

DESIGN AND ACCESS STATEMENT

PASTORALE , 40 GUILDOWN ROAD, GU2 4EY

04/ 2024

DESIGN & ACCESS STATEMENT

40 Guildown Road, Guildford, GU2 4EY

Note: This document should be read in conjunction with the accompanying drawings (No A1329-06-01, 02, 03, 04, 05, 06, 07, 08, 09, 10 and 11).

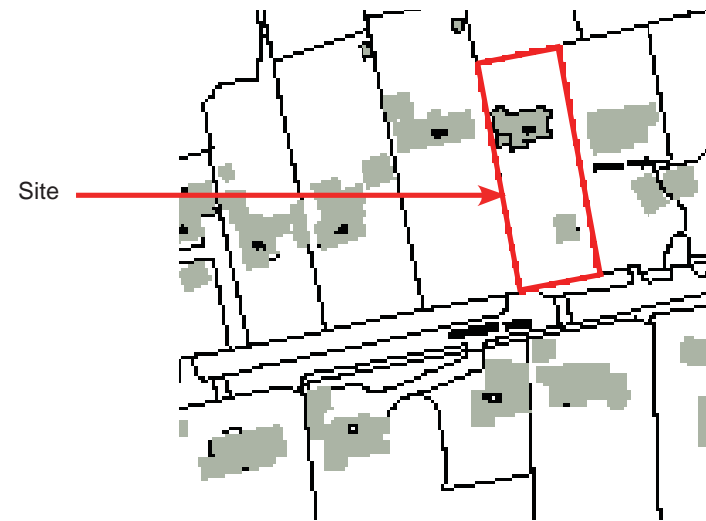
1. INTRODUCTION
2. SITE ASSESSMENT
3. DESIGN
4. SUSTAINABILITY
5. AMOUNT
6. SCALE
7. LANDSCAPING
8. CARPARKING
9. ACCESS STATEMENT
10. CONCLUSION
11. PRECEDENT IMAGES

1. INTRODUCTION

This Design and Access Statement accompanies the revised planning application. The application has been significantly modified in response to the comments and feedback received from the planning officer following the refusal of the previous application (23/P/01183). The revisions aim to address the concerns raised, ensuring that the proposed development aligns with the relevant planning policies and guidelines, including Policy D1, D4, H4, D5 of the Guildford Local Plan: Strategy and Sites 2015-2034, Guildford Borough Council Development Management Policies 2023, Residential Extensions and Alterations SPD 2018, and the NPPF 2023.

The proposed modifications have been discussed and agreed upon during pre-application advice communications with planning officers James Amos and Jennifer Esan. Their feedback has been instrumental in shaping the revised design to ensure its acceptance and compliance with planning guidelines.

The design modifications have been carefully considered to mitigate the issues identified in the reasons for refusal, specifically



Existing south elevation with yellow brick and green tiles

a. Scale and Massing:

Reduction in Ridge Line - proposed ridge line of the main development has been reduced to lessen its overall height and visual prominence. The proposed roof heights has been reduced down to 1385mm above the existing roof ridge. It's worth noting that when Barbary Height(The adjoining house) was extended a few years ago (Planning Ref. No: 15/P/01936), their roof was raised by 1500mm.

The ridge line of the east extension has been significantly reduced to encourage a subservient appearance and giving satisfactory roof profile while minimizing visual impact.

The east extension width and length has also been reduced to minimize bulk and scale, and also to maintain acceptable separation from the side boundary with Barbary Heights.

b. External Finish

Choice of Finish: The selection of render as the external finish is driven by the proposed thick external insulation. To meet the Enerfit standard as closely as possible, the design requires straightforward and efficient detailing to prevent potential fabric failure.

Also, it's worth noting that numerous neighbouring houses, including 40a Guildown Road adjacent to the property, feature white render finishes. This choice aims to maintain consistency with the local architectural character and materials palette.

c. Revised Fenestration Design

Improved Fenestration: The proposed windows are designed to integrate external blinds to address summer heat gain, the window sizes have been significantly reduced in response to the comments. This adjustment ensures a more proportionate and harmonious fenestration design while still considering energy efficiency measures.

The property is a detached family home located on Guildown Road. Currently, it features a single-storey side extension to the west and a side garden on



No 40. View from Guildown Road.

