

Guild Living Epsom: Application Documents

Table 1: Copies of Drawings sent to the LPA as part of the application.	
18120-MPI-XX-XX-SH-A-00_002	DRAWING REGISTER
18120-MPI-XX-XX-DR-A-01_001	SITE LOCATION PLAN & EXISTING SITE PLAN
18120-MPI-XX-XX-DR-A-01_002	PROPOSED SITE PLAN
18120-MPI-XX-XX-DR-A-10_001	DEMOLITION PLAN
18120-MPI-XX-00-DR-A-20_001	LEVEL 00 FLOOR PLAN
18120-MPI-XX-01-DR-A-20_002	LEVEL 01 FLOOR PLAN
18120-MPI-XX-02-DR-A-20_003	LEVEL 02 FLOOR PLAN
18120-MPI-XX-03-DR-A-20_004	LEVEL 03 FLOOR PLAN
18120-MPI-XX-04-DR-A-20_005	LEVEL 04 FLOOR PLAN
18120-MPI-XX-05-DR-A-20_006	LEVEL 05-08 FLOOR PLAN
18120-MPI-XX-06-DR-A-20_007	LEVEL ROOF PLAN
18120-MPI-ZZ-00-DR-A-20_100	EAST BUILDING - LEVEL 00
18120-MPI-ZZ-01-DR-A-20_101	EAST BUILDING - LEVEL 01
18120-MPI-ZZ-02-DR-A-20_102	EAST BUILDING - LEVEL 02
18120-MPI-ZZ-03-DR-A-20_103	EAST BUILDING - LEVEL 03
18120-MPI-ZZ-04-DR-A-20_104	EAST BUILDING - LEVEL 04
18120-MPI-ZZ-05-DR-A-20_105	EAST BUILDING - LEVEL 05-08
18120-MPI-ZZ-06-DR-A-20_106	EAST BUILDING - LEVEL ROOF
18120-MPI-ZZ-00-DR-A-20_107	WEST BUILDING - LEVEL 00
18120-MPI-ZZ-01-DR-A-20_108	WEST BUILDING - LEVEL 01
18120-MPI-ZZ-02-DR-A-20_109	WEST BUILDING - LEVEL 02
18120-MPI-ZZ-03-DR-A-20_110	WEST BUILDING - LEVEL 03
18120-MPI-ZZ-04-DR-A-20_111	WEST BUILDING - LEVEL 04
18120-MPI-ZZ-05-DR-A-20_112	WEST BUILDING - LEVEL 05-08
18120-MPI-ZZ-06-DR-A-20_113	WEST BUILDING - LEVEL ROOF
18120-MPI-XX-ZZ-DR-A-20_200	SITE SECTIONS
18120-MPI-XX-ZZ-DR-A-20_201	BUILDING SECTION A-A' & B-B'
18120-MPI-XX-ZZ-DR-A-20_202	BUILDING SECTION C-C' & D-D'
18120-MPI-XX-ZZ-DR-A-20_203	BUILDING SECTION E-E'
18120-MPI-XX-ZZ-DR-A-20_300	ELEVATION 1A-1A
18120-MPI-XX-ZZ-DR-A-20_301	ELEVATION 1B-1B
18120-MPI-XX-ZZ-DR-A-20_302	ELEVATION 2-2
18120-MPI-XX-ZZ-DR-A-20_303	ELEVATION 3-3
18120-MPI-XX-ZZ-DR-A-20_304	ELEVATION 4-4
18120-MPI-XX-ZZ-DR-A-20_305	ELEVATION 5-5
18120-MPI-XX-ZZ-DR-A-20_306	ELEVATION 6-6

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18120-MPI-XX-ZZ-DR-A-20_307	ELEVATION 7-7
18120-MPI-XX-ZZ-DR-A-20_308	ELEVATION 8-8
18120-MPI-XX-ZZ-DR-A-20_309	ELEVATION 9-9
18120-MPI-XX-ZZ-DR-A-20_310	ELEVATION 10-10
18120-MPI-XX-ZZ-DR-A-20_311	ELEVATION 11-11
18120-MPI-XX-ZZ-DR-A-20_312	ELEVATION 12-12
18120-MPI-XX-ZZ-DR-A-20_313	ELEVATION 13-13
18120-MPI-XX-ZZ-DR-A-21_300	TYPICAL BAY STUDY - BAY 1 - JULIET BALCONY DETAIL
18120-MPI-XX-ZZ-DR-A-21_301	TYPICAL BAY STUDY - BAY 2 - BOLT ON BALCONY DETAIL
18120-MPI-XX-ZZ-DR-A-21_302	TYPICAL BAY STUDY - BAY 3 - DROP OFF DETAIL
18120-MPI-XX-XX-DR-A-30_100	TYPICAL UNIT LAYOUTS - 1 BED M4(2) & M4(3)
18120-MPI-XX-XX-DR-A-30_101	TYPICAL UNIT LAYOUTS - 2 BED M4(2) & M4(3)
18120-MPI-XX-XX-DR-A-30_102	TYPICAL UNIT LAYOUTS - 3 BED M4(2) & M4(3)
18120-MPI-XX-XX-DR-A-30_103	TYPICAL UNIT LAYOUTS - AGED CARE SUITES
596_S_00_100_P01	Landscape general Arrangement Sections A-A
596_S_00_100_P01	Landscape General Arrangement Sections BB CC
596-P-00-100 P03	Ground Floor Masterplan (Superseded)
596-P-02-100 P01	Roof Garden Masterplan
15683/MC/1	Existing Elevations Buildings 1 &2
15683/MC/2	Existing Elevations Building 2 – 5 Adjacent
15683/MC/3	Existing Elevations Building 5 Adjacent - 8
CP12	Beacon Ward Ground Floor
Date 13.05.2014	Assessment Units Beacon
Date: 13.05.2014	Boiler House Ground Floor
Date: 08.05.2014	Rowan House Ground Floor Building Outline
Date: 10.02.2014	Rowan House First Floor Building Outline
Date: 22.04.2014	Rowan House Second Floor Building Outline
Date: 15.04.2014	Rowan House Third Floor Building Outline
Date 01.05.2014	York House Ground Floor
Date 01.05.2014	York House First Floor

Table 2: Copies of all documents sent to the LPA as part of the application.

