

Guildford Design Awards 2023 Entry

Address: 11 Annandale Road, Guildford, Surrey. GU2 4LR
Category of project: New Build – Multiple Housing – smaller projects up to 30 homes
Name of Client: Levanter Developments
Architects: SCd Architects
Key Contact: Steve Clifton (steve@scdarchitects.co.uk) – 07976 628616

Brief Description of the project:

The challenge with this project was to design a scheme for 12 key worker units within the town on a site with single aspect, changing topography and budgetary constraints, but importantly was still of architectural interest and merit.

The site was occupied by a single residential dwelling believed to have been constructed in the late 1950's. The original house was then subject to further extensions in the form of a stepped flat roof structure infilling the remainder of the site. The property was of low architectural character and made little to no contribution to the street scenes along both Farnham Road and Annandale Road. The project involved the demolition of the existing property and the construction of a new residential scheme comprising of 12 one bedroom apartments plus extensive new landscaping and planting. The completed development was subsequently purchased by a Local NHS Trust and provides much needed 'keyworker accommodation' for NHS staff within the town centre.

The site is within close proximity of Guildford town centre, the ideal location for sustainable development with easy access to both public transport and retail areas. Guildford railway station is approximately 500m away and the town centre is approximately 800m, so both within easy walking distance. There are several bus stops providing good transport links to Guildford and surrounding towns.

The design was developed following analysis of the natural topography, combined with the scale and massing of neighbouring properties. Initial design studies showed there was an opportunity to increase the built form within the site without being overbearing or out of character to the wider area. Initial design strategies were for a single building on the site, however the design evolved into two separate buildings to reduce the massing along Annandale Road.

The building in the southern part of the site, adjacent to 10 Annandale Road, has a smaller footprint to reflect the scale and character of nos 9 and 10 Annandale Road. The building in the northern part of the site has an increased scale to reflect its prominent location on the corner with Farnham Road. The building is articulated with a series of stepped forms along the main elevation. Whilst this creates a visually dynamic facade, it also provides the opportunity to define each element through the materials.

Due to the site topography, there are two principal levels to the proposed site plan, we have referred to them in the submission as Lower Ground and Upper Ground. On the Lower Ground Floor there are 3 main pedestrian access points to the site. The Lower Ground Floor apartments have their own private access points as well as a private terrace space. The main pedestrian entrance at the Upper Ground level is accessed from Farnham Road.

The scheme comprises of 12 x one bedroom apartments. Each apartment is designed to be the same width, informing the stepped articulation of the facades. All the circulation and access to the apartments run along the rear of the site. This removes the need for habitable room windows on the western elevation, which would otherwise result in overlooking to the neighbouring properties. The living rooms and bedrooms are both located along the principal elevations to Annandale Road and Farnham Road. The use of full height windows maximises natural daylight deep into the plan. Kitchens and bathrooms are located to the rear of the plan, with natural daylight provided wherever possible. This has the added benefit of keeping vents away from the principal elevations. Each unit is designed for a maximum of two-person occupancy to meet the nationally described space standards.

The principle aim with the architectural strategy was to create a dramatic building with a modern design theme that reflects the materials and character of the local vernacular architecture. The use of gable ends to each of the building projections creates a strong visual character to the proposal. Further interest has been added to the corner of Annandale Road and Farnham Road using two smaller gables which create an oversailing roof detail, providing the opportunity of sheltered amenity space to these two corner units. The articulated footprint is reinforced through the use of materials along the length of the facades. Each projection is defined using either brickwork or acrylic render at upper ground and first floors. The lower ground floor is faced in brick, creating a plinth to the design, which is then separated from the upper floors by a feature brick band. Further finishing touches to the façade are provided using recessed brick and render panels, combined with projecting framed window details in render. The roof is dressed in red/brown clay roof tiles as this is the principal roofing material in this location.











