

Confidential Meeting Notes

Application Site: Epsom General Hospital, Dorking Road, Epsom, Surrey, KT18 7EG
Reference: 19/00460/PREAPP
Date: 2 September 2019 (PPA meeting 2)

Further to the pre-application meeting on 2 September 2019 and the applicant's meeting notes, received 11 September 2019, this note sets out a summarised written response to the following documents received:

- A Design Statement (23 August 2019)
- Landscape Presentation (10 May 2019)

Design and Heritage

The Design Statement (dated 23 August 2019) is considered excessively sketchy and indicative. A firmed up, accurate and dimensioned proposal, including elevation and section drawings is required. A Visual Impact Assessment is required, including views of the Application Site ('Site') from long distances, including from the North of the Site, for Offices to assess the scale and massing of the proposed development.

The +5 storey building adjoining the +15 storey building, shown at the first PPA meeting, created a heavy mass. The reduction in height of the +5 storey building to +3 storeys is considered to help alleviate the bulk of the earlier proposal. Detailed design is required for these buildings.

The +4 storey building fronting Woodcote Green Road, shown at the first PPA meeting, has been reduced to 3+ storeys. The reduction in height is welcomed, but a detailed design is now required.

Further detailed information regarding the roofscapes of the buildings is required, specifically the +4 building fronting Woodcote Green Road. Consideration should be given to the views from street level and from the park, with consideration given to the appearance of roof terraces, planting and boundary design.

A façade study has been undertaken, with images of façade treatment shown in the Design Statement, but there has been no indication of the proposed materials of this. Officers require this information, including images showing the life-span of building treatment.

The Design Statement proposes a mixture of scheme materials, as part of the concept design. Whilst the development of external finishes is at an early stage, the applicant is required to demonstrate that materials are durable, provide specifications of proposed products and the details of manufactures that can produce these. Samples of materials should also be provided.

The very great scale of height, scale and massing needs more accurate and detailed design information, specifically on its material finish and articulation, to justify such a presence in the townscape.

Overall, there is a general feeling that too much of the Design Statement is indicative. Many images lack accompanying text, which would make them useful. This results is a document with too much "mood music" and not enough clarity of detail.

Landscaping

The landscaping proposal is considered too indicative at present.

A curvilinear landscaping design is proposed, seeking to integrate hard and soft landscaping. The applicant is required to explore the use of light within the landscaping proposal.

If this area is to be used by cyclists, consideration needs to be given to cyclists and pedestrians can safely and coherently use the proposed space. An accessibility statement is required.

Gas Main

The Application Site is understood to partly fall within the buffer of a Medium Gas Main. As part of the s technical consideration, the applicant is advised to take account of this and may want to consult relevant consultees.