

GUILD LIVING at EPSOM

PPA - meeting 17-Dec

Planning Re-Submission

December 2020

1.0

Viability

Guild Living - Brief & Unit Mix

An extension of the local community housing

- Address a pressing need for specialist accommodation for older people in the local area.
- Contribute towards the Council's housing supply shortfall.
- Free up other sectors of the housing market by releasing much-needed family housing.
- Provide modern, purpose-built key worker accommodation for doctors and nurses.

Hospital investment/support & healthcare

- Regenerate a redundant site and optimise the use of the land to create a new area of productive and attractive townscape.
- Facilitate significant investment into existing facilities at Epsom Hospital.
- Support the local hospital through the provision of transitional care service.
- Improve wellbeing and social interaction, offering better health outcomes and reducing healthcare costs.
- Integrate the care facilities into the local community.

Design & urban planning

- Deliver an exemplar scheme in terms of design, the standard of facilities and in the provision of support and care.
- Support the creation of a mixed and balanced community that addresses intergenerational needs and aspiration.

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

- 264 Guild Living Residences [GLR] - 1, 2, 3 bedroom options as part of Guild offering within new residents community. Later living apartments together with integrated nursing care and associated communal and support services (Use Class C2)
- 28 Guild Care Suites [GCS] - Transitional care apartments. A sub community that offers a greater range of care and support services.
- 10 Guild Care Residences [GCR] - Larger GCS transitional care apartments with GCS range of care and support services.
- Communal, care and well-being facilities including a restaurant, café/bar, wellness centre, gym, library, craft room, therapy and treatment rooms
- Occupational therapy centre (The Guild Wellness Club) – integral to the C2 use, but also open to the local community
- Retail spaces - small ancillary outlet to support resident community.
- 24 Key worker / hospital staff accommodation apartments
- Associated back of house and services areas, car and cycle parking, extensive landscaping and planting



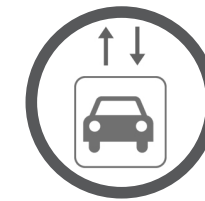
COMMUNITY
PLAZA



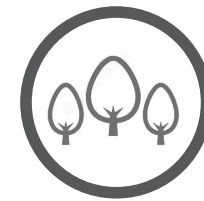
326 UNITS



155
CAR PARKING
SPACES



AUTOMATIC
CAR PARK



5,000 sqm
LANDSCAPE
AREAS



RETAIL



PUBLIC FACIL-
ITIES



WELLNESS
CENTRE



NEW JOBS

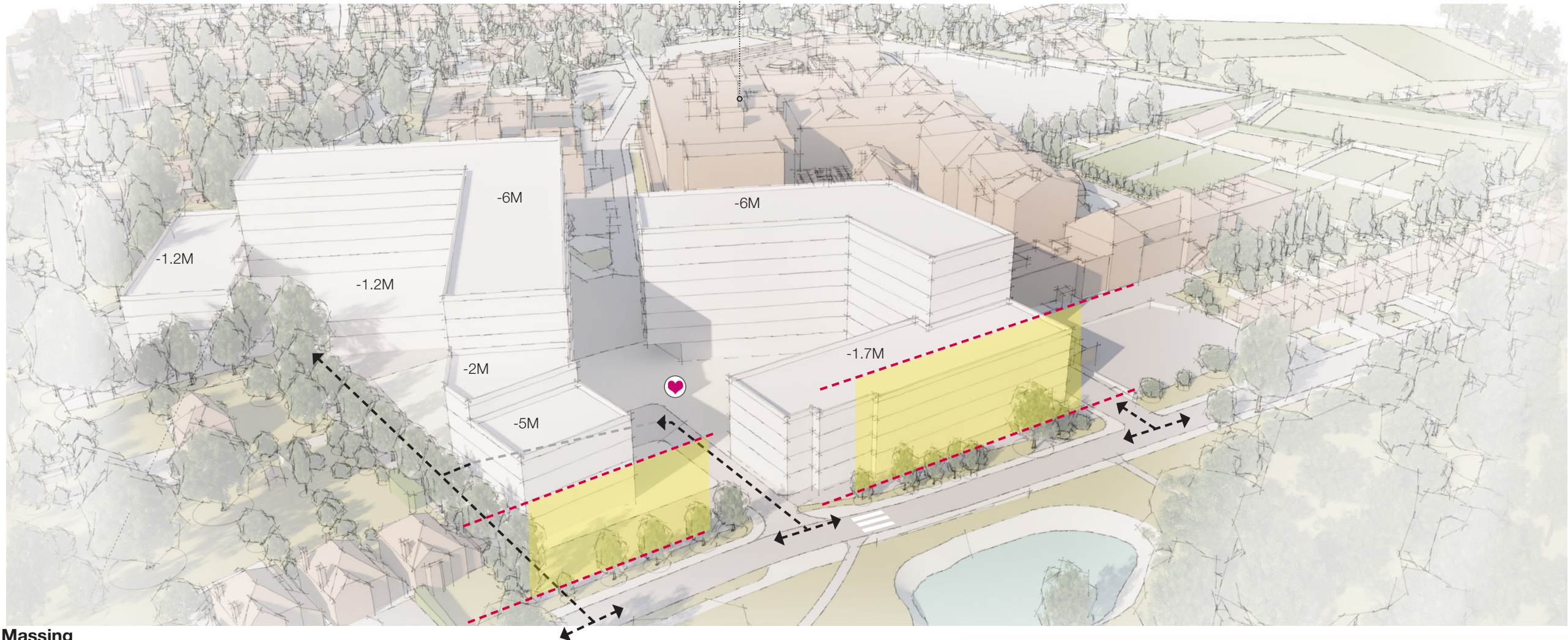
USE CLASS C2 UNITS PROPOSED AMENDMENT:

- 264 GUILD LIVING RESIDENCE
- 10 GUILD CARE RESIDENCE
- 28 GUILD CARE SUITES & TRANSITIONAL CARE
- 24 KEY-WORKER APARTMENTS
- **326 TOTAL**








