

URBAN DESIGN AND HERITAGE CONSULTEE RESPONSE

23/0347/FFU

Demolition of existing poly building and erection of detached storage building

Hagthorne Cottage Nurseries, Lucas Green Road, West End, Woking, Surrey GU24 9LZ

Recommendations

High quality design is inseparable from sustainable development.

The application regards a replacement commercial building in the old Nursery site, situated in the Green Belt. The proposed building is of similar height as the existing poly building; however, the overall footprint is reduced by 17%, which is beneficial. The proposed building will be positioned closer to the NW corner and rotated 90 degrees. A distance of 4 meters will be retained to the adjacent property, Florence House, of which the closest elevation contains a stairwell, no habitable rooms. The building is for the purpose of the existing land use, valeting and preparation of cars. The existing security fence will be retained around the perimeter.

The Design- and Access Statement sets out a clear design vision for the project, seeking to re-affirm the building line along Lucas Green Road, respect the massing, context, and views over existing amenity areas, in particular towards Florence House. Other objectives are not to materially exceed the existing scale, bulk, height, or massing, to visually integrate with the existing context, soften the visual appearance of the building, to enhance efficiency of operations and to provide a safe and secure development for staff and customers.

The proposed design is characterized by a simplification of the existing rooflines, and the creation of solid external walls, creating a coherent, quiet building with a low, pitched roof. The use of high-quality metal cladding in a combination of muted green shades with a differentiation of textures is strongly supported and assists in reducing the scale and massing.

There are no objections from an urban design and heritage point of view to the proposed replacement commercial building, which is considered well designed and similar in height, scale, and massing. The proposed design is considered to enhance the character of the site, increases security, and contributes to a more sustainable structure, including PV-panels.

Approval recommended.

M. Gustafsson MSc MA
Urban Design and Heritage Consultant
11th September 2023

