

GUILD LIVING at EPSOM

Community Webinar January 2021

Planning Re-Submission

January 2021

TODAY'S **AGENDA.**

- 1 ABOUT GUILD LIVING
- 2 PROPOSED CHANGES TO OUR PLANS
- 3 BENEFITS
- 4 Q&A



ABOUT GUILD LIVING.

- We are passionate about **Later Living** – but not as you currently know it.
- Delivering **innovative** ways to live independently in the heart of towns and cities.
- Led by global academic research and backed by **Legal & General**.



1.1

Introduction
Guild Living - Overview

Proposed **Design** Changes

1 Building Height

RESPONSE

- Overall building heights reduced.
- Height of proposed building facing Woodcote Green Road reduced and set back. character, townscape and amenity.

2 Building Position & Landscaping

RESPONSE

- Increased building set backs to Woodcote Green boundary.
- Enhanced landscape buffer and tree planting towards Woodcote Green Road.
- Improved connections through the site with additional public realm.
- Increased and improved landscape buffer to sensory garden roof edge.

3 Building Design & Materials

RESPONSE

- Reduced building heights to align with the hospital.
- Changes to material palette to enhance local context and townscape.

4 Traffic & Parking

RESPONSE

- 156 car parking spaces.
- 132 blue badge compliant, valet parking spaces.
- EV charging provided to 40% of parking spaces.
- Car clubs are provided for the revised scheme.
- Provision of a minibus service to reduce car use.



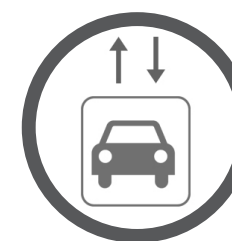
COMMUNITY
PLAZA



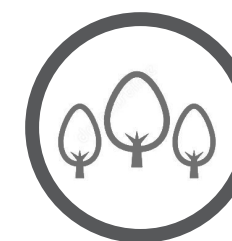
329 UNITS



155
CAR PARKING
SPACES



AUTOMATIC
CAR PARK



5,000 sqm
LANDSCAPE
AREAS



NURSERY



RETAIL



PUBLIC FACIL-
ITIES



WELLNESS
CENTRE



NEW JOBS

REVISED PROPOSAL SUMMARY:

- **305 USE CLASS C2 APARTMENTS**
- **24 USE CLASS C3 NHS KEYWORKER APARTMENTS**
- **NURSERY RETAINED**

3.0

Proposed Design Changes Height: Proposed Height Reduction

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1

Overall building heights reduced to ensure the revised proposal is below the height of the hospital building.

2

Height of proposed building facing Woodcote Green Road reduced and set back to protect against impact on local character, townscape and amenity.



PROPOSED ROOF PLAN

3.1

Proposed Design Changes Height: Comparison

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6M
REDUCTION IN
HEIGHT TO
A1 & B1



