

Guild Living at Epsom

Design & Access Statement

February 2021

marchesepartners



GUILD LIVING



Revision + Disclaimer Page

This Design and Access Statement for a major development in Epsom has been prepared as required to support an application for planning permission under The Town and Country Planning (Development Management Procedure) (England) Order 2015.

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Any areas indicated in this document are approximate. They relate to the likely areas of the building at the current state of design, using the stated option (e.g. NIA) from the Code of Measuring Practice 6th Edition RICS/ISVA. Any decisions to be made based on these predictions, whether to project viability, pre-letting, lease agreements or the like, should include a due allowance for the changes inherent in the design development and building process. It should be further noted that:

- There is design development yet to take place that might affect them;
- The drawings included may not allow for anomalies with surveyed/drawn plans;
- The Contractor is required to work to specific tolerances during construction.
- The information contained within this document is not comprehensive and in all cases the design, construction and operation of the development must comply with all relevant local and international, bye-laws, regulations and standards.

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Contents

1.0 Introduction	4	3.2 Amount	54	4.0 Access & Maintenance	120	6.0 Appendix	142
1.1 Executive Summary	5	3.2.1 Accommodation Mix	54	4.1 Access Statement	121	Architects Planning Drawings Set:	
1.2 Team	6	3.2.2 Density	56	4.2 Overview	122	• EPS001-MPI-XX-XX-PP-A-00-000 - COVER SHEET	
1.3 Marchese Partners	7	3.2.3 Amenity	57	4.3 Site Constraints	123	• EPS001-MPI-XX-XX-SH-A-00-002 - DRAWING REGISTER	
1.4 Our Research Partners	9	3.3 Layout	61	4.4 Existing Strategic Vehicular + Cycle Routes	124	• EPS001-MPI-XX-XX-VS-A-00-101	
1.5 Guild Living - Brief & Unit Mix	10	3.3.1 Layout Principles	61	4.5 Existing Strategic Bus Routes + Footpaths	125	• EPS001-MPI-XX-XX-VS-A-00-102	
		3.3.2 Ground Floor	64	4.6 Public, Private Vehicular + Cycle Access	126	• EPS001-MPI-XX-XX-VS-A-00-103	
		3.3.3 Level 02 - Extra C2 Care	65	4.7 Highways	127	• EPS001-MPI-XX-XX-VS-A-00-104	
		3.3.4 Typ. Apart. Level - Min. C2 Care	66	4.7.1 Parking Strategy	127	• EPS001-MPI-XX-XX-VS-A-00-105	
		3.3.5 Building A Staggered Step Facade	67	4.8 Parking Management Strategy	128	• EPS001-MPI-XX-ZZ-DR-A-00-001	
		3.3.6 Typ. Apart. GLR	68	4.9 Ground Floor Servicing + Refuse Strategy	129	• EPS001-MPI-XX-ZZ-DR-A-00-002	
		3.3.7 Typ. Apart. GC & GCS	71	4.10 External Public Pedestrian Routes	130	• EPS001-MPI-XX-ZZ-DR-A-00-003	
		3.3.8 Typ. Apart. Part M	72	4.11 Ground Floor Entrances	131	• EPS001-MPI-XX-ZZ-DR-A-01-100	
		3.3.9 Typ. Apart. - Daylight/Sunlight	73	4.12 Safety	132	• EPS001-MPI-XX-ZZ-DR-A-01-101	
		3.3.10 Typ. Apart. - Kitchen Design	75	4.12.1 Development Security	132	• EPS001-MPI-XX-ZZ-DR-A-01-102	
		3.3.11 Typ. Apart. - Bathroom Design	76	4.13 Internal Journey Routes	133	• EPS001-MPI-XX-ZZ-DR-A-01-103	
		3.3.12 Typ. Apart. - Key Worker Apart.	77	4.14 Guild Living Residences	137	• EPS001-MPI-XX-ZZ-DR-A-01-104	
		3.4 Scale	79	4.14.1 Wheelchair 1 Bedroom Typical Unit	137	• EPS001-MPI-XX-ZZ-DR-A-01-105	
		3.4.1 Height	79	4.14.2 Wheelchair 2 Bedroom Typical Unit	138	• EPS001-MPI-XX-ZZ-DR-A-01-106	
		3.4.2 Height - Proposed Buildings	80	4.14.3 Wheelchair 3 Bedroom Typical Unit	139	• EPS001-MPI-XX-SX-DR-A-20-200	
		3.4.3 Height - Comparison	81	4.15 Guild Care	140	• EPS001-MPI-XX-SX-DR-A-20-201	
		3.4.4 Height - Proposed Building Heights	82	4.15.1 Typ. Care Suites & Care Residences	140	• EPS001-MPI-XX-SX-DR-A-20-202	
		3.4.5 Height - Woodcote Green Road	83			• EPS001-MPI-XX-SX-DR-A-20-203	
		3.4.6 Height - Hospital Building	84			• EPS001-MPI-XX-SX-DR-A-20-205	
		3.4.7 Height - Building B Sections	85			• EPS001-MPI-XX-EL-DR-A-20-300	
		3.4.8 Height - Building A Sections	86			• EPS001-MPI-XX-EL-DR-A-20-301	
		3.4.9 Height - Site Sections	87			• EPS001-MPI-XX-EL-DR-A-20-302	
		3.4.10 Height - Building A - No.40 Section	88			• EPS001-MPI-XX-EL-DR-A-20-303	
		3.5 Landscape	89			• EPS001-MPI-XX-EL-DR-A-20-304	
		3.5.1 For Later Living	90			• EPS001-MPI-XX-EL-DR-A-20-305	
		3.5.2 Public Plaza	91			• EPS001-MPI-XX-EL-DR-A-20-306	
		3.5.3 Ecology & Biodiversity	92			• EPS001-MPI-XX-EL-DR-A-20-307	
		3.5.4 Private Amenity	93			• EPS001-MPI-XX-EL-DR-A-20-308	
		3.5.5 Safer Places - Security	94			• EPS001-MPI-XX-EL-DR-A-20-309	
		3.5.6 Safer Places - External Lighting	95			• EPS001-MPI-XX-EL-DR-A-20-310	
		3.6 Sustainability	96			• EPS001-MPI-XX-EL-DR-A-20-311	
		3.6.1 Strategy	96			• EPS001-MPI-XX-EL-DR-A-20-312	
		3.6.2 Design Principles	97			• EPS001-MPI-XX-EL-DR-A-20-313	
		3.7 Appearance	98			• EPS001-MPI-AZ-00-DR-A-20-500	
		3.7.1 Articulation	98			• EPS001-MPI-AZ-01-DR-A-20-501	
		3.7.2 Bay-Studies	100			• EPS001-MPI-AZ-02-DR-A-20-502	
		3.7.3 Materials	112			• EPS001-MPI-AZ-03-DR-A-20-503	
		3.7.4 CGIs	114			• EPS001-MPI-AZ-04-DR-A-20-504	
						• EPS001-MPI-AZ-ZZ-DR-A-20-505	
						• EPS001-MPI-AZ-RF-DR-A-20-506	
						• EPS001-MPI-BZ-00-DR-A-20-510	
						• EPS001-MPI-BZ-01-DR-A-20-511	
						• EPS001-MPI-BZ-02-DR-A-20-512	
						• EPS001-MPI-BZ-03-DR-A-20-513	
						• EPS001-MPI-BZ-04-DR-A-20-514	
						• EPS001-MPI-BZ-ZZ-DR-A-20-515	
						• EPS001-MPI-BZ-RF-DR-A-20-516	
						• EPS001-MPI-XX-XX-DR-A-21-300	
						• EPS001-MPI-XX-XX-DR-A-21-301	
						• EPS001-MPI-XX-XX-DR-A-21-302	
						• EPS001-MPI-XX-XX-DR-A-30-100	
						• EPS001-MPI-XX-XX-DR-A-30-101	

1.0 Introduction

1.0 Introduction

1.1 Executive Summary

Paragraph 10 of the NPPF sets out a presumption in favour of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- (a) an economic objective
- (b) a social objective
- (c) an environmental objective

This Design and Access Statement has been prepared by Marchese Partners Architects, in conjunction with the Consultant Team listed overleaf. This document supports the full planning application for the proposed later living development of the Epsom Hospital site on behalf of Senior Living Urban (Epsom) Ltd for Guild Living.

The site is originally part of the wider Epsom Hospital Estate is located within 1 mile of the centre of Epsom, which has a mix of large-scale (hospital buildings) and lower-scale (suburban residential homes) development and lies on a major route through the area. The site currently houses several disused buildings formally used by the NHS trust and neighbours the hospital estate buildings to the north, hospital car park to the east, residential homes to the west and the Woodcote Millennium Green to the south on Woodcote Green Road. The site is not located within a conservation area, however neighbours the Woodcote Green and Chalk Lane Conservation areas and associated heritage assets. The proposed development would make effective use of previously developed brownfield land and contribute to employment opportunities whilst delivering specialist extra-care housing for older persons.

The proposal has been informed by pre-application discussions with Epsom & Ewell Borough Council and Surrey Highways as part of the Planning Performance Agreement (PPA). The process integrated a series of design, landscape, visual and heritage analysis and public consultation presentations. The PPA process has been comprehensive in its testing of the proposed development's

potential. Areas covered have included, design, contextual response and policy compliance and is set out within this Design and Access statement. The proposed regeneration of the site provides a new care community (Use Class C2) comprising of 329 units arranged over two buildings. These include Guild Living Residences (GLR), Guild Care Suites (CGS), Guild Care Residences (GCR) and communal amenities, care and well-being facilities, together with associated back of house and service areas, pedestrian and vehicular access, car and cycle parking, landscaping, private amenity space and public open space. Also included are 24 Use Class C3 Keyworker dwellings will be provided for NHS use.



1.0 Introduction

1.2 Team

Consultant Team:

- Owner: Legal & General
- Operator: Senior Living Urban Epsom Ltd.
- Development Manager: Guild Living
- Architect: Marchese Partners
- Planning: Nexus Planning
- Landscape: Andy Sturgeon Design
- Structure: Hydrock
- Civil: Hydrock
- MEP: Hoare Lea
- Sustainability: Hoare Lea
- Transport: Mayer Brown
- Ecology & EIA: Arup
- LVIA: Miller Hare
- Care Needs Assessment: CarterWood
- Arboriculturalist: Ruskins Tree Consultancy
- Heritage: Donald Insall
- Daylight / Sunlight: Avison Young
- Acoustic: Hann Tucker Associates
- Fire: Hoare Lea
- Security: Hoare Lea
- Lighting: GIA Equation
- Project Manger: CAST
- QS: CAST
- PR Consultant: Forty Shillings
- Economic Impact: Oxford Economics
- Access: Access=Design

Others

- Building Control: Bureau Veritas
- CDM: John Nallen Construction Safety
- Principle Designer: Orsa
- Parking: Mayer Brown
- Waste Management: Mayer Brown

1.0 Introduction

1.3 Marchese Partners

With the requirement to ensure the development is designed to the highest quality, Marchese Partners International Ltd. were appointed as Design Architects to lead the design and development of the project along with a supporting team of highly skilled and experienced consultants.

Marchese Partners is an international firm of architects, master planners, and interior designers who are globally recognised leaders in the design of later living and aged care projects. The practice was established in 1994 in Sydney by Eugene Marchese and Steve Zappia and they currently operate nine studios internationally. The London studio was established in 2015, and with Stewart Dean leading the design process, the project has benefited from a wealth of research, insight and experience from both Marchese Partners' London and international operations.

Marchese Partners are a passionate, revolutionary later living & aged care consultancy that delivers a new vision in ageing design & research. Their philosophy is a blend of art and science; the art in designing, planning and creating a beautiful environment and a joy to live and work in; the science is the application of proven research and findings from research partners that transform the principles of Person-Centred Living into a fully functional experience.

Marchese Partners is excited to be at the forefront of current thinking in employing design principles to ensure residents can age in place in retirement living scheme's no matter what their age or care needs and stay with the scheme as care needs change with age. Designs are centred around the individual circumstances of residents and their well-being. Scheme's are conceptualised and developed by responding to a series of fundamental Design Principles; ensuring consistency of advice based on research.

Utilising the latest virtual reality and BIM technologies during the design process, as a practice, they are at the forefront of enabling clients and end-users alike, experience how the spaces feel; thereby eliminating any misunderstandings

that can come from deciphering architectural plans. This is increasingly important when designing for dementia – to give both the developer and the resident the ability to interact with their projects and future homes in an immersive experience.

Marchese Partners have experience across projects ranging from £2million to £150million in construction value. The team is well versed in all aspects of design, across all phases of project delivery and are committed to delivering on time and on-budget as well as setting new benchmarks in terms of innovation, design and quality.



1.0 Introduction

1.3 Marchese Partners

Our ‘WHY?’

We are passionate about Later Living Design ...

Our WHY is to ensure that the lives of Seniors are improved through every decision we make as designers.

Our ‘HOW?’

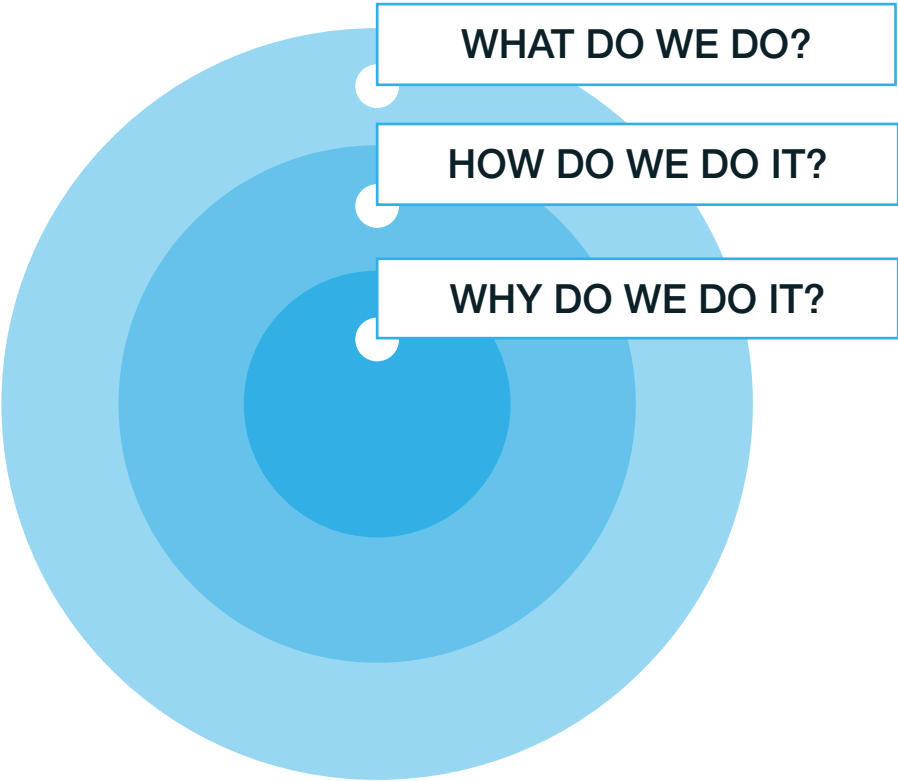
We combine art and science ...

Our HOW is a combination of the creative mind and the latest innovative thinking in the field of aged care research. Our decisions are backed by the evidenced based research of the worlds leading academic institutions through our research partners ‘design for ageing’ auditing process.

Our ‘WHAT?’

We design beautiful Later Living environments ...

WHAT we have been designing in Later Living and Extra Care has changed people’s lives for over 15 years. We have an extensive selection of Award Winning and innovative Seniors environments that have delivered new benchmarks for the industry.



1.0 Introduction

1.4 Our Research Partners

The University of Stirling



Quite simply, creating seniors environments cannot be guesswork. Achieving architectural, operational, social and financial goals stems from an inspired vision based on guidelines that are framed by rigorous scientific research.

The resources of research and analysis undertaken by the University of Stirling’s leading academics underpin the practical solutions we bring to the design, construction, and operation of exceptional Seniors Living & Aged Care environments.

Dementia Services Development Centre



The Dementia Services Development Centre (DSDC) is a registered charity & international centre of knowledge and expertise dedicated to improving the lives of people with dementia. The DSDC is based within the University of Stirling and work alongside the Faculty of Applied Social Sciences to disseminate their research through teaching, consultancy services and publications. The Dementia Services Development Centre are world leaders in Dementia research. Their areas of focus include:

- Leading new thinking on dementia
- Stimulating and promoting innovation
- Facilitating exchange of ideas and knowledge
- Growing understanding and connection

The University of Melbourne



The University of Melbourne School of Population and Global Health offers a course on designing for Ageing that is at the forefront of international science in its field. We have many of our Associates and Senior Associates enrolled in this course to provide them with the framework and understanding to allow them to effectively design seniors environments that are created to improve the quality of life for each resident.

The University of Bath



Guild Living is working in partnership with the University of Bath and Professor Malcolm Johnson to undertake a study into loneliness. A professor of Health and Social Policy at the University of Bath since 1995, Professor Johnson has written twelve books, including ‘Spiritual Dimensions of Ageing’, and over 160 chapters, articles and monographs. Prof. Malcolm has recently attracted the public’s attention as lead experimenter on Channel 4’s “Old People’s Home for 4 Year Old’s” and is now supporting Guild Living to create an academic-led approach to support better ageing in later life.

1.0 Introduction

1.5 Guild Living - Brief & Unit Mix

Paragraph 61 of the NPPF: Provides the overarching objective in promoting housing choice stating that “the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes”.

Housing choice

The NPPF seeks to significantly boost the supply of homes including providing homes that meet the needs of the population with specific housing requirements, such as older people. The proposed unit mix takes into account both local policies and national guidance to provide to meet local demand and needs.

An extension of the local community housing

- Address a pressing need for specialist accommodation for older people in the 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 land use to create a new attractive area as part of the local

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 both in terms of place making and architectural design, covering high standards of facilities, sustainability criteria, landscaping 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 of:

- 267 Apartments: Guild Living Residences [GLR] 1, 2, 3 bedroom Assisted Living apartments for purchase with min. 2.5hrs of care and associated communal and support services.
- 28 Apartments: Guild Care Suites [GCS] Transitional/ Extra care apartments. A sub community that offers a greater range of care and support services.
- 10 Apartments: Guild Care Residences [GCR] Larger GCS transitional/extra care apartments with GCS range of care and support services.

- 24 Apartments: Key Worker Residences Accommodation apartments for hospital staff.
- Small retail ancillary restaurant, coffee shop and retail to support resident community.

Amenities:

- Communal, care and well-being facilities including a restaurant, café/bar, wellness centre, gym, library, therapy and treatment rooms.
- Occupational therapy centre (The Guild Wellness Club) – integral to the C2 use, but also open by membership to the local community.
- Associated back of house and services areas, car and cycle parking, extensive landscaping and planting.
- +6,000m2 of landscaped public open space.

USE CLASS C2 units:

- 305 USE CLASS C2 APARTMENTS
- 24 USE CLASS C3 APARTMENTS



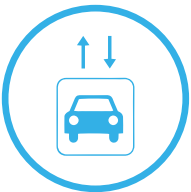
COMMUNITY PLAZA



329 UNITS



156 CAR PARKING



AUTOMATIC CAR PARK



+6,000 SQM LANDSCAPE



NURSERY



RETAIL



PUBLIC FACILITIES



WELLNESS CENTRE



NEW JOBS

2.0 Process

2.0 Process

2.1 Overview

Local & National Policy: the following section demonstrates how relevant national and local policies have been taken into account during the design process, covering:

- **NPPF Paragraph 10**
- **NPPF Paragraph 36**
- **NPPF Paragraph 124**
- **NPPF Paragraph 127**
- **NPPF Paragraph 189**
- **NPPF Paragraph 192**
- **NPPF Paragraph 010**
- **DM 5**
- **DM 9**
- **DM 10**
- **DM 21**
- **CS 5**

*Relevant policies have been sign-posted within the various sections of the DAS.

Planning Considerations

The main considerations with material to the planning application include:

- Design development principles of later living
- Planning policies
- Proposed C2 use and care quality
- Provision/need of accommodation for older people
- Design and heritage
- Townscape/Character of Area
- Affordable Housing
- Quality of Accommodation
- Ancillary uses

- Trees and Landscaping
- Neighbouring amenity
- Highways and Parking
- Refuse
- Ecology
- Flood risk
- Contamination
- Archaeology
- Sustainability and Climate Change
- Social & Economic benefits
- Access for all
- Community

These have been considered in collaboration and consultation with a wider professional team and informed the design development of the scheme.

Good Design (NPPF pa. 124 & pa.127)

High quality and inclusive design should be the aim of all those involved in the development process. Visual appearance and the architecture of individual buildings are a fundamental part of achieving good design. Good design is not limited to only aesthetic considerations, in equal measure it also considers:

- the connections between people and places by considering the needs of people to access jobs and key services;
- integration of the existing urban form and the natural and built environments;
- being an integral part of the processes for ensuring successful, safe and inclusive villages, towns and cities;
- creating an environment where everyone can access

and benefit from the full range of opportunities available to members of society; and,

- the direct and indirect impacts on the natural environment

The planning submission made up of several drawings and supplementary reports prepared by several design team professionals. These documents provide evidence to demonstrate the design is influenced by the existing built characteristics of the local area and site context and is consistent with local and national planning policy guidance by following an, appreciate assessment-involvement-evaluation design process.

Assessment (NPPF pa. 10, pa. 189, pa.192)

The development proposal assesses the full context of the site and its surroundings, including the physical, social, and economic characteristics, as well as any existing planning policies:

Context: Assessment of the existing site context including existing buildings, natural environment, and movement routes have been used to inform the thinking behind the architecture of the proposed buildings, landscape features and the overall visual appearance of the development. These are set out in the design section of this statement.

Social: Public consultation and engagement with key local stakeholders, resident societies, charities, planning officers and elected councillors have been undertaken to assess the social benefits of the proposal and how local people, business, and public services (NHS) will be affected by the proposed development and consider the views and aspirations of the wider local communities.

Economic: The proposal considers economic benefits to the development will have on the local economy. Details of the financial objectives that have informed the scheme are in the submitted viability assessment report.

Planning policy: The submitted planning statement includes details of the relevant national and local planning policies guidance that have informed the evolution of the proposed development. Policies are referenced with the Design & Access Statement, as necessary.

Involvement (NPPF pa.39)

The design of the development proposal has been informed by concluding a planning performance agreement process with EEBC during design development stages of the scheme. The multi-phase process includes pre-application, professional consultation, community involvement, application, and discharge of conditions (as required). Design conclusions and outcomes are set out in the community engagement section of this statement.

Evaluation & Design (DM21, CS5)

Constraints and opportunities identified from assessing the site context and conclusions from discussions of the scheme with key local stakeholders during the public consultation and the reasons for refusal on a previous application proposal have informed the design.

The design section of this statement evaluates in detail the proposed design outlining what design decisions have been taken and why. This will provide those reading the Design and Access Statement an understanding of why elements of the scheme that they may not at first entirely agree with, have been decided on.

2.0 Process

2.2 Good Design

2.2.1 RIBA Design Guidance

Exemplary Design

Policy DM10 sets out that development proposals will be required to incorporate principles of good design. Development proposals should (inter alia) have regard to the amenities of occupants and neighbours, be adaptable and sustainably designed and have regard to the public realm.

Paragraph 124 of the NPPF: encourages the creation of high-quality buildings and places stating that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make the development acceptable to communities.”

Paragraph 127 of the NPPF: further states that developments should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping (criterion b), sympathetic to local character and history (criterion c), establish or maintain a strong sense of place (criterion d) and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users (criterion f).

The RIBA analysis report supported by professionals, published in October 2018 outlines ten key characteristics of places where people want to live to address poor design quality in new build housing developments and sets out the criteria for assessing the proposed scheme design and later living design principles.

This report was produced in response to Sir Oliver Letwin MP independent review of Build Out Rates to increasing quality and supply of new housing through better design and placemaking.

- 01 The right place for the right housing
ESTABLISHING THE PLACE
- 02 A place to start and a place to stay
FOSTERING THE COMMUNITY
- 03 A place which fosters a sense of belonging
CREATING A DISTINCTIVE IDENTITY
- 04 A place to live in nature
GREENING THE NEIGHBOURHOOD
- 05 A place to enjoy and be proud of
BUILDING AN ENGAGING PLACE
- 06 A place with a choice of homes
ACCOMMODATING CHANGING LIFESTYLES
- 07 A place with unique and lasting appeal
BUILDING IN CHARACTER AND QUALITY
- 08 A place where people feel at home
GIVING FORM TO THE IDEA OF HOME
- 09 A sustainable place for future generations
FUTURE-PROOFING A PLACE FOR TOMORROW
- 10 A place where people thrive
PROMOTING HEALTH AND WELLBEING

Foreword

The RIBA has produced an analysis, drawn from the professional advice of its members, in response to Sir Oliver Letwin's Independent Review of Build Out Rates. This has identified the necessary conditions for, and characteristics of, high quality new places where people want to live. The following RIBA report is the precursor to the Future Place project, a partnership with the Local Government Association, Royal Town Planning Institute and Chartered Institute of Housing, which will highlight exemplary placemaking practice around the country.

We hope that this analysis will reinforce the conclusions of the Letwin Review by providing valuable evidence and case studies demonstrating the relationship between design quality and the rate of supply in the delivery of much needed, well-built, affordable homes. Specifically, we commend and respond to the review's conclusion that:

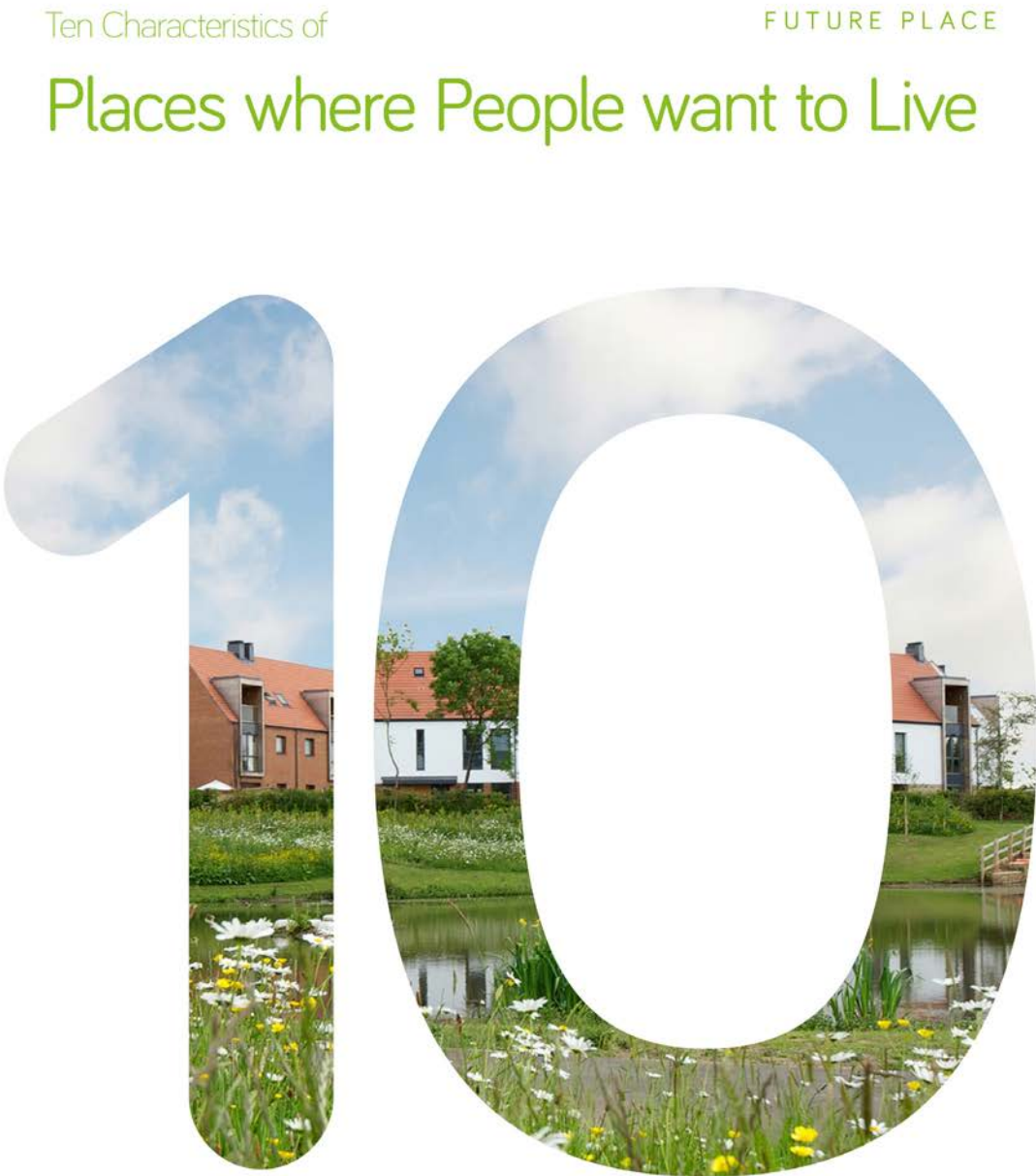
"If either the major house builders themselves, or others, were to offer much more housing of varying types, designs and tenures on the large sites that matched appropriately the desires of communities, then the overall absorption rates could be substantially accelerated."

The Letwin Review stops short of identifying a direct link between improved design quality and increasing the rate of supply; this report picks up where the review leaves off by providing a blueprint for how to achieve this. We have identified a range of case studies which demonstrate what a successful place looks and feels like. From these, we have established ten characteristics of successful and attractive places, which put design quality at the centre and can be easily replicated across the country. The specific characteristics of this design quality form the substance of the RIBA's response.

It is equally important to have the right environment for delivery that will make these places where people want to live possible. The necessary context for successful placemaking is often neglected, but only by addressing this can we improve both the quality of the homes we are building and the rate of supply. High quality design is essential, but it must be founded upon the right leadership, the right funding and delivery models, the right collaborative and innovative processes, and the right skills and resources. Accordingly, this document begins with the four major conditions necessary for successful placemaking, based on the most successful delivery models seen in both historic and recent practice.

We welcome the opportunity to have a more robust discussion about how we deliver the homes needed in this country. Improving design quality and increasing supply will be mutually reinforcing when managed in the right way. Changing our approach to achieving this is essential to ensure we build places that will last, and where people want to live.

Bygun Othman



RIBA response to the Independent Review of Build Out Rates by Sir Oliver Letwin MP

2.0 Process

2.2 Good Design

2.2.2 MPI Design Principles & CQC

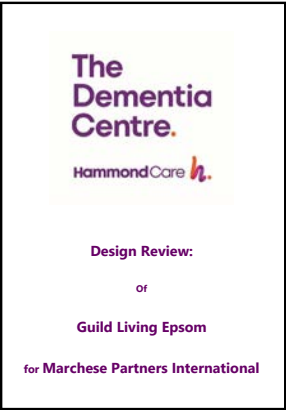
Paragraph 010 of the NPPF: acknowledges that there are different types of specialist housing designed to meet the varying needs of older people which can include age-restricted general market housing, retirement living or sheltered housing, extra care housing or housing-with-care and residential and nursing care homes.

Marchese Partners International is a global practice who specialise in designing a purpose-built, age-specific later living and care projects. We have over 20 years of experience in this sector and work exclusively in the UK on later living and care projects. Our later living design principles have been developed through research and experience and are the cornerstones to every decision we make that can have an effect on the end-user.

These design principles are applied to architecture and interior design. The architectural elements are applied from the early design and concept stage and we rigorously review and maintain these concepts through the development of the design through the RIBA stages. The interior design also encapsulates these design principles in our DNA design process which is discussed in the next chapter.

These principles are important to the project and the Client, as they act as a way of ensuring that the design is suitable for the end-user and that the design provides a safe and secure environment for people to flourish in as they age.

Marchese Partners commissioned an independent peer review of the proposed care floor design (level 02 Building A) to assess against CQC recommendations and guidelines for providing care and care amenities.



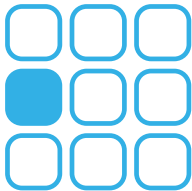
LEGIBILITY

The extent to which the built environment and its elements help seniors understand where they are and how to identify which way they need to go. Legible environments have an easy to understand typology, language and materiality that provide easy to understand hierarchies.



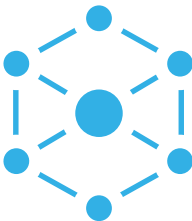
DISTINCTIVENESS

The extent to which the environments give a clear image of where the senior is, what the uses are for, and how they are to be used. Distinctiveness reflects culture and character of their life history through colour, texture, forms and materials.



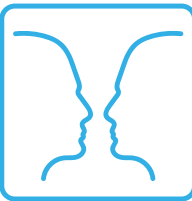
CONNECTIVITY

Connectivity relates to ability for environments to act as conduits and connectors for seniors and their family friends and greater community.



FAMILIARITY

The extent to which the built environment and its elements are recognisable to seniors and how easily they are understood by them.



ACCESSIBILITY

The extent to which an environment and its components enable seniors to mobilise around spaces and places they need or desire to visit, regardless of any physical, sensory or cognitive impairment.



SAFETY

The extent to which an environment and its parts enable seniors to use, enjoy, socialise and move around the spaces without fear of falling, tripping and becoming disorientated.



INDIVIDUAL CHOICE

Relates to the fact that we are all unique. Environments must facilitate our diverse desires and needs. Environments should not adopt a 'one size fits all' mentality. We must consider the wide variety of lifestyles when designing seniors environments so that every person is afforded the same level of choice.



2.0 Process

2.3 Assessment

2.3.1 Site Context

Physical Context

Located to the south of Epsom Town Centre in the Borough of Epsom & Ewell in Surrey the proposed site area totals 1.5 hectares. Epsom & Well is surrounded by London boroughs of Merton, Kingston Upon Thames and Sutton and Surrey boroughs of, Mole Valley and Reigate & Banstead. The borough is divided into 13 district wards, with the site located in the ward of Woodcote. Adjacent to Epsom & St Helier NHS Trust, the site sits within the planning jurisdiction of the Epsom & Ewell and Surrey County Council.

- Epsom Overground station serving the town is a mile from the site, with rail services to Guildford, Dorking, Worcester Park, London Victoria, Waterloo and London Bridge.
- Several bus service routes are provided along Dorking Road to the north and Woodcote Green Road to the south.
- The M25 is located half a mile to the south-west of the site, providing vehicular access to the south and south-west of the UK.

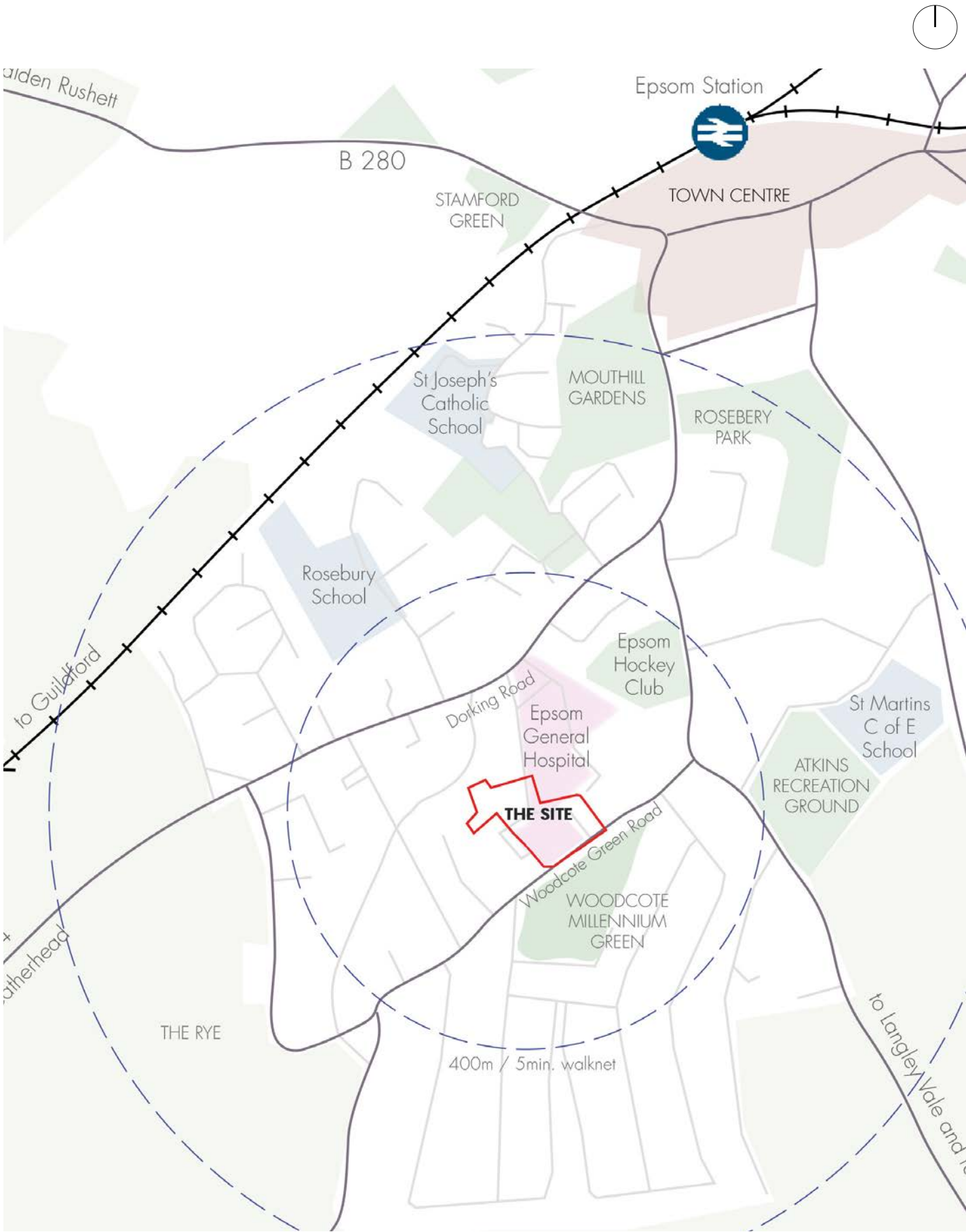
The site is not in a conservation area and is bounded by Epsom & St Helier Hospital, Dorking Road and Woodcote Green Road, beyond the site and hospital boundary along Woodcote Green Road to the East and West of the site are two-storey semi-detached suburban residential homes characterised by the historic fabric of neighbouring Woodcote & Chalk Lane conservation areas. The sites southern aspect is characterised by Woodcote Millennium Green and the wider green belt beyond.

The existing buildings on the site – formally part of the hospital estate are simple, traditional brick buildings including Woodcote Lodge, Rowan House and the Boiler House are of no heritage or aesthetic value.

Design proposals for the new residential Building A (West) & B (East) respond to the site's context and emerging

residential developments in Epsom. The proximity to the Hospital and Woodcote Millennium Green set the scene for a unique civic response to local and national policies including:

- **Policy CS8:** calls for development to be located within the built up areas of Epsom and Ewell and within the three hospital cluster sites. The emphasis will be on the re-use of suitable previously developed land for housing.
- **Policy CS3:** seeks to conserve and enhance biodiversity in Epsom and Ewell.
- **Policy CS5:** calls on the Council to protect and enhance heritage assets and requires high quality and inclusive design for all developments, which should create attractive, functional and safe environments, should reinforce local distinctiveness and should make effective use of land.
- **Policy CS6:** calls for sustainability in new developments and for development to reduce or to have a neutral impact on pollution and climate change.
- **Policy CS9:** calls for developments to include a mix of dwelling types, sizes and tenures which help meet identified local housing needs.
- **Policy CS16:** encourages development proposals to foster an improved and integrated transport network and facilitate a shift of emphasis to non-car modes as a means of access to services and facilities.



2.0 Process

2.3 Assessment

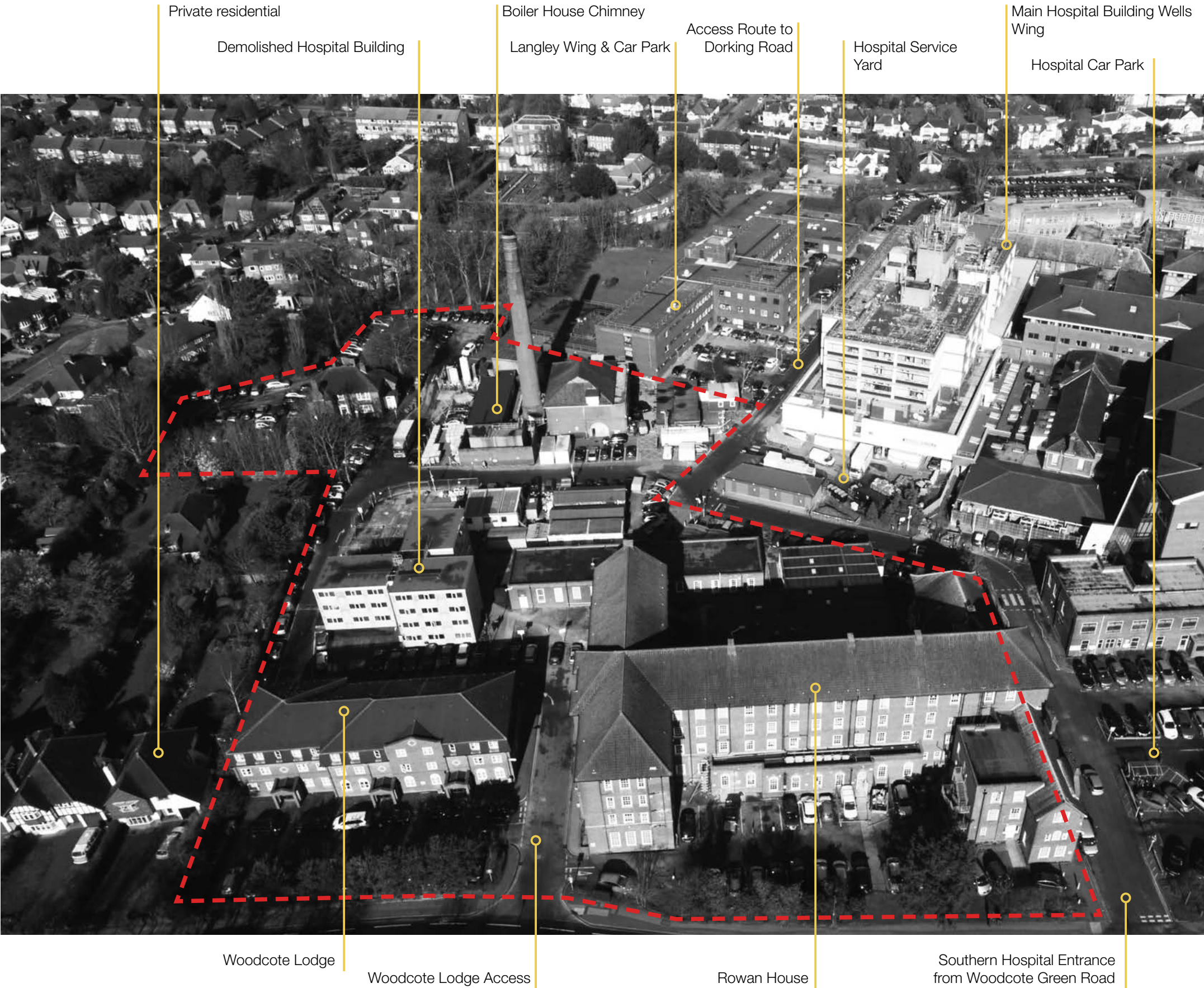
2.3.2 Site Overview

Site Acquisition

In the case of the subject site, and having regard to the first of the policy criteria the site was identified by the NHS for sale on the basis that the site contained the derelict accommodation, as surplus to the current and future needs of the NHS. The NHS has since provided public confirmation of this as set out in their press releases for the sale of the site and reinvestment into existing services.

Site Context

- The 1.5 hectares application site is situated on the south side within the context of Epsom & St Helier University Hospital.
- The site does not comprise of any listed buildings and is not located within a conservation area.
- The site is located approximately 1500m south from Epsom Town Centre and Epsom Railway Station.
- The area of land and existing buildings within are surplus to requirements by the Hospital and has been identified for residential c2 redevelopment, as set out in section 1.11 of this document and the provided Care Needs Assessment by Carterwood.
- Private residential gardens flank the western site boundary.
- Domestic scale residential developments and hospital car park along Woodcote Green Road form part of the immediate southern site frontage.
- The existing hospital buildings vary in height with the larger scale hospital buildings adjoining the northern site boundary.
- The site is bounded by open green spaces on two sides, Epsom Recreation Ground to the east and Woodcote Millennium Green to the south, and residential developments to the north.



2.0 Process

2.3 Assessment

2.3.3 Local Context

Site Character Appraisal

Built-up over several years the site setting is varied in design, character and materials, construction including multiple institutional buildings serving the hospital, and neighbouring residential estates.

Rowan house character and architecture is reflective of the original 1800s Epsom poor house, with red brick, sash windows with soldier course detail above, pitched clay tiled roof, characterised by franking gable elevations to Woodcote Green Road. The 1970s Wells building by the architects Mayorcas Guest & Partners is designed as an expressed grid in concrete frame with inset glazing details to internal patient wards and the use of white brick making up the remaining components of the design. The mid-1900s boiler house building is a two-storey building, built of red brick with blue brick detailing to the base of the wall and around a large arched opening and smaller flat-headed doorway on the south elevation. The building has a curved eastern corner and a tall chimney. The window openings have concrete lintels and cills and the ground floor is dominated by large grilles. The surrounding area has the residential building of mixed character, including some brown brick semi-detached houses on Woodcote Green Road.

The proposed scheme has been developed in consultation with heritage consultants Donald Insall Associates and has been appealed against relevant local planning policy including:

- **Policy DM8** Heritage Assets
- **Policy DM9** Townscape Character and Local Distinctiveness
- **Policy DM10** Design Requirements for New Developments (including House Extensions)
- **Policy DM11** Housing Density

The DAS should be read in conjunction with the submitted heritage assessment and appraisal report.



Boiler House



Wells Building - Epsom Hospital



Wells Building - Epsom Hospital



Woodcote Green Road - House



Rowan House



Rowan House

2.0 Process

2.3 Assessment

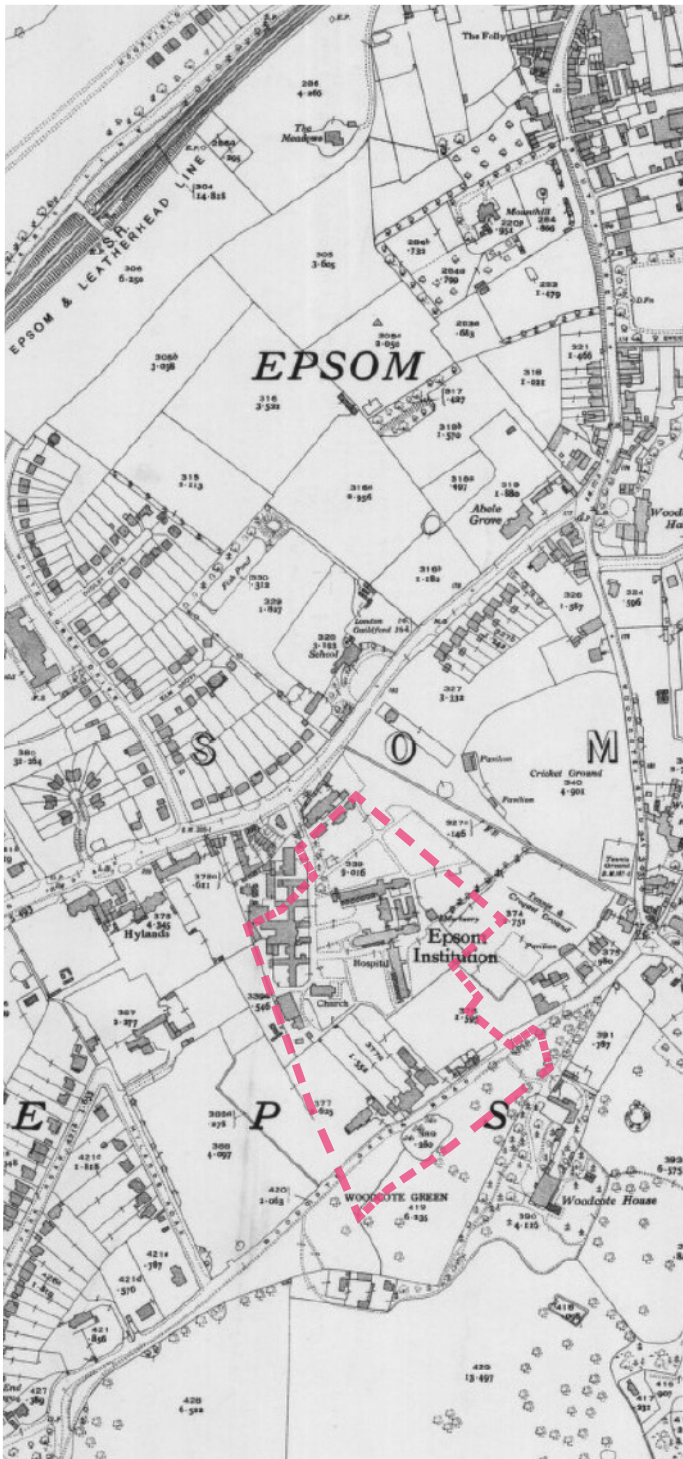
2.3.4 Historic Context

Policy CS8 calls for development to be located within the built-up areas of Epsom and Ewell, The proposed site within the hospital cluster sites falls into the existing built-up area category. The emphasis for the project will be on the re-use of suitable previously developed land for housing.

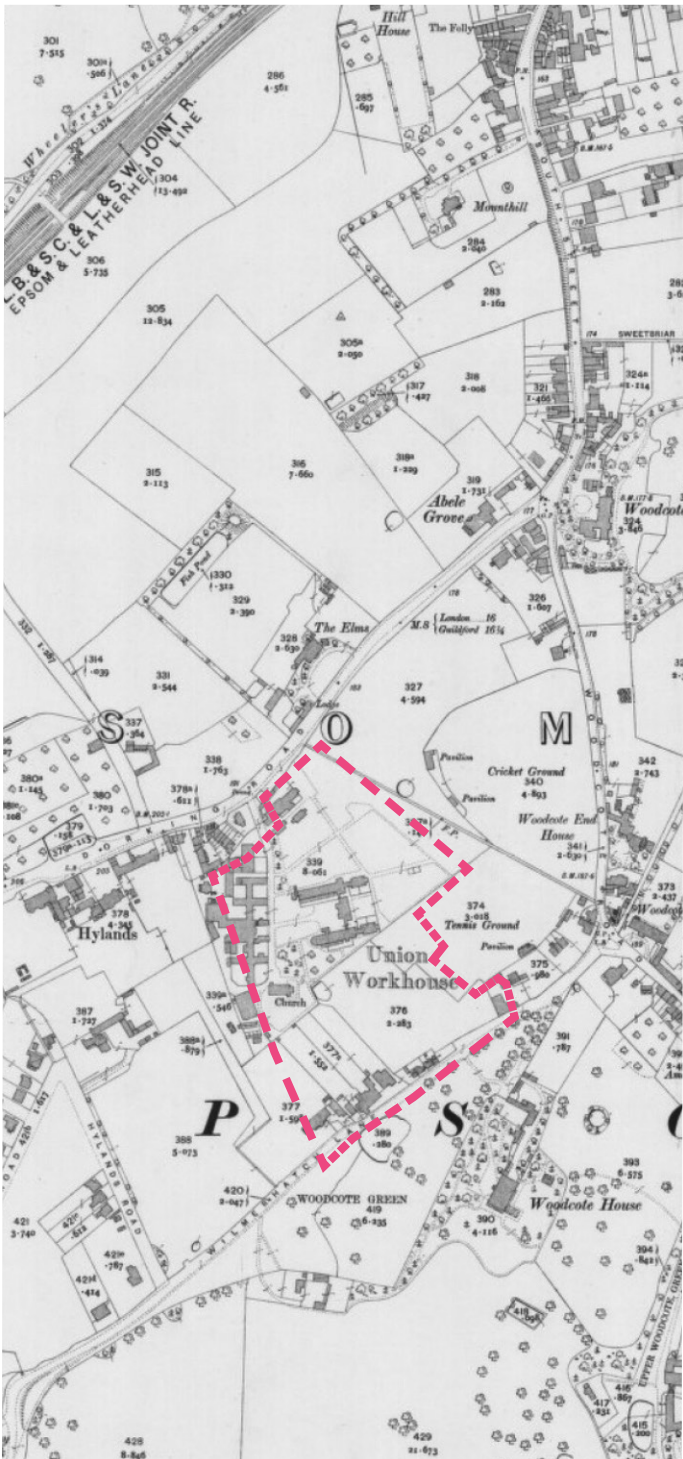
Site History

The assessment of historical survey maps illustrates the sites evolution and development of surrounding areas.

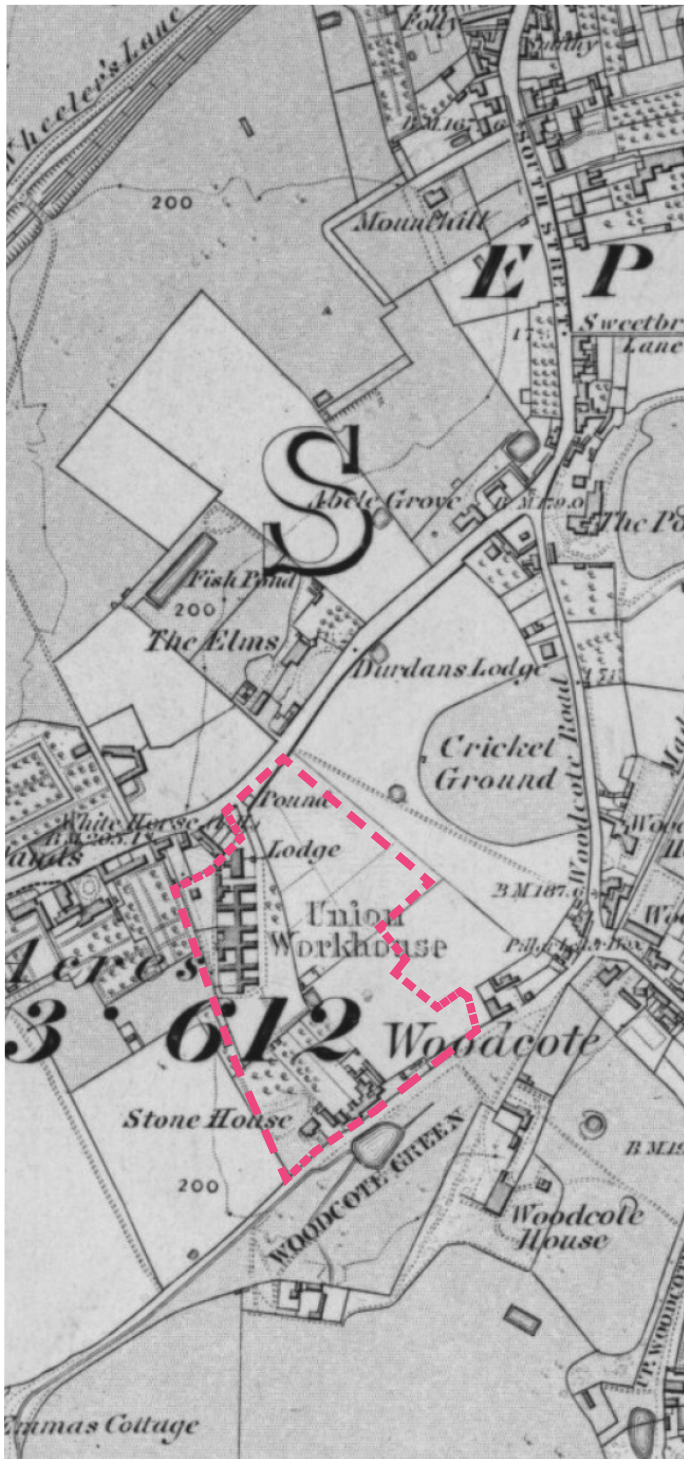
- 1830s: The Epsom Union Workhouse opened on a 10.5 acre site south of Epsom town centre. The building layout was based on a double crucifix plan with a central admin block flanked by male and female accommodation wings.
- 1910s: Various building additions were made to the site increasing bed numbers and staff accommodation. During the war, the facility became part of the Emergency Medical Services benefiting from an upgrade in facilities including operating theatre and x-ray machines.
- 1940s: The hospital joined the NHS and became Epsom District Hospital. The original workhouse buildings to the west became 'The Oaks' providing homes for the aged.
- 1970s: The Oaks aged living accommodation was demolished making way for the Langley Wing to provide psychiatric care.
- 1990s: The Bradbury Wing opened providing MRI facilities.
- 2000s: The Denbies Wing opened, owned by the Denbies trust and leased back to the hospital.



1932-1934



1912-1913



1866-1871

— Proposed Site

2.0 Process

2.3 Assessment

2.3.4 Historic Context

Paragraph 189 of the NPPF: states that applicants are required to describe the significance of any heritage assets affected by proposals, including any contribution made by their setting.

