WINKFORD FARM, BROOK, GODALMING GU8 5PR
PROPOSED COUNTRY HOUSE

Design and Access Statement for Waverley Borough Council: VOLUME II - DRAWINGS

June 2017

on behalf of Kirkby Homes Ltd

DRAWINGS

SITE/BUILDINGS AS EXISTING

15-P1237-LP01a	Location Plan, 1:2,500 at A4
15-P1237-119a	Wider Landscape Plan, Not to scale @ A3
2827 AL(0)02	Existing Site Plan, 1:200 @ A1
15-P1237-109	Existing Structure A, 1:100 @ A1
15-P1237-110	Existing Structure B, 1:100 @ A1
15-P1237-111	Existing Structure C, 1:100 @ A1
15-P1237-112	Existing Structure D, 1:100 @ A1
15-P1237-113	Existing Structure E, 1:100 @ A3

SCHEME PROPOSALS

15-P1237-100a	Proposed Site Layout, 1:250 @ A1
16-P1237-101a	Site Information Plan, 1:250 @ A1
15-P1237-107a	Proposed Street Scenes, 1:200 @ A1
15-P1237-102a	Dwelling Proposed Floor Plans, 1:100 @ A1
16-P1237-103a	Dwelling Proposed Elevations, 1:100 @ A1
16-P1237-104	Leisure Barn & Garaging Proposed Floor Plans, 1:100 @ A1
16-P1237-105	Leisure Barn & Garaging Proposed Elevations, 1:100 @ A1
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COMPARISON INFORMATION

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15-P1237-114a	Existing & Proposed Footprints, Not to scale @ A3
15-P1237-115a	Existing & Proposed Hardstanding, Not to scale @ A3
15-P1237-116	Existing & Proposed Floor Areas GEA, Not to scale @ A3
15-P1237-117	Existing & Proposed Volume, Not to scale @ A3

SITE / BUILDINGS AS EXISTING

15-P1237-LP01a	Location Plan, 1:2,500 at A4
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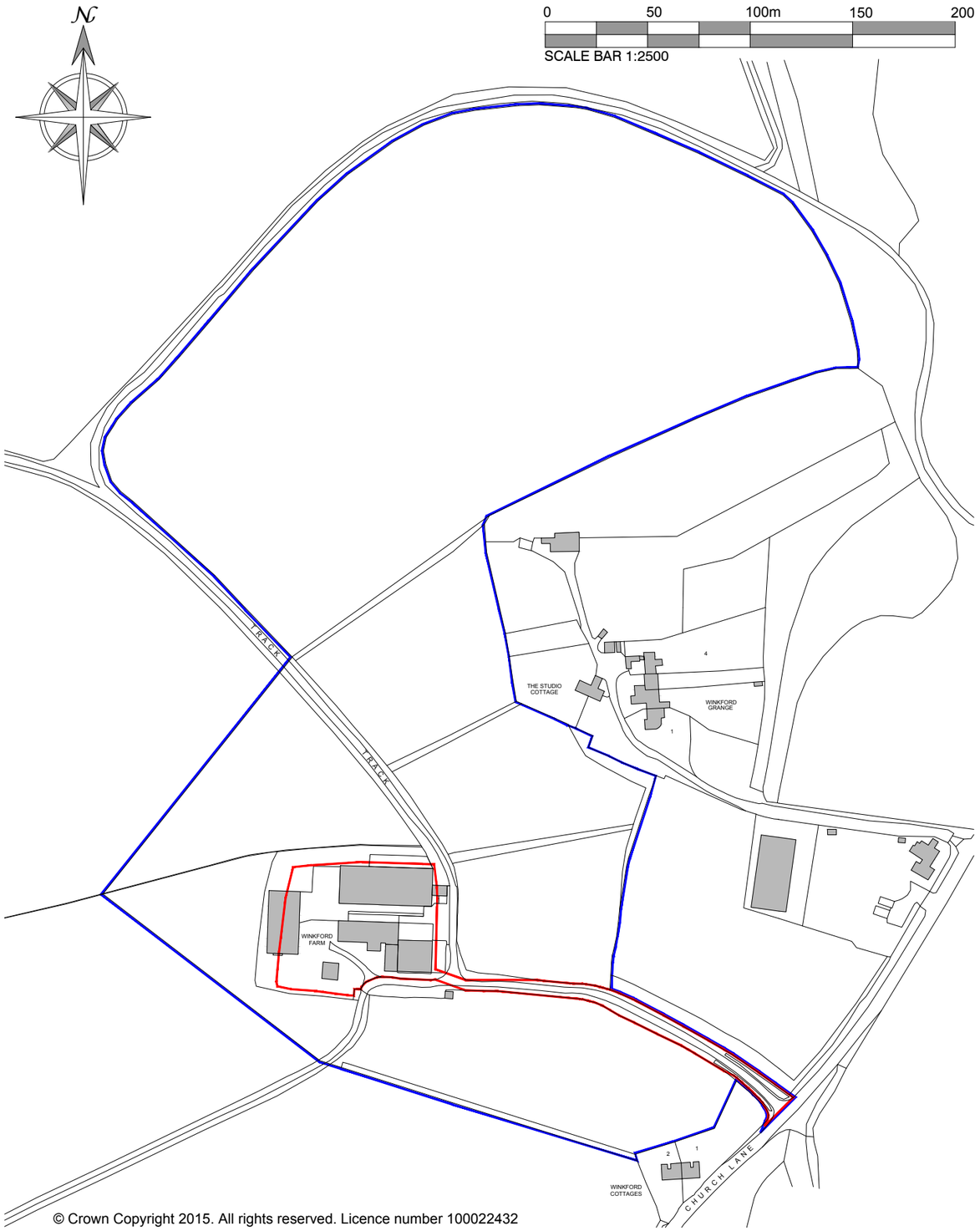
15-P1237-110	Existing Structure B, 1:100 @ A1
15-P1237-111	Existing Structure C, 1:100 @ A1
15-P1237-112	Existing Structure D, 1:100 @ A1
15-P1237-113	Existing Structure E, 1:100 @ A3

OUT O



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ASCOT DESIGN
Timeless architecture

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Status: PLANNING ISSUE

Client: KIRKBY HOMES

Project Title: WINKFORD FARM, CHURCH LANE, BROOK, GU8 5PR

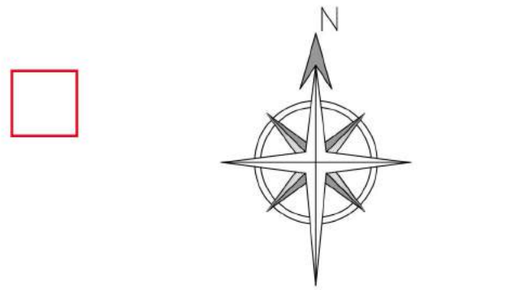
Rev.	Date	Detail
A	11.05.17	BOUNDARY AMENDED AS REQUESTED.

DRAWING Title: LOCATION PLAN
-

Scale.	Date	Drawn
1:2500 @ A4	NOV '16	BM

DRAWING No.: 15-P1237-LP01

Rev.: A



KEY:-

LAND IN CLIENT'S OWNERSHIP

SITE BOUNDARY

PROPOSED NEW TREES

ASCOT DESIGN
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Ascot Design Ltd,
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Status: PLANNING ISSUE

Client: KIRKBY HOMES

Project Title: WINKFORD FARM, CHURCH LANE, BROOK, GU8 5PR

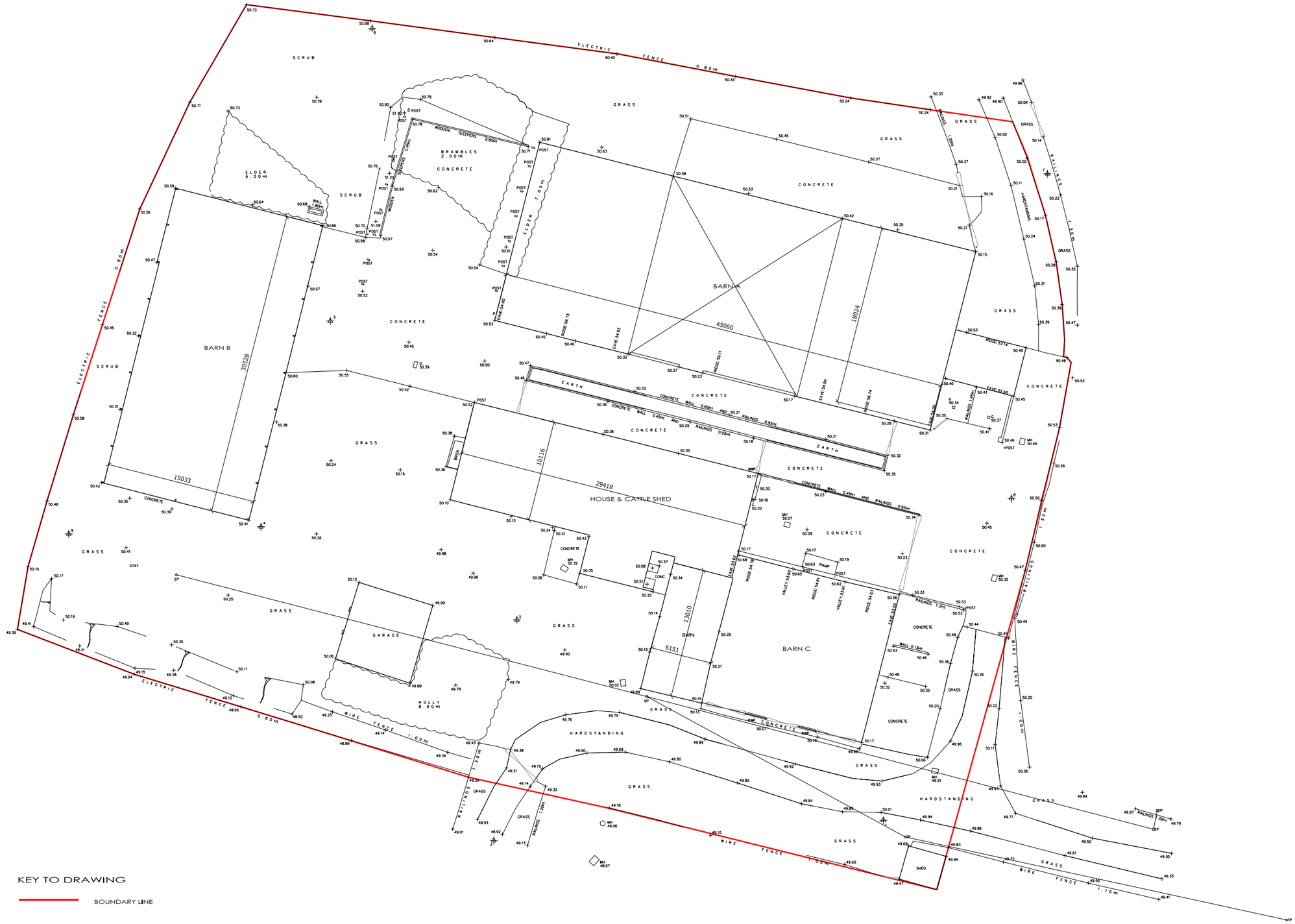
Rev.	Date	Detail
A	11.05.17	BOUNDARY AMENDED AS REQUESTED.

