



27TH SEPTEMBER 2023

FARNHAM CENTRUM DESIGN REVIEW PANEL

FARNHAM CENTRUM / INTRODUCTION



Farnham Centrum is a proposed residential-led development on an allocated brownfield site bounded by East Street to the north, Dogflud Way on the east, south and west. The scheme would comprise of six residential blocks of varying heights, responding to their setting and topography. The site is currently occupied by a showroom building and light industrial warehouses. The site levels fall approximately 5-6m (1-2 storeys) from East Street to the lower reaches of Dogflud Way on the south opposite Farnham Leisure Centre and the skatepark, which this proposal will provide a new links.

The proposal has gone through many iterations to provide the viable scheme presented here. The Applicant has employed the services of numerous consultants and we have worked closely with the Borough Council, and the Design South East review panel and local stakeholders to make sure the scheme is policy compliant, does not negatively impact upon neighbouring properties, has a biodiversity net gain and is a positive contribution to the area.

01 / FARNHAM CENTRUM / LOCATION & CONTEXT



Farnham Centrum is located to the east of the town centre, part of the neighbourhood plan. The site is amongst a cluster of ongoing and forthcoming developments.



CENTRUM & THE SURROUNDING AREA

Location

- To the east of Farnham town centre.
- Edge of the emerging neighbourhood plan.

The Existing Site

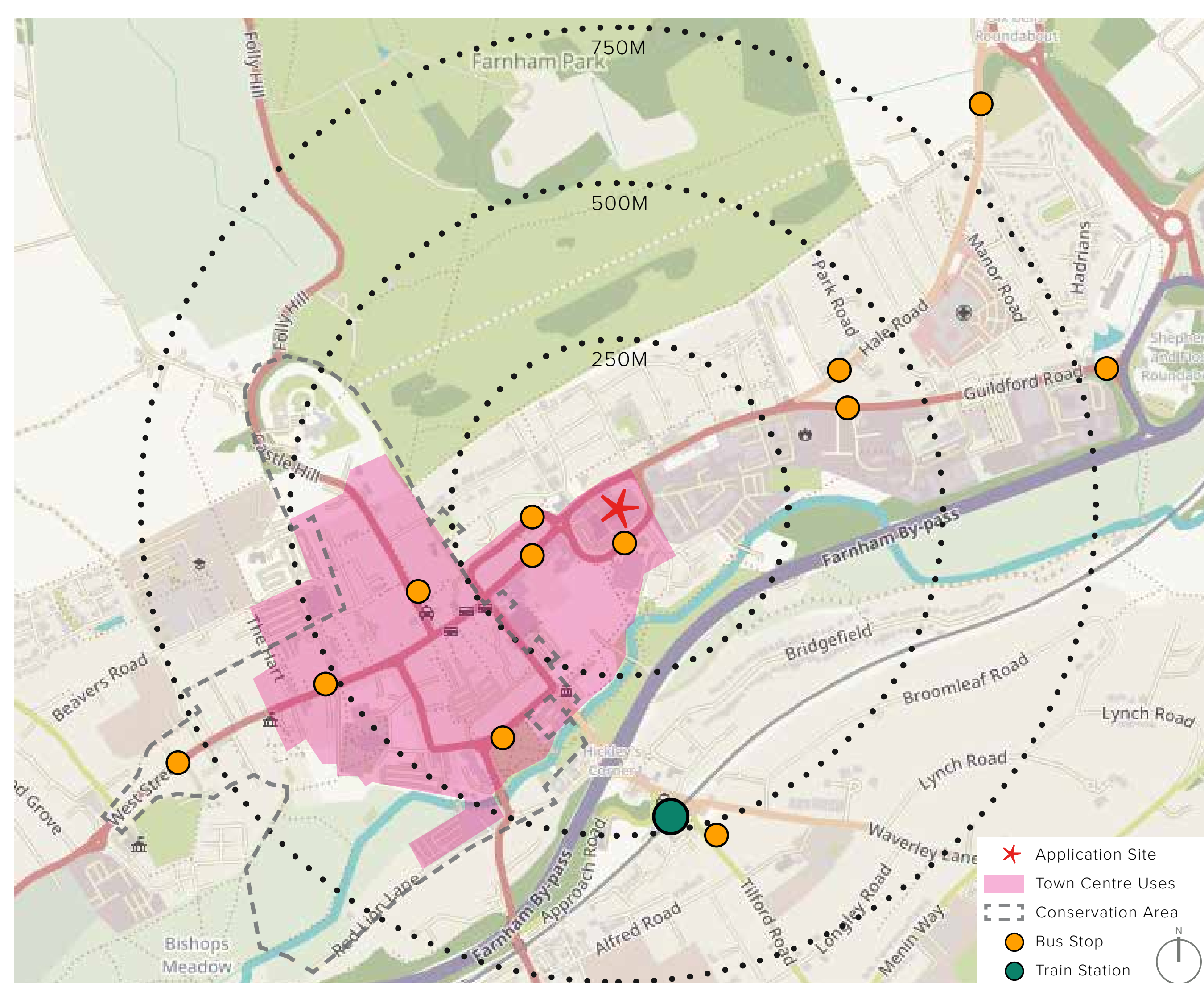
- Commercial and retail uses as well as a gym.
- Access via East Street to the north and Dogflud Way to the south.

