

4.0 DESIGN DEVELOPMENT



4.01 DESIGN DEVELOPMENT INTRODUCTION

Development

The process of our design has been continually developed and refined in correlation with site analysis undertaken throughout the pre-application stage, working with officers, consultees, councillors and the general public.

Taking forward comments and the overall vision for Woodcote Grove we have considered the design both in plan and elevation to ensure a stronger and more integrated response is brought forward within the submitted application. These alterations and developments have been made in response to:

Master plan

The overall strategy has evolved through the development of the layout and key views, existing buildings and any proposals to maintain a strong relationship with the listed buildings. Many of the decisions based on roof form, height, massing and elevation design take cues from Epsom’s past, present and future.

Listed Buildings

Working alongside Epsom and Ewell Borough Council’s Conservation Officer the existing buildings have been considered both in plan and appearance in order to retain the character of the historical assets and ensure a sympathetic conversion of the Mansion House and Coach House.

Building Form

Responding to the site constraints and changing context the master plan has been developed in footprint and symmetry in order to strengthen the relationship of the plan.

Roof style

Throughout the design process the roof style of all buildings has considerably changed. Originally Building A had been a flat roof design which now takes a pitched form and responds to its neighbouring context. Buildings C & D use a shallow pitched roof to take its cues from similar mews style housing in the surrounding area, while building F uses a mansard roof to relate with its surroundings.

Massing

Developed in conjunction with the building form and roof scape the massing has predominately evolved through the schemes play on a plinth level, body and roof level; how these work together as one, are separated visually or stepped in plane.

Height development

Building A has been developed from a 3 storey proposal to a 2 storey ;design studies and consultation particularly with the general public and neighbours have refined this design approach.

Buildings C & D have been designed as 2 storey mews dwellings in keeping with the surroundings through the design process and has been seen as an appropriate scale throughout.

Building F has increased in height with the final proposals a 6 storey building, height has been managed through the use of steps in the building form, materials and roof profile.

Street scape

Developed in conjunction with existing buildings, proposed developments and the future regeneration of Atkins Headquarters the height, elevation treatment and materiality have gone through a series of options and reviews to respond to the long sections through the site and include its relationship with neighbouring buildings. Most notably the existing boundary conditions shield views into the site and this is to be maintained. Any change to the north west part of the site (building A) has been tested in key views.

Amenity

Private amenity areas and individual balconies have been provided to all units with any new build in accordance with Epsom and Ewell standards, in addition to this and through the development of the form pockets of green space have been included adding to the overall amenity space.

Aesthetics and materials

Through analytical studies, detailed discussions and precedent imagery, the team have used a variety of tools to examine visual appearance and material applications for the buildings. Drawing on historical references with contemporary interpretations the development has moved aesthetically through a series of idiosyncratic and ordered responses.

In terms of materials brick has been a key component to join all the buildings with feature flint work, textured brick and zinc added to provide interest and break roof level.

Landscaping

Developed in conjunction with the importance of public realm, the redevelopment of this site and Atkins has been considered when responding to the listed setting and incorporating the existing vegetation. The retention of the majority of trees along the Chalk Lane boundary and hedgerows within the site retain the character with footpath links providing pedestrian priority development.

4.02 DESIGN DEVELOPMENT - MASTER PLAN

Concept

Further to the extensive contextual analysis carried out which explored the existing contextual influences, styles, materiality and development the proposals have taken key and established principles within both historic and future Epsom to ensure the buildings harmoniously sits within its surroundings.

