

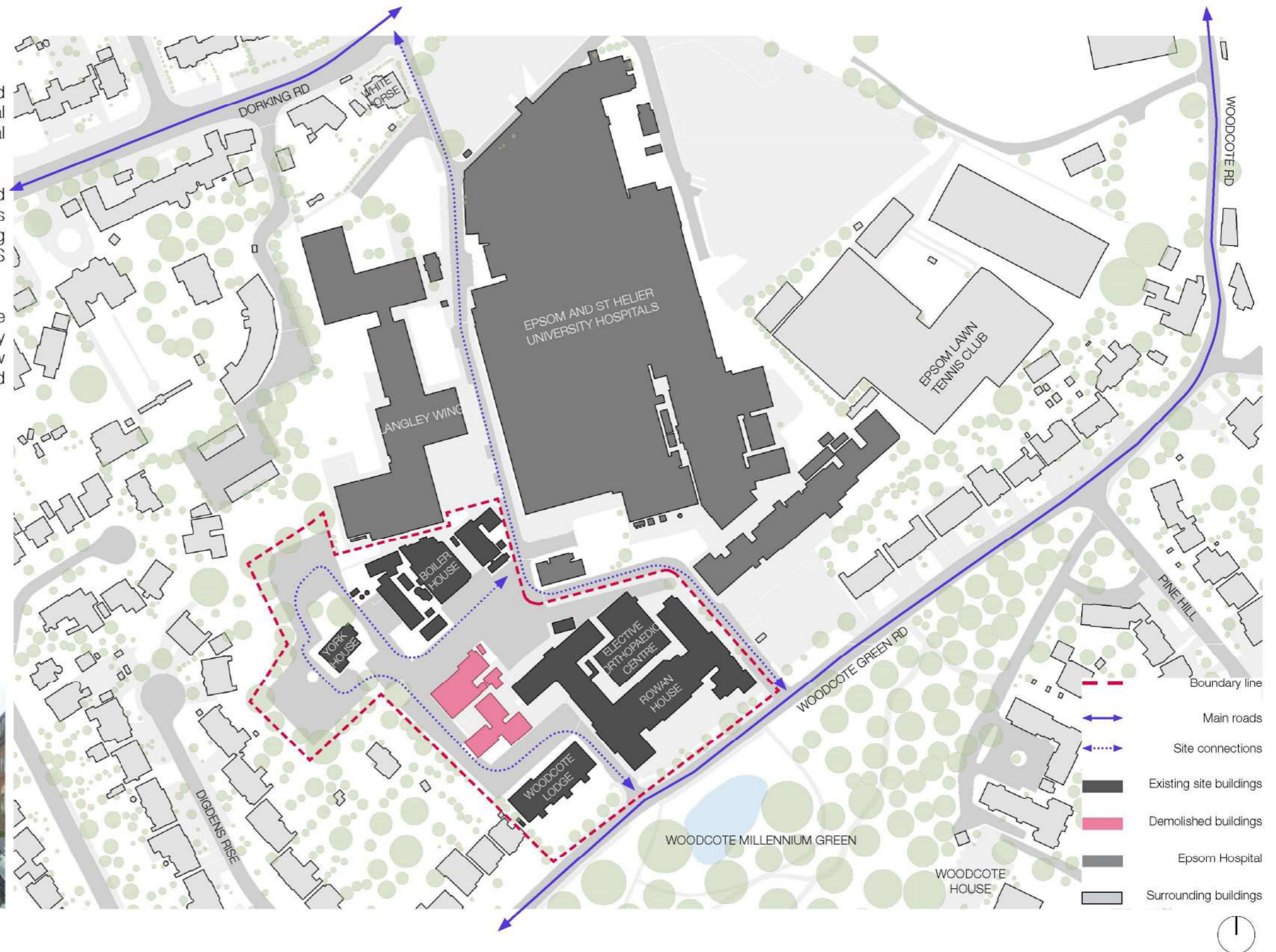
2.11 Site Assessment Site Regeneration - Creating a New Community

Creating a new community

The NHS Trust has publicly confirmed that the land (which comprises less than 20% of the wider hospital site) is surplus to the requirements of Epsom Hospital and will not be needed in the future.

Sale of surplus to requirements land currently occupied by disused buildings (some already demolished) provides the NHS Trust with £15 million of investment for improving existing buildings and adding new facilities to the NHS Epsom site.

Regenerating the derelict site and optimising land use to create a new thriving and vibrant later living community with integrated health and care services providing new homes for Epsom that have a high-quality design and enrich the local neighbourhood.



2.12

Site Assessment

Pre Application Planning Guidance

- Guild have engaged in a formal PPA process with EEBC having had four meetings with planning and design officers.
- Officers have indicated adopting modest massing to the street frontage, with higher massing towards the taller NHS buildings.
- This advice informed the overall design response forming the basis of on-going consultation with officers and local stakeholders and local residents.
- In responses to public consultations, building heights have been significantly reduced adjacent to Hospital buildings whilst maintaining a modest heights to the street.
- The regeneration of the site is considered to fulfil the objectives of building on brownfield sites, optimising density whilst making a meaningful contribution towards the Council's annual housing targets. The sites regeneration will also encourage freeing up family homes in the borough, as older residents downsize.
- The Council's Policies DM11 (Housing Density) and D13 (Building Heights) were formally set aside in May 2018.



2.13

Site Assessment

RIBA Design Guidance

Exemplary design

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

Ten Characteristics of

FUTURE PLACE

Places where People want to Live



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

RIBA 
Architecture.com

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.

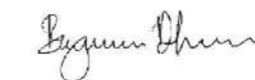
We hope that this analysis will reinforce the conclusions of the Letwin Review by providing valuable evidence and case studies demonstrating the relationship between design quality and the rate of supply in the delivery of much needed, well-built, affordable homes. Specifically, we commend and respond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



RIBA President Ben Derbyshire



4 Ten Characteristics of Places where People want to Live

03 Contextual Site Analysis



3.0

Contextual Site Analysis Land Ownership & Demolition Plan



3.1

Contextual Site Analysis

Site Overview

- The 1.47 hectares application site is situated on the south side within the context of Epsom & St Helier University Hospital.
- 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.
- Private residential gardens flank the western site boundary.
- Domestic scale residential developments and hospital carpark along Woodcote Green Road form part of the immediate southern site frontage.
- The existing hospital buildings vary in height with the larger (7 storeys) main hospital 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.