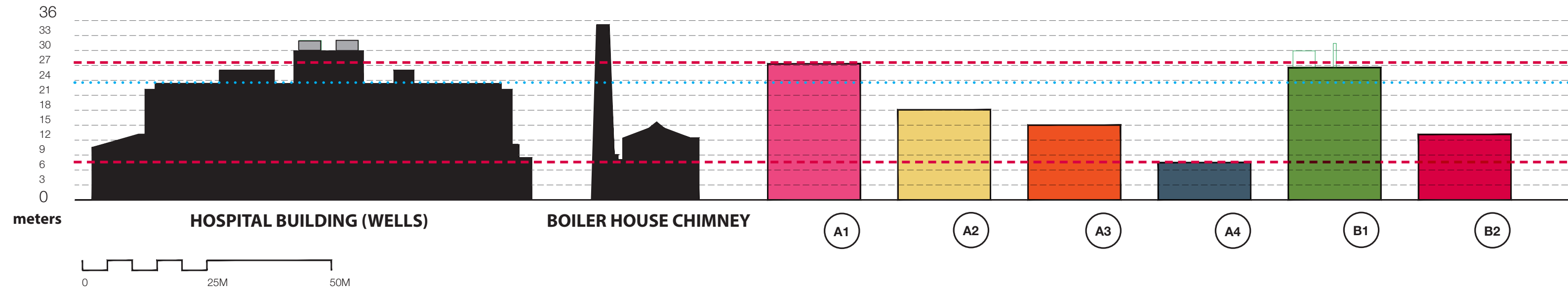
KEY PLAN

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3.2

Proposed Design Changes Height: Comparison

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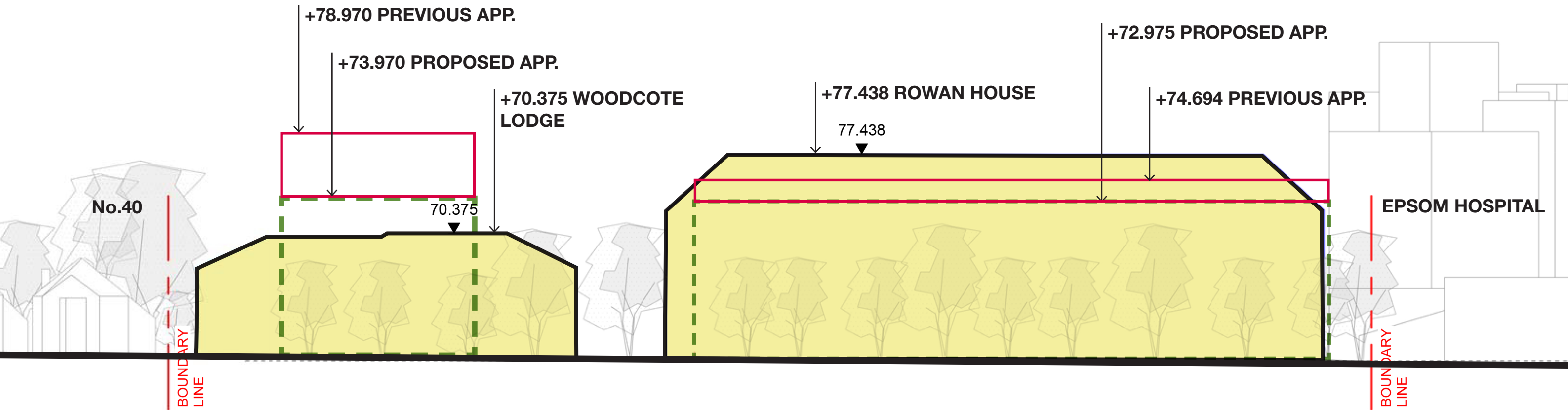


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3.4

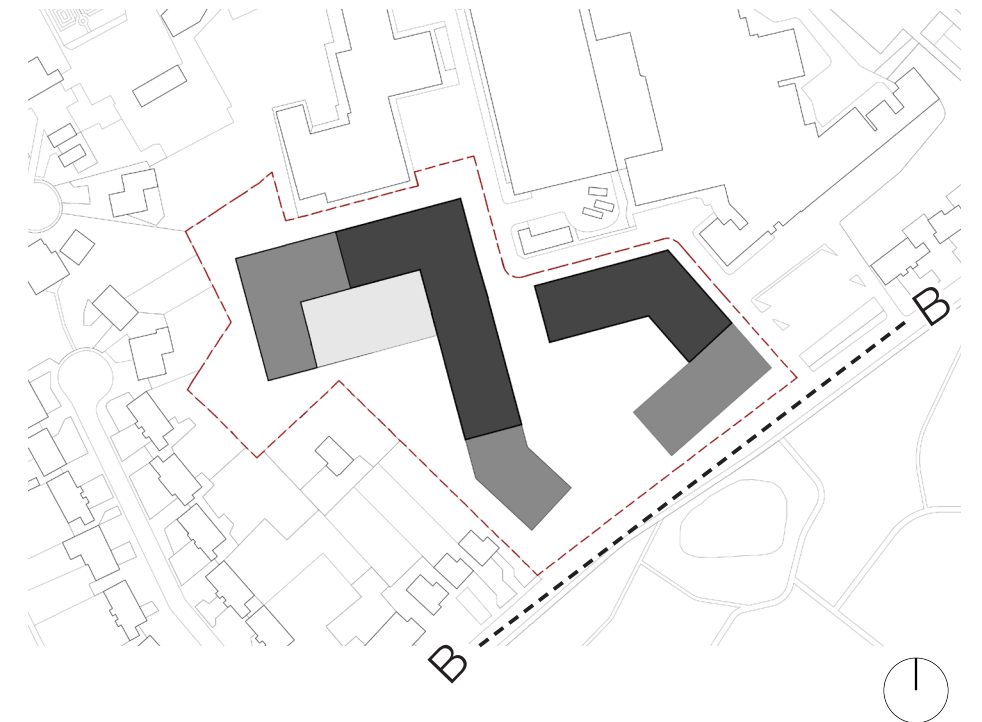
Proposed Design Changes Height: Massing & Context

