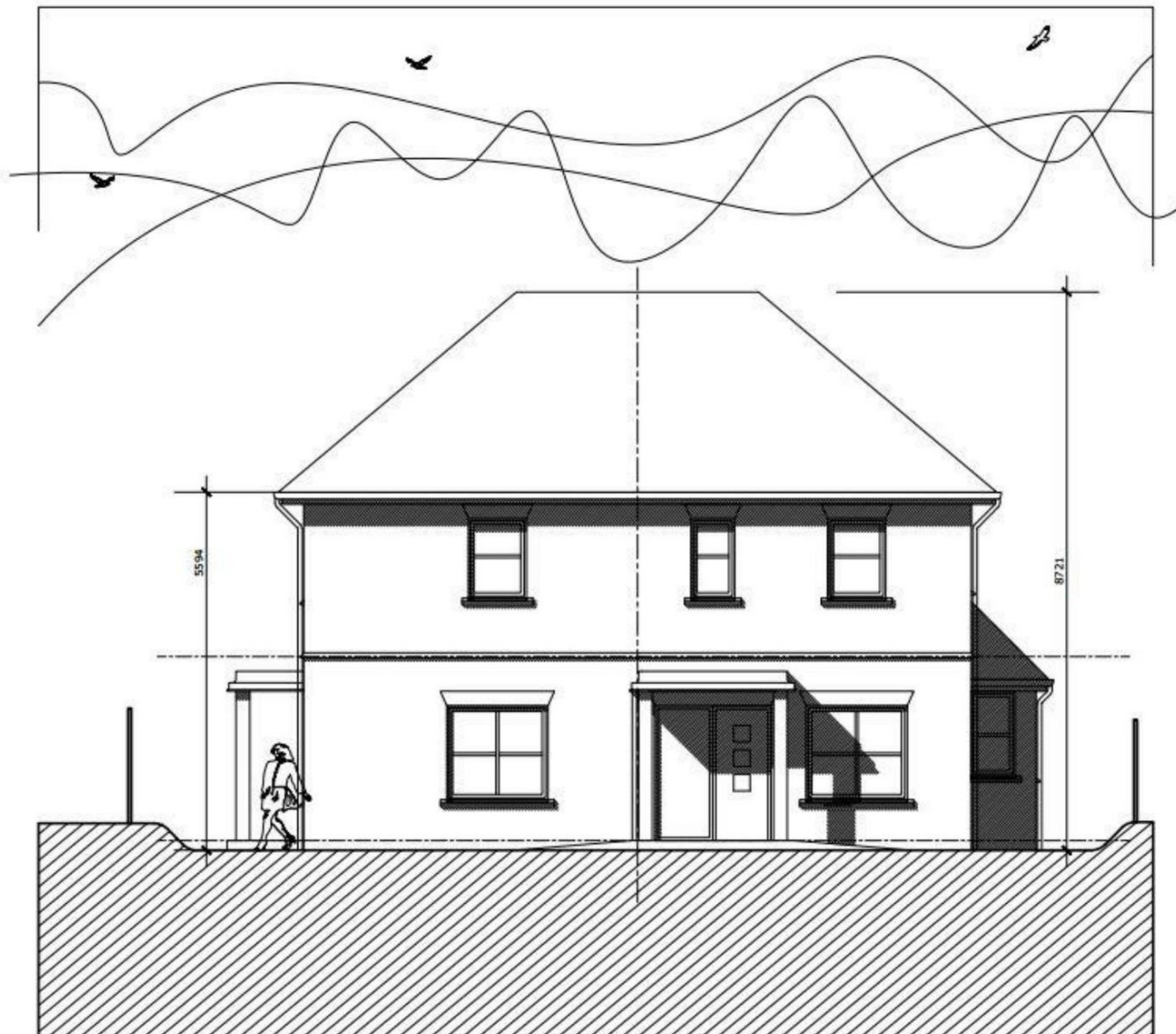
See Surrey Community Action Housing study for further details of Local Housing requirements for Wyke Avenue.