3.2

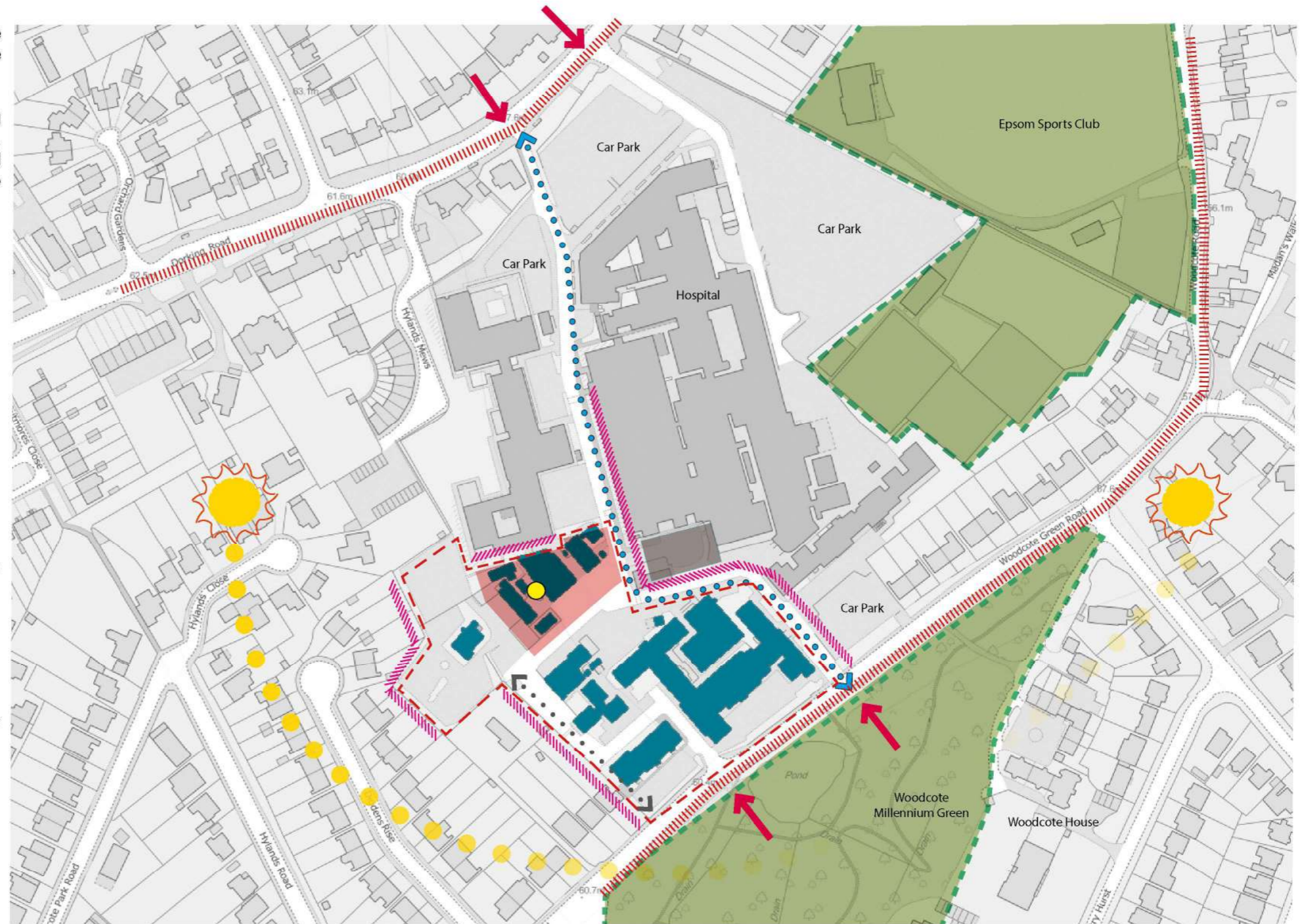
Contextual Site Analysis

Site Constraints & Opportunities

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

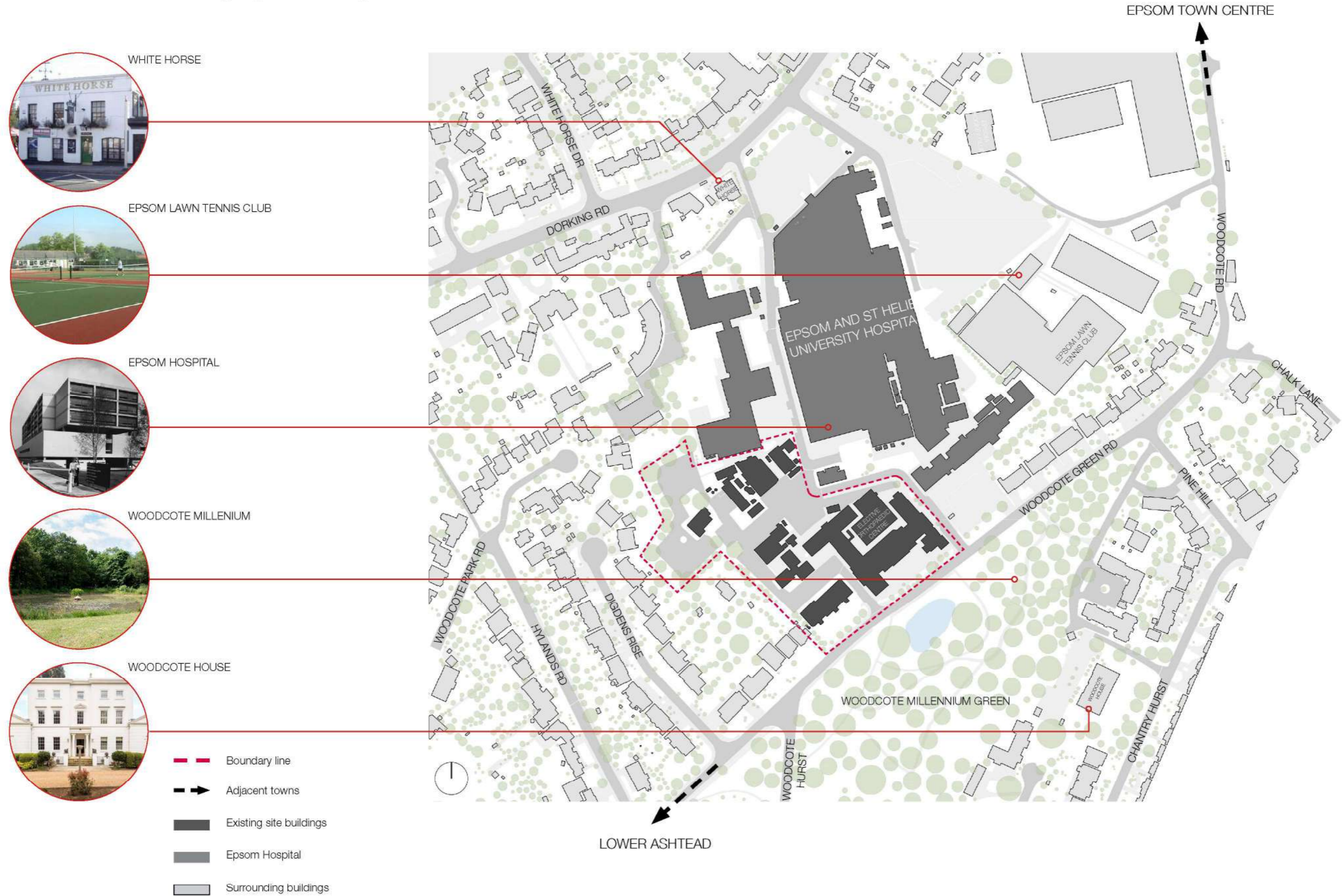
The site includes a series of existing building including low- grade administrative space, temporary structures, a boiler house and four-storey Rowan House and Woodcote Lodge, all of which are either surplus to hospital requirements or in need of modernisation.

