



# Design & Access Statement

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# 1 Introduction

This design statement supports a revised planning application prepared on behalf of Wynngate Ltd for submission to Guildford Borough Council.

The enclosed planning application follows on from a previous pre-application enquiry and two full planning applications, the most recent of which was refused by the council in September 2022 (ref: 21 / P / 02646).

Guildford Borough Council's reasons for refusal were threefold:

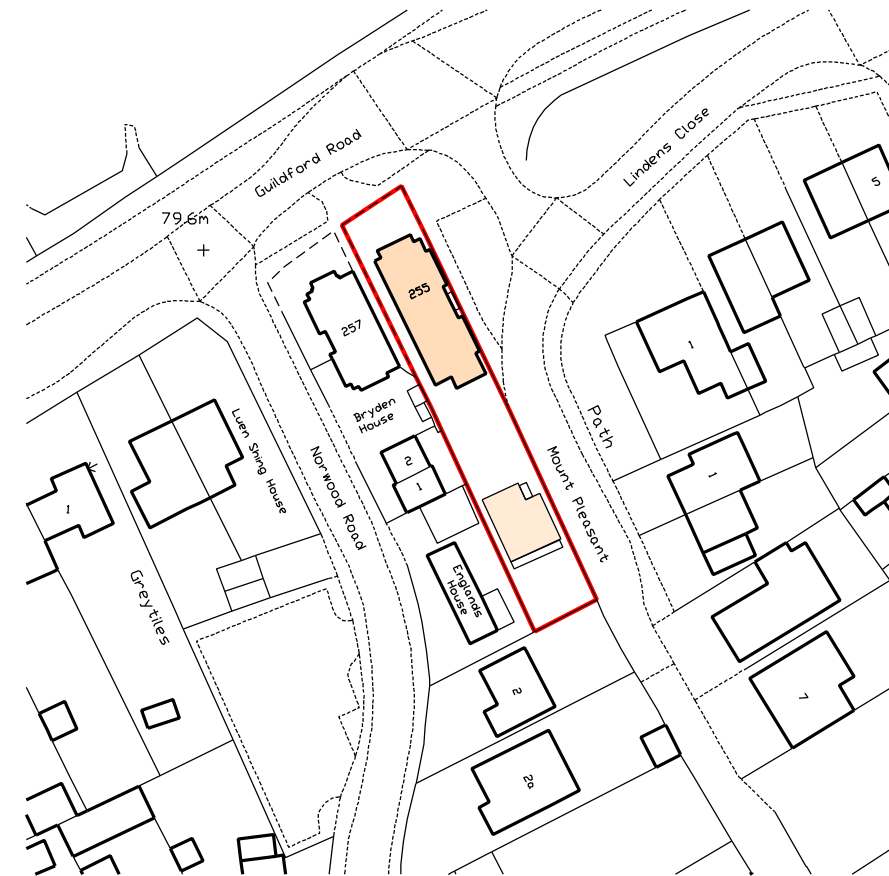
- 1) The rear unit was considered to be of inappropriate scale, character and layout.
- 2) The design and materials of the rear unit were considered out of character with the area.
- 3) The communal amenity space was considered too remote from Units 2, 3 and 4.

The planning decision was subsequently appealed and following a detailed assessment of the application, the planning inspectorate returned his decision in August 2023, deciding to overturn items 1 and 2 but dismissing the appeal based on item 3.

The proposed amendments within this revised application relocate the communal amenity space immediately adjacent to the front building whilst also proposing further additional amendments to resolve Guildford Borough Council's previous concerns regarding scale, materials and character.

This design statement includes a visual and written comparison between the refused and revised applications to demonstrate how the council's previous reasons for refusal have been overcome.

This application is also supported by an arboricultural report, ecology report and planning statement.



Proposed Location plan

## 2 Existing Site

### 2.1 Site context

The application site is located within a primarily residential area and is not within a conservation area.

The site has a small frontage with Guildford Road and a longer frontage onto Mount Pleasant.

The site included a small two storey building to the Guildford Road frontage however this building is in a poor state of repair and would take considerable investment to upgrade the internal and external fabric to modern standards.