Framed Views



Historical reference

Diminishing Scale

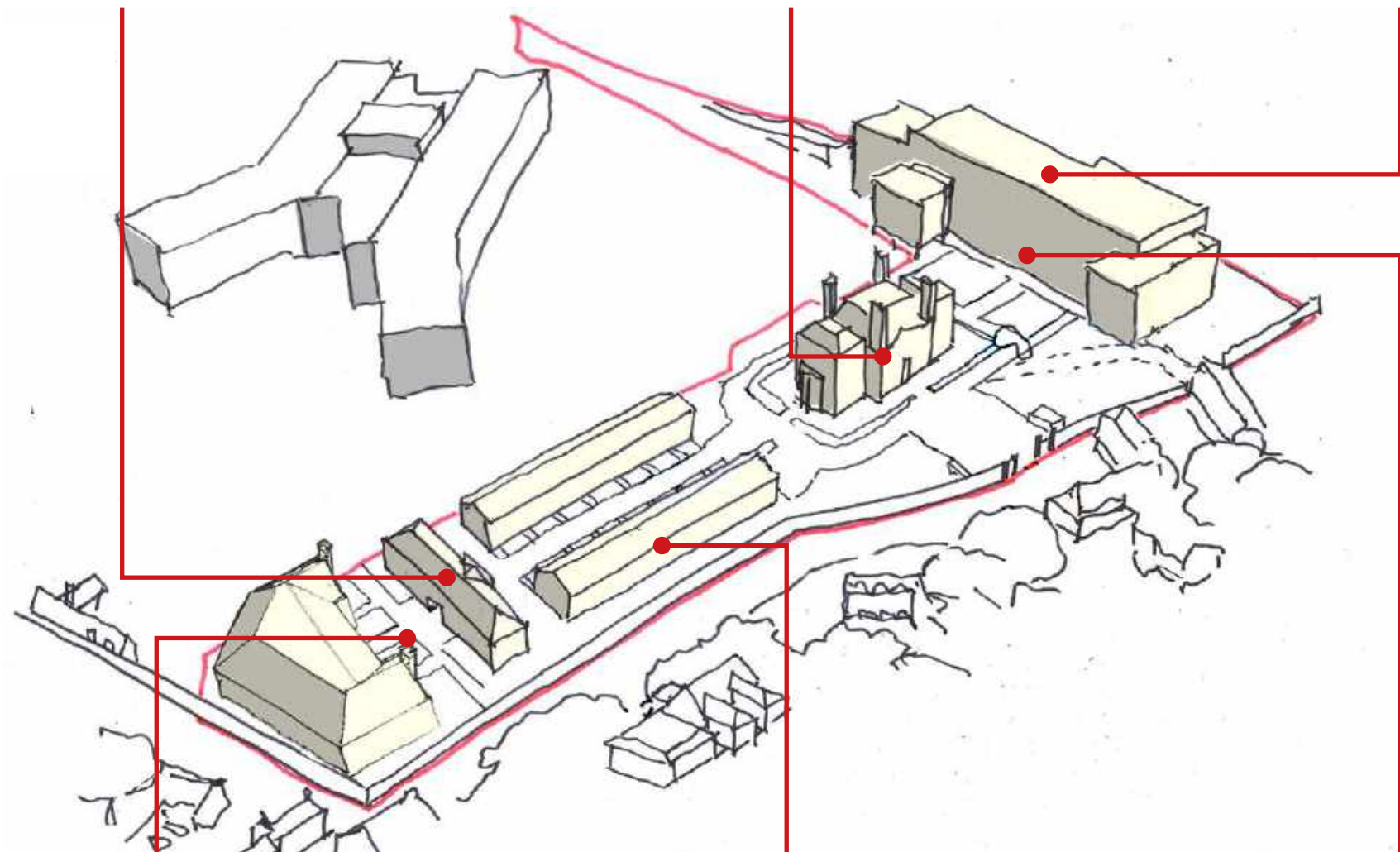


Historical reference

Mansard



Historical reference



Courtyards & Gardens



Historical reference

Mews Development



Historical reference

Changes in material



Historical reference

4.02 DESIGN DEVELOPMENT - MASTER PLAN

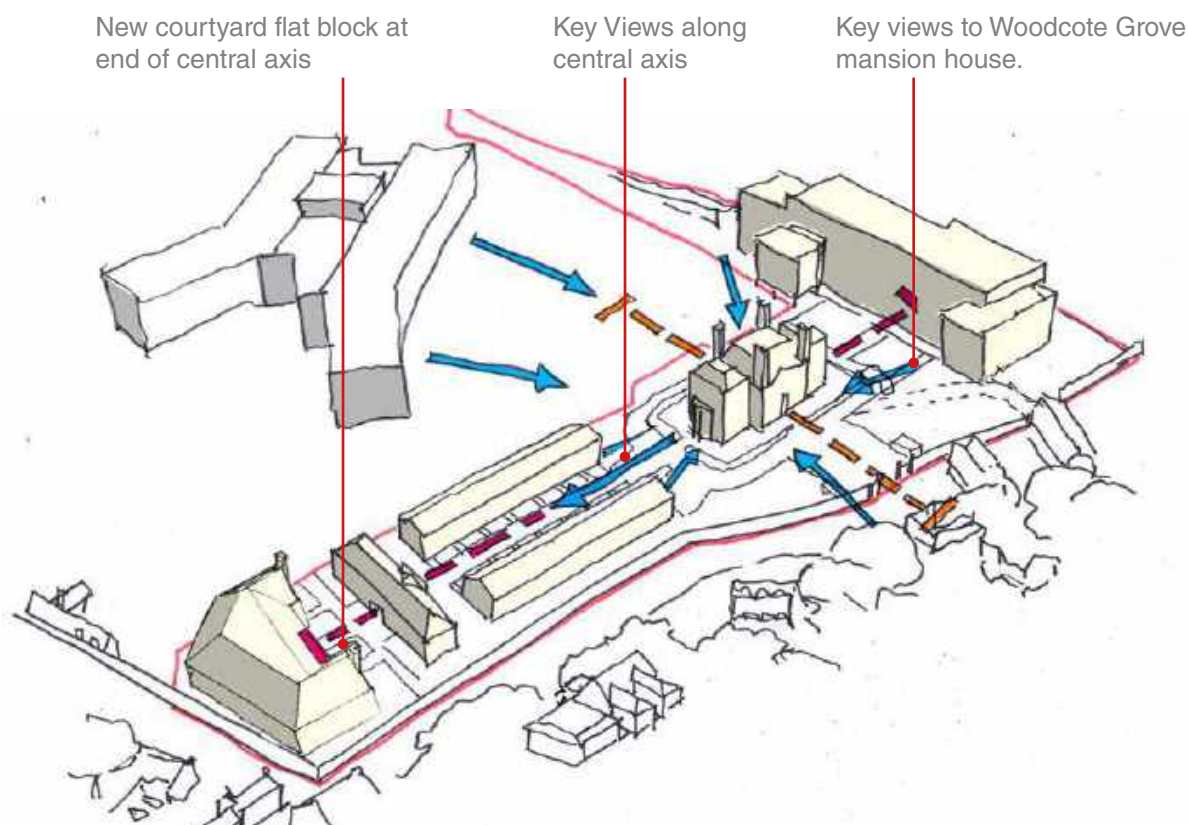


Diagram 1 - Key Axis and Site Views

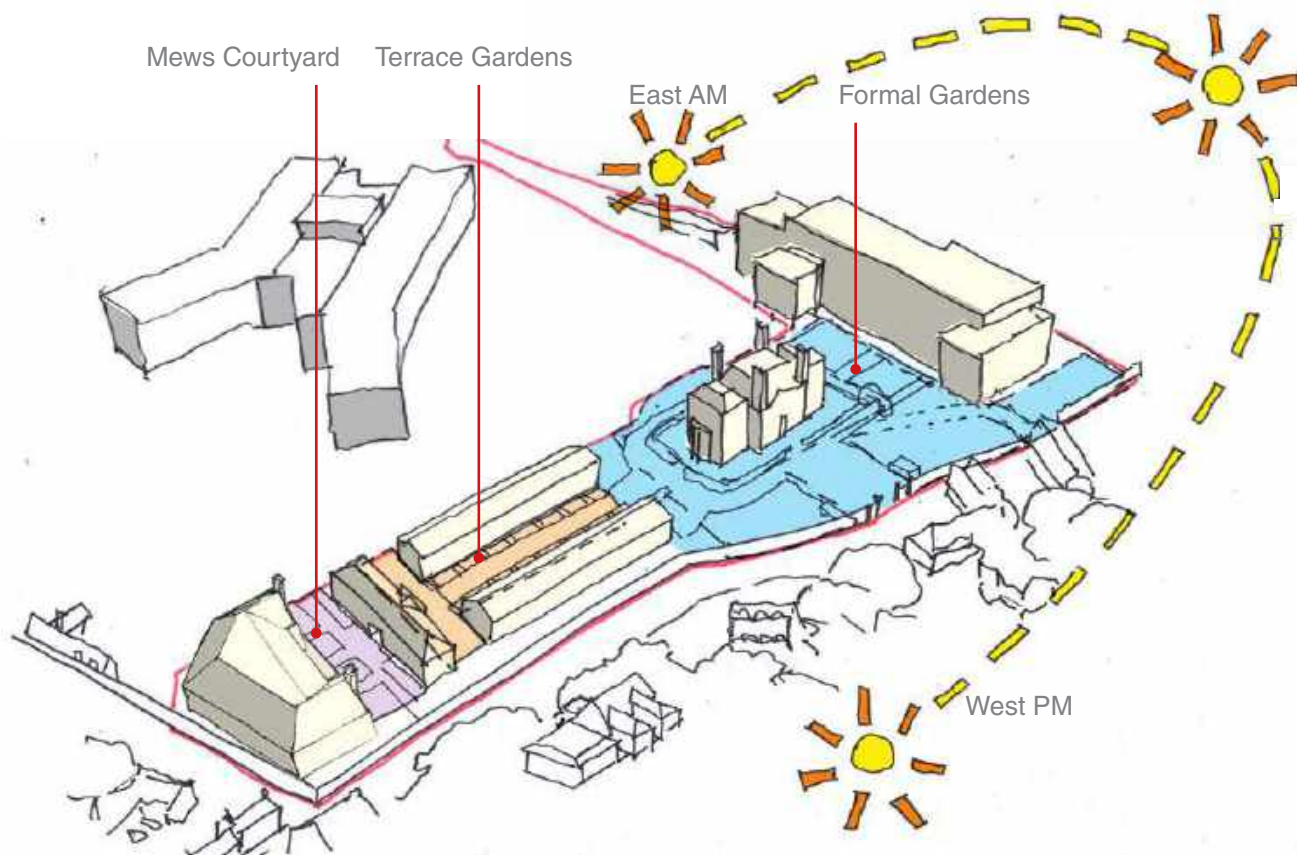


Diagram 2 - Area Phasing and Sun Path

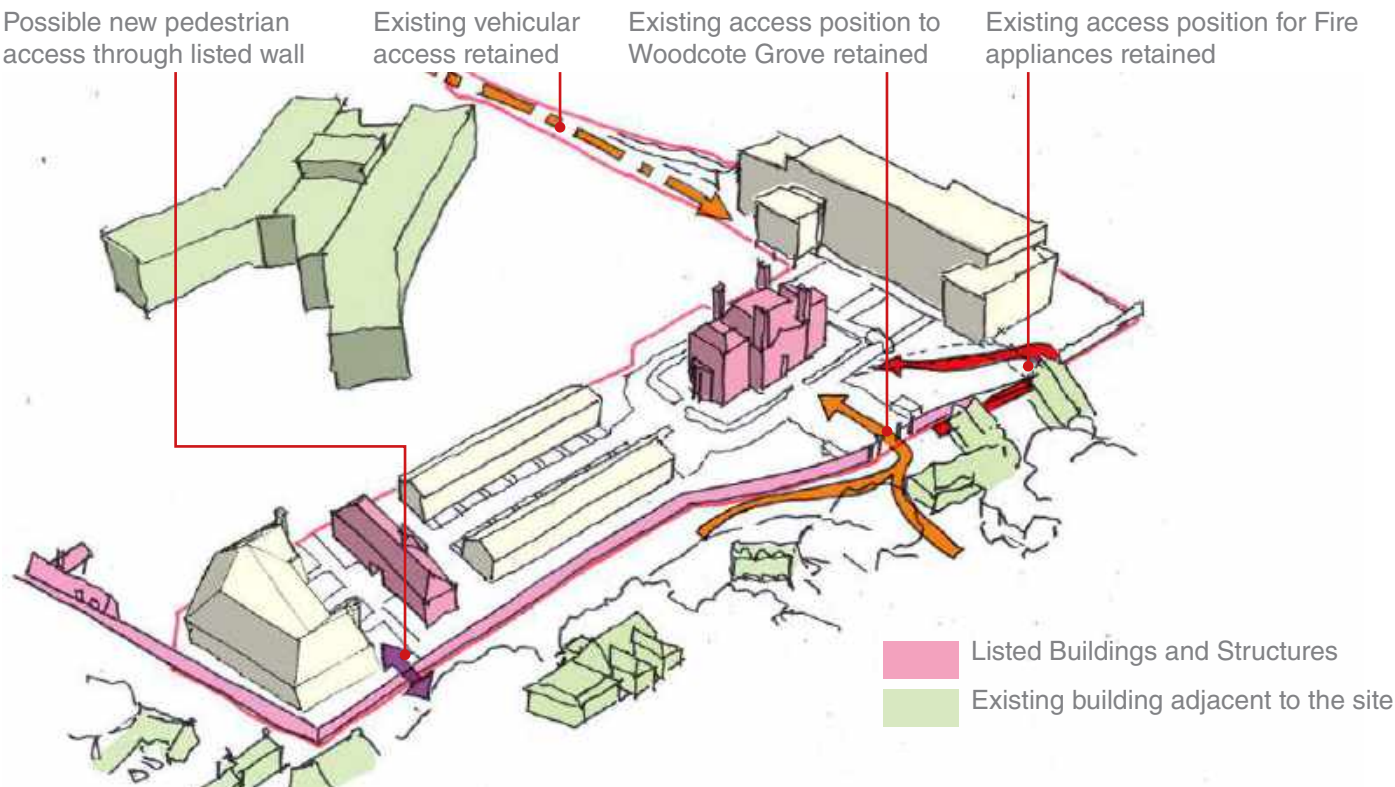


Diagram 3 - Site Access and Listed Buildings

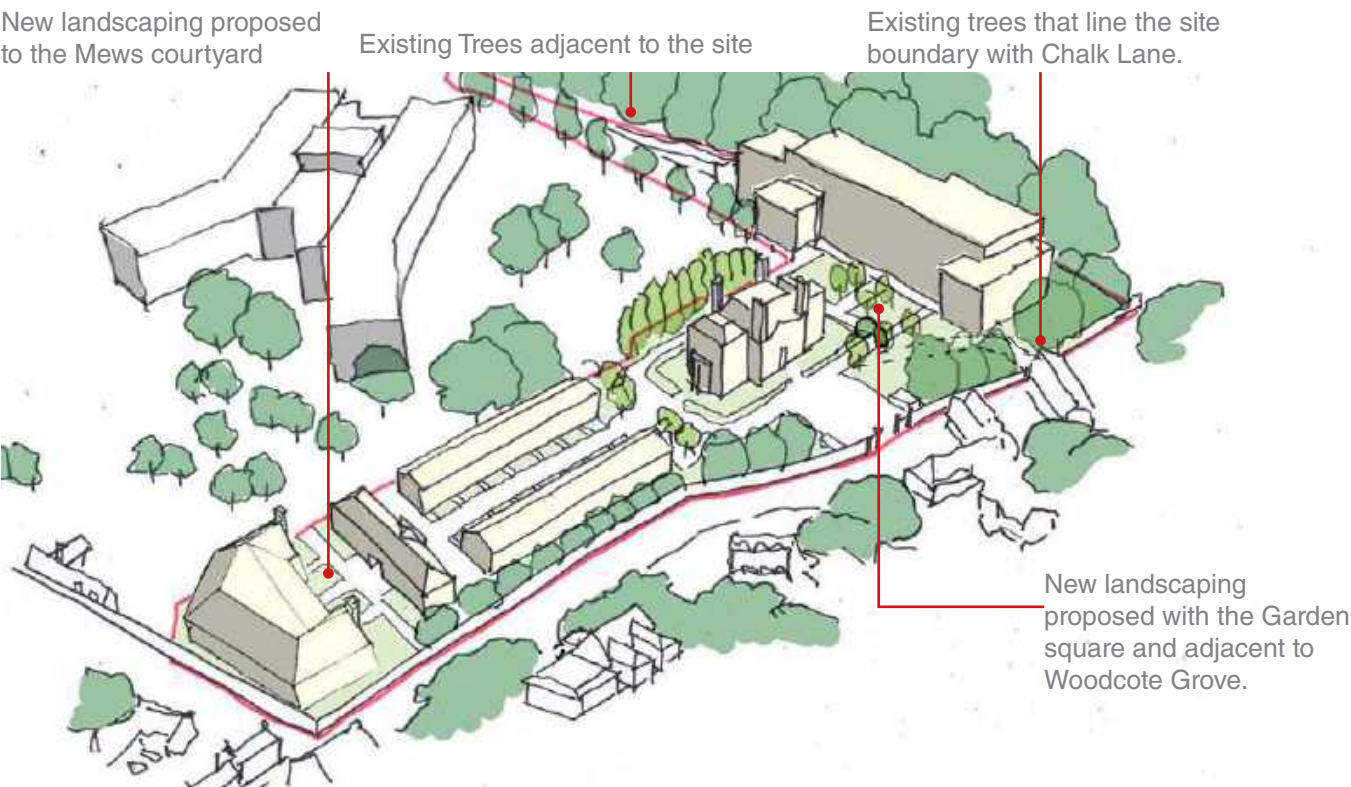


Diagram 4 - Site Landscaping and Vegetation

4.02 DESIGN DEVELOPMENT - MASTER PLAN

Master Plan

Developed through the evolution of massing and height the proposed new buildings have changed throughout the process with a variety of forms, heights and design solutions explored and discussed.

Utilising modelling and key views the design solutions have been tested to ensure the buildings have little or no impact on the heritage assets.

Key changes include:

Height - Building A tested at 2-3 storey, Building C between 2 -2.5 storey and Building F between 5-6 storey's

Footprint - Generally the buildings all sit within the footprint of existing buildings on site (to be demolished).

- Building A has changed to respond to constraints site lines, views from outside the site and to provide an inward facing aspect.
- Buildings C & D have been brought forward of boundaries increasing garden area and reducing driveways widths to ensure a mews is formed and to discourage parking, leading to a pedestrian led scheme.
- Building F has developed to provide additional wings to the building and resulted in a symmetrical layout.

Mass - Reduced throughout the development as a whole and in combination with roof design and height

2 storey horseshoe design

4 storey main block with recessed top



Birds-Eye view of development - Option 1

3 storey horseshoe design

Parking removed and access drive width reduced



Birds-Eye view of development - Option 2

3 storey angular building

Full 6 storey design



Birds-Eye view of development - Option 3

2 storey U-shape building

2.5 storey single sided mews housing

Stepped building ranging in height between 3- 6 storeys



Birds-Eye view of development - Option 4

4.03 DESIGN DEVELOPMENT - BUILDING A - STABLE MEWS

Building A - Stable Mews

Building A has undergone significant design development in order to respond to the street views, site constraints and provide a design solution which reflects the input throughout the consultation process. A key aspect throughout the process has been to retain a symmetrical facade to the front face after passing under the Coach House.

Key changes include:

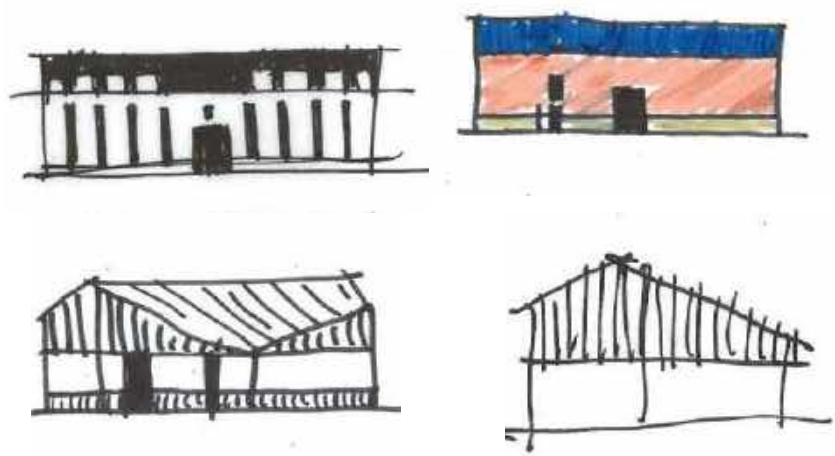
Building Form - At the outset Building A proposed a horseshoe design both symmetrical in plan and elevation, this has been developed to test an asymmetric plan, incorporating the roof into the overall form both at 2 and 3 storey. Responding to views and reducing overlooking onto Worple Road/ Chalk Lane, this has led to a 2 storey design with traditional features and form.

Roof Style - Tested a mansard roof, angled form and traditional pitched roof approach.

Massing - In conjunction with form the design has changed shape and mass to test incorporating roof into the floor plate and separating the roof from the body in a traditional design response.

Height - Tested at 2, 2.5 and 3 storey in design.

Amenity - A series of inset balconies with further courtyard space to the building frontage.



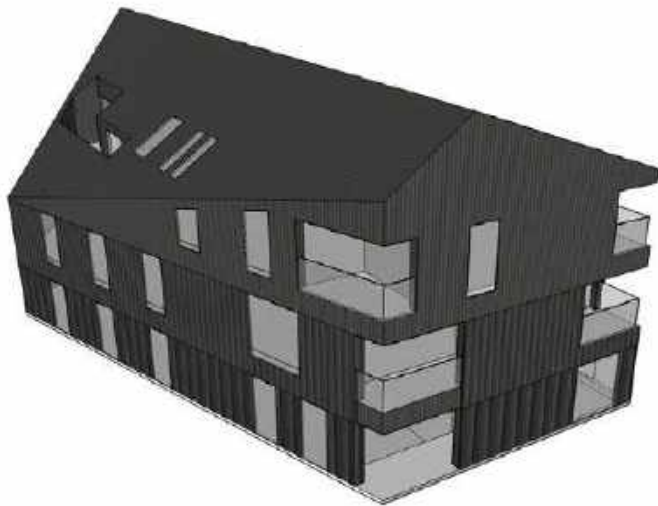
Building A - Mass and form sketch iterations



Building A - 2 storey with accommodation within mansard roof



Building A - 3 Storey form



Building A - Angular form responding to site boundary conditions



Key



Building A - Changes in height with 3 storey face internally



Building A - 2 storey in height with more traditional form and materials

4.04 DESIGN DEVELOPMENT - BUILDING B - COACH HOUSE

Building B - Coach House

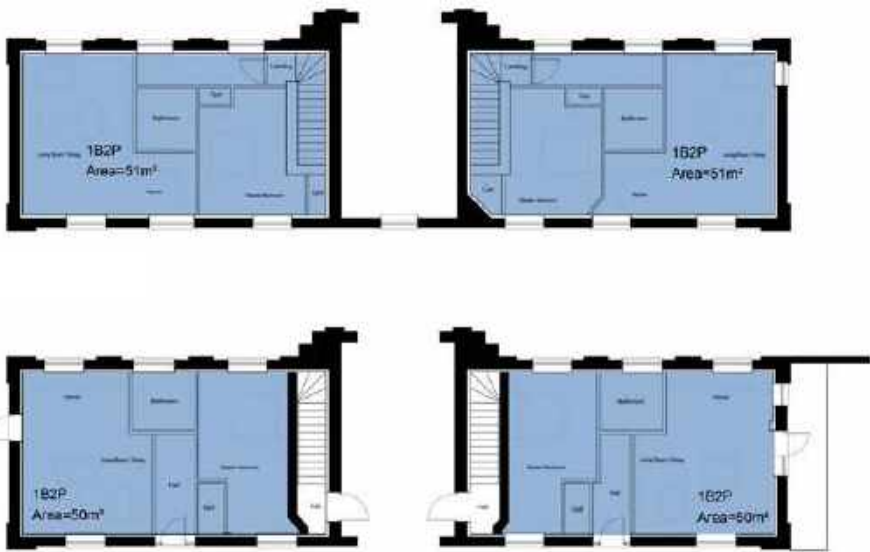
Developed through on-site discussions and exploration of the building fabric utilising historical data, photographs and surveys the evolution of floor plan and elevation treatment has changed accommodation proposals in order to provide the least intrusive response.

