

SECTION C-C MASSING IN VIEW FROM RESIDENTIAL AREA TO THE WEST (AREA 36)



REFUSED SCHEME



AMENDED SCHEME

- Frontage had been set back and now steps in height.
- The angle of the building would help in reducing the impact of the mass.



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IMPACT OF MASSING ON WIDER TOWNSCAPE CHARACTER - EAST



EXISTING

- South side is defined by trees and landscape elements.
- North side is defined by semi detached dwellings, with Rowan House framing the bend in the road and enclosing the view with its larger building form.

REFUSED

- Whilst the building steps down on the frontage, oblique views from the east expose the mass of the rear wing of Block B emphasising the contrasting character of the uses in the townscape.
- Materials of the rear massing contrast notably with the residential dwellings.

AMENDED

- The height of block B frontage assimilates well within the landscape.
- The mass of the rear wing still demonstrates a contrast in the residential context however the scale is more in keeping with the existing building and current change in street scene, and the materials used notably helps reduce contrast and aid assimilation.



Three

SUMMARY

This section looks at the impact of height and massing on the Townscape Character of the area.

The townscape character areas relating to the site are defined in Epsom and Ewell Environmental Character study as discussed in section 2. Whilst there are missing elements it's reasonable to identify key receptors as TCAs 35, 36, 37.

Area 35(E) is the Epsom Hospital site (including the Guild Living Site) & no 40, 42, 44 & 46 Woodcote Green Road.

Area 36 is the area to the west including Hylands Road, Digdens Rise & Woodcote Side

Area 37 is the Woodcote Park Estate.

In summary we find the revised scheme to bring a beneficial effect to Character Area 35, a neutral effect to Character Area 36, and a beneficial effect to area 37 and therefore in respect of this specific consideration, the proposed development (by reason of its height, mass, scale and design) would positively impact the character and appearance of the area and would be in accordance with relevant planning policies.



Four

FRONTAGE - SETBACK & LANDSCAPE

REASON FOR REFUSAL 2.

The siting of the development leaves insufficient landscaping opportunities to the frontage of Woodcote Green Road and along the south-western boundary with neighbouring residential property to mitigate the impact of the proposed development, presenting an over-developed and hard edge to the appearance to the development, which would cause harm to the character and appearance of the area. Causing harm to the character and appearance of the area fails to comply with Policy DM5 of the Development Management Policies Document (2015) and the NPPF (2019)

