APPENDICES C - F

APPEAL ON BEHALF OF GUILD LIVING

EPSOM GENERAL HOSPITAL, DORKING ROAD, EPSOM KT18 7EG

TOWNSCAPE PROOF OF EVIDENCE APPENDICES

LPA REF: 19/01722/FUL AND 21/00252/FUL

APPEAL REF: P3610/W/21/3272074 and APP/P3610/W/21/3276483

ANDREW WILLIAMS BA (HONS) DIPLA DIPUD CMLI

JULY 2021

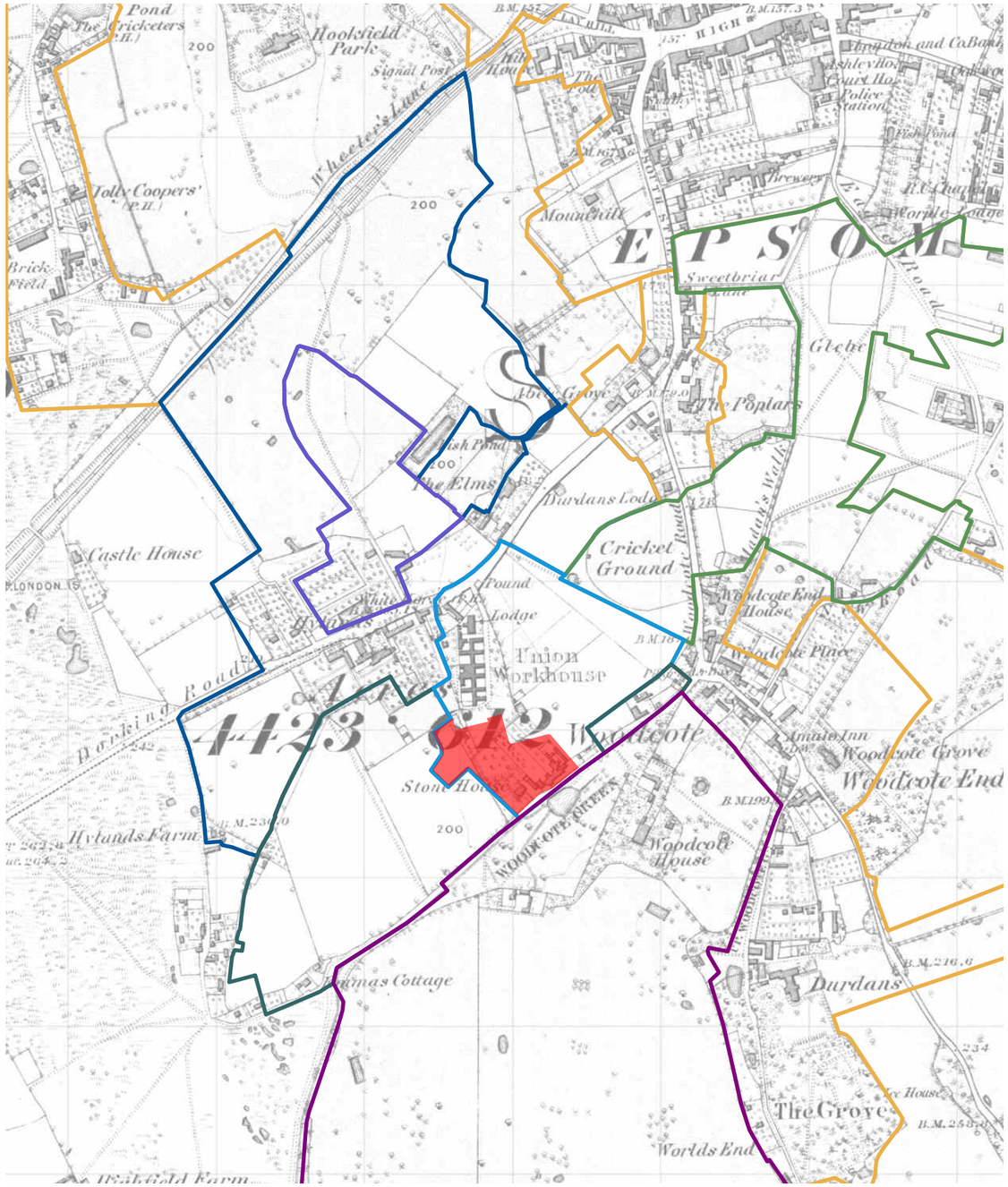
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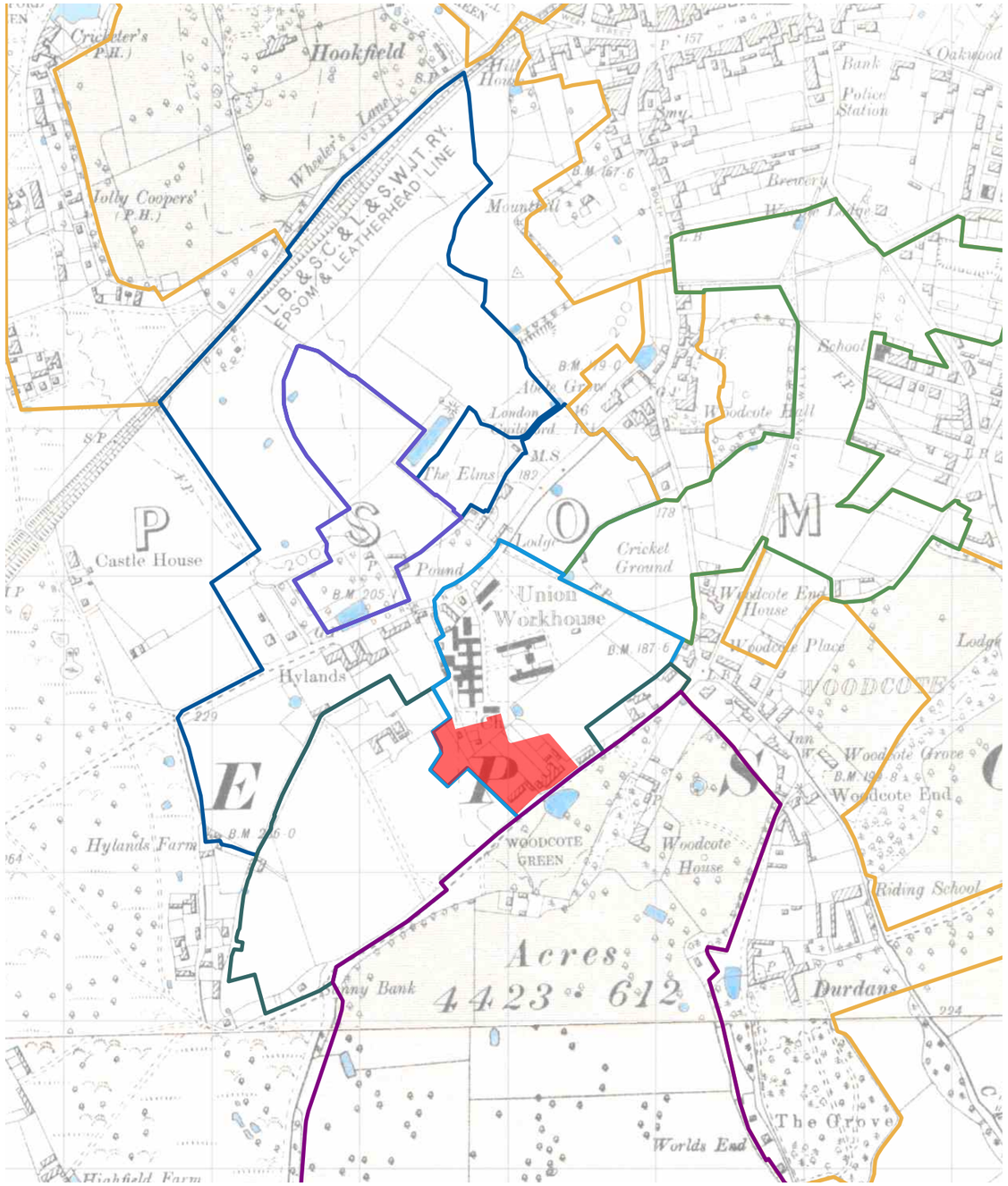
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APPENDIX C

HISTORIC MAPS



Historic Map / 1869



Historic Map / 1897

LEGEND

- Site Boundary
- Character Area 34
- Character Area 35
- Sub-character Area 34A
- Sub-character Area 34E
- Character Area 36
- Character Area 37
- Conservation Area - Chalk Lane

N

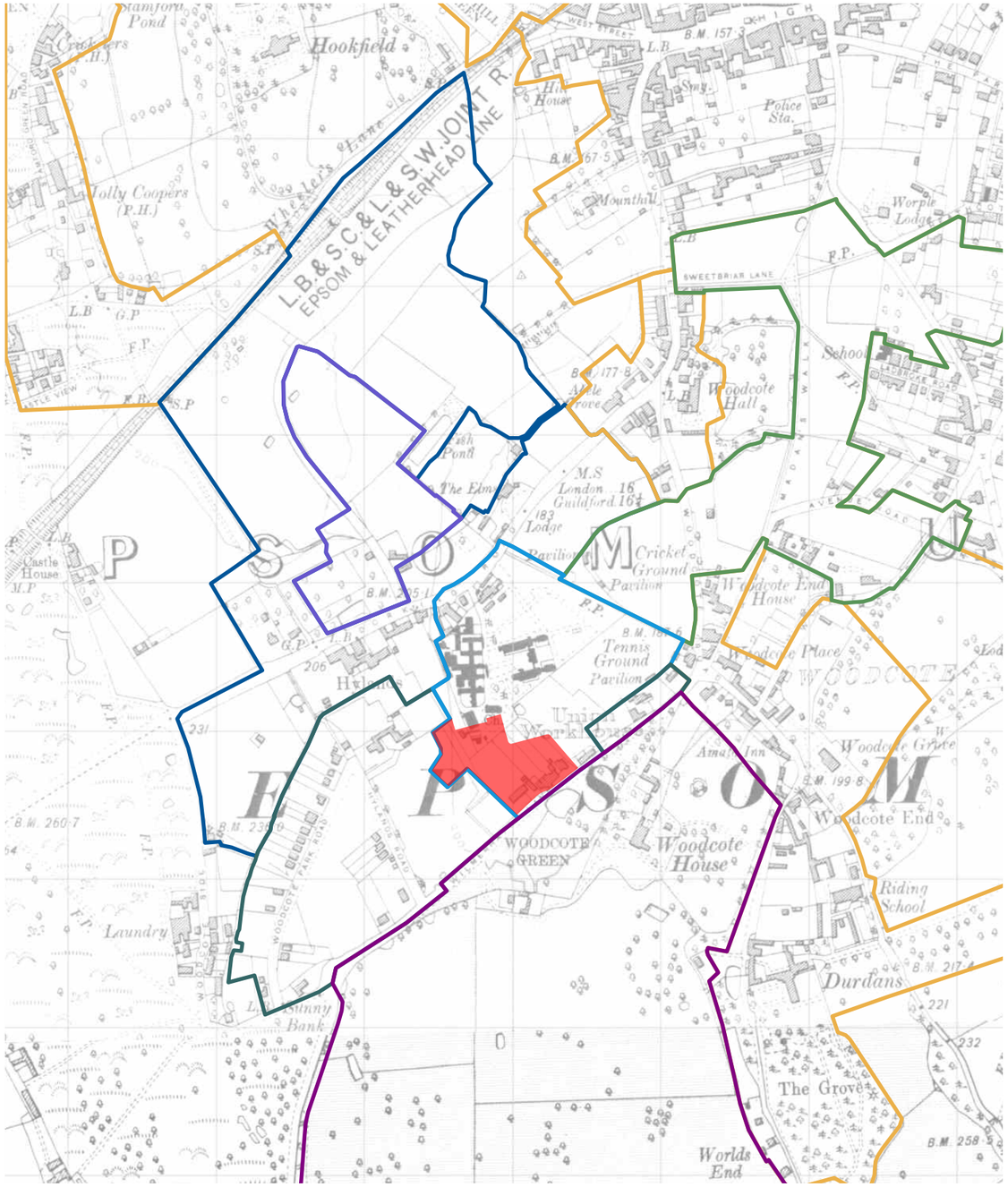
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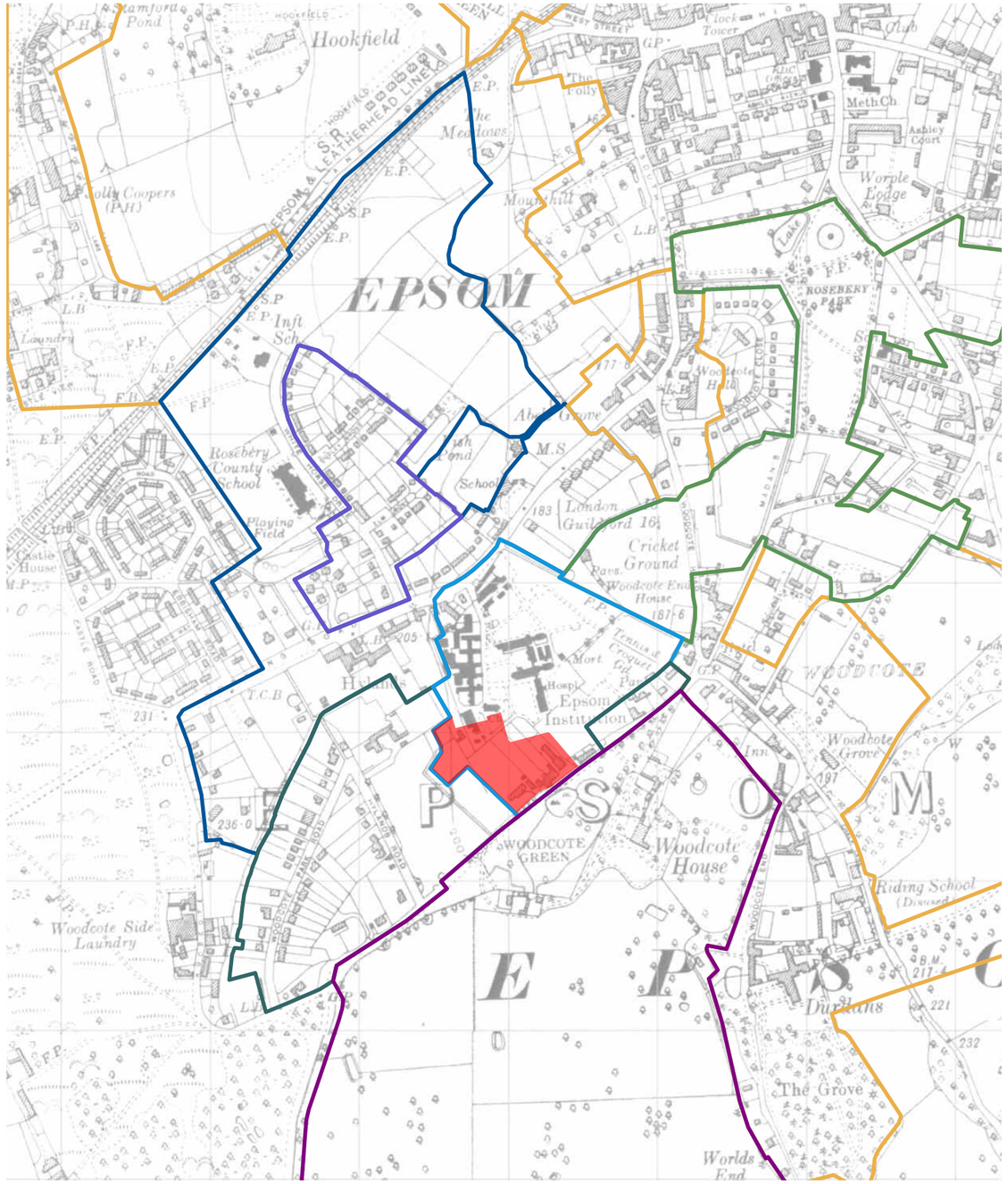
1A - Figure

