

Thank you for attending today's public consultation on the proposed residential and Community Hall development at the Wells, Epsom.

This Public Exhibition is part of the process before making a planning application.

We want to engage with you to enable you to better understand our proposed development before we submit a formal planning application. Representatives from the landowners and their appointed consultant team are here to assist.

The Proposal

To redevelop the site to provide a new Community Hall, a new playground with new equipment and 23 residential dwellings of which 40% will be affordable.



The Local Authority is taking a proactive role in identifying and helping to bring forward land that is suitable for meeting development needs.

This scheme promotes an effective use of a suitable vacant brownfield site within a settlement and contributes to the need for more homes, whilst retaining a community facility and enhanced children's play space, safeguarding the environment and ensuring safe and healthy living conditions.



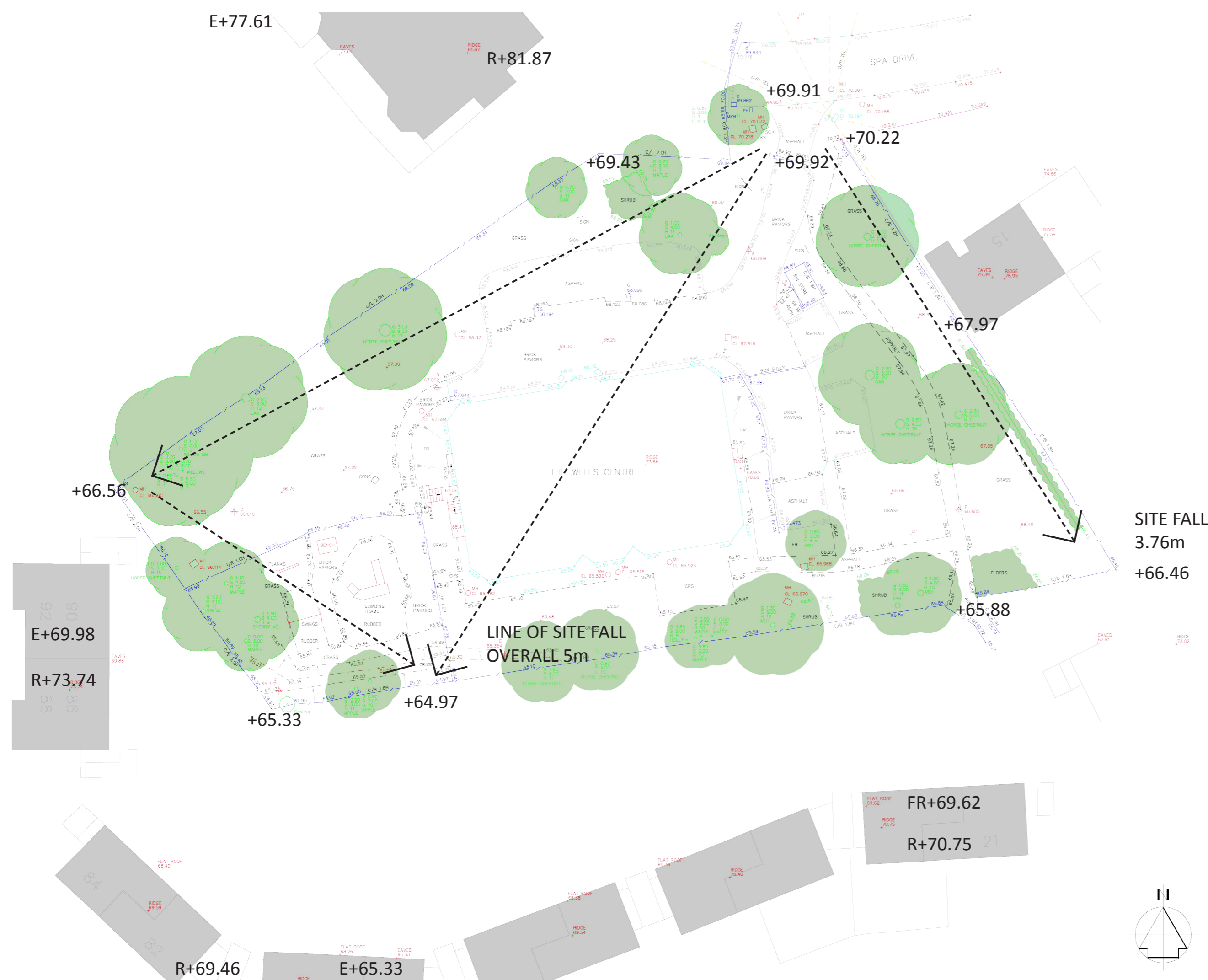
VIEW FROM SPA DRIVE ENTRANCE

THE SITE IN CONTEXT

THE WELLS, EPSOM
RESIDENTIAL, COMMUNITY HALL & PLAY AREA



VIEW FROM WESTERN CORNER



The site is located near the centre of the Wells neighbourhood, set within the Epsom Downs some 2.5 miles south west of Epsom town centre.

It is approximately 0.32 hectares in area with a fall across the site of some 5 metres and contains mature trees and landscaping with a public footpath known as Wickers Way. There is a public play area and the former Wells Centre building.

To the north is Karibu Childrens Home and residential homes have back gardens which back onto the other boundaries.

The site has a vehicular access off Spa Drive to the north.



