

# Epsom General Hospital Dorking Road, Epsom

## Proof of Evidence of Andrew Earwicker on behalf of the Appellant Senior Living Urban (Epsom) Limited

APPEAL A REF: APP/P3610/W/21/3272074

APPEAL B REF: APP/P3610/W/21/3276483

July 2021

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# Qualifications and Experience

## Andrew Earwicker RIBA, ARB

My name is Andrew Earwicker and I am a registered architect and a member of the Royal Institute of British Architects, educated in the UK with a Bachelor of Arts Degree and two further post graduate diplomas in Architecture.

Graduating in 1994, I have worked in the UK throughout my career, bar a 2 year period where I worked on a large masterplan scheme in Milan, Italy, and over the last 27 years I have gained extensive experience in master planning and the design and delivery of a range of project sizes, values and complexities.

I joined Life3A in 2018 as Practice Director, and whilst my core duties lie in the day-to-day management of the London office, I also act as Project Leader running projects; two of which are currently under construction and are both Later Living schemes in Kensington and Fulham. I play an active role within the studio at all stages of the project progression, taking part or leading internal design meetings, overseeing the QA process on projects, checking drawings and documentation as required, and feeding back lessons learned from other projects. With my role as a Project Leader, I attend meetings with clients / local authorities etc. to ensure there is a high quality of design and delivery and that the clients' brief is met.

With regard to the project in Epsom, I played an early role in the design development of the scheme, attending design meetings, both internally and with the wider consultant team, and further assisted the project development through the public consultation period. As my role requires within the practice, I continued to be actively involved on the project undertaking regular design and QA reviews of the scheme as it progressed through the subsequent planning iterations.

Life3A is a part of Marchese Partners International and has over 26 years' of experience in master planning and 'later living' design and delivery. Our portfolio includes projects ranging from 50 to 300+ later living apartments and includes new builds, refurbishments and adaptive re-use of buildings.

The evidence which I have prepared and provide for this Appeal reference APP/P3610/W/21/3272074 (APPEAL A) & APP/P3610/W/21/3276483 (APPEAL B) in this proof of evidence is true and I confirm that the opinions expressed are my true and professional opinions.



Scheme A - Proposed CGI View



# 1.0 Introduction

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# 1.0 Introduction

## 1.1 Scheme A and B Scope of Evidence

### Scope Overview

1.1.1 The information set out in this Proof of Evidence will focus on the design aspects of matters in dispute as set out in the Statement of Common Ground dated 14 July 2021, outlining the design process, the extensive engagement with local stakeholders and the LPA, the evolution of the masterplan urban design with respect to good urban design and placemaking, the design quality, and the context that underpins the landscape design approach in respect to both Scheme A and Scheme B. This evidence is supported by illustrative plans, drawings, photo-montages and is cross referenced with the submitted Architects and Landscape Architects Design and Access Statements.

Matters relating to townscape will be addressed in the Townscape Proof of Evidence prepared by Define, matters relating to the planning balance and planning policy are set out in the Planning Proof of Evidence prepared by Nexus, and matters related to heritage are set out in the note prepared by Donald Insall Associates appended to the Planning Proof of Evidence. A description of the Guild Living model is set out in the Appellant Proof of Evidence prepared by Guild Living. These should be read in conjunction with this document.

The design of Scheme A and Scheme B are similar, and much of the information set out in this Proof of Evidence applies equally to both. As such, where it is not specified which of Scheme A or Scheme B a comment relates to, or where there is a general reference to the Proposed Development, this should be understood as applying equally to both Scheme A and Scheme B.



Figure 1.1 Scheme B - Proposed CGI View



# 1.0 Introduction

## 1.2 Scheme A and B - Executive Summary

### Client Brief

1.2.1 The two overarching requirements of the brief for the Proposed Development were: first, to create a development which allows the Guild Living members to age with dignity and respect in a place they can call home and be proud of, and second, to create a development that provided an inspirational high-quality design, with a range of integrated communal facilities, whilst regenerating the existing poor quality brown field site and being contextually appropriate for Epsom. The Scheme B brief additionally focused on addressing the reasons for refusal of Scheme A with regards to design, these were: height & massing, building siting & landscape, design & appearance.

### Site Assessment

1.2.2 The Appeal Site is located at the Epsom General Hospital on Dorking Road to the south of Epsom Town Centre, fronting Woodcote Green Road and totalling 1.5hectares. It previously formed part of the Epsom General Hospital Estate. The Appeal Site boundary is illustrated by the redline in existing site plan drawing [Figure 1.2]. The redline boundary is the same for Schemes A and B.

### Scheme A

#### Design Evolution

1.2.3 The project commenced in 2019 and a pre-application meeting was set up in June 2019 with the LPA to engage with the planning process and to agree with the LPA key objectives and outcomes for the Proposed Development. Following a formal response and guidance from the LPA in July 2019, four formal meetings with the LPA were undertaken as part of the Planning Performance Agreement Process. The first formal PPA meeting took place in July 2019 and the last at the beginning of December 2019. Following the LPA recommendation for approval, submission of a full application was made for the Scheme A at the end of December 2019. The application was validated by the LPA in January 2020.

1.2.4 Scheme A evolved throughout the PPA process, particularly following consultations and design review sessions between the Appellant's project team, LPA development team and other stakeholders including members of the planning committee, members of the public during public consultation and local resident groups (Epsom Civic Society, Woodcote Millennium Green Trust, & Woodcote Residents Society). Feedback on design presentations (prepared by the Appellant's project team) from the LPA were positive and aimed at refining the design and quality of Scheme A, where appropriate.

1.2.5 The key design development changes that were made during the PPA process to result in the final design of the Scheme A were: unit number and mix, public and private amenity, landscape design and outdoor space, access, reducing proposed building heights, selection of material palette and façade articulation. On 23 November 2020, the LPA refused planning permission.

1.2.6 Scheme A was further amended following the submission of Appeal A, through the Wheatcroft Amendments. The Appellant submitted the Wheatcroft Amendments to the Inspector on 3 June 2021 and discussed at the case management conference held on 15th June 2021. The Wheatcroft Amendments were formally accepted by the Inspector on 16 June 2021, and agreed amendments are reflected in this Proof of Evidence, referred to as Scheme A.

1.2.7 The key Wheatcroft Amendments can be summarised as: Increased setback of Buildings A and B, Building A sawtooth design, landscape changes, materials changes (limited to cladding colour). The Wheatcroft Amendments reflect some of the changes to design that were made for Scheme B and were therefore properly consulted upon during the process of Planning Application B.