1869/1897 - Title

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Historic Map / 1912



Historic Map / 1932

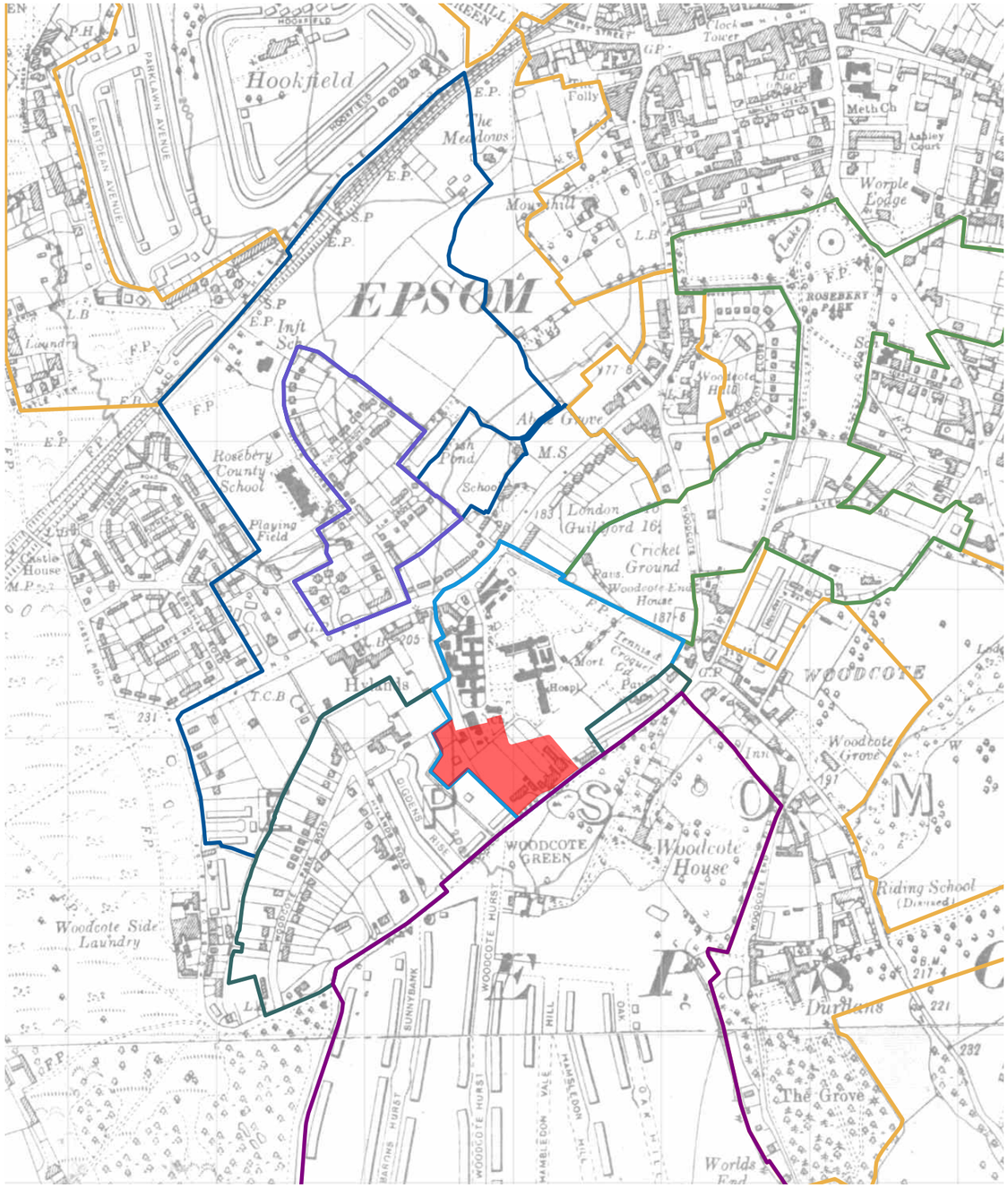
LEGEND

- Site Boundary
- Character Area 34
- Character Area 35
- Sub-character Area 34A
- Sub-character Area 34E
- Character Area 36
- Character Area 37
- Conservation Area - Chalk Lane

N

50 200
0m 100 300 400

1B - Figure
1912/1932 - Title
1:7,500@A3 - Scale



Historic Map / 1938

Historic Map / 1961

LEGEND

- Site Boundary
- Character Area 34
- Character Area 35
- Sub-character Area 34A
- Sub-character Area 34E
- Character Area 36
- Character Area 37
- Conservation Area - Chalk Lane

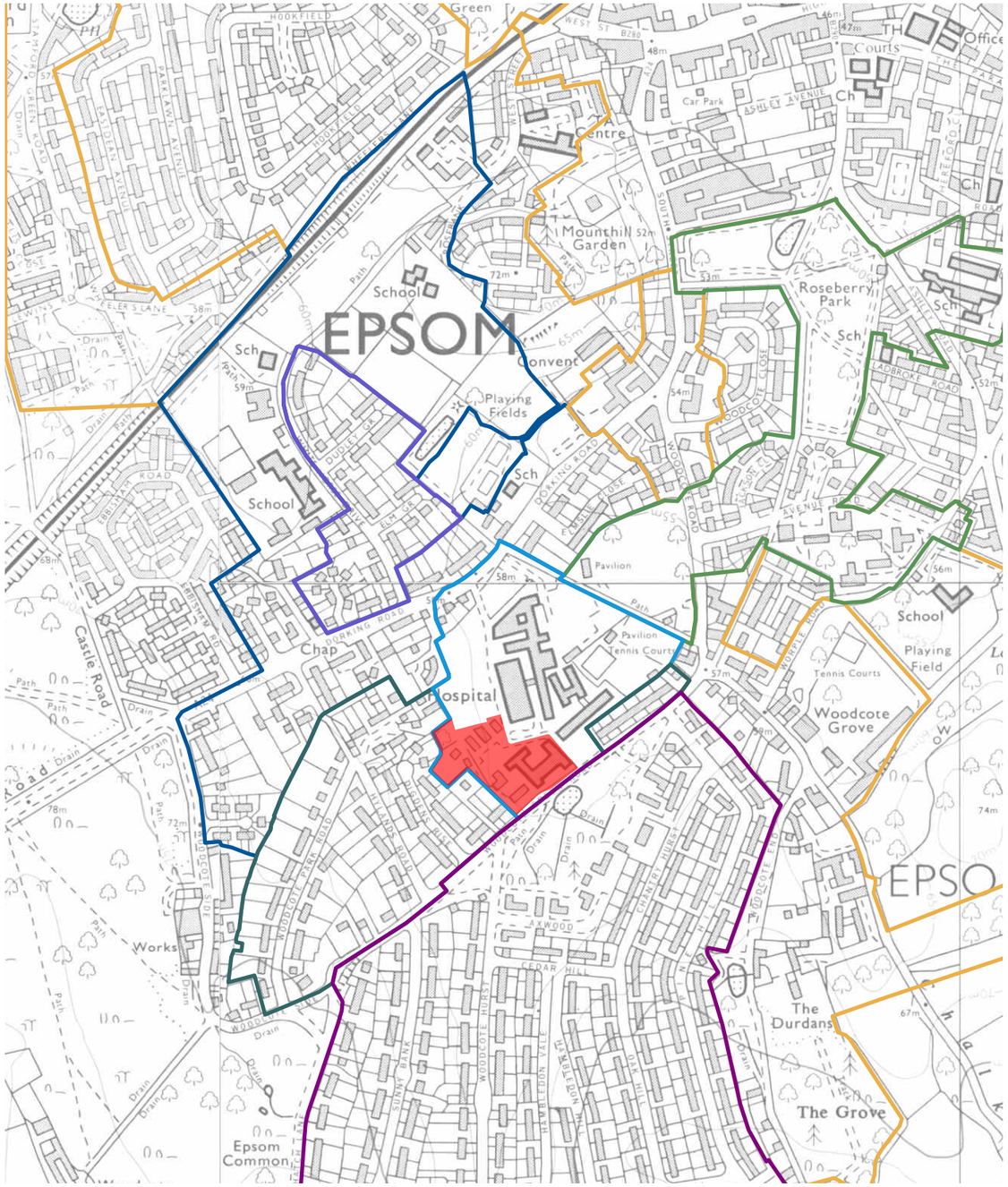
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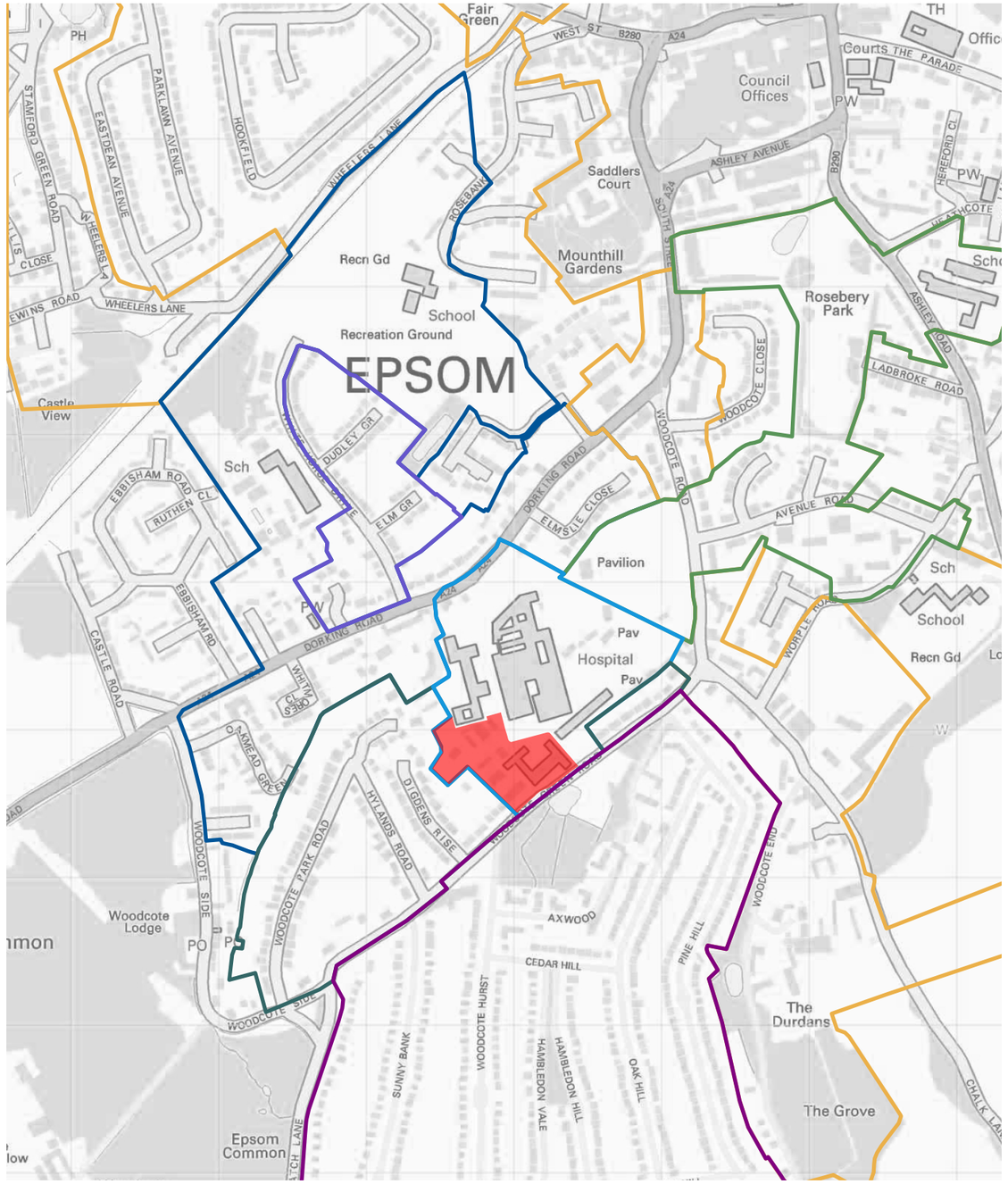
1C - Figure

