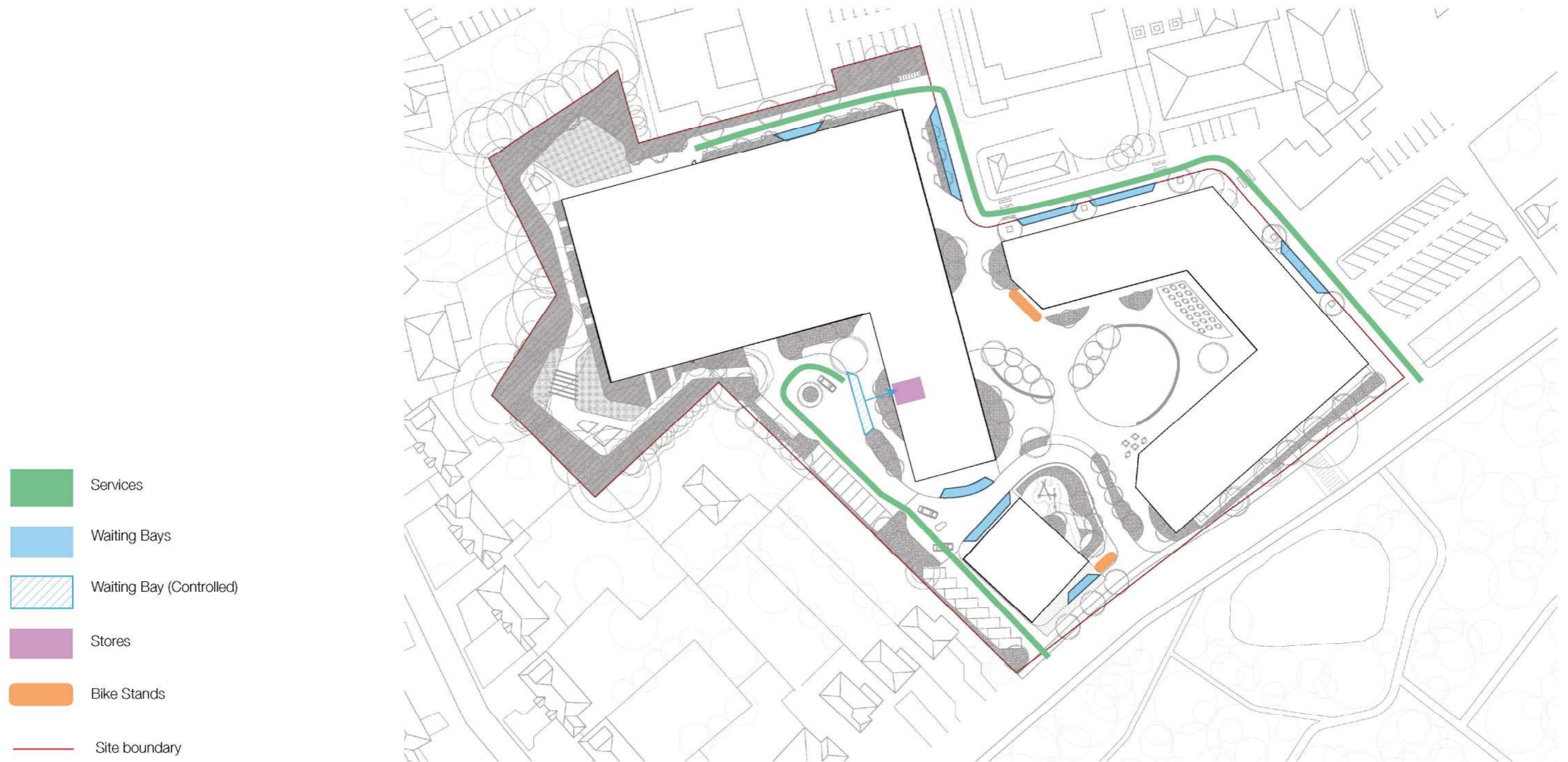


7.7

Access & Management

Ground Floor Servicing



7.8

Access & Management

Wheelchair Living - 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; footrest 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



7.9

Access & Management

Wheelchair Living - 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; footrest 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



7.10 Access & Management

Wheelchair Living - 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; footrest 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:

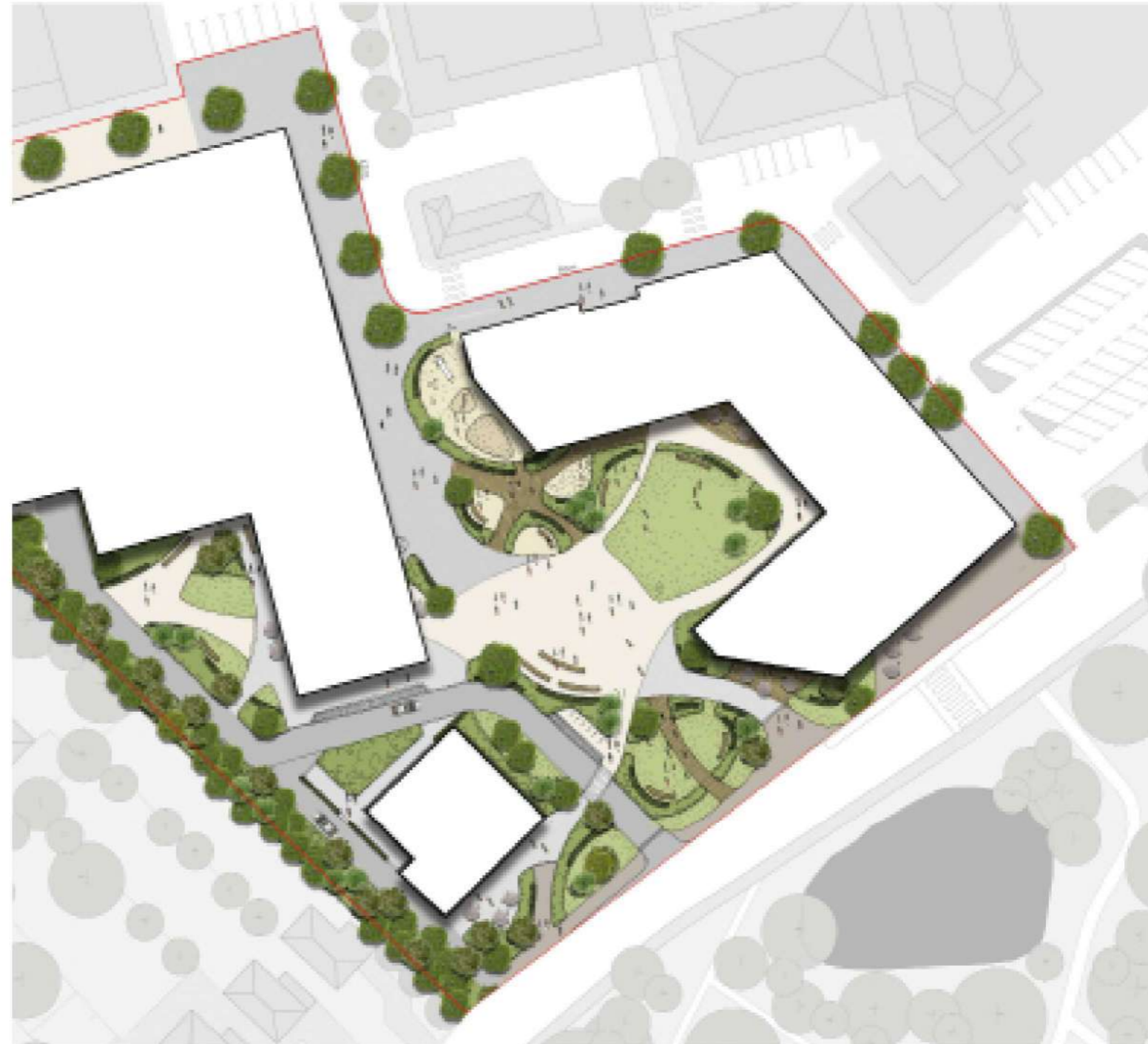
- Enter, manoeuvre clear of door swing, approach all furniture, leave room (with a minimum of 1200 x 1200mm activity square clear of bed, door swing and other fittings)
- Approach both sides of a double bed at an angle to transfer or attend to a child without need to reverse around the end of the bed (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



08 Landscape

5.0

Community Involvement Public Consultation - Summary



5.1

Community Involvement

Public Consultation - Presentation Boards

09 Cleaning & Maintenance

9.1

Cleaning and Maintenance Strategy

Typical Facade - Fixed & Opening Windows

Glazing to common /commercial areas can be cleaned by the landlord using a pole and traditional hand wash methods.

Cleaning of internal openable windows/doors from interior and/or off accessible balconies or terraces.