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HEIGHT STUDY: WOODCOTE GREEN ROAD ELEVATION B-B

- EXISTING BUILDING
- PROPOSED APP. MASSING
- PREVIOUS APP. MASSING

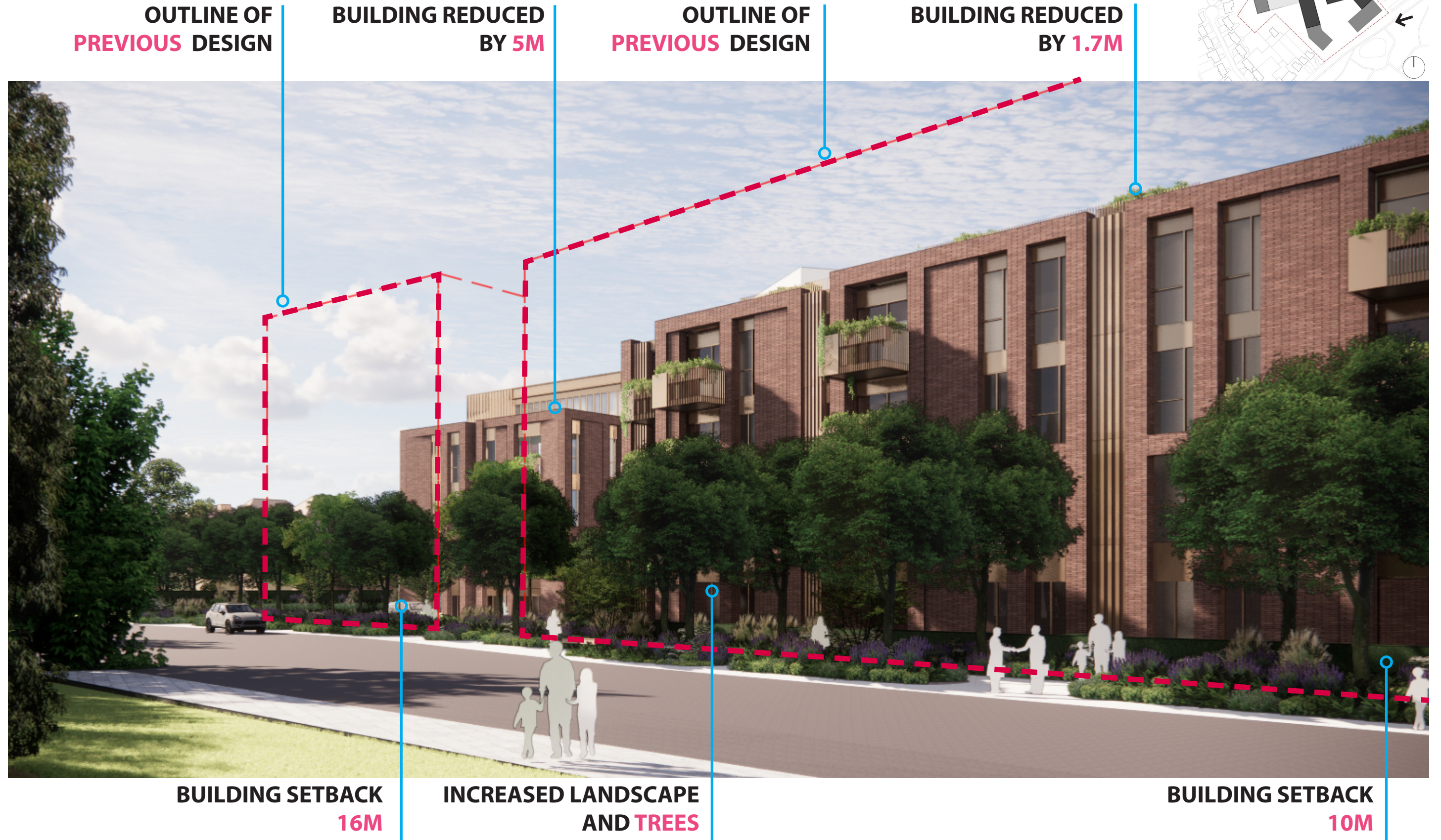


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3.5

Proposed Design Changes Height: Woodcote Green Road - Looking West

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4.1

Proposed Design Changes

