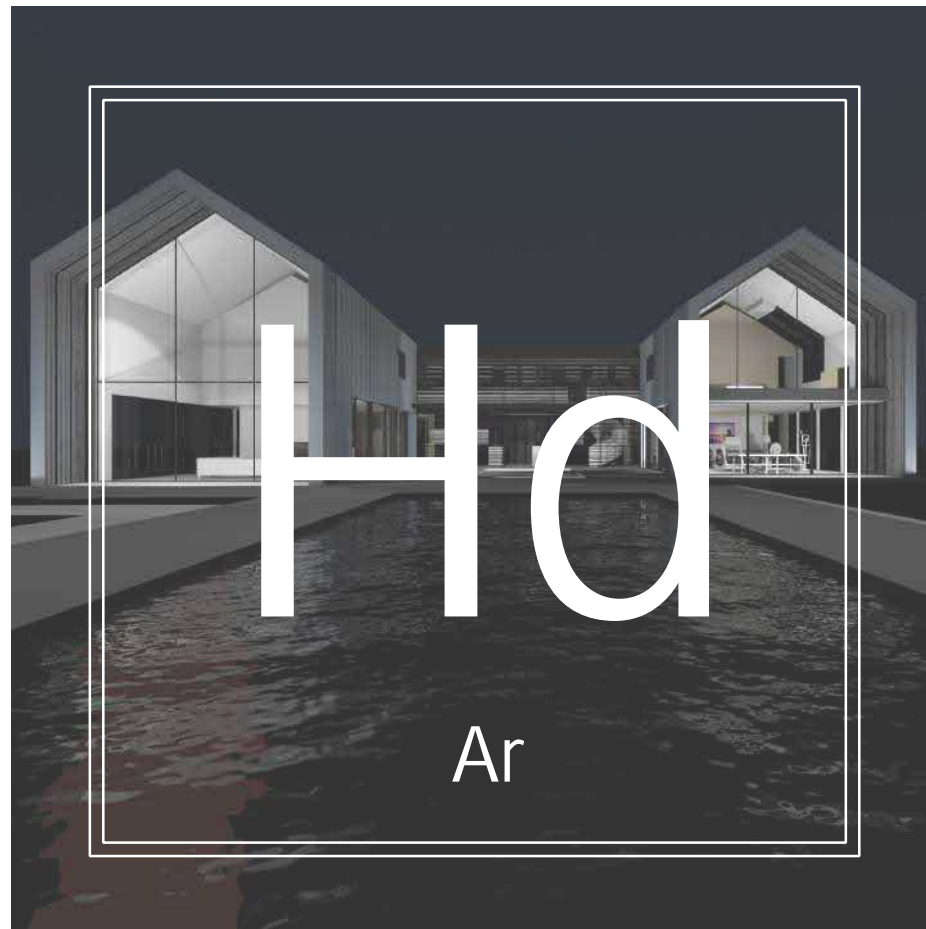


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Innisfree

Innisfree Estate, Woodland Drive
KT24 5AS

Design and Access Statement

09th February 2024

Issue: P1

0.0 Executive Summary

0.1 Issue

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Revision: P1

Revised: -

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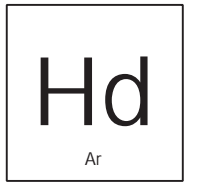
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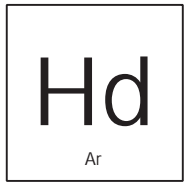
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0.0 Executive Summary



0.3 Preface

This document has been prepared to accompany a Full Planning Application for the replacement of the existing building on the site located within the Innisfree Estate, Woodland Drive, KT24 5AS, to be presented to Guildford Borough Council.

HdAr were approached to design a double-storey, single-family home with an associated basement; the scheme retains much of the existing soft landscaping and reorientates the dwelling on the existing pool. The existing dwelling was presumably built in the 1960s and is nearing the end of its design life, the existing building is not listed nor is it in a conservation area.

A review of the immediate and wider context, as well as the Local Plan, provided the basis for the site's proposals.

0.4 Planning Policy

The proposal for the Innisfree Estate, Woodland Drive, has been informed by the:

- The National Planning Policy Framework (NPPF) 2023
- Guildford Borough Local Plan: Strategy and Sites (adopted April 2019)
- Guildford Borough Local Plan: Development Management policies (adopted March 2023)
- East Horsley Neighbourhood Plan - 2017 –2033 (adopted 2018)

The Planning Statement, prepared by Planning Resolution, should be read in conjunction for further details.

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1.0 Introduction



1.1 Introduction

This Design and Access Statement accompanies a full planning application for the replacement of the existing double-storey detached 'Innisfree' property located at Innisfree Estate, Woodland Drive (KT24 5AS). The proposed scheme is for the replacement of the existing building on site to accommodate a double-storey, single-family home with associated basement, reorientation of the dwelling on the existing pool, retaining much of the existing soft landscaping and all existing trees.

The design of the proposed scheme has been carefully considered in relation to its relationship with the immediate and wider context; great attention has been given to ensuring that the proposed building integrates with the surrounding environment. Factors such as the buildings' use, access, circulation, and proximity to neighbouring buildings have all been meticulously addressed during the design process.

Moreover, the design adheres and exceed the National Space Standards, ensuring that the living spaces meet the required standards for comfort and functionality. The proposal also complies with relevant local policies and design frameworks; by embracing the recently updated chapter 12 of the NPPF, the proposal strives towards the delivery of a high-quality, beautiful and sustainable building.

This Design and Access Statement records the careful thought and consideration given to the proposed building at Innisfree Estate. The design reflects the site's context and adheres to relevant design standards and policies.



Figure 1: View from meadow south of Innisfree

2.0 Site Analysis

2.1 Wider Context








East Horsley originates from 1036 when the local Saxon thane divided up his land and donated the eastern portion to the Archbishop of Canterbury. Since then, the area has had numerous ecclesiastical and aristocratic owners.

East Horsley is located on the lower slope of the North Downs. It is one of 24 parishes within Guildford borough and is the largest village in the borough; it is located 7 miles away from the centre of Guildford and 21 miles from the centre of London.

East Horsley station opened in 1885 and offered a relatively fast journey into London, making the area an attractive rural location for people looking to retire to the countryside.

By the 20th century, East Horsley was still a predominantly agricultural village with a population of around 300 people; rapid change happened after the First World War when the area owner, Lord Lovelace, divided up the estate and subsequently sold it to various developers, who created a network of private residential roads across the area, during the inter-war period the village expanded rapidly.

Following the introduction of the Metropolitan Green Belt in 1947, new housing development was limited within the defined settlement area; in recent times demolition and replacement of existing houses has become a frequent occurrence.

