



DESIGN AND ACCESS REPORT

SQUIRREL'S LEAP
31 Nightingale Road,
Godalming GU7 2HR

NOVEMBER, 2024



Contents and Site Location

This Design Report is part of a detailed planning application at Squirrel's Leap, 31 Nightingale Road, Godalming GU7 2HR for Waverley Borough Council. It has been prepared for Finite Developments.

The land is currently the lower yard and garage of a property on Shadyhanger Lane above.

Introduction

- 2 Contents & Site Location
- 3 Site Context

Existing Site and Context Analysis

- 4 Site Photos
- 5 Street Context Architectural Character

Proposed Scheme

- 6 Block Massing Diagram for Building Form
- 7 Site Plan Ground Floor
- 8 Proposed Stack Plans
- 9 Street Scene and Site Section Elevations
- 10 Proposed Elevations Character
- 11 Landscape Proposal



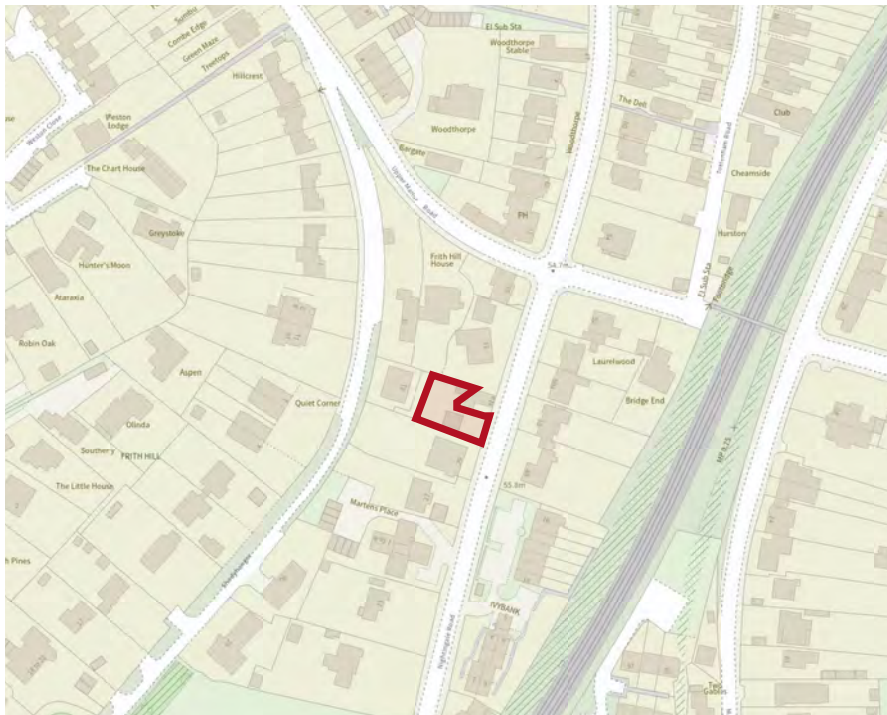
Site Attributes

Urban Context, Topography, Flood Risk Zone and Transport Links



North

- 1. Nightingale Road is broadly flat
- 2. Site Access at Nightingale Road is the low part of the site
- 3. The west boundary of the site is approximately 4 metres higher than the east boundary
- 4. Shadyhanger



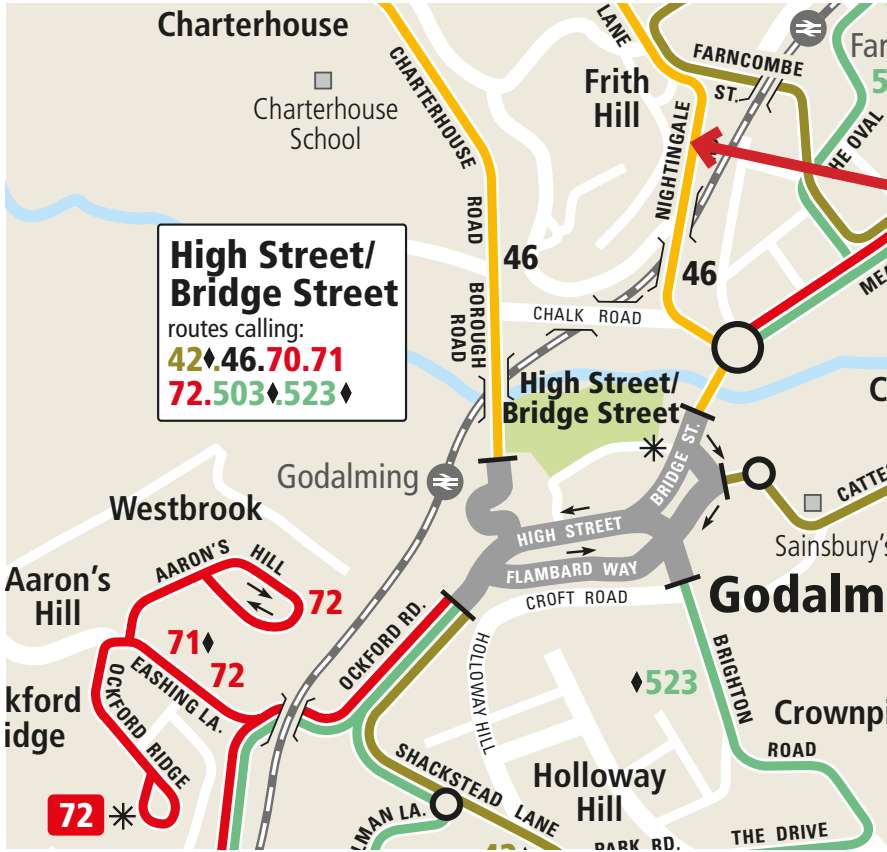
The site is in Flood Zone 1



Flood map for planning

Your reference
<Unspecified>
Location (easting/northing)
497310/144830
Scale
1:2500
Created
11 Sep 2023 16:21

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area



Nightingale Road is served by bus 46, and is a fifteen minute walk to Godalming Town Centre.

Site Photos



1



2



3



4

Site Qualities

The land has a fairly steep slope to Nightingale Road. A standard road frontage opens up to a wide garden space at the back of the site, reaching behind the small house at 31a Nightingale.

The large house at 29 is set two metres above street level, with a retaining wall at the front pavement.

