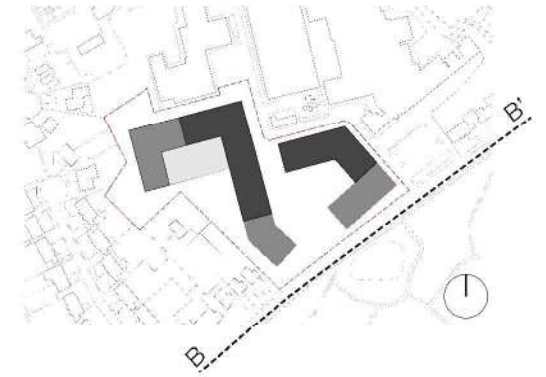


# 4.43 Design Development Street Scene - Woodcote Green Road (South)

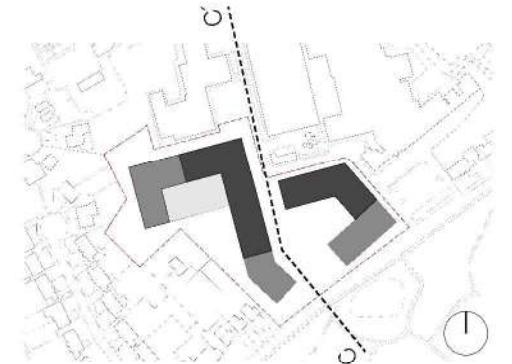


SECTION B-B'

# 4.44 Design Development Street Scene - West Building Elevation (East)



West Building East Facade Looking North



SECTION C-C'



# 4.45

Design Development  
East Building - East Elevation



ELEVATION 2-2

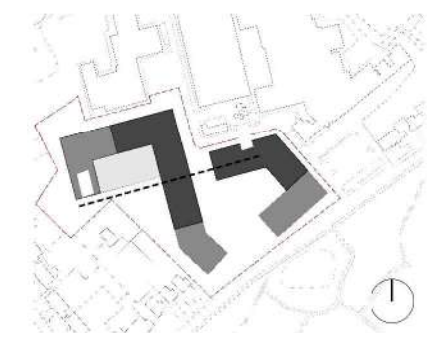
# 4.46 Design Development Street Scene - North - South Sectional Elevation (West)



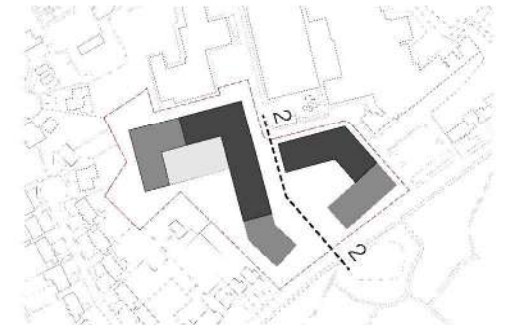
SECTION D-D

marchesepartners





# 4.48 Design Development Elevation - Woodcote Green Road



ELEVATION 2-2



# 4.49

## Design Development Fire Strategy Diagram

### Fire strategy notes:

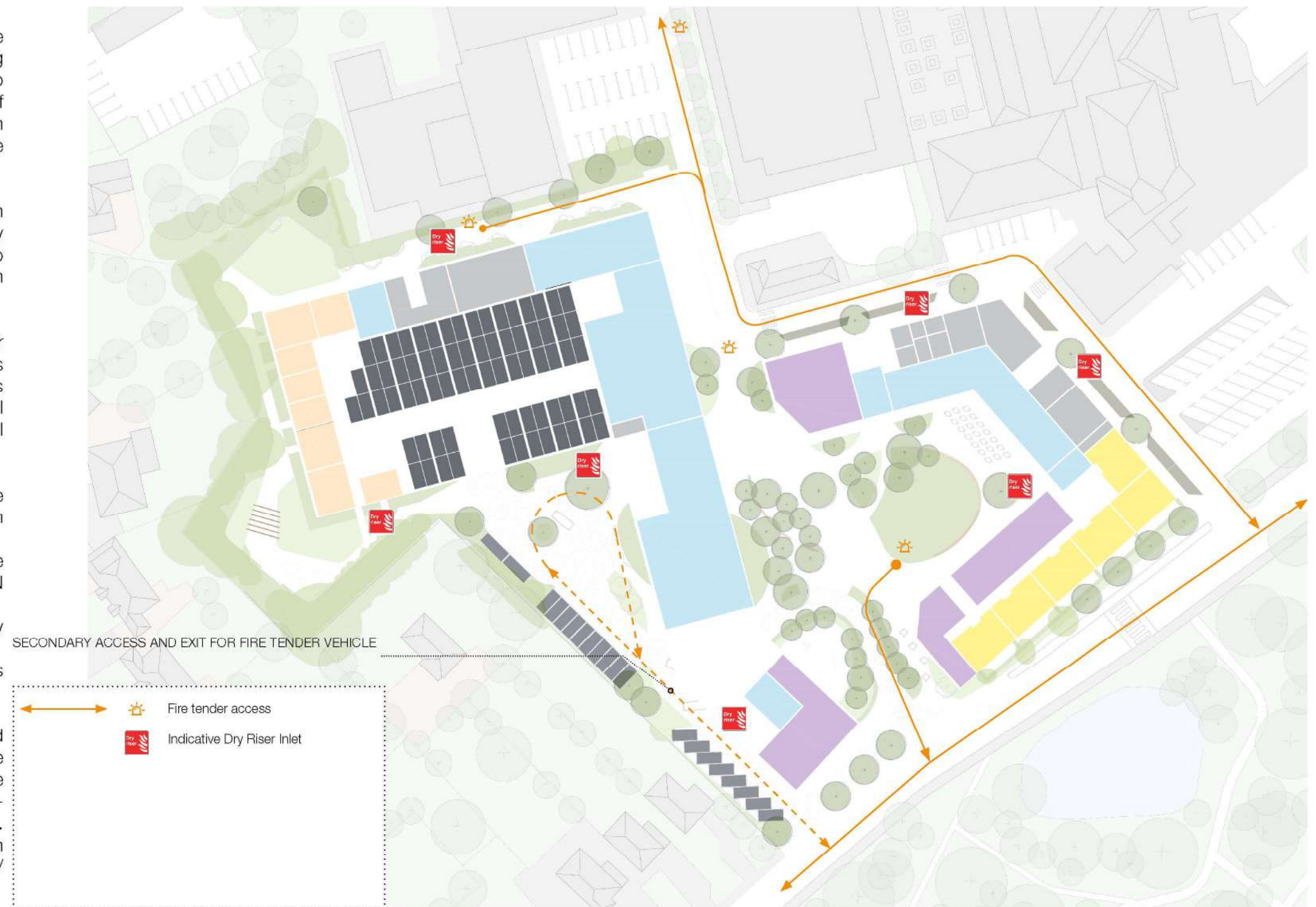
The Guild Epsom development consists of three categories of occupants each of which have differing needs. There will be 24 hour on site management to assist residents where required, including in the event of a fire. The Guild Care Suites (GCS) will be designed in accordance with HTM Fire Code 05-02 and will operate a managed progressive horizontal evacuation.

The Guild Living Residences (GLR) will be designed in accordance with BS 9991:2015 and will operate a stay put evacuation strategy, with the apartments linked to on-site management, and natural smoke ventilation in the common corridors.

The Guild Care Residences (GCR) will be designed either in accordance with HTM or with the extra care provisions of BS 9991, depending on the access arrangements between the GCS and GCR. The ancillary and commercial areas will operate simultaneous evacuation strategies. All areas will be fully sprinklered:

- GLR and their ancillary accommodation will be provided with a residential life safety sprinkler system to BS 9251:2014.
- The car stacker and any commercial areas will be provided with sprinklers in accordance BS EN 12845:2015.
- BS EN 12845 will also be provided to a life safety standard in the GCS.
- The GCR will be provided with life safety sprinklers depending on the guidance used.

All external wall construction including specified attachments will be non-combustible and will achieve European classification A2-s1, d0 or class A1, therefore green walls will not be included in the development. Fire-fighting shafts will be provided which will serve all levels. These will have both a fire-fighting lift and an evacuation lift, as well as a dry riser and smoke ventilated lobby/common corridor.