### Use

1.2.8 Building A: Public and private facilities the wellness centre, staff offices, building services and plant rooms, car park and key-worker apartments (located in the north-western aspect) are located on the lower levels. Level 00 will hold the wellness centre, arrival reception, small retail, lounges, library, car park, building services, key-worker apartments. Level 01 will hold residential accommodation, staff changing and support facilities, and plant rooms for building services. Level 02 has been planned for extra (higher) care accommodation for GCS and GCR apartments with direct access to the sensory garden roof terrace and associated support facilities. The remaining upper levels are planned for residential use consisting of GLR apartments.

1.2.9 Building B: Public and private facilities restaurant, bar & cafe, nursery, retail outlet, plant rooms for building services and GLR apartments (to the southern boundary) are located on Level 00 (ground floor). Levels 01-08 will hold residential GLR accommodation. The southern core is designed to provide direct access to the residential garden roof terrace at Level 04.

1.2.10 Larger rooftop plant is limited and located on the northern mass of Building B. The remaining roof level consists of biodiverse planting to lower roofs and a large number of PV panels limited to the higher roof levels.

1.2.11 Access for All: Proposed accommodation and amenities have been designed for incorporating inclusive design principles. For example, lifts and level thresholds ensure suitable access for all users is achieved.

### Layout & Masterplan

1.2.12 The scheme responds respectfully to the surrounding context and appropriately with regards to height, urban design, and high-quality architecture and landscape. Regeneration and permeability of the site is a key feature of the townscape design and the Appellants aspirations for creating a place with a vibrant interactive later living community using the central landscape plaza as

a communal focal point.

The proposed taller 'L' shape form of Building A follows the line of the hospital access road and buildings to the north and stepping down in height towards residential properties to the west and open space of Woodcote Millennium Green to the street frontage along the southern boundary. The 'U' shape form of Building B follows the east and south returns of the existing hospital service road and steps down toward the Woodcote Green Road frontage. The proposed layout of the buildings opens the centre of the site creating a central landscape plaza.

1.2.13 The proposed buildings are set back from Woodcote Green Road, and Building A aligns with the street setbacks of the buildings adjacent, to the west. This aligns with the previous street setbacks on the site, while creating opportunities for landscaping along the frontage. The setbacks and alignment with the prevailing street frontages serve to create a harmonious streetscape with consistent setbacks, which enables the scheme to relate positively to the existing streetscape and townscape character. The setbacks also serves to reduce the visual and townscape impact of the scheme, as described in Mr Williams' Proof of Evidence.

1.2.14 Scheme A was designed to become an integral part of the local community for aged living residents, neighbouring residents, hospital staff and visitors, providing a distinctive built form juxtaposed with verdant landscape enhancements throughout the site.



# 1.0 Introduction

## 1.2 Scheme A and B - Executive Summary

1.2.15 Landscape & Biodiversity: The landscape design strategy was integral to achieving high quality housing, exemplar urban design and placemaking benefiting residents and the wider community. The design addresses significant areas of poor quality parking, landscaping and pedestrian permeability, to align with Policy DM5. The Appellant’s project team worked with the LPA development team through the PPA process to refine the landscape design covering public and private landscape areas of the development, green pedestrian routes and street frontage as well as the integration, protection and enhancement of locally appropriate biodiversity and ecology. The contemporary flat roof design to Scheme A provided additional opportunities to enhance the landscape with the integration of roof gardens providing quality outdoor private amenity for residents. Sedum roof areas to lower roof elements were designed to further enhance the biodiversity value of the site.

### Residential Amenity

1.2.16 Landscape Frontage: The building setbacks allow for enhanced landscaping to the front of the site, along Woodcote Green Road, and the creation of an additional area of public realm, including new seating areas, a new pathway and double avenue of trees, which relates positively to the Millennium Green to the south. The additional landscaping and widening of pedestrian footpath creates a safe and appealing streetscape, improving the Woodcote Green Road experience along the site frontage for new residents of the Proposed Development as well as existing neighbourhood residents and staff and visitors to the hospital.

1.2.17 Western Boundary: Along the western boundary of the site, the row of parallel parking allows for the creation of a wide landscape buffer with significant tree planting proposed along the boundary, respecting and enhancing the boundary to neighbouring residential properties.

1.2.18 Sensory Garden: The sensory garden at the podium level of the western building provides private outdoor amenity serving the care floor. The design of the landscape considers the needs of the end users and

ensuring the potential for overlooking to neighbouring gardens is mitigated by restricting access to the edge of the sensory garden with a 1.5m set back from the parapet edge of the planted balustrade.

### Height & Massing

1.2.19 The principles of the height and massing were set out by the LPA development team in their letter dated 5 July 2019 (Appendix [4]), accepting taller massing to be located closer to the main hospital building north of the Appeal Site and low massing to the sensitive boundaries to the west and south. The LPA development team were supportive of taller massing on the Appeal Site, a mixture of 2,4,5 and 9 storeys were proposed and assessed for townscape and heritage impact. The proposed heights have due regard to Policies CS5, DM9, DM10 and DM11 in creating a high-quality development incorporating the principles of good urban design and place making whilst respecting and enhancing the ‘leafy’ local character and appearance.

1.2.20 The large open expanse of Woodcote Millennium Green allowed for a positive assimilation to be observed of the proposed taller elements sitting deep into the site towards the hospital buildings.

1.2.21 The orientation and placement of the west-facing windows of the proposed apartments adjacent to numbers 40 and 46 Woodcote Green Road was designed in an effort to mitigate the concern in respect of overlooking and privacy impacts. The windows to these units are either oriented towards the north and south or are high-level windows to avoid direct overlooking to the west.

### Materials

1.2.22 The selected façade material palette strived to create a high quality contemporary urban design which respected the character and context of the Appeal Site. The brick façade typology was used to articulate the proposed massing with subtle changes in brick colour and the use of high-quality detailing including expressed brick piers, brick reveals, recessed and chamfered brick panels accented by controlled use of non-combustible

metal cladding, creating a well-designed façade providing visual interest within the context of the local vernacular. This design responded to specific LPA feedback during the PPA process which focused on ensuring quality of materials and architectural detailing that has due regard to Policies DM9 and DM10.



1.0 Introduction

1.2 Scheme A and B Executive Summary

Scheme B

Design Evolution

1.2.23 Following planning refusal of the Scheme A the Appellant instructed the project team to prepare a revised application to address reasons for refusal set out in decision notice 23 November 2020 (19/01722/FUL). The project team set up a pre-application meeting with the LPA held on 17 December 2020 to reengage with the planning process and to agree with the LPA key objectives and outcomes for revising the proposed development. Following guidance from the LPA in December 2020, one additional formal meeting with the LPA was undertaken as part of a further Planning Performance Agreement Process. The second PPA meeting took place on 6th January 2021 and a recommendation for approval from the LPA followed. Submission for a revised application was made for Scheme B at the beginning of February 2021, the application was validated by the LPA at the end of February 2021.

