

Guild Living at Epsom

DESIGN & ACCESS STATEMENT - DRAFT

December 2019

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01 Introduction

1.1

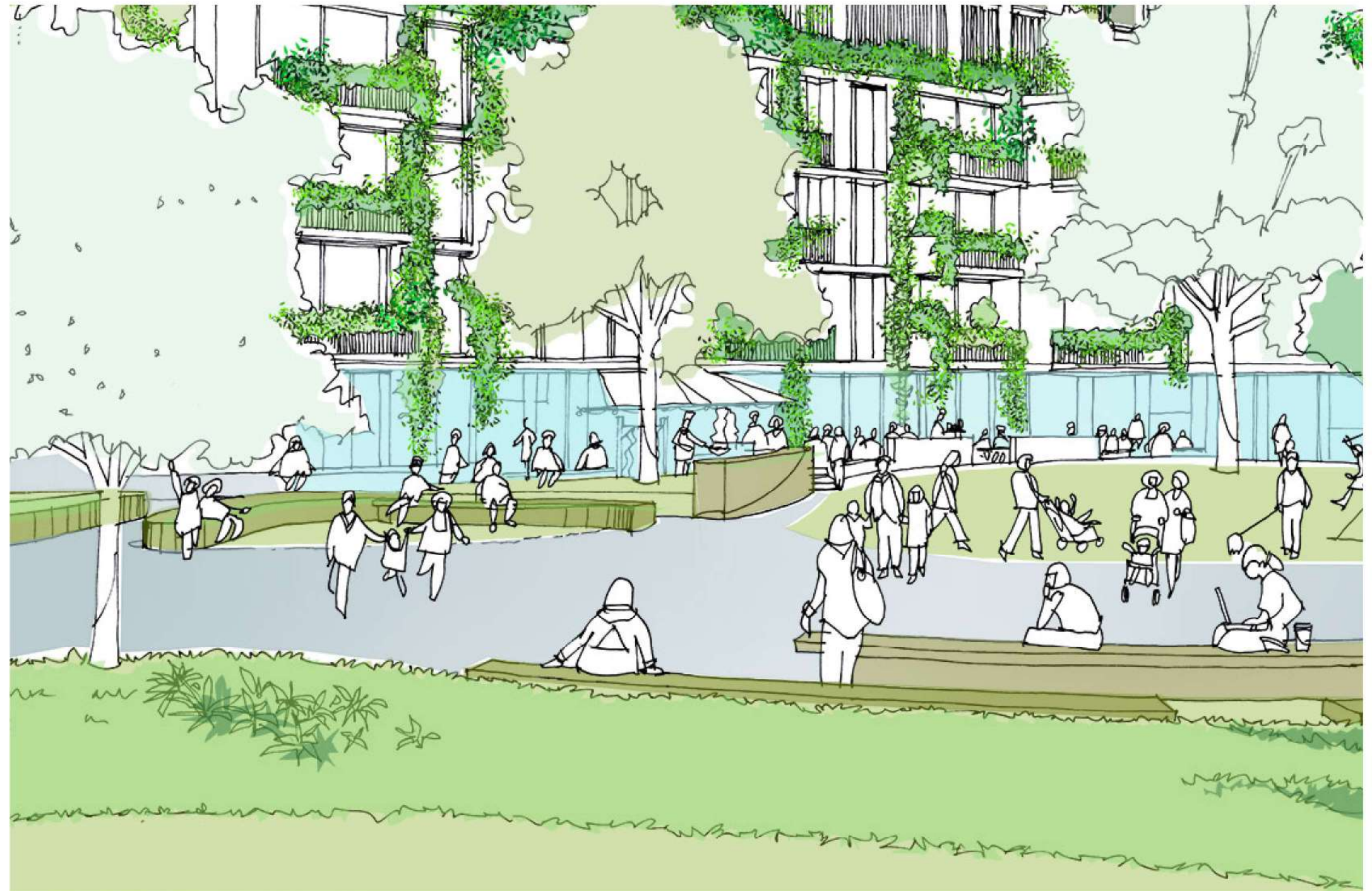
Introduction Executive Summary

Executive Summary:

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 home giving a strong sense of normality, security and refuge. Creation of a palette which reflects 'seasonal change' will facilitate a patient's association with natural timelines and chronology.



1.2 Introduction Team

Consultant Team:

- Owner: Legal & General
- Operator: Guild Living
- Development Manager: Guild Living
- Architect: Marchese Partners
- Planning: QED
- Landscape: Andy Sturgeon
- Structure: Hydrock
- Civil: Hydrock
- MEP: Hoare Lea
- Sustainability: Hoare Lea
- Transport: Mayor Brown
- Ecology & EIA: Arup
- Heritage: Donald Insall
- LVIA: Miller Hare
- Arboriculturalist:
- Daylight / Sunlight: Avsion Young
- Acoustic: Han Tucker
- Fire: Hoare Lea
- Lighting:
- Project Manager: CAST
- QS: CAST
- Economic Impact: Oxford Economics
- Viability: Carterwood

Others

- Building Control:
- CDM:
- Principle Designer: CAB
- APS Parking: Kingfisher
- Waste Management: Biffa



1.3

Introduction

Marchese Partners International

Specialist Extra Care Designers

With the requirement to ensure the development was 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.

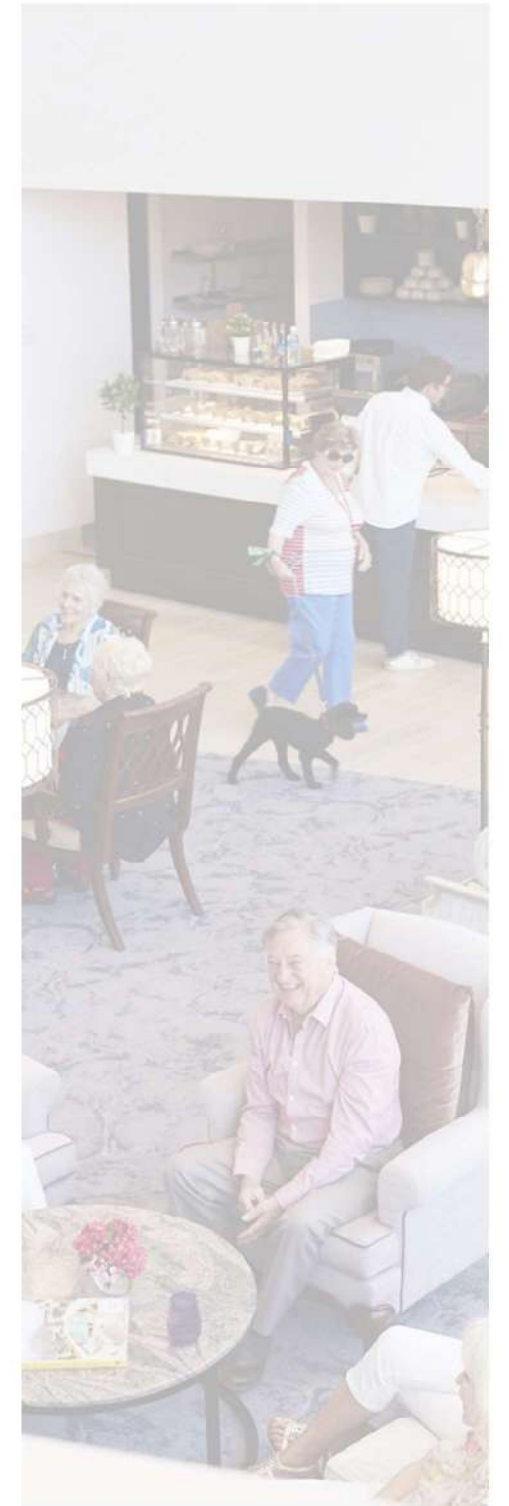
Marchese Partners are a passionate, revolutionary later living & aged care consultancy that delivers a new vision in ageing design & research. Their philosophy is a blend of art and science; the art in designing, planning and creating an environment that is beautiful and a joy to live and work in, the 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 schemes no matter what their age or care needs and stay with the scheme as care needs change with age.