1938/1961 - Title

1:7,500@A3 - Scale



Historic Map / 1972



Historic Map / 2001

LEGEND

- Site Boundary
- Character Area 34
- Character Area 35
- Sub-character Area 34A
- Sub-character Area 34E
- Character Area 36
- Character Area 37
- Conservation Area - Chalk Lane

N

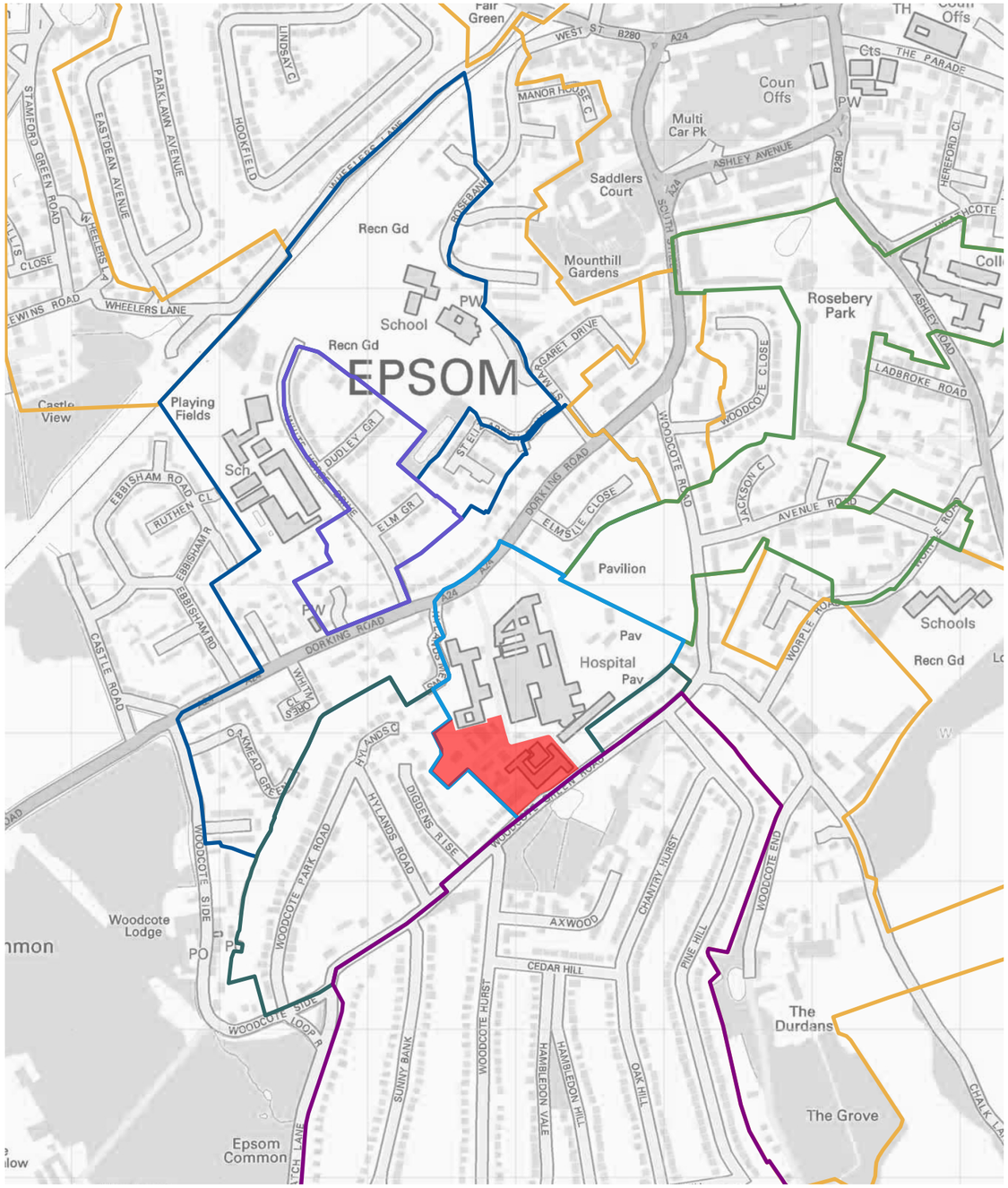
50 200

0m 100 300 400

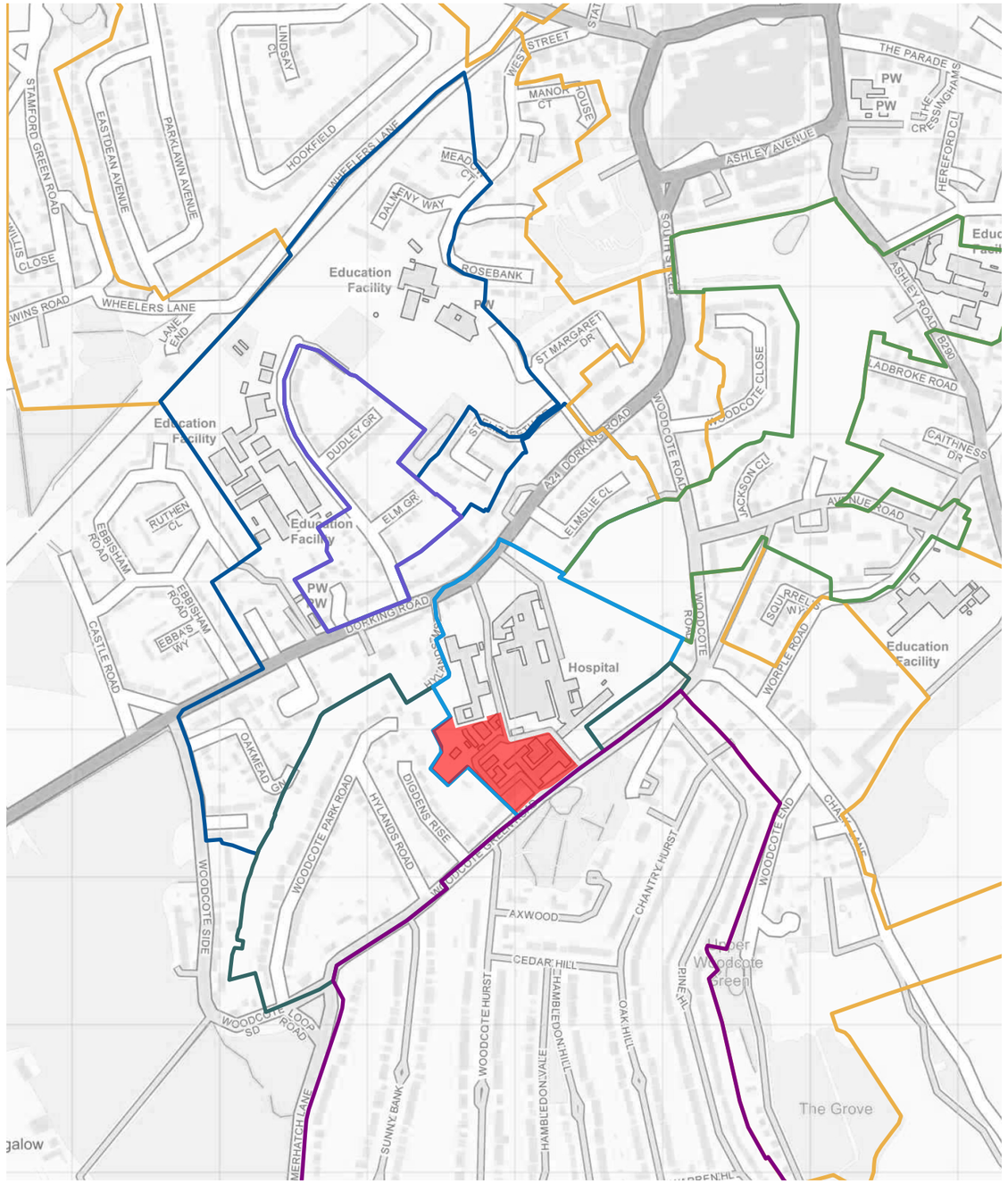
1D - Figure

1972/2001 - Title

1:7,500@A3 - Scale



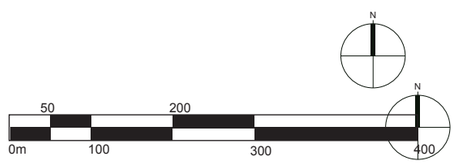
Historic Map / 2010



Historic Map / 2021

LEGEND

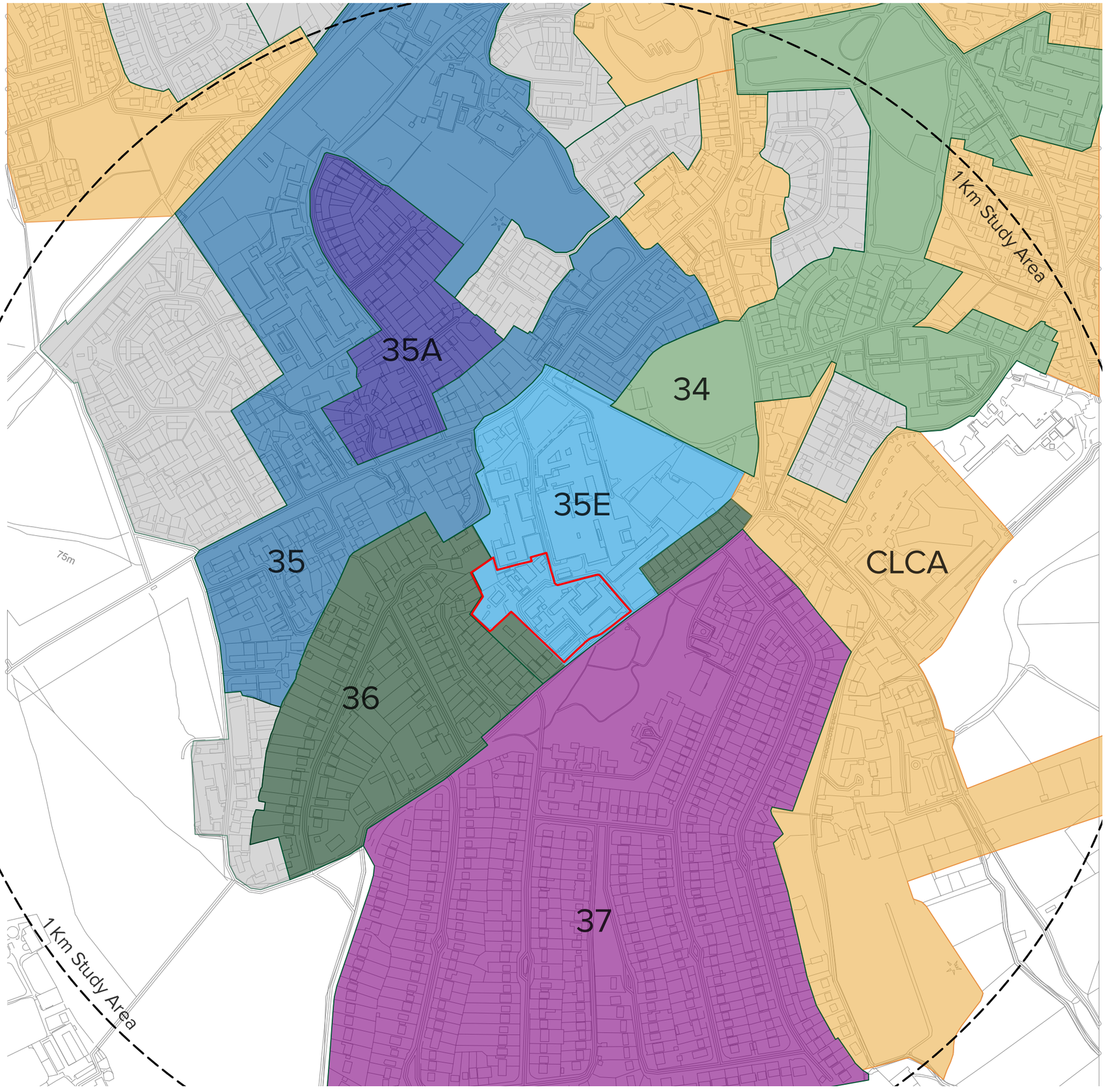
- Site Boundary
- Character Area 34
- Character Area 35
- Sub-character Area 34A
- Sub-character Area 34E
- Character Area 36
- Character Area 37
- Conservation Area - Chalk Lane