2.0

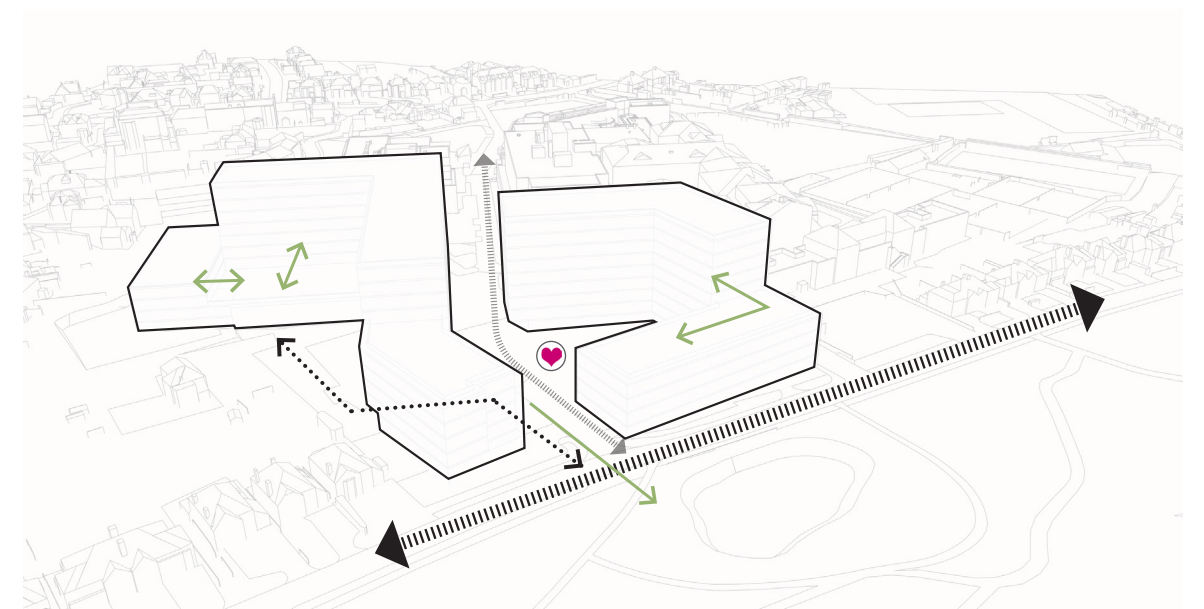
Design Development Proposed Massing

HOSPITAL BUILDING



Proposed Massing

-  Community plaza
-  Heights of existing buildings
-  Vehicle access routes
-  Primary access
-  Pedestrian link through site and public realm
-  Stepped massing
-  Connection with landscape



2.0

Proposed Scheme

Woodcote Green Road - Building Setback

- East & West Block massing reduced towards hospital.
- Massing set back on Woodcote Green Road.



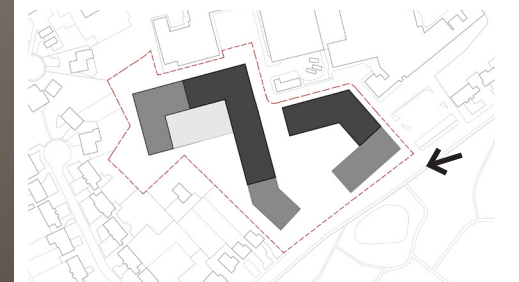
CAR PARK DROP-OFF AT GROUND FLOOR LEVEL



2.0

Proposed Scheme**Woodcote Green Road - Looking West**

IMAGE MATERIALS TO BE UPDATED

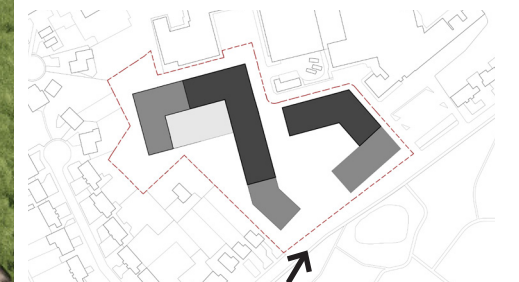


marchesepartners

2.0

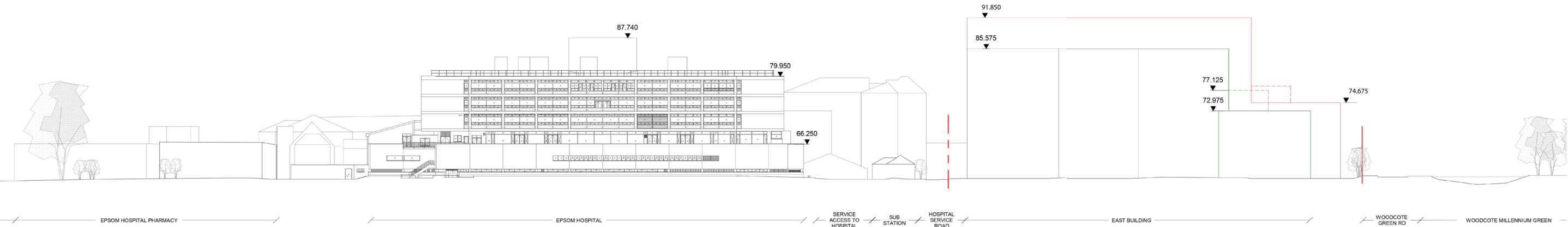
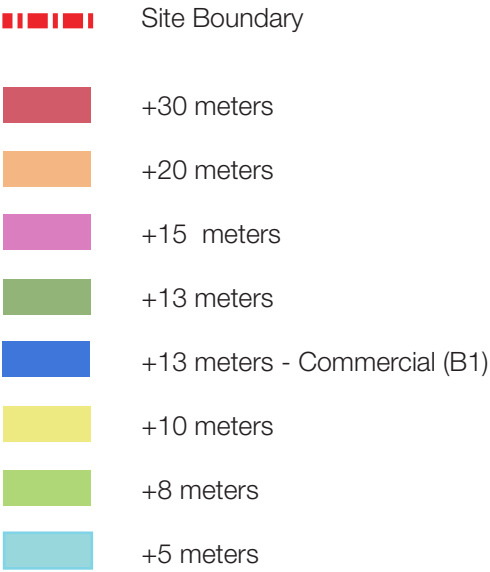
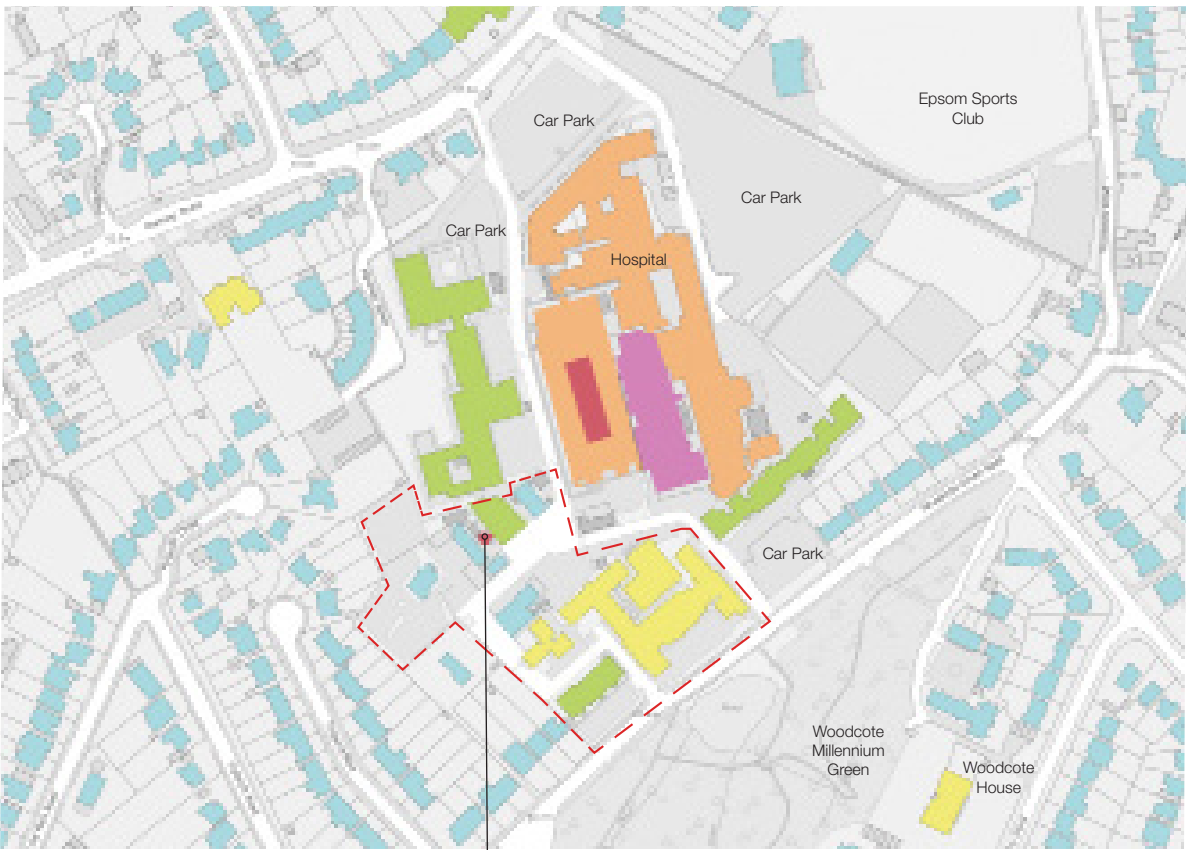
Proposed Scheme**Woodcote Green Road - Looking East**