Designs are centred around residents' individual circumstances and their well-being. Schemes 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.

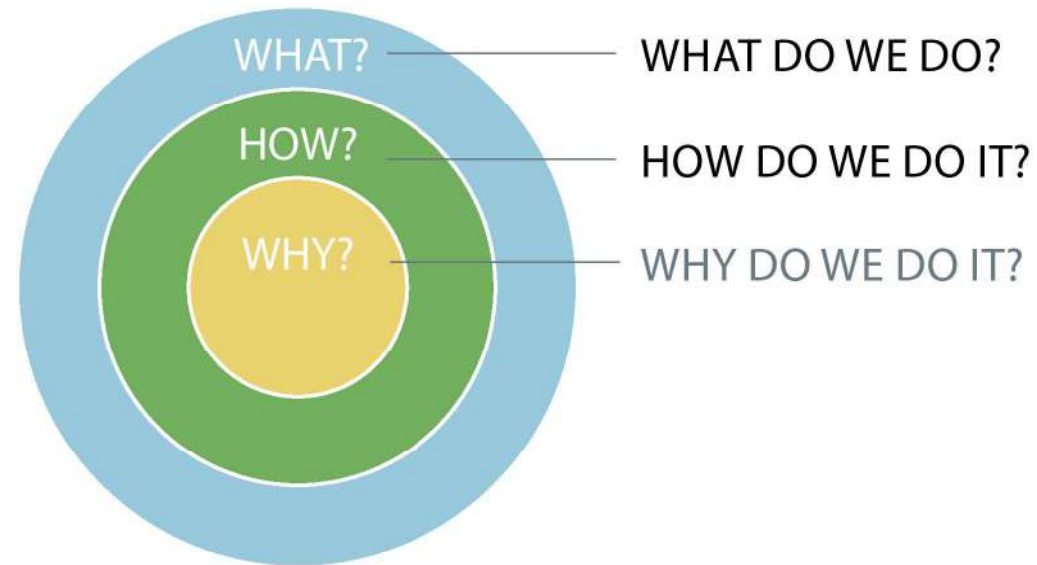
Marchese Partners have experience across projects ranging from £2million to £150million in construction value. The team is well versed in all aspects of design, across all phases of project delivery and are committed to delivering on time and on budget as well as setting new benchmarks in terms of innovation,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



1.3

Introduction

Marchese Partners International



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.



marchesepartners

1.4

Introduction

Our Research Partners



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.



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 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.



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.

1.5

Introduction

Guild Living - Brief & Unit Mix

An extension of the local community housing A broad mix of inter-generational activities is proposed on the site comprising:

- Address a pressing need for specialist accommodation for older people in the local area.
- Contribute towards the Council's housing supply shortfall.
- Free up other sectors of the housing market by releasing much-needed family housing.
- Provide modern, purpose-built key worker accommodation for doctors and nurses.

Hospital investment/support & healthcare

- Regenerate a redundant site and optimise the use of the land to create a new area of productive and attractive townscape.
- Facilitate significant investment into existing facilities at Epsom Hospital.
- Support the local hospital through the provision of transitional care service.
- Improve wellbeing and social interaction, offering better health outcomes and reducing healthcare costs.
- Integrate the care facilities into the local community.

Design & urban planning

- Deliver an exemplar scheme in terms of design, the standard of facilities and in the provision of support and care.
- Support the creation of a mixed and balanced community that addresses intergenerational needs and aspiration.

- 306 Guild Living Residences [GLR] - 1, 2, 3 bedroom options as part of Guild offering within new residents community. Later living apartments together with integrated nursing care and associated communal and support services (Use Class C2)
- 28 Guild Care Suites [GCS] - Transitional care apartments. A sub community that offers a greater range of care and support services.
- 10 Guild Care Residences [GCR] - Larger GCS transitional care apartments with GCS range of care and support services.
- Communal, care and well-being facilities including a restaurant, café/bar, wellness centre, gym, library, craft room, therapy and treatment rooms
- Occupational therapy centre (The Guild Wellness Club) – integral to the C2 use, but also open to the local community
- Retail spaces - small ancillary outlet to support resident community.
- Children's nursery – approximately 200sqm (Use Class D1)
- 24 Key worker / hospital staff accommodation apartments
- Associated back of house and services areas, car and cycle parking, extensive landscaping and planting



COMMUNITY PLAZA



368 UNITS



165 CAR PARKING SPACES



AUTOMATIC CAR PARK



5,000 sqm LANDSCAPE AREAS



CHILDCARE



RETAIL



PUBLIC FACILITIES



WELLNESS CENTRE



NEW JOBS

USE CLASS C2 UNITS:

- 306 GUILD LIVING RESIDENCE
- 10 GUILD CARE RESIDENCE
- 28 GUILD CARE SUITES & TRANSITIONAL CARE
- 24 KEY-WORKER APARTMENTS

1.6

Introduction

Guild Living - Operator Statement

We are Guild Living

Our mission is to enable older people to live extraordinary lives.

We're passionate about later living - but not as you currently know it. The time has come to look at ageing in a whole new way.

Led by academic research, we're developing a deep understanding of the loves, fears, wants and needs of older people to deliver innovative alternatives to the underwhelming options currently available.

Working in partnership with Legal & General, one of the United Kingdom's most trusted institutions, we're creating third age "communities for life" in the heart of towns and city centres right across the UK.

Guild will offer a range of living options including sale or rental in beautifully crafted environments that are designed to transform the physical, emotional, cognitive and financial wellbeing of every individual.

At Guild Living, we believe that individually we are great, and together we are extraordinary.



1.6

Introduction

Guild Living - Operator Statement

Guild Living develops and operates innovative later living communities in town and city centres, combining inspiring architecture and interiors, integrated academically-accredited wellness programmes, and thoughtful services that enable enriched and active lifestyles.

Guild Living are a unique partnership between Legal & General and global experts in architecture, development, operations and wellness. Together, we share a vision to deliver ground-breaking later living communities and proven wellbeing methods to preserve the physical, cognitive, and emotional health of the residents.