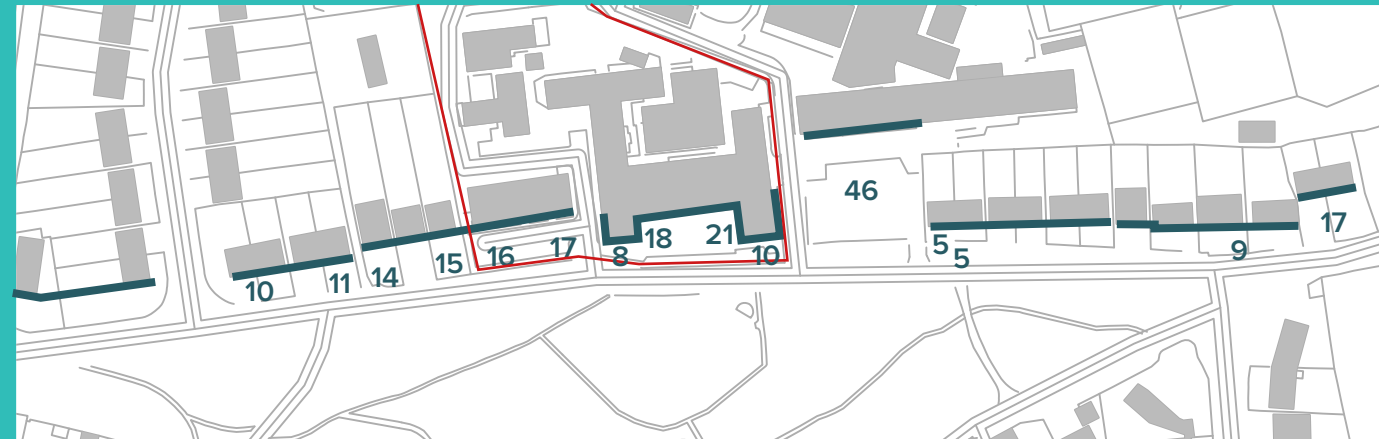
C. FRONTAGE

LANDSCAPE FRONTAGE

The Submitted scheme sets Building A back by 16m to align with the properties to the west. Providing a replacement landscape buffer to the frontage in line with, and enhancing, the existing character of Woodcote Green Road.

For the majority of the frontage Building B has been set back by 10m from the edge of the pavement which aligns with the projections of the Rowan Building. On the western edge the frontage is approximately 7-8m from the back of pavement which is a slight step forward from existing however cars have been removed from this frontage and replaced with a landscape buffer and replacement tree planting.

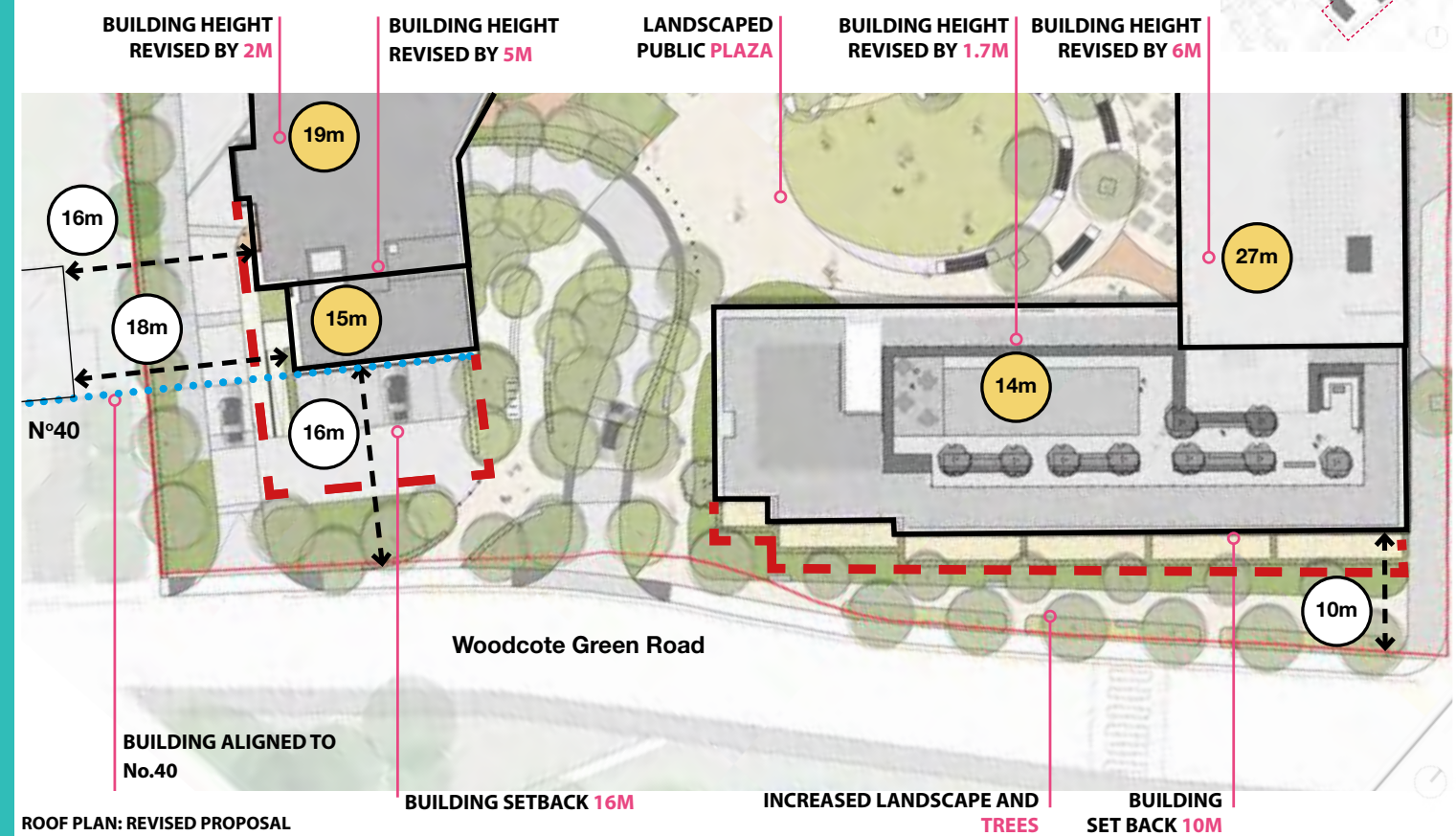
On the western boundary planting has been enhanced with significant additional tree planing along the boundary with no's 40 and 46. The building has also been stepped away from the boundary at the frontage slightly on the south west corner .



