

SITE ANALYSIS

TREE SURVEY

A tree and radar survey have been carried out on the site to determine the quality of the trees that line the perimeter of the existing car park and the extent of tree roots within the site.

All the trees are either category B, C or U, which are trees of moderate quality, low quality or poor condition, respectively.

The root radar shows that the root density within the tarmacked area is relatively low, the roots are concentrated around the edges of the site and most roots with a diameter greater than 20mm are at depths between 40cm to 250cm below the existing levels.

A Tree Preservation Order (T1049) was established in 2019 and remains in place for all the trees on this site. TPO T1049 is a small area order protecting all trees on the site. Most of the specimens are under mature and have not reached maximum size. The trees are considered to make a positive amenity contribution to this corner of Godstone and Winchester roads.



Existing tree quality assessment, root protection areas and shading due to the trees

ECOLOGY

The previous application removed the majority of the trees and existing site vegetation. The ecology officer stated the proposal did not comply with Policy LP15 as it failed to adequately protect and enhance the Borough's biodiversity stating:

Planning Officer's Report For 20/2664/FUL

"That the existing trees and vegetation have an importance for foraging and commuting bats and also foraging and nesting birds.

[The hedgerow] does not have the species or characteristics of a priority hedgerow habitat, but it does still provide foraging commuting and nesting opportunities."

The bat survey of the site found that trees T1, T2 & T3 had a low potential for bat roosting. The remainder of the trees were found to have negligible potential. Of the two emergence re-entry surveys undertaken on trees T1 & T2 no bat activity was observed.

Although no emergences were recorded, low levels of bat activity were observed around the site. Bats were observed foraging over the tree canopies, car park and towards the railway tracks to the south of the site and were also heard commuting over site.

The existing habitats on site were found to be either of negligible ecological importance, consisting of bare ground, hardstanding, introduced shrub, scrub, and species poor hedgerow or of local ecological importance such as the scattered broadleaved trees.

Therefore there is opportunity to enhance the site and offer greater diversity and more appropriate vegetation on the site.



Habitat Features & Potential Bat Roost Features Plan

03. DESIGN STRATEGY

DESIGN PRINCIPLES

Key brief points:

- Designing modern terrace houses which are respectful of the surrounding context, without being a pastiche of a local Victorian architectural style.
- Taking into consideration the existing trees around the boundaries, and the local context.
- Being architecturally respectful to the neighbouring properties and the potential for overlooking.
- Designing houses which are highly sustainable and take Passive Design as a driving principle.
- Retaining as many trees as possible and minimising the impact on the site ecology.
- Mitigating and compensating ecological impact of the building by providing beneficial elements for the surrounding micro-climate.
- Using panellised / modular construction methods to decrease the construction impact on the site.
- Providing a front gardens.

Design principles:

- New houses to face and respond to the building heights of Winchester Road.
- New houses to respect the existing site trees and their root protection areas.
- New houses architecture to reference the context.
- New houses to respect the heritage of the area.
- New houses to be contemporary - no pastiche architecture.
- New houses to bookend Winchester Road and complete the terrace Street.



Proposed site diagram - new houses within the orange zone

DESIGN PRINCIPLES

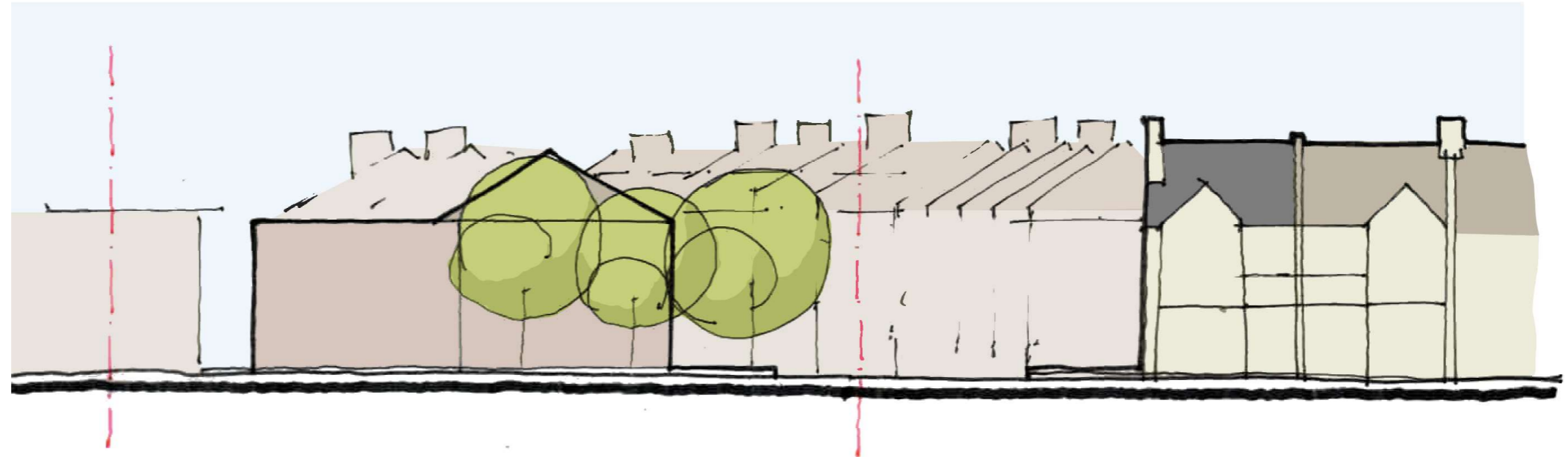
The massing and form of the proposed buildings will align with that of Winchester Road.