SOUTHERN BOUNDARY



WELLS HOUSE, KARIBU HOME



WICKERS WAY



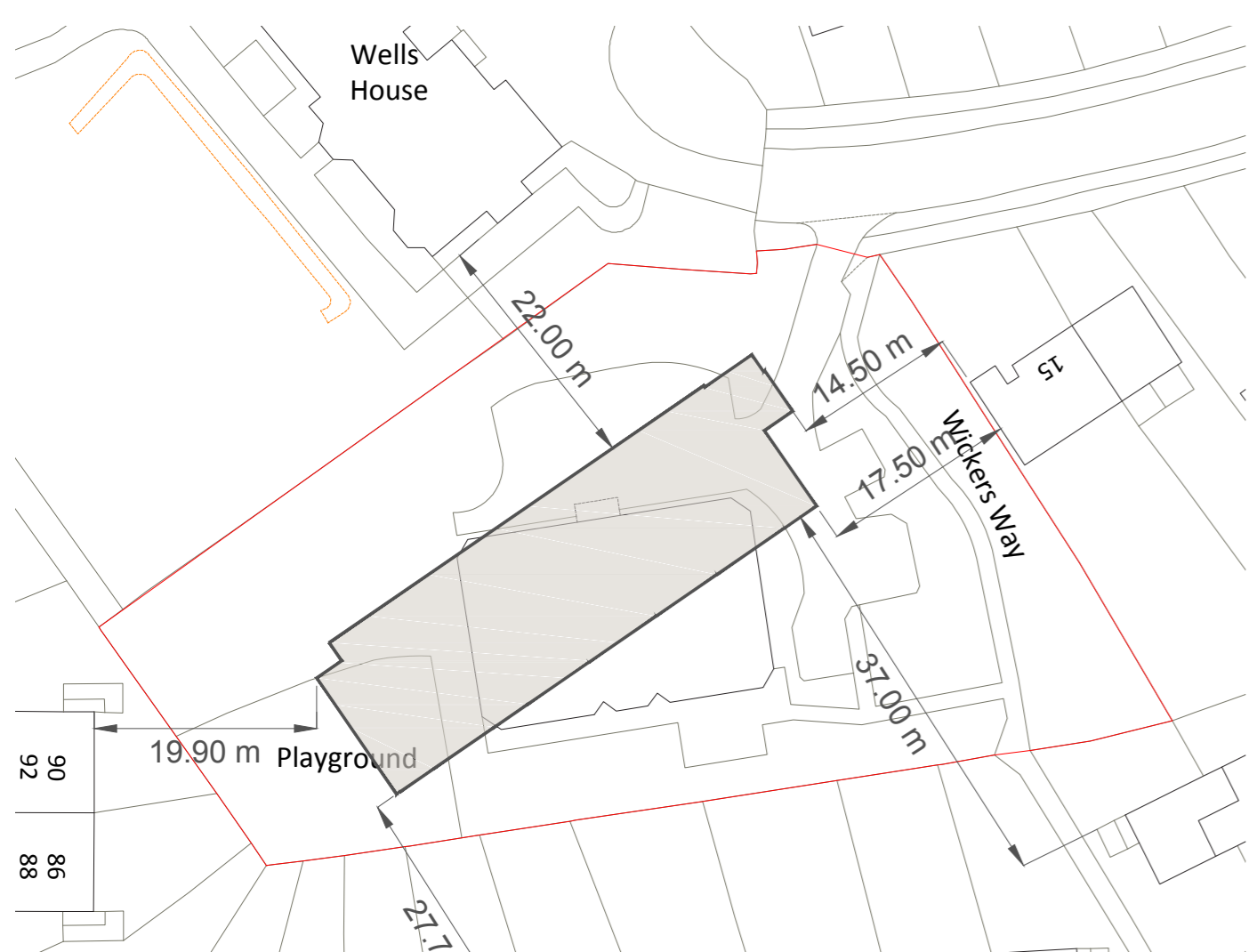
VIEW FROM SOUTH EAST CORNER

CHARACTERISTICS OF THE SITE

The natural contours of the site run from north to south with mature landscaping to the boundaries which suggest that the new building is best located in the central part of the site.