Guild Living are creating a new benchmark for later living in the UK and with it a new future, enabling your best life.



1.6

Introduction

Guild Living - Operator Statement



1.6

Introduction Guild Living - Operator Statement

Our vision is to redefine Third Age Living by creating a holistic Wellness approach to our Member's health-span.

We will achieve this through expertise and development of our Wellness Foundations: Physical, Cognitive, Financial,

Clinical, Emotional and Nutrition.

We will deliver and implement all our Wellness Foundations and work alongside an approved care provider, who will deliver all regulated activities.

The Six Wellness Foundations will be delivered within environments that offer Members:

- Expertise, therapies and activities designed by professionals across all the pillars of Wellness that feed the personal plan of each Member.
- Social engagement with the wider community that develops meaningful relationships and a sense of belonging for our Members.
- Higher levels of care support that deliver the best possible quality of life on an 'as needed' basis.
- Financial confidence was a result of 'care security' and the ability to remain living in a Guild Living community via the accommodation options.
- The appropriate support for members to live as independently as possible within Guild Living Residences, Guild Care Residences or Guild Care Suites.



1.7

Introduction

Land Use - Care Needs Independent Research



148,071

Over 75s within 10 miles of Epsom Hospital

23%

Predicted increase in Surrey's 65+ population over the next 12 years

2030

The year the UK's 85+ population will reach
3,400,000

5,755

Over 75s in Epsom Borough with more than one
long-term medical condition

1.7

Introduction

Land Use - Care Needs Independant Research



EPSOM USE CLASS C2 UNITS:

- 306 Guild Living Residences
- 10 Guild care apartments
- 28 Guild care suites providing transitional care
- 24 Key-worker apartments
- 2.16 acres of landscape public open space
- 7% of older households (aged 55+) (530,000) live in specialist housing where a lease or tenancy restricts occupation to people aged 55 or older (JRF, 2012).
- 5% of people aged 65+ live in specialist housing (all types) (house of commons, 2018a).

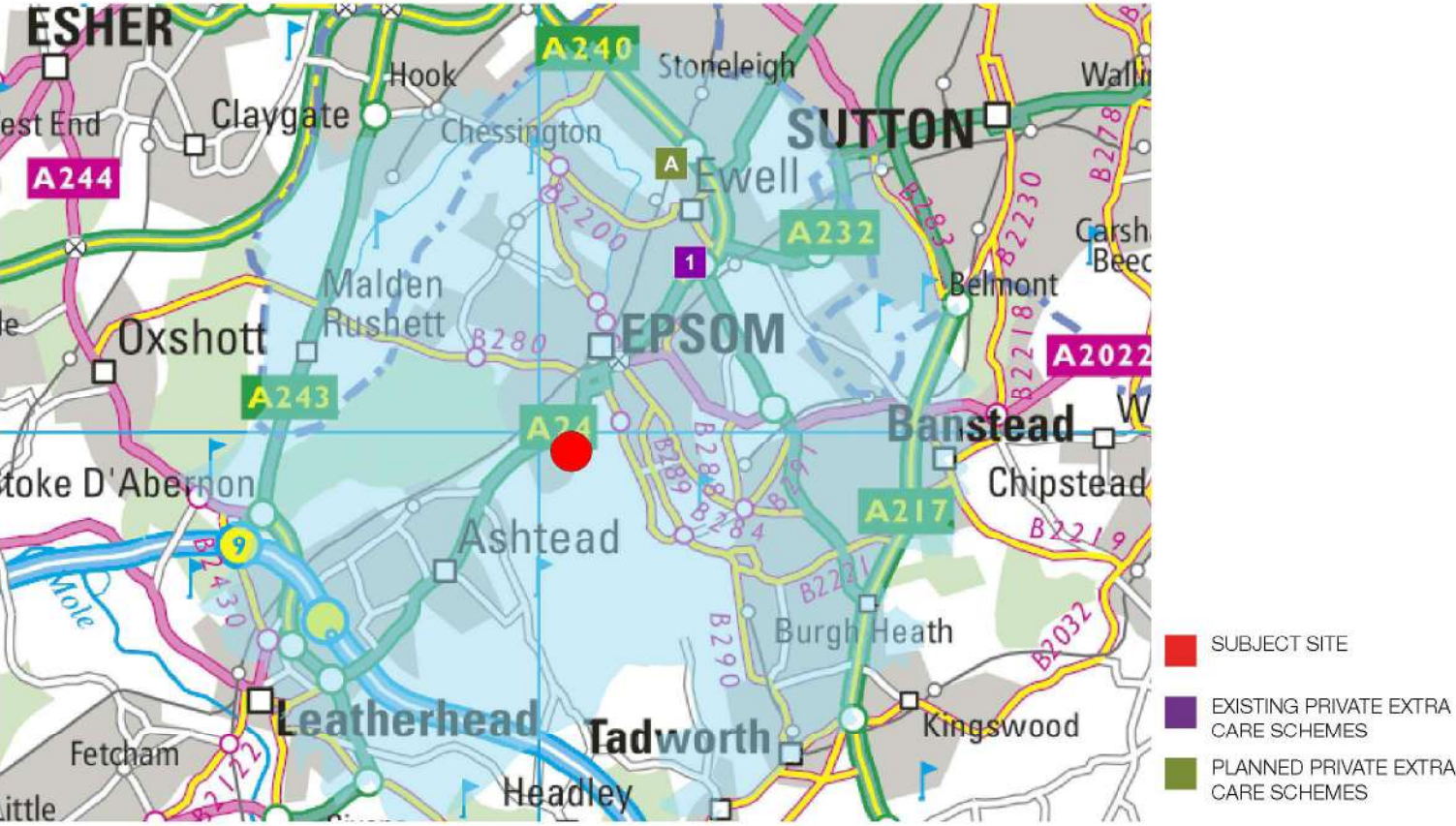
*These numbers reflect NHS UK data for high care services provided to the over 75 demographic.

Indicative demand for private housing units – Circa 3-mile catchment			
Year	2022	2025	2028
Demand			
Population of people aged 75 years and above	14,590	15,921	16,897
Demand – based upon ratio of 40 persons per 1,000 of the population aged 75 and above	584	637	676
Supply			
Current provision of private housing units	36	36	36
Housing units pending decision	0	0	0
Granted housing units with a low likelihood of imminent development	0	0	0
Granted housing units with a high likelihood of imminent development	53	53	53
Subject scheme	0	0	0
Balance of provision			
Shortfall (inc. all planned beds)	495	548	587
Shortfall (inc. only high likelihood planned beds)	495	548	587
Shortfall as a percentage of demand (including all planning)	85	86	87

The table sets out a shortfall of 495 beds as at 2022, increasing to 587 by 2028.

This research confirms the later living apartments proposed by Guild in this Scheme would cover the shortfall and assumes apartments would be complete by 2022.