Conservation Area Character Appraisal

The hospital and proposed site are part of the Epsom & Ewell Borough’s Woodcote Ward. The site is not considered a designated area under Article 9(5). The existing buildings and areas on the proposed site are outside of the consrvation areas and are of poor quality, comprising an ad hoc collection of heavily altered buildings and car parking areas, lacking a coherent masterpla

Woodcote Ward is situated to the south of Epsom & Ewell Borough and is largely designated as Metropolitan Greenbelt land. The site falls outside of the greenbelt and within the developed part of the ward to the north.

The Chalk Lane Conservation Area and the Woodcote Conservation Area fall to the southeast and northeast of the Epsom Hospital Site and include a number of locally historic listed buildings.



Woodcote House



Hylands House



White Horse Public House



Woodcote Green House



Westgate House



Woodcote Vila

2.0 Process

2.3 Assessment

2.3.4 Historic Context

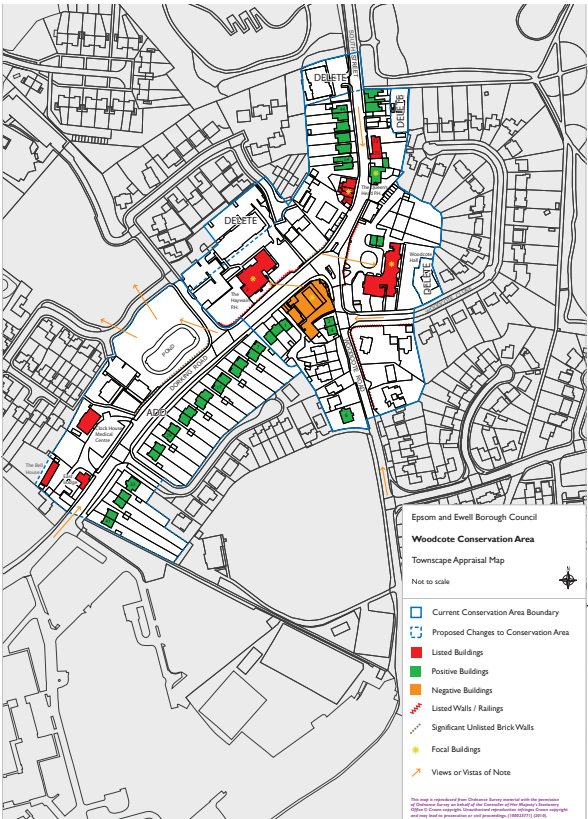
Conservation Area Appraisals

The Chalk Lane Conservation Area and the Woodcote Conservation Area fall to the southeast and northeast of the Epsom Hospital Site. The Chalk Lane Conservation Area Appraisal states that “In future, in order that the special architectural and historic interest of the conservation area is protected, the Borough Council will need to be especially vigilant when considering applications for new development. Careful control of traffic and on-street car parking is also necessary, again to preserve the special qualities of the conservation area.”.

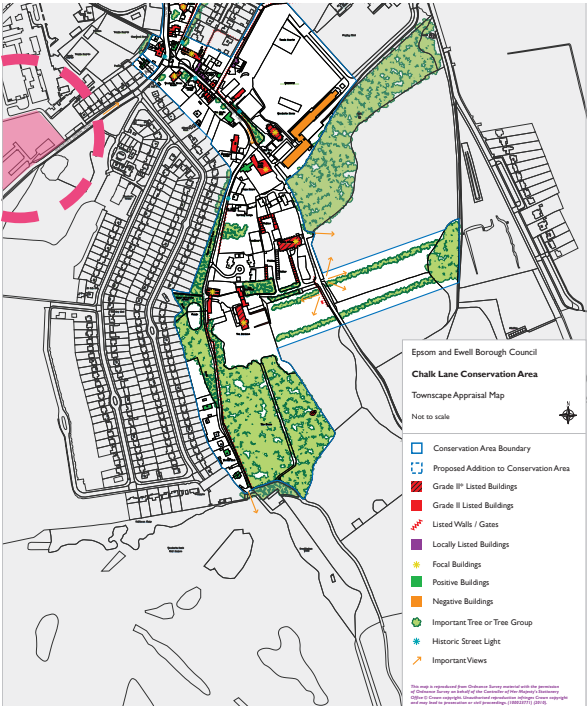
The Woodcote Conservation Area Appraisal states that “In future, in order that the special architectural and historic interest of the conservation area is protected, the Borough Council will need to be especially vigilant when considering applications for new development.”

It has been concluded through the HTVIA assessment and in accordance with **policy DM9** which requires the existing townscape to be enhanced through the new development, that the significance of the majority of these heritage assets would not be affected as a result of the Proposed Development. Those heritage assets which are considered to potentially be affected by the proposals, either due to their close proximity, intervisibility and/ or shared historic association, and are therefore identified as built heritage receptors, include:

- Chalk Lane Conservation Area;
- Woodcote Conservation Area;
- 4 Grade II* listed buildings; and
- 19 Grade II listed buildings.

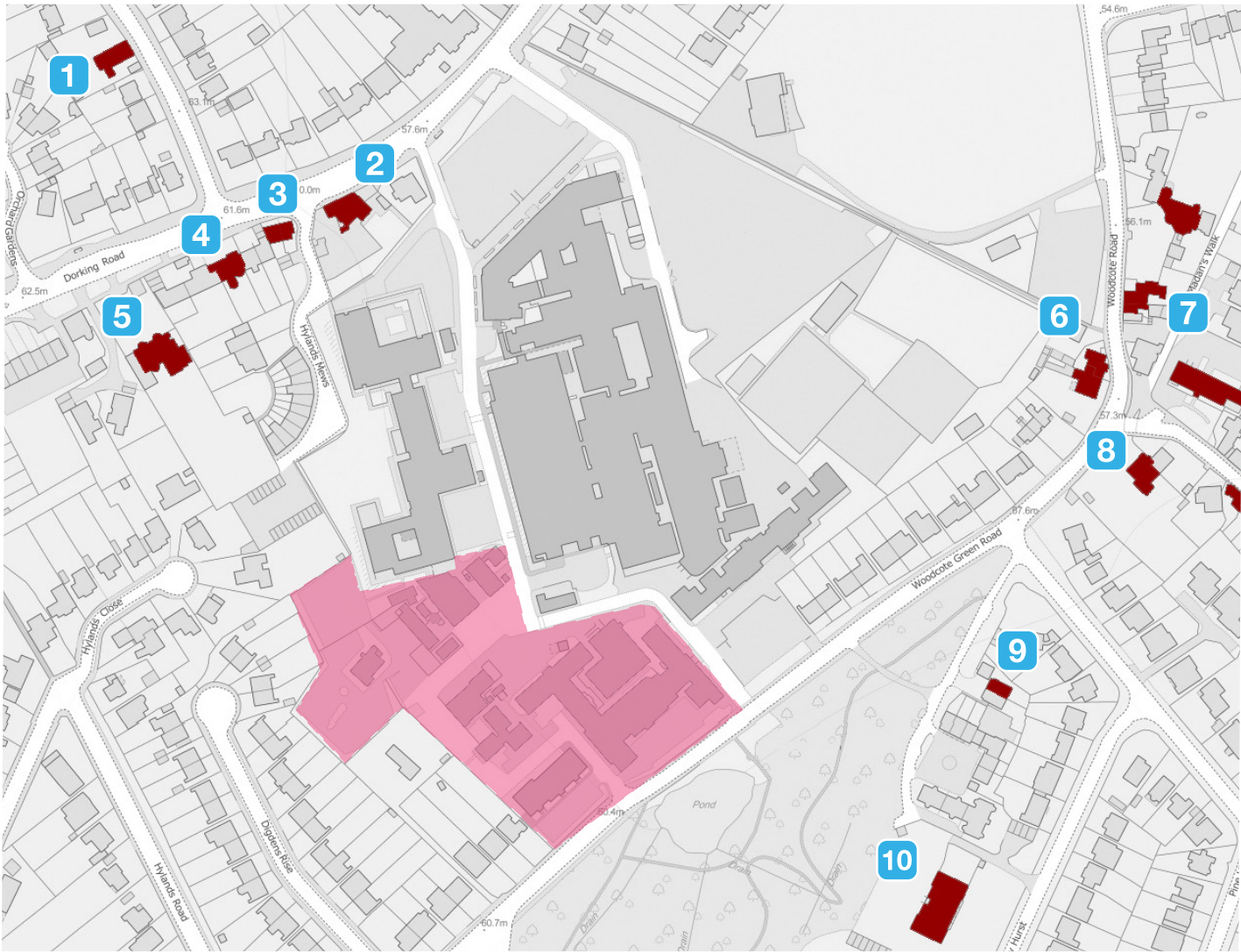


Woodcote Conservation Area



Chalk Lane Conservation Area

Proposed Site



Chalk Lane Conservation Area

There are 57 listed buildings/structures, two Conservation Areas and a number of assets identified by Epsom & Ewell Borough Council as locally listed (**i.e. considered as non-designated heritage assets for NPPF purposes**) within 500m of the site.

1. Grade II - 1214063; Tamarisk Cottage, 7, White Horse Drive
2. Grade II - 1232220; The White Horse Public House, Dorking Road
3. Grade II - 1378248; 67 and 69, Dorking Road
4. Grade II* - 1044739; The Hylands, Including Forecourt Walls, Piers, Clairvoyee And Gates, Dorking Road
5. Grade II* - 1044740; Forecourt Rails To Hylands House, Dorking Road & Hylands House, Dorking Road. Grade II* - 1378249; West Hylands, 71, Dorking Road
6. Grade II - 1288656; Woodcote Villa, 2, Woodcote Green Road. Grade II - 1214353; 10, Woodcote Road
7. Grade II - 1028573; Westgate House, Chalk Lane
8. Grade II* - 1214289; Woodcote Green House, Woodcote Green Road
9. Grade II - 1288655; Water Tank A Few Yards North West Of Woodcote House Court
10. Grade II - 1 1214288; Woodcote House

2.0 Process

2.3 Assessment

2.3.5 Social Benefits

Policy DM21: The proposal will address a pressing local need for specialist older person's accommodation. In respect of the first two policy criteria set, there is a clear shortage of supply and a significant demand for future care accommodation (both now and in the future).

Benefits to Residents

Throughout the planning application process consultation and engagement with key local stakeholders, have taken place to consider the views and aspirations of the wider local community, to inform the design including:

- **Civic Society:** Neighbouring residents will benefit from the regeneration of an existing disused site that is intended to become an integral part of the local community. A large landscaped public plaza at the centre of the proposal will provide access to green space and amenities within the development.
- **Millennium Green Residents Association:** Millennium Green Residents Association: The proposed new landscaped plaza will reduce pressure on access to green space to the Woodcote Millennium Green, benefiting the resident community, NHA staff and hospital visitors.
- **Local Character:** Proposed buildings have been set back from Woodcote Green Road, allowing for a landscaped boulevard that responds to the local green context. 113 mature / semi-mature trees have been proposed for the development site.



Woodcote Green Road - Proposed Landscape Boulevard



Proposed Landscape Public Plaza - Providing access to green space to residents

148,071

More people aged over 65
living in Surrey by 2041.

Surrey County Council, 2019

112,200

Over 75s within 10 miles of
Epsom Hospital

**Carterwood Report, Planning
Needs Assessment, 2019**

Carterwood - Local need statistics

2.0 Process

2.3 Assessment

2.3.5 Social Benefits

Local need and demand.

In response to the second criteria outlined in **Policy DM21** the scheme will not result in any over- provision of care accommodation in the locality, indeed the **Carterwood report** and the **Council's 2019 SHMA** both point to very limited existing and pipeline supply of comparable accommodation. This includes the scale, mix, and tenure of houses that are likely to be required by different groups of people in the community, including the growing elderly population that require care and assistance.

The proposed development will:

- Address a pressing need for specialist accommodation for older people in the local area.
- Contribute **291** units towards the Council's housing supply requirements, protecting the green belt from development.
- Free up other sectors of the housing market by releasing much-needed family housing
- Reduce pressure on local charity groups - such as 'Aged Concern' who have been engaged as part of the planning process.

EEBC confirms in the AMR that since changes to Planning Practice Guidance in March 2014, Class C2 residential units are counted towards the supply of new homes. EEBC uses the same methodology as set in the 'Housing Delivery Test Measurement Rule Book' July 2018.

'Housing Delivery Test Measurement Rule Book' confirms that:

The ratio applied to other communal accommodation will be based on the national average number of adults in all households, with a ratio of **1.8**. This has been calculated by dividing the total number of adults living in all households by the total number of households in England. Source data

is from the Census 2011 and is published by the Office for National Statistics[6]. The ratio will be updated following each Census when the data is publicly available.

The Council's Annual Monitoring Report Confirms the use of the same formula, set out in the AMR as:

Net increase in bedrooms in other communal accommodation in LA

Average number of adults in households in England (1.8)

1st April 2018 - 31st March 2019 - Annual Monitoring Report

Guild Living Residences (267)

- 69 no. 1bed (25%) = 69 bedrooms
- 177 no. 2bed (67%) = 354 bedrooms
- 21 no. 3bed (8%) = 63 bedrooms

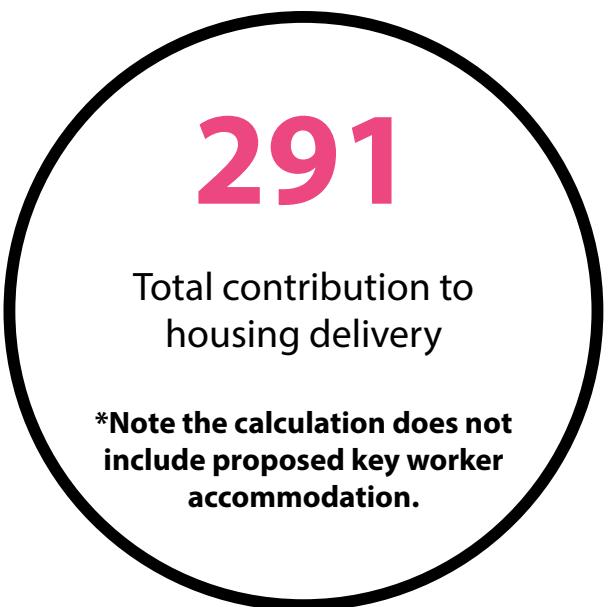
Sub Total (GLRs) 486 bedrooms

Assisted care apartments (all 1 bed) = 38 bedrooms

TOTAL ADDITIONAL BEDROOMS: 524

524
1.8

Total contribution to housing delivery: 291 Houses



Contribution to local housing

2.0 Process

2.3 Assessment

2.3.5 Social Benefits

Policy CS13: sets out that the loss of community facilities will be resisted unless:

- it can be demonstrated that there is no longer a need for such a facility in either its current use or in any other form of community use; or
- there is an appropriate alternative means of providing an equivalent facility.

The previous use of the site as part of the wider Epsom General hospital has now ceased, as has the key worker accommodation provided in Woodcote Lodge. Notwithstanding, the use of the site remains extant and is accordingly be considered to be a community facility, the loss of which is to be considered in respect of **Policy CS13**.

Benefits to NHS

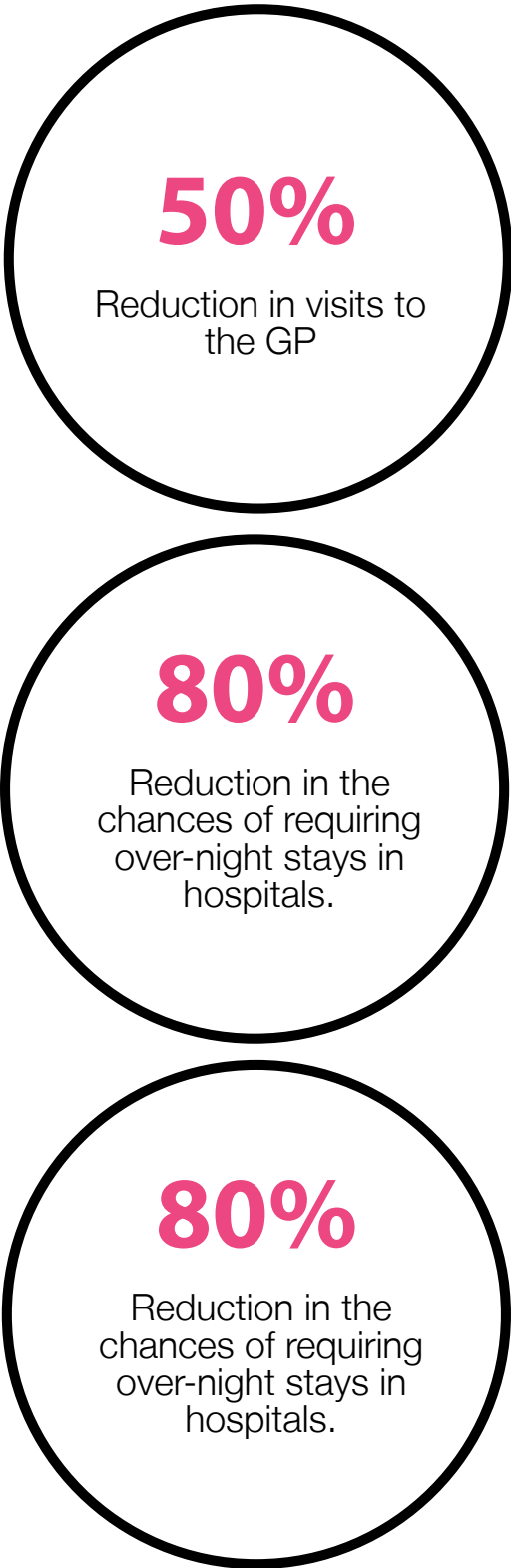
It has been confirmed by the NHS that the site is surplus to their requirements and the development will enable the enhancement of the existing hospital facilities on the remainder of the broader NHS site, in accordance with **Policy CS13**

The diagram illustrates the areas of investment being considered by the NHS trust to improve and enhance hospital facilities. The proposed development seeks to align with the NHS trust’s development ambitions for the site, particularly the proposed landscape enhancements and new generator plant.

Research has shown extra care communities reduce pressure on services, particularly the NHS. Ref:

- Housing LIN - Identifying the health care system benefits of housing with care (2019)
- WPI Strategy - Healthier and Happier ‘An analysis of the fiscal and wellbeing benefits of building more homes for later living’.

Key statistic on reducing pressure on the NHS



NHS Investment

- Site
- ↔ Enhancements to carpark access
- ↔ Enhancements to ambulance access
- ↔ Enhancements to drop off & service access - with shared surfaces and landscaping
- Facade upgrades & enhancements to main hospital building
- ↔ New high level bridge link to psychiatric unit and admin building
- New multi-storey visitors carpark
- New generator & plant

2.0 Process

2.3 Assessment

2.3.6 Economic Benefits

Benefit to Local Economy

The scheme is CIL liable and the proposed floorspace will be subject to a CIL levy, per the Council's CIL charging schedule as set out below:

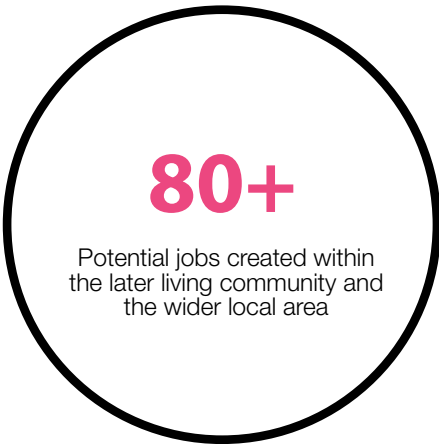
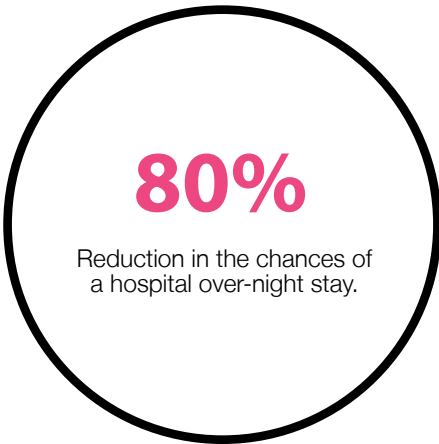
- £27.87: C2 Floor Space (Care Community Accommodation)
- The proposed C3 Floor Space (Key Worker Accommodation) falls within the Council's definition of affordable housing, which is confirmed to be exempt from CIL.
- £209: Class E Floor Space.
- The nursery space is exempt from CIL

The scheme will generate a minimum of 40 FTE jobs upon the initial occupation of the care facility. It is expected that most staff would be recruited locally, and a site-specific recruitment strategy will be prepared to support this aspiration. Guild Living also propose to engage with the local colleges and the hospital to provide specialist training courses for staff.

Ancillary uses within the scheme will provide other direct employment opportunities including the proposed children's nursery and the Wellness Centre.

In addition, the proposal will create indirect employment opportunities, for example, during construction and through associated facilities and services to support the on-going operation of the facility.

The proposal considers economic benefits to the development will have on the local economy. Financial objectives that have informed the scheme are set out in the submitted viability assessment report.



2.0 Process

2.3 Assessment

2.3.7 Planning Policy

Planning policy: The submitted planning statement set out the relevant national and local planning policies guidance that have informed the evolution of the development proposal. Section 6 of the planning statement assess the scheme against planning policy considerations. Where relevant planning policies are referenced with the Design & Access statement, as necessary.

Local Policy

The Epsom and Ewell Local Plan 2000 has been superseded by the Core Strategy and associated documents outlined below, and is now not used for the determination of planning applications by the council.

National Planning Policy Framework (NPPF)

The NPPF (July 2019) sets out the Government’s planning policies for England and how these should be applied and is a material consideration in the determination of planning applications.

Sustainable Development

At the heart of the NPPF is the presumption in favour of sustainable development, set out in Paragraph 10 of the NPPF. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective
- c) an environmental objective

Housing

The NPPF seeks to significantly boost the supply of homes including providing homes that meet the needs of the population with specific housing requirements, such as older people. Paragraph 61 provides the overarching objective in promoting housing choice including the specific need to provide housing choice for older people and those with disabilities.

Design

Paragraph 124 of the NPPF encourages the creation of high-quality buildings and places and highlighting that good design is a key aspect of sustainable development and creates better places in which to live and work.

Making effective use of land

Paragraph 117 of the NPPF calls for the effective use of land to meet the need for homes and other uses. Paragraph 118 emphasises the importance and significance which must be placed on making use of brownfield land in settlements

National Planning Guidance

National Planning Guidance highlights that the need to provide housing for older people is ‘critical’ and that offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems.

How the amended application scheme responds to Epsom & Ewell policies:

- The height, scale and massing building setbacks and additional landscaping and planting of additional large specimen trees results in a proposed development which is consistent with **Policy CS5** (protection of heritage assets and their settings)

- The scheme’s efficient use of brownfield land within the built up areas of the borough and avoiding building within the Green Belt ensures compliance with **Policy CS8**.
- The creation of a later living community which provides a mix of dwelling types, sizes and tenures, meets the housing needs, and in particular those of the older population, in accordance with **Policy CS9**
- The landscaping scheme and the proposals for extensive planting of large trees, especially along Woodcote Green Road and the west boundary is consistent with the requirements of **Policy DM5**
- The proposed development revitalises an unattractive, brownfield site and results in the enhancement of the Borough’s visual character and appearance in terms of **Policy DM9**.
- The scheme design, including materials and elevation treatment, and also the proposed height, the landscaping proposals and building setbacks, result in a scheme which embodies the principles of good design which are set out under **Policy DM10**. The development proposals have furthermore taken into account the amenity of occupants and neighbours as required in **DM10**.
- The scheme makes efficient use of land within the existing urban area in accordance with **Policy DM11**
- The scheme provides specialist accommodation for older people in accordance with **Policy DM21**.

Other Relevant Supplementary Planning Documents and Guidance

- Epsom & Ewell Borough Council, Woodcote Conservation
- Area Appraisal (2010)
- Epsom & Ewell Borough Council, Chalk Lane
- Conservation Area Appraisal (2010)
- Epsom & Ewell Borough Council, Stamford Green
- Conservation Area Appraisal (2009)
- Epsom and Ewell Borough Council Environmental Character Study (2008)

2.0 Process

2.4 Involvement

2.4.1 Community Engagement

Paragraph 39 of the NPPF: promotes early engagement with the local community and other stakeholders noting that this has significant potential to improve the efficiency and effectiveness of the planning application system for all parties: “Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

Guild Living as operators of the development proposal have been in regular communication with the local community in Epsom since January 2020 and are committed to continuing their engagement. This table demonstrates the events, discussion which have taken place and circulated outcomes were relevant to inform the design.

Event	Description Summary	Guild Living Response
Age Friendly Forums with Age Concern Epsom and Ewell	<p>A series of six face to face forums were held between January 2020 and March 2020, with service users and volunteers associated with Age Concern Epsom and Ewell.</p> <p>This gave an opportunity for local Epsom residents to look at design, marketing language and “The Guild Offer” to express their opinions and offer their wants, needs and wishes for later living in Epsom. This information was gathered and shared with the wider team to gain a greater understanding of the local needs.</p>	<p>During Covid restrictions these forums took place online, using the same format and gathering information to report back to the wider team, we have currently held 5 of these with local Epsom residents.</p> <p>Guild Living are also committed to fundraise and raise awareness of this fantastic charity.</p>
Befriending calls during lockdown	<p>Guild Living worked alongside Age Concern Epsom and Ewell to make welfare calls to those most vulnerable residents of Epsom during lockdown, both in March and the summer, in total over 300 people were called by Guild Living Staff and welfare checks took place over the telephone.</p>	<p>Guild Living reported anyone who needed further support, food packages and prescription delivery to Age Concern Epsom and Ewell.</p>
Woodcote Millennium Green Project	<p>To work in partnership with the project to ensure that we are supporting and helping to maintain this green space opposite the hospital.</p>	<p>Guild Living are speaking to Councillor Christopher Frost to fundraise and raise awareness for the need to keep this space protected and well maintained.</p>
Go Epsom/Future 40	<p>Guild Living are committed to work with Epsom and Ewell Council to develop a long term vision for Epsom and Ewell, Working in partnership with Karen Pengelly from Go Epsom to ensure that the vision builds on the boroughs many strengths and characteristics. the vision includes Green and Vibrant, Smart and Connected, Safe and Well and Opportunity and Prosperity.</p>	<p>Guild Living will ensure these visions will be the golden thread running through all community commitments made by Guild Living for Epsom.</p>
Local Newsletter to Epsom residents	<p>A monthly newsletter is sent to local residents highlighting the fantastic achievements and activities taking place in Epsom, interviews with local business and shops have highlighted the need to shop local and support the local economy.</p>	<p>The Guild Living development at Epsom will create new jobs which will support the local economy</p>
Guild Gallery	<p>When introducing the Guild movement to Epsom, community engagement and participation sits at the heart of our approach, actively involving a wide range of stakeholders to help shape a community that provides the solution in ageing, one that reflects the love, fears, wants and needs of Epsom locals.</p>	<p>Opening a Guild Gallery in the heart of Epsom High Street, will be a community hub for local residents to engage in events and activities that suit their needs. This space will also be open free of charge to other local charities and community groups in Epsom as a place to feel part of the Epsom community.</p>

2.0 Process

2.4 Involvement

2.4.2 Public Consultation



Public Consultation

In repose to **Paragraph 39 of the NPPF** the design team engaged with local council members, local resident groups and members of the public with a series of presentations to explain the proposed development, with the aim of addressing key local concerns. Presentations included:

- Council members briefing: 07/01/2021
- Civic Society meeting: 12/01/2021
- Public consultation: 13/01/2021

*Full details of the public consultation process is provided within the submitted SCI as part of the application

Comment	Summary of comments	Guild Living & Forty Shillings Response
1	<p>Height and massing:</p> <p>Some residents raised objection to the proposed height, mass, bulk and density</p>	<p>Guild Living has undertaken extensive consultation since Summer 2019. In that period the proposed height and massing of the development has been significantly reduced in response to feedback from the community, local stakeholders and the Council.</p> <ul style="list-style-type: none">• All proposed building heights have been revised building heights of the revised. Taller elements adjacent to the hospital buildings are reduced (equivalent to 2 storeys) to be below the height of the hospital.• In addition, the height of the proposed building facing Woodcote Green Road have been reduced in height and set back from the boundary.• The revised building heights have resulted in a reduction of the proposed number of apartments by 39.
2	<p>Building position and landscaping:</p> <p>Some residents raised objection to the proposed setback of buildings fronting Woodcote Green Road, with regards to adverse impact on amenity to neighbouring properties, and impact of trees and landscaping on Woodcote Millennium Green.</p>	<p>Guild Living has made a number of changes to the building positions, heights and landscaping which assist with the scheme’s visual impact on neighbouring properties.</p> <p>The building setbacks and heights have been revised along the Woodcote Green Road boundary, with the eastern building set back by 10 metres and 1.7 meters in height, and the western building by 16 metres and 5 metres in height aligning with the adjacent neighbouring properties.</p> <p>The following changes have also been made to the scheme’s landscaping:</p> <ul style="list-style-type: none">• Enhancing the landscape buffer and tree planting towards Woodcote Green Road.• Enhancing the landscape buffer to the sensory garden roof edge.• Enhancing the landscape buffer along the western boundary adjoining No.40 & 46 Woodcote Green Road.
3	<p>Design and appearance:</p> <p>Some residents raised objection to the proposed design, materials, being out of character and impact on the conservation area.</p>	<p>In response to concerns regarding the building design and appearance and visual impact of the scheme, the design of the proposed buildings has been revised in height and setback from the boundary fronting Woodcote Green Road. The material palette has been revised introducing more brickwork into the facade in place of metal cladding.</p> <p>Overall, the design is consistent with local planning design guidance and the proposed changes has been assessed by heritage consultants Donald Insall with regards to impact on existing heritage assets, the report is provided as part of the submitted application documents.</p>

2.0 Process

2.4 Involvement

2.4.2 Public Consultation

Comment	Summary of comments	Guild Living & Forty Shillings Response
4	<p>Traffic and parking:</p> <p>Some residents raised objection to the impact of traffic and parking on the local area.</p>	<p>Most of the parking issues experienced locally are from the shortage of parking to the Hospital, the NHS as part their reinvestment strategy are proposing a new multi-storey car park to be accessed from Dorking Road which will improve local parking provisions. The revised scheme has resulted in a reduction in the proposed apartment numbers.</p> <ul style="list-style-type: none">• 156 total spaces to meet parking ratio guidelines provided by Surrey Highways.• 132 spaces are blue badge spaces and managed by valet parking.• A Car Club vehicle space will be provided on-site for use by the public.• Private Car Club vehicles will be provided on-site for use by Guild Living residents.• Only 40% of Guild Living Residences will be sold with parking.• 80% of nursery spaces would be allocated to NHS staff.• A minibus for group trips/outings will also be provided on site. <p>The scheme's parking strategy has been assessed by transport consultant Mayer Brown, and full transport report with travel plan is to be submitted as part of the application.</p>
5	<p>Need for a later living community:</p> <p>Some residents raised object to the principle/need of Use Class C2 development within Epsom.</p>	<p>The proposed scheme will address a pressing need for later living dwellings in Epsom. Current statistical data illustrates a shortage of supply and significant demand for C2 developments.</p> <ul style="list-style-type: none">• There is expected to be 148,000 more people aged over 65 living in Surrey by 2041.• 34% increase in the number of people aged over 65 living in Epsom and Ewell by 2141. <p>Important economic and social benefits for Epsom, including:</p> <ul style="list-style-type: none">• Contribution towards local housing needs, releasing family housing from downsizing.• Additional resident spending: £2.2m (more likely to spend locally).• More than 80 jobs created within the later living community.• 20 jobs created in the local area.• More than £22m of operational GVA to the local economy

2.0 Process

2.4 Involvement

2.4.3 Planning Performance Agreement

June 2019, Pre Application Meeting Objectives

- Operator statement: Introduction to Guild Living and Legal & General acting as both operator to support the development of a new later living care scheme for Epsom.
- The assisted living concept
- Guild Living accommodation mix
- Guild Living design and operational principles
- The need for assisted living accommodation
- The site context
- The planning policy context
- Planning benefits analysis
- Design and environmental considerations
- Planning application procedures
- Architect's design statement
- Pinsent Masons legal opinion: Confirmation that Guild Living later living apartments fall within Use Class C of the Town and Country Planning (Use Classes) Order 1987 9as amended) ("UCO").

Proposal

- Use Class C2 assisted living units together with integrated nursing care (min. 2.5hiours) and associated communal and support services.
- Communal, care and wellbeing facilities including a restaurant, café/bar, wellness centre, gym, library, craft room, therapy and treatment rooms, each open to the local community
- Occupational therapy centre (The Guild Wellness Club) – integral to the C2 use, but also open to the local community.
- Use Class C3 units for NHS key worker/staff

- Children's nursery
- Associated back of house and service areas, car and cycle parking, extensive landscaping and planting

Design response summary from EEBC officerss response letter 5 July 2019.

Principle development

‘In summary, the provision of C2 Use development at the Site is likely to be acceptable, subject to the requirements set out in **Policy DM21** being satisfied. A future Planning Application must provide robust evidence, demonstrating a need for this type of accommodation within the Borough, evidence that it will not result in an over-provision of such accommodation and that the design of the proposal is flexible enough to readily accommodate conversion to other appropriate uses.’

Provision of Use Class C2 accommodation

‘In summary, the provision of C2 Use development at the Site is likely to be acceptable, subject to the requirements set out in **Policy DM21** being satisfied. A future Planning Application must provide robust evidence, demonstrating a need for this type of accommodation within the Borough, evidence that it will not result in an over-provision of such accommodation and that the design of the proposal is flexible enough to readily accommodate conversion to other appropriate uses.’

Design and Heritage

‘In summary, high quality buildings are expected at the Site and great weight will be given to outstanding or innovative designs, which promote high levels of sustainability and which help to raise the standard of design more generally in the area. A contemporary design is considered appropriate for this Site. The proposal should assimilate with its surroundings and ensure

that there is no adverse impact on adjacent residential amenity.’

Heights and Density

‘In summary, the Site presents an opportunity for great optimisation. A tall scheme is considered appropriate, subject to high quality design, which promotes high levels of sustainability and which helps to raise the standard of design more generally in the area.’

Affordable Housing

‘In summary, the scheme is subject to affordable housing provision. The applicant is strongly advised to comply with the policy requirement in any future Planning Application. In the event that the development does not provide 40% affordable housing, a Viability Assessment would be required.’

Access, Parking and Cycle Parking

‘In summary, the Site is well connected, with Epsom Train Station located in close proximity to the Site and a number of bus stops located on Woodcote Green Road. The proposal seeks 150 automated residents’ car parking spaces and 20 visitor car parking spaces. Although officerss find this solution to be innovative and potentially a good way to address car parking on Site, how this scheme would work and the future proofing of this should the technology become obsolete, should be robustly justified within a future Planning Application. The applicant is required to also provide on-site cycle parking. The applicant is strongly advised to engage in formal pre-application discussions with SCC Highway Authority, in advance of submitting a formal application.’

Landscape and Biodiversity

‘In summary, development at the Site should contribute positively towards the Borough’s biodiversity. A landscape proposal would be required as part of a future planning

application at the Site and the applicant is encouraged to enhance the open public green space to the south of Woodcote Green Road as part of the proposal.’

Conclusion provided by EEBC officerss

‘A tall contemporary scheme of in excess of **10 storeys** is considered appropriate at this Site, subject to high quality design, with great weight to be given to outstanding or innovative designs. Any proposal should assimilate with its surroundings and ensure that there is no adverse impact on adjacent residential amenity.

Officerss consider that the proposals present an opportunity for further Site optimisation and the applicant is encouraged to continue to engage with Officerss in a formal Planning Performance Agreement (PPA).’

2.0 Process

2.4 Involvement

2.4.3 Planning Performance Agreement

In repose to **Paragraph 39 of the NPPF** the design team engaged with local planning officers with a series of presentations to explain the proposed development, with the aim of addressing planners concerns. Presentations included:

- PPA 1 meeting: 17/12/2020
- PPA 2 meeting: 06/01/2021

Overall discussions focused on reasons for refusal from application 19/01722/FULL including:

- Height
- Setbacks
- Massing

Comment	Description Summary	Design Team Response
1	Height, mass, scale and design would adversely impact and harm the character and appearance of the area.	<ul style="list-style-type: none">• Overall building heights reduced to ensure the revised proposal is below the height of the hospital building.• Height of proposed building facing Woodcote Green Road reduced and set back to protect against impact on local character, townscape and amenity.
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.	<ul style="list-style-type: none">• Increased building set backs to Woodcote Green Road boundary, now aligned with adjacent no.40 and neighbours to eastern boundary.• Increased and improved landscape screening/buffer and tree planting towards Woodcote Green Road and western boundary.• Enhanced ecological and pedestrian connection though site with additional public realm.• Increased and improved landscape screening/buffer to sensory garden roof edge
3	Design and appearance in addition to concerns over building heights, the proposed palette of materials should be reviewed with a reduction in the amount of proposed metal cladding	<ul style="list-style-type: none">• Reduced building heights to align with hospital and reduce impact to neighbouring properties.• Changes to proposed material palette to enhance response to local context and townscape.
4	Highways impact of the proposal to consider suitable parking provisions to service development, and confirm overall numbers for residents, visitors, staff, electrical and blue badge parking as well as parking initiatives.	<ul style="list-style-type: none">• 156 Car Parking Spaces, compliant with SCC guidelines• 132 Stacker Parking System [SPS] operated by concierge/valet, all spaces are blue badge compliant.• EV charging provided to 40% of parking spaces.• Car Cubs are provided for the revised scheme (Two serving the development and one for general public).• Provision of minibus to reduce reliance on car use.
5	Review proposed tree species in particular planting of Tilia x euchlora and Ulmus New Horision along the proposed boulevard - consider Tilia Mongolica Harvest Gold and Acer Campestre	<ul style="list-style-type: none">• Recommendations to be considered in the final landscape design.

2.0 Process

2.5 Evaluation & Design

2.5.1 Summary of Design Changes

Appraisal of Proposed Design Changes

Proposed design changes have been highlighted and are covered in separate sections of the DAS. Where relevant design changes have been referenced to local and national planning policies and compared back to the previous application 19/01722/FULL recommended for approval EEBC planning officers and refused at committee.

The principle design changes focus on:

- Height
- Massing and density
- Building siting
- Architectural design
- Landscape design
- Appearance
- Highways
- Use, Need & Demand

Height and Massing

Changes

- Overall building heights revised to ensure the revised proposal is below the height of the hospital building.
- Height of proposed building facing Woodcote Green Road revised and set back to protect against impact on local character, townscape and amenity.

Building Siting & Landscaping

Changes

- Additional building set backs to Woodcote Green Road boundary, now aligned with adjacent no.40 and neighbours to eastern boundary.
- Additional and improved landscape screening/buffer and tree planting towards Woodcote Green Road and western boundary.
- Enhanced ecological and pedestrian connection though site with additional public realm.
- Additional and improved landscape screening/buffer to sensory garden roof edge

Design and Appearance

Changes

- Revised building heights to align with hospital and reduce impact to neighbouring properties.
- Changes to proposed material palette to enhance response to local context and townscape.

Highways

Changes

- 156 Car Parking Spaces, compliant with SCC guidelines
- 132 Stacker Parking System [SPS] operated by concierge/valet, all spaces are blue badge compliant.
- EV charging provided to 40% of parking spaces.
- Car Cubs are provided for the revised scheme (Two serving the development and one for general public).
- Provision of minibuses to reduce reliance on car use.



2.0 Process

2.5 Evaluation & Design

2.5.2 Massing Development

The proposed development would make effective use of previously developed land within the defined development boundaries, in response to the following policies:

- Paragraph 117 of the NPPF
- Paragraph 118 of the NPPF
- Policy CS5
- Policy DM11
- Policy DM13

Evaluation

- The site is situated in a sustainable location, within 1 km of the town centre and with good public transport links.
- The site includes various ecological enhancements, through the additional landscaping areas and biodiversity enhancements.
- The proposal will provide positive social improvements through the creation of an intergenerational space, accessible to the broader public and providing an exemplar living environment for older persons.

The development is considered to be consistent with the approach set out in the policy statement ‘Making Efficient Use of Land - Optimising Housing Delivery’ as it represents the effective use of the site and optimises the capacity of the site.

The Housing Delivery Plan states that the traditional response to disproportionately focusing on the production of family homes may no longer be an appropriate strategy and confirms that land is in limited supply, and therefore all development sites will need to be optimised where appropriate, in accordance with National Policy on achieving sustainable development.

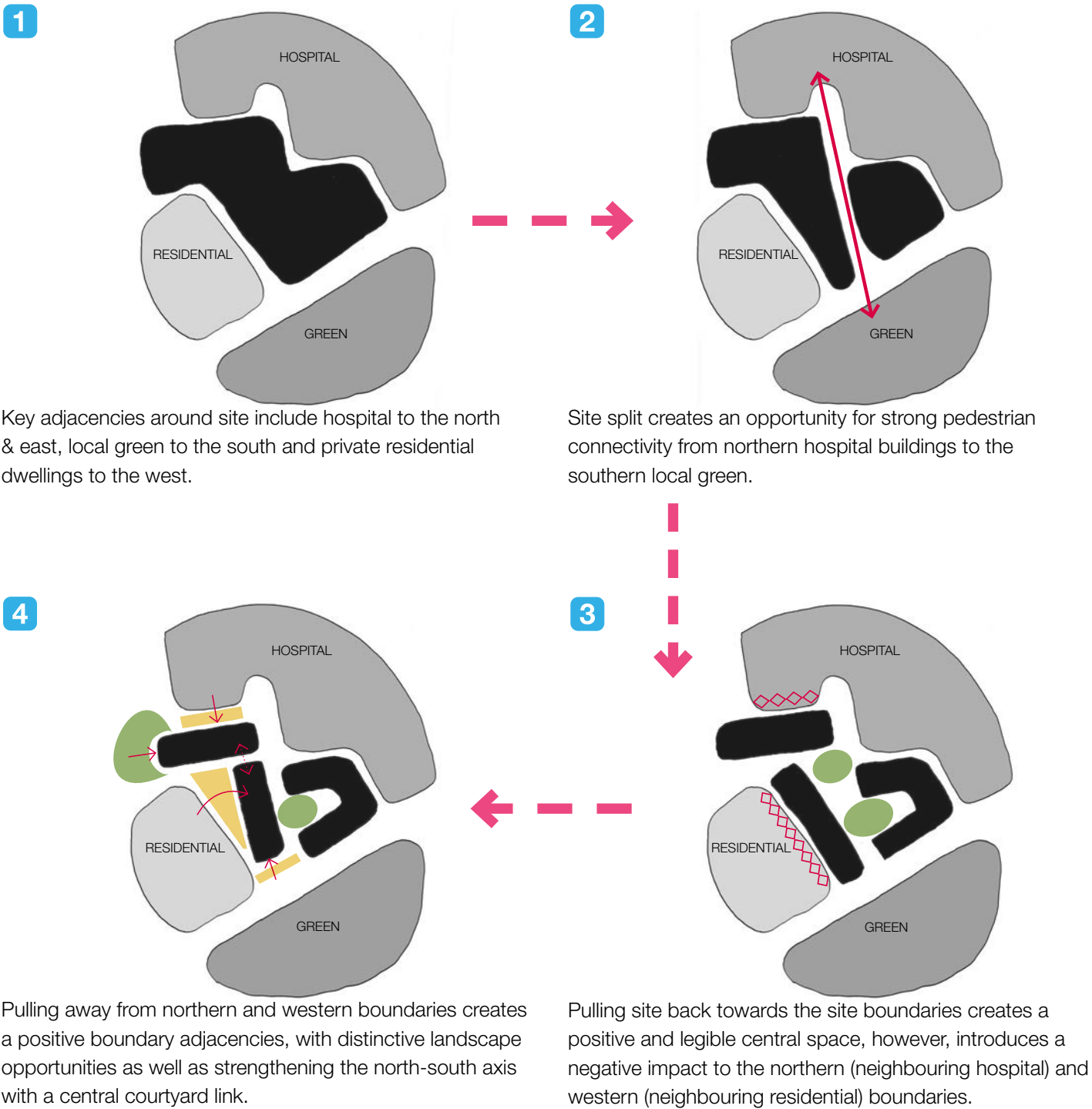
The principle of the development of the site is considered to be in accordance with the above-mentioned planning policies as well as the presumption in favour of sustainable development as set out in **paragraph 10 of the NPPF**

as well as **paragraph 118 of the NPPF** which ascribes “substantial weight” on the value of using suitable brownfield land within the settlement.

The site is split north - south creating a new public link connecting hospital visitors, workers and Guild Members into and through the site via a landscaped public plaza at the heart of the Guild Living Community.

A pedestrianised landscaped plaza creates a new public realm, improving the experience for Guild Members, hospital visitors and workers, forming a sense of community and connection to the wider neighbouring context.

Public and private spaces are connected through strategically placed amenities and landscape pockets encouraging Guild Members and public to engage with community activities.



2.0 Process

2.5 Evaluation & Design

2.5.3 Massing Response to Townscape

Massing Principles

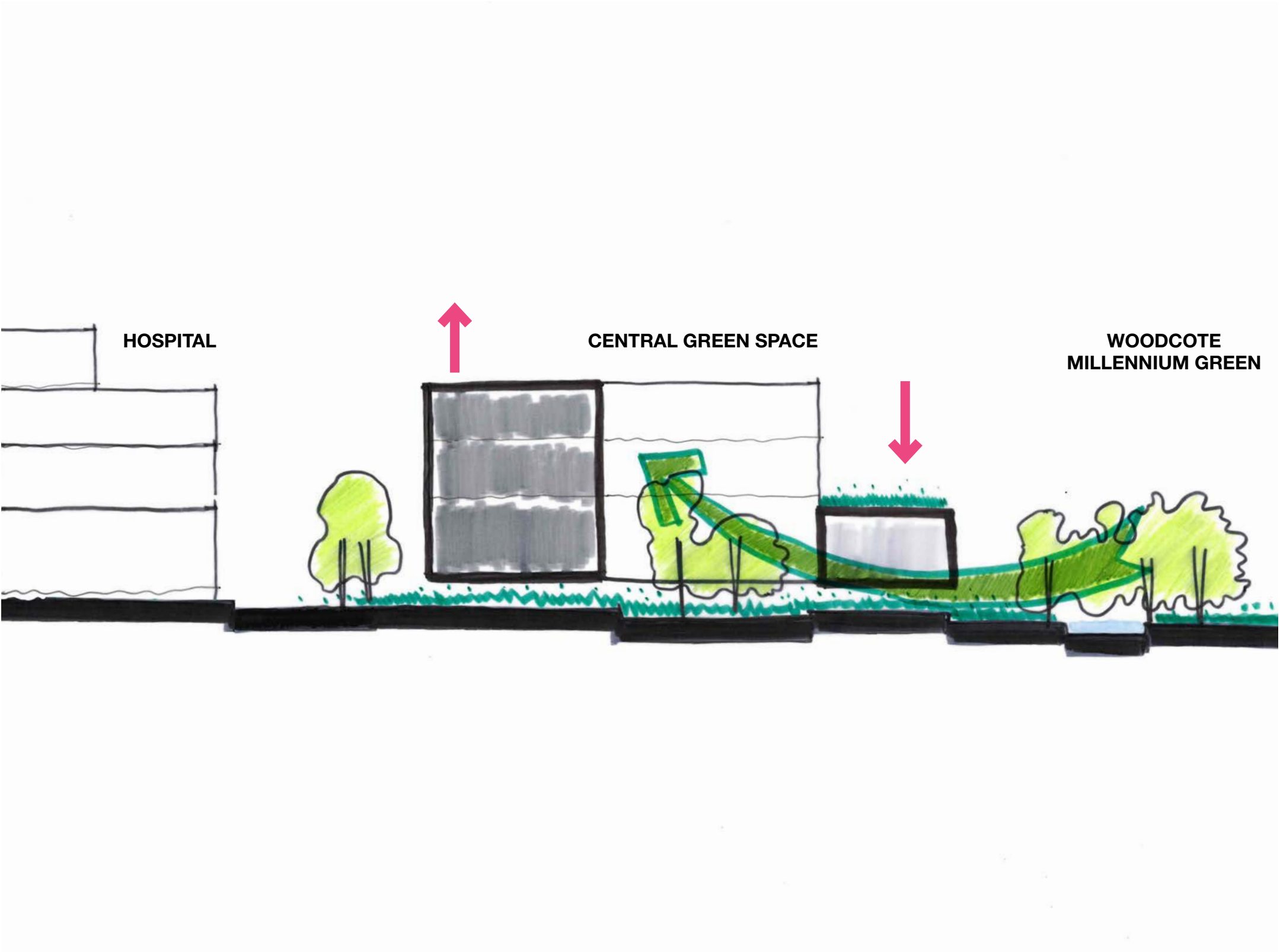
Policy CS5 calls on the Council to protect and enhance heritage assets and requires high quality and inclusive design for all developments, which should create attractive, functional and safe environments, should reinforce local distinctiveness and should make effective use of land.

Following conclusions of pre-application meetings with council planning officers, the design principles for developing the massing were agreed and set out.

Agreed principles:

- Any proposal should assimilate with its surroundings and ensure that there is no adverse impact on adjacent residential amenity.
- Proposals are subject to high quality design, with great weight to be given to outstanding or innovative designs,
- A tall contemporary scheme is considered appropriate at this site.

To assimilate the existing townscape context the design teams approach to developing massing concepts focused on proposing high rise massing adjacent to the larger scale vascular of hospital buildings to the north and low-rise massing in response to the small scale suburban vernacular to the south (Woodcote Green Road). Several iterations were considered based on these principles before settling on the final form and density of the final massing.

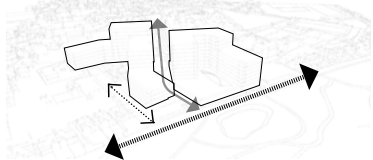
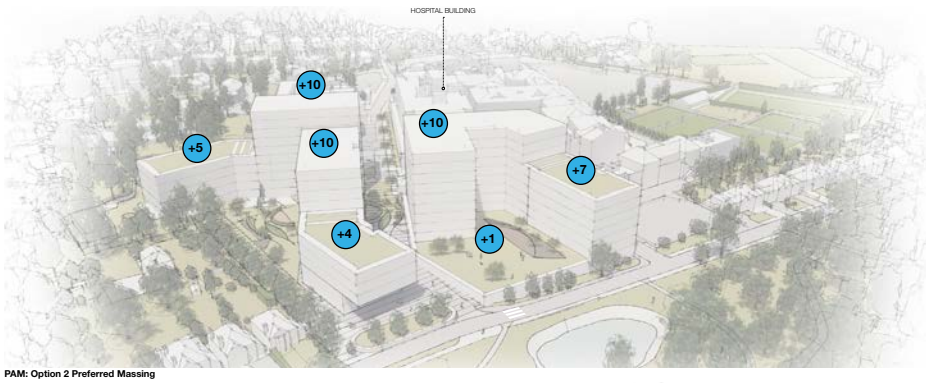


Concept sketch

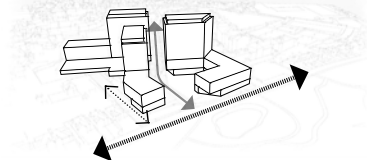
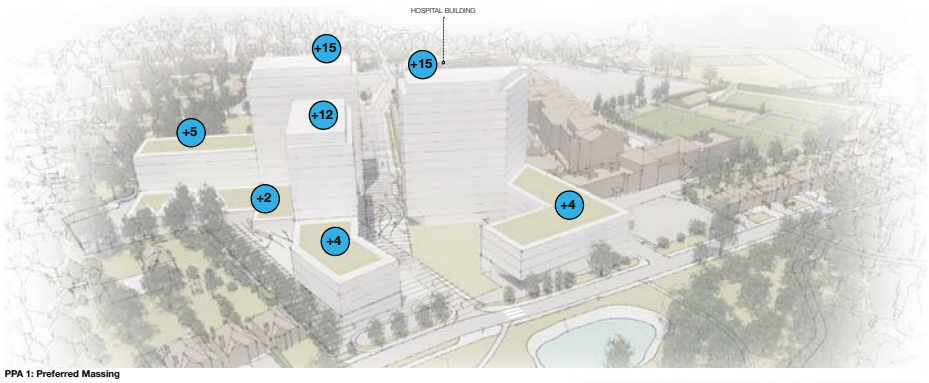
2.0 Process

2.5 Evaluation & Design

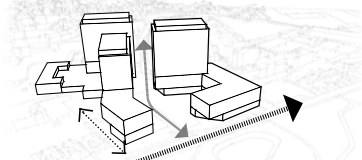
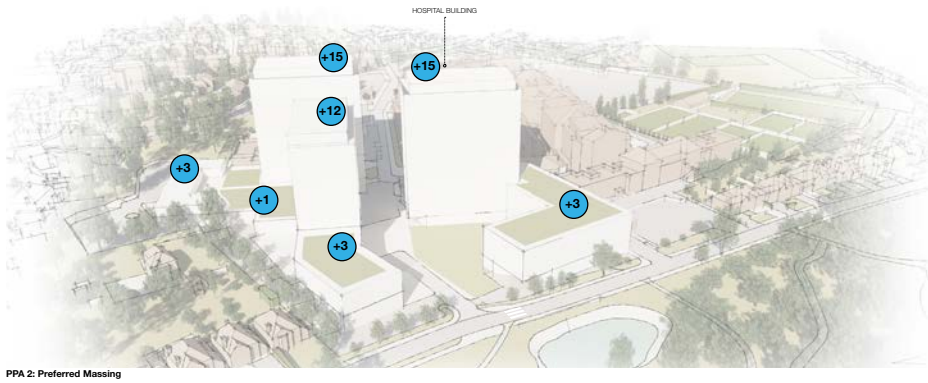
2.5.3 Massing Response to Townscape



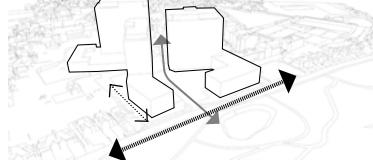
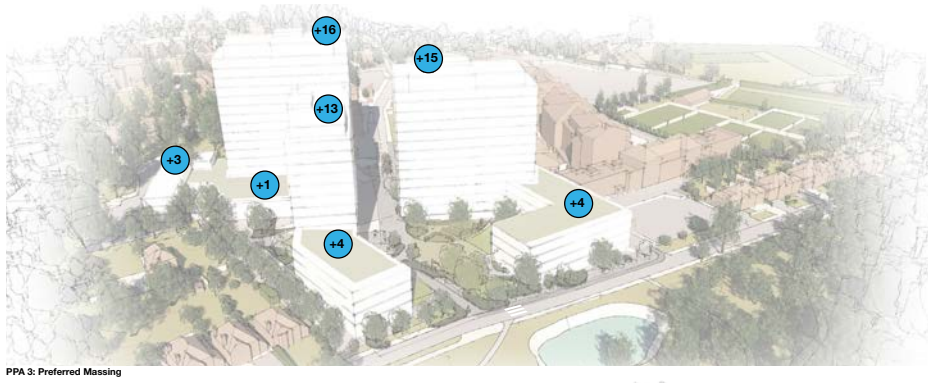
A



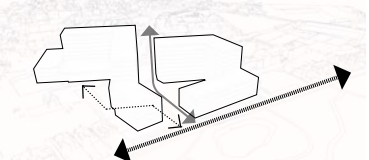
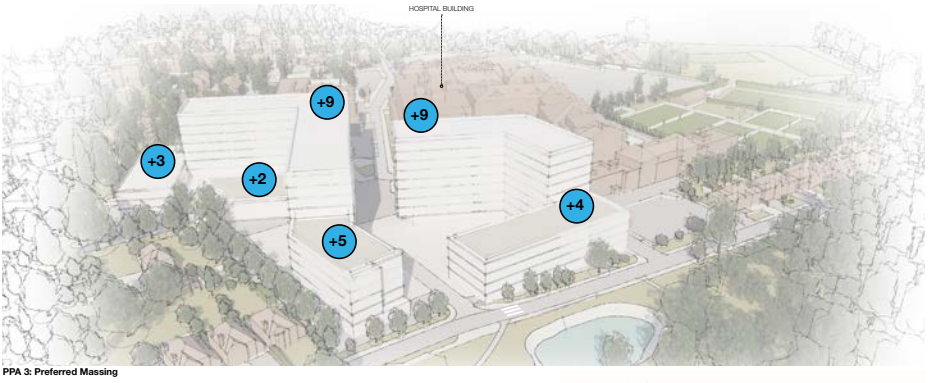
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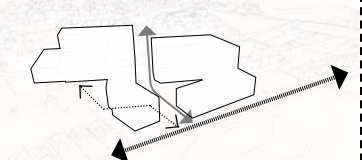
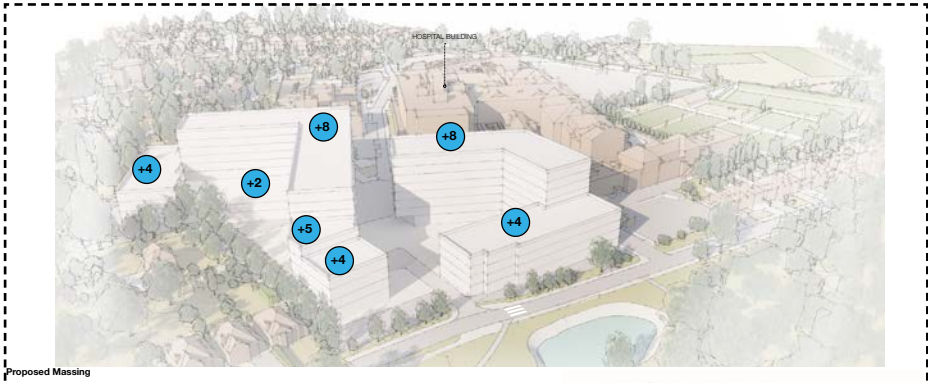
C



D



E



F

In accordance with **policy DM9** which requires the existing townscape to be enhanced through the new development. The final proposed massing has been developed to have either no impact or a negligible impact on the significance of the majority of the surrounding heritage assets.