All fixed windows / outward opening single pane windows which are not reachable from balconies and terraces can be cleaned from the ground floor / communal terraces via a water fed pole by a specialist cleaning contractor. The maximum height cleaned is approximately 18m above ground level / communal terrace. These windows are highlighted in blue on the following elevations

Inspection of roof rainwater outlets and roof maintenance off roof terraces/flat roof areas.

Water-fed Pole system:

Windows unable to be checked from the inside up to 18m above ground level.

Glazing systems/ Glazed doors on Ground Floor , to be cleaned with manual cleaning methods. It is suggested that these are checked by a specialist cleaning contractor

Windows cleaned from interior.

Windows cleaned from exterior, accessible from balcony/ terrace.

Windows/ Doors cleaned from exterior, Ground Floor.

Windows/ Doors cleaned from MEWP/cherry picker

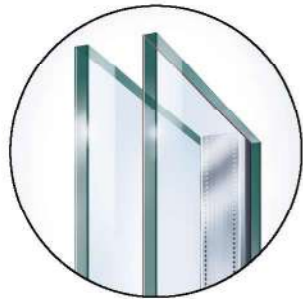


10 Sustainability

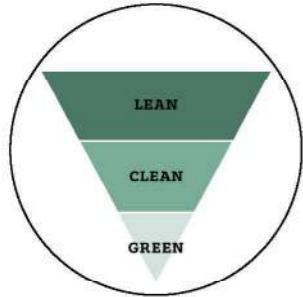
10.0 Sustainability

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.



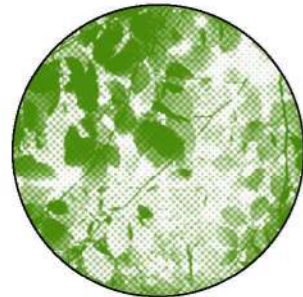
- THERMAL COMFORT
- OVERHEATING MITIGATION
- OPTIMISE GLAZING TO LIMIT SOLAR HEAT GAINS
- WINDOWS CAREFULLY DESIGNED TO BALANCE DAYLIGHT, HEAT LOSS AND HEAT GAIN



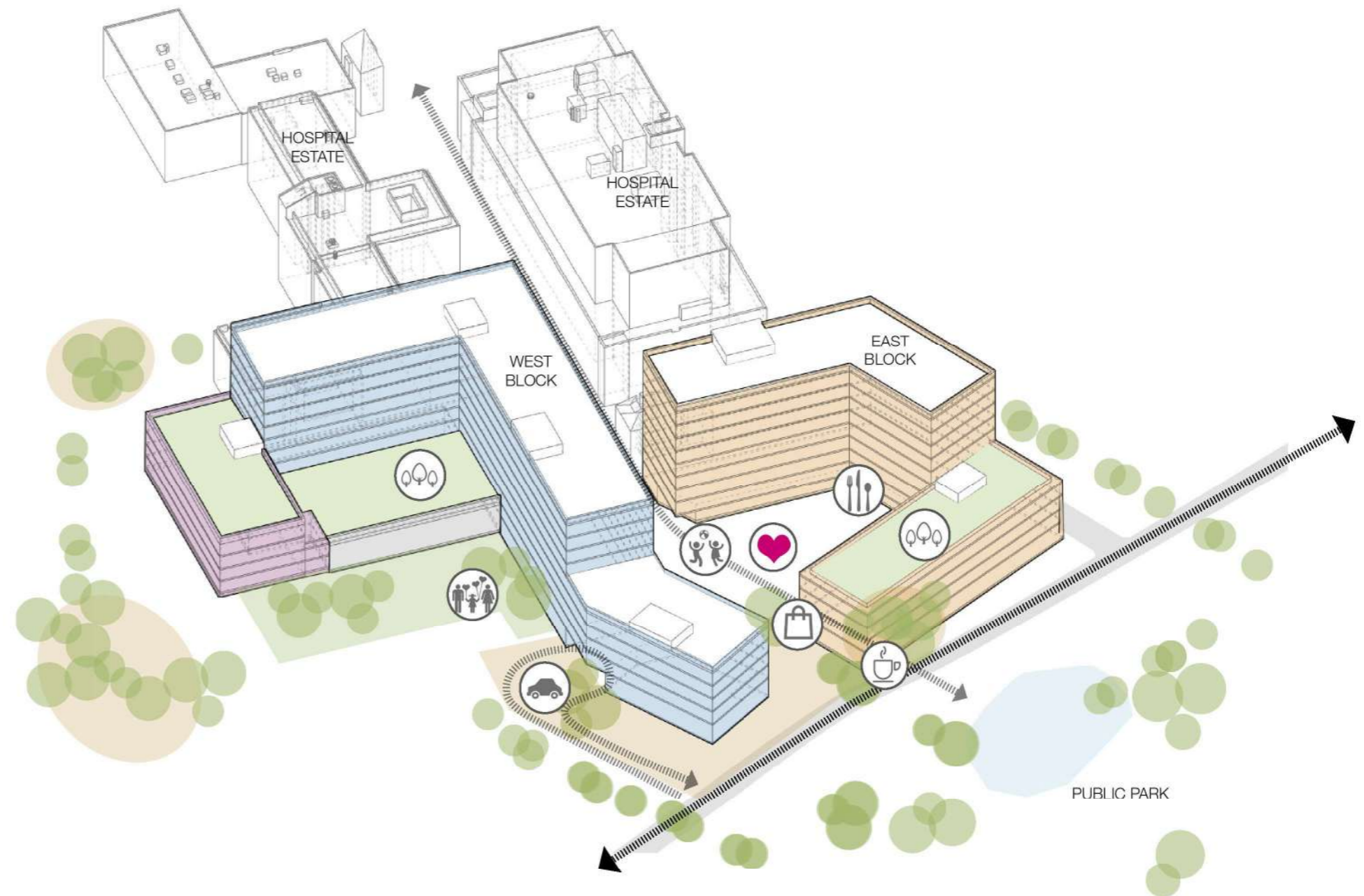
- LEAN: USE LESS ENERGY AND REDUCE DEMAND
- CLEAN: SUPPLY ENERGY EFFICIENTLY
- GREEN: USE RENEWABLE ENERGY