1E - Figure
2010/2021 - Title
1:7,500@A3 - Scale

APPENDIX D

TOWNSCAPE CHARACTER ANALYSIS



LEGEND

- Site Boundary
- Character Area 34
- Character Area 35
- Sub-character Area 35A
- Sub-character Area 35E
- Character Area 36
- Character Area 37
- Conservation Area - Chalk Lane
- 1km Study Area

25 75

0m 50 125 250

N

2 - Figure

Townscape Character Areas Plan - Title

1:5,000@A3 - Scale

CHARACTER DISTRICT
AREA 34
AVENUE ROAD / HEATCHOTE ROAD / ASHLEY ROAD (PART)

CONTEXT

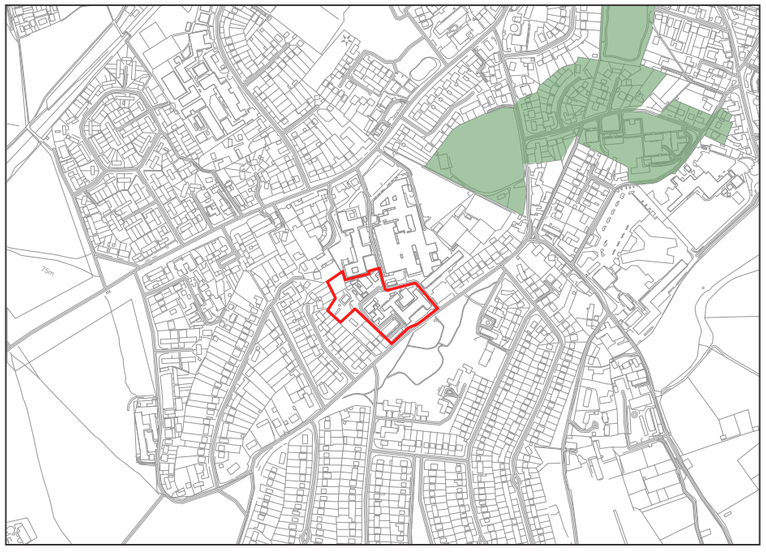
This character district is located to the east of the of the study area, sandwiched between two conservation areas, with the town centre to the north. It comprises a mix of residential houses and flats. Dwellings are largely two storey with pitched or hipped roofs and some projecting gables (See Image 5). The cluster of flats (See Image 1 - Avenue Road) are three storeys in height with flat roofs and a yellow brick which contrasts with the red brick more commonly seen elsewhere in the area.

The area is brought together through a strong landscape element of verges, hedges and trees (See Image 3) which gives the feel of parkland setting (See Image 6 - Avenue Road). This is emphasised by glimpsed longer distance views over Epsom Sports Club towards the east of the site to the rear of the hospital buildings (See Image 2 - Woodcote Road), especially in winter months when there are no leaves on the trees.

There are areas where dwelling fail to react with the public realm sufficiently where there are higher close boarded fences facing the street (See Image 4 & 7).

Madans Walk provide an important pedestrian link Rosebery Park and to the town centre.

Intactness undermined by jump from detached / semi to pavilion apartments (photos 1 and 3)



LOCATION PLAN















SUBJECTIVE ASSESSMENT

Environmental Quality
- Very high
- High
- Moderate
- Low
- Very low

Movement
- Still
- Calm
- Occasional
- Busy

Detractors
- Pollution/Smell
- Traffic Noise
- Industrial Noise
- Infrastructure
- Litter/Graffiti

Scale
- Small
- Medium
- Large
- Vast

Urban Grain
- Fine
- Medium
- Coarse

Pattern
- Formal
- Organised
- Irregular
- Complex

OBJECTIVE ASSESSMENT

Topography

- Ridge
- Steep
- Undulating
- Gentle Slope
- Flat

Land Use

- Retail
- Office/business
- Industry
- Residential
- Education
- Recreation, sport and play
- Restaurant/pub/cafe
- Healthcare
- Utilities and Infrastructure
- Place of Worship
- Transport Interchange
- Car Park
- Vacant/derelict land or buildings

Movement

- Motorway
- Dual Carriageway
- A Road
- B Road
- High Street
- Square/Plaza
- Street
- Lane
- Cul-de-sac
- Mews
- Alley
- Track
- PRoW: Byway
- PRoW: Bridleway
- PRoW: Footpath
- Cycleway
- Canal/Navigable River
- Railway

Boundary Treatment

- Low Fence
- High Fence
- Low Wall
- High Wall
- Railings
- Hedge
- Shrubs
- Mixed
- Open
- Security Fencing

Roofs

- Slate
- Tile
- Thatched
- Metal
- Green roof
- Pitched
- Flat
- Mono-pitched
- Hipped
- Gables
- Dormer Windows
- Skylights/Rooflights
- Chimney
- Ornate or styled eaves

Building Renders and Appearance

- Red Brick
- Other Brick
- Brick detailing
- Render
- Stone
- Timber
- Concrete
- Metal
- Tile
- Arch
- Canopy/porch
- Balcony
- Mock Tudor

Building Quality

- Unused / Abandoned
- Fair
- Good
- Excellent

Building Age

- Pre 1900
- 1900-1950
- 1950-2000
- 2000+

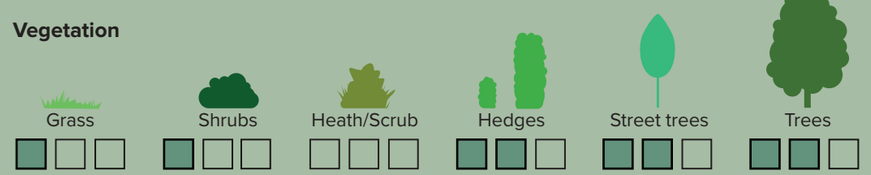
Building Height



Building Type



Vegetation



Visibility

- Panoramic, clear long-range views
- Interrupted long-range views
- Glimpsed long-range views
- Local, mid-range views
- Interrupted local, mid-range views
- Glimpsed local, mid-range views
- Short-range views
- Interrupted short-range views
- Glimpsed short-range views
- Linear Views
- Influenced by seasonal vegetation

Parking

- On-street
- Front of plot
- Side of plot
- Rear of plot
- Parking court / Car park
- Garage/car port

LEGEND

- Not present
- Occasional
- Common
- Abundant

SUMMARY OF BASELINE

Susceptibility

- Direct Change
- Consequence to TCA baseline
- Positive elements removed
- Positive elements added / negatives removed

Value

- Identified value or status
- Condition
- Distinctiveness
- Intactness

Overall sensitivity

- Overall ability of the TCA to accommodate the proposed change without undue consequence to its baseline

LEGEND

- Low
- Low-medium
- Medium
- Medium-high
- High

CONCLUSIONS

Positive

- Parkland setting.
- High quality environment.
- Views to site seen in context of hospital and institutional buildings

Negative

- Areas of exposed close board fencing limiting interaction with the road.
- Contrasting form and positioning of apartments

CHARACTER DISTRICT
AREA 35
DORKING ROAD / OAKMEAD GREEN / ELMSLIE CLOSE

CONTEXT

This broad character district includes the site and land located to the north, north-west and north-east of the of the study area. It comprises a mix of uses and built form including residential, health, educational / school uses on elevated ground and is bounded by the railway in the north. As a result of topography there are views back to the hospital from areas of White Horse Close (see image 7).

To the south of Dorking Road there are clusters of more modern dwellings (see image 2)

The area contains some high quality historic buildings along Dorking Road (See Image 6), as well as numerous infil and estate developments (image 3). It is a generally busy area with movement focused around Dorking Road and the key attractors of the hospital and schools (see Image 4&5) and as a key route to the towns centre.

At this point Woodcote Green Road contains some significant mature trees and verges before urbanising further east approaching the Town Centre (see image 1). Noisy and busy road acts as a detractor and creates severance.





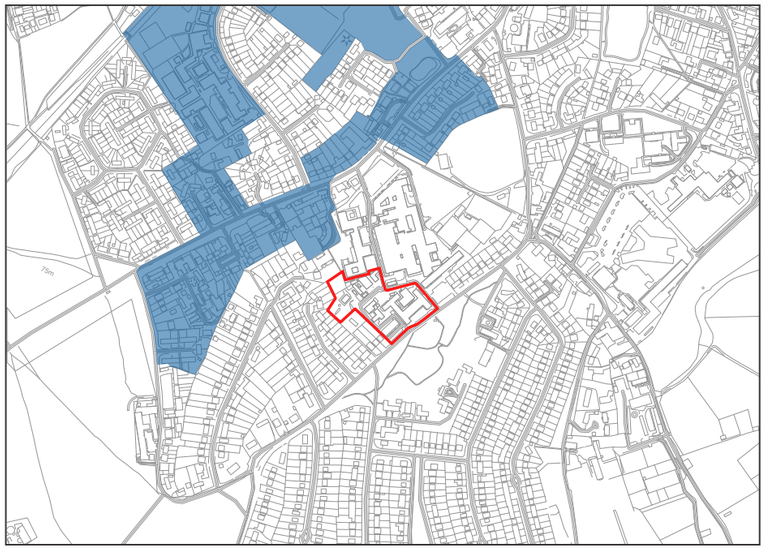












LOCATION PLAN

SUBJECTIVE ASSESSMENT

Environmental Quality
- Very high
- High
- Moderate
- Low
- Very low

Movement
- Still
- Calm
- Occasional
- Busy

Detractors
- Pollution/Smell
- Traffic Noise
- Industrial Noise
- Infrastructure
- Litter/Graffiti

Scale
- Small
- Medium
- Large
- Vast

Urban Grain
- Fine
- Medium
- Coarse

Pattern
- Formal
- Organised
- Irregular
- Complex

OBJECTIVE ASSESSMENT

Topography

- Ridge
- Steep
- Undulating
- Gentle Slope
- Flat

Land Use

- Retail
- Office/business
- Industry
- Residential
- Education
- Recreation, sport and play
- Restaurant/pub/cafe
- Healthcare
- Utilities and Infrastructure
- Place of Worship
- Transport Interchange
- Car Park
- Vacant/derelict land or buildings

Movement

- Motorway
- Dual Carriageway
- A Road
- B Road
- High Street
- Square/Plaza
- Street
- Lane
- Cul-de-sac
- Mews
- Alley
- Track
- PRoW: Byway
- PRoW: Bridleway
- PRoW: Footpath
- Cycleway
- Canal/Navigable River
- Railway

Boundary Treatment

- Low Fence
- High Fence
- Low Wall
- High Wall
- Railings
- Hedge
- Shrubs
- Mixed
- Open
- Security Fencing

Roofs

- Slate
- Tile
- Thatched
- Metal
- Green roof
- Pitched
- Flat
- Mono-pitched
- Hipped
- Gables
- Dormer Windows
- Skylights/Rooflights
- Chimney
- Ornate or styled eaves

Building Renders and Appearance

- Red Brick
- Other Brick
- Brick detailing
- Render
- Stone
- Timber
- Concrete
- Metal
- Tile
- Arch
- Canopy/porch
- Balcony
- Mock Tudor

Building Quality

- Unused / Abandoned
- Fair
- Good
- Excellent

Building Age

- Pre 1900
- 1900-1950
- 1950-2000
- 2000+

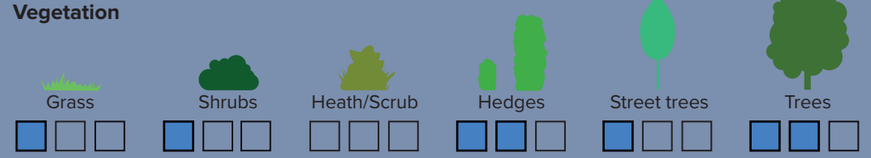
Building Height



Building Type



Vegetation



Visibility

- Panoramic, clear long-range views
- Interrupted long-range views
- Glimpsed long-range views
- Local, mid-range views
- Interrupted local, mid-range views
- Glimpsed local, mid-range views
- Short-range views
- Interrupted short-range views
- Glimpsed short-range views
- Linear Views
- Influenced by seasonal vegetation

Parking

- On-street
- Front of plot
- Side of plot
- Rear of plot
- Parking court / Car park
- Garage/car port

LEGEND

- Not present
- Occasional
- Common
- Abundant

SUMMARY OF BASELINE

Susceptibility

- Direct Change
- Consequence to TCA baseline
- Positive elements removed
- Positive elements added / negatives removed

Value

- Identified value or status
- Condition
- Distinctiveness
- Intactness

Overall sensitivity

Overall ability of the TCA to accommodate the proposed change without undue consequence to its baseline

LEGEND

- Low
- Low-medium
- Medium
- Medium-high
- High

CONCLUSIONS

Positive

- Some high quality dwellings
- Connectivity to the Town Centre.

