Guildford Borough Council
Customer Services,
Millmead House, Millmead,
Guildford,
Surrey
GU2 4BB,

21st February 2024

Dear Sirs

Ref:

Design Statement for Warren Farm Cottages (Effingham Golf Club), Guildford Road, Effingham, Surrey, KT24 5PZ

1.00 Design Principles and Considerations.

1.01 Scheme Layout
The 5 new dwellings have been positioned on the site in such a way as to minimise any adverse effect to the immediate surrounding neighbours and the wider context with special concern to protect the green belt.

The dwellings have been consolidated to fall within the original building's footprint as far as possible whilst still allowing views and openness through the development.
This has been achieved by compressing the 3 central dwellings into a terrace with the large bedroomed units retained as separate entities to create the spaces between.
To further reduce the overall scale relative to the street level, the houses have been cut into the site slightly keeping the floor levels as low as possible.

The buildings have also purposefully been placed in an irregular line of an ad hoc rural nature instead of lining them up along the street line as one would find in an urban context to create a sense of enclosure and thus also providing a buffer between the road and the line of the buildings. This further assists in reducing any overbearing affect onto the existing street scene.

Current application   Previous application 23/P/00345

The access to the development is via a single point which removes any additional street traffic going past the existing neighbours house (opposite). This layout whilst allowing for some targeted screening opposite their dwelling with high hedges, shrubs and new trees also reduces the amount of hardstanding and visibility of parked cars from the road.

It is proposed that the driveway will be of a porous nature in either gravel or a porous resin bound surface which will be in keeping with a rural environment.

1.02 House forms

The houses have been designed over two storeys to minimise their footprints and include sunken flat roofs to reduce their overall bulk and scale and to also provide opportunities for the placement of Solar panels which will be hidden from view.

Current application

Previous application - 23/P/00345 (Refused)

There has also been a conscious effort to create interesting and varied elevations with good articulation to the street frontages. The house entrances have been celebrated with individual porches creating character which fits in well with the surrounding rural context.

Hipped roof forms with low pitches have been adopted to all the dwellings which are low impact roof forms helping to reduce the overall scale and bulk of the development.

It must be noted that the previous proposals had roof heights that exceeded that of the current dwellings by approx. 1.1m, yet the current roof forms are lower than existing chimney heights as can be seen on the extract of drawing Pl014 above.

1.03 Materiality

Further integration into the surrounding context has been made by the use of materials that are found locally and echo in the wider Surrey vernacular.
The proposal includes the use of Flint walls with face brick quoins which can be found on the neighbouring residential property opposite.

The 3 x central dwellings will also include slate on the roof to further echo the neighbour's property.

Other materials used include Plain clay rooftiles to the remaining dwellings with a mix of tile hanging, dark stained weatherboarding and face bricks. This mixed use of materials has been adopted to create a row of houses that are not uniform in nature but that try to imitate a more gradual, natural development in a rural location also expressing individuality in design and styling.

Tile hanging

Flint & brick

Stained weatherboarding

Real Slate roof

Oak framed porches

Clay rooftiles