Building Position & Landscaping: Western Boundary - Landscape Enhancements

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ANDYSTURGEON DESIGN

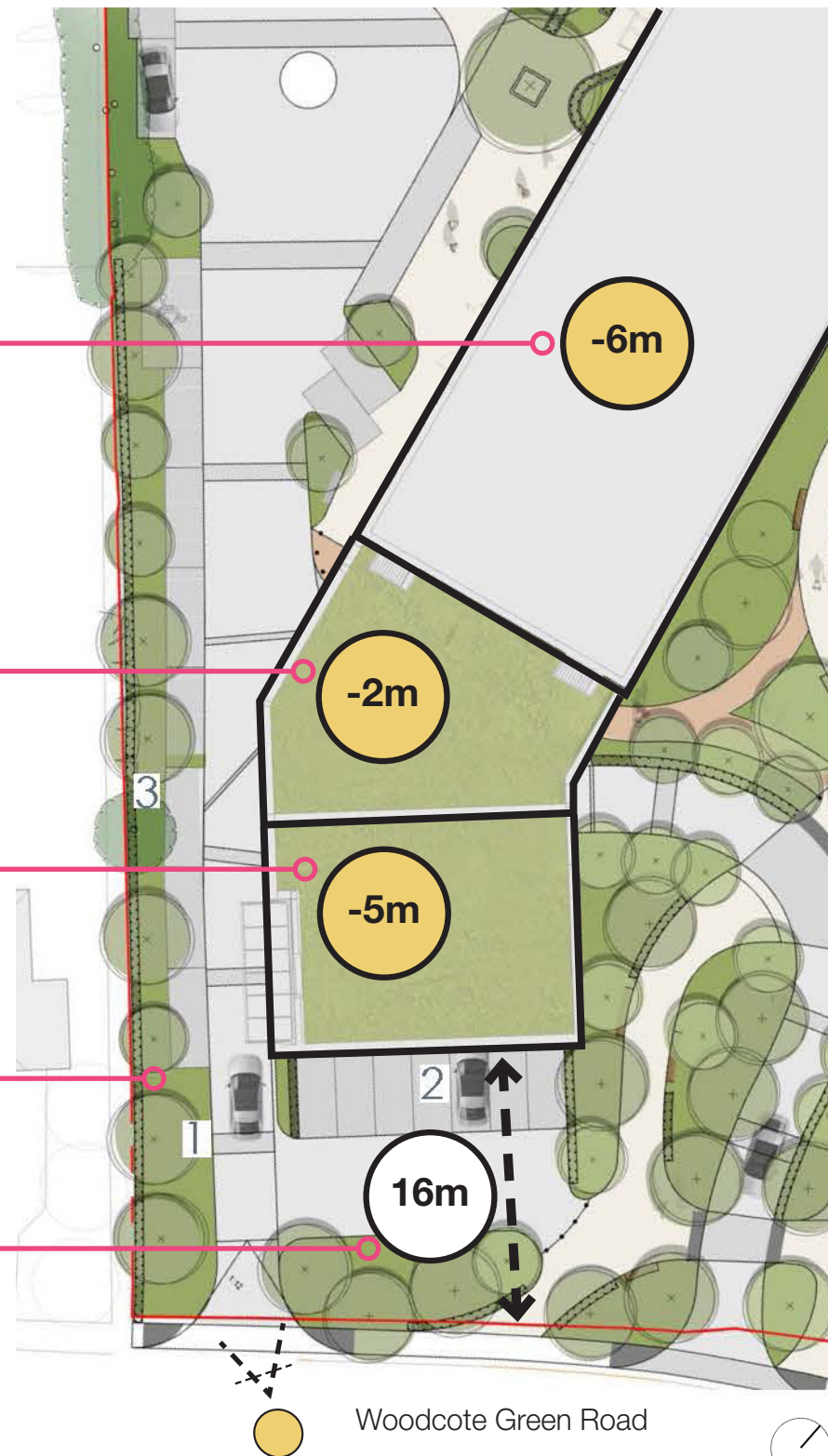
BUILDING REDUCED
BY **6M**

BUILDING REDUCED
BY **2M**

BUILDING REDUCED
BY **5M**

INCREASED
LANDSCAPE AND
TREES
(No. 40 BOUNDARY)

BUILDING SETBACK
16M



ROOF PLAN: REVISED PROPOSAL



PROPOSED 3D VIEW OF VEHICULAR ENTRANCE