IMAGE MATERIALS TO BE UPDATED



3.0

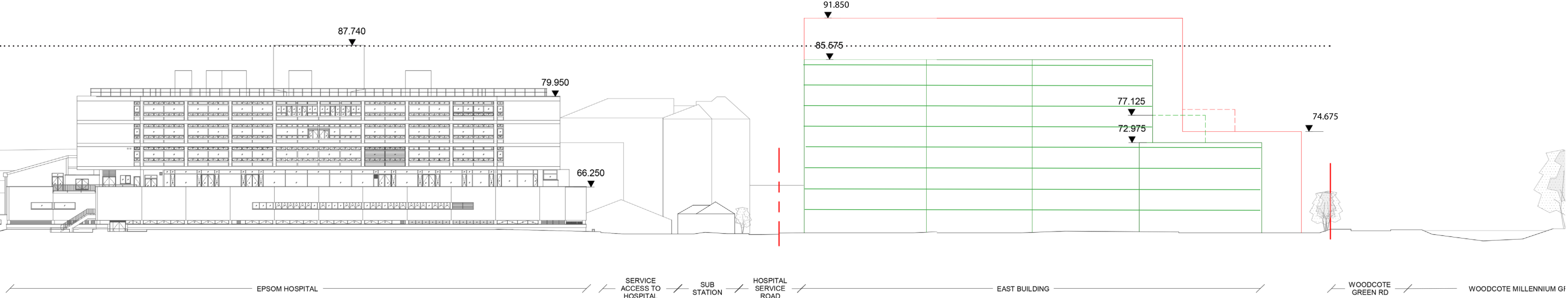
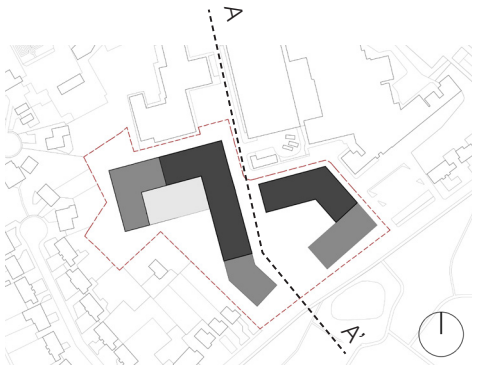
Design Development
Massing Analysis - Section Study



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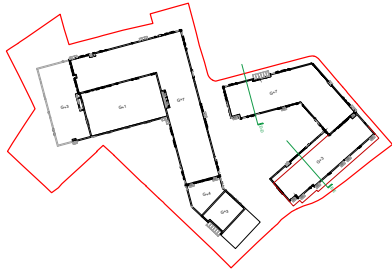
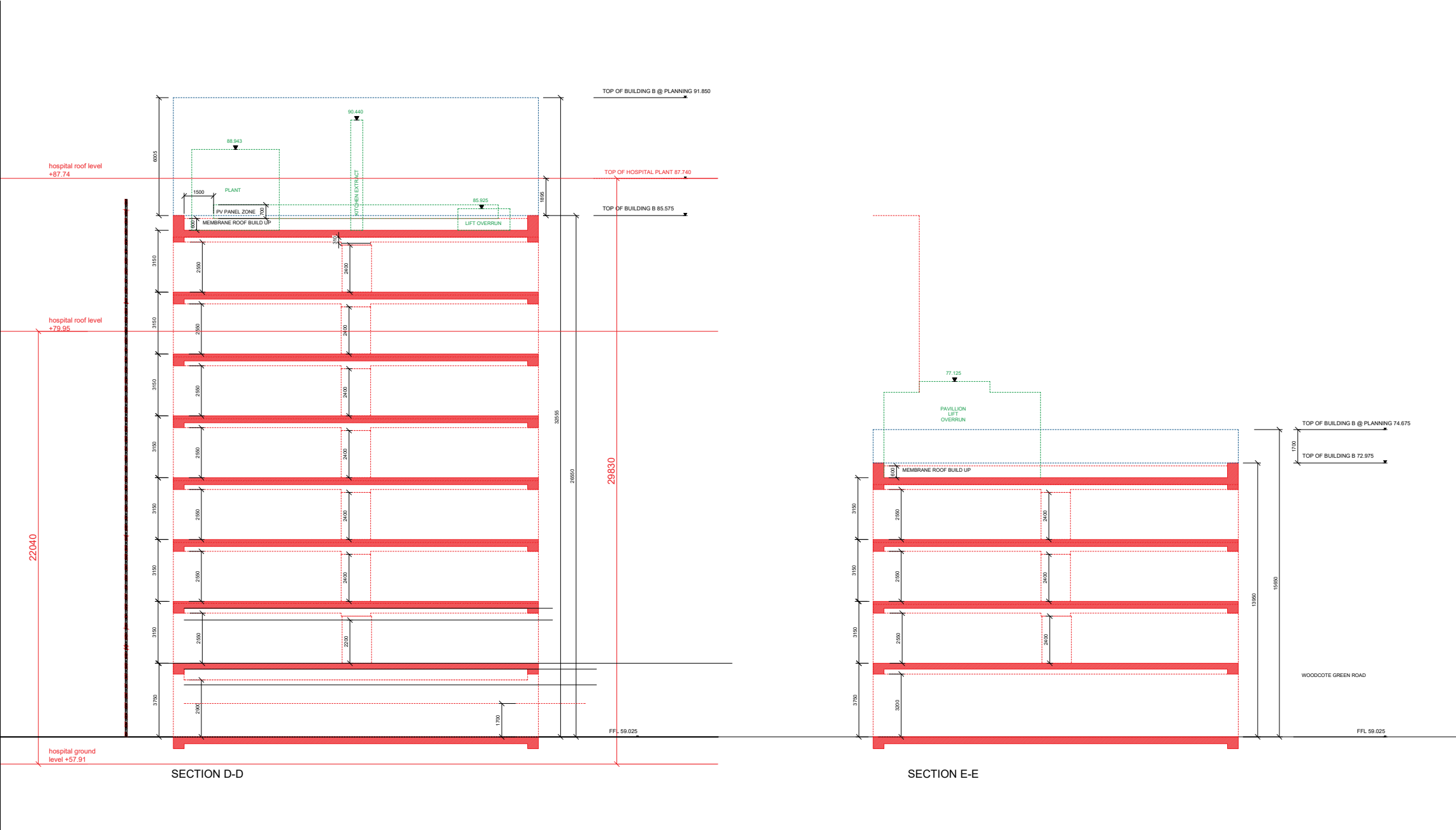
Design Development

North - South Section Elevation (East)