The majority of the remaining site is disused and overgrown rear garden in a poor condition with overgrown and delapidated boundary treatments facing onto Mount Pleasant.

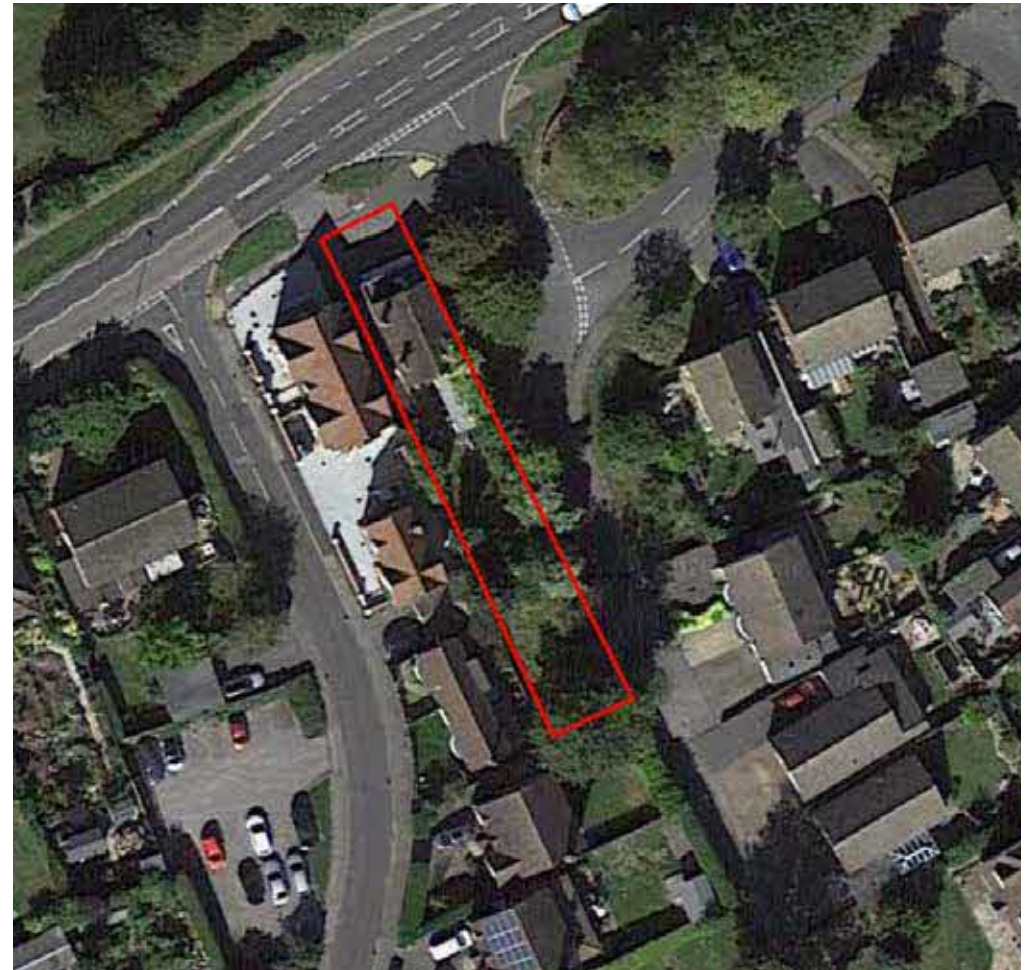
The surrounding properties include a mix of housing types but are predominantly detached, semi detached and flatted developments arranged over two storeys.

No.257 Guildford Road is located to the west of the site and has been recently developed (ref:16/P/00521). This property includes a small commercial unit facing Guildford Road plus 5 small residential flats split between two buildings.

Englands house is located to the rear of No.257 and potentially includes two small dwellings.

No.2 Norwood Road is located to the rear of the site with the site boundary adjoining its rear garden.

The surrounding properties on Mount Pleasant and Lindens Close are generally detached and semi-detached dwellings arranged over two storeys.