Surrounding Area

- A mix of commercial and residential uses.
- Most residential properties located to the north of East Street.

Connectivity

- Close proximity to a number of bus stops.
- Train station within walking distance.

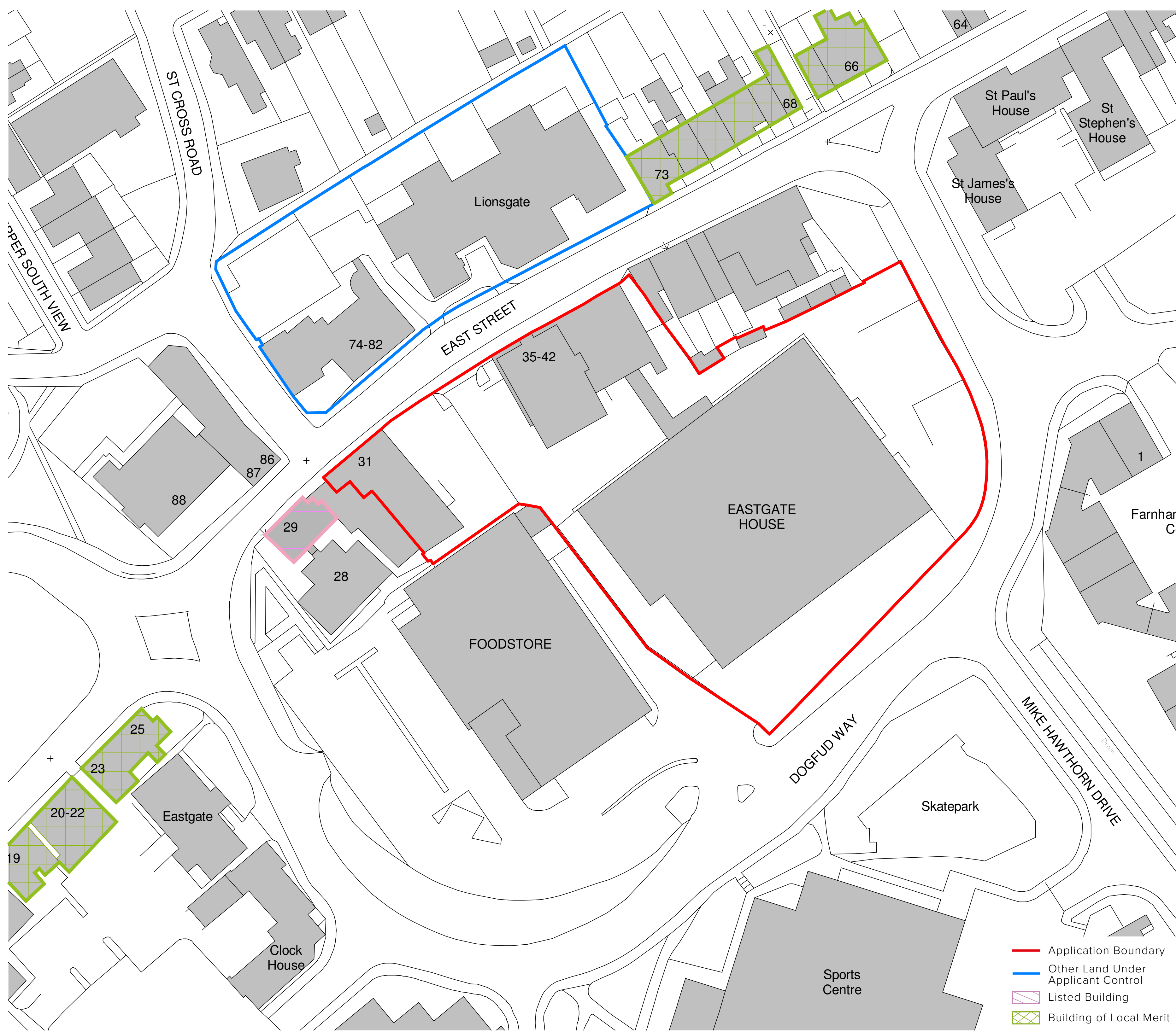


THE SITE AND IT'S SETTING

02 / FARNHAM CENTRUM / UNDERSTANDING THE SITE



There is an opportunity to restore the historic frontage to East Street whilst also replacing the adhoc commercial and retail units with a scheme inspired by the historic character of Farnham.



The Existing Site

- Several commercial and retail uses as well as a gym on the site.
- Furniture showroom, tyre shop, gym, second hand furniture shop and a vehicle repair shop.
- Adjacent foodstore to the west.

Heritage Buildings

- Grade II listed “Still House” (29 East Street)
- Several buildings of local merit including 66-73 East Street

Site History

- Previously adjacent to an old Gas Works with a row of traditional terraced buildings (assumed houses) fronting East Street.
- Dogflud Way was since constructed and the row of terraced houses reduced.