2.0 Process

2.5 Evaluation & Design

2.5.3 Massing Response to Townscape

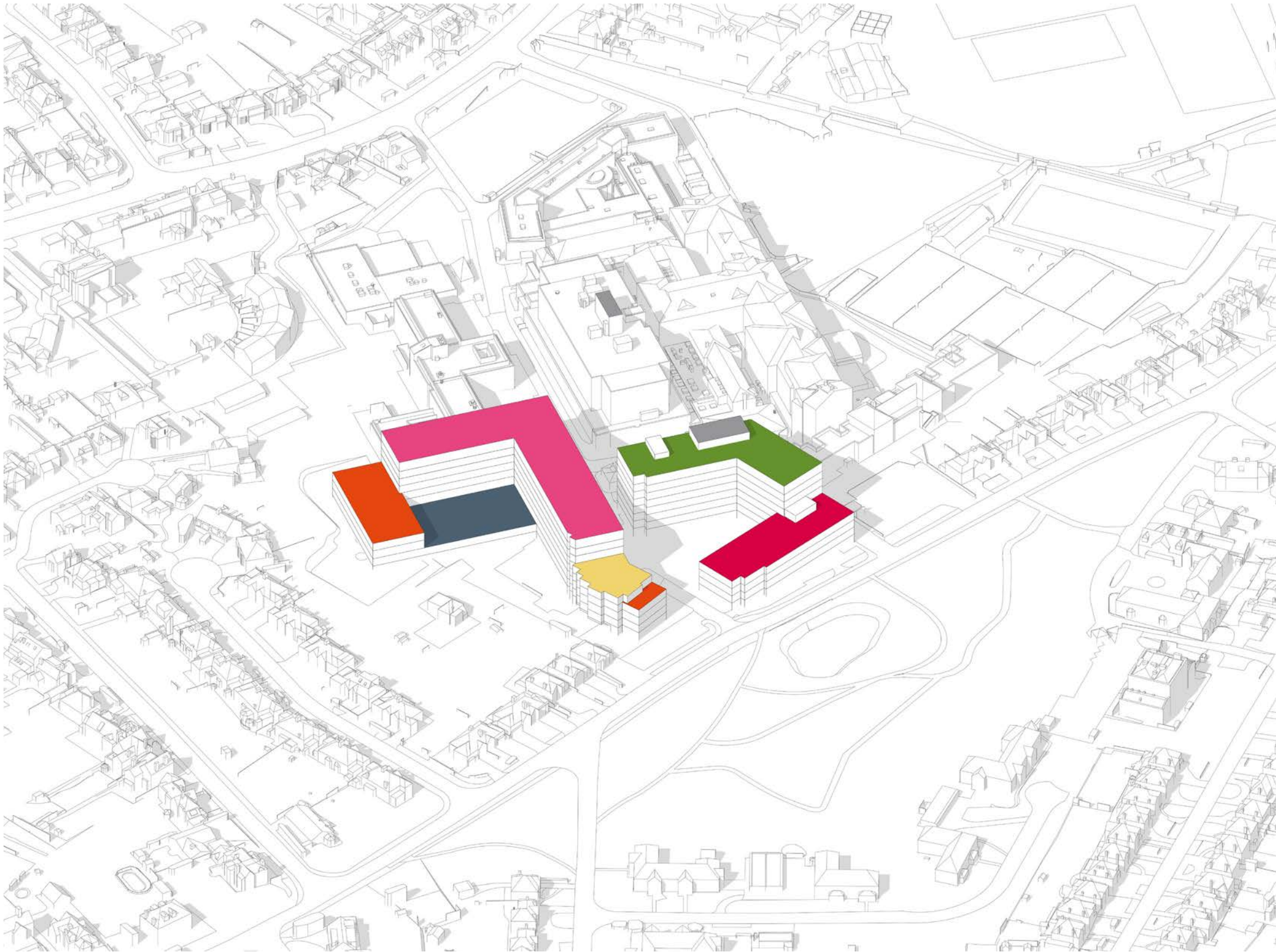
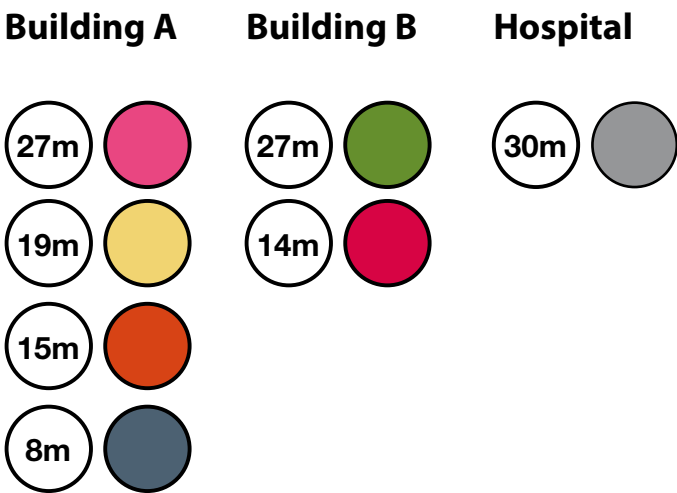
Consistent with **policy DM9** which requires the existing townscape to be enhanced through the new development. The massing proposals have been developed to have either no impact or a negligible impact on the significance of the majority of the surrounding heritage assets.

Building A (West)

The taller elements of Building A have been revised towards the hospital by 6m, the building then steps down to Woodcote Green Road. The frontage to Woodcote Green Road is revised by 2m to the five-storey element, and 5m to the four-storey element and setback from the boundary by 16m to provide additional landscaping.

Building B (East)

The taller element of the Building B, adjacent to the hospital, has been revised by 6m and then steps down to Woodcote Green Road, where the frontage element of the building is revised by 1.7m. In addition to the changes in height, the buildings setback is revised to provide additional landscaping.



2.0 Process

2.5 Evaluation & Design

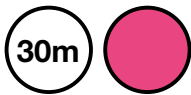
2.5.3 Massing Response to Townscape

The overall massing and scale of the proposed buildings have been reduced substantially by reducing the number of units by 39, by revising the height of all buildings and increasing the setbacks from Woodcote Green Road.

Building Height

The diagram illustrates the Building B taller rooftop mechanical plant for building services exceeds the height of the principal building and is in line with the taller element of the hospital building. All of the other proposed building heights are below this level.

Datum Height



2.0 Process

2.5 Evaluation & Design

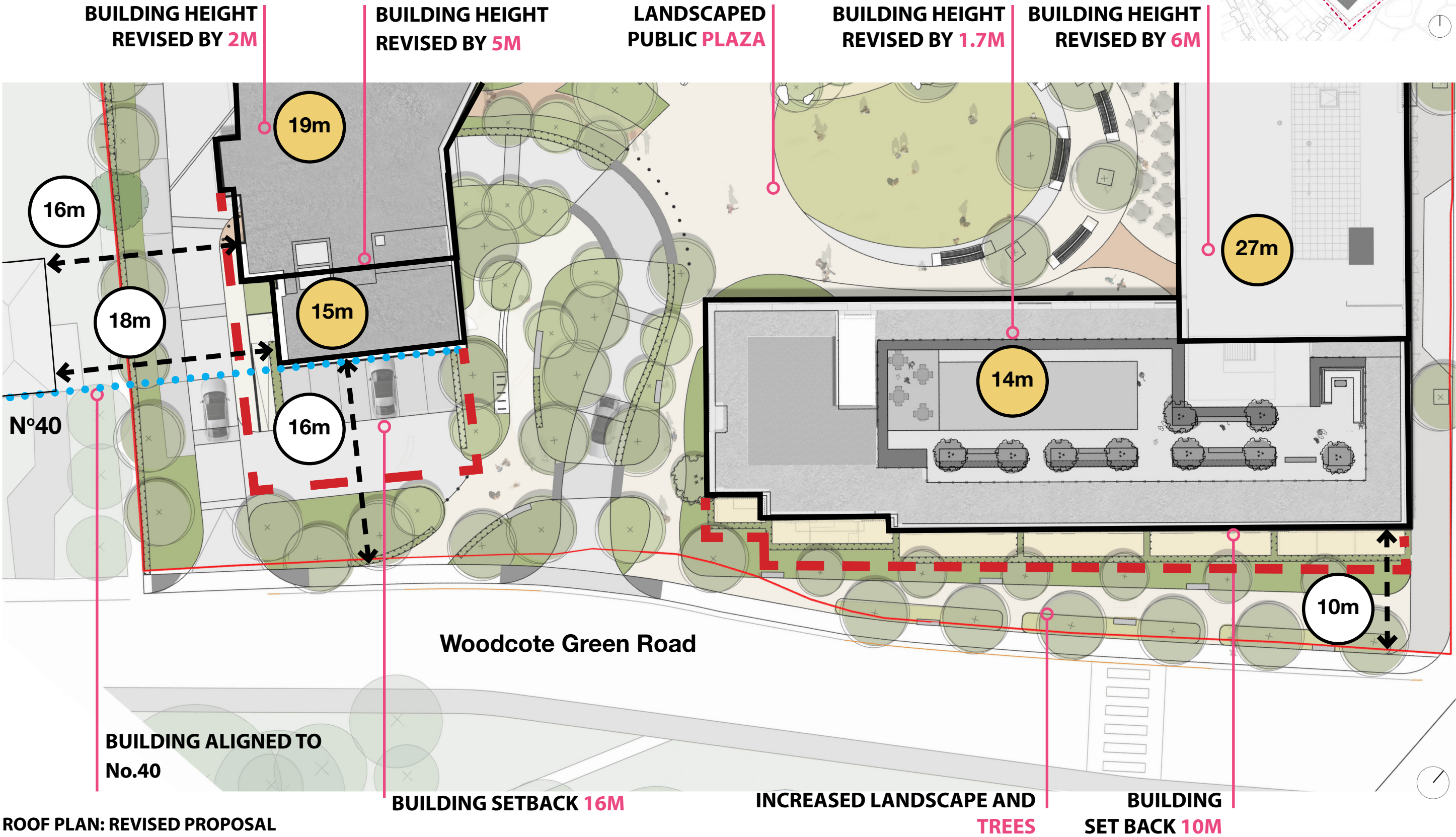
2.5.3 Massing Response to Townscape



2.0 Process

2.5 Evaluation & Design

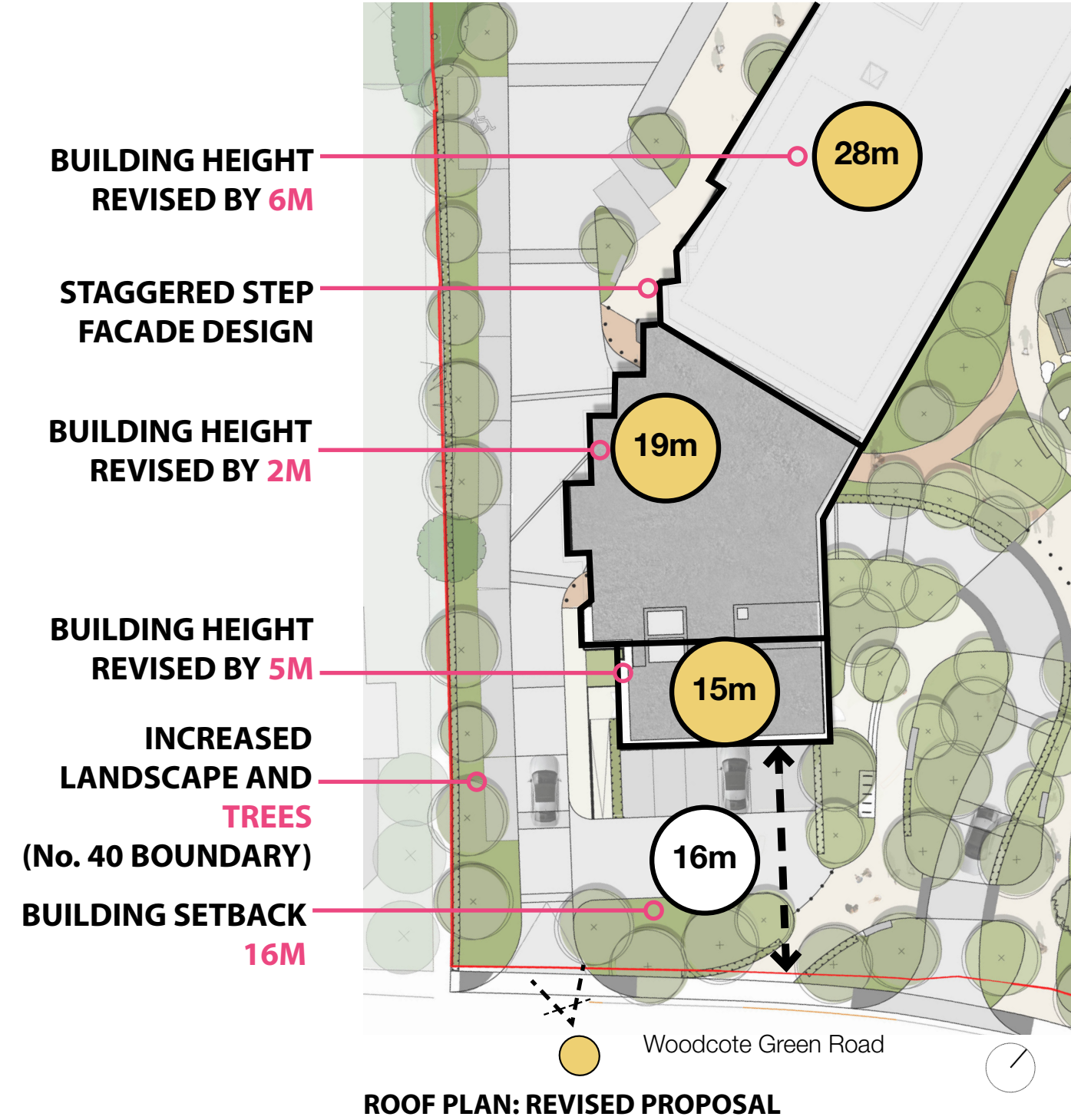
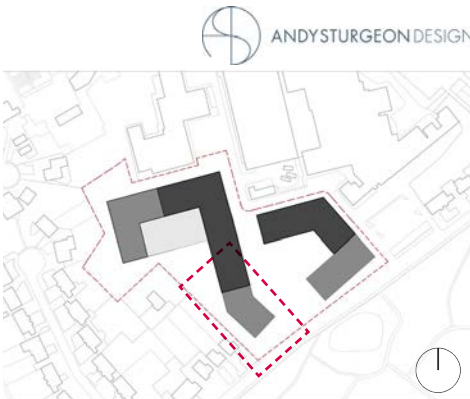
2.5.3 Massing Response to Townscape



2.0 Process

2.5 Evaluation & Design

2.5.3 Massing Response to Townscape



PROPOSED 3D VIEW OF VEHICULAR ENTRANCE



EXISTING NEIGHBOURING BOUNDARY

113
PROPOSED
MATURE / SEMI-MATURE TREES

2.0 Process

2.5 Evaluation & Design

2.5.3 Massing Response to Townscape

An assessment to review the townscape character areas close to the site was concluded to elevate and inform the proposed design. Site views considered are within a 500m radius (the search radius was determined due to the urban location of the site), as well as wider strategic views at a greater distance.

Views have been identified which contribute to an aspect of townscape sensitivity or character (including designations, such as a Conservation Area for example) or have a visual amenity. As part of this process 15 visual receptors (views) have been identified and formally agreed with EEBC Planning and Conservation Officers and reviewed in the Donald Insall heritage report submitted as part of this application.

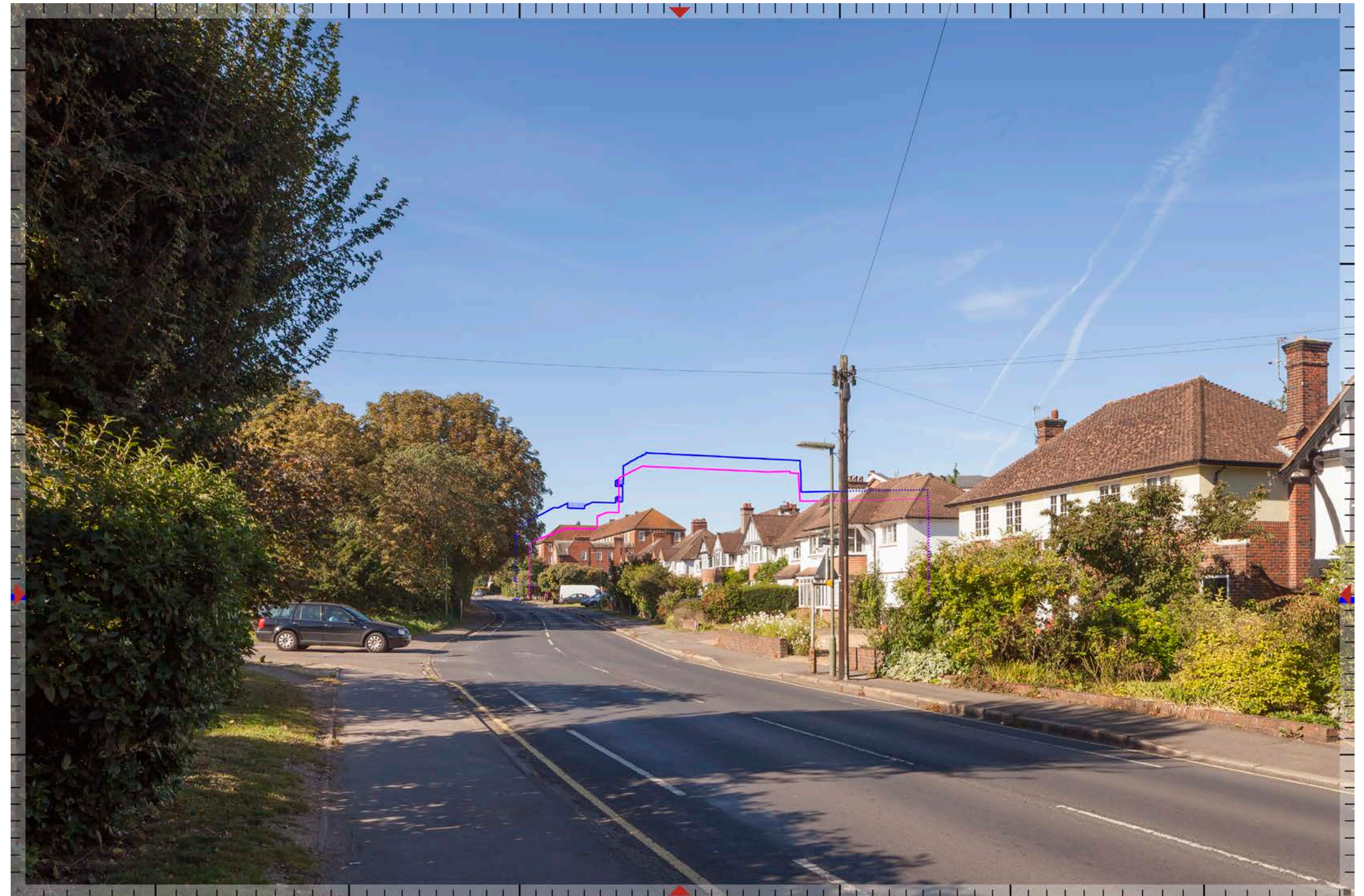
Following sections of the provide extracts from the submitted heritage report of the appraised views from Woodcote Green Road intruding:

- view 3: Chalk Lane Conservation Area
- view 11: Looking North-East along Woodcote Green Road

View 3: Existing

View from within the Chalk Lane Conservation Area, a nationally designated heritage asset looking towards its wider setting to the west. The mature trees, vegetation and low-level pitched roofs, however, contribute to the semi-rural atmosphere of the area, however, this view is not identified in the Conservation Area Appraisal and it is considered that the Conservation Area's significance is not best represented, in this particular view.

Sensitivity: Medium



4119_1204 version 201216
Guild Living Epsom [planning] | Chalk Lane Conservation Area - comparison

millerhare

— Current Massing

— Previous Planning Submission

2.0 Process

2.5 Evaluation & Design

2.5.3 Massing Response to Townscape

View 3: Proposed

The development would introduce additional height and massing into the view. The building has been designed in an honest, modern way to suit modern-day requirements and technology, however, the elevations, materials palette and surrounding landscaping have been devised to help the buildings assimilate with their surroundings. In this view, the development constitutes a visible and recognisable feature in the townscape and visual context is distinguishable from the existing baseline characteristics and has a readily apparent influence on the view.

Moderate adverse impact on a view of medium sensitivity.



2.0 Process

2.5 Evaluation & Design

2.5.3 Massing Response to Townscape

View 11: Existing

View looking north-east along Woodcote Green Road with residential properties, garden and paraphernalia on the left-hand side beyond which lies the four-storey red brick buildings and tall chimney currently on the site. To the right-hand side is the Woodcote Millennium Green with many mature trees. It is an undesignated, incidental view which would usually be experienced in motion. The view is of low amenity value lacking elements of visual interest and attractive or notable compositional qualities.

Sensitivity: Low



4119_2104 version 201216
Guild Living Epsom [planning] | Woodcote Green Road | East - comparison

millerhare

— Current Massing — Previous Planning Submission

2.0 Process

2.5 Evaluation & Design

2.5.3 Massing Response to Townscape

View 11: Proposed

The proposals would introduce additional massing and height into the view. The heights of the buildings have been stepped down as they draw closer to Woodcote Green Road, with the elevations fronting the road being kept to 4 storeys plus rooftop garden and plant in order to respect the existing townscape character here. The flank elevations have been articulated with recesses, windows and vertical emphasis achieved through changing materials, in order to soften the impact of the additional mass.

The landscape designs have been devised in order to minimise the visual impact with additional tree planting along the boundary and provide a high-quality development, which welcomes people into the landscaped central courtyard. The development constitutes a visible and recognisable feature in the townscape and visual context, is distinguishable from the existing baseline characteristics, though this has been mitigated in a number of ways through design.

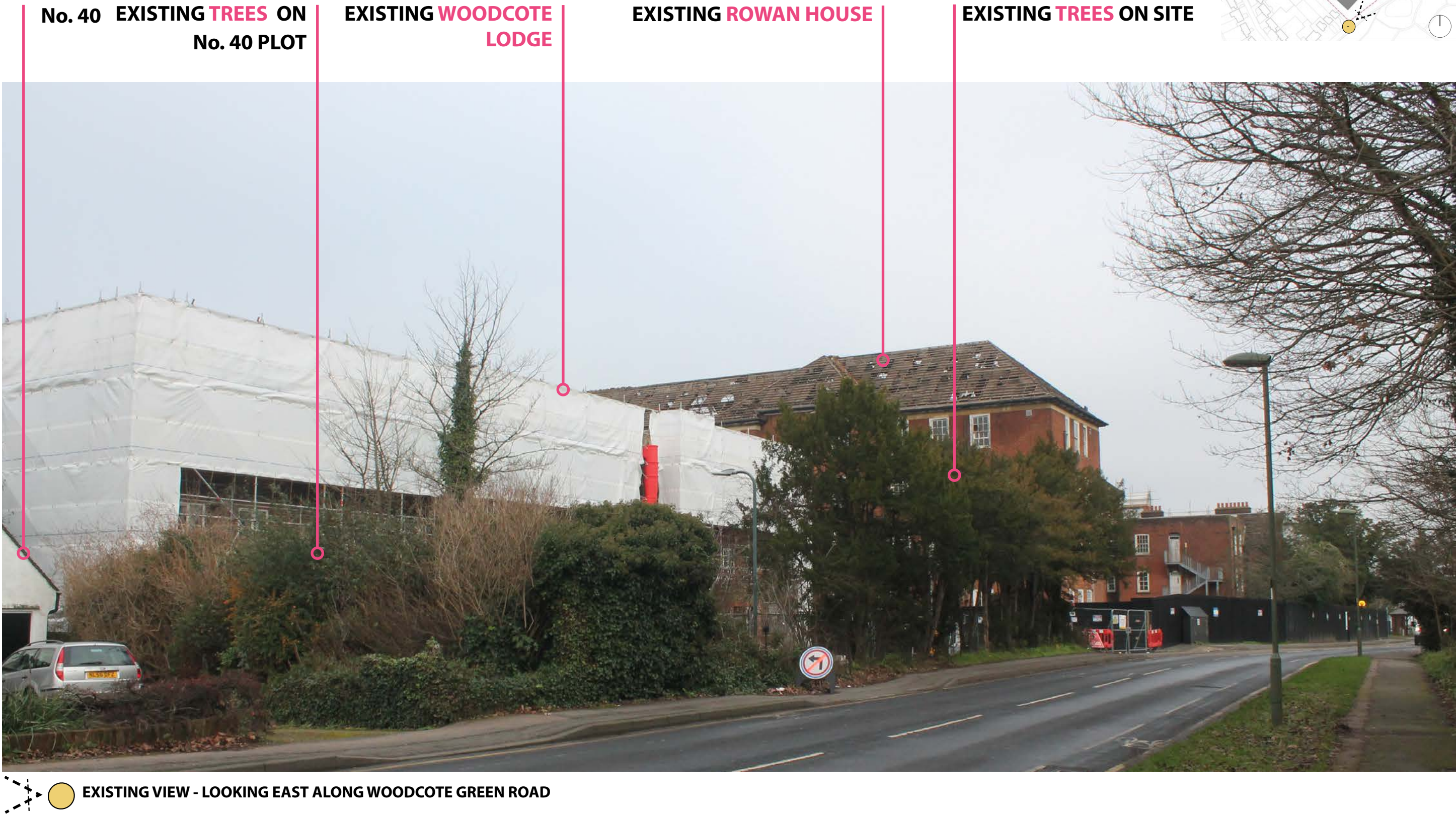
Minor adverse impact on a view of low sensitivity.



2.0 Process

2.5 Evaluation & Design

2.5.3 Massing Response to Townscape



2.0 Process

2.5 Evaluation & Design

2.5.3 Massing Response to Townscape

BUILDING HEIGHT REVISED BY
5M AND SETBACK



BRICK COLOUR TO REFLECT
EXISTING BUILDING

BUILDING HEIGHT
REVISED BY 6M

OUTLINE OF PREVIOUS
DESIGN

BUILDING HEIGHT REVISED BY
BY 1.7M AND SETBACK



3D VIEW - LOOKING EAST ALONG WOODCOTE GREEN ROAD



LIGHT COLOURED METAL CLADDING
TO CONTRAST BRICKWORK

INCREASED
LANDSCAPE AND TREES

2.0 Process

2.5 Evaluation & Design

2.5.3 Massing Response to Townscape

BUILDING HEIGHT
REVISED BY 5M



BRICK COLOUR TO REFLECT
EXISTING BUILDING

BUILDING HEIGHT
REVISED BY -1.7M

BUILDING HEIGHT
REVISED BY 6M

OUTLINE OF PREVIOUS
DESIGN

BUILDING HEIGHT
REVISED BY 6M



3D VIEW - LOOKING NORTH FROM WOODCOTE MILLENNIUM GREEN

INCREASED
LANDSCAPE AND TREES



LIGHT COLOURED METAL CLADDING
TO CONTRAST BRICKWORK

2.0 Process

2.5 Evaluation & Design

2.5.4 Massing Evaluation

The assessment in the Daylight, Sunlight and Overshadowing report concludes that the proposed development is acceptable in terms of daylight, sunlight, and overshadowing, despite a small number of isolated transgressions, which are not uncommon when increasing development levels on a site of this nature, it is therefore considered that the application is consistent with **Policy DM10** in respect of sunlight and daylight. For further details please refer to the Daylight, Sunlight and Overshadowing Report.

A Public Link

The design establishes a strong link between the hospital estate and wider green context, with distinctive architecture, interior and public landscape areas creating legibility and familiarity for the Guild Living Community design whilst establishing a permeable pedestrian link into and through the design.

Communal & Community Space

Integration of public landscape areas, cafés, retail and restaurants within the central plaza encourage Guild Members, hospital visitors and workers to socially engage with friends and family, creating a sense of community.

C Surrounding Context

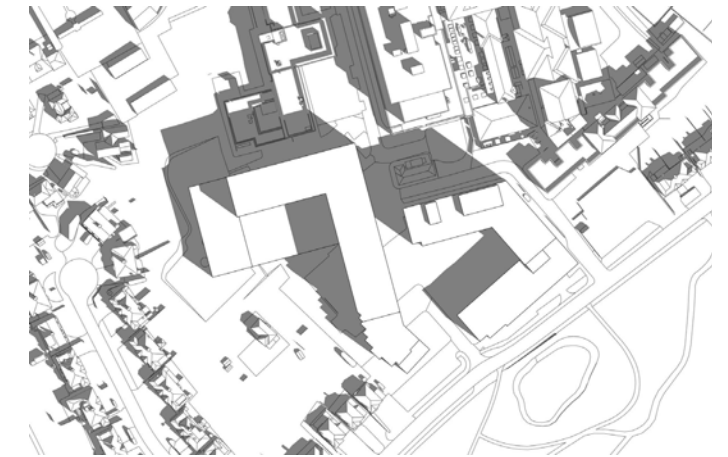
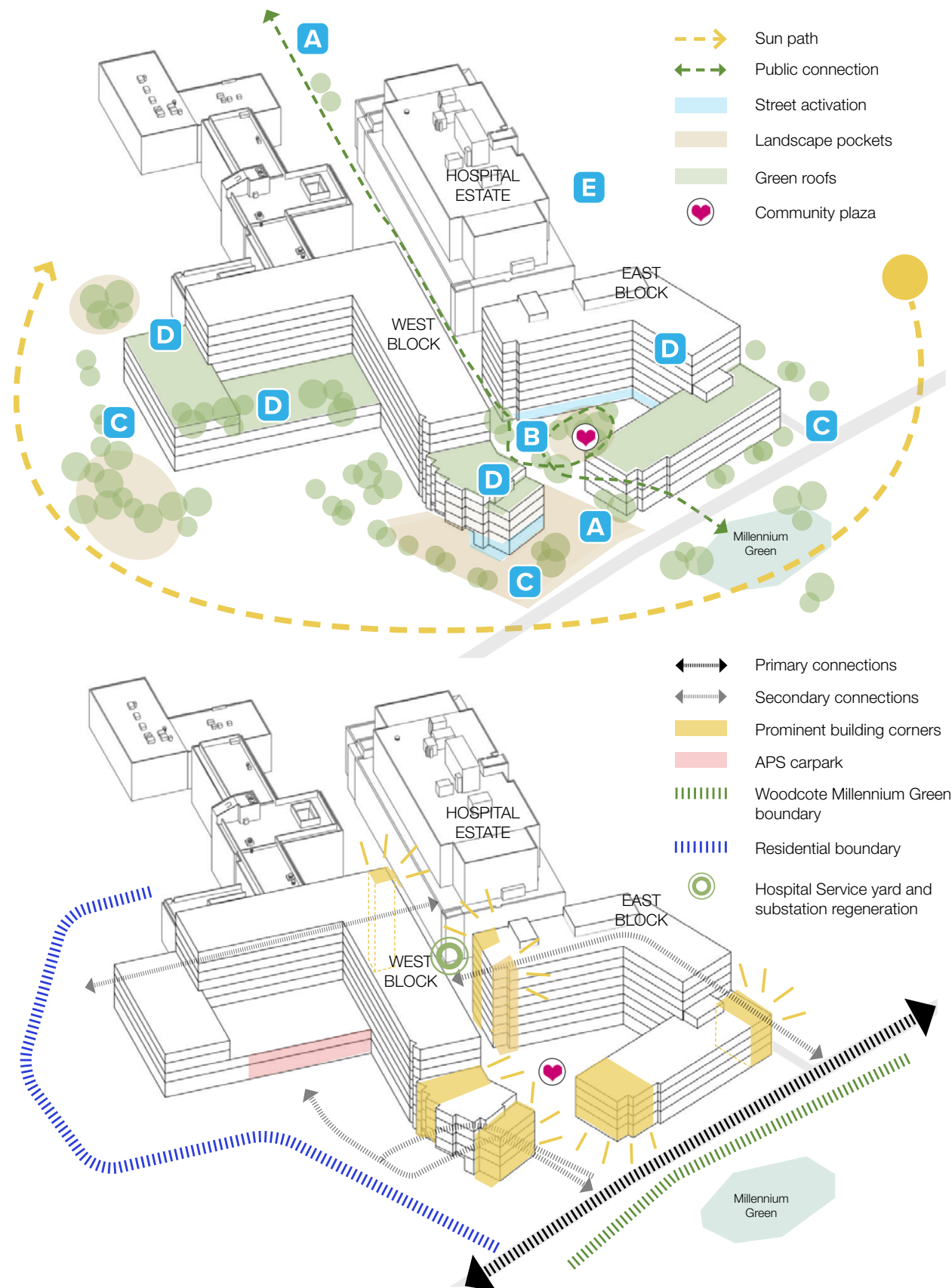
Building scales assimilate sensitive boundaries. Community retail amenities including salons and shops, aid activation of streets and façades, promoting social interaction.

D Distinctive Landscape & Flexible Communal Spaces

Introduction of soft landscaping, sensory gardens, trees and street furniture, enhance the landscape amenity for Guild Members.

E Massing

Contemporary taller buildings are appropriately designed to engage with the larger scale hospital facilities to the north.



2.0 Process

2.5 Evaluation & Design

2.5.5 Massing Design

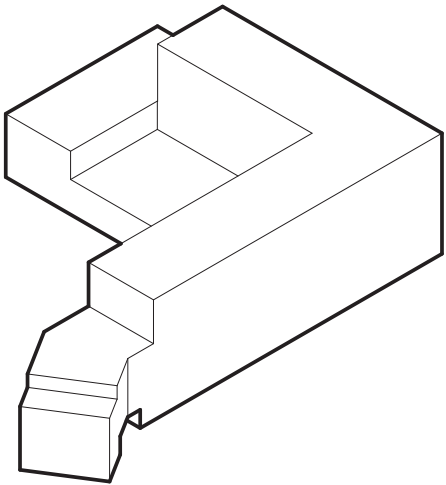
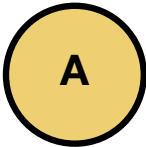
Overall it is considered that the revised proposal complies with **Policy DM9** and the amendments to height, setbacks and massing have addressed this reason for refusal from application 19/01722/FULL.

Detailed development Building A (west) & B (east)

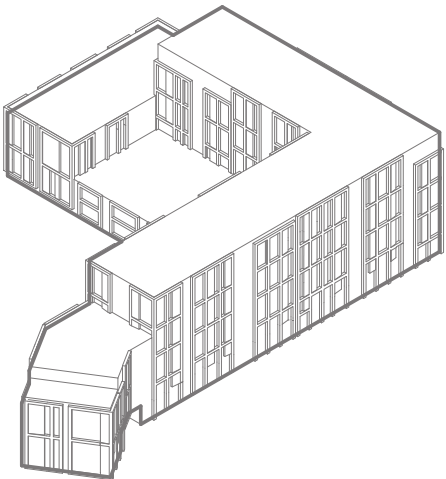
The prominent location of the buildings and the relation to the surrounding context requires careful planning in order to create active frontages that animate the urban fabric of the site on all four sides. The scheme design informed by the context has been developed in consultation with the landscape architect to provide a connection to the landscape by creating strategic public and private landscaped areas as illustrated in the diagrams.

The series of diagrams illustrate how the design of the massing for each building adopts a regular repeating grid which organises the internal layouts and accommodation and is expressed through the elevations, picking up on the character of the modernist hospital building. At the ground floor, the glass curtain wall frontage is inset with reveals to express the grid and is set back on south and west elevation of Building B front the landscaped plaza to create a colonnade, perfect for spill out external dining which can extend into the landscaped plaza. Similarly, Building A has been cut out to create a covered drop-off with direct access into the main reception area and community hub.

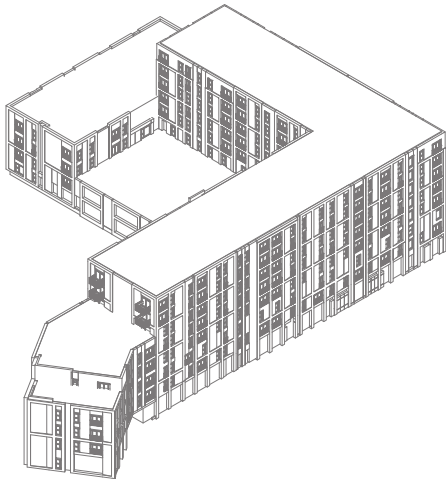
The inset glazing detail has been on the upper residential levels creating facade articulation further enhanced by the design of inset and chamfered brickwork and introduction of Juliet balconies to apartment living areas providing a connection to the outside.



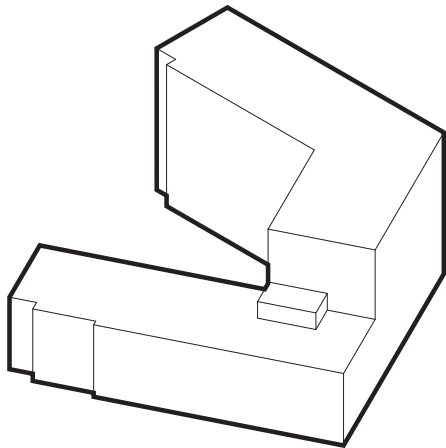
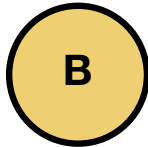
Outline of building envelope



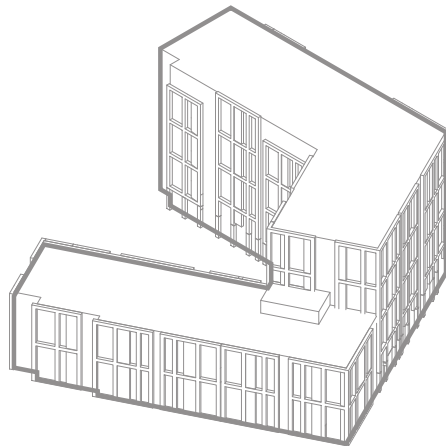
Regular grid articulates the facade and organises internal spaces



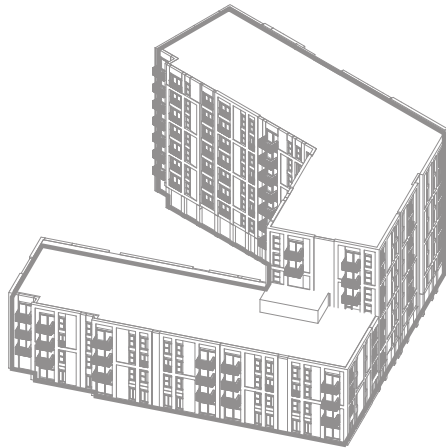
Layering of building elements creates depth by articulating facade features



Outline of building envelope



Regular grid articulates the facade and organises internal spaces



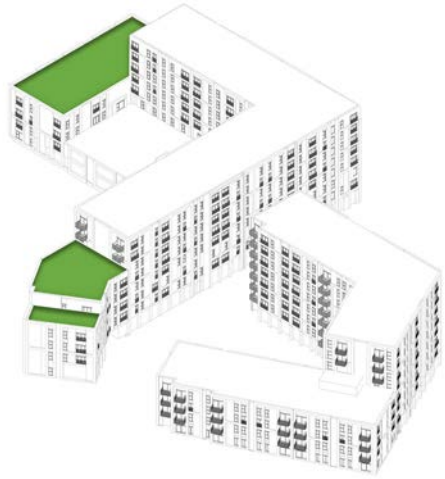
Layering of building elements creates depth by articulating facade features



Public landscape activate frontages creating an animated urbane fabric



Private landscape terraces pride amenity for resident members



Ecological landscape support and encourage biodiversity

3.0 Design

3.0 Design

3.1 Use

3.1.1 Key Adjacencies

Core Strategy **Policy CS7** requires the Borough to make sufficient provision for housing. **Policy CS7** guidance confirms that new housing developments in Epsom and Ewell will be focused on locations that perform best in sustainability terms. Core Strategy **Policy CS8** sets out the new housing will be located within the defined built-up area of Epsom and Ewell, with the emphasis on the re-use of suitable previously developed land.

The masterplan has been developed with a broad mix of inter-generational services illustrated in the zoning diagram and includes;

- Assisted living units with integrated nursing care and associated communal and support services (Use Class c2).
- Keyworker apartments and transitional care units.
- Optimisation of north-south link through the site from Dorking road to the north and Woodcote Green road to the south.
- Communal, care and well-being facilities including a restaurant, café/bar, therapy pool, gym, library, salon, therapy room, pool and treatment rooms.
- Occupational therapy centre (The Guild Wellness Club) is integral to the c2 use, but also open to the hospital and the local community.
- The inclusion of a landscaped podium and wildflower roofs will aim to provide private residential amenity and encourage local wildlife and promote biodiversity.
- Associated back of house and services areas, car and cycle parking, extensive landscaping and planting.
- Adoption of renewable & sustainability strategies to reduce the environmental impact of development.
- Nursery.

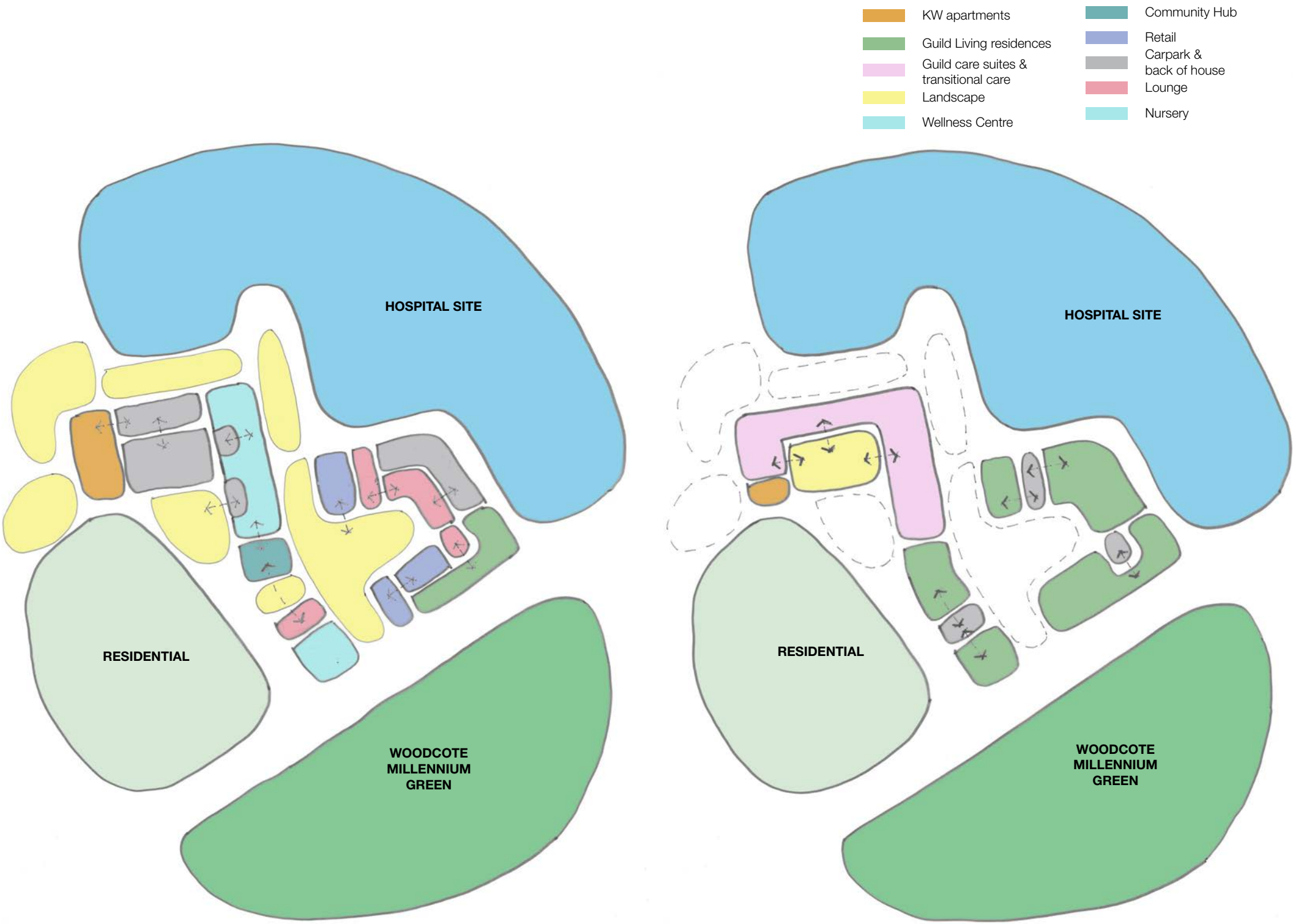


Diagram showing ground floor proposed mix of uses

Diagram showing level 02 (podium) proposed mix of uses

3.0 Design

3.1 Use

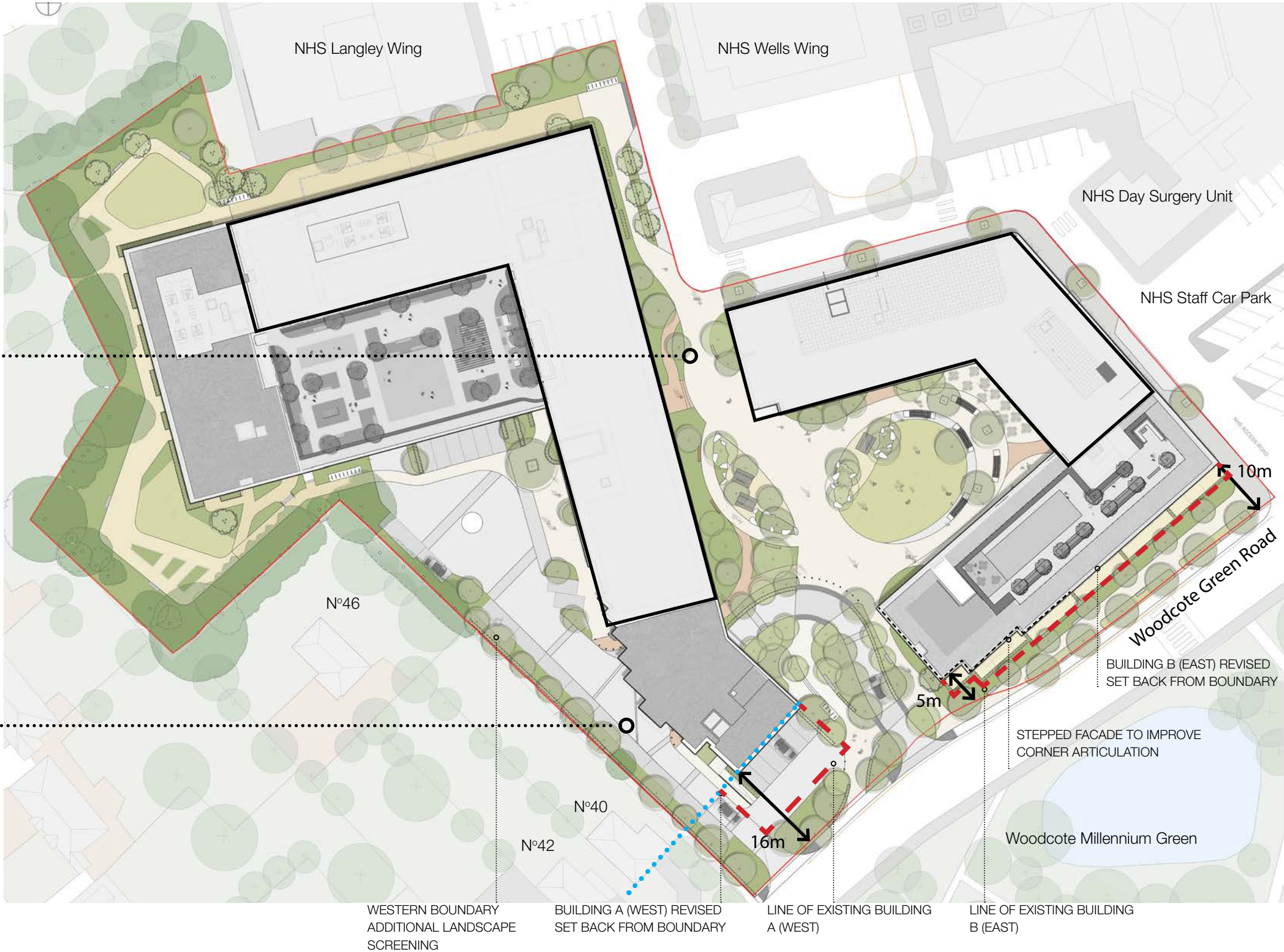
3.1.2 Ground Floor

- Massing set back on Woodcote Green Road.

..... Building A setback alignment with no.40 Woodcote Green Road

113 PROPOSED MATURE / SEMI-MATURE TREES

CAR PARK DROP-OFF AT GROUND FLOOR LEVEL



Proposed roof plan

3.0 Design

3.1 Use

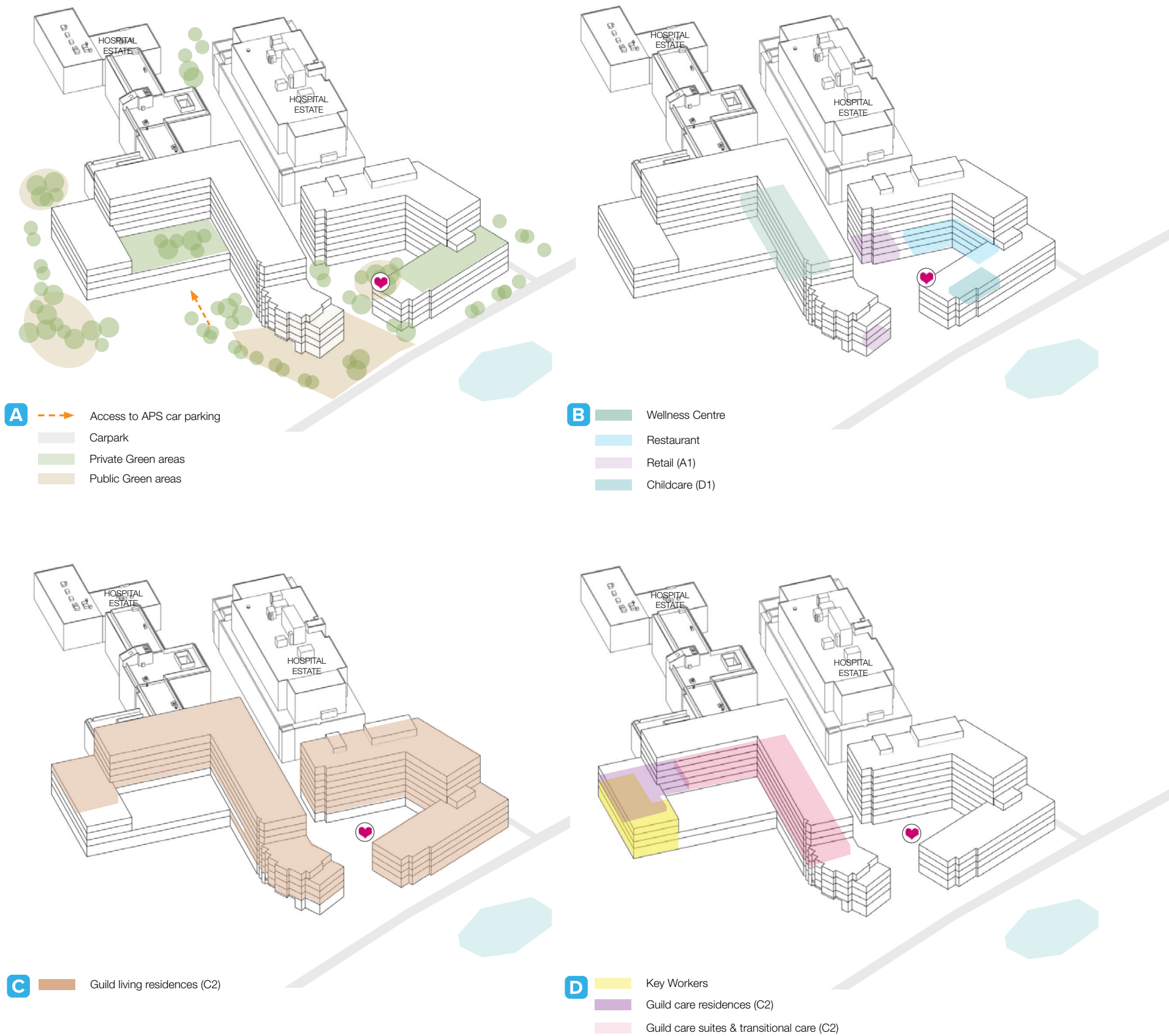
3.1.3 Programme

Policy Compliance

- The scheme makes efficient use of land within the existing urban area in accordance with **Policy DM11**
- The scheme provides specialist accommodation for older people in accordance with **Policy DM21**.
- The creation of a later living community which provides a mix of dwelling types, sizes and tenures, meets the housing needs, and in particular those of the older population, in accordance with **Policy CS9**

The Guild Living proposal is a unique and complex blending of multiple uses, functional and operational requirements which all conform to the necessary regulatory, legislative and legal controls. The design requires a detailed understanding of these elements, to create a functional, economic, safe and secure environment for people to live and work in. The following diagrams illustrate the different building uses and the development of these uses and spaces will be described in the following sections.

- **Public & Private Landscape**
- **Amenity Spaces**
- **Guild Living Residence**
- **Guild Care Residence & Care Suites**



3.0 Design

3.1 Use

3.1.4 Distribution

Proposed uses have been distributed across the different levels in each building:

Building A:

- The lower levels have been planned for several residential amenities (wellness centre), staff offices, building services and plant rooms, car park and key-worker apartments (to the north-western aspect).
- Level 01 has been planned for residential accommodation, staff changing and support facilities, and plant room for building services.
- Level 02 has been planned for extra (higher) care accommodation for GCS and GCR apartments with direct access to the sensory garden roof terrace and associated support facilities.

- The remaining upper levels are planned for residential use consisting of the GLR apartment types.

Building B:

- The lower levels have been planned for several residential amenities (restaurant, bar & cafe), nursery, retail outlet, plant rooms for building services and GLR apartments (to the southern boundary).
- Level 04 has been planned for residential GLR accommodation, and the southern core is designed to provide direct access to the residential garden roof terrace.
- The remaining upper levels are planned for residential use consisting of the GLR apartment types.

Larger rooftop plant is limited and located on the northern mass of building B. The remaining roof level consists of biodiverse planting to lower roofs and a large number of PV panels limited to the higher roof levels.

Access for All:

Programmed accommodation and amenities provided on the various building levels have been designed for inclusive design. Lifts and level thresholds ensuring suitable access for all users is achieved in accordance with the Equality Act.

COLOUR KEY

1 BED (S)	CHILDCARE
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



Section - Showing Distribution

3.0 Design

3.2 Amount

3.2.1 Accommodation Mix

Mix

Accommodation mix is made up of the following C2 use class apartments:

267 Apartments: Guild Living Residences [GLR] 1, 2, 3 bedroom Assisted Living apartments for purchase with min. 2.5hrs of care and associated communal and support services.

- **69 bed (25%), 50-65m2**
- **177 2bed (67%), 75-99m2**
- **21 3bed (8%), 100-110m2**

28 Apartments: Guild Care Suites [GCS] Transitional/ Extra care apartments. A sub community that offers a greater range of care and support services.

10 Apartments: Guild Care Residences [GCR] Larger GCS transitional/extra care apartments with GCS range of care and support services.

The unit mix is geared towards the majority 2 and 1 bed units, in order to reflect the size and accommodation requirements for retirees. The scheme will be predominantly occupied by singly occupants and a smaller number of couples.

24 Apartments: Key Worker Residences

Accommodation apartments for hospital staff.

- **12 Studio (50%)**
- **6 1bed (25%)**
- **6 3bed (25%)**

10% of apartments are M4(3) compliant for wheelchair use and 90% are M4(2) compliant for adaptability except for the 12 keyworker studio apartments as they don't fit into either of these categories.

The proposed scheme does comply with **National Space Standard** guidance, bedrooms sizes typically meet and exceed space standards as set out in the statutory guidance note Technical housing standards – nationally described space standards.

