

WOODCOTE GROVE, EPSOM

DESIGN & ACCESS STATEMENT

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JULY 2019



PROJECT TEAM



Stonegate Homes
Developer



ECE Architecture
Architect



Bidwells
Heritage Consultant



Terra Firma
Landscape Consultant



I-Transport
Highway Consultant



SJA Tress
Arboricultural Planning Consultant

ECE Architecture

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Brooklyn Chambers
11 Goring Road
Worthing
West Sussex
BN12 4AP

76 Great Suffolk Street
London
SE1 0BL

St Nicholas House
31-34 High Street
Bristol
BS1 2AW

Telephone
Sussex 01903 248777
London 0207 928 2773
Bristol 0117 315 8557

Sussex@eearchitecture.com

www.eearchitecture.com

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1.0 INTRODUCTION

1.01 INTRODUCTION

1.01 Introduction

This Design and Access Statement (DAS) has been prepared in support of the Full Planning Application for the land at Woodcote Grove, Epsom. This document is to identify and explain the design process and decisions relating to the submission of a Planning Application for this site.

The document explores the existing and proposed context of Epsom more generally and Chalk Lane, Worple Road and Ashley Road, in particular. The team have brought forward a high quality residential development set out in the context of its relationship to the local area and wider community.

The application site is located between Ashley Road and Chalk Lane, located south of Epsom town centre backing onto the Durdans estate.

The proposed development takes a design led approach and provides 115 sustainable new homes offering a range of accommodation that includes a mix of 1, 2 and 3 bedroom dwellings. Following extensive discussion with Epsom and Ewell Borough Council including Planning Officers, Conservation Officers, Councillors and the general public, the existing Woodcote Grove mansion house and Coach House will be sympathetically converted into residential dwellings with a further 2no. flat blocks and 14no. two bedroom homes adding to the site.

The Planning Application includes a full set of plans and elevations to support the application. In addition, supporting documents have been prepared to supplement the Planning Application to fully consider the impact of the proposed development.

2.0 EXECUTIVE SUMMARY

2.01 EXECUTIVE SUMMARY

2.01 Project Overview

The aims of the project are to redevelop the site for residential purposes and deliver the following benefits:

- Provide a development of the highest architectural quality that responds to the site’s relationship with the Chalk Lane Conservation Area and neighbouring site uses.
- Provide high quality new dwellings, that have access to public and private amenity space.
- Encourage a cohesive design response integrating with the landscape and enhancing the public realm.

2.02 Design Approach

The design approach aims to respect the site setting of Woodcote Grove, Epsom drawing upon the architectural style and materials used in both the neighbouring properties and elsewhere in the surrounding Conservation Area. These influences have been be used in an interesting and creative way to provide a dynamic residential development of the highest architectural quality.

The height and footprint of the scheme responds to the existing buildings and its neighbours. The strong site axis that links the existing listed buildings have been reinstated and new dwellings added.

The majority of on-site parking, bike and refuse storage will be provided at basement floor level reducing the impact of vehicles on the setting.

2.03 Scheme Summary

- 115no. residential units are proposed split between 6 buildings and include a mixture of 1, 2 & 3 bedroom dwellings.
- Conversion of the existing Grade II* listed Mansion House and Grade II Coach house into residential dwellings.
- Demolition of the existing Atkins Reprographics centre, Conference Centre and Headquarters.
- Communal gardens and amenity space located throughout the scheme.
- 95no. residential parking spaces and integrated vehicle turning head located off of Ashley Road.

3.0 SITE DESCRIPTION

3.01 SITE LOCATION

Site Location

The development site is located on Chalk Lane in the town of Epsom, Surrey. Epsom is located towards the north of Surrey, at the foot of the North Downs, about 15 miles from central London and part of the Epsom and Ewell Borough.

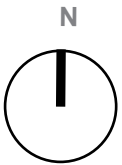
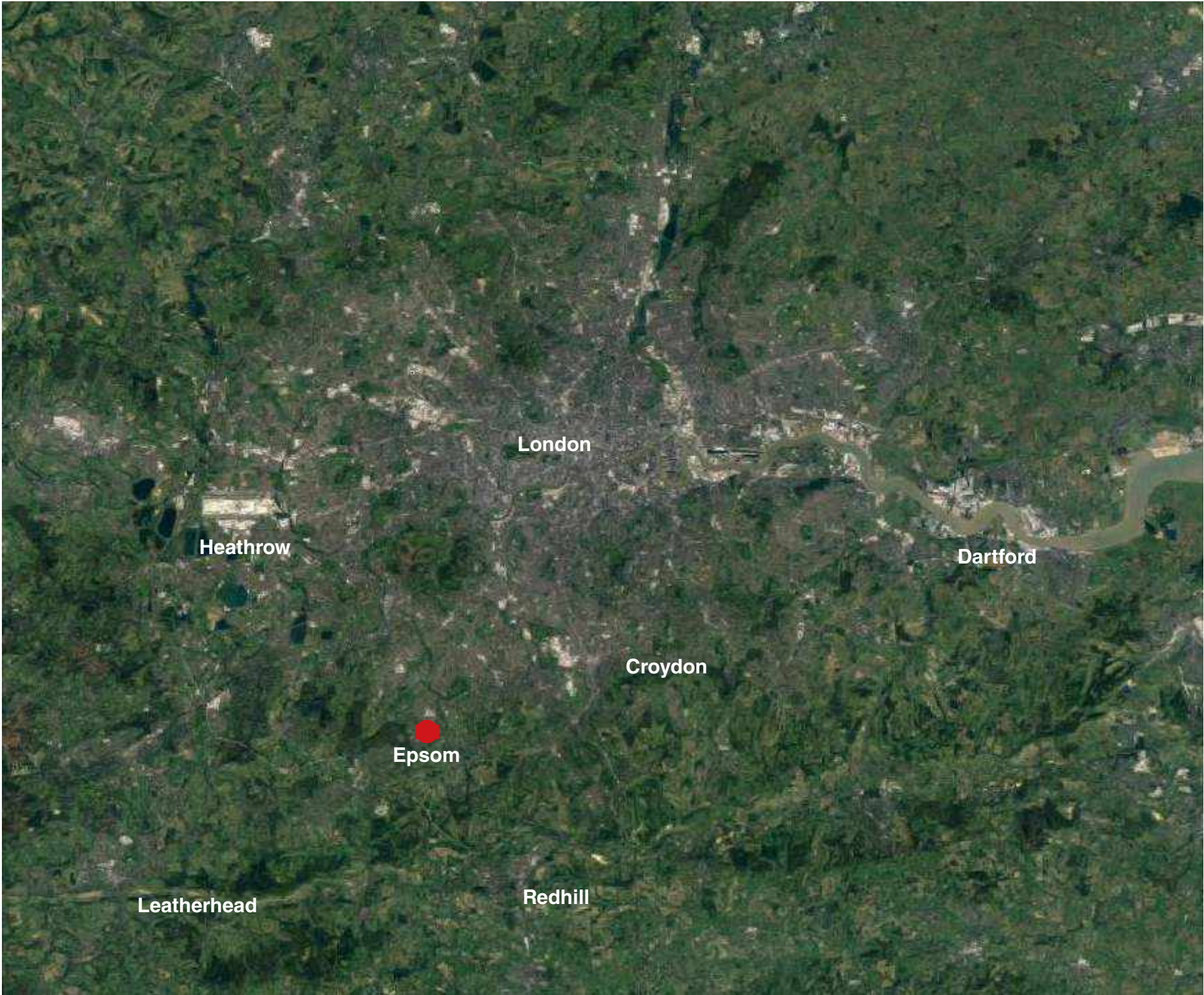
The site is orientated approximately North West to South East; on the western boundary it is separated from the residential development by Chalk Lane. The eastern boundary adjoins Atkins Headquarters and their new office building and car parking. The southern boundary is bound by a woodland and the London greenbelt. Finally the northern boundary picks up Worple Road and is bound by the listed wall which runs the length of this face.