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



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



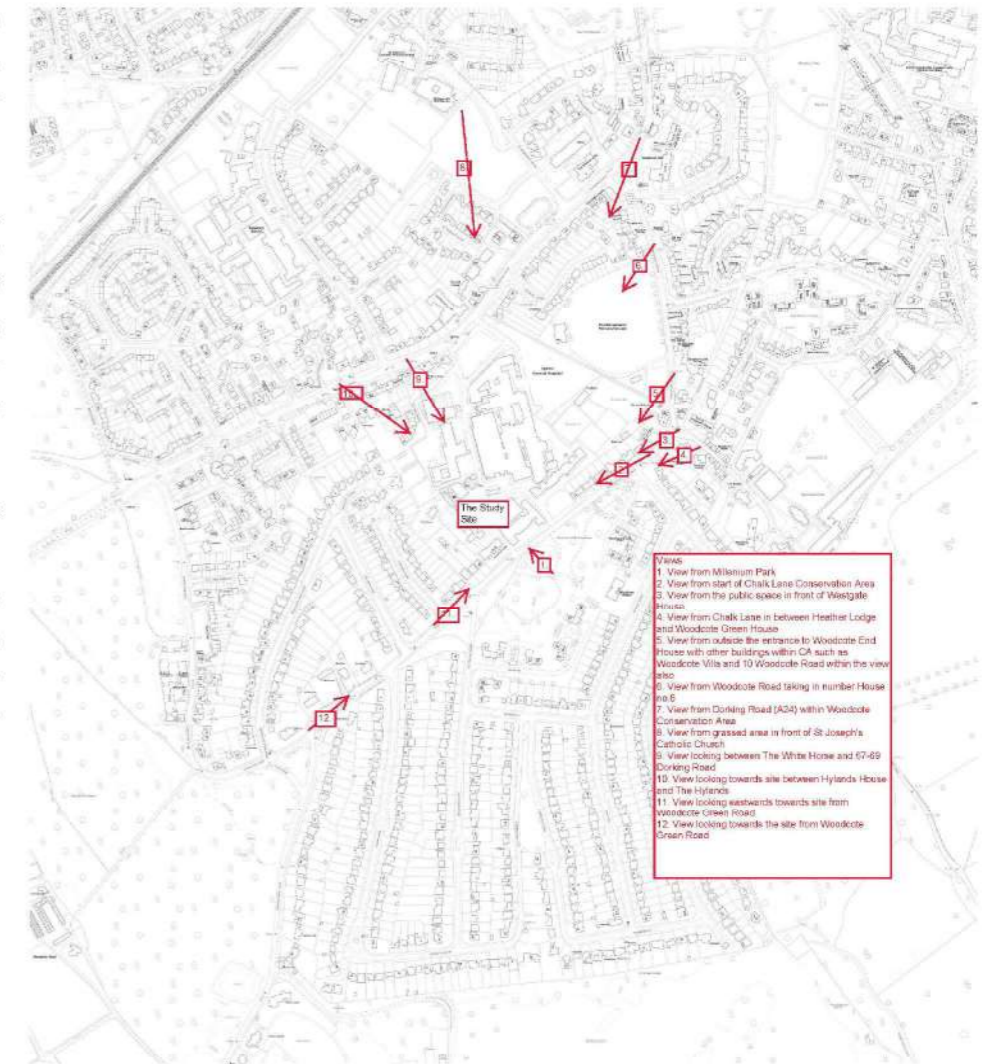
11 Heritage

11.0 Heritage

Heritage

The study site does not contain any designated heritage assets nor does it lie within a conservation area. As outlined in Section 1.2 of the heritage report, while the two buildings on study site, namely Rowan House and the former Laundry, have some limited historic and architectural interest, it is considered that the significance of these buildings is not great enough for these structures to be considered to be non-designated heritage assets and that their limited significance therefore does not merit consideration in planning decisions. However 57 listed buildings/structures, the Chalk Lane Conservation Area and the Woodcote Conservation Area are located within a 500m search radius of the study site. Historic research and a site visit have been used to verify which heritage assets, out of those initially identified, could be affected by the proposals and how this would impact on their significance. Due to a lack of intervisibility and a lack of historic functional association, it has been concluded that the significance of the majority of these heritage assets would not be affected as a result of the study site's development. Of the original 57, 21 designated heritage assets and their settings have been considered in further detail in this report. The existing buildings and areas on the study site are poor quality, comprising an ad hoc collection of heavily altered buildings and car parking areas, which lack any coherent masterplan. Buildings within the wider hospital site to the north, reach 8 storeys and therefore the proposals represent a relatively modest increase in height to the area. The proposals have evolved in response to the surrounding heritage and townscape context; the height and scale of the proposals have been significantly reduced from 16 storeys to 9 storeys (at the highest point) in order to mitigate adverse impact on the surrounding context and views, the tallest parts of the building have been located to the rear of the study site closest to the existing hospital buildings and stepped down towards boundaries with residential areas. The building has been designed in an honest, contemporary style, as appropriate given its location adjacent to the wider hospital site which contains several large-scale modern buildings. The palette of materials has been inspired by the local area and the architects have sought to match the existing buildings and areas on the study site are poor quality, comprising an ad hoc collection of heavily altered buildings and car parking areas, which lack any coherent masterplan. Buildings within the wider hospital site to the north, reach 8 storeys and therefore the proposals represent a relatively modest increase in height to the area.