-  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.
-  An area of the site is identified to be retained by NHS [on short term lease] until completion of new NHS CHP plant.
-  The existing boiler house chimney will require demolition and must be considered in any phasing works.
-  Existing services & goods yard requires further review as part of the design process to ensure proposed design enhancements are not compromised.
-  Existing public green space.
-  Existing NHS building.
-  Existing buildings on proposed to be demolished.
-  Major road / traffic route



3.3 Contextual Site Analysis

Site Photographic Study



3.3

Contextual Site Analysis

Site Photographic Study



Proposed site



Boiler House & Chimney - Epsom General



Rowan House - Epsom General



Woodcote Lodge - Epsom General



York House



Wells Wing - Epsom General



Denbies Wing - Epsom General

04 Design Development

4.0

Design Development**Later Living Design Ethos - Ageing Better Design Principles**

Designs are conceptualised and conceived by responding to our fundamental Design Principles. These Design Principles are used to guide the vision and establish a consistent framework, informing key design decisions. They drive the design process and will serve as the core guiding principles for the project.

- | | | |
|-------------------|---|---|
| Familiarity | ① | Familiarity refers to the extent to which the built environment and its elements are recognisable to seniors and how easily they are understood by them. |
| Legibility | ② | Legibility refers to 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 | ③ | Distinctiveness relates to 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. |
| Accessibility | ④ | Accessibility refers to the extent to which environments 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. |
| Connectivity | ⑤ | Connectivity relates to ability for environments to act as conduits and connectors for seniors and their family friends and greater |
| Safety | ⑥ | Safety refers to the extent to which environments and its parts enable Seniors to use, enjoy, socialise and move around the spaces without fear of falling, tripping and becoming disorientated. |
| Individual Choice | ⑦ | 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 |



4.1

Design Development

Later Living Design Ethos - Public Interface

Welcoming Arrival Experience Distinctiveness, Familiarity ...

Distinctive architecture and interiors help create legibility and familiarity for the Guild Living Community.



Communal & Community Space Individual Choice, Legibility ...

Integration of communal cafe and restaurants encourage social interaction with friends and family.



Surrounding Context Connectivity, Safety ...

Cafés, restaurant, retail amenities are open to the community and encourage social interaction.



4.2

Design Development

Later Living Design Ethos - Residences for Care

Private Living

Safety, Familiarity ...

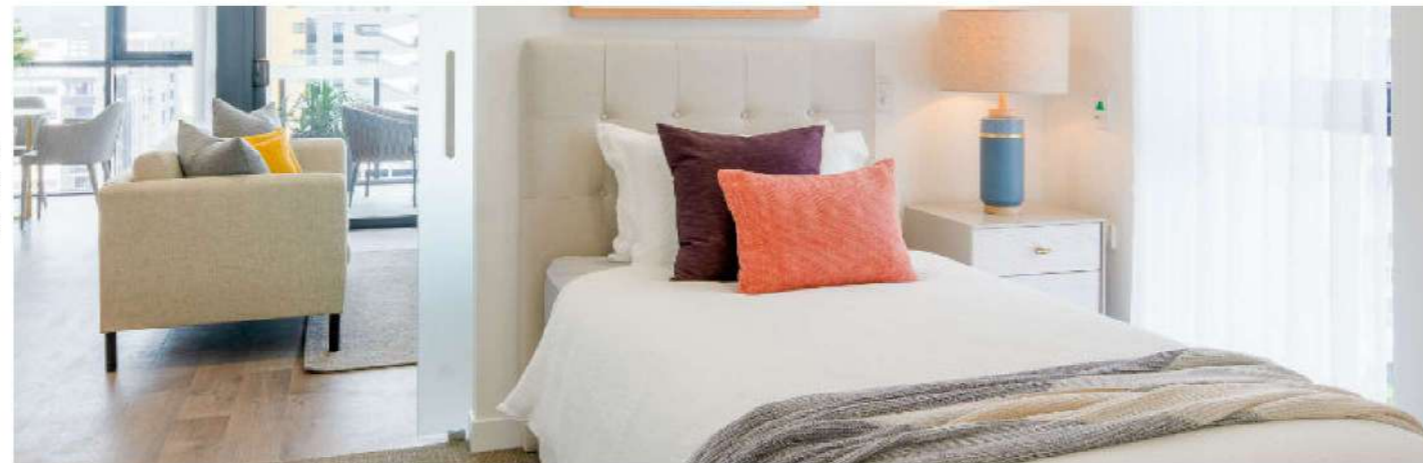
Sprinklers in apartments and common areas around the building allow for flexible open plan interior layouts. Contrasting colour schemes highlight locations and features within.



Care Friendly

Distinctiveness, Legibility ...

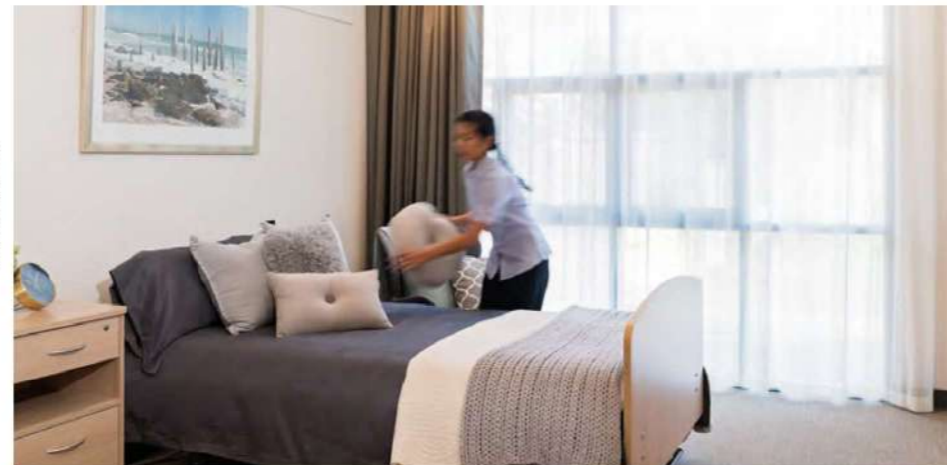
The single storey apartments are designed with intuitive plan forms and features. Legible and distinctive features aid way finding and create secure assisted living environments.