Within the site there are 2no. Listed properties which include:

- Grade II* listed Woodcote Grove a late C.17 house (2 storey's basement and attic) with wings added in 1895.
- Grade II listed former stables (Coach House)

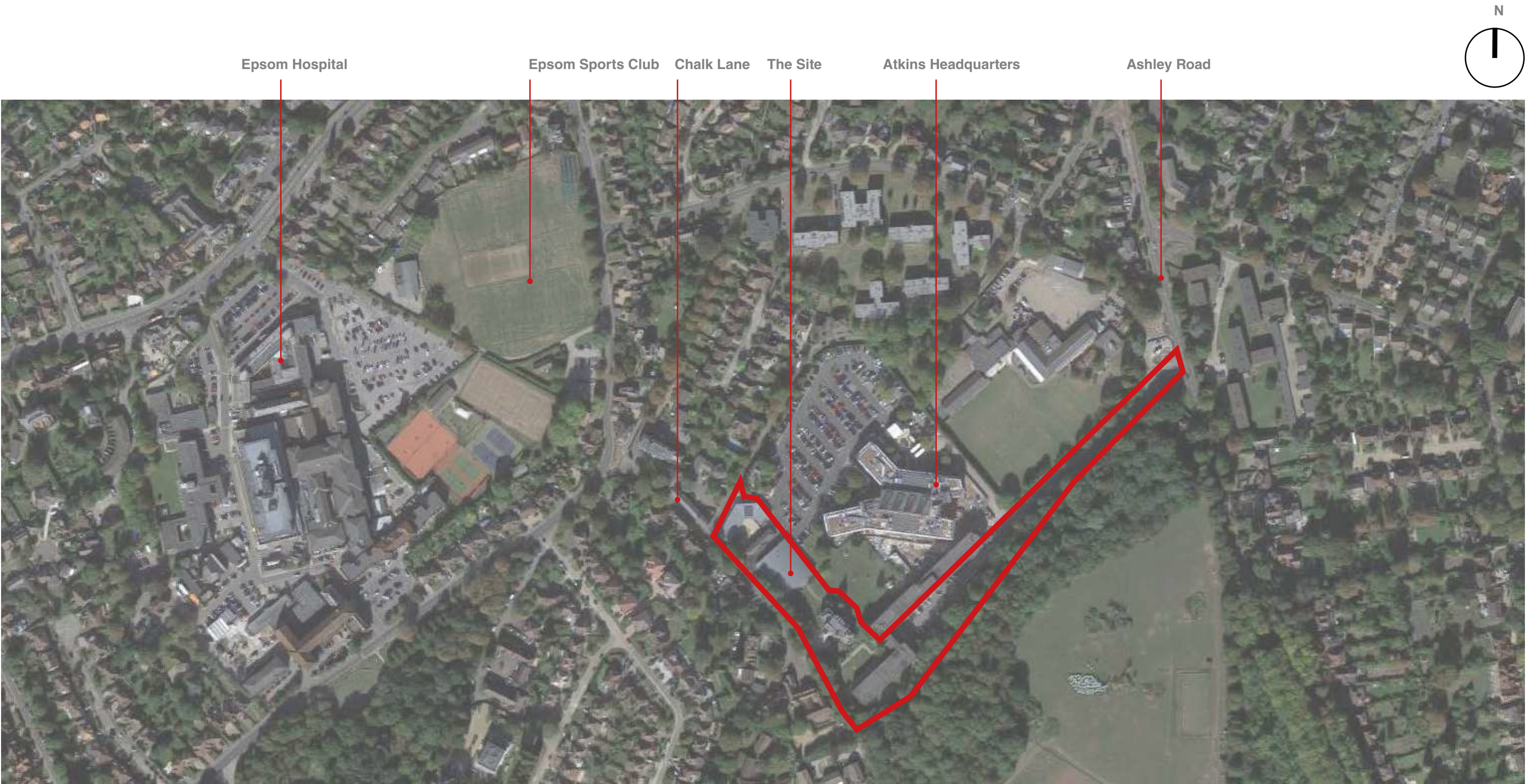
Transport Links

Epsom town centre has a good level of local and national transport links with Epsom mainline railway station 0.8 miles away from the site connecting Epsom with London Waterloo and London Victoria in approximately 35-40 minutes, in addition to this the site is 0.6 miles away.



