

the brookwood barn co.™
traditional construction oak framed buildings

Supplementary Design And Access Statement

New pump house and garden store

Upper Covers

Lynchmere

Surrey

GU27 3NG

November 2023

1.0


Introduction

1.0 Introduction

This design and access statement accompanies the planning drawings and illustrates the case for the approval of the new replacement pump room and garden store building at Upper Covers Lynchmere, Surrey, GU27 3NG

The proposed scheme is to provide a much needed new enclosure for the swimming pool pump equipment.

The proposed site is currently an out building that has the swimming pool equipment in. The site is the side of the rear garden part way down the sloped garden.



2.0

Site analysis

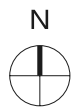
2.1 Site location

Upper Covers
Lynchmere
Surrey
GU27 3NG



Location for new storage building.

Site Aerial



2.2 Site Photographs:



Existing swimming pool pump building



Existing swimming pool pump building

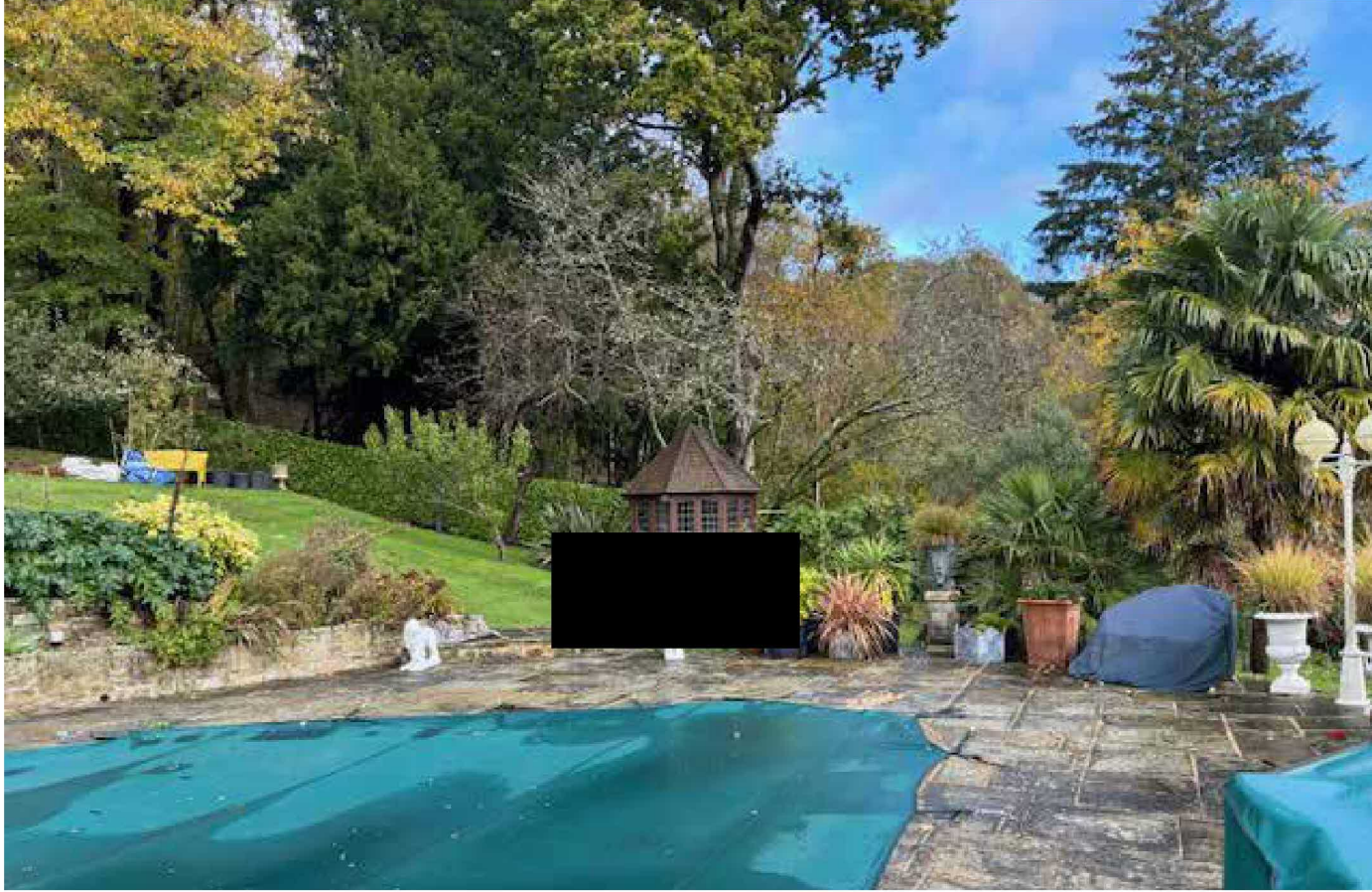


Existing greenhouse and two storey building.