1.2.24 Scheme B went through the short PPA process, during which consultations and design review sessions were held between the Appellant’s project team, the LPA development team and other stakeholders including members of the committee and, members of the public during a public consultation webinar event and local resident groups (Epsom Civic Society, Woodcote Millennium Green Trust, & Woodcote Residents Society). Due to national Covid lockdown restrictions, meetings and consultations were held as virtual events and feedback on design presentations (prepared by the Appellant’s project team) from the LPA were positive and aimed at refining the design and quality of Scheme A where appropriate, in response to reasons for refusal.

1.2.25 Scheme B revisited the original design of Scheme A with regards to height and massing, building siting and landscape, design and appearance in order to address the reasons for refusal of Scheme A, with the aim of gaining local consent. The submitted Scheme B was recommended for approval by the Council development team, but the planning committee refused permission on 6 May 2021.

1.2.26 The designs of Scheme A and Scheme B are closely related, and design proposals as described in the previous section with regards to: Use, Layout, Sense of Place and Materials are equally applicable to the Scheme B. As such, the following sections will simply set out the key design features of Scheme B insofar as they differ from Scheme A.

Scheme B Current Design Proposal (key variations from Scheme A)

Height & Massing

1.2.28 Overall building heights ensure the Scheme B is below the highest AOD level of neighbouring hospital buildings.

1.2.29 A small section of the proposed massing to Building A adjacent to No. 40 Woodcote Green Road is lower by one storey.

1.2.30 Scheme B building heights to align with hospital, lessening the developments impact to neighbouring properties and proposes overall 8 storeys to the taller building elements compared to 9 storeys on Scheme A.

Unit Mix

1.2.31 Scheme B has 267 GLR apartments a reduction of 34 fewer GLR apartments as a result of reducing overall building heights.

Parking

1.2.32 Scheme B adopts the use of a Stacker Parking System (SPS) as opposed to an Automated Parking System (APS) proposed for Scheme A.

1.2.33 Scheme B offers 156 parking spaces overall compared with 165 spaces for Scheme A, this change in parking numbers is proportionate to the change in overall unit numbers.

Conclusion

1.2.34 The design for both Scheme A and Scheme B maintain and reflect good design principles, planning policy guidance and consultation comments adopted during design development stages of each scheme, as well as the respective PPA processes (as set out in the submitted DAS’ for each scheme) and Appeal processes (Wheatcroft changes).

Both schemes were supported on design matters by the LPA, as outlined in their recommendations for approval to the Council committee. Therefore, Appeal A & B Scheme are separated not by maters of design consideration but by the weighted balance offered within each scheme concerning overall apartment numbers and total contribution to local housing delivery.



1.0 Introduction

1.2 Scheme A and B Executive Summary

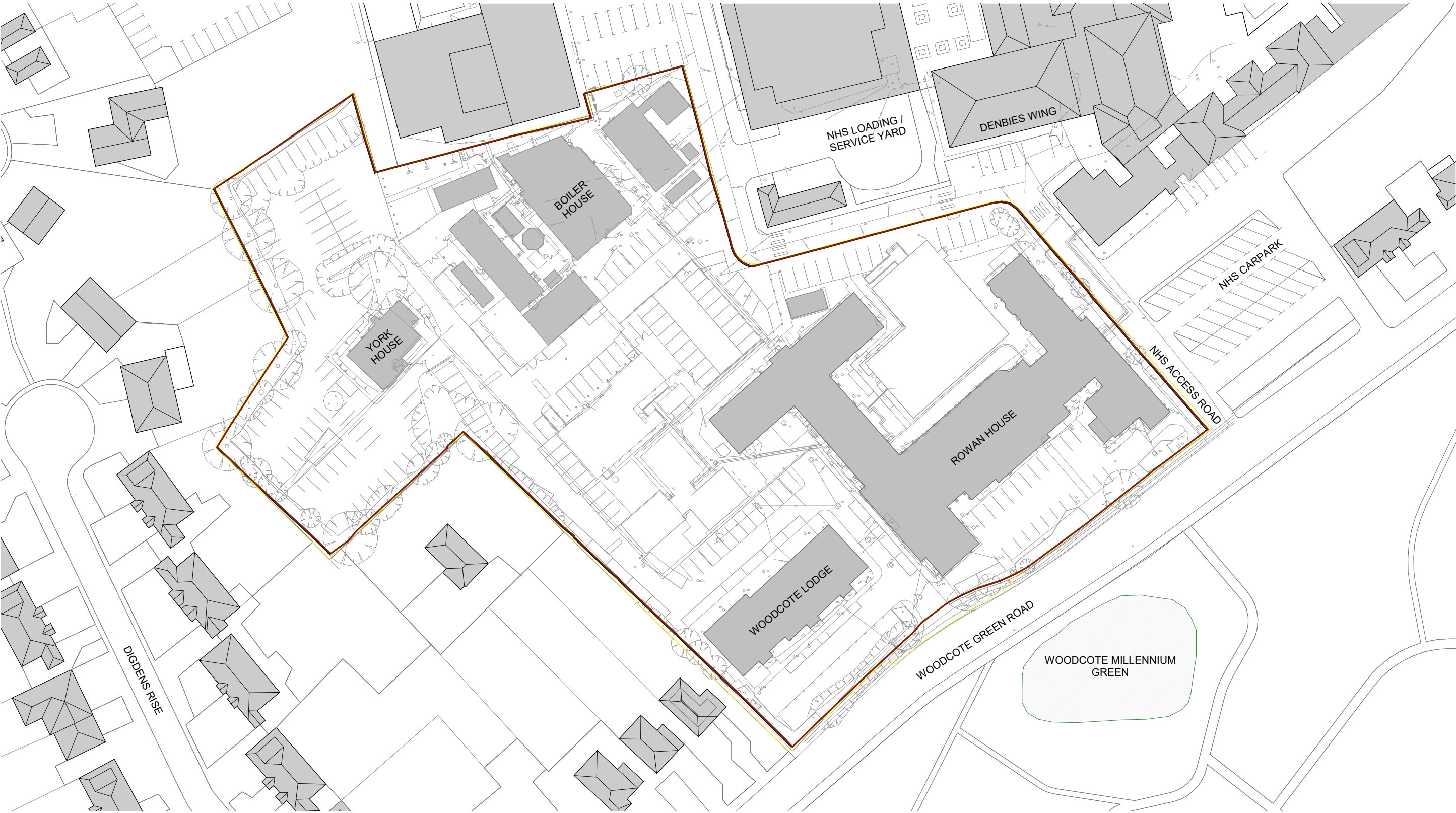


Figure 1.2 The Appeal Site



1.0 Introduction

1.3 Scheme A and B Summary of the Brief

Summary

1.3.1 A key consideration for any project is the client brief and the aspirations of the client for the site. In respect of the Proposed Development, the Appellant’s requirements were varied, but the two overarching requirements were: first, to create a development which allows the Guild Living members to age with dignity and respect in a place they can call home and be proud of, and second, was to create a development that provided an inspirational high-quality design, with a range of integrated residential amenity features regenerating the existing poor quality brown field site while contextually appropriate for Epsom.