Site Location

3.02 SITE LOCATION



Aerial image of site context

3.01 SITE LOCATION



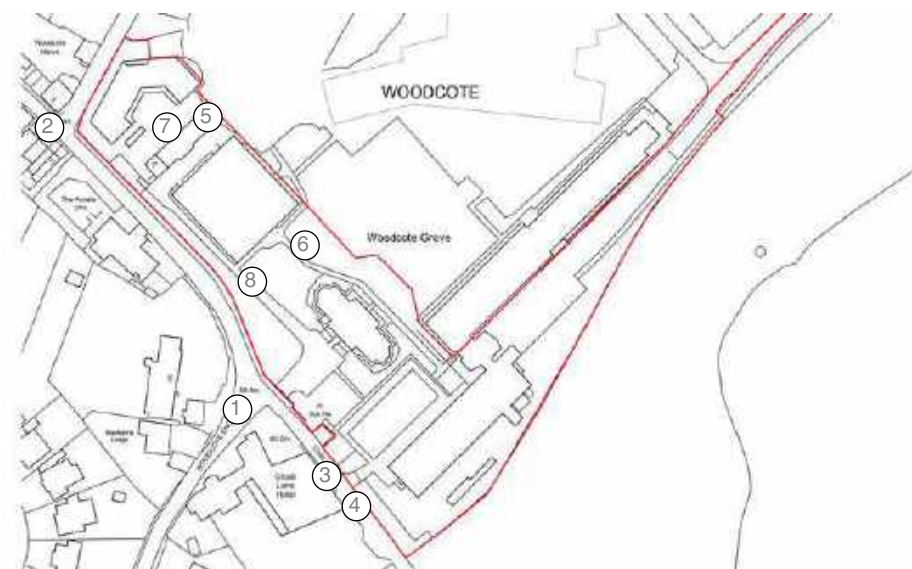
View of site looking north

The Durdans Stables



VIEW OF SITE LOOKING EAST

3.02 SITE PHOTOGRAPHS



Site Photo Location Plan



1) View from Woodcote End towards site entrance



2) View along Chalk Lane looking south east - site to left



3) View from Chalk Lane towards planted boundary on south west boundary



4) View from Chalk Lane towards planted boundary on south west boundary



5) View of Grade II Listed former Stables (Coach House)



6) View of Atkins Conference Centre



7) View of existing Reprographics building



8) View of Atkins blocks A-C

3.03 HISTORICAL CONTEXT

Historical Development of The Site

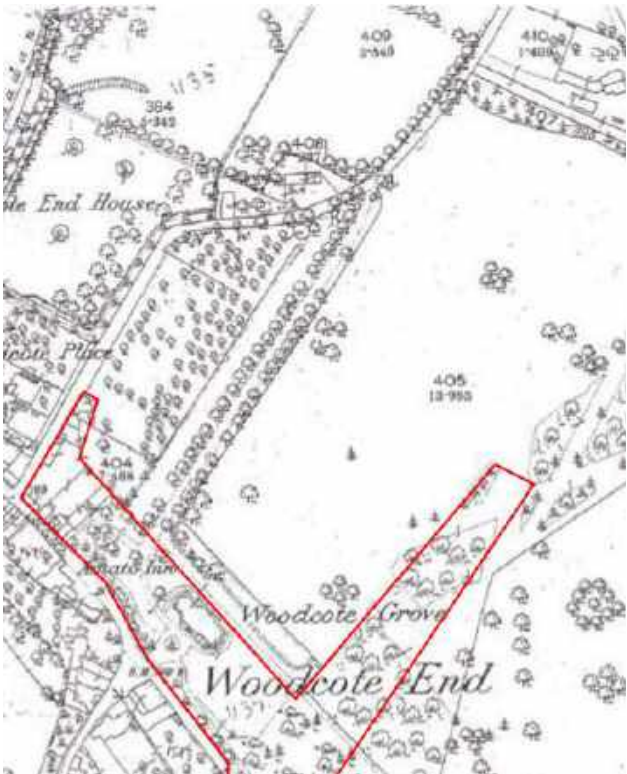
Constructed between 1680-1720 by Josiah Diston, the Woodcote Grove was originally named 'Mount Diston' after its owner and the man made hill and surrounding formal gardens. The construction of the mansion reflects the rise of Epsom as a fashionable spa district, and is illustrative of the large number of fine houses and estates within the local area. Many of these houses and formal gardens are identifiable within John Roque's map, with the grounds of several adjoining Epsom Downs. Woodcote Grove was constructed following the division of the Horton Estate in 1617. This substantial park and arable land was divided into two separate estates, that of Durdans and Woodcote.