DRAWING Title: WIDER LANSCAPE PLAN

Scale:	Date:	Drawn:
NOT TO SCALE @ A3	NOV '16	EB

DRAWING No.: 15-P1237 - 119

Rev.: A



KEY TO DRAWING

BOUNDARY LINE

LEGEND

Total Existing Internal Gross Area

House & Cattle Shed	361 sqm
Barn A	810 sqm
Barn B	440 sqm
Barn C	240sqm

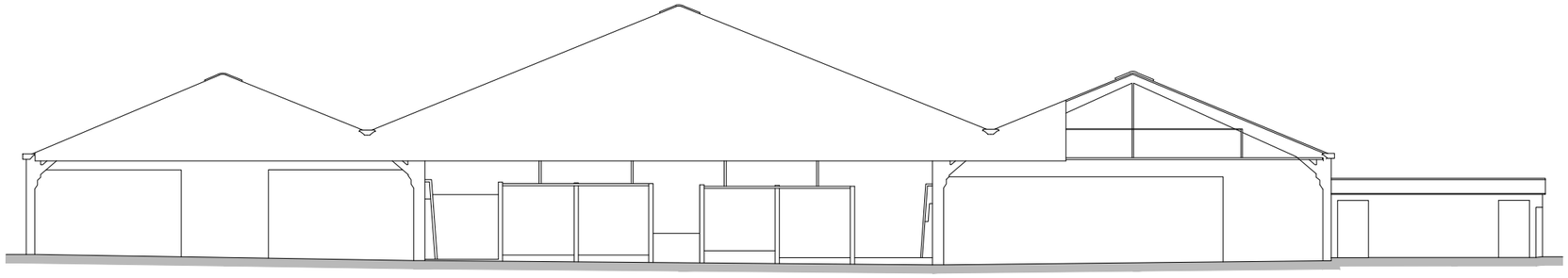
MITCHELL TAYLOR WORKSHOP

GILES AND VANESSA SWARBRECK
WINKFORD FARM
PROPOSED RESIDENTIAL CONVERSION
EXISTING SITE PLAN

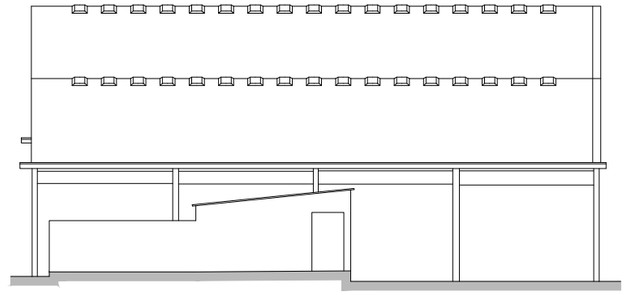
PLANNING JULY 2011 1:200 @ A1 PT OF

2827 AL(0)02 -

Copyright MTW Architects
MTW Architects Wharf Studio Widcombe Hill Bath BA26AA
01225 789033 www.mitchelltaylorworkshop.co.uk



SOUTH ELEVATION



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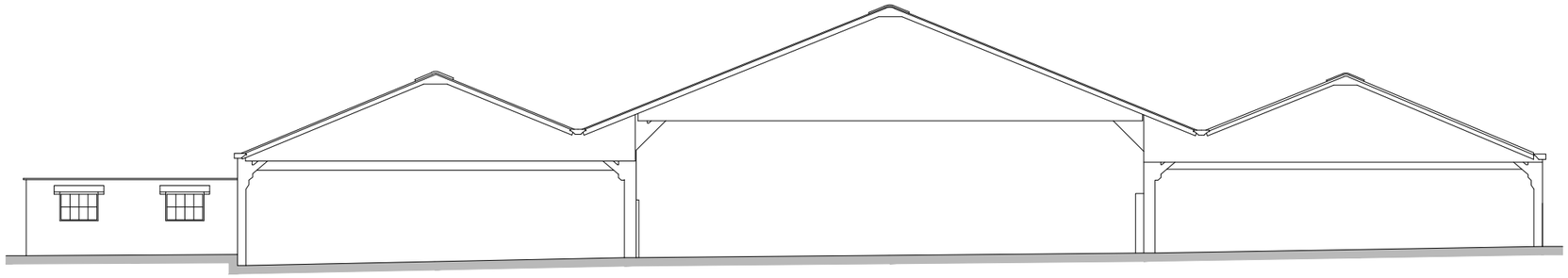
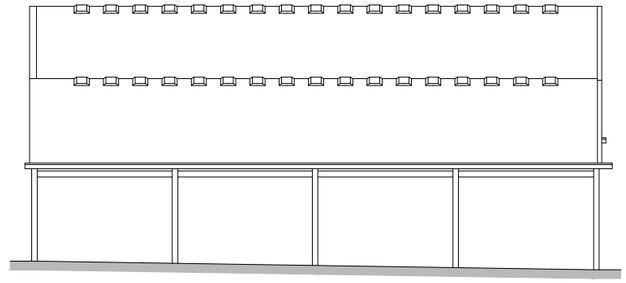


NORTH ELEVATION



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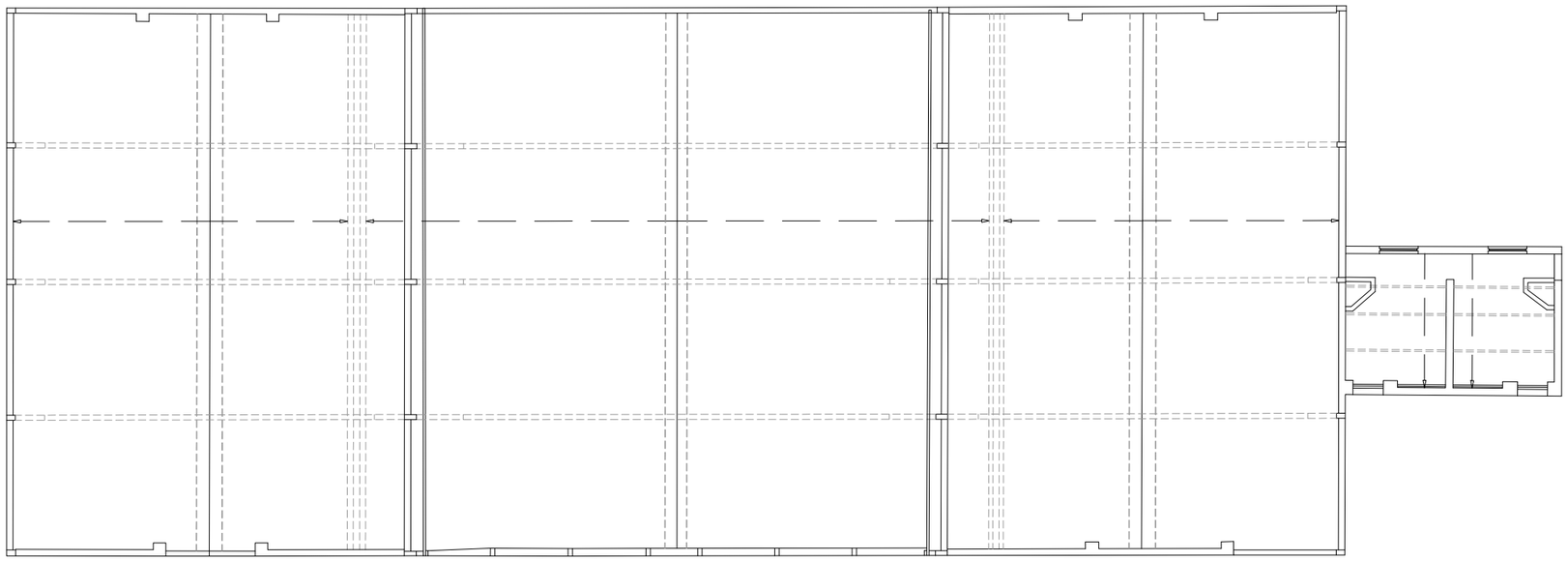
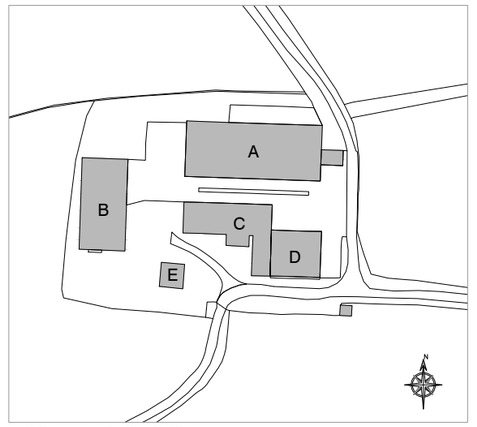


GROUND FLOOR PLAN



INDICATIVE MAP NOT TO SCALE

0 1 2 3 4 m 6 8 10 metres

SCALE 1:100

Rev.	Date	Detail

Status: PLANNING ISSUE

ASCOT DESIGN
Timeless architecture

Ascot Design Ltd, Berkshire House 39-51 High Street, Ascot, Berkshire, SL5 7HY
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www.ascotdesign.com

Client: KIRKBY HOMES

Project Title: WINKFORD FARM, CHURCH LANE, BROOK, WITLEY, GU8 5PR.