31 A is set to street level, in effect dug into the hill.



Urban Context

Architectural Character in Surrounding Area



1



2



3

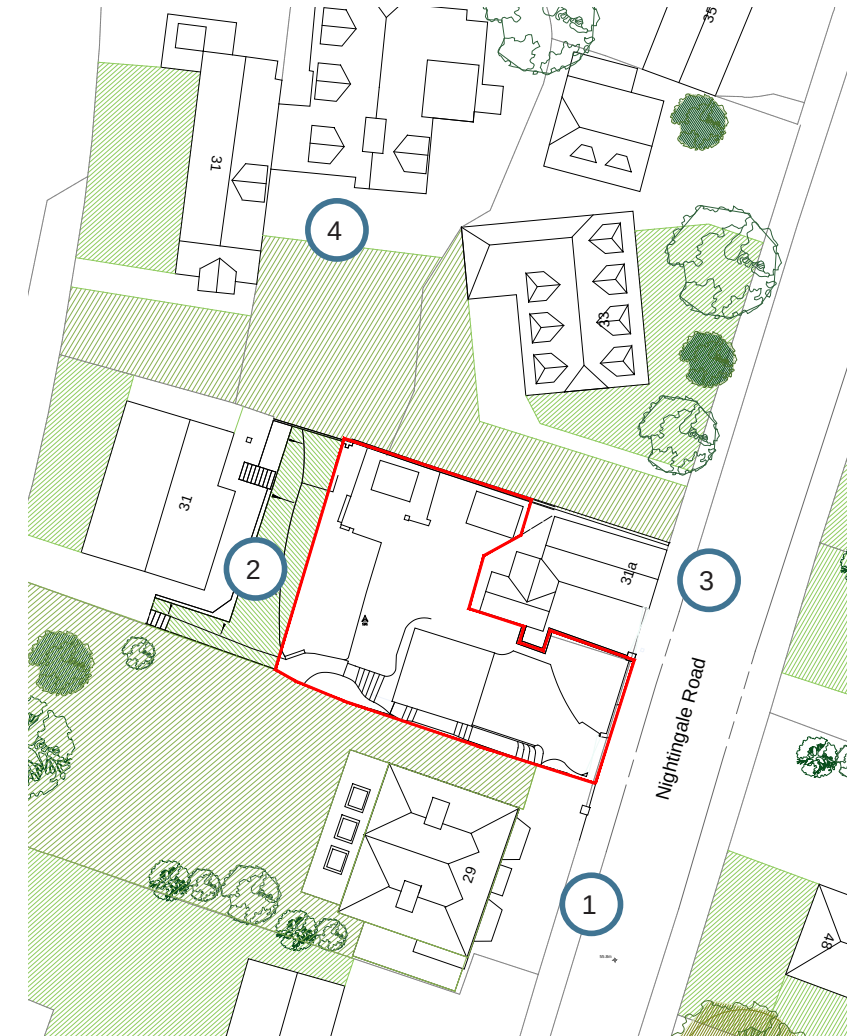


Local Character and Materials

A fieldstone facing with brick or stone quoins at the corners is a consistent characteristic of buildings on and near Nightingale Road. Proportions are often narrow and tall bays in an articulated plan.