Life3A were required to work with the Appellant’s multi-disciplinary project team to bring together many aspects of design, creating functional relationships of spaces and uses, and providing internal and external public and private amenity spaces for the members to enjoy and mix with the local residents of all ages, establishing a sense of community.

1.3.2 The client brief was therefore flexible and developed over the design period through the consultation process and multi-disciplinary team meetings, allowing progressive design evolution of the masterplan, height and massing, urban design, and landscaping in order to respond and enhance the Appeal Site’s contribution to the local context and townscape. Working in partnership with the LPA development team during the PPA process, it was important to create a balance between these requirements and achieving a high-quality design outcome.

The brief required the design to find a balance between all factors and site conditions, ensuring a development that would be appropriate for the site whilst finding a scale which would prove to be commercially and operationally viable, and would make a significant contribution to the LPAs local housing needs. The brief was focused on achieving this balance, rather than specifying a ‘minimum’ or ‘maximum’ threshold in terms of size or unit numbers.

An overview of the Appellant’s brief is set out below:

Landscaping and communal spaces

1.3.3 Landscape should create a welcoming arrival experience with easy access and connectivity to the communal and community amenity spaces. This takes the form of a large central landscape plaza connecting amenity spaces within buildings such as the wellness centre, café, restaurant / bar, and lounge areas at the ground floor level to encourage social interaction.

The landscape design should respond to and enhance the local landscape context, integrating where possible a variety of safe spaces for recreation, quiet contemplation, and care. The proposed design meets this aspect of the brief in that it offers a mixture of integrated open spaces and semi-private areas with distinctive characteristics which aid legibility and way-finding, connecting the landscape back to the building. The local landscape context is enhanced by the central landscaped plaza, which improves permeability through the site with a new green pedestrian route linking with hospital site to the north and the open space of Woodcote Millennium Green to the south. Proposed buildings fronting Woodcote Green Road are set back from the boundary providing opportunity to create a enhance tree lined street frontage. Additional landscaping along the western boundary and landscaped flat roof areas also enhance the overall landscape context of the site.

Residential units

1.3.4 The private accommodation needs to be safe, familiar, homely and secure, and have be designed in accordance with Life 3A ageing better design principles and dementia design principles. The proposed design meets this aspect of the brief in a number of ways, including all buildings being sprinklered and designed in compliance with accepted accessibility standards in the UK. Contrasting colour schemes are employed and step free access, along with the ability to easily adapt the bathrooms and kitchens to cater for changing health needs of residents in the future. The private accommodation should be distinctive and provide individual choice. There

must be a mixture of GLR’s, GCR’s and GCS’s. The proposed design offers a mixture of 1, 2, and 3 bed GLR’s. In addition to the Guild residences, 24 keyworker apartments were to be included comprising of 1, 2 bed and studio apartments, with the intention of leasing the apartments to the NHS St Kilda Trust.

Communal Amenity

1.3.5 Health and Wellness facilities must be provided including a gymnasium, pool and treatment rooms to encourage health and wellbeing for all residents and to align with Guild Living’s six pillars of wellness. Other amenities to be provided included a community hub, members salon, members lounge and library, cinema, restaurant / bar, café, care amenity integrated within the care floor serving GCS & GCR units and multifunctional spaces for other member activities such as arts & crafts. Private outdoor amenity was provided in the form of a sensory garden to support the care floor and a private resident’s garden; these outdoor amenities were designed as landscaped roofs to the lower flat roofs of each building. Overall, the design offers multiple amenities as part of the scheme, providing on-site variety and individual choice for the Guild members.

Some of the amenities offered will be available to members of the public and visitors, such as the restaurant / bar, café and wellness centre.

Nursery and Retail Space

1.3.6 Nursery and retail space must also be provided. Retail space proposed allowing for independent shops such as a small deli, hobby craft, bookshop, or florist, to encourage social interaction. A small nursery is designed to provide childcare spaces for hospital staff and is linked with central landscape plaza through the outdoor play area; encouraging intergenerational interaction between young parents and children and older resident Guild members.

Scheme B Brief

1.3.7 The brief for Appeal B is largely aligned with that set out for Appeal A in the preceding sections but following the refusal of Scheme A the Appellant’s project team reviewed the decision notice and considered how to address the Council’s concerns, narrow the areas of dispute, and achieve a local consent. For this purpose, the project team were instructed to focus in particular on what amendments could be made to address the areas of concern identified in the reasons for refusal.



Figure 1.3 Appeal A - Programme



## 2.0 Process

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2.0 Process

2.1 Overview

Planning Considerations

- 2.1.1 Life3A (formally Marchese Partners) and the project team had due regard for both national and local policies in the preparation of the design of the Proposed Development. The main considerations to Scheme A and B included:
- Design development principles of later living
  - Planning policies
  - Proposed C2 use and care quality
  - Provision/need of accommodation for older people
  - Design and heritage
  - Townscape/Character of Area
  - Affordable Housing
  - Quality of Accommodation
  - Ancillary uses
  - Trees and Landscaping
  - Neighbouring amenity
  - Highways and Parking
  - Refuse
  - Ecology
  - Flood risk
  - Contamination
  - Archaeology
  - Sustainability and Climate Change
  - Social & Economic benefits
  - Access for all

Good Design

- 2.1.2 High quality and inclusive design was the aim of all those involved in the development process. Visual appearance and the architecture of individual buildings were a fundamental part of achieving good design. However, adhering to good design principles was not limited to only aesthetic considerations, in equal measure good design principles also considers:
- Design and heritage
  - connections between people and places, and the needs of people to access jobs and key services;
  - integration of the existing urban form and the natural and built environments;
  - ensuring successful, safe and inclusive villages, towns and cities;
  - creating an environment where everyone can access and benefit from the full range of opportunities available to members of society; and,
  - the direct and indirect impacts on the natural environment
- 2.1.3 The planning submissions for Planning Application A and B were made up of numerous drawings and supplementary reports prepared by several different professionals on the design team. These documents provided the LPA with evidence to appraise the application, and demonstrated the way in which the proposed design is influenced by the existing built characteristics of the local area and site context, and is consistent with local and national planning policy guidance by following an assessment-involvement-evaluation design process.