Historic Core and Buildings of Interest

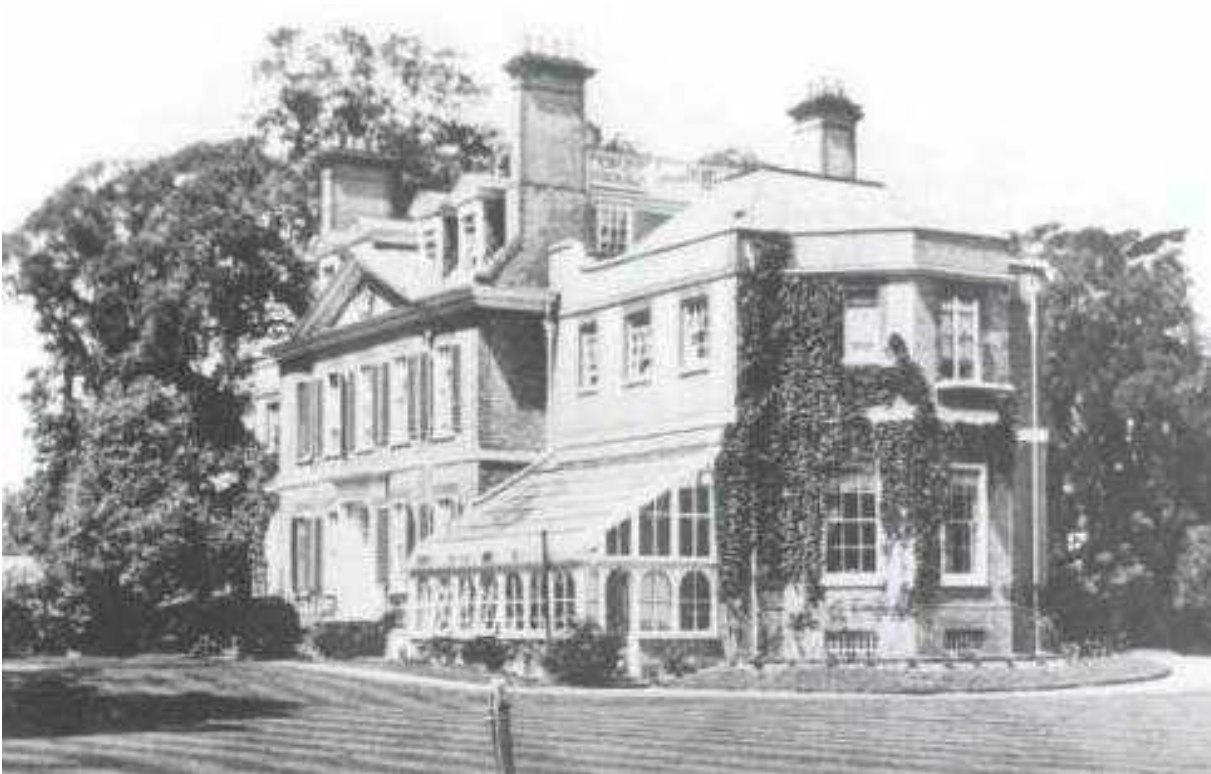
When first built, to the south, north and east the main house was surrounded by a large formal garden, featuring an avenue and raised mound, creating long views over Epsom Downs to the south of the Site. The purchase of the estate by the Garlands family in 1730 prompted the redevelopment of much of the estate and alterations to the house. These works included the addition of two small wings to the main building, as well as possibly the Stable Block which appears on mapping by the 1840s. Historic mapping also suggests that a ground floor glass house to the south of the building, forming part of the wing extension. During this period the cottage and carriage shed to the north of the stable block were extended.

The Site

The Site presently comprises the Grade II* listed mansion house, the front, north and southern lawns associated with the house, the southern arm of a mid-twentieth century office block to the south of the house, the Grade II listed stable block to the north west of the main house, a nineteenth century cottage and a number of ancillary office buildings within the old stable courtyard. The south western boundary of the Site includes the brick Grade II listed boundary wall. Purchased by Atkins in the mid-twentieth century a number of additions within the grounds of the house as well as the subdivision of the rear garden has diminished the overall domestic character of the Site's surroundings. However the mansion house remains the principal building within the Site, set on raised ground.



John Roque's map of Epsom and the surrounding areas



Historic photograph of Woodcote Grove (Grade II*)



Woodcote Grove (Grade II*)



Historic photograph of Woodcote Grove (Grade II*)