# 05 Community Involvement



## 5.0

Community Involvement  
Public Consultation - Summary

## Public Consultations

Forty Shillings are appointed as public relations consultants for the project and are responsible for facilitating public consultation and wider community engagement. Meetings have been held with Chris Grayling MP, Council leadership, Ward Councillors and residents groups

We have planned for 5 Public Consultation events:

- Epsom Fun Day, 15 September
- Epsom Market, 10 October
- Epsom Hospital, 12 October
- Bourne Hall, 15 October
- Stoneleigh Library, 22 October

Invitations to the consultation events have been issued by means of flyers, which have been sent to over 20,000 households across the borough, and letters posted to local residents surrounding the site.

Over 200 local people have come to view the plans and to discuss the proposals with representatives of Guild Living and the professional team so far, at either Epsom Market on 10 October or Epsom Hospital on 12 October. Most people who attended at Epsom Market were supportive of the plans and particularly liked the concept and the improvements to the public realm. A small minority were concerned about the height of buildings and the perceived risk of NHS privatisation and a loss of services at Epsom.

More specific concerns were raised at the Epsom Hospital exhibition, of which building heights and traffic were the central issues. Some local residents felt that the proposed buildings were too tall and out of keeping with the character of the local area. Transport and parking was an area of concern for a number of people.

\*Refer to Forty Shillings full report - submitted as part of application.



INVITATION



EPSOM MARKET



EPSOM HOSPITAL



5.1

Community Involvement  
Public Consultation - Presentation Boards



A NEW PUBLIC SPACE

Our proposals include an improved public realm and amenities for walking and cycling, as well as new outdoor seating for residents.



OUR OFFER

We focus on exceptional standards of quality and lifestyle, combining beautiful architecture and interiors with ground-breaking wellness programmes and activities to create a world-class and active lifestyle.



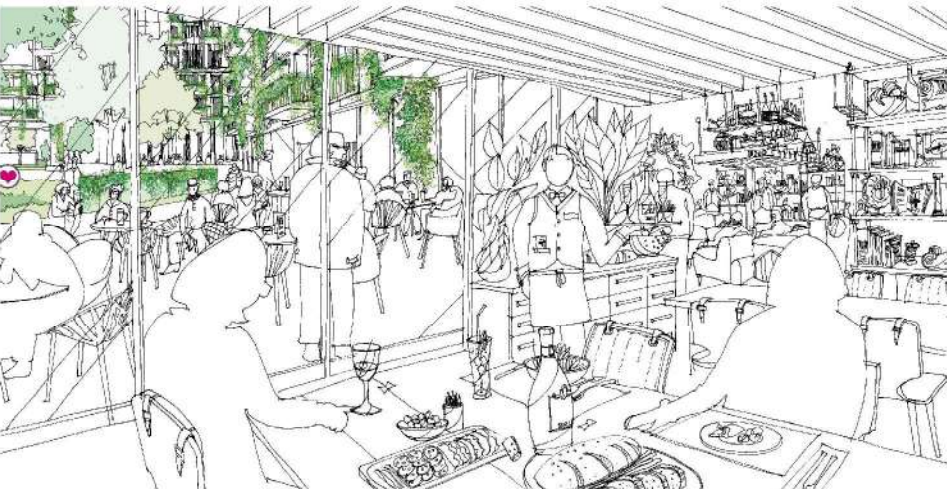
OUR VISION

Our proposals have been carefully designed to address the generational needs, providing a world-class and high-quality facilities.



COMMUNAL FACILITIES

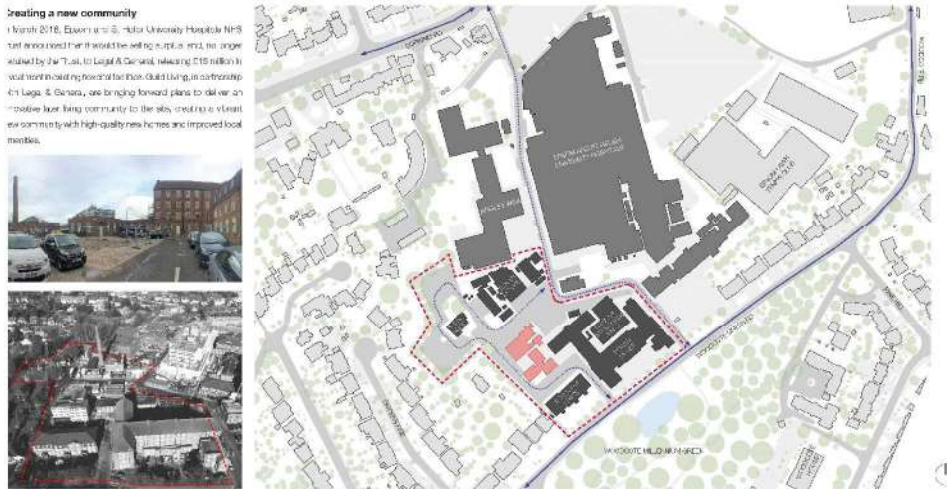
A trio of inter-generational facilities are proposed to create the Guild Living Community at Epsom, with a variety of amenity spaces including restaurant, cafe, small goods store, library, and wellness centre.