National space standards:

- Single bedroom providing one-bed space 7.5m2 at least 2.15m wide
- Double bedroom (or twin room) providing two-bed spaces 11.5m2 at least 2.27m wide
- One bedroom 2p 50m2
- Two bed 3p 61m2
- Three bed 4p 74m2
- One bed 1p (studio) 37m2 (with shower)

The proposed 38 Guild Care Residences and Suites form the higher care element of the scheme and are not required to meet minimum national space standards. Instead, these apartments are to be assessed under CQC guidelines. The Guild Care Suites designs exclude private kitchens and the Guild Care Residences have a small kitchenette area. Within the care floor, dining and kitchen facilities are designed as an integral part of the communal spaces, allowing residents to take meals within their suites or a communal setting. These suites would generally be occupied by residents incapable of cooking their own meals or without assistance and who may have cognitive impairments, limited manual dexterity or are bedridden.

The 38 GCS (28) and GCR (10) apartments have been specifically designed around providing greater care support to resident members and range from 23-30m2 (GCS) and 42-49m2 (GCR)

The planning submission accords with current NPPG in offering older people a better choice of accommodation to suit their changing needs.



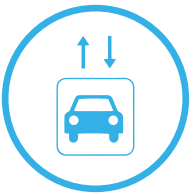
COMMUNITY PLAZA



329 UNITS



165 CAR PARKING



AUTOMATIC CAR PARK



+6,000 SQM LANDSCAPE



NURSERY



RETAIL



PUBLIC FACILITIES



WELLNESS CENTRE



NEW JOBS

SUMMARY:

- **305 USE CLASS C2 APARTMENTS**
- **24 USE CLASS C3 APARTMENTS**

3.0 Design

3.2 Amount

3.2.1 Accommodation Mix



sydney · brisbane · canberra · melbourne · adelaide · kuala lumpur · auckland · christchurch · london · madrid

DEVELOPMENT AREA SUMMARY - OVERALL																																																
GUILD LIVING RESIDENCES							GUILD CARE							GUILD AFFORDABLE			GUILD COMMERCIAL				NIA (1)		GUILD AMENITIES								AMENITY SUPPORT				BUILDING SERVICES						NIA (2)		GIA (MINUS PARKING)		GIA			
STUDIO	1BED	2BED (C) (S)	2BED (M)	2BED (L) (XL)	3BED	TOTAL UNITS	NSA		GCS	NSA		GCR	NSA		KW	NSA		RETAIL (LFoH&BoH)		CHILDCARE (LFoH&BoH)			CARE AMENITY (LFoH&BoH)		WELLNESS (LFoH&BoH)		F&B (LFoH&BoH)		AMENITY (LFoH&BoH)		AMENITY SUPPORT (LFoH&BoH)		CIRCULATION (LFoH&BoH)		SPACES	PARKING AREA - NIA		PLANT/SERVICES		VERTICAL SHAFTS								
							m²	ft²		m²	ft²		m²	ft²		m²	ft²	m²	ft²	m²			ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²		ft²	m²	ft²	m²	ft²							m²	ft²
NA	69	139	13	25	21	267	19,864.07	213,815.07	28	756.58	8,143.76	10	467.03	5,027.07	24	1,206.39	12,985.47	170.01	1,829.97	156.64	1,686.06	22,620.72	243,487.40	922.41	9,928.74	791.88	8,523.73	416.05	4,478.32	474.88	5,111.57	786.12	8,461.73	0	0	144	1,024.73	11,030.10	801.74	8,629.86	0	0	5,217.81	56,164.04	34,306.56	369,272.74	35,331.29	380,302.84

DEVELOPMENT UNIT MIX							TOTAL	PARKING						
NA	25.8%	52.1%	4.9%	9.4%	7.9%	100%	LEVEL	NIA (PARKING)		GIA		NIA PLANT/SERVICES (BASEMENT)		TOTAL SPACES (INCL EXT.)
								m²	ft²	m²	ft²	m²	ft²	
								1,024.73	11,030.10	1,024.73	11,030.10	0	0	

EFFICIENCY RATIO (MINUS PARKING NIA)									
GUILD LIVING RESIDENCES								58%	
GUILD LIVING RESIDENCES + GUILD CARE								61%	
GUILD LIVING RESIDENCES + GUILD CARE + GUILD AFFORDABLE								65%	
GUILD LIVING RESIDENCES + GUILD CARE + GUILD AFFORDABLE + GUILD COMMERCIAL								66%	
GUILD LIVING RESIDENCES + GUILD CARE + GUILD AFFORDABLE + GUILD COMMERCIAL + COMMUNAL AMENITIES								76%	

DEFINITIONS									
GUILD LIVING COMMUNITY	GLC	TERM FOR GUILD LOCATION							
GUILD LIVING RESIDENCES	GLR	1,2,3 BEDROOM MAIN C2 WITH CARE OPTIONS							
GUILD CARE RESIDENCES	GCR	LARGER GCS OPTION/SMALLER GLR OPTION							
GUILD CARE SUITES	GCS	MEMBERS REQUIRING GREATER RANGE OF CARE/SERVICES							
GUILD MEMBERS		THOSE WHO CALL GUILD HOME & WORK WITHIN THE COMMUNITY							
GUILD AFFORDABLE		C2 UNITS WITHOUT CARE							
GUILD COMMERCIAL		SPACES OF MULTIPLE USES; FOR COMMERCIAL RENTAL							
GUILD AMENITIES		SPACES OF MULTIPLE USES; FOR CARE & WELLNESS & F&B & AMENITIES & CIRCULATION ETC...							
GUILD SERVICES		PLANT & SERVICES & PARKING & VERTICAL SHAFTS							
madrid									

DEFINITIONS									
LANDLORD FRONT OF HOUSE	LFoH	GUILD MEMBERS CIRCULATION AREAS EXE. GF ENTRANCE LOBBIES, CARE RESIDENCES & SUITE COMMON AREAS							
LANDLORD BACK OF HOUSE	LBoH	SERVICE & MAINTENANCE CIRCULATION AREAS, VERTICAL PENETRATIONS (LIFT SHAFTS INC. DIVIDING WALLS/ RISERS)							
PLANT		DESIGNATED PLANT SPACE & ACCESS FOR BUILDING SERVICES							
PARKING		APS (AUTOMATED PARKING SYSTEM) AREAS INC. SUPPORTING SERVICES							
NIA 1		SUM OF TOTAL RESIDENTIAL NSA							
NIA 2		SUM OF TOTAL AMENITIES/SERVICES/APS PARKING							

EFFICIENCY RATIO - GUILD CARE											
CARE SUITES	NSA		CARE AMENITY (LFoH)		GIA		CARE RESI	NSA		GIA	
	m²	ft²	m²	ft²	m²	ft²		m²	ft²	m²	ft²
LEVEL 2	756.58	8,143.76	734.81	7,909.43	1,632.52	17,572.30	LEVEL 2	467.03	5,027.07	733.83	7,898.88

EF.	46%	64%
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Area Disclaimer

Any areas indicated in this document are approximate. They relate to the likely areas of the building at the current state of design, using the stated option (e.g NIA) from the Code of Measuring Practice 6th Edition RICS/ISVA. Any decisions to be made on the basis of these predictions, whether to project viability, pre-letting, lease agreements or the like, should include due allowance for the changes inherent in the design development and building process.

It should be further noted that:

- There is design development yet to take place that might affect them;
- The drawings included may not allow for anomalies in relation to surveyed/drawn plans;
- The Contractor is required to work to specific tolerances during construction.

Take account of these factors before planning any financial or property development purpose or strategy.

3.0 Design

3.2 Amount

3.2.2 Density

Urban Housing Capacity

The Council has identified the prosed development site where a higher density scheme can be accommodated. The Council's existing policies do not specify indicative or specific densities that should be applied to development proposals, and guidance is covered under:

- Core Strategy Policy CS5
- Core Strategy Policy CS8
- Core Strategy Policy E7
- Core Strategy Policy DM11
- Core Strategy Policy DM13

*Reference urban housing capacity study 2018

Proposed Density

- Site area 1.5 hectares
- 329 proposed units
- Density 219.3 dwellings / Ha

* Current local density policy have been set aside it is inconsistent with national planning policy, further details are referenced in the planning statement.

Design Appraisal

Increased density within a local area raises concerns on surrounding social and physical infrastructure, local amenities, the size of homes, and adequate open space, both public and private.

Through the design development of the proposed scheme, these concerns have been addressed through the planning application process and are subject to planning policies, and local concerns which have had a bearing on the resulting size and shape of development.

Following 'Good Design' & best practice guidance, the proposed scheme offers a quality higher density environment, designed to deliver many benefits. This is achieved by combining a balance of commercial, leisure and retail activity with residential space creating a more vibrant environment and delivering investment, regeneration of a brownfield site, with better local services (care for the elderly) and social infrastructure.

Making better use of existing derelict land also helps deliver a richer neighbourhood community, and preserve the green belt. Integrated thinking around car use and to reducing car dependency with initiatives such as the car clubs and minibus service for residents and the inclusion of on-site amenities such as the wellness centre, restaurant and small shops will ease pressure on existing transport infrastructure.

The scheme would generate further value for the local community through different forms of taxation - not only on the developer and operator of the site but future residential council tax and business rates – further support future improvements to the wider Epsom community and their needs.



WPI Strategy Report for Homes for Later Living (2019)

3.0 Design

3.2 Amount

3.2.3 Amenity

Policy Compliance	Building A Ground floor		Building B Ground floor		Building A First floor	
<ul style="list-style-type: none">The creation of a later living community which provides a mix of dwelling types, sizes and tenures, meets the housing needs, and in particular those of the older population, in accordance with Policy CS9Inclusive DesignCQC care accommodation <p>The amenity offering at a Guild Living community and the quality of these spaces is essential for the success of the development. The collection of spaces forms the epicentre of the community and creates a hub and focal point for Guild members, staff and the local community.</p> <p>Guild Living at Epsom has been designed to reflect these key principles, whilst connecting the Epsom Hospital to the Millennium Green and creating an exciting, vibrant area to enjoy.</p> <p>Guild living as operations team is responsible for the development of the functional requirements of the food and beverage offering, access and delivery and day to day operational requirements of staff facilities, the wellness facilities, the care facilities and the amenity offering for the members and guests. The development of these areas will be progressed in more detail during later design stages.</p> <p>There are also areas of the ground floor that are to be operated by other entities (retail, nursery) and therefore fit-out requirements to be delivered are to considered during later design stages.</p>	Drop off point and main entry	194.3m2	Restaurant, cafe, bar	270.05m2	Media Room	84.32m2
	Post room	22.32m2	Female W/C	11.37m2	Reception bar	25.34m2
	Sales suite	17m2	Male W/C	8.74m2	Banquette seating	27.84m2
	Sales office	14.67m2	Accessible W/C	8.29m2	Assisted bathroom (3 number)	16m2
	General Manager's office	8.25m2	Show Kitchen	40.4m2	Store Room	14.2m2
	Admin and HR	28.52m2	Restaurant Kitchen	39.6m2	Av storage	18.29m2
	Beauty Salon	48.86m2	Kitchen BoH	21.72m2	Male & Female WC (staff changing)	18m2
	Multi-purpose room	25.38m2	Cold and dry stores	19.56m2	Linen store	5.8m2
	Secondary entry (lobby & lounge)	96.73m2	Staff W/C	5.61m2	Food holding	6.03m2
	Yoga / Pilates / Gym	102.22m2			Caretakers office & workshop	46.7m2
	Laundry and housekeeping	10.1m2			Residents lockable Storage	124.8m2
	Consultation room 1	13m2			Unisex WC	13m2
	Consultation room 2	13m2			Staff Mess (Break Room)	43.90m2
	Therapy room	23.98m2				
	Unisex therapy room	18.15m2				
	Female changing	23.42m2				
	Male changing	23.73m2				
	Accessible showers x2	6m2				
	Swimming pool area					
	Including hydrotherapy Pool	207.1m2				

3.0 Design

3.2 Amount

3.2.3 Amenity - Restaurant / Cafe / Bar



Community Restaurant Plan



Community Restaurant Sketch

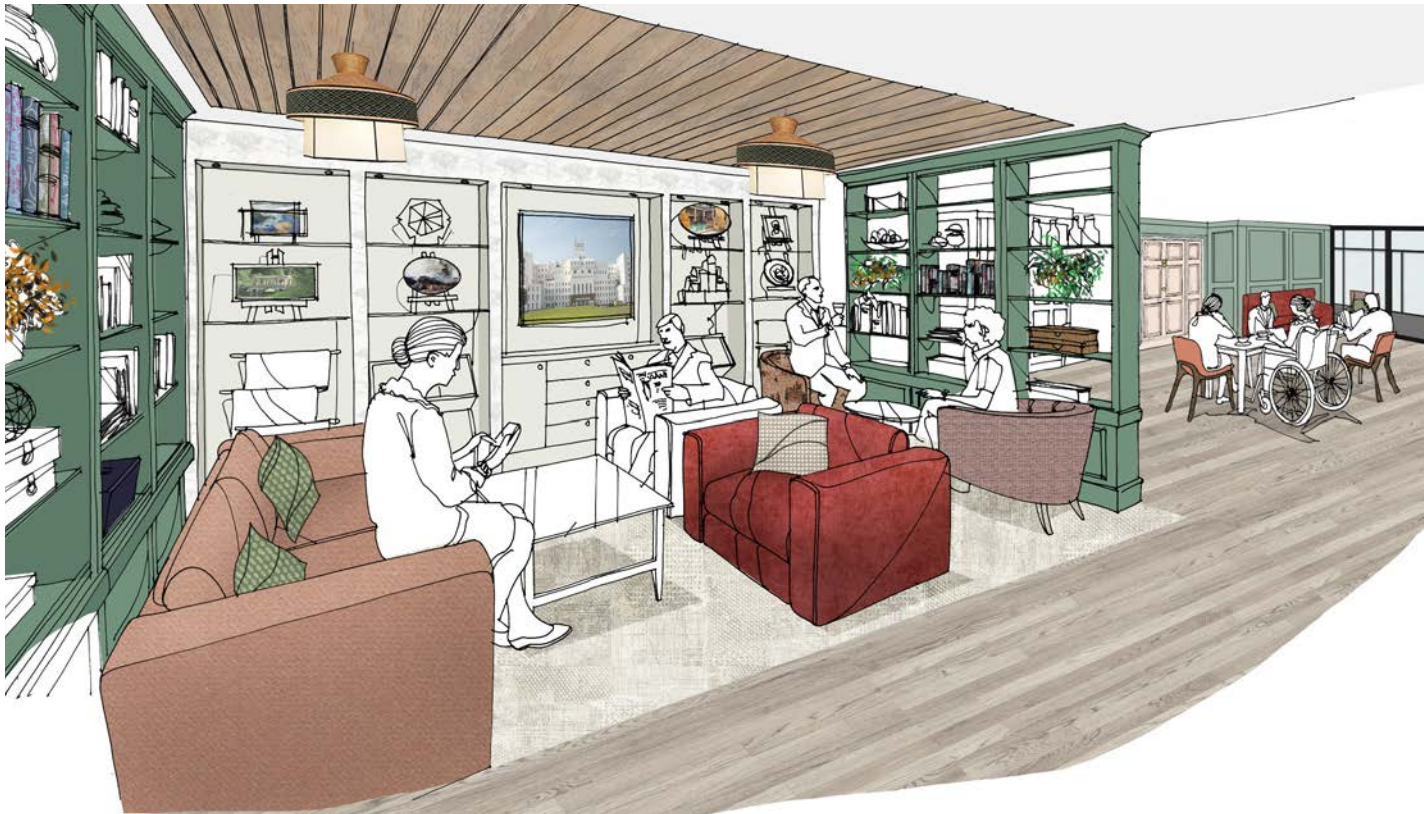
3.0 Design

3.2 Amount

3.2.3 Amenity - Care Community



Higher Care Floor Plan (Level 02)



Care Floor Amenity Sketches

3.0 Design

3.3 Layout

3.3.1 Layout Principles

Design and Place Making

The development is considered to be consistent with the approach set out in the policy statement ‘Making Efficient Use of Land - Optimising Housing Delivery’ as it represents the effective use of the site and optimises the capacity of the site.

The design and scale of the proposed new development have been informed by the context of the local area, the design policies and guidance set out in the Development Plan and on-going pre-application engagement with Epsom & Ewell Borough Council.

The proposed care community on the Epsom Hospital site will be the first of its kind in Epsom and will be an exemplar scheme in terms of the standard of facilities and the provision of support and care.

The site is in a highly sustainable location for the proposed use and satisfies the locational and design objectives set out in the Core Strategy and Development Management Policies (in particular **Policy DM21** which supports specialist forms of residential accommodation and **Policy DM22** which requires an appropriate mix of housing within the Borough.

At the same time, the proposed development will provide for a new form of a community facility in accordance with **Policy CS13**.

These community benefits provide part of the wider public benefits case for the scheme. As set out below, there are several factors which, taken together, are considered to provide a compelling land use case and which contribute to the various strands of sustainable development set out in the **NPPF**.

Ancillary uses within the scheme will provide other direct employment opportunities including the proposed children’s nursery and the Wellness Centre.

A Public & Private Landscape

The human-centric approach to the main plaza design creates a fantastic space of public amenity and community interaction, linking private Guild Members, hospital visitors and workers into and through the site. Tranquil sensory garden on the podium link to Guild Care Residents and wellness amenity.

B Amenity Spaces

Amenities including, cafés, restaurants, child care, retail and wellness are, strategically placed and linked to the public plaza providing variety for Guild Members, hospital visitors and workers.

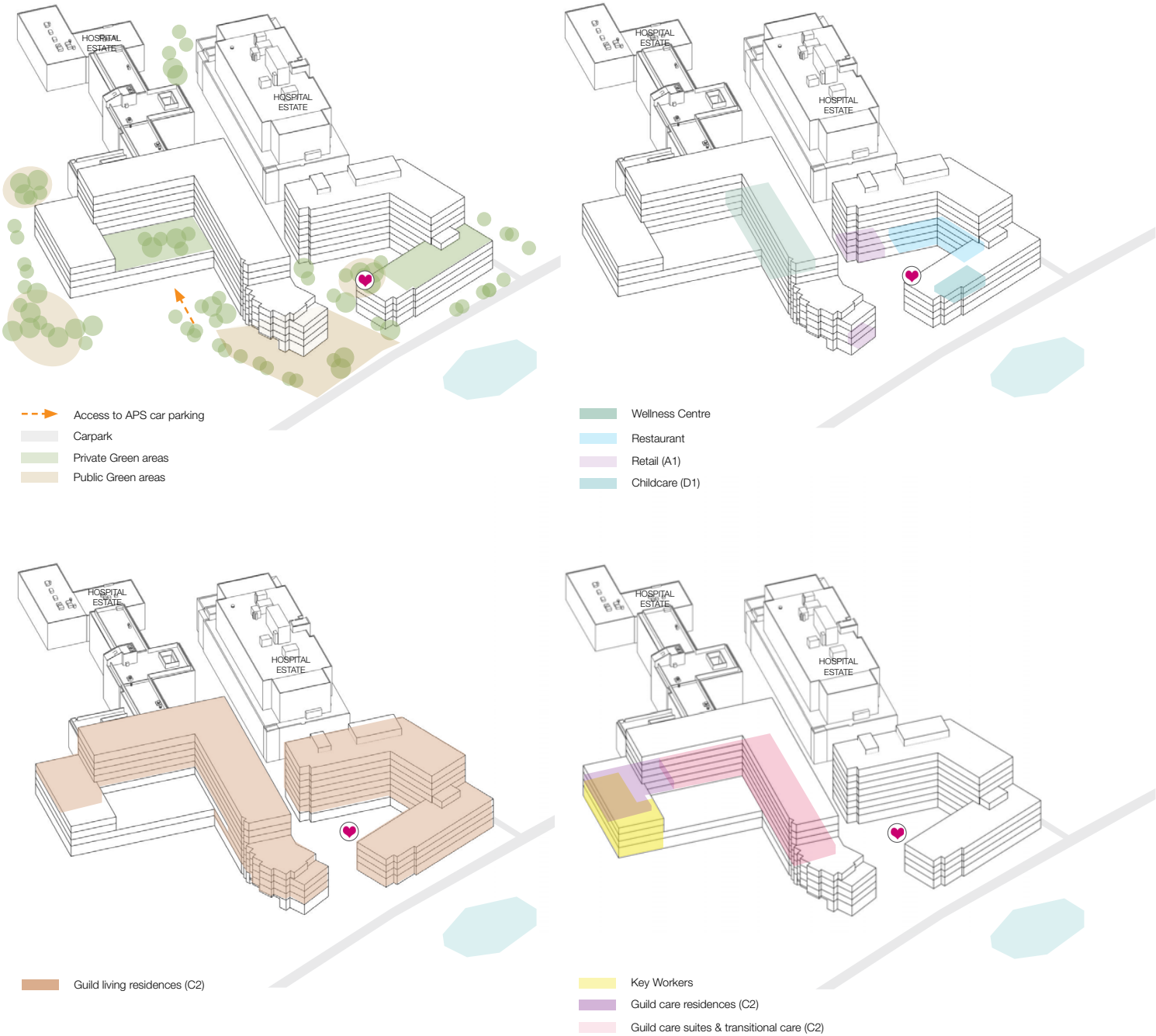
C Guild Living Residence

Provisions for Guild Living Residence typically occupy upper levels within the taller buildings.

D Guild Care Residence & Care Suites

The Guild Living Community design at Epsom provide care provisions which include Guild Care Residences Guild Care Suites & Transitional Care occupying lower levels.

Community landscaped plaza



3.0 Design

3.3 Layout

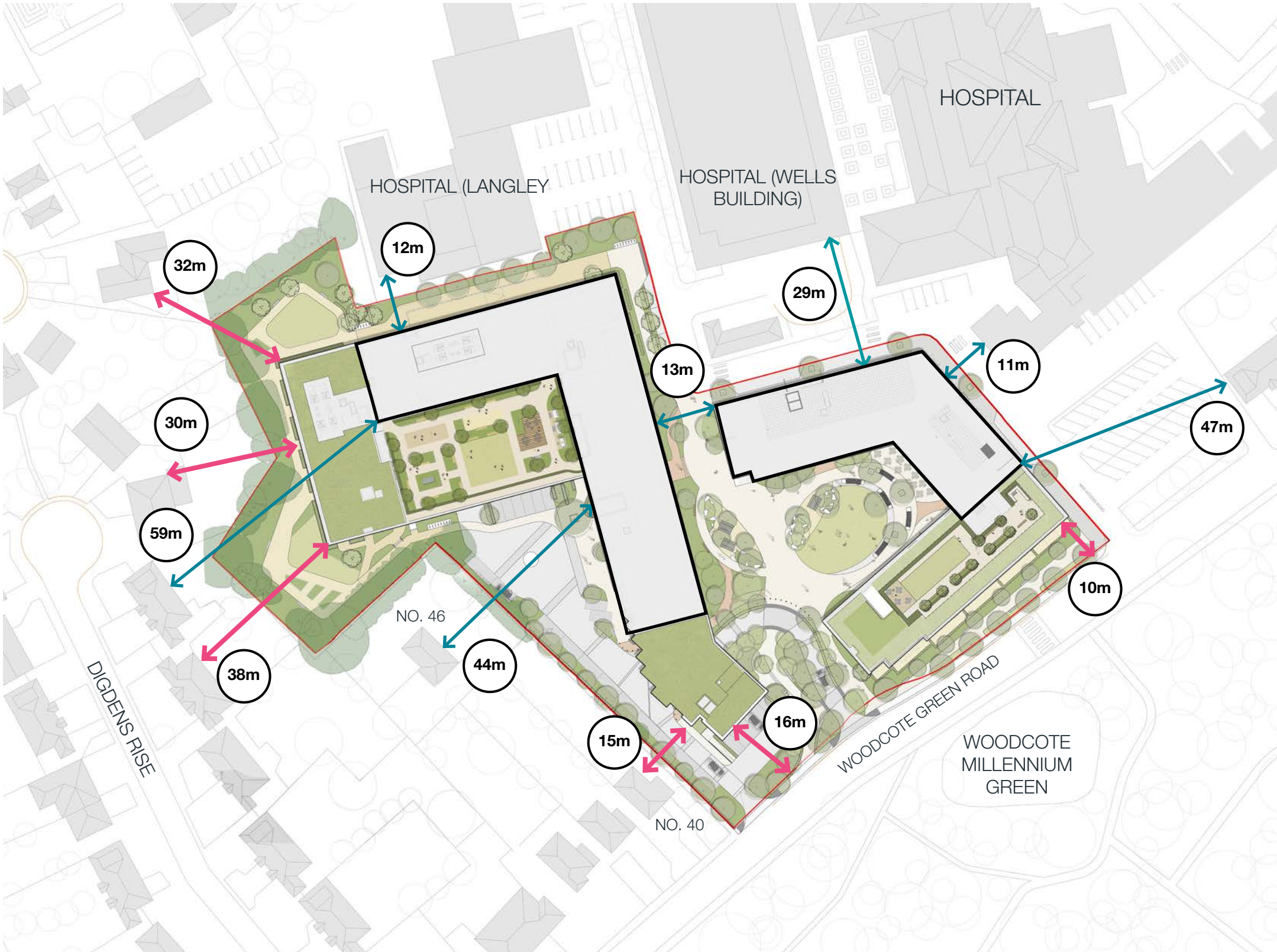
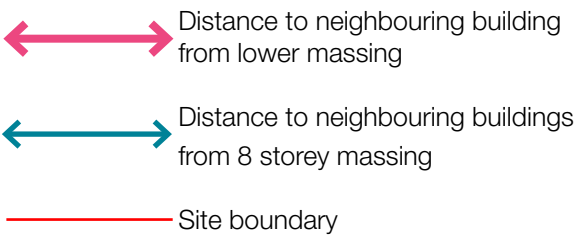
3.3.1 Layout Principles - Distance Between Buildings

The proposed development of the massing and façades have been designed to achieve suitable setbacks and facing distances between neighbouring properties and proposed buildings. This will ensure that need for fire rating the facade under building regulations Part B is mitigated and that neighbouring properties have been considered with regards to impact on privacy and amenity providing a high-quality architectural design solution.

The taller elements of the buildings on the western side of the site are located some 59metres from the rear of the houses at Digdens Rise, lower elements of the building range from 30-38metres. The taller element towards the centre of the site is located some 44 metres from the house at number 46 Woodcote Green Road. These substantial separation distances demonstrate that sufficient regard has been afforded to privacy and amenity of the adjacent properties to the west of the site, in accordance with **Policy DM10** of the Development Management Policies Document.

The proposed buildings, from four to eight storeys, are positioned some 47 metres from the house at number 28 Woodcote Green Road. This substantial separation ensures that there will be no material impact on the privacy and amenity of the adjacent properties to the east of the site, in accordance with **Policy DM10** of the Development Management Policies Document.

Based on existing survey data, the principle facing elevations of neighbouring prosperities have been referenced in the diagram to demonstrate facing distances between buildings



Ground Floor Plan

3.0 Design

3.3 Layout

3.3.1 Layout Principles - Later Living

Internal organisation

The two buildings have been planned to provide efficient floor plates that offer spacious, well-lit apartments that benefit from their setting with views into the central landscaped plaza and views onto the Millennium Green, to the south. Both buildings include a mix of apartment sizes to achieve a balanced community that offers a variety of apartment sizes across a range of price points. The for-sale market apartments are mixed throughout the buildings, whilst the care offering is located in Building A, to provide the best connection with the amenity areas.

The care floor also benefits from private outdoor space, the roof to the car park is landscaped for additional care use. Landscaped areas are designed for providing areas if relaxation, outdoor dining and play, planters at alternating levels with varied seasonal plants and trees create visual interest and contrast to aid wayfinding as well as an overall sensory garden experience which is south facing, further landscape detail is provided within landscape DAS. The key worker apartments are also located in Building A, an independent stair and lift core with direct external access provides discrete entry and exit to and from these apartments, without having to access from the main entry.

Resident members in Building B also benefit from having access to private outdoor space, the south-facing roof terrace on level 4 is landscaped and designed to create a flexible multi-functional space for several activities including areas for yoga exercises, contemplation and relaxation. The main stair and lift core provides member access to this landscaped roof terrace from the ground floor and can also be used for holding private events managed by the operator Guild Living for resident members, further details on landscape design is provided within the landscape DAS.

Core planning

There are a total of eight cores, five located in Building A and three in Building B. The increased number of cores in Building A directly relates to the differing uses in this block and the requirement for these uses to have separate and secure lift access.

The main cores are compact in design, allowing for two lifts, one fire fighting and one for evacuation, the escape stair includes a dry riser and the requisite riser capacity for services, which extend the full height of the building have also been integrated into the design of the core. The majority of the cores have access to natural light through windows adjacent to the lifts. These windows also provide automatic smoke extract to the lobbies and corridors. A number of the cores also benefit from cleaners cupboards. The number of cores also allows for maximum internal efficiency of floor plates and separate lobbies at ground floor. This is important for the care floor access and these separate lobbies facilitate safety security and the ability to isolate floors and buildings if required for infection control.

The overall design of the cores have been designed in collaboration with consultants including Access Consultant, Building Control Officers, Fire Eng. and MEP Eng. in order to achieve the required standards as set out in Building Regulations Part M and Part B.

Later living typical Design Standards

Whilst designing an efficient building, the end-user has to be considered at all times to ensure that the whole building functions effectively and responds to later living requirements. These requirements are described throughout the document and are summarised below for the whole building.

- Simple plan form and layout to aid wayfinding
- Accommodation to be single storey
- Entrances maximising legibility and security
- Automatic sliding doors are used in specific locations to improve accessibility
- Ergonomically designed without sharp edges, easy to use ironmongery for people with arthritis or reduced hand mobility and dexterity.
- Electrical sockets and switches located at an appropriate height
- Access control to lift cores and specific areas such as the care floors and consulting rooms to provide security to the guild members.
- Colour scheme's which use contrasting tones to highlight locations and features within the building
- Building fully sprinklered
- Flush thresholds throughout.
- Ergonomic furniture that is easy to clean and to use by the members.

Planning Policy Guidance







The Planning Practice Guidance (NPPG) supports the National Planning Policy Framework and comprises detailed guidance in respect of various matters. With regards to older people's accommodation, the **NPPG (consolidated guidance dated 26 June 2019)** outlines how local authorities should address the need for older person's housing, stating that:

“Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Therefore, an understanding of how the ageing population affects housing needs is something to be considered from the early stages of plan-making through to decision-taking” **(NPPG Paragraph 001 ID: 63-001-20190626).**

3.0 Design

3.3 Layout

3.3.2 Ground Floor



Drop off and arrival experience

Community hub

Main public plaza and landscape areas

Communal facilities interfacing with the wider community

Street activation, public retail amenity, intergenerational spaces and childcare

Wellness centre

Automatic carpark system



3.0 Design

3.3 Layout

3.3.3 Level 02 - Extra C2 Care Provision



Community hub



Sensory garden



Outdoor activities



Guild care suites

Care

“Care” is defined by Article 2 of the Use Classes Order as: “personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder.”

It is acknowledged that there are different types of specialist housing designed to meet the varying needs of older people which can include age-restricted general market housing, retirement living or sheltered housing, extra care housing or housing-with-care and residential and nursing care homes (**NPPG paragraph 010**).

The proposal seeks to provide aspirational independent living units at varying levels of affordability. In addition, the Guild Living community is unique in offering a range of living accommodation including rental suites (GCR), care suites (GCS) and key worker accommodation as well as providing public access to an extensive range of communal and wellness facilities.



Level 02 Plan (Building A Care Floor)

3.0 Design

3.3 Layout

3.3.4 Typical Apartment Level - Minimum C2 Care Provision



Typical Apartment Level Plan

3.0 Design

3.3 Layout

3.3.5 Typical Apartment Level - Building A Staggered Step Facade

*Potential for overlooking - mitigated with design of full height windows at 90deg. to site boundary to apartments facing No.40 Woodcote Green Road.



3.0 Design

3.3 Layout

3.3.6 Typical Apartment - Guild Living Residences

Guild Living Product

This scheme represents Guild Living’s core product offering. Designed for ageing in place, GLRs support the Member’s needs, allowing a seamless delivery of discreet and respectful services offered within the home. The design responds to the functional needs of an ageing person, without sacrificing Guild Living’s design aesthetic. The tenure of this product is a long lease purchase and there is the ability to provide domiciliary care support from the care floor. The target group will be an individual or a couple, generally over the age of sixty-five who may aspire to live within an active community environment. A Guild Living residence should allow the user to live independently for longer.

The Guild Living Residences provide the majority of the accommodation for the Epsom site and these residences are a key provision by Guild living to be able to offer a product that provides a safe, secure, age-appropriate home. The use class of the whole development has been submitted to planning with a C2 classification, which is by definition ‘C2 Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centre’ (planningportal.co.uk).

The target age range for these residences is over sixty-five and combined with the use class definition and requirement to offer a safe, secure, age-appropriate homes where the resident can age in one place. Residents can adapt apartments to their changing health needs and has been considered as part of the proposed apartment designs. These residences therefore by definition are different to a normal market, for sale apartment.

Through early planning and development, Marchese Partners developed a number of standard apartment types that could then be applied to the various Guild projects. Through the development of these types, we have been able to then integrate key later living design elements, that relate back to our later living design principles. These overarching design principles are highlighted in the plan on the following page.

The following is a summary of the key design aspects for a Guild living residence

- Master bedroom layout provides direct connection to the en-suite which is M4(2) compliant as minimum
- Visual connection to the ensuite from the bed
- Epsom has GLR apartments designed to achieve 90% M4(2) / 10% M4(3). M4(3) compliant apartments are designed to be adapted to these requirements from day one. These residences can therefore be delivered as M4(2) apartments, but with the adaptability built in for conversion to M4(3) if required.
- Dementia specific design standards
- Shower rooms comprising of a level threshold into the shower and with a wet room waterproofing system.
- Provision of telecare systems and alarms, also ability to install bed and floor sensors
- Design to accommodate, anti-scald/ burn safety measures, fire detection.
- Patricing provided in accessible bathrooms to allow for the retrofitting of grab rails.
- Environmental control will include mechanical ventilation, under-floor heating and open-able windows (restrictors to care suites)
- Options for air-conditioning to be considered as a purchaser extra
- Carefully considered lighting e.g. colour options to replicate daylight, uplift mood or promote rest
- Night light in en-suite for safe navigation after dark
- Low level sensor lighting which can be turned on by carers when entering at night (Care Suites)

- Mix of overhead and wall lighting
- All lighting to bedrooms and living areas have dimmable controls
- Flush thresholds throughout
- 2.7m high ceilings to the living and bedroom areas.

Specific User Group Requirements

Visual Impairment - dementia design elements

- A colour scheme with good contrast between the floors, walls and ceilings
- No glossy or reflective surfaces, particularly on floor coverings
- No highly patterned floors and worktops since it is harder to pick out objects against them
- Contrast between doors and their handles
- Contrast between walls and control switches

General Specification

Location Site specific

Hours of operation 24H

Critical Relationship Close to residential lift and escape cores

Ceiling Height Min. 2.7 M (Living and Bedroom Areas)

Min. 2.4 M (Bathrooms/ Kitchens and Service Zones)

Finishes (please refer to full finishes schedule in appendices 2)

Ceiling General: Painted plasterboard

Bathroom: Moisture resistant painted plasterboard

Floor: Bedroom, Living, Dining & Corridors: Carpet with suitable underlay

Upgrade option: Engineered Timber

Kitchen & Bathroom: Tiles

Wet-room floors to be non-slip

Shower floor drain to rear wall to avoid trip hazard.

Walls: Bedroom, Living, Dining & Corridors, painted plasterboard

Kitchen: Painted plasterboard & feature tiles

Bathroom: Wedi board laid on ply lining to wet areas with full height tiles, Feature tile and shower

Ply boarding fitted between partitions to allow future installation of grab-rails

Doors Main and Bedroom: Lockable, bathroom: thumb lock

FF&E: Built in

Kitchen: Kitchen cupboards/ doors/ worktops/ splash-backs

Ensuites/Shower Rooms: Bathroom vanity unit and sanitary ware

Storage / MEP cupboards, wardrobes

Note: low temperature fixtures and fittings to be specified to avoid risk of scalding

3.0 Design

3.3 Layout

3.3.6 Typical Apartment - Guild Living Residences

1.

Later Living Principle: Recessed front door to create interest and highlight the entry - 'A place to call home'
2.

Later Living Principle: View connecting to the outside to create space and light within the apartment with low window sills.
3.

National Space Standards: Storage is provided
4.

Later Living Principle: Flexibility is preferred - the ability to turn a bedroom into a study or extend the living area provides the member options in living arrangements.
5.

Building Regulations Part M4(2)/(3): Large adaptable ensuite/shower rooms.
6.

Building Regulations Part M: Level thresholds throughout provide accessible, non-trip environments.
7.

Later Living Principle/CQC: Fixtures, fittings and materials are considered and designed with the member and dementia design principles in mind, such as ergonomically designed door and joinery handles, contrasting colours and easy to use kitchen appliances.
8.

Later Living Principle/CQC: Down-lights placed to not cast shadows on the members' faces in bathrooms or in kitchen areas are key.
9.

Building Regulations Part M: Washing machines, ovens and microwaves are provided at an accessible height, and where possible adjacent worktops.
10.

Building Regulations Part M: Bathroom walls with ply boarding fitted between partitions where required to allow for retro-fitting grab rails.
11.

Later Living Principle/CQC: Views, where possible, should be provided directly from the bed to the WC (this is advocated by Elderly Living research)
12.

Building Regulations Part M: The heights and locations of window and door handles, light switches and power points are considered, along with their style, so that they are easily accessed and clearly defined.
13.

Later Living Principle/CQC: Provisions in master bedroom and en-suites to allow retro-fitting of hoists.
14.

Building Regulations Part M: Balconies to allow for wheelchair access and turning and to be pre-fabricated off site, where applicable.
15.

Bathrooms, kitchens and M&E cupboards to be standard, repeated modules, potentially produced off-site as pods.
16.

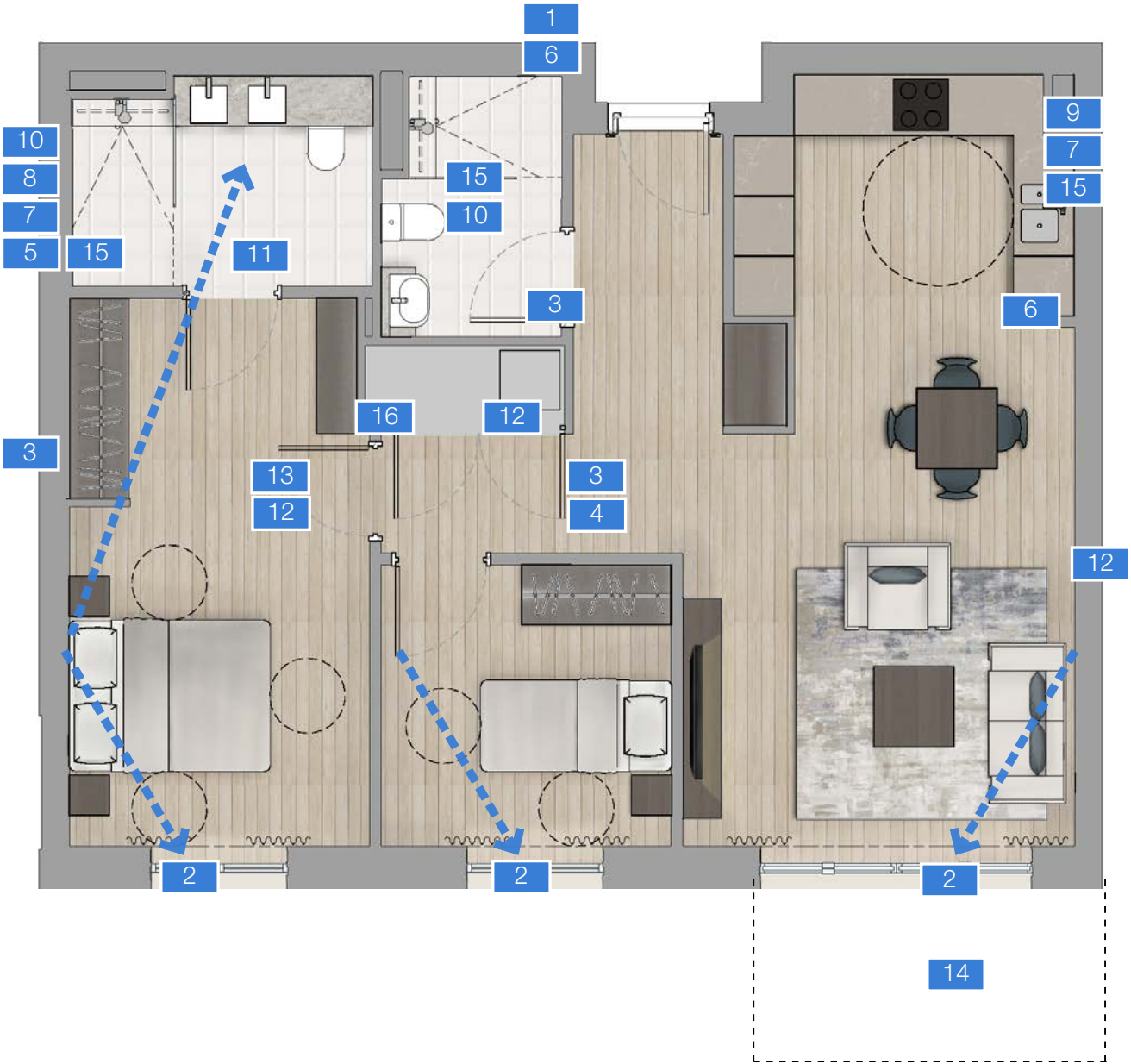
Building Regulations Part B: Provision of protected hall and addition of fire door, should the tenant become dependent. Apartment can be adapted to comply with BS 9991:2015.
- Nationally Described Space Standards require the following:

•

Single bedroom providing one-bed space: 7.5m2, at least 2.15m wide

•

Double bedroom (or twin room) providing two-bed spaces: 11.5m2, at least 2.27m



3.0 Design

3.3 Layout

3.3.6 Typical Apartment - Guild Living Residences



Denotes circulation required for
Building Reg. Part M4(2) compliance

Typical 1 Bed GLR

- 58.5sqm - 630sqft
- (Post - Adaptation layout shown dotted red)
- Optional bathtub shown dotted

Typical 2 Bed + Study GLR

- 75sqm - 807sqft
- (Post - Adaptation layout shown dotted red)
- Optional bathtub shown dotted

Typical 2 Bed + Study Care Unit

- 90sqm - 969sqft
- (Post - Adaptation layout shown dotted red)
- Optional bathtub shown dotted

Typical 3 Bed GLR

- 110sqm - 1185sqft
- (Post - Adaptation layout shown dotted red)
- Optional bathtub shown dotted

3.0 Design

3.3 Layout

3.3.7 Typical Apartment - Guild Care Residences & Guild Care Suites

GCR

Guild Care residences provide the vibrancy, activity and social connection from the wider Guild Living Community, within an environment purposefully designed to enable seamless delivery of domiciliary and clinical care services. Distinctive features aid wayfinding and create secure assisted living environments and integration of technology aids assist in providing fully accessible living spaces

Co-located with the Care suite community, the GCR receives the same level of support that a Care Suite may receive.

Provision of support Personal care, nursing care, dementia care & domiciliary Care (Regulated services registered with CQC)

GCR Members

- An individual or couple, generally 70+ who aspires to retain an established sense of home, GCRs represent a true sense of a home environment.
- An individual receiving a higher level of domestic or care support.
- Individuals who prefer a more residential design environment than a care suite, one may live independently while receiving higher care for their partner or move to be closer to their partner in a higher care community.
- Individuals requiring greater care security.

GCS

Care Suites are available within every scheme, designed to offer 24-hour care services.

Provision of support; Personal care, nursing care, dementia care. Regulated services registered with CQC

GCS Members

A single person generally 75+ who aspires to live within a supportive environment, with 24-hour care delivered as required.

Quality Care Commission (CQC)

GCS & GCR are higher/extra apartments and exempt from National Spaces and confirm to CQC and Part M design guidance in its place. Further design reviews will be on-going during later RIBA detailed design stages.

General Notes - TYPE C1A GCR

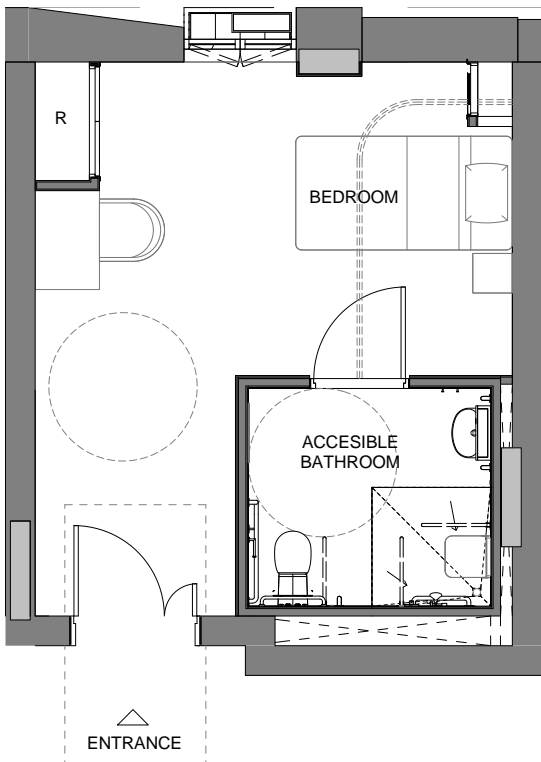
- 10 - 20 per community scheme - 80% Target Mix
- 46sqm - 495sqft
- M4(3) compliant
- Optional sliding door shown dotted
- CQC compliant
- Not to Scale



GCR

General Notes - TYPE CS1A

- 30 - 40 per community scheme - 70% Target Mix
- min 25sqm - 280sqft
- M4(3) compliant
- CQC compliant
- Not to Scale

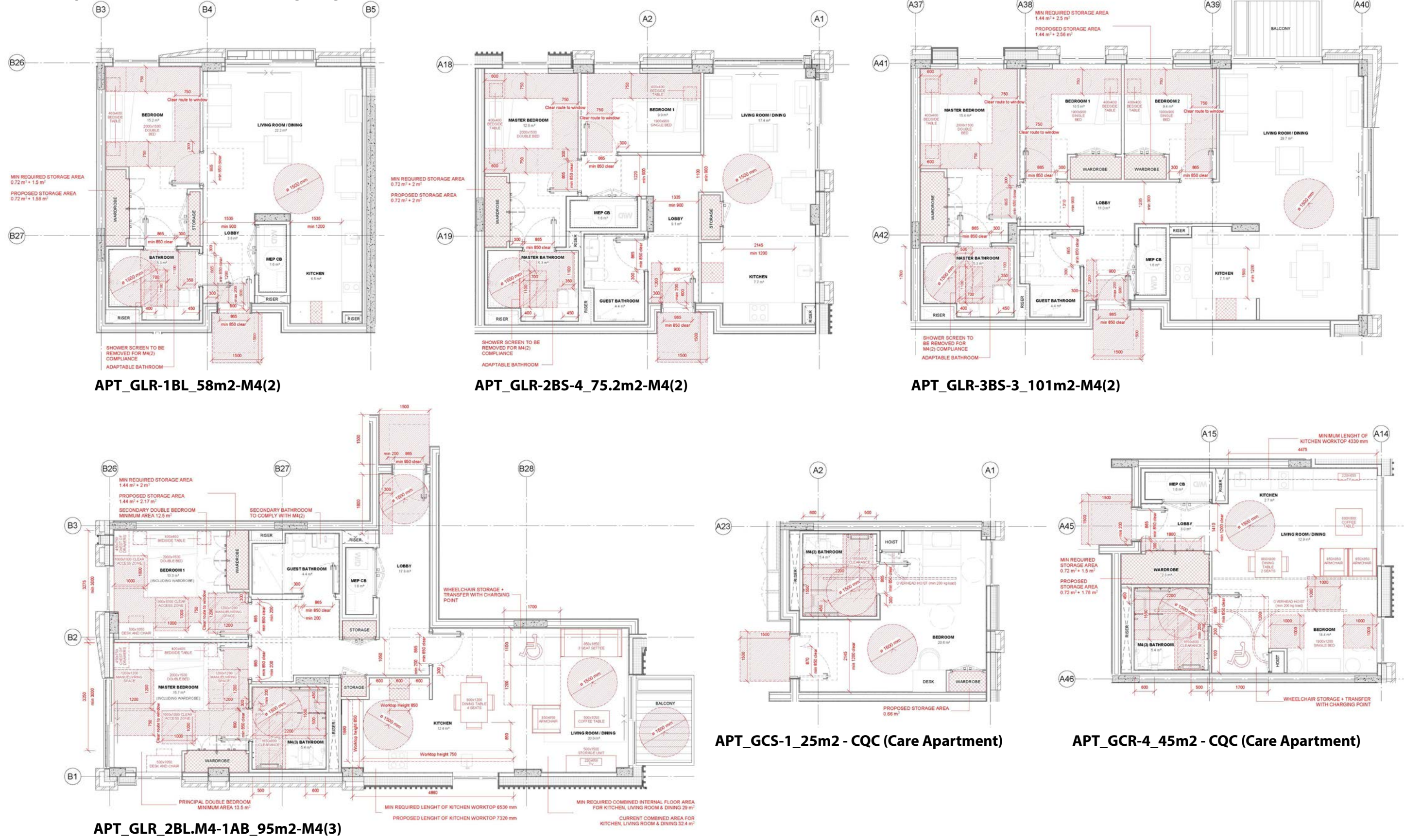


GCS

3.0 Design

3.3 Layout

3.3.8 Typical Apartment - Building Regulation Part M Compliance



3.0 Design

3.3 Layout

3.3.9 Typical Apartment - Daylight / Sunlight

Daylight Appraisal

The development of the design (windows and orientation of buildings) have been considered with regards to achieving the Average Daylight Factors required to meet **BRE guidelines** for residential apartments. Avison and Young have been consulted during the design development process to assess the proposed apartments. They have concluded the following:

The results of the ADF assessment are now described and summarised below.

Building ref.	Total rooms tested	Total rooms satisfying ADF target	BRE compliance rate
Building A	231	230	99.5%
Building B	211	208	99%
TOTALS:	442	438	99%

Table 01: Internal daylight results (ADF)

For internal daylight, as shown on the summary Table 01 above, the results indicate that the vast majority (99%) of the 442 habitable rooms assessed will satisfy or exceed the ADF targets for the assigned use.

There are just four rooms that do not quite satisfy the ADF target, comprising two living/dining areas (room refs. R58/141 and R53/151); and two LKDs (room refs. R37/151 and R37/152). However, these represent very minor deviations of only 0.1% and 0.2% for the living/ dining areas and 0.1% and 0.3% for the LKDs; while all key living areas will receive a good level of daylight distribution with a direct view of the sky at desktop height.

In addition, the two LKDs achieve 1.7% and 1.9% and therefore exceed the suggested target for living rooms (1.5%). This is considered entirely reasonable in this context, especially bearing in mind the very high compliance across the scheme overall.

*The full Daylight / Sunlight report assessing neighbouring and proposed dwellings has been submitted as part of the application.

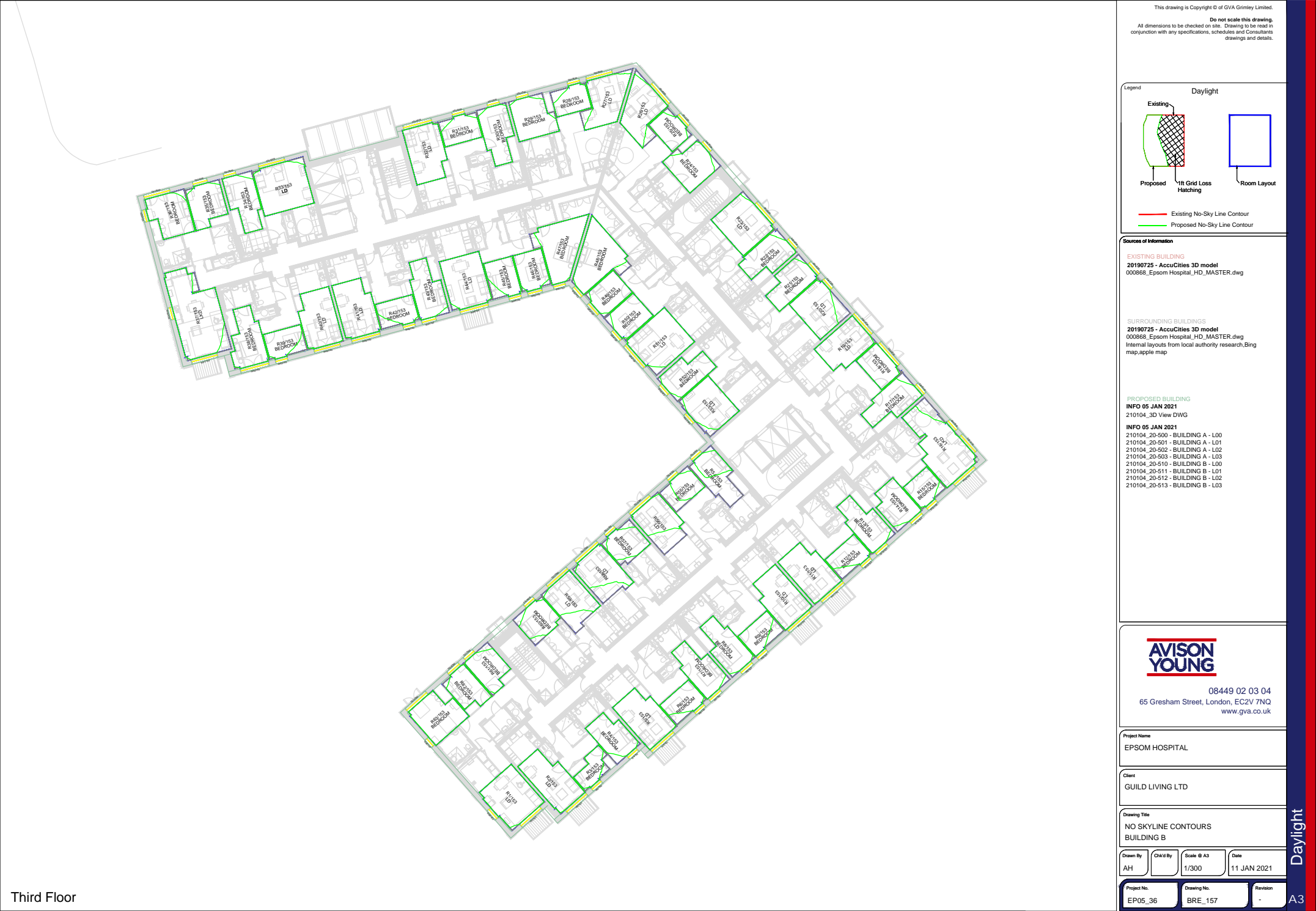


Building A: ADF Assessment of Typical Apartment Level Plan

3.0 Design

3.3 Layout

3.3.9 Typical Apartment - Daylight / Sunlight



Building B: ADF Assessment of Typical Apartment Level Plan

3.0 Design

3.3 Layout

3.3.10 Typical Apartment - Kitchen Design

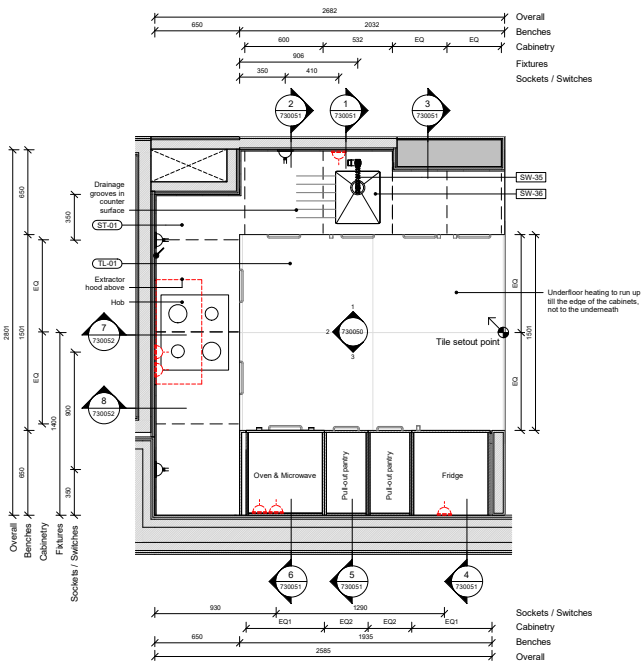
Kitchens

The design of the kitchens is a key element of the design, to be able to provide safe and user-friendly spaces for the Guild members. The residents due to their age may have reduced mobility, flexibility, visual impairments or other disabilities that require specific design features in the kitchens making them easier and safer to use. The design of the kitchens has been developed referencing Building Regulations (Part M) and in collaboration with an Access constant to assess the functionality and usability of the kitchens with regards to regulatory compliance.