Existing aerial photograph

# 2 Existing Site

## 2.2 Site description

The site includes 0.055 hectares of land and is approximately 9.2m wide by 60m long. The site has a narrow primary frontage facing onto Guildford Road with a small area of hard standing currently used for two parking spaces. These parking spaces currently make use of two vehicular cross overs from both Mount Pleasant and Guildford Road. The cross over from Guildford Road allows vehicular access to a shared access road located between the site and its neighbour No.257.

The existing two storey building to the front of the site includes an empty commercial unit on the ground floor (Class E - 65sqm) with associated storage within a single storey rear outbuilding (Class E - 14 sqm). The first floor includes a 1 bed flat (Class C3 - 53 sqm) accessed via an external metal staircase to the rear of the property.

The front building also includes a narrow strip of landscaping to its east boundary abutting the pavement. The eastern side of the site is predominantly hidden behind a large area of planting and trees located on highways land.

The remaining 75% of the site is overgrown rear garden which is not used by either the retail unit or one bed flat. The rear garden is enclosed by closed board fencing and trellis along the shared boundary with No.257 and Englands House whereas the frontage facing directly onto Mount Pleasant is heavily overgrown with a mixture of hedging, occasional timber fencing and metal sheeting. The frontage onto Mount Pleasant is directly onto the road with the pedestrian pavement located on the opposite side.

The site levels increase as one moves from Guildford Road towards the rear of the site facing onto Mount Pleasant. There is also a fall across the site with the Mount Pleasant road being positioned slightly higher than the shared boundary with the properties on Norwood Road.

The application site could easily accommodate a more intensive form of development akin to the adjacent development at No.257 Guildford Road with minimal impact upon the privacy, amenity and daylight / sunlight received by adjacent residential properties.



Existing Site plan

## 2 Existing Site

### 2.3 Site photographs



North East corner of site from Guildford Road



View of site and No.257 from Guildford Road



Primary front view of site and No.257



Planting and trees on highways land to the east

## 2 Existing Site

### 2.3 Site photographs



Overgrown site boundary onto Mount Pleasant



Side elevations onto pavement to the East (No257 in background)



Rear corner of site (Englands House in background)



Side boundary (two buildings to No.257 in background)



View from the rear metal staircase towards rear garden

## 2 Existing Site

### 2.3 Site photographs



Shopfront of newsagent and parking area



Front facades of site and No.257



Existing shared access way between site and No.257



View from metal staircase towards parking area of No.257



Rear corner of No.257



Rear elevation and metal staircase to existing building



## 2 Existing Site

### 2.3 Site photographs



Front facade to No.257



Tandem parking area and corner view of No.257



Hard landscaped area for bin stores and brick boundary walls



Rear corner view of No.257 with access to parking area



Rear building to No.257 with side access to upper flat



Rear building to No.257 with front access to lower flat

## 2 Existing Site

### 2.3 Site photographs



Garages and parking to Englands House



Front view of Englands House facing onto Norwood Road



Front view of No.2 Norwood Road



View from within site to rear corner of No.2 Norwood Road



View from within site to rear facade of Englands House



View from within site to rear building of No.257

### 3 Relevant Planning Precedent

#### 3.1 Development at No.257 Guildford Road (Ref: 16/P/00521)

The adjacent site at No.257 Guildford Road achieved planning approval in 2016 for a small commercial unit facing Guildford Road and 5 small flats contained within two buildings. This development gained approval when the site was still designated as Greenbelt (prior to the approval of the 2019 Local Plan) with the site being considered acceptable infill development.

The two buildings incorporate traditional building features such as gable ended roof forms, casement windows, red multi stock brickwork, clay tiled steep pitched roofs and tile clad pitched dormers.

The scheme provides useful planning and design precedent confirming the principle of development in this specific location.



Completed development adjacent to application site

### 4 Planning History

#### 4.1 Pre-application submission - April 2020

The original pre-application submission was issued to Guildford Borough Council in April 2020 which proposed demolition of the existing building for the construction of 5No. residential apartments and a single commercial unit located within two new buildings. The council provided written feedback in October 2020.

