

WYNCHMOOR

STAGE 3 - DESIGN & ACCESS STATEMENT

OCTOBER 2023

MR & MRS DEAN

01 EXECUTIVE SUMMARY

Adam Knibb Architects have been appointed to prepare a design for a planning application for a replacement dwelling at the following address:

Wynchmoor,
Pursers Lane, Peaslake,
Surrey, GU5 9RE

This 'Planning, Design & Access' statement covers an assessment of local character and design of the property, existing and proposed, and nearby built form, the prevailing planning policy and context for the proposals and an analysis of other relevant material, environmental and sustainability considerations. This document should be read in conjunction with supporting information provided by the collaborators listed below.

The applicants have sought input from the following collaborators:

Planning Consultants:
NJL Consulting Planning + Development Ltd

Landscape Architect:
David Parfitt Landscape Consultancy Ltd

Ecologist:
Dr Jonty Denton (Chartered Ecologist) FRES FLS MCIEEM CECol

Arboriculturist:
RMT Tree Consultancy Ltd

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02 THE SITE

2.1 SITE DESCRIPTION

The proposed site is located within the Wynchmoor property of nearly 3 acres, at Pursers Lane, Peaslake, Surrey, GU5 9RE. The site, originally used for market gardening, was developed in the early 1960s. The only access is via a short driveway parallel to the eastern edge of the property, and the surrounding area comprises mostly of residential properties and lands. The site is located within the AONB, AGLV, and Green Belt areas, ensuring the preservation of natural beauty and peaceful surroundings. Our clients are keen to ensure the proposal meets the relevant planning policies set out by these bodies to contribute a positive, enhancing effect on the site and local area.

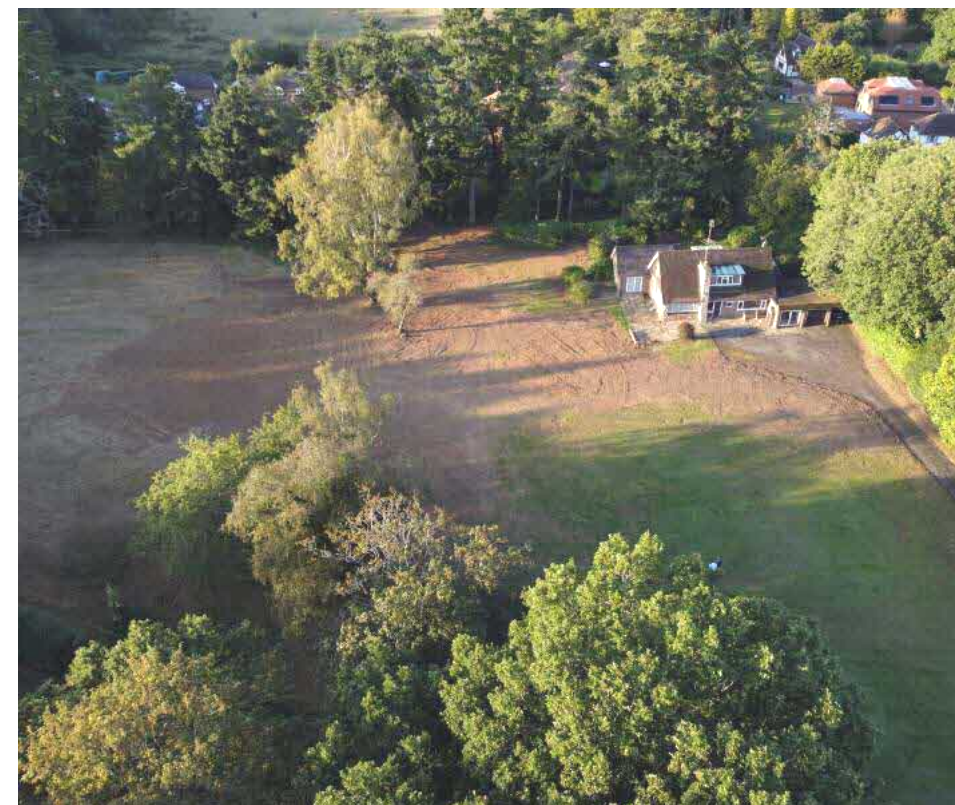
The northern and eastern boundaries of the site are bordered by mature trees, providing privacy from neighbours, while the southern and southwestern edges are screened by tall hedging to reduce noise from Pursers Lane. The plot comprises a house with garden along the north-south axis and a meadow area.

Our clients intend to construct a replacement four-bedroom house on the site, utilising the footprint of the existing chalet bungalow where possible. The proposed new build has explored single and two-storey design concepts and will deliver privacy without compromising on accessibility. Our clients prioritise sustainable living, with a focus on incorporating energy-saving solutions into the design. Sustaining and encouraging nature through considerate design, planting and overall site ecological management is of importance to them too.

The design will frame views into the meadow and principal garden to the south. Isolated views to the north will offer glimpses of the hills beyond. Seeking to exhibit architectural merit within its design, the scheme will allow the building to subtly fit in with the site context and respect the surrounding context and the site. The design will maximise natural light, negating any dark zones, and avoiding light pollution.



SITE PROXIMITY



SITE SURROUNDING

2.2 CONTEXT ANALYSIS

Wynchmoor is located on the periphery of Burrows Cross and in close proximity to Peaslake, located within the Surrey Hills AONB and Green Belt. The surrounding area is described as either Wooded Greensand Hills and as Open Greensand Hills.

The immediate context is characterised by private residential dwellings set within large plots of land. The neighbouring properties are typically set back from the road and are bordered by mature hedge lines and trees which complement the character of the area.

The curtilage of properties are strongly defined by small walls made up of local stone or brick, native species hedges as well as conifer/cypress type hedging.

There is an interesting mix of architectural styles, comprising of differing materials, synonymous with the area. Properties within the immediate area are typically 19th or 20th century, with some earlier listed examples such as Oak Farmhouse, Jesses Lane. Contemporary examples include neighbouring property 'Rolands', a timber clad bungalow and 'Shepherd's Hill', a two storey stone and timber dwelling by Stephen Marshall Architects.