The following are the key later living design elements that have been included at the time of writing into the kitchen design at Epsom:

- All kitchen worktops shall be 650mm deep – pipe runs must be fully coordinated
- Worktops shall be composite stone, with routed drain slots or solid laminate type and have glass or feature tiled splashbacks up to the underside of wall units/cooker hoods
- All cupboards and drawers will have ‘soft/self-close’ mechanisms
- Use of modular cabinet sizes.
- The remainder of walls are to be a matt emulsion finish (as appropriate)
- The kitchen shall have direct access to the dining area where these are not integral
- Kitchens are to include wall, floor and tall storage units.
- Floor units shall be a combination of both cupboards and drawers, one of which shall include a cutlery drawer
- Consideration shall be given to the storage of refuse and other sundry items

- There shall be, where practical, 2 - 4 linear metres of free work-surface space (excluding hob, sink and drainer)
- Fully integrated appliances shall include a dishwasher, frost free fridge/freezer, 2 or 4 ring electric ceramic hob, single multi-function electric oven, and a single bowl sink with drainer grooves cut into the worktop
- All finishes of white goods on display are to be satin stainless steel (unless otherwise specified)
- All appliances are to be fully integrated and where applicable concealed behind doors (unless otherwise specified)
- Consideration given to the controls on the appliances and white goods, so that they are easy to use for people with reduced dexterity.
- Sinks are to have under-slung bowls
- The dishwasher shall be adjacent to the sink and integrated.
- In apartments washer/dryers are to be located in the M&E cupboards.
- The oven shall be positioned in a tall storage unit at bench height, with the microwave
- All hobs are to have recirculated extractor hoods
- High level cupboards are to have under unit lighting installed by kitchen sub-contractor to light work surfaces and be controlled by a dedicated switch
- A grid of engraved isolating switches for appliances will be located in a wall cupboard, or on a wall adjacent to the kitchen – location to be specified by the M & E Consultant



Typical Kitchen Plan



Typical Kitchen Concept Image

3.0 Design

3.3 Layout

3.3.11 Typical Apartment - Bathroom Design

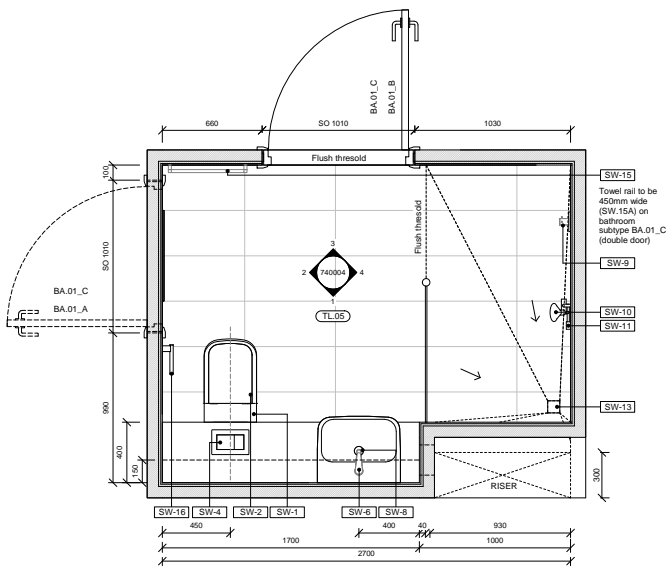
Bathrooms

The design of the bathrooms is a key element of the design, to be able to provide safe and user-friendly spaces for the Guild members. The residents due to their age may have reduced mobility, flexibility, visual impairments or other disabilities that require specific design features in the bathrooms making them easier and safer to use. The design of the bathrooms has been developed referencing Building Regulations (Part M) and in collaboration with an Access constant to assess the functionality, adaptability and usability of the bathrooms with regards to regulatory compliance.

The following are the key later living design elements that have been included at the time of writing into the bathroom's design at Epsom:

- Consideration shall be given to how tiled edges are finished with regard to edging trims etc.. Visible mastic joints are to be as discreet as possible.
- Bath and En-suites are to have a level shower, with a flush threshold and a top access waste for easy cleaning.
- All showers are to be pressurised with concealed thermostats and have separate controls for temperature, on/off and diverter (where applicable). Shower sets are to have an overhead mounted shower and also a hand shower with a flexible hose connection to the shower head.
- Consider control measures for hot surfaces and hot water:
 - Hot water to be temperature controlled and capped at 43 degrees, engineering controls can include thermostatic mixing valves (TMVs) or temperature-restricted, instant water heaters.
 - Hot surfaces (incl associated pipework) should be designed or covered so that the maximum accessible surface temperature does not exceed 43 °C.

- The risk of burns from hot surfaces may be reduced by providing low surface temperature heat emitters; locating sources of heat out of reach; guarding the heated areas (eg providing radiator covers, covering exposed pipework); reducing the flow temperatures, although this should not reduce their effectiveness or increase risk from legionella.
- Storage cupboards with mirrored doors and/or shelves shall be provided above the basin and WC. A shaver socket shall be concealed within the cupboard over the WC.
- Extract fans shall be connected to the whole unit ventilation system and be positioned over the WC where possible. Cupboard doors are not to foul the extract fan.
- The shelf/worktop to the vanity unit is to be fully removable to allow access to services and should project no more than 5mm beyond the vanity unit.
- A light above the basin shall be positioned so that it is above its centre.
- Basins are to have an integral overflow with one tap hole for a chrome mono bloc tap with pop-up waste and a chrome trap, attached to a proprietary frame for stability.
- WC's are to be wall hung, with a dual flush cistern and flush plate of 3/6 litre capacity.
- Heated towel rails are to be of the ladder type, in chrome/stainless steel finish, be fitted with thermostats and positioned to reduce the risk of possible injury.
- All bathrooms to have ply lining allowing for retro fitting of grab rails, if and when needed.
- Lavatory roll holders and two robe hooks are to be included per bath/en-suite/cloak.
- All bathrooms shall have two switched circuits – one controlling



Typical Bathroom Plan



Typical Bathroom Concept Image

3.0 Design

3.3 Layout

3.3.12 Typical Apartment - Key Worker Apartments

Key worker apartments

The outline specification for these apartments are as follows:

Fabric performance & specification:

- Building and fabric performance will be designed in accordance with exiting UK statutory building control performance standards and design guidance.
- All fixtures and fittings to meet BS/EN standards.
- Apartment design to meet with national spaces standards and UK building regulations.
- External fabric design to be in accordance with requirements of planning approval.
- Building services strategy to meet with statutory standards and performance requirements.

Living room:

- Walls: Metal stud frames with plater & paint finish, acoustic performance to be in accordance with statutory requirements.
- Ceiling: plaster and paint finish
- BS / EN ceiling lighting fixtures and fittings included to meet statutory performance requirements.
- Floor to ceiling heights 2.550m to living areas
- Flooring: BS/EN standard carpet tiles
- Painted timber skirtings
- Electrical points and sockets in accordance with statutory requirements.
- Compliant with National Space Standards

Closet / MEP Cupboard:

- Paint finished doors.
- BS / EN Ironmongery to door set.
- Flooring: BS/EN standard carpet tiles.
- Internal lighting as required.
- Shelving as per kitchen.
- Position for MEP equipment in accordance with MEP Engineers design and specification to meet statutory requirements.

Kitchen:

- Walls: Metal stud frames with plater & paint finish, acoustic performance to be in accordance with statutory requirements.
- Flooring: BS/EN standard vinyl floor tiles.
- Ceiling: plaster and paint finish allowing for moisture resistant plasterboard.
- Kitchen extract in accordance with MEP Engineers design and specification to meet statutory requirements.
- BS / EN ceiling lighting fixtures and fittings included to meet statutory performance requirements.
- Kitchen layout design to meet statutory requirements, fitted kitchen units supplied by - Alpha range manufactured by Hatt Kitchens, SR range manufactured by Dekko Interiors, Virginia or Hacienda range in the Concept group by Symphony Kitchens Ltd or similar approved.
- Compliant with National Space Standards

- Kitchen, mini combi kitchen, to include sink, taps, hob and cooker and fridge freezer, BS / EN standard white goods appliances to be provided by a single manufacturer.
- Drawers over doors, and doors only above the counter
- White laminated carcass and doors, on soft closures, full grip handles.
- Work top: Worktop to be laminate.
- Splashback tiles to kitchen sink included.
- Floor to ceiling heights 2.40m to kitchen areas.

Bedrooms:

- Walls: Metal stud frames with plater & paint finish, acoustic performance to be in accordance with statutory requirements.
- Flooring: BS/EN standard carpet tiles
- Painted timber skirtings
- Ceiling: plaster and paint finish
- BS / EN ceiling lighting fixtures and fittings included to meet statutory performance requirements.
- Floor to ceiling heights 2.550m to bedroom areas.
- Compliant with National Space Standards

WC/Shower:

- Ceiling: plaster and paint finish allowing for moisture resistant plasterboard.
- Floor to ceiling heights 2.40m to bathrooms

- BS / EN ceiling lighting fixtures and fittings included to meet statutory performance requirements.
- Mechanical ventilation and extract in accordance with MEP design and specification and statutory performance requirements.
- Flooring: Anti-slip floor tiles to meet statutory performance requirements.
- Walls: Metal stud frames with plater & paint finish, acoustic performance to be in accordance with statutory requirements. Allowing for moisture resistant plasterboard and pattressing as required.
- Wall finish: Full height tiling to bathroom and shower areas, splash back to hand wash basin, paint elsewhere.
- Sanitary goods: Sink, WC, Shower fitting and control, white goods, Ideal Standard or similar or equivalent
- BS / EN Aerated brassware, mixers etc, Mira or Kohler, to conform to WRAS and Eco sense water usage or equivalent
- Doors:
- External: Solid core painted timber and frame. BS / EN Ironmongery to door set.
- Internal: Solid core painted timber and frame. BS / EN Ironmongery to door set.
- Fire and acoustic performance including intumescent and smoke seals in accordance statutory requirements.
- Compliant with National Space Standards

N.B. bathrooms designed to M4(1) only.

3.0 Design

3.3 Layout

3.3.12 Typical Apartment - Key Worker Apartments

General

The proposed keywork accommodation is a replacement for the existing (now vacant) accommodation in Woodcote Lodge on the site. The replacement apartments will be a significant upgrade to the existing in Woodcote Lodge, as they will conform to modern national space standards and building regulations. Guild Living intends to provide these apartments for NHS staff.

- Residences Accommodation apartments for hospital staff.
- All apartments to be single story
- All apartments are designed to National Space Standards
- All apartment are designed to Building Regulation Part M

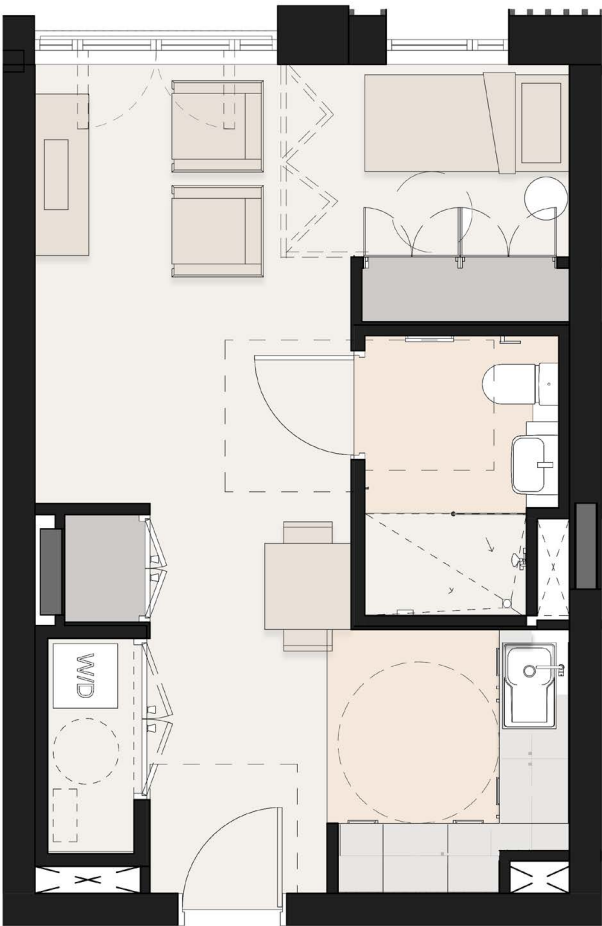
Nationally Described Space Standards require the following:

- Single bedroom providing one-bed space: 7.5m2, at least 2.15m wide
- Double bedroom (or twin room) providing two-bed spaces: 11.5m2, at least 2.27m

24 Apartments: Key Worker Residences

Accommodation apartments for hospital staff.

- 12 Studio (50%)
- 6 1bed (25%)
- 6 3bed (25%)



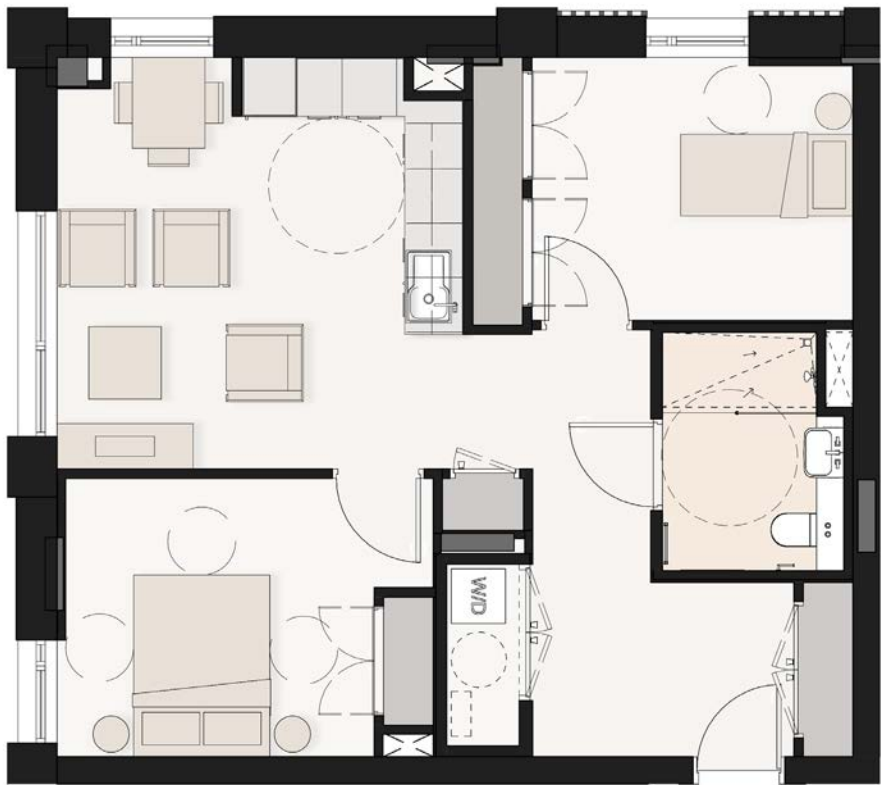
Typical key worker studio 1 person apartment

- 38sqm - 38sqm
- National Spaces Standards Compliant



Typical key worker 1 BED 2 person apartment

- 110sqm - 1185sqft
- National Space Standards Compliant



Typical key worker 2 BED 3 person apartment

- 67sqm - 79sqm
- National Space Standards Compliant

3.0 Design

3.4 Scale

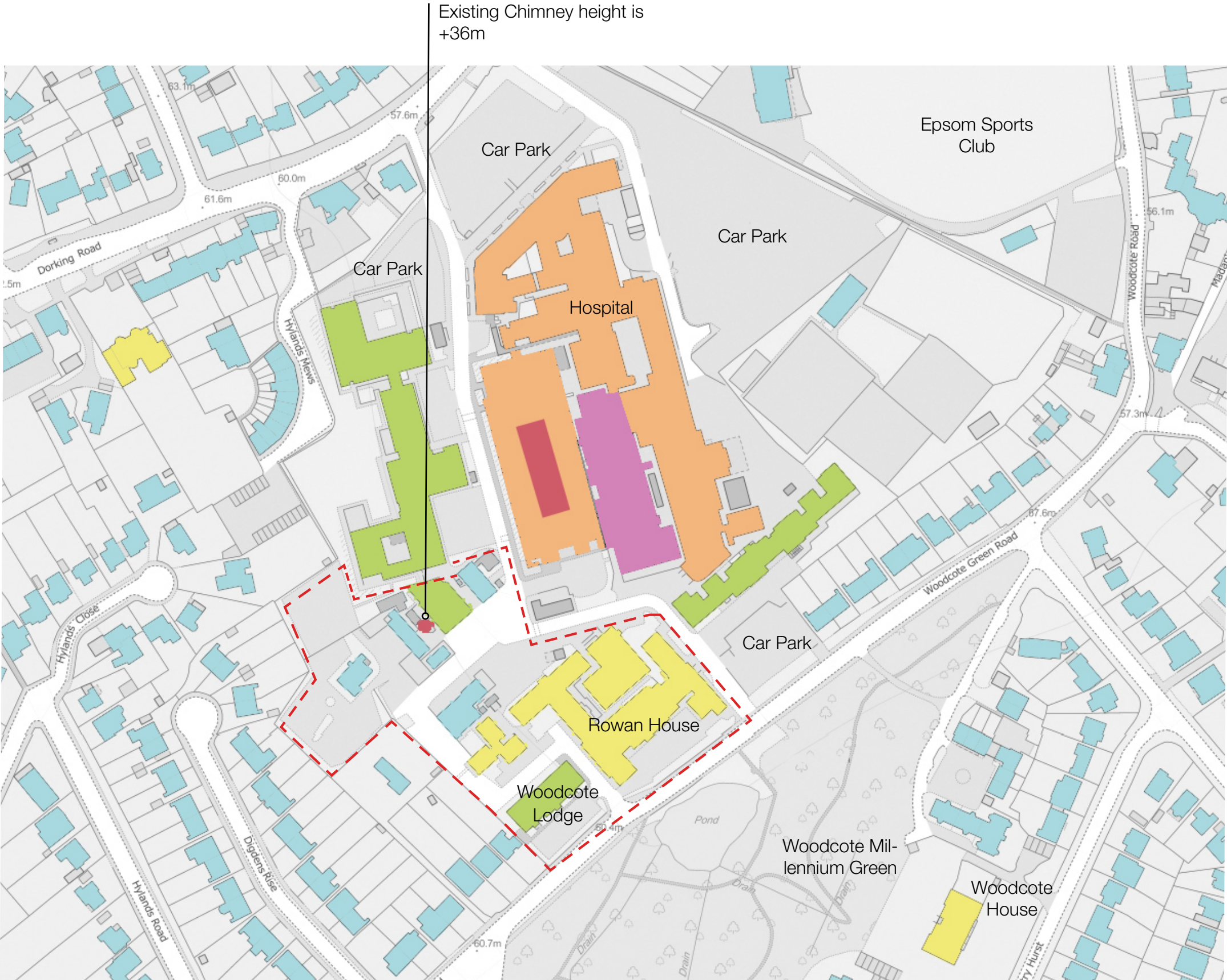
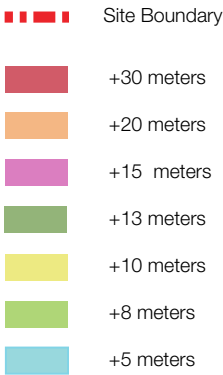
3.4.1 Height - Existing Buildings

Policy DM13 Building Height, seeks to restrict buildings higher than 12 metres beyond the Epsom Town Centre Boundary. The Council has in adopting its 'Making the Effective Use of Land-Optimising Housing Delivery 2018' significantly reduced the weight afforded to **policy DM13**, as this policy was considered to restrict the capacity of sites located within the built up areas.

The adjacent diagram illustrates heights of existing buildings within the site and immediate surrounding context of the NHS Trust buildings, a number of which exceed high restrictions outlined in planning **policy DM13**.

The existing buildings on the site comprise:

- A four storey brick building, with pitched roof, occupying the frontage to Woodcote Road (Rowan House), which measures 18.4m in height (ridge height), 69.5m in width and 54.8m in depth.
- A three storey residential block, with pitched roof, currently providing doctors and nurses' accommodation (Woodcote Lodge), which measures 10.8m in height, 33.5m in width and 13.9m in depth. This is the existing (and vacant) key worker housing building.
- The site of a demolished four-storey apartment block formerly used by Trust staff, as well as other office administration buildings, temporary structures and a boiler house with its associated chimney stack (equivalent to 10 storeys).



Existing Building Heights Plan

3.0 Design

3.4 Scale

3.4.2 Height - Proposed Buildings

Policy Compliance

- The height, scale and massing building setbacks and additional landscaping and planting of additional large specimen trees results in a proposed development which is consistent with **Policy CS5** (protection of heritage assets and their settings)

The proposed design developed in consultation with planning officers as illustrated in the DAS strategically considers distributing and articulating the building mass to positively respond to the immediate context of the hospital buildings as well as the wider context of neighbouring buildings, streetscape and public spaces.

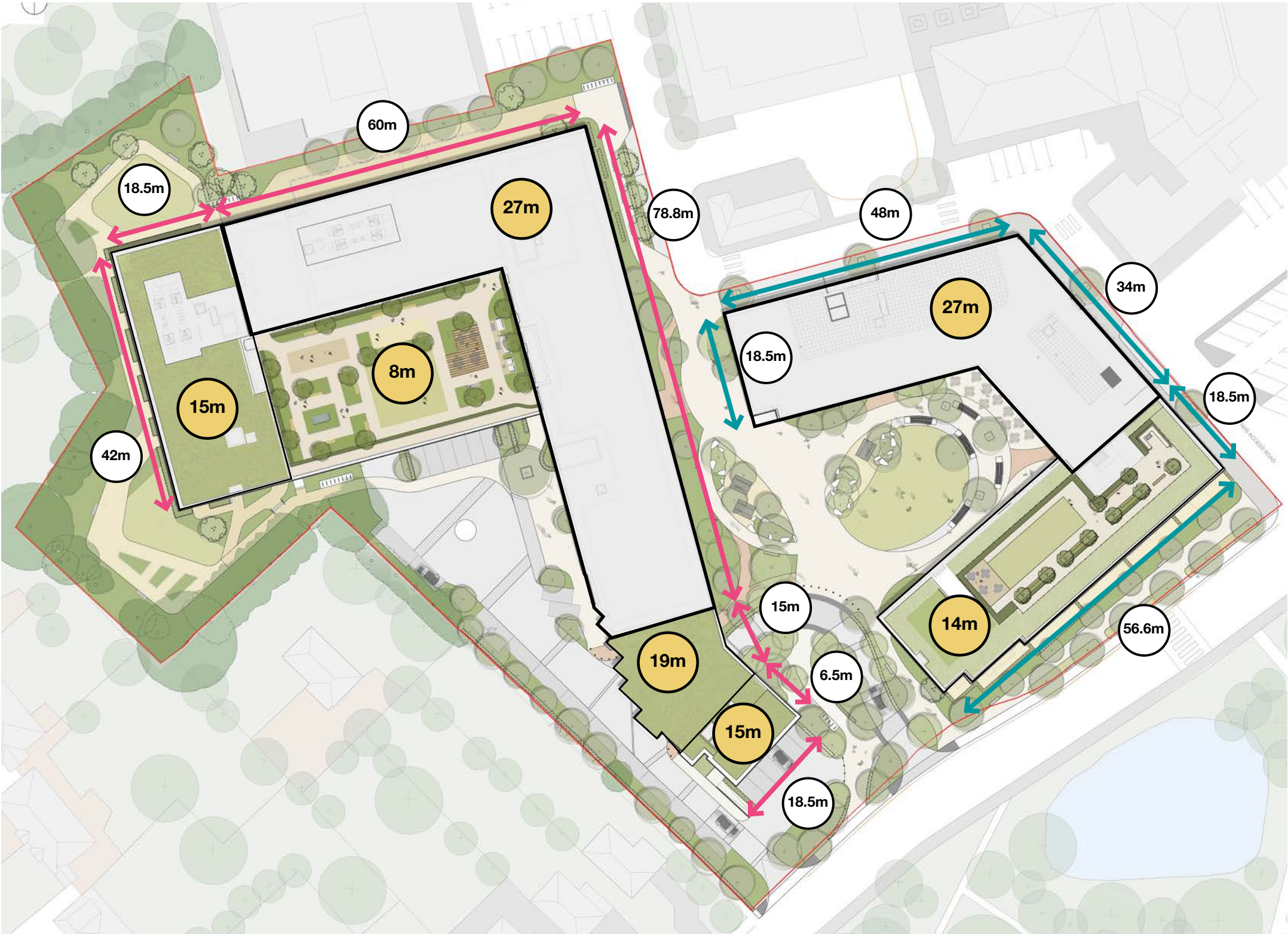
- 1
- Overall building heights revised to ensure the proposed building heights are below the height of the hospital building.
- 2
- Height of proposed building facing Woodcote Green Road revised and set back to improve against impact on local character, townscape and amenity.

m

Proposed Height

m

Proposed Length & Width



Proposed Roof Plan

3.0 Design

3.4 Scale

3.4.3 Height - Comparison



*Indicative Sections Diagram - for the purpose of illustrating proposed building heights against hospital and boiler house

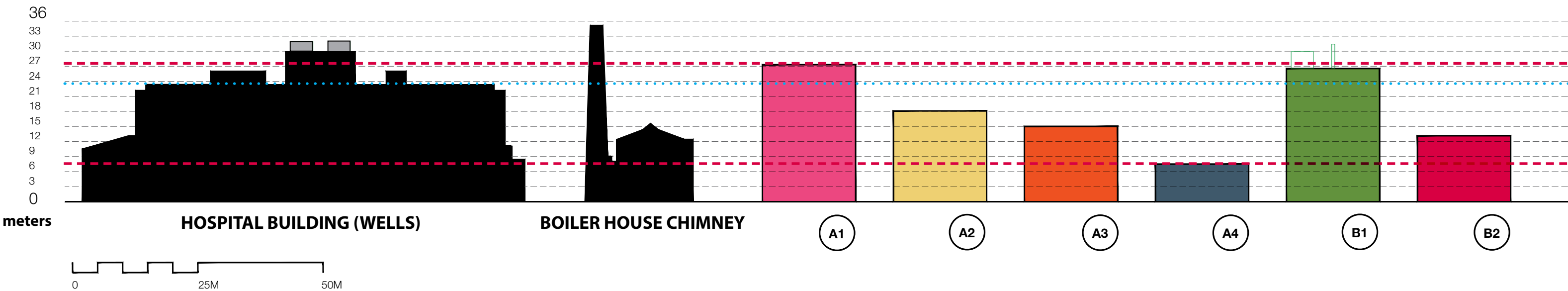


Roof Plan NTS

3.0 Design

3.4 Scale

3.4.4 Height - Proposed Building Heights



*Indicative Sections Diagram - for the purpose of illustrating proposed building heights against hospital and boiler house

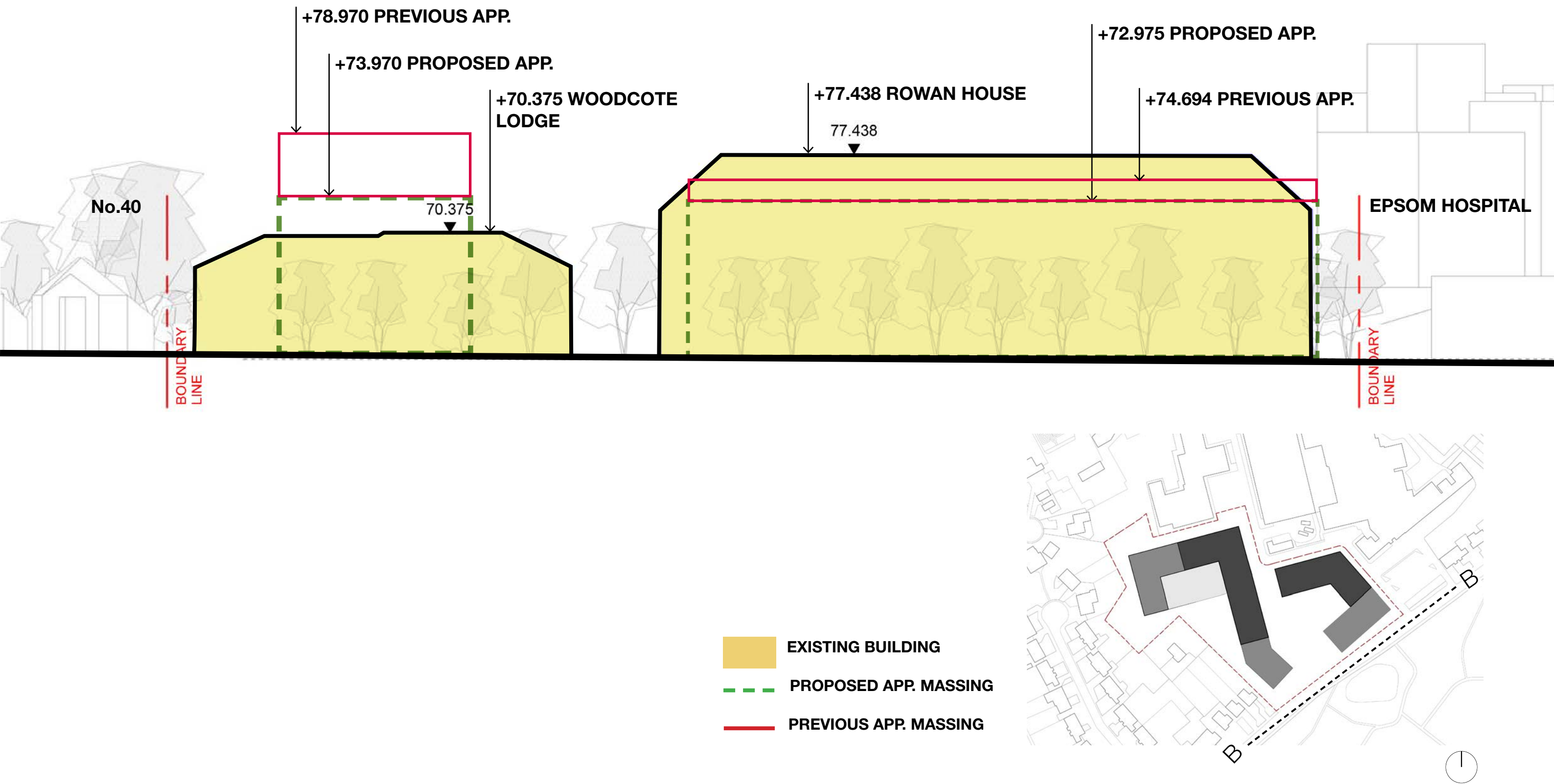


Roof Plan NTS

3.0 Design

3.4 Scale

3.4.5 Height - Woodcote Green Road

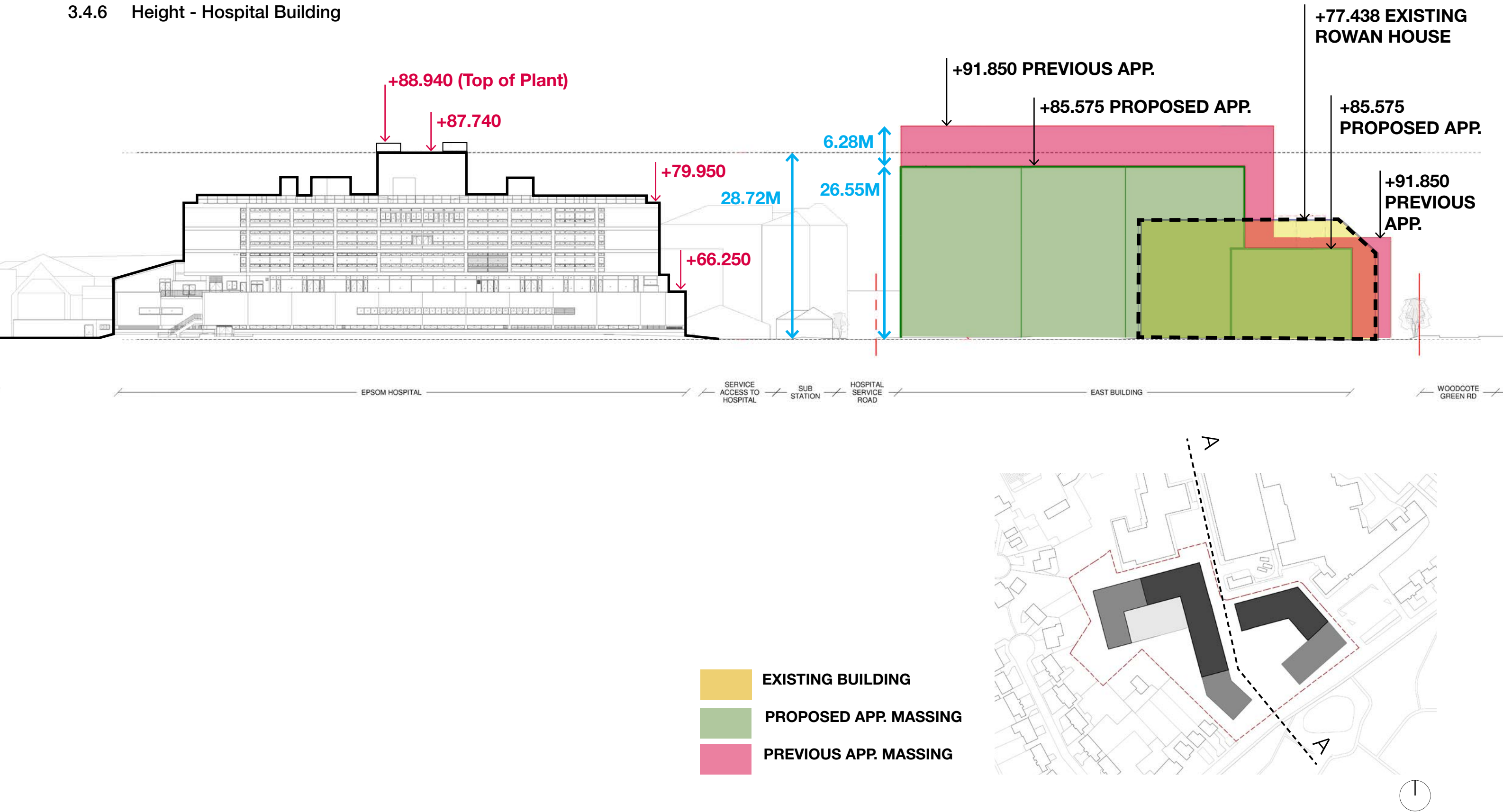


Heigh Study Diagram - Woodcote Green Elevation B-B

3.0 Design

3.4 Scale

3.4.6 Height - Hospital Building



Heigh Study Diagram - Site Elevation A-A

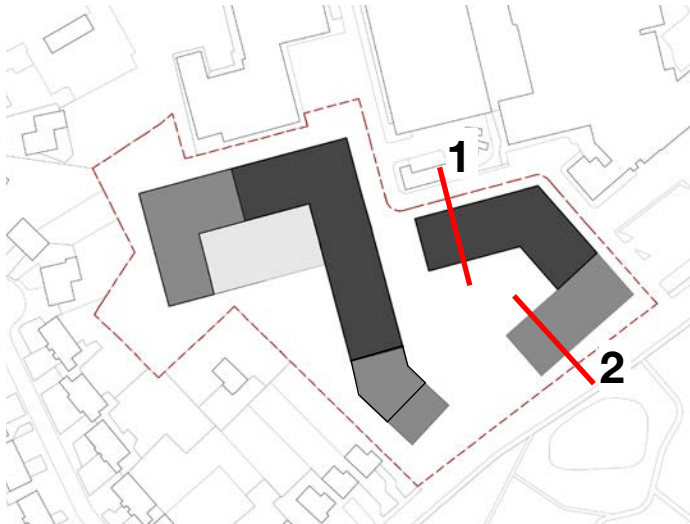
3.0 Design

3.4 Scale

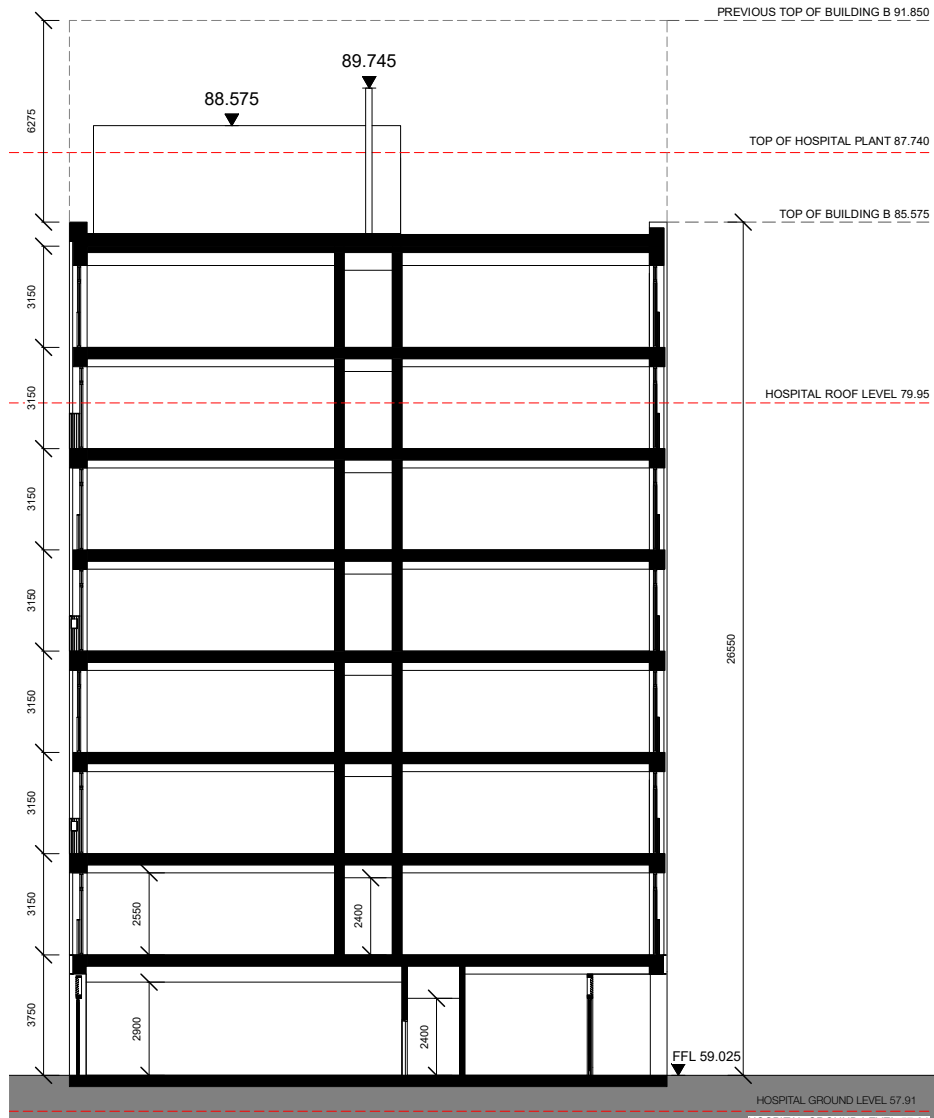
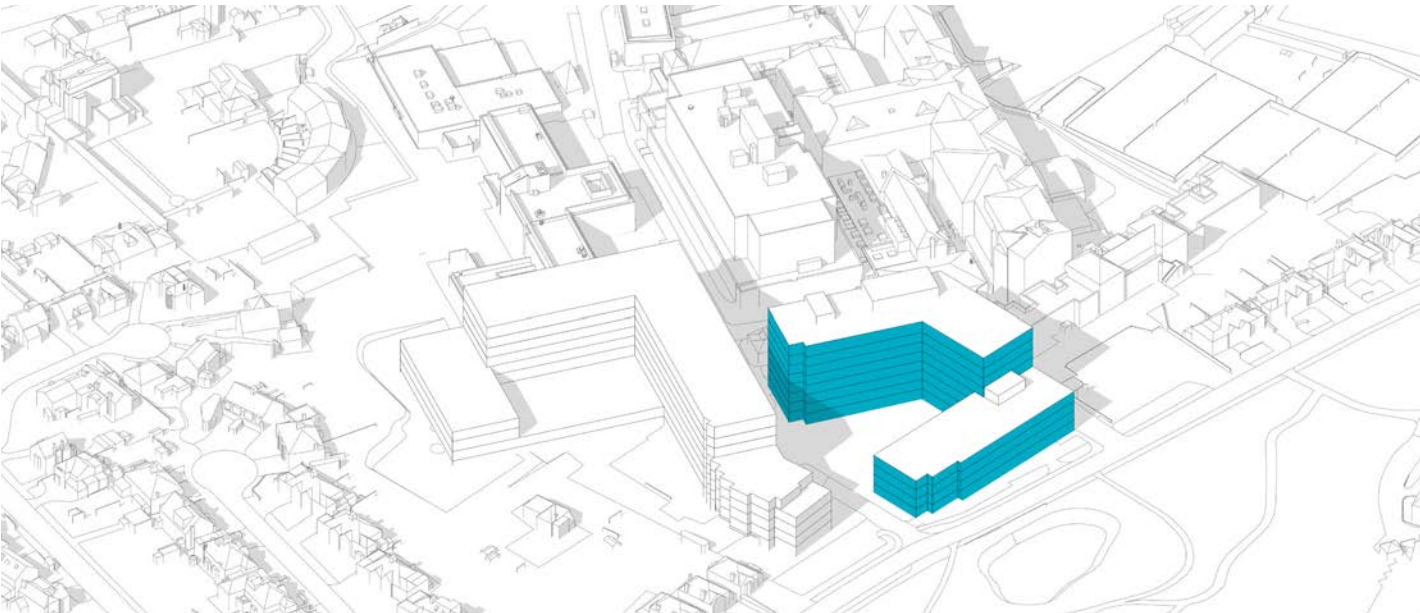
3.4.7 Height - Building B Sections

Building heights have been revised by 6m on the taller elements towards the hospital, achieved through the following technical design exercise:

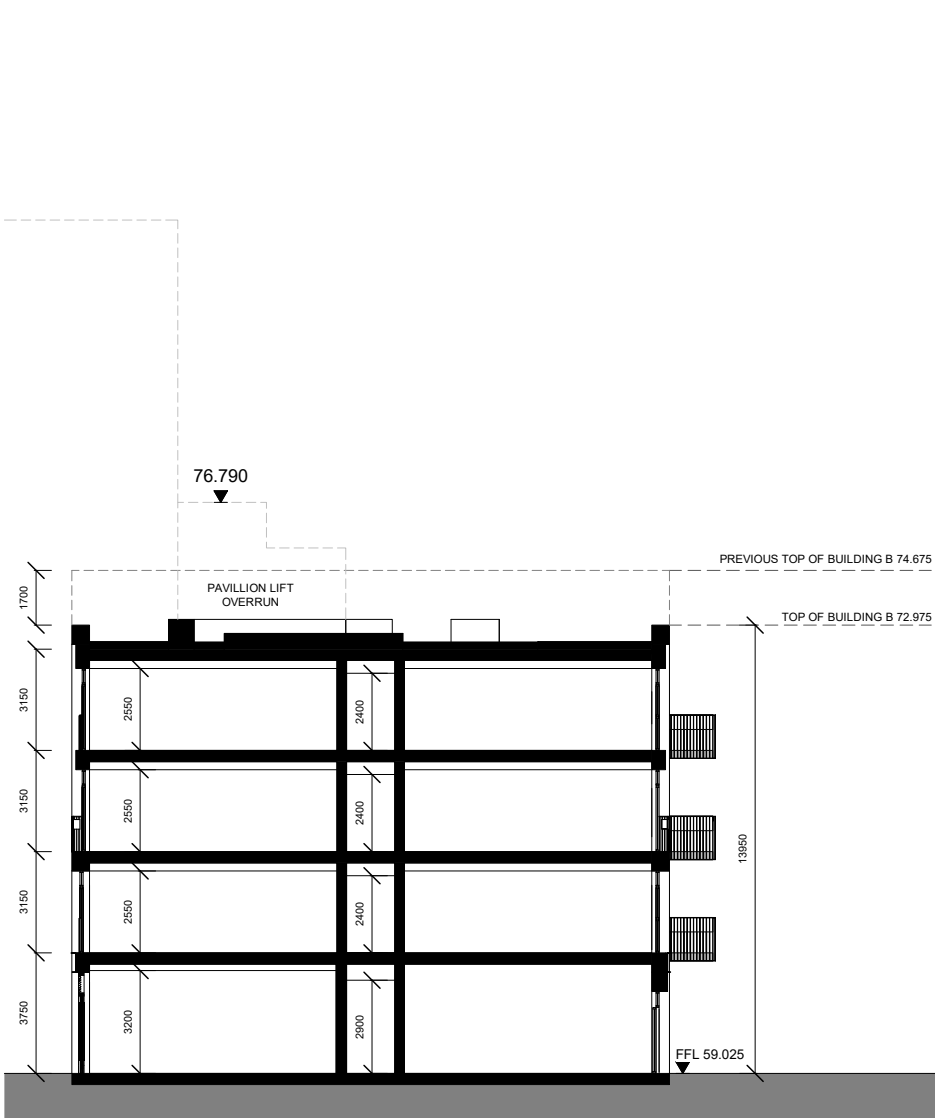
- Omission of one storey
- Revised floor to floor heights to typical apartment levels from 3.3m to 3.15m
- Revised floor to floor heights to ground floor amenity
- Lower the buildings by 300mm (level access is maintained)



***Full set of scaled sections have been provided as part of the submitted planning application drawings.**



Building B Section 1 (Adjoining Hospital)



Building B Section 2 (Adjoining Street)

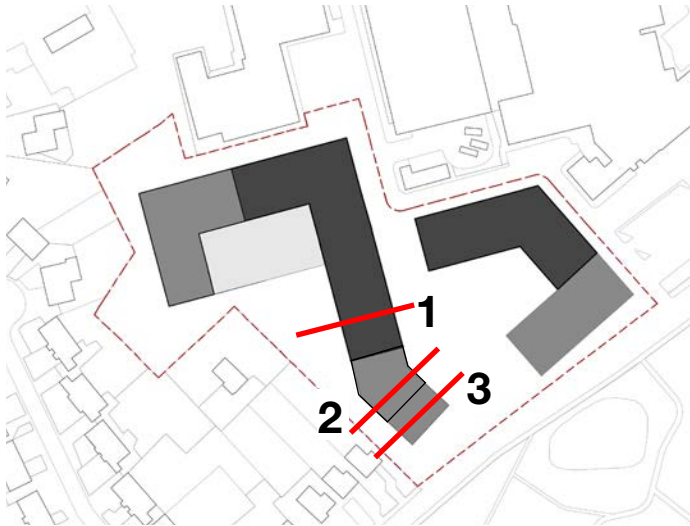
3.0 Design

3.4 Scale

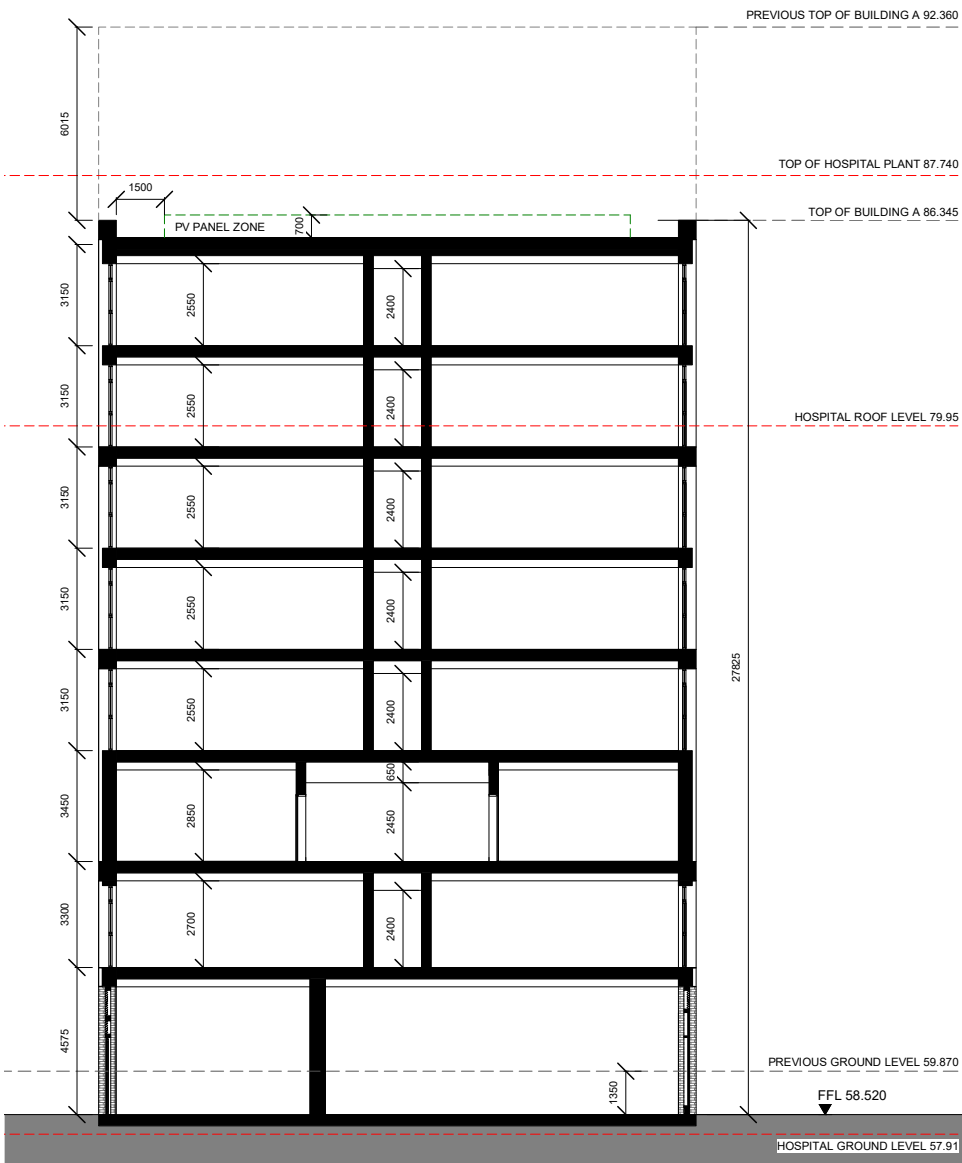
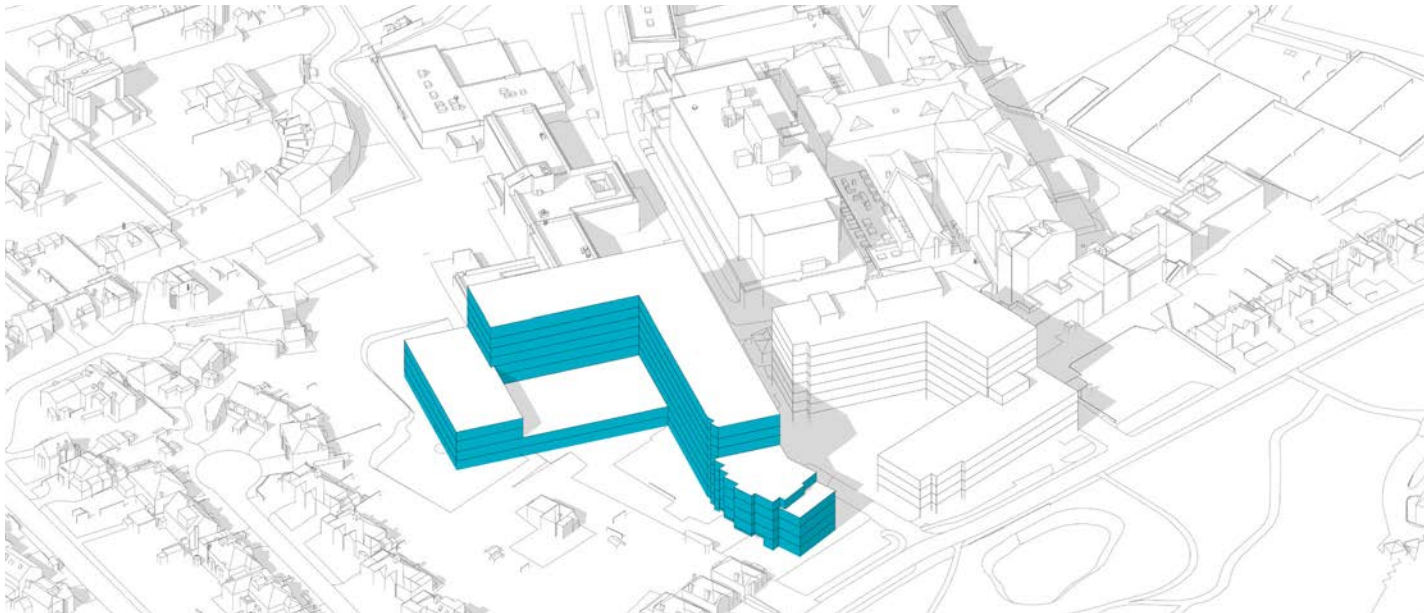
3.4.8 Height - Building A Sections

Building heights have been revised by 6m on the taller elements towards the hospital, achieved through the following technical design exercise:

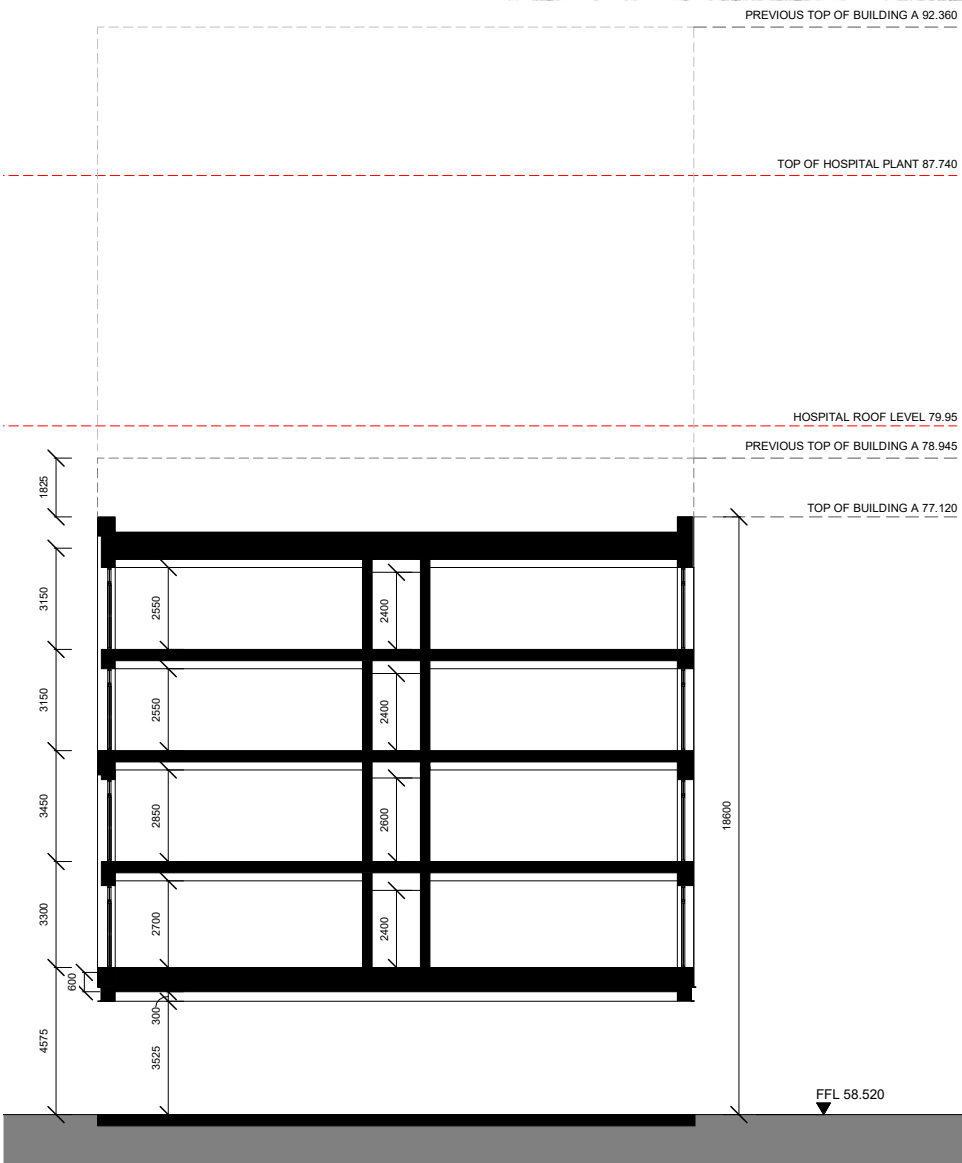
- Omission of one storey
- Revised floor to floor heights to typical apartment levels from 3.3m to 3.15m
- Revised floor to floor heights to ground floor amenity
- Lowering the building footprint by 1.3m (level access is maintained)



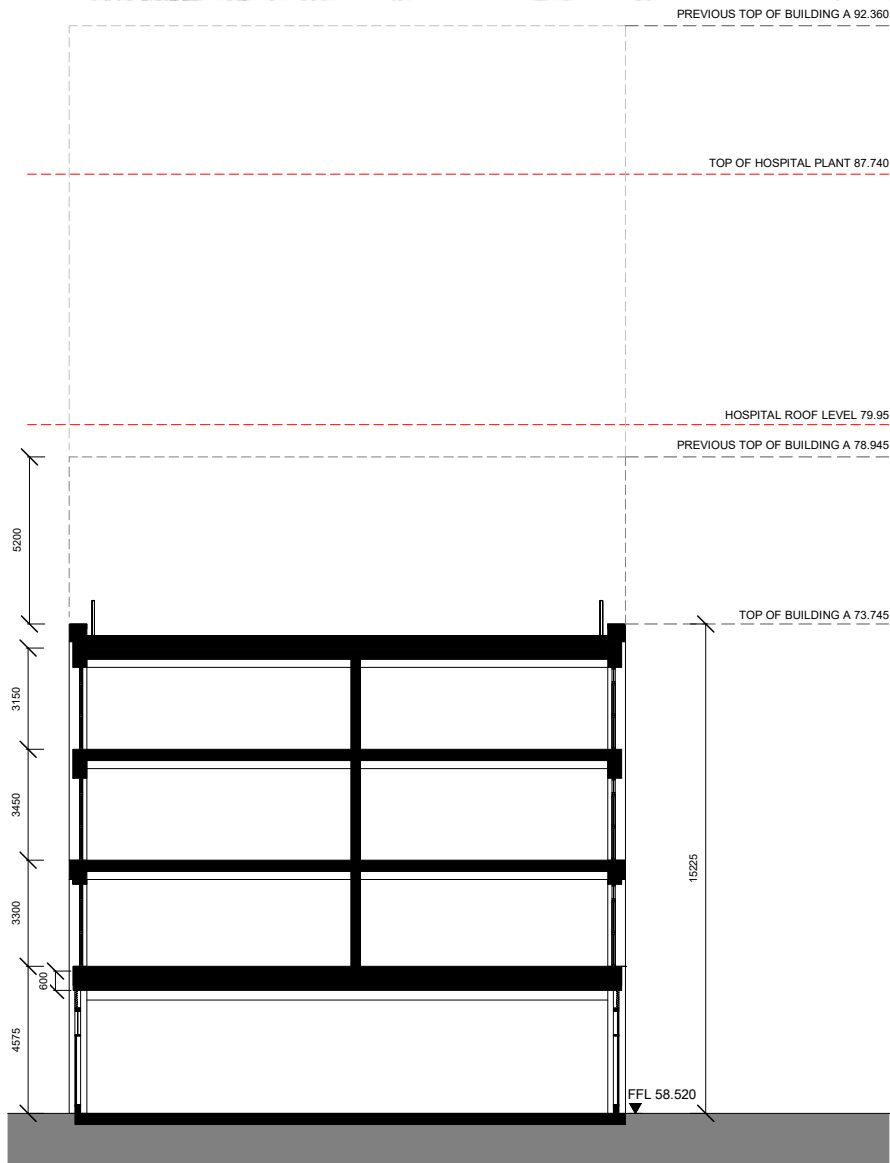
*Full set of scaled sections have been provided as part of the submitted planning application drawings.