As a result of the mitigation through design now embedded in the proposals, impact on surrounding townscape and visual receptors has been found in many cases to be none or negligible, with several of the views and townscape areas experiencing no readily discernible change. Other views and townscape areas, which range from low to medium sensitivity, would witness more noticeable, minor or moderate change as a result of additional height and massing. The proposals would have either no impact or a negligible impact on the significance of the majority of the surrounding heritage assets. The exception to this is the Chalk Lane Conservation Area and some of the nearby listed buildings which are likely to experience an adverse impact which we have assessed would be at the low end of the 'less than substantial harm' spectrum. It is anticipated that the application will engage paragraphs 193, 194 and 196 of the National Planning Policy Framework which require any harm to the significance of a designated heritage asset (including from development within its setting) to have clear and convincing justification, the decision maker to weigh the identified harm against the public benefits of the scheme, and for an asset's conservation to be given great weight within that planning balance. The significant and considerable public benefits derived from the scheme are set out in the planning statement accompanying this application.



12 Daylight & Sunlight

12.0 Daylight and Sunlight



Daylight & Sunlight

Natural light levels within and surrounding the site are considered with reference to the Building Research Establishment (BRE) publication ‘Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice’ (commonly referred to as ‘the BRE Guidelines.’) The BRE guidelines provide various methodologies and numerical criteria for calculating the potential effect on the existing and proposed light levels received by neighbours of a development site, as well as for calculating the potential light levels within new development. Residential use is generally considered most important, alongside properties and amenity areas that have a reasonable expectation for natural light. As such, only domestic use is under consideration in the assessments.