Negative

- Significant use of Cul-de-sacs.
- Absence of open space.
- Mixed quality overall.
- Dorking Rd is a detractor and creates severance.

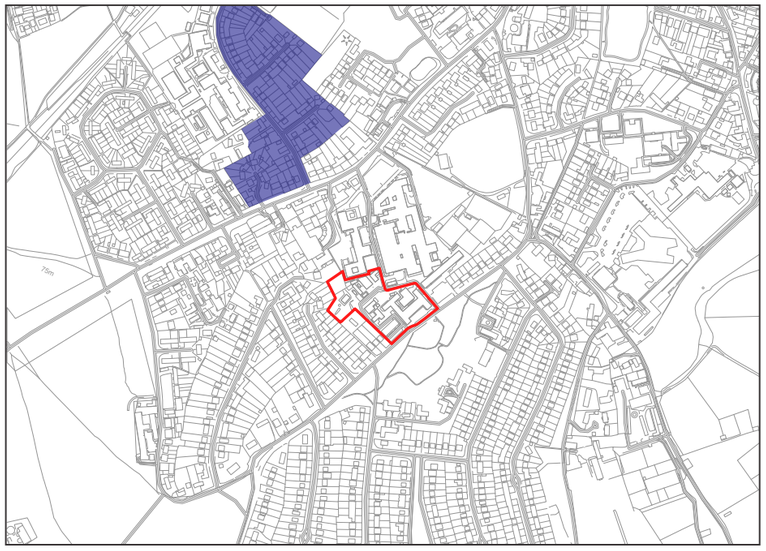
CHARACTER DISTRICT
SUB-AREA 35A
WHITEHORSE DRIVE / ELM GROVE / DUDLEY GROVE

CONTEXT

This character district is located to the north of the Dorking Road within the wider Area 35. It consists of detached and occasionally semi-detached dwellings in cul-de-sac arrangement off and near to White Horse Drive (see image 1 & 3).

Dwellings are tightly spaced with on plot parking to the front and many have mock tudor detailing and gables however whilst sometimes paired, often not in an organised rhythmical fashion (see images 2, 4, 5 & 6) . There are street trees within the pavements and boundary often consist of Hedges and or low walls (see images 3, 4 & 7)

The district lies adjacent to several schools which make it reasonably busy in nature however these schools are excluded from this character district.



LOCATION PLAN















SUBJECTIVE ASSESSMENT

Environmental Quality
- Very high
- High
- Moderate
- Low
- Very low

Movement
- Still
- Calm
- Occasional
- Busy

Detractors
- Pollution/Smell
- Traffic Noise
- Industrial Noise
- Infrastructure
- Litter/Graffiti

Scale
- Small
- Medium
- Large
- Vast

Urban Grain
- Fine
- Medium
- Coarse

Pattern
- Formal
- Organised
- Irregular
- Complex

OBJECTIVE ASSESSMENT

Topography

- Ridge
- Steep
- Undulating
- Gentle Slope
- Flat

Land Use

- Retail
- Office/business
- Industry
- Residential
- Education
- Recreation, sport and play
- Restaurant/pub/cafe
- Healthcare
- Utilities and Infrastructure
- Place of Worship
- Transport Interchange
- Car Park
- Vacant/derelict land or buildings

Movement

- Motorway
- Dual Carriageway
- A Road
- B Road
- High Street
- Square/Plaza
- Street
- Lane
- Cul-de-sac
- Mews
- Alley
- Track
- PRoW: Byway
- PRoW: Bridleway
- PRoW: Footpath
- Cycleway
- Canal/Navigable River
- Railway

Boundary Treatment

- Low Fence
- High Fence
- Low Wall
- High Wall
- Railings
- Hedge
- Shrubs
- Mixed
- Open
- Security Fencing

Roofs

- Slate
- Tile
- Thatched
- Metal
- Green roof
- Pitched
- Flat
- Mono-pitched
- Hipped
- Gables
- Dormer Windows
- Skylights/Rooflights
- Chimney
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- Red Brick
- Other Brick
- Brick detailing
- Render
- Stone
- Timber
- Concrete
- Metal
- Tile
- Arch
- Canopy/porch
- Balcony
- Mock Tudor

Building Quality

- Unused / Abandoned
- Fair
- Good
- Excellent

Building Age

- Pre 1900
- 1900-1950
- 1950-2000
- 2000+

Building Height

1 Storey | 1.5 Storey | 2 Storey | 2.5 Storey | 3 Storey | 4 Storey

Building Type

Terrace | Semi-detached | Detached | Bungalow | Flats | Mixed Use

Vegetation

Grass | Shrubs | Heath/Scrub | Hedges | Street trees | Trees

Visibility

- Panoramic, clear long-range views
- Interrupted long-range views
- Glimpsed long-range views
- Local, mid-range views
- Interrupted local, mid-range views
- Glimpsed local, mid-range views
- Short-range views
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Parking

- On-street
- Front of plot
- Side of plot
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- Parking court / Car park
- Garage/car port

LEGEND

- Not present
- Occasional
- Common
- Abundant

SUMMARY OF BASELINE

Susceptibility

- Direct Change
- Consequence to TCA baseline
- Positive elements removed
- Positive elements added / negatives removed

Value

- Identified value or status
- Condition
- Distinctiveness
- Intactness

Overall sensitivity

Overall ability of the TCA to accommodate the proposed change without undue consequence to its baseline

LEGEND

- Low
- Low-medium
- Medium
- Medium-high
- High

CONCLUSIONS

Positive

- Unified character and period.
- Strong natural surveillance.

Negative

- Cars parked on street associated with school.
- Absence of open space.

CHARACTER DISTRICT
SUB-AREA 35E
SITE & EPSOM HOSPITAL

CONTEXT

Character District 35E contains the Epsom Hospital (see image 4) and associated land between Dorking Road and Woodcote Green Road (image 1 & 5) and adjacent detached dwellings at 40-46 Woodcote Green Road (see image 6). It has an institutional feel with a significant increase in variety and height to the adjacent character areas. The character area includes mixed use buildings adjacent to the hopsital on Dorking Road (see image 3).

Whilst there are some older buildings along Woodcote Green Road which respond well and react with the open space and woodland around the pond to the south (see image 2) , they are of limited merit and quality architecturally.

The Sub Area itself functions at a contrasting scale to that seen in the residential context but one which is relative to its historic use and functions.

Our review of the character area has resulted in the proposed exclusion of 40-46 Woodcote Green Road (see image 6) from this character area.



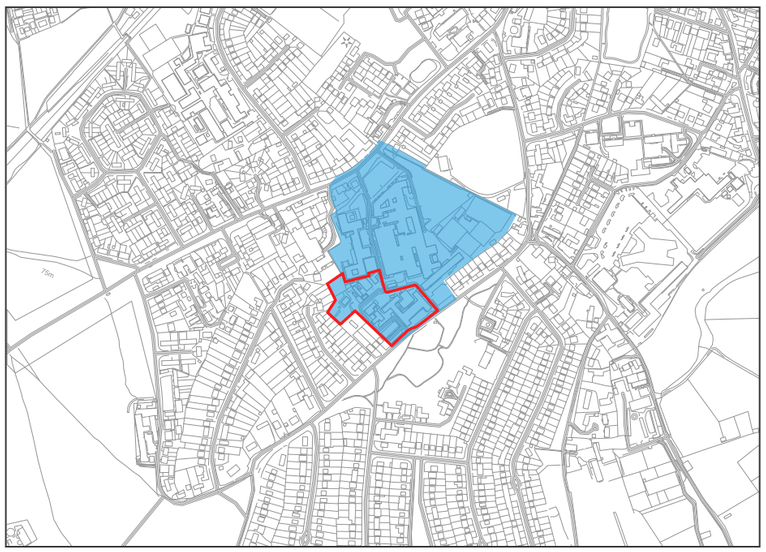












LOCATION PLAN

SUBJECTIVE ASSESSMENT

Environmental Quality
- Very high
- High
- Moderate
- Low
- Very low

Movement
- Still
- Calm
- Occasional
- Busy

Detractors
- Pollution/Smell
- Traffic Noise
- Industrial Noise
- Infrastructure
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Scale
- Small
- Medium
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- Vast

Urban Grain
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- Coarse

Pattern
- Formal
- Organised
- Irregular
- Complex

OBJECTIVE ASSESSMENT

Topography

- Ridge
- Steep
- Undulating
- Gentle Slope
- Flat

Land Use

- Retail
- Office/business
- Industry
- Residential
- Education
- Recreation, sport and play
- Restaurant/pub/cafe
- Healthcare
- Utilities and Infrastructure
- Place of Worship
- Transport Interchange
- Car Park
- Vacant/derelict land or buildings

Movement

- Motorway
- Dual Carriageway
- A Road
- B Road
- High Street
- Square/Plaza
- Street
- Lane
- Cul-de-sac
- Mews
- Alley
- Track
- PRoW: Byway
- PRoW: Bridleway
- PRoW: Footpath
- Cycleway
- Canal/Navigable River
- Railway

Boundary Treatment

- Low Fence
- High Fence
- Low Wall
- High Wall
- Railings
- Hedge
- Shrubs
- Mixed
- Open
- Security Fencing

Roofs

- Slate
- Tile
- Thatched
- Metal
- Green roof
- Pitched
- Flat
- Mono-pitched
- Hipped
- Gables
- Dormer Windows
- Skylights/Rooflights
- Chimney
- Ornate or styled eaves

Building Renders and Appearance

- Red Brick
- Other Brick
- Brick detailing
- Render
- Stone
- Timber
- Concrete
- Metal
- Tile
- Arch
- Canopy/porch
- Balcony
- Mock Tudor

Building Quality

- Unused / Abandoned
- Fair
- Good
- Excellent

Building Age

- Pre 1900
- 1900-1950
- 1950-2000
- 2000+

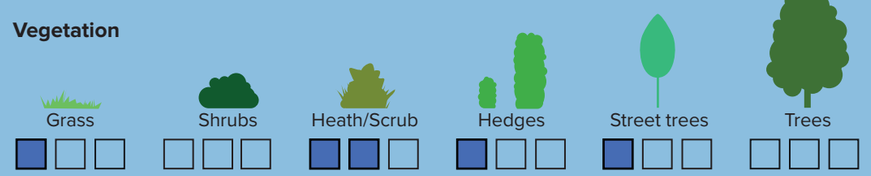
Building Height



Building Type



Vegetation



Visibility

- Panoramic, clear long-range views
- Interrupted long-range views
- Glimpsed long-range views
- Local, mid-range views
- Interrupted local, mid-range views
- Glimpsed local, mid-range views
- Short-range views
- Interrupted short-range views
- Glimpsed short-range views
- Linear Views
- Influenced by seasonal vegetation

Parking

- On-street
- Front of plot
- Side of plot
- Rear of plot
- Parking court / Car park
- Garage/car port

LEGEND

- Not present
- Occasional
- Common
- Abundant

SUMMARY OF BASELINE

Susceptibility

- Direct Change
- Consequence to TCA baseline
- Positive elements removed
- Positive elements added / negatives removed

Value

- Identified value or status
- Condition
- Distinctiveness
- Intactness

Overall sensitivity

- Overall ability of the TCA to accommodate the proposed change without undue consequence to its baseline

LEGEND

- Low
- Low-medium
- Medium
- Medium-high
- High

CONCLUSIONS

Positive

- Institutional character.

Negative

- Significant variety in materials forms and styles within the Sub Area.
- Absence of open space.
- Lower quality built form in places.
- Discordant appearance internally and with its context.
- Unsightly roof plant is a notable visual detractor.

