

GUILD LIVING at EPSOM

PPA - meeting 6-Jan [AS SHOWN]

Planning Re-Submission

January 2021

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

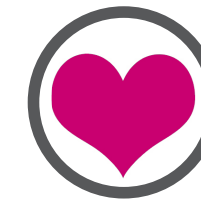
- Regenerate a redundant site and optimise the use of the land to create a new area of productive and attractive townscape.
- Facilitate significant investment into existing facilities at Epsom Hospital.
- Support the local hospital through the provision of transitional care service.
- Improve wellbeing 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:

- 267 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



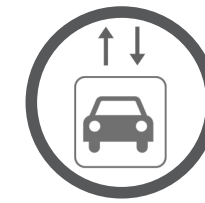
COMMUNITY PLAZA



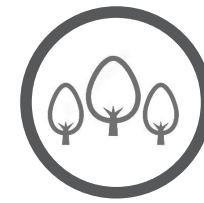
329 UNITS



155 CAR PARKING SPACES



AUTOMATIC CAR PARK



5,000 sqm LANDSCAPE AREAS



RETAIL



PUBLIC FACILITIES



WELLNESS CENTRE



NEW JOBS

USE CLASS C2 UNITS PROPOSED AMENDMENT:

- 267 GUILD LIVING RESIDENCE
- 10 GUILD CARE RESIDENCE
- 28 GUILD CARE SUITES & TRANSITIONAL CARE
- 24 KEY-WORKER APARTMENTS
- 329 TOTAL

2.0

Proposed Scheme
Site - Reduced Massing



2.0

Proposed Scheme

Woodcote Green Road - Building Setback

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



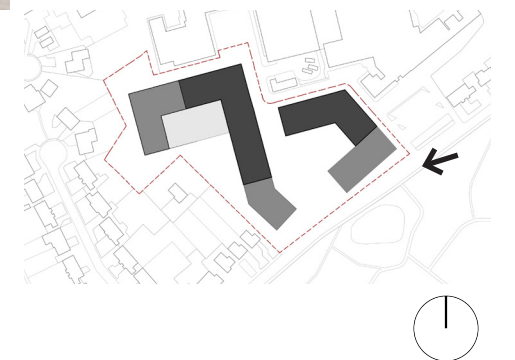
CAR PARK DROP-OFF AT GROUND FLOOR LEVEL



2.0

Proposed Scheme

Woodcote Green Road - Looking West

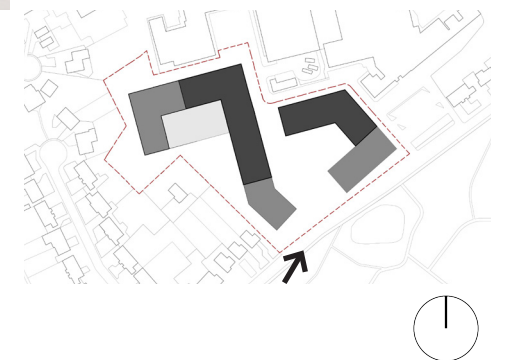


marchesepartners

2.0

Proposed Scheme

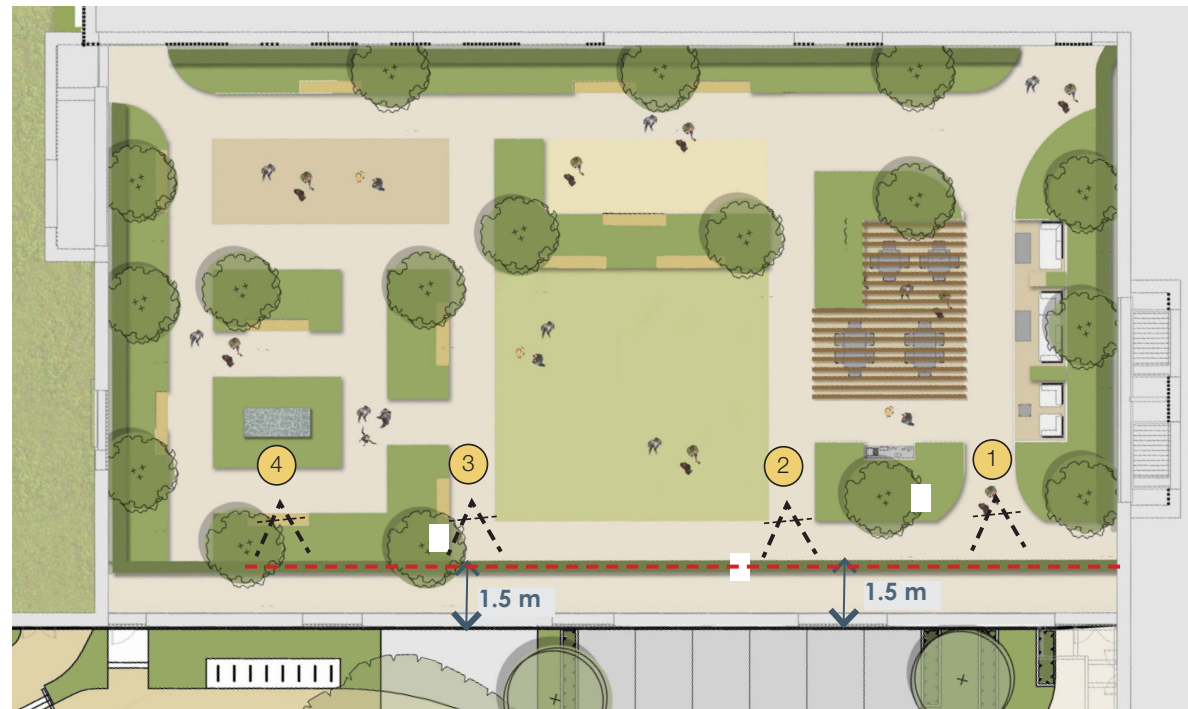
Woodcote Green Road - Looking East



marchesepartners

2.0

Design Development

Sensory Garden, Screening Balustrade**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

Views Looking South from Proposed Sensory Garden

1



2



3

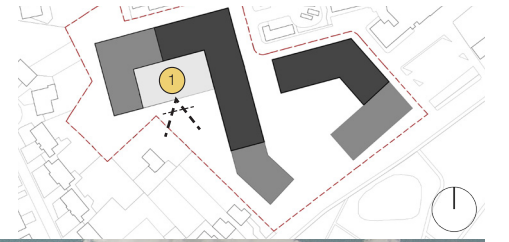


4

2.0

Design Development

Sensory Garden, Screening Balustrade



VIEW 1 - VIEW LOOKING SOUTH FROM SENSORY GARDEN

2.0

Design Development**Impact on Neighbours/Heritage - TVIA View - Westgate House**

- Current Massing
- Previous Planning Submission



2.0

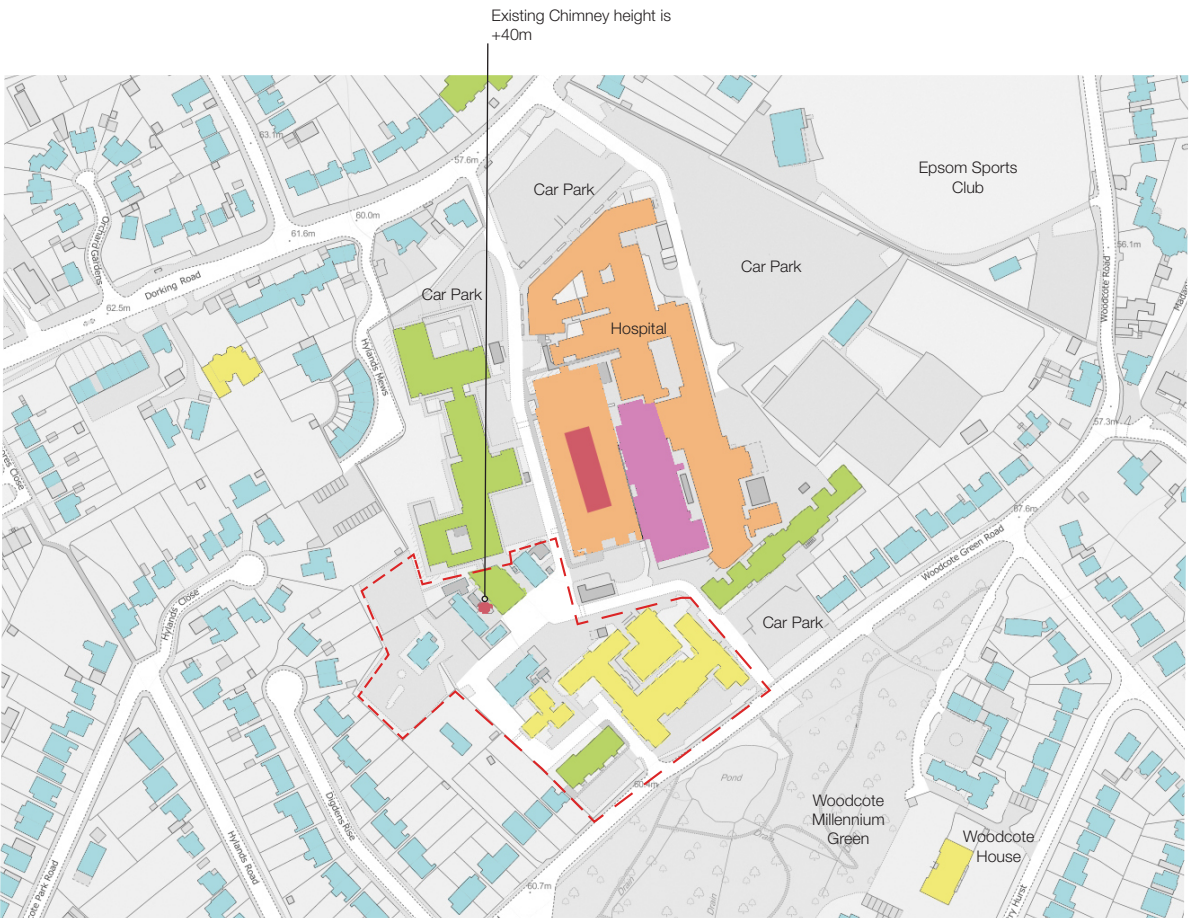
Design Development**Impact on Neighbours/Heritage - TVIA Views - View East along**