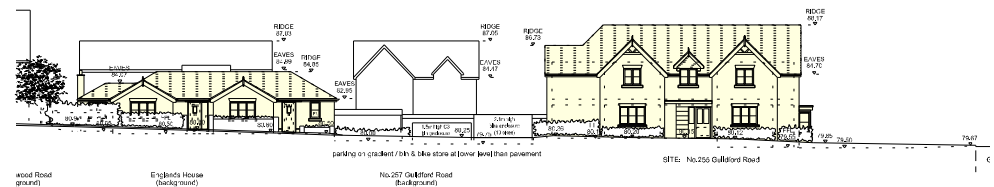
#### 4.2 First planning application (Ref: 21/P/00377) - REFUSED

The first planning application proposed the construction of two buildings with a commercial unit and three small flats to the front of the site and two small bungalows to the rear.

The councils reasons for refusal included issues with the proposed scale and layout of the design (in particular in regards the rear building), a lack of external amenity space and an issue with internal unit sizes.



Proposed site plan - Refused scheme 21/P/00377



Street elevation - Refused scheme 21/P/00377

# 4 Planning History

## 4.3 Second planning application (Ref: 21/P/02646) - REFUSED

The second planning application was submitted in December 2021 and attempted to address the councils previous reasons for refusal. The scheme included 4No x one bed flats to the front of the site and a single detached one bed unit to the rear.

The removal of the commercial unit allowed the on-site parking to reduce from 7 spaces down to 5 spaces. This amendment allowed the incorporation of more generous areas of soft landscaping, boundary screening and the provision of high quality private and communal residential amenity space. Unit 1 and 5 had direct access to their own private amenity spaces whereas, Unit 2, 3 and 4 were provided with a communal amenity space to the rear of the site.

The amended proposal included a smaller built footprint than the previous application, a reduction in the overall size and scale of development (particularly to the rear of the site), and improvements to the proposed soft landscaping and amenity provision.

The single detached dwelling to the rear of the site had a much smaller built footprint than the previous application, with a flat sedum roof and its ground floor level cut into the slope of the site to further reduce its profile from Englands House. These amendments helped to minimise the profile and hence visibility of Unit 5 from both Englands House and when viewed from Mount Pleasant.

The south facing fenestration of unit 5 looked directly into a private walled garden, with an overhanging canopy and fixed screen on the west boundary to ensure no intervisibility between the windows of Unit 5 and Englands House.

In regards materiality, the rear unit was proposed to include simple yet high quality materials including vertical burnt larch timber cladding and narrow grey stock brickwork to provide a modern contrast to the more traditional appearance of the front building.

The scheme proposed a sensitive and effective use of an under-developed site whilst respecting the character and appearance of the surrounding residential area via its subservient scale and design.

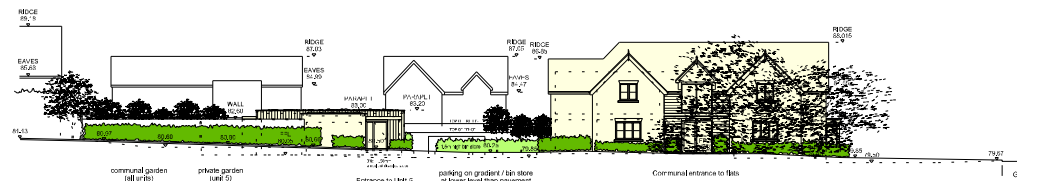
## 4.4 Reasons for refusal

Guildford Borough council decided to refuse the application based on the following reasons:

1. The proposed development, due to its scale and layout, its position on a narrow plot and the extremely limited spacing surrounding the development and contrived amenity space provided, would result in an overly cramped form of development and will have a detrimental impact on the context and character of the area.
2. The proposed development would fail to provide adequate useable private outdoor amenity space for the proposed flats 2,3 and 4 due to the amenity space for these three flats being distant and separated from the dwellings it would serve resulting in a poor living environment for future occupants.
3. The proposed rear building by virtue of its poor design, flat roof, wooden cladding and ancillary garden building appearance would result in an incongruous form of development and would have a detrimental impact on the context and character of the area.



Proposed site plan - REFUSED scheme 21/P/02646



Site elevation - REFUSED scheme 21/P/02646

## 4 Planning History

### 4.5 Planning Appeal (Ref: APP/Y3615/W/22/3307469) - DISMISSED on 14th August 2023.

The above planning decision was appealed via the planning inspectorate and following a detailed assessment of the application, the appeal inspector decided to overturn items 1 and 2 but dismissed the appeal based solely on item 3 (inappropriate location of communal amenity for the flats).