Roof forms are either gables, hipped or half hipped and are mainly clay tiled while later roofs use concrete tiles. Perceptually, gables are more prevalent overall. Brick chimneys are prominent in the roof scape. Variations in red/red-brown brick, are typically in Stretcher, Flemish or English bond. Bargate stone is a traditional construction material and this is often seen complemented by brick quoining around building edges and windows. Farm buildings, barns and outbuildings are constructed using local timber and stone.



2.3 PLANNING POLICY

RELEVANT PLANNING POLICIES

In developing the project proposal considerations have been given to the following National and Local Planning Policy and Guidance;

National Planning Policy Framework (NPPF):

- Chapter 12. Achieving well-designed places
- Chapter 13. Protecting Green Belt land
- Chapter 15. Conserving and enhancing the natural environment

Guildford Borough Local Plan: Strategy and Sites:

- Policy S1: Presumption in favour for Sustainable Development
- Policy D1: Place shaping
- Policy P1: Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value
- Policy P2: Green Belt

Guildford Borough Local Plan: Development Management Policies

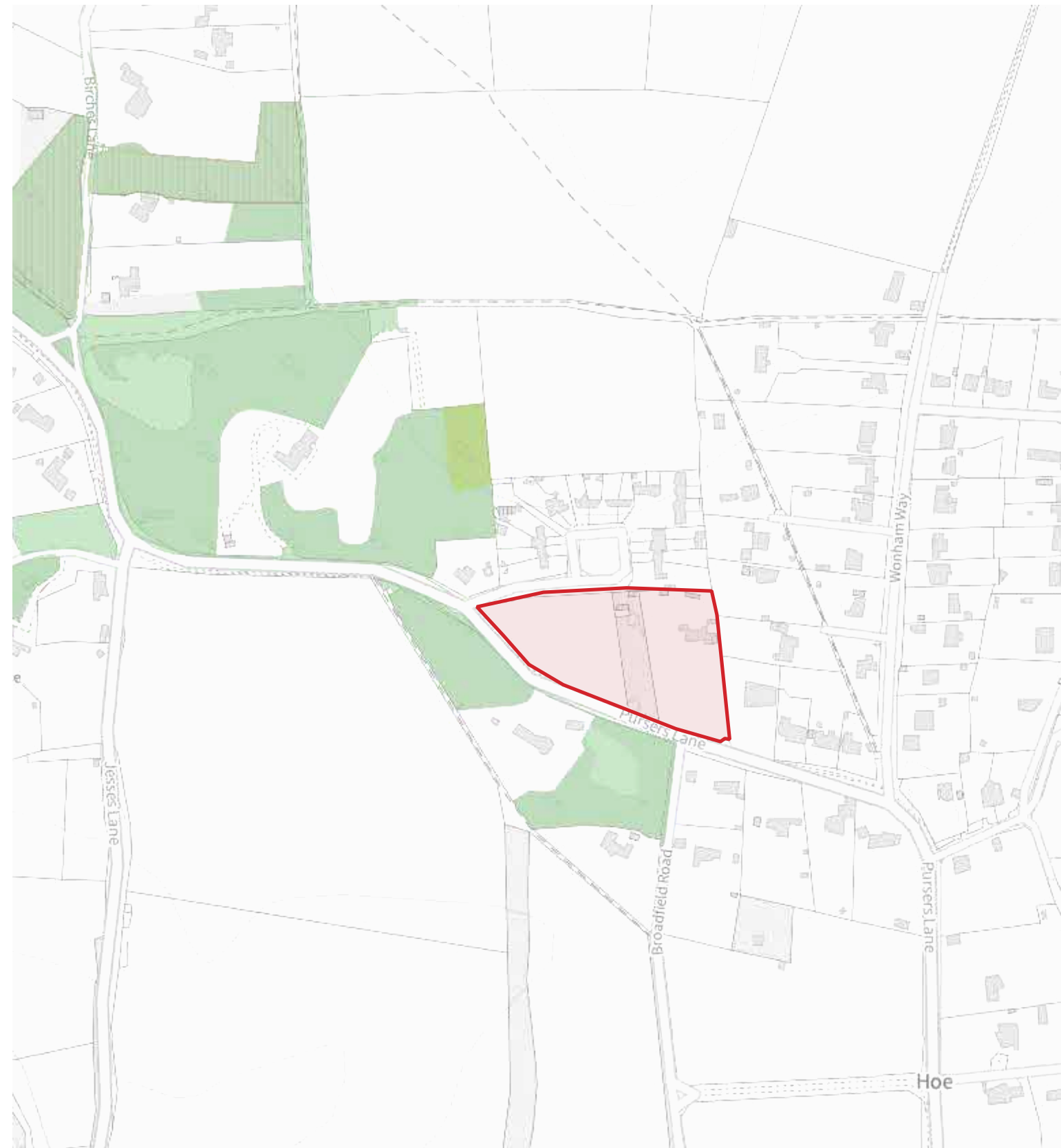
- Policy D4: Achieving High Quality Design and Respecting Local Distinctiveness
- Policy D5: Protection of Amenity and Provision of Amenity Space
- Policy D12: Light Impacts and Dark Skies
- Policy P6: Protecting Important Habitats and Species

Supplementary planning documents:

- Guildford Borough Council Residential Design Guide 2004
- Surrey Hills AONB Management Plan

KEY:

-  Site Boundary
-  Woodland
-  Ancient and Semi-Natural Woodland
-  Deciduous Woodland