- Current Massing
- Previous Planning Submission

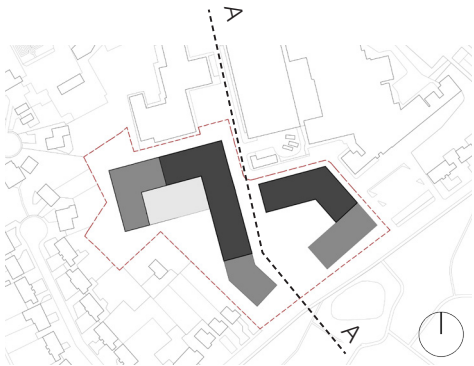


3.0

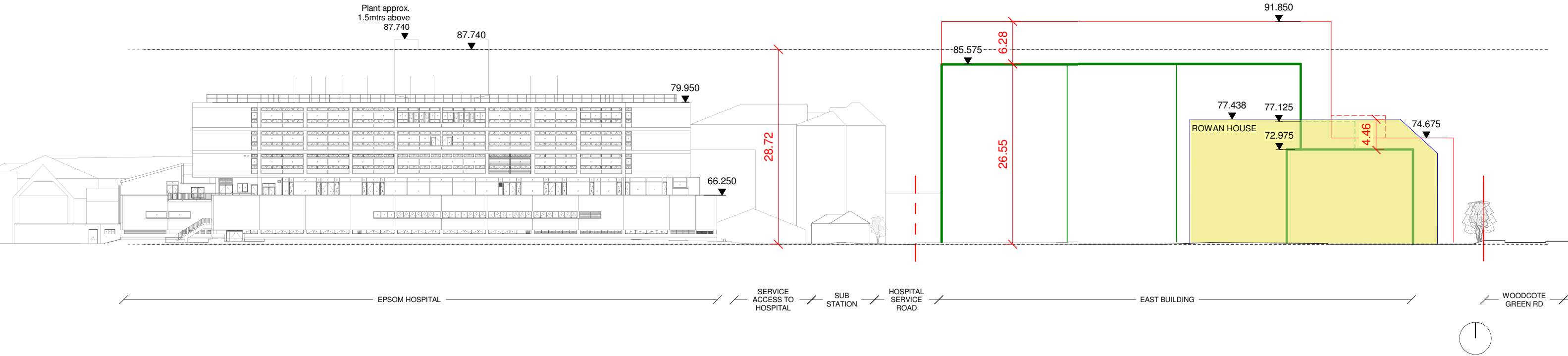
Design Development
Massing Analysis - Section Study



- Site Boundary
- +30 meters
- +20 meters
- +15 meters
- +13 meters
- +13 meters - Commercial (B1)
- +10 meters
- +8 meters
- +5 meters



- Current Massing
- Previous Planning Submission
- Existing Rowan House

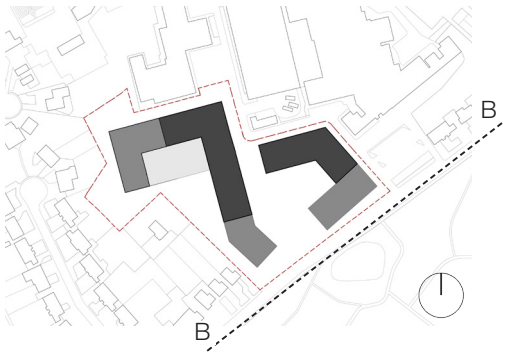


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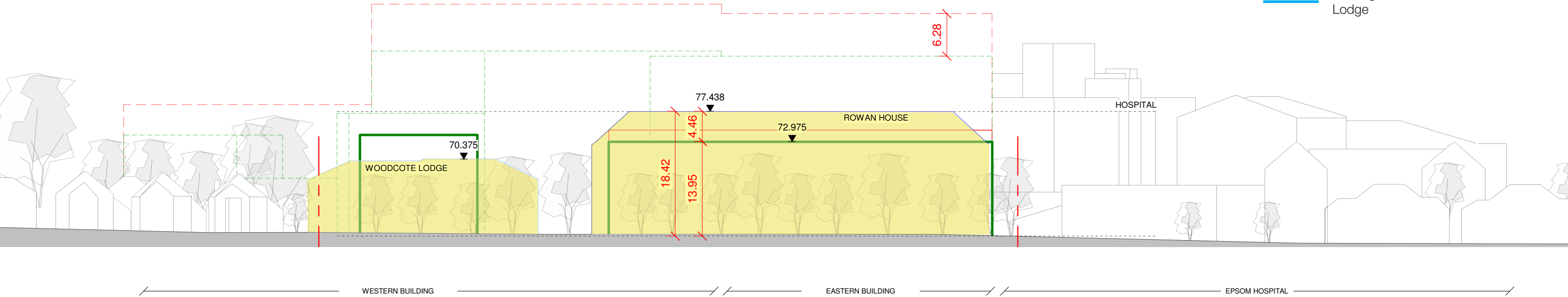
Design Development
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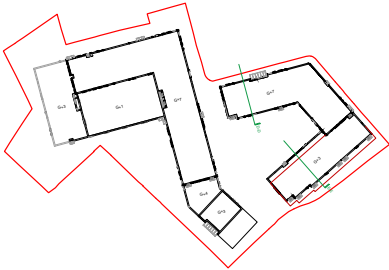
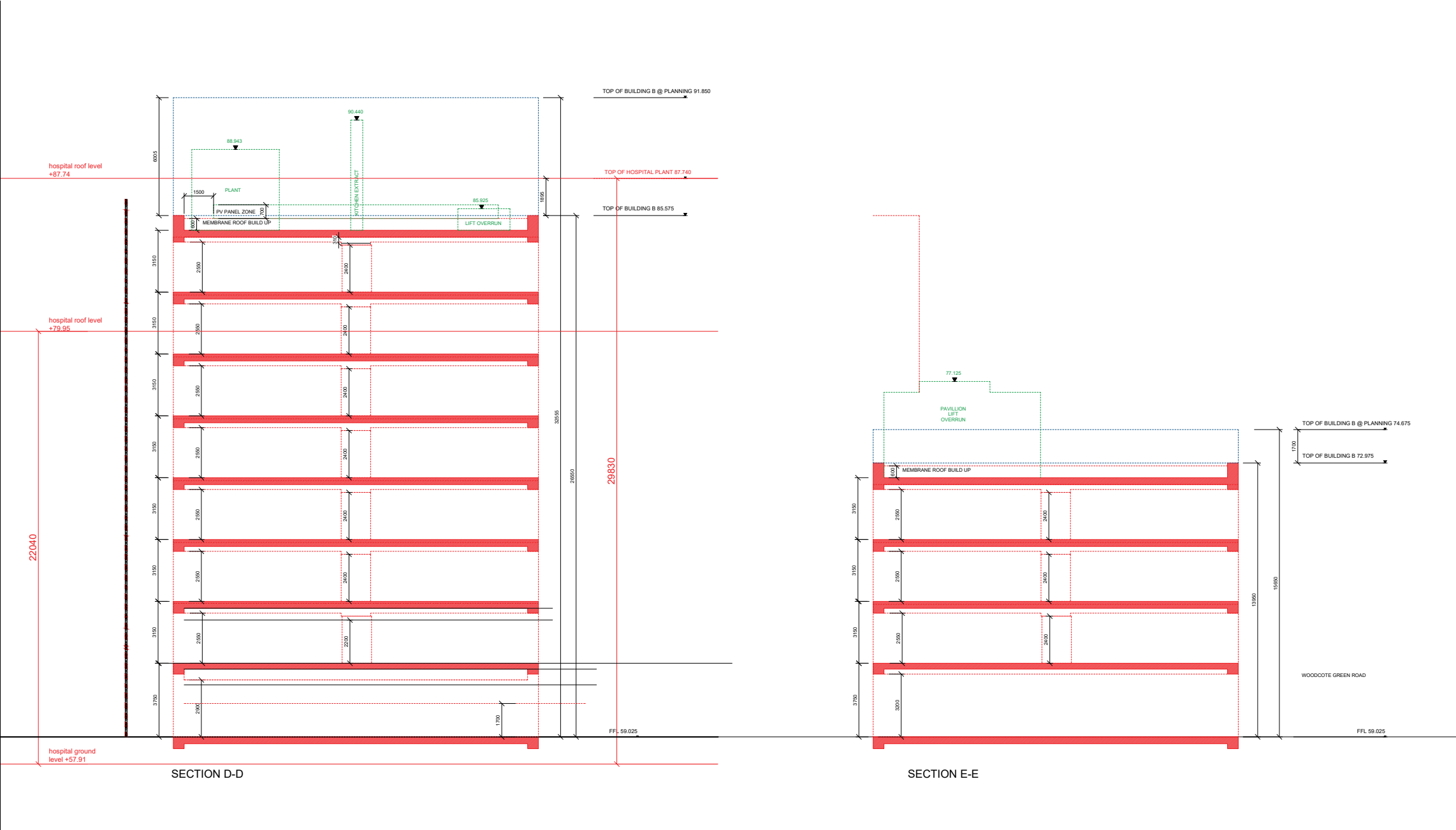