Assessment

- 2.1.4 The design process involved assessing good design principles, the full context of the site and its surroundings, including the physical, social, and economic characteristics, as well as any existing planning policies and comments through the PPA process:
- a. **Context:** Assessment of the existing site context including existing buildings, natural environment, and movement routes have been used to inform the thinking behind the architecture of the proposed buildings, landscape features and the overall visual appearance of the Proposed Development.

b. **Social:** Public consultation and engagement with key local stakeholders, resident societies, charities, planning officers and elected councillors were undertaken to assess the social benefits of the proposal and how local people, business, and public services (NHS) will be affected by the Proposed Development as well as considering the views and aspirations of the wider local community.

c. **Economic:** the economic benefits of the Proposed Development to the local economy, were also assessed. Details of the financial objectives that have informed the scheme were included in the viability assessment report submitted as part of the application.

d. **Planning policy:** Mr Spencer’s Proof of Evidence includes details of the relevant national and local planning policies and guidance that informed the evolution of the Proposed Development. Working as part of a multi-disciplinary team, due regard was given to relevant planning policy throughout the design process.

Stakeholder and Community Involvement

- 2.1.5 The design of both Schemes A and B evolved through a planning performance agreement process with the Council. The multi-phase process included engagement with the Council during pre-application meetings, professional consultation, and community involvement. Design conclusions and outcomes following from the community engagement process are set out in Section 5 of this proof.
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2.0 Process

2.2 Good Design

RIBA Guidance & Exemplary Design

2.2.1 The RIBA analysis report supported by professionals, published in October 2018 outlines ten key characteristics of places where people want to live to address poor design quality in new build housing developments and sets out the criteria for assessing the proposed scheme design and later living design principles.

This report was produced in response to Sir Oliver Letwin MP independent review of Build Out Rates to increasing quality and supply of new housing through better design and placemaking.

Scheme A was developed with reference to RIBA guidance and with due regard to national design and local planning policy.

- 01 The right place for the right housing  
ESTABLISHING THE PLACE
- 02 A place to start and a place to stay  
FOSTERING THE COMMUNITY
- 03 A place which fosters a sense of belonging  
CREATING A DISTINCTIVE IDENTITY
- 04 A place to live in nature  
GREENING THE NEIGHBOURHOOD
- 05 A place to enjoy and be proud of  
BUILDING AN ENGAGING PLACE
- 06 A place with a choice of homes  
ACCOMMODATING CHANGING LIFESTYLES
- 07 A place with unique and lasting appeal  
BUILDING IN CHARACTER AND QUALITY
- 08 A place where people feel at home  
GIVING FORM TO THE IDEA OF HOME
- 09 A sustainable place for future generations  
FUTURE-PROOFING A PLACE FOR TOMORROW
- 10 A place where people thrive  
PROMOTING HEALTH AND WELLBEING

Foreword

The RIBA has produced an analysis, drawn from the professional advice of its members, in response to Sir Oliver Letwin's Independent Review of Build Out Rates. This has identified the necessary conditions for, and characteristics of, high quality new places where people want to live. The following RIBA report is the precursor to the Future Place project, a partnership with the Local Government Association, Royal Town Planning Institute and Chartered Institute of Housing, which will highlight exemplary placemaking practice around the country.

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

"If either the major house builders themselves, or others, were to offer much more housing of varying types, designs and tenures on the large sites that matched appropriately the desires of communities, then the overall absorption rates could be substantially accelerated."

The Letwin Review stops short of identifying a direct link between improved design quality and increasing the rate of supply; this report picks up where the review leaves off by providing a blueprint for how to achieve this. We have identified a range of case studies which demonstrate what a successful place looks and feels like. From these, we have established ten characteristics of successful and attractive places, which put design quality at the centre, and can be easily replicated across the country. The specific characteristics of this design quality form the substance of the RIBA's response.

It is equally important to have the right environment for delivery that will make these places where people want to live possible. The necessary context for successful placemaking is often neglected, but only by addressing this can we improve both the quality of the homes we are building and the rate of supply. High quality design is essential, but it must be founded upon the right leadership, the right funding and delivery models, the right collaborative and innovative processes, and the right skills and resources. Accordingly, this document begins with the four major conditions necessary for successful placemaking, based on the most successful delivery models seen in both historic and recent practice.

We welcome the opportunity to have a more robust discussion about how we deliver the homes needed in this country. Improving design quality and increasing supply will be mutually reinforcing when managed in the right way. Changing our approach to achieving this is essential to ensure we build places that will last, and where people want to live.

*Bygunn Dharm*



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



2.0 Process

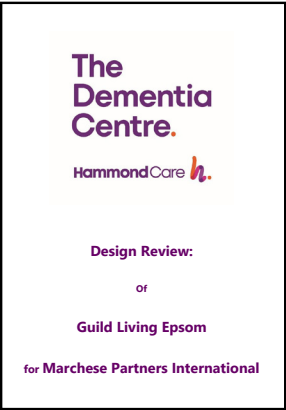
2.2 Good Design

Life 3A Design Principles & CQC

2.2.2 Life 3A (formally Marchese Partners) is a global practice who specialise exclusively in designing purpose-built, age-specific later living and care projects, with over 20 years of experience in the sector. Life 3A's later living design principles have been developed through research and experience and are the cornerstones to every design decision that can have an effect on the end-user, in every Life 3A design. The principles are applied to both architecture and interior design. The architectural principles are applied from the early design and concept stage, are rigorously reviewed and maintained through the development of the design through the RIBA stages. The interior design principles are also incorporated from an early stage.

2.2.3 As explained in the introductory pages of this Proof, Life 3A is a part the Marchese Partners International Group, and these principles were therefore relied upon for the purpose of the Proposed Development. Adhering to these later living design principles was important to the project and to the Appellant, as the principles are a way of ensuring that the design is suitable for the end-user and that the design provides a safe and secure environment for people to flourish in, even as they age.

In addition to adhering to the Life 3A (Formally Marchese Partners) later living design principles. Life 3A also commissioned an independent peer review of the proposed care floor design (level 02 Building A) to assess against CQC recommendations and guidelines for providing care and care amenities. The outcome of the assessment confirmed that the proposed care floor design would be suitable for providing care



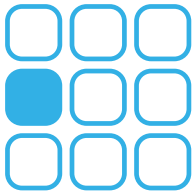
LEGIBILITY

The extent to which the built environment and its elements help seniors understand where they are and how to identify which way they need to go. Legible environments have an easy to understand typology, language and materiality that provide easy to understand hierarchies.