EXISTING NEIGHBOURING BOUNDARY

113
PROPOSED
MATURE / SEMI-
MATURE TREES

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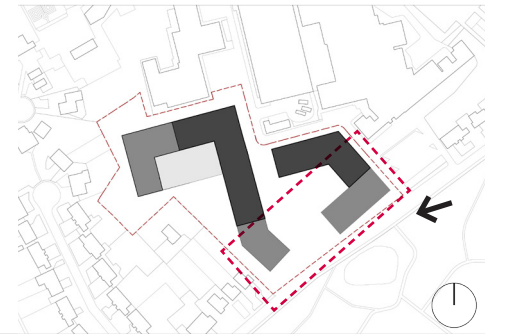
4.2

Proposed Design Changes

Building Position & Landscaping: Southern Boundary - Landscape Enhancements

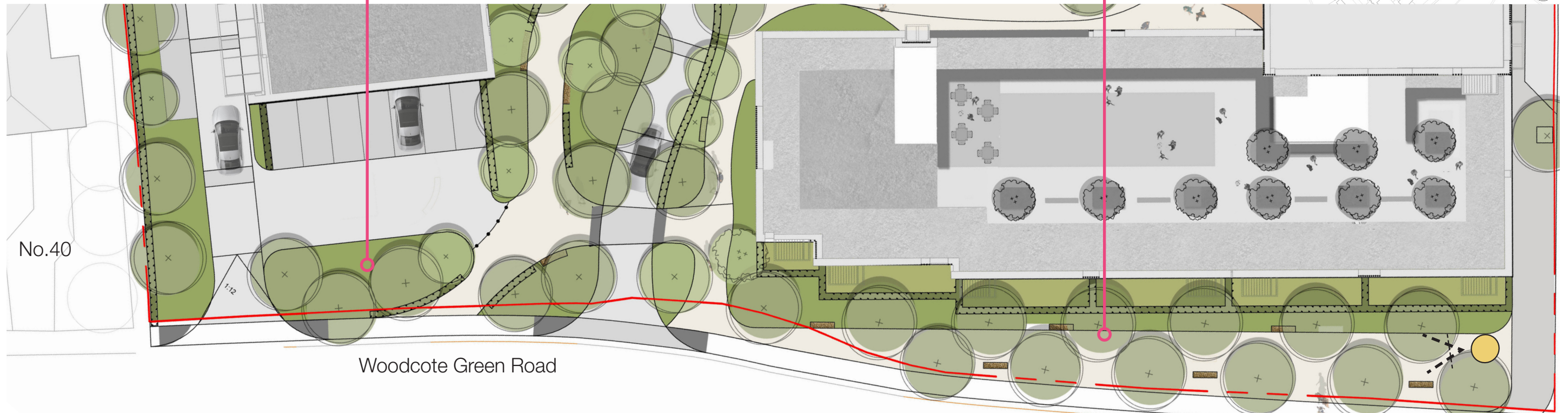
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ANDYSTURGEONDESIGN