- Key:
-  Parish Boundary
 -  Settlement Boundaries (as proposed in the 2017 Draft Local Plan)
 -  Settlement Boundaries (2003)
 -  Inset Boundaries (as proposed in the 2017 Draft Local Plan)
 -  Surrey Hills National Landscape
 -  Local Green Spaces
 -  Site
- 1 Clamp Rough & Gallows Grove
 - 2 Kingston Meadows
 - 3 Pennymead Sports Grounds
 - 4 Ridings Wood
 - 5 sheepleas
 - 6 The Forest
 - 7 Wellington Meadow

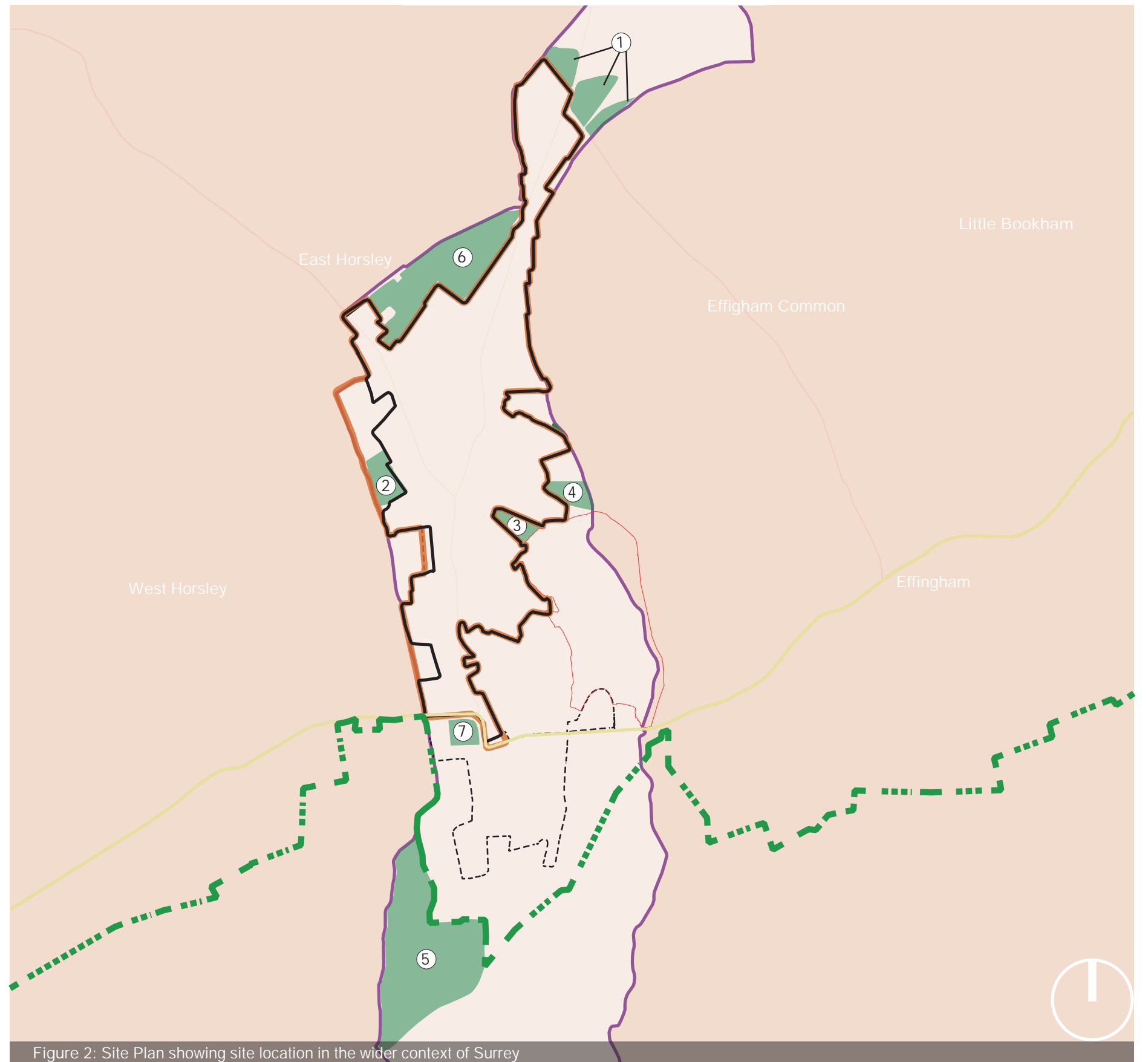


Figure 2: Site Plan showing site location in the wider context of Surrey

2.0 Site Analysis

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2.2 The Site

The site is located at the end of Woodland Drive, connected through Woodland Close and is accessed through a gate and private tree-lined drive. It consists of a formal rose garden to the East, a large hard surface area to the rear of the existing property with a pool, and an informal garden with various tree species scattered throughout.

The land beyond opens up, with Pennymead Lake to the West, Ridings Wood and Garden Grove to the East, and open fields to the south. The site is within the Green Belt and boundary of Horsley Towers, Ockham, East Horsley Locally Historic Park and Garden and Surrey Biodiversity Opportunity Area of Clinton to Bookham Parkland, with the woodland to the North East of the site being an Ancient Woodland. The site is not within a Conservation Area.

The site boundaries consist mainly of fencing and hedgerows with mature trees.

The existing property and hardcaping are located within flood zone 1, however the wider site curtilage, due to the proximity of Pennymead Lake is partially within flood zone two and three. The proposed property is repositioned further to the east, to be further away from flood zone.

A separate SuDs report has been prepared to accompany this design and access statement, that states land drainage is adequate and the proposal will not result in an increase in surface water run-off. Appropriate treatment would be incorporated into the surface water drainage system to ensure that the quality of water discharged is acceptable.