The appeal inspector noted that the main issues of the application were:

- i) whether the proposed development would provide satisfactory living conditions for the future occupiers of the flats with particular regard to access to amenity space for flats 2, 3 and 4; and
- ii) the effect of the proposed development upon the character and appearance of the area.

Although the size and shape of the communal amenity space was deemed acceptable, the appeal inspector noted that its location remote from the flats was not practical and may deter residents from using it. The inspector therefore concluded that the development would not provide for satisfactory living conditions for the future occupiers of the flats, with particular regard to access to amenity space for flats 2, 3 and 4.

In regards the character and appearance of the front building, the appeal inspector noted that there were no concerns regarding its design, scale or bulk, as this was similar to the adjacent building at 257 Guildford Road.

In regards the character and appearance of the rear building, the appeal inspector found its modern design, materials, scale and character to be acceptable and in keeping with the surrounding area.

The inspector noted that as the proposed building would be low lying, cut into the slope of the site and largely screened by boundary treatments, it would not appear dominant or incongruous in the street scene.

The design of the rear unit was deemed to be in-keeping with the prevailing pattern of development in the locality.

The appeal inspector concluded that although the proposal would make efficient use of the land and a positive contribution to housing supply, the sole issue for dismissal was the inappropriate location of the communal amenity space.

Please note that the planning case officers report and the appeal inspectors report are included within Appendix B and C of this document.

# 5 Proposed Development

## 5.1 Proposed Footprint & Layout

Although the previous scheme was dismissed solely in regards the position of the communal amenity space, the revised application described in this document aims to overcome all three planning objections.

The adjacent plans provide a visual comparison between the refused and revised planning applications.

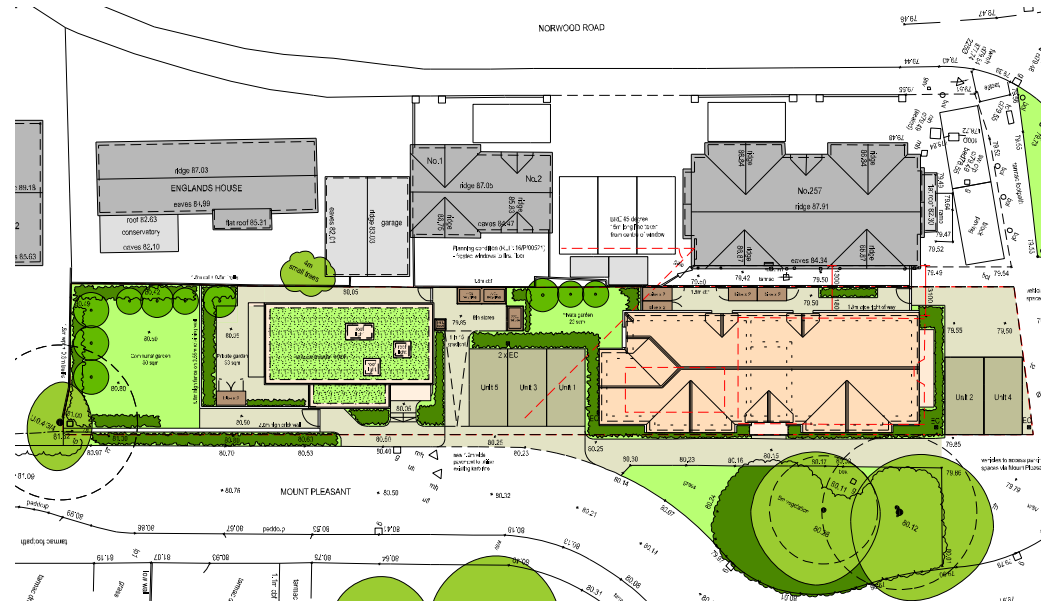
The communal amenity space has been relocated to be immediately adjacent to the front block of flats. The communal amenity space is identical in size to the previous application and includes a generous lawn, planting beds, tree planting and a hard landscaped communal terrace to provide high quality amenity to the future residents.