SETBACKS ON WOODCOTE GREEN ROAD

2.5 Evaluation & Design

2.5.3 Massing Response to Townscape



FRONTAGE CGI



CHANGES SINCE REFUSED SCHEME



FRONTAGE CGI FROM MILLENNIUM GREEN





Four

SUMMARY

This section looks at reason for refusal 2 which relates to the insufficient landscaping opportunities to the frontage of Woodcote Green Road and along the south western boundary causing harm to the character and appearance of the area.

As such character area 35 is generally classed as having poor or deteriorating vegetation coverage. Whilst it is agreed that the refused scheme did not maximise opportunities to enhance the public realm and landscape provision in this area, the (now proposed) setting back of the buildings to replicate the building line along Woodcote Green Road and neighbouring character areas and the extensive planting and public realm areas linking along Woodcote Green Road and through the hospital campus are considered to be a direct improvement to the site and wider character area and is therefore beneficial.

The boundary with no 40 and 46 Woodcote Green Road has been enhanced to reflect the mature tree coverage and rear/side boundary treatment seen in adjacent character areas.

In summary we find that the revised scheme results in a positive change to Woodcote Green Road frontage, and provides sufficient space for an appropriate landscape edge to this street.



Five

PRIVACY & AMENITY

REASON FOR REFUSAL 3.

The proposed development by reason of its height, massing and design would adversely impact on the neighbouring amenities of the occupiers at 40 and 46 Woodcote Green Road, by means of overbearing, loss of privacy and loss of outlook, failing to comply with Policy DM10 of the Development Management Policies Document (2015)