- Key:
- Site
 - Flood Zone 3
 - Flood Zone 2

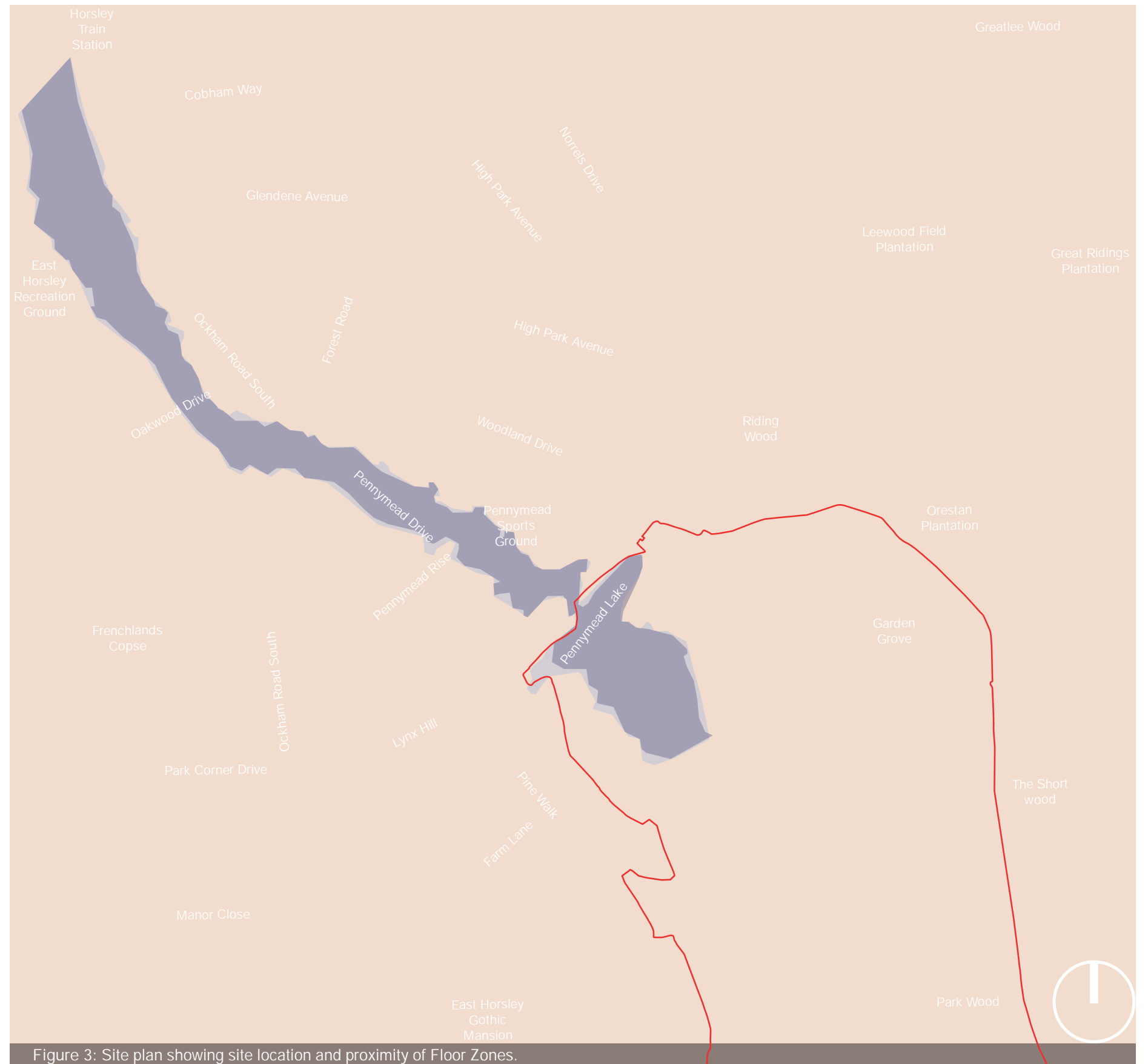
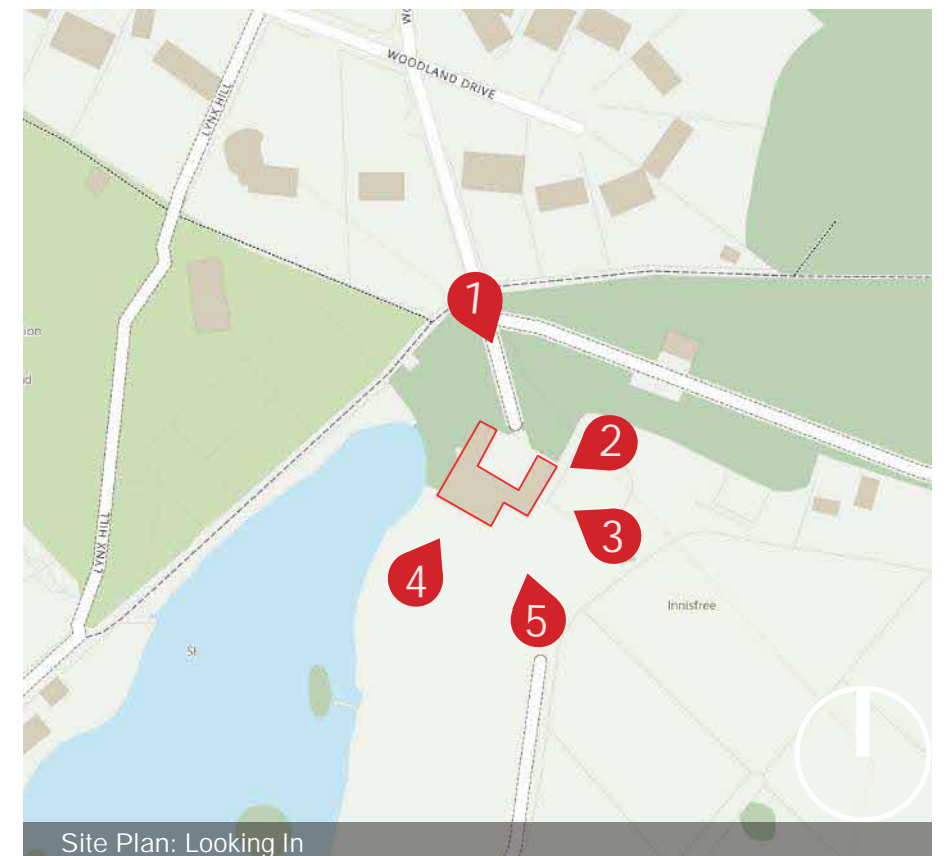
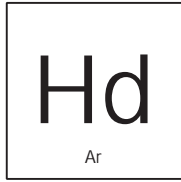


Figure 3: Site plan showing site location and proximity of Floor Zones.

