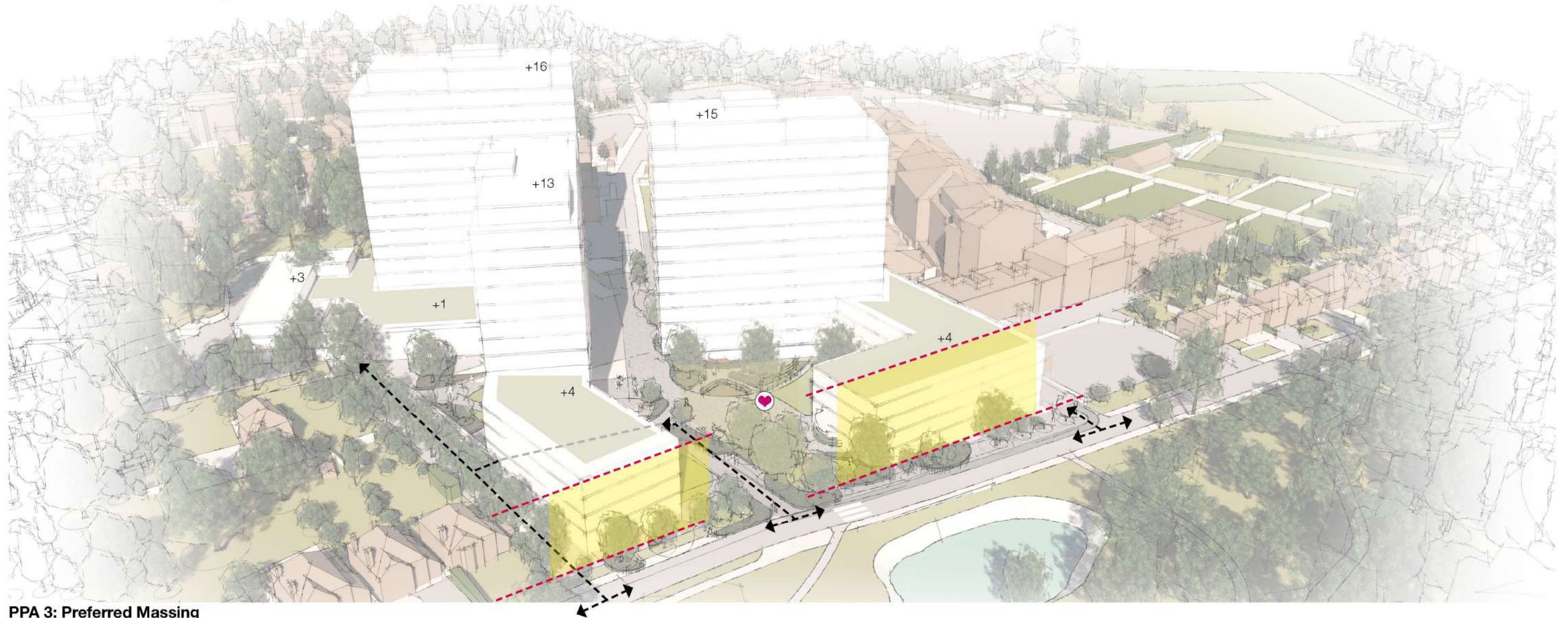


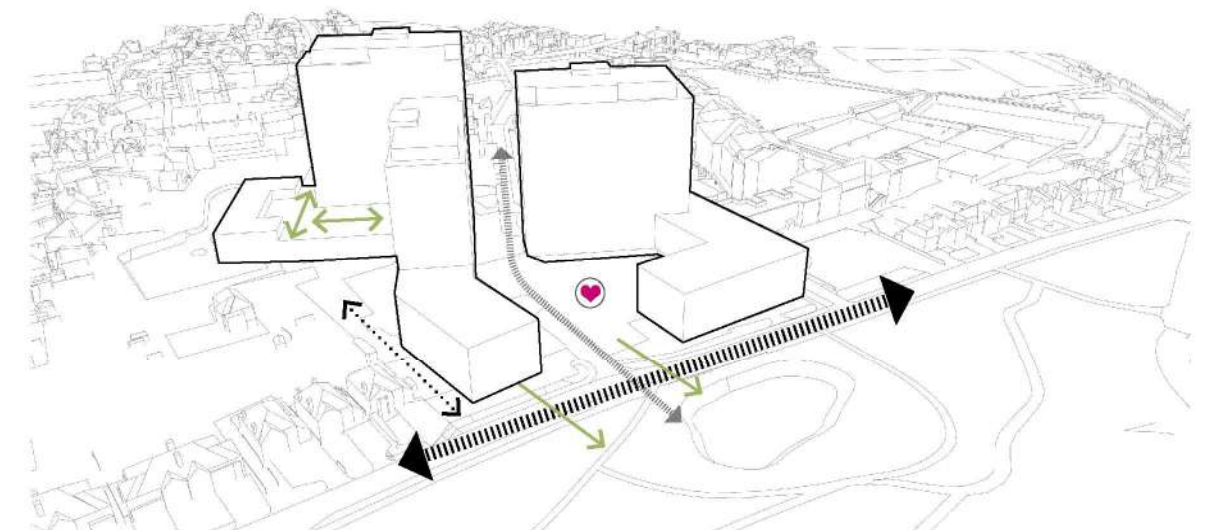
4.10

Design Development
PPA process - PPA 3



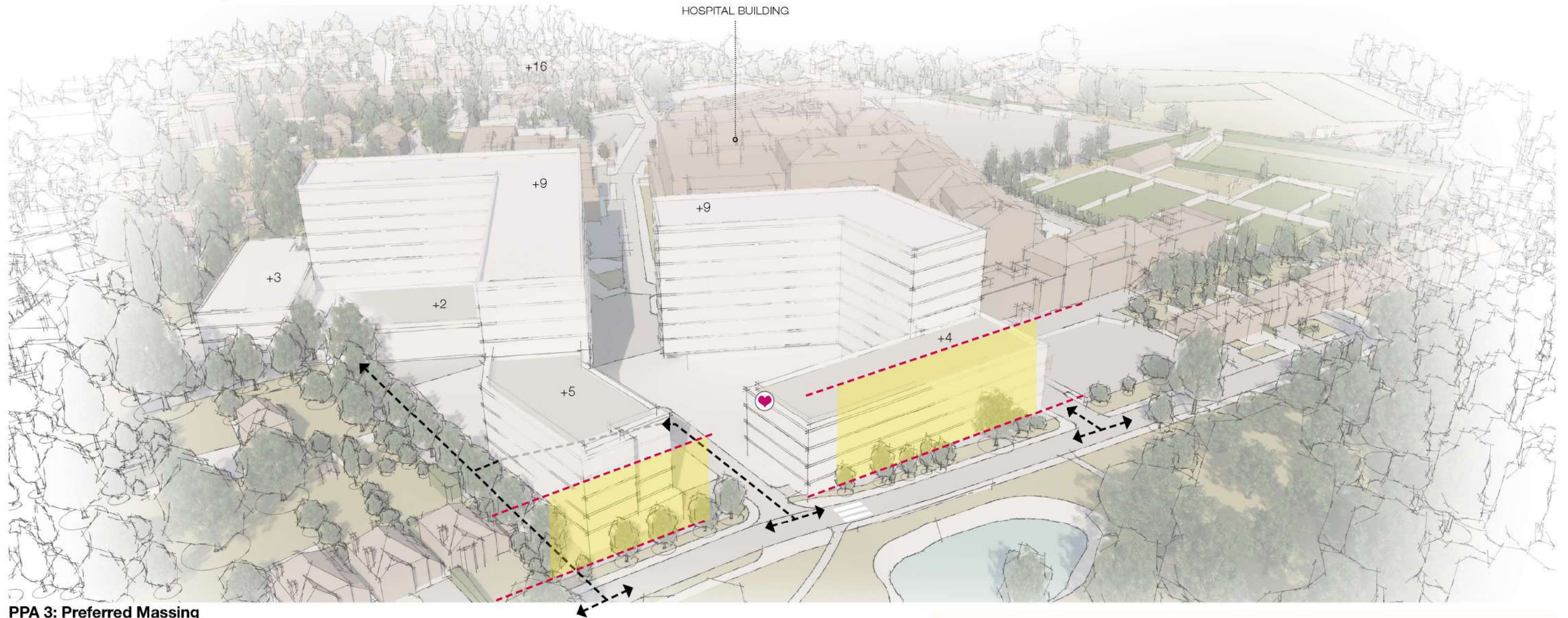
PPA 3: Preferred Massing

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



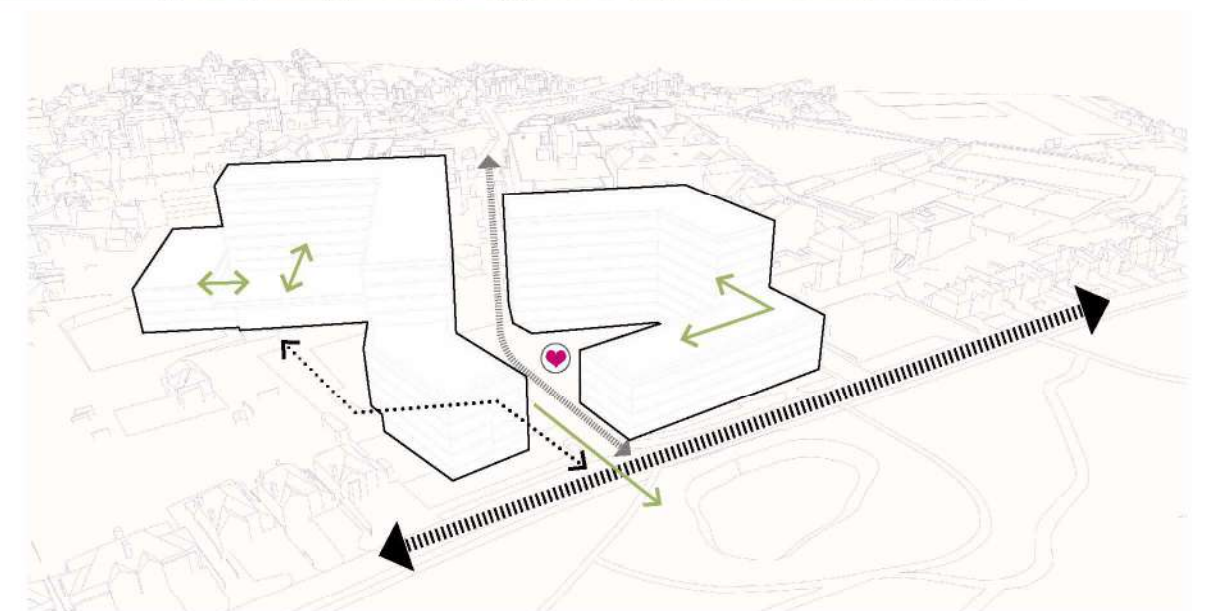
4.11

Design Development
PPA process - PPA 4



PPA 3: 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



4.12 Design Development Concept Design - Bringing the Green into the site

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.



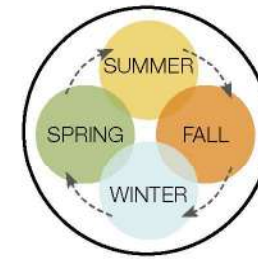
ENCOURAGES
SOCIABILITY AND
COMMUNITY