D. AMENITY

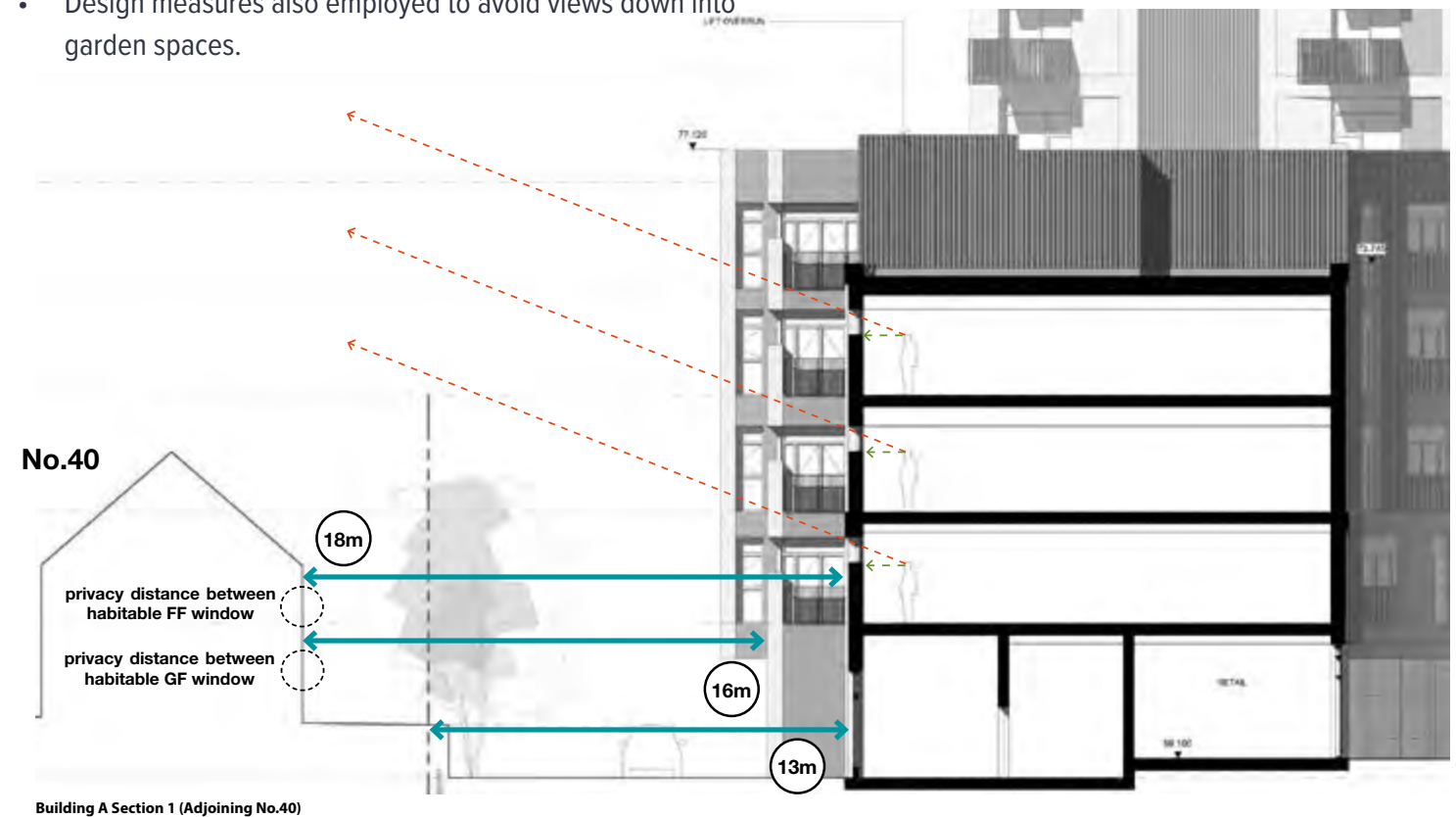
In regard to separation, particularly on higher density schemes, the Housing SPG produced by the Mayor of London in 2016 establishes some clear current urban design 'rules' which all schemes must comply with. This is principally explained by Standard 28 that explains a separation distance of 18-21 metres is required. The guidance states that this should not be rigidly applied, and there are other factors to consider that could result in reduced separation between habitable rooms than these distance and measures which can be designed to ensure privacy such as consider the position and aspect of habitable rooms, gardens and balconies, and avoid windows facing each other where privacy distances are tight.

This audit looks at the two approaches;

- 1) Physical distances.
- 2) Design measures.