Building A Section 1 (Adjoining Hospital)



Building A Section 2 (Adjoining Street)

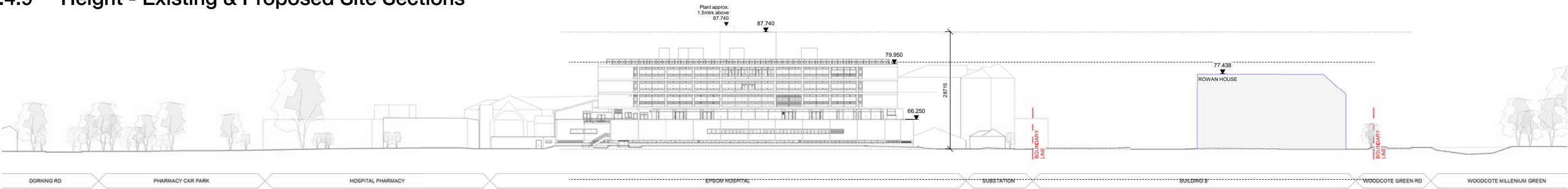


Building A Section 3 (Adjoining Street)

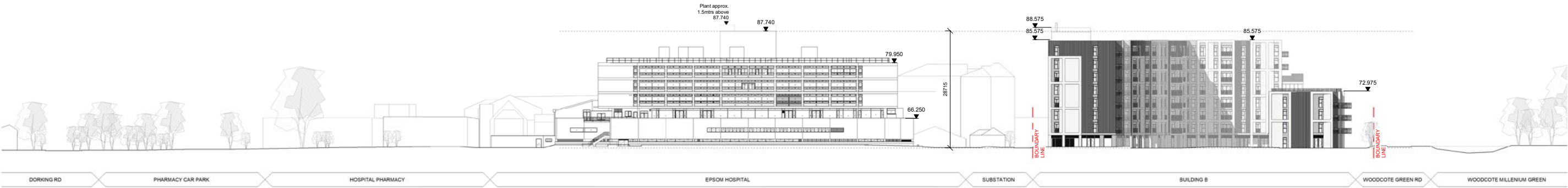
3.0 Design

3.4 Scale

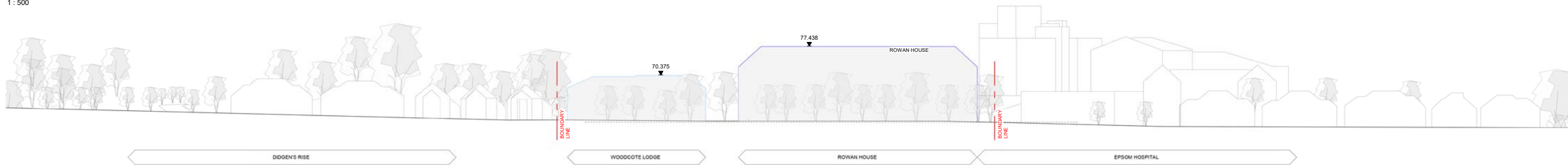
3.4.9 Height - Existing & Proposed Site Sections



SITE SECTION - HOSPITAL ACCESS ROAD STREET VIEW EXISTING
1 : 500



SITE SECTION - HOSPITAL ACCESS ROAD STREET VIEW PROPOSED
1 : 500



SITE ELEVATION - WOODCOTE GREEN ROAD EXISTING
1 : 500



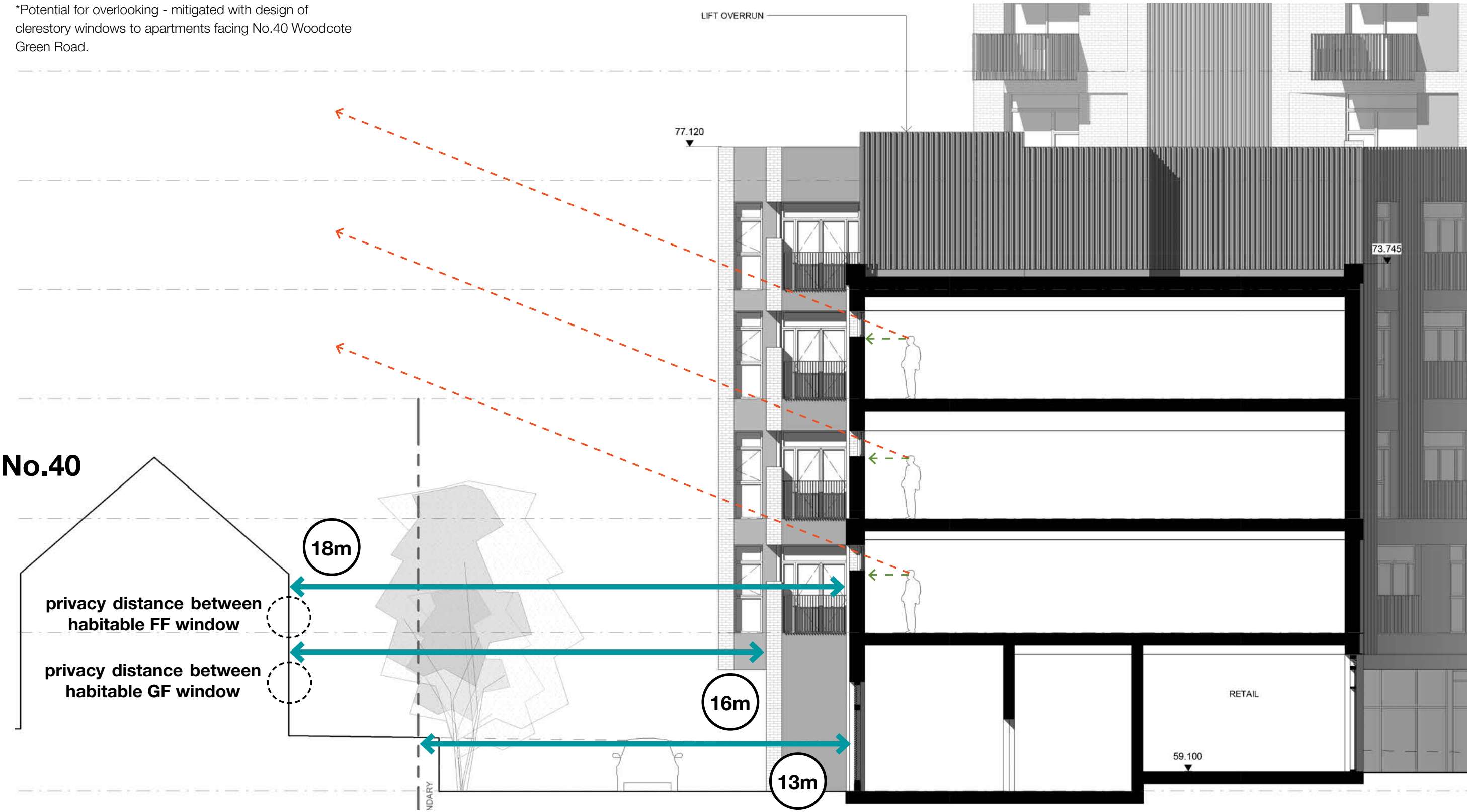
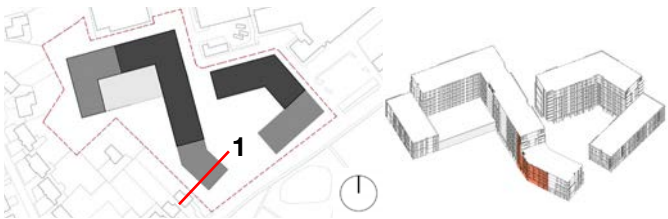
SITE ELEVATION - WOODCOTE GREEN ROAD PROPOSED

3.0 Design

3.4 Scale

3.4.10 Height - Building A & Woodcote Green Road No.40 Section

*Potential for overlooking - mitigated with design of clerestory windows to apartments facing No.40 Woodcote Green Road.



Building A Section 1 (Adjoining No.40)

3.0 Design

3.5 Landscape

3.5.1 For Later Living

Policy Compliance

- The landscaping scheme and the proposals for extensive planting of large trees, especially along Woodcote Green Road and the west boundary is consistent with the requirements of **Policy DM5**

Inspired by Green Context

Nature can be a therapeutic tool with which to engage a person with dementia. Green is the most calming colour that encourages residents to enjoy calm restfulness and peace with a sense of freedom.

By designing nature into the daily lives of people with dementia we will be contributing to the emerging ‘dementia green care’ movement. A combination of natural materials and textures taking inspiration from the landscape context can trigger positive memories of a home giving a strong sense of normality, security and refuge. The creation of a palette which reflects ‘seasonal change’ will help facilitate an association with natural timelines and chronology.

DISTINCTIVE

Distinctiveness reflects the culture and character of their life history through colour, texture, forms and materials.

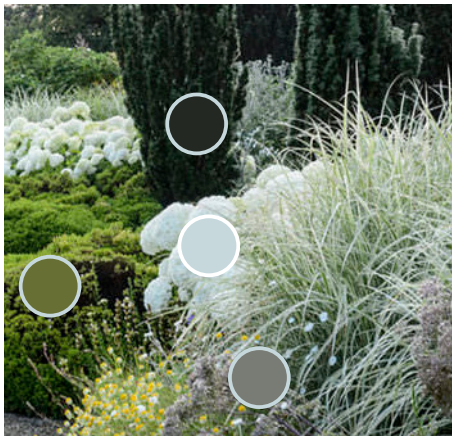
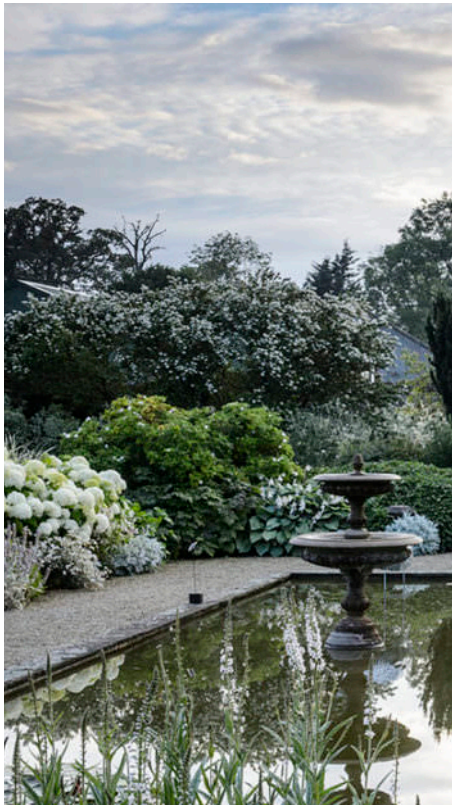
LEGIBILITY

Legible environments have an easy to understand typology, language and materiality that provide easy to understand hierarchies.

FAMILIARITY

The built environment and materials are recognisable to seniors and easily understood by them.

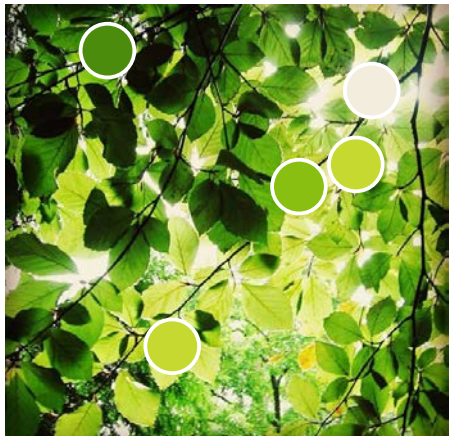
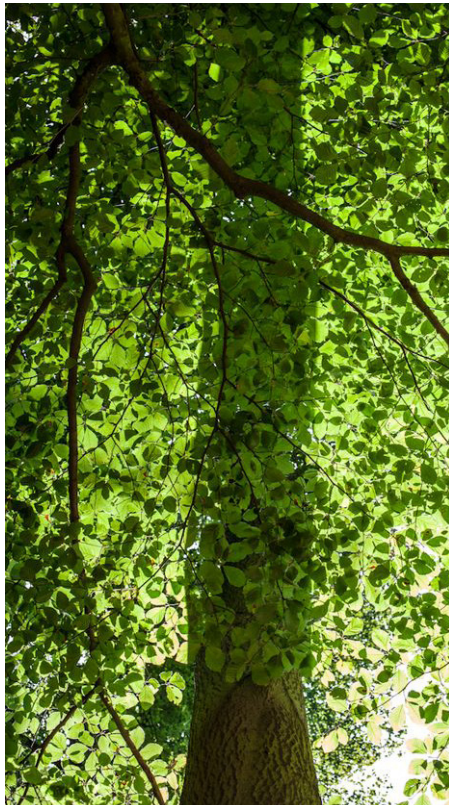
LOSELEY PARK



WISLEY GARDENS



WOODCOTE MILLENNIUM GREEN



ROSEBERY PARK



3.0 Design

3.5 Landscape

3.5.2 Public Plaza

Policy Compliance

- **NPPF paragraph 170: Conserving and Enhancing the Natural Environment.** Planning policies and decisions should contribute to and enhance the natural and local environment by:
 - a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

Landscape Design

The proposal provides **6,500m²** of communal landscaping with **113** new trees. The design of landscaping has been developed in collaboration with Landscape Architect Andy Sturgeon. The design adopts later living and access for all design principles to connect the proposed public and private green spaces back to the buildings activating the facade frontages.

Public Landscaping

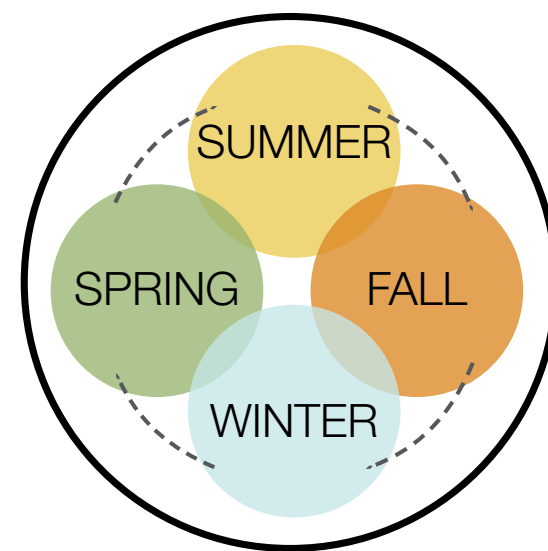
The landscape design provides a distinctive and safe place of all users to interact in the form of a central plaza that responds to the local context creating a variety of spaces for recreation, quiet contemplation and care. The central plaza is the sites primary open space linking to the site to the Hospital to the north and Woodcote Green Road to the south.

Green Route

The design establishes a strong link between the hospital estate and existing green, drawing in green elements from the neighbouring natural landscape into the heart of the site creating distinctive architecture, interior and public landscape areas.

Legibility

Landscape routes are laid out in a legible manner, level and barrier-free. These are obvious and clearly signposted to avoid any confusion and anxiety. The landscape is designed for the restrictions that come with ageing creating a space that is accessible and usable for all.



Central Plaza - View looking south



Central Plaza - View looking south

3.0 Design

3.5 Landscape

3.5.3 Ecology & Biodiversity

Policy Compliance

- **Policy CS3** seeks to conserve and enhance biodiversity in Epsom and Ewell. The policy encourages new development to contribute positively towards the Borough's biodiversity.
- **Policy DM4** sets out that development affecting any site or building that supports species protected by Law, including their habitats, will only be permitted if appropriate mitigation and compensatory measures are agreed to facilitate the survival of the identified species.

The proposed landscape design to the northwestern boundary linked to the additional landscaping proposed along the western boundary neighbouring No.40 & 46 Woodcote Green Road and then linked to the landscaped street frontage of Woodcote Green Road. The proposed design solution creates a distinctive ecological perimeter around the site encouraging biodiversity and enhancing the visual character and appearance of the site.



Western Boundary - Ecology



Southern Boundary - Ecology



Woodcote Green Road

3.0 Design

3.5 Landscape

3.5.4 Private Amenity

Policy Compliance

- **Policy DM11** paragraph 3.36 sets out adequate private amenity spaces for developments of flats, a min. of 5m² of private outdoor space for 1-2 person dwellings.

Private Landscaping

The proposed C2 later living apartments are expected to have occupancy of 1-2 persons. 49 apartments have 5m² 'bolt-on' balconies providing outdoor amenity, the remainder of the outdoor private amenity is provided within the proposed landscape terraces. These private landscaped terraces provide flexible communal spaces for residents. Introduction of soft landscaping, trees and street furniture, enhance the amenity for Guild Members and break up large courtyards. These areas provide privacy, shelter and seating to pause, rest and enjoy the experience of outdoor areas.

Landscape routes are laid out in a legible and familiar manner, with barrier free level access. These are obvious and clearly sign posted to avoid any confusion and anxiety.

The landscape is designed for the restrictions of aging creating a space that is accessible and usable for all.

Sensory Garden

The proposed landscape sensory garden above the car park to Building A provides 600m² of private outdoor amenity for residents in the care floor. The planted balustrade is set back 1.5m from the lone of the parapet and is 1.5m high to ensure the safety of care community residents and mitigate overlooking into neighbouring gardens of No.40 & 46 Woodcote Green Road.

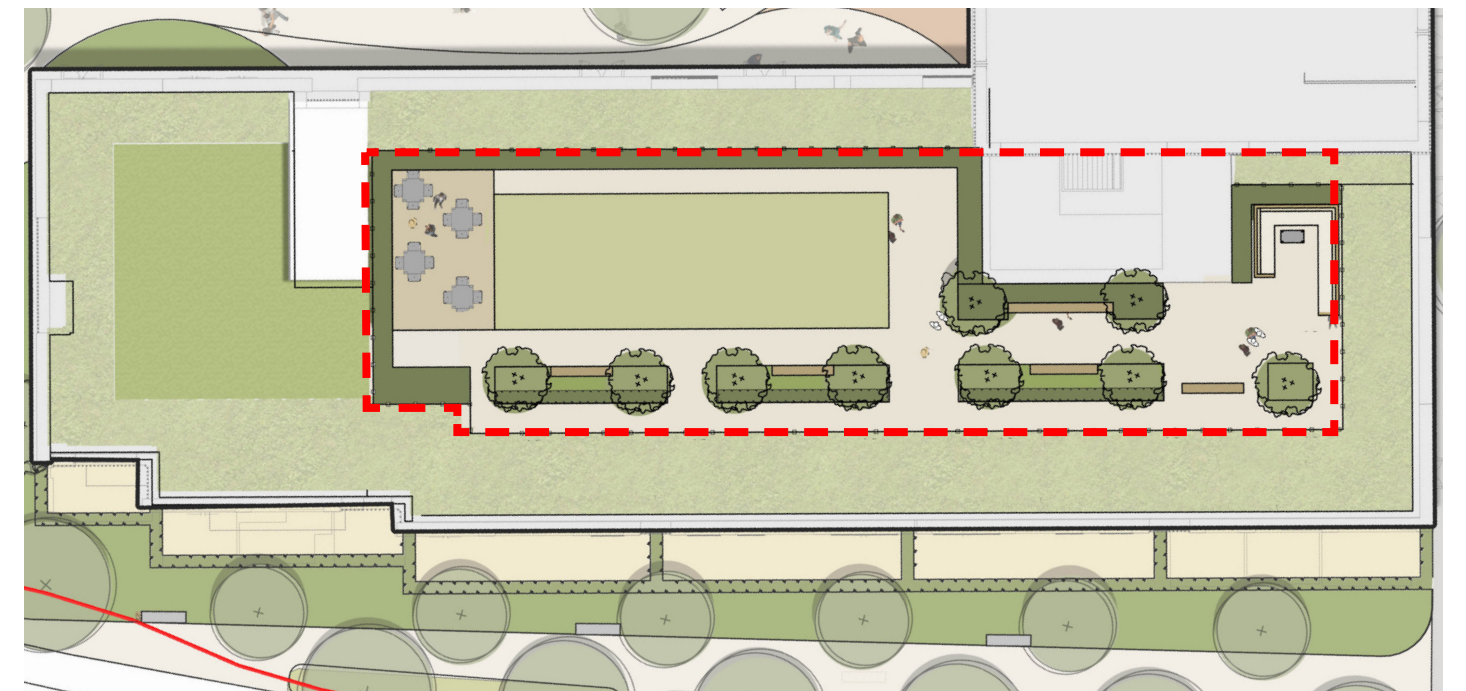
Resident Garden

Level 04 of Building B has been designed with a private landscaped terrace to service providing 920m² of private outdoor amenity for residents.

- 1 Hedging/screening balustrade, set back 1.5m from edge of building
- 2 Proposed planting border
- 3 Specimen Trees



Building A Private Sensory Garden (Care Floor Amenity)



Building B Private Garden Terrace (Resident Community Amenity)

3.0 Design

3.5 Landscape

3.5.5 Safer Places - Security

Policy Compliance

- **NPPF paragraph 95: Promoting health & safety communities.** Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:
 - a) ... appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and
 - b)) recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.

Introduction

At a high level, the aim of the security strategy for the Guild Living Epsom extra-care development is to provide appropriate and proportionate security risk mitigation measures that allow users (including care staff, Guild Living Care residents, visitors and any public users) to feel and be safe/secure.

A formal security risk assessment (SRA) has been undertaken in order to determine the security requirements across the development. This approach has provided a robust, auditable methodology to identify the security risks posed to the site or assets and subsequent treatment measures. As part of the SRA, a detailed threat assessment has been completed that has identified the design basis threats from which the security risks have been assessed.

Throughout the process there has been engagement with both internal and external development stakeholders. This includes engagement with the Surrey Police Designing Out Crime Officers (DOCO) who were consulted by Hoare Lea Security in October 2019.

This design and access statement has been structured around key headings taken from international best

practice for the incorporation of security design into projects, such as Crime Prevention Through Environmental Design (CPTED). It outlines those elements that have been derived from the security as well as the architectural design.

An operational requirements-based approach has been adopted for the identification of the security risk treatments and this will be carried through the design as it develops.

Access & Connectivity

A layered approach to security will be adopted for the Guild Living Epsom extra-care development, creating a series of security zones. This will be enforced through a mixture of electronic access control, mechanical access control (key locks), operational control or through clear delineation of areas (see Ownership). The zoning will help shape the permissible users for each zone.

Primary pedestrian access into the extra-care development will be from the south east via Woodcote Green Road, either from the adjacent park or along the road from nearby housing and amenity developments (GCI demonstrates a main pedestrian entrance proposal). Note, the secondary pedestrian access will be from the north, past Epsom General Hospital.

The site will allow free vehicle access onto the site at the most southerly entrance point only. Vehicular access to pedestrianised areas and from the north (hospital side) shall be restricted physically through both hard and soft landscaping measures. Vehicle access to the drop off area and exit route should be managed operationally to ensure that unauthorised vehicles do not abandon vehicles here.

The management of postal deliveries has also been considered and the intention is for all deliveries to be directed to a designated post room behind the reception office. Therefore, no deliveries and/or mail is to be delivered directly to residents' apartments.



Porto-Cohere - Entrance

3.0 Design

3.5 Landscape

3.5.5 Safer Places - Security

Structure and spatial arrangement

The security zoning has been applied to the current architectural designs and this will provide the basis for design development. Where security zones abut an adjacent zone greater than one factor higher (e.g. public abuts semi-private) then this provides an additional focus for security measures.

The following have been considered in relation to the spatial arrangements:

- Public or communal spaces benefiting from natural surveillance by maintaining clear sight-lines.
- Spaces have a clear and identifiable function/use.
- Location and access of refuse store – accessible from public spaces.
- A secure core and horizontal compartmentalisation within the building is to be developed to control the movement of the different care residents between areas.

Surveillance

Surveillance requirements will be achieved through a balance of natural and active surveillance (video surveillance systems (VSS), also known as CCTV). The optimisation of natural surveillance - where space is naturally overlooked by users and occupiers – has the increased benefit of reducing the need for active measures whilst remaining an excellent deterrent to crime within that space. This is particularly applicable to the site public realm in the centre of the development and those areas overlooked by the hospital and the adjacent park.

Active surveillance will reinforce the natural surveillance as well as provide mitigation for those vulnerable areas identified within the SRA that are less able to benefit from

natural surveillance, such as those external secluded areas to the west and north of the development and within hidden internal areas such as stair cores, lift lobbies and within the car park. It should also be used to enhance surveillance in those areas where natural surveillance is limited to certain times of the day (e.g. the on-site retail and café outlets).

As part of the surveillance design there will also be integration and coordination with lighting design in order to support both active systems and natural surveillance, with particular focus on those external areas to the west and north of the development that may be hidden/secluded between the development and the tree line.

Physical protection

Physical protection of assets within the development will be in accordance with Building Regulations Part Q. Any enhancements to public realm will integrate physical security requirements with landscape design and will include crime prevention measures such as those to reduce the likelihood of anti-social behaviour (e.g. rough sleeping).

Design of physical protection will be proportionate to the identified security risks and aligned to the principles of defence in depth.

Ownership and activity

The development has been designed such that there are clear areas of ownership and intended activity of spaces. Areas such as the site public realm, retail, childcare, welfare and amenity spaces and care suites provide a clear understanding of what the space is to be used for, as well as a clear separation of different care and welfare users through compartmentalised circulation cores.

Adaptability

Safety and security of a development is enhanced where there is adaptability within the space to manage changes in security needs. The flexibility in access permissions afforded by the electronic access control system provides opportunity to enhance or reduce security posture dependent upon any future potential needs. This particularly relevant for those circulation cores and corridors that provide access to welfare and amenity spaces and different levels of care wards.

Operation and management

The security design allows for the extra-care development to be operationally managed on a day to day basis. Control PCs for the security systems will exist within designated spaces such as FM offices and/or comms rooms to enable occasional management requirements such as new/visitor card issue or interrogation of video surveillance systems.

The management of postal deliveries has also been considered. In order to maintain commercial security, the intent is that any deliveries will be directed to a designated post room behind the reception office.



- CCTV
- SAFETY IN PUBLIC SPACES



- ACCESS CONTROL
- SAFETY IN ACCESS PERMISSION
- SECURE CORES



- PUBLIC SPACES HAVE CLEAR SIGHT-LINES
- PUBLIC SPACES HAVE A CLEAR IDENTIFIABLE USE
- NATURAL SURVEILLANCE



- EXTERNAL LIGHTING
- SAFTY IN PUBLIC SPACES AT NIGHT
- NATURAL SURVEILLANCE

3.0 Design

3.5 Landscape

3.5.6 Safer Places - External Lighting

Policy Compliance

- **NPPF paragraph 95: Promoting health & safety communities.** Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:
 - a) ...appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security...
- **NPPF paragraph 180: Ground conditions and pollution.**
 - c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
- **Policy CS6** calls for proposals for development should result in a sustainable environment and reduce, or have a neutral impact upon, pollution and climate change. The council will ensure that new development minimises the emission of pollutants, including noise, water and light pollution.

The lighting for the exterior areas of the proposed scheme have been designed and developed in collaboration with lighting consultants GIAEquation, to be sympathetic to the surroundings and enhance specific landscape features at night, and respective to the principles of developing a later living community. The overall lit appearance will reflect the aspiration to create a high quality contemporary development. Lighting to the landscape should promote a sense of security and enhance the appearance of the site by night, taking into account current design guidelines and best practice lighting recommendations.

*Further details and analysis are within the submitted Exterior Lighting Report by GIAEquation.



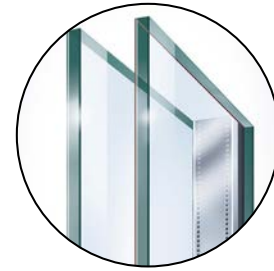
3.0 Design

3.6 Sustainability

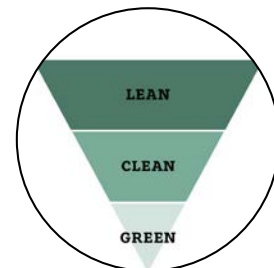
3.6.1 Strategy

Policy Compliance

- **NPPF Paragraph 148** states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.
- **Policy CS6** calls for sustainability in new developments and for development to reduce or to have a neutral impact on pollution and climate change. The Council expects proposals to demonstrate sustainable construction and design.



- THERMAL COMFORT
- OVERHEATING MITIGATION
- OPTIMISE GLAZING TO LIMIT SOLAR HEAT GAINS
- WINDOWS CAREFULLY DESIGNED TO BALANCE DAYLIGHT, HEAT LOSS AND HEAT GAIN
- WINDOWS U-VALUE 1.4W/m2K



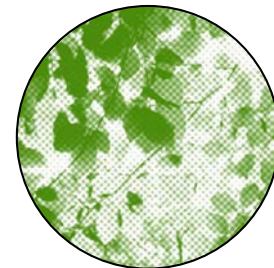
- LEAN: USE LESS ENERGY AND REDUCE DEMAND
- CLEAN: SUPPLY ENERGY EFFICIENTLY
- GREEN: USE RENEWABLE ENERGY

Sustainable Design

The design aspiration seeks to establish a clear sustainability strategy using energy hierarchy principles of Be Lean, Be Clean, and Be Green and to adopt an approach to reduce carbon dioxide emissions and reduce environmental impact.

Benefits of a high density scheme

- Lower energy demand due to lower heat loss, resulting in lower running costs;
- Improved energy efficiency in the mechanical and electrical services;
- Improved landscaping and public realm areas are created, and the enhancement of ecological value on site;
- Lower infrastructure costs required as access routes and utilities already within the locality.
- Improved facilities and capacity of the development will ensure building users are more likely to visit/utilise the scheme, as oppose to travelling out of area – thus reducing individual carbon footprint.



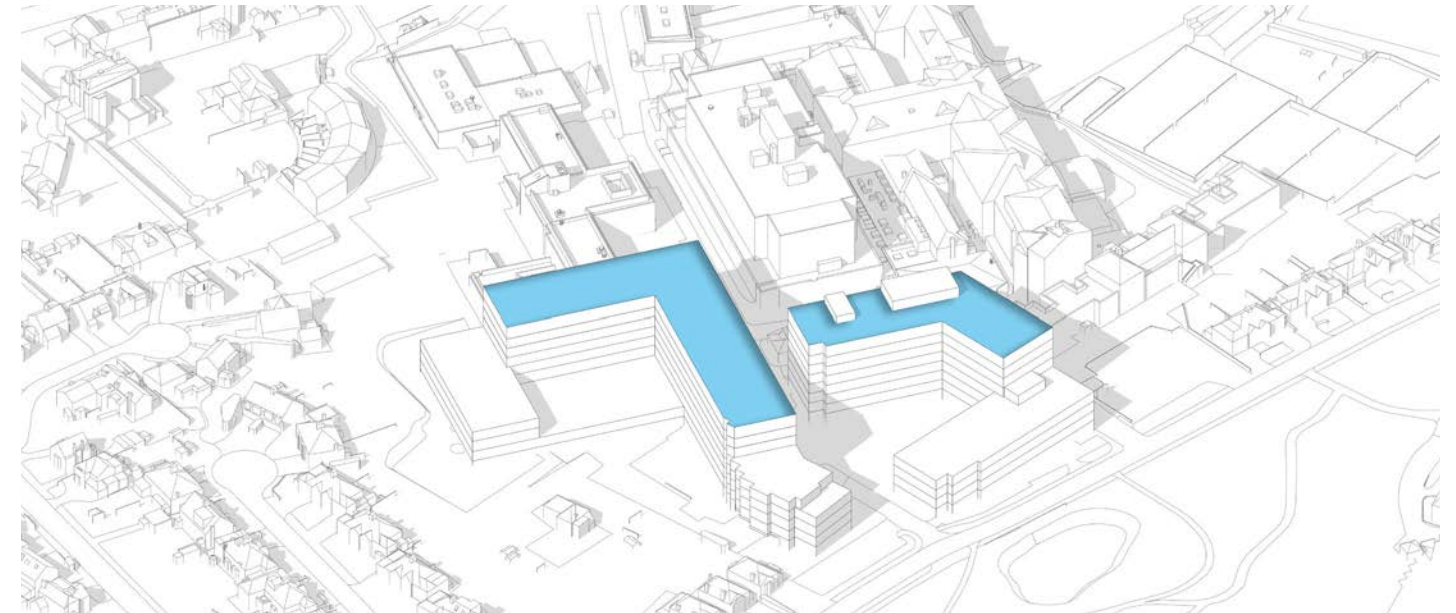
- RECYCLED, SUSTAINABLE AND LOCALLY SOURCED MATERIALS WILL BE USED WHERE POSSIBLE



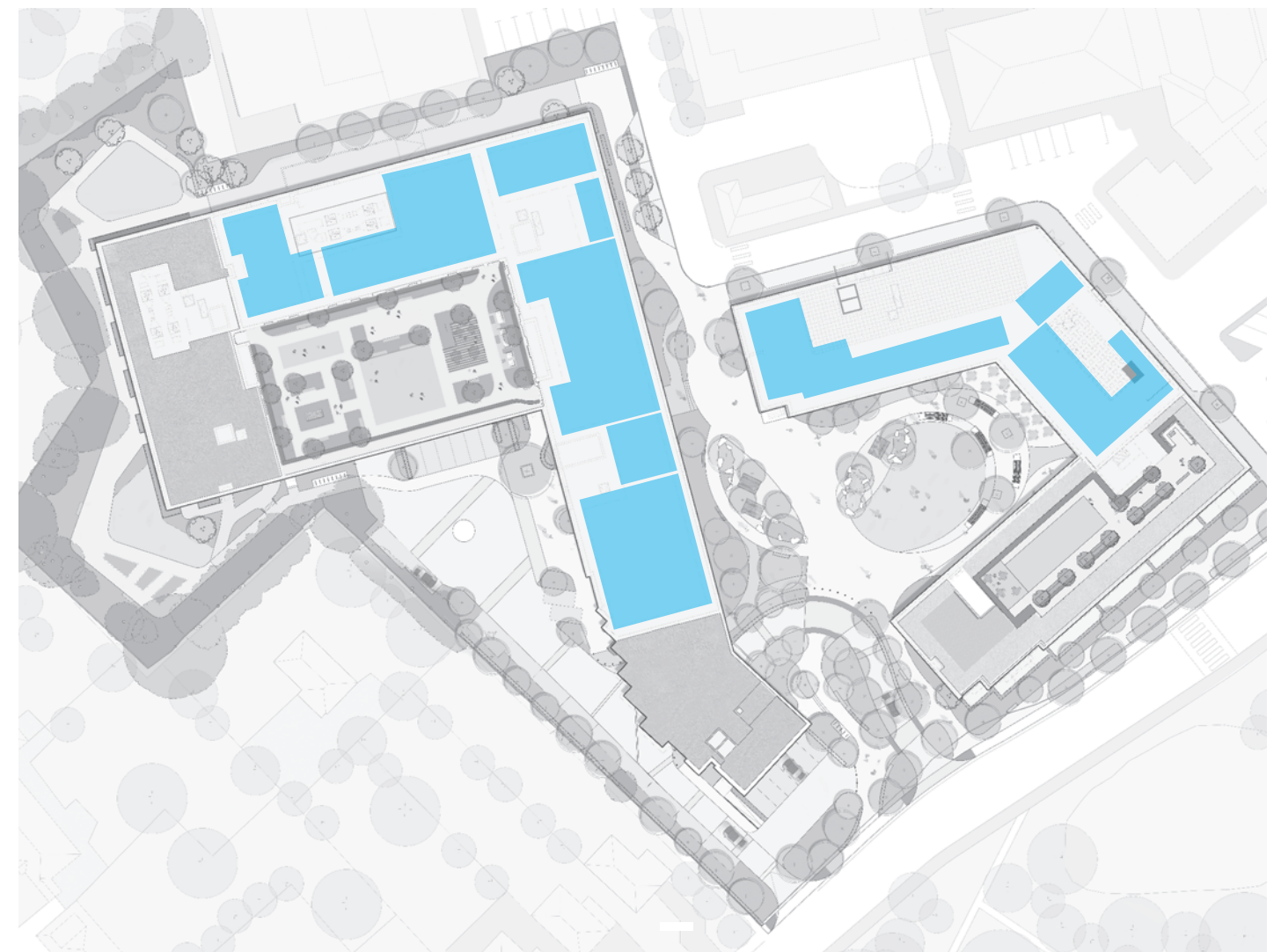
- LOW AND ZERO CARBON TECHNOLOGIES
- SOLAR PHOTOVOLTAIC (PV); ROOF MOUNTED RENEWABLE ENERGY SYSTEMS WILL BE ASSESSED AGAINST ROOF AREA AVAILABILITY AND OVER-SHADING



- EXTERNAL WALLS U-VALUE 0.15W/M2K
- BUILDING REGULATIONS PART L



PV Area to deliver 228KWP



Proposed roof PV plan

3.0 Design

3.6 Sustainability

3.6.2 Design Principles

Hoare Lea have been appointed by Guild as sustainability consultants, identifying key components of the Energy Strategy and Sustainability Statement for the proposed Guild Living development in Epsom.

The strategy is being developed with consideration to the planning requirements in the following documents;

- The Epsom & Ewell Borough Council Core Strategy, 2007;
- The Epsom & Ewell Borough Council Development Management Policies Document, September 2015; and
- The Epsom & Ewell Borough Council Revised Sustainable Design Supplementary Planning Document, February 2016

Proposed Development Policy Requirements.
The development is working towards achieving the following targets;

- All residential and non-residential areas are to comply with Part L 2013; and
- Non-residential areas to achieve a minimum of a BREEAM 'Very Good' rating.

Development Targets.

- The development will target a 35% reduction over Part: L2013; and
- The development will achieve BREEAM 'Very Good', with aspirations of BREEAM 'Excellent'.

Energy Strategy Approach.

The Energy Strategy for the proposed development will follow the Energy Hierarchy of Be Lean, Be Clean and Be Green to reduce the carbon dioxide emissions of the entire development.

Be Lean: Passive Design and Energy Efficiency

The proposed passive design and efficiency targets will be achieved through careful consideration of the building design, high-performance façade, and high-efficiency building services.

Be Clean: Heat Networks and CHP

Investigations are underway however initial results show that there are no existing or potential area-wide District Heating Networks (DHN) in the proximity of the development. There is potential to connected to the energy centre (housing gas-fired CHP) a neighbouring hospital in order to provide some of the heat load for the development.

Be Green: Low and Zero Carbon Technologies

Be Green measures include investigations into the addition of low and zero carbon technologies to be considered for the development as the design progresses.
At this stage the following systems are likely to be incorporated into the development;

- Solar Photovoltaics (PV); Roof-mounted renewable energy systems will be assessed against roof area availability and over-shading.

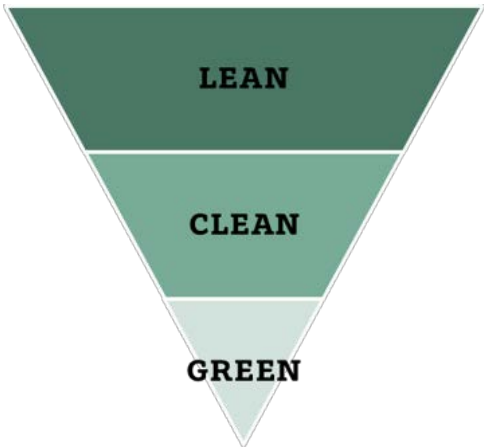
SAP 10

In July 2018 the Government published updated carbon emission factors (SAP 10), demonstrating how the grid is decarbonising. This new SAP methodology is not yet in use, although it will eventually replace the current SAP 2012.

It is anticipated that SAP 10 will come into force when the new version of Part L is issued, which is anticipated to come out for consultation in 2020. The main impact is the revised carbon factor for electricity (0.233 kgCO₂/kWh - previously 0.519 kgCO₂/kWh) representing the overall decarbonisation of the grid.

The Energy Strategy will be assessed against the SAP 10 carbon factors, to represent the actual carbon reductions achieved.

*Refer to detail sustainability report submitted as part of application.



USE LESS ENERGY - REDUCE DEMAND

SUPPLY ENERGY EFFICIENTLY

USE RENEWABLE ENERGY

3.0 Design

3.7 Appearance

3.7.1 Articulation

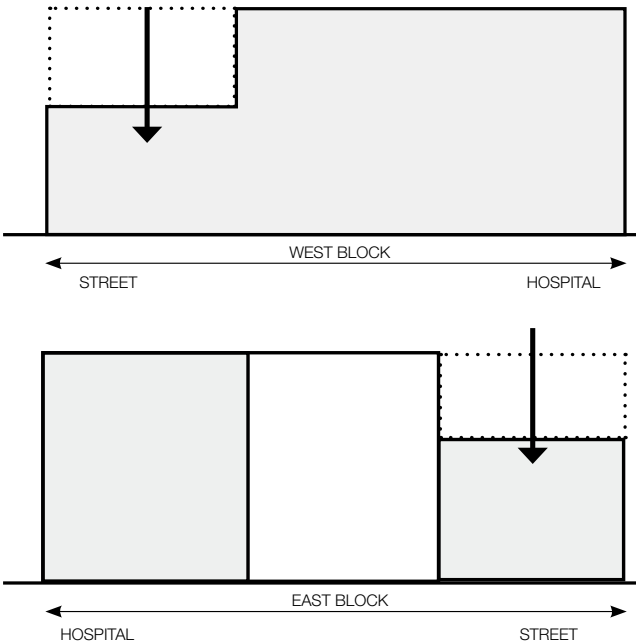
Policy Compliance

- The proposed development revitalises an unattractive, brownfield site and results in the enhancement of the Borough’s visual character and appearance in terms of **Policy DM9**.

- 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 bringing the green into the site.



Facade concept diagrams



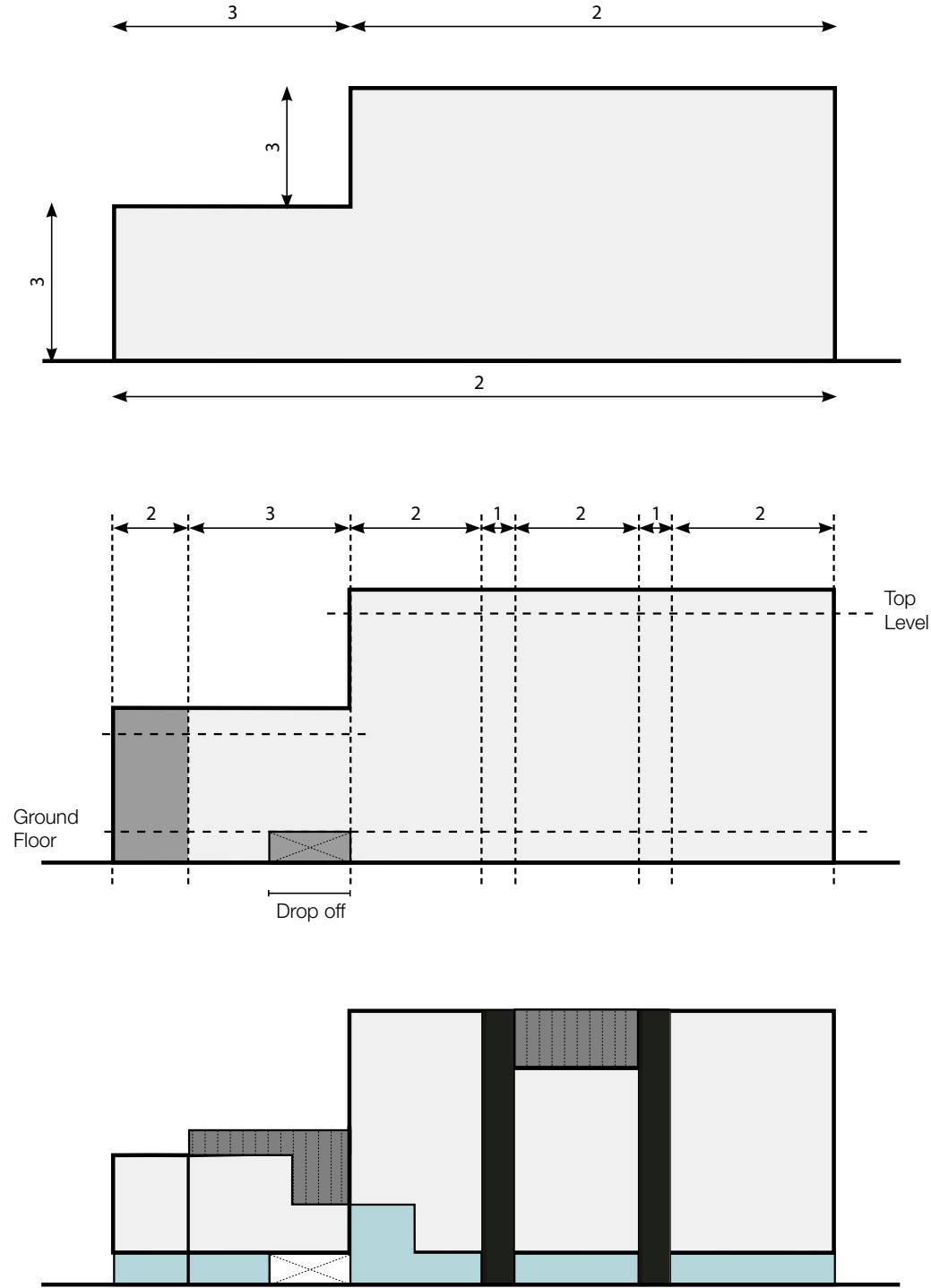
Facade concept sketch

3.0 Design

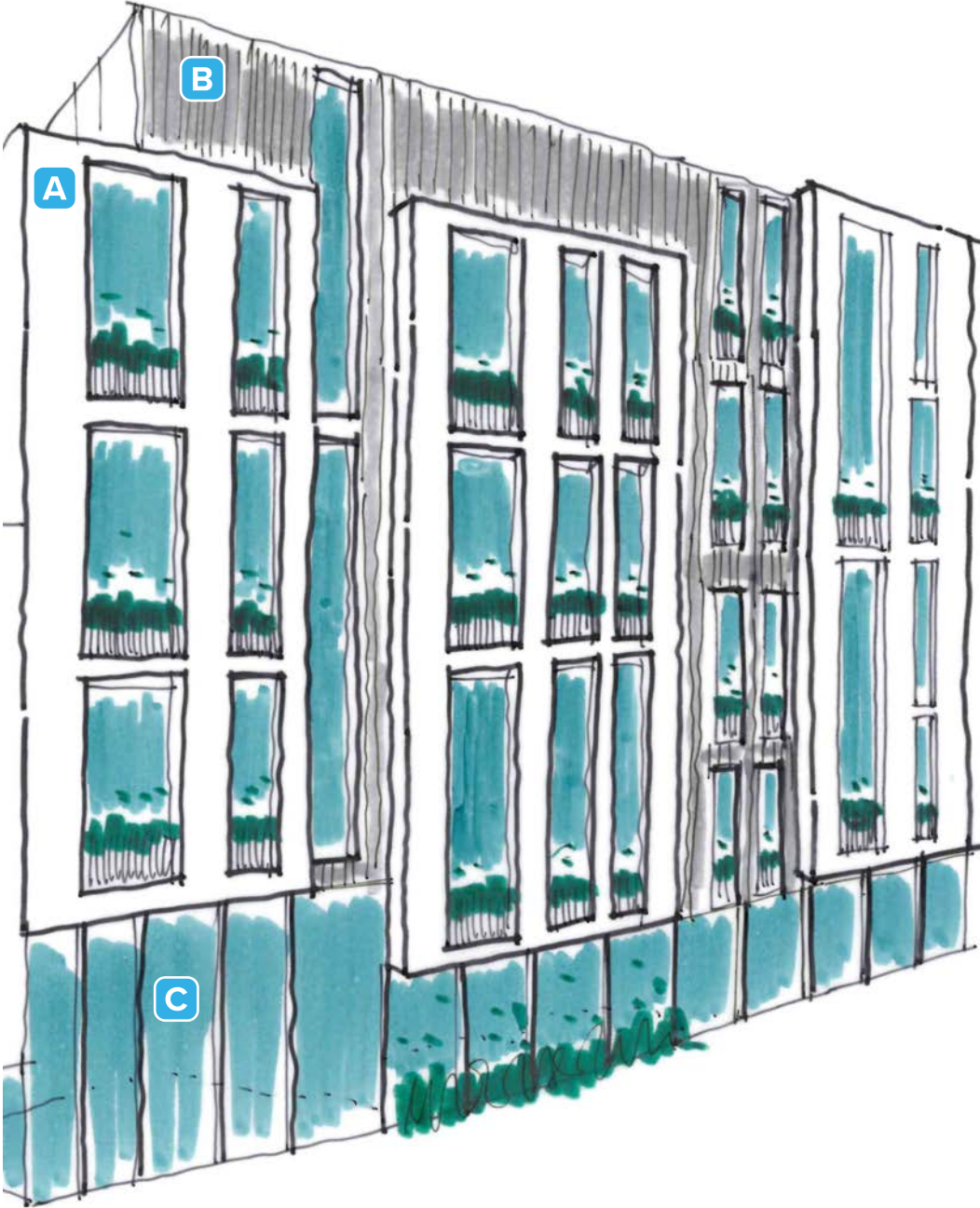
3.7 Appearance

3.7.1 Articulation

- A** The brick frame expression is detailed to establish a vertical facade rhythm, breaking up the mass and articulating the elevation treatment. The proportions of the brick bay expression and introduction of Juliet balconies as a distinct feature create a residential streetscape within the site. Colours are referenced from the sites unique geology giving each block a distinct identity.
- B** Profile metal panels have been introduced to act as a neutral material between the brick bays to complete the overall facade expression.
- C** Curtain wall glazing panels have been introduced with subtle shifts between heights as another layer that responds to the ground level programme of accommodation whilst providing variation, transparency and enhancing the overall facade articulation.



Facade concept diagrams

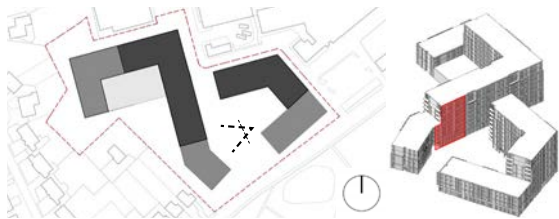


Facade concept sketch

3.0 Design

3.7 Appearance

3.7.2 Bay-Studies - Building A Facade 2D

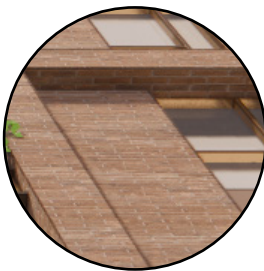


2D Elevation Bay Study

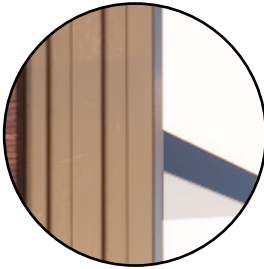
3.0 Design

3.7 Appearance

3.7.2 Bay-Studies - Building A Facade 3D



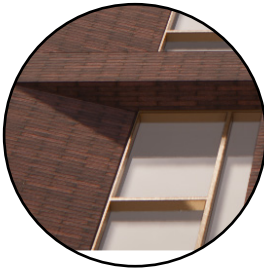
Recessed brick feature



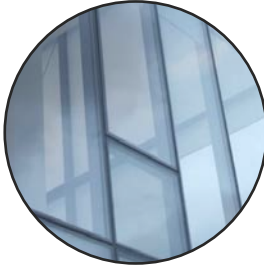
Brickwork reveal and PPC aluminium feature



Bronze PPC aluminium juliet balcony balustrade with planter box



Chamfered brickwork feature



Bronze PPC aluminium-framed light curtain walling



3D Elevation Bay Study

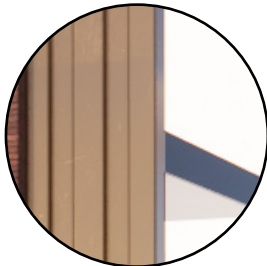
3.0 Design

3.7 Appearance

3.7.2 Bay-Studies - Building A Facade Detail 3D



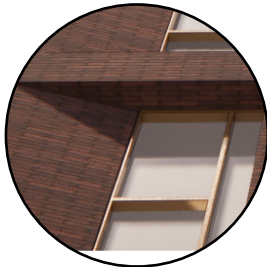
PPC aluminium framed inward-opening casement window



Bronze PPC aluminium cladding with standing seam detail



Bronze PPC aluminium Juliet balcony balustrade with planter box



Chamfered brickwork feature



3D Bay Study



3D Elevation Bay Study

3.0 Design

3.7 Appearance

3.7.2 Bay-Studies - Building A Facade 3D



3D Elevation Bay Study

3.0 Design

3.7 Appearance

3.7.2 Bay-Studies - Building B Facade 3D

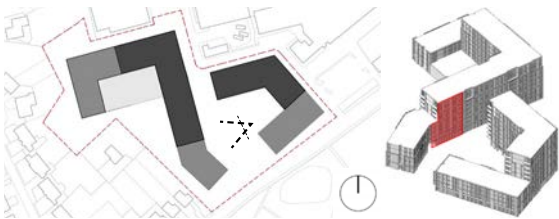


3D Elevation Bay Study

3.0 Design

3.7 Appearance

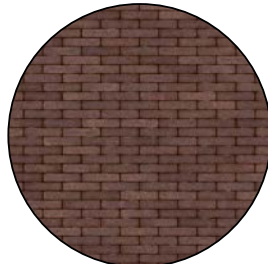
3.7.2 Bay-Studies - Building A Drop Off Elevation 3D



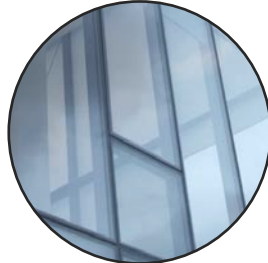
Bronze PPC aluminium rainscreen cladding



Bronze PPC aluminium Juliet balcony balustrade with planter box



Brick A for frame Dark and Light Mix



Bronze PPC aluminium-framed light curtain walling



3D Elevation Bay Study

3.0 Design

3.7 Appearance

3.7.2 Bay-Studies - Building A Drop Off Detail 3D



3D Bay Study

3.0 Design
3.7 Appearance

3.7.2 Bay-Studies - Building A Drop Off Elevation 3D (Port-Cohere)



3D Elevation Bay Study

3.0 Design

3.7 Appearance

3.7.2 Bay-Studies - Building A South West Elevation 3D



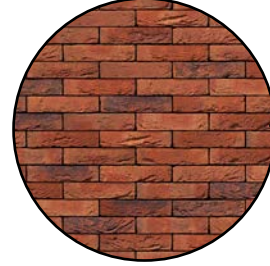
Bronze PPC aluminium cladding with standing seam detail



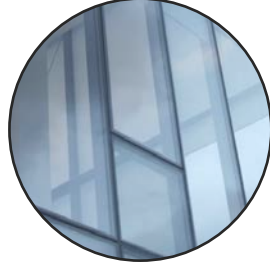
PPC aluminium framed inward-opening casement window



Bronze PPC aluminium juliet balcony balustrade with planter box



Brickwork A for chamfer feature
30% Dark Mix



Bronze PPC aluminium-framed light curtain walling

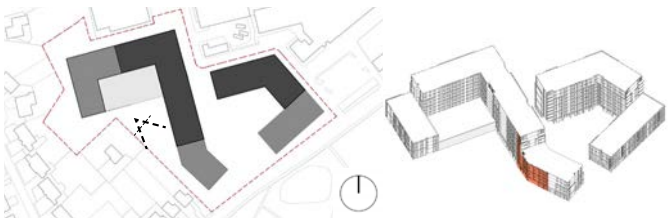


3D Bay Study

3.0 Design

3.7 Appearance

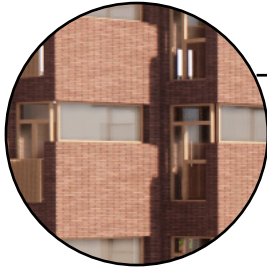
3.7.2 Bay-Studies - Building A West Elevation 3D



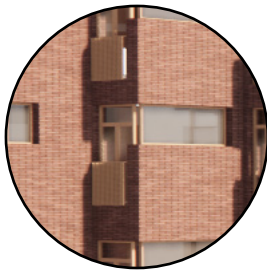
Bronze PPC aluminium juliet balcony balustrade with planter box



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.