4.5 ACCESS

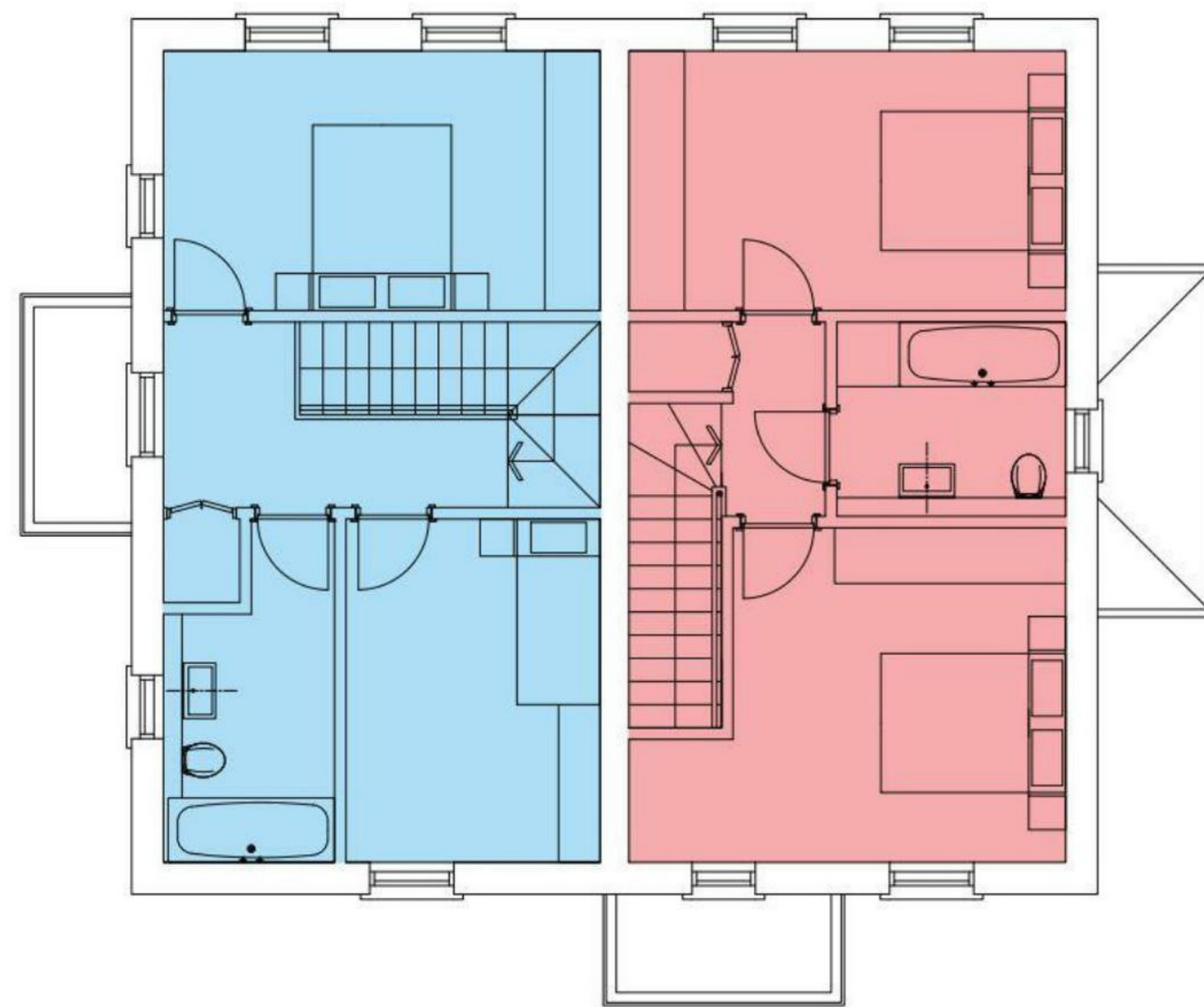
4.5.1 General Access

All entrances to proposed properties are clearly delineated with canopies. This allows visitors to the site to clear identify the entrance.

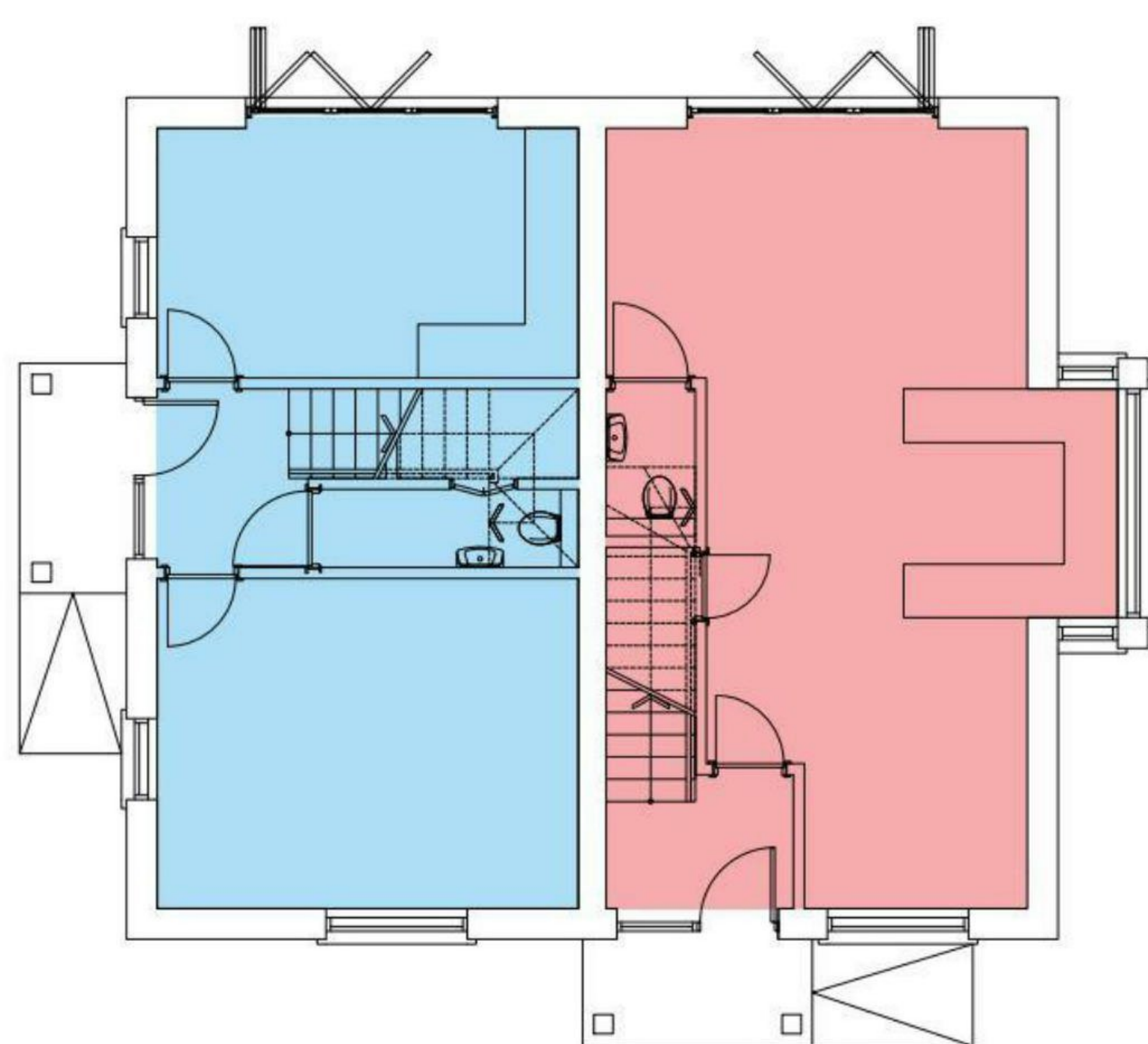
Both units to have level thresholds step free access for ambulant use.