INCREASED LANDSCAPE
AND TREES

INCREASED LANDSCAPE
AND TREES



PROPOSED WOODCOTE GREEN ROAD PLANTING PLAN



3D VIEW MATURE BOULEVARD TREE PLANTING ENHANCE THE PAVEMENT EXPERIENCE

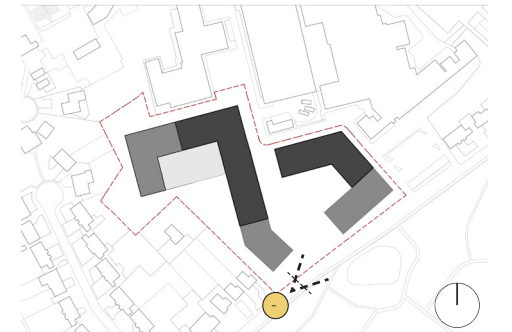


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4.3

Proposed Design Changes

Building Position & Landscaping: Existing Woodcote Green Road



No. 40

EXISTING TREES
ON No. 40 PLOT

EXISTING
WOODCOTE LODGE

EXISTING ROWAN
HOUSE

EXISTING TREES ON
SITE



EXISTING VIEW - LOOKING EAST ALONG WOODCOTE GREEN ROAD



4.4

Proposed Design Changes

Building Position & Landscaping: Artist's Impression - 3D View

**BUILDING REDUCED
BY 5M AND SETBACK**

**BUILDING
REDUCED BY 6M**

**OUTLINE OF
PREVIOUS DESIGN**

**BUILDING REDUCED
BY 1.7M AND SETBACK**



3D VIEW - LOOKING EAST ALONG WOODCOTE GREEN ROAD



**INCREASED LANDSCAPE
AND TREES**

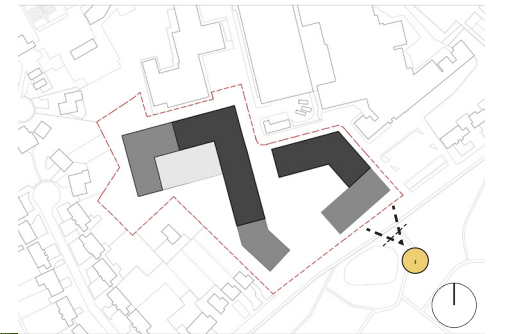


4.5

Proposed Design Changes

Building Position & Landscaping: Artist's Impression - 3D View

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BUILDING
REDUCED BY 5M

BUILDING
REDUCED BY 6M

BUILDING
REDUCED BY -1.7M

OUTLINE OF
PREVIOUS DESIGN

BUILDING
REDUCED BY 6M



3D VIEW - LOOKING NORTH FROM WOODCOTE MILLENNIUM GREEN



INCREASED LANDSCAPE
AND TREES

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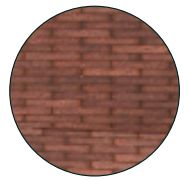


1

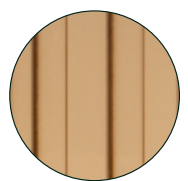
Reduced building heights to align with hospital and reduce impact to neighbouring properties

2

Changes to proposed material palette to enhance response to local context and townscape



75% BRICKWORK & GLASS



**25% BRONZE PPC
ALUMINIUM CLADDING WITH
STANDING SEAM**



3D VIEW - FACADE BAY STUDY



3D ELEVATION VIEW - FACADE BAY STUDY

6.0

Proposed Design Changes

Traffic & Parking: Parking Strategy

- 1 156 Car Parking Spaces
- 2 132 concierge/valet spaces are blue badge compliant
- 3 EV charging provided to 40% of parking spaces
- 4 Car Cubs are provided for the revised scheme (Two serving the development and one for general public).
- 5 Provision of minibus to reduce reliance on car use





148,071

More people aged over 65
living in Surrey by 2041.

Surrey County Council, 2019



112,200

Over 75s within 10 miles of
Epsom Hospital

Carterwood Report, Planning
Needs Assessment, 2019

LOCAL NEED.