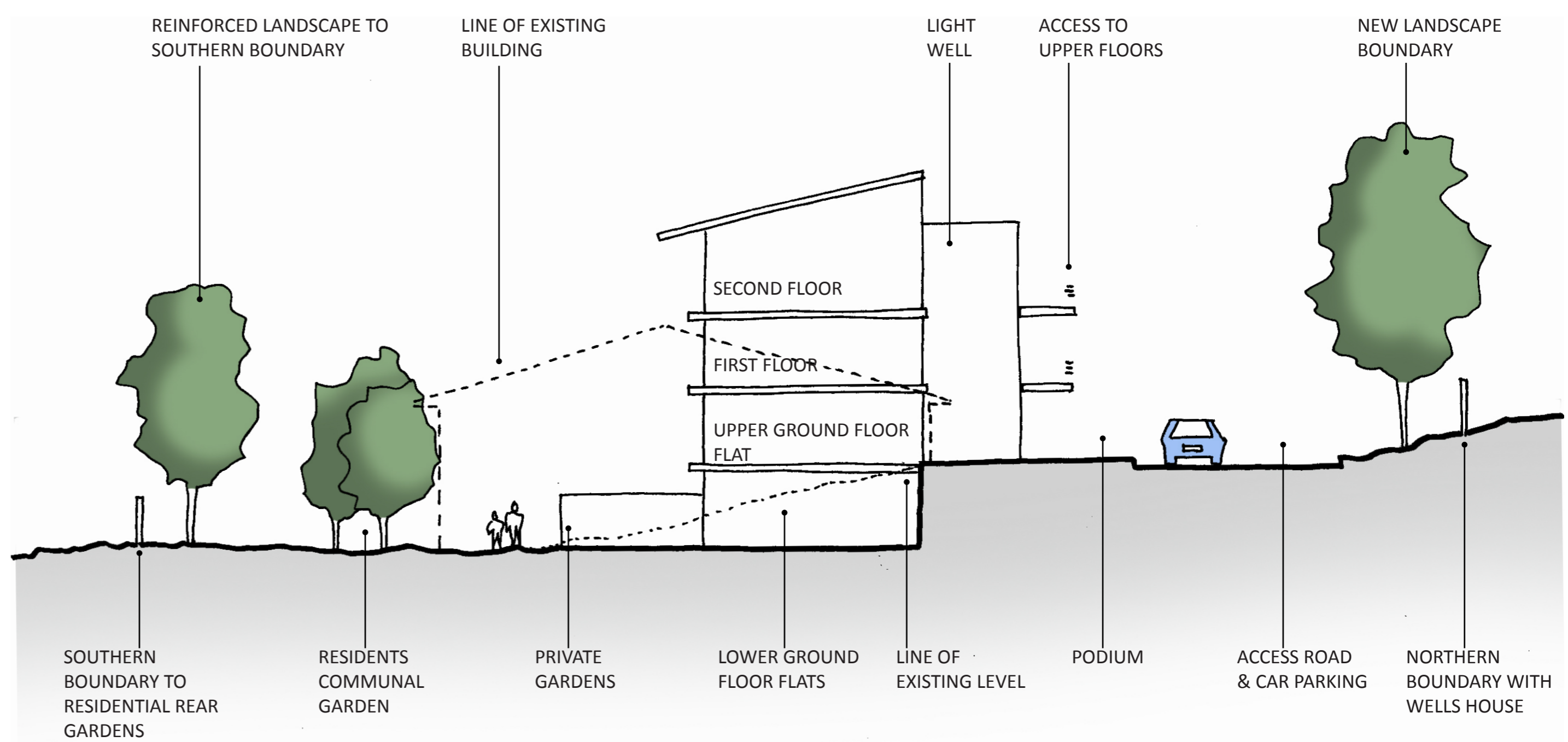
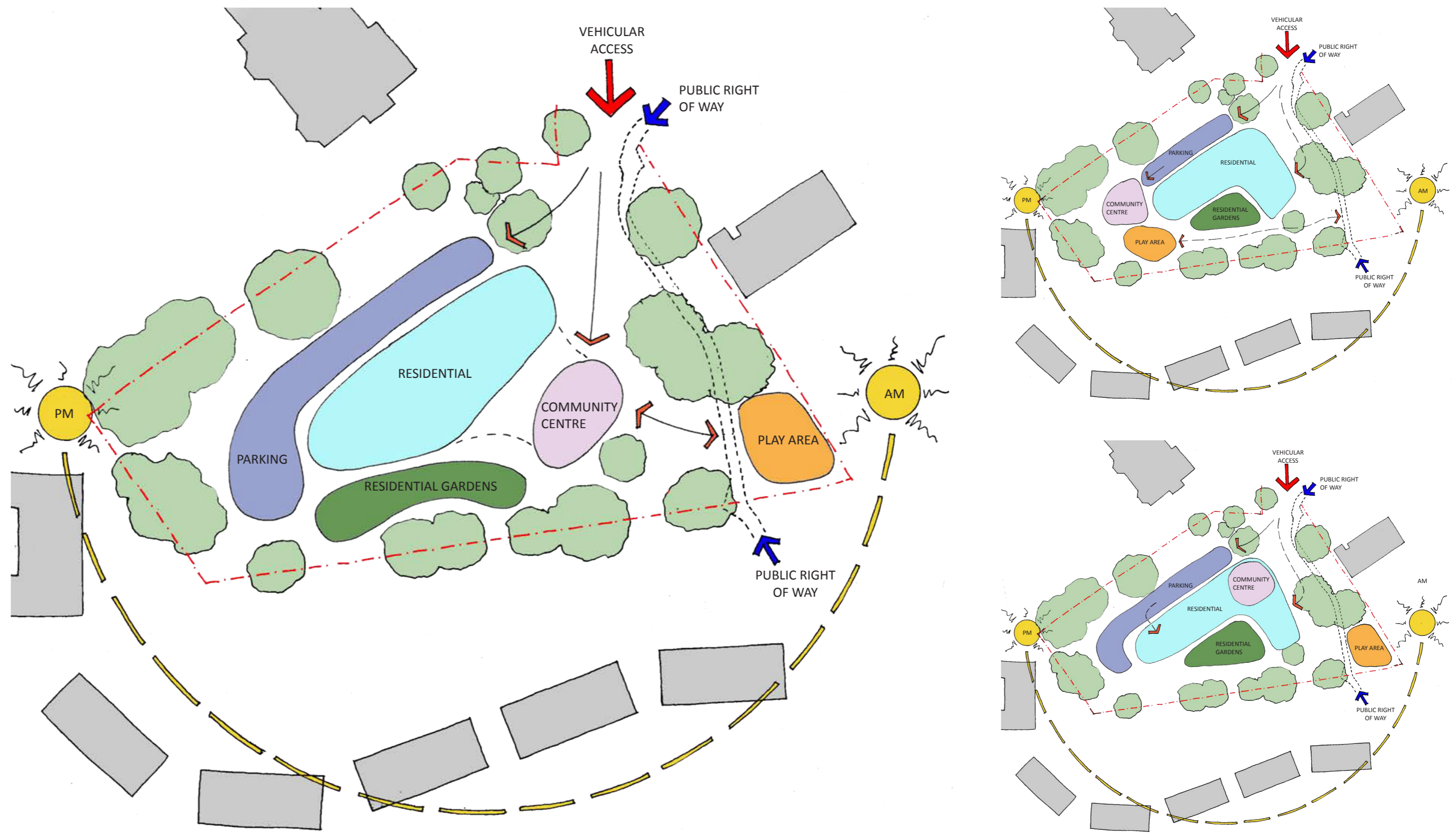
Layout options were considered at the Council's Strategy & Resources Committee on September 23rd 2018. The optimum layout locates the new Community Hall close to the public footpath and by the proposed new playground for ease of access.