Throughout the development process the Coach house plans have changed minimally with any elevation amendments to be minor in order to enhance the historical fabric.

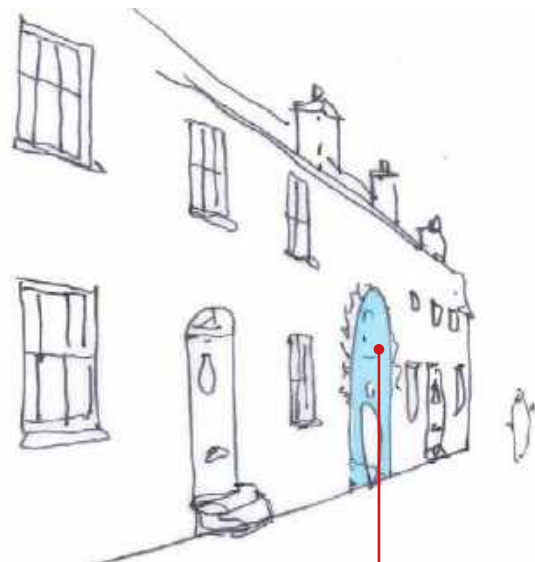
Key changes include:

Gates - The opening up of the existing gated entrance to provide a pedestrian connection

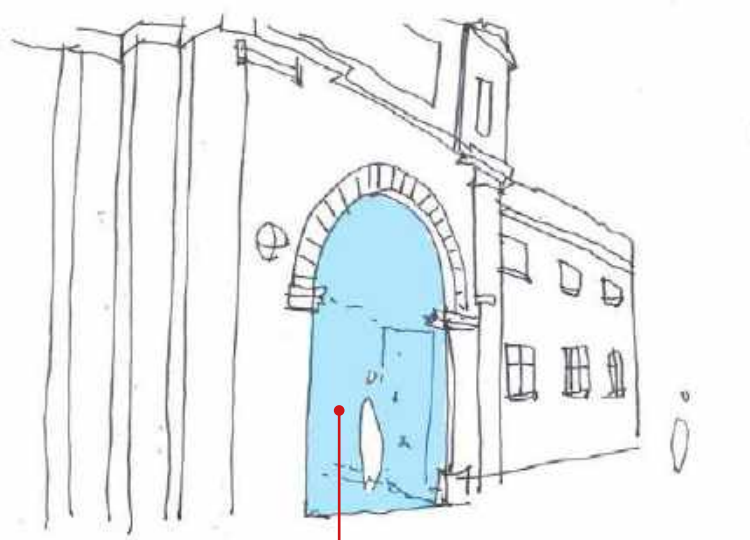
Layout - Internal configuration has been developed alongside the window positions



Coach House - Floor Plan Development



Opening up archway



Opening up archway



Retention of existing openings to serve proposed flats



Key



Removal of bricked arch to reinstate original openings.



Coach House - Boundary review

4.05 DESIGN DEVELOPMENT - BUILDING C & D - TERRACE

Buildings C & D - Terrace

The terrace housing design has developed in line with the master plan decisions which have included key views and opening up site lines to connect the listed buildings which are currently lost through the placement of existing buildings.

Rhythm, location of plot frontages, widths and scale have been developed in order to create a vista that is pedestrian led development.

Key changes include:

Building Form - Traditional banks of terrace housing sit either side of an access drive, creating a strong site symmetry and following contextual precedents. The team have explored a single sided run of housing however found this weakened site composition.

Roof Style - Traditional pitched roofs have been used with a shallow 35 degree angle to reduce its visibility on its surroundings.

Height - Tested at 2 and 2.5 storey in design

Amenity - Each unit benefits from rear garden. Building frontages are framed by small hard paved areas which provide a transition between public and private.



Initial sketch view exploring the relationship between Listed buildings



Sketch view looking towards Coach House



Key



Symmetrical plan form with rhythm created by repeated floor plate



Exploration of elevation design

4.06 DESIGN DEVELOPMENT - BUILDING E - MANSION HOUSE

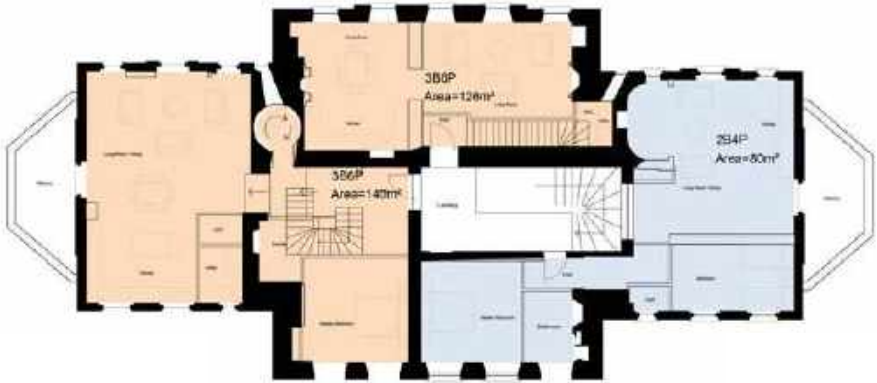
Building E - Mansion House

Following on-site discussions and exploration of the building fabric utilising historical data, photographs and surveys the evolution of floor plan evolution has been worked through with Epsom & Ewell Borough Council Conservation Officer with internal configuration changes and minimal elevation amendments in order to enhance its historical fabric, particularly when dealing with access between first/ second floor.

Key changes include:

Unit numbers - This has tested the delivery of 6-8 units with areas and separation defined by the retention of historic fabric

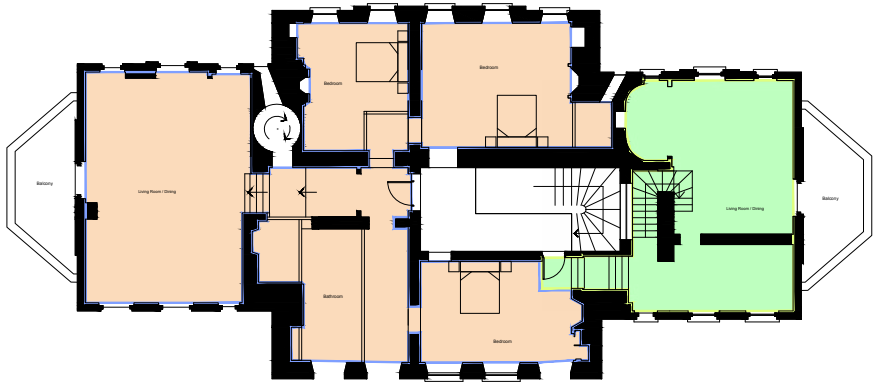
Staircase - The provision of a new stair case serving the second floor has been reduced to a singular point and in the least intrusive location.



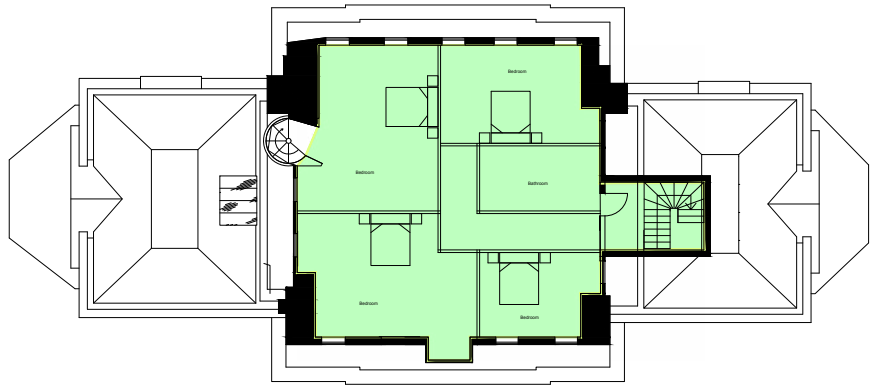
Option 1 - Accessing Second floor via 2 new private stair cases



Option 1 - Second Floor contains accommodation for 2no. apartments



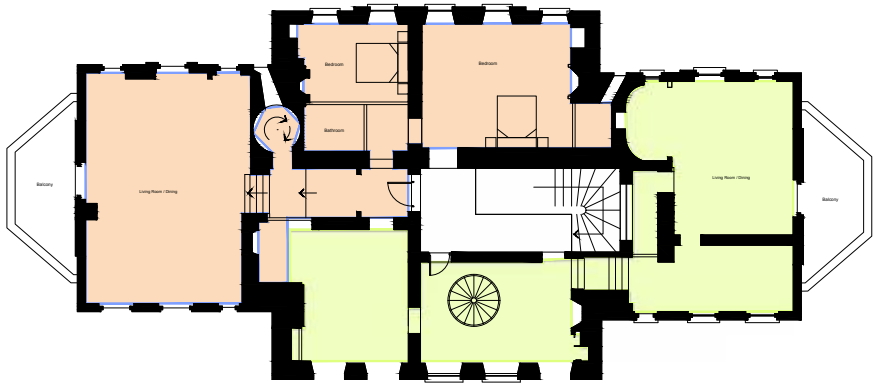
Option 2 - Accessing Second floor via 1 new private staircases utilising roof lantern as discussed during heritage investigations



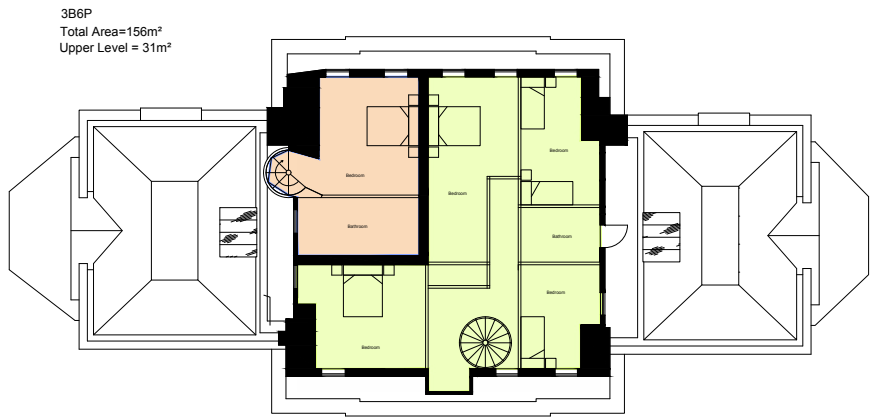
Option 2 - Staircase outside of current building fabric, serving 1no. apartment



Key



Option 3 - Accessing Second floor via 1 new private spiral staircases following design trait of existing access provision



Option 2 - Spiral staircase new and existing serving 2no. apartments

4.07 DESIGN DEVELOPMENT - BUILDING F - GARDEN SQUARE

Building F - Garden Square

Building F has evolved significantly throughout the development process with height, mass and proportions testing the relationship between roof and building. Plan form is generally in keeping with the with the existing building footprint only breaking this where symmetry is added to the layout.

Design development, testing and sampling are methods used to understand the proposed solution, with materiality discussed with Officers from an early stage.

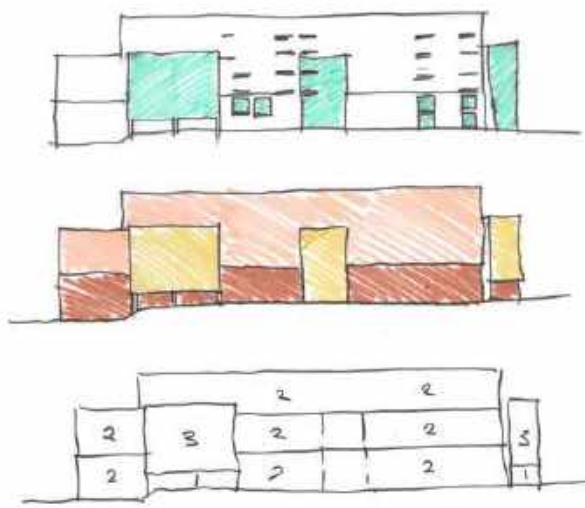
Key changes include:

Building Form - The footprint follows a similar base to the existing building (to be demolished) with steps in the plan responding to the site constraints.

Two wings were introduced into the plan balancing the overall symmetry of the site and framing the courtyard space and the relationship with the Mansion House.

Roof Style - Designed with flat, steeped, set back and mansard roof design the team have tested massing to provide an solution which relates to its contextual setting.

Massing - In conjunction with form and height the massing has been broken down through the use of roof form and reduced floor plates which distribute mass across the plan.