4

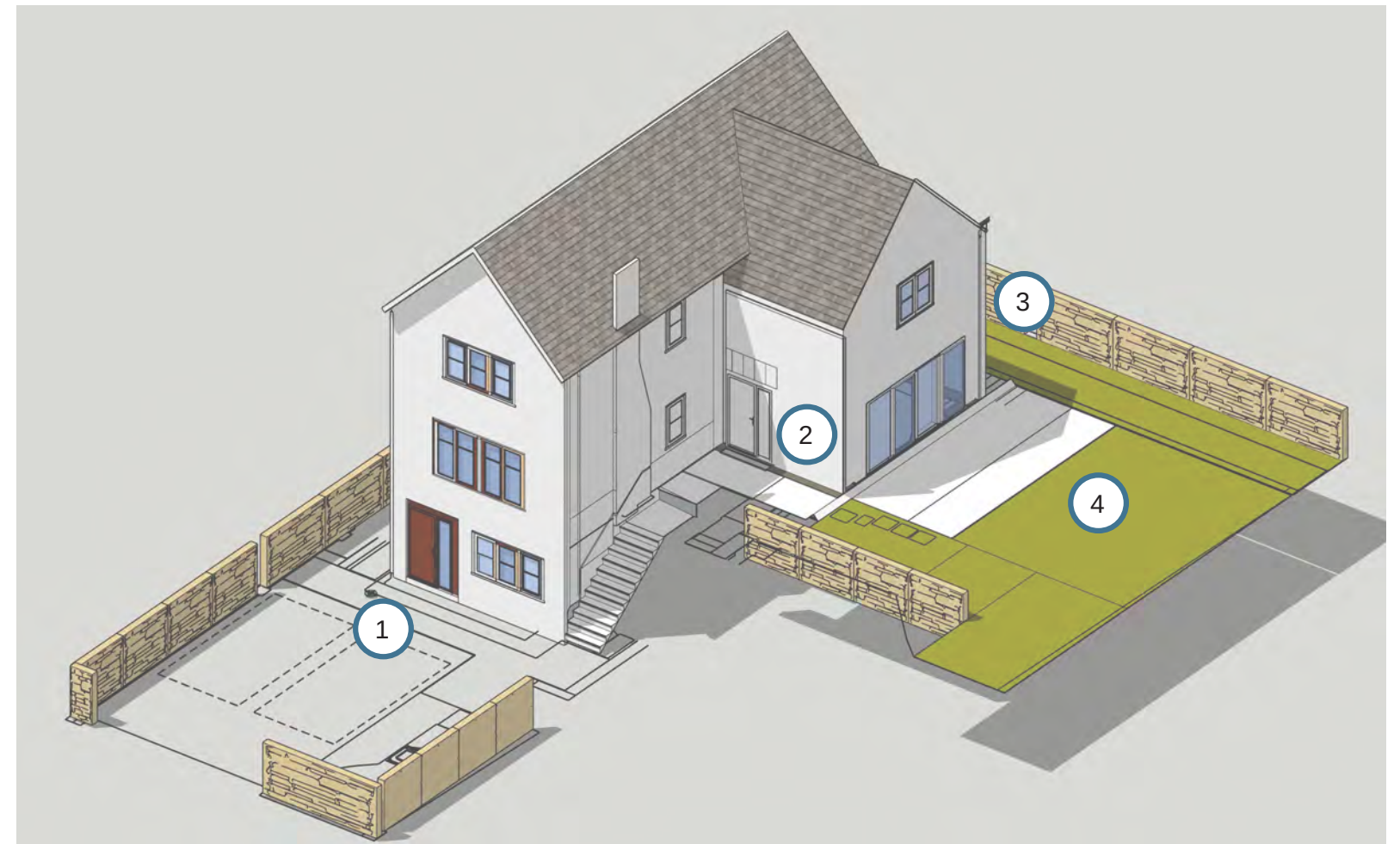


Form and Massing Diagram

A two storey home that steps down to the street at Nightingale Road



Sketch Section looking West

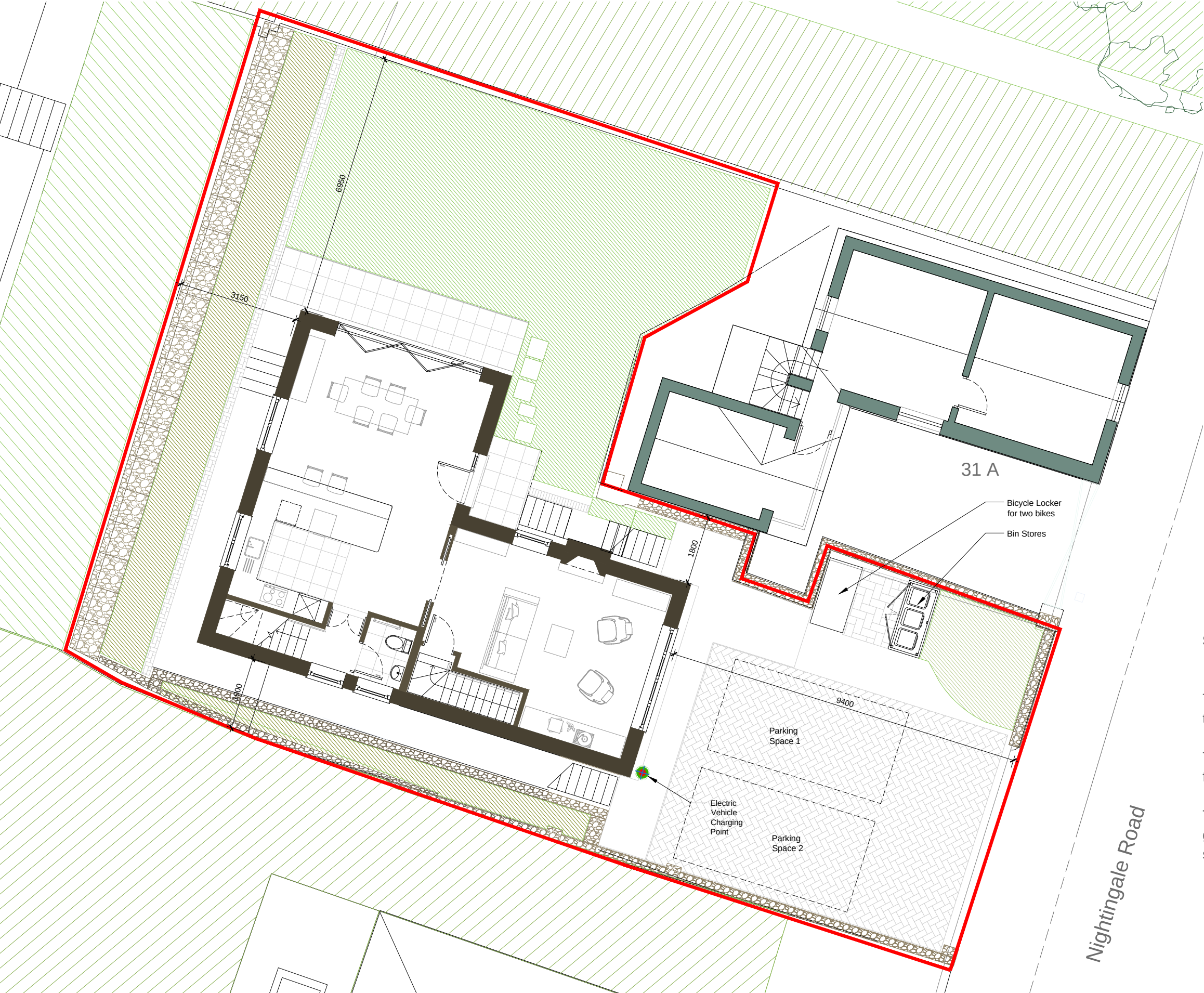


Massing Model to Illustrate the Garden Levels

1. The Nightingale Road facade is narrow and extends to the rear of the site. Street level rooms are a home office, a snug, and a utility room.
2. The main living level is at the garden level.
3. A two storey side bay extends shallowly into the garden. This provides the main entry door to the dwelling and a dining room.
4. Garden amenity space.

Proposed Site Plan

A Site plan at Ground floor (the upper garden) level



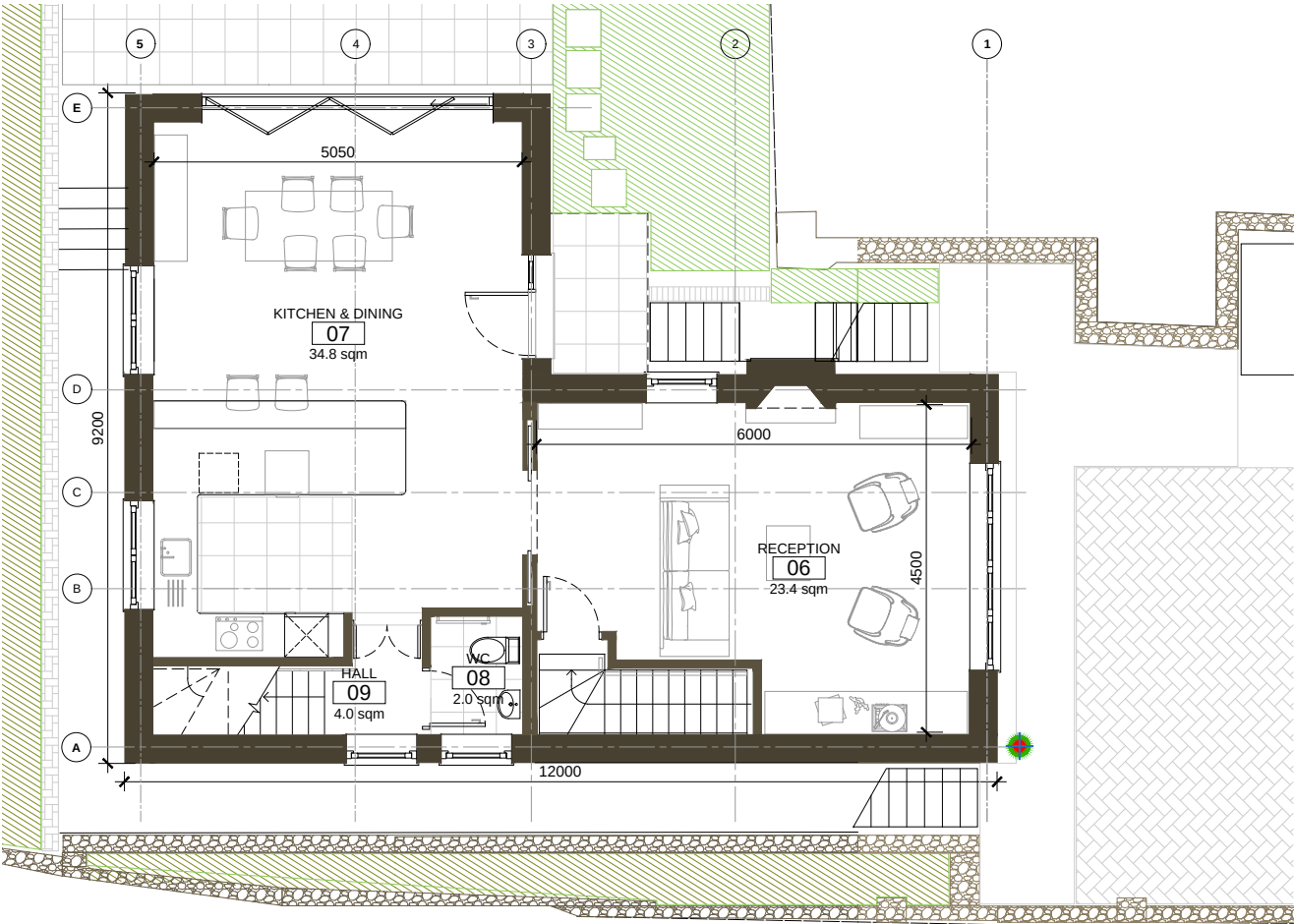
Site Plan:

The house is positioned in the middle rear of the site's L shaped land.