*Research is correct as at 6 august 2019



02 Site Assessment



2.0

Site Assessment

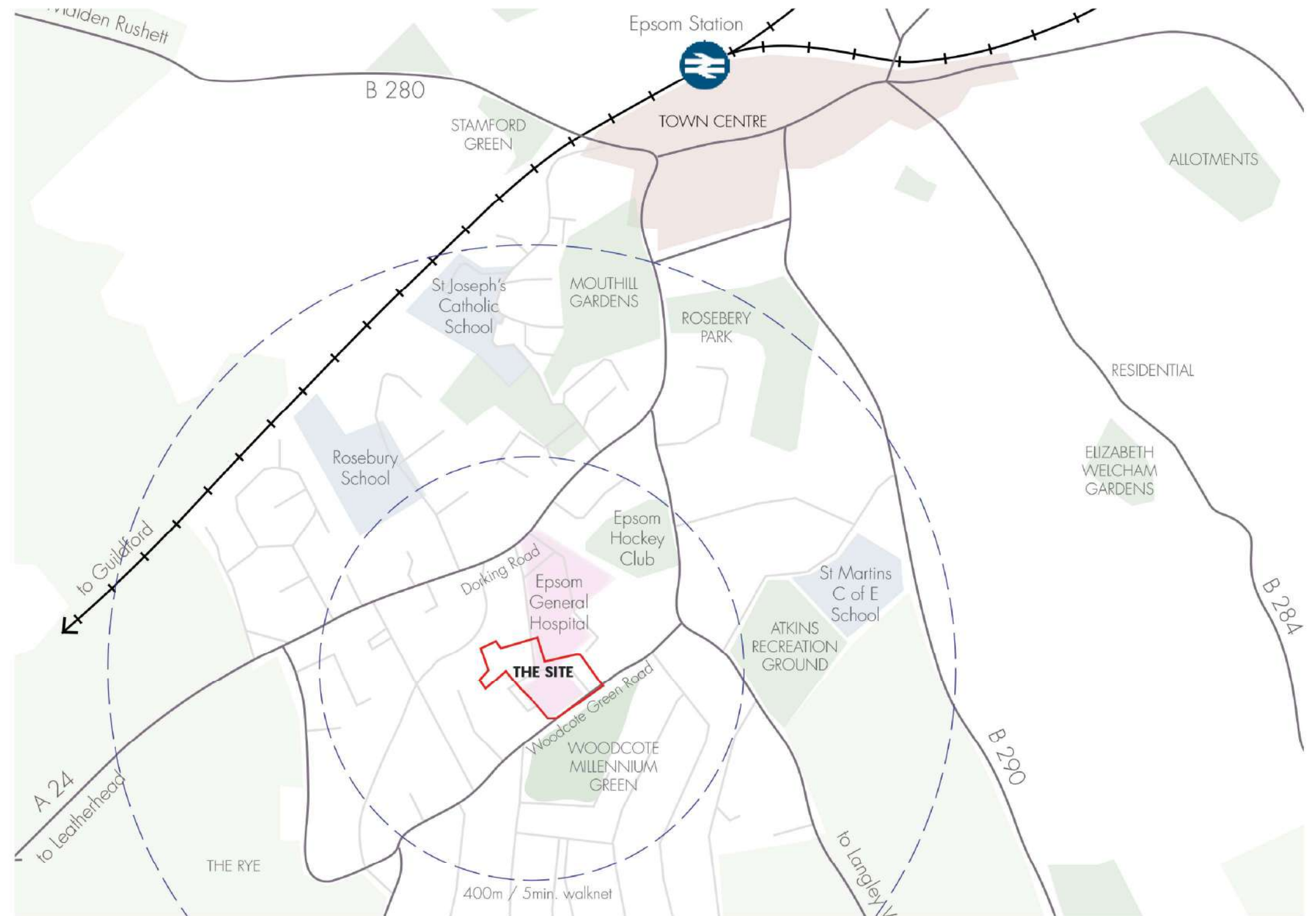
Site Location

- The site totals 1.47 hectares in size and is located to the south of Epsom Town Centre.
- Epsom Railway Station, providing links to London Victoria and Waterloo stations is a mile from the site.
- 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.
- Several bus service routes are provided along Dorking Road to the north, and Woodcote Green Road to the south.

The site is designated as being outside of Epsom Town Centre, and while Woodcote Green Road is characterised by historic built fabric. To the north and west, neighbouring development is predominantly two storey semi-detached and terraced housing that typifies the more recent expansion of Epsom.

Key

- Epsom Town Centre / Station Approach / Commercial Area
- Education
- Open/ Green Space
- Epsom General Hospital & Grounds
- Pre-application site boundary
- Vehicular connections