- Current Massing
- Previous Planning Submission
- Existing Rowan House
- Existing Woodcote Lodge



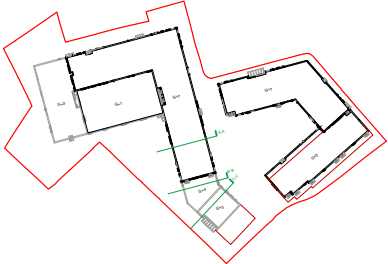
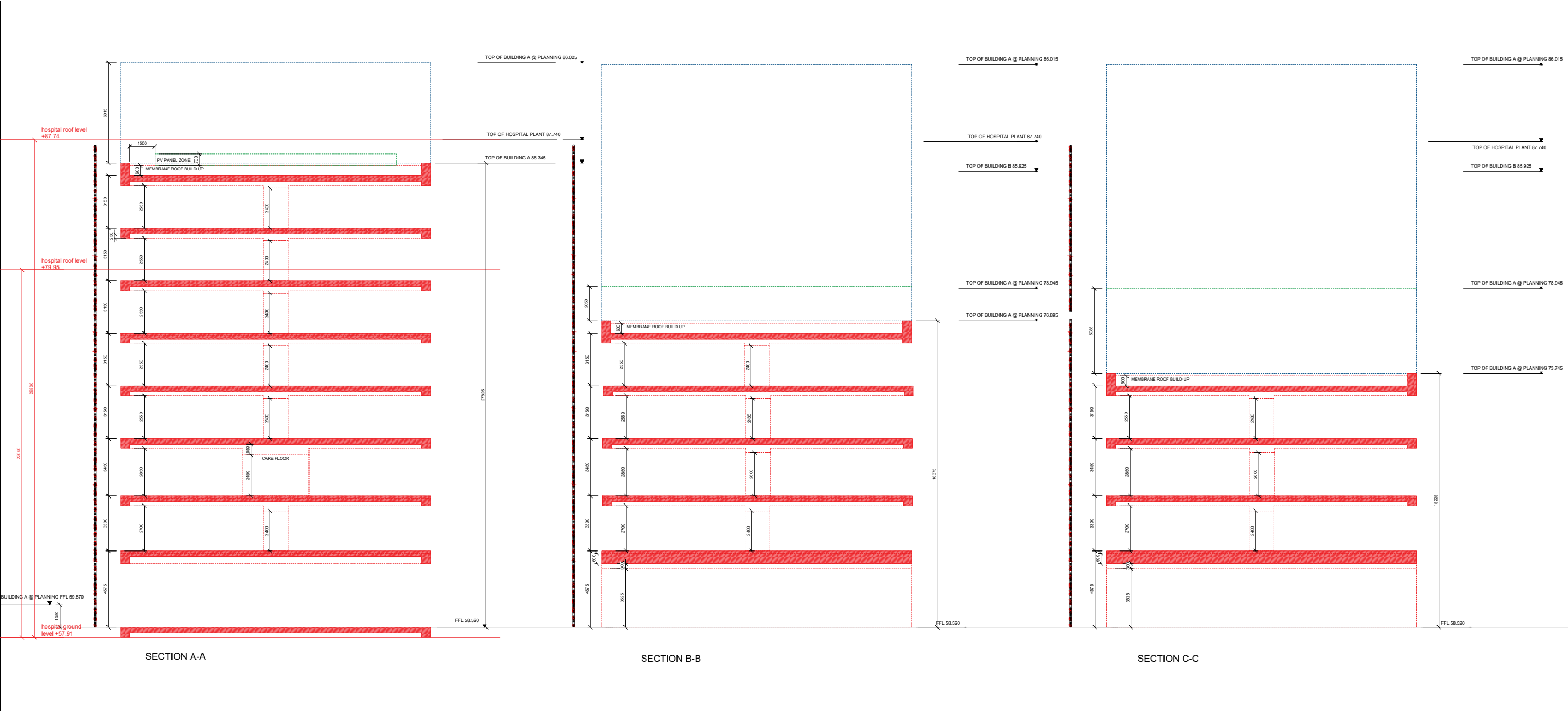
3.0