Mature trees and shrubs in front of the house and on southern boundary will screen the extensions

the eastern side of approximate width of 5.6m. The house is estimated to have been constructed in circa. 1960. With low architectural value, the house will be refurbished and extended to achieve a close-to-EnerPHit standard. The EnerPHit standard provides requirements for retrofit projects designed to maximise the thermal efficiency of the building and drastically reduce its energy consumption and heating requirements which will significant uplifts in comfort and energy economy, as well as reducing impact on nationwide and global emissions.

The proposals include a two-storey front/side extension; a pitched roof extension over the existing single storey flat roof on the western side; a change in the entrance position; and internal modifications. The objective is to create a sustainable, energy-efficient dwelling that meets the occupants' needs under changing climate conditions throughout their lifetimes that is comfortable, healthy, and cost-efficient to maintain.

2. SITE ASSESSMENT

The property is situated on Guildown Road and occupies an elevated position set well back from the road. The surrounding area is predominantly residential, characterized by detached properties of varying architectural

styles. The site is not subject to any article 4(2) directions nor located within a conservation area.

3. DESIGN

The existing house features a hip roof and front elevation gable. The proposed design aims to retain the gabled roof to maintain harmony with the street scene, incorporating two gable fronts inspired by neighbouring properties at 28, 32, and Barbary Height, Guildown Road, which have also undergone modifications with two-storey side and front extensions. Situated at the rear section of the plot on an elevated position, the house is positioned behind a driveway and double garage with integrated soft landscaping.

The house currently has a yellow brick and green tile façade with a shallow concrete tile pitched roof. A single-storey extension with a flat felt roof is located on the western side. The existing accommodation and space arrangement are outdated and no longer suitable for a modern family home. Additionally, the thermal performance of the dwelling is poor, with minimal insulation. This presents an opportunity to extend and refurbish the property, providing suitable accommodation for the family and significantly upgrading its thermal performance. The proposals aim to improve the connection between interior spaces and the beautiful views to the south.

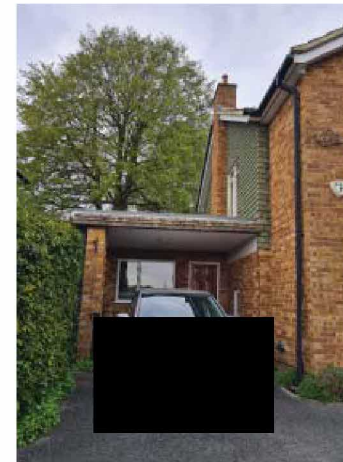
The primary focus of the proposals is to transform the existing house's primary spaces to maximize accommodation, engage with the expansive garden areas, and to have a southerly aspect. This will be achieved through a new extension on the side of the property at ground and first floor levels. The proposals include repositioning the kitchen and dining spaces, creating a large open space with a service zone (kitchen, utility room, and boiler room) relocated to the north side, while the primary dining space and family/sitting area are located on the south side to take advantage of the view and southerly aspect. Bi-folding/sliding glazed doors will connect these rooms to the external terrace and garden on the south side, facilitating a seamless transition between indoor and outdoor spaces. The side extension will also house a snug/media room and double height sitting space. The entrance hallway will be relocated to the west side of the front façade, enlarged, and rationalized with new glazed doors opening into a welcoming reception hall that maximizes natural light.