The proposed buildings will reference the pitched roofs and the covered porch entrances that characterise the street.

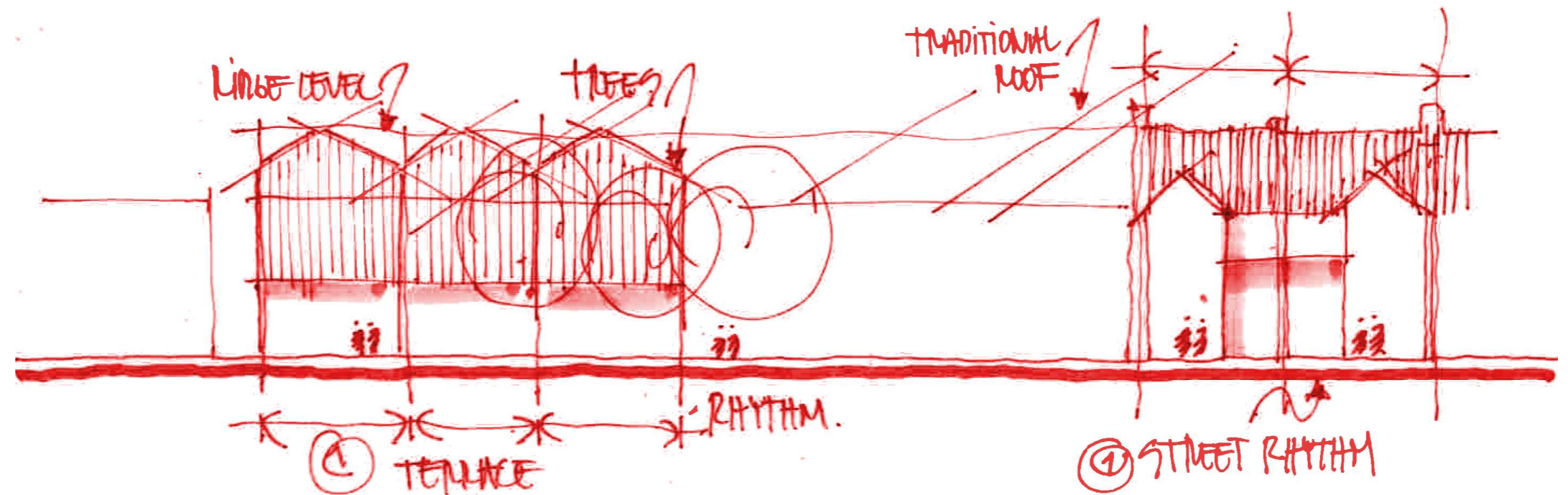
The overall height of the proposed buildings will match that of Winchester Road and may appear lower when viewed from the street due to the proposed roofs also sloping away from the street, to minimise their visual impact.

The houses along Winchester Road are all terraced. This terracing will be incorporated into the design and the rhythm of the terrace housing will be mirrored in the proposed design.

The proposal will create bookend housing that fills in the void at the end of Winchester Road with terrace housing, completing the terrace street.