MAGIC MAP

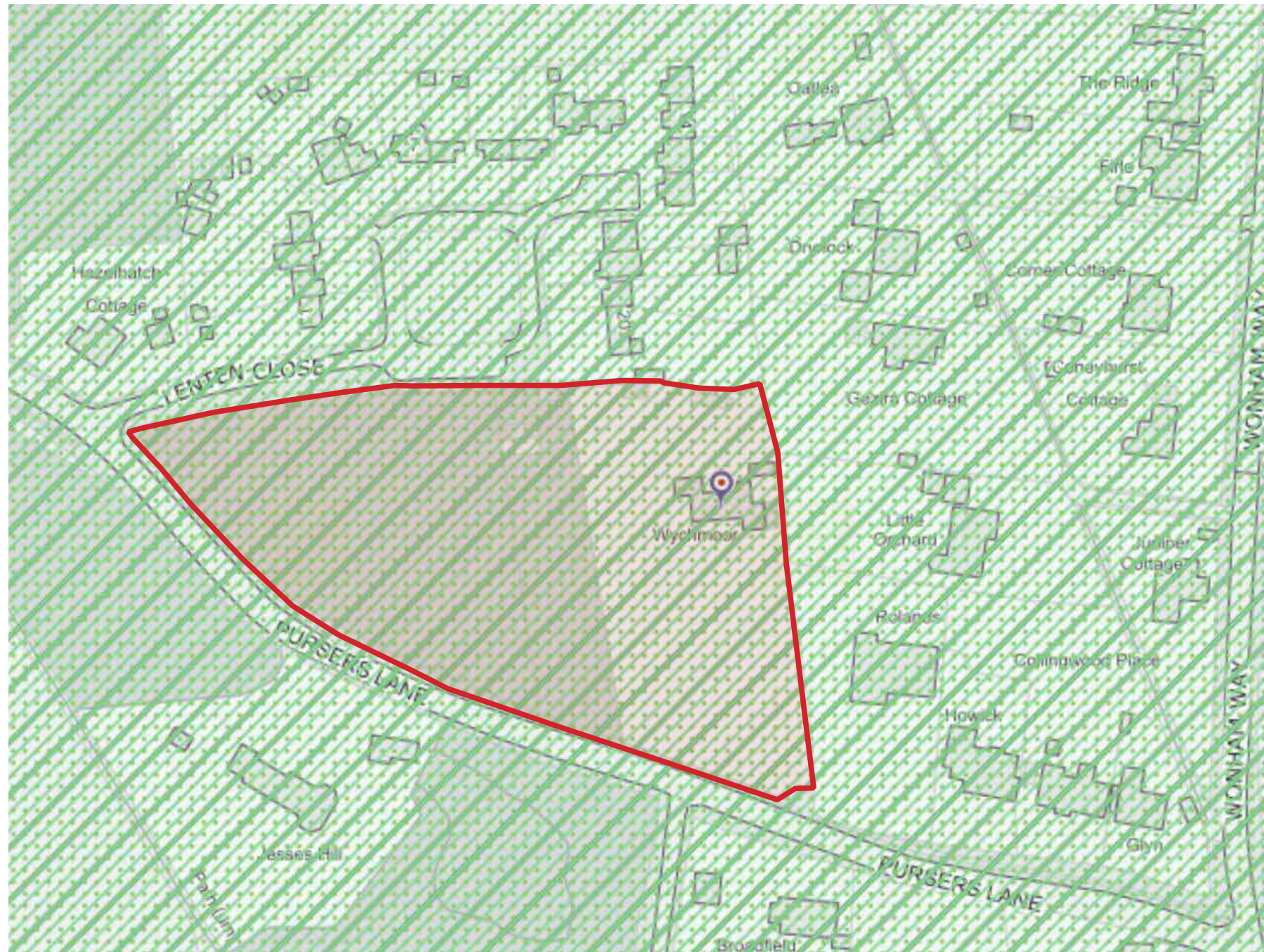
2.3 PLANNING POLICY: SURREY HILLS AONB & AGLV & GREEN BELT

Surrey Hills Management Plan - Planning Management Policies:

- 'P1 In balancing different considerations associated with determining planning applications and development plan land allocations, great weight will be attached to any adverse impact that a development proposal would have on the amenity, landscape and scenic beauty of the AONB and the need for its enhancement.*
- P2 Development will respect the special landscape character of the locality, giving particular attention to potential impacts on ridgelines, public views and tranquillity. The proposed use and colour of external building materials will be strictly controlled to harmonize within their related landscape and particularly to avoid buildings being incongruous. In remoter locations, with darker skies, development proposals causing light pollution will be resisted.*
- P3 Development proposals will be required to be of high quality design, respecting local distinctiveness and complementary in form, setting, and scale with their surroundings, and should take any opportunities to enhance their setting.'*

KEY:

-  GREEN BELT
-  AGLV
-  AONB
-  Site Location



GUILDFORD BOROUGH COUNCIL INTERACTIVE PLANNING MAP



2.3 PLANNING POLICY - SURREY HILLS AONB & AGLV & GREEN BELT

Surrey Hills AONB - Surrey Design Guide and Building Design

Conserve the character of the setting –avoid development on skylines, prominent spurs and open slopes; make maximum use of existing trees and landscape features to shield development; new buildings adjacent to traditional ones should link through elements such as scale, form, colour and materials to create a larger group.

Complement the scale, height and proportion of buildings –aim for harmony with the height and massing of existing development; retain density and relationship between roofscape and tree cover when viewed from outside the settlement.

Celebrate the detailing of buildings and architectural features – Surrey buildings have a wide range of styles; extensions should respect the host; new buildings should pick up local characteristics –forms of building, existing proportions (windows and doors), roof designs and elevational details.

Choose appropriate materials and finishes –Surrey buildings use a wide range of materials and finishes which may be locally specific; maintenance, improvement or extensions should respect the host; new buildings should explore the existing local palette of colour and finishes or justify innovative solutions.

Promote contemporary architecture –high quality contemporary architecture can extend the diversity and character of settlements.

Value the treatment of boundaries –retain the variety in, and characteristics of, boundary treatments –walls, hedges, fencing as appropriate; natural boundaries should use native species not conifers such as cypresses

Use representative trees and landscape design –retain existing trees wherever possible; use native varieties of trees and shrubs in planting schemes.

Celebrate local distinctiveness –diversity is a key feature of the Surrey Hills and local character should be cherished and reinforced.'