Building F - Sketch elevation testing



Building F - Approach from Ashley Road



Building F - Initial ground floor layout - central access position



Key



Building F - Recessed upper floors



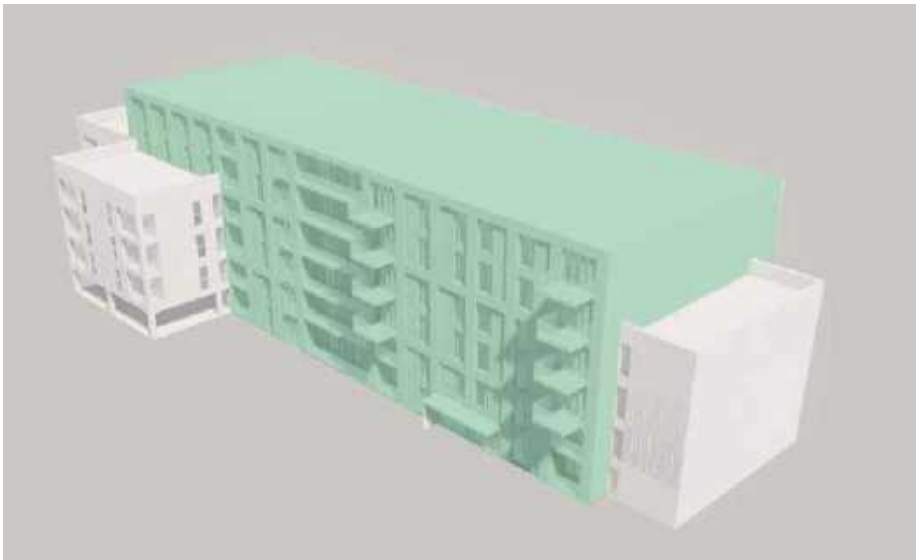
Building F - Full 6 storey design

4.07 DESIGN DEVELOPMENT - BUILDING F - GARDEN SQUARE

Building F - Garden Square

Height - Tested at 5-6 storey in design

Amenity - Provided in the form of inset balconies with further outdoor space to the building frontage



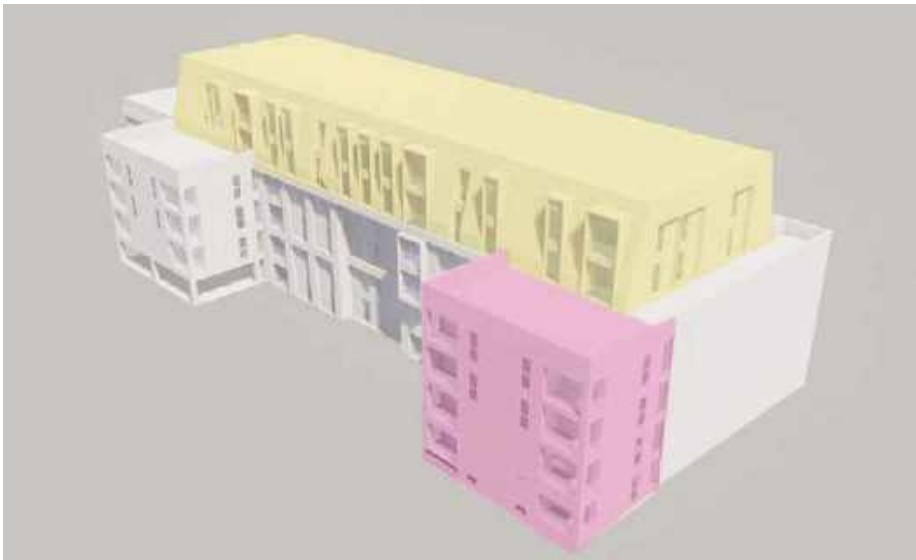
Building F - Full 6 storey's with single wing



Building F - 4 storey with upper 2 storey recessed



Building F - Designing with Mansard roof



Building F - Mansard roof with 2 wing design enhancing symmetry to layout



Key



Building F - Grid pattern applied to elevation



Building F - Steps in building heights to include transitions

4.08 DESIGN DEVELOPMENT - AESTHETICS & MATERIALS

Aesthetics and materials

Picking up on historical and existing development precedents the building appearance and design decisions reference historical ideas but with contemporary resolutions intertwining the design into its context.

Design development has been key to understanding the proposed solution, with materiality discussed with Officers from the outset.

Key changes include:

Proportions - Through the development of the elevations the analysis carried out on the context and in particular the Mansion House have led opening sizes and floor proportions to ensure regularity, symmetry and rhythm are brought through on the site.

Materiality - Developed alongside the building heights and mass, key materials of flint, brick and metal have been used to create a family of dwellings. New proposals are grounded by the use of flint with this used thoughtfully.

Visually lighter materials are used are then used on top to separate, body and roof these elements ensure there is no visual competition with the Listed Buildings.

Brick Tones - Lighter brick tones have been used to contrast the red brick used on many of the Listed Buildings/ Wall within the vicinity, this creates a clear separation between new and old while still complimenting one another.

Metal Colour - Existing colours of Epsom and in particular the Mansion House have been tested.

Openings - Balcony openings, panelling and windows vary to extenuate the verticality and add rhythm, pulling the design back into its context.



Building A - Form testing - Red brick with metal facade above



Building A - Asymmetrical form with single material wrapping facade and roof



Building C & D -Contemporary design solution



Building C & D -Terrace designed with strong rhythm



Building F - Review to integrate materials



Building F - Order added to elevation with mansard roof

5.0 CONSULTATION

5.01 CONSULTATION PROCESS

Consultation Process

A thorough and lengthy consultation process has been undertaken, with both the client and design team engaging with the local authority, consultees, councillors and local people.

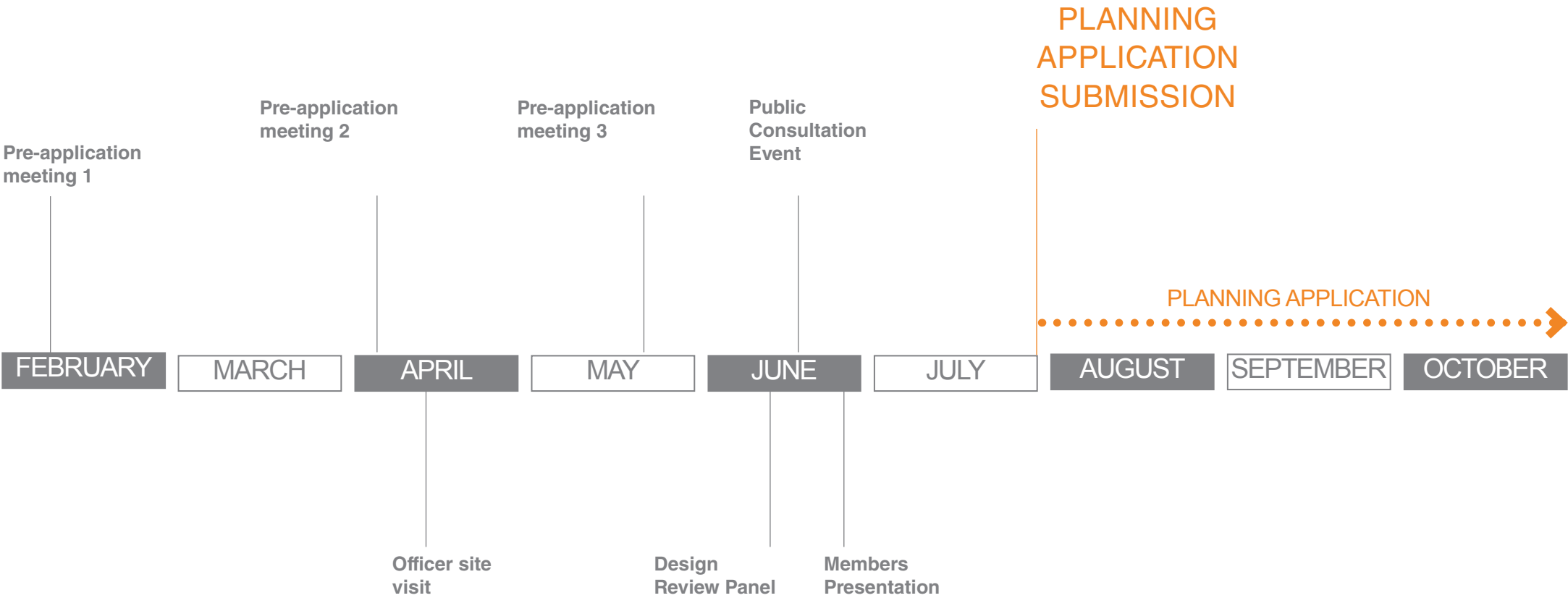
The client and project team have consulted with the council's Planning, Design and Conservation departments along with Council members and Design South East as part of a comprehensive pre-application process.

Through the process of consultation the design has evolved to take on board the opinions of those consulted. A summary of material presented at presentations with commentary and feedback are included in this section.

Working with the Council

The team have worked closely with the Epsom and Ewell Borough Council Planning Team, including regular conversations and 3no. pre-app meetings held 13th February 2019, 8th April, 23th May to review proposals and address issues prior to making a planning application.

These have also been supported by 1no. site meeting, 2no. members presentations, a design review panel and public exhibition with further details and responses found within the supporting planning statement and statement of community involvement.



5.02 CONSULTATION - PRE-APP 1

Pre-application meeting 1 - 13th February 2019

Key feedback:

- Test height of building A with increase of 1 storey - 3 storey in total.
- Explore height of building F with additional storey - 6 storey in total.
- Quality materials with colours to compliment existing buildings, light coloured brickwork.
- Contemporary architectural approach to complement listed buildings.
- Parking numbers to be driven by site potential with the scheme led by landscape design.
- Removal of courtyard parking and establishment of defined landscape setting to the front of building A.
- Review of access strategy both vehicular and pedestrian links through the development as a whole Main access from Ashley Road welcomed, traffic movements along Chalk Lane should be minimised where possible.
- Access drive between terrace housing to be reduced to 3.7m (emergency access only) discouraging parking overspill.



Pre-app 1 - Initial birds eye view of site



Pre-app 1 - Sketch Layout



Pre-app 1 - Approach from Ashley Road

5.03 CONSULTATION - PRE-APP 2

Pre-application meeting 2 - 8th April 2019

Key feedback:

- Test height of building A with full 3 storey design without mansard roof.
- Explore height of building F with full 6 storey's without any step in elevation.
- Review private amenity space for all units.
- Welcomed the introduction of courtyard spaces rather than parking.
- Review of internal layouts for flat blocks to minimise corridors.
- Block F grid approach on elevation lost across full facade and should be explored further. This should be tested in sketch form against the plan.
- A series of options to be explored for Woodcote Grove and the conversion into flats.
- Detailed landscaping review to be carried out to understand relationship with boundaries alongside the open boundary with Atkins.
- Inclusion of doorstep play space.



Pre-app 2 - Initial birds eye view of site



Pre-app 2 - Sketch Layout



Pre-app 2 - Building A - View from Chalk Lane



Pre-app 2 - Building C & D



Pre-app 2 - Building F

5.04 CONSULTATION - OFFICER SITE VISIT

Site meeting 3 - 16th April 2019

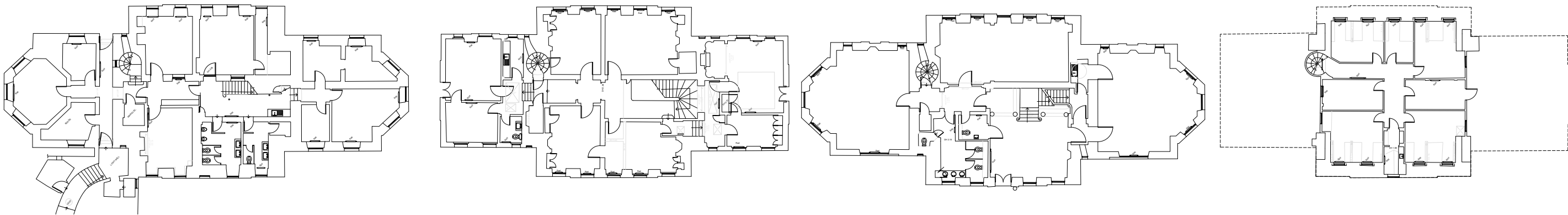
Meeting held on site at Woodcote grove Epsom with Epsom & Ewell Planning and Conservation Officers, client and heritage consultant, items included:

Key feedback:

- Building B - Agreed approach to open gates.
- Building B - layout option considered acceptable.
- Review of building E options, understanding internal configuration and placement of a new insertions. Only 1 new staircase to be provided within rear section of floor plan at first floor.
- Options for the location of play space - previously suggested location to the rear of block F is no longer considered suitable.
- Review of existing trees and hedgerows with these retained where possible.
- Possible opening within listed wall providing pedestrian entrance between Chalk Lane and courtyard to the front of building A discussed with Conservation Officer. Team asked to locate this within the north west corner of the plan close to Worple Road.



Site Visit



Mansion House- Existing Floor Plans reviewed on site

5.05 CONSULTATION - PRE-APP 3

Pre-application meeting 3 - 23rd May 2019

Key feedback:

- Overall layout amendments and inclusion of additional wing to building F seen as a positive adding symmetry to the site although these protrusions should be reduced.
- Mansion House - option 3 (see pre-app document) is the preferred solution and should be taken forward. Main staircase within the first floor level will need to be enclosed and incorporated within unit to include glazing.
- Terrace of houses work to frame the layout and are considered acceptable. Design to explore landscape delineation between public/ private front courtyard areas.
- Building A design with the asymmetrical profile is received positively, the reduction of height towards Worple Road is encouraged.
- Materials for buildings need to be consistent and variety of materials is not encouraged.
- Building F - Taking cues from mansard roof design and precedent studies shown is encouraged. The elevation and facade treatment should include a readable pattern through all floors. More brickwork is encouraged, helping to break up the elevation.
- Roof materials are considered suitable in principle but suggest that alternative materials are introduced to break up the roof scape.
- Confirmation of new pedestrian access point from Chalk Lane is required to ensure the character of wall is preserved. The design and size should match the openings found on the listed cottages on Worple Road.



Pre-app 3 - Initial birds eye view of site



Pre-app 3 - Building A - View from Worple Road



Pre-app 3 - Building F

5.06 CONSULTATION - DESIGN REVIEW PANEL

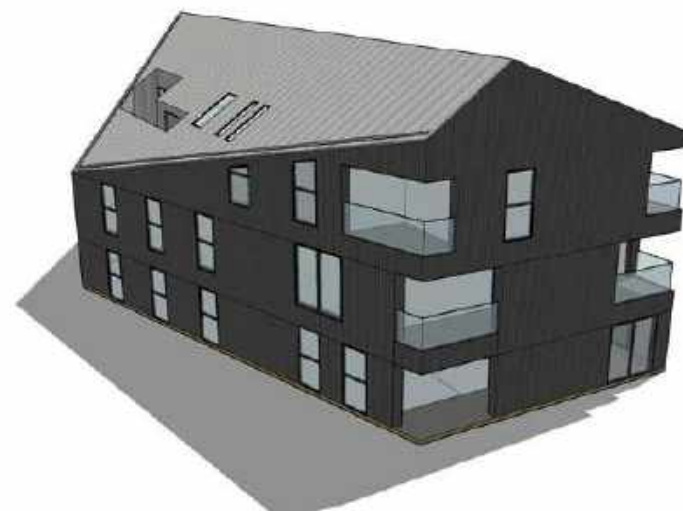
Design Review Panel - 11th June 2019

Key feedback:

- Agree with the removal of existing non-listed buildings on the site in order to improve the setting of heritage buildings and feel that the conversion of the Mansion House and Stable Block into residential use works well in the internal layouts shown.
- The arrangement and strategy of the development is sensible with building blocks in the right place.
- The development requires a stronger response to its context which should be reviewed against materiality
- Building forms must fall secondary to the spaces and landscape created in-between them
- Concept of the three new buildings (Courtyard Mews, Terrace, and the Garden Square) set amongst the grounds of the two Listed buildings is a sensible. The new buildings should be further unified with a stronger sense of togetherness as a family of new buildings.
- The contemporary material and detailing is justified in this setting, selecting materials referencing the local palette and geological land forms characteristic to the Epsom area.
- Building A - To be reviewed as a shallower plan with single depth and arranged as a courtyard to terminate the axial view from the Mansion House. Block A could be read very much in partnership with Block F, as a 'mother and child' relationship.