The residential buildings sit to the north with a garden area to the south and carparking wrapping around the north. By locating the building central to the site it is furthest away from all the existing buildings.



The main building access is at the upper ground level of the site by Spa Drive but as the site naturally drops away the lower ground floor is at the same level as the gardens to the south.

The Community Hall is located at the lower part of the site and has step free access either from the public footpath or the car park.



THE SITE LAYOUT & PLAN

THE WELLS, EPSOM
RESIDENTIAL, COMMUNITY HALL & PLAY AREA



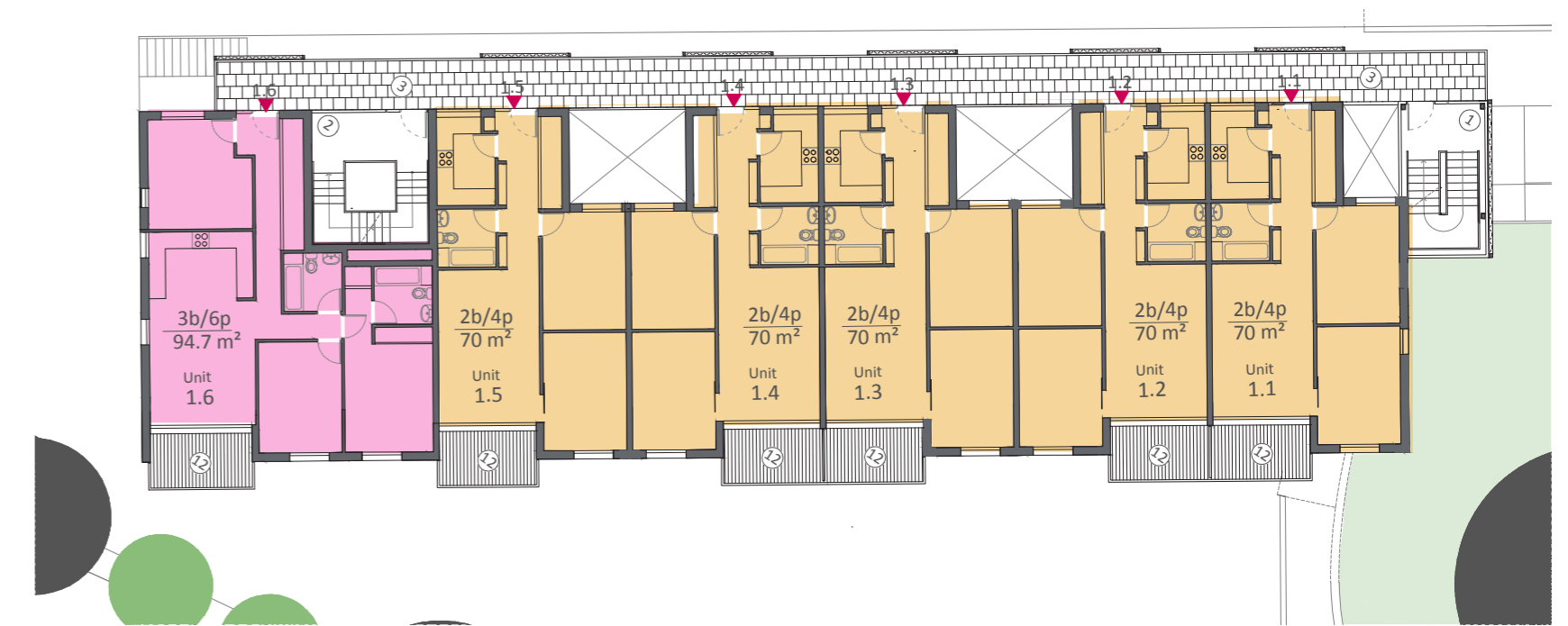
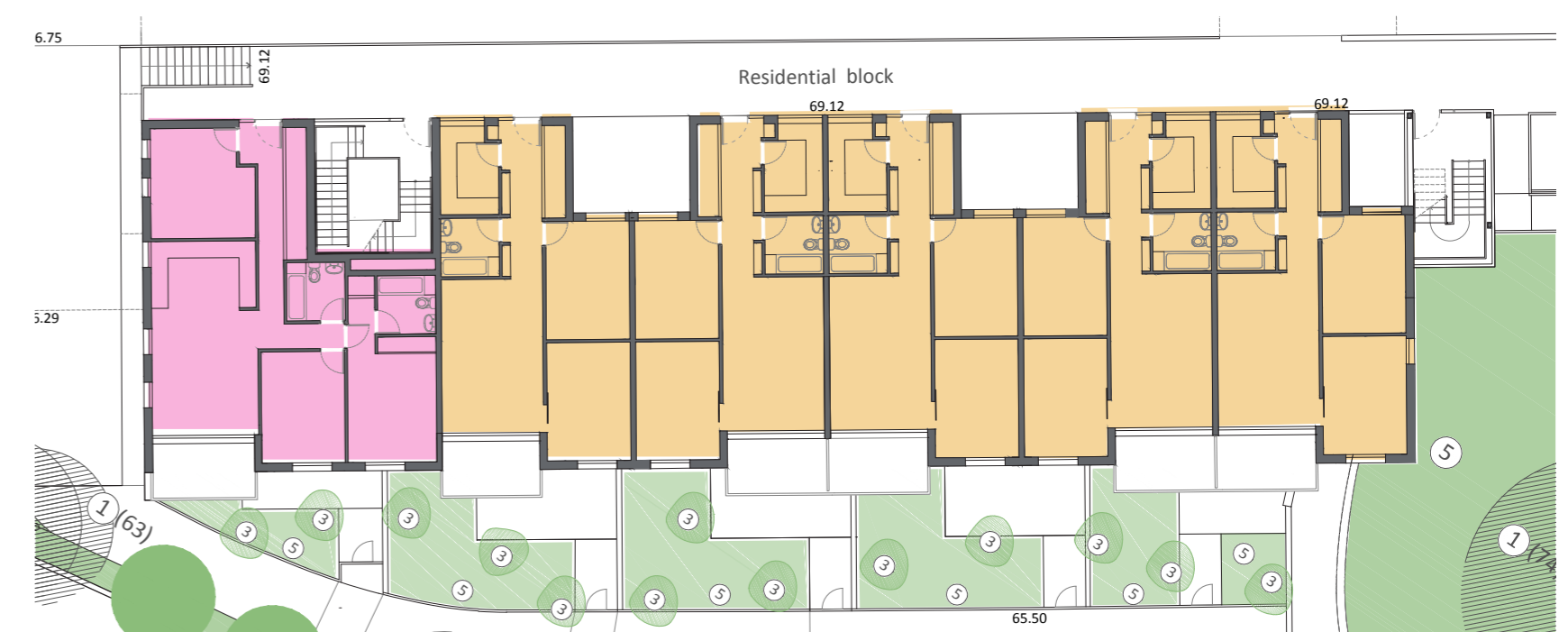
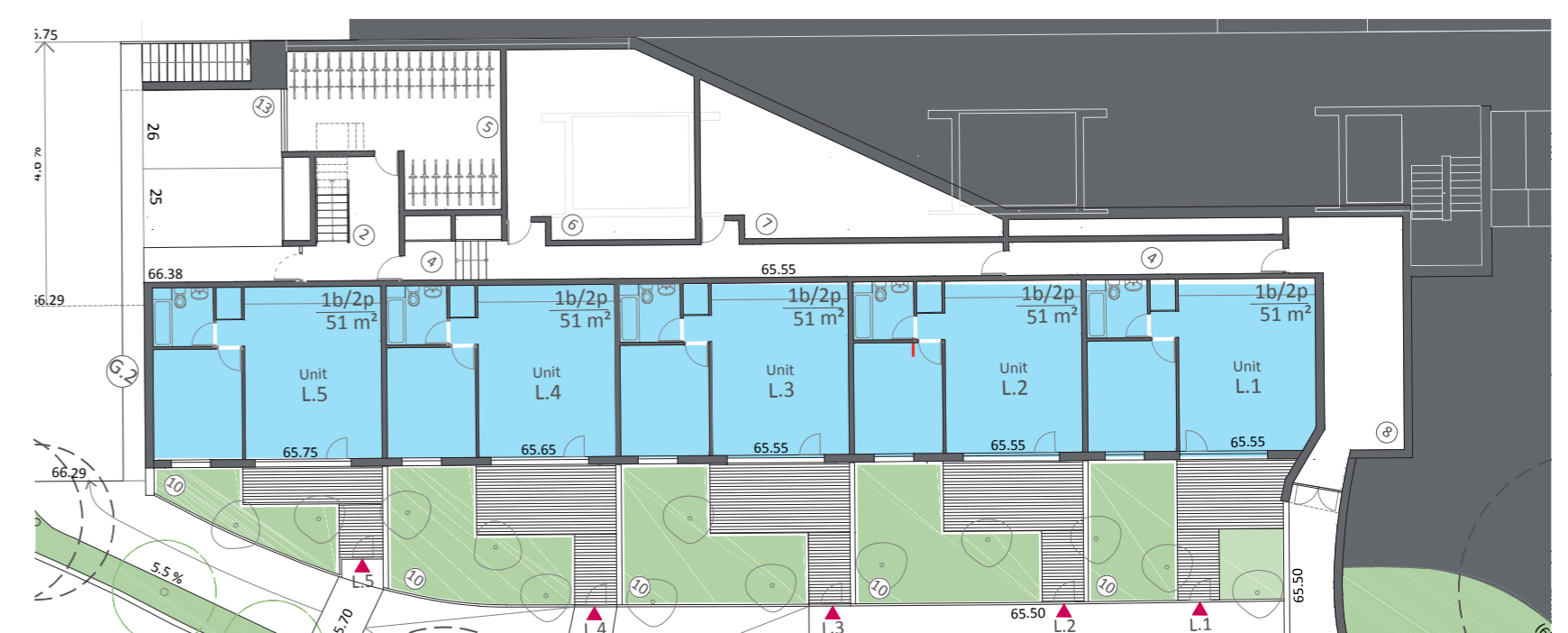
The Community Hall is a separate building on the southern boundary and the residential building is organised as a terrace with the flats enjoying both the southerly aspect and access from the north. The lower ground flats face south and have private gardens.

