03 DESIGN

3.1 USE

Wynchmoor is a two-story private dwelling situated in close proximity to the village of Peaslake and surrounded by predominantly private residences and gardens. The proposal includes demolishing the existing property and derelict outbuildings to ensure compliance with Policy P2 (b) of Guildford Borough Local Plan Strategy and Sites 2015-2034 whereby:

'A new building will only constitute a "replacement" if it is sited on or in a position that substantially overlaps that of the original building'.

For our clients, the existing house does not meet their requirements in these ways:

1. Layout lacks the living spaces the applicants require, the ability to accommodate their visiting elderly disabled parents and wider family and the opportunity to physically 'future proof' the house for themselves so that they may live there longer.

2. Design lacks the necessary architectural quality to meet the applicants desire to harmonise with nature, enhance its immediate landscape and complement the form and local distinctiveness of the surroundings.

3. Construction lacks the ecological and sustainable credentials to meet the applicants needs for a healthy, well-ventilated home that is energy efficient, low cost to run and which has minimal ongoing impact on its setting and minimal ongoing contribution to the wider climate control situation.

After appraisal of the site, the following approach will be applied:

1. Demolish the existing two-storey property and three derelict outbuildings.

2. Construct a single storey replacement dwelling on the site of the existing house that is a functional private family home which respects the scale and form of other properties in the area and remains sympathetic to the site and its origins.

3. Incorporate contemporary architectural design principles derived from the surrounding site to inform massing, form, materiality and the orientation of glazing etc. to ensure the house responds well to and conserves its context

4. Aim for net zero carbon by working to Passivhaus principles.

5. Plan for Biodiversity Net Gain to help wildlife and nature flourish.

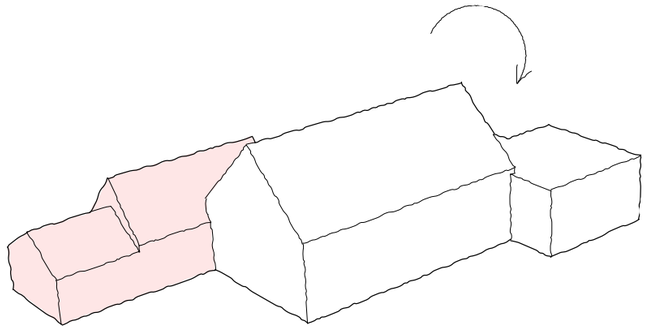
3.2 CONCEPT TO DESIGN

1. The existing dwelling feels isolated from the wider site. Ill conceived additions have contributed to a convoluted plan that feels disjointed.

2. Investigating a two storey element preserves the hierarchy of the dwelling. A single storey addition provides screening to the east whilst creating a courtyard, opening views across the site and maximising solar gain throughout the day.

3. Rotating the single storey element and moving it away from the principal volume, strengthens the hierarchy and creates an entrance. A subtle angle in the buildings's orientation, opens the dwelling up to wider views and reinforces the connection with the wider site.

4. Removing the first floor and elongating the plan, reduces the visual impact of the dwelling on the site. Further widening the splay maximises the connection to the wider site and reinforces the central courtyard. A longer roof slope benefits renewable energy production and natural light within the internal spaces.



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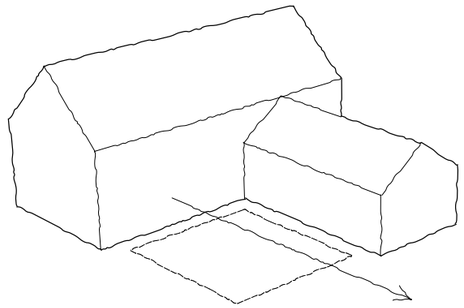

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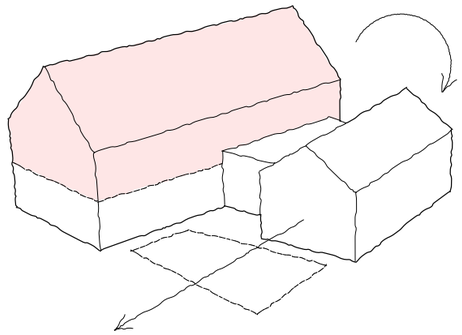

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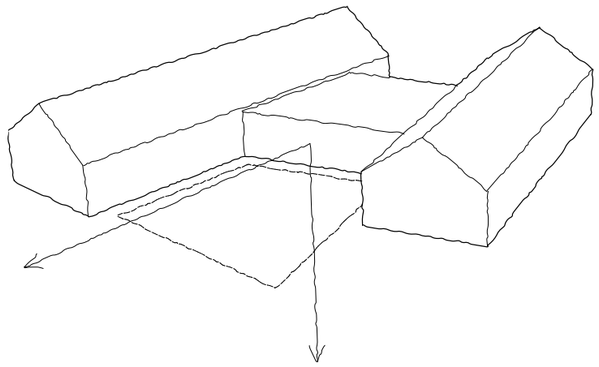


4.