Ergonomic Design

Accessibility ...

Integration of technology aids assist in providing fully accessible living spaces. A distinct entrance, sliding doors and easy to use ironmongery help to provide fully accessible living spaces, encouraging well-being and independent aged living.



4.3

Design Development

Later Living Design Ethos - Wellness

Wellness Facilities

Accessibility ...

The inclusion of a gymnasium, hydrotherapy pool and treatment rooms with easy access encourage health and well-being for all Guild Members.



Health Hub

Safety, Connectivity ...

The facilities of the Health Hub, which include changing and lounge areas, function as a space for therapy and treatment.



Flexible Communal Spaces

Individual Choice ...

The integration of multi-purpose amenity spaces including cinema, library, arts&crafts and multi faith room, provide on-site variety and individual choice for Guild Members.



4.4

Design Development

Later Living Design Ethos - Outdoor Activity & Landscape

Public Landscaping

Distinctiveness, Safety ...

The landscape design responds to the local context creating a variety of spaces for recreation, quiet contemplation and care. Integrated open spaces and semi-private areas with distinctive characteristics which aid legibility and way finding connect the landscape back to the building.



Private Landscaping

Legibility, Familiarity ...

Landscape routes are laid out in a legible manner, level and barrier free. 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.



Flexible Communal Spaces

Individual Choice, Accessibility ...

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.



4.5

Design Development

Adjacencies & Evolution Diagram

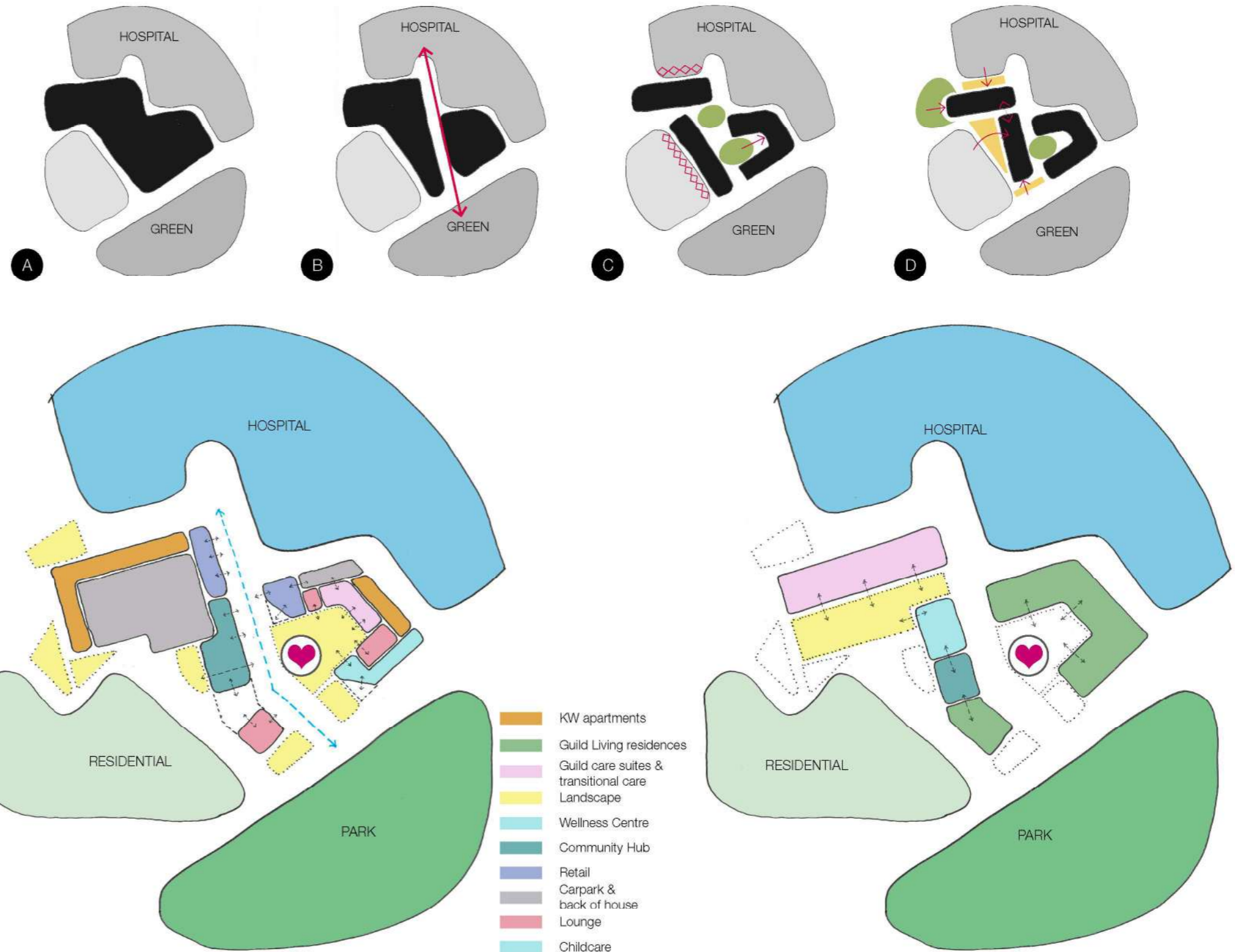
The site is split north - south creating a new public link connecting hospital visitors, workers and Guild Members into and through the site via a landscaped public plaza at the heart of the Guild Living Community.

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.

A broad mix of inter-generational activities integral to the proposal assist in creating the Guild Living Community at Epsom, these include;

- Guild Living Residences, Guild Care Residences
Guild Care Suites and Transitional Care.
- A variety of amenity spaces including, restaurants, cafés, retail, childcare, wellness centre, gym, library, salon, therapy room, prayer rooms, pool and treatment rooms.
- The Guild wellness amenities derived from the six pillars of wellness form an integral part of the design providing care and support services for the Guild Living Community and Members. These which is open to the hospital and local community on a membership basis.
- The inclusion of large areas of public and private landscaped areas will encourage local wildlife and promote bio-diversity.
- Renewable & sustainability strategies will be adopted to reduce the proposals environmental impact.



review / update graphics

4.6 Design Development PPA process - Overview

The chapter will demonstrate the development of the design and Planning Performance Agreement process (PPA) in collaboration with Epsom & Ewell Borough Council (EEBC).