Guildford Borough Local Plan: Development Management Policies

Policy D4: Achieving High Quality Design and Respecting Local Distinctiveness

'1) Development proposals are required to demonstrate how they will achieve the ten characteristics of well-designed places as set out in the National Design Guide:

- a)Context - enhances the surroundings
- b)Identity - attractive and distinctive
- c)Built form - a coherent pattern of development
- d)Movement - accessible and easy to move around
- e)Nature - enhanced and optimised'

- 'h)Homes and buildings - functional, healthy and sustainable
- i)Resources - efficient and resilient
- j)Lifespan - made to last'

'3) Development proposals are required to incorporate high quality design which should contribute to local distinctiveness by demonstrating a clear understanding of the place. Development proposals should respond positively to:

- a) the history of a place;
- b)significant views (to and from);
- c) surrounding context;
- d) built and natural features of interest;
- e) prevailing character;
- f) landscape; and
- g) topography.

4) The use of innovative design approaches, including use of materials and construction techniques, will be supported where this presents an opportunity to create new or complementary identities that contributes to and enhances local character.

5) Development proposals are expected to demonstrate high quality design at the earliest stages of the design process, and then through the evolution of the scheme, including in relation to:

- a)Layout - settlement pattern of roads, paths, spaces and buildings, urban grain, plot sizes, building patterns, rhythms and lines
- b) Form and scale of buildings and spaces - height, bulk, massing, proportions, profile and roofscapes
- c) Appearance
- d) Landscape - landform and drainage, hard landscape and soft landscape
- e) Materials
- f) Detailing'

2.4 DARK SKIES MATTER - SURREY

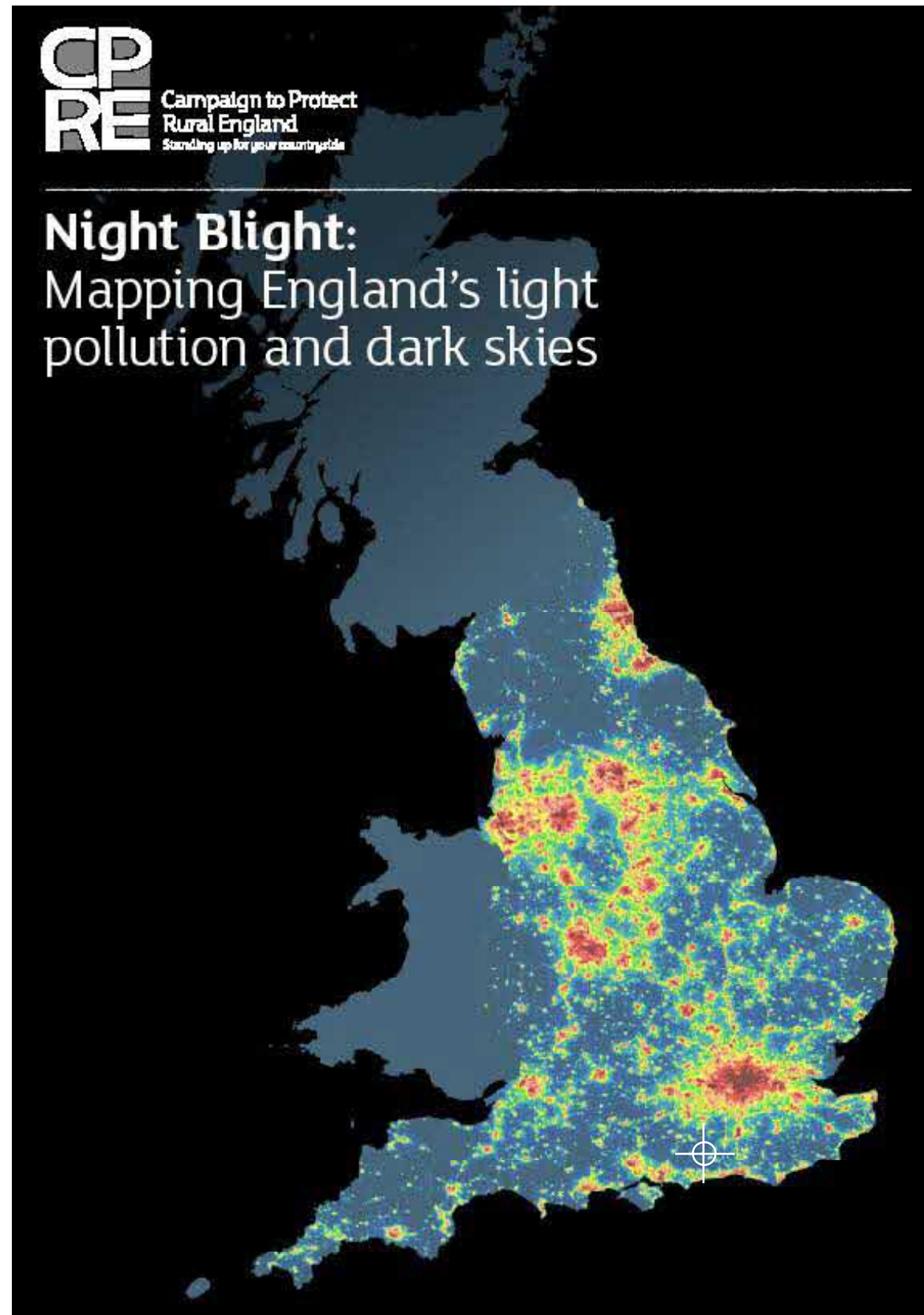
'To avoid proposed developments in remote locations causing light pollution, large areas of glazing and roof lights should be avoided without automatic blinds or shutters being operative in times of darkness and poor light. Any necessary external lighting will normally be resisted but where special circumstances exist it should be designed to minimize light pollution.' - p. 32 Surrey Hills AONB Management Plan 2020-2025

Policy D12: Light Impacts and Dark Skies:

'1) Development proposals are required to be designed to minimise obtrusive light (light pollution) and the adverse impacts of obtrusive light on sensitive receptors. Consideration must be given to potential adverse impacts on privacy, amenity, and the natural environment, including wildlife, sensitive habitats, and sites designated for their nature conservation value.'

'4) Proposals for light-generating development are required to prevent and/or avoid unacceptable light spillage into natural terrestrial and aquatic habitats, or their buffer zones.'