View from north



View toward Barbary Heights



Existing side extension



View toward 40A

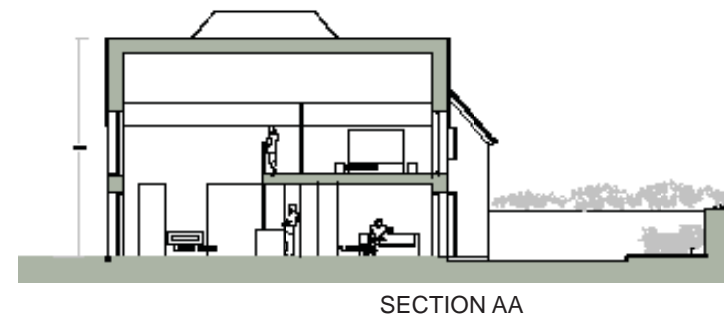
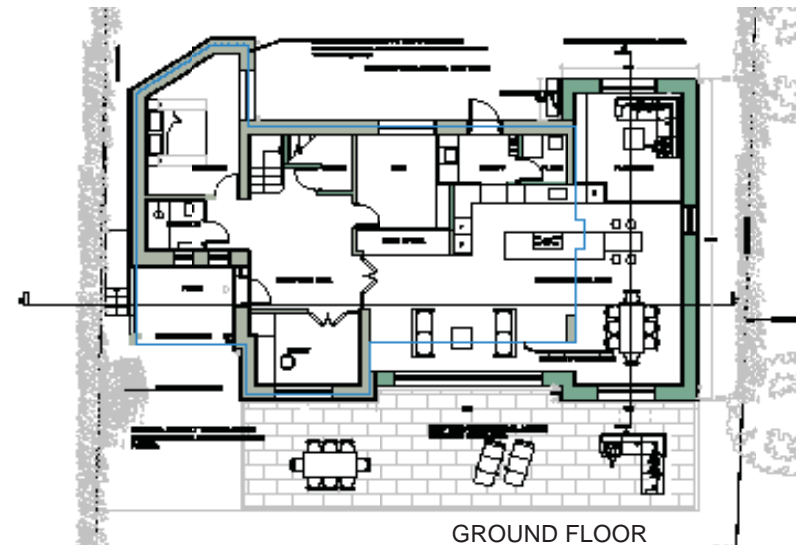
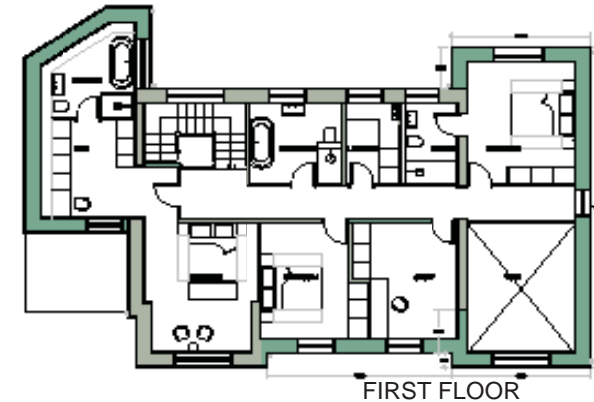


SOUTH ELEVATION

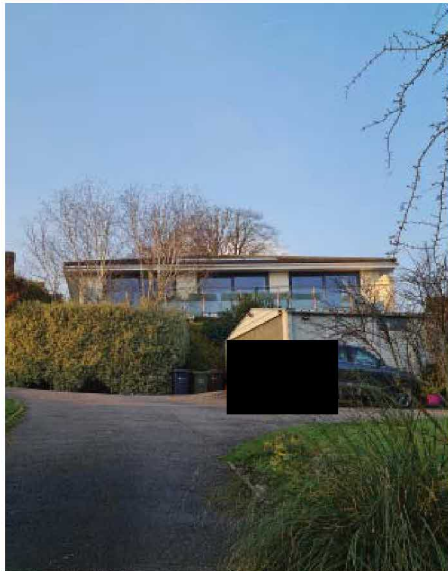
The proposed side and front extensions at the first floor level will provide valuable additional space to reorganize and maximize accommodation on the upper level. This reorganization will create a servant zone on the north side and habitable rooms with a southerly aspect, optimizing aspect and solar gain during colder months. The design of the new side and front extensions will feature two gable fronts in line with the scale and form of neighboring properties on Guildown Road. The entire house will be insulated with a minimum of 150mm external insulation and rendered, ensuring excellent airtightness. High-performance timber and aluminum windows will be installed, strategically positioned for natural cross ventilation and lighting. Roof and floor insulation will approach Enerphit standards. The external wall will be rendered classical-style white shading and contemporary bronze grey aluminium windows/doors will look timeless and blend harmoniously with the context and surrounding area.