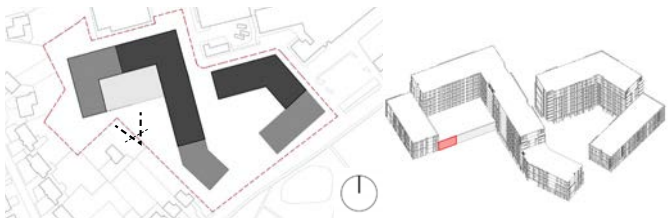


3D Bay Study

3.0 Design

3.7 Appearance

3.7.2 Bay-Studies - Building A Car Park Entrance Elevation 3D



Planted hedge to metal balustrade set 1.5 behind parapet edge

Brick A for frame Dark and Light Mix - Jali brick detail to ventilate car park

PPC aluminium vertical slats metal cladding to 2 storey carpark provides natural ventilation

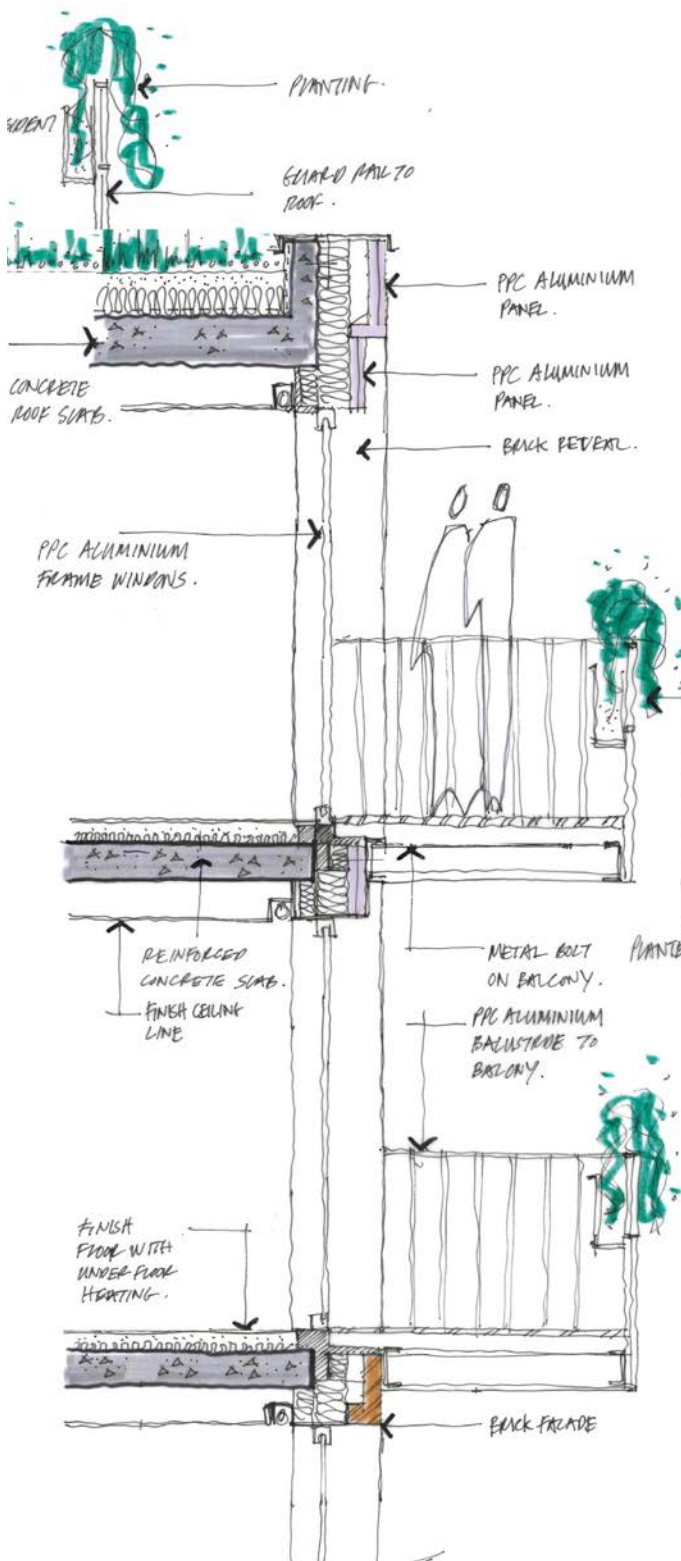
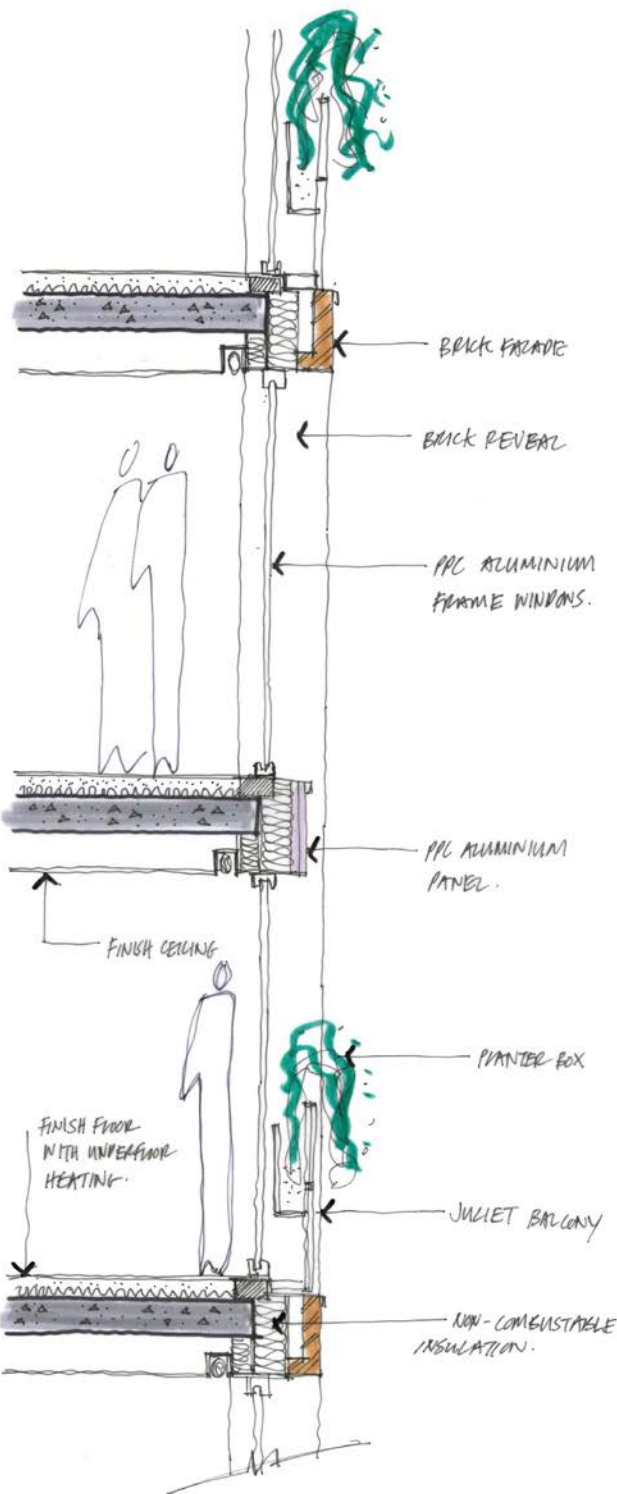
Metal access door to match PPC aluminium metal open cladding

Brick A for frame Dark and Light Mix

3.0 Design

3.7 Appearance

3.7.2 Bay-Studies - Sketch Sections



3.0 Design

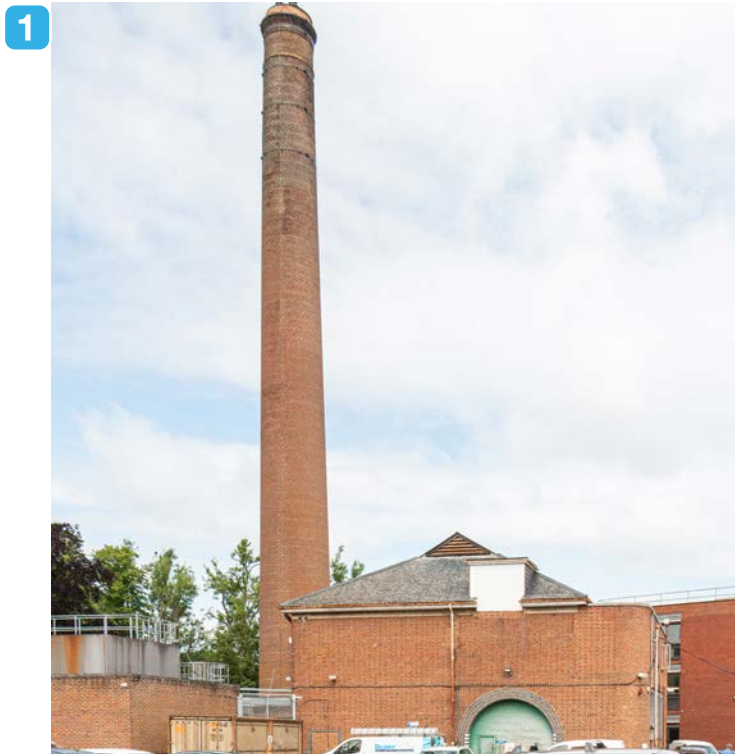
3.7 Appearance

3.7.3 Materials

Policy Compliance

- 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.



1 Boiler House

The existing chimney/boiler house brick facade is established using a combination of American and Stretcher bonds. The proposed design references the brick for developing the facade appearance.

2 Rowan House

The existing Rowan House brick facade is designed using red brickwork in an English bond, with brick reveals to door entries and window openings, embellished with brick soldier head details and concrete cills. The proposed design references the brick for developing the facade appearance.



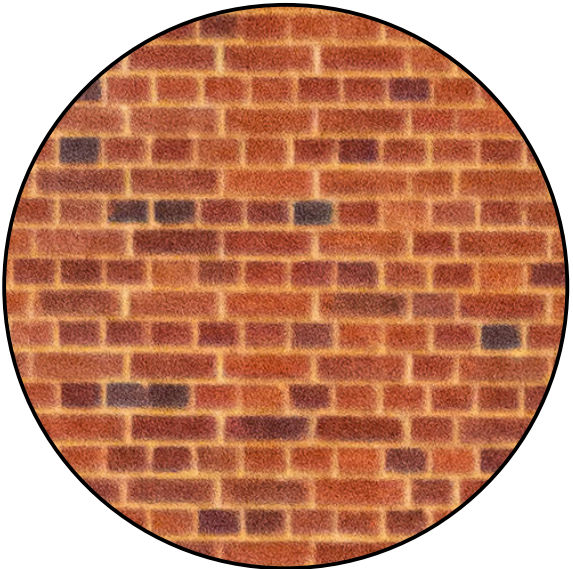
Chimney



Boiler House & chimney brick



Rowan House brick reveals



Rowan House brickwork

3.0 Design

3.7 Appearance

3.7.3 Materials


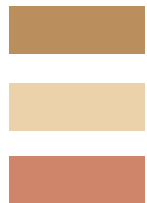
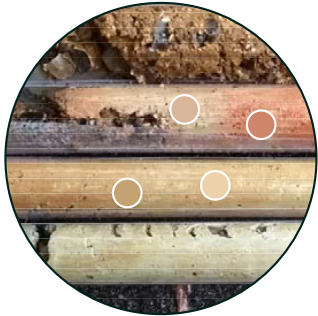
Policy Compliance

- The scheme design, including materials and elevation treatment, and also the proposed height, the landscaping proposals and building setbacks, result in a scheme which embodies the principles of good design which are set out under **Policy DM10**. The development proposals have furthermore taken into account the amenity of occupants and neighbours as required in **DM10**.

Inspired By Site Geology & Existing Context



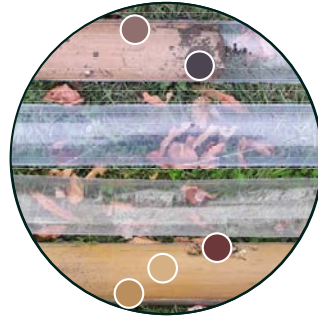
The unique site geology and the exiting brick buildings (Rowan House & Boiler House) inspire the selection of masonry and metal cladding colours. Studies of the sites ground geology from borehole samples reveal the presence of London Clay to the western half of the site and the eastern half of the site reveals the presence of Lambeth Group / Lambeth Sand.

London Clay

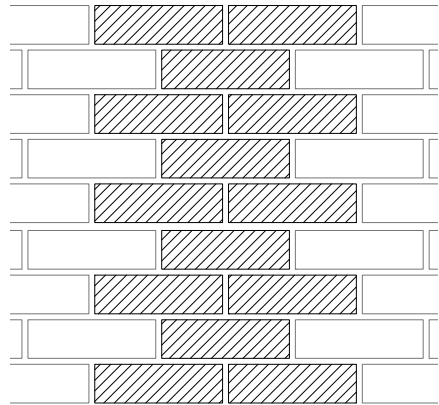


Brick B Natural

London Clay



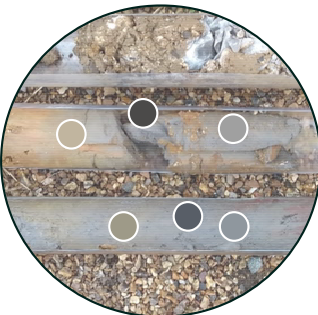


Brick A Red




Stretcher Brick Bond

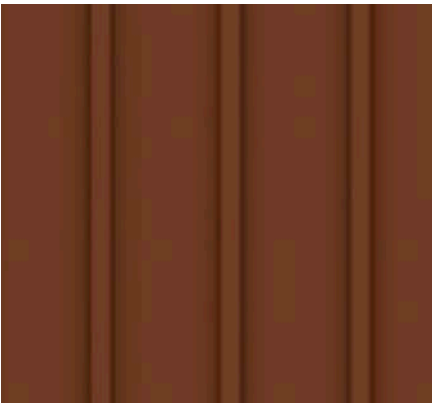
Lambeth Group



Brick D Grey



Glazing to apartment windows



3mm PPC aluminium cladding with standing seam

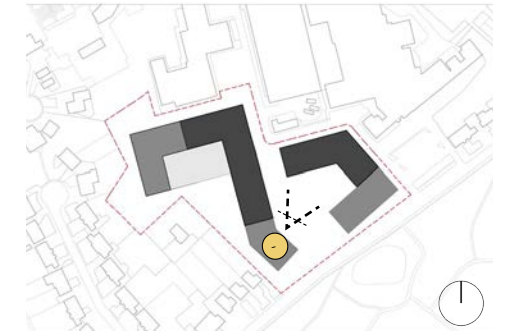
Amount of Cladding

A warmer colour with red hue is proposed for the metal cladding, which makes up less than a quarter of the total facade area.

3.0 Design

3.7 Appearance

3.7.4 CGIs

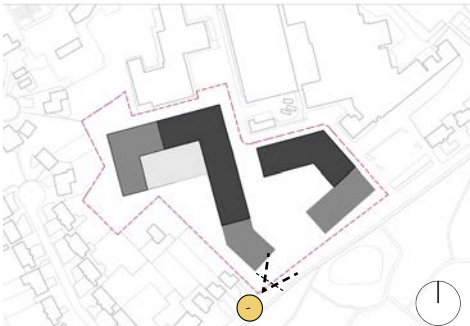


View 1 - Aerial view looking East into the public landscaped plaza

3.0 Design

3.7 Appearance

3.7.4 CGIs



View 2 - Woodcote Green Road looking East

3.0 Design

3.7 Appearance

3.7.4 CGIs

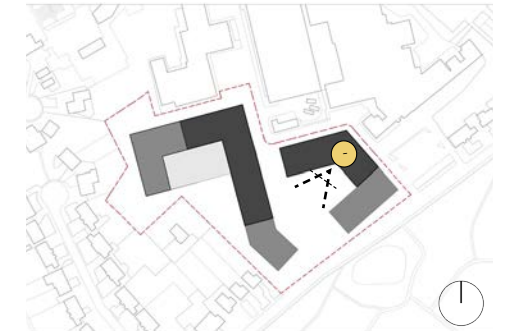


View 3 - Looking North from Millennium Green Road

3.0 Design

3.7 Appearance

3.7.4 CGIs



View 4 - Aerial view looking West into the public landscaped plaza

3.0 Design

3.7 Appearance

3.7.4 CGIs

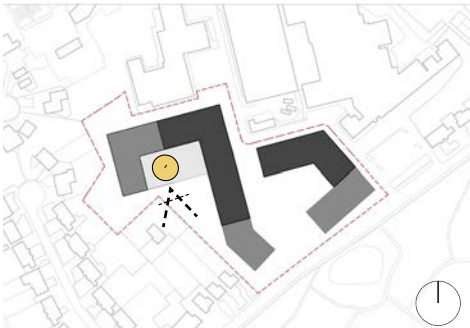


View 5 - Looking South from the proposed public landscaped plaza

3.0 Design

3.7 Appearance

3.7.4 CGIs



View 6 - Looking South from proposed Building A sensory garden

4.0 Access & Maintenance

4.0 Access & Maintenance

4.1 Access Statement

Introduction

This access statement was developed in line with the CABE publication ‘Design & Access Statements, How to Write, Read, and Use them’.

Policy approach;

The following documents were used as fundamental design references for the design of Guild Living @ Epsom later living community:

- Part M of the Building Regulations Approved Document M - Access to and use of buildings: Volume 1 - Dwellings (2015 edition incorporating 2016 amendments)
- British Standards Institution’s revised Code of Practice BS8300:2009 ‘Design of Buildings and their approaches to meet the needs of disabled people’
- Equality Act 2010
- Guild’s research into later living and impact on loneliness with Prof. Malcolm Johnson at University

Planning Policies and Design Regulations

- **NPPF (July 2019)** Government’s planning policies.
- Epsom and Ewell Core Strategy (2007) **CS6, CS8, CS16**
- Epsom and Ewell Revised Sustainable Design Supplementary Planning Document
- Development Management Policies (2016) **DM36**
- Department for Transport Manual for Streets (March 2017)
- Surrey County Council Vehicular and Cycle Parking Guidance (January 2018)
- Surrey Count Council Travel Plans – A Good Practice Guide for Developers (July 2018)
- Waste (England and Wales) (Amendment) Regulations 2012
- The Environmental Protection Act 1990 s 34(1)

- Building Regulations Approved document H6
- WRAPs Designing out Waste Principles
- City of Westminster ‘Recycling and Waste Storage Requirements’
- Care Quality Commission (CQC)

Consultation

Consultation and sign off on accessibility for the various building demographics has taken place with:

- Ann Sawyer, Access=Design - access consultant
- Keith Reynolds, Hammond Care - CQC Compliance to care floor
- Christian Bucknall, ORSA - CDM Principle Designer

Significant ongoing consultation and coordination takes place with interior design team, Marchese Partners Interiors who have international experience in specialist accommodation for older people.

Access

Guild Living, Epsom can be accessed by a wide range of means and therefore is easily accessible to all users. The building can be accessed by foot, public transport, car, bicycle and wheelchair & mobility scooter. Cycle and wheelchair/electric buggy storage is provided on the lower ground floor of each of the buildings, with easy access from there to the rest of the building via a choice of lift or stairs. Level pathways circulate the external areas to allow staff and residents to safely and securely navigate around and through the building.

The proposal will be predominantly for older people however the design has also considered a range of people and their experience. Ground floor commercial and residential amenities assist in creating active frontages within the proposed development, including; cafe, communal restaurant, wellness centre, small retail shops, community hub and a central landscape plaza, serving the resident community, local neighbours and visitors & staff of Epsom hospital.

Approach

Ground floor West Building is the primary route of arrival for residents and visitors. This is a secure covered porte-cochere drop off area with level threshold access into the main reception and community hub central to the development that is visible and appropriately lit with a feature coffered ceiling for security and safety. The members of the public will access the majority of the site through the public landscaping, with commercial frontages activating the landscaped public plaza.

The pathway to the entrance is hard surfaced and level to allow for easy wheelchair access. Seating/resting opportunities are provided along and amongst the landscaping for people of different age groups, stamina, fitness levels and any parents with children passing through or utilising the on-site child care amenity. A clear later living wayfinding design will be developed over RIBA Stage 3 & 4 to ensure legibility of design.

A secondary entrance is offered to the central community hub lobby arrival if residents wish to bypass the vehicular drop off / porte-cochere. All building cores have direct access to the landscaped public realm to allow the dignity and privacy that comes with a “bad day” scenario in later living design principles.

The design simultaneously encourages social and intergenerational interaction, both with resident community members and wider members of the neighbouring community, hospital staff and hospital visitors who come to enjoy the amenities of the main public landscaped plaza. Resident members can also seek areas for reflection and privacy within the design of internal and external spaces depending on mood and how resident members wishes to engage with the community.

Service & Deliveries

Deliveries, servicing and maintenance to the proposed site are focused away from the main pedestrian routes and public landscaped spaces.

The West Building uses the new private carriageway along the western boundary to access the carpark, service and delivery drop off areas and the East Building use the NHS service carriageway which runs around the east and north facing elevations - service lay-bys [within the development demise] off the NHS carriageway allow service, maintenance and delivery vehicles to stop without obstructing the NHS facilities.

See access diagrams and site transport strategy.

The refuse services to the building including the bin store are all located at grade with level thresholds to ensure ease of building management in moving 1100 litre eurobins across the site on collection days. Refuse will be collected from a single point from each building. The refuse truck will not be required to navigate through open public landscape areas to access the buildings.

Emergency Services

Firefighting services will access the building from each and every core, and a clear access route to allow emergency access to each building will be designed into the landscaping, allowing for adequate turning and reversing of fire emergency vehicles. Both the West and East buildings on the proposed site can be accessed from both Woodcote Green Road and the NHS service carriage way. Each and every core serving a building heights of 18m or more, will have dedicated dry riser access with inlet boxes clearly visible from the public realm.

Building Entrances

The design for main entrances to each building integrates the use of double doors fully compliant with Approved document Part M Category 3 and are clearly visible when approaching the building from all public pedestrian links.

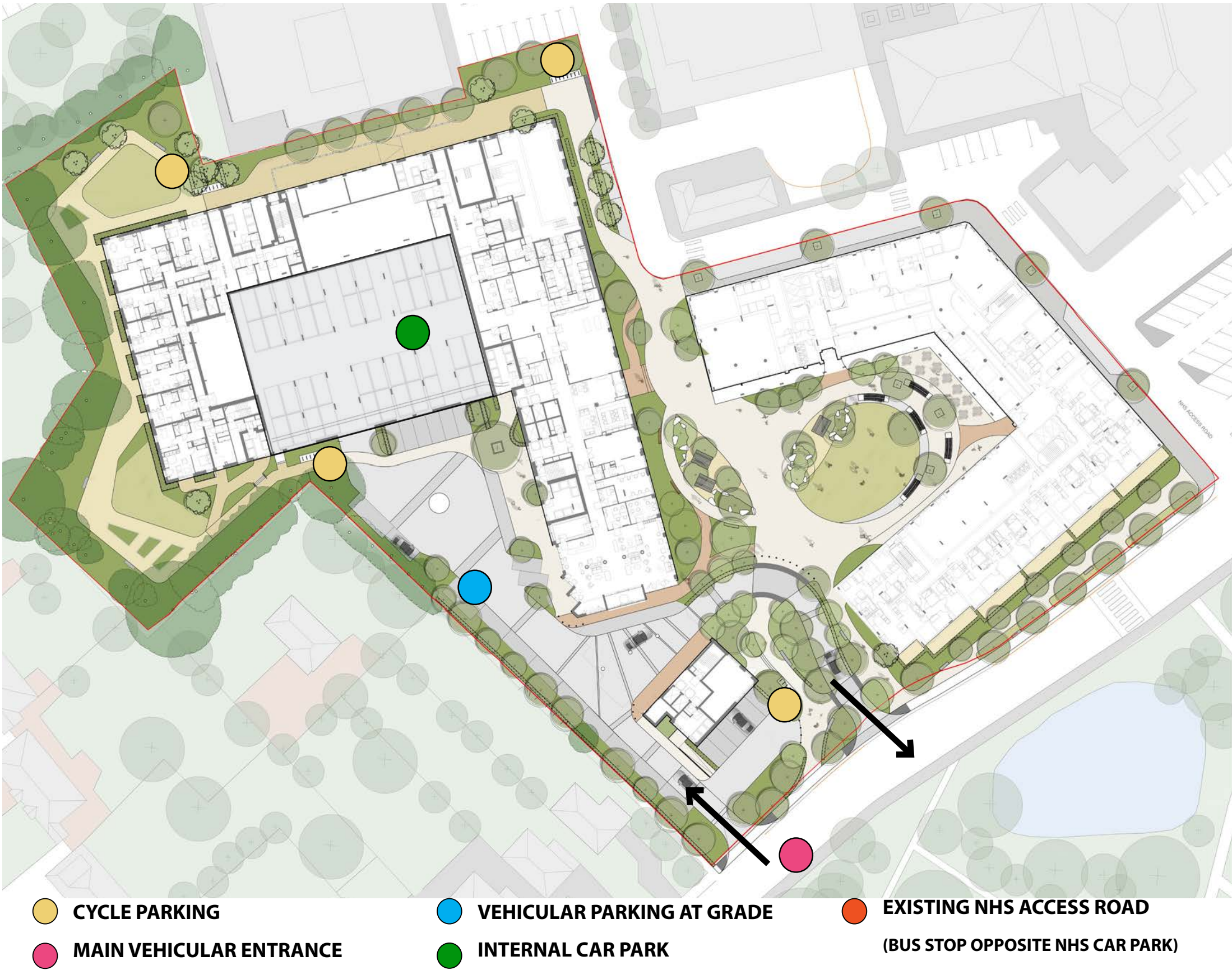
Circulation routes through the buildings are designed to allow ease to older residents as they navigate around the building.

4.0 Access & Maintenance

4.2 Overview



- 1 156 Car Parking Spaces
- 2 132 concierge/valet spaces are blue badge compliant
- 3 EV charging provided to 40% of parking spaces
- 4 Car Clubs are provided for the revised scheme (Two serving the development and one for general public).
- 5 Provision of minibus to reduce reliance on car use



4.0 Access & Maintenance

4.3 Site Constraints



The following diagram has been developed to identify the main constraints and opportunities within and around the site.

The site includes a series of existing building including low- grade administrative space, temporary structures, a boiler house and four-storey Rowan House and Woodcote Lodge, all of which are either surplus to hospital requirements or in need of modernisation.

- The hospital is serviced via a north-south vehicular corridor, which extends to Woodcote Green Road (south). This route will provide an opportunity for service & maintenance access route for the proposed site and is to be maintained at all times and will remain the chief site access for all hospital related traffic.
- Vehicular access is to be maintained for along western boundary
- Site access is limited to the zone along Woodcote Green Road between the two access points identified above.
- Major road / traffic route



Existing site plan - constraints

4.0 Access & Maintenance

4.4 Existing Strategic Vehicular + Cycle Routes



Site Access and Links

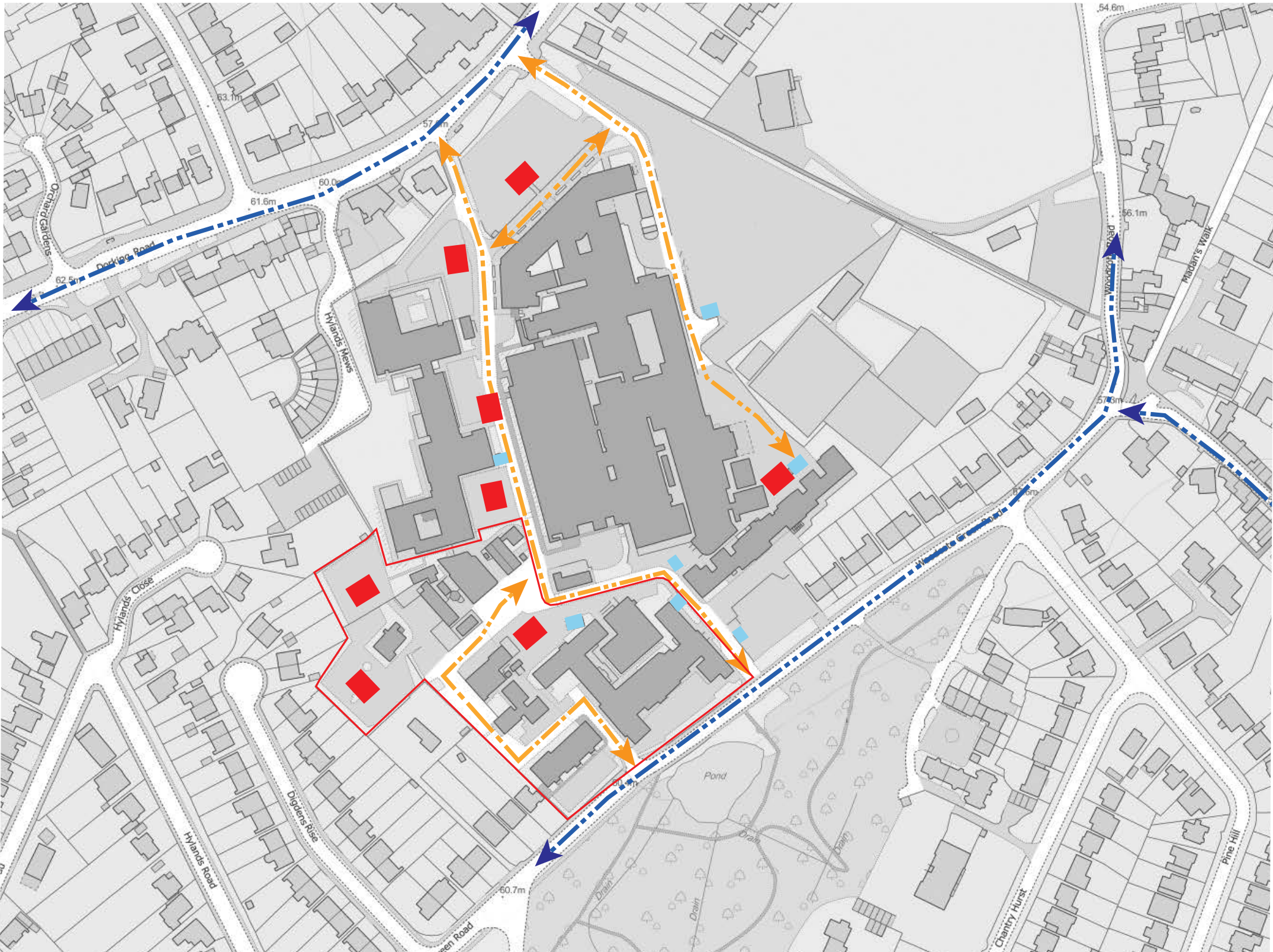
Policy CS16 calls for development proposals to facilitate a shift to non-car modes and to reduce the impact of roads and traffic movement. Policy DM36 seeks to secure sustainable transport for new development, through new development providing a travel plan, prioritising the need for pedestrian and cycle access.

This section of the DAS assess existing site access and links to reduce the proposals impact of road and traffic movement by prioritising pedestrian and cycle access.

On Woodcote Green Road there are footways on both sides of the road that are well lit and there is a zebra crossing located between the two hospital accesses. There are several pedestrian crossing points along the A24 Dorking Road.

On-road advisory cycle lanes are marked out on both sides of Woodcote Green Road from Hylands Road in the west to Chalk Lane in the east. A greenway provides a link through Rosebery Park toward the town centre from the corner of Woodcote Green Road and Chalk Lane. Chalk Lane is also a signed advisory route which links to off road cycle routes across Epsom and Walton Downs.

- Primary Vehicle + Cycle route (on busy road)
- Secondary Vehicle + Cycle route (on quieter roads)
- Vehicle Parking
- Cycle Parking
- Site boundary



Existing site plan - vehicle & cycle routes

4.0 Access & Maintenance

4.5 Existing Strategic Bus Routes + Footpaths

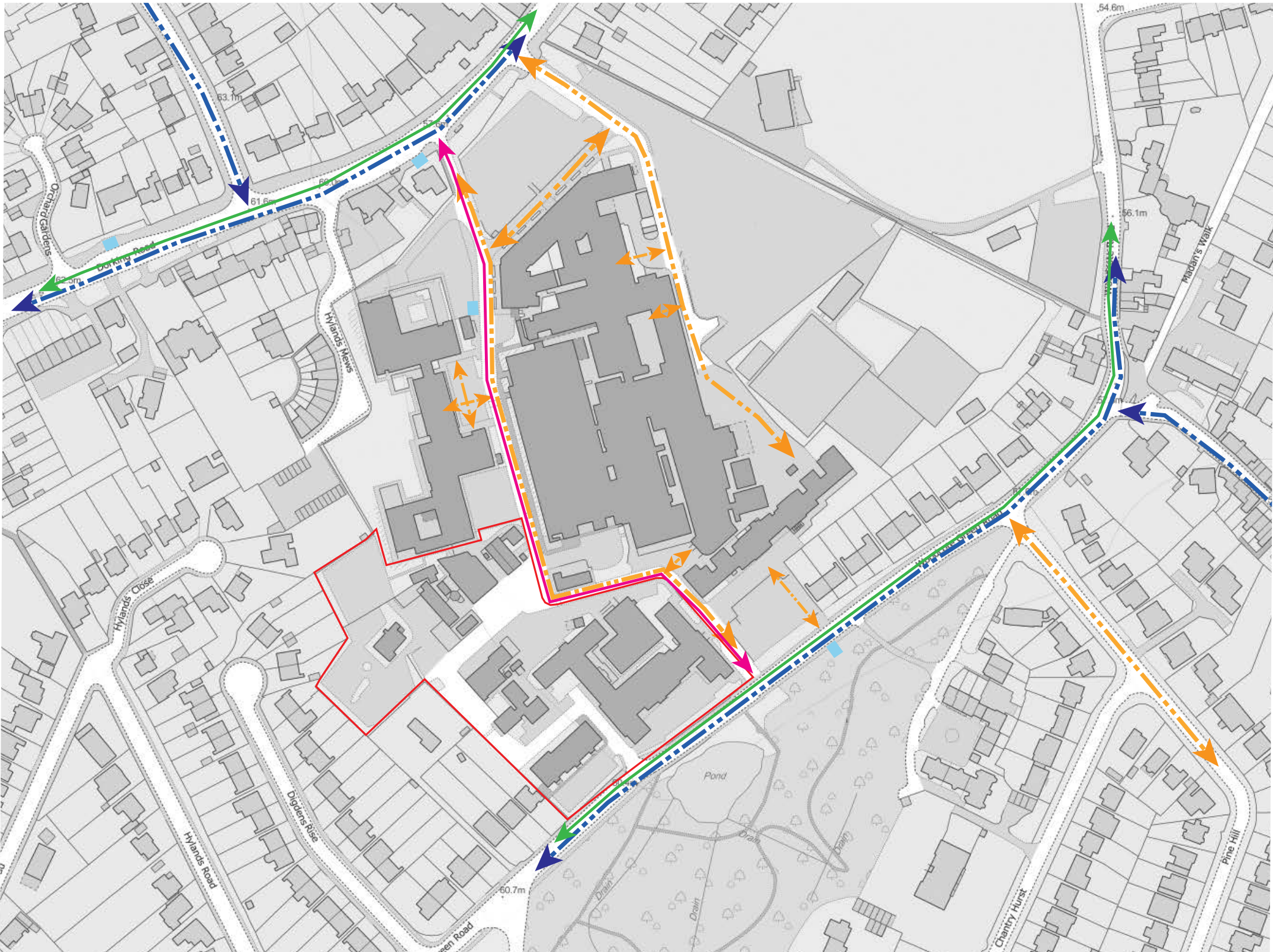


Site Access and Links

There are bus stops on Woodcote Green Road adjacent to the hospital access and served by bus routes 166, 293, 467 and E5. Epsom Hospital (Stops P, Q and R) are the next nearest bus stops to the site, located along the A24 Dorking Road. Epsom rail station is approximately 1.1km from the site and is accessible by bus routes 166 and 293 from Woodcote Green Road.

This accessibility analysis indicates that the proposed site is in an accessible location and can be accessed by modes of transport other than the private car, including regular bus services from Woodcote Green Road, and that there are a wide range of local facilities within close proximity of the site.

- Primary Bus route
- Secondary Bus route (hospital shuttle)
- Primary Footpath
- Secondary Footpath
- Bus Stop
- Site boundary



Existing site plan - bus & pedestrian routes

4.0 Access & Maintenance

4.6 Public, Private Vehicular + Cycle Access Strategy



Site Access and Egress

Access and egress to the site is provided via separate entrance and exit points on Woodcote Green Road, with the main entrance located near the southwestern corner of the site and the exit located to the central portion of the site, between buildings A and B. Both points of access/egress have been designed in accordance with the guidance provided in the Department for Transport's Manual for Streets.

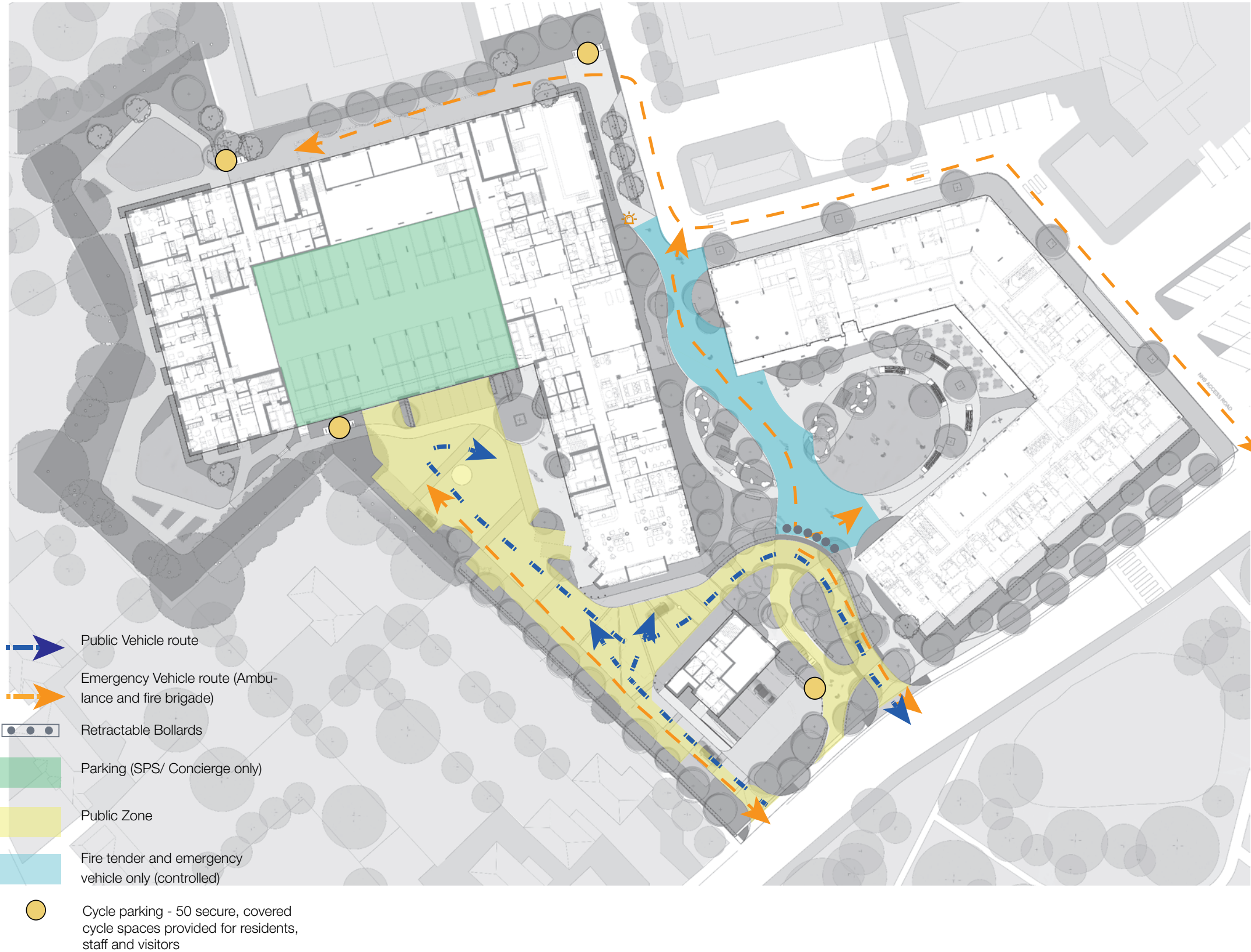
Emergency vehicles can access the site from both entry/exit points to allow for speedy access to relevant portion of site, with smaller emergency vehicles also using the underpass at building A to access/egress.

Refer to next page for a clear summary of parking management + detail transport report submitted as part of application.

Relevant Policies:

1. Visibility at the site egress is in accordance with guidance set out in the Department for Transport Manual for Streets (March 2017).
2. Parking has been assessed in accordance with Surrey County Council Vehicular and Cycle Parking Guidance (January 2018) – this allowed vehicle and cycle parking to be assessed on ‘individual assessment’, whilst the proposed level of EV charging is in accordance with the set guidance.
3. The Travel Plan for the development has been developed in line with the Surrey County Council Travel Plans – A Good Practice Guide for Developers (July 2018).
4. Section 4 of the NPPF (2012) relates to ‘Promoting sustainable transport’ and states that “the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel” -

The proposed development is well located to benefit from being close to Epsom town centre with good public transport facilities and adjacent residential areas, and includes provision for pedestrians and cyclists and the



4.0 Access & Maintenance

4.7 Highways

4.7.1 Parking Strategy

Policy Compliance

- **NPPF Paragraph 148** states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.
- **NPPF Chapter 9** relates to the promotion of sustainable transport.

1 156 Total Car Park spaces

- 106 SPS spaces for residents
- 16 SPS spaces for visitors
- 10 SPS spaces for staff
- 24 spaces for staff & visitors at grade
- 1space for Mini Bus

2 132 Blue Badge Spaces

- All SPS car park spaces are suitable for blue badge holders
- Concierge parking for the SPS car park.

3 Vehicular Entry and Exist

Main vehicular entry and exit is proposed from Woodcote Green Road.

4 Cycle Parking

There are 50 secure, covered cycle spaces provided for residents, staff and visitors located throughout the site.

5 Car Clubs

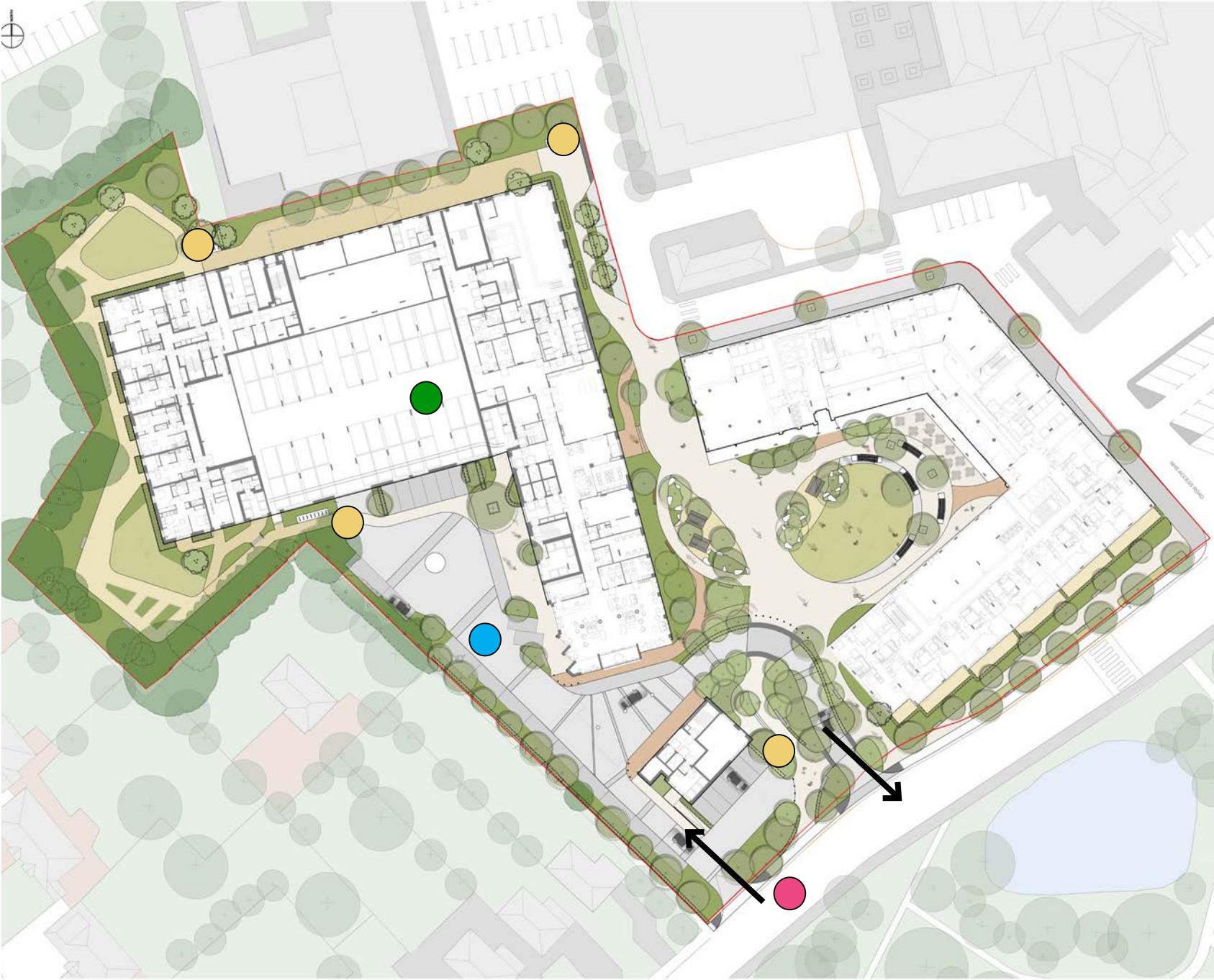
Two development car club cars for use by staff/residents. Some residents may only need to use a car occasionally, and shared vehicles would provide a more cost and space-effective way to provide this. One additional car club at surface level for general public use.

6 EV Charging

SPS parking will have integrated charging to accord with SCC guidance - 20% of parking is provided with active EV charging with a further 20% having passive infrastructure that can be made active as required in the future.

7 Parking Management

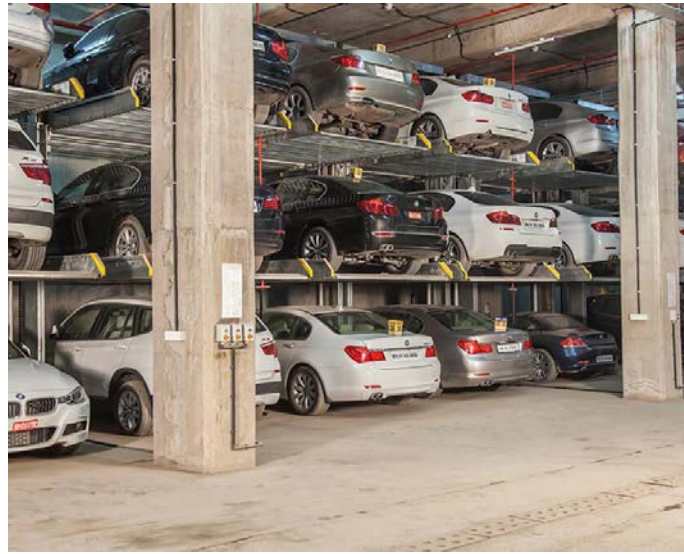
Concierge parking for the SPS car park will be used by residents, staff and visitors, with the staff and visitor spaces prioritised for use by those staying overnight at the site.



- CYCLE PARKING
- VEHICULAR PARKING AT GRADE
- MAIN VEHICULAR ENTRANCE
- SPS PARKING

4.0 Access & Maintenance

4.8 Parking Management Strategy



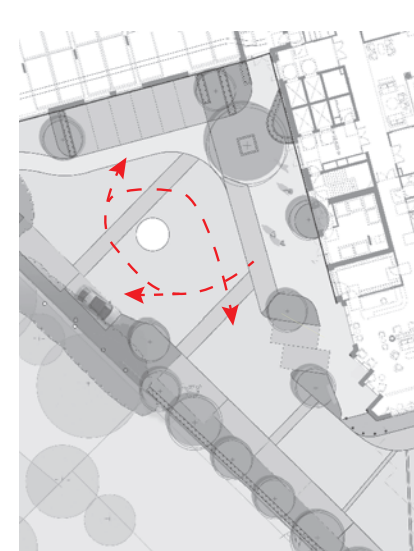
The SPS will be used by residents, staff and visitors, with the staff and visitor spaces prioritised for use by those staying overnight at the site. The following arrangements are proposed for use of the parking on-site



- On entrance to the site, staff will prioritise using the spaces located on either side of the access road (red) whilst visitors will be directed towards the main entrance/SPS (green). All residents will drive straight to the main entrance/SPS (green).



- All footpaths/routes/gradients to be EA/part M in addition, two spaces at the front of the site are to be allocated as for nursery use during nursery opening hours(blue).



- At the main entrance/SPS, visitors will be met at the drop-off area where a concierge will either take their car to park it in the SPS (green) if spaces are available or direct them to an available surface level space (red). All residents will be met by the concierge who will take their car to park it in the SPS (green).



- For vehicles parked by the concierge within the SPS, keys will be kept securely at reception with the exact location of the vehicle clearly identified. This will enable the concierge to immediately identify any keys required to move additional vehicles when retrieving a requested vehicle.
- When a vehicle is required to be retrieved from the SPS (green), the concierge will do so and drive it for collection by its owner to either the drop-off area by the SPS, or the lay-by under the port cochere.
- A record will be kept of all resident and staff vehicles whilst all visitors will be required to sign-in upon arrival so that the owners of all vehicles can be contacted if needed.

4.0 Access & Maintenance

4.9 Ground Floor Servicing + Refuse Strategy

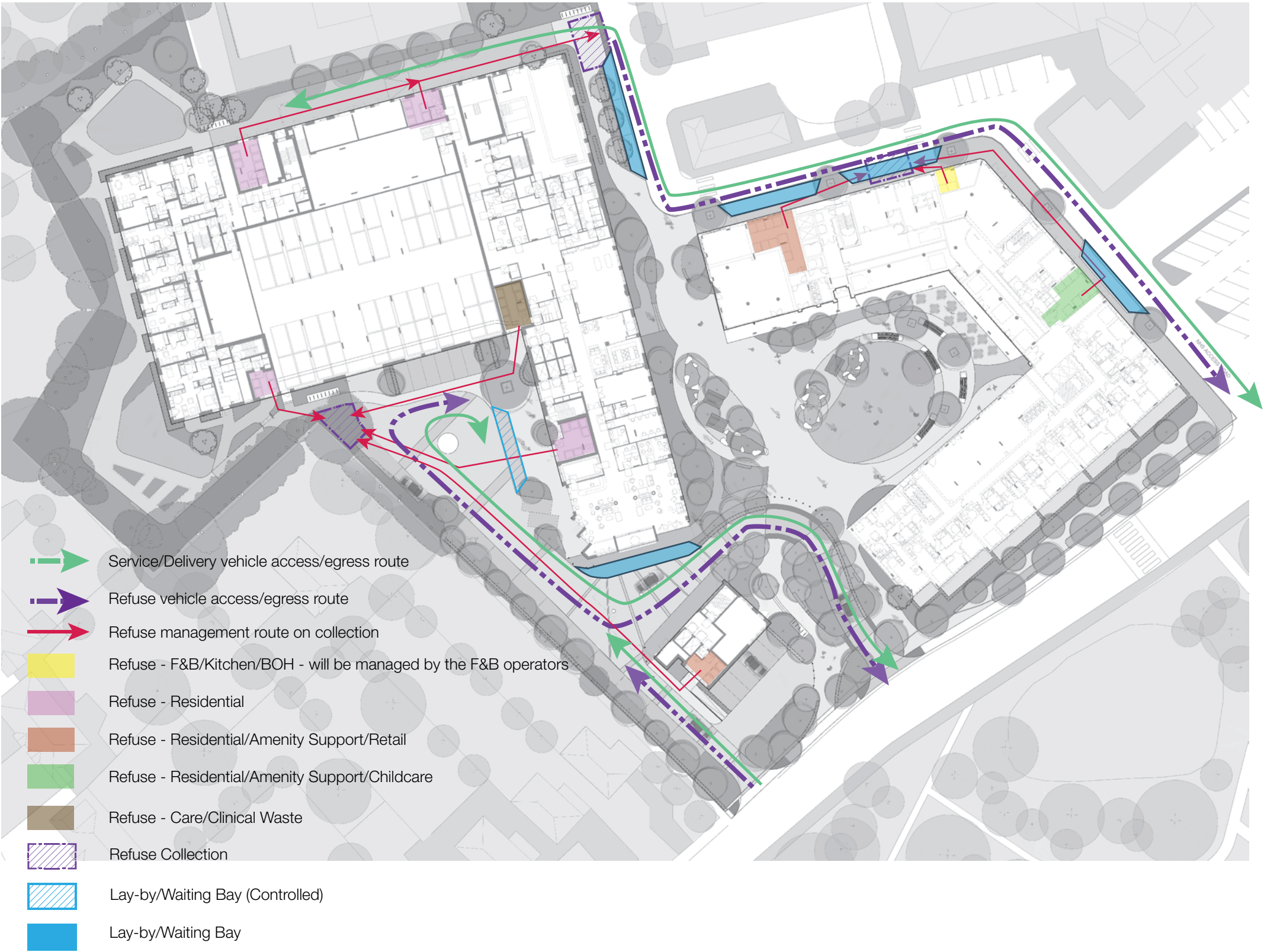


Refuse Strategy

- A private company will be responsible for managing site waste with regards to that arising from residential, amenity, wellness and retail use;
- The private company will collect waste from residential units on a regular basis for transfer to ground level storage areas;
- Amenity, wellness, childcare and retail users will be required to deposit waste in the closest available refuse area;
- Private operators will be contracted for all waste collections and removal offsite;
- Collections of residential, amenity, wellness, childcare and retail will take place twice weekly;
- F&B waste will be housed separately and managed by the F&B operator, with collections organised by the operator and likely to take place on several occasions through out the week dependant upon the nature and amount of waste produced;
- Clinical waste will be housed separately and securely and management by the clinical waste team. Collections from a specialist operator are likely to take place on several occasions through out the week depending on the nature and amount of waste produced.

Relevant Policies:

1. Waste (England and Wales) (Amendment) Regulations 2012 – used to shape the management plan and emphasise elements such as the waste hierarchy throughout the management process;
2. The Environmental Protection Act 1990 s 34(1) – ‘duty of care’ of all waste producers and the various requirements relating to controlled waste;
3. Controlled Waste Regulations 2012 – used in definition of ‘clinical waste’
4. Epsom and Ewell Revised Sustainable Design Supplementary Planning Document – Used to establish the rate of production of domestic waste and the



Proposed site plan - refuse & service routes

4.0

Access & Maintenance

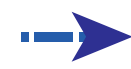
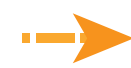
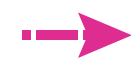

4.10

External Public Pedestrian Routes



Pedestrian Routes

- Existing pedestrian route to hospital to be retained;
- All footpaths/routes/gradients to be EA/part M compliant;
- Safe Pedestrian Routes/Footpaths from Woodcote Green Road to all primary entrances without need to cross carriage way.
- Safe pedestrian route from Woodcote Green Road and nursery/childcare drop off/parking bays to nursery/childcare unit

-  Primary Pedestrian route
-  Secondary Pedestrian route
-  Nursery Pedestrian route
-  Primary Pedestrian site access route



Proposed site plan - pedestrian routes

4.0 Access & Maintenance

4.11 Ground Floor Entrances



Policy Compliance

- **NPPF Paragraph 91** states that planning decisions should aim to achieve healthy, inclusive and safe places which promote social interaction.