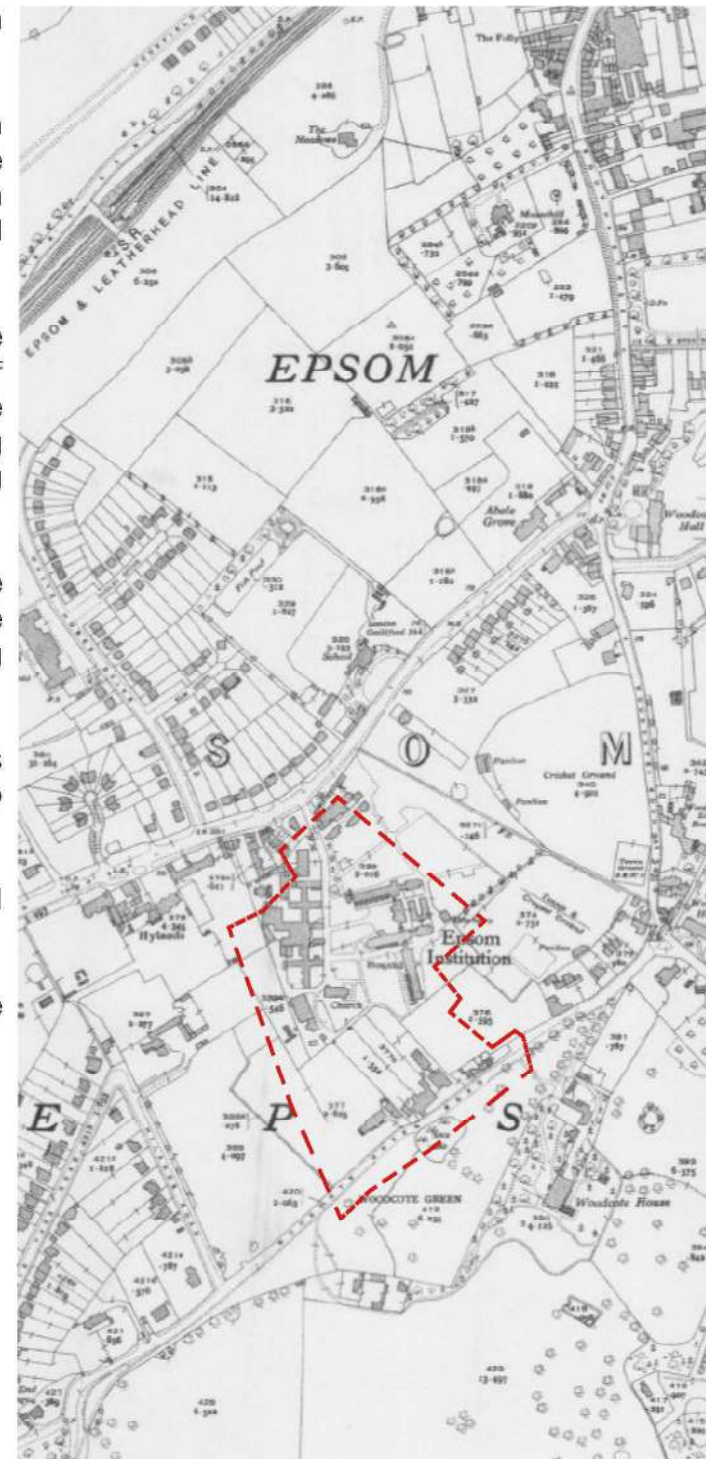
2.1

Site Assessment

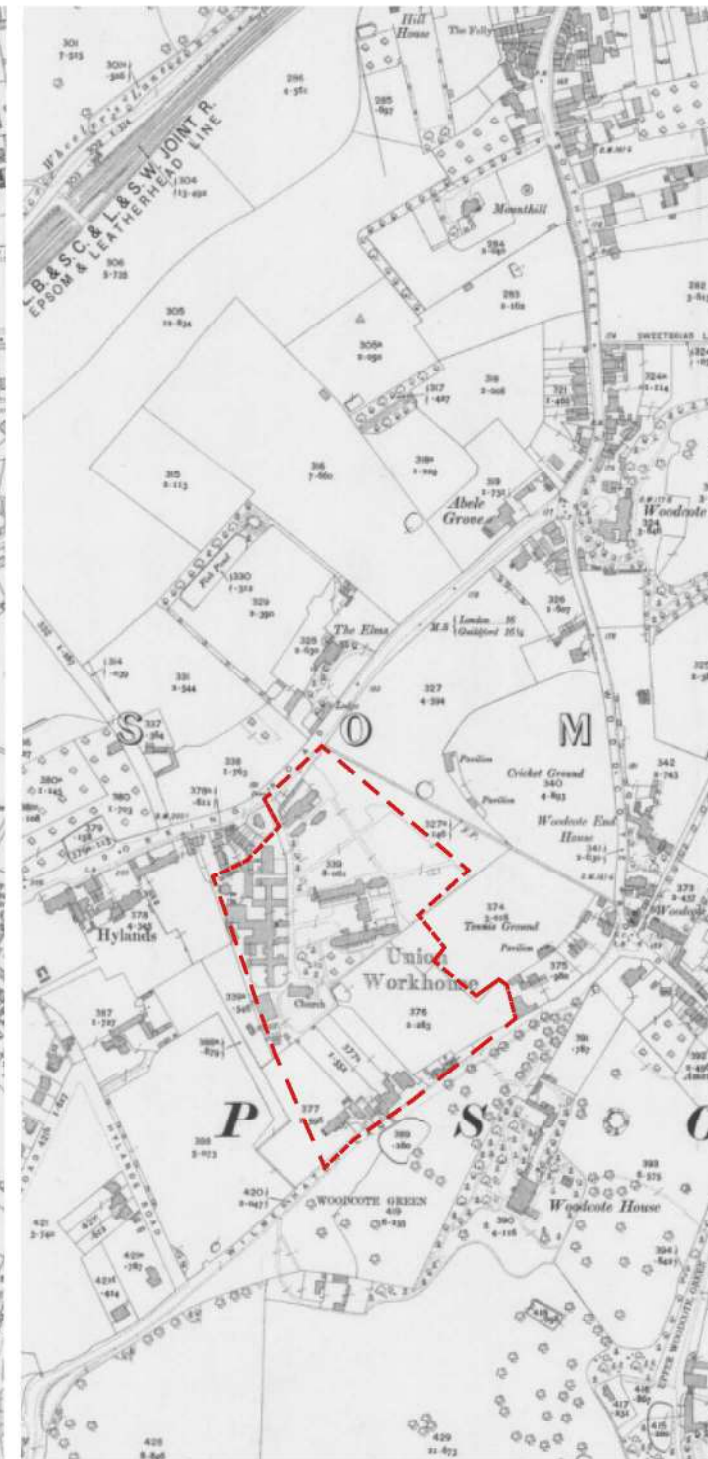
Site History

- Historical survey maps illustrate 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 work house 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.