The building is proposed as three storey over the lower ground floor with pitched roof. This overall height is sympathetic to the setting in the context and is lower than the overall height of the neighbouring Karibu Children's Home.

A balance has been struck between optimising the site and maintaining the area's character, setting and landscape, alongside providing car and secure bicycle parking in line with the Epsom & Ewell Borough Council's parking standards.

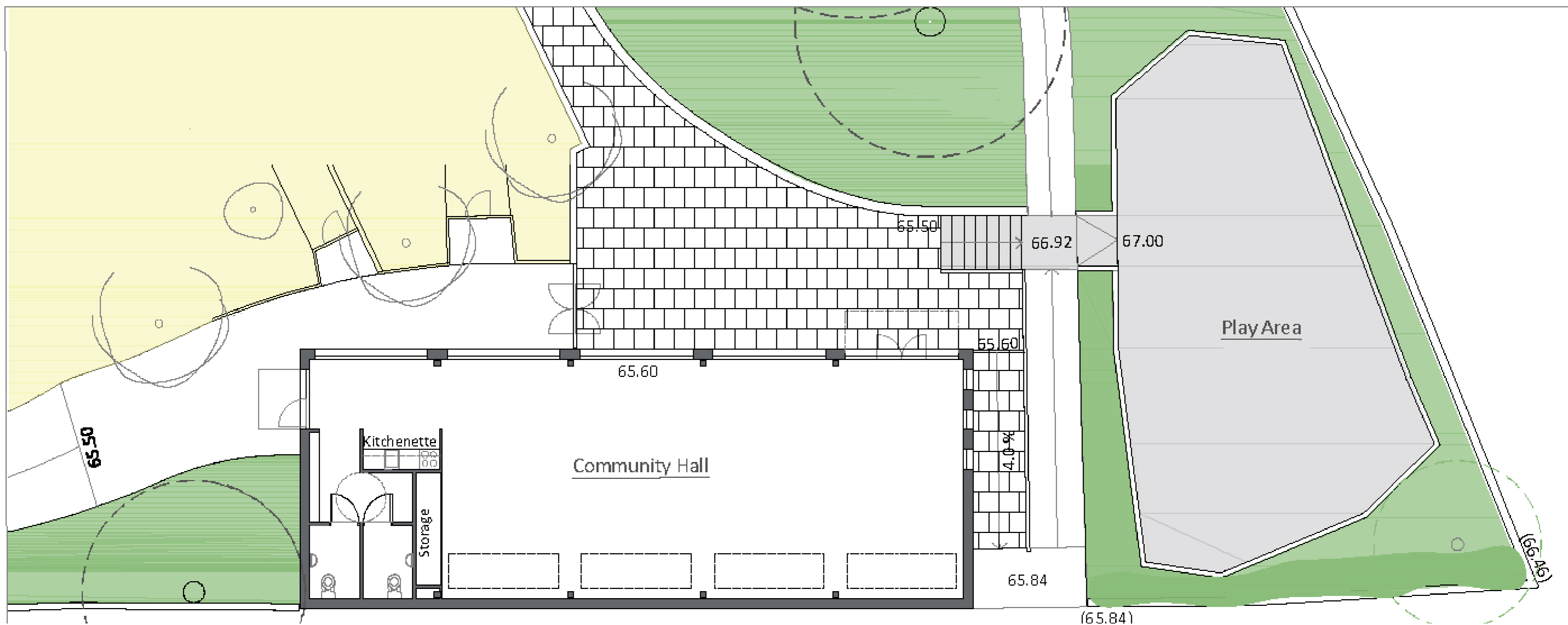
In consequence the scheme comprises a suitable mix of 5 x 1 bed, 15 x 2 bed and 3 x 3 bed dwellings. The proposed accommodation accords with current National Prescribed Space Standards, with a 40% policy compliant onsite affordable housing contribution with a tenure mix to be agreed.

A number of reports have been commissioned which have informed the scheme such as a Transport Statement, Arboricultural Statement, Archaeological Assessment, Ecological Surveys, Landscape Assessment, Noise Impact Assessment and a Sustainable Drainage Statement. These reports will accompany the forthcoming planning application.



THE COMMUNITY HALL

THE WELLS, EPSOM
RESIDENTIAL, COMMUNITY HALL & PLAY AREA



The Community Hall is designed as an independent building adjacent to the public footpath for ease of access and close to the new playground and equipment.