Building F - Initial sketch



Building A - Form and massing



Buildings C & D - Contemporary housing with material to match building A

5.07 CONSULTATION - PUBLIC EXHIBITION

Public Exhibition - 18th June 2019

Key feedback:

Layout

- Little comments made in relation to the layout.

Building A

- Residents raised concerns regarding height of building - which should be lowered.
- Many felt the contemporary design was in contrast to the traditional context and the design should be more in keeping both visually and in material selection.

Building B & E

- Residents raised no or little concern regarding the conversion of these.

Building C & D

- Residents raised no or little concern regarding the height of the design, which felt in keeping with the surrounding buildings, thought should be given to materials.
- Design approach was welcomed and considered sympathetic in elevation response

Building F

- Residents raised concerns regarding the height and scale of the design, particularly where the building faces Chalk Lane - This has subsequently been lowered.

Parking

- Residents expressed a need to increase parking in relation to unit numbers.

Please refer to the Planning statement for a full breakdown of feedback.



5.08 CONSULTATION - MEMBERS PRESENTATION

Members Presentation - 27th June 2019

Key feedback:

- Overall access proposals and pedestrian connectivity between Ashley road and Chalk Lane to be developed to ensure public access can be maintained connecting Epsom.
- Parking numbers to be reviewed against unit numbers with these increased where required.
- Building A - Changes received positively.
- Building C & D - Welcomes relationship with run of terrace and appreciated the response to character and appearance of the local area.
- Building F - Options for stepped building considered and presented however mansard roof option preferred.



Building F - Initial sketch



Birds Eye View of design options in response to Design Review Panel



Building A - Reduced form in response to DRP and Public Exhibition

5.09 CONSULTATION - CONCLUSIONS

Conclusions

In conclusion the consultation process has been structured and informative, the PPA process involved regular consultation with Officers, Consultee's, Councillors and the general public.

With the PPA in place the applicant involved community members and listened to their comments, re-designing and evolving the scheme following feedback.

Overall the extensive process has included in-depth Pre-app meetings with Planning Officers, Conservation Officers and Design South East. These were held at Epsom & Ewell Council Offices and on-site to ensure the team could fully engage with the project utilising a plethora of material and software to explore the designs.

Following the submission of the application, the design team will continue to work with Epsom & Ewell Council and their Officers.



Section through site looking north-east

5.0 LAYOUT

5.01 SITE LAYOUT

A - Stable Mews

- New build block - 8no. flats
- 2 storey
- Replaces similar footprint of reprographics centre

B- Coach House

- Existing 2 storey Coach House (Grade II listed) converted into 4no. flats
- Reinstated central archway opened up for pedestrian access.

C&D - Terrace

- 2 new mews terraces - 14no. dwellings
- Primary living spaces address central driveway.

E - Woodcote Grove

- Existing mansion house (Grade II* listed) converted from present offices into 7no. flats.

F - Garden Square

- New build block - 82no. flats
- 6 storeys

Parking

- Building F includes an undercroft level for 63no. spaces (including 12no. disabled parking spaces)
- 32 spaces distributed elsewhere on site (including 2no. disabled parking bays)
- 95 parking spaces in total.



Site layout

5.02 BUILDING A - STABLE MEWS

Building A – Stable Mews

The proposed Stable Mews building sits in the location of the existing Atkins reprographics centre providing 8 dwellings in total.

The building is asymmetrical in plan, responding to the Listed wall along Worple Road. The building face into the is designed to read symmetrical ensuring that the main entrance is directly in line with the arch way of the Coach House and book ends the sites pedestrian and visual axis.

The U-shape configuration with 4 units at each floor responds to the site constraints and hugs the proposed new courtyard.

Two storey's in height with a traditional form and mass the buildings roof line and eaves levels relates comfortably to its neighbours. Chimney's add interest to the elevation while adding to the skyline.

Private amenity space is provided in the form of patio areas for ground floor flats and a series of recessed balconies at first floor. The courtyard to the front of the building creates a shared amenity space and feature integrated seating and landscaping.

A new proposed access gate to Chalk Lane through the Listed wall is proposed adjacent to the proposed courtyard, offering access and glimpsed views to passing pedestrians.



Building F - Ground Floor Plan



Building A - First floor Plan



Key

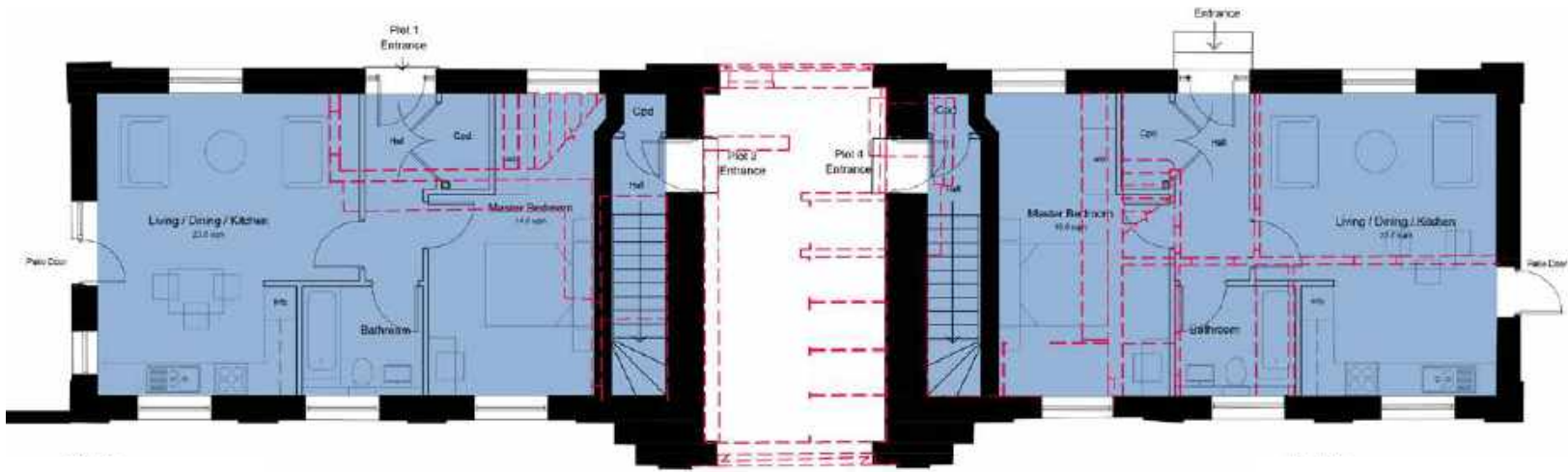
5.03 BUILDING B - COACH HOUSE

Building B – Coach House

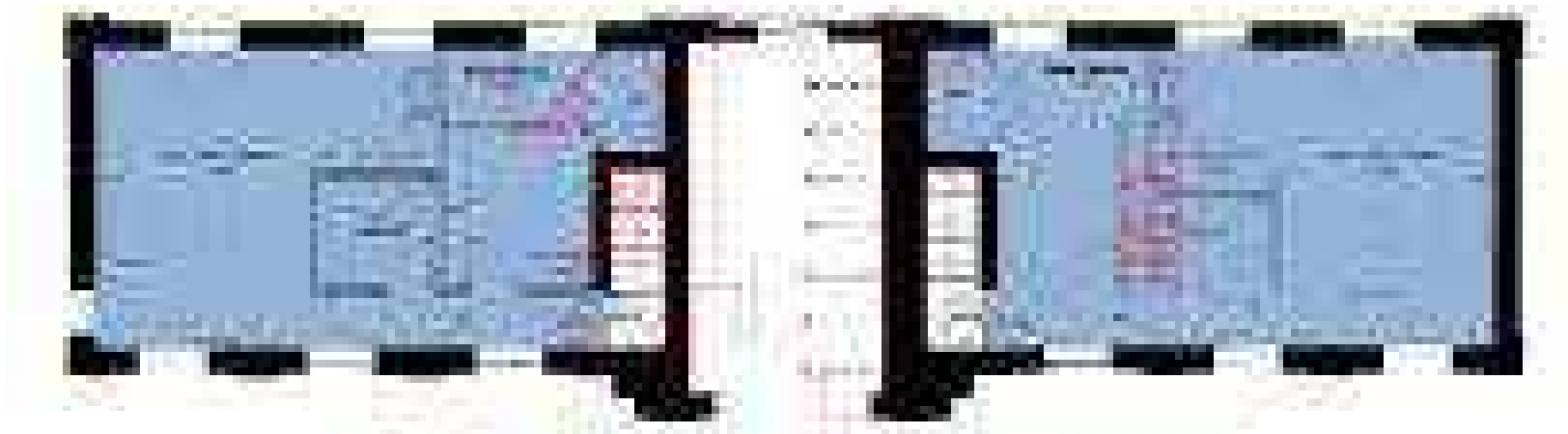
The proposed Coach House is a Grade II Listed formed Stable Block currently being used as a office. It is proposed that the building is converted into 4no. 1 bedroom flats.

As part for the overall site improvement works it is proposed the central archway will be opened allowing pedestrian access to the Stable Mews beyond.

Due to the historic nature of Woodcote Grove and the Coach House, extensive discussions have been held with Epsom and Ewell Planning and Conservation Officers in order to sympathetically convert the buildings into spacious flats whilst retaining as much historic building fabric as possible.



Ground Floor Plan



First Floor Plan



Key

5.04 BUILDING C & D - TERRACE

Buildings C & D – Terrace

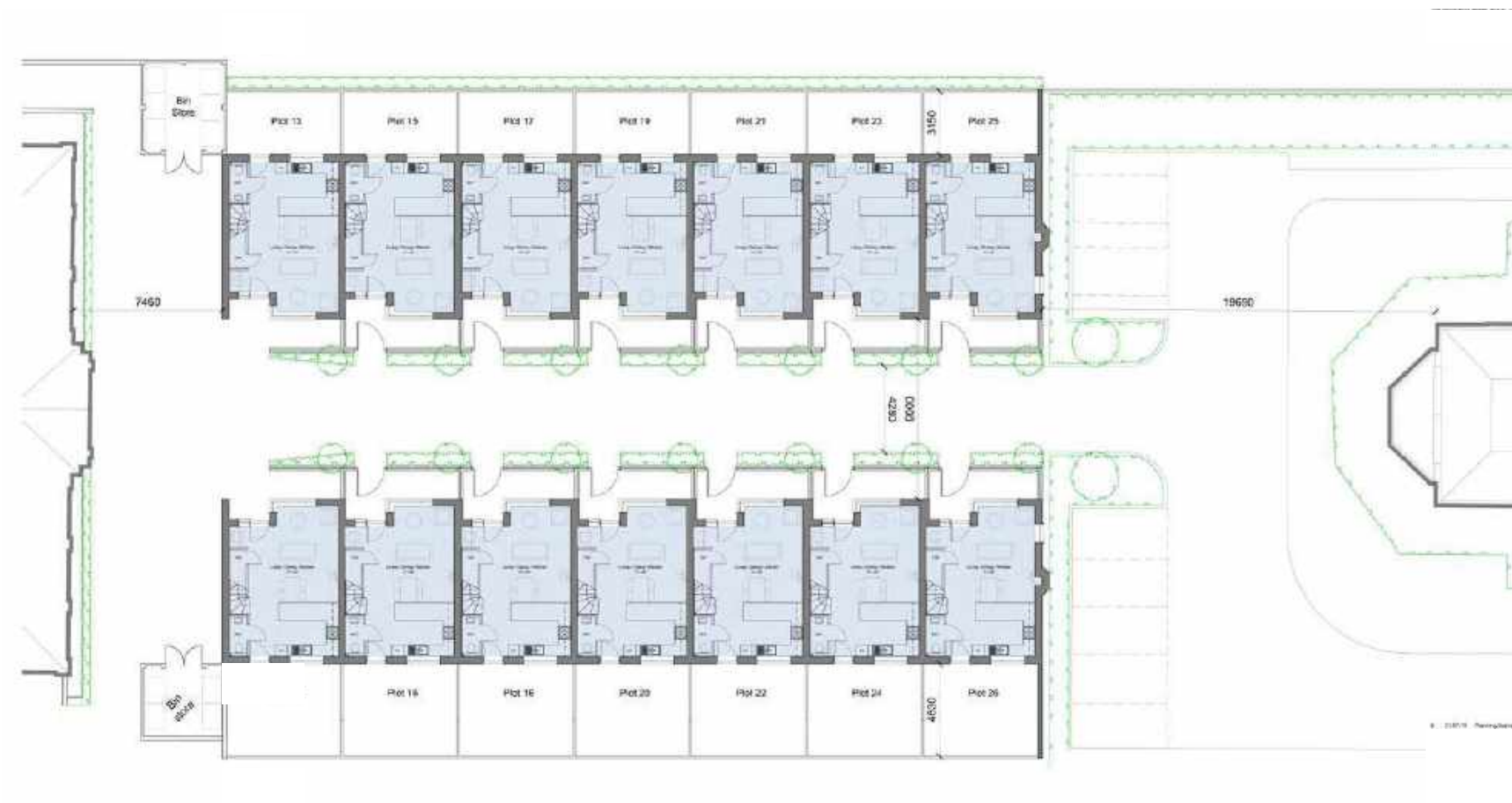
The proposed Terrace sits in the location of the existing Atkins Conference centre providing 14 dwellings in total across 2 runs of 7no. 2 bedroom houses.