3.3 AMOUNT AND SCALE

The proposal is for a replacement dwelling, located on the site of the existing house. Consequently, this aligns with the fundamental acceptability of development outlined in paragraph 149 (d) of the National Planning Policy Framework. This stance is mirrored in Policy P2 (2b) of the Guildford Borough Local Plan Strategy and Sites 2015-2034.

As the proposed dwelling will have the same, family home use as the existing house, the pivotal evaluation arising from this policy regarding appropriate new buildings in the Green Belt hinges on whether the proposal would result in a materially larger structure compared to the current dwelling. Although the new dwelling's footprint is larger, the replacement dwelling adopts a single-storey design, replacing the previous 1.5-storey dwelling and removes the various outbuildings on the northern boundary of the plot. This design approach noticeably decreases the ridge height, thereby contributing to an overall reduction in the building's impact on both the immediate surroundings and the broader landscape.

When compared to surrounding dwellings and the overall site, the proposal sits comfortably within its context at just under 3% of its curtilage. This, combined with the reduction in ridge height and a decrease in the total developed land on site will have a positive effect on the Green Belt both within the curtilage and outside.

The location of the site falls within an Area of Outstanding Natural Beauty (AONB) and an Area of Great Landscape Value. The iterative design approach taken ensures that the proposed replacement dwelling result in a favorable influence on the site and its immediate context. With the aim of achieving a net positive effect, the proposal showcases a design of superior quality and efficiency, surpassing the current dwelling.

The contemporary architectural style takes cues from the forms of agricultural buildings, paying homage to the original market gardening purpose of the site. The design envisions a discreet, single-storey configuration, where the segmented volumes 'reveal' themselves gradually. The building's orientation has been adjusted to capitalise on the site's vistas and natural light while minimising any adverse impact on neighbouring properties.

LIVING ACCOMMODATION:
(EXCLUDING CARPORT, PLANT, STORE AND OUTBUILDINGS)

	Existing Dwelling	Proposed Dwelling	Increase/ Decrease
GIA (m^2)	236	245	(+) 4%
Footprint (m^2)	193	290	(+) 50%
Volume (m^3)	916	1054	(+) 15%
Ridge Height (mm)	6650	5060	(-) 1590mm (highest point to highest point)

CARPORT, OUTBUILDINGS, PLANT, STORE & ANCILLARY STRUCTURES:

	Existing	Proposed	Increase/ Decrease
GIA (m^2)	58	51	(-) 13%
Footprint (m^2)	77	60	(-) 28%
Volume (m^3)	225	239	(+) 6%

TOTALS:
(COMBINED HOUSE, GARAGE/CARPORT, PLANT, STORE AND OUTBUILDINGS)

	Existing Dwelling	Proposed Dwelling	Increase/ Decrease
GIA (m^2)	294	296	(+) 0.9%
Footprint (m^2)	270	350	(+) 29.6%
Volume (m^3)	1141	1293	(+) 13.3%

CURTILAGE PERCENTAGE:
(COMBINED HOUSE, GARAGE/CARPORT, PLANT, STORE AND OUTBUILDINGS)

Site Curtilage (m^2)	Existing House Footprint (m^2)	Proposed House Footprint (m^2)	% of Site Curtilage
11691	270	350	(+) 0.69%

3.4 LAYOUT

The proposal has been thoughtfully designed as two principal volumes, seamlessly connected by a low level flat roof link. Angled in plan, the design cleverly conceals the dwelling's scale from the roadside, complemented by low-level walls that create a private entrance courtyard. Situated predominantly on the existing dwelling's footprint, the proposal looks to maximise views and solar gain, catering to renewable energy production, passive heating, and ensuring high levels of natural light.