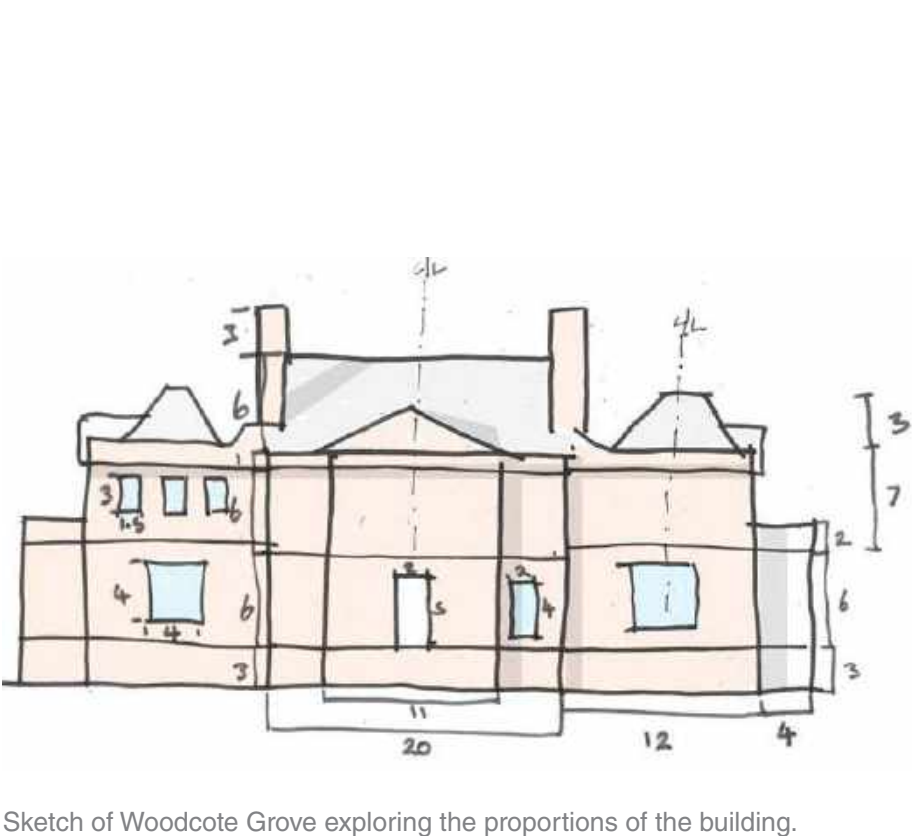
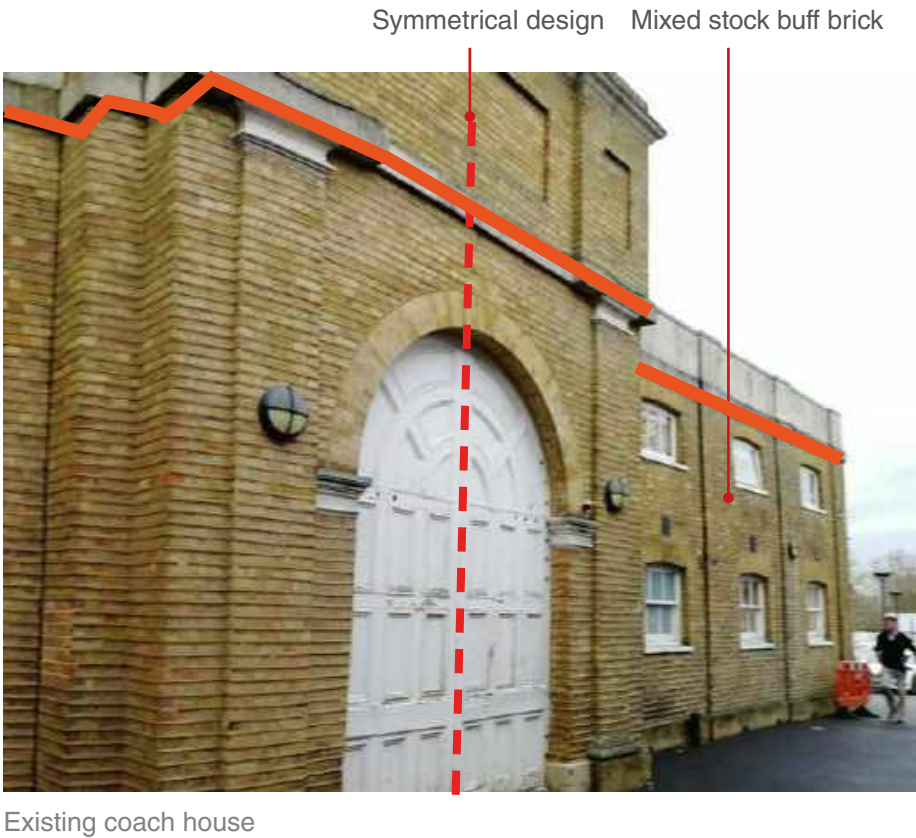
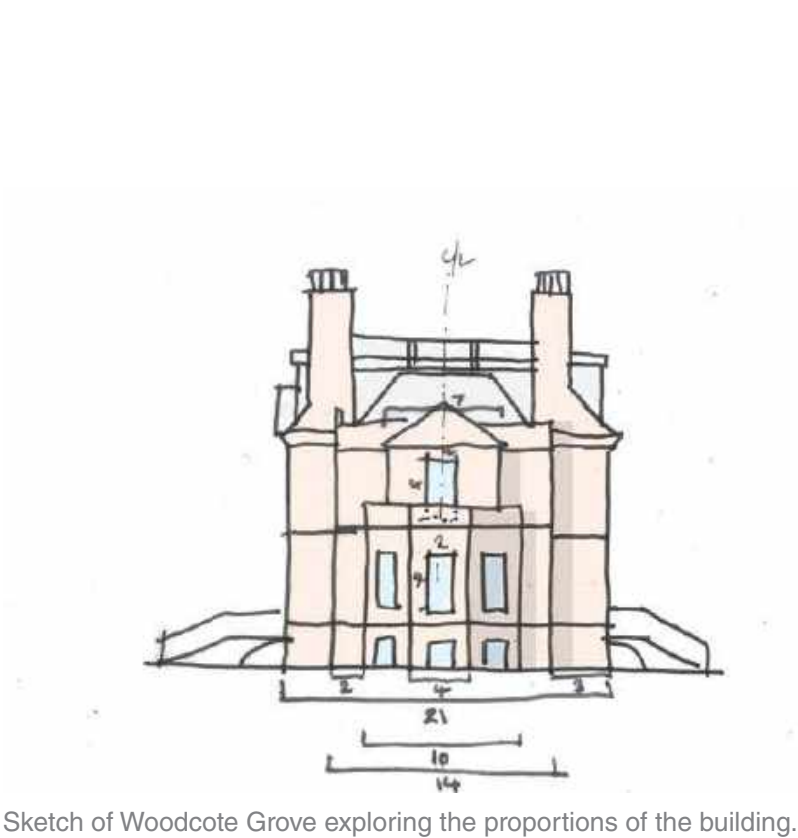


The Coach House (Grade II)



Woodcote Grove (Grade II*)

3.04 LISTED BUILDINGS - DESIGN CHARACTERISTICS



3.05 LOCAL CONTEXT

Local Context

The site is located within Chalk Lane Conservation and borders Worple Road Conservation area at its entrance. Chalk lane CA;

“Is one of the Borough’s most important conservation areas and is notable for its prestigious houses, which were first built when Epsom developed as a spa town in the late 17th century. Of similar note are the narrow country lanes, often enclosed by high brick boundary walls, and the varied plot sizes and informal layout. The close proximity of the Epsom Downs provides an attractive rural setting.”

While Worple Road;

“Is a mainly residential area to the south east of Epsom Town Centre which was developed from the 1860s onwards with a variety of terraced, semi-detached and detached houses. Whilst the principal streets (Worple Road and Ashley Road, then called Eagle Road) pre-date this mid-19th century expansion, St Martin’s Avenue was not fully laid out until the late 19th century, when a number of well detailed detached houses were added. Although the buildings of the conservation area are mainly late 19th century in date, with a certain amount of modern infilling, it does lie immediately next to the Church Street Conservation Area, where the medieval village of Epsom was originally centred.”