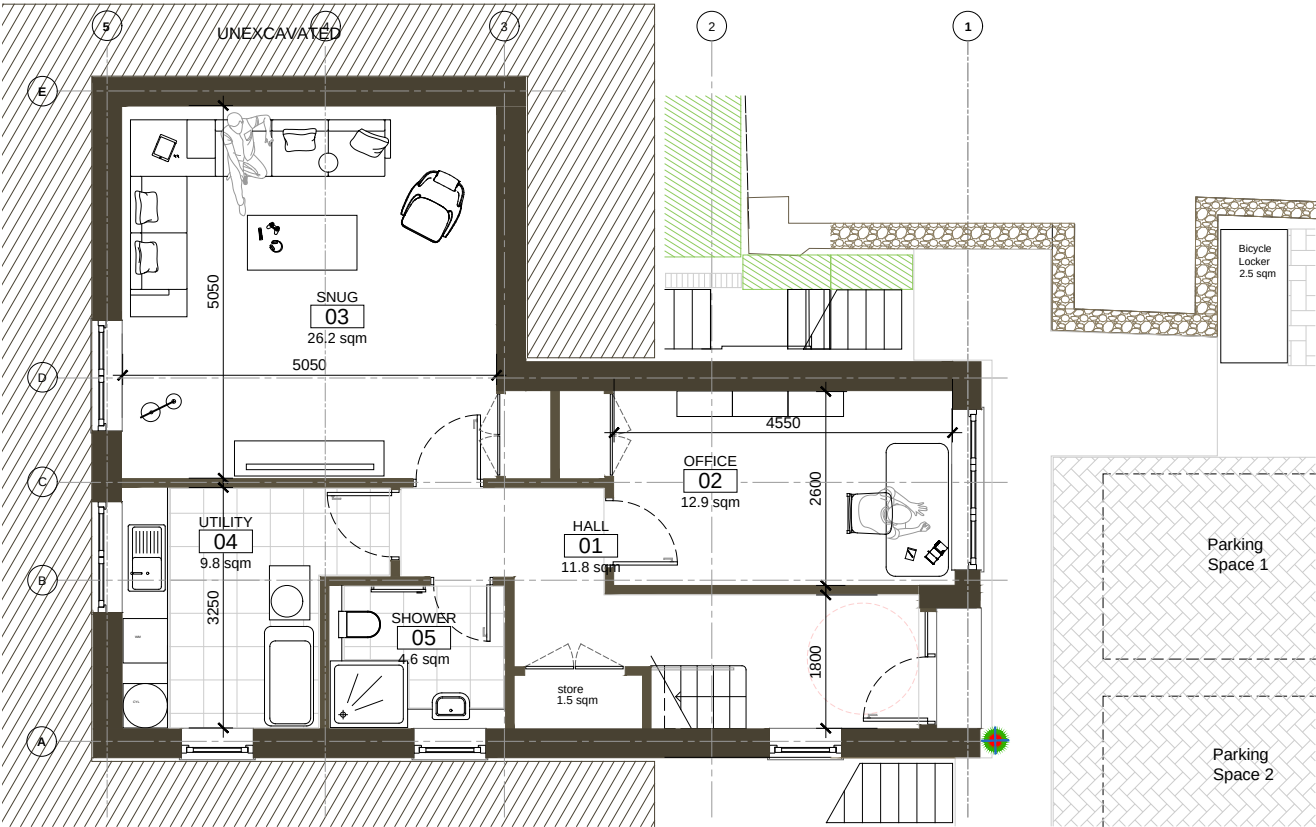
This plan shows the main living level, one floor up from the street.

The kitchen and dining open out to the garden. The living room faces east over the street.