DRAWING Title: EXISTING STRUCTURE 'A'

Scale.	Date	Drawn
1:100 @ A1	NOV '16	EB

DRAWING No.	Rev.
15-P1237-109	-

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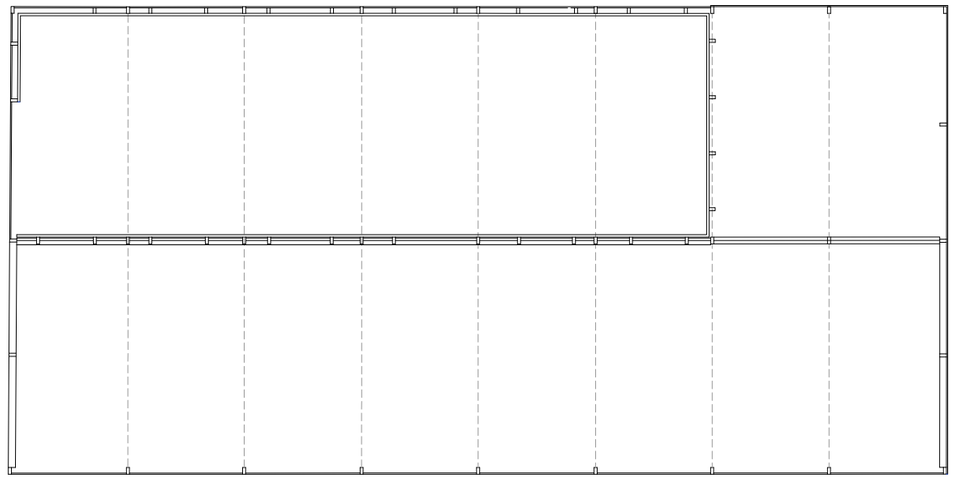
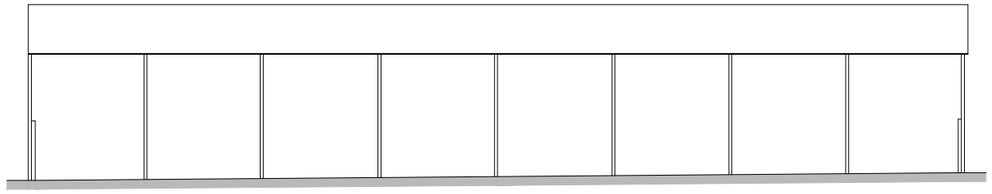
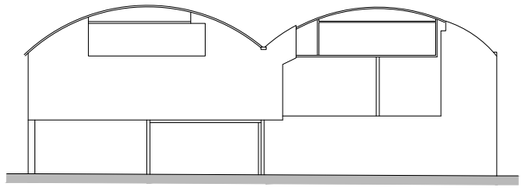


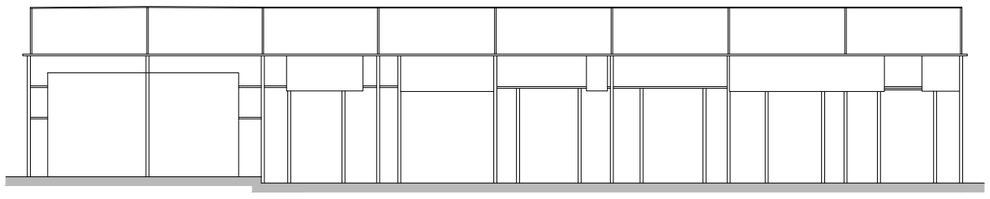
GROUND FLOOR PLAN



EAST ELEVATION



NORTH ELEVATION



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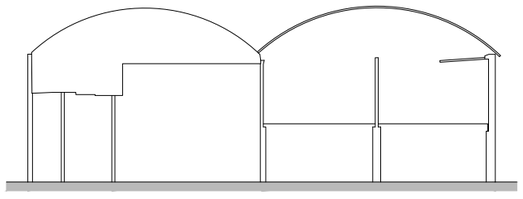
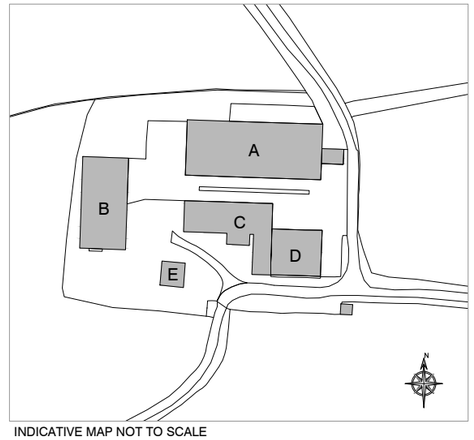


SOUTH ELEVATION



INDICATIVE MAP NOT TO SCALE

0 1 2 3 4 m 6 8 10 metres

SCALE 1:100

Rev.	Date	Detail

Status: PLANNING ISSUE

ASCOT DESIGN
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Client: KIRKBY HOMES

Project Title: WINKFORD FARM, CHURCH LANE, BROOK, WITLEY, GU8 5PR.

DRAWING Title: EXISTING STRUCTURE 'B'

Scale	Date	Drawn
1:100 @ A1	NOV '16	EB

DRAWING No.	Rev.
15-P1237-110	-

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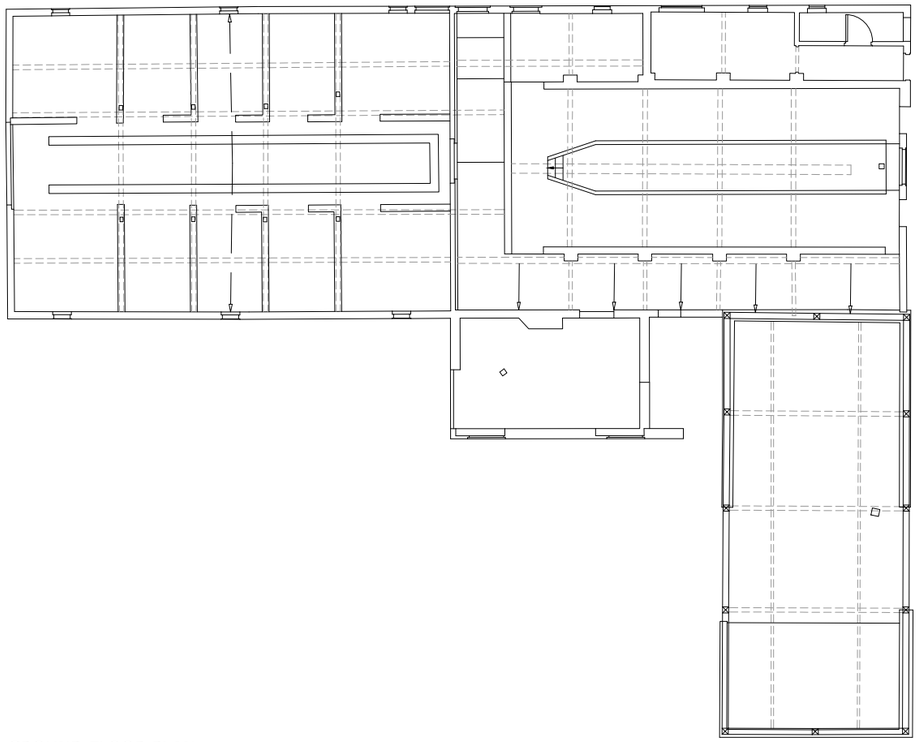
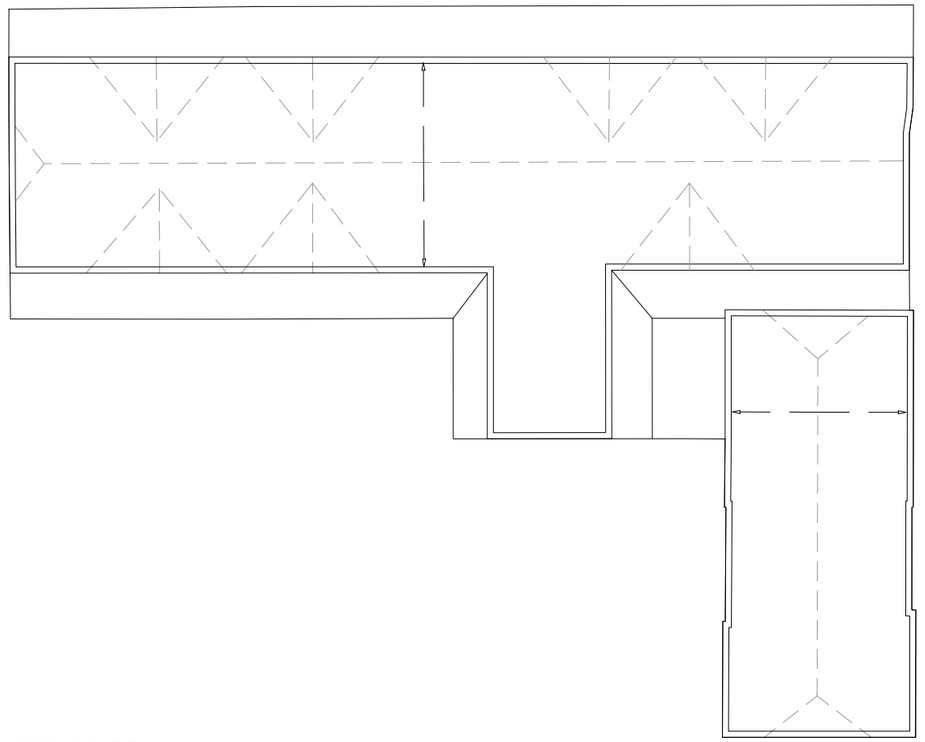
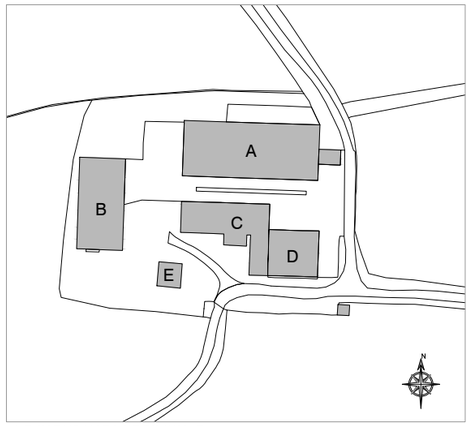


GROUND FLOOR PLAN



FIRST FLOOR PLAN



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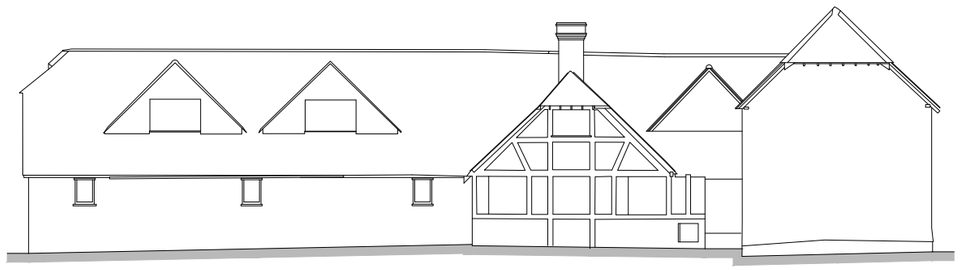

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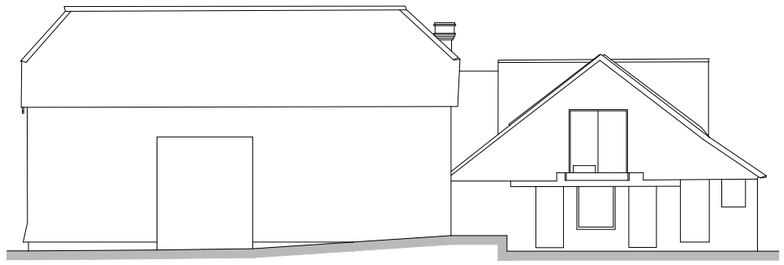
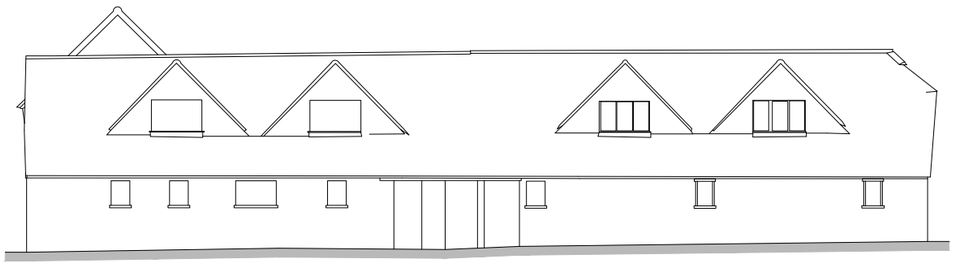
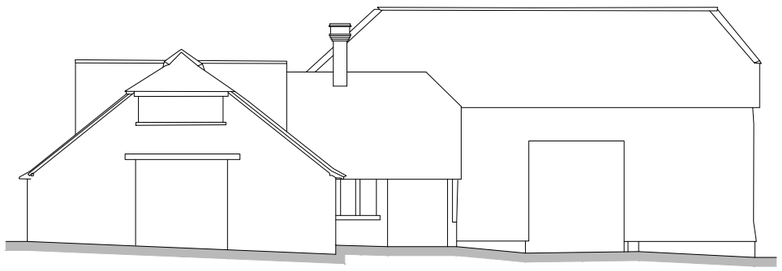


EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

0 1 2 3 4 m 6 8 10 metres

SCALE 1:100

Rev.	Date	Detail

Status: PLANNING ISSUE

ASCOT DESIGN
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Client: KIRKBY HOMES

Project Title: WINKFORD FARM, CHURCH LANE, BROOK, WITLEY, GU8 5PR.