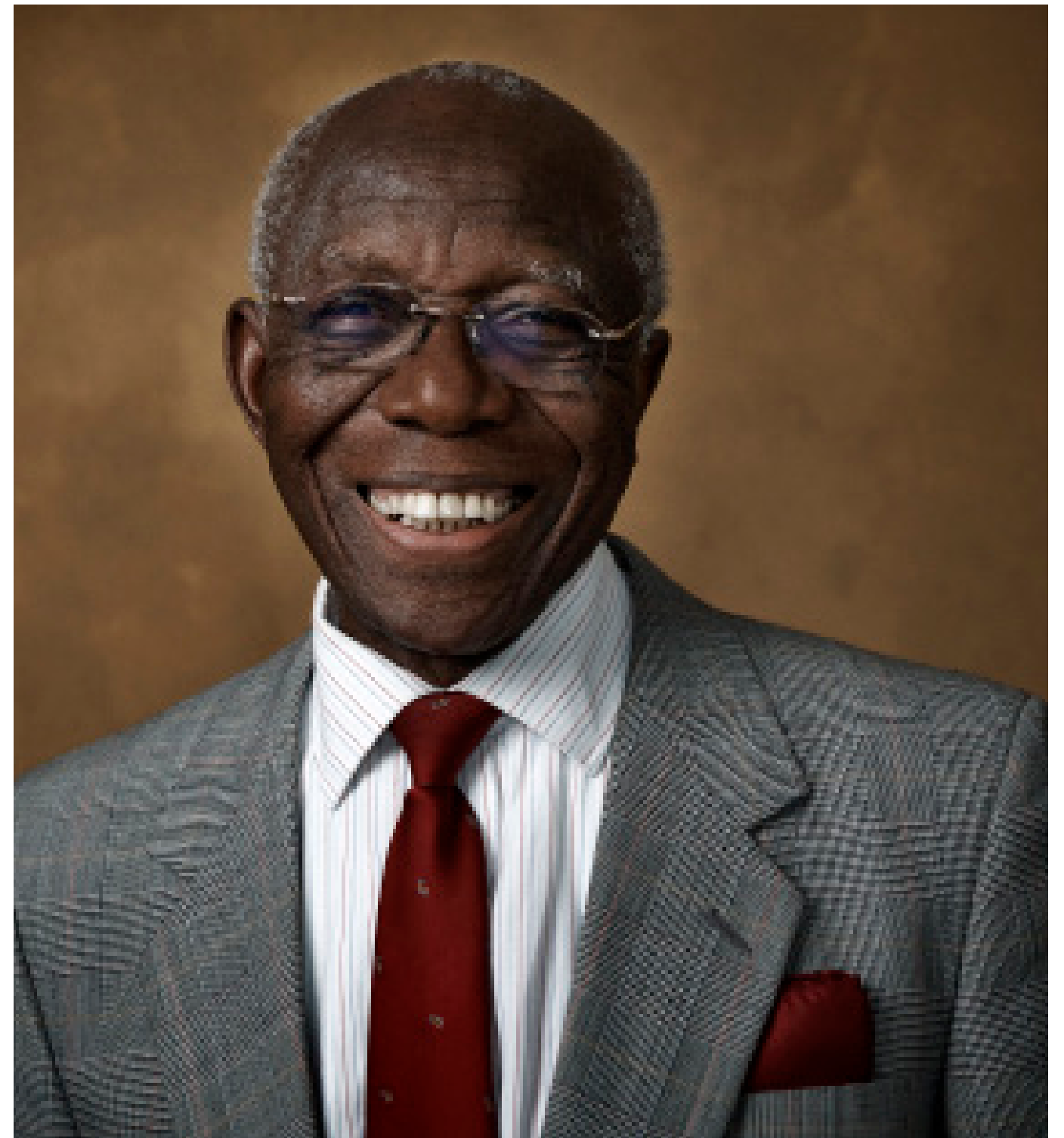
Our Plans Will:

- Address a pressing need for specialist accommodation for older people in the local area.
- Contribute 292 units towards the Council's housing supply requirements, protecting the green belt from development.
- Free up other sectors of the housing market by releasing much-needed family housing

REDUCING PRESSURE ON SERVICES.

Research has shown extra care communities:

- Reduce visits to the GP by **50%**
- Reduce the chances of a hospital over-night stay by **80%**
- Reduce overall NHS spend by as much as **40%**





ECONOMIC BENEFITS.

- **Additional Resident Spending: £2.2m** (more likely to spend locally)
- **More than 80 jobs created** within the later living community
- **20 jobs** created in the local area
- **£22.4m** – operational GVA

