

GUILD LIVING at EPSOM

Members Briefing 7th January 2021

Planning Re-Submission

January 2021

1.0

Introduction Guild Living - Overview

This document responds to Epsom council planning committee member's comments and concerns.

The main comments raised were concerning:

- Height
- Building Setting & Landscaping
- Design & Appearance
- Highways
- Use, Need & Demand
- General Policy Questions
- Housing Policy

We have separated each item into separate sections as listed above, to allow us to highlight how the revised design responds to comments and concerns made.

The proposed design changes focus on addressing committee comments relating to local planning policy.



Summary of Design Response to Members Comments

1 Height and Massing

RESPONSE

- Overall building heights reduced to ensure the revised proposal is below the height of the hospital building.
- Height of proposed building facing Woodcote Green Road reduced and set back to protect against impact on local character, townscape and amenity.

2 Building Setting & Landscaping

RESPONSE

- Increased building set backs to Woodcote Green Road boundary, now aligned with adjacent no.40 and neighbours to eastern boundary.
- Increased and improved landscape screening/buffer and tree planting towards Woodcote Green Road and western boundary.
- Enhanced ecological and pedestrian connection through site with additional public realm.
- Increased and improved landscape screening/buffer to sensory garden roof edge

3 Design and appearance

RESPONSE

- Reduced building heights to align with hospital and reduce impact to neighbouring properties.
- Changes to proposed material palette to enhance response to local context and townscape.

4 Highways

RESPONSE

- 156 Car Parking Spaces, compliant with SCC guidelines
- 132 Stacker Parking System [SPS] operated by concierge/valet, all spaces are blue badge compliant.
- EV charging provided to 40% of parking spaces.
- Car Cubs are provided for the revised scheme (Two serving the development and one for general public).
- Provision of minibus to reduce reliance on car use.

2.0

Response to Members Comments Revised Proposal

A broad mix of inter-generational activities are still proposed on the site comprising:

- **267 use class C2 Apartments: Guild Living Residences [GLR]**

1, 2, 3 bedroom Assisted Living apartments for purchase with min. 2.5hrs of care and associated communal and support services.

- **28 use class C2 Apartments: Guild Care Suites [GCS]**

Transitional/Extra care apartments. A sub community that offers a greater range of care and support services.

- **10 use class C2 Apartments: Guild Care Residences [GCR]**

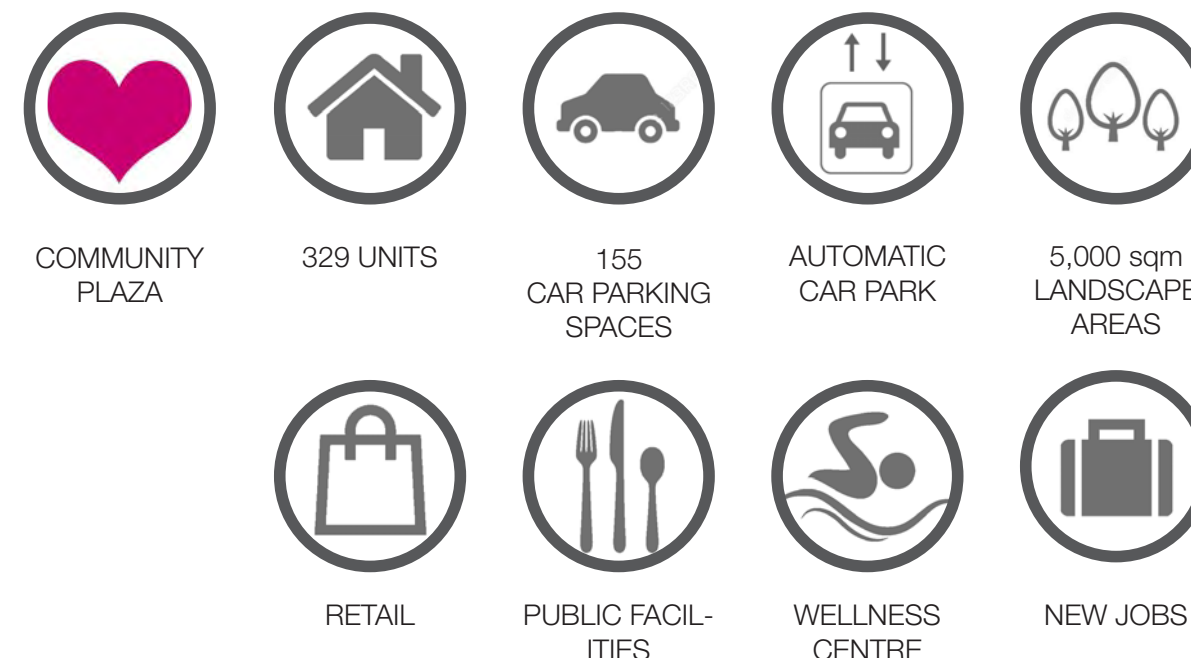
Larger GCS transitional/extra care apartments with GCS range of care and support services.