DRAWING Title: EXISTING STRUCTURE 'C'

Scale.	Date	Drawn
1:100 @ A1	NOV '16	EB

DRAWING NO.	Rev.
15-P1237-111	-

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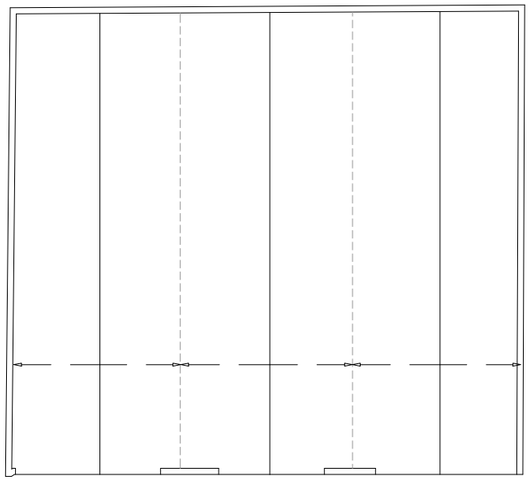
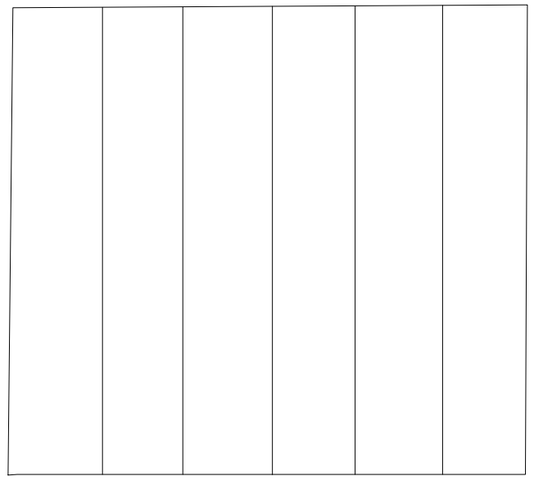
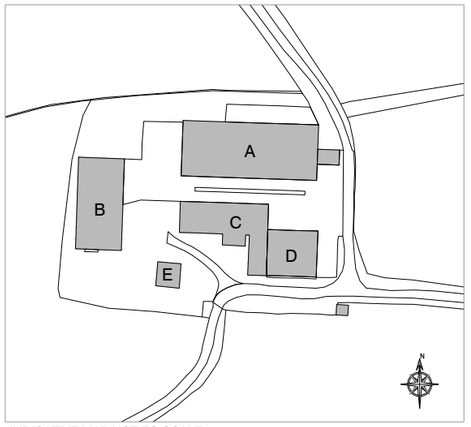


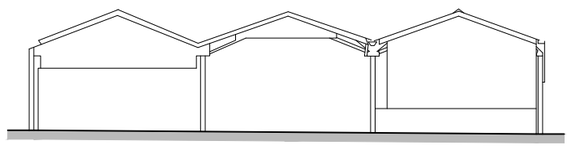
GROUND FLOOR PLAN



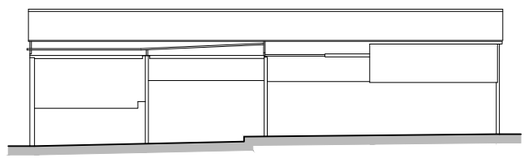
ROOF PLAN



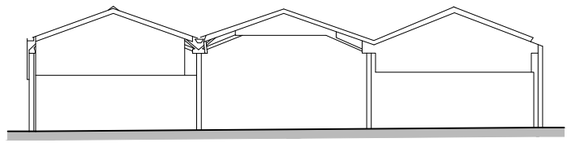
INDICATIVE MAP NOT TO SCALE



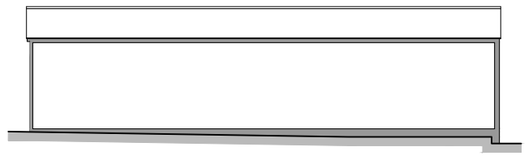
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION (SECTIONAL)

0 1 2 3 4 m 6 8 10 metres

SCALE 1:100

Rev.	Date	Detail

Status: PLANNING ISSUE

ASCOT DESIGN
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www.ascotdesign.com

Client: KIRKBY HOMES

Project Title: WINKFORD FARM, CHURCH LANE, BROOK, WITLEY, GU8 5PR.

DRAWING Title: EXISTING STRUCTURE 'D'

Scale.	Date	Drawn
1:100 @ A1	NOV '16	EB

DRAWING No.: 15-P1237-112

Rev.: -

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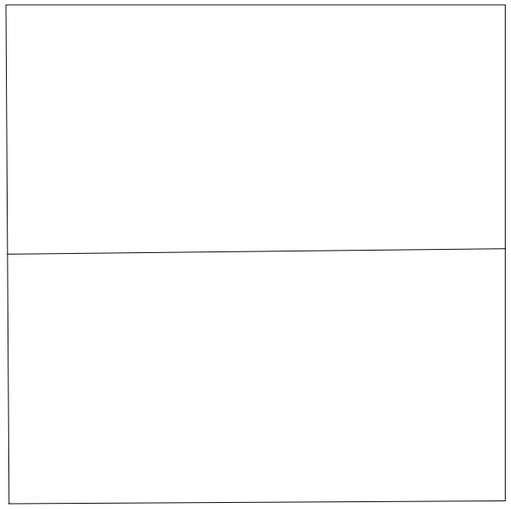
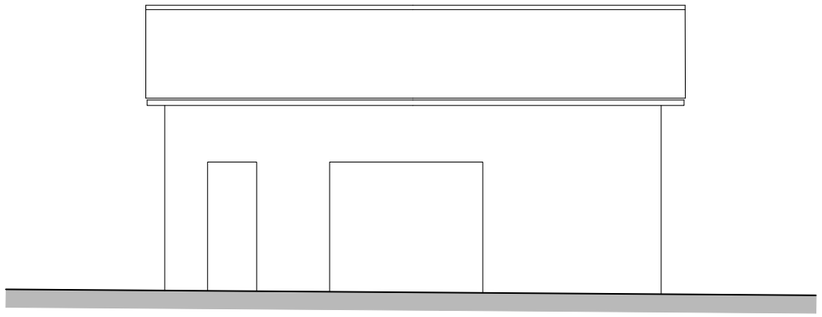


ROOF PLAN



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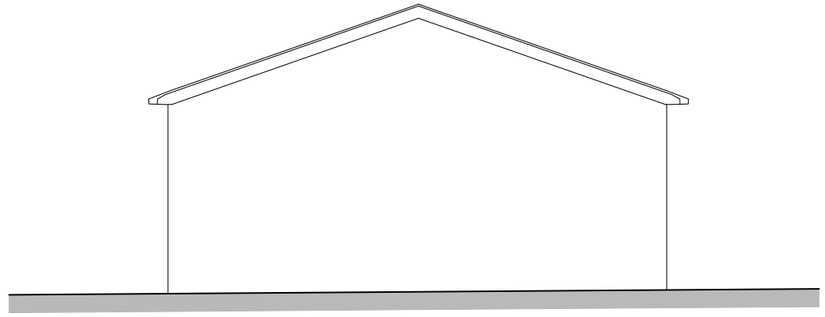
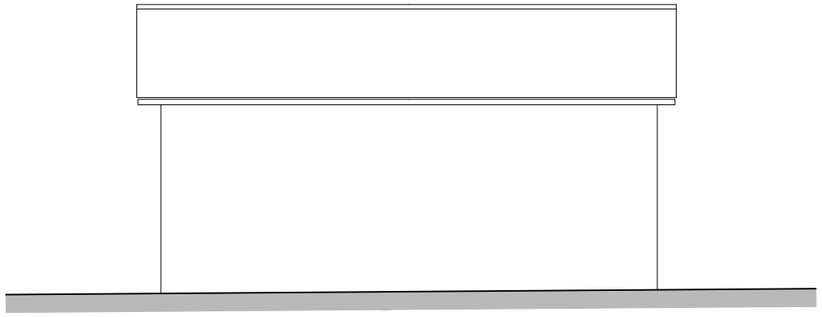
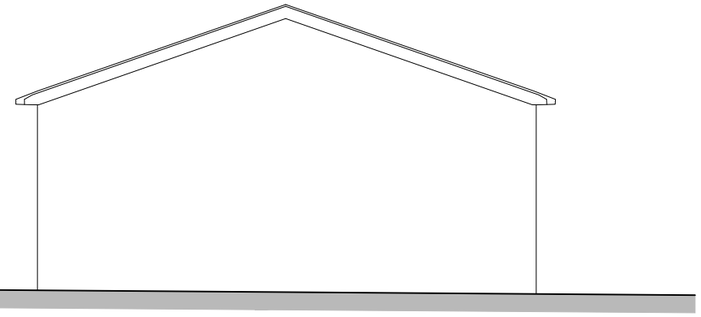