Access to Cores

- All routes to all building/unit entrances and internal circulation cores to be DDA/part M compliant
- Active frontages are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

Communal circulation lobby

Staircase

Lift

Communal active frontage

Primary entrances

Individual core entrances

Retail entrances

Childcare/Nursery entrances

Care suite entrances

Amenity access

Lift Access



Proposed site plan - building entrances

4.0 Access & Maintenance

4.12 Safety

4.12.1 Development Security

Key worker apartments

The outline specification for these apartments are as follows:

Fabric performance & specification:

- Building and fabric performance will be designed in accordance with exiting UK statutory building control performance standards and design guidance.
- All fixtures and fittings to meet BS/EN standards.
- Apartment design to meet with national spaces standards and UK building regulations.
- External fabric design to be in accordance with requirements of planning approval.
- Building services strategy to meet with statutory standards and performance requirements.

Living room:

- Walls: Metal stud frames with plater & paint finish, acoustic performance to be in accordance with statutory requirements.
- Ceiling: plaster and paint finish
- BS / EN ceiling lighting fixtures and fittings included to meet statutory performance requirements.
- Floor to ceiling heights 2.550m to living areas
- Flooring: BS/EN standard carpet tiles
- Painted timber skirtings
- Electrical points and sockets in accordance with statutory requirements.
- Compliant with National Space Standards

Closet / MEP Cupboard:

- Paint finished doors.
- BS / EN Ironmongery to door set.
- Flooring: BS/EN standard carpet tiles.
- Internal lighting as required.
- Shelving as per kitchen.
- Position for MEP equipment in accordance with MEP Engineers design and specification to meet statutory requirements.

Kitchen:

- Walls: Metal stud frames with plater & paint finish, acoustic performance to be in accordance with statutory requirements.
- Flooring: BS/EN standard vinyl floor tiles.
- Ceiling: plaster and paint finish allowing for moisture resistant plasterboard.
- Kitchen extract in accordance with MEP Engineers design and specification to meet statutory requirements.
- BS / EN ceiling lighting fixtures and fittings included to meet statutory performance requirements.
- Kitchen layout design to meet statutory requirements, fitted kitchen units supplied by - Alpha range manufactured by Hatt Kitchens, SR range manufactured by Dekko Interiors, Virginia or Hacienda range in the Concept group by Symphony Kitchens Ltd or similar approved.
- Compliant with National Space Standards

- Kitchen, mini combi kitchen, to include sink, taps, hob and cooker and fridge freezer, BS / EN standard white goods appliances to be provided by a single manufacturer.
- Drawers over doors, and doors only above the counter
- White laminated carcass and doors, on soft closures, full grip handles.
- Work top: Worktop to be laminate.
- Splashback tiles to kitchen sink included.
- Floor to ceiling heights 2.40m to kitchen areas.

Bedrooms:

- Walls: Metal stud frames with plater & paint finish, acoustic performance to be in accordance with statutory requirements.
- Flooring: BS/EN standard carpet tiles
- Painted timber skirtings
- Ceiling: plaster and paint finish
- BS / EN ceiling lighting fixtures and fittings included to meet statutory performance requirements.
- Floor to ceiling heights 2.550m to bedroom areas.
- Compliant with National Space Standards

WC/Shower:

- Ceiling: plaster and paint finish allowing for moisture resistant plasterboard.
- Floor to ceiling heights 2.40m to bathrooms

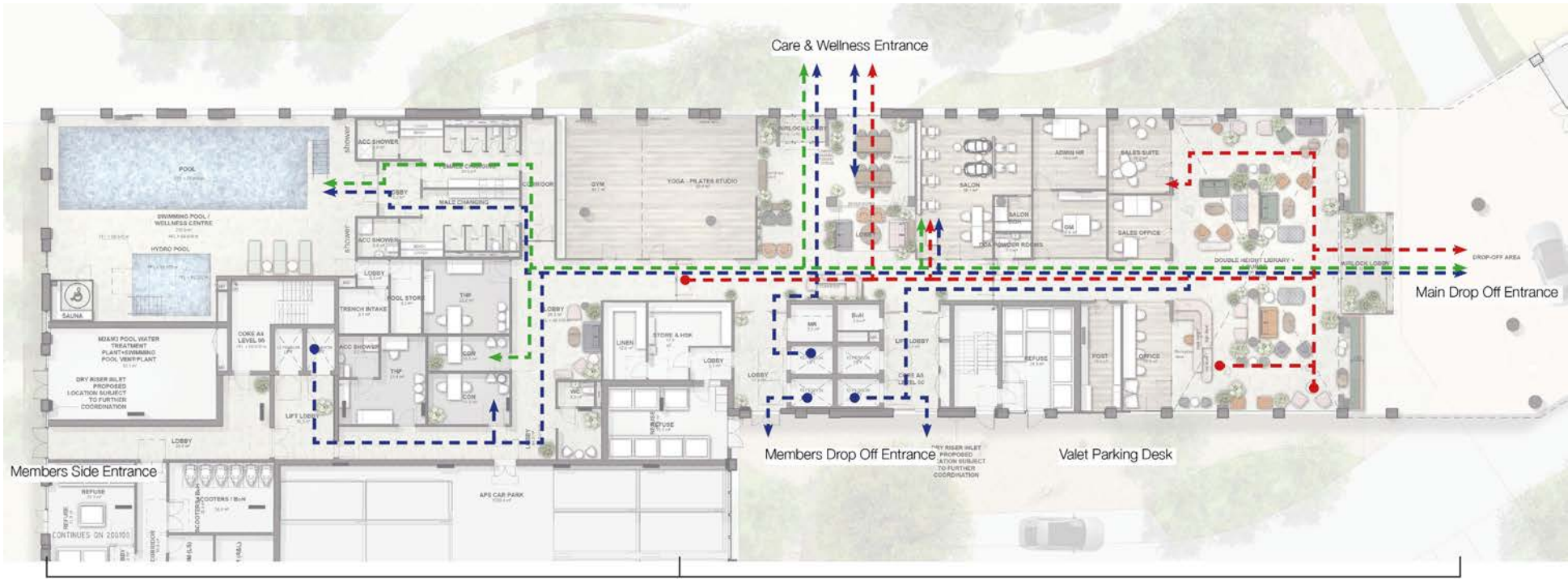
- BS / EN ceiling lighting fixtures and fittings included to meet statutory performance requirements.
- Mechanical ventilation and extract in accordance with MEP design and specification and statutory performance requirements.
- Flooring: Anti-slip floor tiles to meet statutory performance requirements.
- Walls: Metal stud frames with plater & paint finish, acoustic performance to be in accordance with statutory requirements. Allowing for moisture resistant plasterboard and pattressing as required.
- Wall finish: Full height tiling to bathroom and shower areas, splash back to hand wash basin, paint elsewhere.
- Sanitary goods: Sink, WC, Shower fitting and control, white goods, Ideal Standard or similar or equivalent
- BS / EN Aerated brassware, mixers etc, Mira or Kohler, to conform to WRAS and Eco sense water usage or equivalent
- Doors:
- External: Solid core painted timber and frame. BS / EN Ironmongery to door set.
- Internal: Solid core painted timber and frame. BS / EN Ironmongery to door set.
- Fire and acoustic performance including intumescent and smoke seals in accordance statutory requirements.
- Compliant with National Space Standards

N.B. bathrooms designed to M4(1) only.

4.0 Access & Maintenance

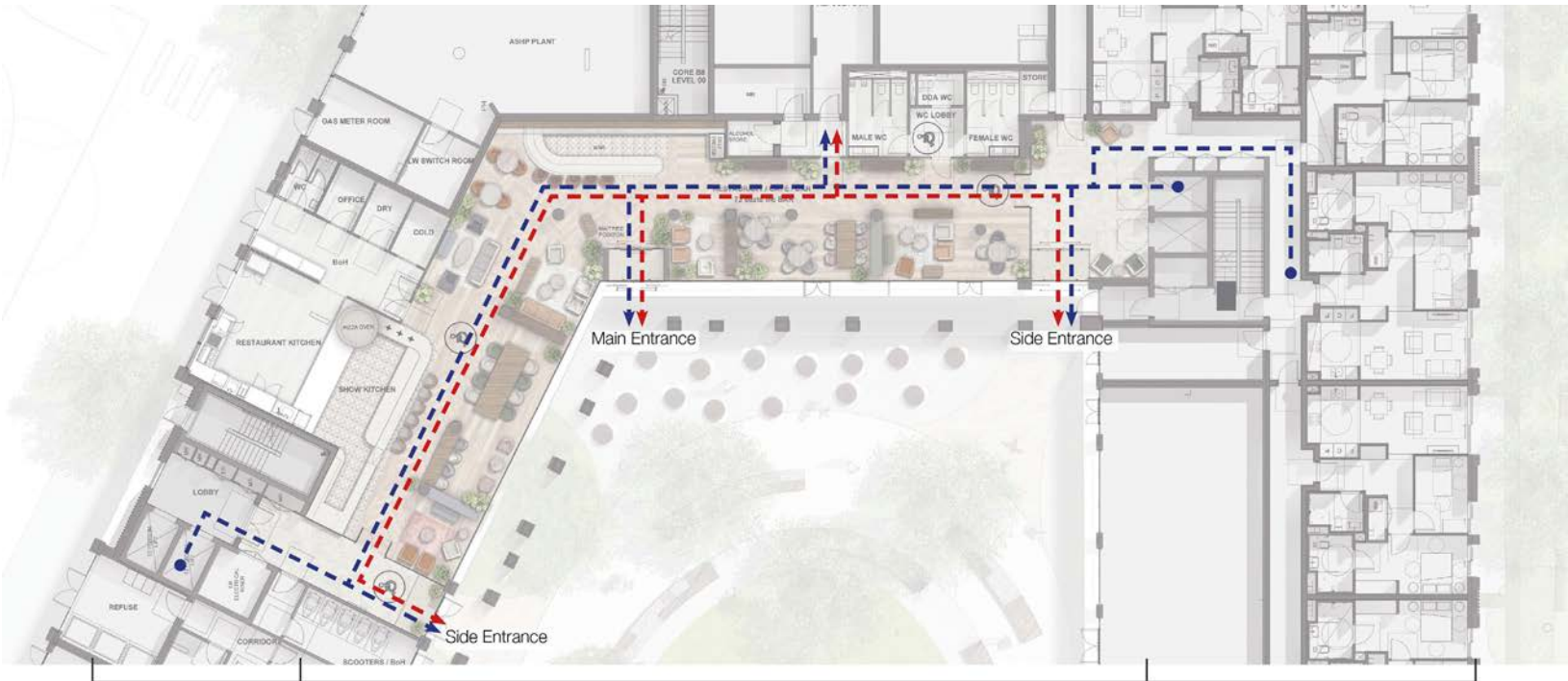
4.13 Internal Journey Routes

- Visible connection between main amenity areas and external landscaped areas;
- All routes to be DDA/part M compliant;
- Clear and inviting routes to entrances, lounges and Front of House amenity areas for public and members;



Building A Ground Floor

- - -> Guild Living Members and Public
- - -> Guild Living Members only
- - -> Wellness Club Members only



Building B Ground Floor

4.0 Access & Maintenance

4.13 Internal Journey Routes

- Care floor designed to follow Care Quality Commission (CQC) guidance and standards
- All routes to all building/unit entrances and internal circulation cores to be DDA/part M compliant;
- The Sensory Roof Garden on Level 2 is accessible for care members via 2 main lounges to the north west and north east corner as well as a 3rd entry point to the south western corner;
- The care suites and residences overlooking the roof garden are not provided with direct access and are provided with privacy by screening planters;
- The roof garden has been designed for dementia sufferers and incorporates step free access and full compliance with DDA/part M requirements and regulations;
- The edge of the roof garden to the eastern perimeter is provided with privacy hedging to avoid overlooking;
- The care floor is separated into seven fire compartments. Occupants on the sensory garden terrace will be moved to one of three compartments in the event of a fire anywhere in the GCS and GCR areas. As the evacuation is assisted, the staff will be able to direct occupants to a safe compartment - all in compliance with fire engineer's and HTM05-02 fire regulations and requirements

---> Guild Living Members only

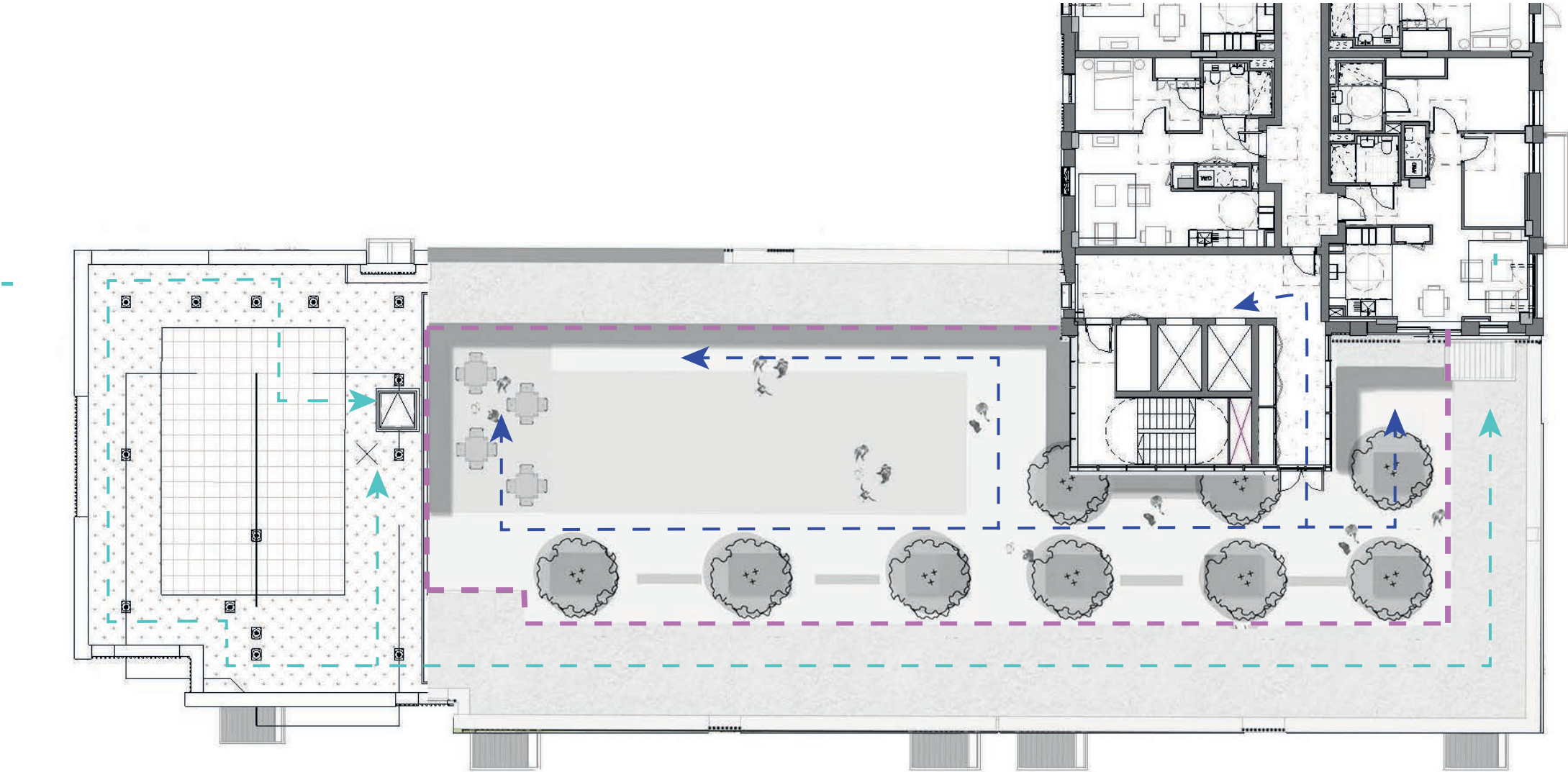
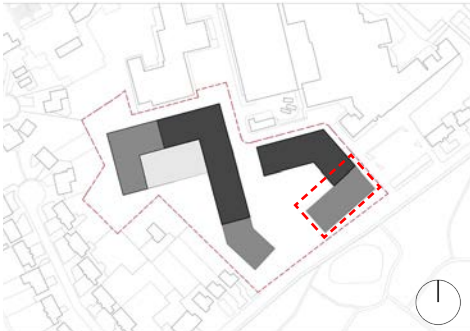


Proposed level 02 plan - Building A access to sensory garden from care floor

4.0 Access & Maintenance

4.13 Internal Journey Routes

- Plant roof to be accessible for maintenance and servicing personnel only
- Accessible via service roof hatch and latching on to a mansafe fall restraint system for safe access to all parts of roof areas
- Members access landscaped roof via dedicated core, with level, DDA/part M compliant route



- -> Maintenance Personnel only
- -> Guild Living Members only

Proposed level 04 plan - Building B resident access to garden terrace

4.0 Access & Maintenance

4.13 Internal Journey Routes

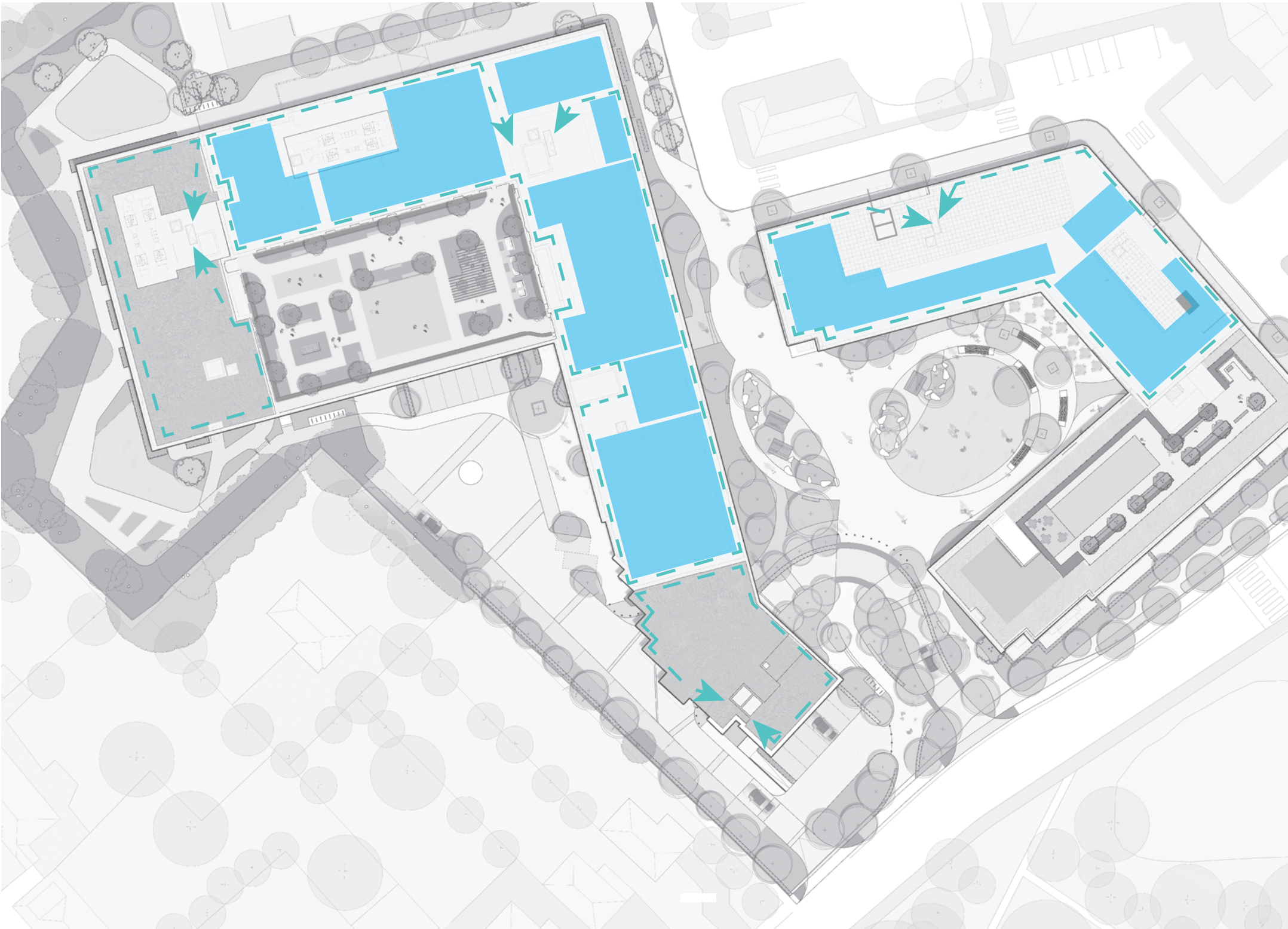


- Main roofs to be accessible for maintenance and servicing personnel only
- Accessible via service roof hatch and latching on to a mansafe fall restraint system for safe access to all parts of roof areas
- Blue areas denote extent of Photovoltaic cell provision - all in line with National Planning Policy Framework (NPPF), Local Sustainable Design SPD (2016) and Core Strategy (2007) CS6 policies and guidelines for sustainable developments

 PV Area to deliver 228KWP



 Maintenance Personnel only



Proposed roof plan - building services plant

4.0 Access & Maintenance

4.14 Guild Living Residences

4.14.1 Wheelchair One Bedroom Typical Unit

1 Outdoor spaces

Where the outdoor space is a balcony it should be possible for a wheelchair user to enter it clear of any external door swings (1100mm min. clear of door swing) and with internal and external surfaces nominally level.

2 Entering and leaving

An effective clear door width of at least 800mm will be adequate provided that the passage through in either direction is on line. Where the door opens towards the direction of approach, the wheelchair user will need to approach the door headon, release it and reverse while opening the door (space beside the lock edge of at least 300mm, preferably 550mm, extending 1800mm from face of door).

3 Transfer space

Provide space within the house to manoeuvre wheelchair to transfer to a second chair, to store the first, and if necessary to leave it on charge, clear of circulation routes and the required approach to furniture and doors (1100x1700mm).

4 Hallways and circulation

To allow turning at right angles there should be a 1200mm clear width in each direction, although 900mm in one direction will be manageable by most.

5 Kitchen

A wheelchair user needs a space under the work top at hob, sink and other critical points of 600mm deep and a clear manoeuvring space of not less than 1800 x 1500mm. The layout should maximise the range of operations possible from one wheelchair position. An L-shaped arrangement may facilitate this.

6 Ensuite

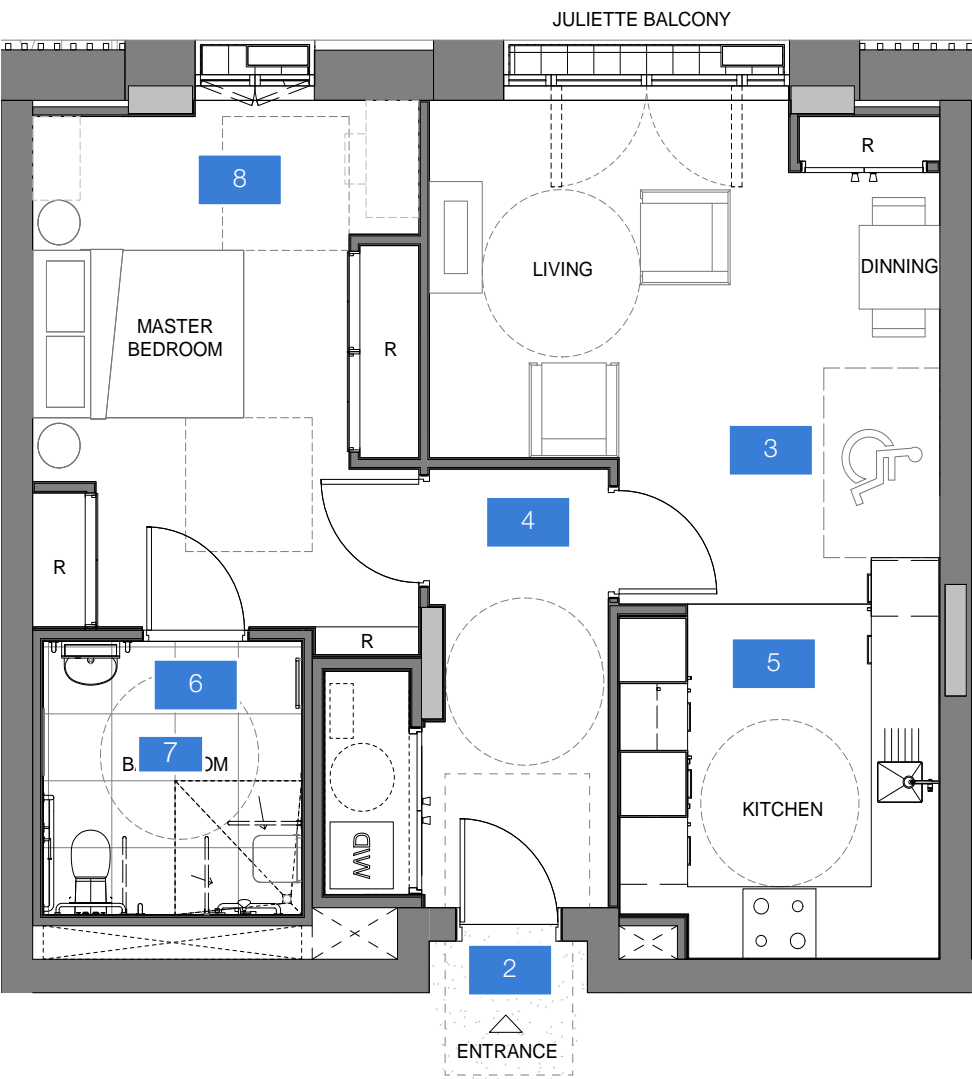
- The following key factors should be noted:
- A minimum 1500 x 1500mm manoeuvring space should be provided clear of all fittings; foot-rest space under fitting will maximise this
 - The siting of WC should allow space clear of any door swing, be adjacent to a flank wall for firm support provision and allow for a full range of transfer methods
 - The space between shower area and WC should allow access to taps, transfer from wheelchair to shower seat as well as to WC, and for use of shower chair within shower and over WC
 - The basin should be sited clear of the frontal approach to the WC
 - There should be provision for direct access from an adjoining bedroom

7 Shower Room

In shower room increase side transfer space to incorporate defined wheel-in shower area with floor drain (2000 x 1750mm min.).

8 Bedrooms

- Direct access from the main bedroom into the bathroom should be made possible whether a door is incorporated from the outset or its futures provision is allowed for by means of a knock-out panel. An effective double bedroom layout should allow a wheelchair user to:
- Enter, manoeuvre clear of door swing, approach all furniture, leave room (with a minimum of 1200 x 1200mm activity square clear of bed, door swing and other fittings)
 - Approach both sides of a double bed at an angle to transfer or attend to a child without need to reverse around the end of the bed (1000mm min to approach bed and transfer)
 - Approach and control windows
 - The layout of single bedrooms should follow a similar pattern but access to one side of the bed is acceptable



4.0 Access & Maintenance

4.13 Guild Living Residences

4.14.2 Wheelchair Two Bedroom Typical Unit

1 Outdoor spaces

Where the outdoor space is a balcony it should be possible for a wheelchair user to enter it clear of any external door swings (1100mm min. clear of door swing) and with internal and external surfaces nominally level.

2 Entering and leaving

An effective clear door width of at least 800mm will be adequate provided that the passage through in either direction is on line. Where the door opens towards the direction of approach, the wheelchair user will need to approach the door headon, release it and reverse while opening the door (space beside the lock edge of at least 300mm, preferably 550mm, extending 1800mm from face of door).

3 Transfer space

Provide space within the house to manoeuvre wheelchair to transfer to a second chair, to store the first, and if necessary to leave it on charge, clear of circulation routes and the required approach to furniture and doors (1100x1700mm).

4 Hallways and circulation

To allow turning at right angles there should be a 1200mm clear width in each direction, although 900mm in one direction will be manageable by most.

5 Kitchen

A wheelchair user needs a space under the work top at hob, sink and other critical points of 600mm deep and a clear manoeuvring space of not less than 1800 x 1500mm. The layout should maximise the range of operations possible from one wheelchair position. An L-shaped arrangement may facilitate this.

6 Ensuite

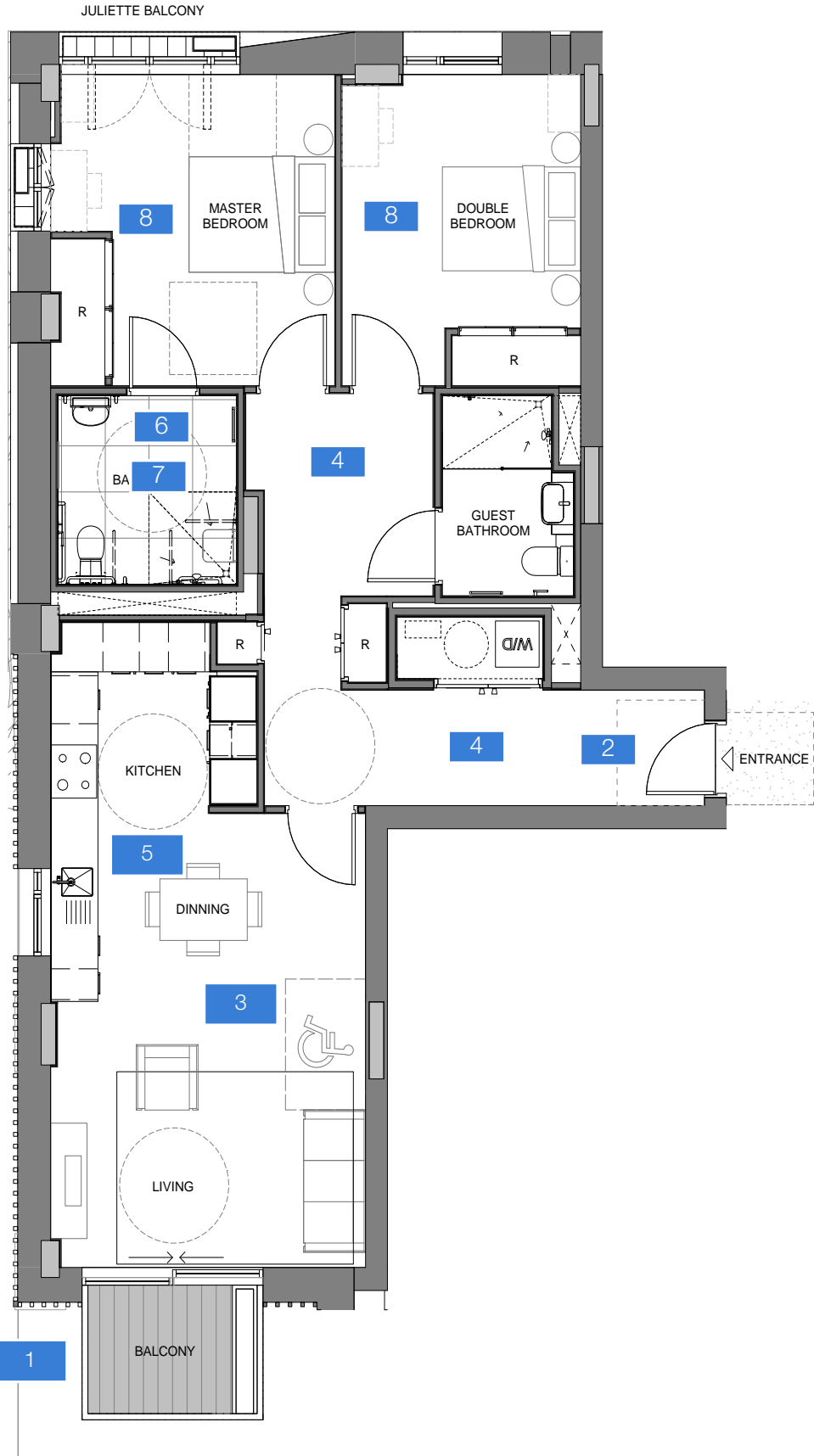
- The following key factors should be noted:
- A minimum 1500 x 1500mm manoeuvring space should be provided clear of all fittings; foot-rest space under fitting will maximise this
 - The siting of WC should allow space clear of any door swing, be adjacent to a flank wall for firm support provision and allow for a full range of transfer methods
 - The space between shower area and WC should allow access to taps, transfer from wheelchair to shower seat as well as to WC, and for use of shower chair within shower and over WC
 - The basin should be sited clear of the frontal approach to the WC
 - There should be provision for direct access from an adjoining bedroom

7 Shower Room

In shower room increase side transfer space to incorporate defined wheel-in shower area with floor drain (2000 x 1750mm min.).

8 Bedrooms

- Direct access from the main bedroom into the bathroom should be made possible whether a door is incorporated from the outset or its futures provision is allowed for by means of a knock-out panel. An effective double bedroom layout should allow a wheelchair user to:
- Enter, manoeuvre clear of door swing, approach all furniture, leave room (with a minimum of 1200 x 1200mm activity square clear of bed, door swing and other fittings)
 - Approach both sides of a double bed at an angle to transfer or attend to a child without need to reverse around the end of the bed (1000mm min to approach bed and transfer)
 - Approach and control windows
 - The layout of single bedrooms should follow a similar pattern but access to one side of the bed is acceptable



4.0 Access & Maintenance

4.13 Guild Living Residences

4.14.3 Wheelchair Three Bedroom Typical Unit

- 1

Outdoor spaces
Where the outdoor space is a balcony it should be possible for a wheelchair user to enter it clear of any external door swings (1100mm min. clear of door swing) and with internal and external surfaces nominally level.
- 2

Entering and leaving
An effective clear door width of at least 800mm will be adequate provided that the passage through in either direction is on line. Where the door opens towards the direction of approach, the wheelchair user will need to approach the door headon, release it and reverse while opening the door (space beside the lock edge of at least 300mm, preferably 550mm, extending 1800mm from face of door).
- 3

Transfer space
Provide space within the house to manoeuvre wheelchair to transfer to a second chair, to store the first, and if necessary to leave it on charge, clear of circulation routes and the required approach to furniture and doors (1100x1700mm).
- 4

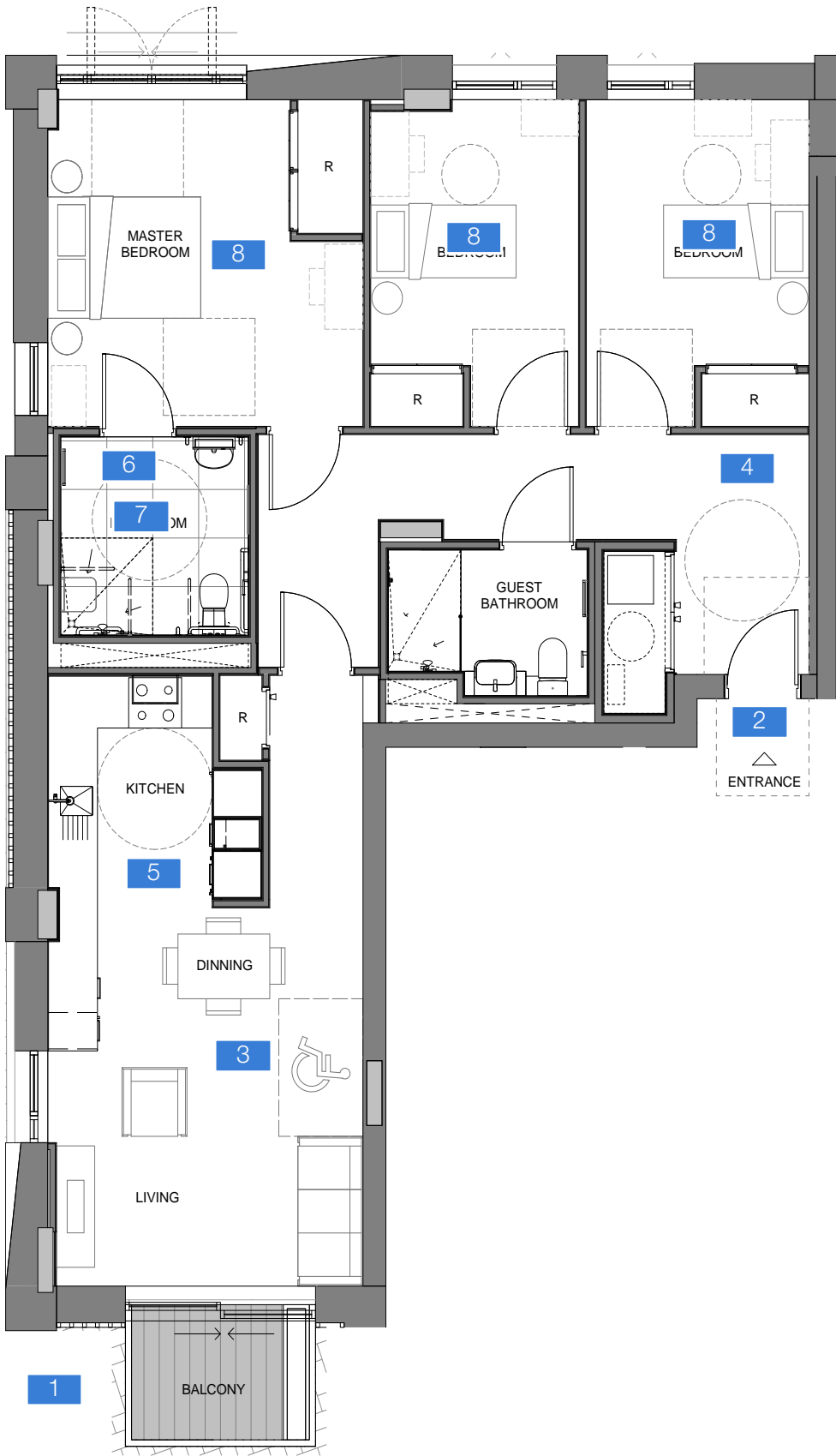
Hallways and circulation
To allow turning at right angles there should be a 1200mm clear width in each direction, although 900mm in one direction will be manageable by most.
- 5

Kitchen
A wheelchair user needs a space under the work top at hob, sink and other critical points of 600mm deep and a clear manoeuvring space of not less than 1800 x 1500mm. The layout should maximise the range of operations possible from one wheelchair position. An L-shaped arrangement may facilitate this.
- 6

Ensuite
The following key factors should be noted:
 - A minimum 1500 x 1500mm manoeuvring space should be provided clear of all fittings; foot-rest space under fitting will maximise this
 - The sitting of WC should allow space clear of any door swing, be adjacent to a flank wall for firm support provision and allow for a full range of transfer methods
 - The space between shower area and WC should allow access to taps, transfer from wheelchair to shower seat as well as to WC, and for use of shower chair within shower and over WC
 - The basin should be sited clear of the frontal approach to the WC
 - There should be provision for direct access from an adjoining bedroom
- 7

Shower Room
In shower room increase side transfer space to incorporate defined wheel-in shower area with floor drain (2000 x 1750mm min.).
- 8

Bedrooms
Direct access from the main bedroom into the bathroom should be made possible whether a door is incorporated from the outset or its futures provision is allowed for by means of a knock-out panel. An effective double bedroom layout should allow a wheelchair user to:
 - Enter, manoeuvre clear of door swing, approach all furniture, leave room (with a minimum of 1200 x 1200mm activity square clear of bed, door swing and other fittings)
 - Approach both sides of a double bed at an angle to transfer or attend to a child without need to reverse around the end of the bed (1000mm min to approach bed and transfer)
 - Approach and control windows
 - The layout of single bedrooms should follow a similar pattern but access to one side of the bed is acceptable



4.0 Access & Maintenance

4.15 Guild Care

4.15.1 Typical Care Suites & Care Residences

- 1

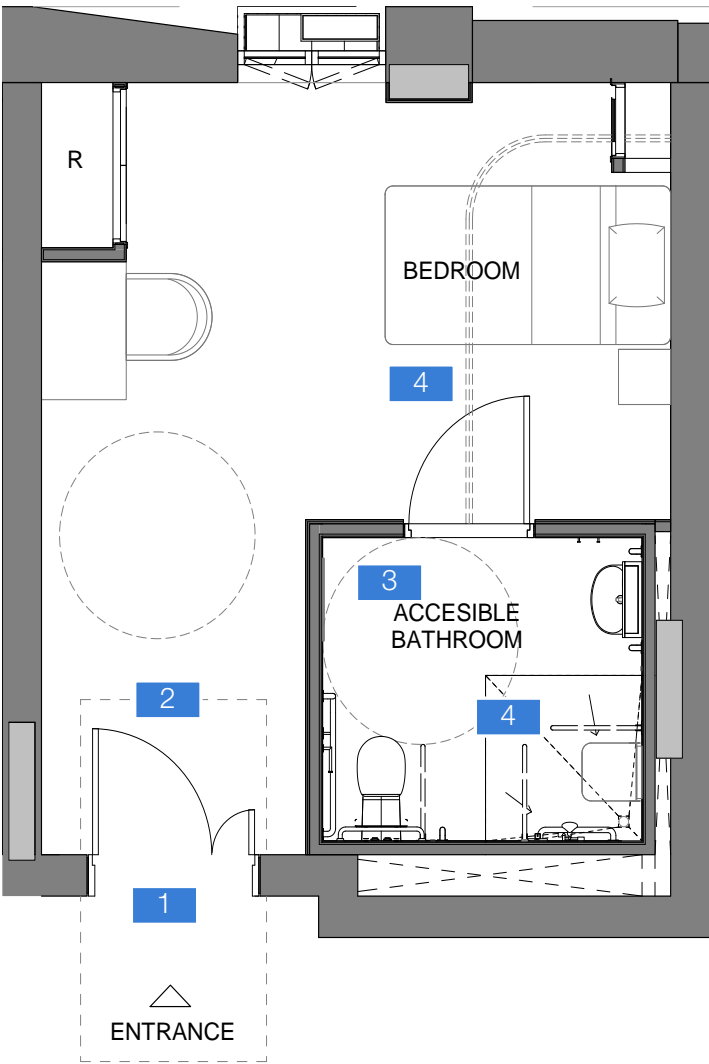
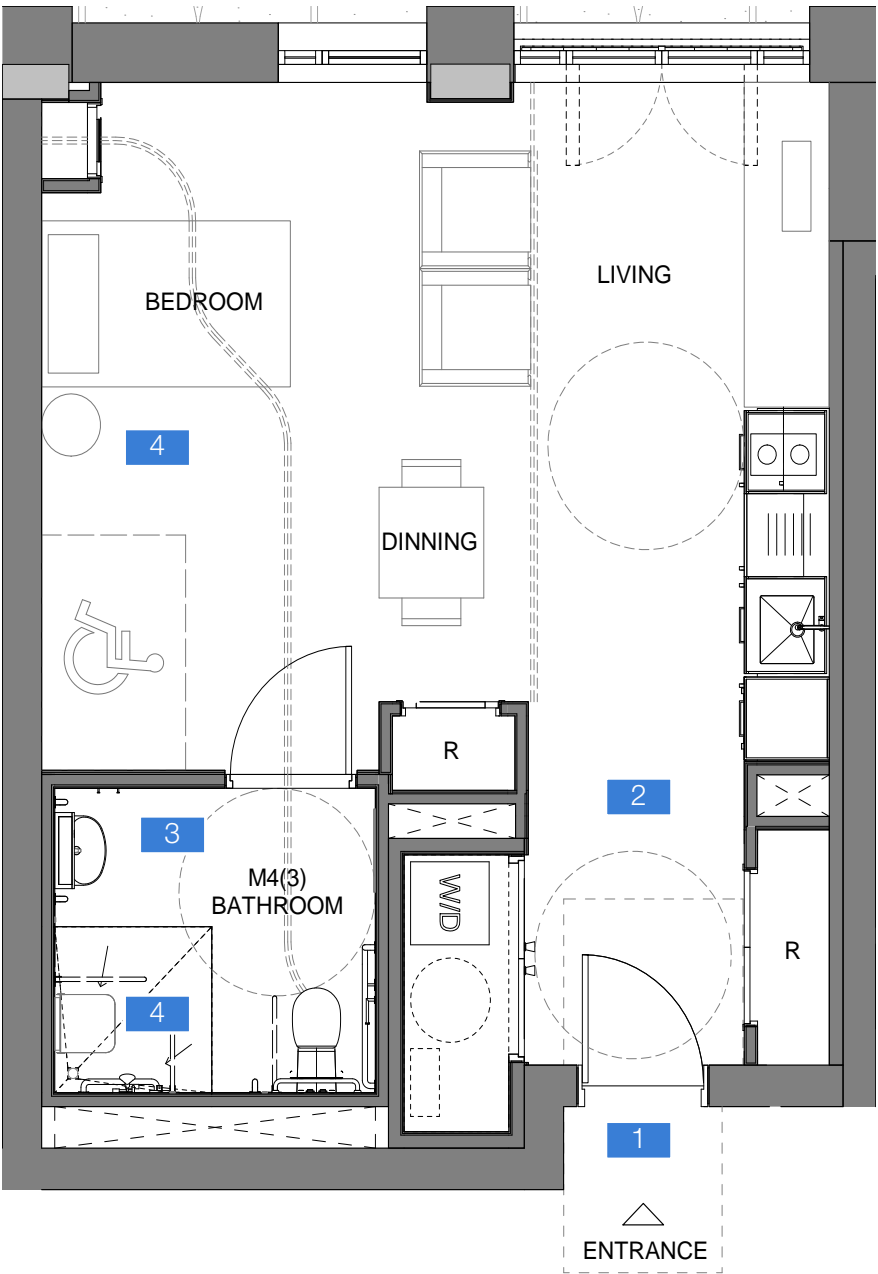
Entering and leaving
An effective clear door width of at least 800mm will be adequate provided that the passage through in either direction is on line. Where the door opens towards the direction of approach, the wheelchair user will need to approach the door headon, release it and reverse while opening the door (space beside the lock edge of at least 300mm, preferably 550mm, extending 1800mm from face of door).
- 2

Hallways and circulation
To allow turning at right angles there should be a 1200mm clear width in each direction, although 900mm in one direction will be manageable by most.
- 3

Ensuite
The following key factors should be noted:
 - A minimum 1500 x 1500mm manoeuvring space should be provided clear of all fittings; foot-rest space under fitting will maximise this
 - The sitting of WC should allow space clear of any door swing, be adjacent to a flank wall for firm support provision and allow for a full range of transfer methods
 - The space between shower area and WC should allow access to taps, transfer from wheelchair to shower seat as well as to WC, and for use of shower chair within shower and over WC
 - The basin should be sited clear of the frontal approach to the WC
 - There should be provision for direct access from an adjoining bedroom
- 4

Shower Room
In shower room increase side transfer space to incorporate defined wheel-in shower area with floor drain (2000 x 1750mm min.).
- 4

Bedrooms
Direct access from the main bedroom into the bathroom



5.0 Conclusion

5.0 Conclusion

5.1 Conclusion

Proposed Design Changes

Proposed design changes covered within the DAS respond to local and national planning policies and are compared back to the previous application 19/01722/FULL recommended for approval EEBC planning officers and refused at committee.

The principle design changes focus on:

- Height
- Massing and density
- Building siting
- Architectural design
- Landscape design
- Appearance
- Highways
- Use, Need & Demand

How the amended application scheme responds to Epsom & Ewell policies:

- The height, scale and massing building setbacks and additional landscaping and planting of additional large specimen trees results in a proposed development which is consistent with **Policy CS5** (protection of heritage assets and their settings)
- The scheme's efficient use of brownfield land within the built up areas of the borough and avoiding building within the Green Belt ensures compliance with **Policy CS8**.
- The creation of a later living community which provides a mix of dwelling types, sizes and tenures, meets the housing needs, and in particular those of the older population, in accordance with **Policy CS9**
- The landscaping scheme and the proposals for extensive planting of large trees, especially along

Woodcote Green Road and the west boundary is consistent with the requirements of **Policy DM5**

- The proposed development revitalises an unattractive, brownfield site and results in the enhancement of the Borough's visual character and appearance in terms of **Policy DM9**.
- The scheme design, including materials and elevation treatment, and also the proposed height, the landscaping proposals and building setbacks, result in a scheme which embodies the principles of good design which are set out under **Policy DM10**. The development proposals have furthermore taken into account the amenity of occupants and neighbours as required in **DM10**.
- The scheme makes efficient use of land within the existing urban area in accordance with **Policy DM11**
- The scheme provides specialist accommodation for older people in accordance with **Policy DM21**.

The application site presents a unique opportunity to:

- Regenerate the existing hospital site with new public spaces for community event and landscaped axis connecting hospital facilities to the north and residential apartments and public green spaces to the south.
- Produce both a sensitive and distinct, architectural response which encourages site permeability whilst enhancing the hospital site, public realm, and existing context.
- New active frontages will create interest and safety at ground level. This considered development intervention will also benefit hospital staff, the developments residents, facilities and businesses, by becoming an integral part of the site.

- Contributes **291** dwellings to local housing needs.
- Introduce the Guild Later Living model to Epsom, which promotes social interaction and connections to the surrounding landscape for an enjoyable experience. These concepts are essential for the Later Living principle of encouraging integration and maintaining health and well-being for senior people.



6.0 Appendix

Date of Issue: 05/02/2021
I: Information, D: Draft, P: Preliminary, FA: For Approval
Stage 2 PA: Planning Addendum, DD: Design Development, TD: Tender Documentation, CD: Construction Documentation.

[illegible]

Discipline	Company	Contact	Email address
Client/Developer	Guild Living	Eugene Marchese	emarche@guildliving.com
Development Manager			
Project Manager			
Planning Consultant			
Cost Manager			
Building Control			
Heritage & Archaeology			
LVA / Ecology			
Landscape Architect			
Daylight Analyst			
Struct. / Civil Engineer			
M & E Engineer			
Transport & Planning			
Reason for Issue :	Use code from Legend.		
Drawing Medium :	H - Hard copy / P - PDF / D - dwg file / CD - Compact Disc		
Paper Size:	AS/A4 shown		
Sent by:	M-mail E-e-mail C-courier HD-hand delivered CL-collected O-other		

Dwg. No.	Drawing Title	Scale/Paper size
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EP8001-MPL-XX-XX-PP-A-00-000	COVER SHEET	NTS
EP8001-MPL-XX-XX-SHA-00-002	DRAWING REGISTER	NTS
00	CGI VIEWS	As Shown @A1
EP8001-MPL-XX-XX-VS-A-00-010	CGI VIEW 01	NTS
EP8001-MPL-XX-XX-VS-A-00-102	CGI VIEW 02	NTS
EP8001-MPL-XX-XX-VS-A-00-103	CGI VIEW 03	NTS
EP8001-MPL-XX-XX-VS-A-00-104	CGI VIEW 04	NTS
EP8001-MPL-XX-XX-VS-A-00-105	CGI VIEW 05	NTS
01	SITE PLANS	As Shown @A1
EP8001-MPL-XX-ZZ-DR-A-00-001	SITE LOCATION PLAN & EXISTING SITE PLAN	1:500 / 1:1250
EP8001-MPL-XX-ZZ-DR-A-00-002	PROPOSED SITE PLAN	1:500
10	DEMOLITION WORKS	As Shown @A1
EP8001-MPL-XX-ZZ-DR-A-00-003	DEMOLITION PLAN	1:500
20	GENERAL ARRANGEMENT PLANS	As Shown @A1
EP8001-MPL-ZZ-00-DR-A-01-100	LEVEL 00 FLOOR PLAN	1:500
EP8001-MPL-ZZ-01-DR-A-01-101	LEVEL 01 FLOOR PLAN	1:500
EP8001-MPL-ZZ-02-DR-A-01-102	LEVEL 02 FLOOR PLAN	1:500
EP8001-MPL-ZZ-03-DR-A-01-103	LEVEL 03 FLOOR PLAN	1:500
EP8001-MPL-ZZ-04-DR-A-01-104	LEVEL 04 FLOOR PLAN	1:500
EP8001-MPL-ZZ-05-DR-A-01-105	LEVEL 05 FLOOR PLAN	1:500
EP8001-MPL-ZZ-RF-DR-A-01-106	LEVEL ROOF PLAN	1:500
EP8001-MPL-XX-SX-DR-A-20-200	SITE SECTIONS	1:500
EP8001-MPL-XX-SX-DR-A-20-201	BUILDING SECTION A-A' & B-B'	1:200
EP8001-MPL-XX-SX-DR-A-20-202	BUILDING SECTION C-C' & D-D'	1:200
EP8001-MPL-XX-SX-DR-A-20-203	BUILDING SECTION EE	1:200
EP8001-MPL-XX-SX-DR-A-20-205	SITE SECTIONS - STREET CONTEXT	1:500
EP8001-MPL-XX-EL-DR-A-20-300	ELEVATION 1A-1A - BUILDING A SOUTH	1:200
EP8001-MPL-XX-EL-DR-A-20-301	ELEVATION 1B-1B - BUILDING B COURTYARD SOUTH	1:200
EP8001-MPL-XX-EL-DR-A-20-302	ELEVATION 2-2 - BUILDING A PODIUM SOUTH	1:200
EP8001-MPL-XX-EL-DR-A-20-303	ELEVATION 3-3 - BUILDING A NORTH	1:200
EP8001-MPL-XX-EL-DR-A-20-304	ELEVATION 4-4 - BUILDING A WEST	1:200
EP8001-MPL-XX-EL-DR-A-20-305	ELEVATION 5-5 - BUILDING A EAST	1:200
EP8001-MPL-XX-EL-DR-A-20-306	ELEVATION 6-6 - BUILDING A SOUTH	1:200
EP8001-MPL-XX-EL-DR-A-20-307	ELEVATION 7-7 - BUILDING A DROP-OFF SOUTH	1:200
EP8001-MPL-XX-EL-DR-A-20-308	ELEVATION 8-8 - BUILDING B EAST	1:200
EP8001-MPL-XX-EL-DR-A-20-309	ELEVATION 9-9 - BUILDING B WEST	1:200
EP8001-MPL-XX-EL-DR-A-20-310	ELEVATION 10-10 - BUILDING A NORTH	1:200
EP8001-MPL-XX-EL-DR-A-20-311	ELEVATION 11-11 - BUILDING B NORTH	1:200
EP8001-MPL-XX-EL-DR-A-20-312	ELEVATION 12-12 - BUILDING A WEST	1:200
EP8001-MPL-XX-EL-DR-A-20-313	ELEVATION 13-13 - BUILDING A PODIUM EAST	1:200
EP8001-MPL-AZ-00-DR-A-20-500	BUILDING A - L00	1:200
EP8001-MPL-AZ-01-DR-A-20-501	BUILDING A - L01	1:200
EP8001-MPL-AZ-02-DR-A-20-502	BUILDING A - L02	1:200
EP8001-MPL-AZ-03-DR-A-20-503	BUILDING A - L03	1:200
EP8001-MPL-AZ-04-DR-A-20-504	BUILDING A - L04	1:200
EP8001-MPL-AZ-05-DR-A-20-505	BUILDING A - L05	1:200
EP8001-MPL-AZ-RF-DR-A-20-506	BUILDING A - ROOF LEVEL	1:200
EP8001-MPL-BZ-00-DR-A-20-510	BUILDING B - L00	1:200
EP8001-MPL-BZ-01-DR-A-20-511	BUILDING B - L01	1:200
EP8001-MPL-BZ-02-DR-A-20-512	BUILDING B - L02	1:200
EP8001-MPL-BZ-03-DR-A-20-513	BUILDING B - L03	1:200
EP8001-MPL-BZ-04-DR-A-20-514	BUILDING B - L04	1:200
EP8001-MPL-BZ-05-DR-A-20-515	BUILDING B - L05	1:200
EP8001-MPL-BZ-RF-DR-A-20-516	BUILDING B - ROOF LEVEL	1:200
21	EXTERNAL WALLS	As Shown @A1
EP8001-MPL-XX-XX-DR-A-21-300	TYPICAL BAY STUDY - BAY 1 - JULIET BALCONY DETAIL	1:25
EP8001-MPL-XX-XX-DR-A-21-301	TYPICAL BAY STUDY - BAY 2 - BOLT ON BALCONY DETAIL	1:25
EP8001-MPL-XX-XX-DR-A-21-302	TYPICAL BAY STUDY - BAY 3 - DROP OFF DETAIL	1:25

Dwg. No.	Drawing Title	Scale	Paper size
30	TYPICAL UNIT LAYOUTS	As Shown	A1
EPS001-MPI-XX-XX-DR-A-30-100	TYPICAL UNIT LAYOUTS - 1 BED	1:50	-
EPS001-MPI-XX-XX-DR-A-30-101	TYPICAL UNIT LAYOUTS - 2 BED	1:50	-
EPS001-MPI-XX-XX-DR-A-30-102	TYPICAL UNIT LAYOUTS - 3 BED	1:50	-
EPS001-MPI-XX-XX-DR-A-30-103	TYPICAL UNIT LAYOUTS - GCS & GCR	1:50	-
	Miscellaneous	As Shown	
DAS	DESIGN & ACCESS STATEMENT	NTS	

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