- **24 use class C3 Apartments: Key Worker Residences**

Accommodation apartments for hospital staff.

- **Use Class C2 Retail**

Small ancillary restaurant, coffee shop and retail to support resident community.





REVISED PROPOSAL SUMMARY:

- **305 USE CLASS C2 APARTMENTS**
- **24 USE CLASS C3 APARTMENTS**

3.0

Response to Members Comments **Height**

SUMMARY

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3.1

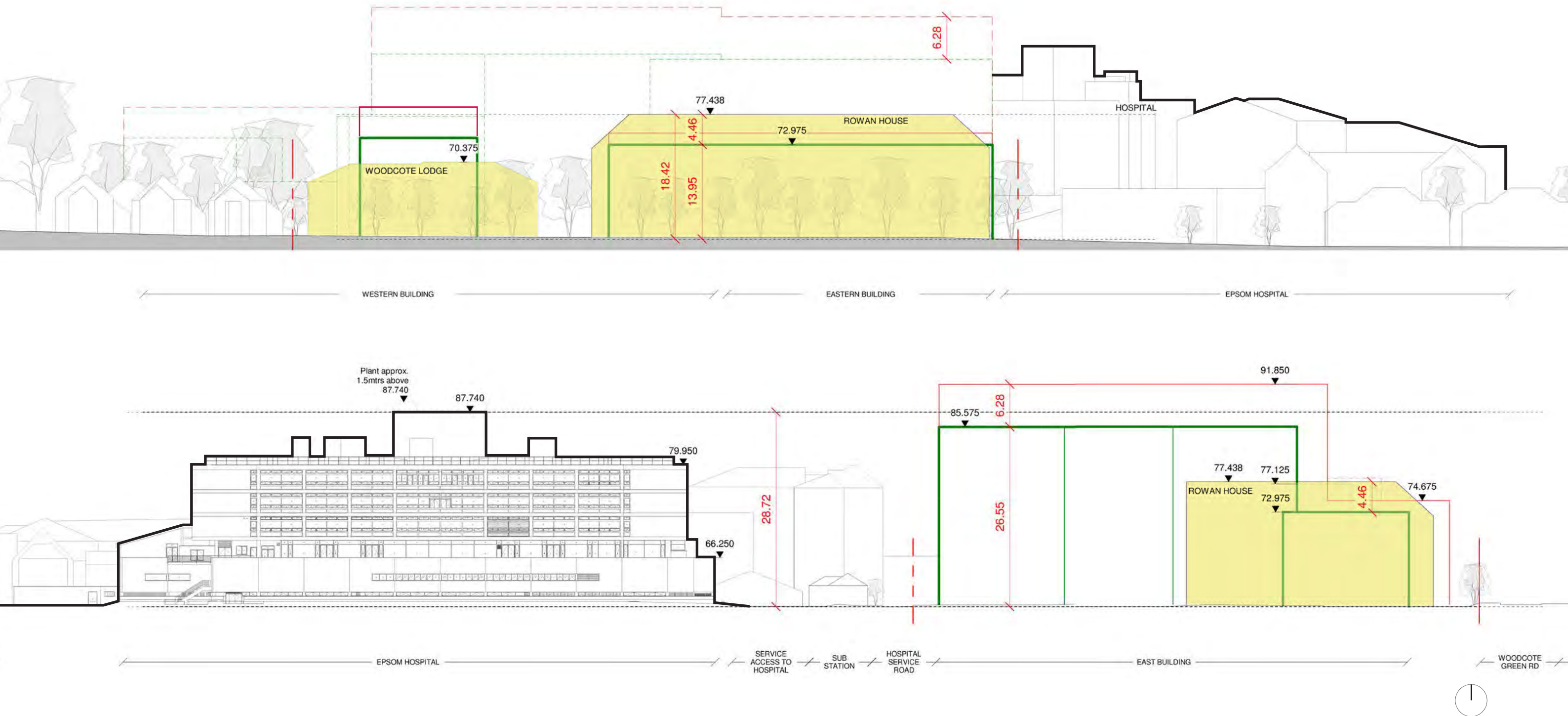
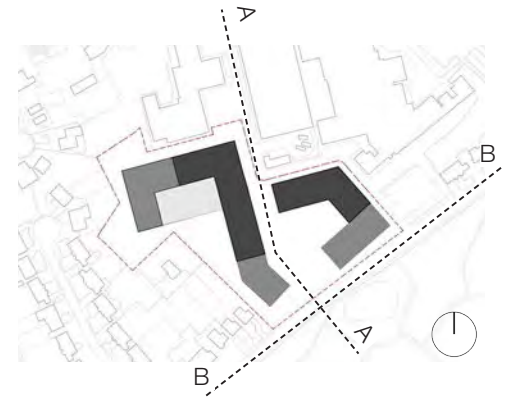
Height Proposed Height Reduction