CHARACTER DISTRICT
AREA 36
WOODCOTE PARK ROAD / HYLANDS ROAD / NORTH WOODCOTE GREEN RD

CONTEXT

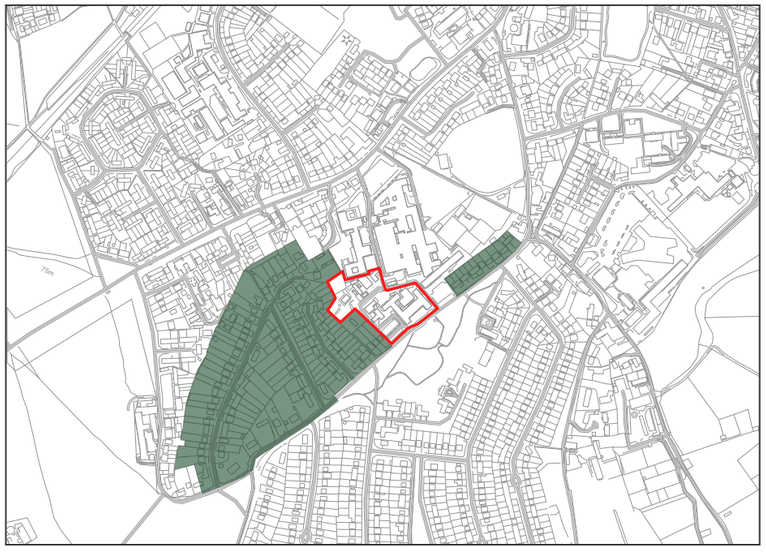
This character district is located to the west of the of the study area. It comprises of a series of residential neighbourhoods of higher quality dwellings and environments to most of that seen within Character Area 35.

Dwellings on Digdens Rise (see image 5) and on the eastern end of Woodcote Green Road (see image 1) are largely semi-detached dwellings with hipped roofs, some projecting gables (see Image 5). Details such as hung tiles, and timber (mock tudor style) detailing, bow windows, some mansard roofs are commonly seen. Boundaries are often defined by low wall, and hedges and verges are commonly seen.

Woodcote Park Road and Hylands have a larger proportion of detached dwellings (image 6) and whilst there are similar detailing features to Digden Rise and Woodcote Green Road (east of Digden Rise) there is greater variety between dwellings types in this area. Further to this there are a number of taller villa style houses near to Woodcote Park Road (see image 2). Where off street parking areas are provided these are to the side of the front gardens with shrubs, small trees and hedges breaking up the hard standing. There is a significant amount of on street parking on Woodcote Park Road (see image 3).

On the north side of Woodcote Green Road there are a number of large set back, high quality dwellings with little interaction with the street (see image 4). This area is dominated by landscape and a level change and there are no pavements until it joins with Hylands Road.

It is considered that the dwellings 40-46 Woodcote Green Road better assimilate with this character area than with 35E, and the excluded 4-28 Woodcote Green Road should form part of this character area.



LOCATION PLAN













SUBJECTIVE ASSESSMENT

Environmental Quality
- Very high
- High
- Moderate
- Low
- Very low

Movement
- Still
- Calm
- Occasional
- Busy

Detractors
- Pollution/Smell
- Traffic Noise
- Industrial Noise
- Infrastructure
- Litter/Graffiti

Scale
- Small
- Medium
- Large
- Vast

Urban Grain
- Fine
- Medium
- Coarse

Pattern
- Formal
- Organised
- Irregular
- Complex

OBJECTIVE ASSESSMENT

Topography
- Ridge
- Steep
- Undulating
- Gentle Slope
- Flat

Land Use
- Retail
- Office/business
- Industry
- Residential
- Education
- Recreation, sport and play
- Restaurant/pub/cafe
- Healthcare
- Utilities and Infrastructure
- Place of Worship
- Transport Interchange
- Car Park
- Vacant/derelict land or buildings

Movement
- Motorway
- Dual Carriageway
- A Road
- B Road
- High Street
- Square/Plaza
- Street
- Lane
- Cul-de-sac
- Mews
- Alley
- Track
- PRoW: Byway
- PRoW: Bridleway
- PRoW: Footpath
- Cycleway
- Canal/Navigable River
- Railway

Boundary Treatment
- Low Fence
- High Fence
- Low Wall
- High Wall
- Railings
- Hedge
- Shrubs
- Mixed
- Open
- Security Fencing

Roofs
- Slate
- Tile
- Thatched
- Metal
- Green roof
- Pitched
- Flat
- Mono-pitched
- Hipped
- Gables
- Dormer Windows
- Skylights/Rooflights
- Chimney
- Ornate or styled eaves

Building Renders and Appearance
- Red Brick
- Other Brick
- Brick detailing
- Render
- Stone
- Timber
- Concrete
- Metal
- Tile
- Arch
- Canopy/porch
- Balcony
- Mock Tudor

Building Quality
- Unused / Abandoned
- Fair
- Good
- Excellent

Building Age
- Pre 1900
- 1900-1950
- 1950-2000
- 2000+

Building Height
1 Storey | 1.5 Storey | 2 Storey | 2.5 Storey | 3 Storey | 4 Storey

Building Type
Terrace | Semi-detached | Detached | Bungalow | Flats | Mixed Use

Vegetation
Grass | Shrubs | Heath/Scrub | Hedges | Street trees | Trees

Visibility
- Panoramic, clear long-range views
- Interrupted long-range views
- Glimpsed long-range views
- Local, mid-range views
- Interrupted local, mid-range views
- Glimpsed local, mid-range views
- Short-range views
- Interrupted short-range views
- Glimpsed short-range views
- Linear Views
- Influenced by seasonal vegetation

Parking
- On-street
- Front of plot
- Side of plot
- Rear of plot
- Parking court / Car park
- Garage/car port

LEGEND
- Not present
- Occasional
- Common
- Abundant

SUMMARY OF BASELINE

Susceptibility
- Direct Change
- Consequence to TCA baseline
- Positive elements removed
- Positive elements added / negatives removed

Value
- Identified value or status
- Condition
- Distinctiveness
- Intactness

Overall sensitivity
Overall ability of the TCA to accommodate the proposed change without undue consequence to its baseline

LEGEND
- Low
- Low-medium
- Medium
- Medium-high
- High

CONCLUSIONS

Positive

- Permeable block structure, areas with some variety but respectful in style and form.
- High quality well cared for residential environment.
- Mature environment with significant trees in gardens, and shrubs/hedges and verges playing an important role.
- Gently elevating.

Negative

- Significant on street parking issue on Woodcote Park Road and Hylands Road.
- Busy residential environment due to hospital.

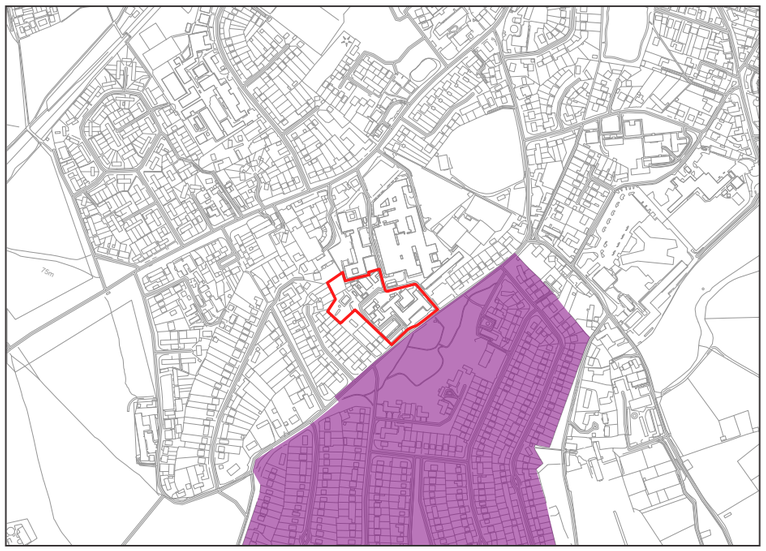
CHARACTER DISTRICT
AREA 37
WOODCOTE ESTATE / SUNNY BANK / CHANTRY HURST

CONTEXT

This character district is formed by the private Woodcote Estate to the south of the of the study area. The two storey detached dwellings are set back from the shared surface lane with verges and a mature landscape (see images 1 & 6). The area is largely a mix of render and red brick with some bow windows, timber gable detailing, hung tiles and gables (see image 3 & 6). Whilst roofs are largely tiled and hipped there is some variety largely occurring in modern extensions or dwelling upgrading.

The estate is accessed by two routes off to Woodcote Green Road and built form is separated in parts by a broad grassed area (see image 4), and a wooded area with a large pond (see image 2) arranged around Woodcote House (see image 5). This Millennium Green is a valued and popular green space with a pond and woodland and informal paths and benches, and functions as a key meeting space and lunch area for visitors and staff to the hospital. This space enhances the wider Woodcote Green Road area.

There is a strong intact complementary character with repeated house types through the estate. The long sweeping lanes respond to the undulating topography and edge of town location.



LOCATION PLAN













SUBJECTIVE ASSESSMENT

Environmental Quality
- Very high
- High
- Moderate
- Low
- Very low

Movement
- Still
- Calm
- Occasional
- Busy

Detractors
- Pollution/Smell
- Traffic Noise
- Industrial Noise
- Infrastructure
- Litter/Graffiti

Scale
- Small
- Medium
- Large
- Vast

Urban Grain
- Fine
- Medium
- Coarse

Pattern
- Formal
- Organised
- Irregular
- Complex

OBJECTIVE ASSESSMENT

Topography

- Ridge
- Steep
- Undulating
- Gentle Slope
- Flat

Land Use

- Retail
- Office/business
- Industry
- Residential
- Education
- Recreation, sport and play
- Restaurant/pub/cafe
- Healthcare
- Utilities and Infrastructure
- Place of Worship
- Transport Interchange
- Car Park
- Vacant/derelict land or buildings

Movement

- Motorway
- Dual Carriageway
- A Road
- B Road
- High Street
- Square/Plaza
- Street
- Lane
- Cul-de-sac
- Mews
- Alley
- Track
- PRoW: Byway
- PRoW: Bridleway
- PRoW: Footpath
- Cycleway
- Canal/Navigable River
- Railway

Boundary Treatment

- Low Fence
- High Fence
- Low Wall
- High Wall
- Railings
- Hedge
- Shrubs
- Mixed
- Open
- Security Fencing

Roofs

- Slate
- Tile
- Thatched
- Metal
- Green roof
- Pitched
- Flat
- Mono-pitched
- Hipped
- Gables
- Dormer Windows
- Skylights/Rooflights
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- Ornate or styled eaves

Building Renders and Appearance

- Red Brick
- Other Brick
- Brick detailing
- Render
- Stone
- Timber
- Concrete
- Metal
- Tile
- Arch
- Canopy/porch
- Balcony
- Mock Tudor

Building Quality

- Unused / Abandoned
- Fair
- Good
- Excellent

Building Age

- Pre 1900
- 1900-1950
- 1950-2000
- 2000+

Building Height



Building Type



Vegetation



Visibility

- Panoramic, clear long-range views
- Interrupted long-range views
- Glimpsed long-range views
- Local, mid-range views
- Interrupted local, mid-range views
- Glimpsed local, mid-range views
- Short-range views
- Interrupted short-range views
- Glimpsed short-range views
- Linear Views
- Influenced by seasonal vegetation

Parking

- On-street
- Front of plot
- Side of plot
- Rear of plot
- Parking court / Car park
- Garage/car port

LEGEND

- Not present
- Occasional
- Common
- Abundant

SUMMARY OF BASELINE

Susceptibility

- Direct Change
- Consequence to TCA baseline
- Positive elements removed
- Positive elements added / negatives removed

Value

- Identified value or status
- Condition
- Distinctiveness
- Intactness

Overall sensitivity

Overall ability of the TCA to accommodate the proposed change without undue consequence to its baseline

LEGEND

- Low
- Low-medium
- Medium
- Medium-high
- High

CONCLUSIONS

Positive

- Cohesion in built form and styles.
- High quality landscape with shared surface street and with verges.
- Millennium Green open space, pond, woodland and informal paths

Negative

- Private road & not a public thoroughfare.

APPENDIX E

REPRESENTATIVE VIEWPOINTS (MILLER HARE)



REPRESENTATIVE VIEWPOINTS

Group 1
Users of Woodcote Green Road (pedestrians, cyclists and vehicles, with some resident views) represented by HTVIA viewpoints 2 and 11.

Group 2
Users of the Millennium Green Open Space (pedestrians only) represented by HTVIA viewpoint 1.

Group 3
Users of Chalk Lane / Woodcote Green Road / Woodcote Road within the Chalk Lane Conservation Area (pedestrians, cyclists and vehicles, with some resident views) represented by HTVIA.

Group 4
Users of St Joseph's Catholic Church (pedestrians, cyclists and vehicles) represented by HTVIA viewpoint 8.