Daylight and sunlight have been key considerations throughout the design process and Marchese Partners have been proactive in absorbing AY’s advice into the scheme designs. Mitigation measures have been embedded within the design to minimise the impact to neighbours wherever possible, through the careful orientation and positioning of the proposed massing on the Site – with the principal height sited and angled away from the surrounding receptors - while also maximising the potential light levels within the Proposed Development.

Existing neighbouring properties

Neighbouring sensitive residential receptors have been identified along Woodcote Green Road and Digdens Rise, including their associated rear gardens.

Daylight and sunlight testing indicates a high level of compliance to the best practice guidance, demonstrating that the majority of neighbours will not be materially affected. It is anticipated that the Proposed Development will result in some potentially noticeable effects (i.e. beyond suggested BRE guideline levels) in isolated areas, including the property at 46 Woodcote Green Road – not least as this building is located much closer to than other neighbours and oriented directly opposite the site boundary.

However, given the planning aspiration for a scheme of this nature and the increased levels of development required for its delivery, it is inevitable that some effects will go beyond the default levels suggested in the guidance. It is important to note that the BRE itself acknowledges that its numerical targets are not mandatory, should be applied sensibly, flexibly and with careful consideration of specific local constraints. Where more noticeable impacts have been identified, it is considered that there are reasonable contextual factors involved to advocate the use of alternative targets. Nevertheless, the more noticeable alterations primarily affect less sensitive uses e.g. bedroom and kitchen, or non-habitable space which can be discounted entirely. In the few instances relating to living areas, these are dual aspect, such that the effects would be offset by mitigating light from other directions; the additional windows serving these spaces face away from the site thus will be completely unaffected by the scheme.

Within the Proposed Development

Test analysis of the Proposed Development indicates high levels of daylight availability within the proposed accommodation, with all rooms surpassing the recommended ADF levels in the BRE guidelines. There will be a lower but nonetheless very good level of adherence to the sunlight APSH guidelines also.

Overshadowing

Overshadowing assessments of amenity space within the Proposed Development and surrounding the Site have also been undertaken to consider the potential effect on the sunlight received. The assessments indicate that the scheme is well designed to minimise the potential effect on existing overshadowing, while maximising the level of sunlight available within the development. All neighbouring rear gardens tested will comfortably exceed the BRE guidelines for its key quantitative test, as will the proposed amenity space within the scheme.

The key quantitative analysis for overshadowing is the BRE’s area calculation called the ‘2hrs sun contour’ analysis – where at least 50% of an amenity area should receive 2hrs of sun on 21 March after the development is in place. The results for the latest scheme tested are shown on the images below, with the areas in and around the Site receiving at least 2hrs of sun shaded in yellow. These clearly demonstrate the BRE guidelines will be satisfied.