3.2

Height Massing Analysis - Section Study

- Current Massing
- Previous Planning Submission
- Existing Buildings

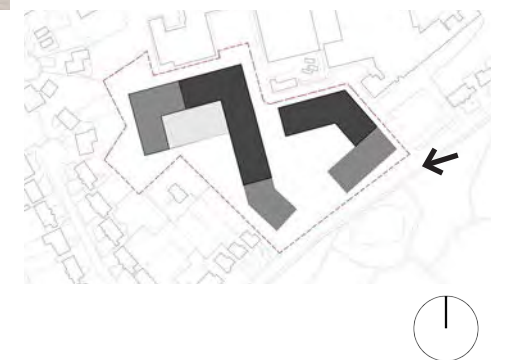


3.3

Height
Woodcote Green Road - Looking West



— — — Outline of Original Application



marchesepartners

4.0

Response to Members Comments **Building Sitting & Landscaping**

SUMMARY

- 1 Increased building set backs to Woodcote Green Road boundary, now aligned with adjacent no.40 and neighbours to eastern boundary
- 2 Increased and improved landscape screening/buffer and tree planting towards Woodcote Green Road and western boundary
- 3 Enhanced ecological and pedestrian connection though site with additional public realm
- 4 Increased and improved landscape screening/buffer to sensory garden roof edge

4.1

Building Sitting & Landscape

Woodcote Green Road - Building Setback & Landscape

- Massing set back on Woodcote Green Road.

Building A setback alignment with
no.40 Woodcote Green Road



113 PROPOSED MATURE / SEMI-MATURE
TREES



**CAR PARK DROP-OFF AT GROUND FLOOR
LEVEL**



4.2

Building Sitting & Landscape

Western Boundary - Landscape Enhancements



Previous planning submission



LEGEND

1. Parking set back from adjacent properties
2. Relocated parking spaces
3. Tree lined street and boundary hedge

Summary of changes:

1. 5m approximate landscape buffer separating front of adjacent property from driveway
2. Car parks relocated and set back from boundary.
3. Introduction of a continuous hedge, soft planting and 9 mature extra trees to maximize privacy for neighbouring