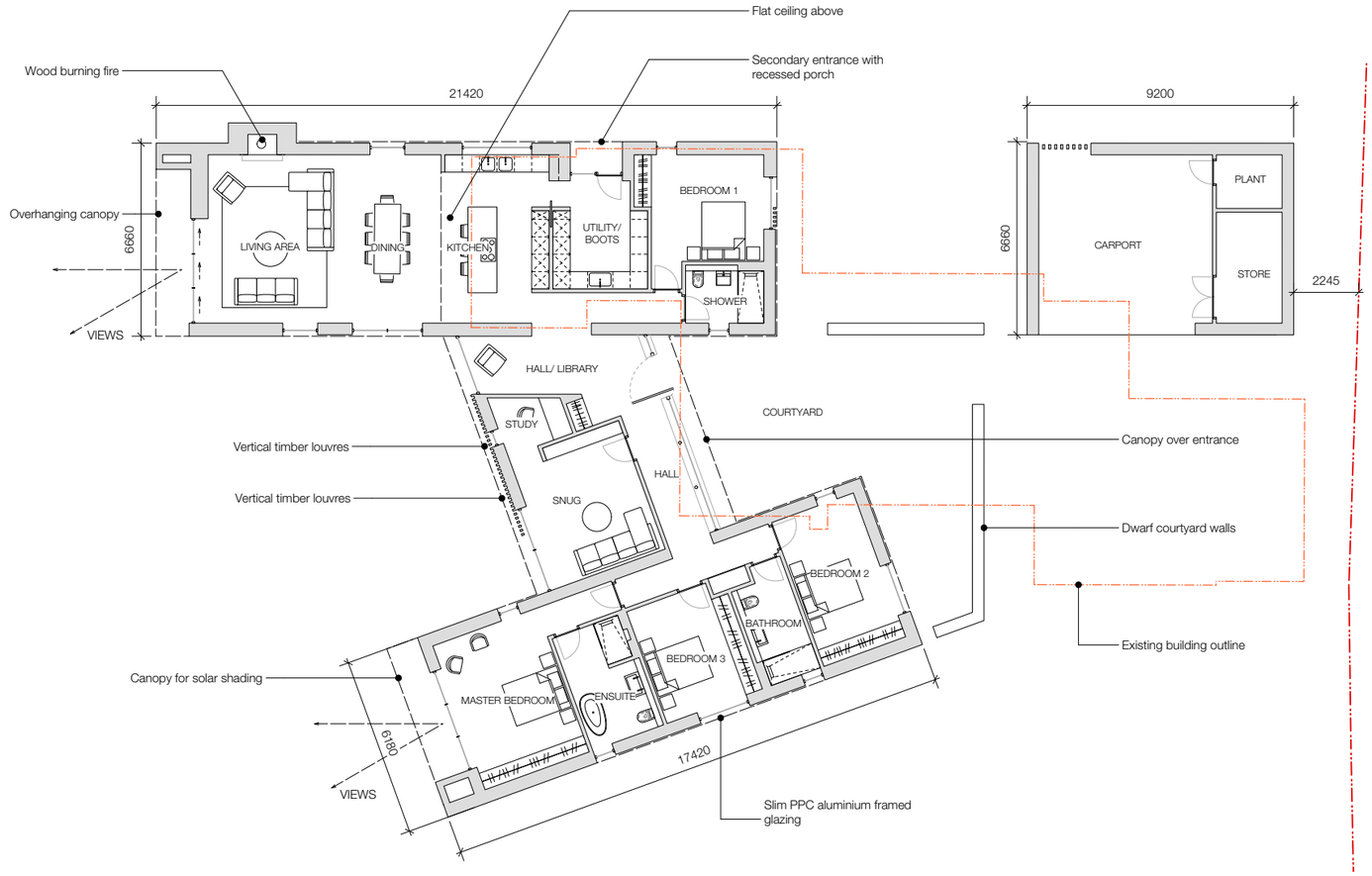
Upon entering through the "linking" volume, expansive glazing from the snug/ study and hallway frames views towards the west, revealing the wildflower meadow beyond. The primary living areas are located in the northern volume, arranged in an open plan layout to encourage a sense of spaciousness. A recessed secondary entrance provides protection from the elements but also preserves the clean lines of the contemporary facade and grants easy access to a generously sized utility/boot room. With large-format sliding doors and extensive glazing, the connection to the garden becomes a seamless part of the living space; a wood burning/ bioethanol fire provides a focal point to the room.

Three of the four bedrooms are efficiently arranged within the southern volume, complimented by a generous master ensuite and family bathroom.

The separate carport/plant/store building will provide housing for one car and one small, agricultural tractor to maintain the significant gardens and meadow. It will also house the plant room to support the renewable energy technology for the building.

KEY:

– – – Existing house outline



PROPOSED GROUND FLOOR PLAN

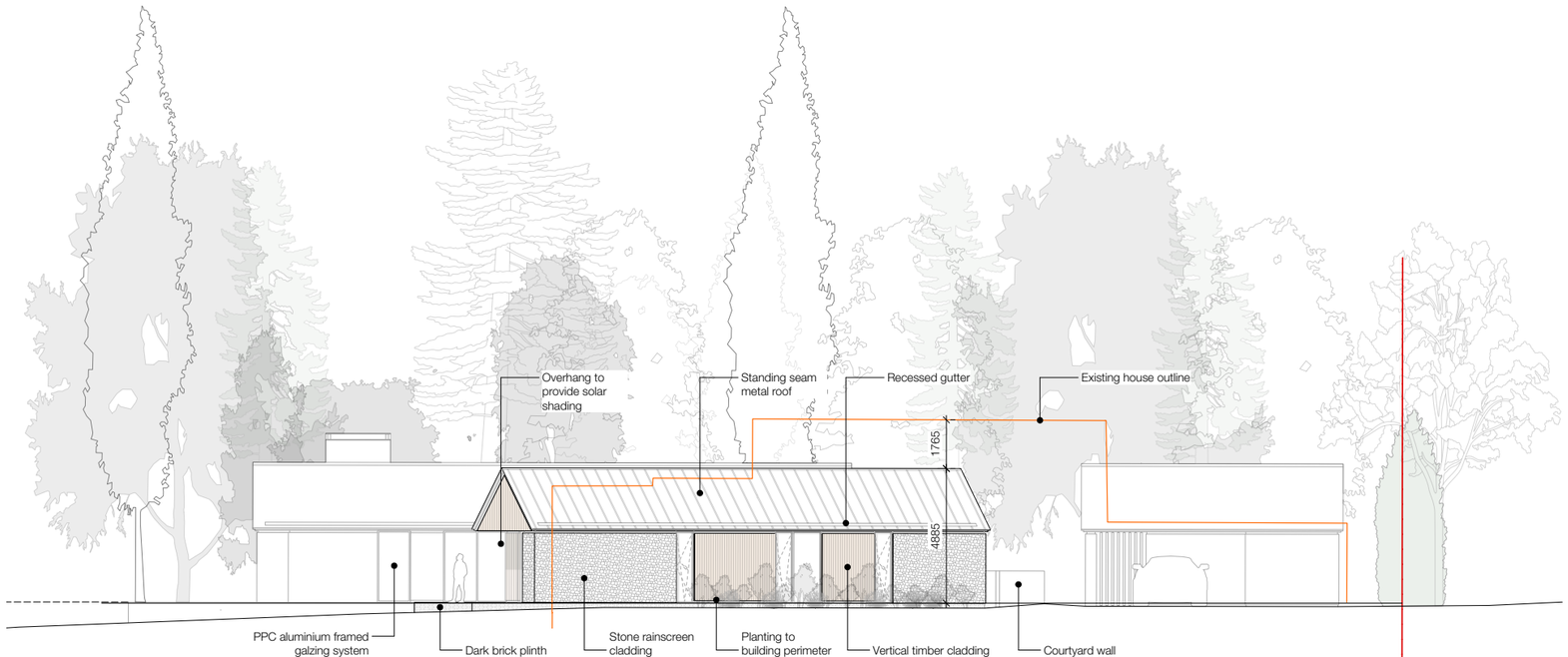
3.5 THE PROPOSAL

Designed as a single-storey structure, the proposal draws inspiration from the local environment, seamlessly integrating with the landscape through the use of locally sourced stone and timber.

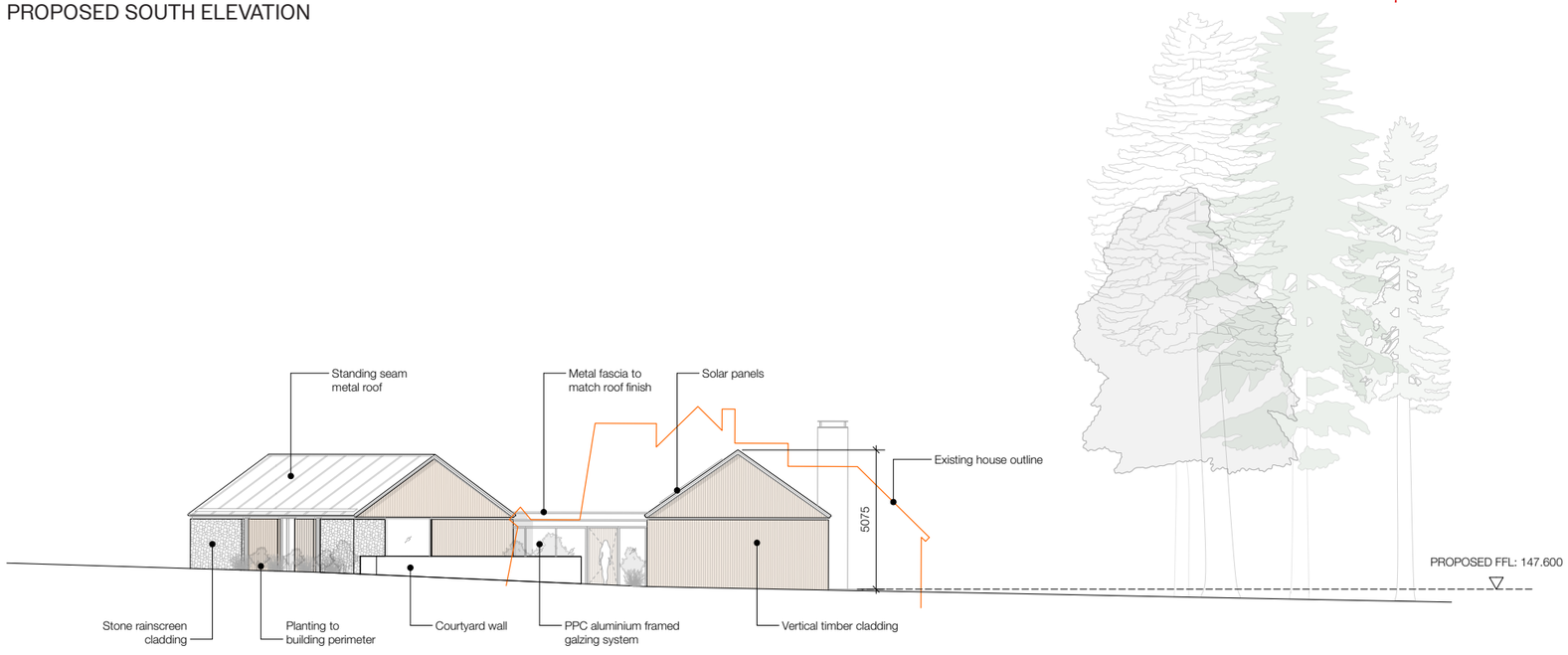
Strategically positioned over the existing dwelling, the new dwelling is designed to reveal itself gradually, through use of its splayed plan, courtyard walls and lower-level link. This architectural approach ensures that the building conserves its sense of proportion and remains unobtrusive in the local context.