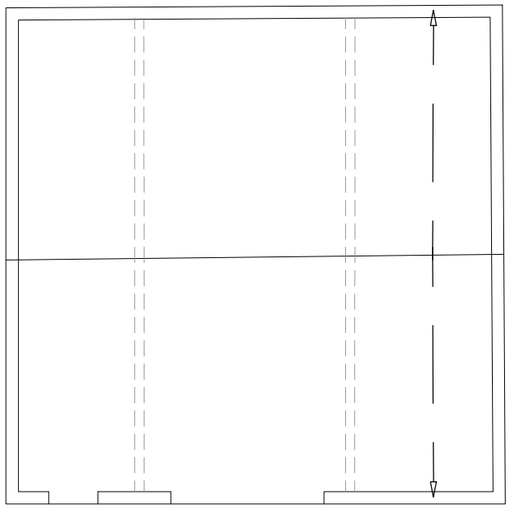
WEST ELEVATION



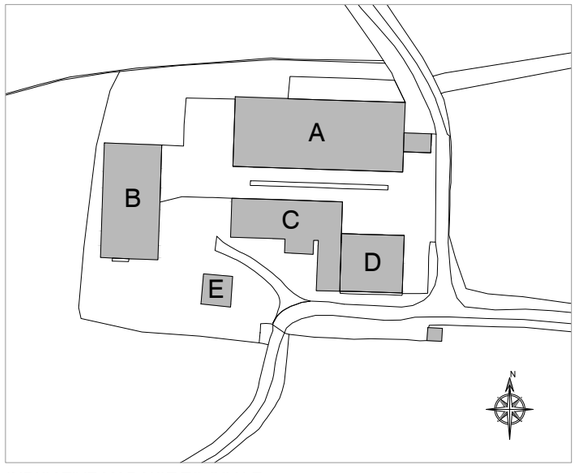
SOUTH ELEVATION



EAST ELEVATION



GROUND FLOOR PLAN



INDICATIVE MAP NOT TO SCALE

0 1 2 3 4 m 6 8 10 metres

SCALE 1:100

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Status: PLANNING ISSUE

Rev. | Date | Detail

Client: KIRKBY HOMES

DRAWING Title: EXISTING STRUCTURE 'E'

Project Title: WINKFORD FARM, CHURCH LANE, BROOK, GU8 5PR

Scale: 1:100 @ A3 | Date: NOV '16 | Drawn: EB

DRAWING No.: 15-P1237 - 113 | Rev.: -

SCHEME PROPOSALS

15-P1237-100a	Proposed Site Layout, 1:250 @ A1
16-P1237-101a	Site Information Plan, 1:250 @ A1
15-P1237-107a	Proposed Street Scenes, 1:200 @ A1
15-P1237-102a	Dwelling Proposed Floor Plans, 1:100 @ A1
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16-P1237-106	Proposed Staff Cottage Proposed Floor Plans & Elevations, 1:100 @ A1

N

0 5 10m 15 20 25

SCALE BAR 1:250

KEY:-

INDICATIVE PROPOSED PLANTING

Rev.	Date	Detail
A	11.05.17	BOUNDARY AMENDED AS REQUESTED.

Status: PLANNING ISSUE

ASCOT DESIGN
Timeless architecture

Ascot Design Ltd, Berkshire House 29-31 High Street, Ascot, Berkshire, SL5 7HY
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www.ascotdesign.com

Client: KIRKBY HOMES

Project Title: WINKFORD FARM, CHURCH LANE, BROOK, WITLEY, GU8 5PR.

DRAWING Title: PROPOSED SITE LAYOUT

Scale:	Date:	Drawn:
1:250 @ A1	NOV '16	BM

DRAWING No.: 15-P1237-100 Rev.: A

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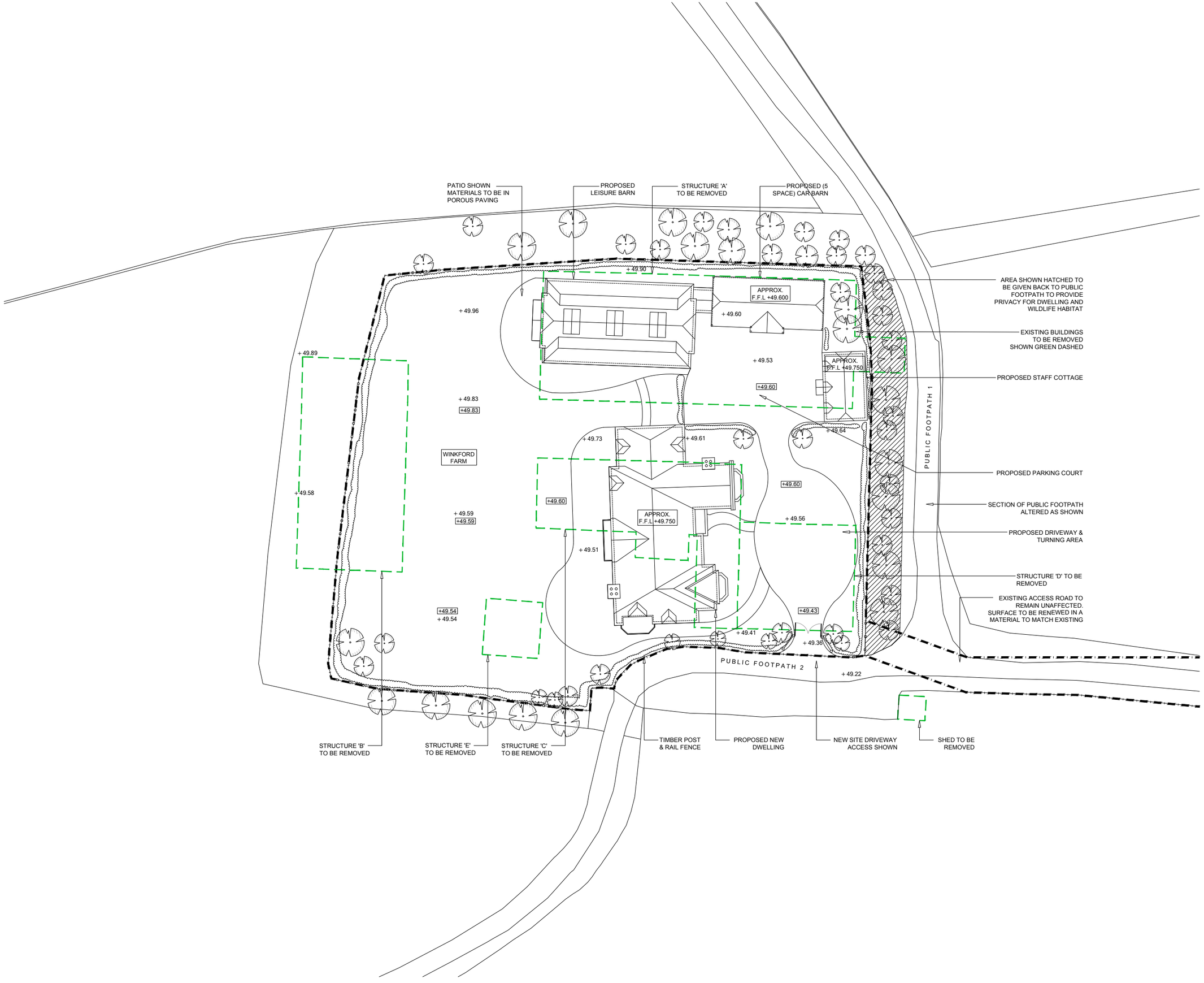

N

0 5 10m 15 20 25

SCALE BAR 1.250

KEY:-

- EXISTING STRUCTURES TO BE REMOVED
- **TREES TO BE RETAINED**
- **EXISTING HEDGROW**
- **INDICATIVE PROPOSED PLANTING**
- + 00.00 **EXISTING LEVELS**
- +00.00 **PROPOSED LEVELS** (*subject to soil survey, service enquires and site conditions)
- APPROX. F.F.L +00.000 APPROXIMATE FINISHED FLOOR LEVEL
- PROPOSED BOUNDARY OF SITE CURTILAGE

Rev.	Date	Detail
A	11.05.17	BOUNDARY AMENDED AS REQUESTED.

Status: **PLANNING ISSUE**

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www.ascotdesign.com

Client: KIRKBY HOMES

Project Title: WINKFORD FARM, CHURCH LANE, BROOK, WITLEY, GU8 5PR.

DRAWING Title: SITE INFORMATION PLAN

Scale.	Date	Drawn
1:250 @ A1	NOV '16	BM

DRAWING No.: 16-P1237-101 Rev.: A

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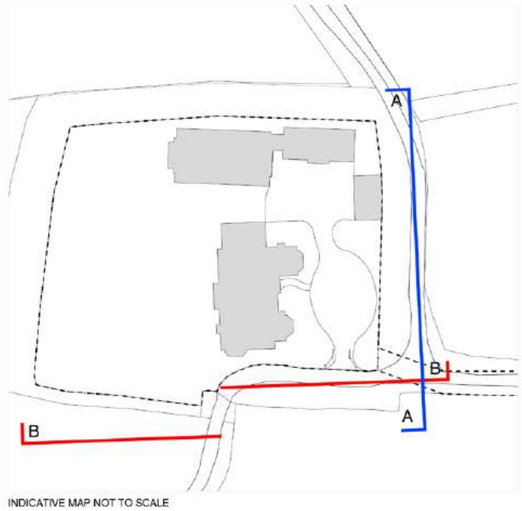
STREET SCENE A - A

(ALONG PUBLIC FOOTPATH 1)

STREET SCENE B - B

(ALONG PUBLIC FOOTPATH 2)



INDICATIVE MAP NOT TO SCALE

0 1 2 3 4 m 6 8 10 metres

SCALE 1:100

Rev.	Date	Detail
A	11.05.17	BOUNDARY AMENDED AS REQUESTED.

Status: PLANNING ISSUE

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Client: KIRKBY HOMES

Project Title: WINKFORD FARM, CHURCH LANE, BROOK, WITLEY, GU8 5PR.