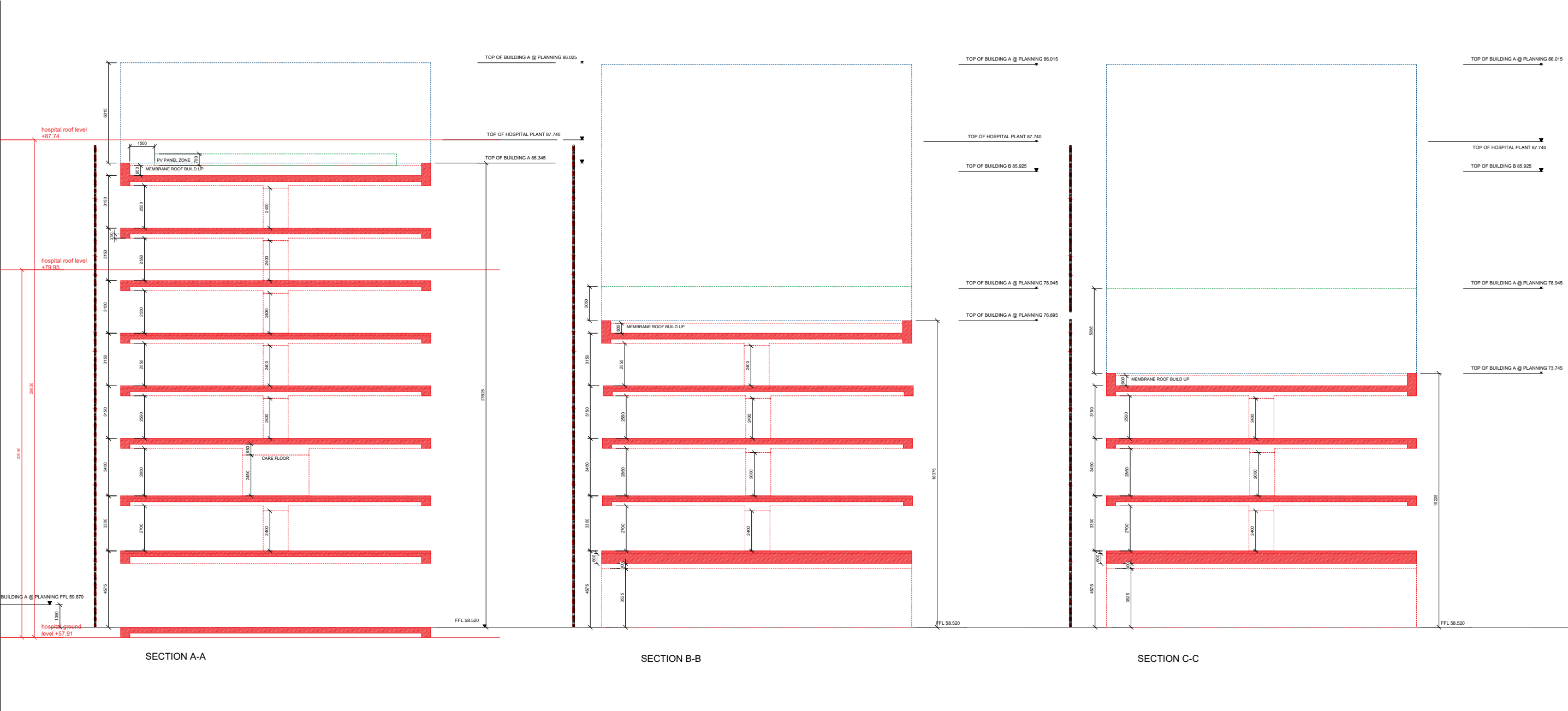
3.0

Design Development
East Building Section Study



3.0

Design Development
West Building Section Study



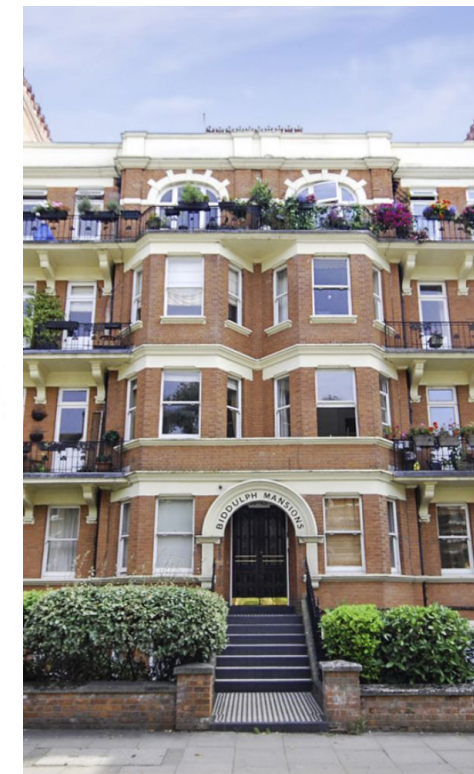
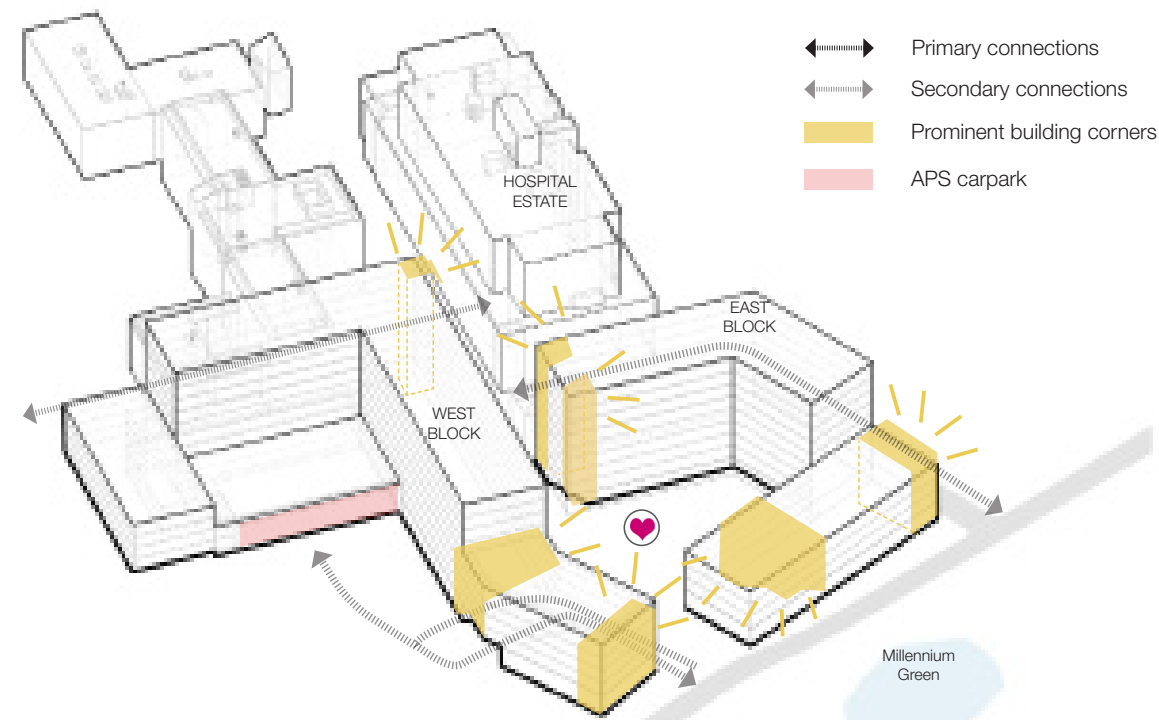
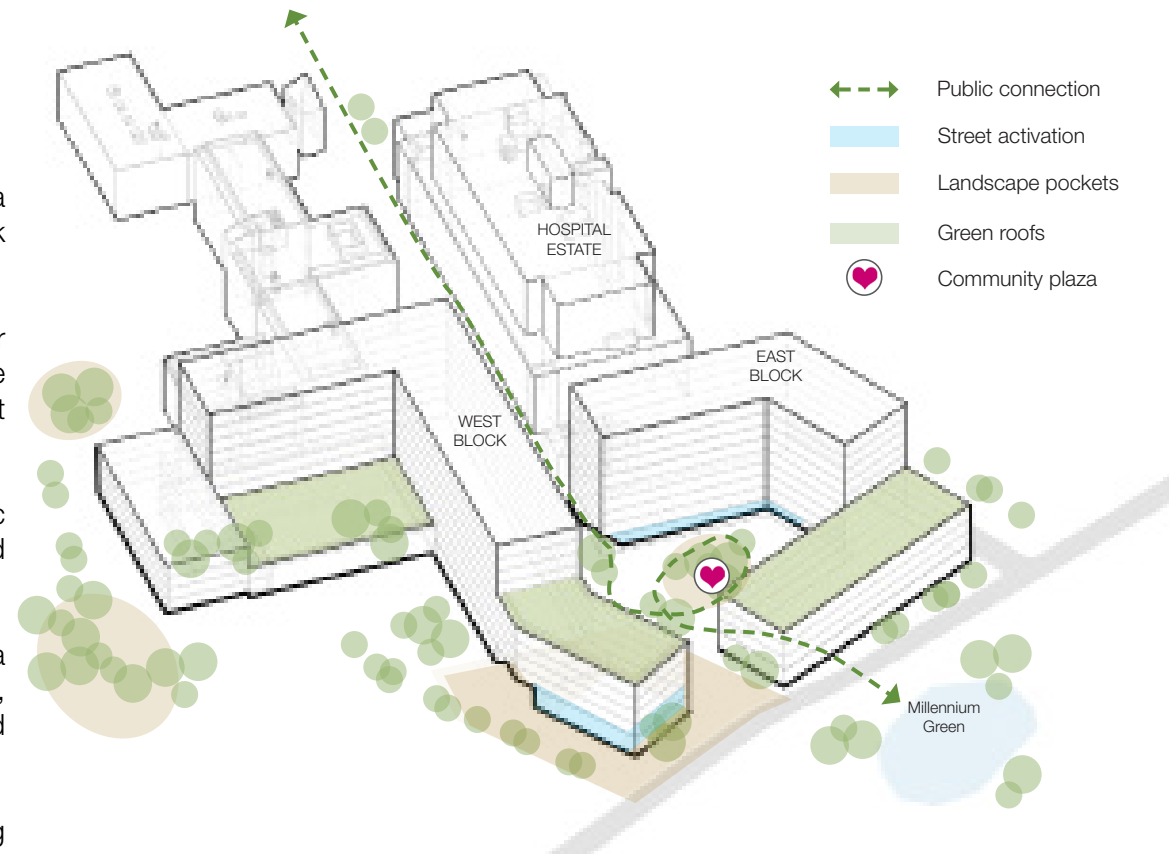
4.0