Design Development
East Building Section Study



3.0

Design Development
West Building Section Study



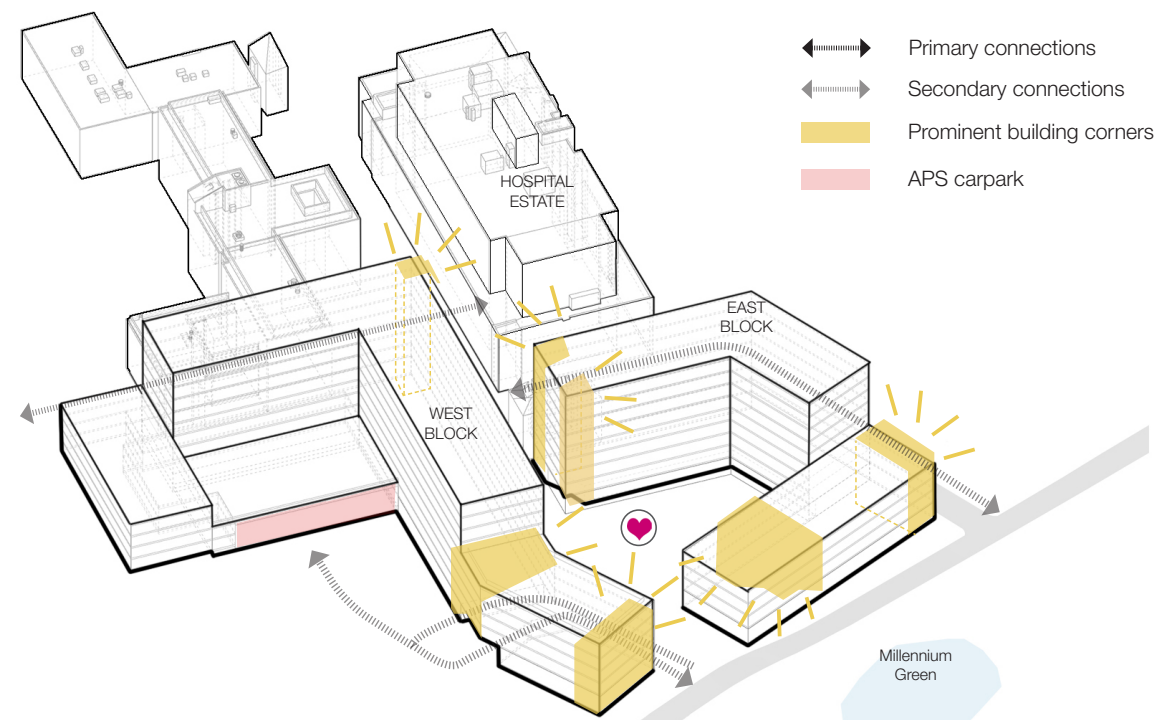
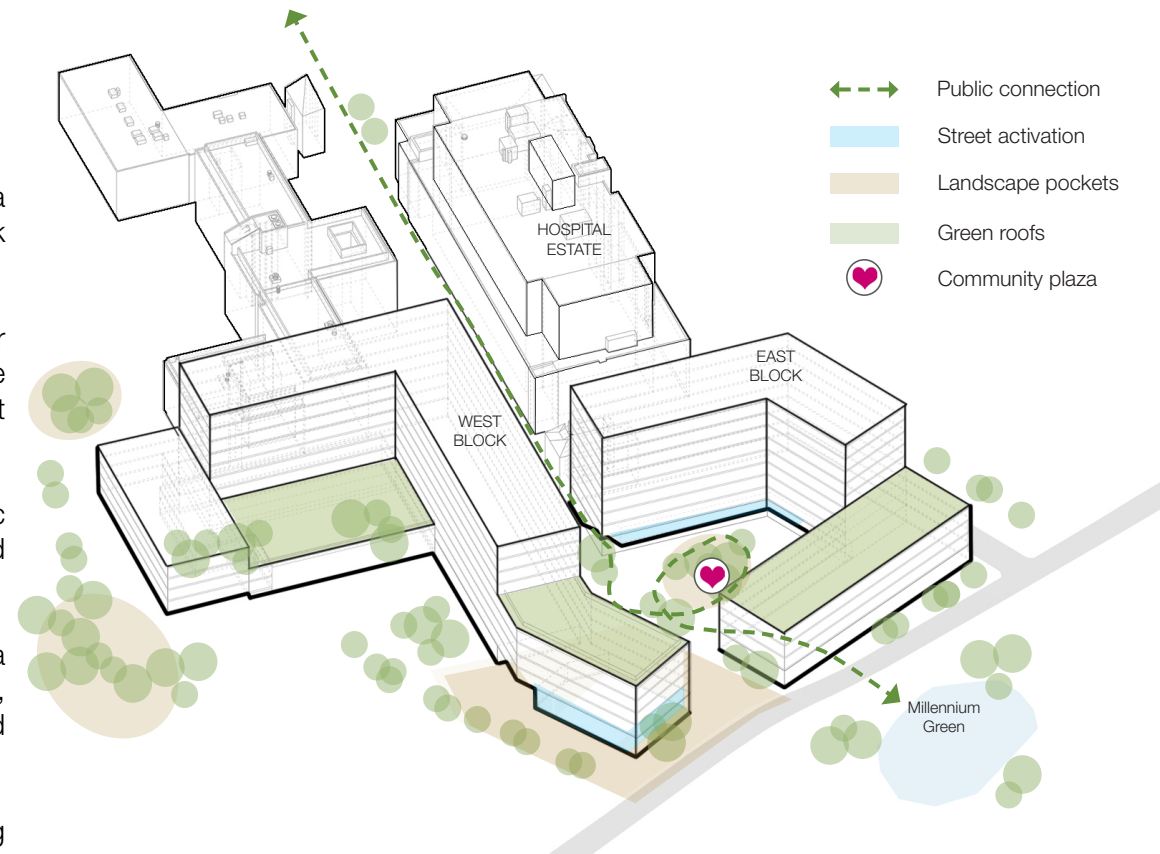
4.0

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.



Rowan House



Proposed West Block - Elevation overlooking public plaza

4.0

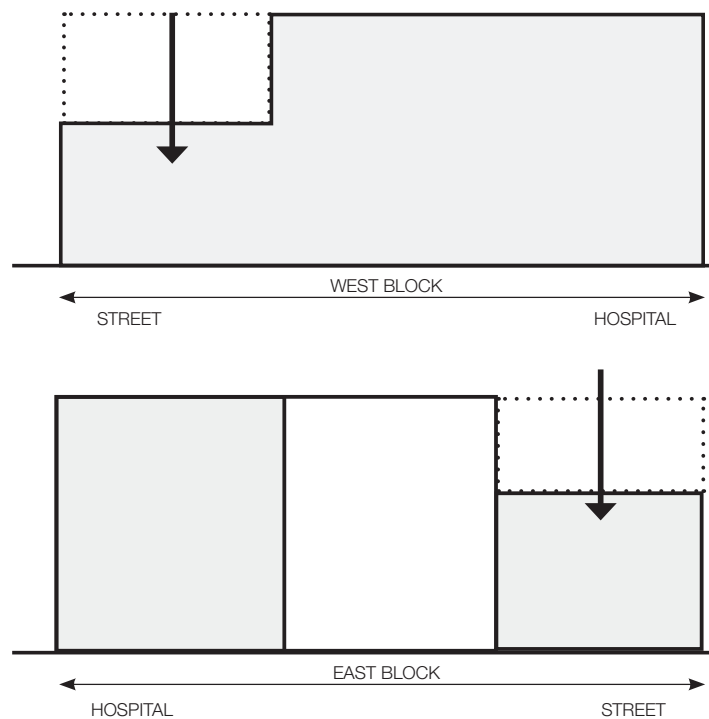
Design & Appearance

Concept Design - Composition & Articulation**(A)**

The proportion of the design massing is reduced in scale when engaging with the local street context. These elements are designed to create a human-scale with a distinct visual identity which engages with the public landscape and immediate green and neighbourhood context.

(B)

The proportions of the taller elements are set back towards the taller Hospital buildings north of the site and are articulated to break up the combination of height and breadth using a distinctive vertical expression. These elements create a clear hierarchy and assist to anchor the building into the surrounding local context. The greenery introduced to the public realm and balconies supports the concept idea of bring the green into the site.



4.0

Design & Appearance

Concept Design - Facade Materials**1 Boiler House**

The existing chimney / boiler house brick facade is established using a combination American bond and Stretcher bond. This will be referenced for developing the brick facade to the west block.

2 Rowan House

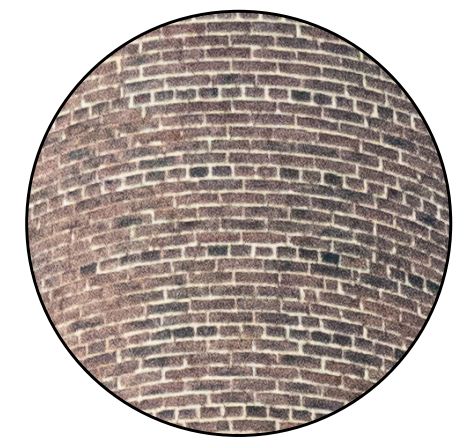
The existing Rowan House brick facade is established using a combination of brick work and brick reveals to door entries. This will be referenced for developing the brick facade to the west block.

Policy DM9 requires that the townscape be enhanced through new development and the Council will consider compatibility with local character, the historic and natural environment, the setting of the site and connection to its surroundings and the inclusion of locally distinctive features and appropriate materials.

These existing brick buildings will be referenced for developing the design of the brick facade to the west and east block as a reference to local material context.



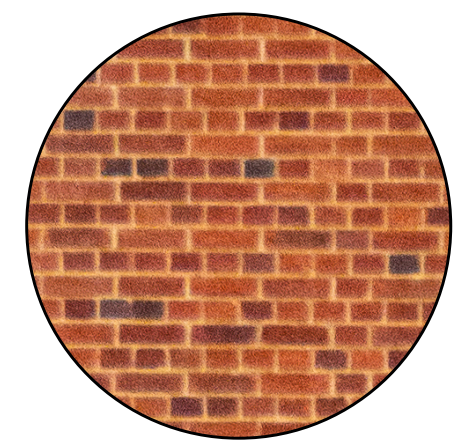
Chimney



Boiler House & chimney brick



Rowan House brick reveals



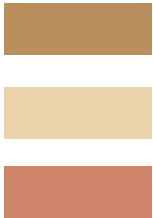
Rowan House brickwork

4.0

Design & Appearance
Concept Design - Facade Materials

Inspired By Site Geology & Existing Context

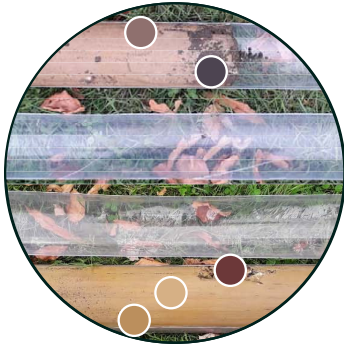
The unique site geology and exiting brick building (Rowan House & Boiler House) provide inspiration for selecting masonry and metal cladding colours. Studies of the sites ground geology from bore hole samples reveals presence of London Clay to the western half of the site and the eastern half of the site reveals the presence of Lambeth Group / Lambeth Sand.