KEY:







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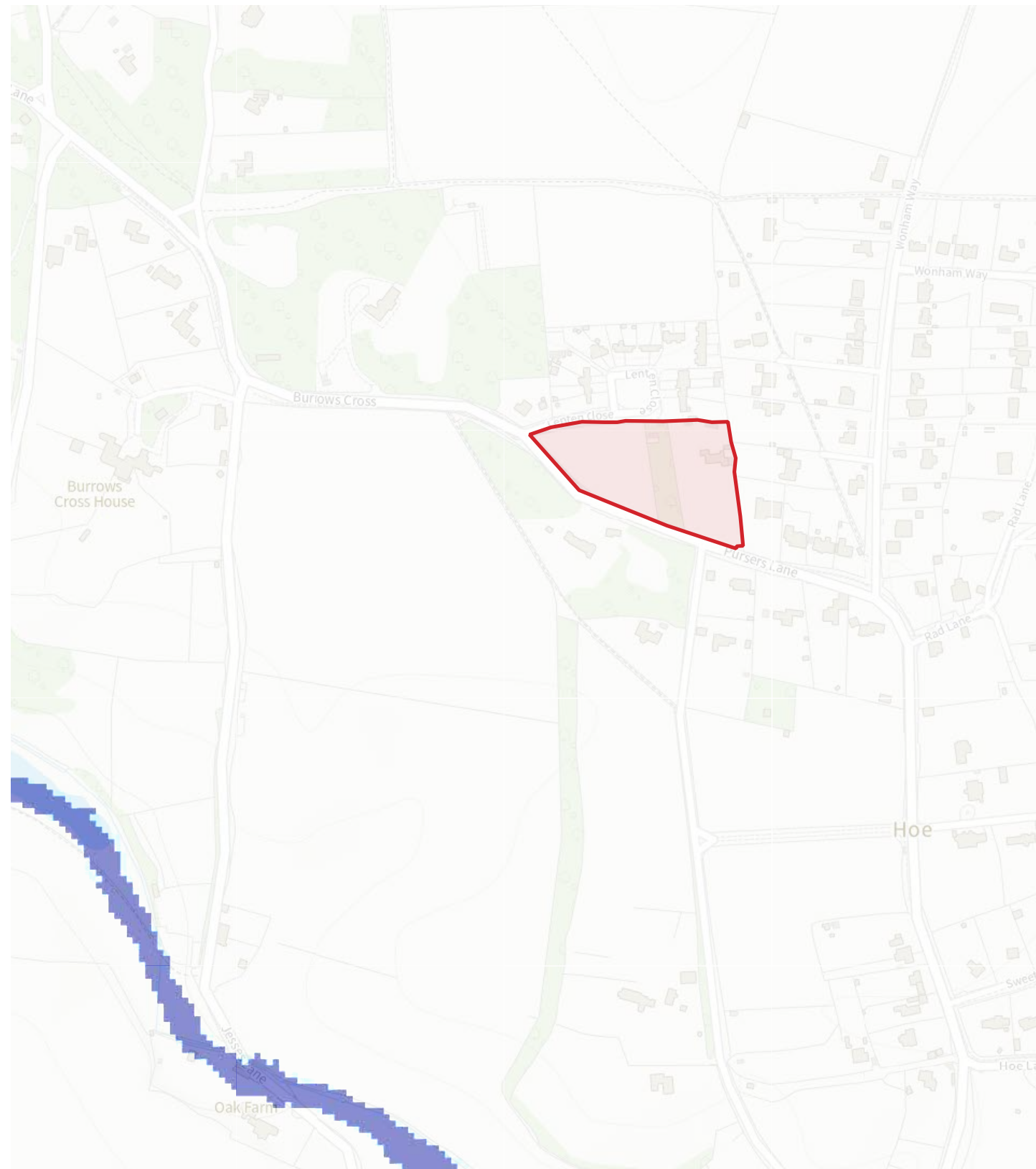


2.5 FLOOD RISK

FLOOD ZONE 1 means the location has a low probability of flooding and has a chance of flooding to be less than 0.1% in any year (this is sometime known as having a 1:1000 year chance.) This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.

KEY

-  Site location
-  FLOOD ZONE 1
-  FLOOD ZONE 2
-  FLOOD ZONE 3



Reservoirs Map Environment Agency = VERY LOW RISK



2.6 LOCAL PLANNING CONTEXT

RELEVANT PLANNING HISTORY IN THE IMMEDIATE AREA (SINCE 2013)

13/P/01767 - Detached two storey five bedroom dwelling with basement and integral double garage following demolition of existing dwelling. | Shepherds Hill, Broadfield Road, Peaslake, Guildford, GU5 9TB. Approval 03 December 2013.

● 14/P/00732 - Demolition of existing property and replacement with new two storey dwelling. Location: Drynoch, Wonham Way, Peaslake, Guildford, GU5 9PA. Approval 24 June 2014.

● 17/P/02105 - The erection of 1 no. 5 bed dwelling following the demolition of the existing dwelling. Location: Crab Cottage, Rad Lane, Peaslake, Guildford, GU5 9PB. Approval 20 November 2017.

18/P/00147 - The erection of 1 no. 5 bed dwelling following the demolition of the existing dwelling (revision to previously approved application 17/P/02105) (amended description 05/02/2018) Approval 09 March 2018.



Guildford Borough Council Interactive Planning Map



2.7 WYNCHMOOR PLANNING HISTORY

PLANNING APPLICATION NUMBER & TITLE

GU/R 8222/A - Detailed plans for the erection of one detached dwelling house and car port in connection with market garden
Location: Land at the junction of Pursers Lane and Lenten Close, Pursers Lane / Lenten Close, Peaslake, Guildford
Approved with conditions 20 January 1961

GU/R 8222/B - Revised plans for the erection of a dwelling house and garage in connection with a horticultural holding
Location: Junction of Pursers Lane and Lenten Close, Peaslake, Guildford
Approved with conditions 23 May 1962

78/P/0639 - Addition to provide bedroom, bathroom and conservatory (as amended 3.7.78)
Location: Wynchmoor, Pursers Lane, Peaslake, Guildford
Approved with Conditions 18 July 1978