SITE OWNERSHIP



FARNHAM LEISURE CENTRE



EAST STREET COTTAGES



HISTORIC FABRIC



LIONSGATE RESIDENTIAL DEVELOPMENT



GRADE II LISTED 'STILL HOUSE', 29 EAST STREET



ROOFSCAPE PRECEDENT



GEORGIAN PRECEDENT

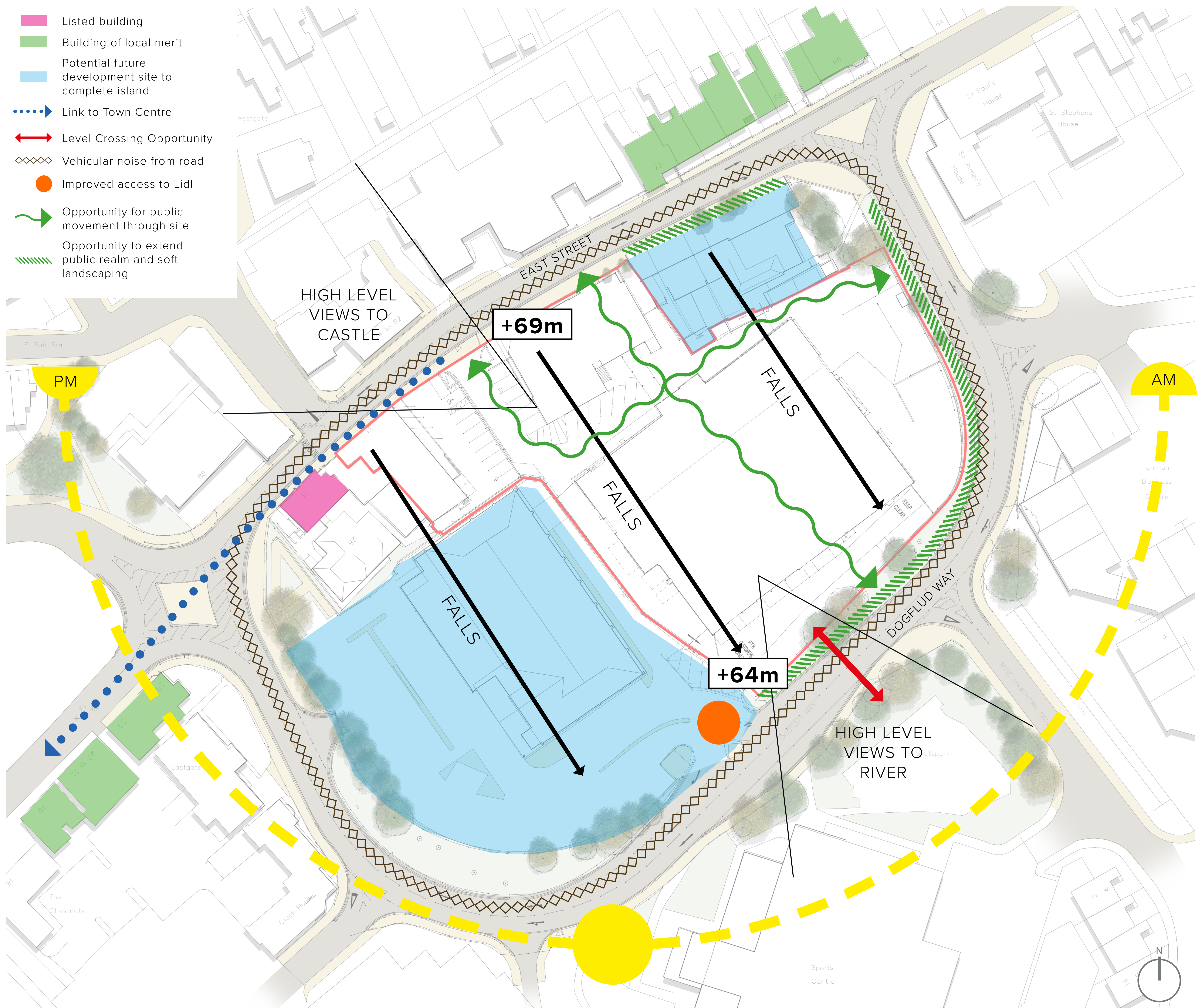
03 / FARNHAM CENTRUM / CONSTRAINTS & OPPORTUNITIES



There is a clear opportunity to enhance the pedestrian connectivity through the proposed site whilst creating a number of publicly accessible open spaces for people to enjoy.



EXISTING SITE PHOTOGRAPHS



CONSTRAINTS & OPPORTUNITIES PLAN

04 / FARNHAM CENTRUM / PROPOSED LAYOUT



The proposed building layout looks to provide an inviting pedestrian route through the site not dissimilar to those found elsewhere in the urban fabric of Farnham.

Accommodation Schedule

The proposals offer 162 residential units across 6 buildings split as follows;

- Building A - 30 Units
- Building B - 29 Units
- Building C - 43 Units
- Building D - 25 Units
- Building E - 19 Units
- Building F - 16 Units

A varied range of unit sizes have been catered for and are represented below;

- 58 One Bedroom Units (36%)
- 92 Two Bedroom Units (57%)
- 12 Three Bedroom Units (7%)

All residential units will be designed to National Space Standards as a minimum.