London Clay



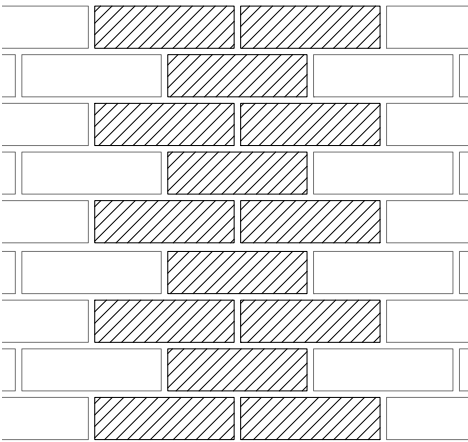
Brick B Natural



London Clay



Brick A Red



Stretcher Brick Bond



Lambeth Group



Brick D Grey



Glazing to apartment windows



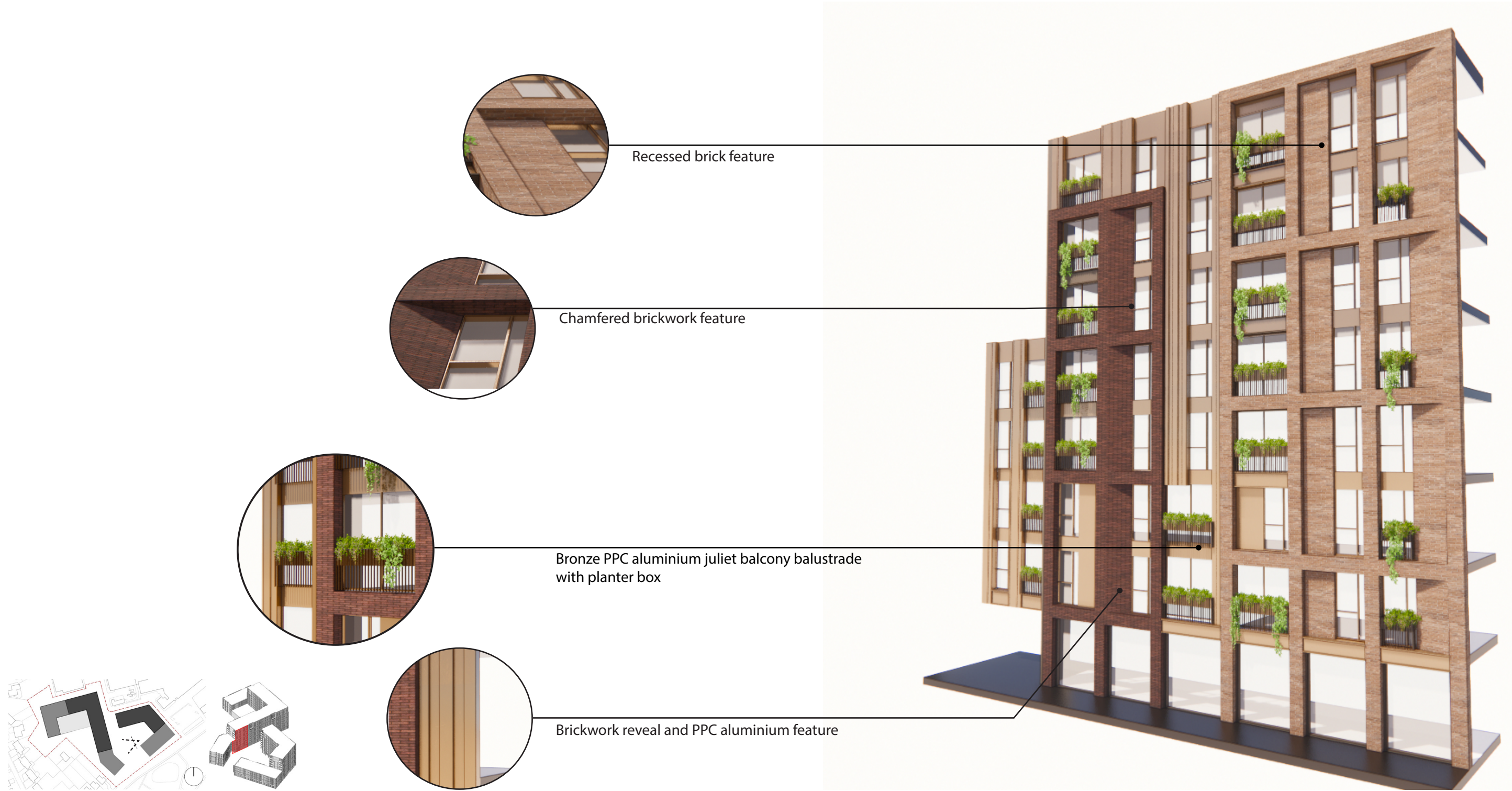
3mm PPC aluminium cladding with standing seam

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.

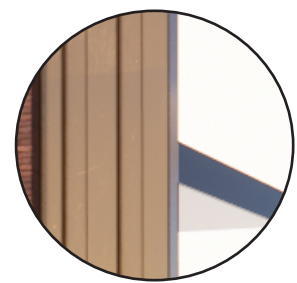
4.0

Design & Appearance
Concept Design - Facade Bay Study West Block Elevation 3D



4.0

Design & Appearance
Concept Design - Facade Bay Study West Block Elevation Detail



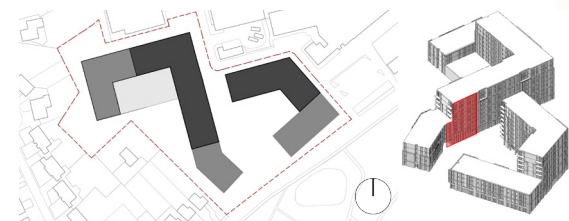
Bronze PPC aluminium cladding with standing seam detail



PPC aluminium framed inward-opening casement window



Bronze PPC aluminium juliet balcony balustrade with planter box



3D View



Elevation View

4.0

Design & Appearance

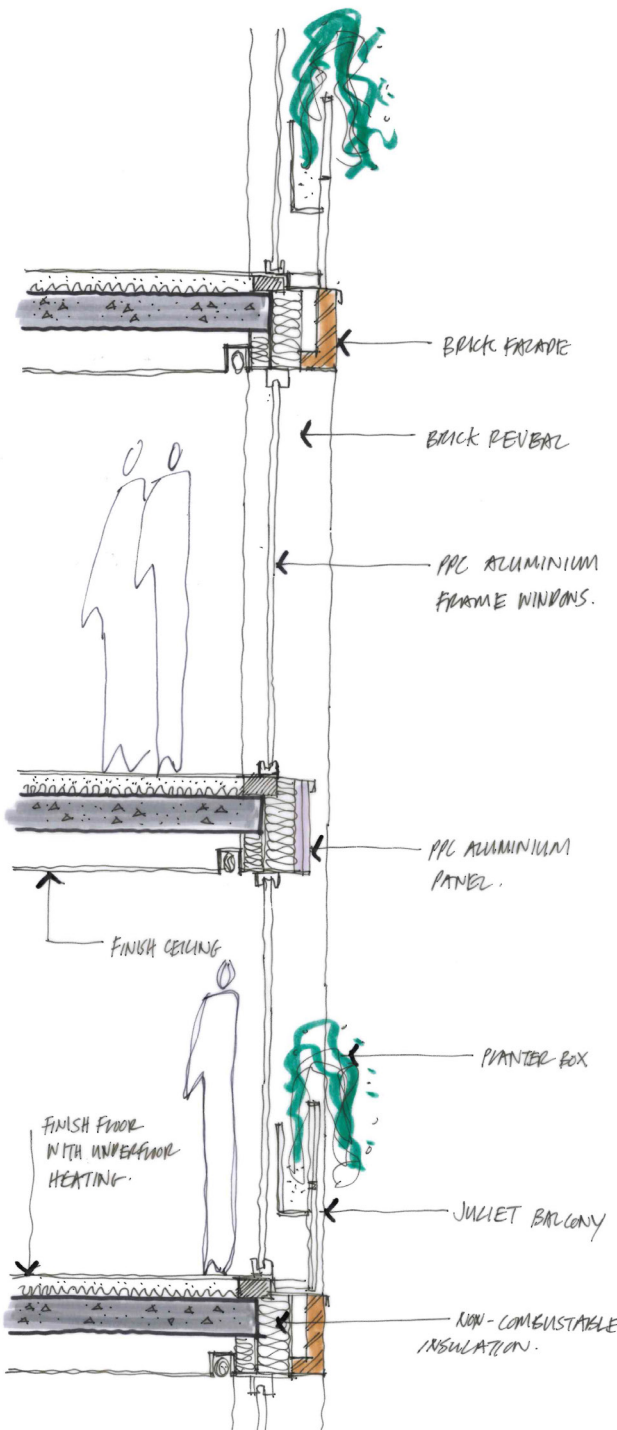
Concept Design - Facade Bay Study Woodcote Green Road Elevation