PROPOSED FRONT ELEVATION



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

4.52 Public Transport

Bus links to Aldershot and Guildford can be accessed via the Guildford road which is a 0.5km walk to the north (7 minutes).

Train links towards Guildford and Reading can be accessed via Ash Station which is a 19-minute walk to the west (1 mile).

4.6 LAYOUT

4.61 Exterior Layout

The proposed is designed to take advantage of the site's sloping nature to maintain privacy for both the new units and the existing dwellings. This is achieved by excavating the site to create a two-level proposal. The lower level is where both proposed units will be constructed. By constructing the units on a lower level this creates an opportunity for a hidden garden that is sheltered from onlookers. Additionally, the lower level allows for greater ambulant access to the properties.

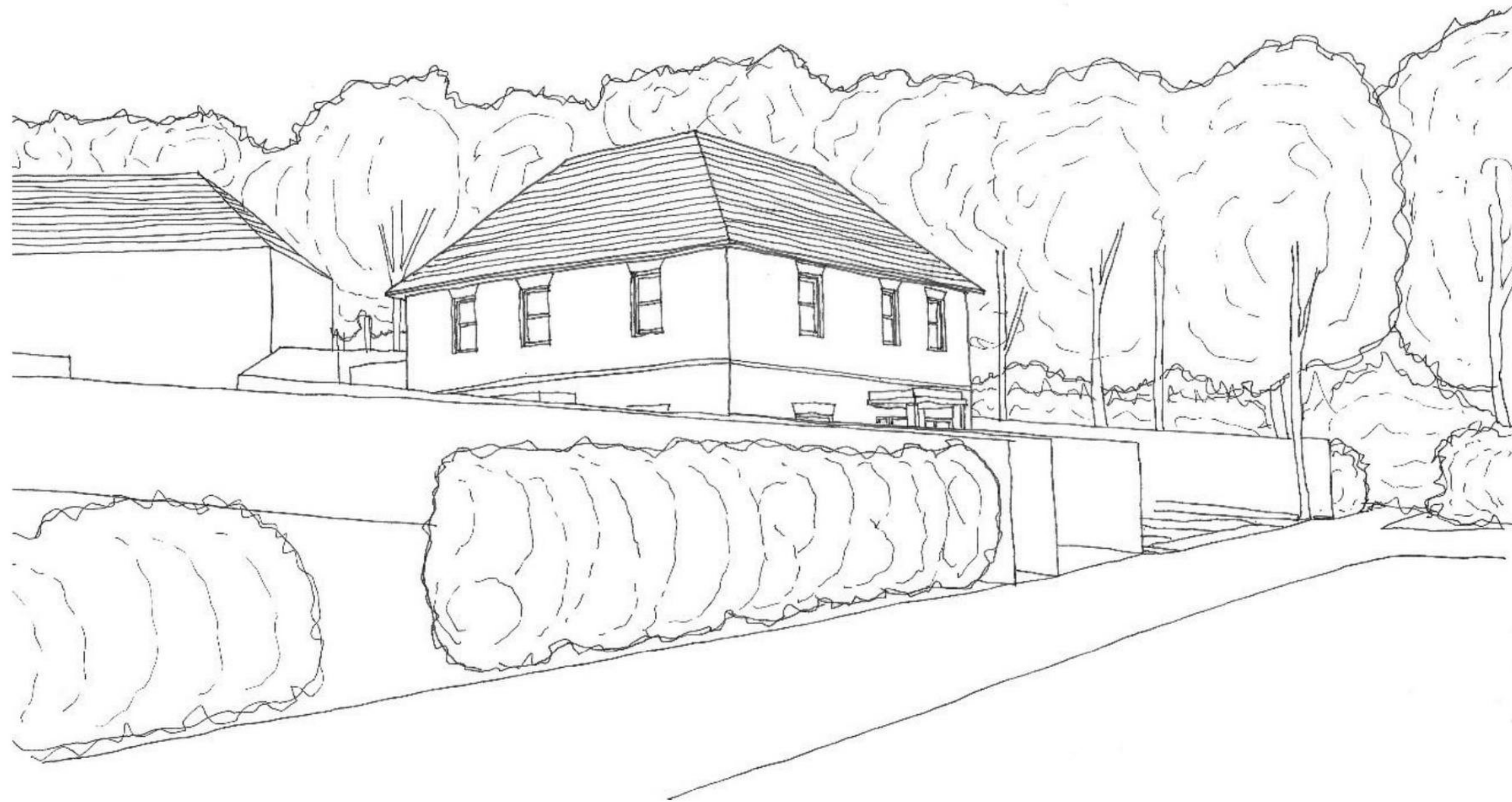
By creating a two levelled garden not only does the top garden create natural buffer to existing No. 36 Wyke Avenue but it also creates varied external space. The upper garden which is accessed via an external landscape stair offers occupants a reclusive space in which additional planting can further improve the privacy of the entire site. Furthermore, by elevating this portion it creates an area for more extensive sunlight that occupants can enjoy during the summer months.

The two proposed dwellings are laid out in rectilinear fashion with parking to the front of the site and amenity to the side and rear.

The entrance to unit 01 has been orientated on the side of the semi-detached. This creates a distinctive area of defensible space thus enhancing security and limits crime.

4.62 Interior Layout

Following the advice of the pre application the interior of the two dwellings is now reconfigured to comply with the Technical housing document standards space standards.