DRAWING Title: PROPOSED STREET SCENES

Scale	Date	Drawn
1:200 @ A1	NOV '16	EB

DRAWING No.: 15-P1237-107 Rev.: A

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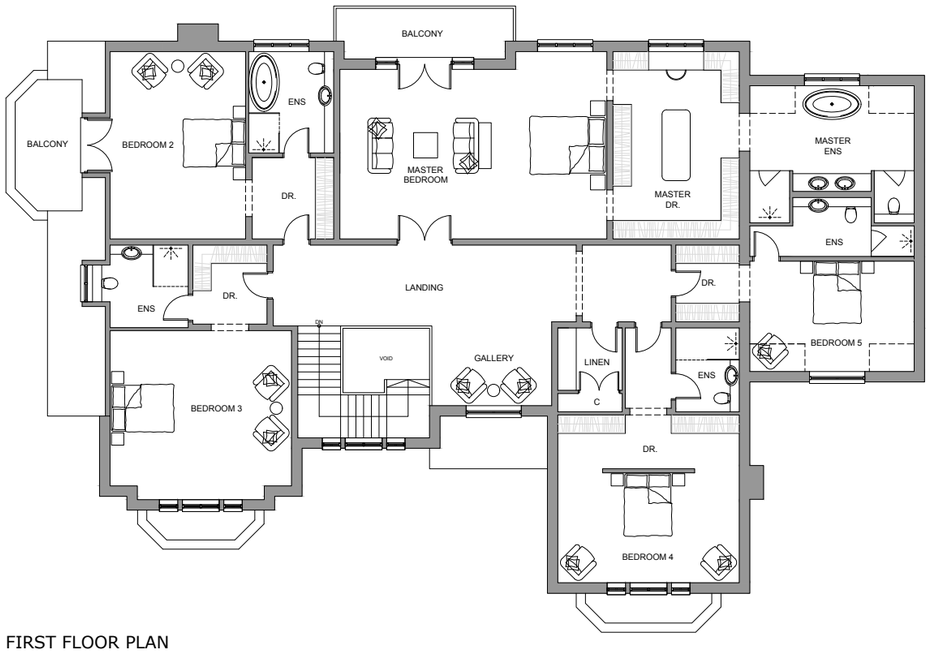
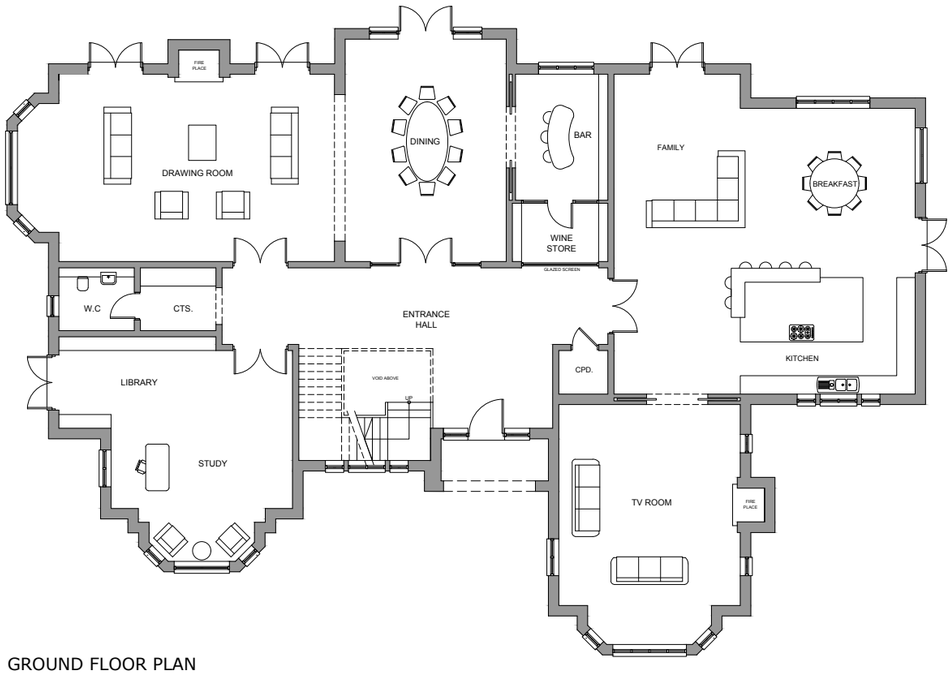


FIRST FLOOR PLAN



GROUND FLOOR PLAN

AREAS (GIA):

DWELLING - GROUND FLOOR	-	385.8 sq m /	1,153 sq ft
DWELLING - FIRST FLOOR	-	344.7 sq m /	3,710 sq ft
DWELLING - TOTAL	-	730.5 sq m /	7,863 sq ft

0 1 2 3 4 m 6 8 10 metres

SCALE 1:100

Rev.	Date	Detail
A	03.06.17	Minor amendments.

Status: PLANNING ISSUE

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Client: KIRKBY HOMES

Project Title: WINKFORD FARM, CHURCH LANE, BROOK, WITLEY, GU8 5PR.

DRAWING Title: DWELLING PROPOSED FLOOR PLANS

Scale.	Date	Drawn
1:100 @ A1	AUG 16	BM

DRAWING No.: 15-P1237-102 Rev.: A

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FRONT ELEVATION (EAST)

SIDE ELEVATION (NORTH)

REAR ELEVATION (WEST)

SIDE ELEVATION (SOUTH)

0 1 2 3 4 m 6 8 10 metres

SCALE 1:100

Rev.	Date	Detail
A	03.06.17	Minor amendments.

Status: PLANNING ISSUE

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Client: KIRKBY HOMES

Project Title: WINKFORD FARM, CHURCH LANE, BROOK, WITLEY, GU8 5PR.

DRAWING Title: DWELLING
PROPOSED ELEVATIONS

Scale	Date	Drawn
1:100 @ A1	NOV '16	EB

DRAWING No.: 16-P1237-103 Rev.: A

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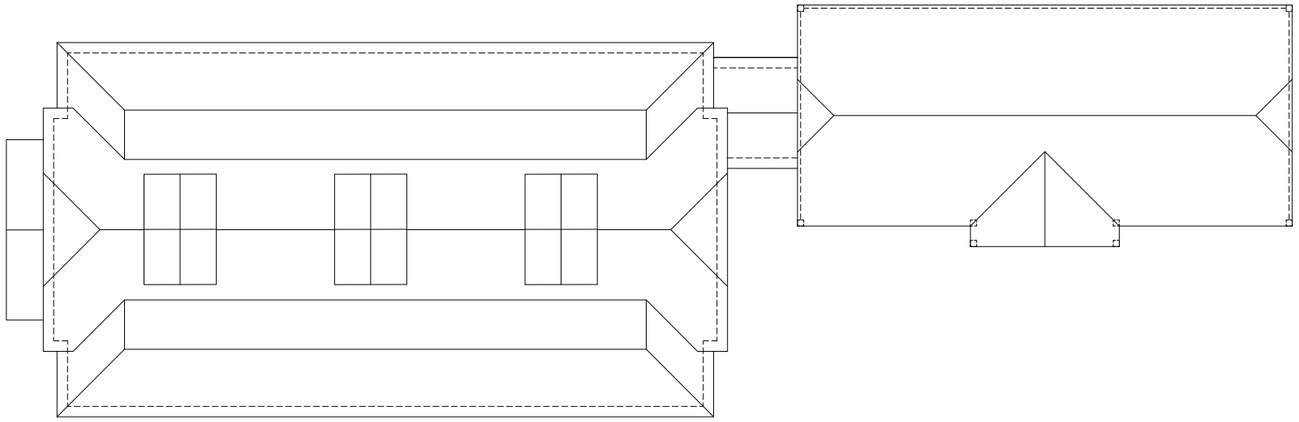
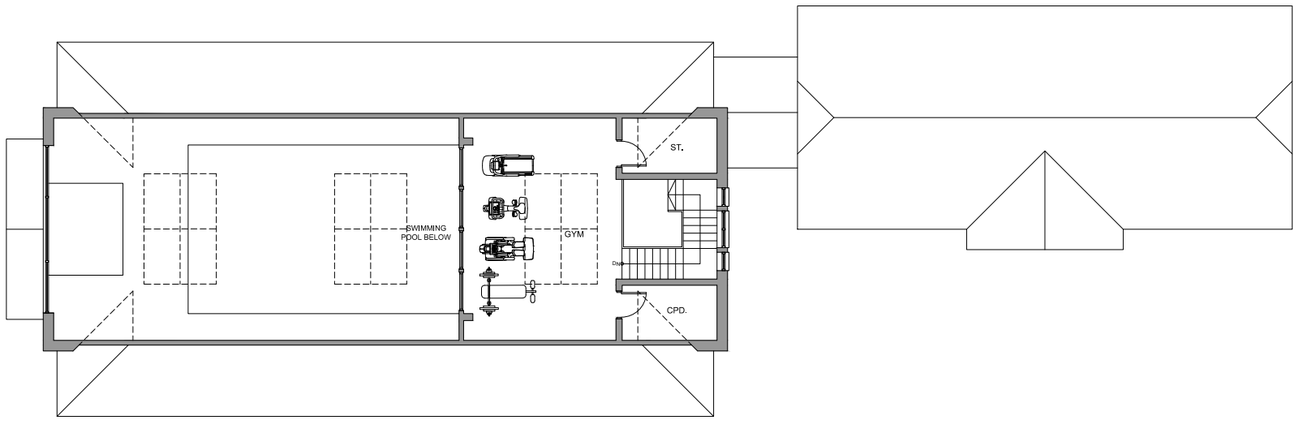
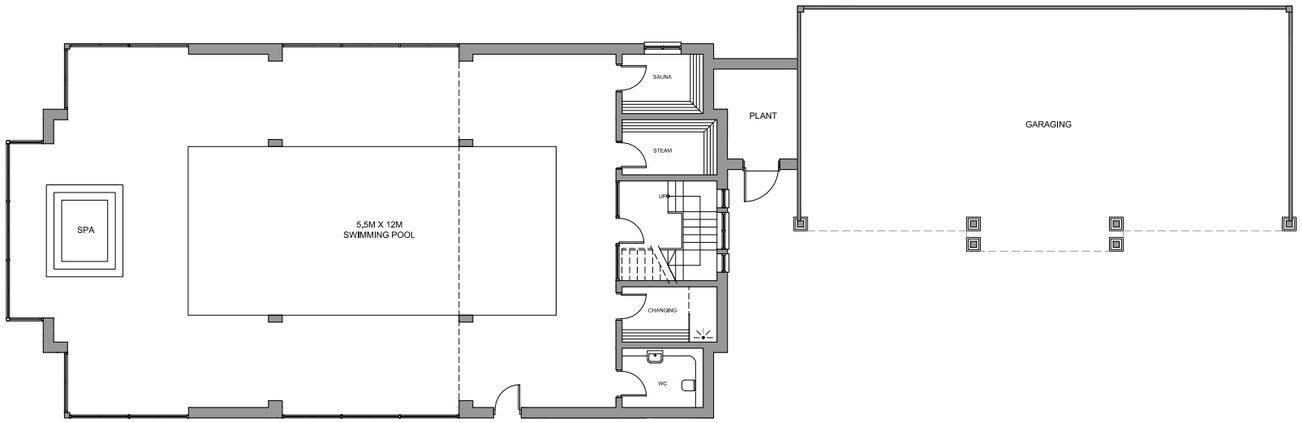


ROOF PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

AREAS (GIA):

LEISURE BARN - GROUND FLOOR	-	253.5 sq m /	2,729 sq ft
LEISURE BARN - FIRST FLOOR	-	59.9 sq m /	645 sq ft
LEISURE BARN - TOTAL	-	313.4 sq m /	3,373 sq ft
CAR BARN & PLANT	-	120.6 sq m /	1,298 sq ft

0 1 2 3 4 m 6 8 10 metres

SCALE 1:100

Rev.	Date	Detail

Status: PLANNING ISSUE

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Client: KIRKBY HOMES

Project Title: WINKFORD FARM, CHURCH LANE, BROOK, WITLEY, GU8 5PR.

DRAWING Title: LEISURE BARN AND GARAGING PROPOSED FLOOR PLANS

Scale.	Date	Drawn
1:100 @ A1	NOV '16	EB

DRAWING No.: 16-P1237-104 Rev.: -

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FRONT ELEVATION (WEST)

SIDE ELEVATION (SOUTH)

REAR ELEVATION (EAST)

FLANK ELEVATION (NORTH)

0 1 2 3 4 m 6 8 10 metres

SCALE 1:100

Rev.	Date	Detail

Status: PLANNING ISSUE

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Client: KIRKBY HOMES

Project Title: WINKFORD FARM, CHURCH LANE, BROOK, WITLEY, GU8 5PR.