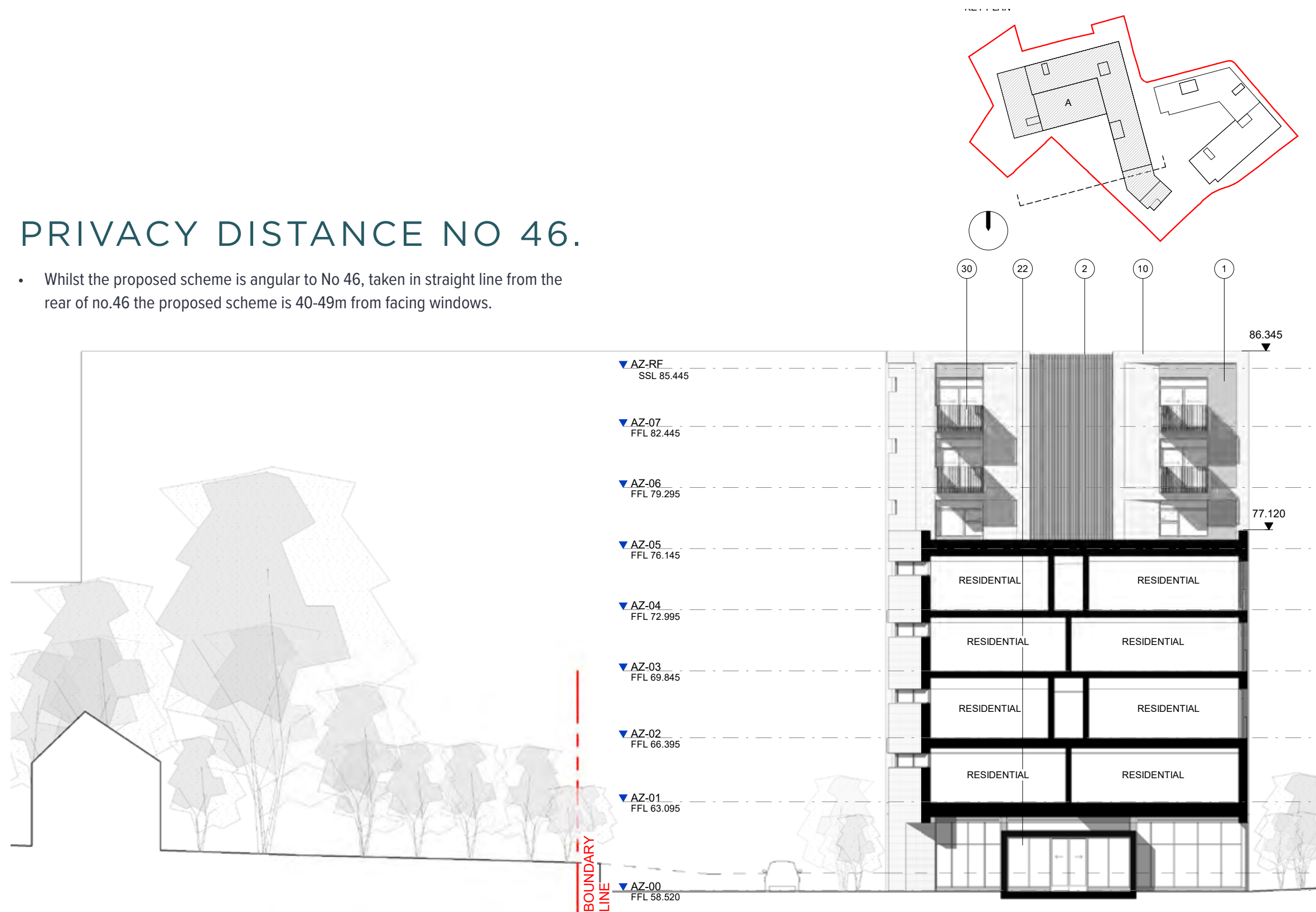
PRIVACY DISTANCES NO. 40

- 16-18m between the side of no 40 Woodcote Green Road and the proposed scheme.
- Design measures also employed to avoid views down into garden spaces.