KEY:

– – – Existing house outline



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION

3.5 THE PROPOSAL

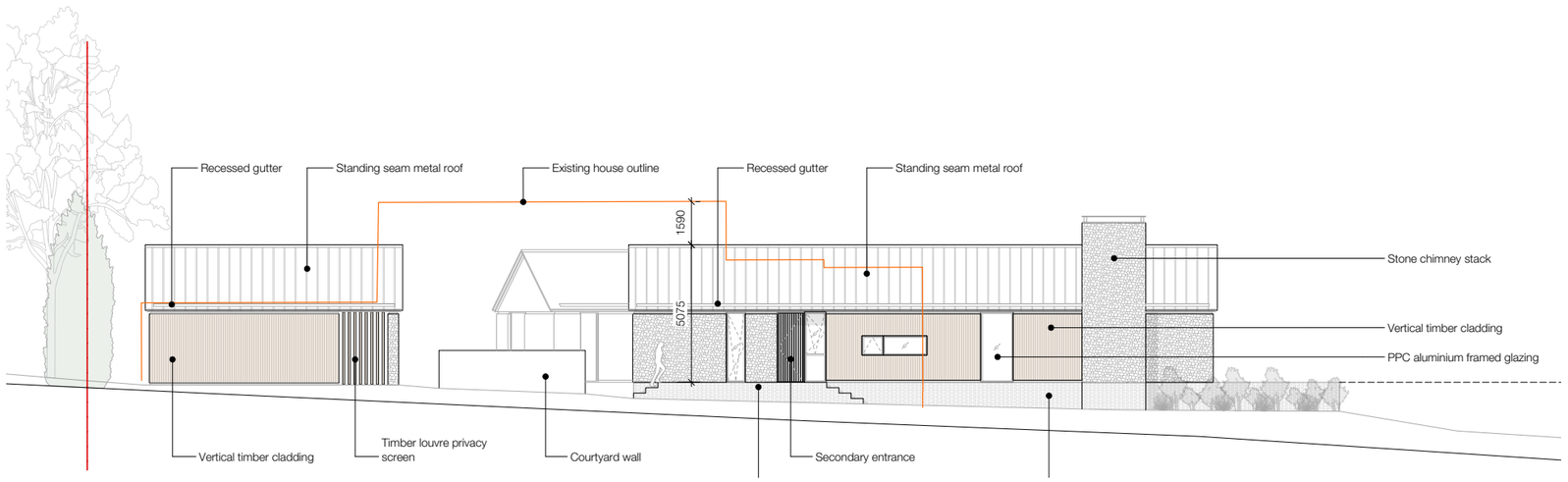
The proposed ridge line is thoughtfully lower in elevation by approximately 1.6m, allowing the building to sit ‘low’ and blend seamlessly with the natural contours of the landscape, respecting the scale and mass of the site surroundings. The internal attic height in each volume will be less than 1.8m and therefore these spaces can only be for storage and utilities only.

A central focus upon views has guided the placement of large windows and sliding doors, providing uninterrupted vistas of the surrounding, generous context.