2.8 SITE ANALYSIS

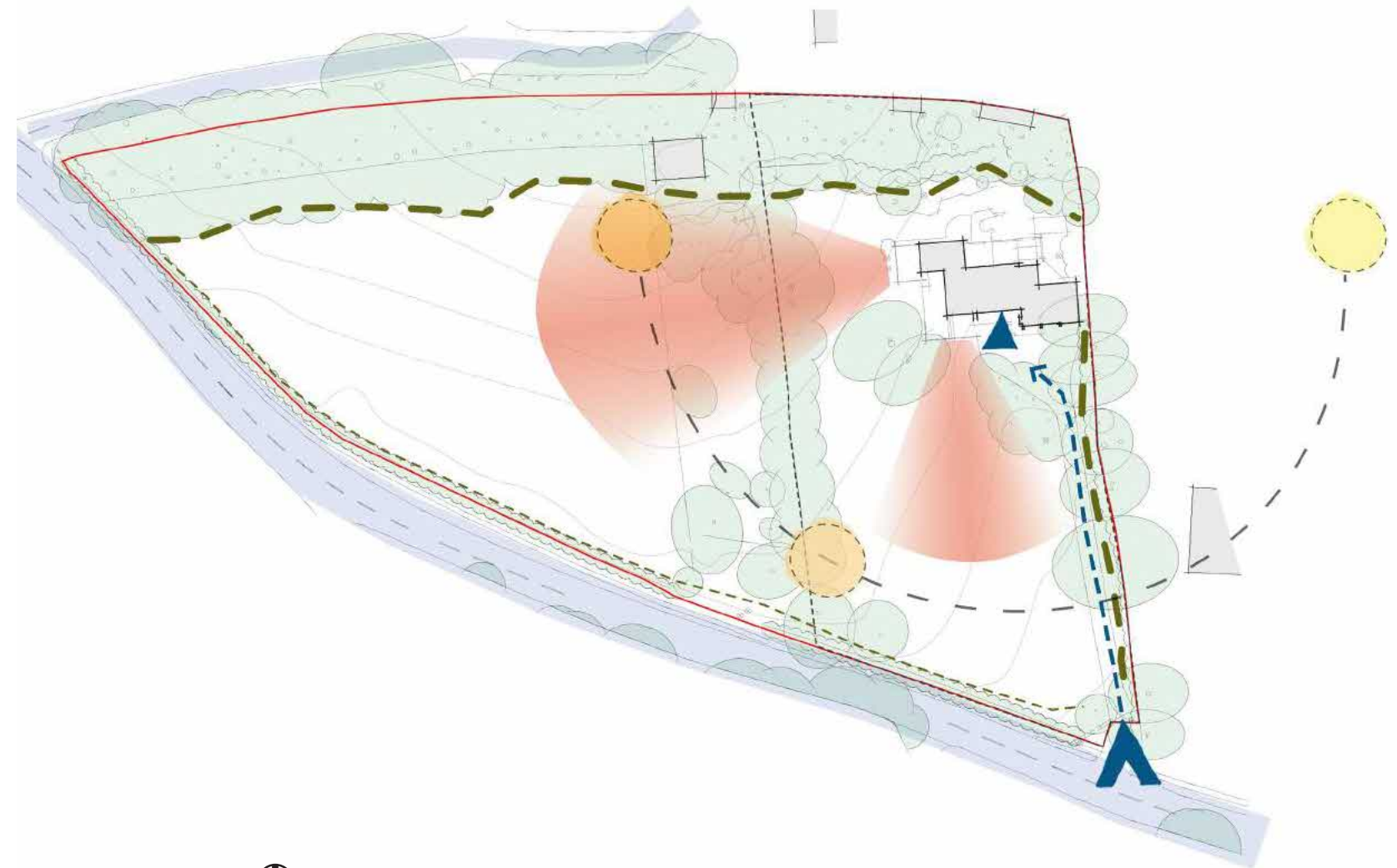
The proposed design looks to integrate our clients' brief requirements with all the various design elements such as siting, natural light and views to create a functional and contemporary family home.

One of the key elements of the design is to link movement and circulation from public areas through to private areas in the form of carefully designed elements that take advantage of visual barriers rather than physical blockades. This ensure the house flows and functions efficiently.

We also took cues from the surrounding site to create a design which responds well to its context. Examples of this can include, but are not limited, to the exploration of massing, form materiality and the orientation of glazing.

KEY:

-  Sun path
-  Access
-  Primary views
-  Tree screening from the neighbours
-  Vegetation screening from the neighbours
-  Roads
-  Site boundary



SITE ANALYSIS



2.9 SITE PHOTOS

Characterised by mature shrubs, hedging and trees, particularly an established group of Douglas Fir trees along the northern boundary, the site has the potential to offer a sense of tranquillity, space and privacy but is currently very run down.

There has been some recent, very limited tree management to remove dead trees and generally tidy up the site with retention of most of existing trees.

With its substantial garden and meadow areas the site has the potential to encourage greater biodiversity but currently there are no allowances for this.

There are three derelict and substantial outbuildings situated up against the northern boundary fence that borders neighbours in Lenten Close. A double stable is situated forward of the line of Douglas Firs, to the west of the existing house and is used for garden furniture and tool storage. On the eastern boundary behind the house is an area of hardstanding bordered by metal poles and topped with a dilapidated corrugated metal roof.



1. View of south facing elevation



2. View of West facing elevation



3. View of the driveway approach



4. View of the meadow

2.10 EXISTING HOUSE

The existing property is a two-storey, chalet style bungalow of red brick construction with white UPVC windows, a concrete tile roof and white painted facias. A bold stone chimney and angled dormer window characterise the front elevation. It is an incongruous, man-made mix of materials.