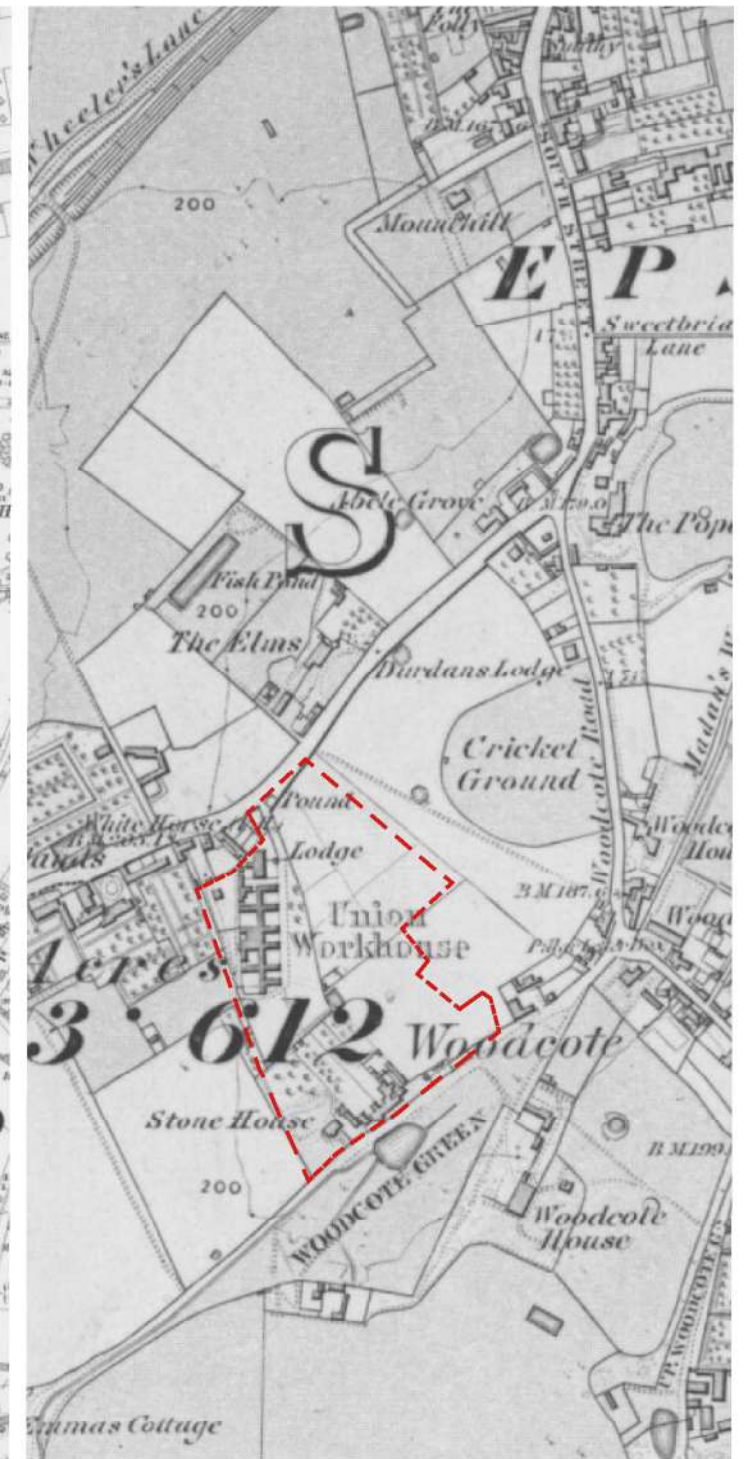
----- Hospital Site



1932-1934



1912-1913



1866-1871

2.2

Site Assessment

Local Historical Landmarks



Epsom Race Course



Epsom Downs



Epsom Clock Tower



Epsom College



Woodcote House

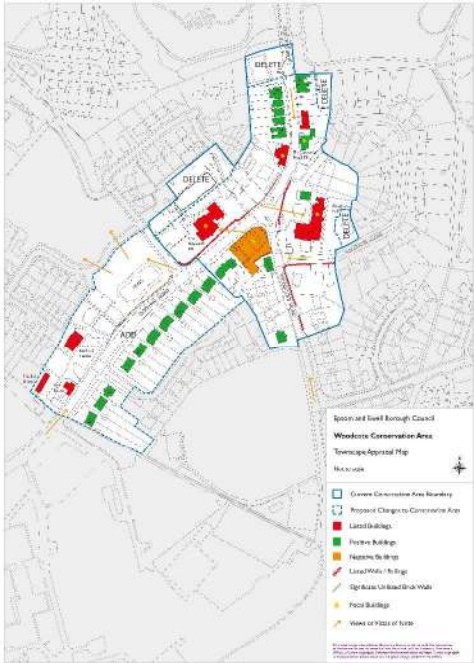
2.3

Site Assessment Local Conservation Areas

The hospital and proposed site are part of the Epsom & Ewell Borough's Woodcote Ward.

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.

- Existing Conservation Area
- Hospital Site
- Development Site



Woodcote Conservation Area Map



2.4

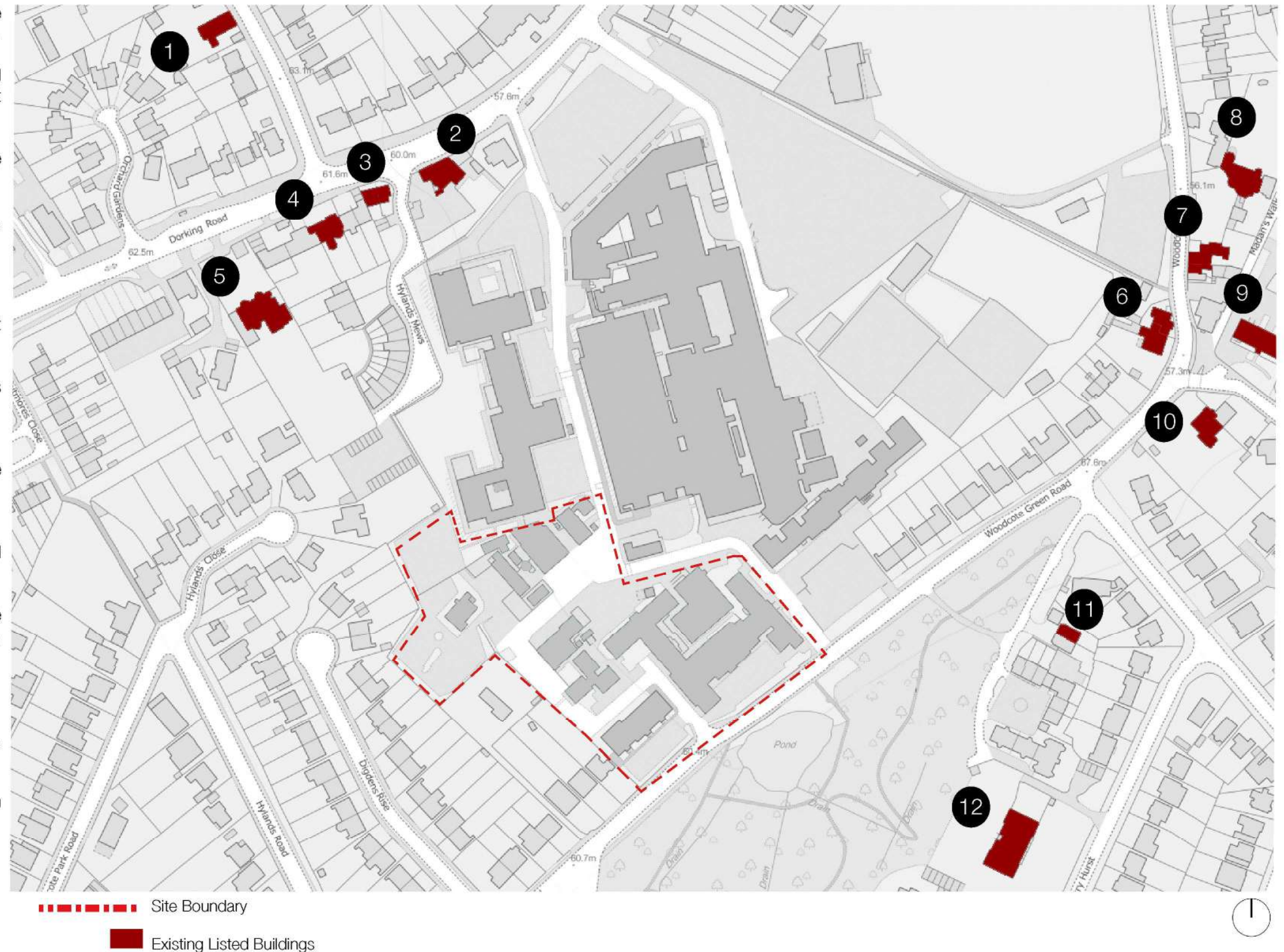
Site Assessment

Existing Listed Buildings

The following diagram illustrates trees neighbouring the site which have been reviewed in the arboricultural report.

Listed buildings are recorded to assess the local vernacular. Buildings are predominantly Grade II and not impacted upon by the proposed development.