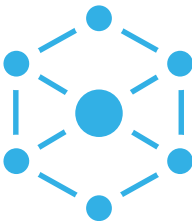
DISTINCTIVENESS

The extent to which the environments give a clear image of where the senior is, what the uses are for, and how they are to be used. Distinctiveness reflects culture and character of their life history through colour, texture, forms and materials.



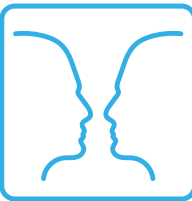
CONNECTIVITY

Connectivity relates to ability for environments to act as conduits and connectors for seniors and their family friends and greater community.



FAMILIARITY

The extent to which the built environment and its elements are recognisable to seniors and how easily they are understood by them.



ACCESSIBILITY

The extent to which an environment and its components enable seniors to mobilise around spaces and places they need or desire to visit, regardless of any physical, sensory or cognitive impairment.



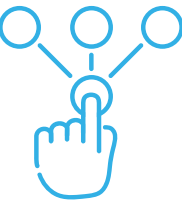
SAFETY

The extent to which an environment and its parts enable seniors to use, enjoy, socialise and move around the spaces without fear of falling, tripping and becoming disorientated.



INDIVIDUAL CHOICE

Relates to the fact that we are all unique. Environments must facilitate our diverse desires and needs. Environments should not adopt a 'one size fits all' mentality. We must consider the wide variety of lifestyles when designing seniors environments so that every person is afforded the same level of choice.





## 3.0 Site Assessment

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# 3.0 Site Assessment

## 3.1 Site Location

### Local Context

3.1.1 Located to the south of Epsom Town Centre in the Borough of Epsom & Ewell in Surrey the Appeal Site area totals 1.5 hectares. Epsom & Ewell is surrounded by London boroughs of Merton, Kingston Upon Thames and Sutton and Surrey boroughs of Mole Valley and Reigate & Banstead. The borough is divided into 13 district wards, with the Appeal Site located in the ward of Woodcote.

Location plan [Figure 3.1] illustrates:

- Epsom Overground station serving the town is a mile from the Appeal Site, with rail services to Guildford, Dorking, Worcester Park, London Victoria, Waterloo and London Bridge.
- Several bus service routes are provided along Dorking Road to the north and Woodcote Green Road to the south.
- The M25 is located half a mile to the south-west of the site, providing vehicular access to the south and south-west of the UK.

3.1.2 The Appeal Site is not in a conservation area and is characterised by the large Epsom General Hospital buildings to the north, extending up to Dorking Road and to the south by Woodcote Green Road, with two-storey semi-detached suburban residential homes to the West and street fronting the hospital car park to the east. Beyond the Appeal Site and hospital boundary along Woodcote Green Road to the east are two-storey semi-detached suburban residential homes followed by local sports and leisure facilities leading up to the Woodcote & Chalk Lane conservation areas approx. 500m away from the site. The Appeal Site's southern aspect is characterised by Woodcote Millennium Green, the Woodcote Residential estate and the wider green belt beyond.

3.1.3 The Proposed Development involves the demolition of existing buildings on the site, which were formerly part of the Epsom General Hospital estate. These are simple, traditional brick buildings including Woodcote Lodge, Rowan House and the Boiler House; all are

surplus to requirements to the NHS.

3.1.4 Design proposals for the new residential Building A (West) & B (East) respond to the Appeal Site's context and emerging residential developments in Epsom. The proximity to the Hospital and Woodcote Millennium Green set the scene for a unique civic response by creating a design on private land which is accessible to the public, providing local amenity in the form of a new landscaped plaza for community engagement and links to the hospital and green.