4.3

Building Sitting & Landscape

Woodcote Green Road - Western Boundary Enhancements



Proposed Vehicular Entrance View



Existing Neighbouring planting buffer



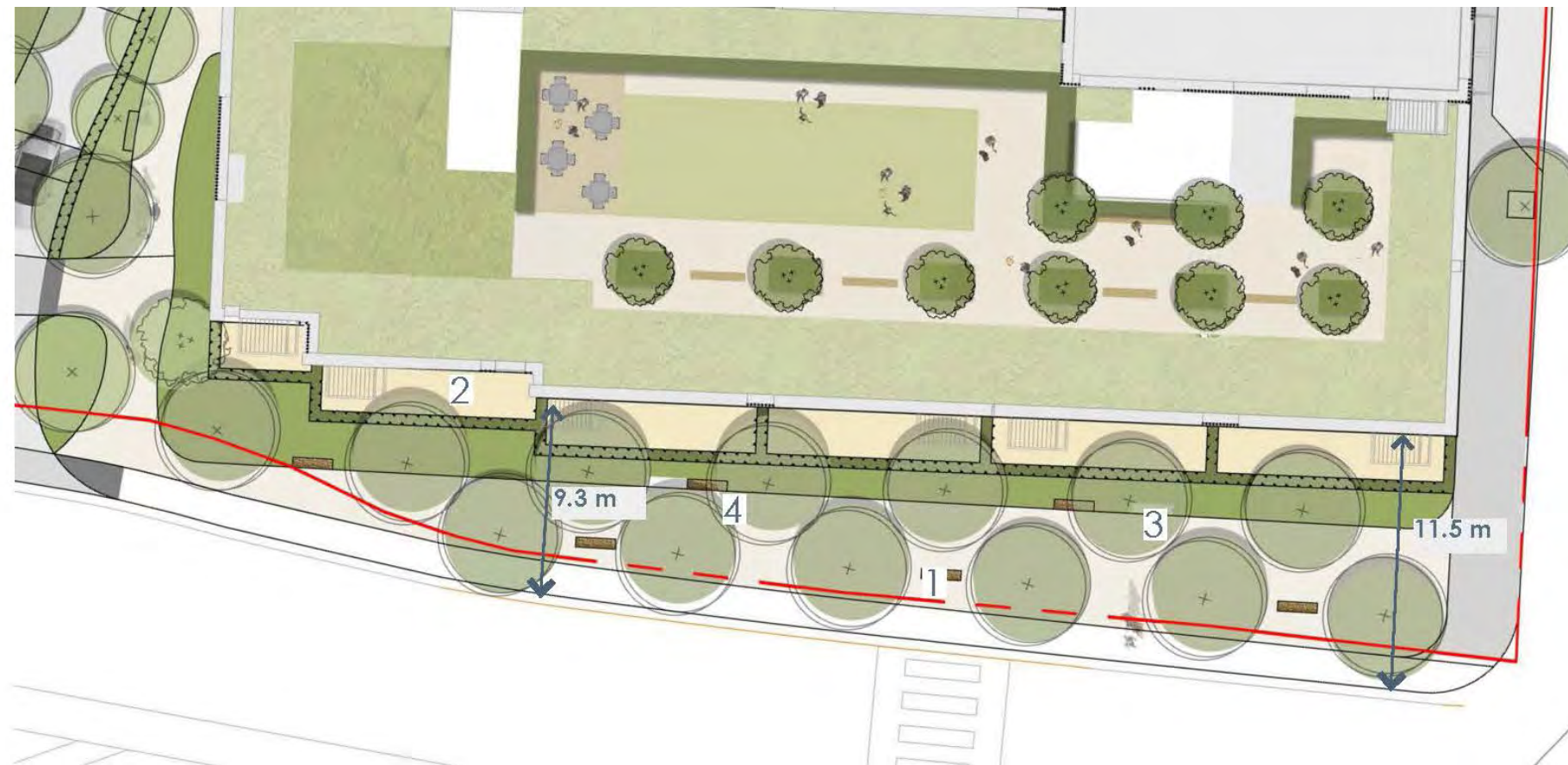
Section



4.4

Building Sitting & Landscape

Woodcote Green Road - Street Frontage Enhancements



1. Enhanced pavement with mature tree planting
2. Private Terraces
3. Proposed seating
4. Mature Boulevard trees



Previous planning submission.



Mature boulevard tree planting enhance the pavement experience and provide opportunities of public seating and relaxing