Air Quality Assessment	Arup
Archaeological Assessment	Arup
Biodiversity/Ecological Assessment	Arup

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BREEAM Pre-Assessment	Hoare Lea
Care Needs Assessment	Carterwood
Construction Management Plan	Morgan Sindall
Construction Traffic Management Plan	Morgan Sindall
Contaminated Land Assessment	Arup
Daylight/Sunlight Assessment	Avison Young
Design and Access Statement	Marchese Partners
Energy and Sustainability Statement	Hoare Lea
Fire Strategy	Hoare Lea
Flood Risk Assessment	Arup
Heritage Townscape & Visual Impact Assessment	Donald Insall Associates
Design and Access Statement – Landscape and Public Realm	Marchese partners
Lighting Strategy	GIA Equation
Noise Impact Assessment	Hann Tucker Associates
Planning Statement (<u>Superseded</u>)	Nexus Planning
Statement of Community Involvement	Marchese Partners
Sustainable Drainage Statement	Hydrock
Transport Assessment (<u>Superseded</u>)	Mayer Brown
Travel Plan	Mayer Brown
Outline Servicing and Waste Management Plan	Mayer Brown
Tree Protection Plan GP/190110/TPP	Bartlett Consultancy
Tree Constraints Plan GD/190110/TCP Rv1	Bartlett Consultancy
Arboricultural Assessment	Bartlett Consultancy
Tree protection and Method Statement	Bartlett Consultancy
Viability Statement	Savills
Use Class of proposed later living apartments Legal opinion (Appendix A)	Pinsent Masons
CIL Questions	Nexus Planning
Residential External Building Fabric Report	Hann Tucker Associates

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Article 13 Form	Nexus Planning
Application Form Dated 20/12/2019	Nexus Planning
Residential Dwelling Units – Supplementary information template	Nexus Planning
CIL Form Dated 20/12/2019	Nexus Planning

Table 3: Copies of additional and updated documents sent to the LPA prior to determination.

Preliminary (Bat) Roost Assessment	The Ecology Consultancy
Planning Statement	Nexus Planning
Stage 1 Road Safety Audit	Mayer Brown
Stage 1 Road Safety Audit Response Report	Mayer Brown
Transport Assessment	Mayer Brown
EPS001-ASD-SZ-00-DR-L-000101 Rev P01	Masterplan Ground Floor – Detail Zoom In
EPS001-ASD-SZ-00-DR-L-000100 Rev P10	Masterplan Ground Floor – hard landscaping
B/GLEPSOM.1/TK11 RevA	SWEPT PATH ANALYSIS SMALL REFUSE VEHICLE UTILISING INTERNAL ROUNDABOUT
B/GLEPSOM.1/TK09 RevD	SWEPT PATH ANALYSIS REMOVALS VAN AND 7.5ST BOX VAN ACCESSING SERVICE BAY
B/GLEPSOM.1/TK04 RevD	SWEPT PATH ANALYSIS SURREY FIRE SERVICE VEHICLES ACCESSING COURTYARD
B/GLEPSOM.1/TK03 RevE	SWEPT PATH ANALYSIS SURREY FIRE SERVICE VEHICLES UTILISING INTERNAL ROUNDABOUT
B/GLEPSOM.1/TK02 RevE	SWEPT PATH ANALYSIS LARGE CAR ACCESSING NURSERY AND ADJACENT PARKING
B/GLEPSOM.1/TK01 RevE	SWEPT PATH ANALYSIS LARGE CAR ACCESSING PICK UP & DROP OFF AREAS
B/GLEPSOM.1/01 RevA	JUNCTION VISIBILITY SPLAYS WOODCOTE GREEN ROAD EGRESS
Epsom Public Comments Response Letter	Nexus Planning
Response to Members Briefing	Nexus Planning
S106 Heads of Terms V3	Nexus Planning
Epsom & Ewell Borough Council Draft S106 Head of Terms	Epsom & Ewell Borough Council

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Table 4: Plans and drawings submitted for illustrative purposes only	
18120-MPI-XX-ZZ-DR-A-20_200 REV A	Site Sections
18120-MPI-XX-ZZ-DR-A-20_201 REV A	Building Sections AA' – BB'
18120-MPI-XX-ZZ-DR-A-20_300 REV A	Elevation 1A-1A
CGI of the proposed western boundary treatment	Marchese Partners
Photo of existing western boundary treatment	Marchese Partners

Table 5: Additional Information submitted in support of the planning application	
Economic Benefits Infographic	Nexus Planning
Guild Living Covid Response	Guild Living
Covid-19 Design Response	Marchese Partners
200424 - Epsom - Planning - Car Park Facade Response	Marchese Partners
Healthier and Happier 2019	Homes for later Living
Maximising the Longevity Dividend	International Longevity Centre
Measuring Outcomes for Healthy Aging	Aston and Lancaster University
Healthcare System Benefits of Housing With Care	Housing LIN & Southampton CC