SKETCH VIEW OF PROPOSAL FROM WYKE AVENUE



SKETCH VIEW FROM 75 WYKE AVENUE

Due to the orientation of the entrance to unit 01, the interior is laid out in a different fashion. Two ground floor living spaces, Kitchen/diner and living room flank the entrance hall with and toilet under the stair. Whereas unit 02 has an open plan format with Living, Dining and kitchen all combined into one space. The kitchen is also outset into a bay window that offers an immersive view into the surrounding natural treescape with rolling fields beyond.

The kitchen/dining spaces of both units have been laid out with bifold glazing allowing the space to open out to the garden terrace.

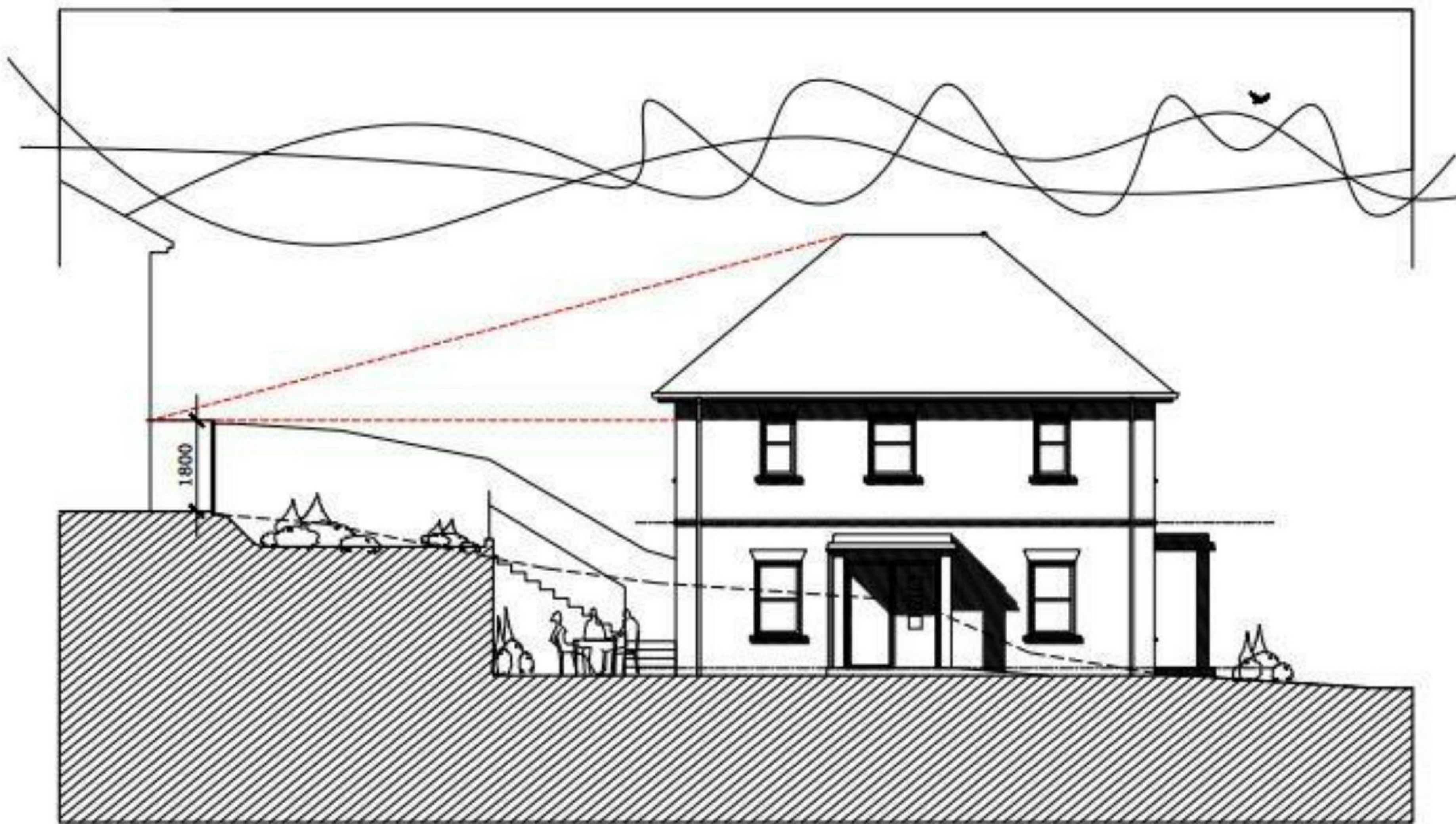
The size of the proposed units has been designed to draw upon the existing dwellings on in Wyke Avenue. On the first floor of both properties there will be two bedrooms and a family bathroom. Where the units differ is that Unit 01 offers 3 bed spaces, with a master bedroom and generous single room. Whereas Unit 02 has 4 bed spaces with two double rooms one to the front and one to the rear of the property.