A planning performance agreement is a project management tool which the local planning authorities and applicants can use to agree timescales, actions and resources for handling particular applications. It covers the pre-application and application stages prior to a formal submission and also extends through to the post-application consultation stage.

This process can be particularly useful in setting out an efficient and transparent process for determining large and/or complex planning applications. PPA's encourage joint working between the applicant and local planning authority, bringing together design professionals, specialist consultants, and statutory consultees, in collaboration to inform the design process in accordance with national and local policy guidance.

The PPA process is voluntarily between the applicant and the local planning authority prior to the application being submitted. Entering into a PPA process was agreed at the initial pre-application meeting in June 2019 between Guild Living Epsom and EEBC to work collaboratively by holding a number of meetings/workshop during key stages of design development.

The goal is to develop a design which meets the objectives set out in the 'Supplementary Planning Documents', the objectives of Guild Living is to regenerate the proposed brownfield site, sold by the NHS trust being surplus to requirements and create a new later living community in Epsom, supported by an exemplar design with integrated health & care services that will be an asset to Epsom, whilst producing numerous benefits to the wider neighbouring local context.



Planning performance agreement schedule;

- **Pre-Application Meeting (PAM); June 2019**
- **PPA 1; July 2019**
- **PPA 2; September 2019**
- **PPA 3; October 2019**
- **Public Consultation; September - October 2019**
- **EEBC Committee; November 2019**
- **PPA 4; December 2019**

4.7

Design Development PPA Process - PAM

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 for Use Class C2 units

- Approximately 210 assisted living units together with integrated nursing care and associated communal and support services (Use Class C2)
- A transitional care unit (approximately 60 suites)
- 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
- Approximately 30. no. key worker/staff accommodation units
- Children's nursery (Use Class D1)
- Associated back of house and service areas, car and cycle parking, extensive landscaping and planting

Key summery points from the EEBC 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 officers 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.'

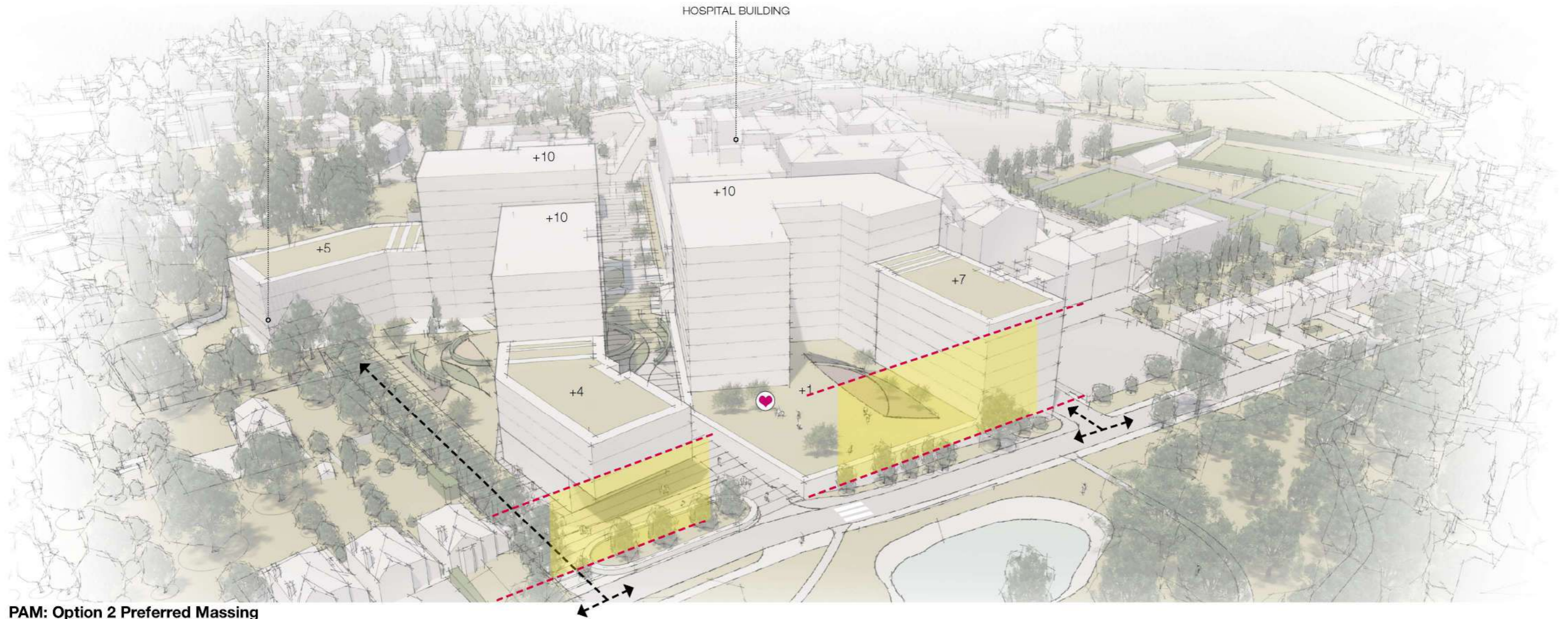
Conclusion

'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.'

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

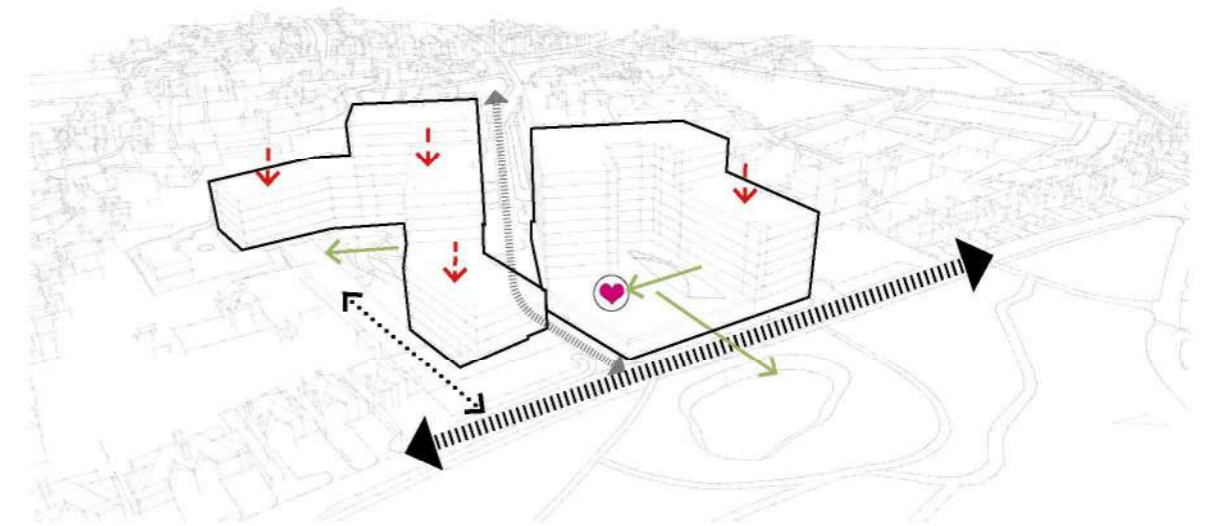
4.7

Design Development
PPA Process - PAM



PAM: Option 2 Preferred Massing

-  Community plaza
-  Heights of existing buildings
-  Vehicle access routes
-  Primary access
-  Pedestrian link through site and public realm
-  Stepped massing
-  Connection with landscape