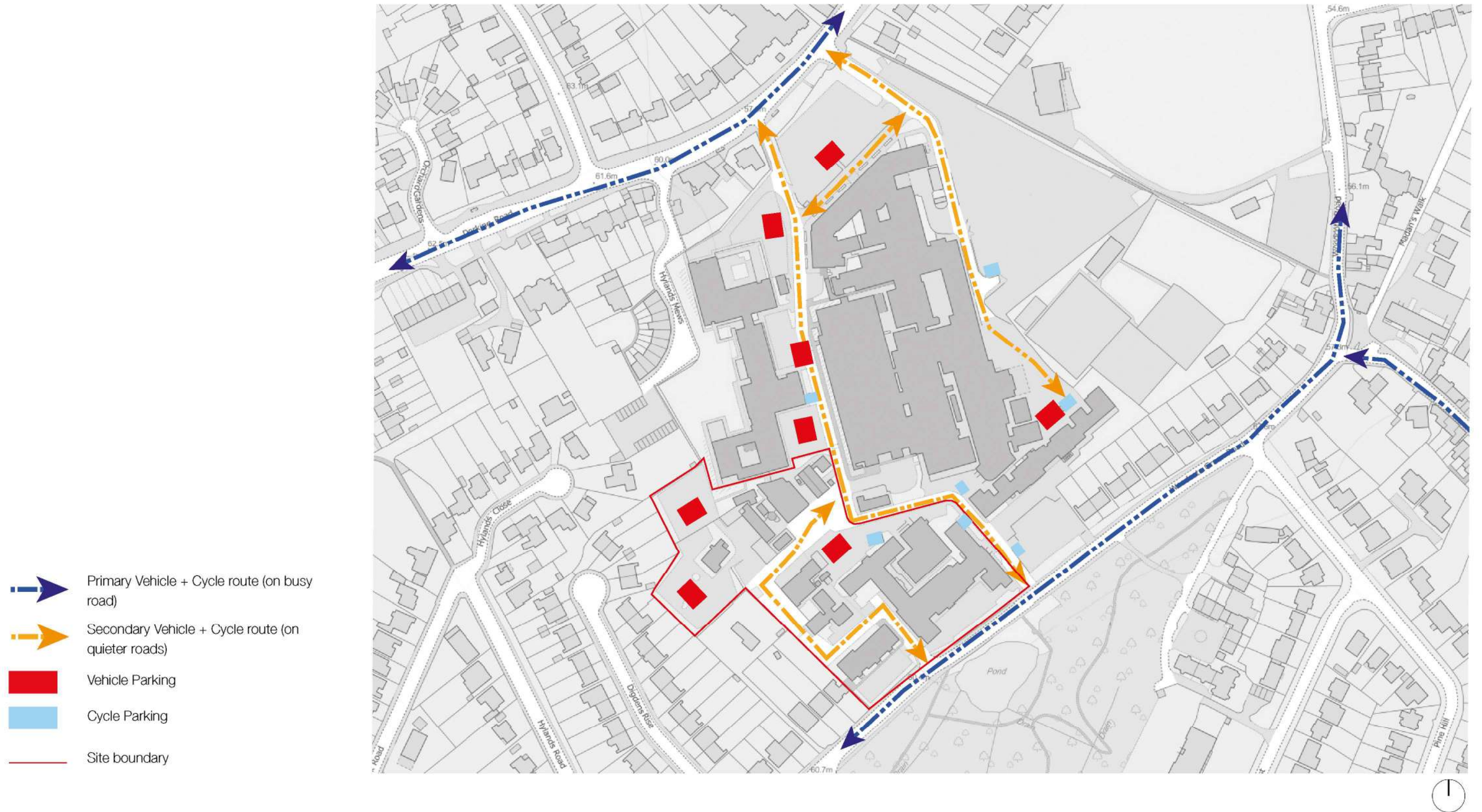
1. Grade II - 1214063; Tamarisk Cottage, 7, White Horse Drive
2. Grade II - 1232220; The White Horse Public House, Dorking Road
3. Grade II - 1378248; 67 and 69, Dorking Road
4. Grade II* - 1044739; The Hylands, Including Forecourt Walls, Piers, Clairvoyee And Gates, Dorking Road
5. Grade II* - 1044740; 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 - 1288645; 9 and 11, Woodcote Road
Grade II - 1214352; 10, Service Block To Woodcote End House, 7, Woodcote Road
8. Grade II* - 1288644; Garden Wall To Green Anne House, Queen Anne House, Woodcote End House, Woodcote Road
9. Grade II - 1028573; Westgate House, Chalk Lane
10. Grade II* - 1214289; Woodcote Green House, Woodcote Green Road
11. Grade II - 1288655; Water Tank A Few Yards North West Of Woodcote House Court
12. Grade II - 1 1214288; Woodcote House



2.5

Site Assessment

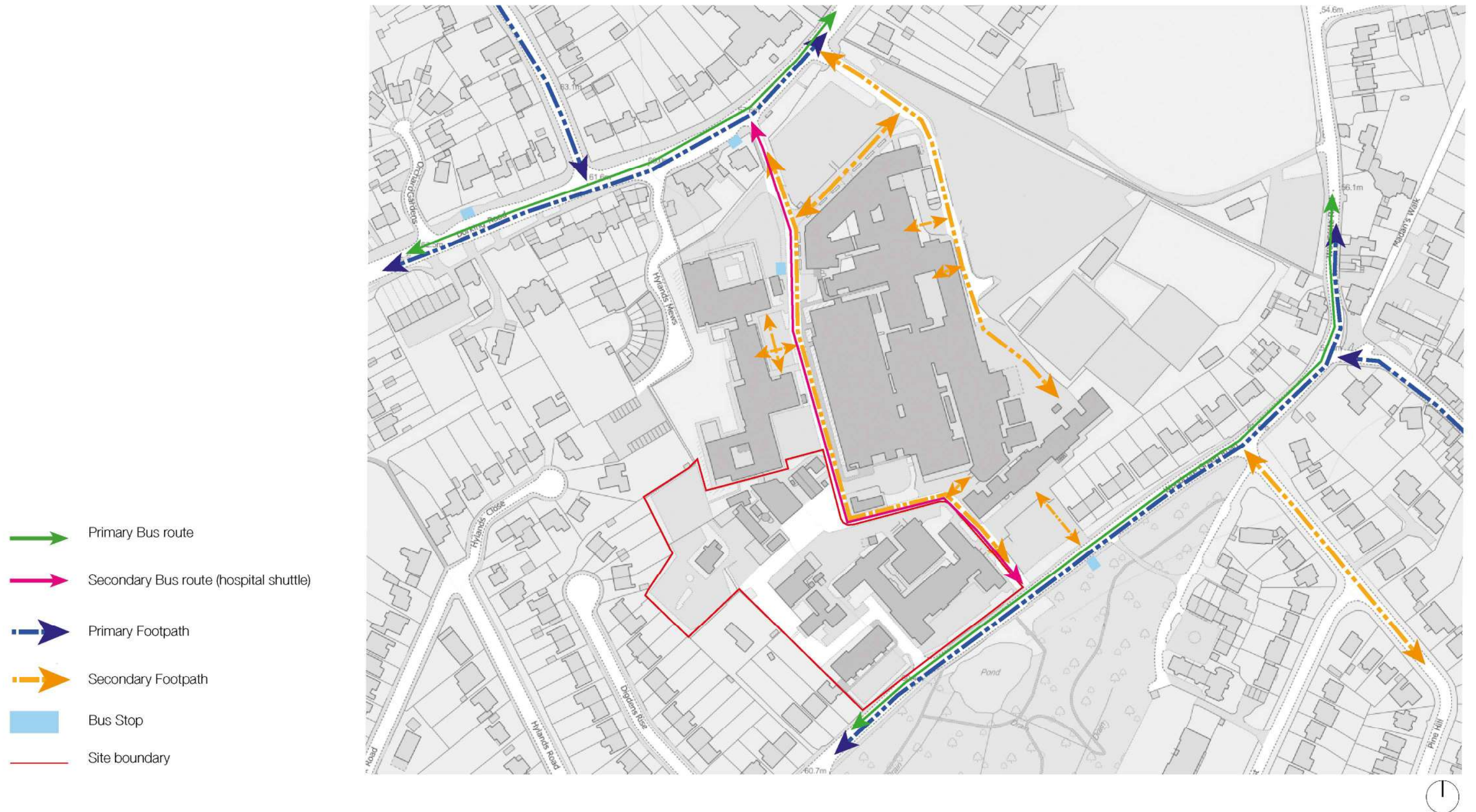
Existing Strategic Vehicular + Cycle Routes