Design Development

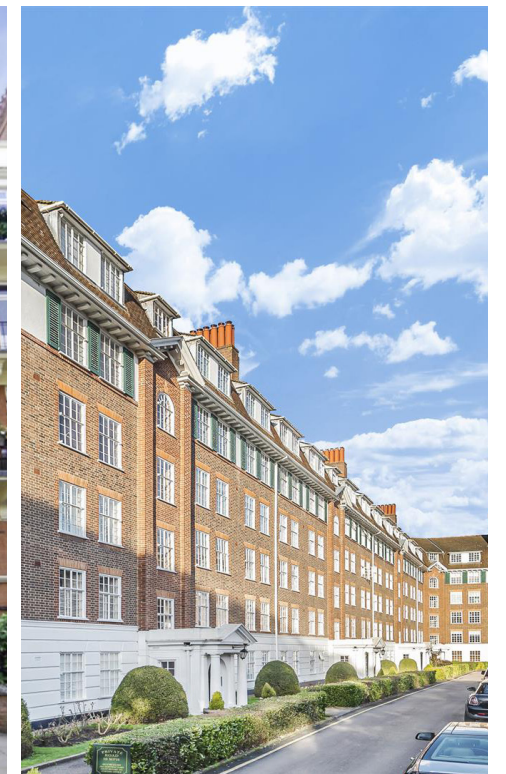
Concept Design - Contemporary Residential Block

The design and articulation of building massing is a contemporary interpretation of a classic residential block typology. Key features include;

- A clear hierarchy of massing defined by a smaller scale to Woodcote Green Road and larger scale towards the hospital, highlighted by prominent building corners.
- Introduction of a new large and generous public plaza, benefits both residents and wider hospital and neighbouring community.
- The introduction of public amenities, including a community hub, wellness centre, small retail offerings, cafe and restaurant are all designed to wrap around and activate the public plaza at ground level.
- The design creates high quality later living accommodation, density with adequate floor plate standards and significant outdoor amenity space. All of which are typically characterised in highly valued mansion block design that enables people to trade space for place.



Biddulph Mansion Block, London



Richmond Hill Court Mansion Block, Surrey



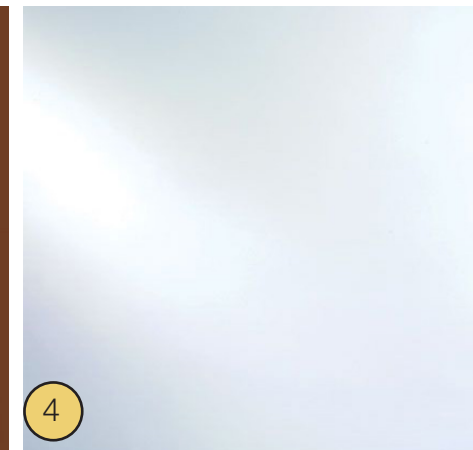
Proposed West Block - Elevation overlooking public plaza

4.0

Design Development

Facade Materials

- 1 Dark grey PPC aluminium double glazed unit. Aluminium thermally broken frame system.
- 2 Dark grey PPC aluminium double curtain wall glazing.
- 3 3mm PPC aluminium cladding with standing seam non-combustible fire rated facade.
- * ALTERNATIVE COLOURS TO BE CONSIDERED FOR RESUBMISSION.
- 4 Clear translucent double glazed panels to proposed windows and curtain wall system. Glass specification to accord with UK building regulations and proposed sustainability strategy.
- 5 3mm Dark grey PPC aluminium to proposed window Infill and flashings. To be part of window and curtain wall system.