Existing Elevation Massing Height & Architectural Expression on Winchester Road



Proposed Elevation Massing Height & Architectural Expression on Winchester Road

DESIGN STRATEGY

INITIAL CONCEPT DESIGN

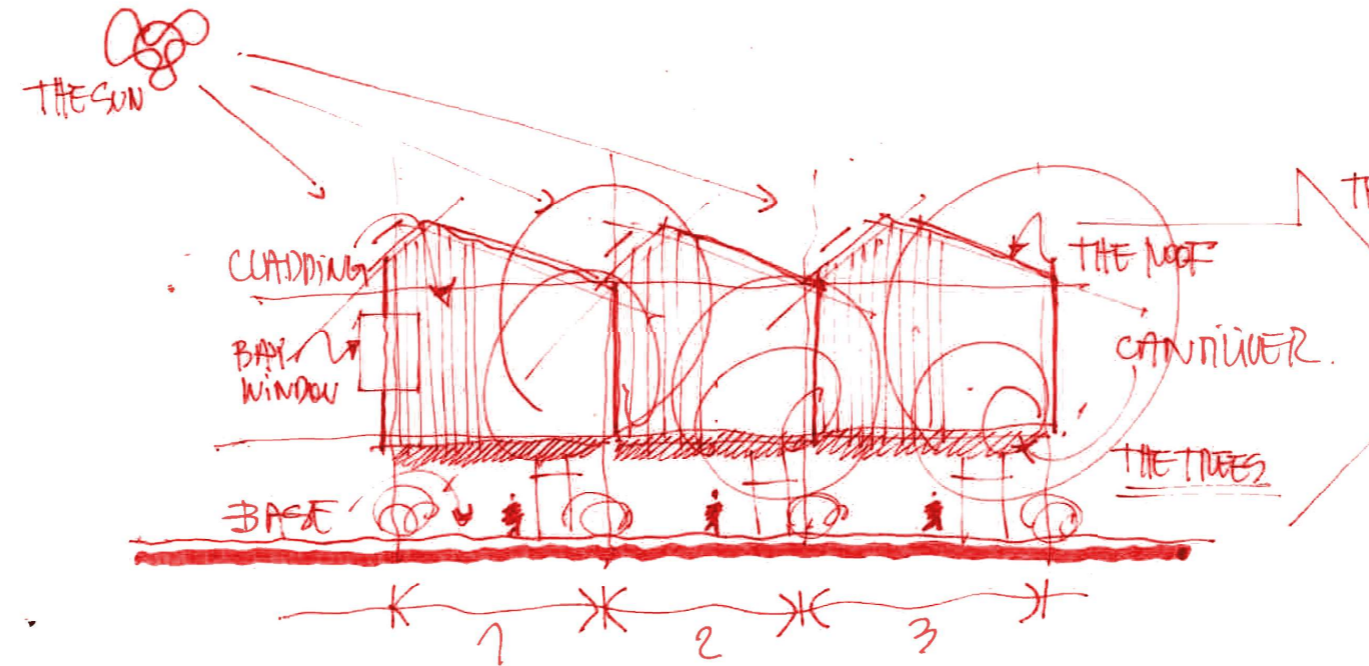
The initial concept was for three terraced houses that sit within the existing constraints of the sites perimeter trees, fronting onto Winchester Road, facing east-west.

The houses will have a brick ground level and front garden walls, both will be more visible on approach from Winchester Road or Godstone Road and will therefore reflect the materiality of the surrounding houses.

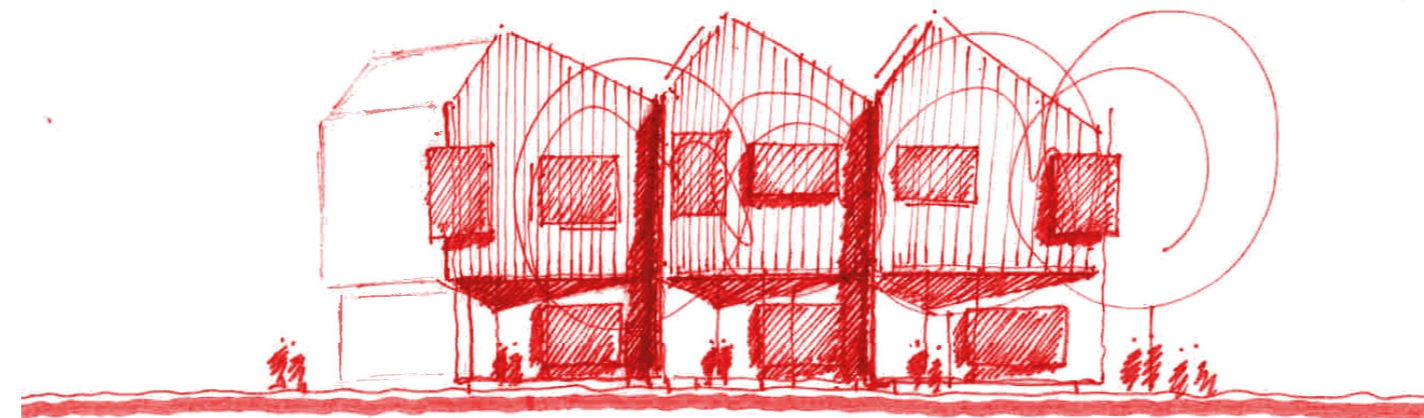
The first floor and loft spaces, which will be concealed from the street by the existing and proposed tree canopies, will form a one and half storey timber clad volume above this brick base. This timber clad volume will be offset from the brick base ground floor in order to move building as far away from 2 Godstone Road, as is possible. This will also create a front 'porch' over the entrances to the houses, reflecting the porches of the surrounding houses.