Strong banding across the elevation with a strong eaves line.

Mansard style roof with feature roof windows.



Westgate House, Epsom

Mews style stables with a rhythm of vents at roof level.



Durdans Stables, Epsom

Red Brick

Patterned Brick in a diamond form



Durdan Stables, Epsom

Feature gate in line with the main house.

Symmetrical design based on a strong axis through the site



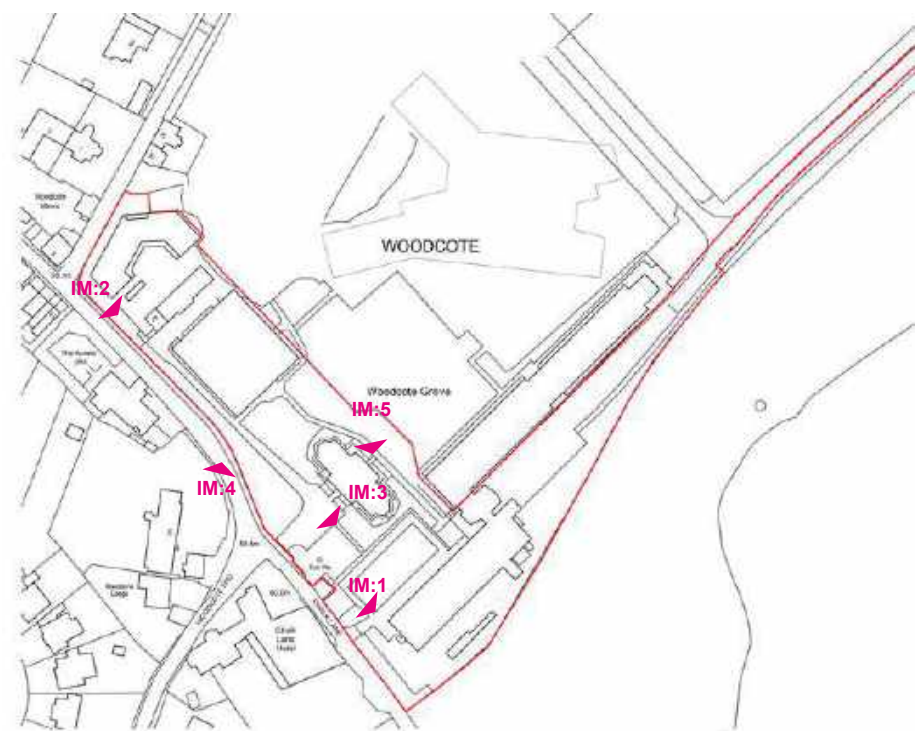
Durdan’s House, Epsom

Feature dormer roof windows Symmetrical facade



House on Woodcote Green Road, Epsom

3.06 EXISTING LANDSCAPING



Key

Existing woodlands to the south of the site. Grassland buffer to south of existing WS Atkins building.



Image 1 - Southern site boundary

Existing trees screening the site from Chalk Lane. Planting adjacent to the Listed wall



Image 2 - South western site boundary

Formal planting adjacent to Woodcote Grove. Existing Archway Yew bush linking the upper and lower Woodcote Grove gardens.



Image 3 - Woodcote Grove gardens

Listed wall Existing run of trees adds character to Chalk Lane



Image 4 - Existing trees as viewed from Chalk Lane.

Existing trees which frame views of Woodcote Grove



Image 5 - Woodcote Grove gardens

3.07 SURROUNDING DEVELOPMENT HISTORY

Surrounding Development

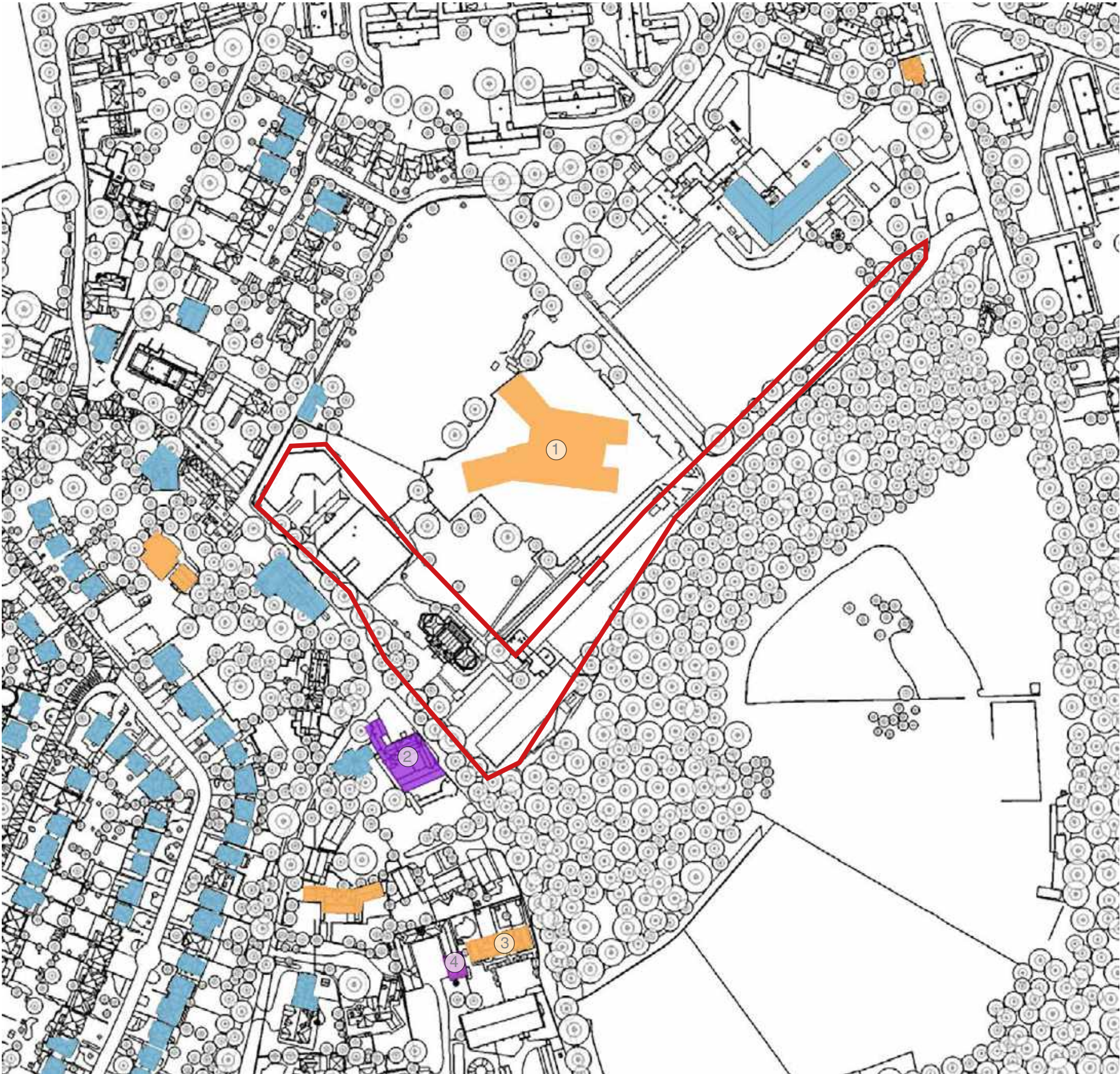
Epsom is currently seeing a number of sites being brought forward for redevelopment as part Epsom & Ewell Council’s objective to bring a significant amount of housing to tackle the shortfall in the borough.