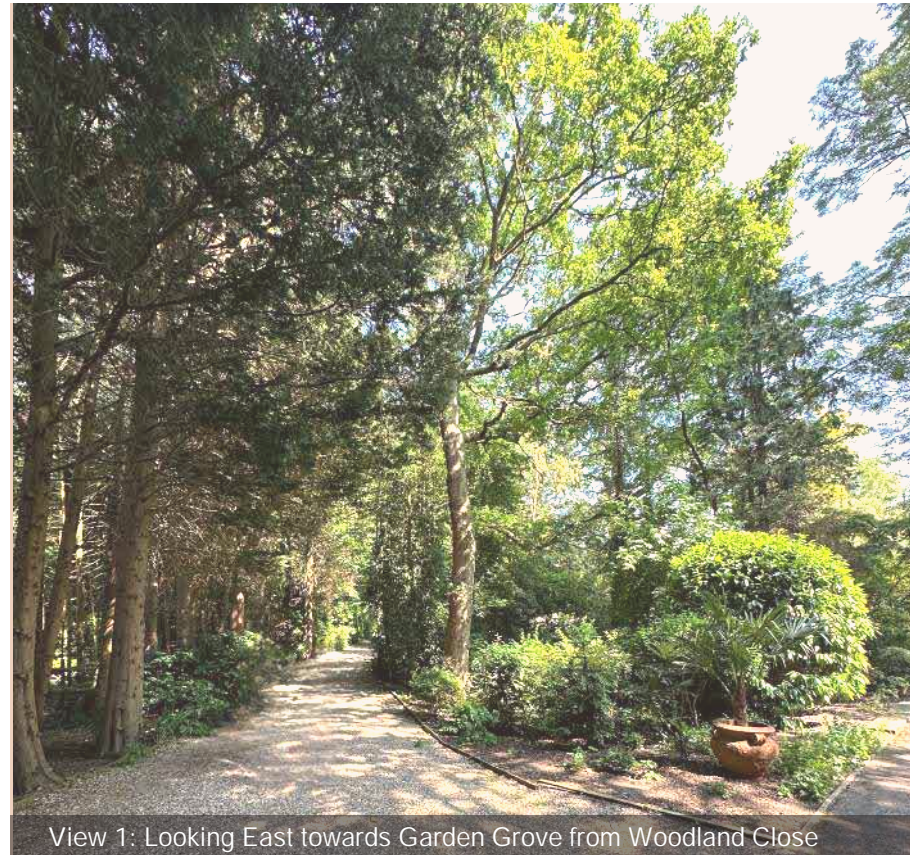
2.0 Site Analysis

2.3 Site Views - Looking In



2.0 Site Analysis

2.4 Site Views - Looking Out



View 1: Looking East towards Garden Grove from Woodland Close



View 2: Looking West from within Innisfree towards Pennymead Lake



View 3: Looking East



View 4: Looking South West towards Pennymead Lake



View 5: Looking South



Site Plan: Looking Out

2.0 Site Analysis

2.5 Existing Building

The existing building was built sometime in the late 1960s to early 1970s, first appearing on historic maps in the 1970s; it replaced an earlier 'boat house' that was located on the shore of Pennymead Lake in the early 1930s.

Innisfree is a single-storey building centred around a front courtyard. The central element features a higher ridge than the two flanking elements and incorporates three dormers. The building is constructed primarily out of brick, with certain elements, such as the rear porch being out of timber and the roof being covered in plain clay tile.

The low eave heights have resulted in low ceilings internally on the ground floor, with various level changes. Furthermore, due to the ridge heights, only the central element can be efficiently utilised; the side element requires three sets of steps to navigate the various level changes.

The construction and materials used mean that the existing building is not energy efficient, whilst the internal layout and a combination of various level changes and low eaves have resulted in a property that is not accessible and one that does not meet the needs of the client and modern life.

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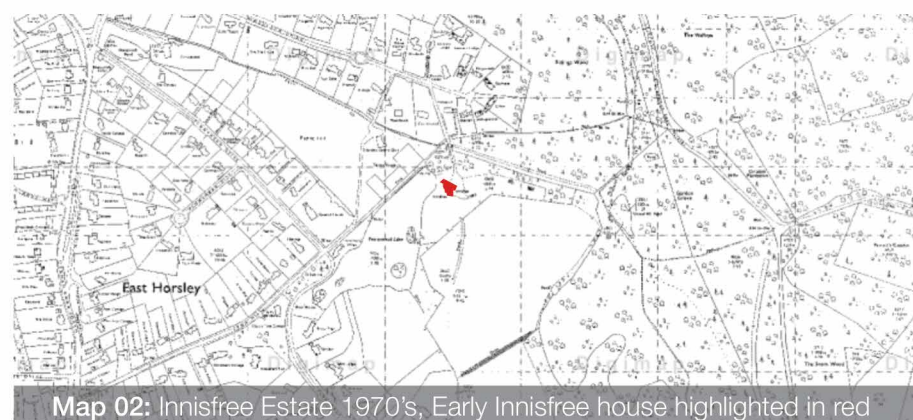
View 1: Central arrival courtyard



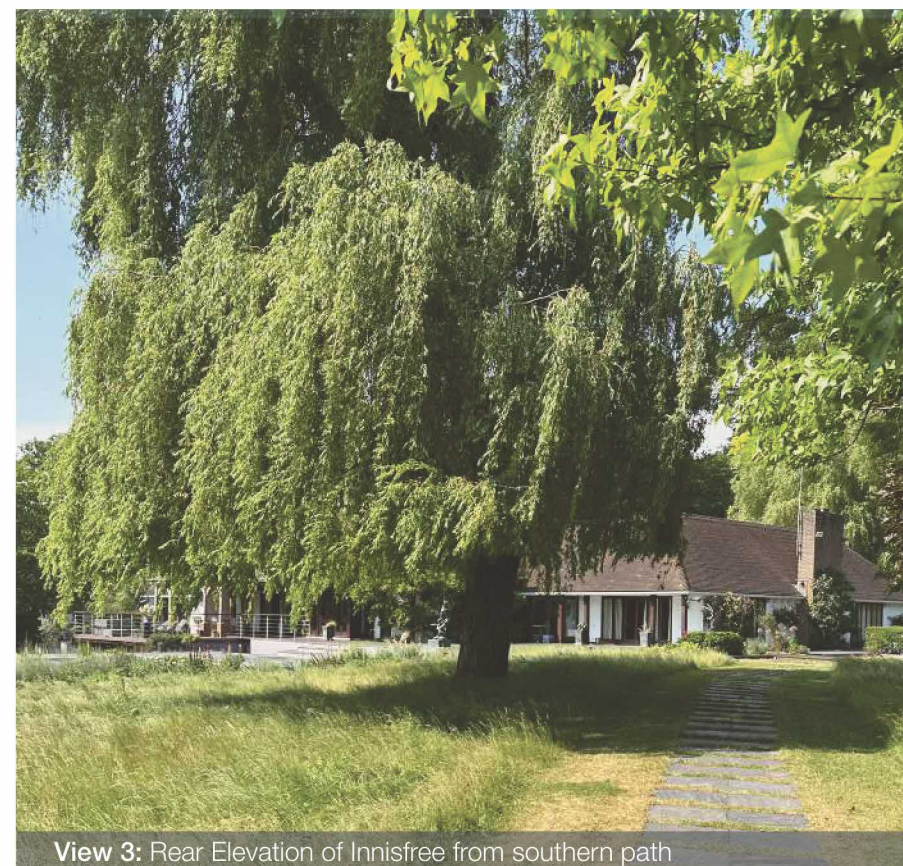
View 2: Rear Elevation of Innisfree



Map 01: Innisfree Estate 1930's, Boat house highlighted in red, East Bank



Map 02: Innisfree Estate 1970's, Early Innisfree house highlighted in red



View 3: Rear Elevation of Innisfree from southern path



View 4: Innisfree rear terrace

2.0 Site Analysis

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2.6 Site Opportunities & Constraints

Opportunities:

- Secluded site shielded from all sides by Mature Trees and therefore scarcely visible from neighbouring sites
- Pennymead Lake offers further separation from Woodland Lane, Lynx Hill and Horsley Sports Club
- Property nearing the end of its design life, offering inefficient thermal performance when compared to modern standards
- Opportunity to orientate views of surrounding landscape from within the property
- Reorientate property on existing pool
- Increase distance of property from Pennymead Lake helping to mitigate flood risk












Constraints:

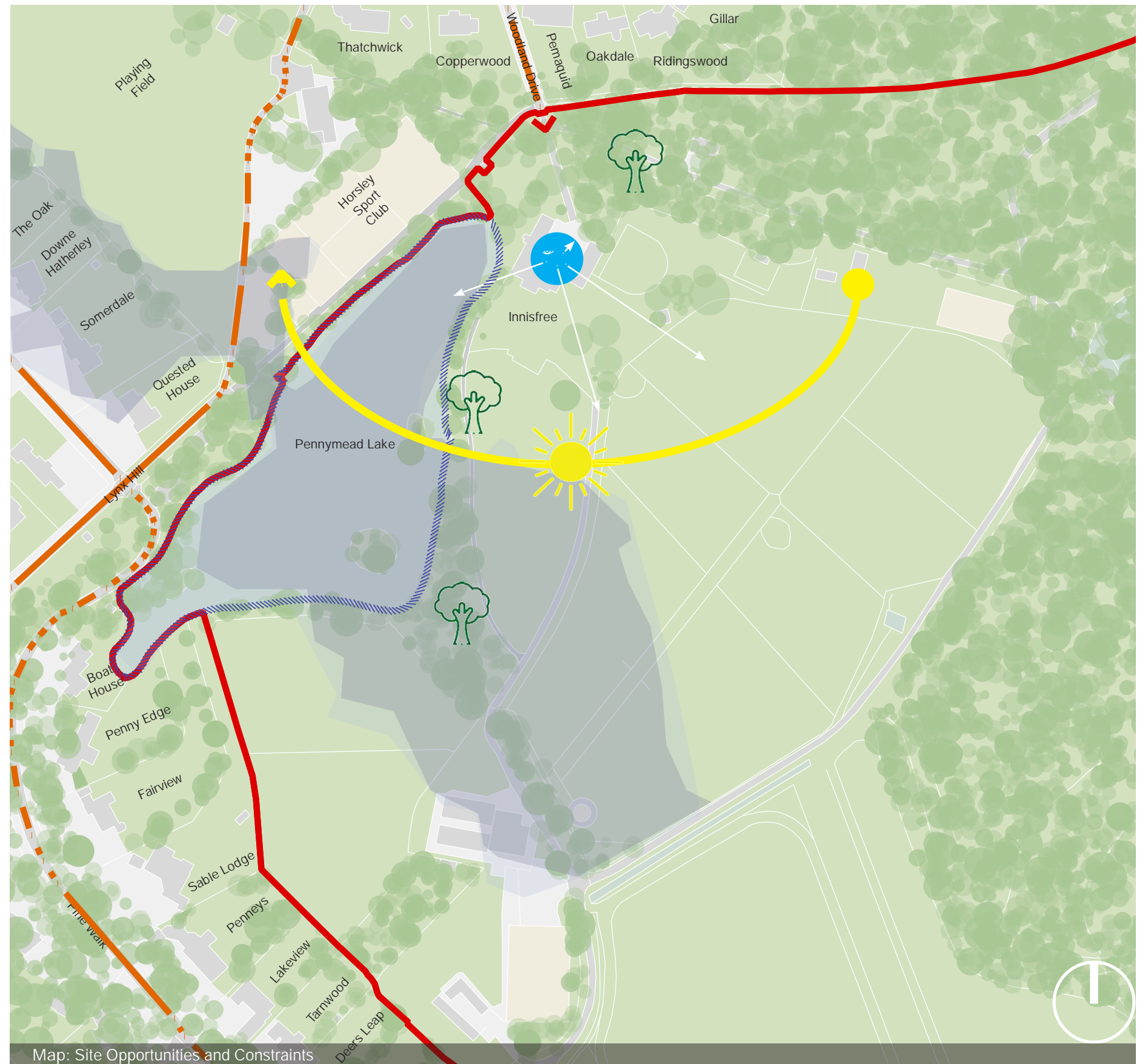
- Site located within Green Belt Land
- Site located within boundary of Horsley Towers Historic Park and Gardens' which is a non-designated heritage asset
- Site located next to Pennymead Lake which is Flood Zone 3



John Linnell - A View of Leith Hill, Surrey, 1864

Key:

-  Site Boundary
-  Site Entrance
-  Main Through-fare
-  Views
-  Mature Trees
-  Sun Path
-  Pennymead Lake
-  Green Space
-  Built Footprint
-  Flood Zone 3
-  Flood Zone 2



Map: Site Opportunities and Constraints

2.0 Site Analysis



2.7 Planning Policy

National Planning Policy Framework (NPPF) 2023:
 Chapter 4: Decision-making
 Chapter 5: Delivering a sufficient supply of homes
 Chapter 9: Promoting sustainable transport
 Chapter 12: Achieving well designed and beautiful places
 Chapter 13: Protecting Green Belt land
 Chapter 14: Meeting the challenge of climate change, flooding and coastal change
 Chapter 15: Conserving and enhancing the natural environment
 Chapter 16: Conserving and enhancing the historic environment

Guildford Borough Local Plan : Strategy and Sites 2015-2034 (adopted 25 April 2019):

- S1: Presumption in favour of sustainable development
- P2: Green Belt
- P4: Flooding, flood risk and groundwater protection zones
- P5: Thames Basin Heath Special Protection Area
- D1: Place shaping
- D2: Sustainable design and construction
- D3: Historic Environment
- H1: Homes for all
- ID3: Sustainable transport for new developments
- ID4: Green and blue infrastructure