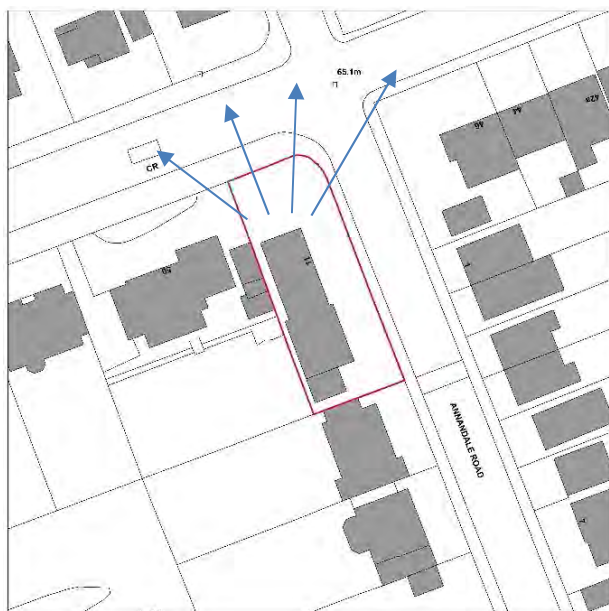








Design Strategy



The existing house has no visual relationship to Farnham Road. The opportunity exists to create a scheme that addresses the road and makes a positive contribution to the Farnham road street scene



Create level pedestrian access from Farnham Road



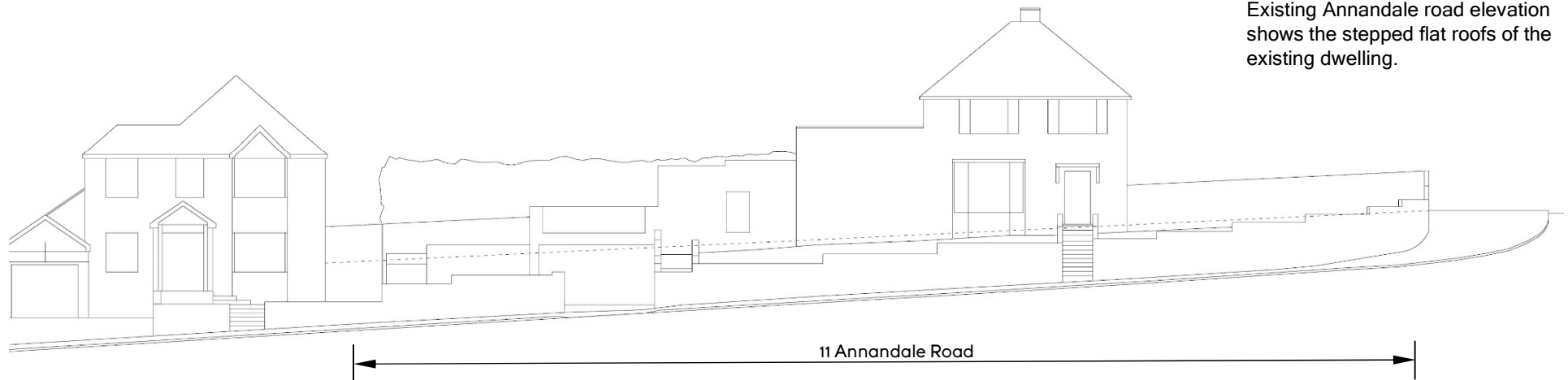
Create visual interest through articulation and stepped facades to avoid the linear appearance of the existing building



Review the building line to Farnham Road in order to create a scheme that addresses this primary road into Guildford