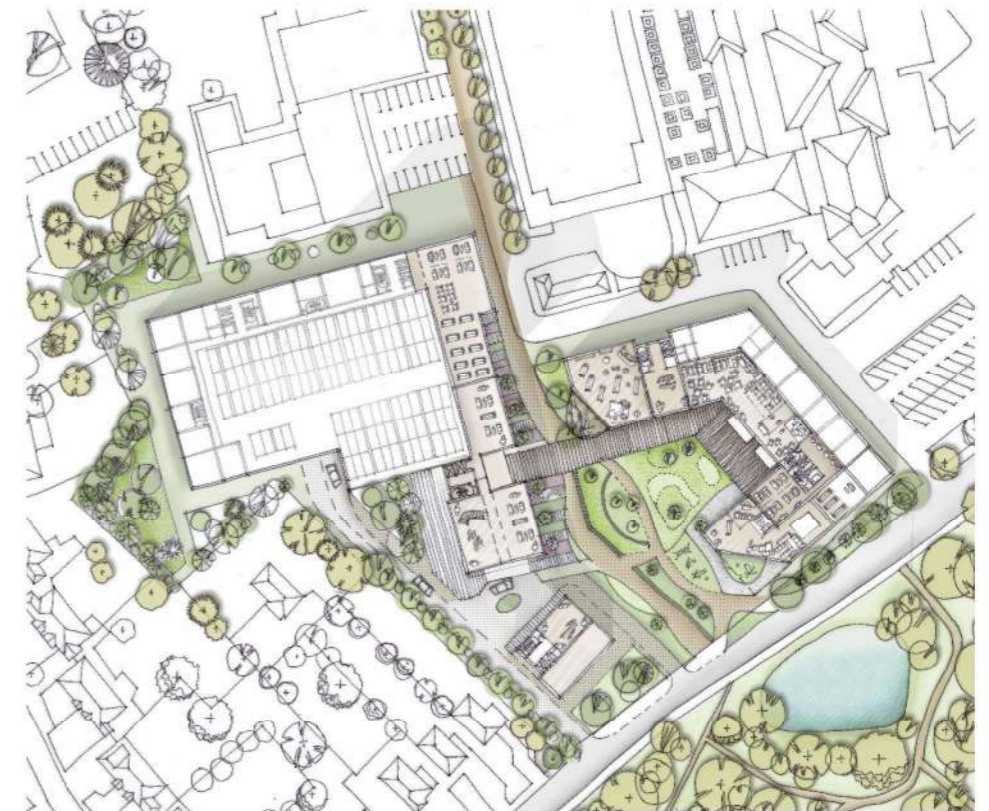


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Design Development
PPA Process - PPA 1

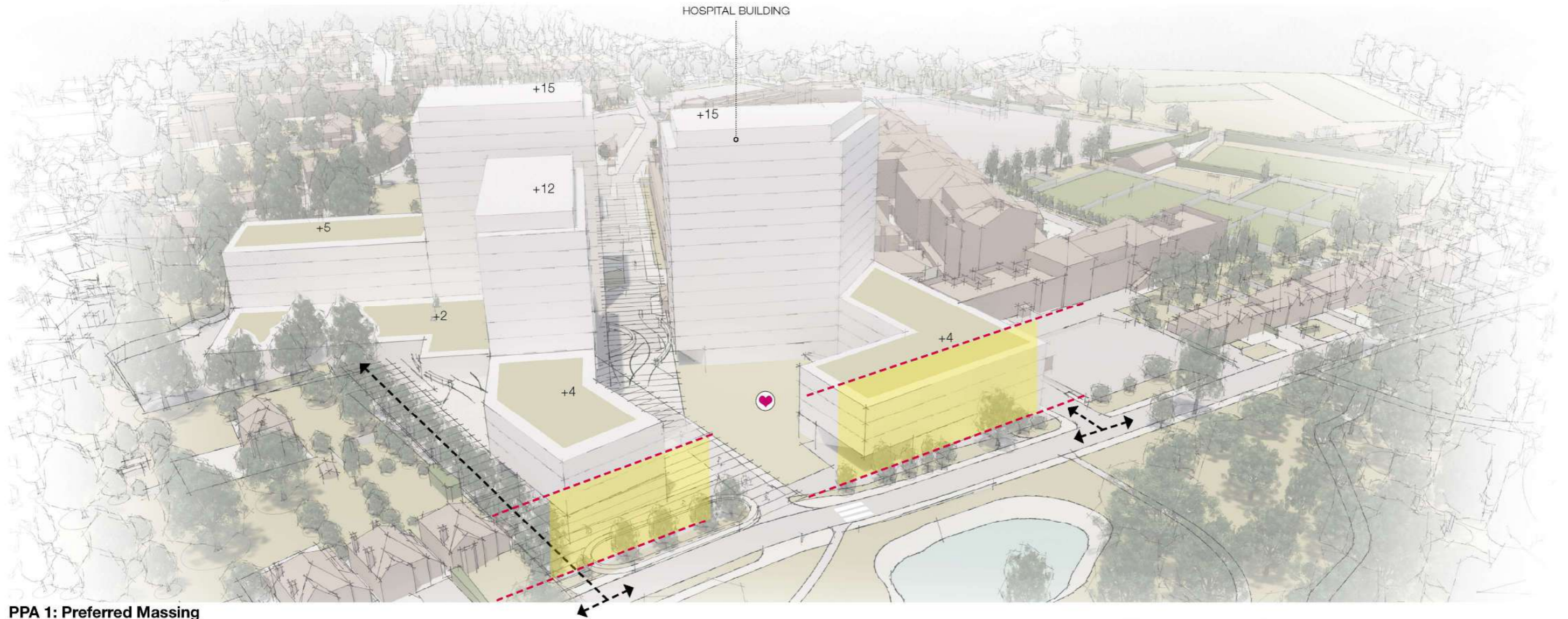
The following objectives were set out in submissions to EEBC as the primary design items for discussion at the the Planning Performance Assessment Meeting in July 2019:

1. Land Use Matters
 - Proposed Mix of Uses
 - Use Class
2. Design Progression
 - Masterplan Principles
 - Building Heights
 - Design and Appearance
 - Landscape Principles
 - Sustainability Principles
3. Planning Procedures
 - EIA Screening
 - Supporting Documentation
 - PPA procedures (and officer contacts)
 - Programme
 - Consultation



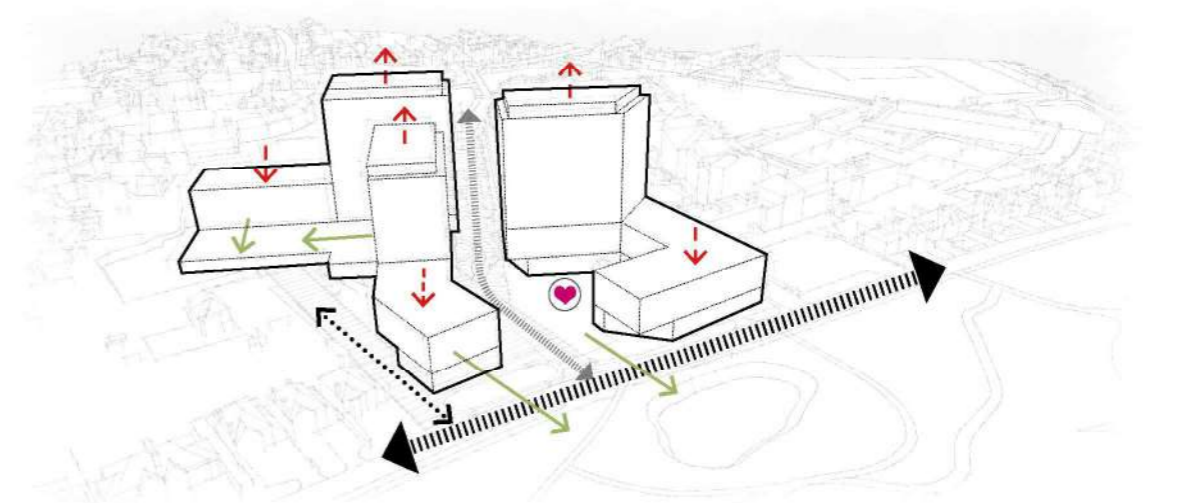
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Design Development PPA process - PPA 1



PPA 1: Preferred Massing

-  Community plaza
-  Heights of existing buildings
-  Vehicle access routes
-  Primary access
-  Pedestrian link through site and public realm
-  Stepped massing
-  Connection with landscape



4.9

Design Development PPA Process - PPA 2

The following objectives were set out in submissions to EEBC as the primary design items for discussion at the Planning Performance Assessment Meeting in September 2019:

1. Land Use Matters
 - Care Needs
 - Liaison with NHS
 - Schedule of accommodation
 - Use Class
2. Design Progression
 - Exemplary Design Principles
 - Layout principles
 - Massing and visual analysis and key views
 - Appearance and materials
 - Accommodation Standards
 - Daylight and Sunlight
 - Sustainability
 - Landscaping & Public Realm
3. Planning Procedures
 - Public Consultation
 - Consultees
 - Submission Requirements
 - EIA Screening
 - Planning committee briefing