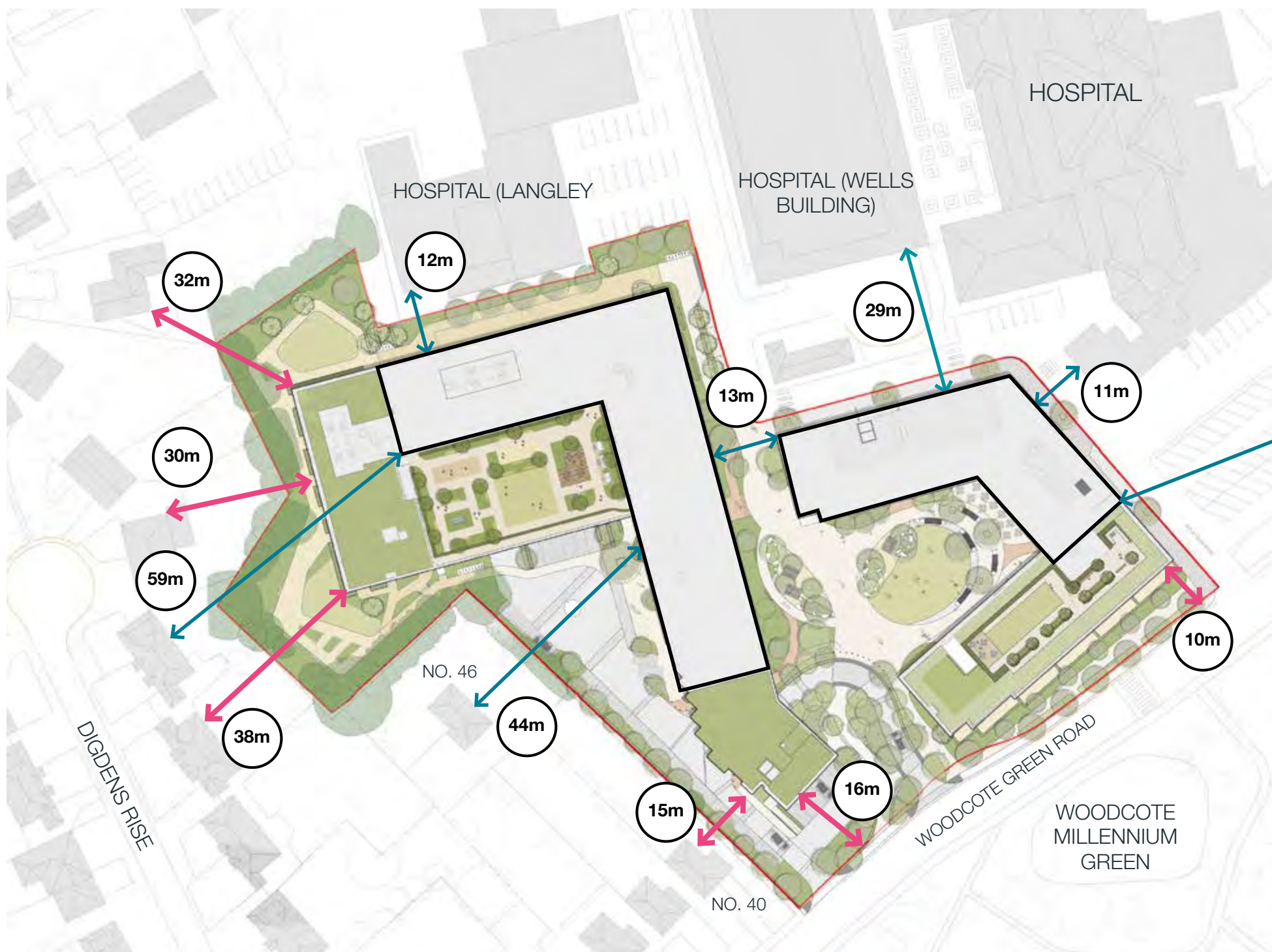


PRIVACY DISTANCE NO 46.

- Whilst the proposed scheme is angular to No 46, taken in straight line from the rear of no.46 the proposed scheme is 40-49m from facing windows.