The roofs will be pitched to reflect the surrounding aesthetic and roof lights will be located on the southern side of the roof to provide daylighting for the loft spaces.

The houses will have a mixture of oriel windows and window flush with the facade. This will create opportunities to maximise the aspect and daylighting, whilst creating a modern architectural expression.



Concept Elevation - 3 Houses with Pitched Roofs



Concept Elevation - Timber Upper Volume, Brick Base



Oriel Window Precedent



Open Jointed Timber Cladding Precedent



Pitched Roof Loft Space With Roof Light Precedent

DESIGN SUBMITTED FOR PRE-APP

The views to the west from the middle house are obscured by translucent glass to minimise overlooking of 2 Godstone Road. The bedrooms also have transparent glass to allow views to the north and south.

In addition to the roofs being pitched side to side to reflect the character of Winchester Road, a pitch from the front and rear was also proposed to reduce the overall massing of this loft space, when viewed from Winchester Road.

The building will have sedum roofs on the first floor and roof level where the roofs are flat.



Winchester Road Perspective Elevation



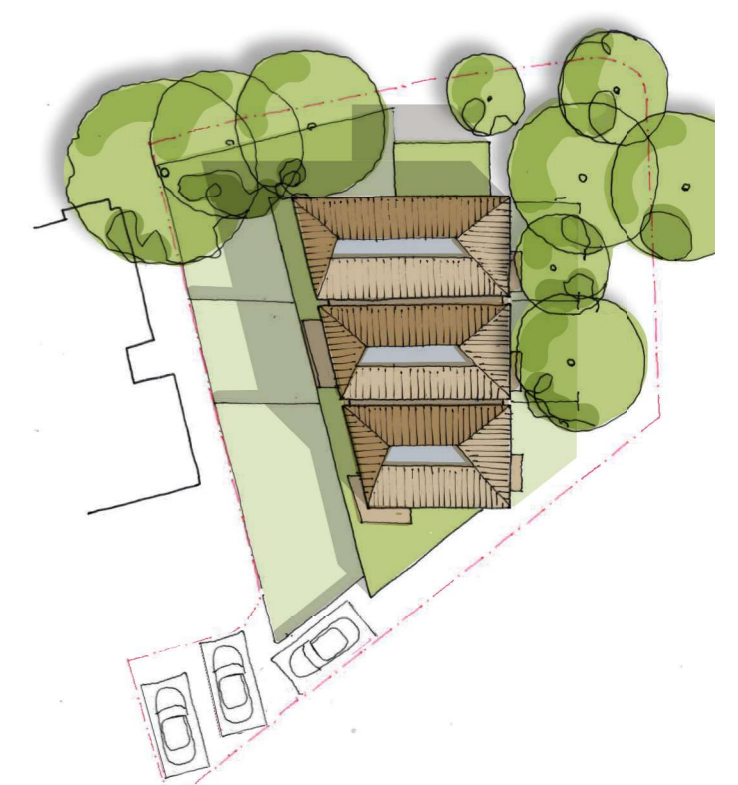
Ground Floor



First Floor



Second Floor



Roof Plan

LANDSCAPE DESIGN CONCEPT

Natural palette / minimal impact

The landscaping strategy aims to both reduce the environmental impact of the proposal, and contribute to the enjoyment residents.



Blending soft and hard landscaping

Permeable paving and maximum foliage and shrubbery to enhance the buildings setting, create habitat and to the mental well being of residents.