GROUND FLOOR SITE PLAN



EXISTING SITE BACKGROUND







# 06 Proposed Scheme



# 6.1

## Proposed Scheme Proportions & Height





# 6.2

## Proposed Scheme

### MP Later Living Design Principles

#### A Public & Private Landscape

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

#### B Amenity Spaces

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

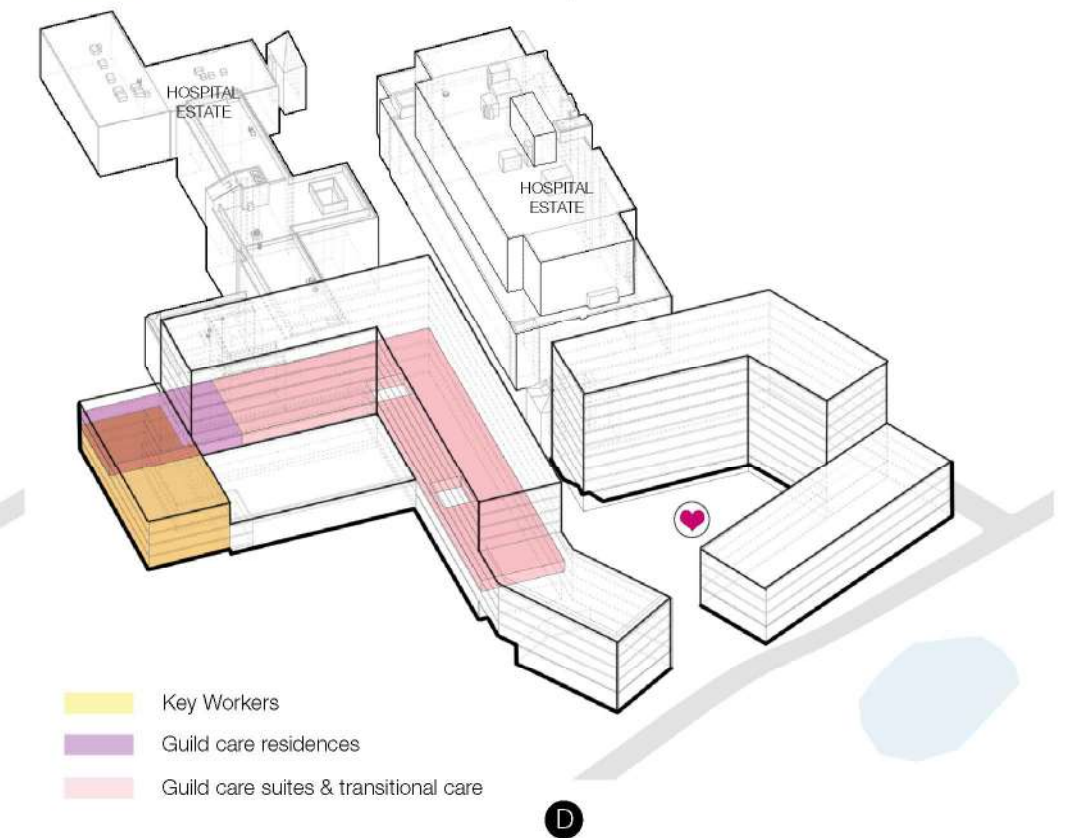
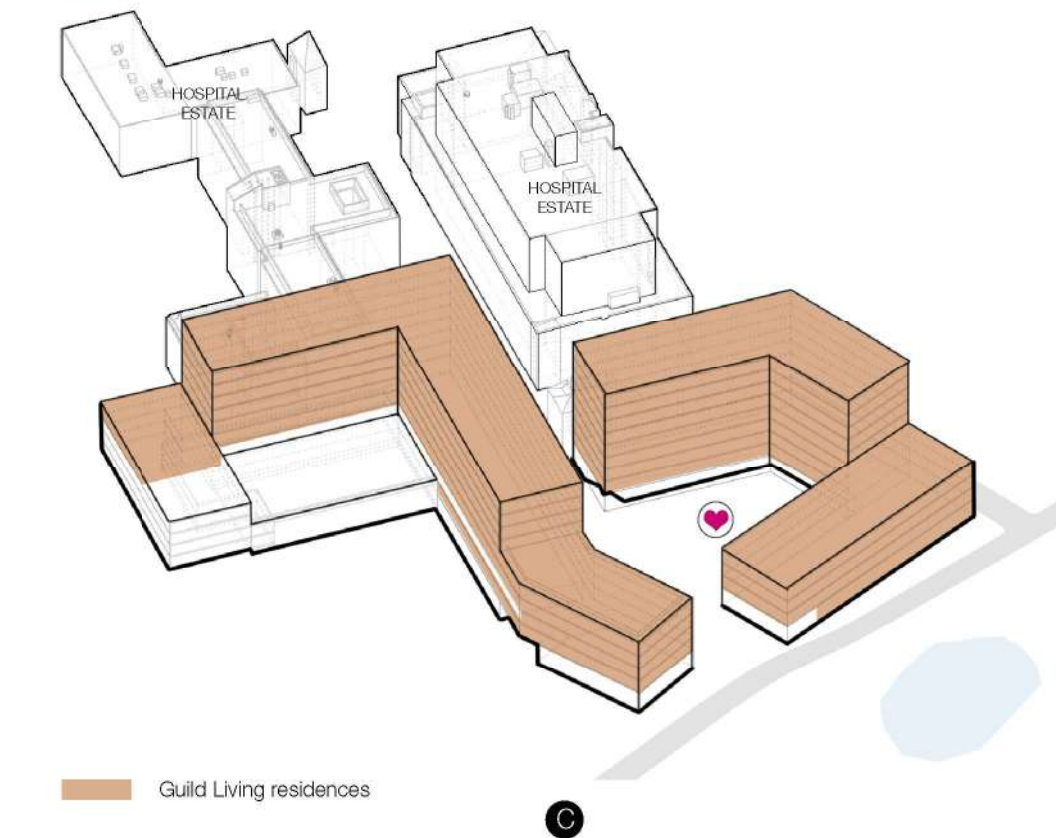
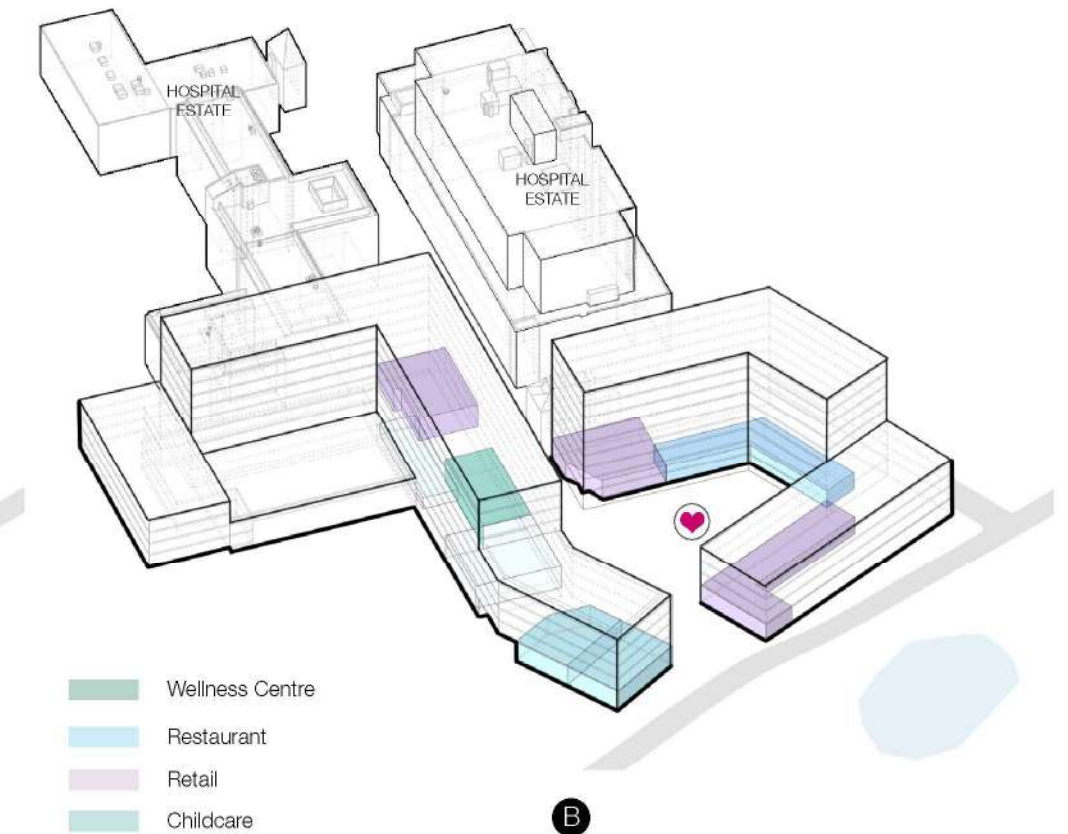
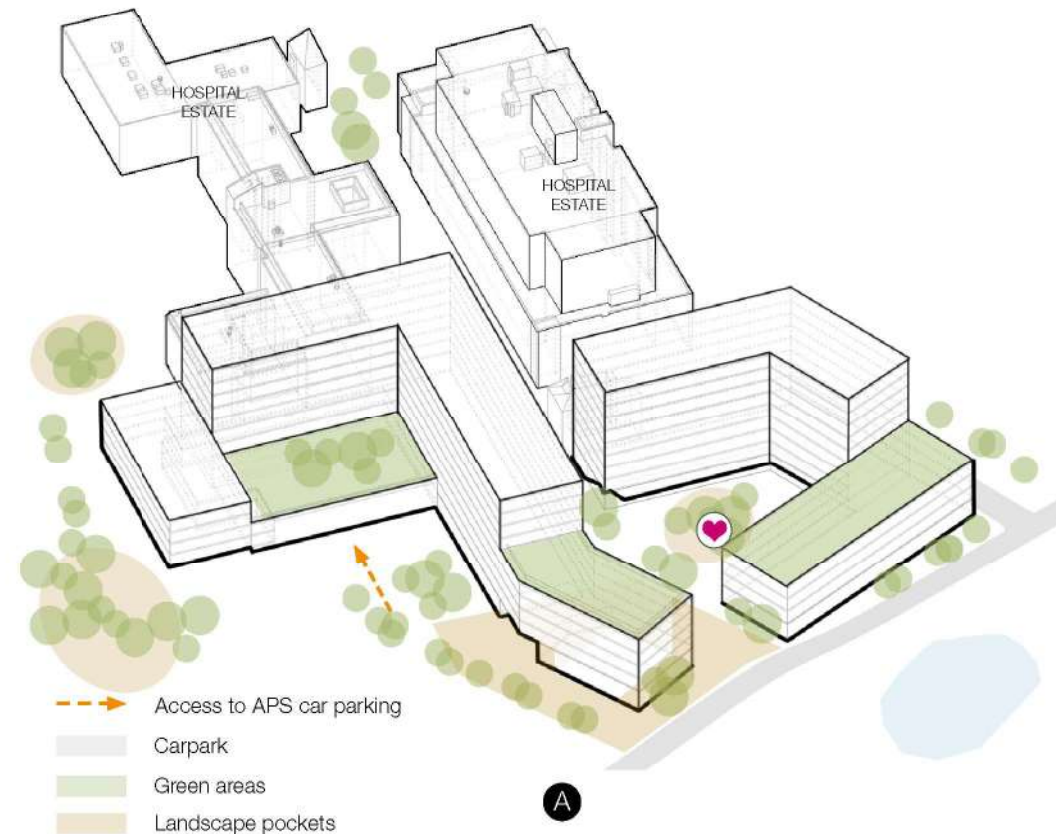
#### C Guild Living Residence