© 2016 New Horizon

4.5

Building Sitting & Landscape

Woodcote Green Road - Existing Views



4.6

Design & Appearance

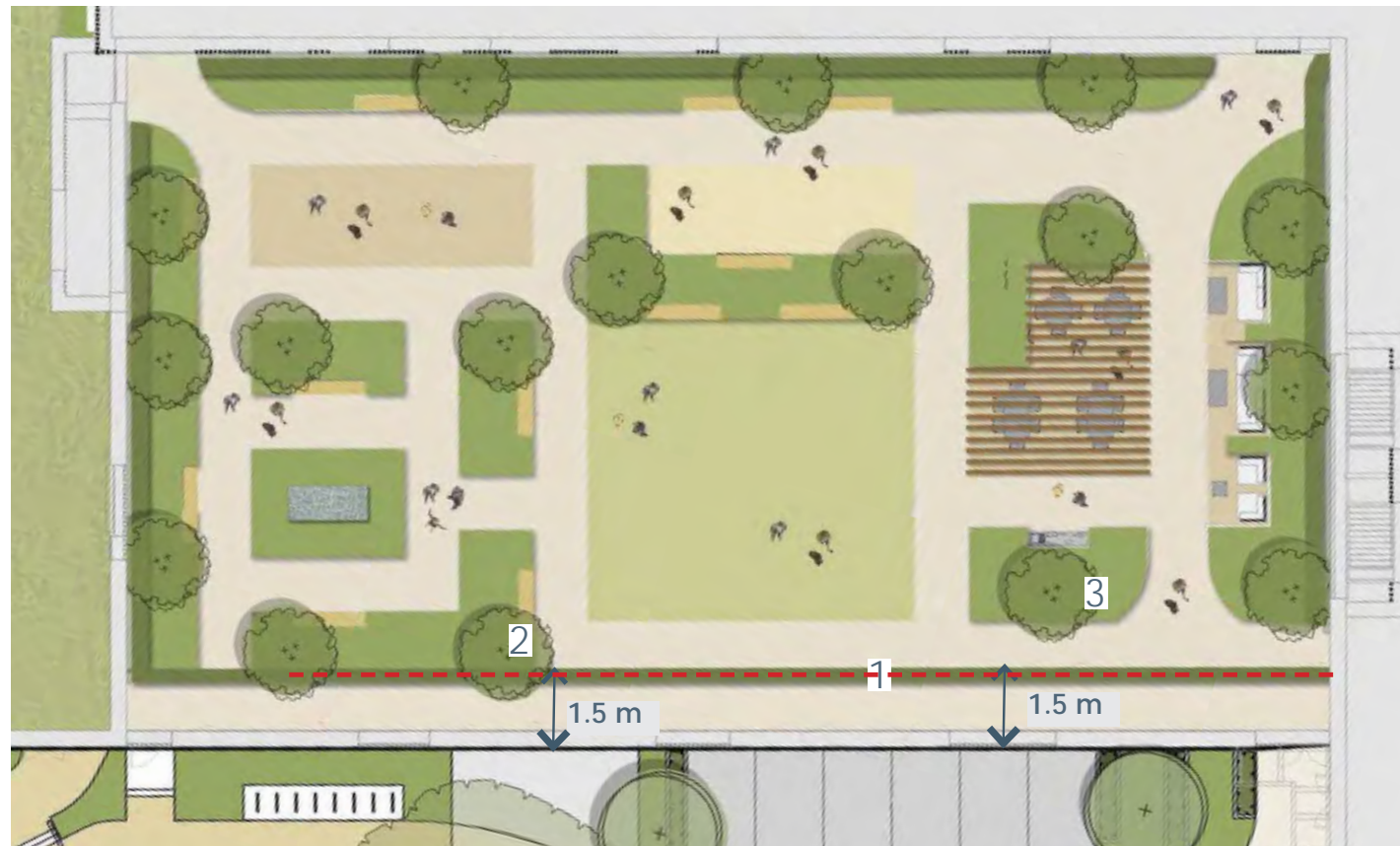
Artist's Impression - View 2



VIEW 2 - VIEW LOOKING EAST ALONG WOODCOTE GREEN ROAD

4.7

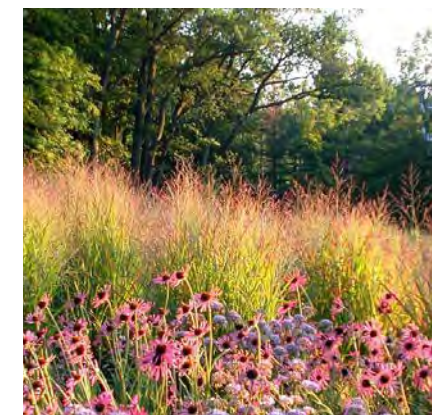
Building Sitting & Landscape

Sensory Garden - Views to Neighbouring Properties**Proposed Sensory Garden****LEGEND**

1. Balustrade with hedging/screening buffer set back 1.5m from edge of building
2. Proposed planting borders
3. Specimen Trees