The most significant impact on the site and its surroundings of these are the following sites which have been highlighted on the plan adjacent.

- 1) 14/01150/FUL
- 2) 17/01275/FUL & 17/01276/LBA Listed Building Consent
- 3) 13/01192/FUL

KEY

Proposed Site Boundary	<div></div>
Conversion/ Change of use	<div></div>
New Build	<div></div>
Extension	<div></div>



3.07 SURROUNDING DEVELOPMENT HISTORY - ATKINS HEADQUARTERS

Grade II* Listed Woodcote Grove



View of entrance to new Atkins Building with proposed site in background

Proposed Site



Overall master plan image of Atkins headquarters



View of new Atkins Building from proposed site

3.08 OPPORTUNITIES & CONSTRAINTS

Opportunities & Constraints

The opportunities and constraints have been analysed and identified around the immediate site and wider area. This has been undertaken to inform our proposal for the site.

The site is located adjacent to Chalk Lane with this running along its south western edge. Worple Road along with north western edge, Atkins Headquarters and car park along the north east boundary and metropolitan green belt along the south eastern edge. The main access point is from Ashley Road from the north east .

The ground to the front of the Mansion block and within the landscaped areas of the site is approximately 1.7m above the entrance level and the existing building acts as a retaining wall to deal with these changes.

The site boundary condition along Worple Road and Chalk Lane are defined by the listed boundary wall with existing mature trees providing a visual screen to the buildings beyond.

The A24 (Dorking Road) which is the main access route into the Town is accessible from north, leading to neighbouring towns; Leatherhead and Sutton with the M25 only a short drive.

The site itself is situated within the Chalk Lane conservation area encompassing the historic areas of Epsom with Worple Road Conservation area in close proximity. There are a number of listed buildings within close proximity in addition to the 2no. located on the site itself (Mansion House & Coach House).