4.7 SCALE & MASSING

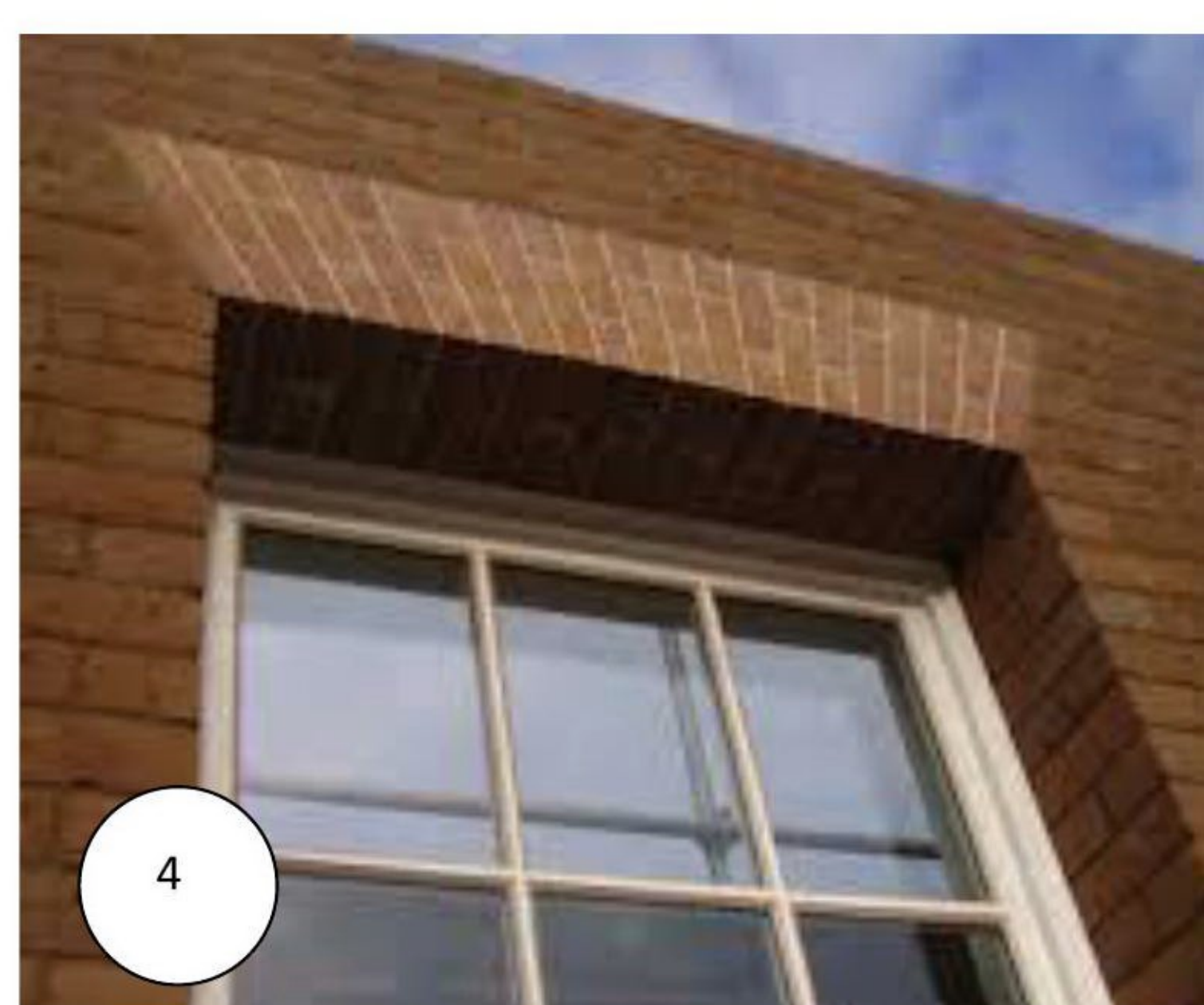
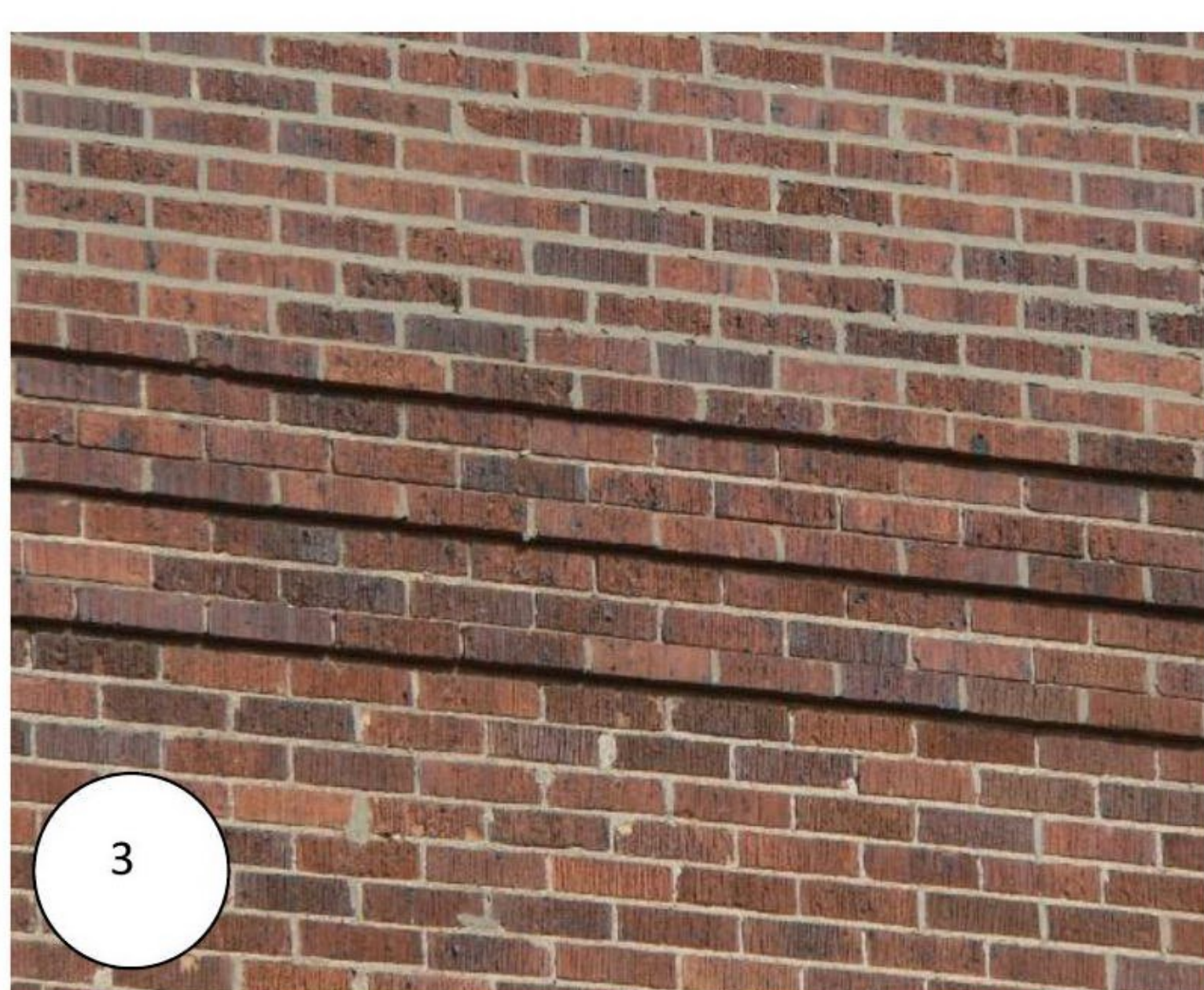
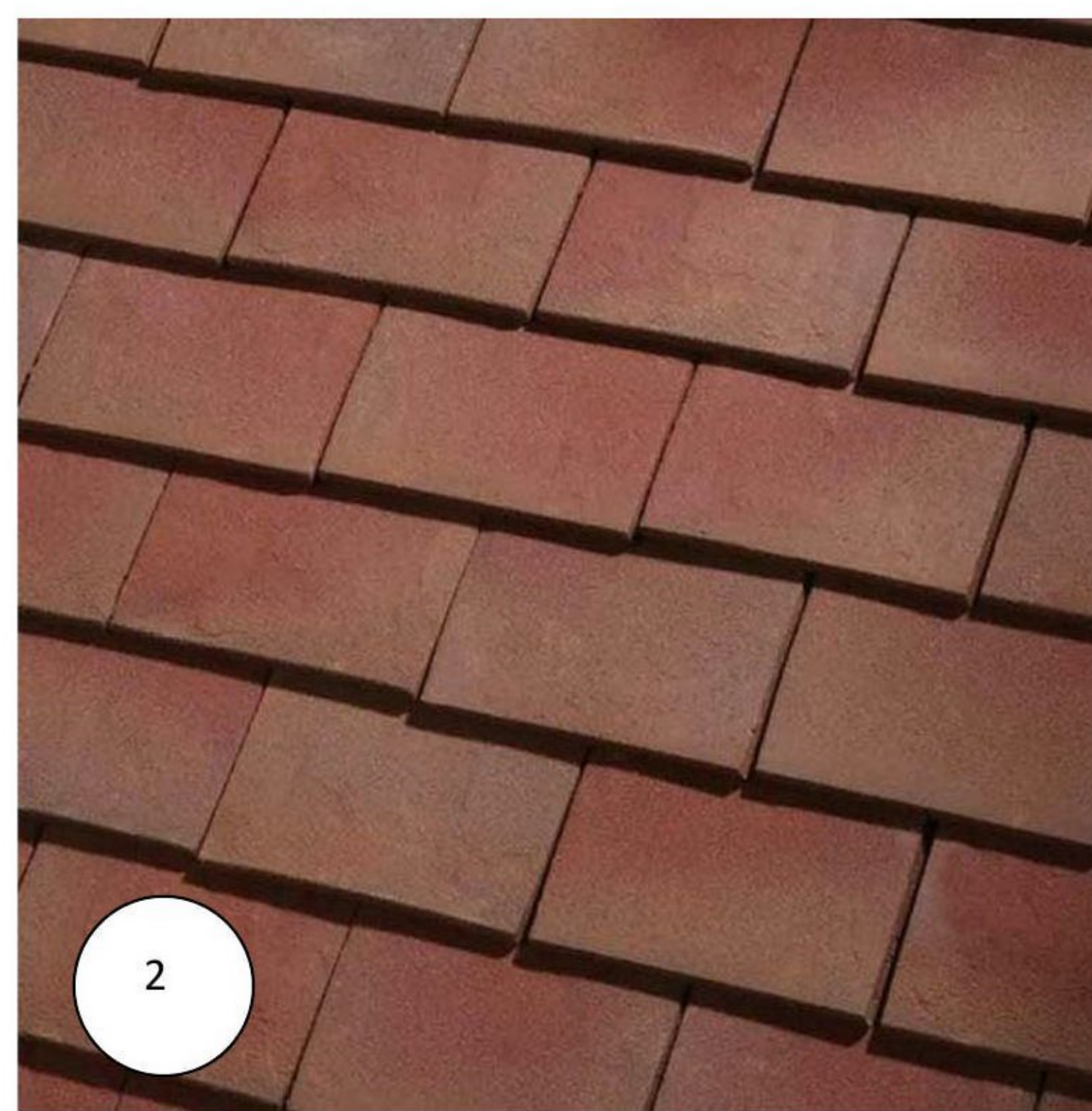
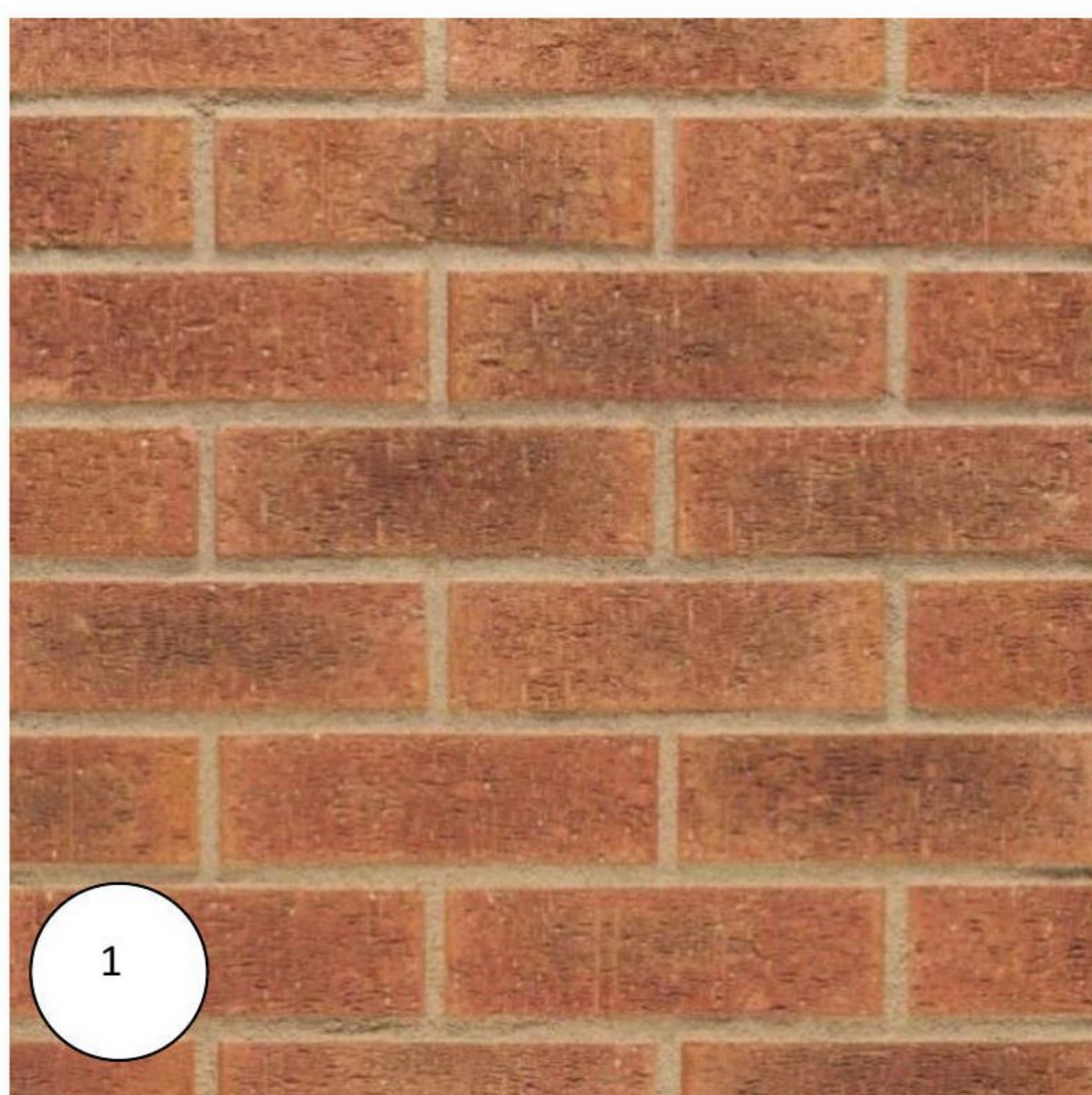