ENGAGEMENT



CONTACT
WITH NATURE
IMPROVES
LIFESTYLE



PROMOTES
OUTDOOR
ACTIVITIES



REFLECTS
CHANGE OF
SEASONS

Distinctive Landscaping:

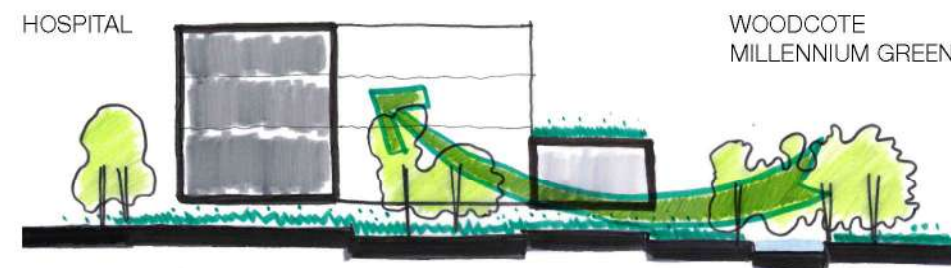
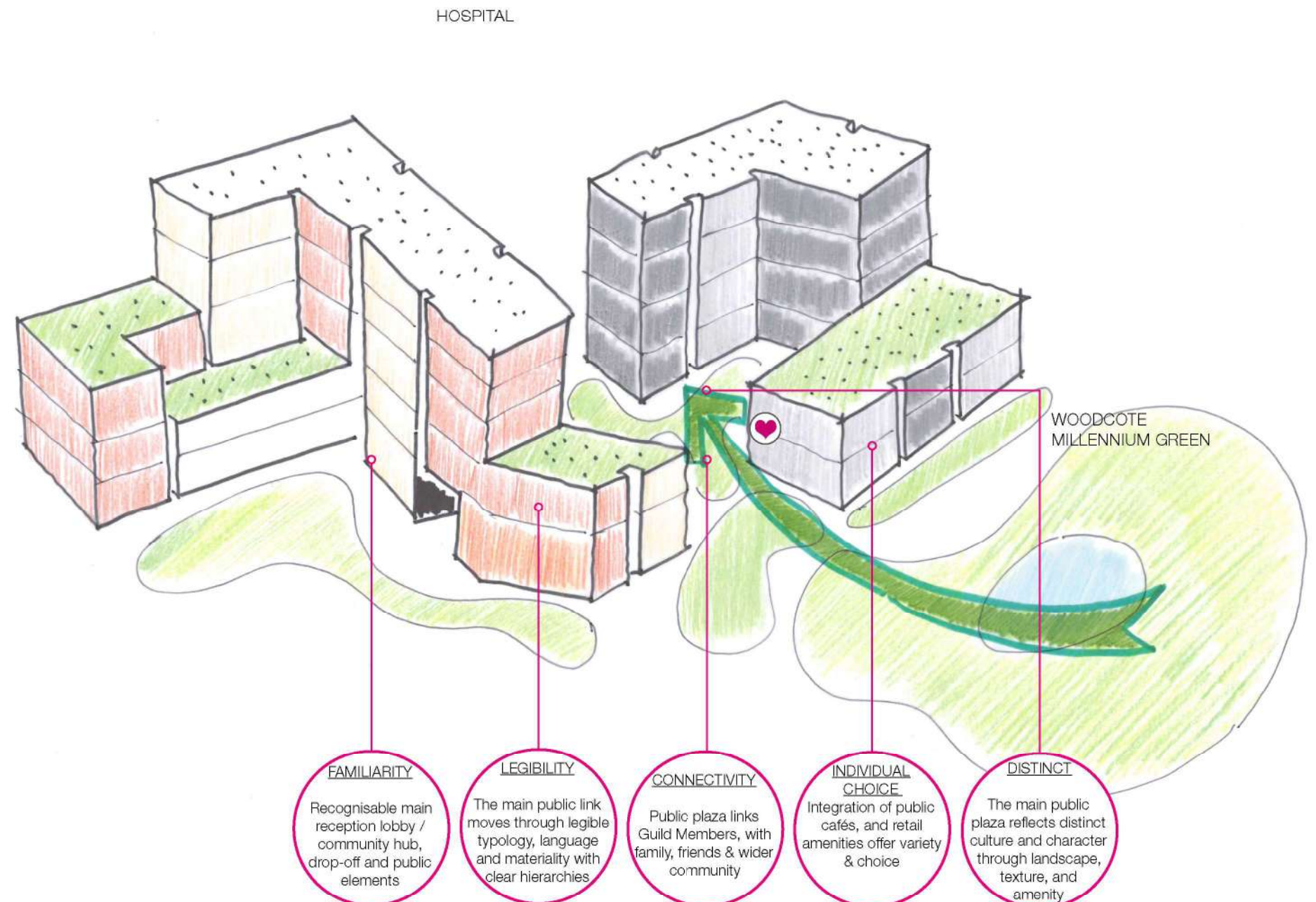
The landscape design responds to the local context creating a variety of spaces for recreation, quiet contemplation and care. Integrated open spaces and semi-private areas with distinctive characteristics which aid legibility and wayfinding connect the landscape back to the building.

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.

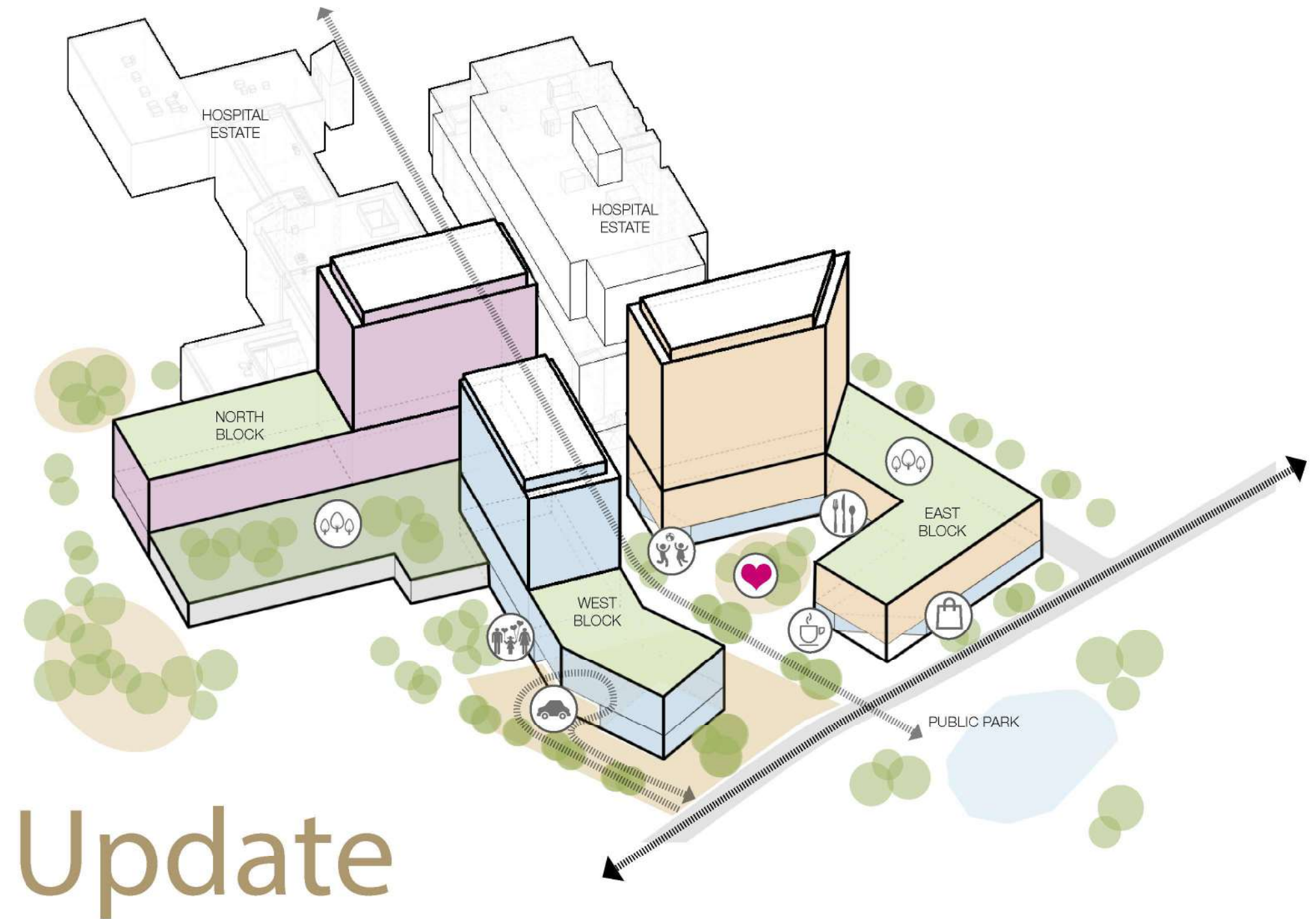
Flexible Communal Spaces:

Introduction of soft landscaping, trees and street furniture, enhance the amenity for Guild Members and break up a large open public space. These areas provide privacy, shelter and seating to pause, rest and enjoy the



CONCEPT SKETCH

4.13 Design Development Concept Design - Massing & Connectivity



4.14 Design Development Concept Design - Built & Green Context

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 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.

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.

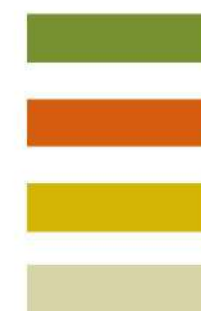
FAMILIARITY

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

LOSELEY PARK



WISLEY GARDENS



WOODCOTE MILLENNIUM GREEN



ROSEBERY PARK



4.14 Design Development Concept Design - Built & Green Context

Inspired by Site Context:

Selecting the right material pallet is an important part of the design process in order to create a distinct architectural expression which is both human-centric and familiar.

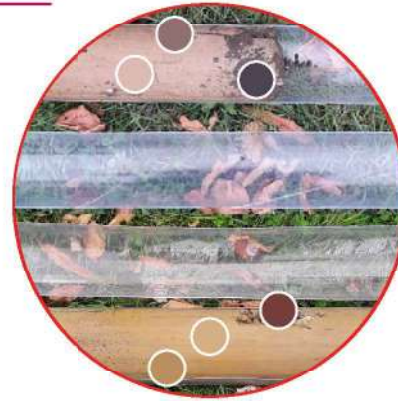
A combination of materials and textures within the façade palette can be juxtaposed to create a language which is familiar and recognisable to locals and the Epsom Guild Living community.

The proposed design evaluates the composition of local built form as well as taking inspiration from the landscape context which forms a distinctive part of the local neighbourhood.

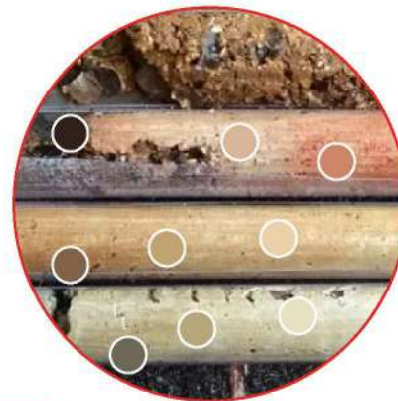
Studies of the sites ground geology from bore hole samples reveals presence of London Clay to the western half of the site and Lambeth Group / Lambeth Sand to the eastern half and provides inspiration for selecting masonry colours.

Western part: LONDON CLAY

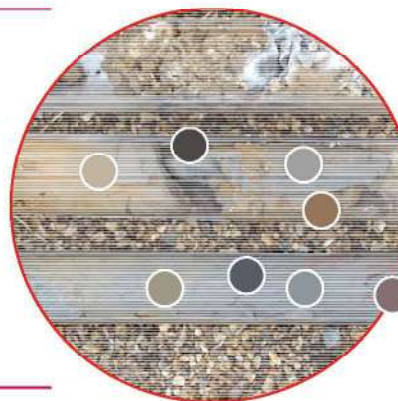
Eastern part: LAMBETH SAND



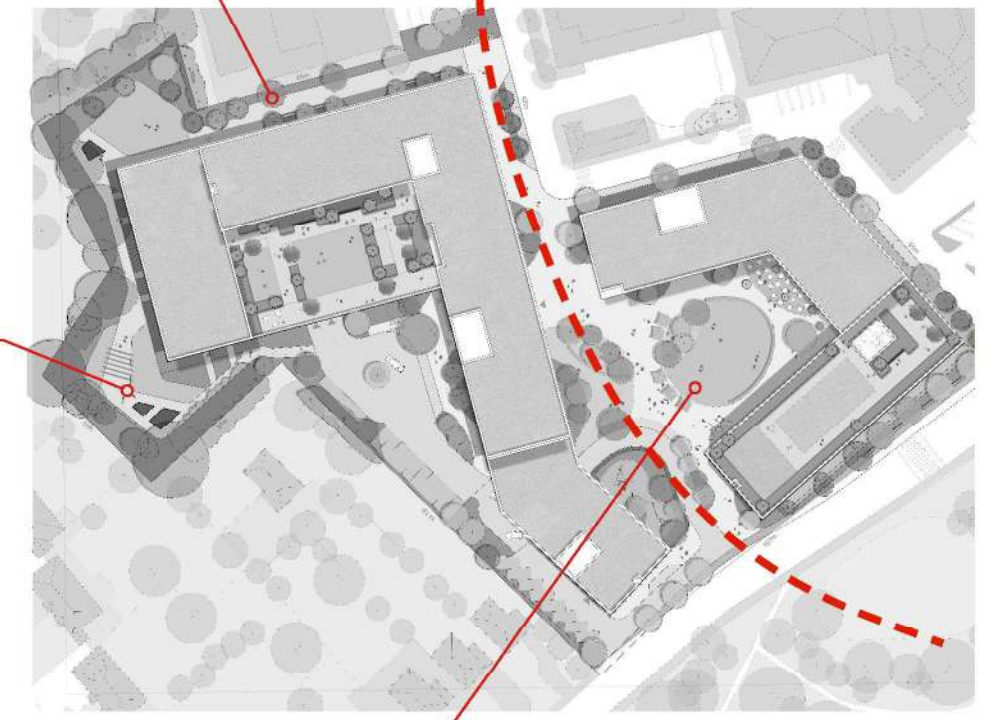
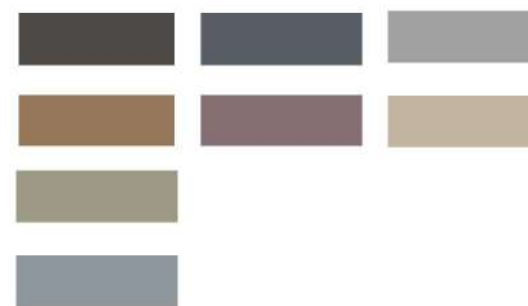
Brown sandy fine to coarse gravelly silty clay
Brown silty clay



Dark grey fine to medium gravelly clayey silt
Brown silty clay



Brown sandy fine to coarse gravelly silty clay
Greyish brown fine to coarse gravelly sandy silty clay



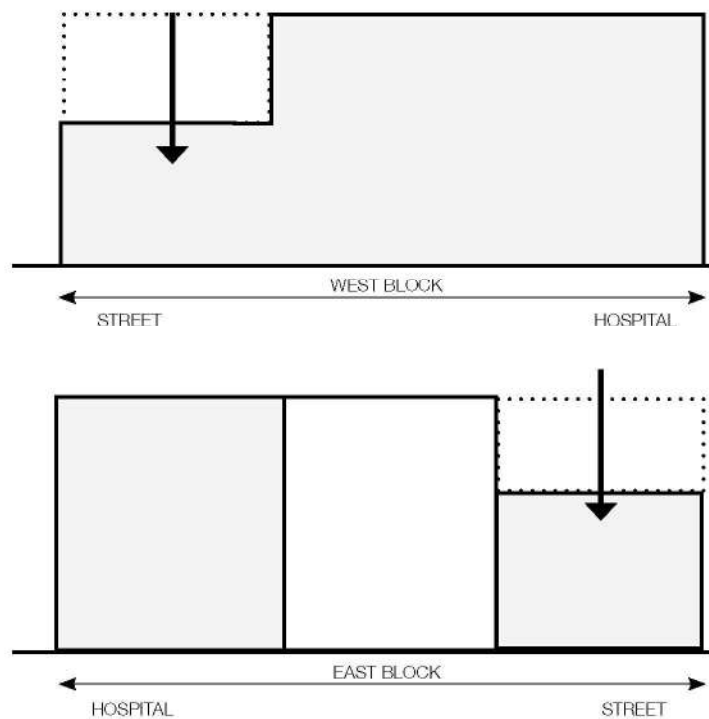
4.15 Design Development Concept Design - Composition & Articulation

(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 bring the green into the site.