The external level of the lawn is 300mm lower than the internal FFL to ensure privacy is maintained for the residents of Unit 1. Unit 1 also includes a generous raised private terrace adjoining the amenity space.

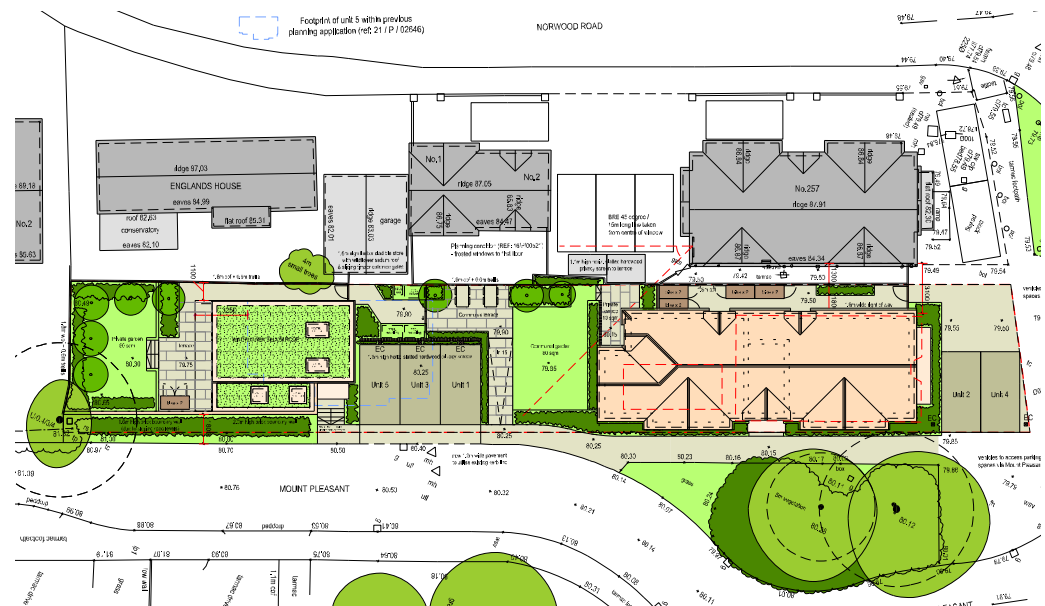
The footprint of Unit 5 has been reduced in length and its scale and profile further reduced by lowering the floor level of this unit by another 300mm. The low lying design of this building would therefore ensure it would not appear dominant or incongruous in the street scene or when viewed from Englands House.

## 5.2 Schedule of Accommodation (GIA identical to previous scheme)

Existing empty shop / storage out-building		79 sqm
Existing flat		53 sqm
		Total (GIA) = 132 sqm
Unit 1	1 bed (1b 2p)	50 sqm
Unit 2	1 bed (1b 2p)	50 sqm
Unit 3	1 bed (1b 2p)	50 sqm
Unit 4	1 bed (1b 2p)	50 sqm
Unit 5	1 bed (1b 2p)	50 sqm
		Total (GIA) = 250 sqm



REFUSED scheme 21/P/02646 - Proposed site plan



- NEW scheme



# 5 Proposed Development

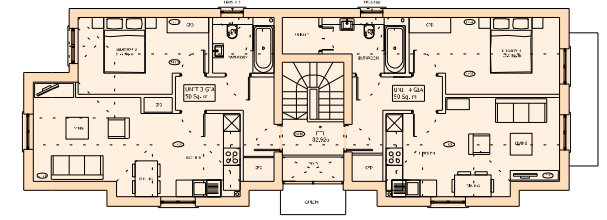
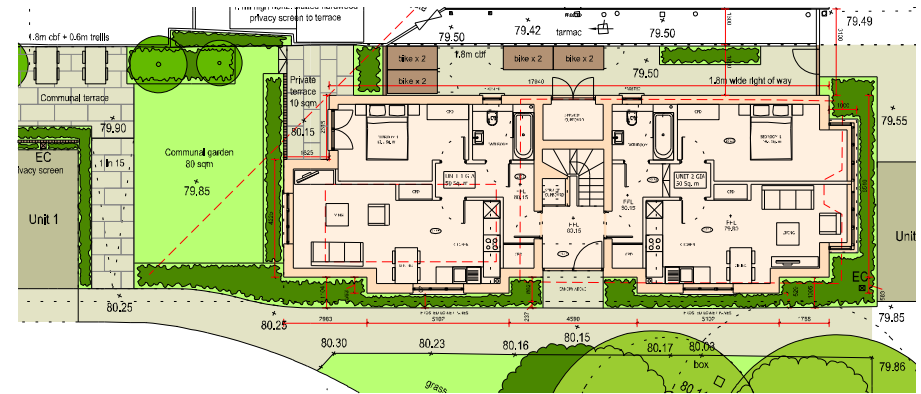
## 5.4 Front Building - Internal Layout