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

#### D Guild Care Residence & Care Suites

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

Community plaza





# 6.3

## Proposed Scheme

### Layout Principles - Ground Floor



Drop off and arrival experience

Community hub

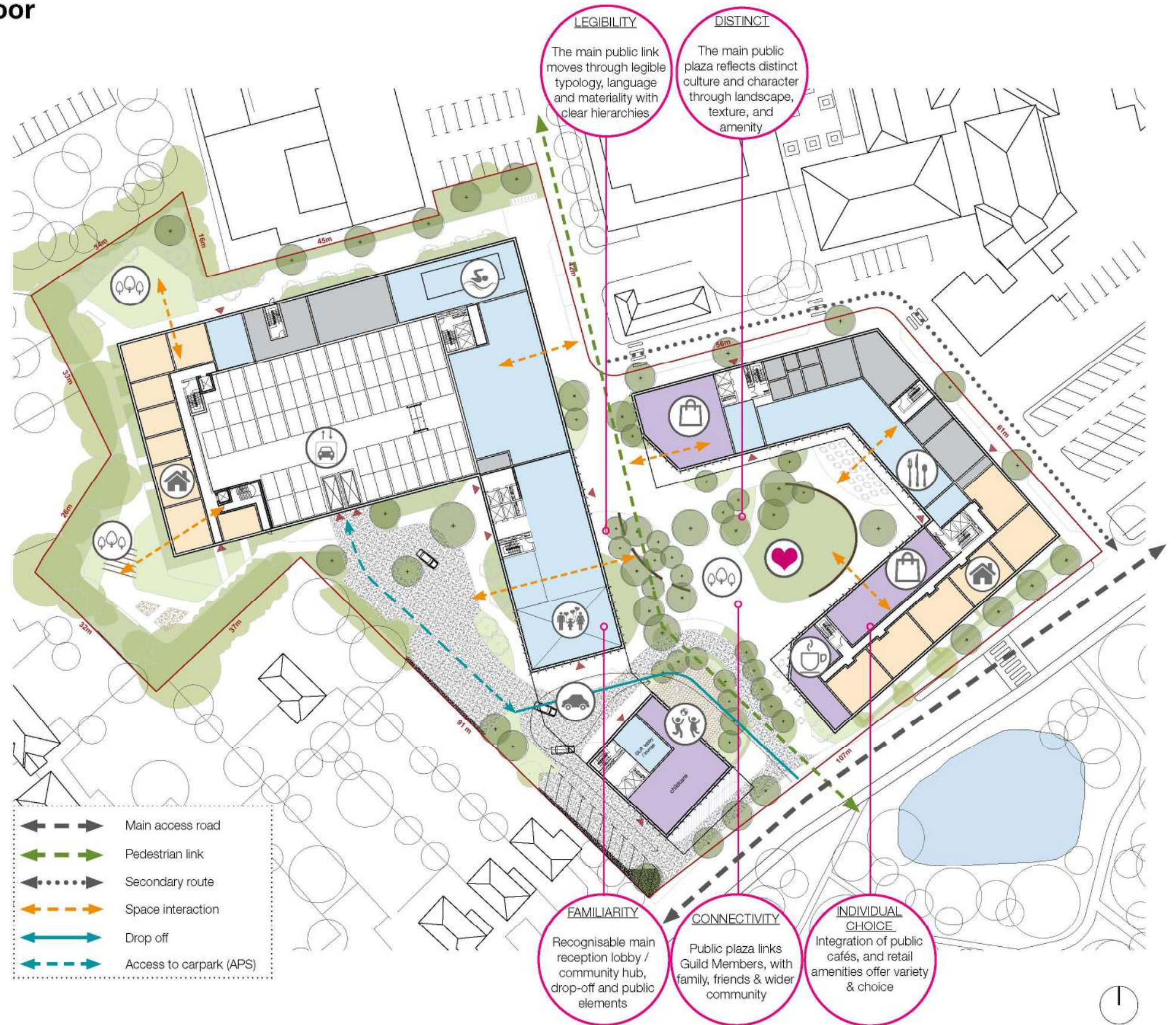
Main public plaza and landscape areas