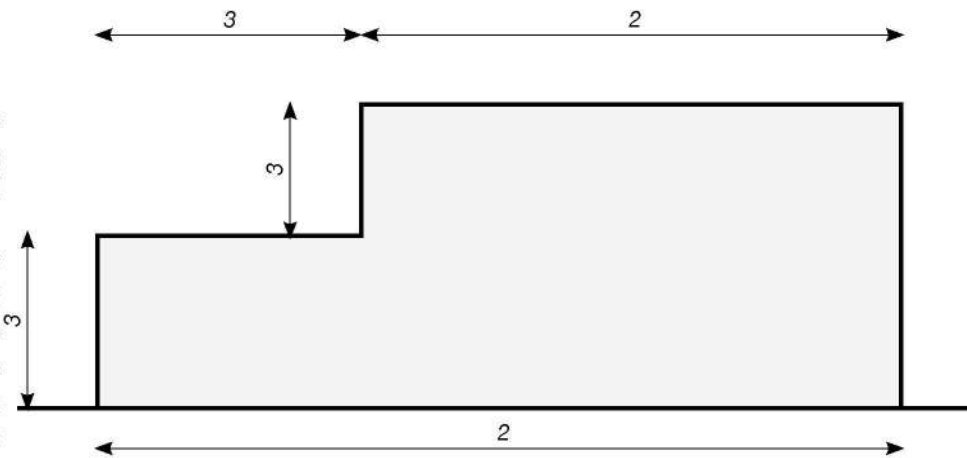


4.15 Design Development

Concept Design - Composition & Articulation

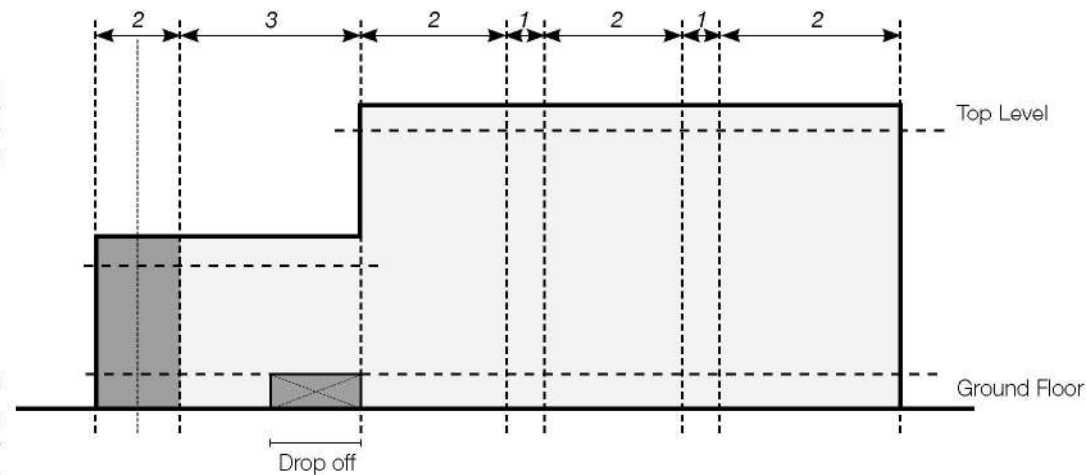
A

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 street scape within the site. Colours are referenced from the sites unique geology giving each block a distinct identity.



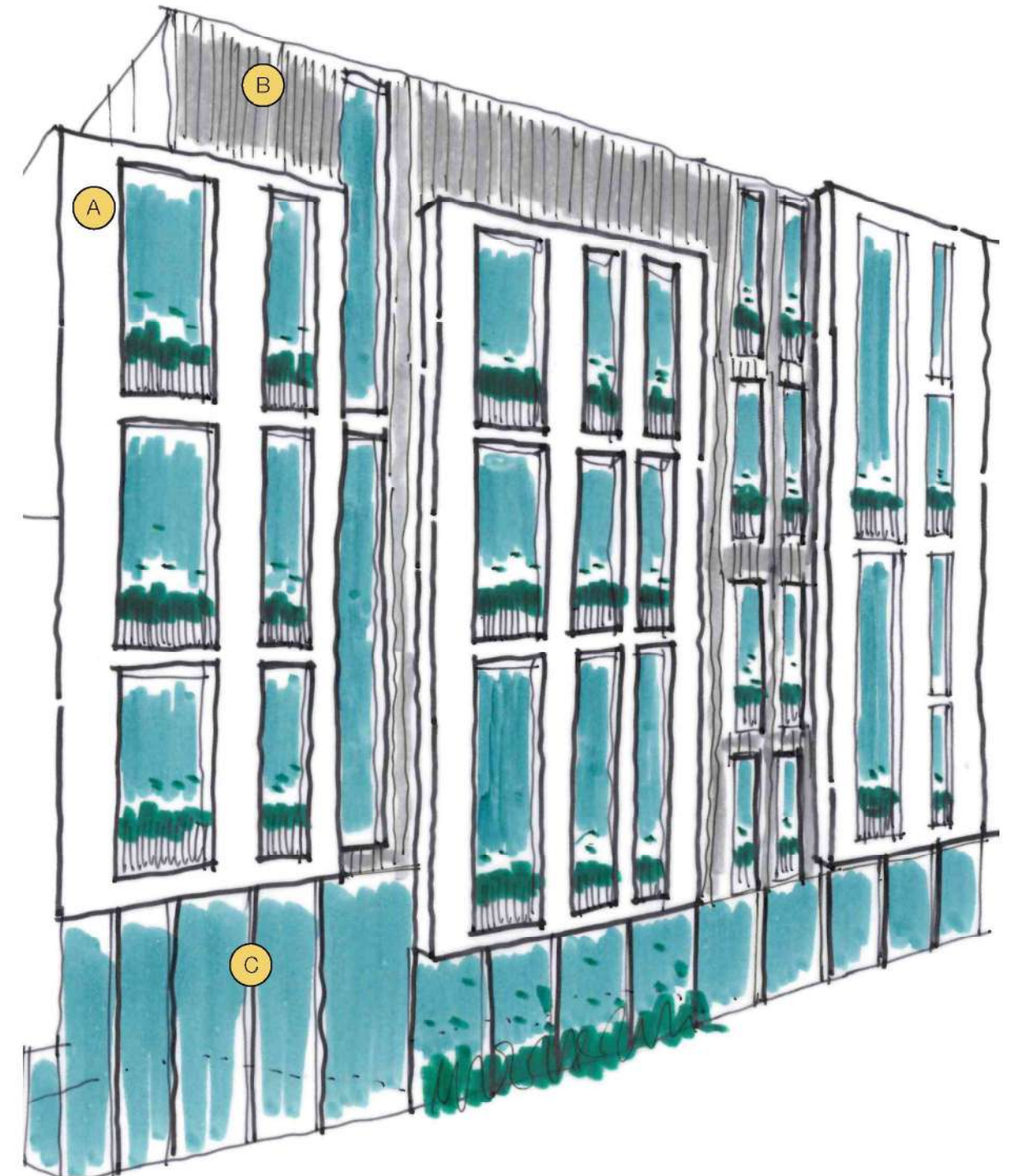
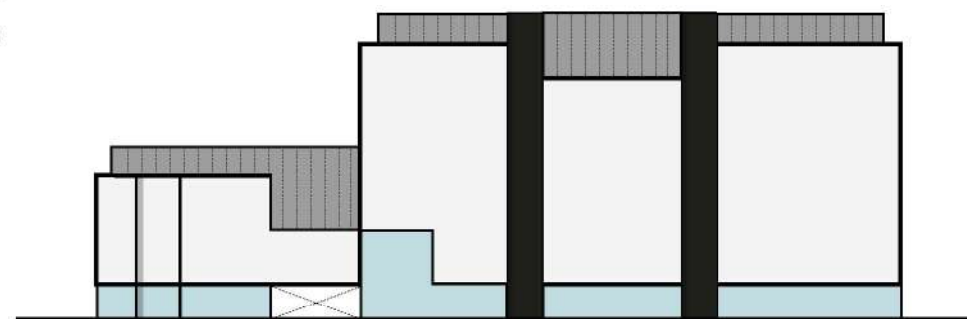
B

Profile metal panels have been introduced to act as a neutral material between the brick bays to complete the overall facade expression.

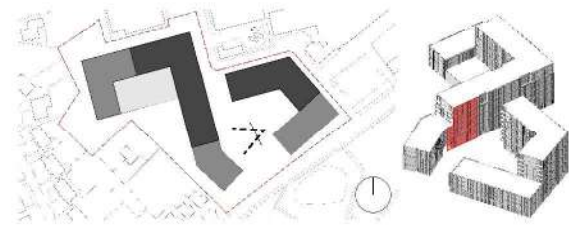


C

Curtain wall glazing panels has been introduced with subtle shifts between heights as another layer which responds to the ground level programme of accommodation whilst providing variation, transparency and enhancing the overall facade articulation.