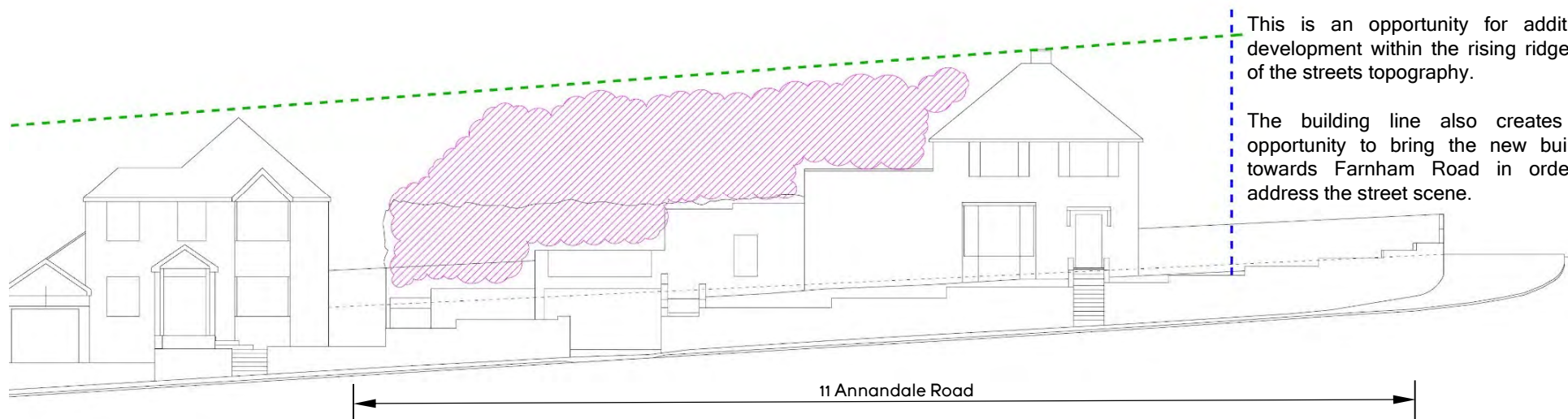
Design Strategy

Existing Annandale road elevation shows the stepped flat roofs of the existing dwelling.