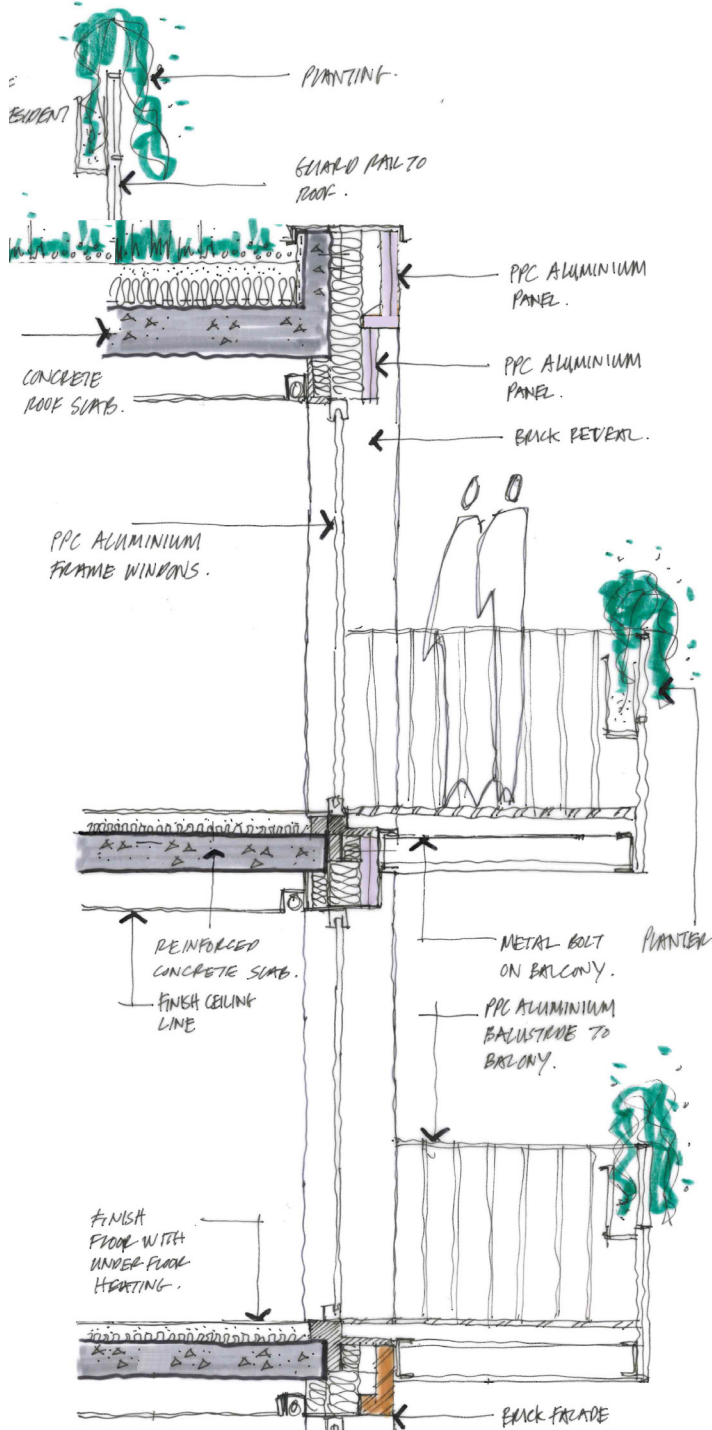
4.0

Design & Appearance
Concept Design - Facade Bay Study Sections

Juliet balcony section



Bolt-on balcony section

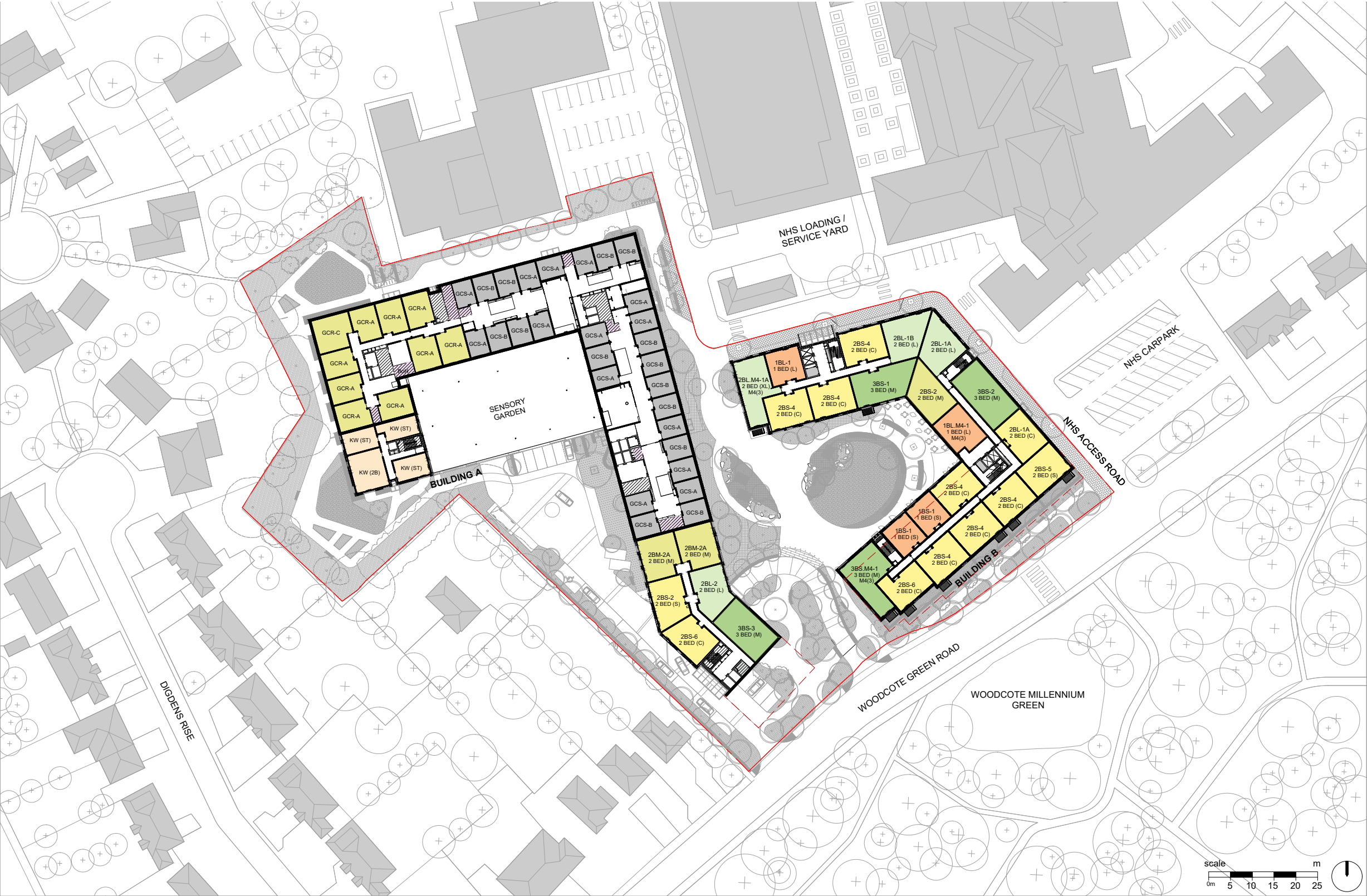






5.0

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

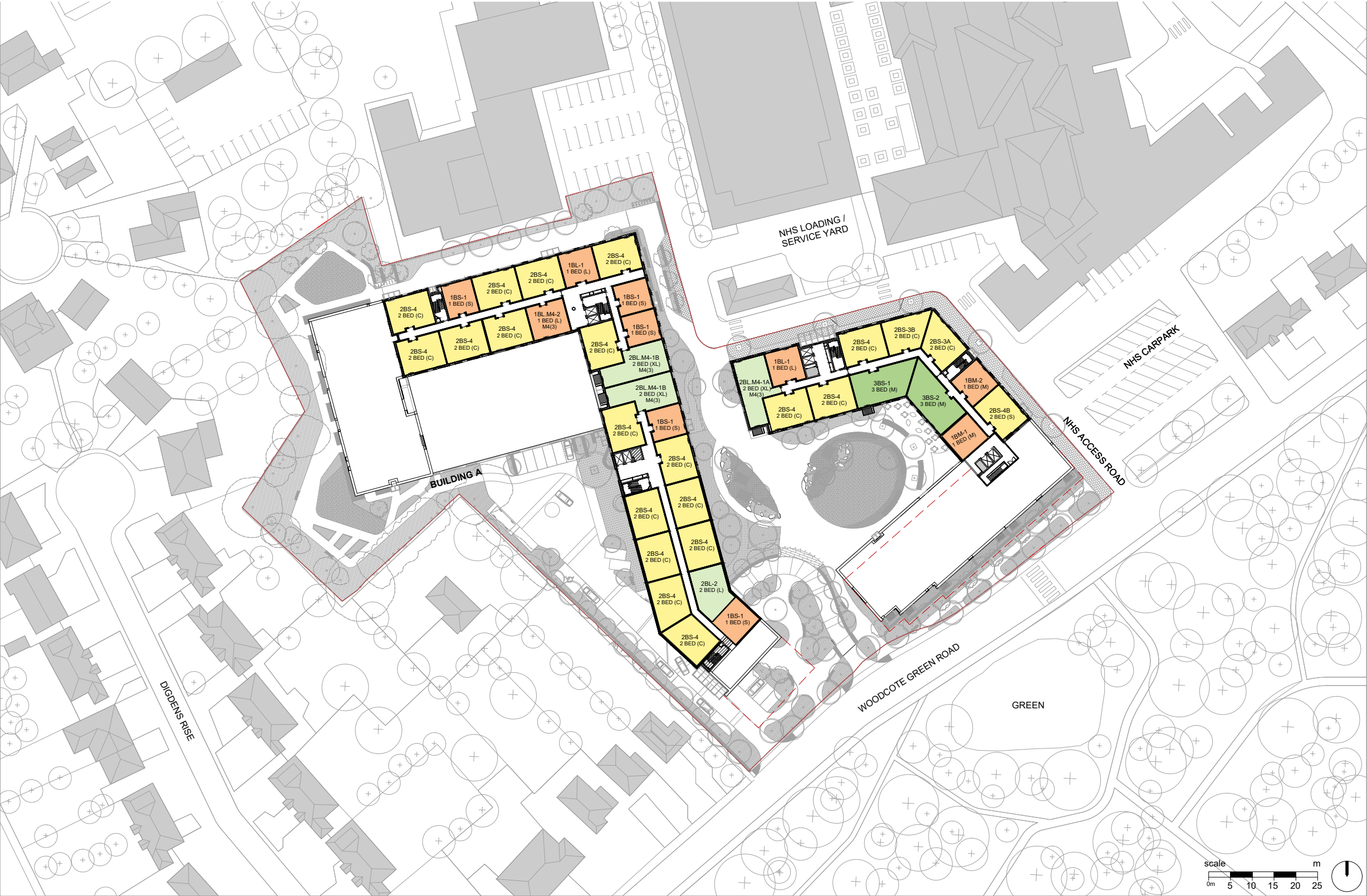
NOTE:
Drawing to be read in conjunction with schedule of accommodation.
Refer to: EPS001-MPI-XX-ZZ-SH-A-800001

LEVEL 02