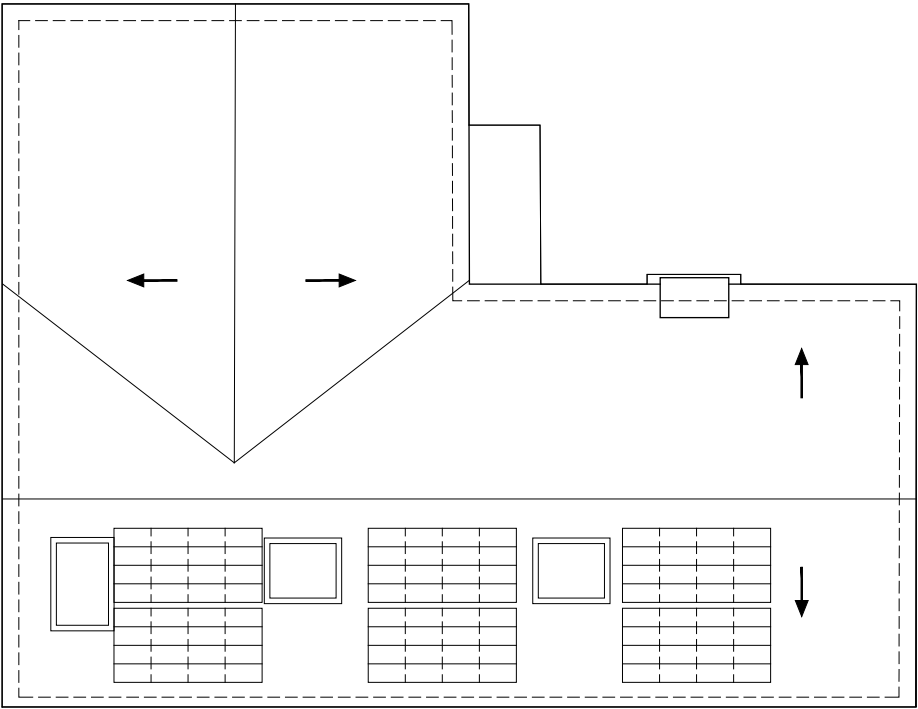
Stack Plans



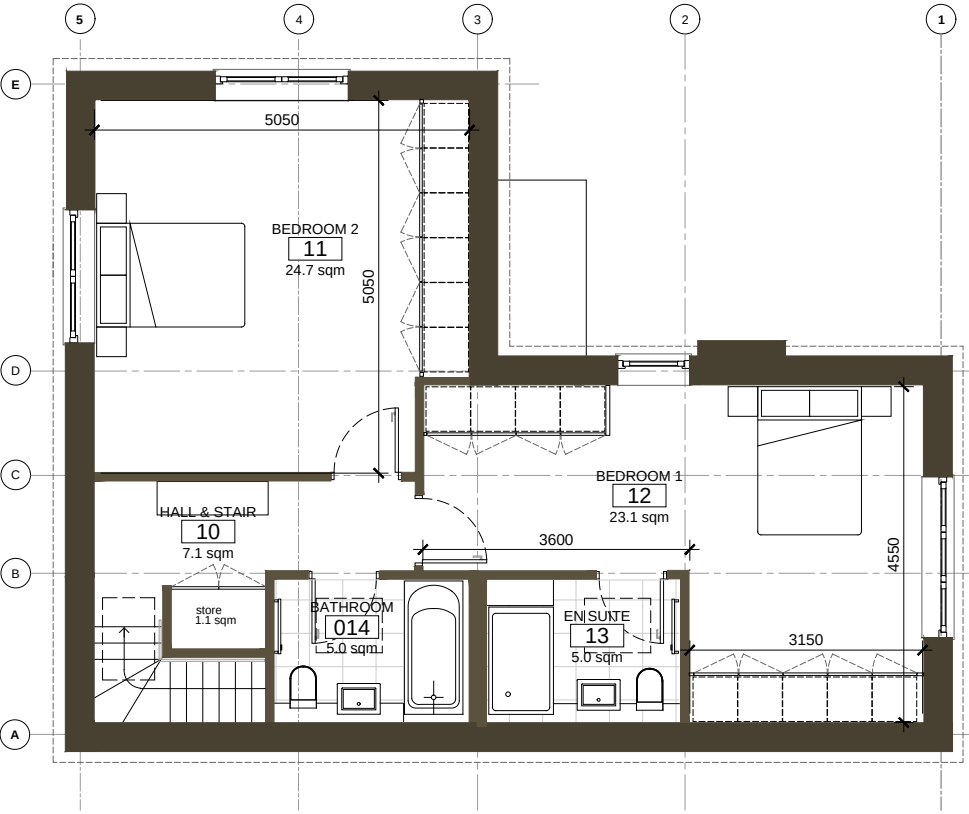
2. Upper Ground Floor Plan



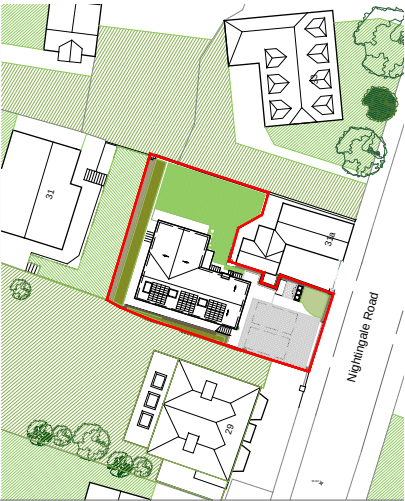
1. Street Level Plan - Lower Ground



4. Roof Plan



3. First Floor Plan



Key Plan

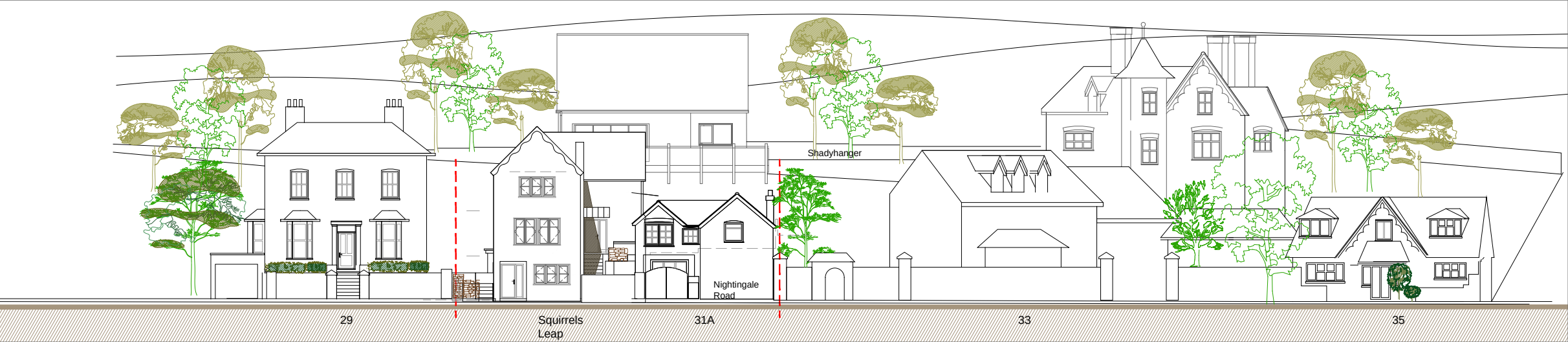
GENERAL NOTES

1. These proposals are subject to the approval of all Statutory Building Control requirements and the requirements of all Statutory Authorities and Service Providers.
2. The site boundaries and surroundings are based on the following:
OS Map
The site boundaries are those described by the client.
3. These drawings are to be read in conjunction with all other relevant documentation produced by DCSK and other consultants employed by the client.

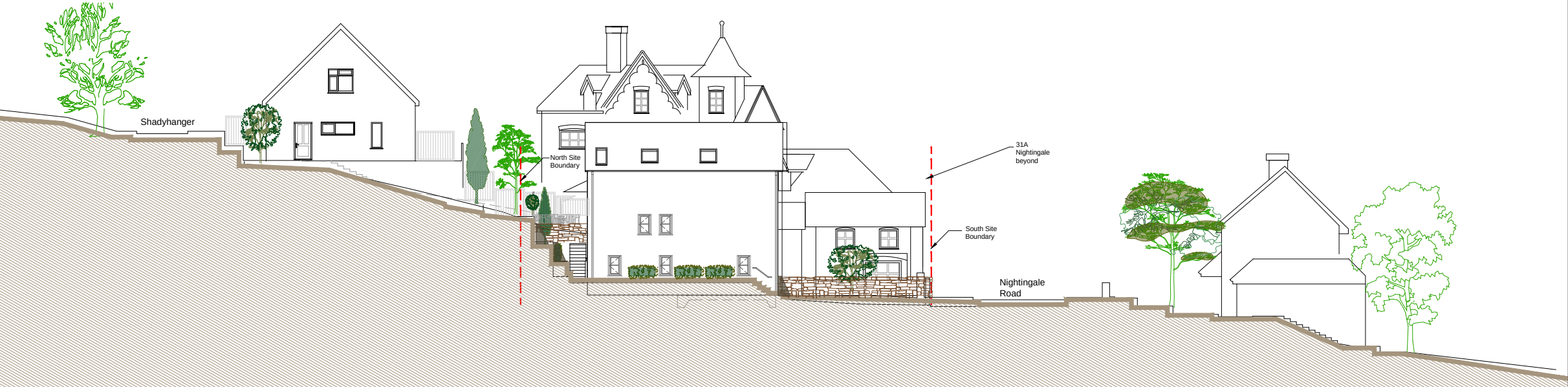
Proposed House Areas	area m2
Street (Lower) Level	69.7
Ground (Upper) Floor	70.8
First Floor	70.2
Total Proposed	210.7 m2

Context Elevations

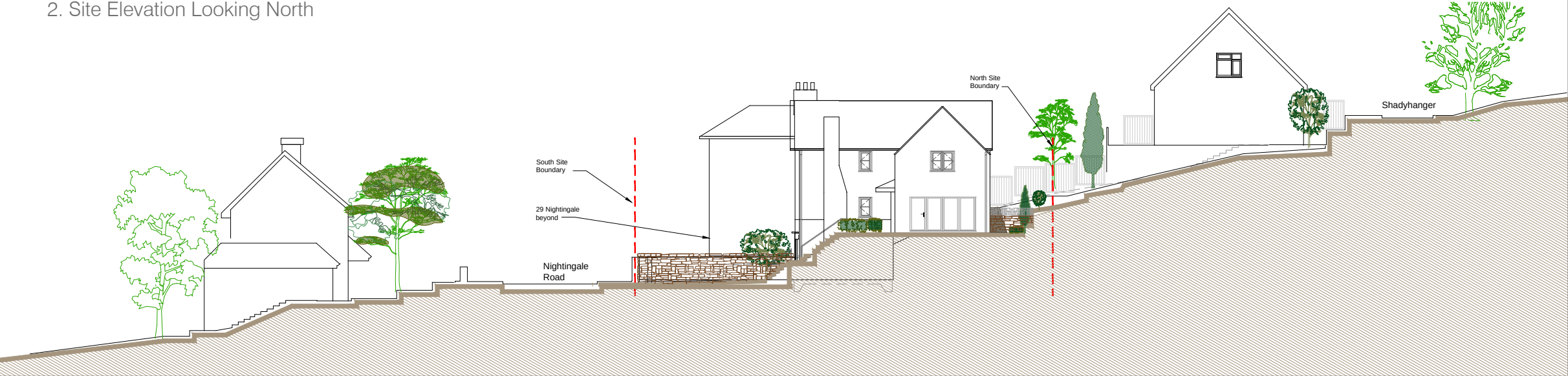
And Site Sections showing fall of land from Shadyhanger