Group 5
Users of Dorking Road (pedestrians, cyclists and vehicles, with some resident views) represented by HTVIA viewpoint 9.

LEGEND

Site Boundary
Representative Viewpoint
1km Study Area

0m 25 50 75 125 250

N

4 - Figure
Viewpoint Location Plan - Title
1:5,000@A3 - Scale

APPENDIX F

TVIA ASSESSMENT SCHEDULES

ASSESSMENT SCHEDULE 1 - APPEAL A TOWNSCAPE EFFECTS

TOWNSCAPE RECEPTOR		SENSITIVITY			MAGNITUDE	TOWNSCAPE EFFECTS			
TCA	Relationship to the site	Susceptibility	Value	Overall Sensitivity	Magnitude of Effect	Mitigation	At Construction	At Completion	Residual Effects (after 15 years Establishment)
34	This TCA is located to the east of the Appeal site, and north of Chalk Lane Conservation Area, and includes the Epsom Sports, Hockey and Cricket Clubs (within the Schnadhorst Memorial Ground).	**Low**	**Medium - High**	**Medium**	During the construction stage the magnitude of effect will be **Low and Adverse** due to the contrasting forms of construction activity. Upon completion and after establishment the effect will be **Low to Negligible and Neutra**l. The change will be appreciated to a small degree through glimpses across the unchanged part of TCA 35E, but the effect is not direct and the perception of change is neither beneficial nor harmful as it is in the context of existing large institutional hospital buildings.	The principal mitigation is the scheme design, and the use of materials that are dark, muted and relate well to those used in the site context, albeit at a different scale. Built materials will weather and assimilate more successfully over time, but this is a very small factor and would not change the effect at Completion and after 15 years.	**Slight Adverse**	**Slight Neutral to No effect**	**Slight Neutral to No effect**
		This TCA is very different from that which the appeal site is located, and it is recognised that the appeal site is discordant in relation to its surroundings. As a result, it has a low susceptibility. The sports ground in particular has a recognised value, which is higher than the residential part of this TCA, leading to a Medium-High judgment and an overall sensitivity of Medium.							
35	This TCA covers a wide area that includes the appeal scheme. It has an eclectic and inconsistent character, hence there are a wide number of sub-character areas, and it varies notably in its value (with some small pockets of high value amongst a mainly low value townscape).	**Medium**	**Low-Medium**	**Low-Medium**	During the construction stage the magnitude of effect will be **Low and Adverse** due to the contrasting forms of construction activity. Upon completion and after establishment the effect will be **Slight to Negligible and Neutra**l. The change will be appreciated to a small degree through glimpses across the unchanged part of TCA 35E, but the effect is not direct and the perception of change is neither beneficial nor harmful as it is in the context of existing large institutional hospital buildings.	As above	**Slight Adverse**	**Slight Neutral to No effect**	**Slight Neutral to No effect**
		The quality of this TCA is variable and inconsistent, however its proximity to the Hospital site in particular (if not the Appeal site specifically) slightly raises its susceptibility.							
35A	This TCA is a small sub component of TCA 35 and lies to the north of the main Epsom Hospital site and Dorking Road. It has a more consistent character that typical for TCA 35, with detached and semi-detached dwellings addressing small scale streets with on-street parking.	**Low-Medium**	**Medium**	**Low-Medium**	During the construction, completion and maturity stages the magnitude of effect will be **Negligible** due to the lack of physical and visual connectivity between the appeal scheme and this TCA.	As above	**No effect**	**No effect**	**No effect**
		This TCA has a slightly higher value than the wider TCA35, but a lower susceptibility as it is slightly less directly related to the Appeal site and therefore has the ability to accept this change without undue consequences to its baseline to a slightly lower degree.							

ASSESSMENT SCHEDULE 1A - APPEAL A TOWNSCAPE EFFECTS

TOWNSCAPE RECEPTOR		SENSITIVITY			MAGNITUDE	TOWNSCAPE EFFECTS			
TCA	Relationship to the site	Susceptibility	Value	Overall Sensitivity	Magnitude of Effect	Mitigation	At Construction	At Operation	Residual Effects (after 15 years establishment)
35E	This TCA is also a sub-component of TCA 35. It includes the appeal site and hospital site, and I consider that it incorrectly includes numbers 40-46 Woodcote Green Road within it, all of which have far more in common with other properties along Woodcote Green Road (and therefore why I have adjusted this boundary). I agree, however, with the Environmental Character Study in that this sub-area is visually incongruous, buildings are much larger than the surrounding area, is discordant with its surroundings, is in poor condition, and has a low townscape quality.	**Low**	**Low**	**Low**	During the construction stage the magnitude of effect will be **High and Adverse** due to the contrasting forms of construction activity. Upon completion and after establishment the effect will be **Medium and Beneficial**. The change will create a reasonably notable new component of this TCA, and the replacement of existing semi-derelict and incongruous buildings with a co-ordinated and consistently high quality form of architecture will result in a beneficial effect by residually improving the character and consistency of this TCA.	The principal mitigation is the scheme design, and the use of materials that are dark, muted and relate well to those used in the site context, albeit at a different scale. Built materials will weather and assimilate more successfully over time, but this is a very small factor and would not change the effect at Completion and after 15 years.	**Moderate Adverse**	**Slight Beneficial**	**Slight Beneficial**
		The townscape quality and consistency of this sub-area is poor, leading to a very low value. It is clearly able to accommodate a high degree of change without undue consequence to its baseline and therefore the susceptibility (and overall sensitivity) is low.							
36	This TCA predominantly lies to the west of the Appeal site and includes a variety of typically 2 storey residential dwellings arranged in detached and semi-detached form. I consider that this TCA should include 40-46 Woodcote Green Road as well as 6-28 Woodcote Green Road, which appear to not be located within any of the TCA boundaries in the evidence base. I consider this a logical place for these properties as their typology, and in some cases almost exact semi-detached housetypes are repeated across this TCA.	**Medium**	**Medium**	**Medium**	During the construction stage the magnitude of effect will be **Medium and Adverse** due to the contrasting forms of construction activity. Upon completion and after establishment the effect will be **Low and Adverse** Construction activities will not be direct but will affect the perceived townscape quality of this area, particularly where it abuts the Appeal site. Following completion and at maturity, the Appeal scheme will remain a notable presence, but only from a very small number of locations within this TCA. As such, the majority of this TCA will have a neutral effect, but very localised parts of the TCA would receive a slight adverse effect due to the non direct impact of the proposed change, which is predominantly views of the higher building mass as a setting for the lower residential properties within this TCA.	As above	**Moderate Adverse**	**Slight Adverse**	**Slight Adverse**
		This townscape has a medium value largely due to the consistency of its form. Whilst contrasts do exist between Woodcote Green Road, Digdens Rise, Hylands Road and Hylands Close these sit as a complementary group.							
37	This TCA lies to the south of the Appeal Site and is formed by the private Woodcote Estate. It has a strong consistency across the area, and is predominantly detached with some semi-detached properties (as well as the converted Woodcote House). It also includes the Millennium Green open space and pond that sits on its northern boundary, along with a small pocket of woodland and footpaths.	**Medium**	**Medium-High**	**Medium-High**	During the construction stage the magnitude of effect will be **Medium and Adverse** due to the contrasting forms of construction activity. Upon completion and after establishment the effect will be **Medium and Neutral.** Construction activities will be highly visible and harmful to the setting of this TCA. At completion, there are benefits from the positive frontage and scale of the buildings closest to Woodcote Green Road, along with the proposed landscape frontage. This benefit is negated by the higher elements of Buildings A and B being notable above this frontage, although views of these building elements would decrease when closer to the site.	As above	**Moderate Adverse**	**Moderate Neutral**	**Moderate Neutral**
		The value of this TCA, specifically the Millennium Green and associated Woodland with its informal footpaths, is medium-high. Due to the presence of the existing hospital buildings, a contrast between the two is already present and hence the susceptibility is lower at medium.							
CL CA	Chalk Lane Conservation Area's positive characteristics relate to its narrow lanes, boundary walls, variety of plot shapes and sizes, rural setting, parkland connecting to woodland and open fields and its prestigious houses. It lies to the north-east of the Appeal Site and is notably separated from it by suburban residential urban form and open space.	**Low**	**High**	**Medium**	During the construction stage the magnitude of effect will be **Low and Adverse** due to the contrasting forms of construction activity. Upon completion and after establishment the effect will be **Low to Negligible and Neutra**l. The change will be appreciated to a small degree ijn views from the northern part of this TCA, but the effect is not direct and the perception of change is neither beneficial nor harmful as it is in the context of existing large institutional hospital buildings.	As above	**Slight Adverse**	**Slight Neutral**	**Slight Neutral**
		This TCA has a low susceptibility to the proposed change due to the clear separation. The value of this TCA, informed by its Conservation Area status, is high leading to a medium overall sensitivity.							

ASSESSMENT SCHEDULE 2 - APPEAL A VISUAL EFFECTS

VISUAL RECEPTOR	REPRESENTATIVE VIEWPOINT	SENSITIVITY						MITIGATION	MAGNITUDE OF EFFECT								SIGNIFICANCE OF EFFECT		
		SUSCEPTIBILITY			VALUE		OVERALL SENSITIVITY		Scale of Change	Contrast	Nature of View	Angle of View	Distance (to nearest site building)	Extent	Magnitude of Effect (assuming mitigation)		OVERALL MAGNITUDE	Construction	Completion	Residual Effects (after 15 years)
		Activity of Receptor	Extent of Interest	Type of View	Expectation	Status									Construction	Operation				
Group 1: Woodcote Green Road	Viewpoints 2 and 11 (148m and 187m from closest proposed building)	Residents, pedestrians, Cyclists, Vehicles	Low-Medium	Oblique and Direct	Low-Medium	n/a	The overall sensitivity of this receptor is judged to be **Low/Medium** due to the activity of the receptor and the low to medium expectation of a view.	The dark and muted materials used in combination with the well vegetated frontage to Woodcote Green Road	High	Medium	Full view	Oblique	Short to medium range	Low to medium	Medium-High	Medium	The overall effect at construction stage is **Medium-High and Adverse** due to how these activities will contrast in the view. At completion and maturity this will become **Medium and Neutral to Adverse**. Views where the full extent of change is visible will be adverse, whilst other locations will be neutral	Moderate Adverse	Moderate Adverse	Moderate Adverse
Group 2 - Millennium Green	Viewpoint 1 (55m from closest proposed building)	Leisure user	High	Direct	Medium	Sitting bench	The overall sensitivity of this receptor is judged to be **Medium-High** due to the activity of the receptor and the high expectation of a view.	As above	High	Medium	Full view	Direct	Short range	Low	High	High	The overall effect at construction stage is **High and Adverse** due to how these activities will contrast in the view. At completion and maturity this will become **High and Neutral**. The Appeal scheme increases the visibility of development from some positions, which creates some visual harm, but it is offset by the materials, forms and additional vegetation propsoed to create a neutral effect.	Substantial Adverse	Substantial Neutral	Substantial Neutral
Group 3 - Chalk Lane Conservation Area	Viewpoint 3 (225m from closest proposed building)	Residents, pedestrians, Cyclists, Vehicles	Medium	Oblique and Direct	Low	n/a	The overall sensitivity of this receptor is judged to be **Low/Medium** due to the activity of the receptor and the low to medium expectation of a view.	The dark and muted materials used.	Medium	Low-Medium	Full view	Direct	Medium range	Low	Medium	Medium	The overall effect at construction stage is **Medium and Adverse** due to how these activities will contrast in the view. At completion and maturity this will remain **Medium and Adverse**. Views where the full extent of change is visible will be adverse, although it is recognised these are limited.	Moderate Adverse	Moderate Adverse	Moderate Adverse
Group 4 - St Joseph's Catholic Church	Viewpoint 8 (535m from closest proposed building)	Church visitors, staff and public open space users	Medium	Oblique and Direct	Medium	n/a	The overall sensitivity of this receptor is **Medium** due to the activity and extent of interest.	The dark and muted materials used.	Medium	Low-Medium	Filtered view	Direct	Medium to long range	Low	Medium	Low-Medium	The overall effect at construction stage is **Medium and Adverse** due to how these activities will contrast in the view. At completion and maturity this will reduce to **Low-Medium and Neutral** due to the positive architecture and materials would provide a more positive backdrop to the existing tall hospital buildings that already form a contrast in the view.	Moderate Adverse	Slight Neutral	Slight Neutral
Group 5 - Dorking Road	Viewpoint 9 (195m from closest proposed building)	Residents, pedestrians, Cyclists, Vehicles	Low	Oblique and Direct	Low	n/a	The overall sensitivity of this receptor is judged to be **Low** due to the activity of the receptor and the low to medium expectation of a view.	The dark and muted materials used.	Low-Medium	Low	Filtered view	Oblique	Medium range	Low	Low-Medium	Low	The overall effect at construction stage is **Low-Medium and Adverse** due to how these activities will contrast in the view. At completion and maturity this will reduce to **Low and Neutral** due to the positive architecture and materials would provide a more positive backdrop to the existing tall hospital buildings that already form a contrast in the view.	Slight Adverse	Slight Neutral	Slight Neutral