The internal layout of the front building remains identical to the previous planning application, with all proposed one bed units including a GIA of 50sqm. All internal floor layouts would be fully compliant with the requirements of the Technical Housing Standards - Nationally described space standards.

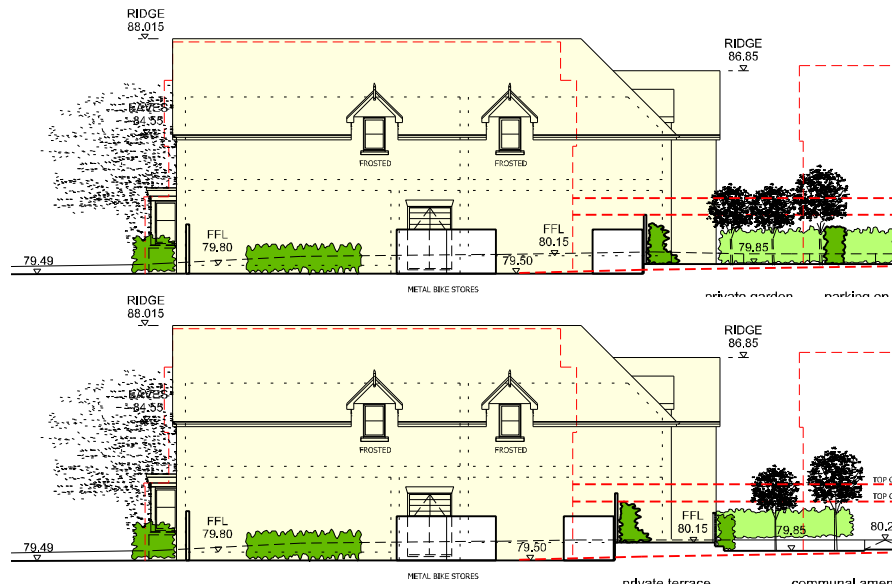
## 5.5 Front Building - Scale & Massing

The proposed scale and massing of the front building remains identical to the previous planning application, proposing a similar scale to the adjacent building at No.257 Guildford Road.

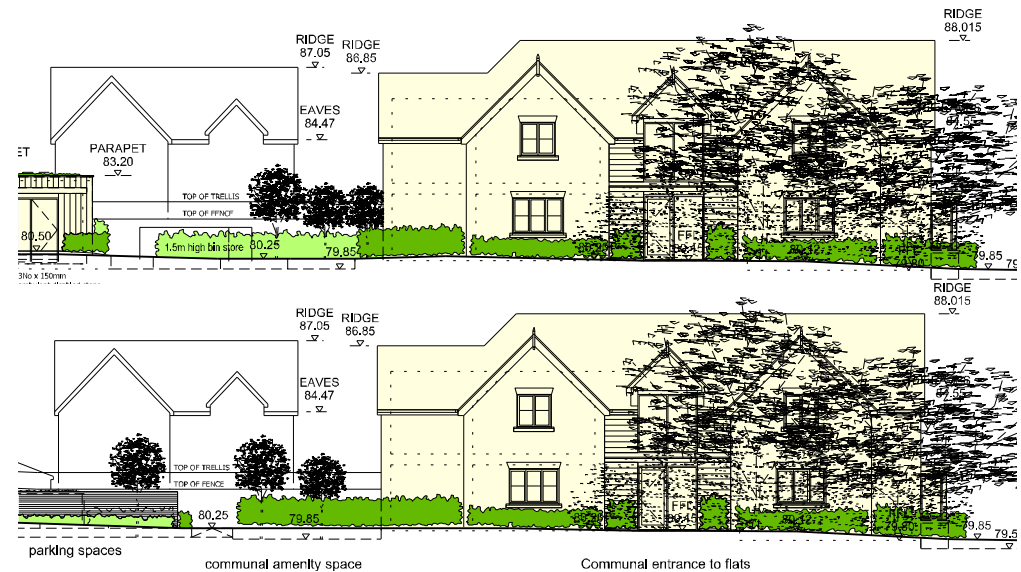
The only amendments to the below elevations are the new layout of the communal amenity space plus a new private terrace to Unit 1.