**Previous Submission**



Artist's impression, Sensory garden with self contained water feature



5.0

Response to Members Comments **Design & Appearance**

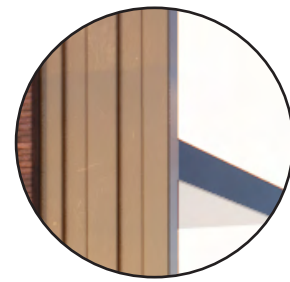
SUMMARY

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5.1

Design & Appearance

Concept Design - Facade Bay Study West Block Elevation Detail



Bronze PPC aluminium cladding with standing seam detail



PPC aluminium framed inward-opening casement window



Bronze PPC aluminium juliet balcony balustrade with planter box



3D View



25% BRONZE PPC ALUMINIUM CLADDING WITH STANDING SEAM
75% BRICKWORK AND GLASS

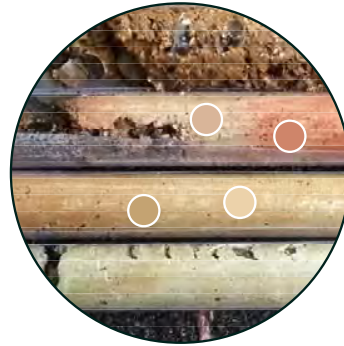
Elevation View

5.2

Design & Appearance

Concept Design - Facade Materials

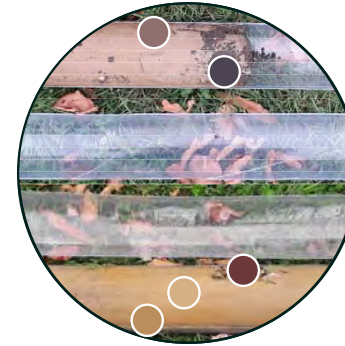
- **25%** BRONZE PPC ALUMINIUM CLADDING WITH STANDING SEAM
- **75%** BRICKWORK AND GLASS



London Clay



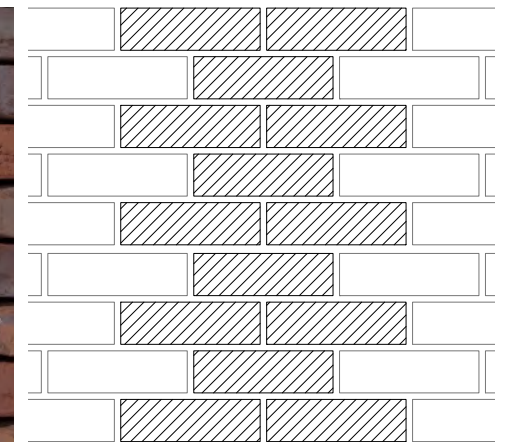
Brick B Natural



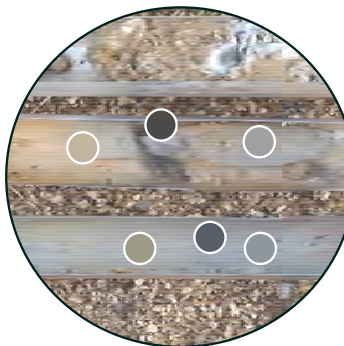
London Clay



Brick A Red



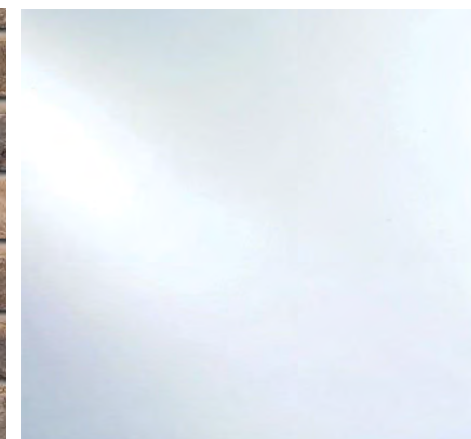
Stretcher Brick Bond



Lambeth Group



Brick D Grey



Glazing to apartment windows



3mm PPC aluminium cladding with standing seam

Amount of Cladding

A warmer colour with red hue is proposed for the metal cladding, which makes up less than a quarter of the total facade area.

6.0

Response to Members Comments **Highways**

SUMMARY

- 1 156 Car Parking Spaces are compliant with SCC guidelines
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6.1

Highways Parking Strategy

1 156 Total Car Park spaces

- 106 SPS spaces for residents
- 16 SPS spaces for visitors
- 10 SPS spaces for staff
- 24 spaces for staff & visitors at grade
- 1 space for Mini Bus

2 132 Blue Badge Spaces

- All SPS car park spaces are suitable for blue badge holders
- Concierge parking for the SPS car park.

3 Vehicular Entry and Exist

Main vehicular entry and exit is proposed from Woodcote Green Road.

4 Cycle Parking

There are 50 secure, covered cycle spaces provided for residents, staff and visitors located throughout the site.

5 Car Clubs

Two development car club cars for use by staff/residents. Some residents may only need to use a car occasionally, and shared vehicles would provide a more cost and space-effective way to provide this. One additional car club at surface level for general public use.