SUNLIGHT STUDY: 21st March

13 Transport

13.0 Transport

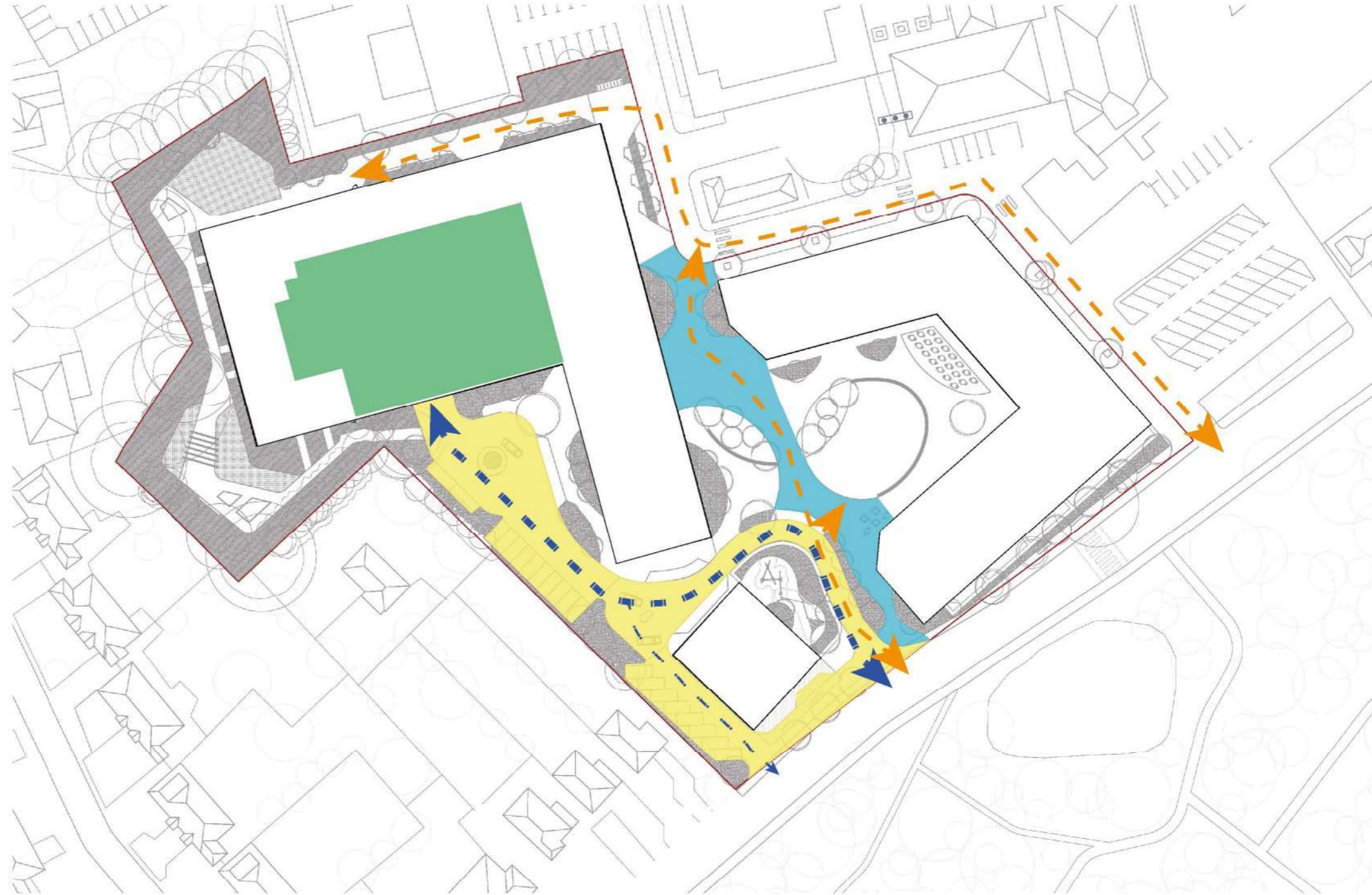


Transport Strategy

Access and egress to the site is provided via separate entrance and exit points on Woodcote Green Road, with the entrance located near the southwestern corner of the site and the exit located just to the west of the existing hospital access. Both points of access/egress have been designed in accordance with the guidance provided in the Department for Transport's Manual for Streets.

Within the site the separate entrance and exit points create a one-way internal route under Building West where a drop-off area will be provided at the main site entrance to allow residents and visitors to drop off/collect their cars. Departing vehicles will continue along the internal route to the exit, whilst those that have arrived will use (driven by a concierge) a one-way route adjacent to Woodcote Green Road along the front of the site to re-join the internal route just within the entrance of the site. To access the APS to the north of the site, a two-way route is provided as a continuation of the entrance route before it turns under Building West. Following collection from the APS, vehicles re-join the main access route to exit the site at the same location. An additional turning head/roundabout will be provided adjacent to the APS entrance for delivery and emergency vehicles to manoeuvre.

Drop off/collection for the nursery provided as part of the scheme will be accessed via the main access where additional parking bays are provided, with vehicles departing via the separate egress.



SUNLIGHT STUDY: 21st March

14 Security

14.0 Security

Overview

The intent of any risk treatment is to reduce the severity of the identified gross risks. Once treatment has been applied, we refer to this as net risk (post-treatment). This intent is also shown graphically in Figure 12. This net risk needs to be understood and accepted by the client – no risk treatment will eliminate risk completely, merely reduce it as low as is reasonably practicable (ALARP).

It has been assessed as appropriate for the project that those risks graded med, high and very high are treated and that any lower risks will benefit from the aggregated risk treatments applied to other risks (i.e. they will also benefit from the identified treatments). These treatments are addressed in later sections of this strategy document.

Hoare Lea Security follow the “Operational Requirements” guidance set out by the UK’s Centre for Protection of National Infrastructure (CPNI). This is an analytical systems approach which strives to remove subjectivity and deliver a transparent, repeatable result. It is threat based and impact focussed.

CPNI defines an Operational Requirement (OR) as a statement of the overall security need. It considers the location, assets to be protected, perceived threat, consequence of compromise, perceived vulnerabilities and success criteria. The first part of this Hoare Lea methodology clearly addresses the majority of this requirement.