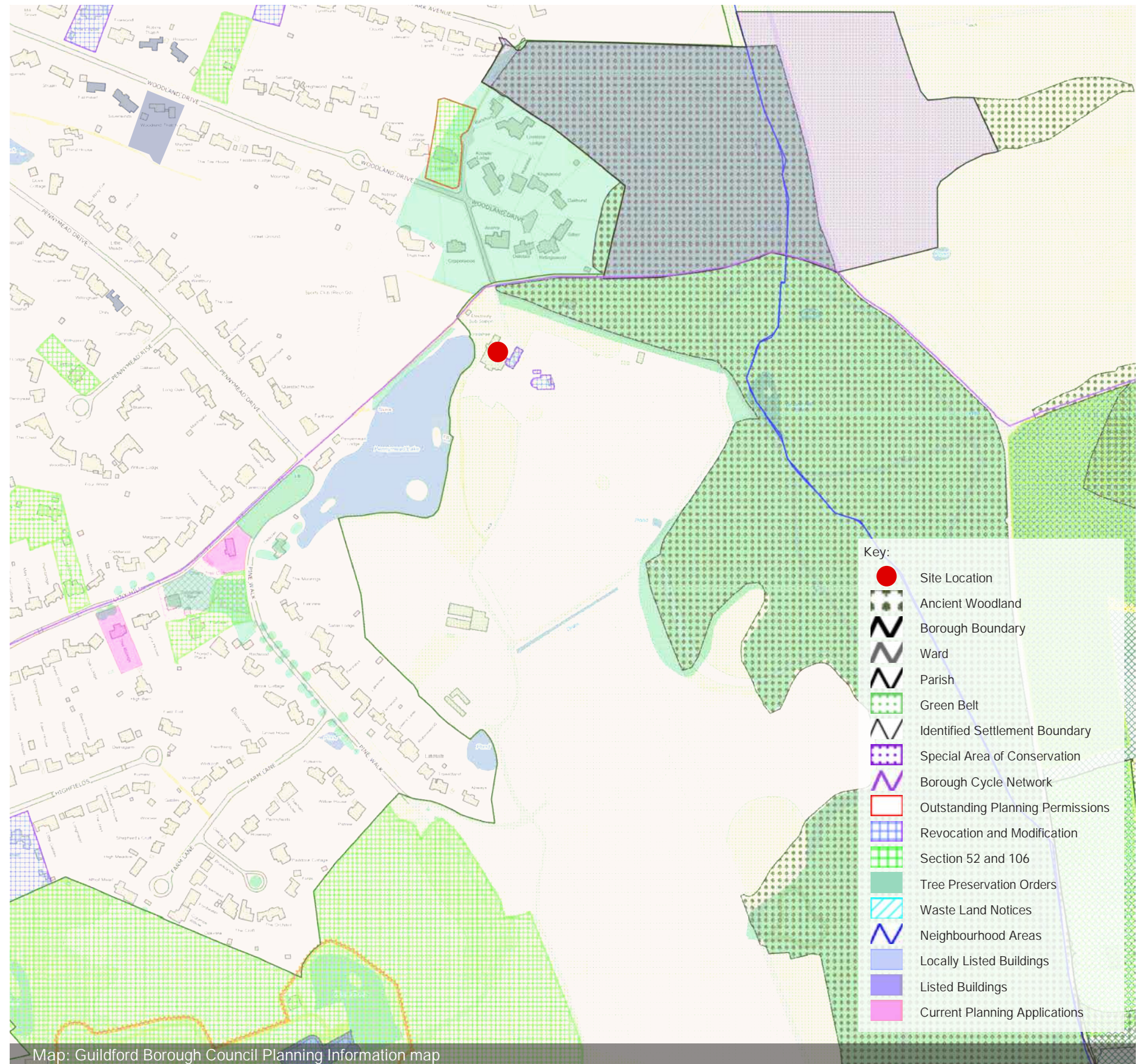
Guildford Borough Local Plan Development Management Policies March 2023

- Policy P6: Protecting Important Habitats and Species
- Policy P7: Biodiversity in New Developments
- Policy P11: Sustainable Surface Water Management
- Policy D4: Achieving High Quality Design and Respecting Local Distinctiveness
- Policy D5: Protection of Amenity and Provision of Amenity Space
- Policy D7: Public Realm
- Policy D11: Noise Impacts
- Policy D12: Light Impacts and Dark Skies
- Policy D14: Sustainable and Low Impact Development
- Policy D15: Climate Change Adaptation
- Policy D16: Carbon Emissions from Buildings
- Policy D17: Renewable and Low Carbon Energy Generation and Storage
- Policy D23: Non-designated Heritage Assets
- Policy ID10 Parking Standards

South East Plan 2009
 NRM6 Thames Basin Heath Special Protection Area.

Supplementary planning documents:
 Residential Design Guide SPD 2004
 Climate Change, Sustainable Design, Construction and Energy SPD (2020)
 Parking Standards for New Development Supplementary Planning Document March 2023

Please refer to the accompanying Planning Statement which contains a detailed policy review and assessment.



Map: Guildford Borough Council Planning Information map

2.0 Site Analysis

2.8 Heritage Consideration

Innisfree is not a designated heritage asset, and there are no statutorily listed buildings within the vicinity. The site is not within or directly adjacent to a conservation area. Innisfree is also not locally listed (GBC maintain a local list) but it is within the Historic Park and Garden named Horsley Towers, a non-designated asset identified by GBC. It is within an area of land that was once part of the Horsley Towers estate (Horsley Towers are now listed grade II*; List UID: 1294810).








The proposals are for the demolition of the existing house and the construction of a new dwelling.

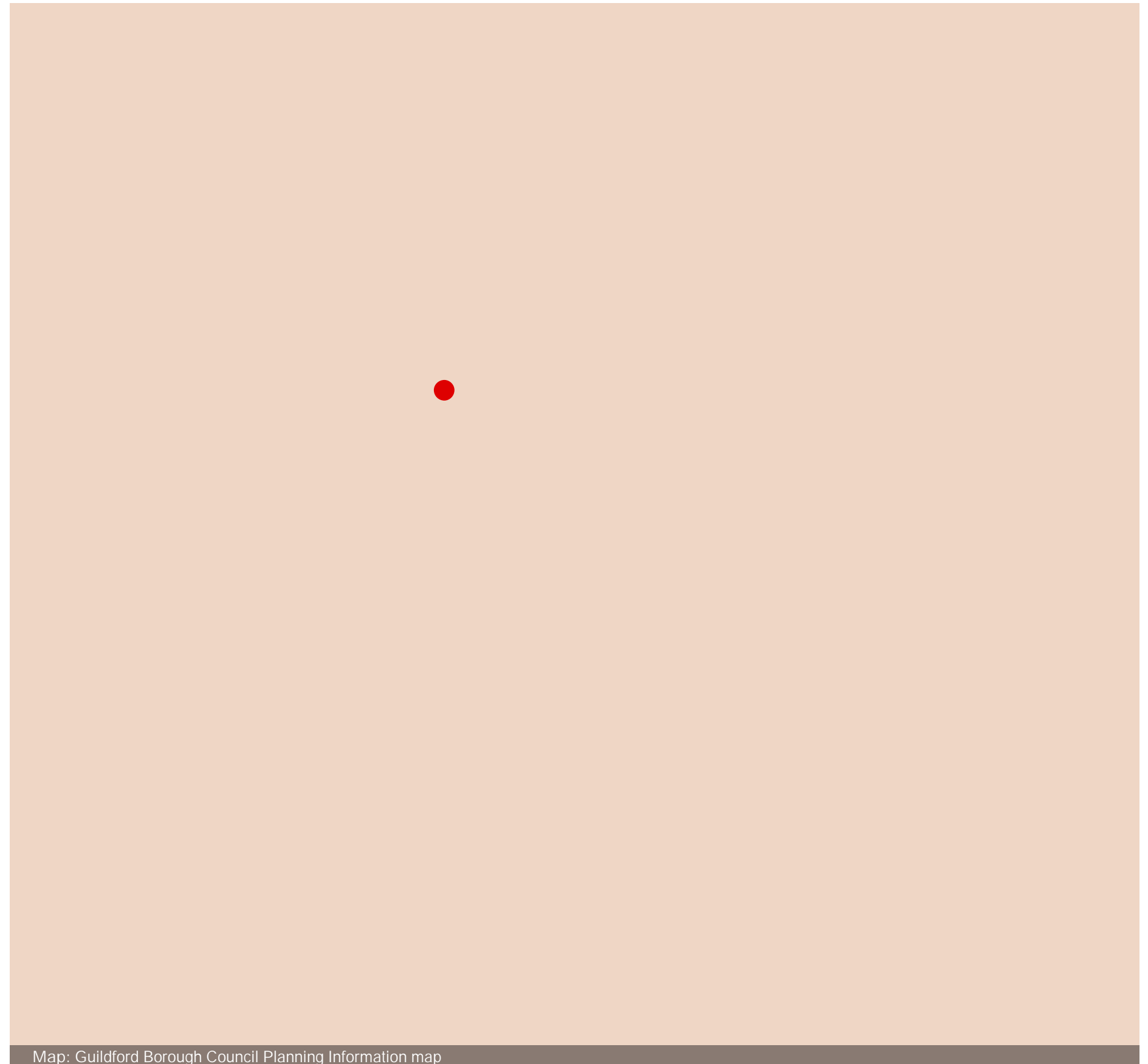
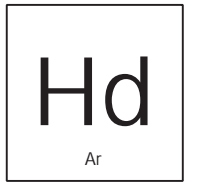
The impact of the proposed works on the significance of the identified heritage assets would not harm the significance of either the non-designated park or the designated Horsley Towers. This is due to its negligible visual impact and the fact that it would not affect the appreciation of the listed building itself or any features that contribute to the significance of the former park.