6 EV Charging

SPS parking will have integrated charging to accord with SCC guidance - 20% of parking is provided with active EV charging with a further 20% having passive infrastructure that can be made active as required in the future.

7 Parking Management

Concierge parking for the SPS car park will be used by residents, staff and visitors, with the staff and visitor spaces prioritised for use by those staying overnight at the site.



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7.0

Response to Members Comments **Use, Need & Demand**

SUMMARY

- 1 The scheme meets the requirements of Paragraph 117 of the NPPF to Promote the effective use of land and meet the need for homes and other uses
- 2 The scheme delivers on the requirements of NPPF Paragraph 61 to deliver housing choice for older people
- 3 National Planning Guidance states that the need to provide housing for older people is 'critical' due to longer lifespans and the increasing proportion of older people in the population.

7.1

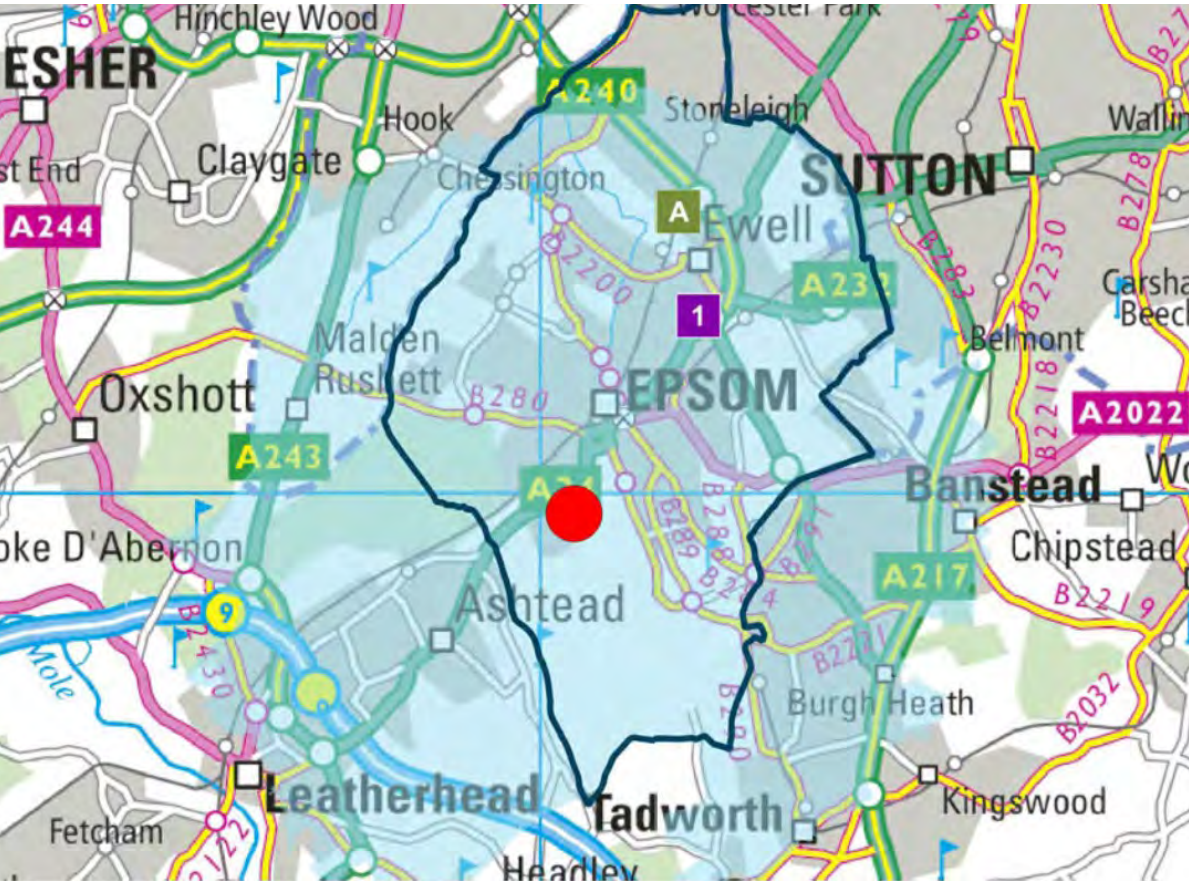
Use, Need & Demand

CARE NEED: Existing Extra Care Provision & Health Drivers

From 2018 to 2042 the following trends are calculated in EEBC:

Over 65: **+34%**
30 – 65: **- 7.3%**
0 – 30: **-1.3%**

In June 2019, the Office for National Statistics (ONS) reported that more than 24% of people living in the UK will be aged 65 or older by 2024, an 18% increase from 2016.