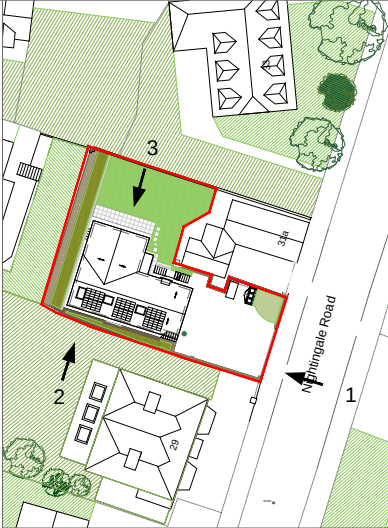
1. Nightingale Road Elevation



2. Site Elevation Looking North



3. Site Elevation Looking South



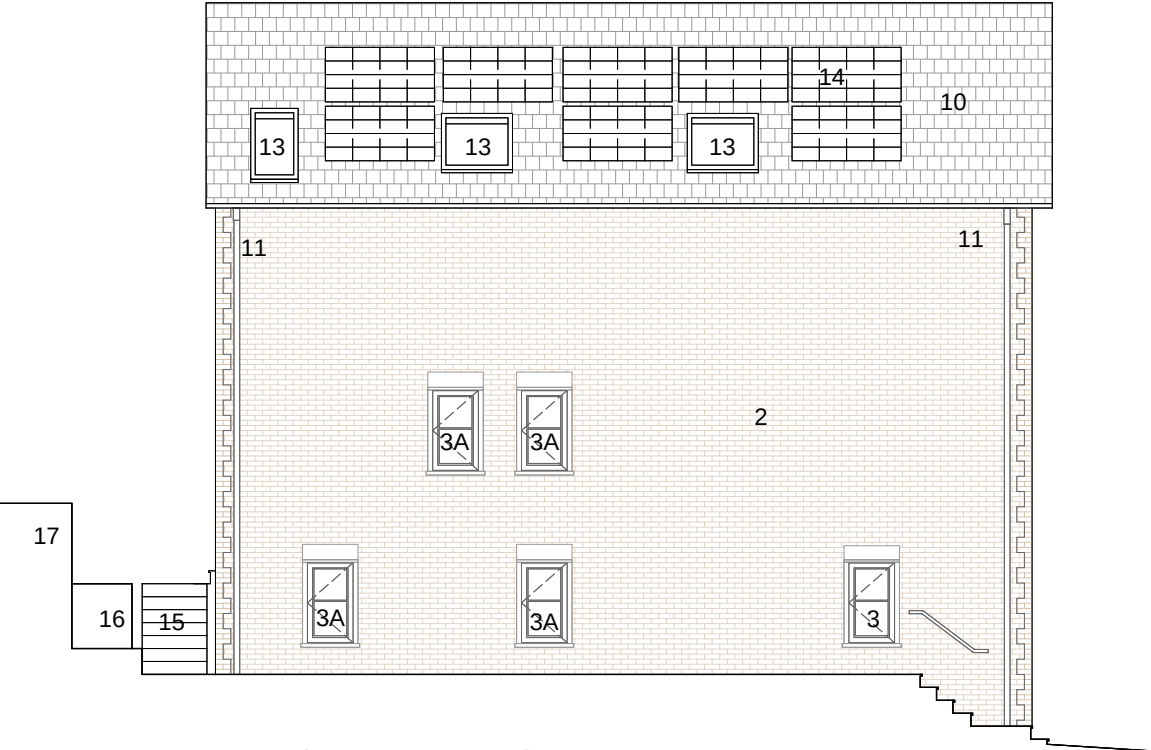
Key Plan

- GENERAL NOTES
1. These proposals are subject to the approval of all Statutory Building Control requirements and the requirements of all Statutory Authorities and Service Providers.
 2. The site boundaries and surroundings are based on the following:
OS Map
The site boundaries are those described by the client.
 3. These drawings are to be read in conjunction with all other relevant documentation produced by DCSK and other consultants employed by the client.

See Sheet A-07 for House Elevations
See Sheet A-09 for Materials
See Sheet I.S-11 for Boundary Wall Elevations

House Elevations

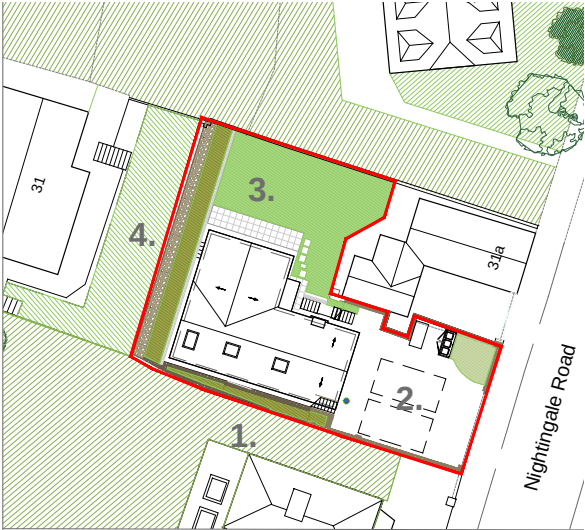
Stone and Brick Facades with Timber Frame Windows