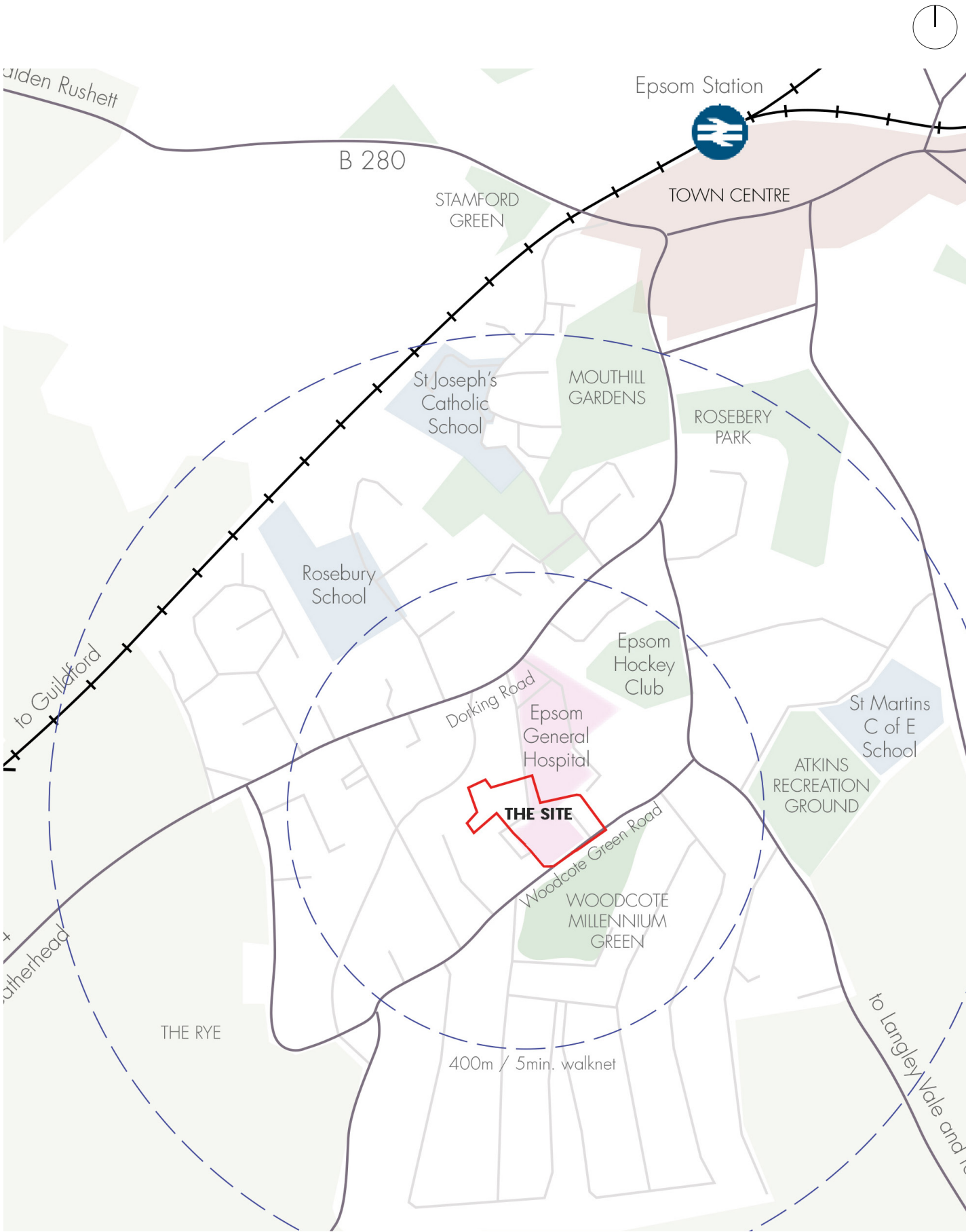


Figure 3.1 Location Plan



# 3.0 Site Assessment

## 3.2 Site Context

### Existing Site

3.2.1 Photograph [Figure 3.2] illustrates the existing context of the Appeal Site, although some of the buildings shown in this image have since been demolished. This illustrates that:

- The Appeal Site area is approx. 1.5 hectares and is situated on the south side of Epsom & St Helier University Hospital.
- The Appeal Site is not located within a conservation area.
- The Appeal Site is located approximately 1500m south from Epsom Town Centre and Epsom Railway Station.
- The area of land and existing buildings within the Appeal Site are surplus to requirements by the Hospital and has been identified for residential c2 redevelopment, as set out in this document.
- Private residential gardens flank the western site boundary, and the eastern boundary is flanked by the street fronting hospital car park with domestic scale residential developments and Epsom Recreation Ground beyond.
- The existing hospital buildings North of the site vary in height with the larger scale hospital buildings adjoining the northern site boundary.
- The southern aspect of the site is bounded by large open green space of Woodcote Millennium Green measuring approx. 320m (East to West) x 110m (North to South). Clear views of the site from the Green are limited to the extent of the existing pod approx. 40m away from the southern site boundary, beyond the pod the Green continues extending approx. another 75m and is largely screened and obscured by existing mature trees.

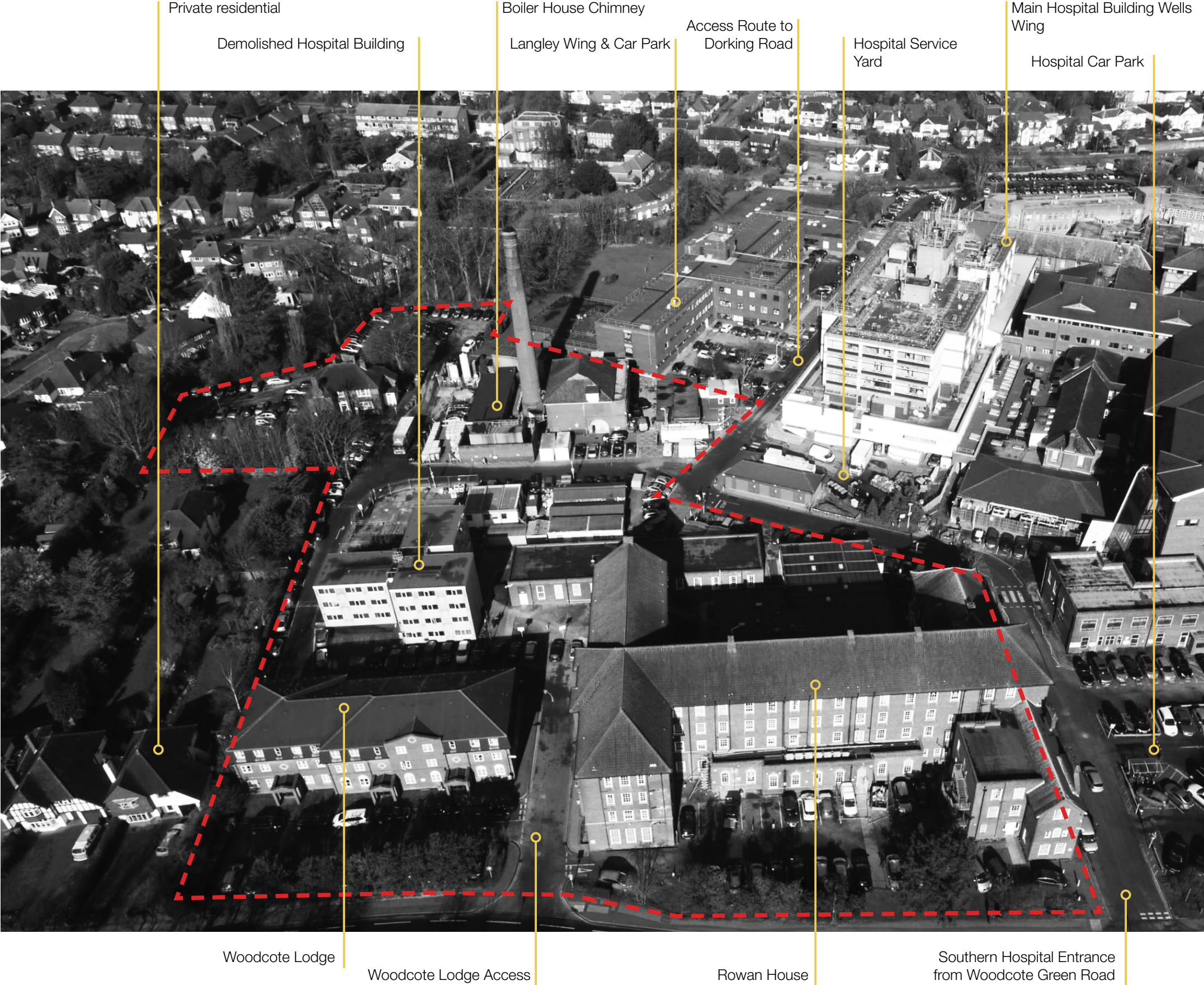


Figure 3.2 Existing Site Context



# 3.0 Site Assessment

## 3.3 Site Character

### Character Appraisal

3.3.1 Built-up over several years the Appeal Site setting is varied in design, character and materials, including multiple institutional buildings serving the hospital, and neighbouring residential estates.