4.16 Design Development Facade Bay Study - West Block Elevation



4.17 Design Development Concept Design - West Block Elevation 3D



4.18 Design Development
Facade Bay Study - West Block Elevation Detail



4.19

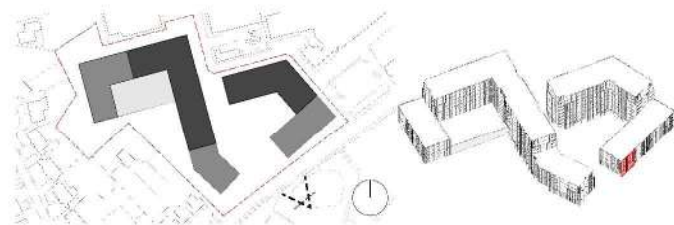
Design Development
Concept Design - West Block Elevation 3D



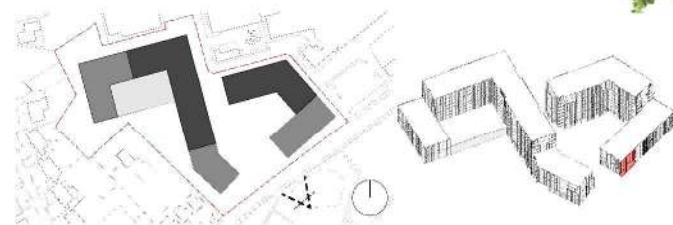
4.20 Design Development Facade Bay Study - Woodcote Green Rd Elevation



4.21 Design Development Concept Design - Woodcote Green Rd Elevation 3D



4.22 Design Development Facade Bay Study - Woodcote Green Rd Elevation



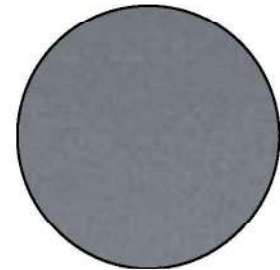
4.23 Design Development Concept Design - Woodcote Green Rd Elevation 3D

Guild Living at Epsom

DESIGN & ACCESS STATEMENT - DRAFT

December 2019

4.24 Design Development Facade Bay Study - Drop Off Elevation



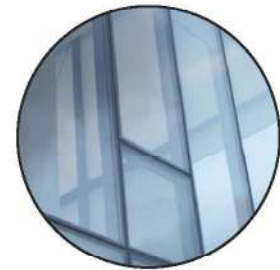
Dark grey PPC aluminium solid window infill panel



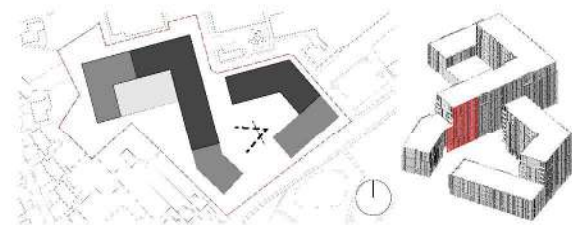
Dark grey PPC aluminium rainscreen cladding



Brickwork A for frame
30% Dark Mix
70% Light Mix
American Brick Bond



PPC aluminium-framed light curtain walling



4.25 Design Development Facade Bay Study - Drop Off Elevation 3D



Dark grey PPC
aluminium cladding
with standing seam
detail



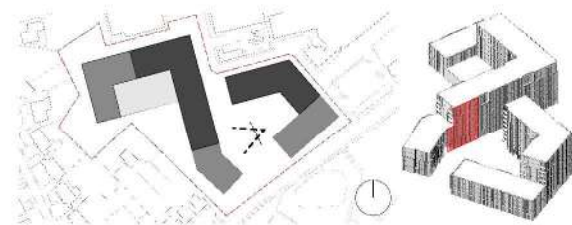
PPC aluminium
framed inward-
opening casement
window



Dark grey PPC
aluminium bolt-on
balcony balustrade
with planter box



Dark grey PPC
aluminium entrance
portal



4.26 Design Development Facade Bay Study - Drop Off Elevation



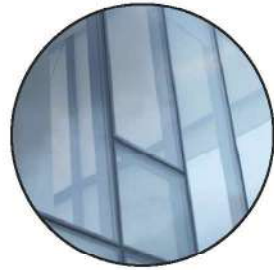
Dark grey PPC aluminium solid window infill panel



Dark grey PPC aluminium soffit with integrated strip lights



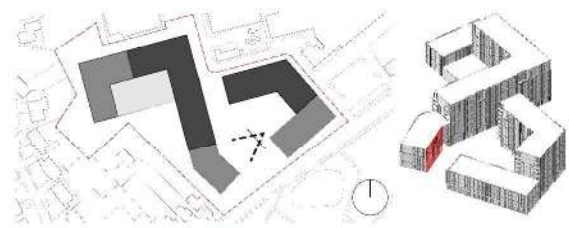
Brickwork A for frame
30% Dark Mix
70% Light Mix
American Brick Bond



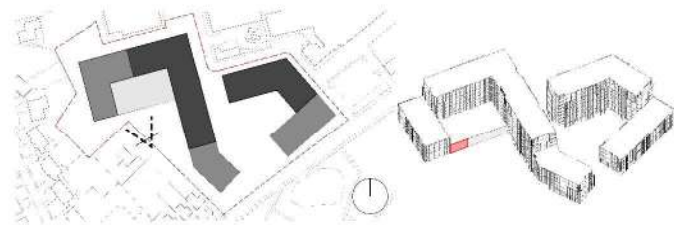
PPC aluminium frame c curtain walling



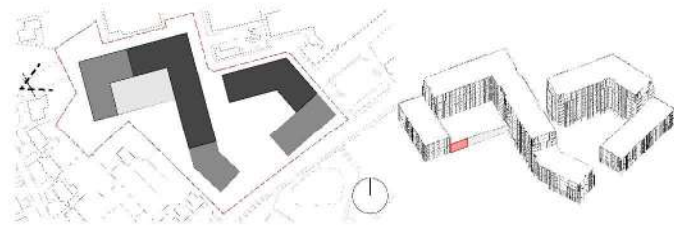
4.27 Design Development Facade Bay Study - Child Care



4.28 Design Development Facade Bay Study - Drop Off Elevation



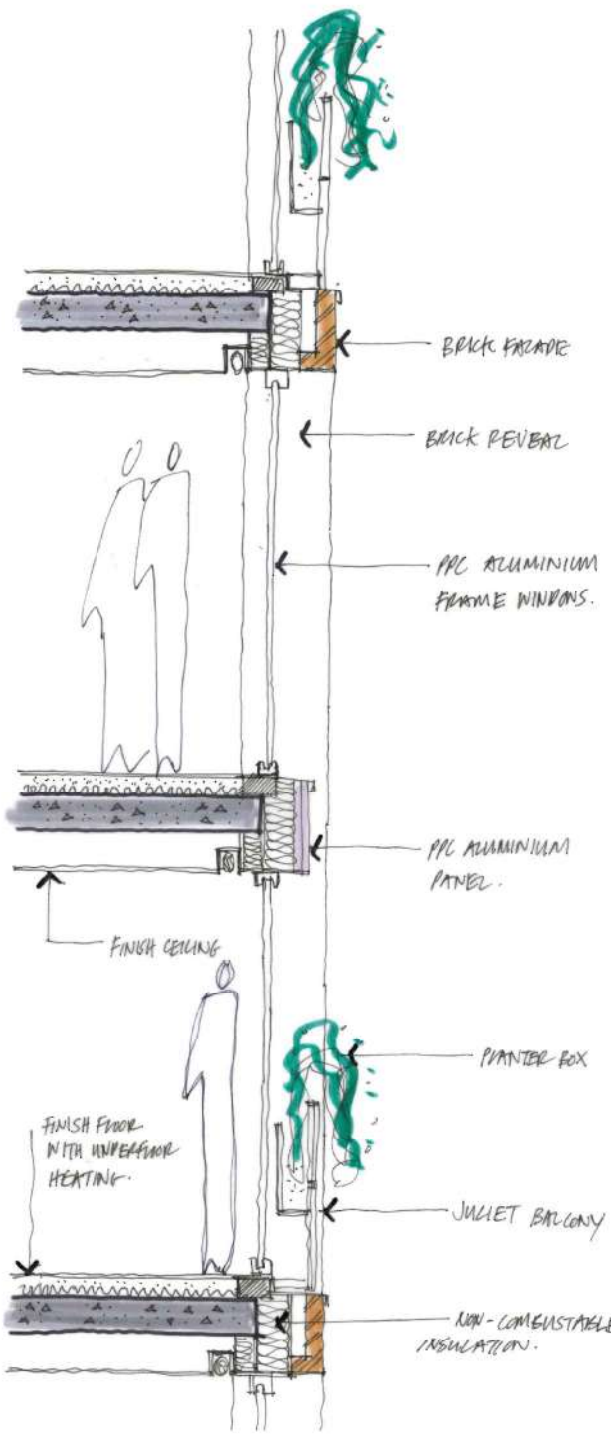
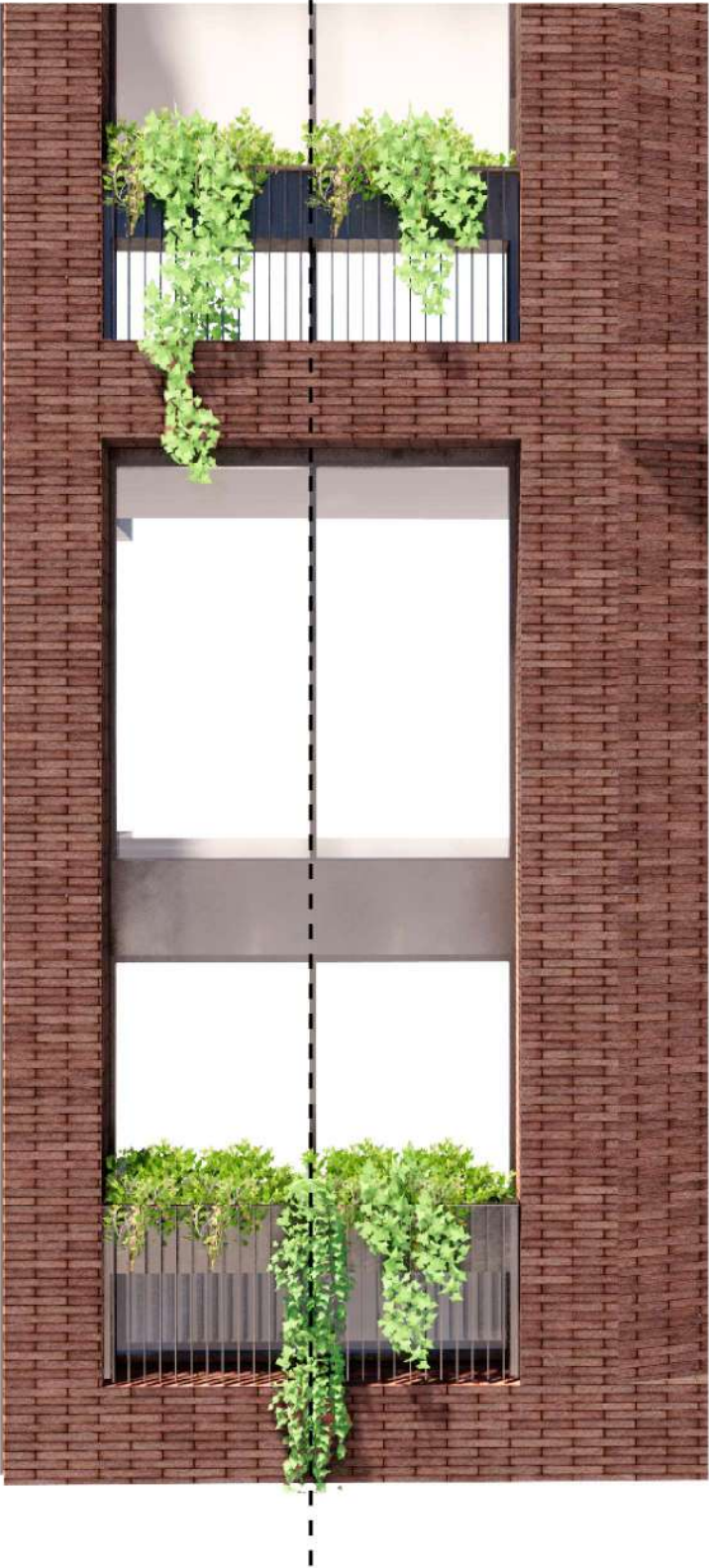
4.29 Design Development Facade Bay Study - Drop Off Elevation 3D