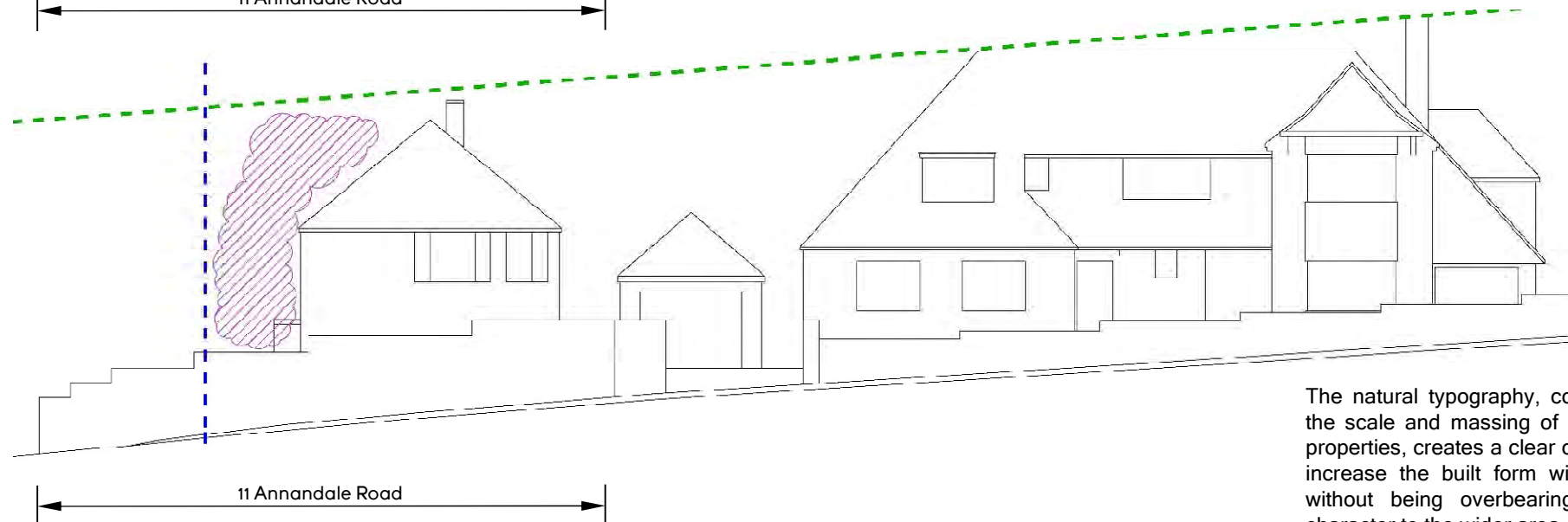
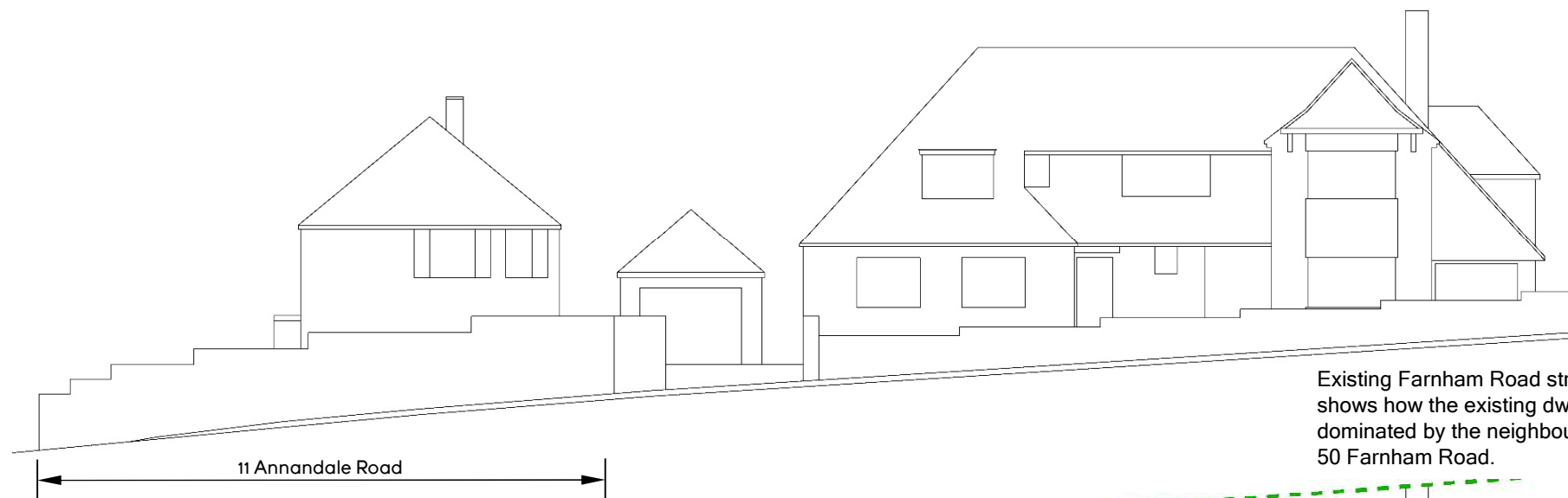


This is an opportunity for additional development within the rising ridge line of the streets topography.

The building line also creates the opportunity to bring the new building towards Farnham Road in order to address the street scene.



Design Strategy









Materials

1. Red brickwork
2. Clay roof tiles
3. Off white acrylic render
4. Dark grey windows and doors
5. Dark grey fascia/soffits and rainwater goods
6. Glazed balustrade

LOWER GROUND FLOOR APARTMENTS 01 TO 04



FARNHAM ROAD (A31)

ANNANDALE ROAD

01

Living Room	3075 x 4910	10'1" x 16'1"
Kitchen	5950 x 2980	19'6" x 9'9"
Bedroom	2750 x 3914	9'0" x 11'0"
Bathroom	2750 x 1626	9'0" x 5'4"