The proposed development is based on an understanding of the character of Horsley Tower and its former parkland, their historic development and significance. The proposed development has been informed by this alongside desk-based research and on-site assessment of surviving historic fabric with the proposals being specifically designed to provide a new building while being sensitive to, and where the significance of the assets.

The proposal is also in line with local planning policy, and is found to preserve the significance of the assets identified. As such, it is the findings of this report that the proposed works would fall outside of the remit of paragraphs 207-208 and 209 of the NPPF insofar as they will not result in any harm to, or loss of significance. There would be preservation for the purposes of Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

Key:

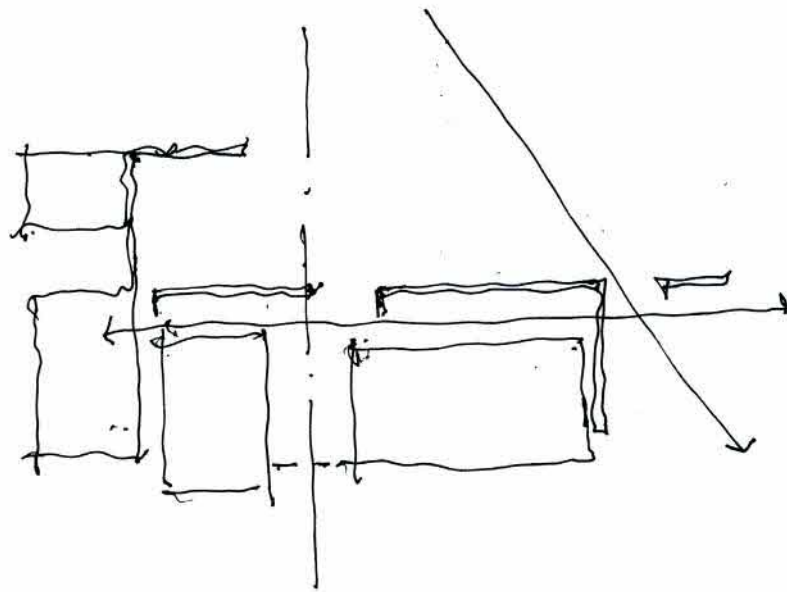
-  Site Location
-  Locally Listed Buildings
-  Local Historic Parks and Gardens
-  Registered Parks and Gardens
-  Listed Buildings
-  Current Planning Applications
-  Scheduled Ancient Monuments



Map: Guildford Borough Council Planning Information map

3.0 Design Development

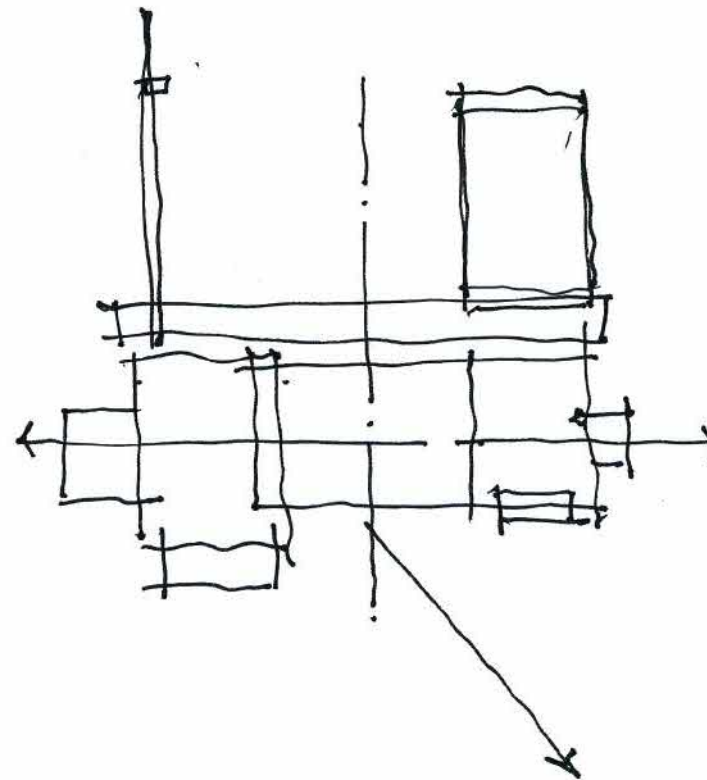
3.1 Initial Concepts



Development: Option 1 - Linear Plan

Linear

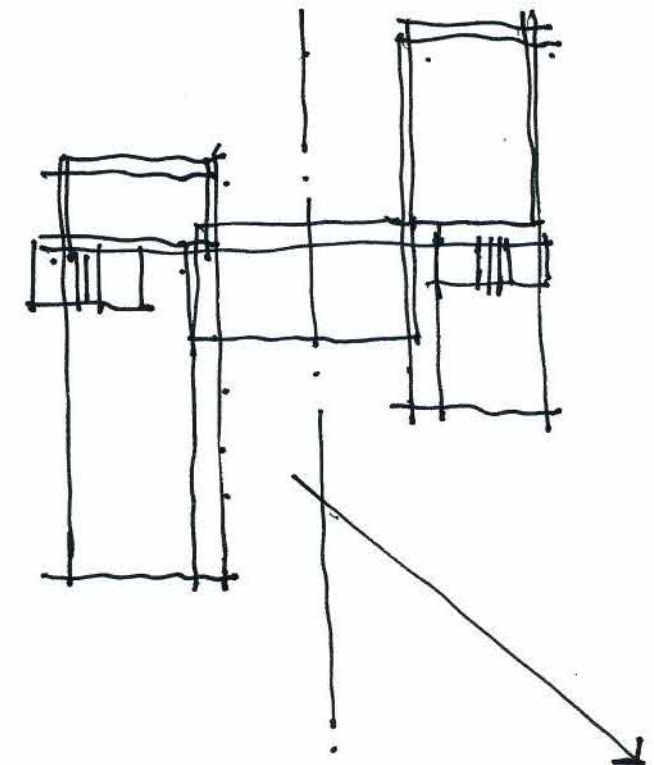
- Lateral corridor divides served and servant (including guest) spaces.
- Balconies and projections are provided to the main rooms to aid with solar shading.
- Double height entrance space within the centre of the plan to maximised natural light and views of the Surrey Landscape
- Radiating walls enclose the surrounding space creating a series of self contained gardens and courtyards
- Dynamic approach created, with the upper floor elements seemingly floating above an open ground floor plan.