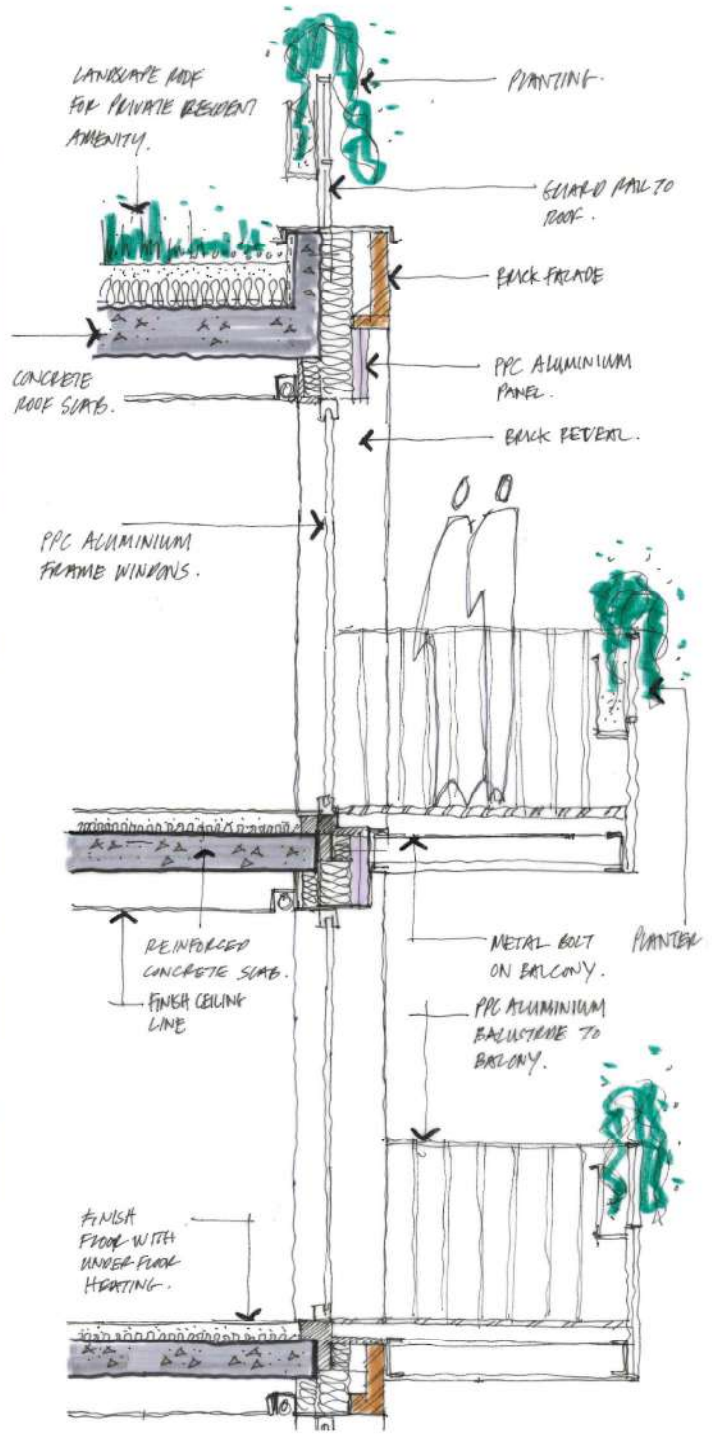
4.30 Design Development

Facade Bay Study - Sections

juliet balcony section



Bolt-on balcony section



4.31

Design Development Facade Materials - Site Study

1 Boiler House

The existing chimney / boiler house brick facade is established using a combination American bond and Stretcher bond. This will be referenced for developing the brick facade to the west block.

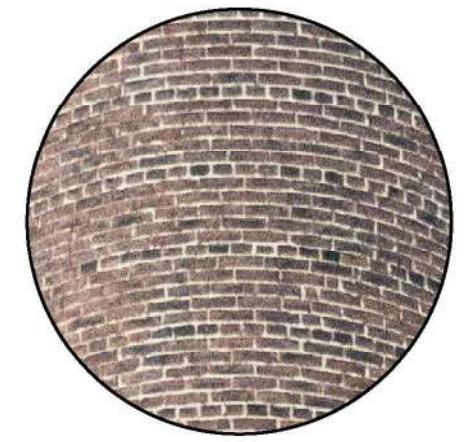
2 Rowan House

The existing Rowan House brick facade is established using a combination of brick work and brick reveals to door entries. This will be referenced for developing the brick facade to the west block.

These existing buildings will be referenced for developing the design of the brick facade to the west and east block.



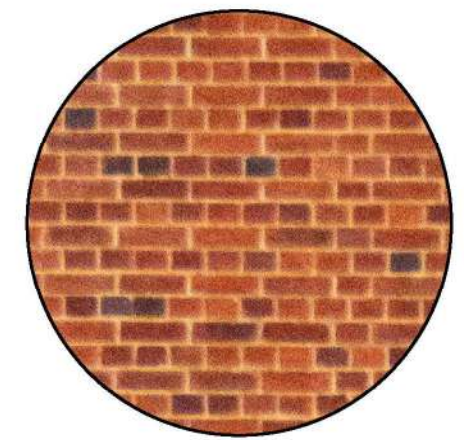
Chimney



Boiler House & chimney brick



Rowan House brick reveals



Rowan House brickwork

4.32 Design Development

Facade Materials - West Building Facade Materials

London Clay

Studies of the sites ground geology from bore hole samples reveals presence of London Clay to the western half of the site and provides inspiration for selecting masonry colours.

The West block brick colour pallet is selecting from site bore hole samples found within the London Clay.

The brick bond is established using a combination American bond used for the exiting chimney / boiler house and Stretcher bond.

Bricks for the west block will be sourced from suppliers with sustainable supply chains and established manufacturing processes. The proposed fired clay bricks will be manufactured in accordance with BS/EN standards and guidelines and will have all necessary reaction to fire certification in place.

During the PPA process both UK and European brick suppliers were considered. A final selection of brick and preferred supplier will be confirmed at RIBA stage 3.



4.33

Design Development

Facade Materials - East Building Facade Materials

Lambeth Group

Studies of the sites ground geology from bore hole samples reveals presence of Lambeth Group / Lambeth Sand to the eastern half of the site and provides inspiration for selecting masonry colours.

The East block brick colour pallet is selecting from site bore hole samples found within the Lambeth Group / Sand.

The brick bond is established using a combination American bond used for the exiting Rowan House and Stretcher bond.

Bricks for the east block will be sourced from suppliers with sustainable supply chains and established manufacturing processes. The proposed fired clay bricks will be manufactured in accordance with BS/EN standards and guidelines and will have all necessary reaction to fire certification in place.

During the PPA process both UK and European brick suppliers were considered. A final selection of brick and preferred supplier will be confirmed at RIBA stage 3.

Eastern part: LAMBETH SAND

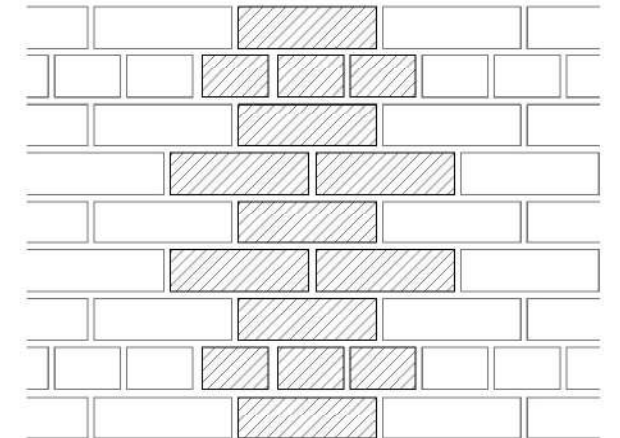


Vandersander Herning WS

* Similar or Equivalent.