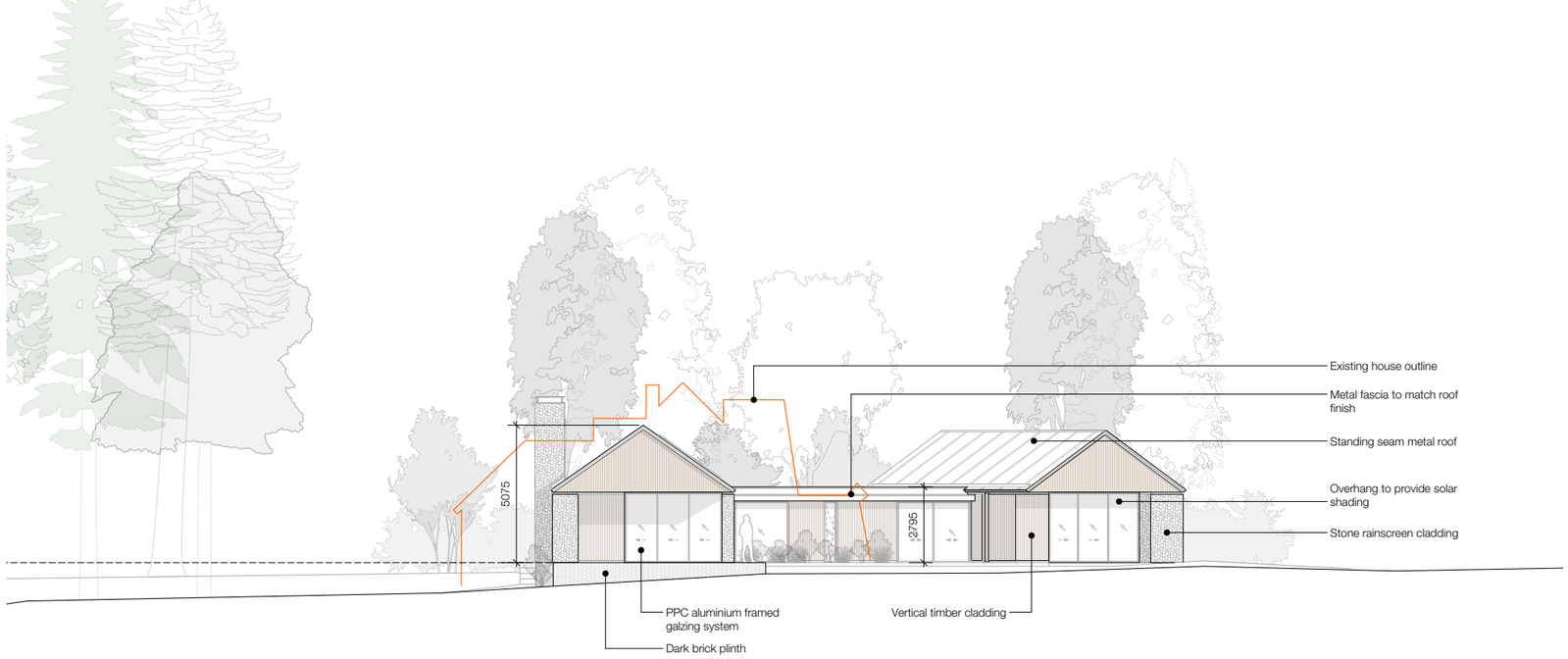
With a keen emphasis on sustainability, the dwelling incorporates renewable technologies and uses solar orientation to harness natural light and passive heating, reducing its carbon footprint.

KEY:

– – – Existing house outline



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

3.6 DESIGN PRINCIPLES

The design responds to the ten key characteristics that contribute to successful developments, ensuring that it enhances the surrounding environment, possesses an appealing and distinctive identity, maintains a cohesive pattern of development, facilitates easy and accessible movement, maximizes and improves nature, creates functional, healthy, and sustainable home and buildings, utilises resources efficiently and resiliently, and is designed to be long-lasting.

In development of the proposal, close attention has been paid to the following design principles, adopted for all forms of development within Surrey Hills AONB:

01 Conserve the character of the setting:

The proposal has been careful considered to allow the building to sit 'low' within its context and blend seamlessly with the natural contours of the landscape. The current site is enclosed by a well-established hedge along the southern perimeter and a dense row of trees to the north and east. The approach to tree management seeks to enhance the overall vitality of the trees, aiming to positively impact the ecological balance and broader essence of the AONB and Green Belt.

02 Complement the scale, height and proportion of buildings:

Created as a one-story building, the new roof line is intentionally positioned about 1.6 meters lower than the current dwelling's height. Placed strategically over the existing footprint, whilst ensuring a comfortable distance to the boundary is maintained, the new dwelling is crafted to unveil itself gradually, utilising its angled layout, courtyard walls, and lower-level connection. This design approach guarantees that the building maintains its balanced appearance and fits seamlessly into the local surroundings.

03 Celebrate the detailing of buildings and architectural features:

The design is inspired by the nearby surroundings, blending naturally with the landscape using stone and timber cladding. Large windows and sliding doors are placed to offer clear views of the expansive surroundings. The contemporary style and roof design are based on agricultural structures, reflecting the site's original purpose for market gardening.

04 Choose appropriate materials and finishes:

The Surrey Hills AONB features a rich tapestry of architectural styles, materials and finishes. A local palette of timber cladding, Bargate stone and red brick could be considered synonymous with the character of the area. Our careful material selection provides a contemporary contrast to the existing dwelling and surrounding properties, while also being appropriate to the rural setting of the Surrey Hills.

05 Promote contemporary architecture:

Adam Knibb Architects have consistently earned recognition for their contemporary architecture through various regional and national awards, like the 'Offsite Awards 2022', 'AJ Retrofit Awards 2017 (Finalist)', 'Young Architect of the Year Awards 2016 (Shortlist)' and 'RIBA Regional Awards 2016 (Shortlist)'. Our practices's strong design principles are evident across all of our projects. Our contemporary style of contextual design aims to create architecture that harmonises with the area's unique diversity and character. The proposal will embrace a sustainable design approach, adhering to Passivhaus principles, in order to minimise its environmental footprint and decrease energy and waste requirements.

06 Value the treatment of boundaries:

Removing an overgrown, un-managed, Lawson Cypress hedge has made the most of the views and has strengthened the link between the property and the meadow. This has also helped unify the lawn garden with the wider area. The existing mature boundary hedge will benefit from densification through use of native species. Additionally, a new wall and entrance gate are planned for the driveway to match the new house and complement surrounding context.