5.0

Design Development
Level 04



KEY

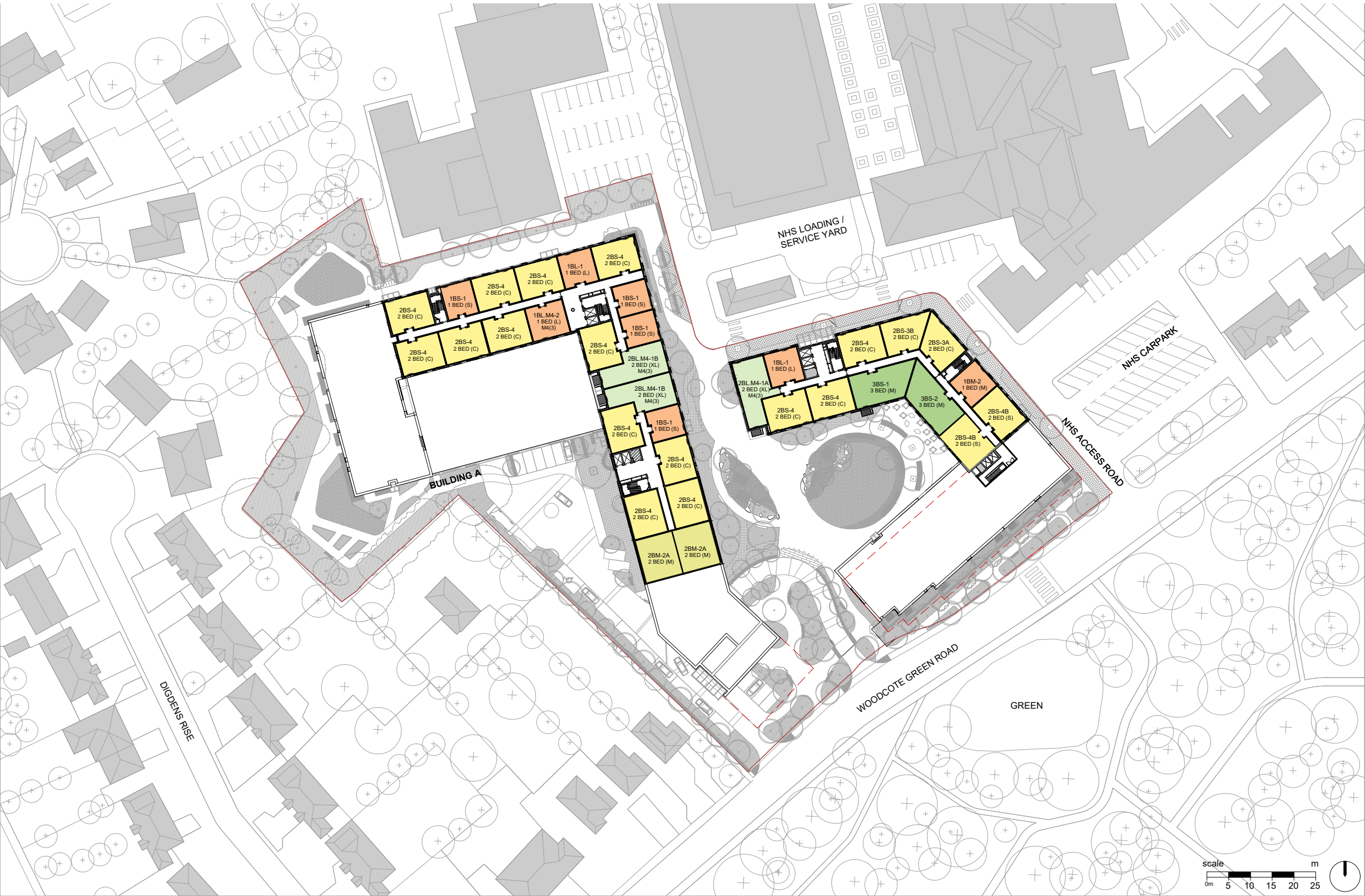
1 BED (S)	CHILD CARE
1 BED (M)	RETAIL
1 BED (L)	CARE AMENITY LfOH
2 BED (C)	CARE AMENITY BoH
2 BED (S)	WELLNESS LfOH
2 BED (M)	WELLNESS BoH
2 BED (L)	F&B LfOH
2 BED (XL)	F&B BoH
3 BED (M)	AMENITY LfOH
GCS-A	AMENITY BoH
GCS-B	AMENITY SUPPORT LfOH
KW (1B)	AMENITY SUPPORT BoH
KW (2B)	PLANT
GCR-A	PARKING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