70% Dark Mix
30% Light Mix



American Brick Bond

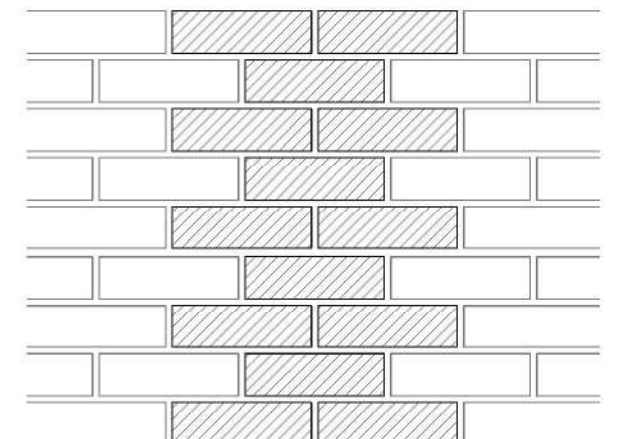


Vandersander Brama

* Similar or Equivalent.



40% Dark Mix
60% Light Mix



Stretcher Brick Bond

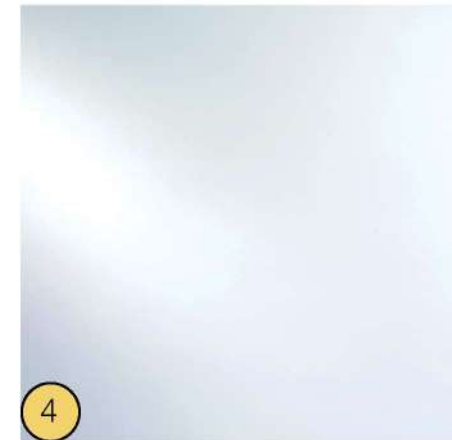
4.34

Design Development

Facade Materials - Other

- 1 Dark grey PPC aluminium double glazed unit. Aluminium thermally broken frame system.
- 2 Dark grey PPC aluminium double curtain wall glazing.
- 3 3mm Dark grey PPC aluminium cladding with standing seam non-combustable fire rated facade.
- 4 Clear translucent double glazed panels to proposed windows and curtain wall system. Glass specification to accord with UK building regulations and proposed sustainability strategy.
- 5 3mm Dark grey PPC aluminium to proposed window Infill and flashings. To be part of window and curtain wall system.

During the PPA process both UK and European glazing and aluminium rainscreen suppliers were considered. A final selection of a preferred glazing and cladding supplier will be confirmed at RIBA stage 3.



4.35 Design Development Massing Analysis - Connectivity

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.

B 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

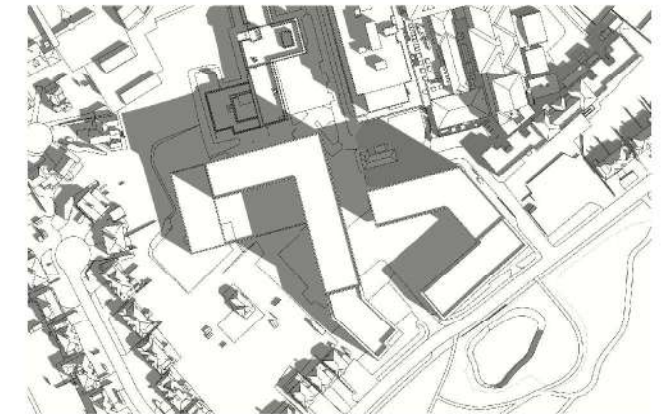
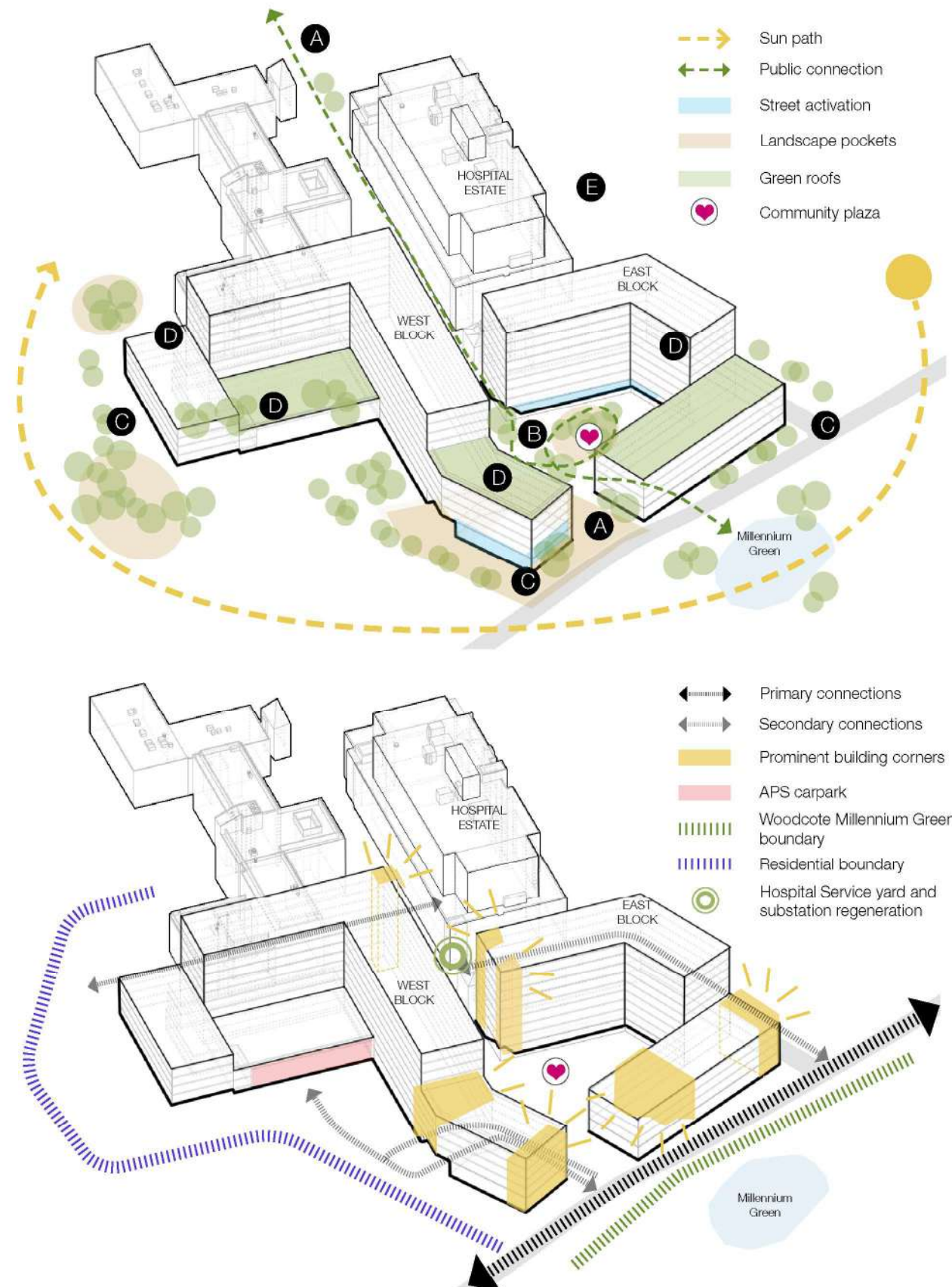
Building scales assimilate sensitive boundaries. Community retail amenities including salons and shops, aid activation of streets and façades, promoting social interaction.

D Distinctive Landscape & Flexible Communal Spaces

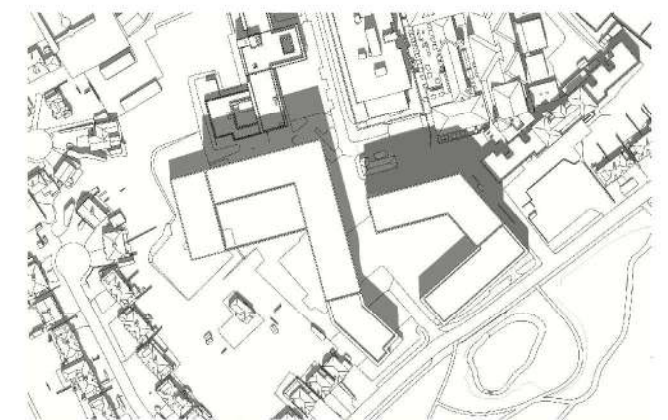
Introduction of soft landscaping, sensory gardens, trees and street furniture, enhance the landscape amenity for Guild Members.

E Massing

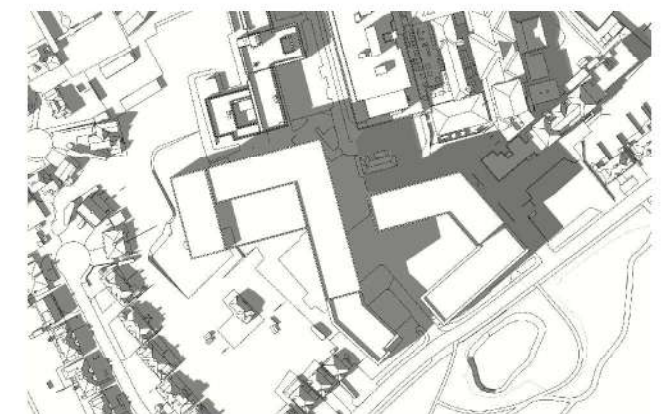
Contemporary taller buildings are appropriately designed to engage with the larger scale hospital facilities to the north.