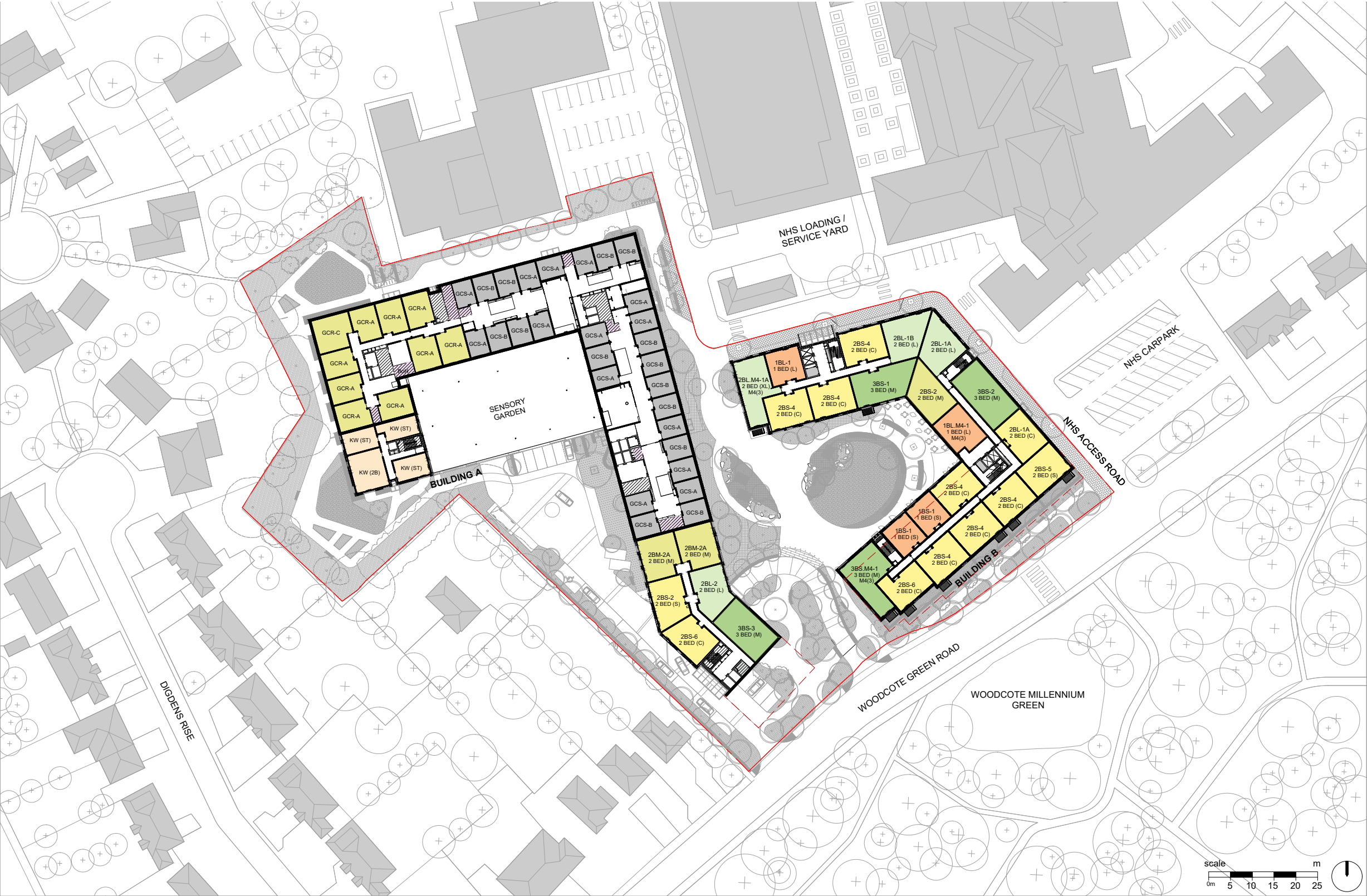






5.0

Design Development
Level 02

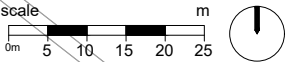


KEY

1 BED (S)	CHILD CARE
1 BED (M)	RETAIL
1 BED (L)	CARE AMENITY LfOH
2 BED (C)	CARE AMENITY BoH
2 BED (S)	WELLNESS LfOH
2 BED (M)	WELLNESS BoH
2 BED (L)	F&B LfOH
2 BED (XL)	F&B BoH
3 BED (M)	AMENITY LfOH
GCS-A	AMENITY BoH
GCS-B	AMENITY SUPPORT LfOH
KW (1B)	AMENITY SUPPORT BoH
KW (2B)	PLANT
GCR-A	PARKING
GCR-B	CIRCULATION BoH
GCR-C	CIRCULATION LfOH

NOTE:
Drawing to be read in conjunction with schedule of accommodation.
Refer to: EPS001-MPI-XX-ZZ-SH-A-800001