ASSESSMENT SCHEDULE 3 - APPEAL B TOWNSCAPE EFFECTS

TOWNSCAPE RECEPTOR		SENSITIVITY			MAGNITUDE	TOWNSCAPE EFFECTS			
	Relationship to the site	Susceptibility	Value	Overall Sensitivity	Magnitude of Effect	Mitigation	At Construction	At Completion	Residual Effects (after 15 years establishment)
34	This TCA is located to the east of the Appeal site, and north of Chalk Lane Conservation Area, and includes the Epsom Sports, Hockey and Cricket Clubs (within the Schnadhorst Memorial Ground).	**Low**	**Medium - High**	**Medium**	During the construction stage the magnitude of effect will be **Low and Adverse** due to the contrasting forms of construction activity. Upon completion and after establishment the effect will be **Low to Negligible and Neutra**l. The change will be appreciated to a small degree through glimpses across the unchanged part of TCA 35E, but the effect is not direct and the perception of change is neither beneficial nor harmful as it is in the context of existing large institutional hospital buildings.	The principal mitigation is the scheme design, and the use of materials that are dark, muted and relate well to those used in the site context, albeit at a different scale. Built materials will weather and assimilate more successfully over time, but this is a very small factor and would not change the effect at Completion and after 15 years.	**Slight Adverse**	**Slight Neutral to no effect**	**Slight Neutral to no effect**
		This TCA is very different from that which the appeal site is located, and it is recognised that the appeal site is discordant in relation to its surroundings. As a result, it has a low susceptibility. The sports ground in particular has a recognised value, which is higher than the residential part of this TCA, leading to a Medium-High judgment and an overall sensitivity of Medium.							
35	This TCA covers a wide area that includes the appeal scheme. It has an eclectic and inconsistent character, hence there are a wide number of sub-character areas, and it varies notably in its value (with some small pockets of high value amongst a mainly low value townscape).	**Medium**	**Low-Medium**	**Low-Medium**	During the construction stage the magnitude of effect will be **Low and Adverse** due to the contrasting forms of construction activity. Upon completion and after establishment the effect will be **Slight to Negligible and Neutra**l. The change will be appreciated to a small degree through glimpses across the unchanged part of TCA 35E, but the effect is not direct and the perception of change is neither beneficial nor harmful as it is in the context of existing large institutional hospital buildings.	As above	**Slight Adverse**	**Slight Neutral to no effect**	**Slight Neutral to No effect**
		The quality of this TCA is variable and inconsistent, however its proximity to the Hospital site in particular (if not the Appeal site specifically) slightly raises its susceptibility.							
	This TCA is a small sub component of TCA 35 and lies to the north of the main Epsom Hospital site and Dorking Road. It has a more consistent character that typical for TCA 35, with detached and semi-detached dwellings addressing small scale streets with on-street parking.	**Low-Medium**	**Medium**	**Low-Medium**	During the construction, completion and maturity stages the magnitude of effect will be **Negligible** due to the lack of physical and visual connectivity between the appeal scheme and this TCA.	As above	**No effect**	**No effect**	**No effect**
		This TCA has a slightly higher value than the wider TCA35, but a lower susceptibility as it is slightly less directly related to the Appeal site and therefore has the ability to accept this change without undue consequences to its baseline to a slightly lower degree.							

ASSESSMENT SCHEDULE 3A- APPEAL B TOWNSCAPE EFFECTS

TOWNSCAPE RECEPTOR		SENSITIVITY			MAGNITUDE	TOWNSCAPE EFFECTS			
TCA	Relationship to the site	Susceptibility	Value	Overall Sensitivity	Magnitude of Effect	Mitigation	At Construction	At Operation	Residual Effects (after 15 years establishment)
35E	This TCA is also a sub-component of TCA 35. It includes the appeal site and hospital site, and I consider that it incorrectly includes numbers 40-46 Woodcote Green Road within it, all of which have far more in common with other properties along Woodcote Green Road (and therefore why I have adjusted this boundary). I agree, however, with the Environmental Character Study in that this sub-area is visually incongruous, buildings are much larger than the surrounding area, is discordant with its surroundings, is in poor condition, and has a low townscape quality.	**Low**	**Low**	**Low**	During the construction stage the magnitude of effect will be **High and Adverse** due to the contrasting forms of construction activity. Upon completion and after establishment the effect will be **Medium and Beneficial**. The change will create a reasonably notable new component of this TCA, and the replacement of existing semi-derelict and incongruous buildings with a co-ordinated and consistently high quality form of architecture will result in a beneficial effect by residually improving the character and consistency of this TCA.	The principal mitigation is the scheme design, and the use of materials that are dark, muted and relate well to those used in the site context, albeit at a different scale. Built materials will weather and assimilate more successfully over time, but this is a very small factor and would not change the effect at Completion and after 15 years.	**Moderate Adverse**	**Slight Beneficial**	**Slight Beneficial**
		The townscape quality and consistency of this sub-area is poor, leading to a very low value. It is clearly able to accommodate a high degree of change without undue consequence to its baseline and therefore the susceptibility (and overall sensitivity) is low.							
36	This TCA predominantly lies to the west of the Appeal site and includes a variety of typically 2 storey residential dwellings arranged in detached and semi-detached form. I consider that this TCA should include 40-46 Woodcote Green Road as well as 6-28 Woodcote Green Road, which appear to not be located within any of the TCA boundaries in the evidence base. I consider this a logical place for these properties as their typology, and in some cases almost exact semi-detached housetypes are repeated across this TCA.	**Medium**	**Medium**	**Medium**	During the construction stage the magnitude of effect will be **Medium and Adverse** due to the contrasting forms of construction activity. Upon completion and after establishment the effect will be **Low and Neutral** Construction activities will not be direct but will affect the perceived townscape quality of this area, particularly where it abuts the Appeal site. Following completion and at maturity, the Appeal scheme will assimilate successfully into this TCA. Its form will contrast but its mass and maerial appearanbce would allow it to integrate successfully. As such, this TCA will have a neutral long term effect.	As above	**Moderate Adverse**	**Slight Neutral**	**Slight Neutral**
		This townscape has a medium value largely due to the consistency of its form. Whilst contrasts do exist between Woodcote Green Road, Digdens Rise, Hylands Road and Hylands Close these sit as a complementary group.							
37	This TCA lies to the south of the Appeal Site and is formed by the private Woodcote Estate. It has a strong consistency across the area, and is predominantly detached with some semi-detached properties (as well as the converted Woodcote House). It also includes the Millennium Green open space and pond that sits on its northern boundary, along with a small pocket of woodland and footpaths.	**Medium**	**Medium-High**	**Medium-High**	During the construction stage the magnitude of effect will be **Medium and Adverse** due to the contrasting forms of construction activity. Upon completion and after establishment the effect will be **Medium and Neutral.** Construction activities will be visible and harmful to the setting of this TCA. At completion, there are notable benefits from the positive frontage and scale of the buildings closest to Woodcote Green Road, along with the proposed landscape frontage. This results in an active and positive townscape and landscape frontage to Millennium Green and Woodcote Green Road replacing a previously negative element, creating a long term beneficial effect.	As above	**Moderate Adverse**	**Moderate Beneficial**	**Moderate Beneficial**
		The value of this TCA, specifically the Millennium Green and associated Woodland with its informal footpaths, is medium - high. Due to the presence of the existing hospital buildings, a contrast between the two is already present and hence the susceptibility is lower at medium.							
CL CA	Chalk Lane Conservation Area's positive characteristics relate to its narrow lanes, boundary walls, variety of plot shapes and sizes, rural setting, parkland connecting to woodland and open fields and its prestigious houses. It lies to the north-east of the Appeal Site and is notably separated from it by suburban residential urban form and open space.	**Low**	**High**	**Medium**	During the construction stage the magnitude of effect will be **Low and Adverse** due to the contrasting forms of construction activity. Upon completion and after establishment the effect will be **Low to Negligible and Neutra**l. The change will be appreciated to a small degree ijn views from the northern part of this TCA, but the effect is not direct and the perception of change is neither beneficial nor harmful as it is in the context of existing large institutional hospital buildings.	As above	**Slight Adverse**	**Slight Neutral**	**Slight Neutral**
		This TCA has a low susceptibility to the proposed change due to the clear separation. The value of this TCA, informed by its Conservation Area status, is high leading to a medium overall sensitivity.							

ASSESSMENT SCHEDULE 4 - APPEAL B VISUAL EFFECTS

VISUAL RECEPTOR	REPRESENTATIVE VIEWPOINT	SENSITIVITY						MITIGATION	MAGNITUDE OF EFFECT								SIGNIFICANCE OF EFFECT		
		SUSCEPTIBILITY			VALUE		OVERALL SENSITIVITY		Scale of Change	Contrast	Nature of View	Angle of View	Distance (to nearest site building)	Extent	Magnitude of Effect (assuming mitigation)		OVERALL MAGNITUDE	Construction	Completion	Residual Effects (after 15 years)
		Activity of Receptor	Extent of Interest	Type of View	Expectation	Status									Construction	Operation				
Group 1: Woodcote Green Road	Viewpoints 2 and 11 (148m and 187m from closest proposed building)	Residents, pedestrians, Cyclists, Vehicles	Low-Medium	Oblique and Direct	Low-Medium	n/a	The overall sensitivity of this receptor is judged to be **Low/Medium** due to the activity of the receptor and the low to medium expectation of a view.	The dark and muted materials used in combination with the well vegetated frontage to Woodcote Green Road	High	Medium	Full view	Oblique	Short to medium range	Low to medium	Medium-High	Medium	The overall effect at construction stage is **Medium-High and Adverse** due to how these activities will contrast in the view. At completion and maturity this will become **Medium and Neutral**. The proposed development will be clearly recognisable at a number of locations, but its form and appearance whilst recogbnisable does assimilate successfully into the view.	Moderate Adverse	Moderate Neutral	Moderate Neutral
Group 2 - Millennium Green	Viewpoint 1 (55m from closest proposed building)	Leisure user	High	Direct	Medium	Sitting bench	The overall sensitivity of this receptor is judged to be **Medium-High** due to the activity of the receptor and the high expectation of a view.	As above	High	Medium	Full view	Direct	Short range	Low	High	High	The overall effect at construction stage is **High and Adverse** due to how these activities will contrast in the view. At completion and maturity this will become **High and Beneficial**. The Appeal scheme increases the visibility of development from some positions, but it is a positive change through the materials, forms and additional vegetation.	Substantial Adverse	Substantial Beneficial	Substantial Beneficial
Group 3 - Chalk Lane Conservation Area	Viewpoint 3 (225m from closest proposed building)	Residents, pedestrians, Cyclists, Vehicles	Medium	Oblique and Direct	Low	n/a	The overall sensitivity of this receptor is judged to be **Low/Medium** due to the activity of the receptor and the low to medium expectation of a view.	The dark and muted materials used.	Medium	Low-Medium	Full view	Direct	Medium range	Low	Medium	Medium	The overall effect at construction stage is **Medium and Adverse** due to how these activities will contrast in the view. At completion and maturity this will remain **Medium** but will become **Neutral**. The proposed massing is visible above the existing roofline of properties addressing Woodcote Green Road, but this assimilates successfully into the view.	Moderate Adverse	Moderate Neutral	Moderate Neutral
Group 4 - St Joseph's Catholic Church	Viewpoint 8 (535m from closest proposed building)	Church visitors, staff and public open space users	Medium	Oblique and Direct	Medium	n/a	The overall sensitivity of this receptor is **Medium** due to the activity and extent of interest.	The dark and muted materials used.	Medium	Low-Medium	Filtered view	Direct	Medium to long range	Low	Medium	Low-Medium	The overall effect at construction stage is **Medium and Adverse** due to how these activities will contrast in the view. At completion and maturity this will reduce to **Low-Medium and Neutral** due to the positive architecture and materials would provide a more positive backdrop to the existing tall hospital buildings that already form a contrast in the view.	Moderate Adverse	Slight Neutral	Slight Neutral
Group 5 - Dorking Road	Viewpoint 9 (195m from closest proposed building)	Residents, pedestrians, Cyclists, Vehicles	Low	Oblique and Direct	Low	n/a	The overall sensitivity of this receptor is judged to be **Low** due to the activity of the receptor and the low to medium expectation of a view.	The dark and muted materials used.	Low-Medium	Low	Filtered view	Oblique	Medium range	Low	Low-Medium	Low	The overall effect at construction stage is **Low-Medium and Adverse** due to how these activities will contrast in the view. At completion and maturity this will reduce to **Low and Neutral** due to the positive architecture and materials would provide a more positive backdrop to the existing tall hospital buildings that already form a contrast in the view.	Slight Adverse	Slight Neutral	Slight Neutral