Communal facilities interfacing with the wider community

Street activation, public retail amenity, intergenerational spaces and childcare

Wellness centre

Automatic carpark system





# 6.4

## Proposed Scheme

### MP Later Living Design Principles

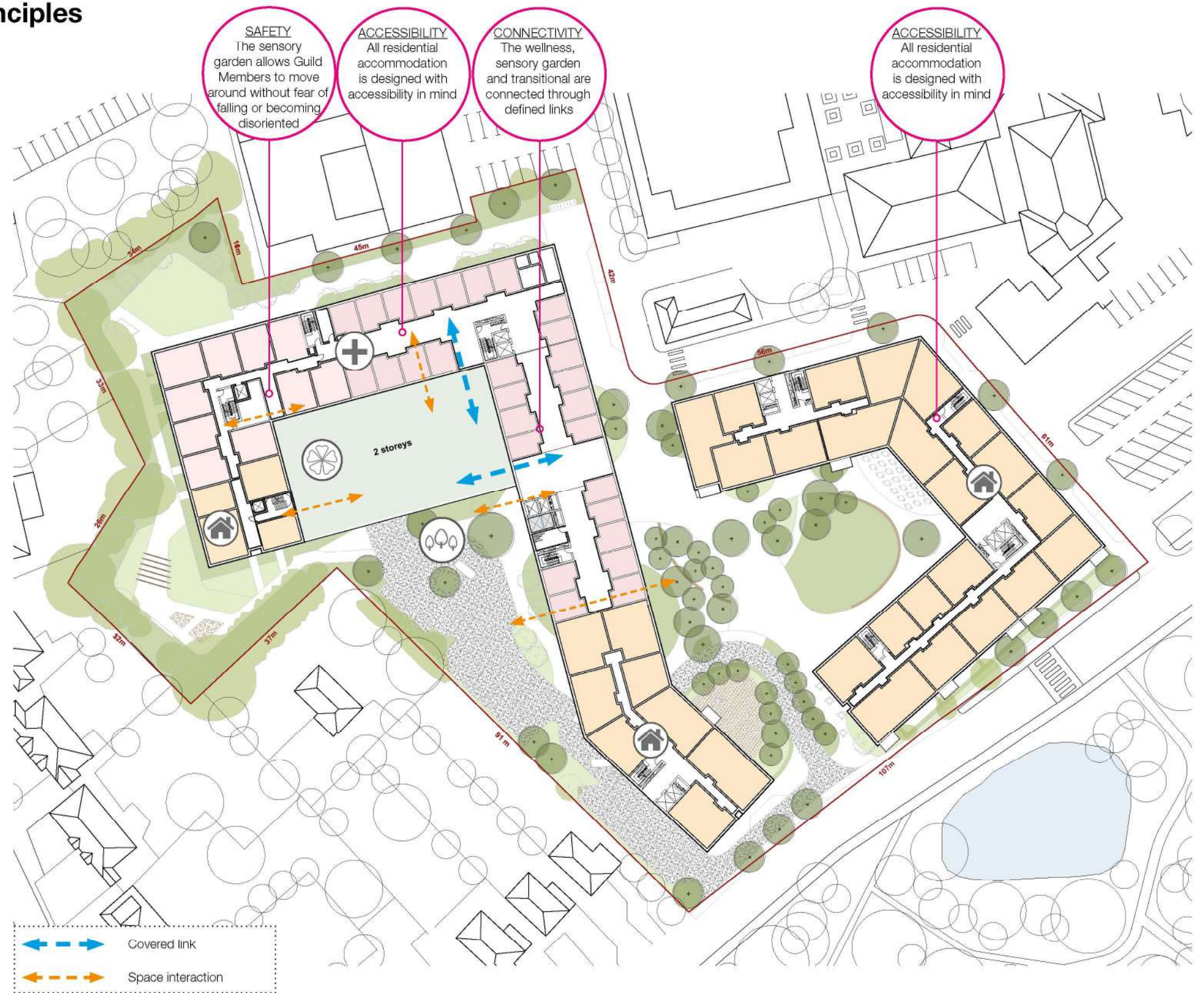


Community hub

Sensory garden

Outdoor activities

Guild care suites