Impact on neighbouring amenities

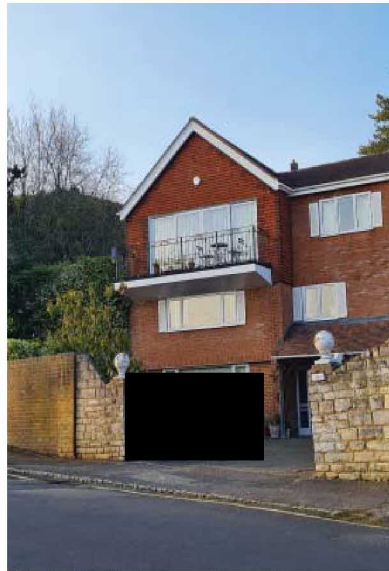
- a- No modifications are to be made to the boundary treatment on the western boundary to 40A. Part of the existing flat roof on the west side extension will be modified to a pitched roof to create a room in the roof.
- b- Special care will be taken to protect the tree roots on Barbary Height near the eastern boundary during construction. To further reduce any concerns about overlooking issues, we will erect a new timber fence in this area to match the existing fence.
- c- The east and west extension will have lower ridges line to reduce any impact and also the extension will not encroach into the 45-degree angle taken from the rear windows of Barbary Height or the front window of 40A Guildown Road, thus avoiding any unacceptable loss of light to their gardens.
- d- New windows to the east elevation on the first floor are to have obscure glazing and existing windows to the west are to be blocked off to protect privacy of the neighbouring houses.
- e- Due to the site being at an elevated position, set back approximately 37m away from the road with mature trees (TPO), and mature vegetation, most of the front elevation will not be visible from the street or from the distance. (Refer photographs). South-facing windows are essential for connecting to the



Neighbouring contemporary houses with large south facing windows on Guildown Road and Upper Guildown Road making most of southerly aspect and the view.



50, Guildown Road

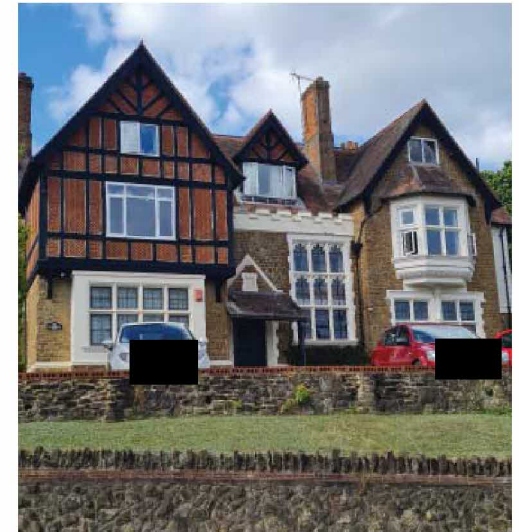


30A Guildown Road



3 Upper Guildown Road

Neighbouring houses with gables



28 Guildown Road



46, Guildown Road



56, Guildown Road



32 Guildown Road

Photographs of southern boundary of 40 Guildown Road



No 40. View from Guildown Road.



2.5m high hedges and shrubs along the southern boundary

garden and providing much-needed solar gain during colder months to reduce heating demand. Windows with integrated blinds will also ensure control of solar gain during hot summer months. There are many neighbouring houses with large south facing windows maximizing the aspect and light. (Refer photographs)

Throughout the design and construction process, care will be taken to ensure that the neighboring property, Barbery Height on Guildown Road, remains minimal. The bulk and massing of the extension to the eastern boundary has been reduced and there will be no potential loss of the hedge boundary.

Google Earth View showing mature TPO trees (approx 18m high) and 2.5m high shrubs along southern boundary, screening most of 40 Guildown Road.



Impact on Scale and Character of the Host Dwelling and Surroundings

Analysis of the proposed extension's impact on the scale and character of the existing building and the surrounding area has been carried out. With the proposed extensions, the house's footprint will measure approximately 171 m², which is consistent with the property sizes of neighbouring homes, as evidenced by the following examples: Furthermore, site coverage ratio is favourable when compared with neighbouring properties.