The 2 runs of terrace are linear in form and are designed to frame the pedestrian route and visual axis between Woodcote Grove and the Coach House.

The form of the buildings reflect the local vernacular within the Chalk Lane conservation area and in particular pick up key characteristics of the Durdan's Estate and the stable blocks.

Designed at two storey's in height the buildings roof line and eaves level relates comfortably to its neighbours. Chimney's break the roof scape and vertically denote each dwelling.

Private amenity space is provided in the form of gardens to the rear and small patio areas to the front space providing an area of separation between public and private



Ground Floor Plan



Key



First Floor Plan

5.05 BUILDING E - MANSION HOUSE

Building E - Mansion House

The proposed Mansion House is a Grade II* Listed formed Mansion currently being used as a office. It is proposed that the building is converted into 7no. flats in total.

Sympathetic to the historic building fabric the overall design and layout of the flats has been developed to ensure the character of the building is maintained. At basement level significant changes over the last decades has hidden many of the historic elements as a result the proposed layout removes a significant amount of partition walls to reinstate the open layout and increase day light.

The integrity of the ground floor and first floor plans have been maintained with the retention of all main structural walls utilising the large doors/ openings as entrances into the flats.

Existing access to the second floor is currently provided via a single spiral staircase, which provides an unpractical solution to connecting floors, as result an additional staircase is proposed to the rear of the plan in the most sensitive location

Due to the condition of Woodcote Grove, site visits and discussions have taken place with Epsom and Ewell Planning and Conservation Officers in order to ensure the most suitable option for conversion is provided.



Mansion House - Basement Floor Plan



Mansion House - Ground Floor Plan



Mansion House - First Floor Plan



Mansion House - Second Floor Plan



Key

5.06 BUILDING F - GARDEN SQUARE

Building F – Garden Square

The proposed Garden Square building sits in the location of the existing Atkins office building providing 82 dwellings in total.

The building is symmetrical plan, forming a bookend to the site layout, framing the Mansion House and grounds around it while also terminating the site pedestrian and visual axis.

The U-shape configuration with 2 wings responds to the site symmetry and hugs the proposed new courtyard.

The building is six storey's in height with a main 4 storey element and upper 2 storey mansard roof a prevalent roof design with the conservation area and on the neighbouring Mansion House.

The building footprint and courtyard conceals a basement car park which utilises the change of level across the site this ensures the majority of the car parking is out of sight; areas for cycle parking and plant are also provided at basement level.

The public interface at ground floor level includes 2 main cores each with generous entrance lobbies. A typical floor layout follows up through the building with accommodation above the wings and within the mansard roof reducing where the built form diminishes.

Private amenity space is provided in the form of patio areas for ground floor flats and a series of recessed balconies for units at first floor and above communal patio decks are usable at third and fourth floor. The courtyard to the front of the building creates a shared amenity space and area for play space.



Ground Floor Plan



Typical Floor Plan



Key

6.0 USE

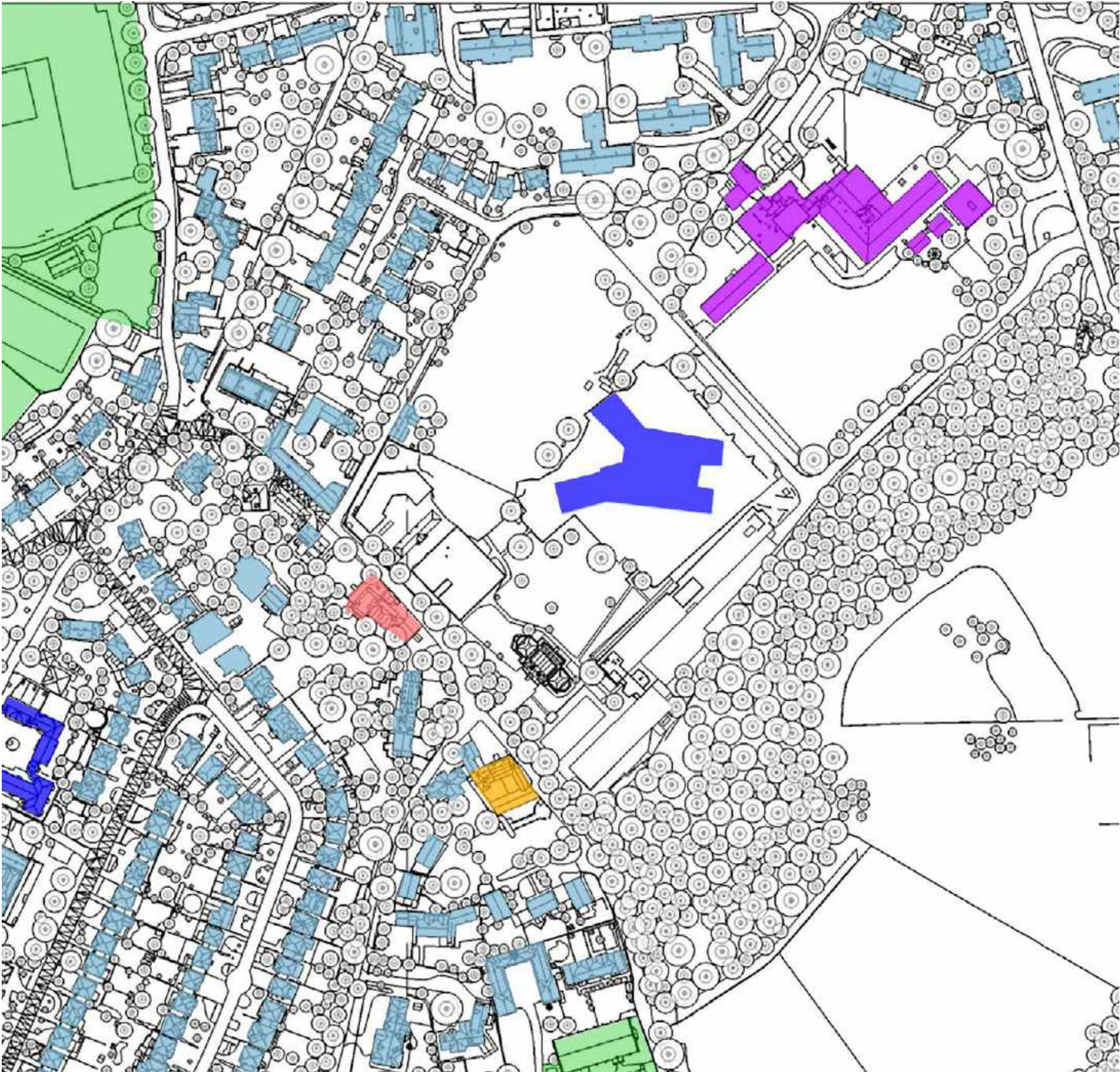
6.01 USE

Site Use

The proposal changes the use of the site from business (B1) to residential (C3). The proposal consists of 115 dwellings.

The application site will be used to provide a varied mix of appropriately sized residential dwellings which include a series of 1, 2 and 3 bedroom homes. In addition the site will be designed with parking for 95 cars (including 14 disabled parking bays) and appropriately sized public / private amenity space where the proposed community can take advantage of seating and structured planting.

- Key:
- A4 - Drinking
 - B1 - Business
 - C1 Hotels
 - C3 - Dwelling
 - D1 - School
 - D2 Assembly and leisure



Use Classification

7.0 AMOUNT

7.01 AMOUNT

Amount & Density

The proposed scheme is for a total of 115 dwellings including:

- 32no. - 1-bed two person flats
- 8no. - 2 bed three person flat,
- 54no. 2-bed four person flats
- 14no. - 2 bed four person houses
- 6no. - 3-bed five person flats
- 1no. 3-bed six person flats

Of which a percentage will be shared ownership and affordable rent.

The development includes a two access points with the main access point via Ashley Road providing parking for 63no. car spaces including 12no. wheelchair accessible spaces within the basement of block F and 32no. car spaces including 2no. wheelchair accessible parking spaces at ground level.

The gross site area is 1.24 Hectares, which results in a density of approximately 92 dwellings per hectare overall; this includes the public realm improvements, access road, public amenity space and landscape buffers.

This density is considered wholly appropriate for the site position given the requirement to make an appropriate use of developable land.

Total cycle storage numbers have been provided on site in excess of Epsom & Ewell Design Standards, provided within the basement of block F and across the layout within secure stores.

Unit Type Schedule						
Block	1B2P	2B3P	2B4P	3B5P	3B6P	Total
Block A (Stable Mews)	0	0	6	2	0	8
Block B (Coach House)	4	0	0	0	0	4
Block C&D (Terrace)	0	0	14	0	0	14
Block E (Woodcote Grove)	0	0	2	4	1	7
Block F (Garden Square)	28	8	46	0	0	82
Total	32	8	68	6	1	115

8.0 SCALE

8.01 SCALE



Long section through proposal site

Scale

Both height and footprint have been carefully considered in the design response whereby reference has been taken from the local context to present a series of buildings which step in height from 2 storeys to 6 storeys in height. The lower scale of 2 storey's is presented towards Worple Road where surrounding building heights and uses are comparable to the proposal.

The new proposals of Building A (Stable Mews), Building C & D (terrace) are traditional in design approach with 2 storey accommodation and pitched roofs.

As the development extends towards the south eastern edge adjacent to the woodland building F presents itself as a 6 storey building with steps in height dependant on its relationship to boundaries. The southern wing sits at 3 storey's while the northern edge terminates at four storey's where the body of the building ends, a 2 storey mansard sits atop with a series of contemporary dormer windows.

Footprint and scale maximise distant views towards the sites Listed assets with height used in appropriate locations. The axial arrangement of spaces and U-shape building forms of buildings A & F provide a strong sense of enclosure within the site framing the courtyard spaces.

Principle elevations have been carefully considered to ensure a relationship with both the neighbouring residential properties, Atkins headquarters and the tree belt to form a series of flat blocks and housing which picks up on the local vernacular, responding to its context and in response to discussions with the Epsom and Ewell Officers.

Balconies are provided as part of the requirements for private amenity space while adding depth to the elevation by punctuating the elevation.

The approach to the scale and massing of the built form increases the individual identity of the site, creating prominent visual references for the development when accessing the site via Worple Road, Chalk Lane and Ashley Road.

With the inclusion of a high quality design response that achieves no overlooking or shadowing issues and has a complementary effect on the immediate surrounding built form, the proposal provides a bespoke and sensitively designed residential scheme.

9.0 APPEARANCE

9.01 ARCHITECTURAL APPROACH

Architectural Approach

The architectural approach to the proposed buildings has been strongly influenced by the existing architectural language within Epsom and in particular the historical references and local context both of listed assets and future development of Atkins Headquarters

Epsom and in particular the sites location has an array of built environment from historic developments such as the Mansion House to more contemporary metal and glass structures such as the Atkins Headquarters; all within close proximity to one another. Over a number of century's Epsom has developed architecturally through changes in materials and styles which is most evident along the High Street to form a mix of styles that have influenced design.

The scheme proposes a contemporary solution which harmonises the traditions of the past, using the grandeur and massing at building level and material palette that is designed to fit in with the contextual setting of the site.

The elevation approach responds to the diminishing priorities within the elevation composition of the historic core and explores a transition between building and roof. By developing a rational approach to the elevation the family of buildings have been brought together both in materiality and elevation to create a coherent design response.

An underlying architectural style will permeate the proposed dwellings, characterised by deep and generous window proportions, a varied but cohesive use of traditional materials at building level but with a more contemporary metal cladding used as roofing and panelling system with grey tones used to match slate roofing referencing Epsom both new and old.

The common architectural language will follow through to the external materials, with boundary walls, hard surfacing and fencing primarily of the historical estate development, all common through the scheme.

Detailing will be specific to material use and will create an underlying 'Development identity' that ties together the proposed buildings within a landscape setting.



Initial sketch proposals and thoughts

9.02 PROPOSED ELEVATION REFERENCES

Elevation references

Further to the extensive historical analysis carried out the development proposals have taken key and established historical principles to develop new contemporary solutions.