Combined, the ORs form the security strategy. Within the strategy development stage, the ORs are identified to mitigate those risks that require treatment. At this stage, the effect is identified, rather than the detail of each individual security measure. This is considered in a Detailed OR – addressed during the RIBA stage 3 design.

In the wider design environment, those ORs should also seek to support the following principles towards the creation of a safe and secure environment, whilst minimising the impact on the environment itself:

Access and Connectivity - Safe and secure places balance the need for access control with connectivity and circulation.

Structure and Spatial Layout - Safe and secure places are structured in a way that manages risk and conflict.

Ownership - Safe and secure places are those over which occupants and users have a sense of ownership and responsibility.

Surveillance - Safe and secure places have appropriate levels of both natural and technical surveillance.

Activity - Safe and secure places are active and welcoming to legitimate users.

Physical Security - Safe and secure places are appropriately and proportionately protected.

Public Image - Safe and secure places are well maintained, managed and promote a positive public image.

Adaptability - Safe and secure places are adaptable to change.

Operation Requirements (ORs) identification

The ORs are a key stage in laying the ground work of an effective security design. During their development, it is vital to consider how they can be delivered through physical, electronic or operational measures, or a combination of those measure. This process also requires the behaviours of the people assets to be considered during the identification of appropriate risk treatments, not only to secure the building, but also to ensure the proposed solution is not subject to bypassing due to perceived obstruction.

There are five main effects that should be considered in the development of the OR statements: DETER, DETECT, DELAY, RESPOND and RECOVER. Security requirements should demonstrate at least one of these intents. These are further defined below as.

DETER: A measure that discourages a threat source's target selection process.

– DETECT: A measure that identifies an attack from a threat source using real-time observation or post-incident analysis.

– DELAY: A measure that is intended to slow the progress of an attack.

– RESPOND: The action taken to address an incident to enable the assessment of any required actions.

– RECOVER: The restoration of an operational capability to a pre-incident state.

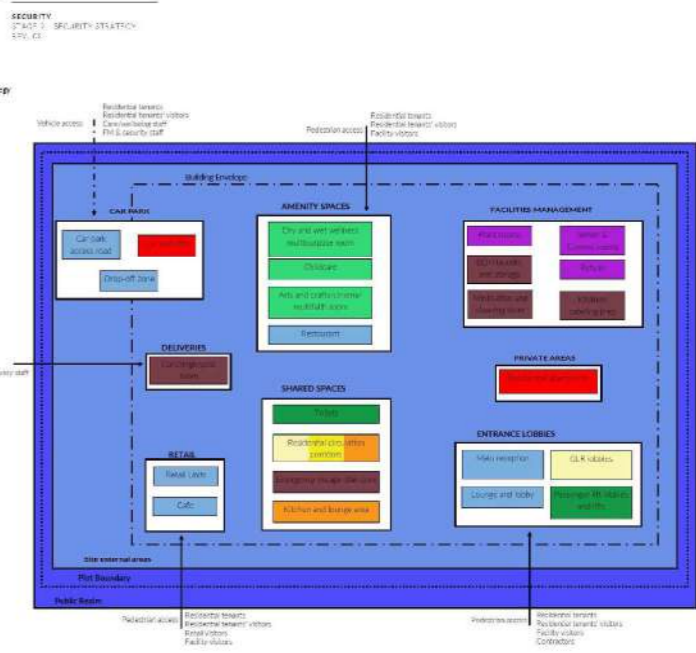
It should also be noted, that the stated ORs stated do not constitute a full risk mitigation strategy without being supported by a bespoke, comprehensive operational security management plan.

The ORs for this project have been identified against the risks within the security risk register. These have been defined against the identified risks in Table 16. They have been influenced by the design constraints and assumptions identified during the context analysis.

A summary of key recommendations and ORs can be seen in Table 5 in the main report. These represent the security recommendations as per BREEAM HEA06. Within this table, indicative solutions and implications for the design team have been captured.

Security zoning

The establishment of security is one of the key operational requirements that is identified in any built asset development and sets the baseline for security layering and the development of asset specific security measures during the next design stage. It also allows for the identification of areas needing a more focussed security input and further development (to be undertaken in subsequent design stages).



15 Conclusion

15.0 Conclusion

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.
- Contribute to local housing development targets, as identified in local SHMA.
- 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.



SUNLIGHT STUDY: 21st March