FUTURE ASPIRATIONAL "ISLAND" MASTERPLAN

05 / FARNHAM CENTRUM / EAST STREET

Smaller scale, more traditional buildings situated along East Street with taller buildings fronting Dogflud Way utilising the current change in levels whilst also maintaining a consistent roof line.



VIEW TOWARDS BUILDING C FROM EAST STREET



VIEW TOWARDS BUILDING E FROM EAST STREET

06 / FARNHAM CENTRUM / DOGFLUD WAY

A more contemporary vernacular has been utilised along Dogflud Way in comparison to East Street which will be linked via the new pedestrian route.



VIEW TOWARDS BUILDING A ALONG DOGFLUD WAY



VIEW TOWARDS BUILDINGS A & B FROM MIKE HAWTHORN DRIVE

07 / FARNHAM CENTRUM / SUSTAINABILITY & MATERIALS



Balancing the environmental, societal, and economic facets of sustainability to create a desirable low carbon community that doesn't cost the Earth – during construction or operation.

Key Principles

- Reducing energy demand by targeting an EPC rating of C.
- Application of the Energy Hierarchy to minimise carbon emissions and the economic cost to occupants.
- Electric space heating and domestic hot water solution proposed to minimise the impact on local air quality and carbon emissions.
- Exploring the opportunity for roof mounted solar PV.
- Ensuring climate change resilience by evaluating and mitigating any overheating risk.
- Minimising water consumption with a target of <110 litres per person per day.
- Creating green spaces and permeable hard landscape areas to reduce flood risk, enhance biodiversity and support the green / blue infrastructure.
- Specifying locally sourced materials and recycled materials to support the circular economy where feasible.
- Supporting active and multi modal transport through the reduction in parking spaces and the provision of secure covered cycle storage.
- Supporting the transition to electric vehicles (EVs) through the provision of EV charge points at each parking bay.



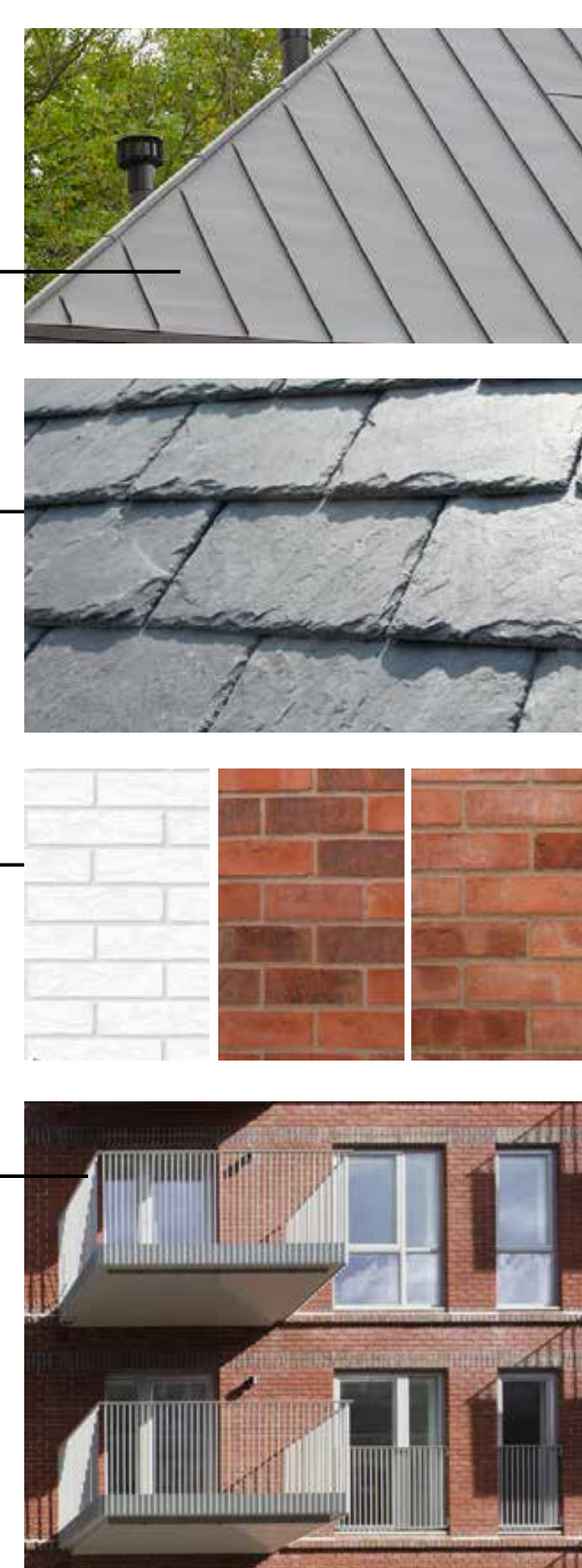
- Slate roof contextual to Farnham and the surrounding area.
- Slate mansard roof
- Traditional/contextual dormer windows
- Red Multi Stock brick
- Brick quoins & detailing
- Red brick
- Fenestration and window proportions.