SHADOW STUDY: 21st March 09.00 am



SHADOW STUDY: 21st March 12.00 pm



SHADOW STUDY: 21st March 03.00 pm

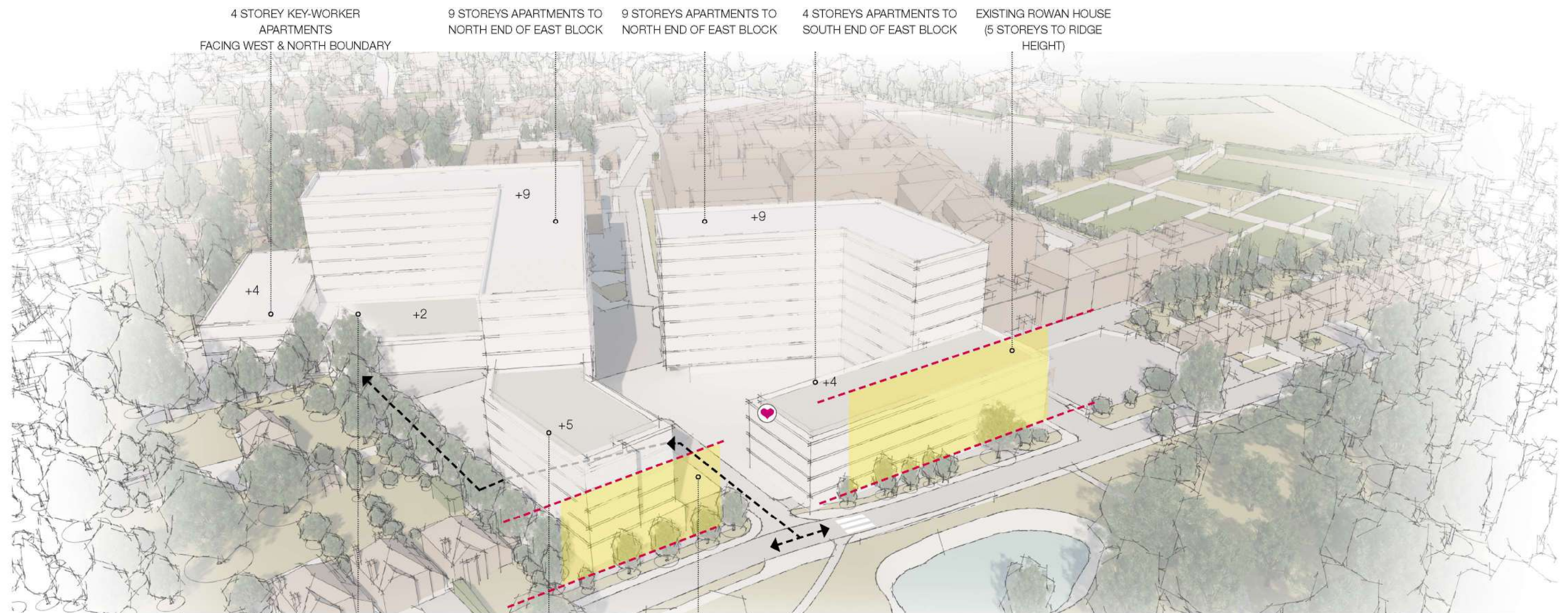
4.36 Design Development Massing Analysis - Section Study



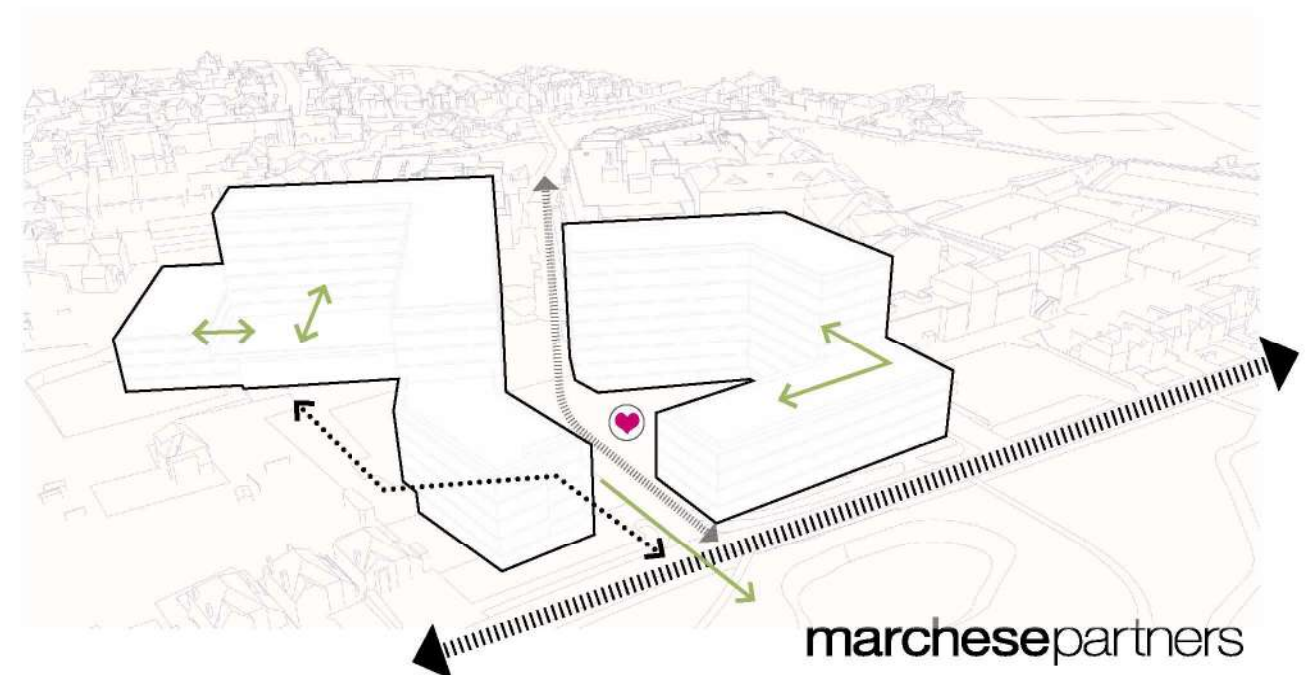
4.37

Design Development

Massing Analysis - Heights Overview



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

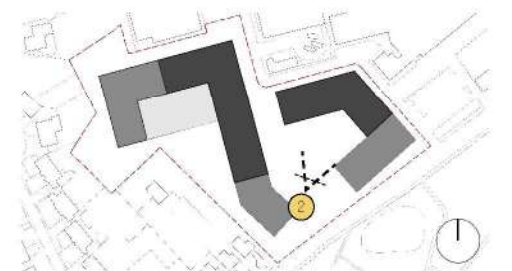


4.38

Design Development
Artist's Impression - View 1



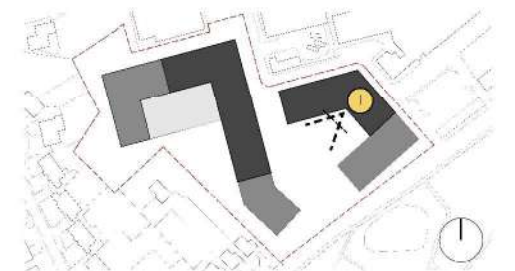
VIEW 2 - VIEW LOOKING INTO THE PUBLIC LANDSCAPE PLAZA



4.39 Design Development **Artist's Impression - View 2**



VIEW 1 - LONG VIEWS TO THE GREEN BELT

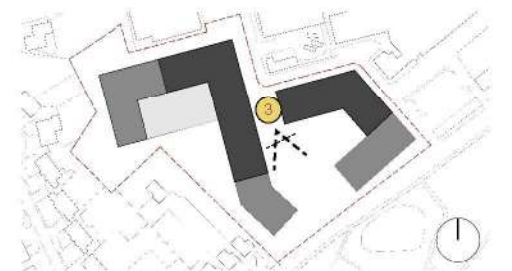


4.40

Design Development
Artist's Impression - View 3



VIEW 3 - VIEWS LOOKING SOUTH FROM PUBLIC LANDSCAPE PLAZA

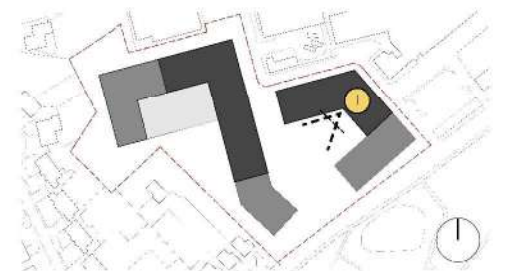


4.41

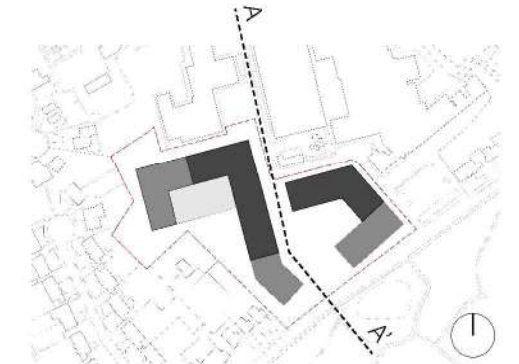
Design Development
Artist's Impression - View 4



VIEW 1 - LONG VIEWS TO THE GREEN BELT



4.42 Design Development Street Scene - North - South Section Elevation (East)



SECTION A-A'