1. Side Elevation (South)



2. Front Elevation (East)



Key Plan

GENERAL NOTES

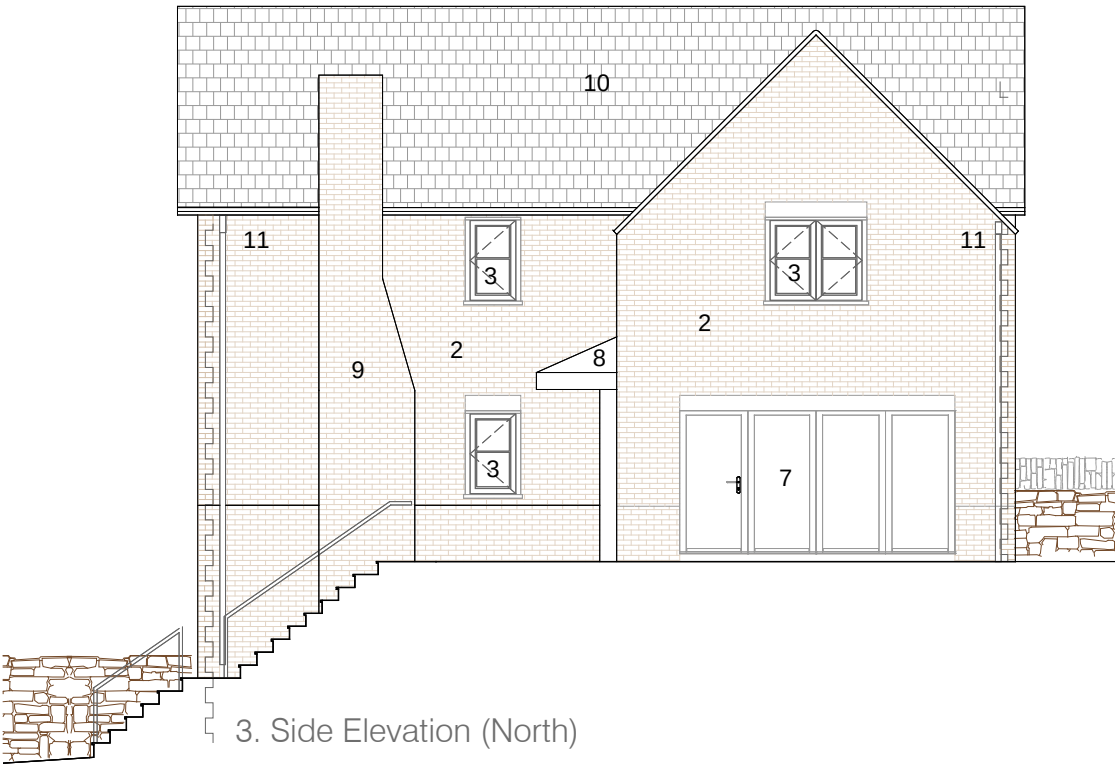
1. These proposals are subject to the approval of all Statutory Building Control requirements and the requirements of all Statutory Authorities and Service Providers.

2. The site boundaries and surroundings are based on the following:
OS Map
The site boundaries are those described by the client.

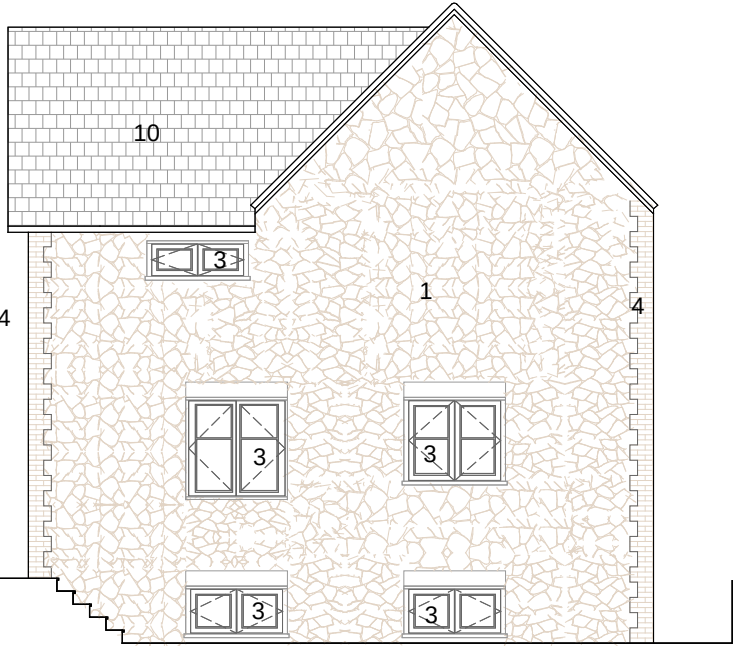
3. These drawings are to be read in conjunction with all other relevant documentation produced by DCSK and other consultants employed by the client.

Materials

- 1 Stone facade consistent with area character
- 2 Facing Brick - type tbd
- 3 Timber Casement Windows, Olive Colour
- 3A Timber Casement Windows with Obscured Glazing
- 4 Brick Quoining at Corners, light colour
- 5 Entry Door
- 6 Glass Sidelight
- 7 Bifold Doors at Dining Room
- 8 Canopy at upper ground entry
- 9 Chimney - Finish to be stone or brick
- 10 Natural Slate Roofing
- 11 PVC Rainwater Goods
- 12 Scrollwork Fascia Painted Timber
- 13 Velux Style Rooflight
- 14 Photovoltaic Roof Panels
- 15 Concrete Steps
- 16 Brick retaining wall
- 17 Gabbion retaining structures
- 18 Close Boarded Fence
- 19 Existing Field Stone walls to be made good and extended



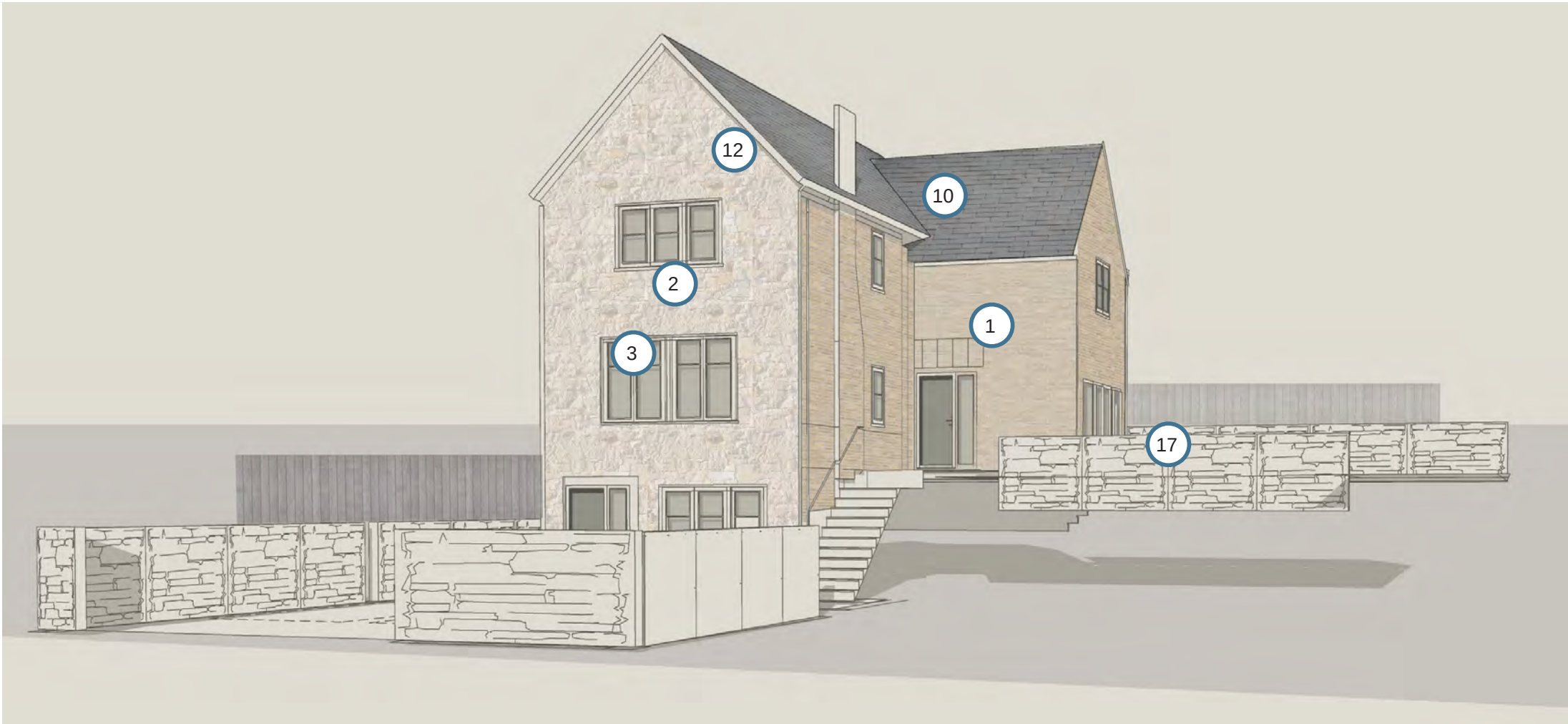
3. Side Elevation (North)