There will be level access to the hall via a short ramp or stair from the public footpath and there is level access from the carpark.

The Community Hall will be approximately 1,700 sq ft will include a kitchenette area and toilets. It will have a 'green roof' and rooflights to get plenty of light into the building without overlooking the neighbours' gardens.

The building will be designed to be as sustainable and energy efficient as possible to reduce future energy and running costs.



LANDSCAPE

An extensive survey has been undertaken of the existing landscape and the building has been designed to minimise any impact on the existing mature trees, and their root protection zones have been preserved where possible. The significant trees have been identified and designed around and any trees that will be potentially lost will be replaced by specimen trees.

The boundaries to the neighbour's houses will be replanted where necessary and supplemental planting added to enhance the existing landscape screening.

New landscaping will provide all year round interest to attract and enhance biodiversity. Hard landscaping will use permeable paving and be of high quality.

The landscape context and views into the site have been considered and the scale and height of the building is considered appropriate.



SKETCH VIEWS & 3D MODELLING

THE WELLS, EPSOM
RESIDENTIAL, COMMUNITY HALL & PLAY AREA

We have used 3 dimensional modelling to best understand the complex levels across the site and assist in the development of the overall building mass.

The main building is proposed to be clad in either clay bricks or tiles to compliment the Karibu Children's home, with grey/bronze coloured metal panels, painted railings and ironwork to the balconies and stairs.

The lower ground floor will feature re-constituted stone facing with metal frames and clear glass windows.

The balconies facing the main carparking area include screens to provide protection to the flat entrances and help balance the horizontal emphasis.

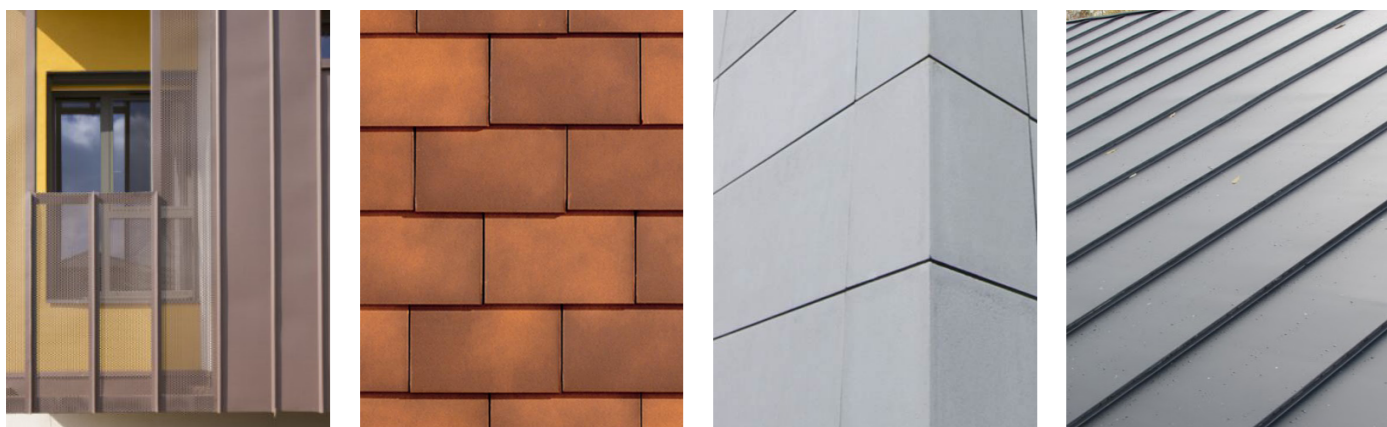
The section and combination of three key materials, re-constituted stone with clay bricks or tiles and metal cladding creates a simple palette of complimentary materials. The design of the windows and balconies adds depth to the elevations and sets up a rhythm, scale and sense of proportion to the overall building.