Address	approx. building footprint	plot size m2	site coverage ratio
36 Guildown Road:	200 m ²	1225	0.16
Barbary Height	160 m ²	1470	0.11
40A Guildown Road:	175 m ²	2020	0.09
*40 Guildown Road	171 m2	1249	0.14
42 Guildown Road:	175 m ²	1925	0.09
44 Guildown Road	150m2	1250	0.12
46 Guildown Road	200m2	640	0.31
25 Guildown Road:	200 m ²	1785	0.11
27a Guildown Road:	180 m ²	745	0.24
27 Guildown Road:	225 m ²	1840	0.12

b- The proposed extensions with two gable fronts have been designed to have a positive impact on the character of the existing 1960s house and the surrounding area, To achieve high energy efficiency, external insulation (minimum 150mm), will be installed which limits different cladding choices. The architectural fenestration has been minimized to ensure simple and effective detailing and to minimize cold bridging which is essential when retrofitting to high energy efficient standard. The white-rendered finish will



blend harmoniously with 40A Guildown Road (which has a predominantly white-rendered finish) and other houses in the vicinity. (Refer photographs).

40 Guildown Road



Many neighbouring properties with white render finishes.

c- The roof has been lowered from previous application and is now raised by approximately 1.38m from the existing ridge line. When Barbary Height was extended a few years ago (Planning Ref. No: 15/P/01936), their roof was raised by 1.5m.

d- Numerous houses nearby on Guildown Road have been developed very close to the boundary as shown above. The proposed side extension will be set back 1.8m on the north east corner and 1.44 to south east corner to the boundary fence, in line with the other properties nearby such as 27a, 40A, 42, 46, 44, and 50 Guildown Road,

4. SUSTAINABILITY

The proposed design aims to achieve close to EnerPHit standard, which is a rigorous set of energy efficiency criteria developed by the Passive House Institute. To meet this standard, substantial insulation will be applied to the external walls, floors, and roof to limit heat loss. The windows on the north elevation will be smaller to further minimize heat loss. The external elevation will feature approximately 150mm to 200mm of external insulation, rendered in a classical style with contemporary details to blend seamlessly with the surrounding area and context.

The interior layout will be rearranged to optimize orientation and sunlight in the main habitable rooms, while the servant spaces will generally be located on the north side.

Cross ventilation will aid summer cooling. A high-performance mechanical ventilation system with heat recovery will be installed to provide fresh air and maintain excellent indoor air quality. An array of photovoltaic panels will generate electricity.

The house will be future proofed to ensure during the life time usage of the house, environmental impact will be significantly reduced.

5. AMOUNT

The existing site covers approximately 1250 sqm, with a gross internal ground floor area of 93 sqm (excluding garages). The first floor area is 75 sqm, resulting in a total of 168 sqm. The proposed changes will increase the total area to 258 sqm, adding approximately 90 sqm. The proposal remains under the 100 sqm Community Infrastructure Levy (CIL) threshold.

6. SCALE

The proposed bulk has been reduced and east extension is now a sympathetic addition that complements the house in character and built form.

7. LANDSCAPING

The layout as proposed in the application has been conceived to minimise the effect on existing trees and shrubs. All hedges will be maintained. The existing patio and tarmac turning circle to the front of the house will be modified to create a newly paved patio with level access from the ground floor accommodation.

8. CAR PARKING

Off-street parking for at least three cars is available, and the proposal will not impact the existing on-road parking situation.

9. ACCESS STATEMENT

Internal considerations:

- a. Doorways: All doorways, both internal and external, will have a minimum clear opening width of 775mm to allow easy access for wheelchair users throughout the house.
- b. Bathrooms: The bathrooms have been designed with adequate space to accommodate disabled usage.
- c. Kitchen/Living/Dining/Bedroom: Sufficient space will be provided to allow easy access for wheelchair users, including a 1500mm turning circle.
- d. Controls: All switches and operational controls will be located at a usable height between 450mm and 1200mm from the floor.

10. CONCLUSION

The proposal seeks to create a cohesive and energy efficient home that respects the environment, surrounding context and provides a comfortable living environment. The house will be future proofed to ensure during the life time usage of the house, environmental impact will be significantly reduced and it will ensure compliance with Government's current and future regulatory requirements

The revisions made to the proposed development have been carefully undertaken to address the comments and concerns raised by the planning officer following the refusal of the previous application.

We believe that these changes enhance the overall quality and sustainability of the proposed development while addressing the specific reasons for refusal and concerns raised by the planning officer. We respectfully request that the planning authority considers this revised application favorably and grants planning permission for the proposed development.

11. PRECEDENT IMAGES- samples of material only