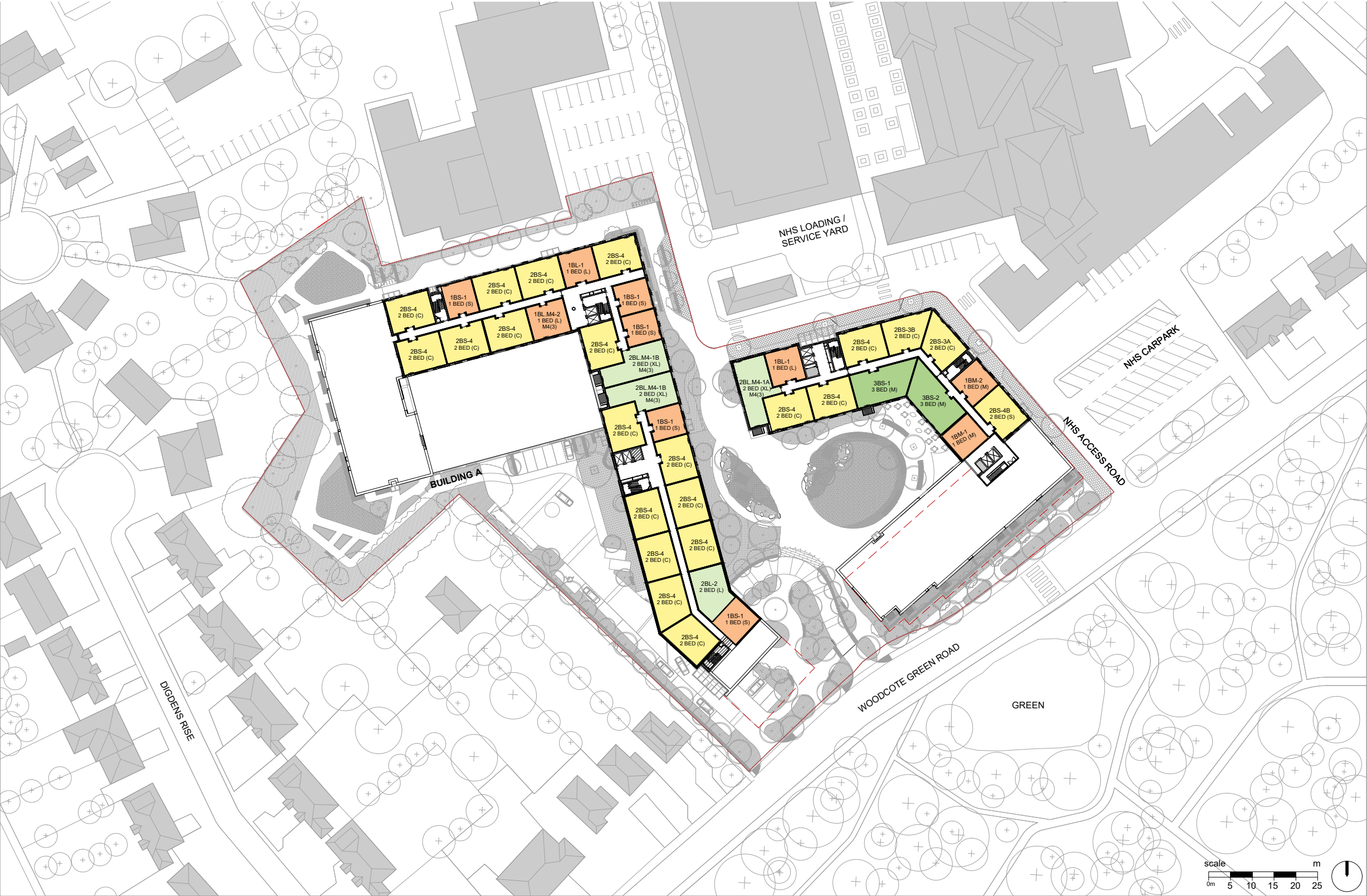
LEVEL 02





5.0

Design Development
Level 04



KEY

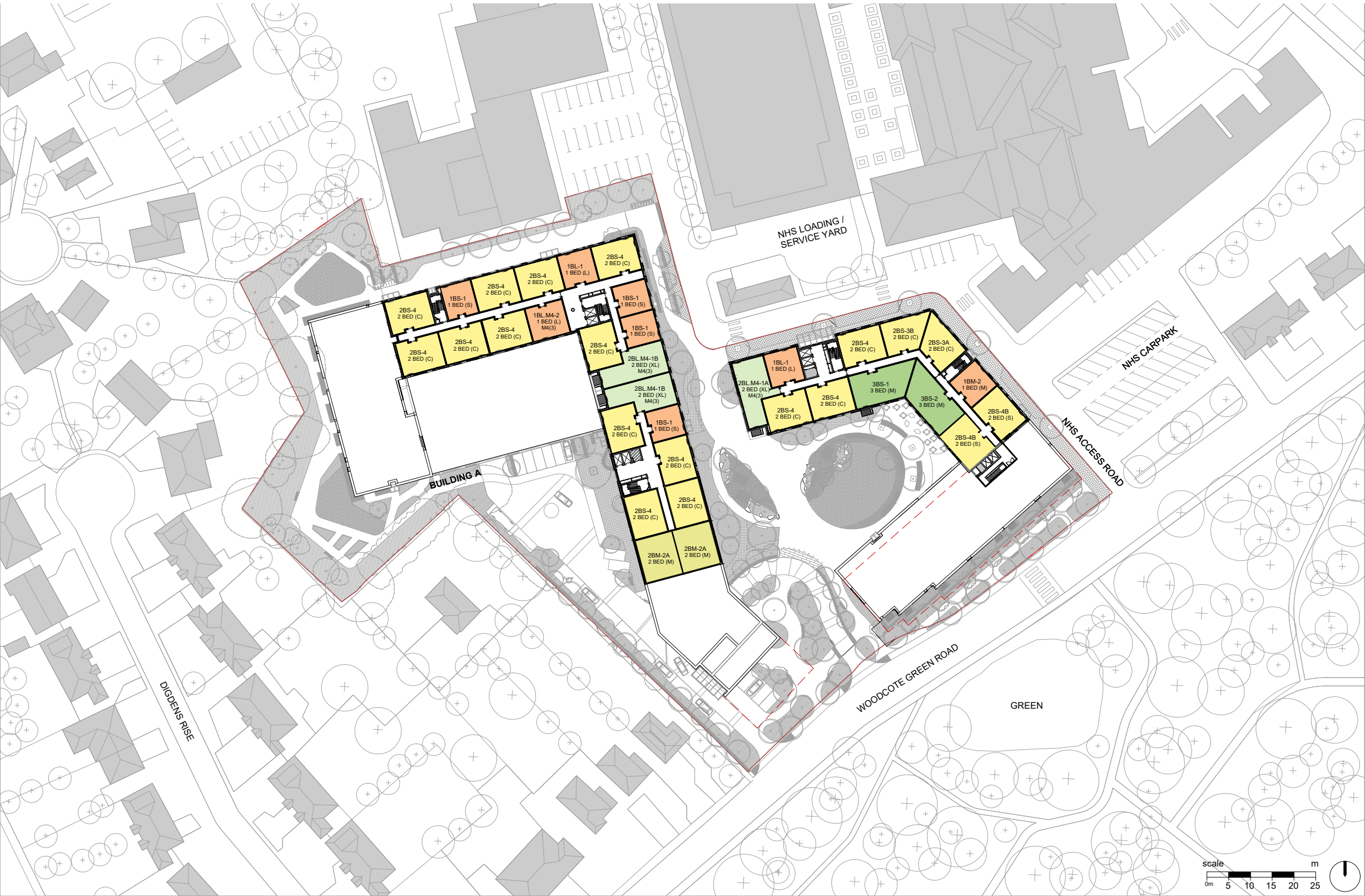
1 BED (S)	CHILD CARE
1 BED (M)	RETAIL
1 BED (L)	CARE AMENITY LfOH
2 BED (C)	CARE AMENITY BoH
2 BED (S)	WELLNESS LfOH
2 BED (M)	WELLNESS BoH
2 BED (L)	F&B LfOH
2 BED (XL)	F&B BoH
3 BED (M)	AMENITY LfOH
GCS-A	AMENITY BoH
GCS-B	AMENITY SUPPORT LfOH
KW (1B)	AMENITY SUPPORT BoH
KW (2B)	PLANT
GCR-A	PARKING
GCR-B	CIRCULATION BoH
GCR-C	CIRCULATION LfOH

