

04 LANDSCAPE

4.1 LANDSCAPING

Policy P1 of the Surrey Hills AONB Management Plan 2020 - 2025 states:

“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.”

The proposal has been designed with a landscape led approach and has been developed to minimise any impact upon the surrounding AONB. By keeping the proposed design low and partially ‘hidden’, the building’s visual impact on neighbours or from Pursers Lane is limited. This will be further enhanced by naturalistic planting. The sleek, linear approach of the two volumes settle discretely into the landscape with their ridges sitting in parallel to the canopy line of the Douglas Fir trees behind.

The topography of the site has informed the placement of the proposed dwelling and the perimeter treatment of the building. Terraces look to resolve the level change between internal and external spaces; the immediate ground will be regraded to reduce the impact at the greatest extents. Planting to the building perimeter looks to soften the transition between built and natural form. The existing mature boundary hedge will be densified and new native trees will be introduced to further screen the property from the roadside. The existing meadow will be further enhanced with wildflower planting. Further ecological enhancements are detailed within Section 6 - Ecology.

A new permeable driveway surface is proposed in the existing location and extended to accommodate the proposed design. Tree root protection Geocell panels will be employed in root protection areas to mitigate any unacceptable ground compaction.

With reference to the above strategies, the proposal will contribute positively to the Surrey Hills AONB and will not lead to an adverse impact, Policy P1 therefore falls away.



NATURAL COURTYARD PLANTING



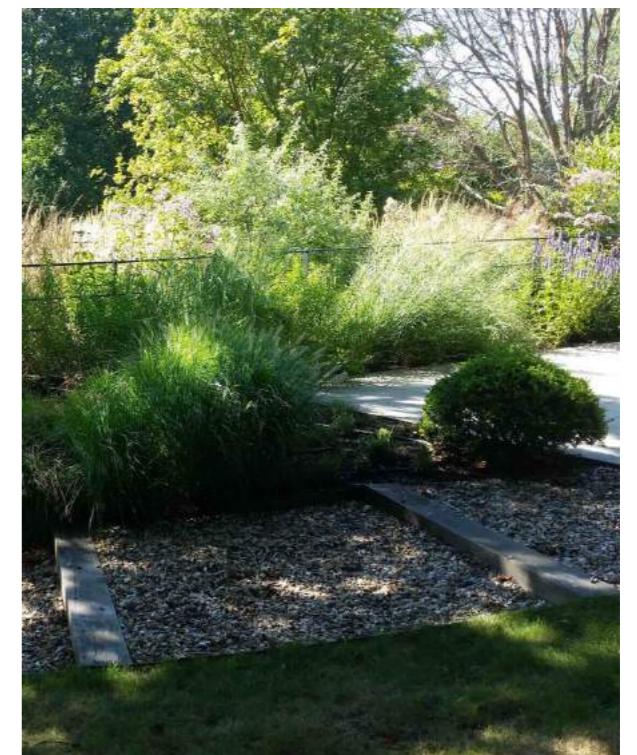
WILDFLOWER/ MEADOW PLANTING



PLANTING TO BUILDING PERIMETER



PERMEABLE DRIVEWAY & SOFT PLANTING



NATURAL PLANTING UNDER CANOPY AREAS

4.2 VISUAL IMPACT ASSESSMENT

This statement is to be read in conjunction with the Landscape and Visual Impact Assessment accompanying this application.

Following appraisal of the site, landscape character and proposal, the proposed design was concluded to have an overall *Negligible and Beneficial* effect on landscape character and a *Beneficial effect of Low Significance* on the natural beauty of the AONB.

The following landscape enhancements are proposed within the scheme:

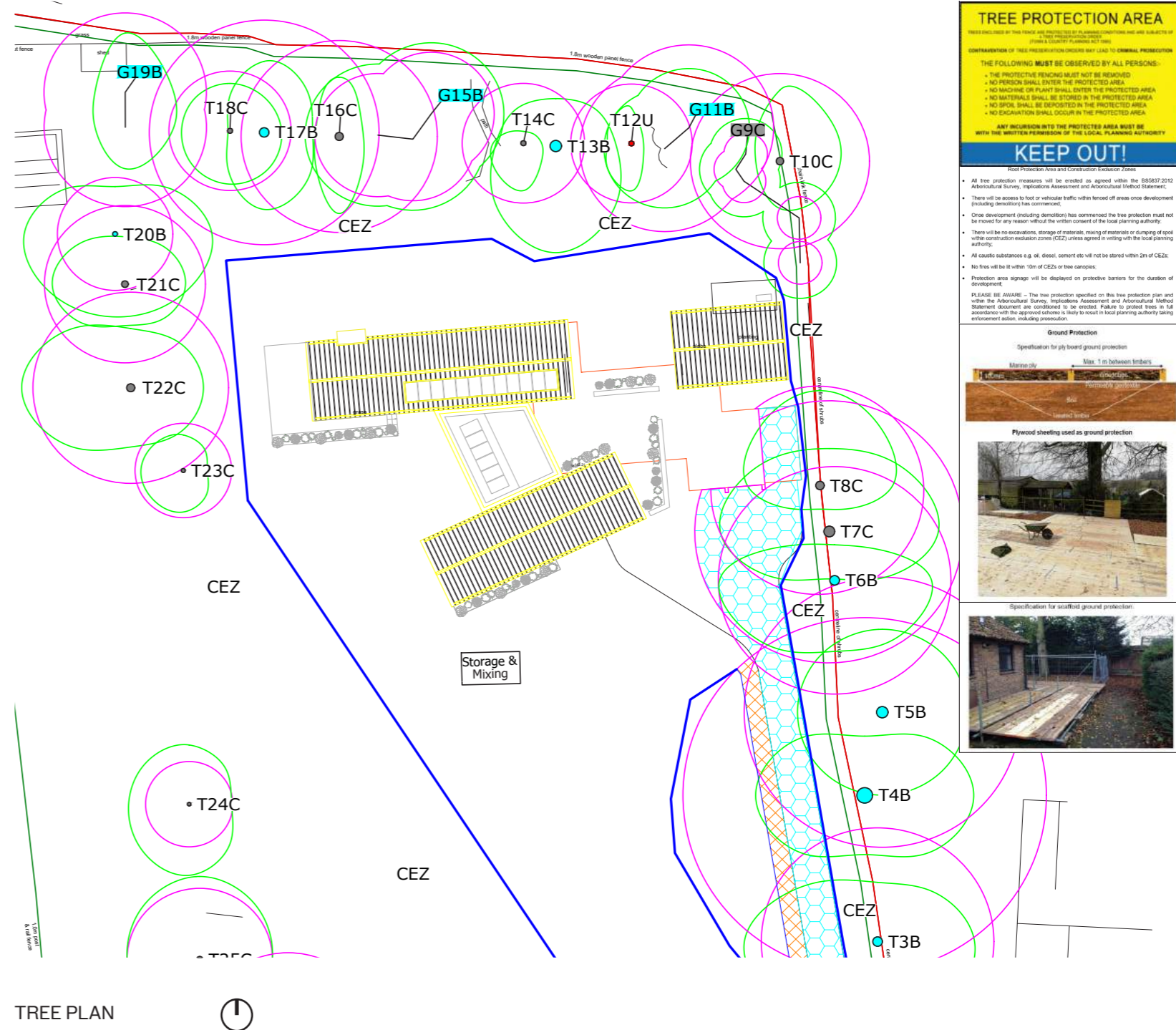
- The proposed replacement dwelling is designed to respond to the landscape setting, with improved materiality and lower ridge height.
- Gaps within the existing hedgerow will be planted/ densified with native planting.
- New trees will be planted to screen the proposal from Pursers Lane.
- Planting to the building perimeter is proposed to soften the elevations.
- Wild flower meadow will be integrated within currently managed grassland.

4.3 TREE PROTECTION

Following review of the proposal relative to the tree constraints plan, the following mitigation/ protection measures are proposed:

- Crown lifting required to facilitate works
- Protective barriers & fencing
- Warning signs to protective fencing
- Temporary ground protections measures within RPAs
- Sensitive removal adjacent to RPAs

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



05 CLIMATE

5.1 CLIMATE

Policy D2 (Climate Change, Sustainable Design, Construction and Energy) of the Guildford Borough Local Plan: Strategy and Sites 2015 – 2034 places significance importance upon sustainable design.

Mindful of our collective responsibility to tackle climate change and a need to promote sustainability within architecture, the scheme includes the following proposals:

- **Solar Orientation:** The proposal is orientated to maximise solar gain (heat and light) from the site during cold months, and its siting looks to overcome any potential overshadowing from the neighboring trees. Large elements of glazing are primarily focused towards the south and west.
- **Shading and Solar Efficient Glazing:** The design incorporates roof overhangs which provide shading to key spaces. The proposed glazing used within the dwelling will have solar coatings applied to mitigate potential overheating and will also have low light transmittance to mitigate any potential negative impact upon the surrounding habitat.
- **Sustainable Cladding:** The development will aim to use sustainably sourced materials for the building works and will be designed to surpass the standard of thermal and energy efficiency performance presently required by building regulations. The proposal will look to utilise FSC or PEFC certified timber within its construction where feasible.
- **Thermal Insulation:** High levels of thermal insulation will be used within the construction of the dwelling. This will maximise thermal performance, air tightness and energy usage.
- **Appliances:** New appliances within the property will be of a high energy rating (A+) where feasible to reduce energy consumption.

- **Water Usage:** Water consumption will be minimised by fitting aerating taps; toilets will utilise a dual flush function to reduce water usage. A rainwater harvesting tank will be explored to further reduce the pressure upon freshwater resources.
- **Renewable Energy/Heating Supply:** The design incorporates solar panels to provide a zero-carbon power supply and storage battery to fuel the dwelling and a car charging point. The applicants will also install an Air Source Heat Pump or Ground Source Heating as a means to provide more a sustainable heating source and to help mitigate the impact of the development on climate change.
- **Building Waste:** Demolition waste will be utilised where feasible including use of crushed aggregate/ hard core.