Framed Views



Contemporary reference

Diminishing Scale

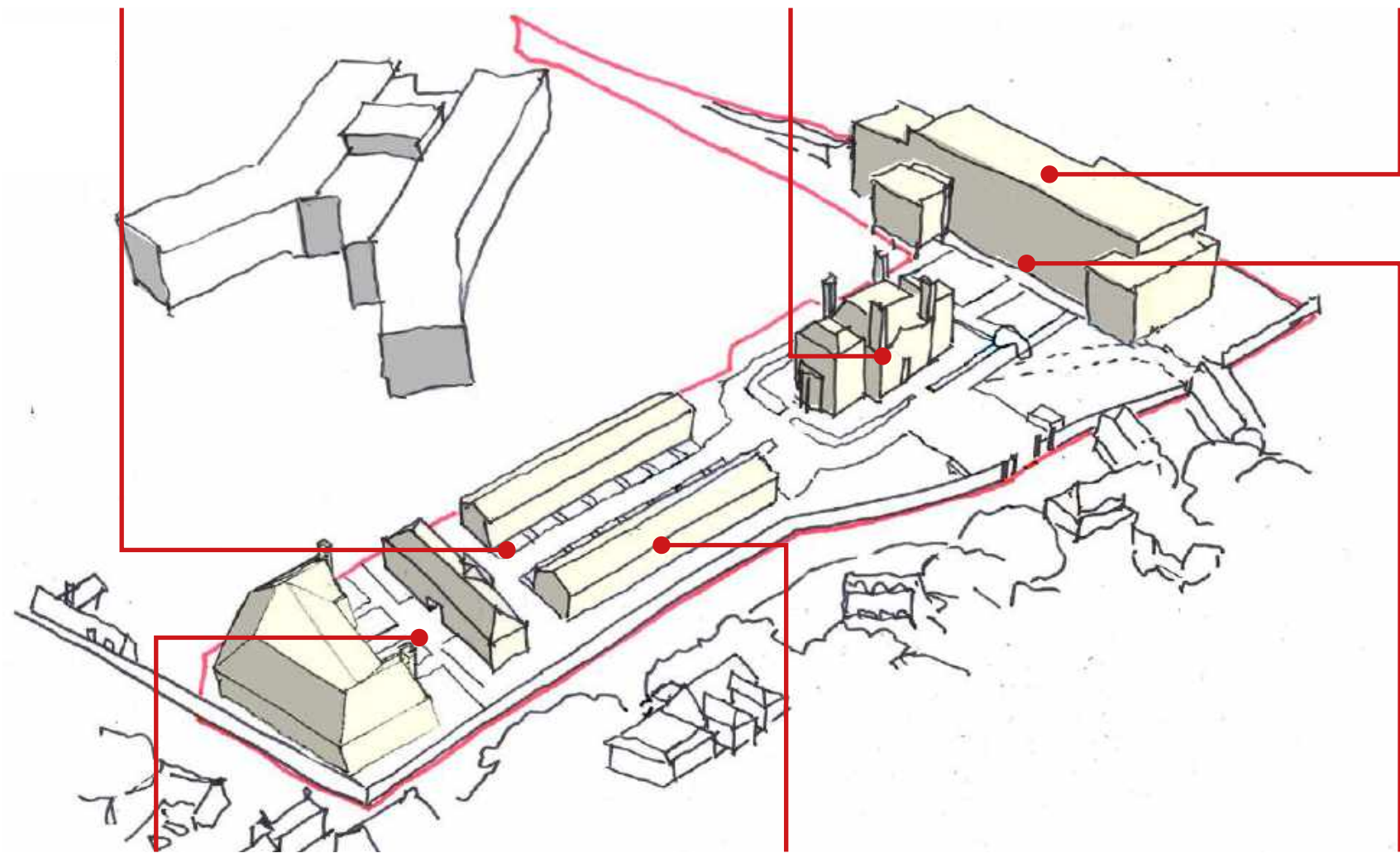


Contemporary reference

Mansard



Contemporary reference



Courtyards & Gardens



Contemporary reference

Mews Development



Contemporary reference

Changes in material



Contemporary reference

9.03 PROPOSED MASTER PLAN



Birds eye view of development



Building A - Terrace Mews



Building B - Coach House



Building C & D - Terrace



Building E - Mansion House



Building F - Garden Square

9.04 BUILDING A - STABLE MEWS

Building Form & Scale

The final building form has continued the evolution of the design process with the final outcome one reduced in size responding to views, bulk and mass ensuring the final proposal is of the highest design quality.

Shape - Asymmetrical U-shape plan.

Width - The building width has been reduced responding to the tree constraints.

Roof - The overall roof is now simplified traditional pitched form. The approach to the roof responds to the context on Worple Road and the approach view from Chalk Lane.

Height - 2 storey solution - reduced from previously shown 3 storey design. The entrance has been expressed to add grandeur.

Mass - Building footprint has been spread to enclose the courtyard with the lowering of the roof adding to this.

Materials - The building is predominately brick faced with small sections of flint work marking entrances, prevalent across the Chalk Lane and Worple Road conservation area. The proposed roof material is a slate which again responds to its setting and neighbours.

With this evolution and traditional design approach to mass and form the design solution results in a comfortable design outcome.



Building A - Sketch Visual

9.04 BUILDING A - STABLE MEWS

Elevation - A symmetrical design approach adds order to the front facade with balconies at first floor helping to reduce bulk and mass.

Large gable ends with feature chimney breast are used to add prominence to the building.

At ground level units benefit from front and rear patio areas with these located behind the communal courtyard space. Planting frames these spaces.

Views

Throughout the design process views from Chalk Lane and Worple Road have been tested to understand the visual impact of the building both in appearance and materiality.



Building A - Front Elevation



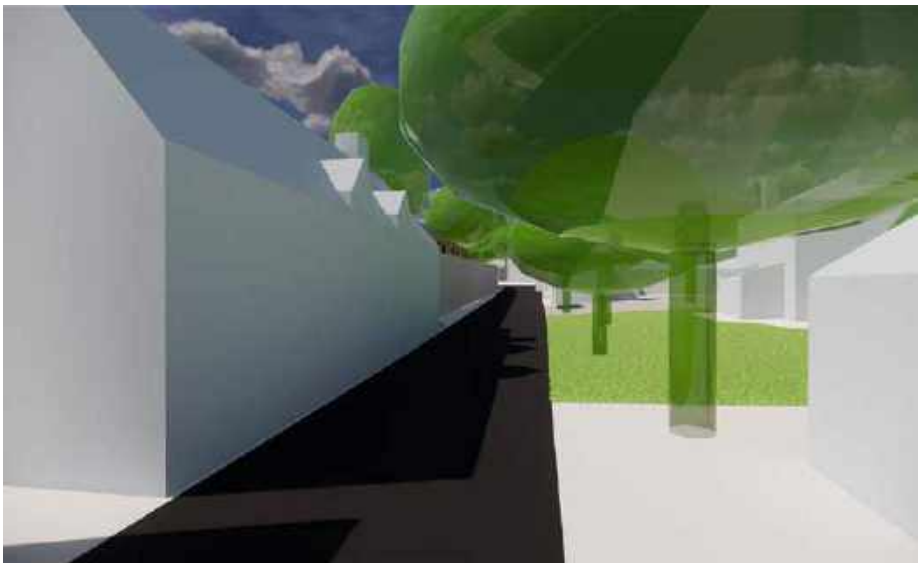
View 1 - Birds Eye



View 2 - Approach from Chalk Lane



View 3 - View along Chalk Lane



View 4 - View from Worple Road



Key

9.05 BUILDING B - COACH HOUSE

Elevation - The existing elevation will be retained with the opening up of the gated entrance expressed to ensure the pedestrian and visual axial arrangement for the site is carried through.

Where required improvement works will be carried out with window pane replacement.



Building B - Front Elevation



Building B - Rear Elevation



Building B - Archway location to be opened up



Building B - Separation between current on-site building



Building B - Side elevation, view of transition in coloured brickwork



Building B - Internal existing layout

9.06 BUILDING C & D - TERRACE

Building Form & Scale

The final building form has maintained the linear blocks throughout the design process with the the final outcome only resulting in the narrowing of the access road.

Shape - Linear plan.

Width - The building widths have been split into 7 equal houses on each run of terrace. Chimney breasts and oriel windows add to the final design adding interest to the elevation and marking the gables.

Roof - The overall roof is simple in design with a low 35 degree angle.

Height - 2 storey solution.

Materials - Flint is used to mark entrances as it is on building A. Buff brick is then the dominant material, on the gables ends with protruding bricks adding interest to the face and paying reference to the contextual pattern found on historic buildings in the area.

Metal cladding is used both as a panel next to windows as shutters while it is also applied as the roof material with the grey complimenting the neighbouring slate roofs.



Building A - Sketch Visual

9.06 BUILDING C & D - TERRACE

Elevation - A contemporary and simple design solution has been carried across the face of the building, large windows and solid panels add vertically to the horizontal face. Chimney's are used at roof level to mark each dwelling.

At street frontage each property is defined by a low garden wall with a simple estate railing atop, planting sits to the frontage creating a boulevard of trees and strengthening the framed view/ connecting between the Mansion House and Coach House currently obstructed.



Buildings C & D - Front Elevation



View 1 - View towards Coach House



View 2 - View towards Mansion House



Key



View 3 - Elevation rhythm



View 4 - Showing relationship between terraces and gardens

9.07 BUILDING E - MANSION HOUSE

Elevation - The existing elevation will be retained with little if no changes made to the external envelops of the building, ensuring the retention of this historic appearance.



Building E - Front Elevation



Building E - Rear Elevation



Building E -Bay view



Building E - Lower ground level



Building E - Internal staircase



Building E - Internal layout

9.08 BUILDING F - GARDEN SQUARE

Building Form & Scale

The final building form evolved considerably throughout the design process with the final outcome stepping in height across the plan to respond sensitively to views, bulk and mass ensuring the final proposal is of the highest design quality.

Shape - U-shape plan.

Width - The building width has increased where the winged design approach has been brought forward within the final proposals, resulting in the reduction of their size and length.

Roof - The overall roof form now includes stepped flat roof elements through the use of two wings with a large 2 storey mansard to the main body of the building. This design approach makes reference to local buildings and the neighbouring Mansion House, visually breaking the building down and helping to reduce the overall scale.

Height - 6 storey solution with top 2 storey's with mansard roof.

Mass - Building footprint has been dispersed across plan, with the lower of the wings stepping down towards Chalk Lane.

Materials - Flint is used at ground level providing a plinth to the building. Buff brick is then the dominant material with textured brick on the wings adding depth and simple variation to the building without complicating the material palette.

Metal cladding is used both as a panel next to windows and on the mansard with 2 grey tones separating roof and dormer.



Building A - Sketch Visual

9.08 BUILDING F - GARDEN SQUARE

Elevation - A contemporary rhythm has been applied across the building facade, window proportions take their cues from the Mansion House with window sets and balcony openings continuous across faces.

The building and materiality is expressed in the elevation with a top - metal (mansard), middle - brick (body) and bottom - flint (plinth).

Views

Further to the design considerations from within the site extensive work has been carried out to understand elevation decisions and relationship between boundaries and neighbouring properties.



Building F - Front Elevation



View 1 - Front elevation as viewed when entering the site from Chalk Lane



View 2 - Wings hug the newly proposed courtyard space



Key



View 3 - Lower wing towards Chalk Lane, reducing mass and scale



View 4 - Main approach from Ashley Road with Mansion in background

9.09 STREET APPEARANCE



Street Scene - View from Chalk Lane



Street Scene - View from Atkins

9.03 Appearance

The design of the scheme and the proposed materials strongly reflects the desire to create a high quality residential development utilising traditional materials found within the locality.

In response to locally evident contextual influences the proposed dwellings have been designed to respond to the neighbouring buildings in terms of datum heights, leading to a simple form with clean straight lines.

The elevations have been composed to follow key principles of proportion, scale, hierarchy and materiality.

The windows use the proportions established during the historical analysis of the Mansion House with window sizes adding verticality to the scheme.

Window sizes vary from 685mm, 910mm, 1135mm and 1360mm, used individually or in combination to form vertical relationships. Infill panels and shutters sit alongside or beneath the occasional window, to add variety and depth to elevations.

Roof forms vary though the development depending on location, pitched roofs are used on building A, C & D with mansard and flat roof areas for building E.

Changes in material but consistency in colour connects the buildings together and reflects the context in which the proposals are located.

The proposed buildings step in height and material application as you move from north to south (Worple Road to Woodland edge)

referencing neighbouring development. A single brick type is used in different applications, flint and metal facades and roofing system ensures a simple palette of materials.

Amenity space is spaced between buildings with structured planting to define the separation between public and private edges, landscape lawns provide areas for seating and recreation.

The variety of balconies and terraces add interest to the elevation creating a series of street scenes and cross sections which bring variety to the long and short distant views.

9.10 MATERIALS

Materials

The architectural character of the development and the proposed materials are intended to strongly reflect the style and materials traditionally used within the local area, but set within a more contemporary and sustainable context.

A limited palette of materials is used throughout the scheme implemented via a thoroughly considered design methodology. A base level of flint is used on key entrance routes for Building A, C & D with Building F’s plinth using this at ground level.

Buff brickwork forms the remainder of the plinth level with this material used elsewhere across the body of each new building. Textured brickwork is carried through to the building to add further variety in the elevation.

At roof level building A is finished in slate roof tiles with buildings C, D and F finished with a metal standing seam finish.

The choice of brick tone and flint offers a link to the historical buildings and transition between the predominant red brick. The same ideas are followed through with the metal top using a grey akin to the neighbouring buildings.

Dormer cheeks are dressed in a light grey finish providing a contrast to the roof and breaking the large expanse with colour and material.

The hard and soft landscaping strategy has been an important consideration throughout the scheme, particularly with regards to its influence on the public realm. A shared surface approach has been taken through the scheme with variants in the colour combinations.

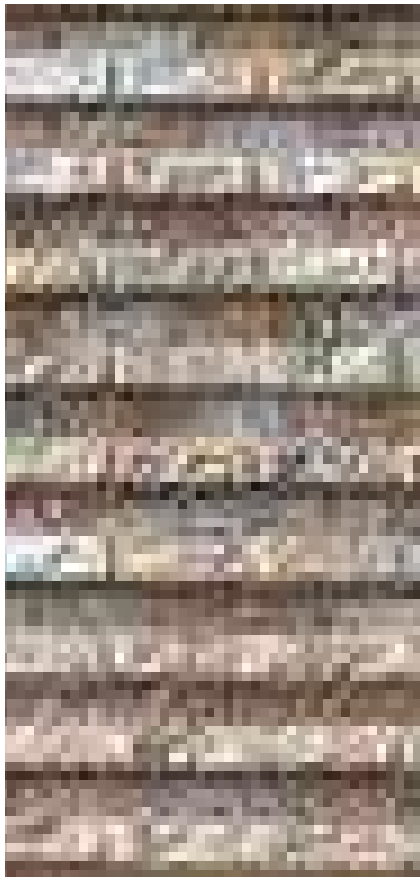
This approach to materiality has been carefully considered to ensure the scheme is reflective of the traditional vernacular, whilst creating a more contemporary design response.