02

Living Room	3120 x 5016	10'2" x 16'5"
Kitchen	3907 x 2049	11'10" x 6'9"
Bedroom	2750 x 4162	9'0" x 13'8"
Bathroom	2763 x 1945	9'1" x 6'5"

05

Living Room	3075 x 5585	10'1" x 18'4"
Kitchen	5950 x 2980	19'6" x 9'9"
Bedroom	2750 x 4315	9'0" x 14'2"
Bathroom	2750 x 1600	9'0" x 5'3"

06

Living Room	4942 x 5977	16'3" x 19'7"
Kitchen	4636 x 3102	15'3" x 10'2"
Bedroom	2750 x 4162	9'0" x 13'8"
Bathroom	2250 x 1613	8'4" x 5'4"

GROUND FLOOR APARTMENTS 05 TO 09



03	Living Room	3075 x 5590	10'1" x 18'4"
	Kitchen	5950 x 2300	19'6" x 7'7"
	Bedroom	2750 x 3740	9'0" x 12'3"
	Bathroom	2750 x 1600	9'0" x 5'3"

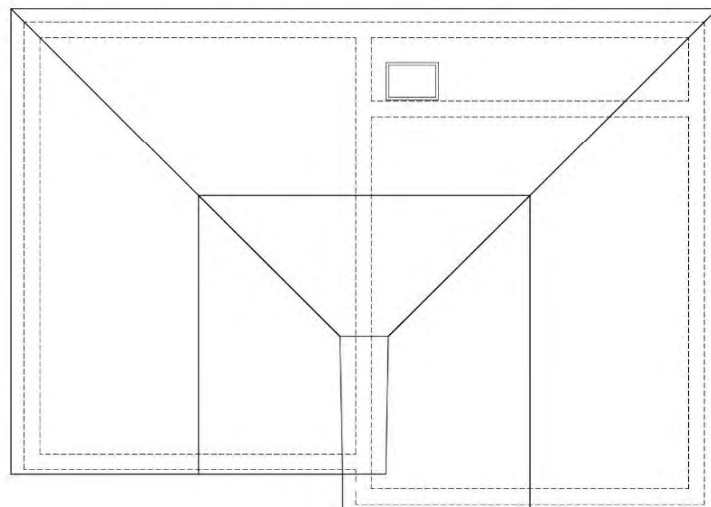
04	Living Room	3102 x 4103	10'2" x 13'6"
	Kitchen	5977 x 2962	19'7" x 9'9"
	Bedroom	2750 x 3552	9'0" x 11'8"

07	Living Room	3075 x 7105	10'1" x 23'0"
	Kitchen	4450 x 2300	14'7" x 7'7"
	Bedroom	2750 x 4415	9'0" x 14'6"
	Bathroom	2750 x 1600	9'0" x 5'3"

08	Living Room	3102 x 4471	10'2" x 14'8"
	Kitchen	3306 x 3071	10'10" x 10'11"
	Bedroom	2750 x 3849	9'0" x 12'8"

09	Living/Kitchen	3390 x 5950	11'1" x 19'6"
	Bedroom	3700 x 2825	12'2" x 9'3"
	Bathroom	3700 x 1763	12'2" x 5'9"

FIRST FLOOR APARTMENTS 10 TO 12



FARNHAM ROAD (A31)

ANNANDALE ROAD

10	Living Room	3075 x 6847	10'1" x 22'6"
	Kitchen	5356 x 2300	17'7" x 7'7"
	Bedroom	2750 x 4415	9'0" x 14'6"
	Bathroom	2750 x 1600	9'0" x 5'3"

11	Living Room	3102 x 3954	10'2" x 13'0"
	Kitchen	3823 x 3096	12'7" x 10'2"
	Bedroom	2750 x 3849	9'0" x 12'8"

12	Living/Kitchen	5950 x 5490	19'6" x 18'0"
	Bedroom	3994 x 2826	13'1" x 9'3"
	Bathroom	3400 x 1762	11'2" x 5'9"