Sedum roofs

The flat sections of the roofs are proposed to be planted with sedum. This will help with water absorption, providing additional level of thermal and sound insulation to the building while providing an environment for the development of wildlife (bird, plant and insect life) increasing biodiversity.



Maintaining & maximising existing natural habitat

High vegetation line
Existing trees

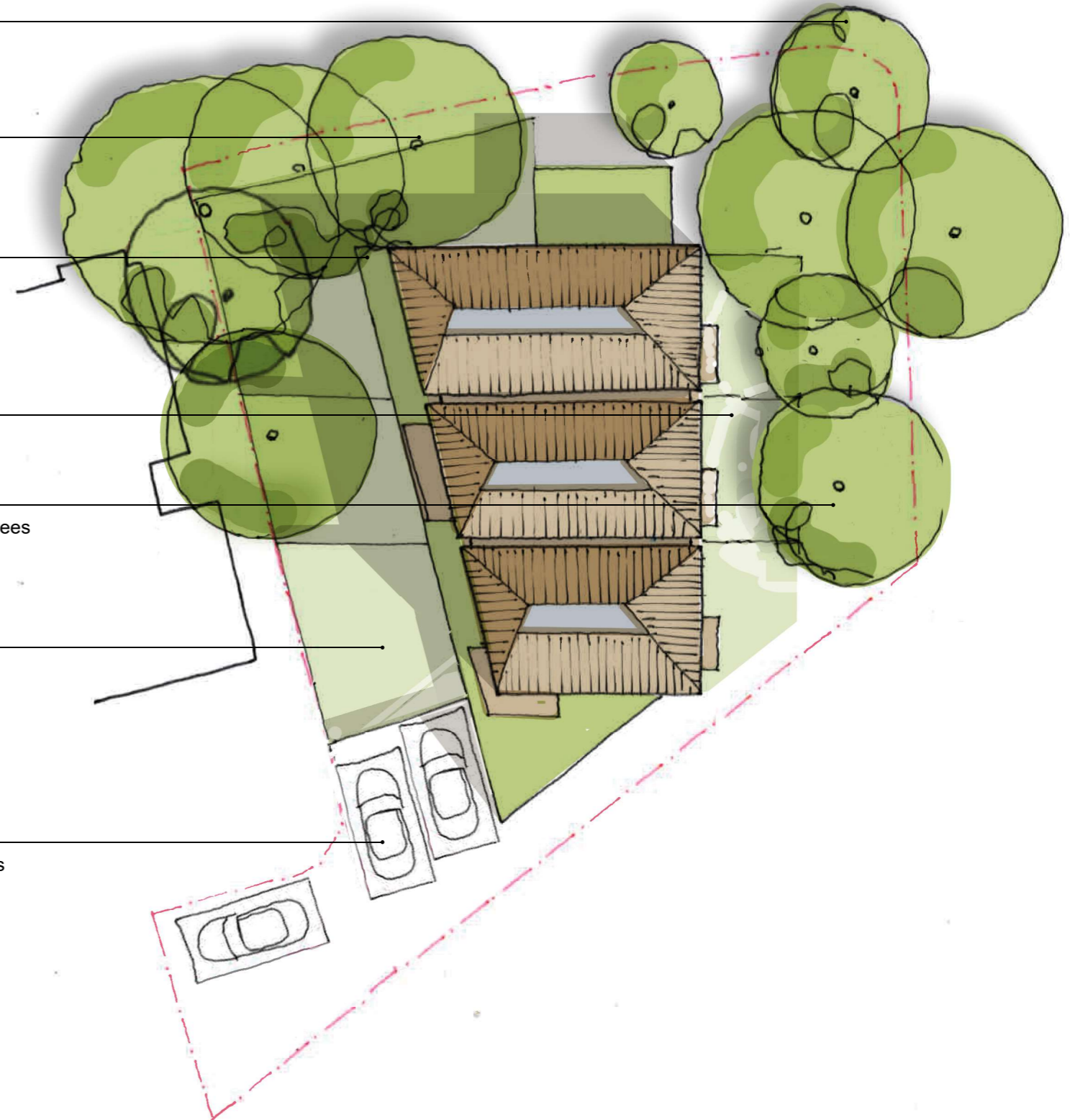
Sedum roof

Low vegetation in front gardens.

Replanted & new small trees

Grass

Permeable paving - grass pavers



Landscape concept sketch