07 Use representative trees and landscape design:

Essential tree management has remedied trees displaying issues like dieback, deadwood, or stress. Continual tree management is crucial for the overall well-being of the site, both for the trees' health and the broader character of the AONB and Green Belt. The site's natural contours influenced where the new dwelling will be placed and how the building's edges will be treated. Terraces are used to address the difference in height between indoor and outdoor spaces. Planting around the building aims to make the transition between man-made and natural forms more gentle. The existing mature boundary hedge and trees will be preserved; native planting will be used to densify gaps and provide further screening. The current meadow will be further enriched by adding wildflowers.

08 Celebrate local distinctiveness:

High quality contemporary architecture can compliment the diversity and local character of the Surrey Hills. Simple variation in the proposed material finishes creates rhythm across the facades of proposal. Boundary features enhance the setting of proposal, further complimented by the wooded setting. The contemporary, landscape led approach to the proposed design will reinforce the diversity and character of the setting.

3.7 SITE

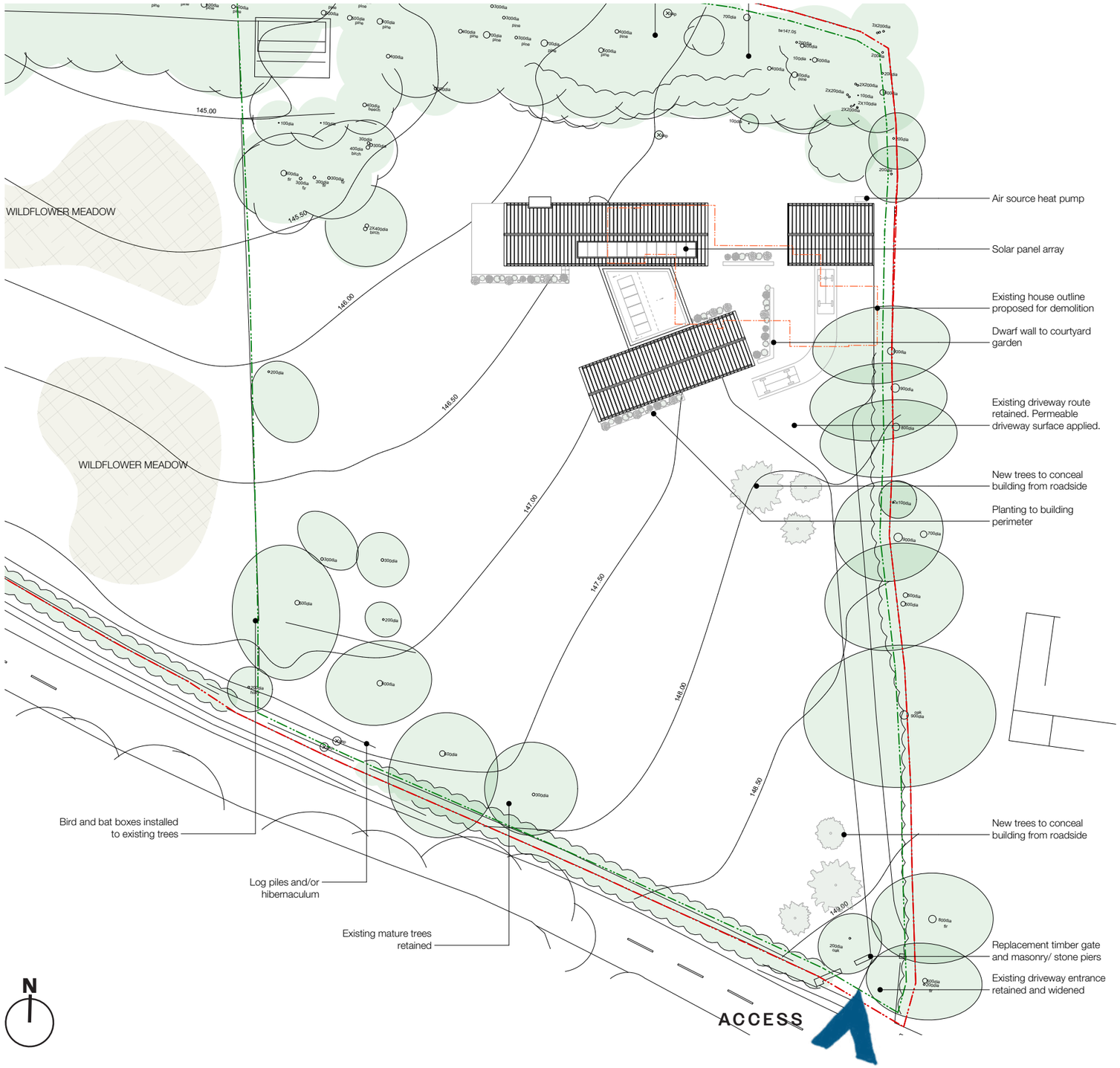
The proposed replacement dwelling aligns with the principles outlined in the 'Surrey Hills Management Plan 2020-2025', Policies P1-P3 by addressing the following details:

Policy P1 - Adverse impact upon the amenity, landscape and scenic beauty: The proposal has been consciously designed to not lead to any adverse impact. Ecological improvements and biodiversity net gains will contribute positively to the site and wider area, Policy P1 therefore falls away. The proposed high-quality design being low level, linear, partly hidden, made from sympathetic materials and integrating with the site's landscape will impact positively on scenic beauty and roadside. The applicants seek to remove three dilapidated outbuildings from the northern boundary.