DRAWING Title: LEISURE BARN AND GARAGING PROPOSED ELEVATIONS

Scale:	Date:	Drawn:
1:100 @ A1	NOV '16	EB

DRAWING No.: 16-P1237-105 Rev.: -

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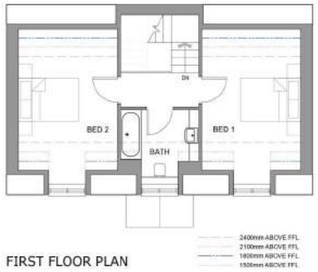
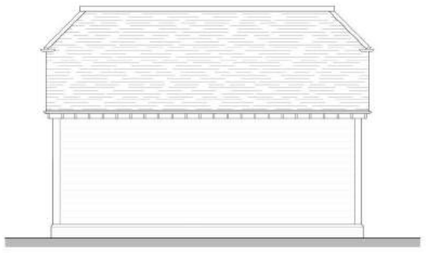
GROUND FLOOR PLAN



FIRST FLOOR PLAN

FRONT ELEVATION (WEST)

SIDE ELEVATION (SOUTH)



REAR ELEVATION (EAST)

FLANK ELEVATION (NORTH)

AREA (GIA):

STAFF COTTAGE - 95.8 sq m / 1,031 sq ft

0 1 2 3 4 m 6 8 10 metres

SCALE 1:100

Rev.	Date	Detail

Status: PLANNING ISSUE

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Client: KIRKBY HOMES

Project Title: WINKFORD FARM, CHURCH LANE, BROOK, WITLEY, GU8 5PR.

DRAWING Title: STAFF COTTAGE, PROPOSED FLOOR PLANS AND ELEVATIONS

Scale:	Date:	Drawn:
1:100 @ A1	NOV '16	EB

DRAWING No.: 16-P1237-106 Rev.: -

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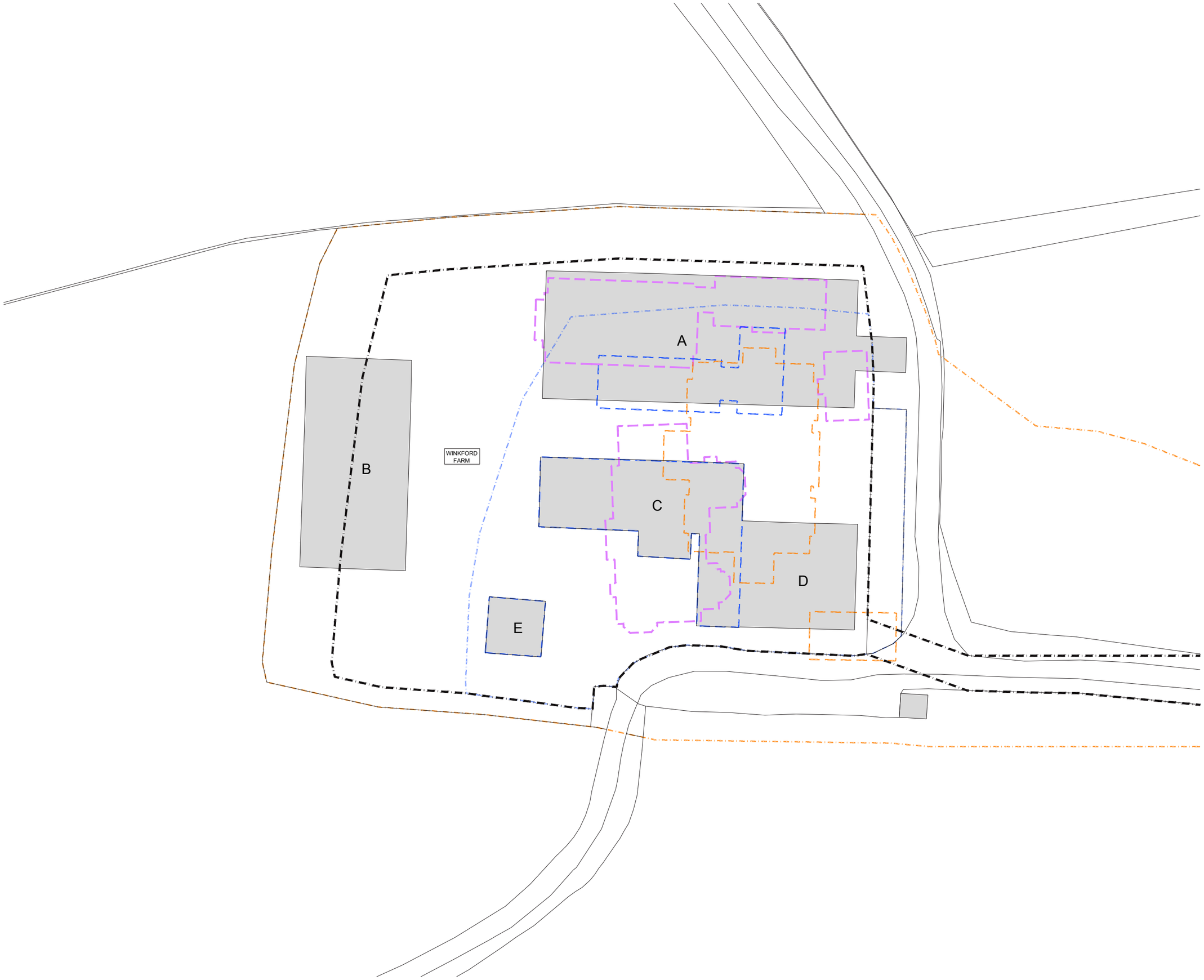
COMPARISON INFORMATION

16-P1237-108a	Previous & Current Applications, 1:250 @ A1
15-P1237-114a	Existing & Proposed Footprints, Not to scale @ A3
15-P1237-115a	Existing & Proposed Hardstanding, Not to scale @ A3
15-P1237-116	Existing & Proposed Floor Areas GEA, Not to scale @ A3
15-P1237-117	Existing & Proposed Volume, Not to scale @ A3



N

0 5 10m 15 20 25

SCALE BAR 1.250

KEY:-

- EXISTING BUILDING TO BE REMOVED
- PROPOSED BUILDING
- PROPOSED BOUNDARY OF SITE CURTILAGE
- OUTLINE OF APPROVED APPLICATION (APPROVED UNDER WA/2012/1750)
- BOUNDARY OF APPROVED APPLICATION (APPROVED UNDER WA/2012/1750)
- OUTLINE OF REFUSED APPLICATION (REFUSED UNDER WA/2015/1840)
- BOUNDARY OF REFUSED APPLICATION (REFUSED UNDER WA/2015/1840)

Rev.	Date	Detail
A	11.05.17	BOUNDARY AMENDED AS REQUESTED.

Status: PLANNING ISSUE

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Client: KIRKBY HOMES

Project Title: WINKFORD FARM, CHURCH LANE, BROOK, WITLEY, GU8 5PR.

DRAWING Title: PREVIOUS & CURRENT APPLICATIONS

Scale.	Date	Drawn
1:250 @ A1	NOV '16	BM

DRAWING No.: 16-P1237-108

Rev.: A

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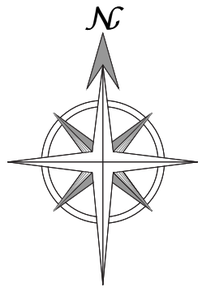

EXISTING

APPROVED

PROPOSED

EXISTING BUILDING FOOTPRINT: 2 076 m² (32% CURTILAGE COVERAGE)

APPROVED BUILDINGS FOOTPRINT: 714 m² (24% CURTILAGE COVERAGE)

PROPOSED BUILDINGS FOOTPRINT: 897 m² (20% CURTILAGE COVERAGE)

EXISTING BOUNDARY OF SITE CURTILAGE: 6 562 m²

APPROVED BOUNDARY OF SITE CURTILAGE: 2 995 m²

PROPOSED BOUNDARY OF SITE CURTILAGE: 4 433 m²

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Status: PLANNING ISSUE

Client: KIRKBY HOMES

Project Title: WINKFORD FARM, CHURCH LANE, BROOK, GU8 5PR

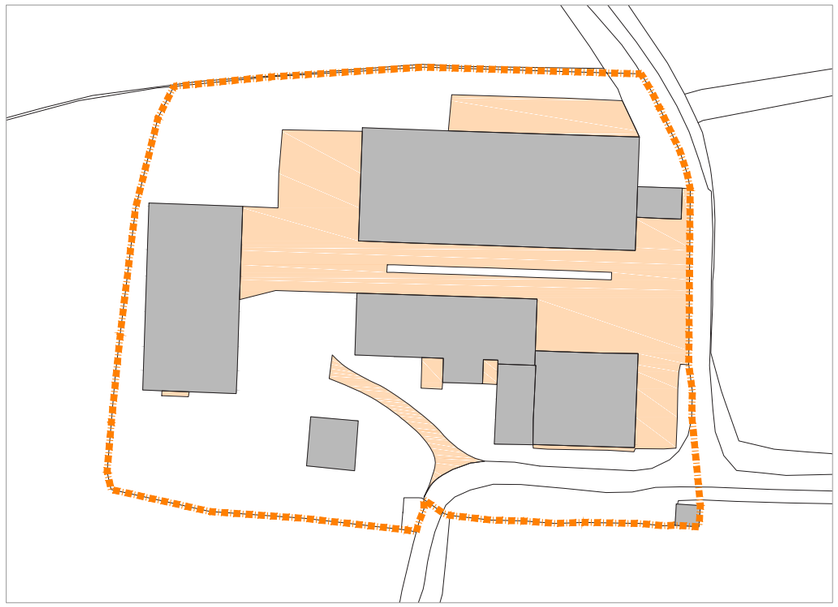
Rev.	Date	Detail
A	11.05.17	BOUNDARY AMENDED AS REQUESTED.