PRIVACY DISTANCES



- All of the offset distances set out adjacent fall within the required 18-21m set out in the Mayor of London Guidance, including;
 - 44m to no 46 Woodcote Green Road.
 - 15m to the side of no 40 Woodcote Green Road.
 - 30-59m to the rear of Digdens Rise.
 - 32m to the rear of Hylands Road.

DESIGN ELEMENTS FOR PRIVACY

- Design measures such as the use of clerestory windows and saw tooth façades with full height windows away from neighbouring properties.
- Location of lift shaft and stairwell to rear of 46 to limit privacy issues.
- Planted balustrade and 1.5m buffer from edge of sensory garden to limit views into neighbouring gardens to protect privacy and amenity.
- No access to roof garden on westerly most block.



Bronze PPC aluminium juliet balcony balustrade with planter box



Brickwork A for staggered step facade design 30% Dark Mix 70% Light Mix



Clerestory windows to apartments optimise daylight and mitigate overlooking



Vertical full height windows designed to face away from neighbouring properties allow views out from apartments and mitigate overlooking.





SUMMARY

This section looks at reason for refusal 3 which relates to neighbouring amenity of no's 40 & 46 Woodcote Green Road.

The Housing SPG for London (2016) prepared by the Mayor for London sets out in Standard 28 that a distance of 18-21m between windows is used as yardstick to ensure privacy and amenity. However it also suggests that this is not applied rigidly as other factors such as specific design measures can be employed to ensure privacy, particularly in higher density areas.

It is clear that the amended scheme passes the quantitative test of mentioned in Standard 28.

Furthermore the scheme also provides a suite of additional design measure to sensitively address privacy issues such as the introduction of a planted balustrade on the sensory garden above the parking area to limit views down into neighbouring gardens and focus the outlook on distant views, the saw tooth design on the elevation adjacent to no.40, and the sensitive layout of habitable rooms to reduce overlooking.

In summary we consider the revised scheme to comply with amenity and privacy requirements as set out by standard 28 of Housing SPG.



Six

AUDIT SUMMARY

REASON FOR REFUSAL 1. HEIGHT SCALE & MASSING

Height, Scale and Massing has been assessed against the character area relating to and including the site. Assumptions have been made with regard to character area 36 as a result of missing published information. In the absence of verified views from the west in character area 36 assumptions have been made with regard to the impact on this area.

In summary we find the revised scheme to bring a beneficial effect to Character Area 35, a neutral effect to Character Area 36, and a beneficial effect to area 37 and therefore in respect of this specific consideration, the proposed development (by reason of its height, mass, scale and design) would positively impact the character and appearance of the area and would be in accordance with relevant planning policies.

REASON FOR REFUSAL 2. FRONTAGE

As such character area 35 is generally classed as having poor or deteriorating vegetation coverage. Whilst it is agreed that the refused scheme missed opportunities to enhance the public realm and landscape provision in this area, the setting back of the buildings to replicate the building line along Woodcote Green Road and neighbouring character areas and the extensive planting and public realm areas linking along Woodcote Green Road and through the hospital campus are considered to be a direct improvement to the site and wider character area and is therefore beneficial.

In summary we find that the revised scheme results in a positive change to Woodcote Green Road frontage, and provides sufficient space for an appropriate landscape edge to this street.

REASON FOR REFUSAL 3. PRIVACY & AMENITY

It is clear that the amended scheme passes the quantitative test of mentioned in Standard 28 of the Housing SPG for London 2016.

Furthermore the scheme also provides a suite of additional design measure to sensitively address privacy issues such as the introduction of a planted balustrade on the sensory garden above the parking area to limit views down into neighbouring gardens and focus the outlook on distant views, the saw tooth design on the elevation adjacent to no.40, and the sensitive layout of habitable rooms to reduce overlooking.

In summary we consider the revised scheme to comply with amenity and privacy requirements as set out by standard 28 of Housing SPG.



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