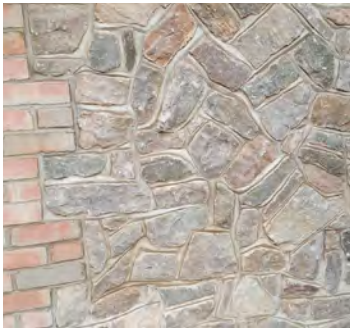
4. Rear Elevation (West)

Proposed Material Schedule

Material finishes to match context



- 1 Stone facade consistent with area character
- 2 Facing Brick - type tbd
- 3 Timber Casement Windows, Olive Colour
- 3A Timber Casement Windows with Obscured Glazing
- 4 Brick Quoining at Corners, light colour
- 5 Entry Door
- 6 Glass Sidelight
- 7 Bifold Doors at Dining Room
- 8 Canopy at upper ground entry
- 9 Chimney - Finish to be stone or brick
- 10 Natural Slate Roofing
- 11 PVC Rainwater Goods
- 12 Scrollwork Fascia Painted Timber
- 13 Velux Style Rooflight
- 14 Photovoltaic Roof Panels
- 15 Concrete Steps
- 16 Brick retaining wall
- 17 Gabbion retaining structures
- 18 Close Boarded Fence
- 19 Existing Field Stone walls to be made good and extended



1



2



3



12



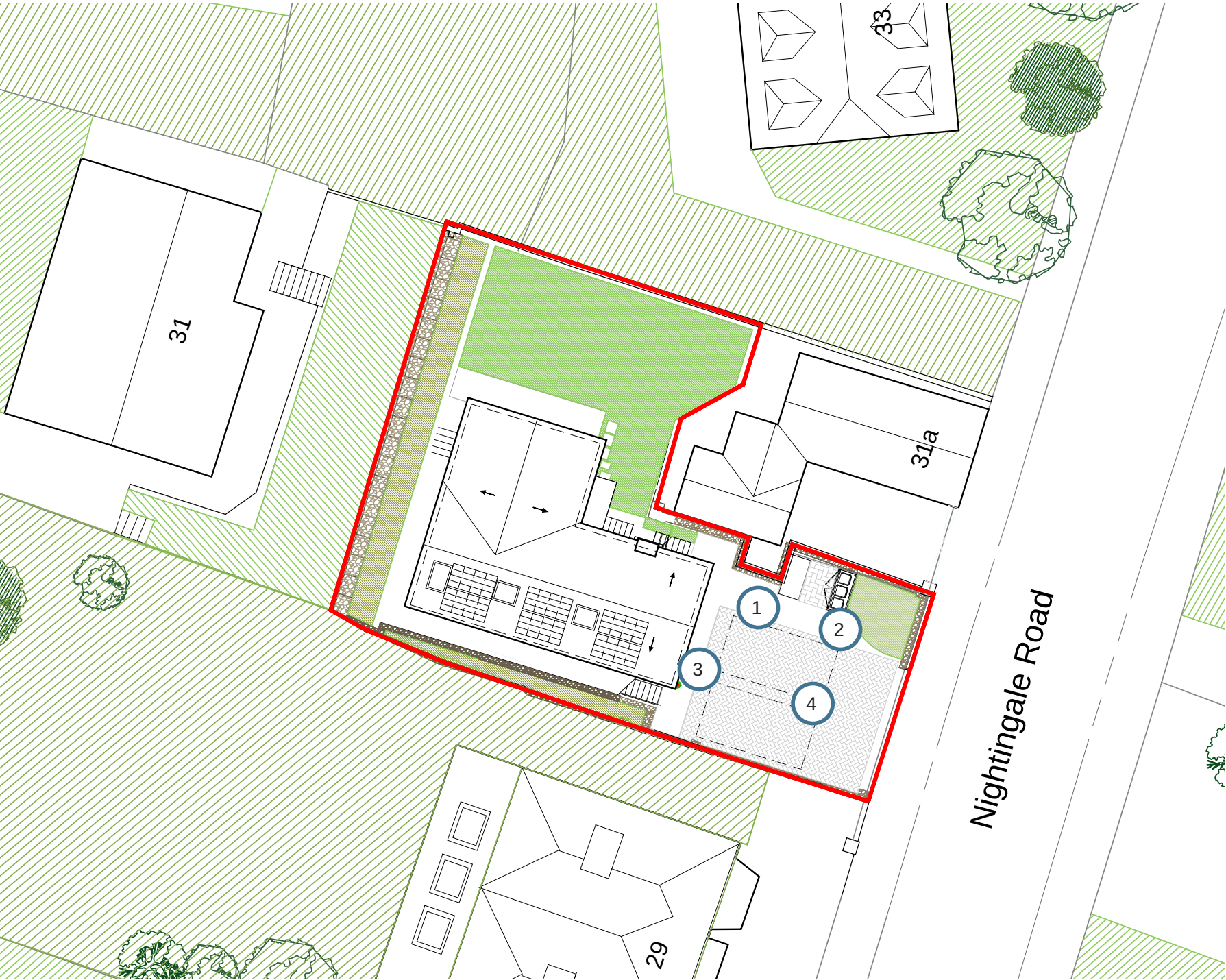
10



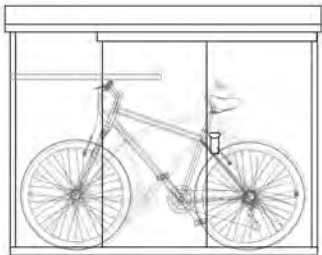
17

Access Plan

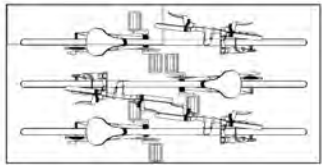
Bicycles, bins, EV charging, and permeable paving



1



Bike Model:
Indi ATB2
Overall length
approx. 1680mm
Capacity:
Up to 3
bikes



2



3



4



- 1. ASGARD Bike Shed
- 2. STROUD 3 Bin Enclosure
- 3. Electric Vehicle Charging Point (Ohme Home Pro or similar)
- 4. Marshall's permeable block paving: Tegula Priora for two parking bays





DCSK.design
paul@dcsk.design
91 SWAINS LANE
LONDON N6 6PJ
07730.762.756