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LEVEL 04

5.0

Design Development
Level 05



KEY

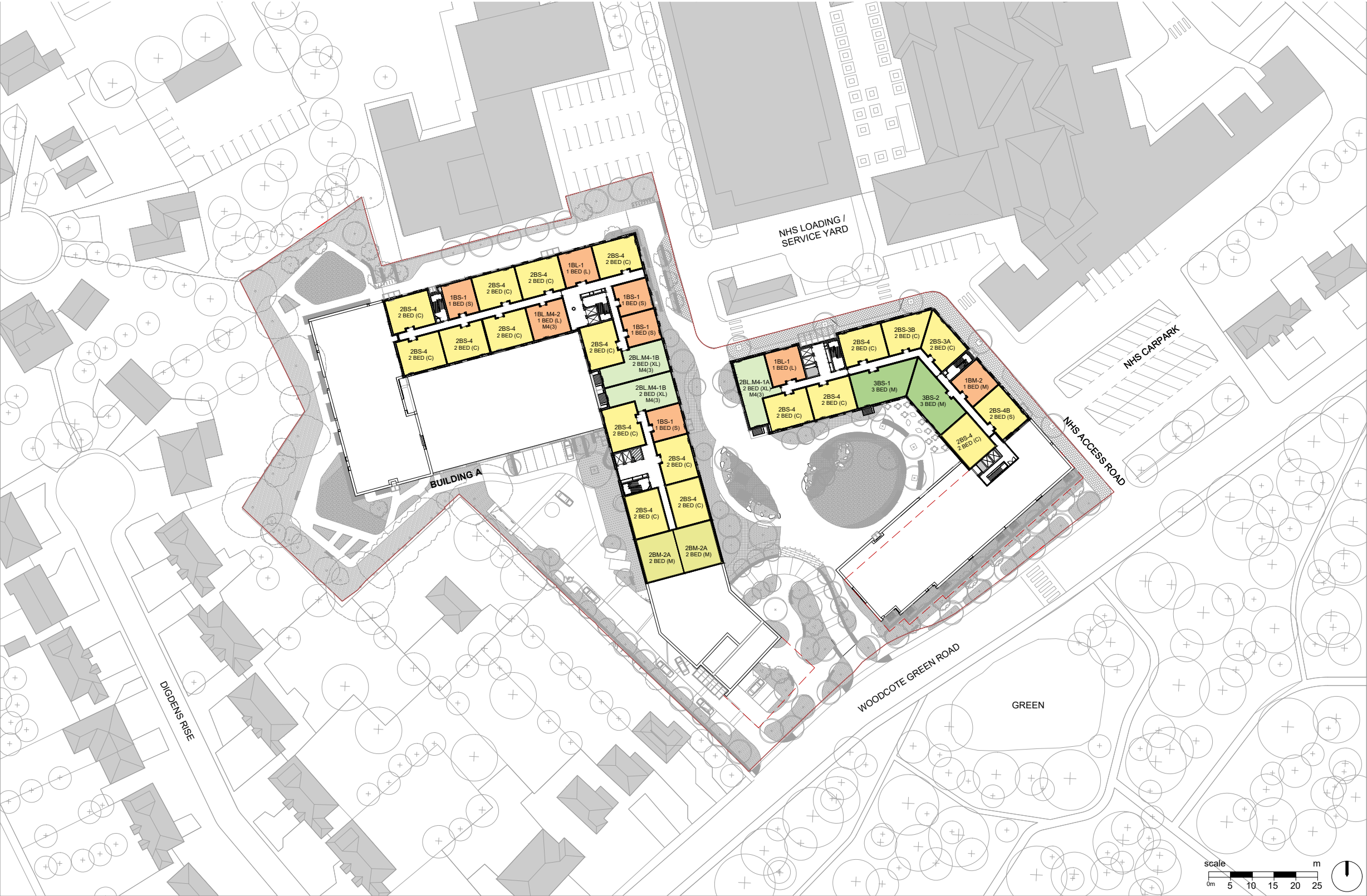
1 BED (S)	CHILD CARE
1 BED (M)	RETAIL
1 BED (L)	CARE AMENITY LfOH
2 BED (C)	CARE AMENITY BoH
2 BED (S)	WELLNESS LfOH
2 BED (M)	WELLNESS BoH
2 BED (L)	F&B LfOH
2 BED (XL)	F&B BoH
3 BED (M)	AMENITY LfOH
GCS-A	AMENITY BoH
GCS-B	AMENITY SUPPORT LfOH
KW (1B)	AMENITY SUPPORT BoH
KW (2B)	PLANT
GCR-A	PARKING
GCR-B	CIRCULATION BoH
GCR-C	CIRCULATION LfOH

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LEVEL 05

5.0

Design Development
Level 06 & 07



KEY

1 BED (S)	CHILD CARE
1 BED (M)	RETAIL
1 BED (L)	CARE AMENITY LfOH
2 BED (C)	CARE AMENITY BoH
2 BED (S)	WELLNESS LfOH
2 BED (M)	WELLNESS BoH
2 BED (L)	F&B LfOH
2 BED (XL)	F&B BoH
3 BED (M)	AMENITY LfOH
GCS-A	AMENITY BoH
GCS-B	AMENITY SUPPORT LfOH
KW (1B)	AMENITY SUPPORT BoH
KW (2B)	PLANT
GCR-A	PARKING
GCR-B	CIRCULATION BoH
GCR-C	CIRCULATION LfOH

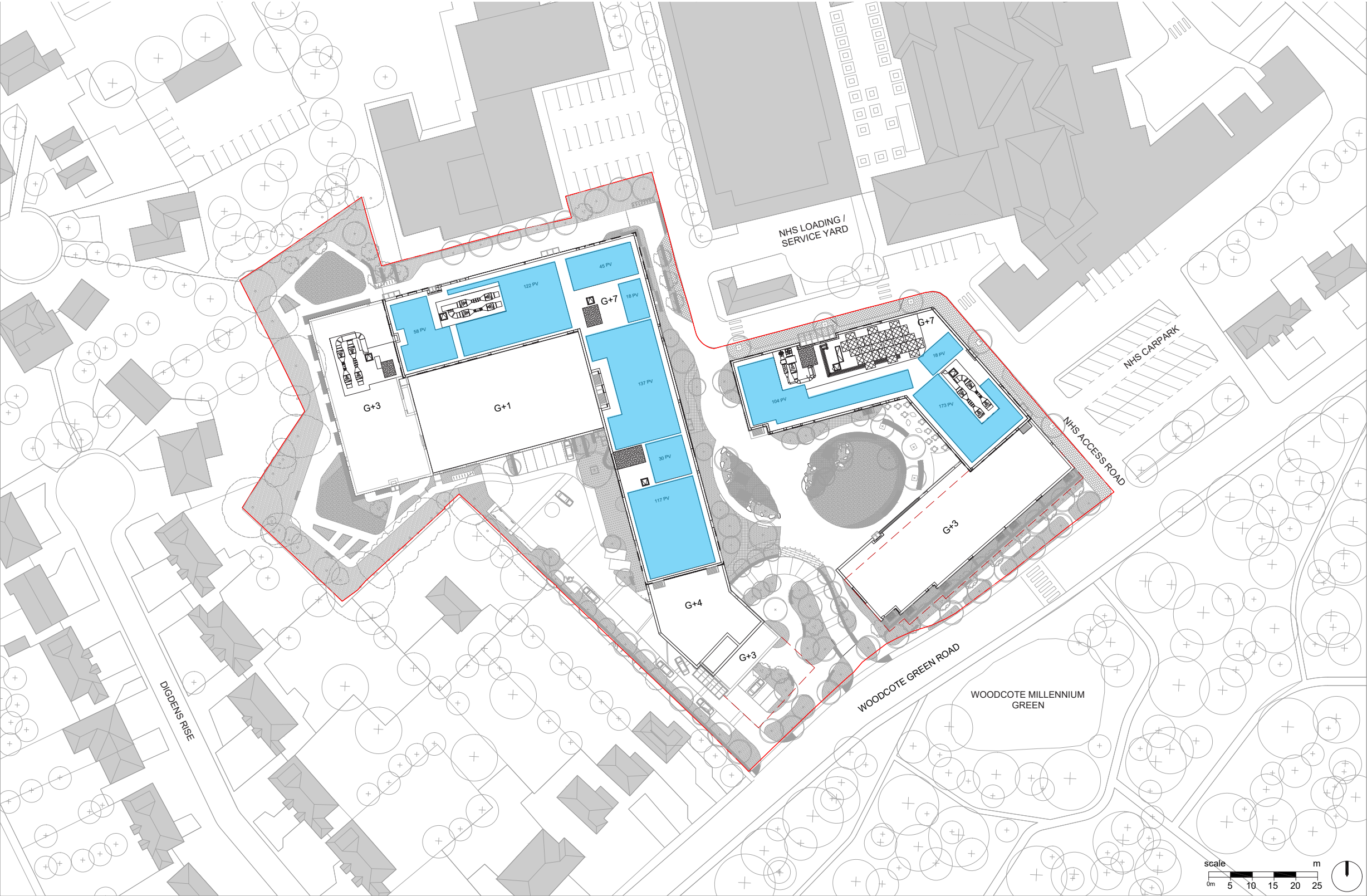
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LEVEL 06 & 07

5.0

Design Development
Roof Level

PV Area



ROOF LEVEL
WITH PV