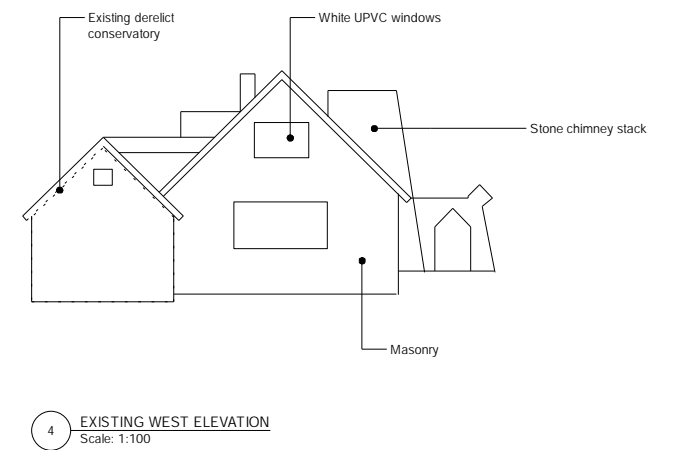
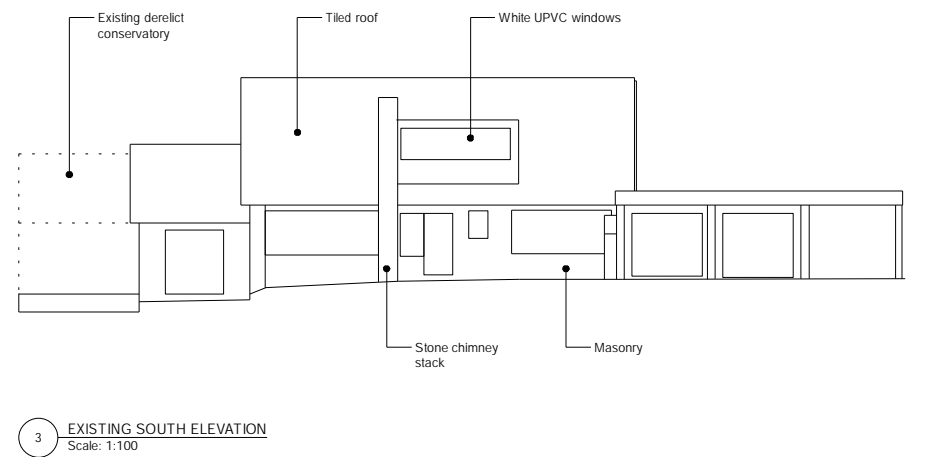
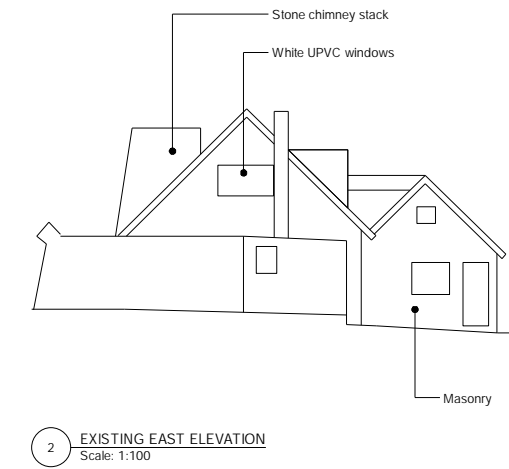
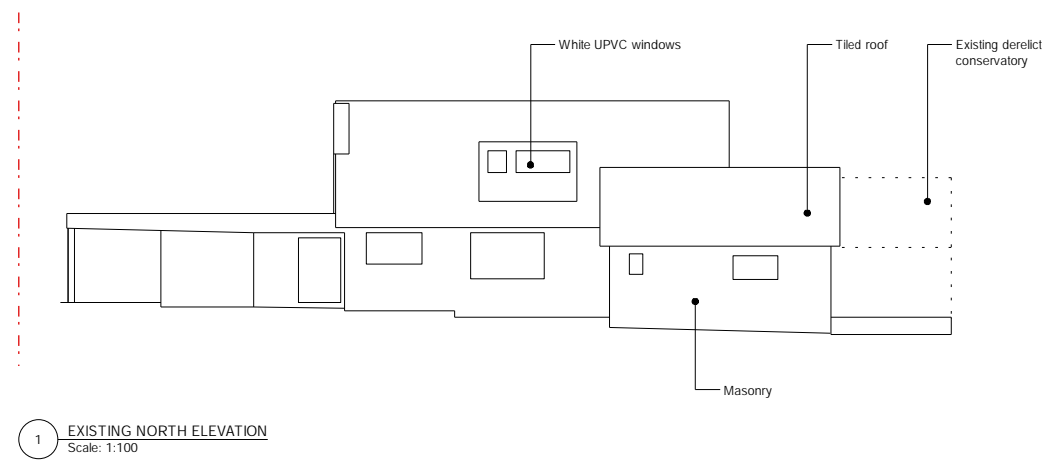
The original house has suffered from several ill-conceived extensions, such as the secondary volume, which have compromised the layout and aesthetics of the property. Adjoined to this was the conservatory, now derelict, evidenced by its low, brick surround wall.

On the eastern side of the house there is an integral garage with attached open brickwork carport. Both are roofed with flat, corrugated metal.

Views from the existing house are compromised as few windows are orientated west and so the property feels isolated from the wider site. The principal rooms are orientated south, benefitting from views across the garden amenity. An existing first floor window overlooks neighbouring properties 'Gezira Cottage' and 'Little Orchard'.

It has no renewable energy sources. Its existing Energy Rating is D.

The house is of little or no architectural merit and fails to enhance its setting. Its negative visual effect on amenity (roadside and neighbouring views) further compound this.



2.11 EXISTING HOUSE & OUTBUILDINGS

01 - The current condition of the house reveals a state of disrepair and a lack of notable architectural value. The predominant use of red brick in its construction is accompanied by a chimney designed in a 'crazy paving' style, stained timber cladding, and concrete roof tiles. The overall design of the house is compromised by a lack of sympathetic detailing and the adoption of materials seemingly chosen for their convenience rather than their meaningful integration within the broader architectural environment.

02 - The current house is surrounded by extensive areas of hard-landscape, expanding the overall footprint taken up by the existing structure. On the western side, there are additional signs of deterioration, with only a concrete foundation and perimeter walls remaining from a dilapidated conservatory, removed for safety reasons.

03 - The design of the current dwelling has been further marred by poorly planned extensions and additions. A secondary 1.5 storey extension was introduced on the northern side, exacerbating the overall visual bulk of the house. The mismatched window openings serve to underscore the discordant character of the design.