BUILDING E (EAST STREET)



- Standing seam roof
- Roof tiles to represent clay tiles found in Farnham and the surrounding area.
- Varied Red Multi Stock brick found throughout Farnham.
- Stone cladding
- Contemporary balconies
- Glazing
- Variation in red/brown brick compared to other buildings within the scheme.
- Variation with brick bond.

BUILDINGS A & B (DOGFLUD WAY)



- Standing seam roof
- Slate roof
- Painted brick
- Varied Red Multi Stock brick found throughout Farnham.
- Contemporary balconies
- Glazing
- Variation in red/brown brick compared to other buildings within the scheme.
- Variation with brick bond.

BUILDING D (INTERNAL COURTYARD)



- Standing seam roof
- Brick quoins & detailing
- Red brick
- Fenestration design and window proportion & hierarchy
- Stone cladding
- Red Multi Stock brick

BUILDING C (DOGFLUD WAY)

08 / FARNHAM CENTRUM / PUBLIC REALM



The design of the public realm prioritises pedestrian movement through the site with a number of beautifully landscaped courtyard spaces scattered along the route.



PROPOSED PEDESTRIAN MOVEMENT



PROPOSED VEHICULAR MOVEMENT



PROPOSED PUBLIC REALM PLAN

Key Principles

- Building entrances on streets.
- Pedestrian priority external spaces.
- High quality hard and soft landscaping.
- Pocket courtyards.



VIEW OF BUILDING C FROM LOWER COURTYARD



VIEW OF BUILDING D FROM UPPER COURTYARD

09 / FARNHAM CENTRUM / LANDSCAPE DESIGN



Inspiration has been taken from courtyard spaces found around the local area to ensure the landscape areas are similar in terms of look and feel whilst also creating a new sense of place for the new dwellings.



PROPOSED EAST STREET ACCESS & EASTERN PEDESTRIAN ROUTE



PROPOSED CENTRAL COURTYARD



PROPOSED DOGFLUD WAY ENTRANCE

Key Principles

- Creating a sense of place - Important to preserve local character and distinctiveness.
- Embracing change - The landscape should reflect the mix of old and new architecture through the use of quality materials, planting, and design features for an inviting, forward looking space.
- Connecting people with each other and nature - green walking corridors and courtyards with space to sit and talk, or connect effortlessly to other areas of the town.
- Embracing bio-diversity - ensure this is maximised at every opportunity with carefully considered and curated spaces for insects, birds and bats etc.
- Safe and secure - a series of spaces that people want to use over and over and take care of.



LION & LAMB



ST GEORGE'S



BOOTS



BORELLI WALK

EXISTING FARNHAM COURTYARDS / PEDESTRIAN ROUTES



LANDSCAPE PRECEDENTS