COMMUNITY HALL & PLAY AREA



NORTHERN ASPECT



MATERIAL PALETTE



VIEW TO COMMUNITY HALL



VIEW FROM WICKERS WAY

SKETCH VIEWS & 3D MODELLING

THE WELLS, EPSOM
RESIDENTIAL, COMMUNITY HALL & PLAY AREA



SOUTHERLY ASPECT



SECTION ACROSS SITE



VIEW FROM PARKING AREA



VIEW TO WEST



VIEW FROM WICKERS WAY



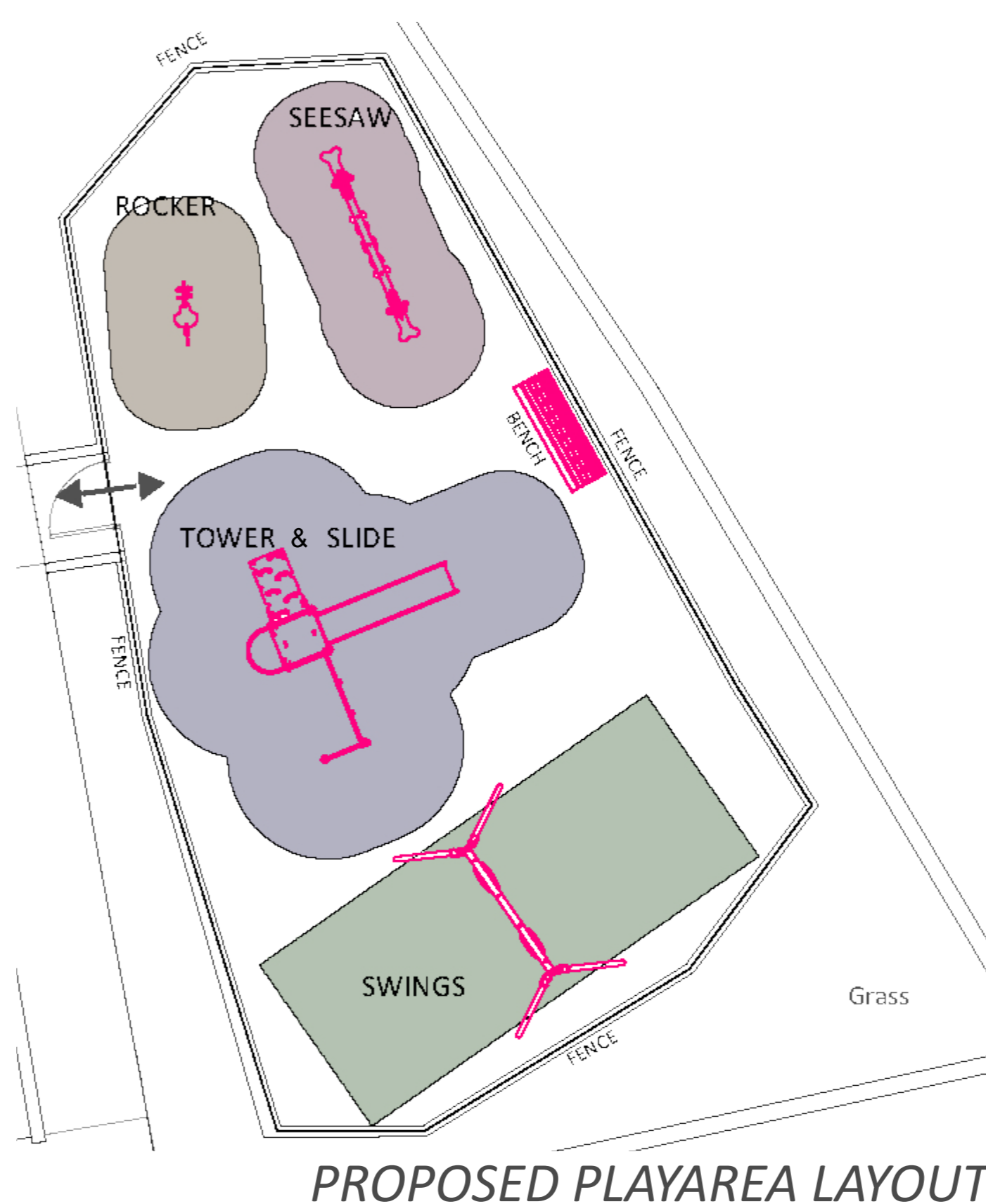
PODIUM FROM LOWER GROUND AREA

THE PLAYGROUND

THE WELLS, EPSOM
RESIDENTIAL, COMMUNITY HALL & PLAY AREA

The new playground is located next to the public footpath where it can be easily accessed. It will have a safe fence all around with a safe surface and a bench.

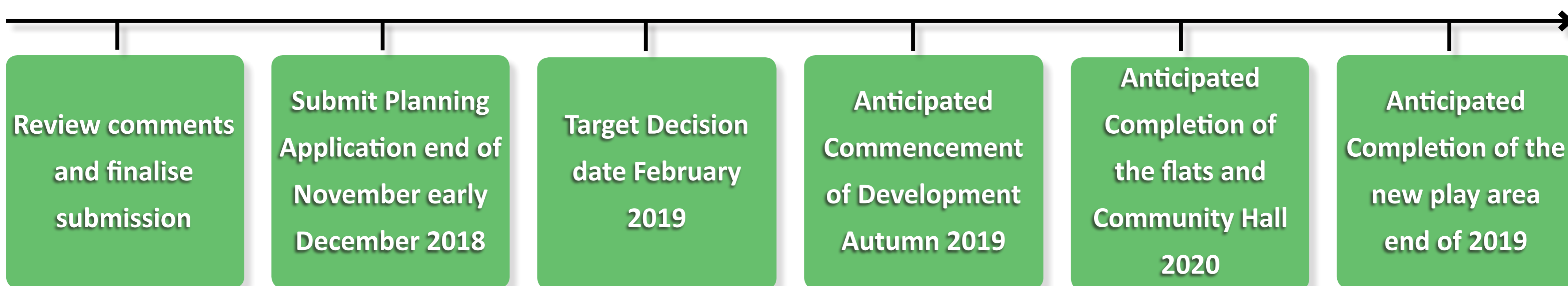
New equipment will be installed to offer a variety of play activities including swings, climbing frames with slides, see-saws and rockers.



EXISTING PLAY AREA



NEXT STEPS & PROGRAMME



Following this public exhibition and consultation with Epsom & Ewell Borough Council, the feedback will be reviewed and will help inform the refinement of the plans. The final proposal will be considered by a meeting of the Council's Strategy & Resources Committee and if approved, will form the basis of a detailed planning application. At that stage you will have the opportunity to make further comments to the Council which will be taken into account when they consider the planning application.

Your Views

We would welcome your comments and please complete a feedback form available here today or take one away and return it to us by Friday 2nd November 2018 (postal and email addresses are on the feedback form).

Thank you