Approximate map of existing private extra care and planned provision within catchment areas. (Needs assessment by Caterwood, analysing markets in health & social care)

- SUBJECT SITE
- EXISTING PRIVATE EXTRA CARE SCHEMES
- PLANNED PRIVATE EXTRA CARE SCHEMES



Assessment Criteria	Market (circa 3-mile radius)
Population aged 75 years and above	14,590
Demand (40 / 1000)	584
Existing provision	36
Units under construction	53
Planned provision	60
Total planned and existing Provision	149
Residual need	435
Proposed Scheme	305
Surplus Need after development	130

8.0

Response to Members Comments **General Planning Policy**

SUMMARY

- 1 The revised design is in accordance with Policy CS5, Policy DM10, Policy DM9 to; protect heritage assets, protect amenity and preserve local character, and respond to the townscape
- 2 The scheme provides specialist accommodation for older people in accordance with Policy DM21 and makes efficient use of land in terms of Policy DM11.
- 3 The substantially increased landscaping accords with Policy DM5

8.1

General Planning Policy

Planning Policy - Direction For Older People's Housing

HOW THE AMENDED SCHEME RESPONDS TO EPSOM & EWELL POLICIES

- Reduced height, increased setbacks and additional landscaping / large specimen trees to respond to **Policy CS5** (heritage assets and their settings)
- Use of brownfield land in built up areas and avoiding Green Belt in response to **Policy CS8**
- Provision of a mix of dwelling types, sizes and tenures to meet local housing needs **Policy CS9**
- Additional landscaping and large trees, especially along Woodcote Green Road and the west boundary in terms of **Policy DM5**
- The reduced scheme revitalises an unattractive site and seeks enhancement of townscape in terms of **Policy DM9**. The amendments reduce height and increase setbacks to respond sensitively to townscape.
- The reduced height, additional landscaping and increased setbacks address **Policy DM10** and protects against amenity impacts and protects local character and distinctiveness.
- The scheme makes efficient use of land within the existing urban area in accordance with **Policy DM11**, the density tool has been set aside, being inconsistent with national policy.
- The scheme provides specialist accommodation for older people in accordance with **Policy DM21**.



NATIONAL POLICY AND GUIDANCE

- Paragraph 61: Authorities are to **deliver housing choice including housing for older people**
- The need to provide housing for older people is described in the NPPG as '**critical**' as people are living longer lives and the proportion of older people in the population is increasing

9.0

Response to Members Comments **Housing Policy**

SUMMARY

-  Class C2 residential units are counted towards the supply of new homes
-  Total Contribution to housing delivery: 292 Houses

9.1

Housing Policy

Contribution to Housing

EEBC confirms in the AMR that since changes to Planning Practice Guidance in March 2014, Class C2 residential units are counted towards the supply of new homes. EEBC uses the same methodology as set in the 'Housing Delivery Test Measurement Rule Book' July 2018.

'Housing Delivery Test Measurement Rule Book' confirms that

11. The ratio applied to other communal accommodation will be based on the national average number of adults in all households, with a ratio of 1.8. This has been calculated by dividing the total number of adults living in all households by the total number of households in England. Source data is from the Census 2011 and is published by the Office for National Statistics⁶. The ratio will be updated following each Census when the data is publicly available.

The Council's Annual Monitoring Report Confirms the use of the same formula, set out in the AMR as:

Net increase in bedrooms in other communal accommodation in LA
Average number of adults in households in England (1.8)

1st April 2018 - 31st March 2019 - **Annual Monitoring Report**

Guild Living Residences (267)

- 67 no. 1bed (25%) = 67 bedrooms
- 179 no. 2bed (67%) = 358 bedrooms
- 21 no. 3bed (8%) = 63 bedrooms

Sub Total (GLRs) 488 bedrooms

Assisted care apartments (all 1 bed) = 38 bedrooms

TOTAL ADDITIONAL BEDROOMS: 526

$$\frac{526}{1.8}$$

TOTAL CONTRIBUTION TO HOUSING DELIVERY: 292 HOUSES

*Note the above calculations do not include Key Worker Accommodation as these units are to be replaced and do not add to the net total