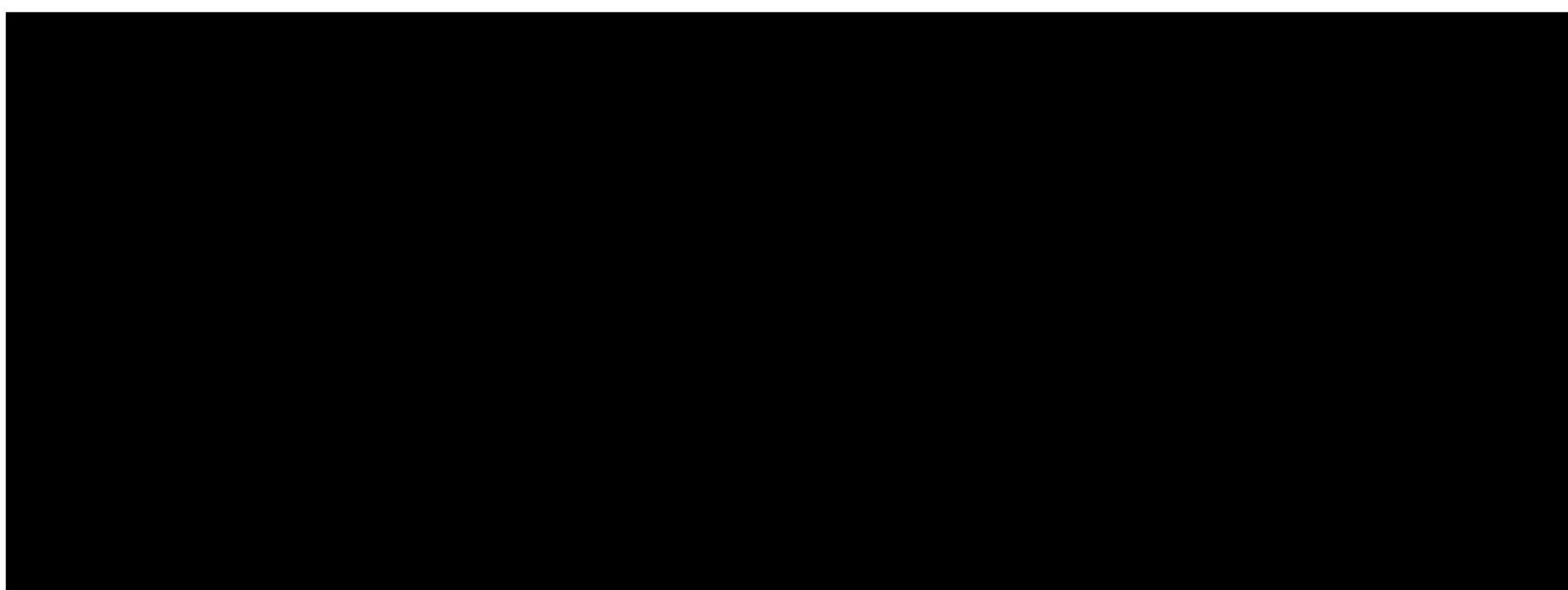
To preserve the character of Wyke Avenue careful attention has been paid to ensure the proposed scale of the building and it's massing responds to the surrounding vernacular. Excluding the bungalows in the centre of the road, all dwellings on Wyke avenue are 2 storeys with hipped roofs.