DRAWING Title: EXISTING & PROPOSED FOOTPRINTS

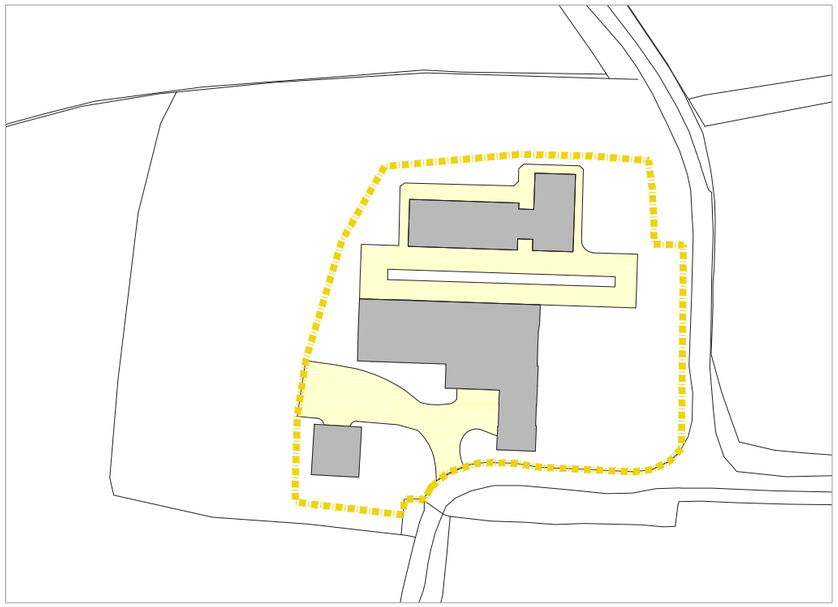
Scale.	Date	Drawn
NOT TO SCALE @ A3	NOV '16	EB

DRAWING No.: 15-P1237 - 114

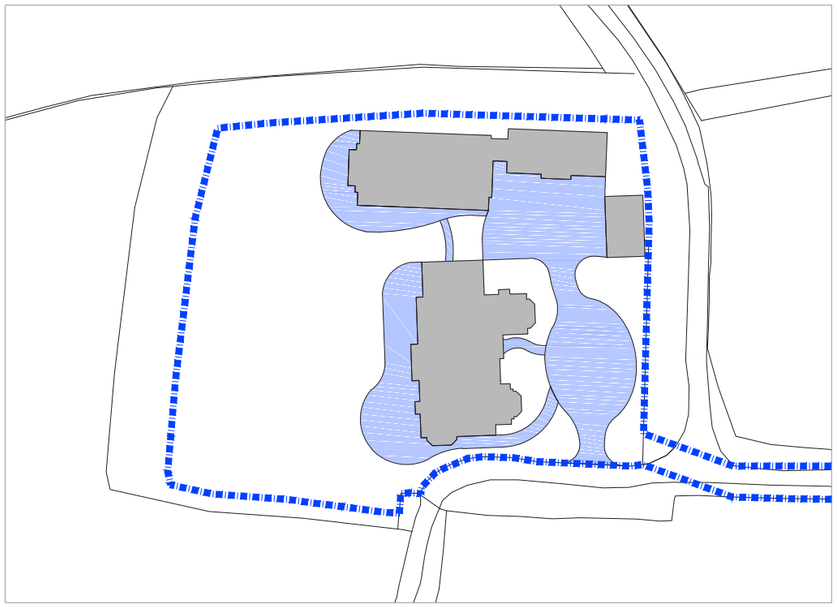
Rev.: A



EXISTING



APPROVED



PROPOSED

EXISTING HARD SURFACE: 1 511 m² (23% CURTILAGE COVERAGE)

APPROVED HARD SURFACE: 782 m² (26% CURTILAGE COVERAGE)

PROPOSED HARD SURFACE: 973 m² (22% CURTILAGE COVERAGE)

EXISTING BOUNDARY OF SITE CURTILAGE: 6 562 m²

APPROVED BOUNDARY OF SITE CURTILAGE: 2 995 m²

PROPOSED BOUNDARY OF SITE CURTILAGE: 4 433 m²

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Status: PLANNING ISSUE

Client: KIRKBY HOMES

Project Title: WINKFORD FARM, CHURCH LANE, BROOK, GU8 5PR

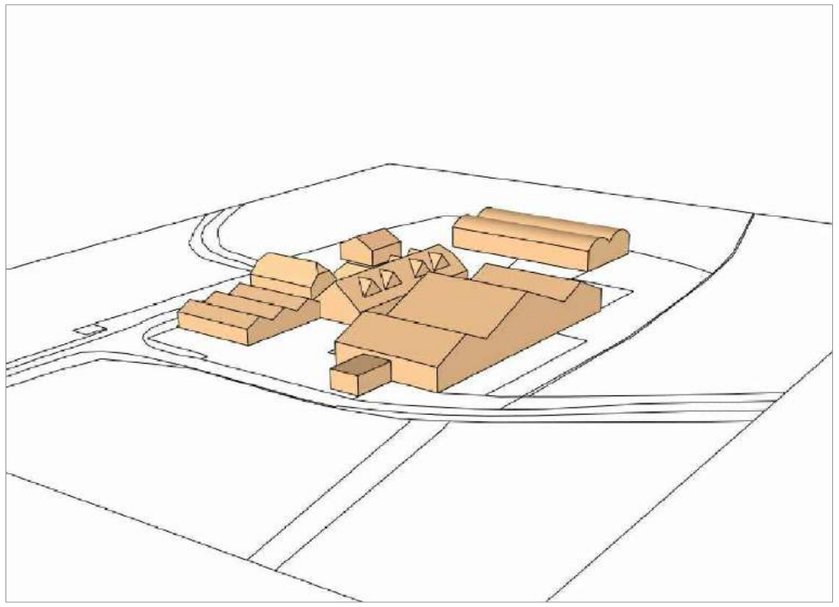
Rev.	Date	Detail
A	11.05.17	BOUNDARY AMENDED AS REQUESTED.

DRAWING Title: EXISTING & PROPOSED HARDSTANDING

Scale.	Date	Drawn
NOT TO SCALE @ A3	NOV '16	EB

DRAWING No.: 15-P1237 - 115

Rev.: A



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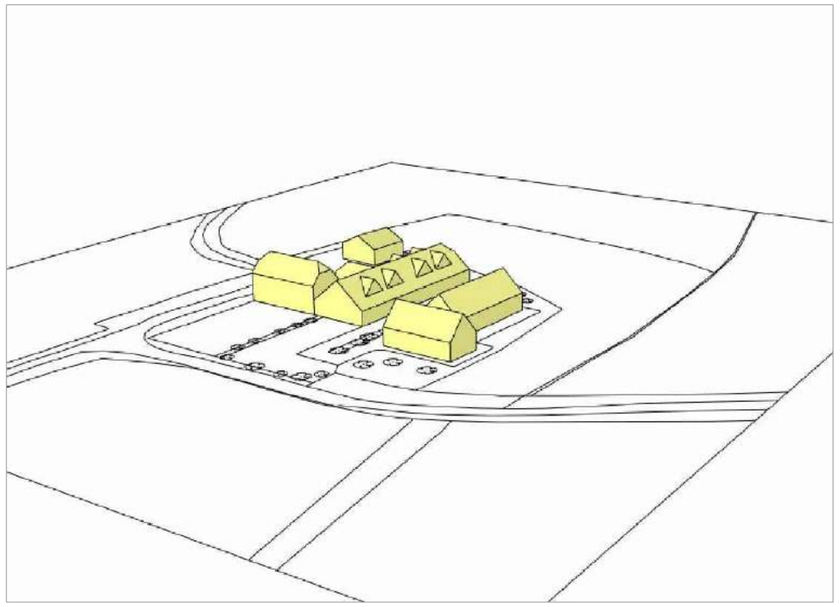

APPROVED

PROPOSED

	EXISTING BUILDING GROSS EXTERNAL AREA:	2 393 m²
	APPROVED BUILDINGS GROSS EXTERNAL AREA:	1 130 m²
	PROPOSED BUILDINGS GROSS EXTERNAL AREA:	947 m²

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Status: PLANNING ISSUE

Client: KIRKBY HOMES

Project Title: WINKFORD FARM, CHURCH LANE, BROOK, GU8 5PR

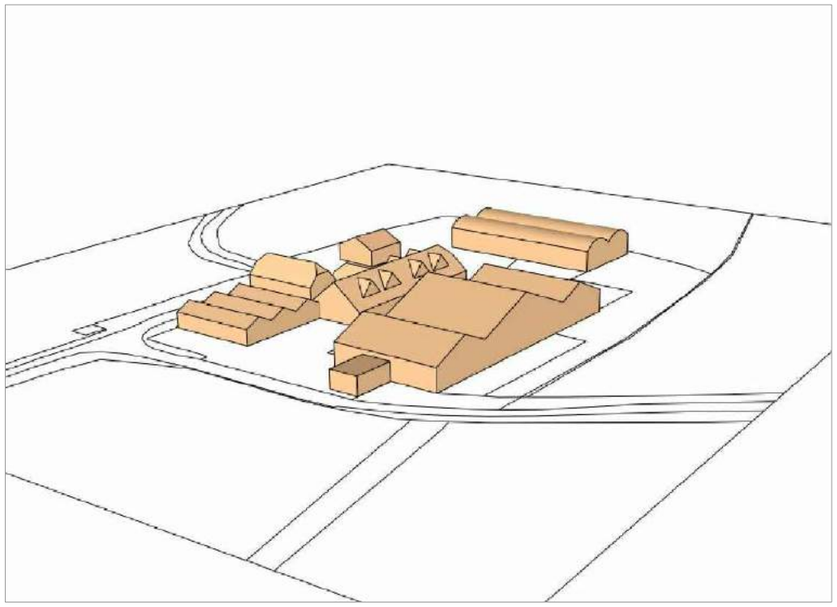
Rev.	Date	Detail

DRAWING Title: EXISTING & PROPOSED FLOOR AREAS (GEA)

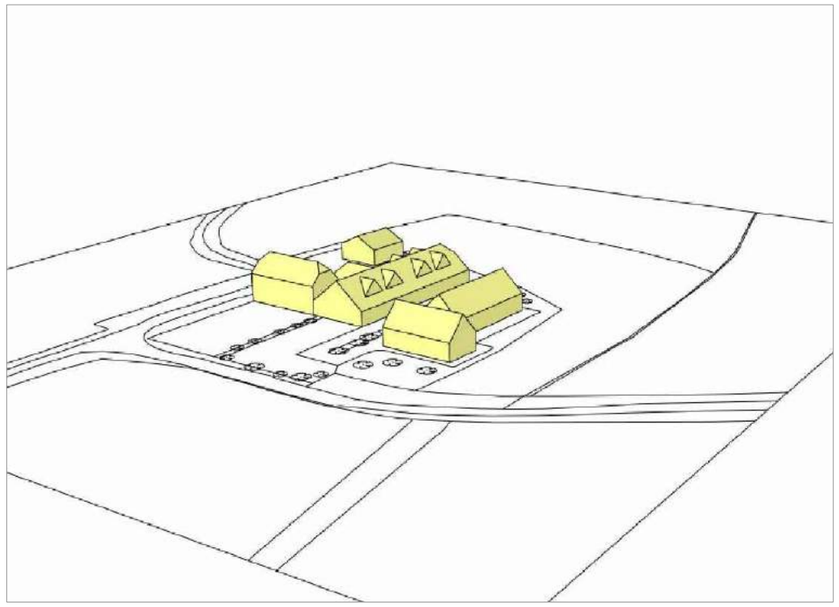
Scale:	Date	Drawn
NOT TO SCALE @ A3	NOV '16	EB

DRAWING No: 15-P1237 - 116

Rev.: -



EXISTING



APPROVED

PROPOSED

	EXISTING BUILDING VOLUME:	10 504 m³
	APPROVED BUILDINGS VOLUME:	3 464 m³
	PROPOSED BUILDINGS VOLUME:	4 972 m³

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Status: PLANNING ISSUE

Client: KIRKBY HOMES

Project Title: WINKFORD FARM, CHURCH LANE, BROOK, GU8 5PR

Rev.	Date	Detail

DRAWING Title: EXISTING & PROPOSED VOLUME

Scale:	Date	Drawn
NOT TO SCALE @ A3	NOV '16	EB

DRAWING No.: 15-P1237 - 117

Rev.: -

MARTIN LEAY
associates