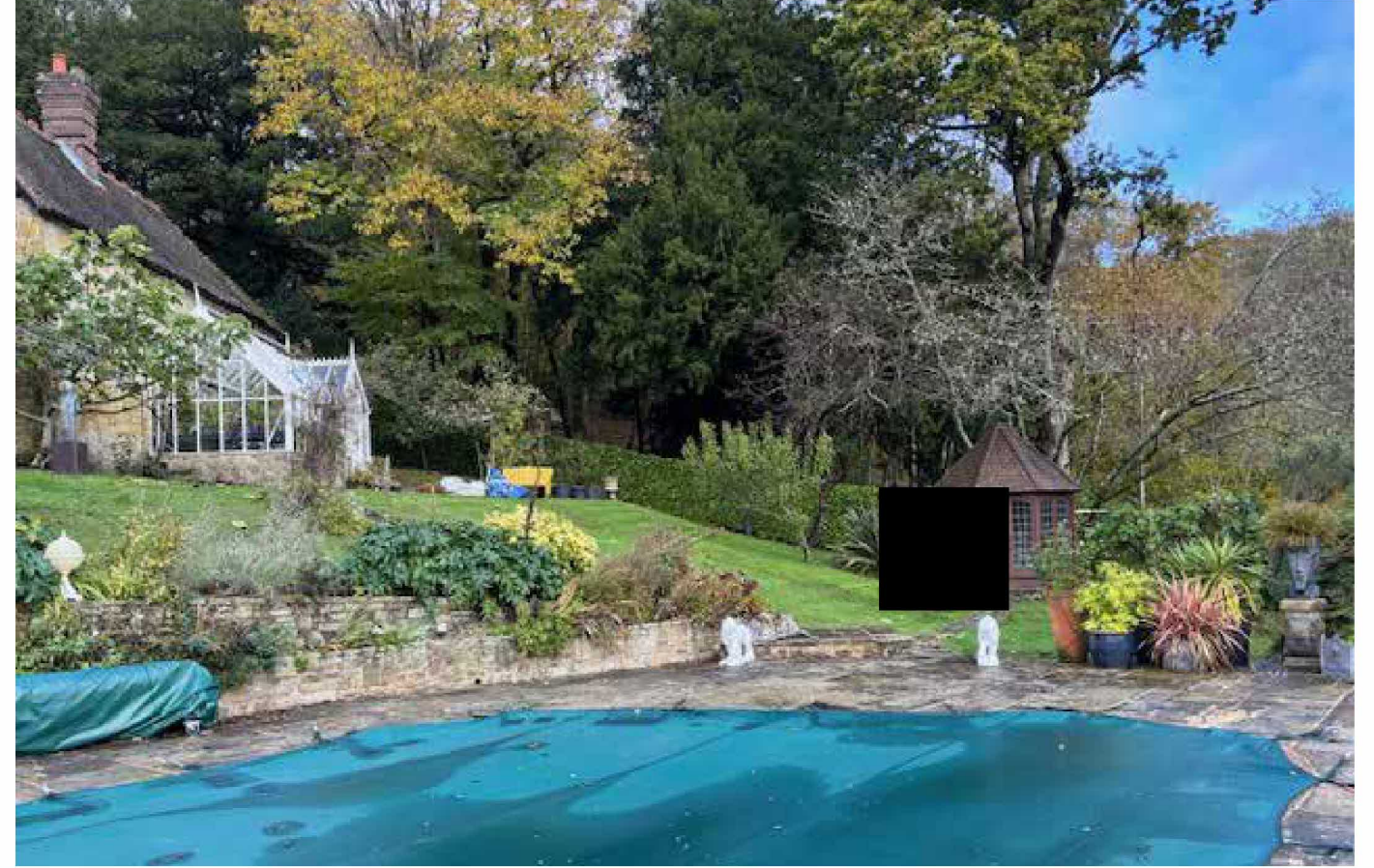


View from the site towards the large main house.

2.3 Site Photographs:



View to the site across the pool.



Proposed plot with the pool, site topography, slope apparent.



Proposed site from across the large mature gardens.



Site and land to the bottom of the existing building.

3.0

Design Statement

3.1 Design Statement:

1. Use:

The application site is currently called Upper Covers Lynchmere, Surrey, GU27 3NG

2. Amount:

The proposed extent of the new proposals are below:

A new single storey pump room and garden store building.

Proposed building including garage area GIA: 24 sqm.

3. Layout and concept of the proposals:

The layout and concept for the pump room building is very simple and takes the form of an L shaped building in plan.

The building is an Oak framed structure. A series of pitched roofs articulate the form and relate to the local vernacular and the main house and annex.

The new building has been located on the plot that the current pump house sits, which is reached at the end of an existing stone path. The building has being oriented to face the south and eastern aspects for daylight.

The existing site has a substantial slope from the main house down to the bottom of the site. The new proposal has been staggered in section to reflect the change in level, this allows the profile of the building to sit comfortably in the slope and to reduce the amount of earth removal.

4. Scale and massing:

The proposed scheme sits comfortably in relation to existing context and is much smaller in footprint than the main house and associated out building. The pitched roof and the barn style design all help the proposal sit comfortably in the context and to blend in further reducing its scale and mass.

The pump room outbuilding will achieve subservience to the main dwelling and will not dominate the main elevation. The height and width remain less than the main dwelling, enabling subservience to be achieved with regards to scale. Large trees around the proposal will aid with further screening.

The scale and massing have been reduced further with the building following the slope of the garden and staggering in section.

3.4 Design Statement:

5. Landscaping/ecology and amenity:

The new building will be located on the site of the existing building and will extend further to the right. The existing garden is very large and substantial and so the impact upon the landscaping by the new building will be very minimal. Two small trees behind the existing building will be retained.

As the proposed development is not altering an existing building, there is no risk of roosts being disturbed. However, care will be taken throughout the construction process given the wooded areas surrounding the site of development.

6. Appearance and materiality:

The new building will be built from the Brookwood Barn palette of materials, and will typically have an Oak frame and structure with hardwood doors to the store. The roof materials will be a sympathetic red clay tile and ridge profiles. Guttering will be good quality. The building will sit on a stone plinth to match and compliment the existing house and out buildings.

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