- Site Boundary

• • • • Pedestrian Path

— Main Access Road

■ Grade II * Listed Buildings

■ Grade II Listed Buildings

■ Locally Listed Buildings

— Solar Path

● Existing Hedgerows
- //// Listed Walls/Gates

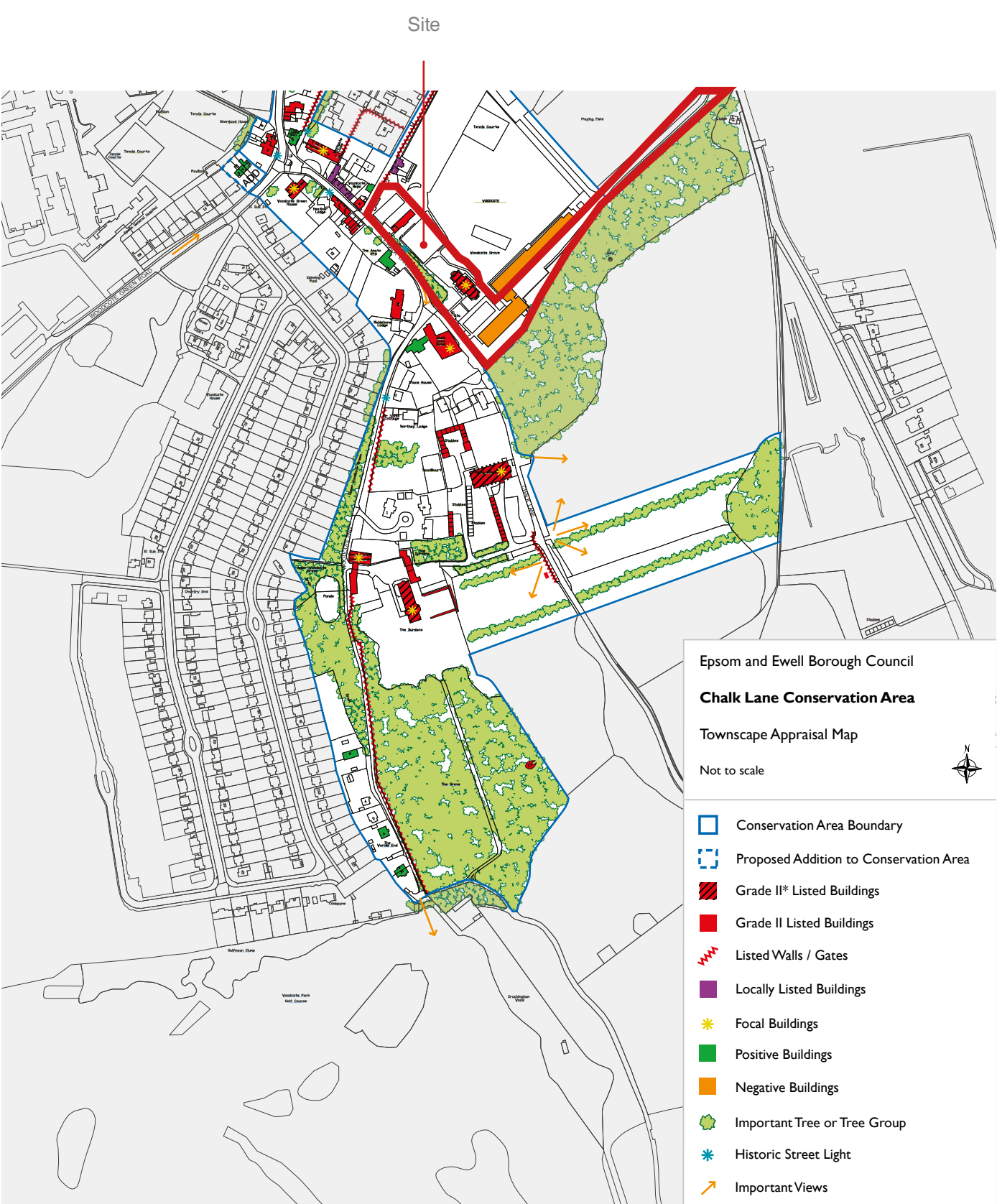
→ Access to Site

→ Noise

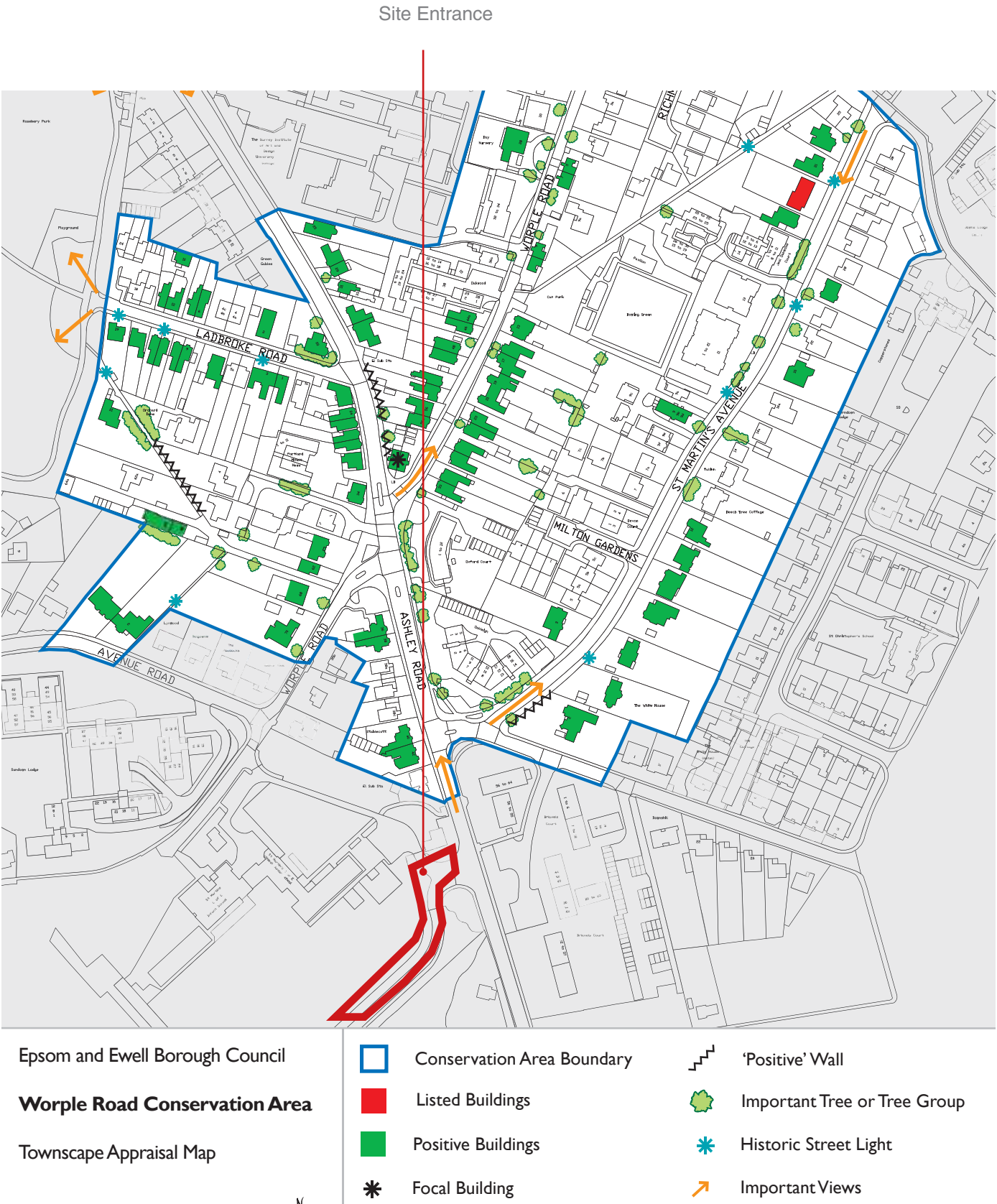


Opportunities & Constraints Plan

3.09 CONSERVATION AREA



Chalk Lane Conservation Area



Worple Road Conservation Area