Development: Option 2 - Pinwheel

Pinwheel

- Lateral corridor divides served and servant (including guest) spaces.
- Southerly projection are crated to maintain oblique views
- Large double height public space created within the centre of the plan to maximised natural light and views of the Surrey Landscape.
- Balconies and projections are provided to the main rooms to aid with solar shading.



Development: Option 3 - H Plan

H Plan

- The building is arranged as two principal wings.
- The main public rooms are on the ground floor with the kitchen, boot room and snug in the west wing; in the east wing are the main bedroom suite, gym and garage. On the upper floors are guest rooms (east) and further family rooms (west).
- A central 'orangery' links the two wings and provides an entrance with through views to the landscape beyond.
- The wings are topped with pitched roofs as a nod to the local vernacular
- The west block comes slightly forward of the east to afford views toward the landscape beyond.
- Internally the west wing is a double height space within the main family room to maximise natural light and views of the Surrey Landscape.
- Balconies are provided under the overhanging roof to the main bedroom.
- The whole assembly is a mix of the formal - axial arrangement

3.0 Design Development

3.2 Proposal Development - Site & Form



Image 01: Existing Innisfree House

Existing House

The current home nears the end of its design life, lacking energy efficiency and failing to meet client requirements. Renovation and part reconstruction has been considered to improved functionality and sustainability. However this was ruled out as a viable solution due to current site and design constraints of the existing building.

----- Existing House



Image 02: Site Analysis of Innisfree

Site Analysis

Through thorough site analysis and client discussions, the existing site's main advantages were selected and included it's seclusion, views of the Surrey landscape, and the presence and number of mature trees. The main disadvantages highlighted by the client is the existing dwellings energy-efficiency, relative proximity to the flood zone and natural light.

The proposed plan aims to relocate the dwelling from the flood zone, creating an energy-efficient, carbon-neutral, light filled home while preserving and enhancing the surrounding greenery.

- Existing House Boundary
- ||||| Existing main entrance
- Flood zone



Image 03: Existing and Proposed Form

Proposed Form

The proposed building maintains the current Innisfree's form, divided into three elements. A design that echoes the existing structure, preserving its essence while incorporating new features

■ Proposed Building Form

3.0 Design Development

3.3 Proposal Development - Massing & Fenestration



Image 04: Proposed Massing

Proposed Massing

The proposed building echoes the massing of the existing building but optimises the spaces within through thoughtful design.

Balconies and double-height spaces enhance the clients enjoyment of Surrey landscape vistas. Whilst mature trees, strategic positioning, and distances mitigate any potential overlooking issues, ensuring privacy for neighbours.

- - - - Double-height Living Space
- - - - Balcony
- Courtyard
- Internal Floors

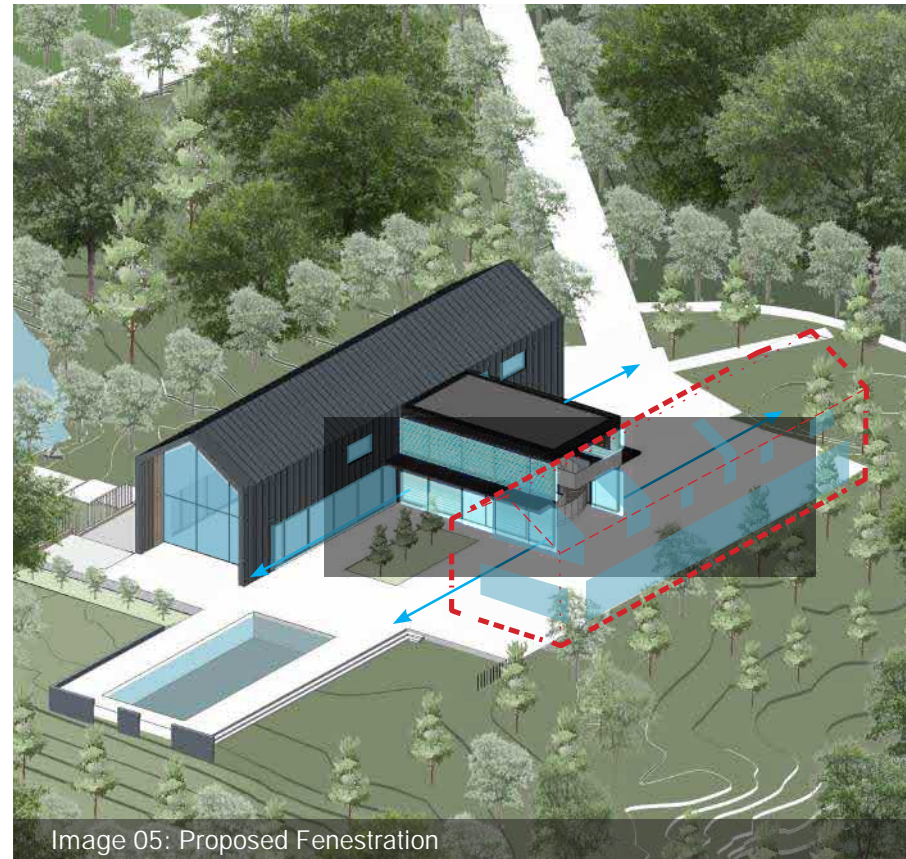


Image 05: Proposed Fenestration

Proposed Fenestration

The proposed building features a duality within its fenestration, with a shielded entrance courtyard providing a sheltered introduction; visitors are guided into the central entrance, which opens to reveal the light-filled spaces beyond.

The rear of the property which is to be used by the client and their family features large areas of glass to make the most of the surrounding views and allow as much natural light as possible. Large expanses of openable glass create a seamless transition for the outside in.

- - - - Proposed Massing
- Views of the Surrey Landscape
- Glazing



Image 05: Proposed Building

Proposed Building

The proposed building echoes the existing Innisfree house in massing and form while enhancing energy efficiency, client enjoyment, and site positioning.

Large areas to the rear of the property enables the client to make the most of the surrounding views and allow as much natural light as possible, and creating a seamless transition from the outside in.

Contemporary construction methods will be utilised to reduce construction time and minimise disruption to neighbours.

The final design incorporates standing seam “Boat House Blue” zinc cladding, showcasing a blend of tradition and modernity for a visually appealing and efficient structure.