# 6.5

## Proposed Scheme

### Layout Principles - Ground Floor



Guild living residence

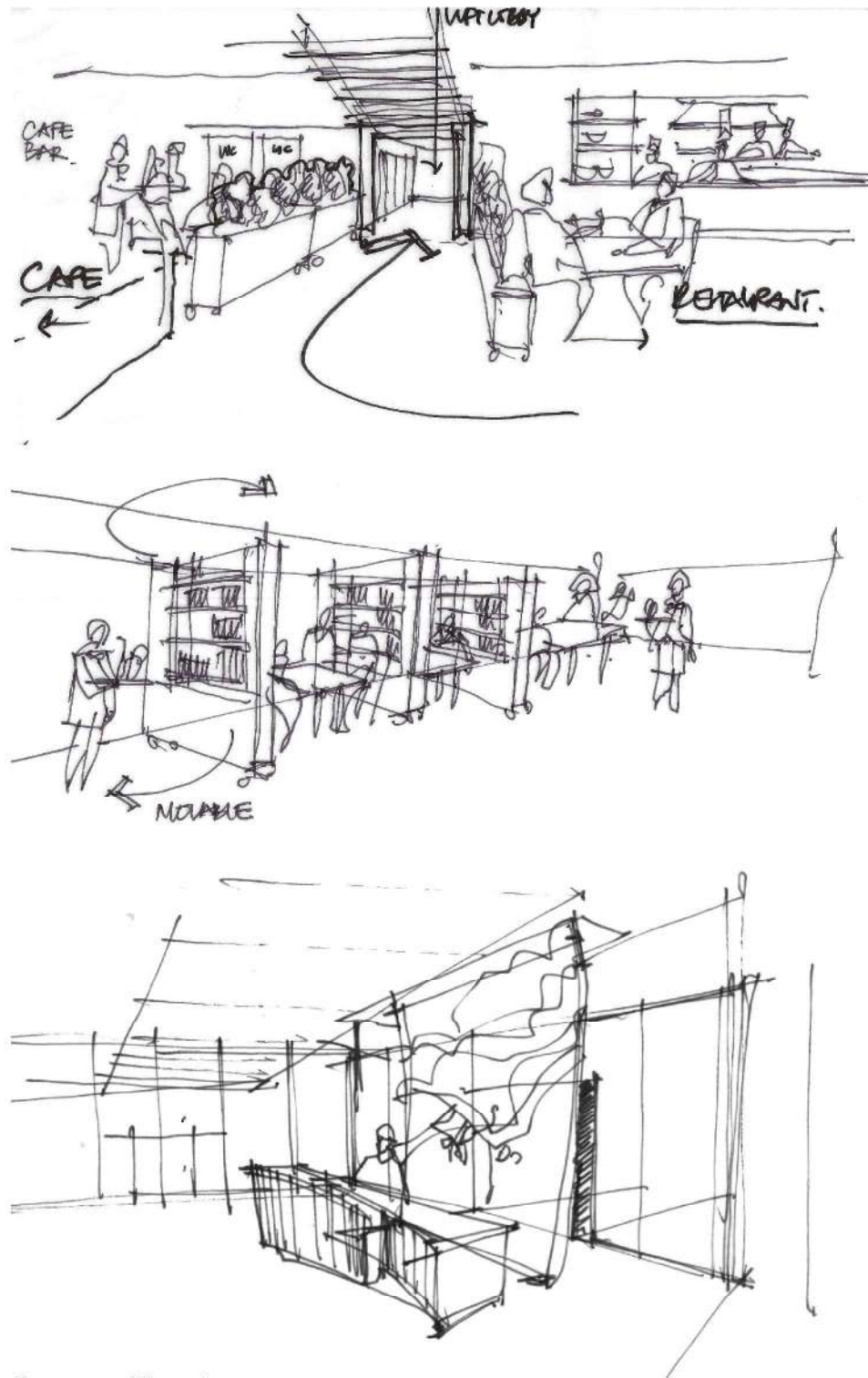




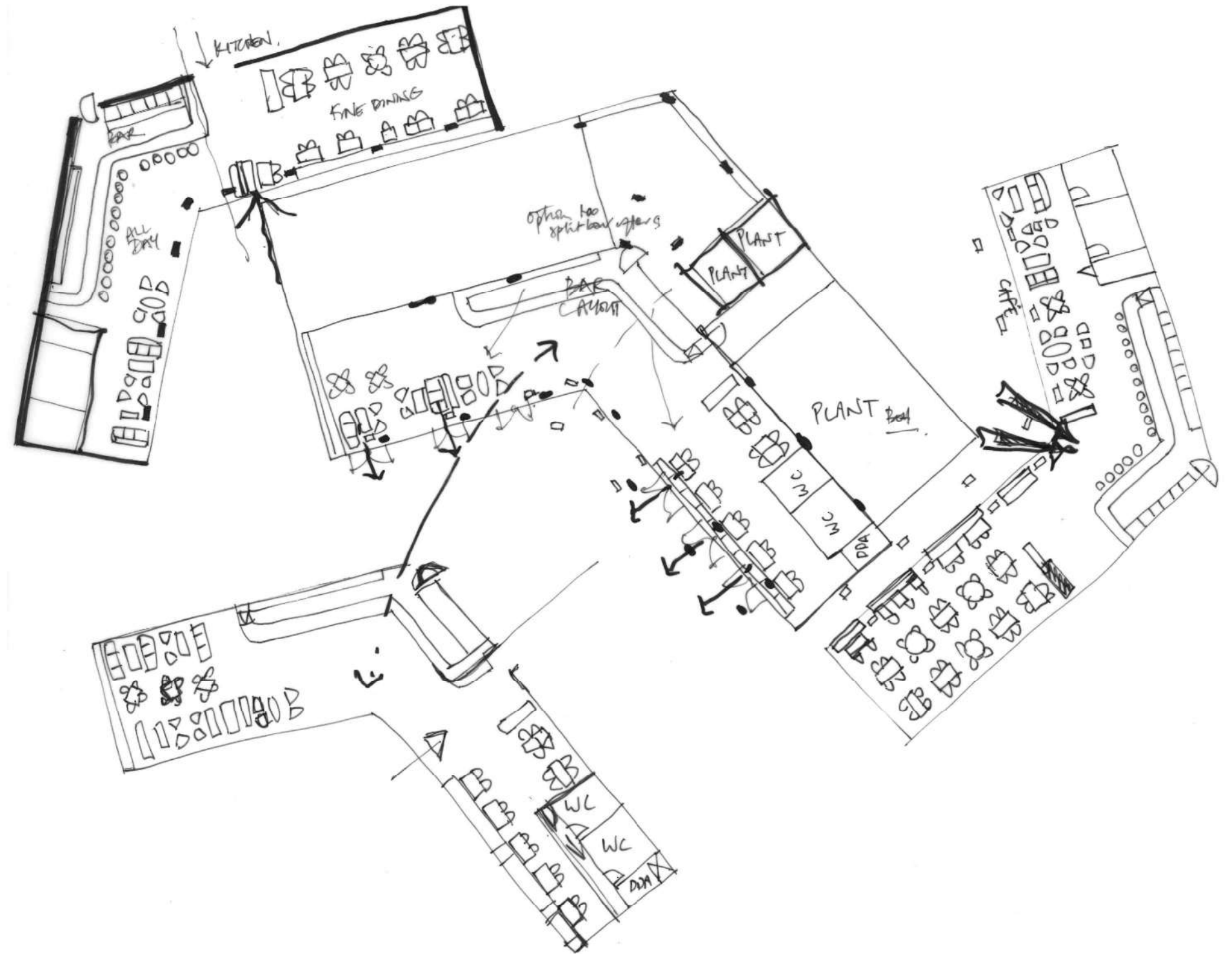
# 6.6

## Proposed Scheme

### Ground Floor Interior Amenity Spaces



Concept Sketch

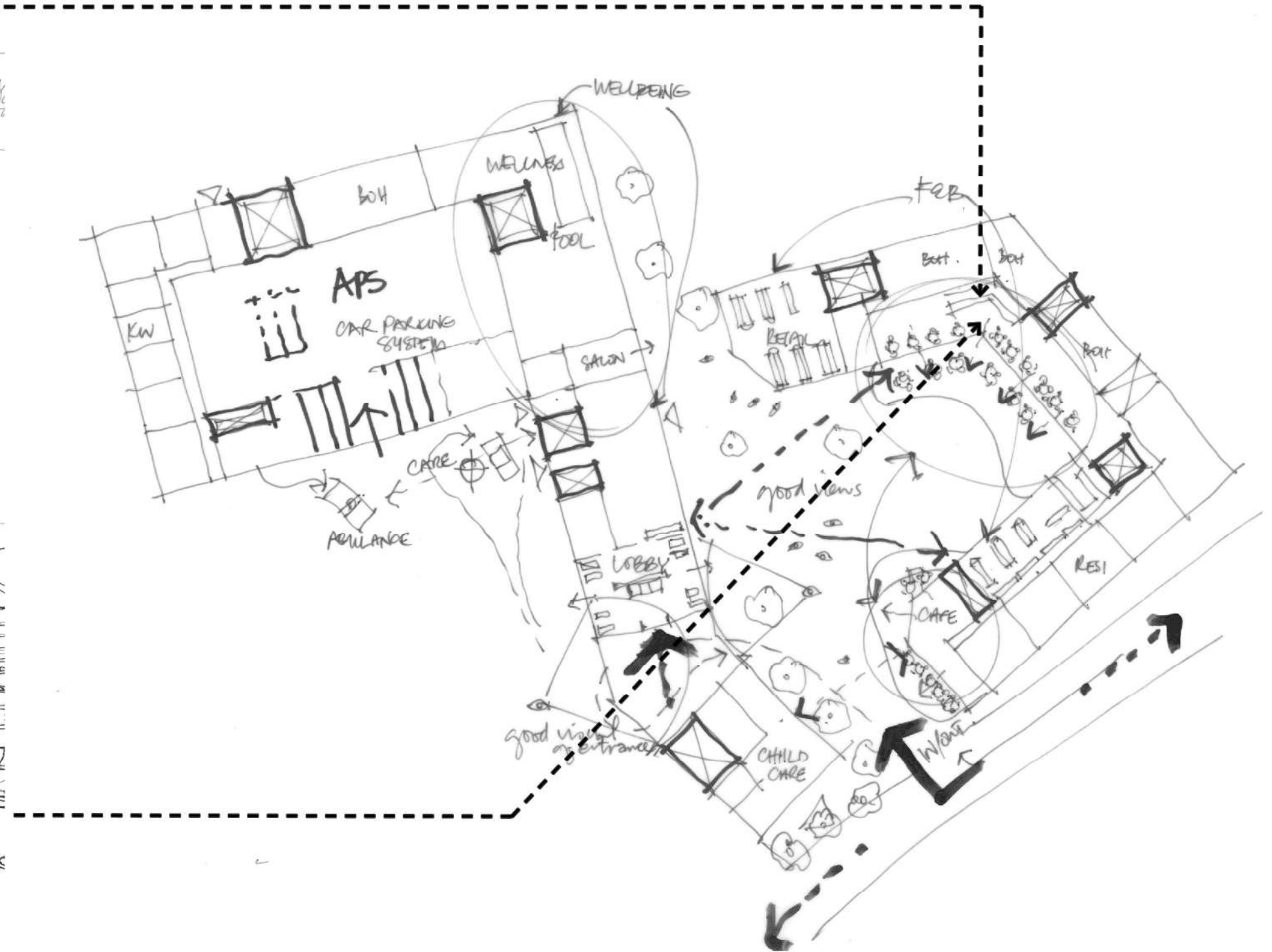
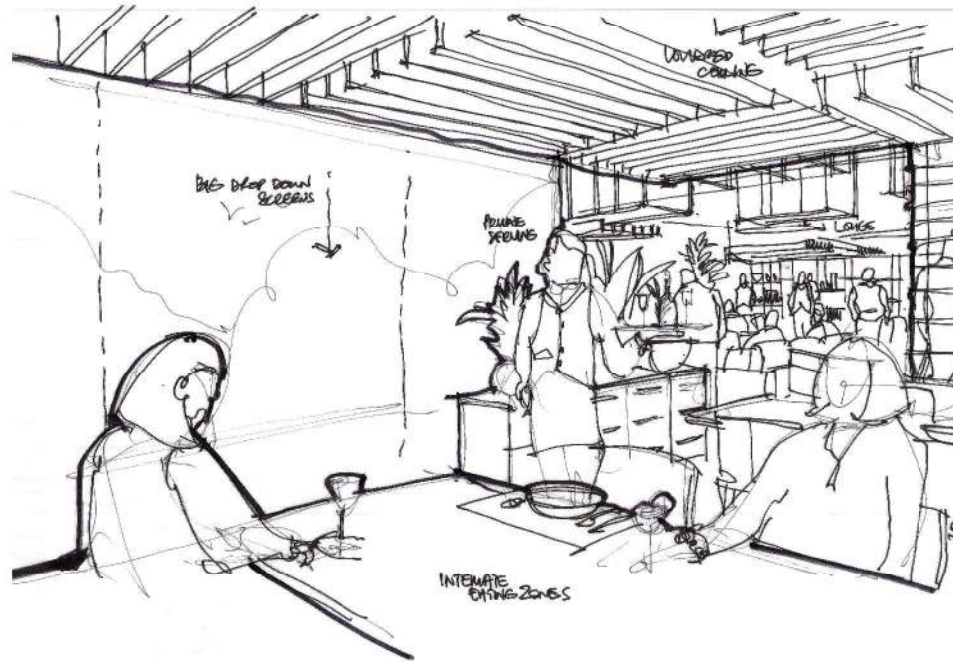
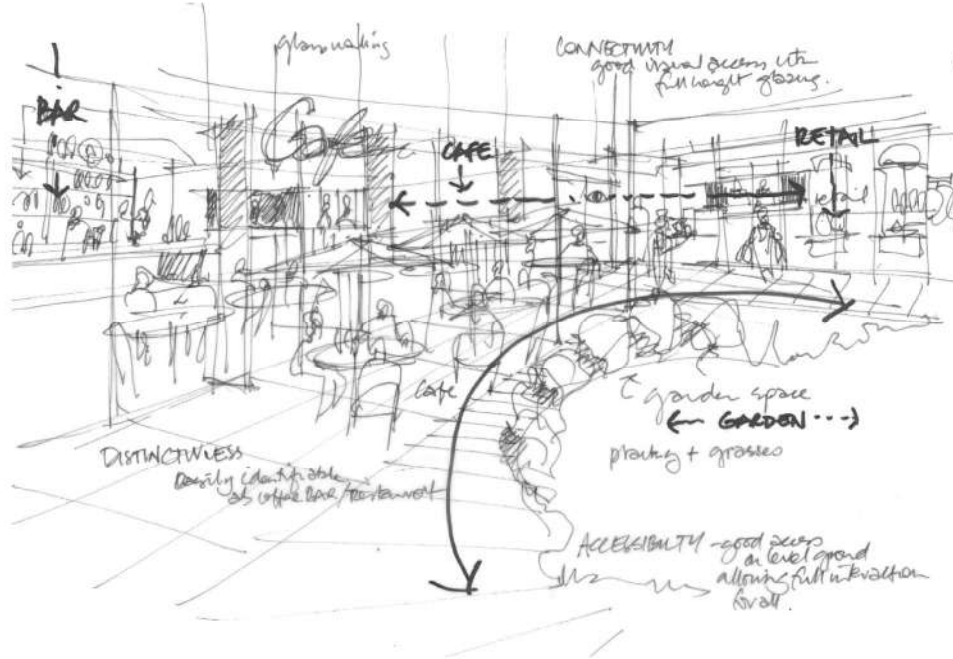