04 - Dormer windows projecting from both the southern and northern elevations contribute to the increased visual presence of the current dwelling. Windows facing east on the first floor overlook neighboring properties, 'Gezira Cottage' and 'Little Orchard.' A poorly planned, connected and integrated garage and carport extend beyond the principal building line and are situated uncomfortably close to the eastern border.

05 - The meadow, initially utilised as a market garden, underwent development in the 1960s. Traces of its productive history still linger on the premises. Along the northern perimeter, a collection of potting and storage sheds are situated tight to the fence line, displaying significant signs of neglect and deterioration.

06 - The property encompasses about 2.9 acres and includes a mix of meadow, amenity grassland, landscaped garden, woodland, and hard landscaping. The current stable structure will undergo restoration and renovation, re purposed as a machinery storage facility to uphold the land.



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2.12 SITE & CONTEXT

01 - The southern portion of the property is primarily comprised of amenity grassland, with a mature native privet hedge with conifer additions running alongside Pursers Lane.

02 - Towards the western side, the previously productive market garden has been allowed to develop into a meadow. The mature hedge along Pursers Lane/ Burrows Cross extends to the opposite end of the property, reaching the junction with Lenton Close.

03 - The distinction between the garden and meadow is presently marked by a thicket of fruit trees.

04 - A copse consisting of deciduous and coniferous trees lines the northern and eastern boundary. Hidden amongst the trees are a number of dilapidated outbuildings.

05 - Gaps among the trees provide fleeting views of the nearby hills to the north.

06 - Dense vegetation surrounding the boundaries affords substantial privacy for the property and its adjoining land.



01



02



03



04



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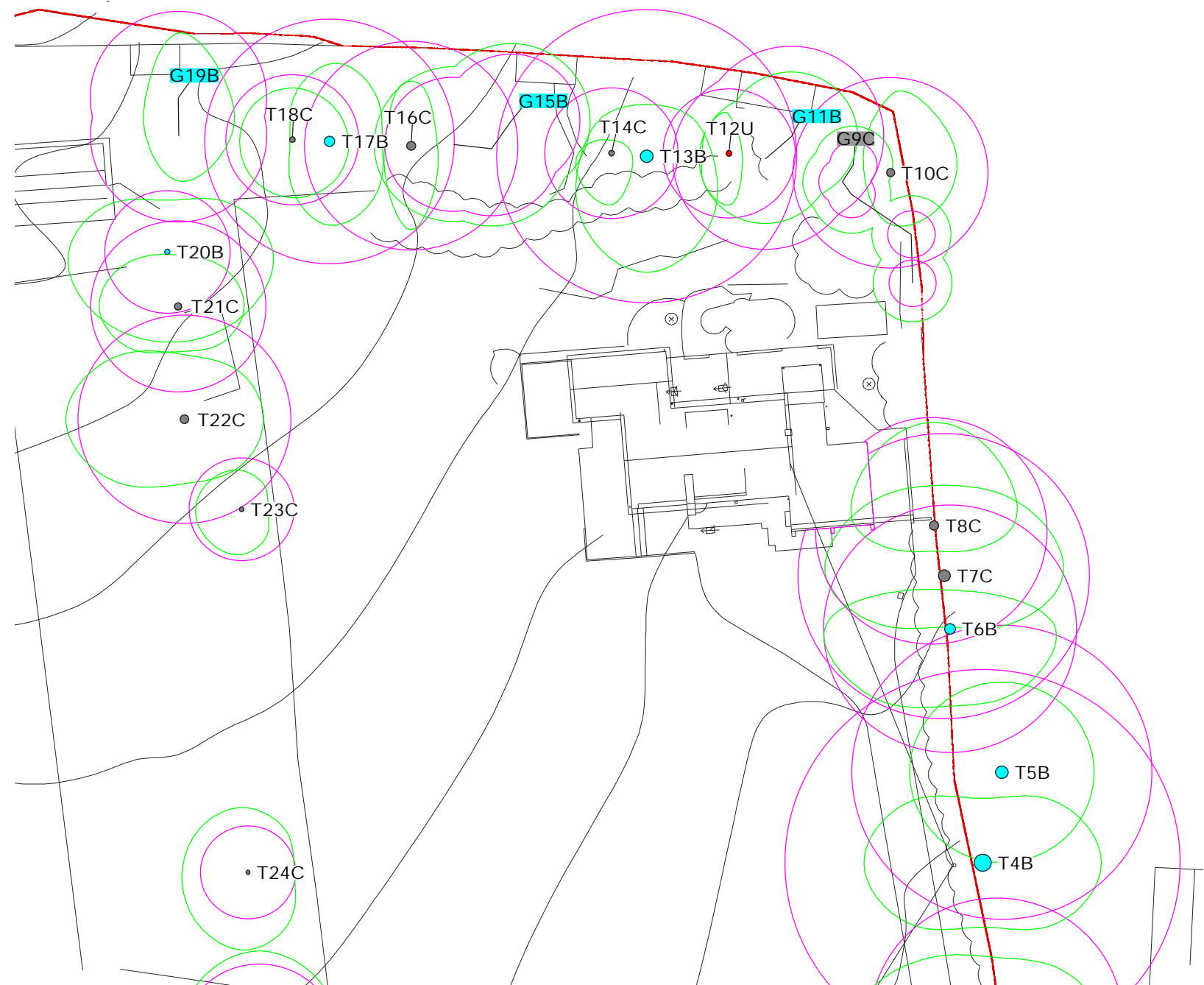
2.13 TREE SURVEY

The site is characterised by a number of mature trees to the perimeter.

A tree survey has been undertaken for the site to establish tree categorisation, root protection areas and to suggest appropriate mitigation measures.

Ongoing tree management is vital for the overall benefit of the site in terms of the health of the trees and general safety given the proximity of the highway; management of the site will further benefit the ecology and wider character of the AONB and Green Belt.

This statement is to be read in conjunction with the Arboricultural Survey Impact Assessment & Arboricultural Method Statement accompanying this application.



TREE PLAN