The proposed continues this theme but additional attention has been given to the fact that the site is built on a slope. Unlike the large majority of plots on Wyke avenue, which slope east to west, the proposal site slopes south to north.

By lowering the ground level of the site, no adverse effect is caused on the surrounding units. This allows the proposed dwellings to adhere to technical space standards regarding head heights internally.



OVERLOOKING DIAGRAM FROM NO.36, WYKE AVENUE



4.8 OVERLOOKING

As acknowledged by the planning officer during the pre-application, there should be no issue of overlooking with the development. As can be seen on the diagram the ground floor windows, have no opportunity to overlook the proposed.

On the first floor of No. 36 the window is at the top of the stairs has little opportunity to overlook. It should be noted that despite the higher level of No. 36 it does not at any point look down on the roof meaning the flat portion will not be seen in any circumstance.

4.9 APPEARANCE

4.9.1 DESIGN

The approach to the design has been to create a building that is in keeping with the surrounding area. As the Wyke Avenue estate has grown all the new additions have been constructed in the same style. This leads to the conclusion that the overall style must be continued but that there is still opportunity to be innovative.

In recent years there have been a series of award-winning affordable housing projects completed in the UK. With the proposal aiming to also be affordable there is plenty that can be learnt from these projects' appearance as the quality of build has not suffered despite their affordable status.

- A) Goldsmith Street, Norwich by Mikhail Riches
- B) Dujardin Mews, London by Karakusevic-Carson Architects

4.9.2 MATERIALS

What these projects show is that brick can be used successfully to create affordable housing of high design quality. This stands the proposal in good stead when integrating the existing template of Wyke Avenue back into the design. By using brick with intricate detailing such as banding and brick lintels the appearance of the building can embody its local surroundings whilst promoting high quality design.

By then adding a clay tile roof, the building will subduedly settle into the context whilst being an unmistakably modern addition to the 1930's estate.

Materials Palette:

- 1) Red Brick to match existing.
- 2) Clay roof tiles to match existing.
- 3) Brick banding
- 4) Brick Lintel

5.0 LANDSCAPE STRATEGY

5.1 LANDSCAPE

To compliment the building, the landscape has been designed to soften the impact of its construction.

Due to Wyke Avenue's natural setting, and the fact that the site borders the Surrey countryside, it was essential to add planting to the base of the building. This is done using a mix of evergreen and flowering shrubs to the front façade that will minimize the impact of the building on what is currently a lawn. By using a mixture of evergreen and flowering shrubs this will ensure that the building is fronted by a layer of planting all year round.

The second essential portion of planting was to the boundary. These plants act as a buffer to the proposed and the surrounding area. By strategically placing climbers around the boundary this can further ensure that the privacy of all the neighboring and proposed units is maintained.

In addition to providing additional privacy and diffusing the building into the surroundings, planting to the front boundary of the site can create an inviting location. This contrasts with the existing which currently has the front of the site as disorganized parking spaces surrounded by a large lawn.

5.2 BOUNDARY TREATMENT

The treatment to the boundaries of the site is to be close boarded fencing. Where necessary any existing fencing will be replaced to match the proposed. The use of close boarded fences will continue to ensure the privacy of all surrounding neighbors. To make sure that these fences do not overpower the landscape between properties, soft landscape will be strategically placed to the boundaries to soften their appearance. This can be done most affectively using plants such as climbers that will create a 'green wall' as they grow.

5.2 SUSTAINABLE DRAINAGE SYSTEMS

Due to the existing surface water flooding issues in the vicinity of the site all water of this type will be dealt with on site. This is achieved using a SUDS system, which means that carefully selected hard landscaping is to be permeable and laid to falls that ensure water does not flow toward the issue area to the south of the site. Once water has permeated the surface of the hard or soft landscaping it will then be managed using a soak away.

Please see SUDS report by Flume for full details of SUDS proposal.

6.0 SUSTAINABILITY

The proposed has been designed to reduce the carbon emissions of construction and living, use resources efficiently, adapt to climate change and manage pollution. The following measures have been taken in order to promote the sustainability of the development:

- Low flow water fitting to be specified across the entire project to meet the water consumption target of less than 105 litres per person per day.
- All surface water to be discharge via a SUDS system at greenfield run off rates through permeable paving and a variety of soft landscaping.
- A sustainability assessment report has been produced to identify mitigation methods to ensure that all legislation is adhered to.
- 4 bicycle spaces have been provided, two for each household. The provision of cycle spaces in the development will promote the use and access of sustainable travel.
- The design of the proposed development will promote the safety, comfort and security of all the involved parties.

This section to be read in conjunction with Energy method statement by Green Tiger.



DOMESTIC BIKE LOCKER

7.0 CONCLUSION

The proposed development is an opportunity for the council and the Wyke Avenue community to transform a section of mundane landscape into a pair of affordable homes built to a high level of design. The proposed will provide the community with two new 2-bedroom units and associated amenity space. The proposed will not only aid the council in meeting its ambitions for the availability of affordable housing but also help reduce the overall housing deficit.

The proposed has been designed using precedent of recent award-winning affordable housing and the distinctive local vernacular. The combination of these two factors has led to a brick building with brick detailing and a clay tile roof.

The careful position of the proposed building and the decision to excavate the site down to create a new lower level has meant that all privacy and daylighting issues are negated. Despite no issues, all boundaries are to be complimented with soft landscaping to diminish the effect of the development and create a blending effect with the natural surroundings.

Overall, the benefits of the proposed far outweigh the minimal negatives and offer the council a method of meeting their own goals without using a greenfield site.