2.6

Site Assessment

Existing Strategic Bus Routes + Footpaths











2.7

Site Assessment

Existing Hospital Site Overview

This 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.

-  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-story visitors carpark
-  New generator & plant



Existing facade to be enhanced



2.7

Site Assessment

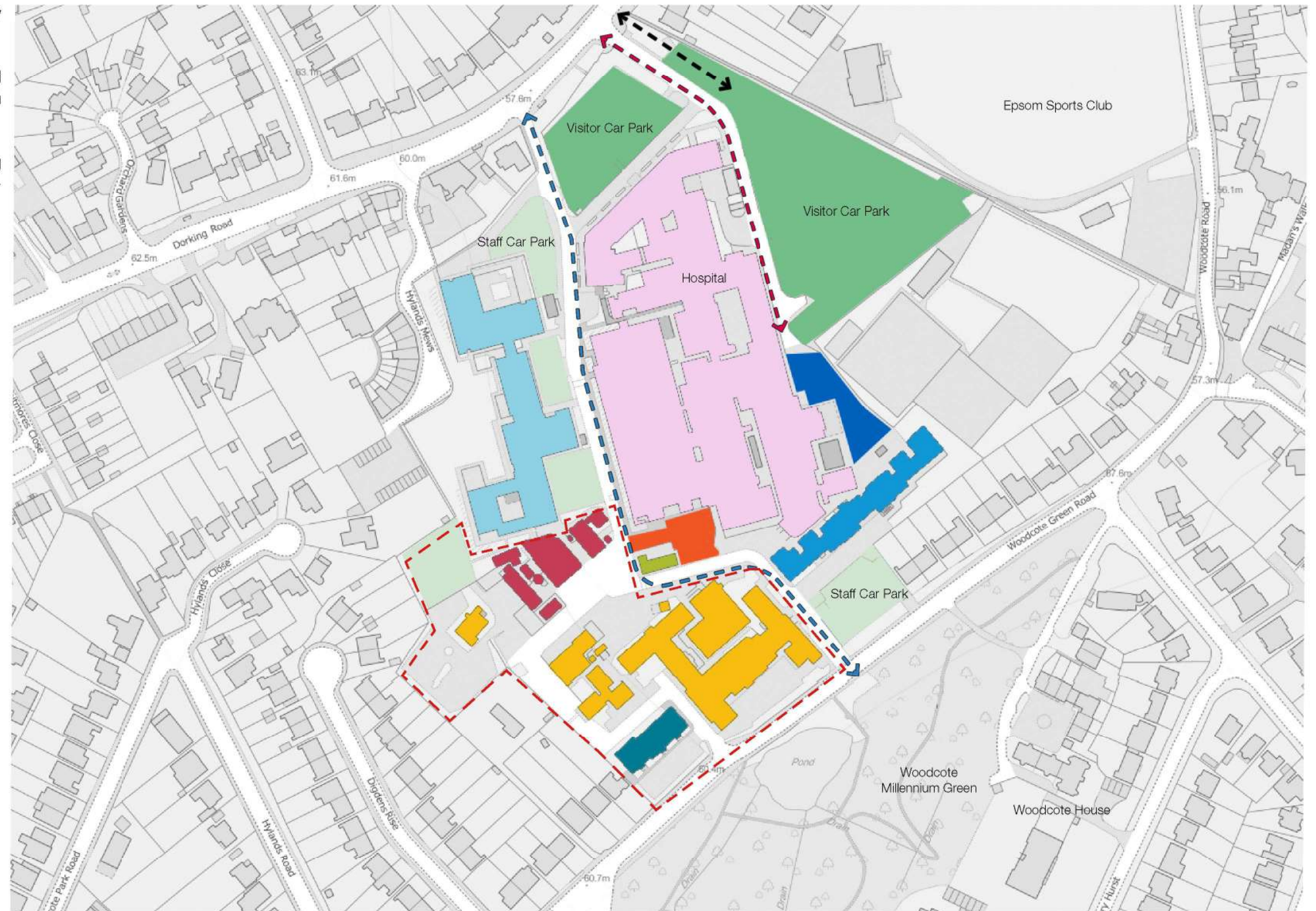
Existing Hospital Site Overview

This diagram illustrates existing hospital facilities and key site operation.

The existing hospital facilities are disjointed and distributed across multiple buildings across the site with connectivity constraints throughout.

A primary service route west of the main hospital building provides the only through connection running north-south.

- Site
- <--> Main Carpark Access
- <--> Ambulance Access
- <--> Drop Off & Service Access
- Visitor Parking
- Ambulance Bay, Parking & Medical Supplies
- Staff Parking
- Main Hospital
- Admin & Psychiatric Unit
- Plant & Generator
- Redundant Buildings
- Goods Loading Bay
- Electrical Substation
- Hospital Accommodation
- Cardiology & Eye Unit



2.8

Site Assessment Existing Views



Woodcote Millennium Green



Chalklane Conservation Area



Woodcote Green Road (East)



The White Horse [Dorking Road]



2.9

Site Assessment

Existing Building Heights

The adjacent diagram illustrates heights of existing buildings within the site and surrounding context.

The proposed design strategically considers articulating the buildings 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.



2.10

Site Assessment Green Open Spaces

Creating a green neighbourhood

Older people find living in green and open spaces where they feel like part of a community appealing.

Epsom offers access to multiple green spaces which form part of a wider green belt. Maintaining this connection to the surrounding green context is an integral part of the design concept.

The diagram illustrates the extent of the surrounding green context and highlights the multiple green routes which connect with the development site.

Using Marchese Partners later living design principles the design proposal creates a new distinctive public landscape at the heart of the development. Transforming the existing disused brownfield site into a valuable accessible green public space that responds to the local context and is an integral part of the neighbourhood, promoting wellbeing and enhancing biodiversity.

There are a wide variety of green open spaces throughout the City ranging from public parks and sports grounds to allotments and burial grounds

Most key public green spaces including Victoria Park are located on the north side of the river with connections across Victoria Bridge. The new riverside park at Bath Western Riverside will provide a key open space resource for the development



EPSOM & EWELL GREEN BELT