Flint - Knapped Finish



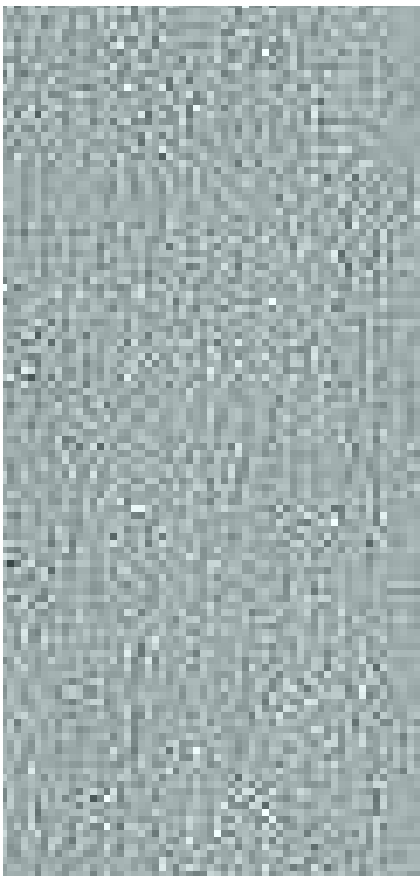
Buff brickwork



Textured brickwork



Dormer windows



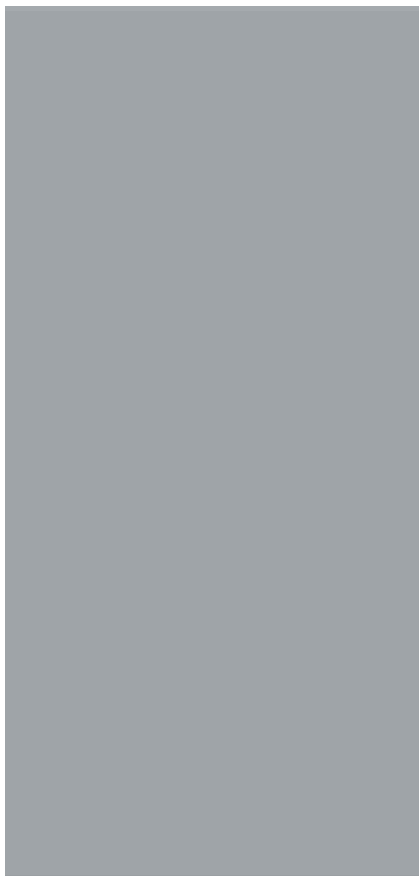
Roof covering & metal panels



Slate Roof



Balcony screens



Window frames and edging

10.0 LANDSCAPING

10.01 LANDSCAPING APPROACH

Approach

The approach at Woodcote Grove has been to retain as much of the existing trees and vegetation and then build on the heritage of the site. The well treed frontage along Chalk Lane is a vitally important aspect for the site and wider conservation area and is acknowledged in Planning Guidance and the TPOs present.

Within the site, the Box edged planting beds around the Main House are kept intact and the Yew arch is sets up the main axis between the new Block F entrance and the site. New yew and box hedges extend from this to articulate routes and contain spaces.

The new spaces created between the various blocks all have their individual character; a formal courtyard with lawns and planting between A and B; a harder paved courtyard the other side of B (the Stable Block) appropriate to both its historic and current use; a green street between C and D making a legible avenue connection up to E connecting the two historic buildings; the setting of E retained and enhanced ; with the spaces between E and F replaced but essentially restored as lawn with planted edges and the addition of a well overlooked but clearly defined play area; all as roof terrace profile over a new underground car park. Behind Block F and up the entry road the woodland boundary is maintained, and new hedging and planting added.

The whole site landscape will need to be developed as a detailed scheme, implemented by the developer with the usual 12 months maintenance defects liability period before handover to a Management Company. This will ensure consistent, good quality management of a good, comprehensive landscape scheme. The areas within site are all communal and open access to the residents with the exception of private gardens to the rear Block A, C and D, the latter two being where the garden boundaries are deliberately stopped short of the boundary planting and existing trees in order to protect them under wider management.

The new boundary treatments between the development and the Atkins site are in the main part hedged, disguising parkland rail that gives the initial physical barrier. This provides a soft boundary between both properties but also allows some intervisibility between the Listed Building and its original parkland setting. Adjacent to the Stable block, new brick wall provides the boundary with elements of planting including climbers to soften it. Between the two, the fenced boundary of the terrace gardens is again hedged to provide a consistent softer face on the outer boundary. With the right materials it is proposed that these are appropriate responses to both proposed and the historic landscape character.



Boundary condition along Chalk Lane



Boundary Condition to Worple Road



Boundary condition along access drive



View of planting conditions within site and framed hedging



View of entrance gates framed by tree planting



Existing boundary condition between proposed site and Atkins

10.02 DEVELOPMENT OF SCHEME

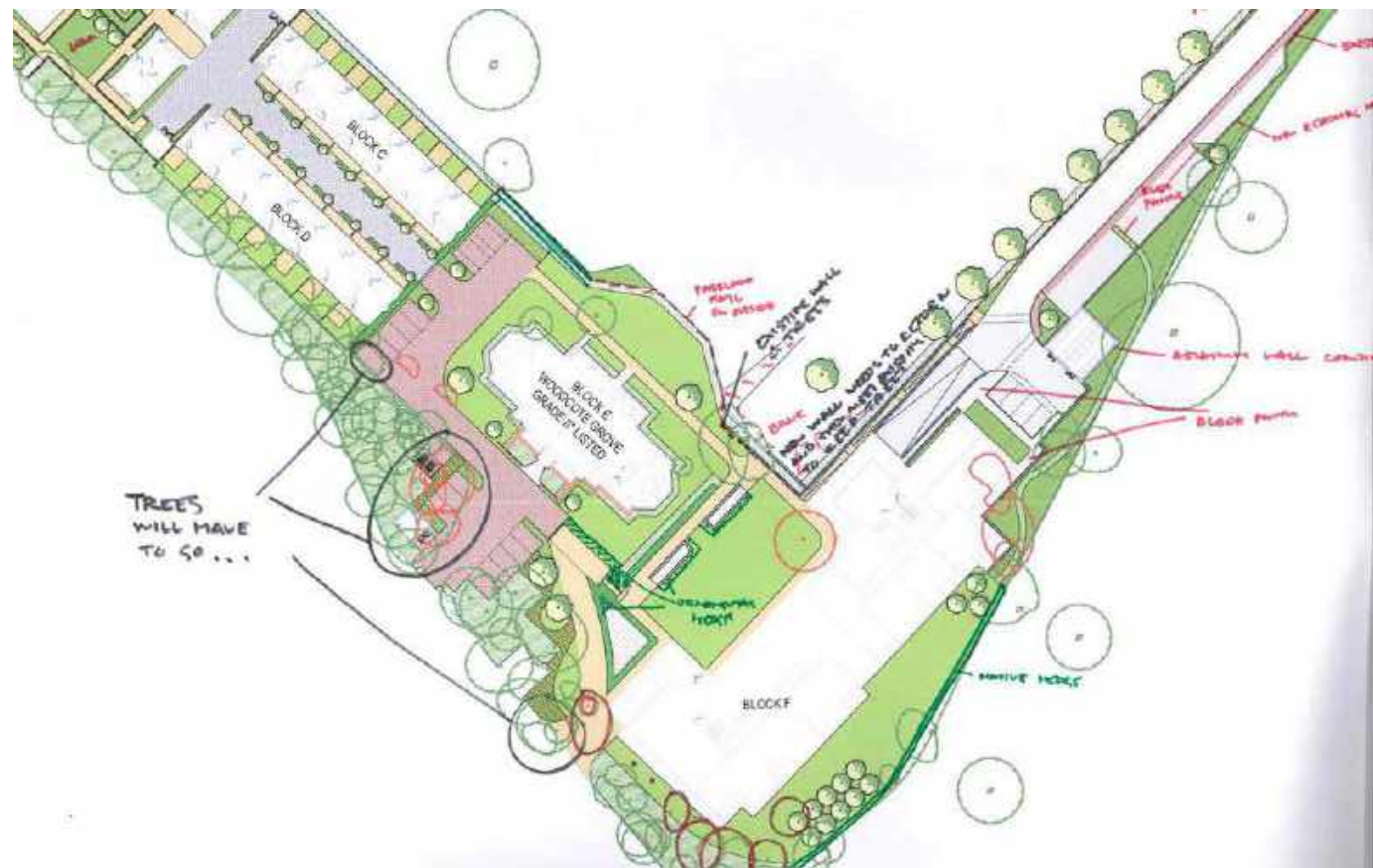
Development of the Scheme

While retention of existing trees, making appropriate responses to heritage and providing a high-quality environment of communal gardens was inherent in the vision of the scheme from the outset, certain aspects have developed during the design process. The TVIA process has informed the treatment of the site boundaries and the retention of the Chalk Lane boundary trees when they came under threat from the inevitable pressure to try and fit more parking on site.

In combination with concerns raised by the Design Review Panel and Community Consultation event, the height and massing of Blocks A and F were reviewed and reduced. Finally, a publicly available route was identified as a positive aspiration and added into the scheme allowing people to access through the site.



Initial landscape review



Design development - Review of planting

10.03 LANDSCAPE MASTER PLAN



Landscape Proposals

10.04 HARD SURFACING MATERIALS

Hard Surfacing Materials

To realise the ambition of defining individual character areas, their use and their heritage, a palette of materials was set out fairly early in the process and was met approvingly by the Design Panel.

While the main vehicular road in simply and logically extends the black bitmac surface of the shared access with Atkins from Ashley Road, all other vehicular surfaces are either higher quality resin bonded aggregates or clay block.

Pedestrian routes are defined by golden gravel bonded bitmac paths allowing good accessibility for all with a traditional parkland appearance. Natural Stone paving is used for areas at thresholds to entrances and garden patios.

The boundaries to the Atkins property will as previously mentioned, utilise traditional brick wall and black metal parkland railings.

Horizontal slatted timber garden fences and any street furniture (e.g light fittings) within the scheme will be of more contemporary nature, less open to view from outside and providing a framework for contemporary living.



Estate Railing



Fencing



Bonded gravel



Clay Pavers



Stone Paving



Block Paving

10.05 HARD SURFACING MATERIALS

Soft Landscaping Materials

Trees and hedges are chosen for appropriateness to traditional parkland setting. This means native species at the countryside edge and formal hedging such as yew and box in the vicinity of listed buildings. Stately parkland trees predominate where space allows with smaller flowering ornamental species in more confined areas. Particularly tight headed canopies are required in the green street between blocks C and D that can allow vehicular access between and pedestrian movement beneath. Lawn areas, play area and courtyards are defined by planting beds and hedges.



Laurel



Yew



Limes



Hawthorn



Bean tree globes



Magnolia

11.0 ACCESS & SUSTAINABILITY

11.01 VEHICLE, PEDESTRIAN & CYCLE ACCESS

Vehicle, Pedestrian & Cycle Access

Extensive analysis of the site conditions and proposals for the access has been carried out for the site with a Transport Statement and technical drawings prepared as part of the submission in support of the application. In summary, the key proposals are:

Access for Vehicles:

There are two vehicle access points into the development with the primary route via Ashley Road and existing Atkins entrance providing direct access into the residents parking area. A secondary route is via Chalk Lane through the existing gates.

Fire Tender, Delivery Access / Refuse / Emergency Access:

Emergency access is via the already existing gated entrance to the south eastern corner of Chalk Lane. Delivery vehicles can enter the site either via the main gates off Chalk Lane (width dependant) or from Ashley Road.

Refuse has been dealt with as part of an overall strategy. Collection for bins located along the main access drive can be dealt with via access from Ashley Road with a turning head provided allowing vehicles to enter and exit in forward gear.

Refuse collection from elsewhere on the site will be dealt with via a management company who will move bins from refuse store to the site frontage where they will be collected from Chalk Lane.

Access for Pedestrians and Cyclists:

The main pedestrian access is via Chalk Lane and Ashley Road with full pedestrian access across the site. A further access route has been provided to the north west corner with a connection created between Chalk Lane and to the front of Building A.

Access for cyclists will be via Ashley road and through the main gates on Chalk Lane.

Car parking and Cycle Parking:

The development provides 95 parking spaces including; 14no. disabled parking bays

Secure bicycle parking will be provided for all dwellings (190no. spaces).



Highways Strategy

Car Parking		Bin store	
Vehicular Access Route			
Pedestrian Access route			
Cycle Store			

11.02 ACCESS - BUILDING LAYOUT

Accessibility Layout

The proposed buildings provides primary entrances to each core on the front face of each building. The majority parking is provided at basement level below block F with 12no. disabled parking bays, in addition there are also parking 32no. parking bays at ground level with 2no. wheelchair spaces. Further road and path arrangements have been ramped where required to deal with the changes in level across the site.

The primary access from Ashley Road is ramped brings users up to ground level in accordance Building Regulations part M.

Surfaces will be fully accessible for wheelchair use.



Accessibility Plan

Wheelchair accessible route - - - - -

Pedestrian accessible route - - - - -

12.0 SUSTAINABILITY

Sustainability

The site is considered to offer excellent accessibility, being located within walking distance of Epsom Town Centre and the main train station.

Public transport is excellent with a bus services directly outside the front entrance of the site on Ashley Road and connecting the town centre and surrounding areas. Train services from London Victoria and London Waterloo are accessible from the main line Railway.

Secure cycle storage will be provided for each new dwelling within shared dedicated stores.

Sustainable drainage techniques will be used where practical to fully disperse surface water (SUDS), including permeable paving and tanks. Refuse and recycling bins for residents are to be accommodated for each unit within dedicated stores.

The proposed landscaping set within the series of amenity spaces will be used to encourage and improve ecological diversity. All hard & soft landscaping will be maintained by a nominated management company; a management strategy will be put in place to continue maintenance in perpetuity.

Boilers and appliances will be energy efficient with low NOx levels and all dwellings will undergo a full SAP assessment to ensure energy efficiency within the building envelope.

Water consumption in all dwellings will be reduced through the use of practical and hygienic water saving measures such as flow restrictors, reduced bath volumes, water efficient white goods and dual flush toilets

The orientation of buildings and aspect of the main habitable rooms allows for good levels of daylight within the dwellings, with natural ventilation to all habitable rooms.

High quality materials are proposed that will age gracefully and require the minimum of maintenance. Materials will be specified where possible to minimise their travel distance to site, ensuring where relevant that materials are specified from recognised sustainable sources with the appropriate certification.



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