# 6.7

## Proposed Scheme

### Ground Floor Interior Amenity Spaces

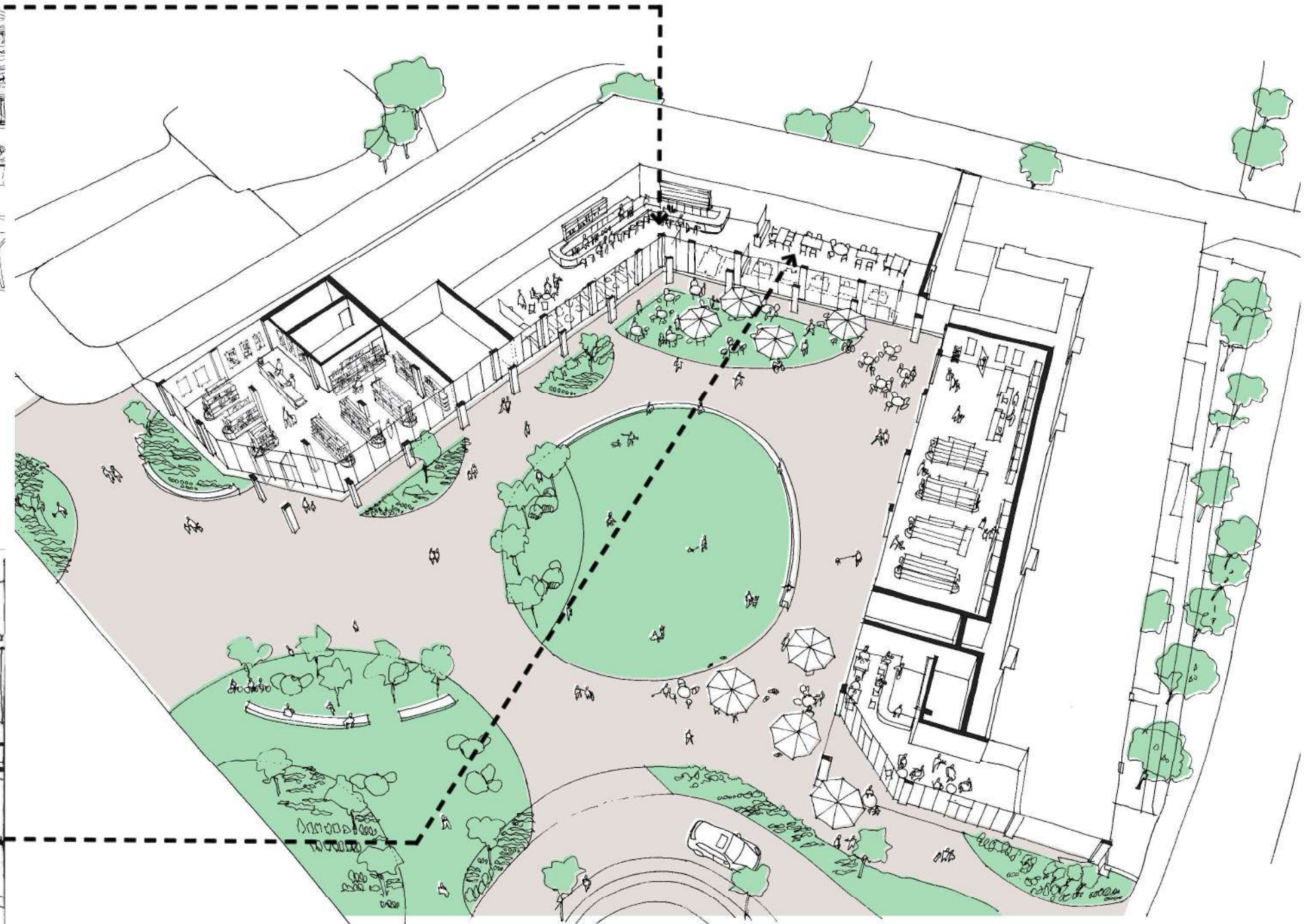




# 6.8

## Proposed Scheme

### Ground Floor Interior Amenity Spaces





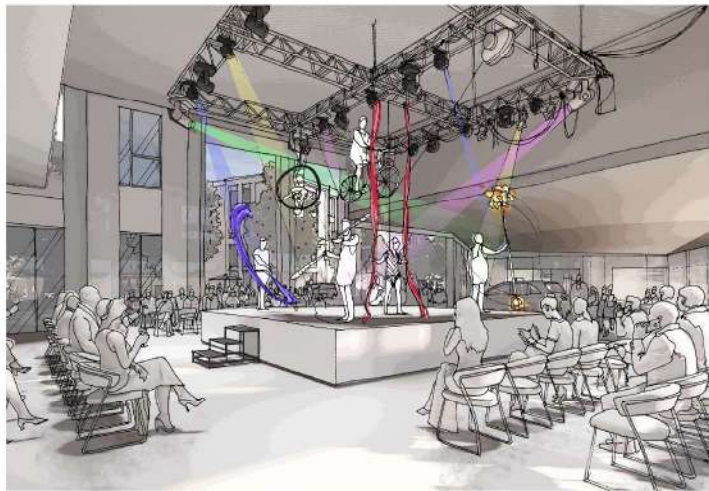
## 6.9

Proposed Scheme**Ground Floor Interior - Community Hub****Community Hub**

The design of the community hub with a double height space forms a central and focal point of the arrival experience. Distinctive pieces of joinery and interior design visually connect with both the building fabric and external landscape, creating a interactive thresholds.

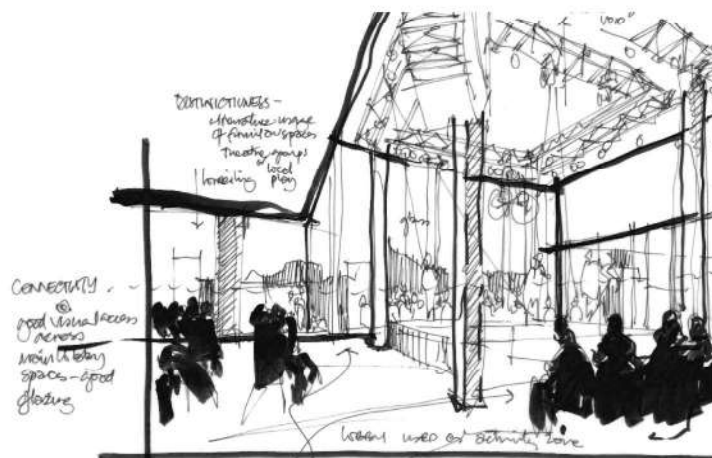
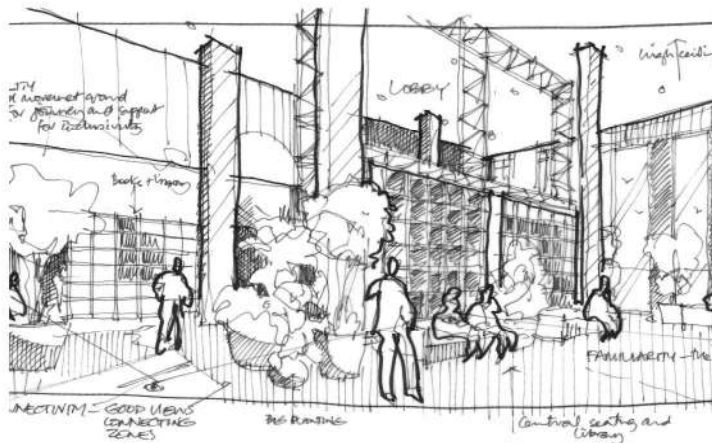
The space offers flexibility for multiple uses from providing tranquil seating / lounge areas allowing residents to take a seat and observe the passing daily activity to transforming into an small events space for wider community engagement; such as hosting children's nativity plays / musical performances from the child care or by talented grandchild of residents.

Creating a flexible multifunctional hub will encourage residents to socially interact with the wider resident community as well as intergenerational engagement.