Proposed ground & first floor garden plan (identical to previous application)



REFUSED and NEW scheme - Elevation facing No.257



REFUSED and NEW scheme - Elevation facing Mount Pleasant



# 5 Proposed Development

## 5.6 Front Building - Character & Appearance

The proposed front building incorporates traditional design features, materials and pitched roof forms to replicate adjacent buildings.

The front building would utilise the following materials:

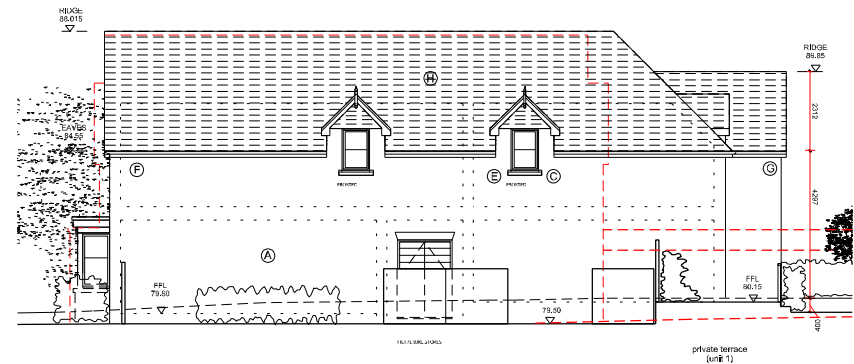
- A Red multi-stock brickwork to match neighbour at No.257
- B Splayed red brickwork lintels above windows
- C Reconstituted stone cills
- E UPVC windows & doors (dark grey)
- F Painted timber eaves, soffit & verge details (dark grey)
- G Cast-iron effect plastic rain water goods (black)
- H Pitched roofs to be tiled in Marley Acme Double Camber flat clay tiles ('Burnt Flame' finish)



Similar materials to the adjacent development at No.257

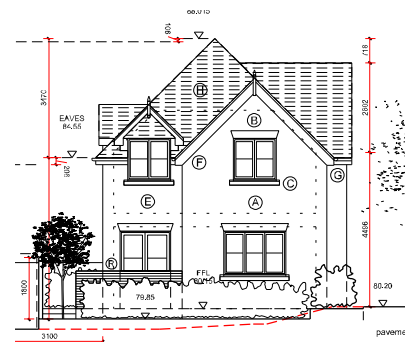


Proposed Side Elevation - facing Mount Pleasant  
Flank elevation - communal entrance



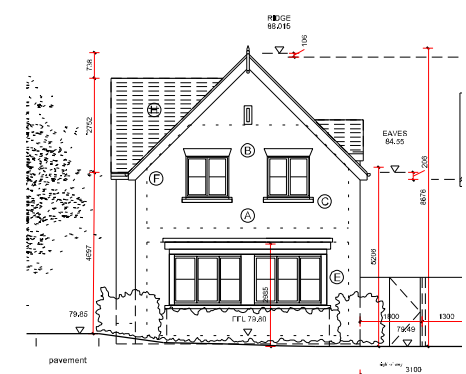
Proposed Side Elevation - facing No.257 Guildford Road

Flank elevation - facing No.257 with bike stores in alleyway



Rear Elevation

Rear elevation - facing private garden



Proposed Front Elevation - facing Guildford Road

Front elevation - facing Guildford Road