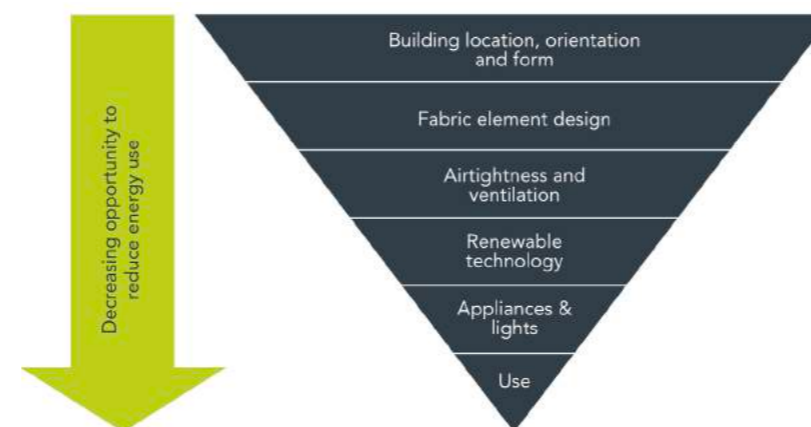


Diagram from Mesh Energy

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ECOLOGY

6.1 ECOLOGY

The site falls within the North Downs AONB. Hackhurst and White Downs SSSI lies 2km to the north and Leith Hill SSSI 2.3km to the southeast. It falls outside the Nitrate Vulnerable Zone (2017). Priority habitats occurring within 1km include deciduous woodland located approximately 336m to the northeast. Much of the immediate context is considered to be amenity grassland, shrubbery or deciduous/ coniferous woodland. Although the site was set up for horticultural use originally, it has latterly been used for equestrian use which through over-grazing can damage a site's ecology. Our clients favour a wildflower meadow approach for the land. A large area of the proposal is located on the footprint of the existing house, which causes minimal disturbance to the landscape. The proposal is to be read in conjunction with the submitted 'Provisional Environmental Assessment, Phase 1 bat survey and Phase 2 Emergence report'.

Proposed strategies for ecological net gain are:

- Mature trees: Retention of the healthy existing mature trees where possible
- Tree boxes: Bird, owl and bat boxes to be installed to existing trees to provide additional habitats
- Deadwood habitats: Dying trees/those in poor condition will be retained where possible and safe to do so to provide eventual deadwood habitats
- Additional hedgerow habitats: Log piles and/or hibernaculum at the boundaries for habitats within dense hedgerow
- Hedgehogs and native species: Densification of existing hedgerow with native species along site boundary to provide additional diversity of species and hedgehog houses to provide additional habitats
- Meadow species: Mixture of wildflower and meadow grass encouraged to grow to promote diversity of species
- Lighting: New lighting to be directed away from adjacent woodland and either hooded or baffled to ensure minimal light spillage. Lamps will be restricted to a maximum lumen output of 2000 lumens/ 150W.



NATIVE WILDFLOWER MEADOW



RSPB - HEDGEHOG BOX



NATIVE HEDGEROW INFILL PLANTING



BARN OWL TRUST NEST BOX



SCHWEGLER BAT BOX

07

SUMMARY

7.1 SUMMARY

The proposal has been carefully considered in accordance with various policies and planning documents to ensure a well-designed and environmentally sensitive approach. The proposal responds to the distinctive qualities of the wider surroundings and to the setting in which it sits. The context has been demonstrated to have informed the scale of the design and proposed building materials to enhance the identified character. The contemporary design has been the result of an iterative process within which the proposal has been refined and developed to ensure a high quality design of architectural merit. The proposal seeks to conserve the existing natural habitat and further its improvement. The proposal includes a number of biodiversity net gains to offset any habitat lost through the creation of the dwelling. The proposal aspires to achieve a dwelling that surpasses the levels of insulation and use of renewable technologies that would otherwise be achieved through conversion alone.

Local and National Planning policy have respectively informed the design response forming this proposal. This approach has guided the design process by emphasising high-quality design, the protection of amenity and provision of amenity space, the minimisation of light impacts, the preservation of dark skies, as well as the safeguarding of important habitats and species. Supplementary planning documents, such as the Surrey Hills AONB Management Plan, provided additional guidance for designing in a manner that respects local distinctiveness and conserves the unique character of the Surrey Hills AONB.

The design approach as set out in this statement demonstrates a thorough understanding of the overall policy requirements relevant to these proposals. The response leads to a significant positive impact on the amenity, landscape, and scenic beauty of the AONB by way of replacing a poor-quality home with one of exceptional design and high quality landscaping. As such, we believe that this scheme merits strong support and should be granted planning consent.



3D VIEW - DRIVEWAY APPROACH



3D VIEW - NORTH WESTERN ELEVATION