NOTE:
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LEVEL 04

5.0

Design Development
Level 05



KEY

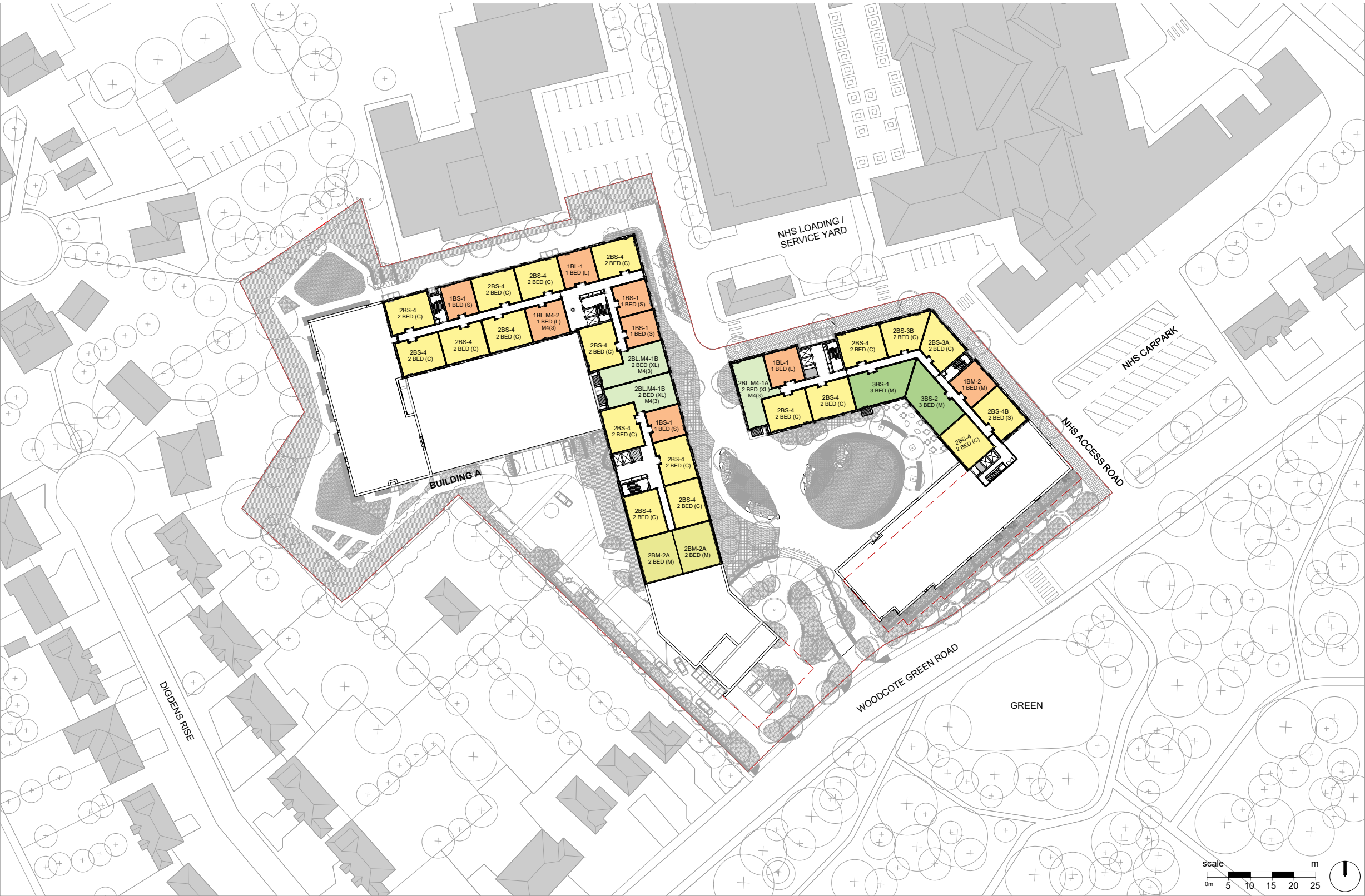
1 BED (S)	CHILD CARE
1 BED (M)	RETAIL
1 BED (L)	CARE AMENITY LfOH
2 BED (C)	CARE AMENITY BoH
2 BED (S)	WELLNESS LfOH
2 BED (M)	WELLNESS BoH
2 BED (L)	F&B LfOH
2 BED (XL)	F&B BoH
3 BED (M)	AMENITY LfOH
GCS-A	AMENITY BoH
GCS-B	AMENITY SUPPORT LfOH
KW (1B)	AMENITY SUPPORT BoH
KW (2B)	PLANT
GCR-A	PARKING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

NOTE:
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Refer to: EPS001-MPI-XX-ZZ-SH-A-800001

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

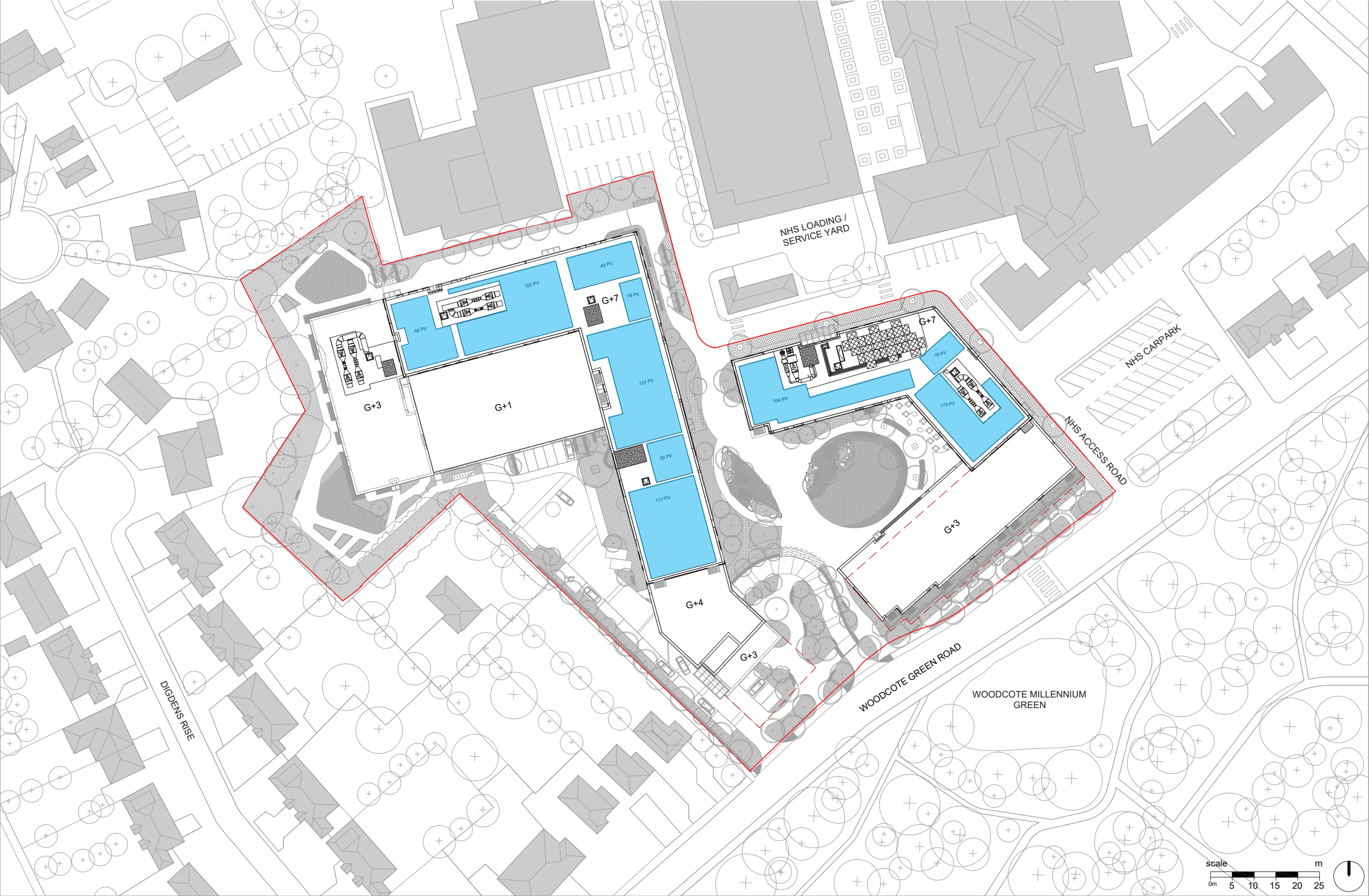
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LEVEL 06 & 07

5.0

Design Development
Roof Level

PV Area to deliver
228KWP



**ROOF LEVEL
WITH PV**

6.0

Design Development

Artist's Impression - View 1



VIEW 1 - VIEW LOOKING INTO THE PUBLIC LANDSCAPE PLAZA

6.0

Design Development

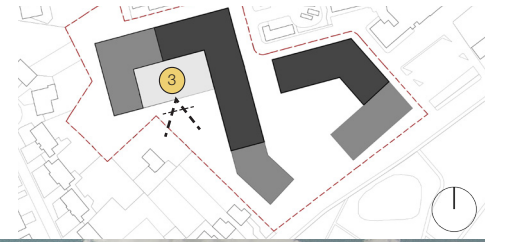
Artist's Impression - View 2



VIEW 2 - VIEW LOOKING EAST ALONG WOODCOTE GREEN ROAD

6.0

Design Development

Artist's Impression - View 3

VIEW 3 - VIEW LOOKING SOUTH FROM SENSORY GARDEN