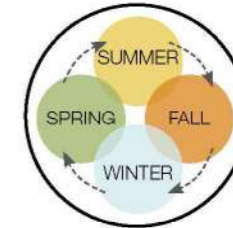
ENCOURAGES
SOCIABILITY AND
COMMUNITY
ENGAGEMENT



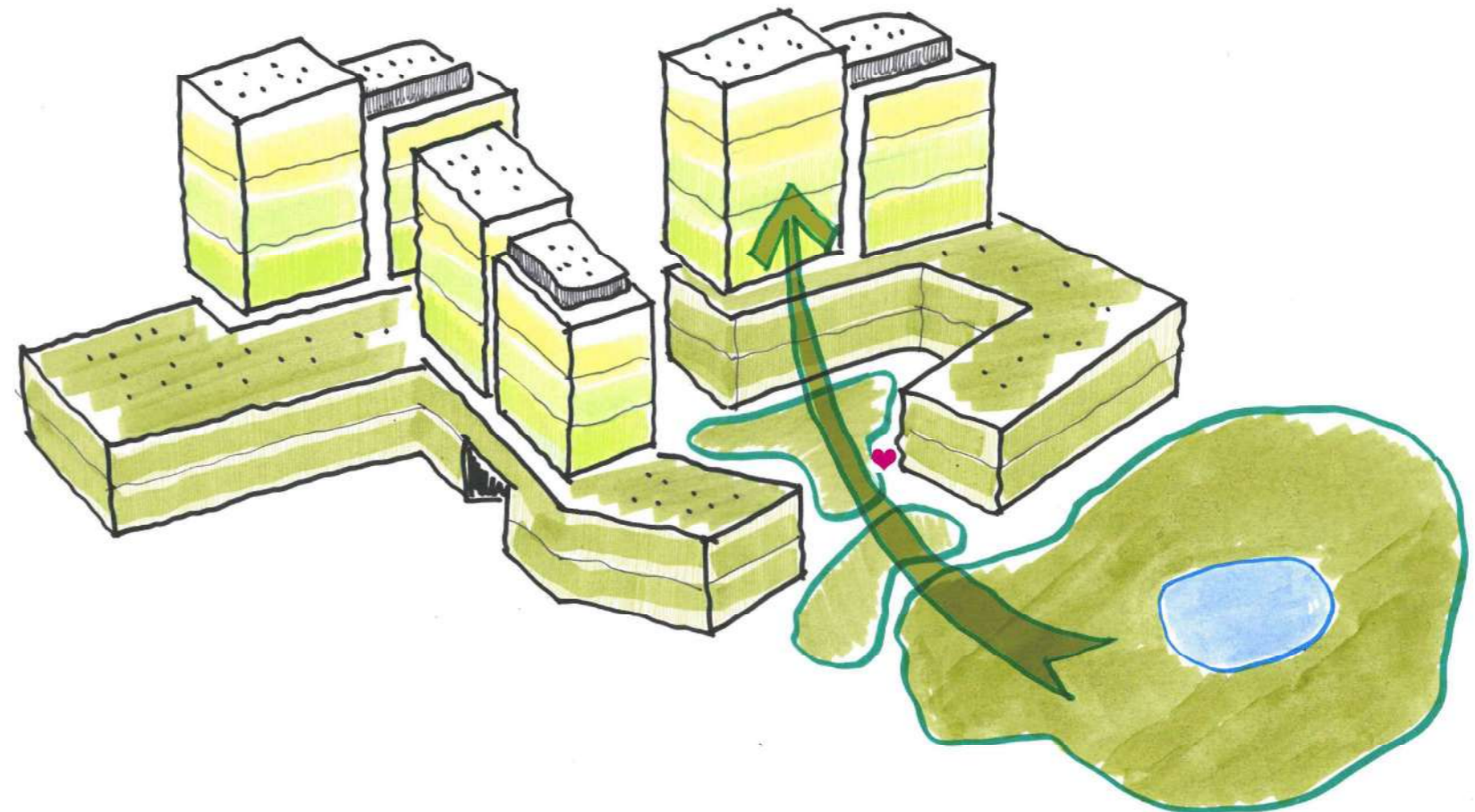
CONTACT
WITH NATURE
IMPROVES
LIFESTYLE



PROMOTES
OUTDOOR
ACTIVITIES



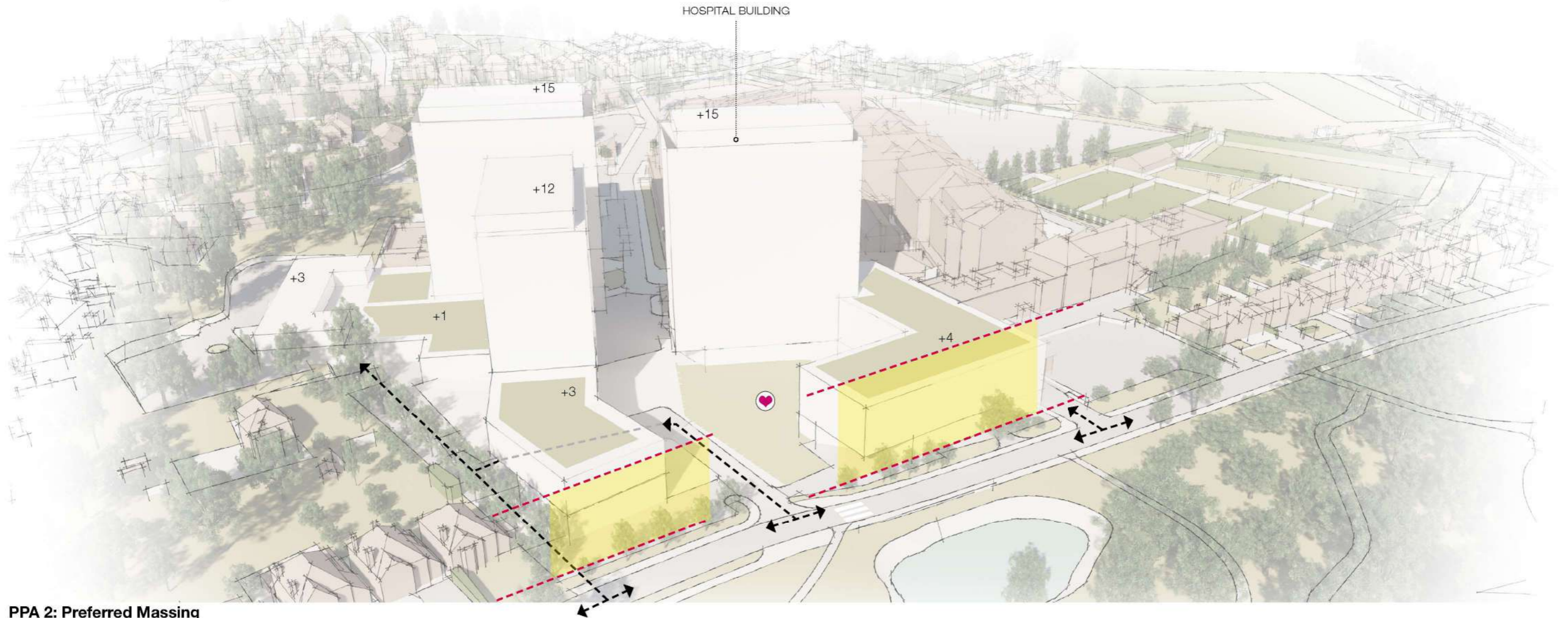
REFLECTS
CHANGE OF
SEASONS



PPA 2: Facade Design Concept

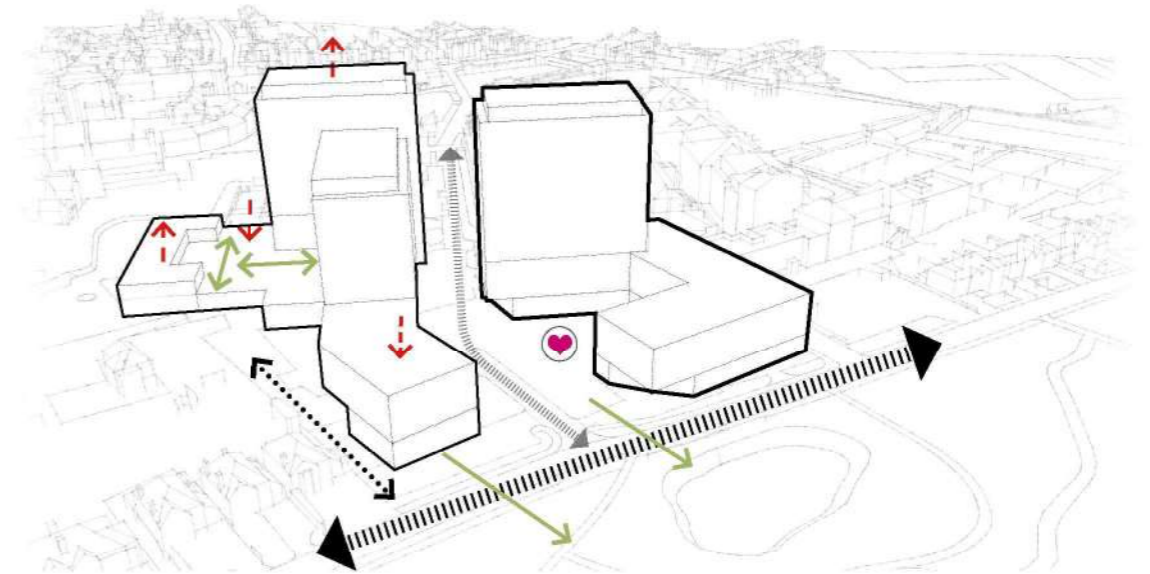
4.9

Design Development PPA process - PPA 2



PPA 2: Preferred Massing

-  Community plaza
-  Heights of existing buildings
-  Vehicle access routes
-  Primary access
-  Pedestrian link through site and public realm
-  Stepped massing
-  Connection with landscape



4.10

Design Development
PPA Process - PPA 3