# 6.10 Proposed Scheme Ground Floor Interior - Community Hub





# 6.11 Proposed Scheme Ground Floor Interior Amenity Spaces - Communal Restaurant



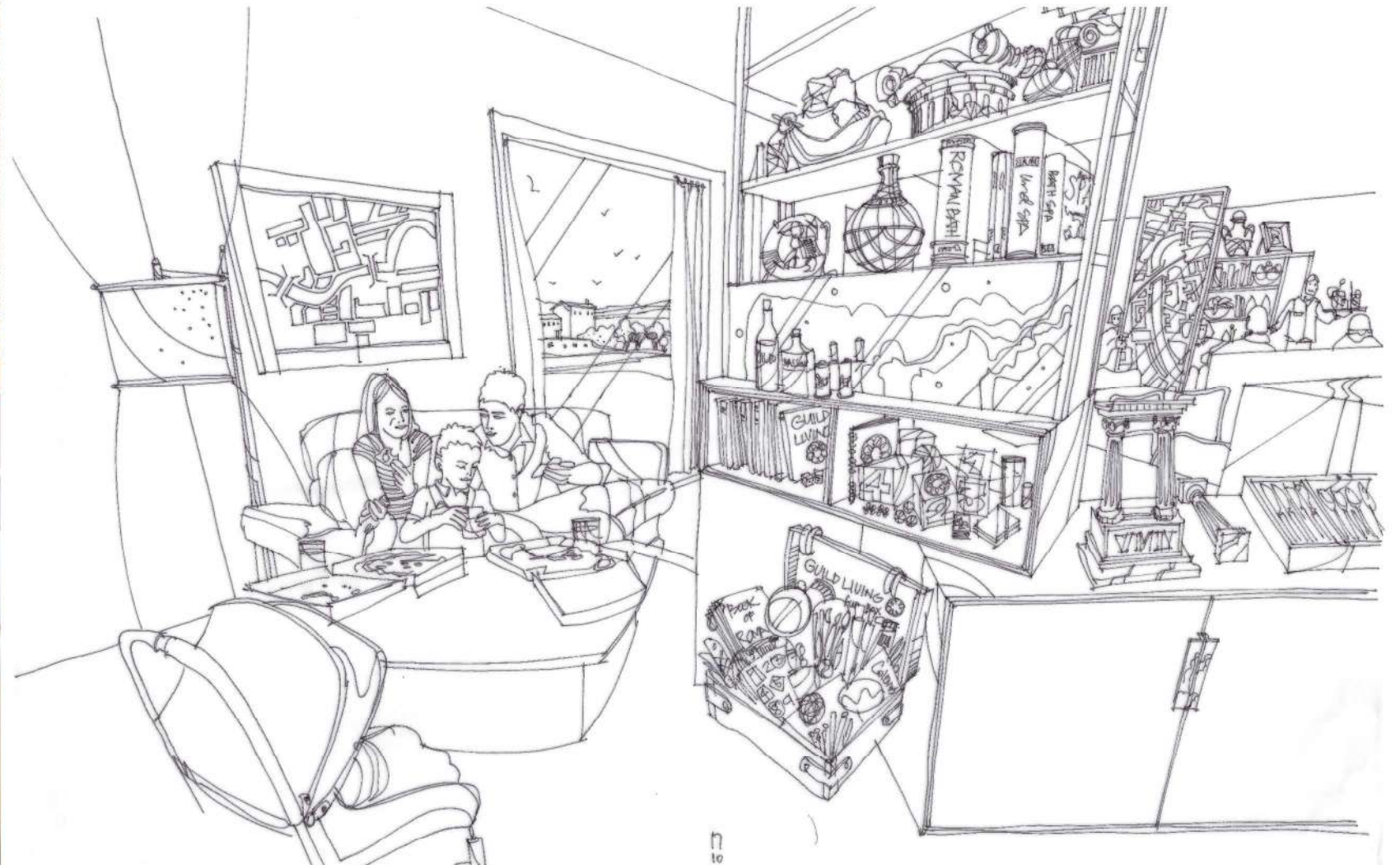
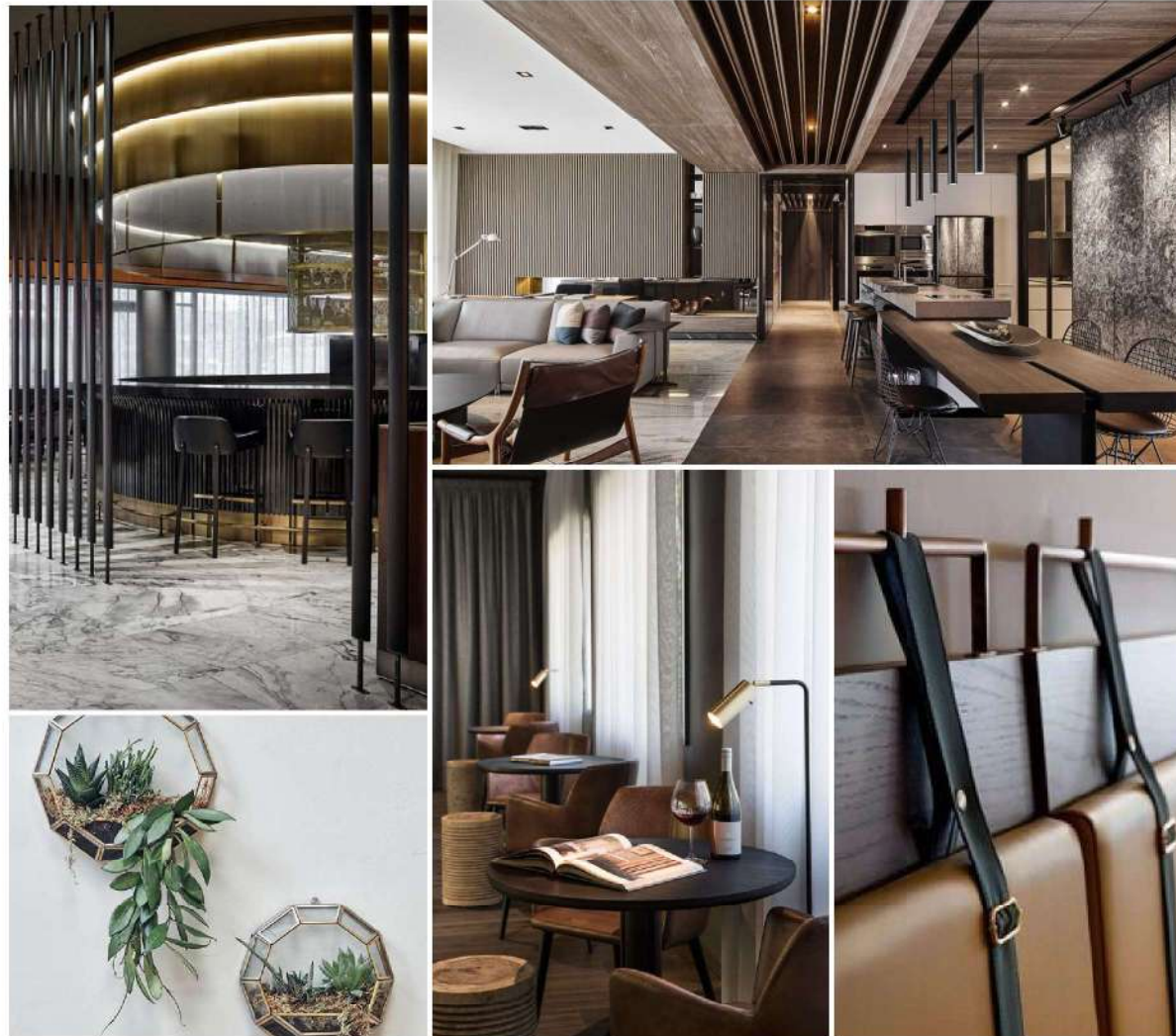


# 6.12 Proposed Scheme Ground Floor Interior Amenity Spaces - Member Lounge



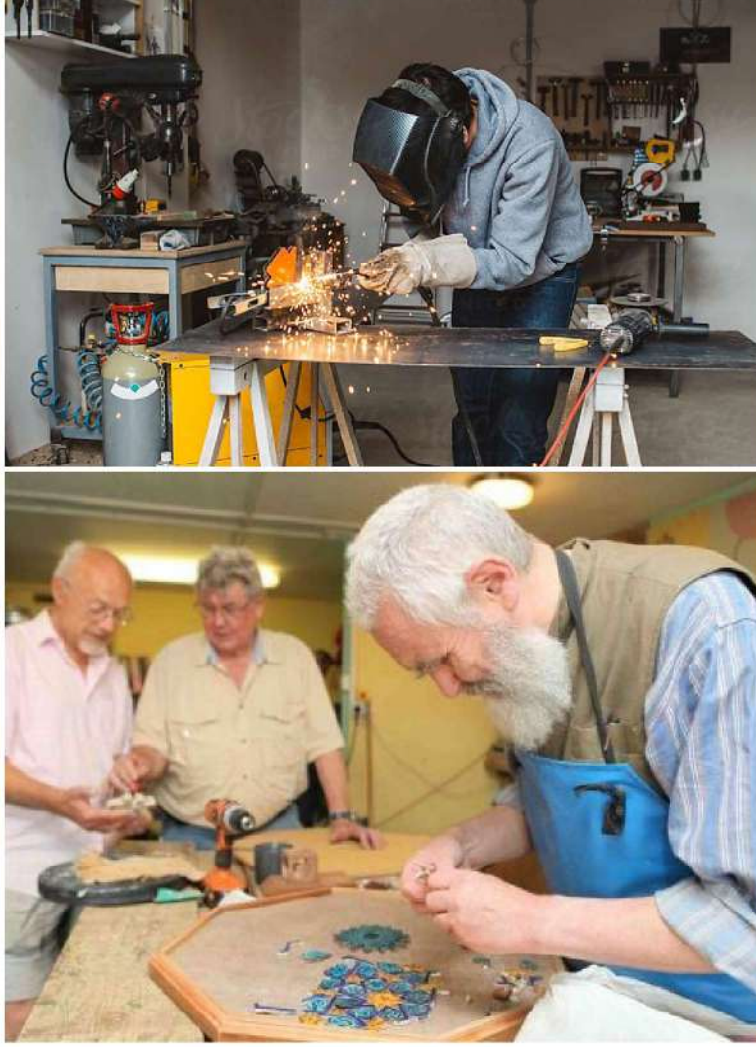


# 6.13 Proposed Scheme Ground Floor Interior Amenity Spaces - General Lounge





# 6.14 Proposed Scheme Ground Floor Interior Amenity Spaces - Arts & Crafts





# 6.15 Proposed Scheme Ground Floor Interior Amenity Spaces - Arts & Craft





# 6.16 Proposed Scheme Ground Floor Interior Amenity Spaces - Salon





# 6.17 Proposed Scheme Ground Floor Interior Amenity Spaces - Wellness Gym





# 6.18 Proposed Scheme Proposed Care Floor