Policy P2 - Impact on ridge lines, public views and tranquillity: The proposed dwelling will be set back from Pursers Lane and largely obscured from the roadside by the established tall hedge line to the south and mature trees to the north/east boundary. The proposal is for a single store dwelling, therefore the ridge height is noticeably lower than the existing building yet parallel to the tree line behind, so the visual impact from the roadside will be reduced. A linear ridge line will enhance the sense of tranquillity. One volume is 'hidden' from the roadside thus obscuring the scale of the overall building to lessen the impact on this special landscape. The views across and through this AONB land will therefore be increased and improved.

Policy P2 - External building materials will be strictly controlled to harmonize with their related landscape: The proposed material palette has been inspired by the surrounding built and natural context of agricultural buildings and traditional Surrey Hills vernacular. The considered material palette includes stone, masonry, vertical timber cladding and a standing seam zinc roof.

Policy P3 - High quality design, respecting local distinctiveness and complementary in form, setting and scale: The highly considered design incorporates numerous contemporary architectural elements which are aesthetically deployed to ensure respect for the local context, character and scale, as well as the effective function of the building according to its continued use as a family home. The application seeks a modest 4% uplift in living accommodation GIA, which when compared to surrounding dwellings and its site (3% of curtilage), sits comfortably within its context and is respectful of its surroundings.



3.8 APPEARANCE AND MATERIALITY

The proposed replacement dwelling is designed as a lightweight timber-clad construction, accented by stone sections of wall and with timber fins mimicking the local woodland surroundings. A dark masonry plinth and feature chimney stack, help ground the dwelling within the undulating topography of the site.

The materiality provides a contemporary contrast to the existing dwelling and surrounding properties, while also being appropriate to the rural setting of the Surrey Hills AONB and the surrounding woodlands.

Stone rain screen cladding references the traditional material palette used within other dwellings within Surrey Hills AONB. Traditional Bargate stone is of limited supply and so either York stone or Bath Stone with be used instead.

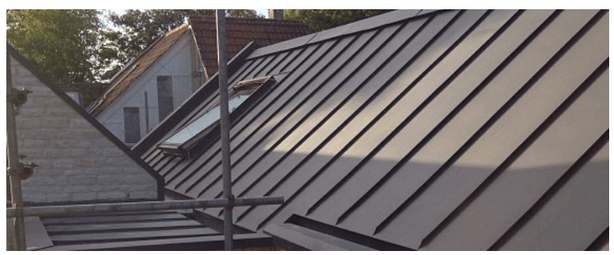
Timber cladding is proposed to relate to the verticality and textural properties of the surrounding trees and to connect back to an agricultural material palette. Left to silver, the cladding will slowly soften over time, blending in with the landscape.

The proposed pitched roofs will be clad in standing seam zinc, emulating the characteristics of utilitarian, corrugated metal, agricultural roofing.

Carefully positioned sections of glazing aid in breaking up the massing and allow plenty of natural light into the floor plan; their positioning capitalises on the views of the site. The glazing is proposed to be solar efficient and have low light transmittance to complement both the internal and external environment.

This simple palette of materials will be combined with high quality detailing to create a unique, refined and elegant building that remains sympathetic to the existing context, whilst also establishing its own unique architectural identity.

3D VIEW - SOUTH WESTERN ELEVATION



3.8 APPEARANCE AND MATERIALITY

The proposal aims to create a cohesive and harmonious architectural composition that respects the site's character and contributes positively to the surrounding environment.

The proposed development project aligns with the requirements outlined in the Policy D4, "Achieving High-Quality Design and Respecting Local Distinctiveness" National Design Guide for well-designed places.

The proposal also adheres to the relevant national and local design guidance or codes and incorporates high-quality design principles that contribute to the unique character of the local area. By considering the history, significant views, context, natural and built features of interest, prevailing character, landscape, and topography, the development will positively respond to its surroundings.

Furthermore, the proposal embraces innovation by employing creative design approaches, materials, and construction techniques, which contribute to and enhance the local character. High-quality design is emphasised throughout the entire design process, encompassing aspects such as layout, building form and scale, appearance, landscape design, materials, and intricate detailing.

Adam Knibb Architects have recently achieved recognition for 'Structural Timber Awards 2022: Low Energy Project of the Year'. Adam Knibb Architect's rigorous design principles and sustainable approach are carried through in all of the practice's work.

WALDENS FARM - ADAM KNIBB ARCHITECTS

HURDLE HOUSE - ADAM KNIBB ARCHITECTS

TEST VALLEY FARMSTEAD - ADAM KNIBB ARCHITECTS

THE OLD RECTORY - ADAM KNIBB ARCHITECTS