Rowan House character and architecture is reflective of the original 1800s Epsom poor house, with red brick, sash windows with soldier course detail above, pitched clay tiled roof, characterised by flanking gable elevations to Woodcote Green Road. The 1970s Wells building by the architects Mayorcas Guest & Partners is designed as an expressed grid in a concrete frame with inset glazing details to internal patient wards and the use of white brick making up the remaining components of the façade design. The mid-1900s boiler house building is a two-storey building, built of red brick with blue brick detailing to the base of the wall and around a large arched opening and smaller flat-headed doorway on the south elevation. The building has a curved eastern corner and a tall chimney. The window openings have concrete lintels and cills and the ground floor is dominated by large grilles.

The 2008 EEBC Environmental Character Study by Atkins assesses the proposed site as being outside of Epsom Town Centre, Green Belt, and Conservation Area and falls within the TC 35E character boundary of Epsom General Hospital. The character appraisal of TC 35E acknowledges the built scale as being mixed and out of scale, predominantly 4 storeys+ and is of low townscape quality, value and sensitivity.

Photographs [Figure 3.3] illustrate existing character. Scheme A has been developed in consultation with heritage consultants Donald Insall Associates and has been appraised with due regard to relevant local planning policy.



Figure 3.3(a) Boiler House



Figure 3(b) Woodcote Green Road - 1930s Semi



Figure 3(c) Wells Building - Epsom Hospital



Figure 3.3(d) No. 40 & 42 Woodcote Green Road



Figure 3(e) Woodcote Green Road - Mock Tudor Detached



Figure 3(f) Rowan House

Figure 3.3 Existing Site Character



# 3.0 Site Assessment

## 3.3 Site Character

### Wider Character Appraisal

3.3.3 The surrounding character areas TC37 & TC36 are predominantly modern 1930s & 1950s residential buildings of mixed architectural character, while the residential streets are defined by the setback properties, with green verges and trees along pedestrian footpaths. The Chalk Lane Conservation Area and the Woodcote Conservation Area fall approx. 500m + to the southeast and northeast of the Appeal Site and include a number of locally historic listed buildings.

3.3.2 In addition to the 2008 EEBC Environmental Character Study, Mr William’s Proof of Evidence provides a detailed analysis of the townscape character of the area.

Photographs [Figure 3.4] illustrate buildings in the wider local character.



3.4(a) Woodcote House



3.4(b) Hylands House



3.4(c) White Horse Public House



3.5(d) Woodcote Green House



3.6(e) Westgate House



3.7(f) Woodcote Vila

Figure 3.4 Existing Wide Character



# 3.0 Site Assessment

## 3.4 Site History

### Historic Context

3.4.1 The assessment of historical survey maps [Figure 3.5] illustrate the Appeal Site evolution and development of surrounding areas.

- 1830s: The Epsom Union Workhouse opened on a 10.5 acre site south of Epsom town centre. The building layout was based on a double crucifix plan with a central admin block flanked by male and female accommodation wings.
- 1910s: Various building additions were made to the site increasing bed numbers and staff accommodation. During the war, the facility became part of the Emergency Medical Services benefiting from an upgrade in facilities including operating theatre and x-ray machines.
- 1940s: The hospital joined the NHS and became Epsom District Hospital. The original workhouse buildings to the west became 'The Oaks' providing homes for the aged.
- 1970s: The Oaks aged living accommodation was demolished making way for the Langley Wing to provide psychiatric care.
- 1990s: The Bradbury Wing opened providing MRI facilities.
- 2000s: The Denbies Wing opened, owned by the Denbies trust and leased back to the hospital.

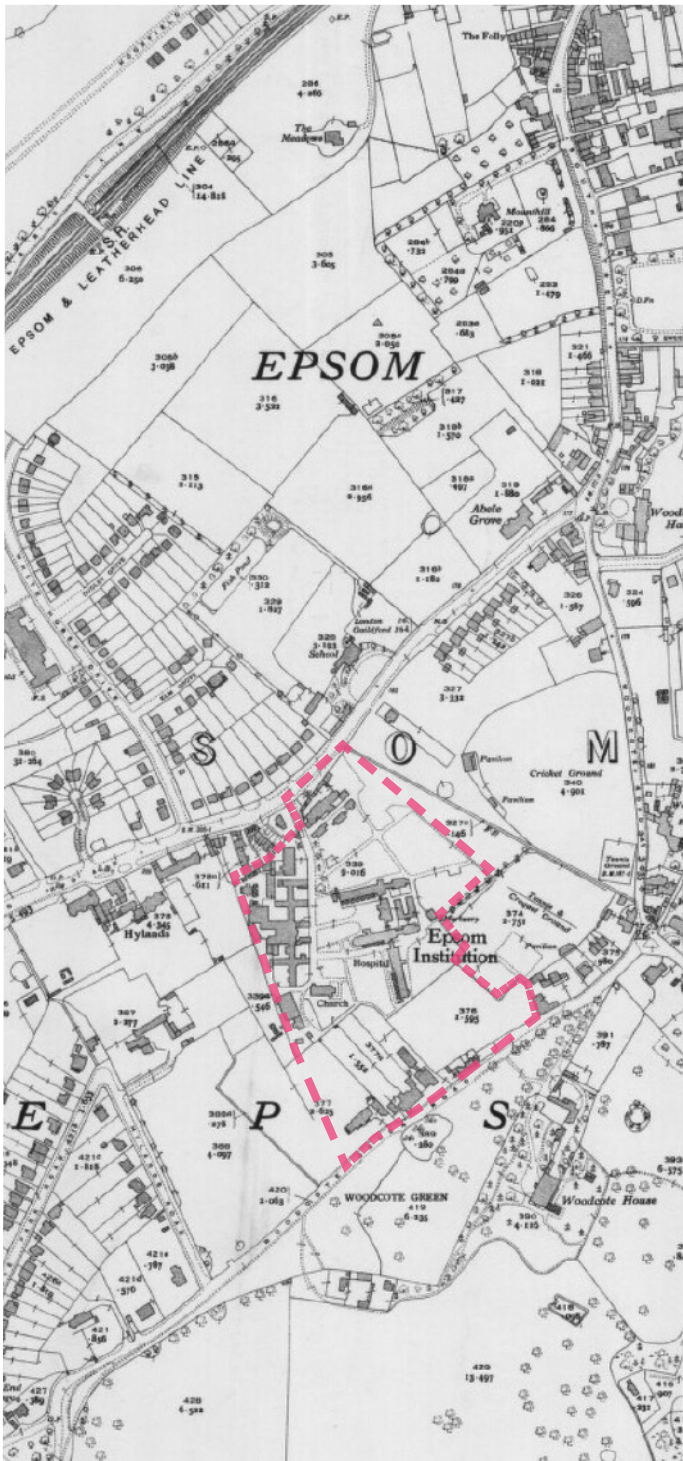


Figure 3.5(a) 1932-1934

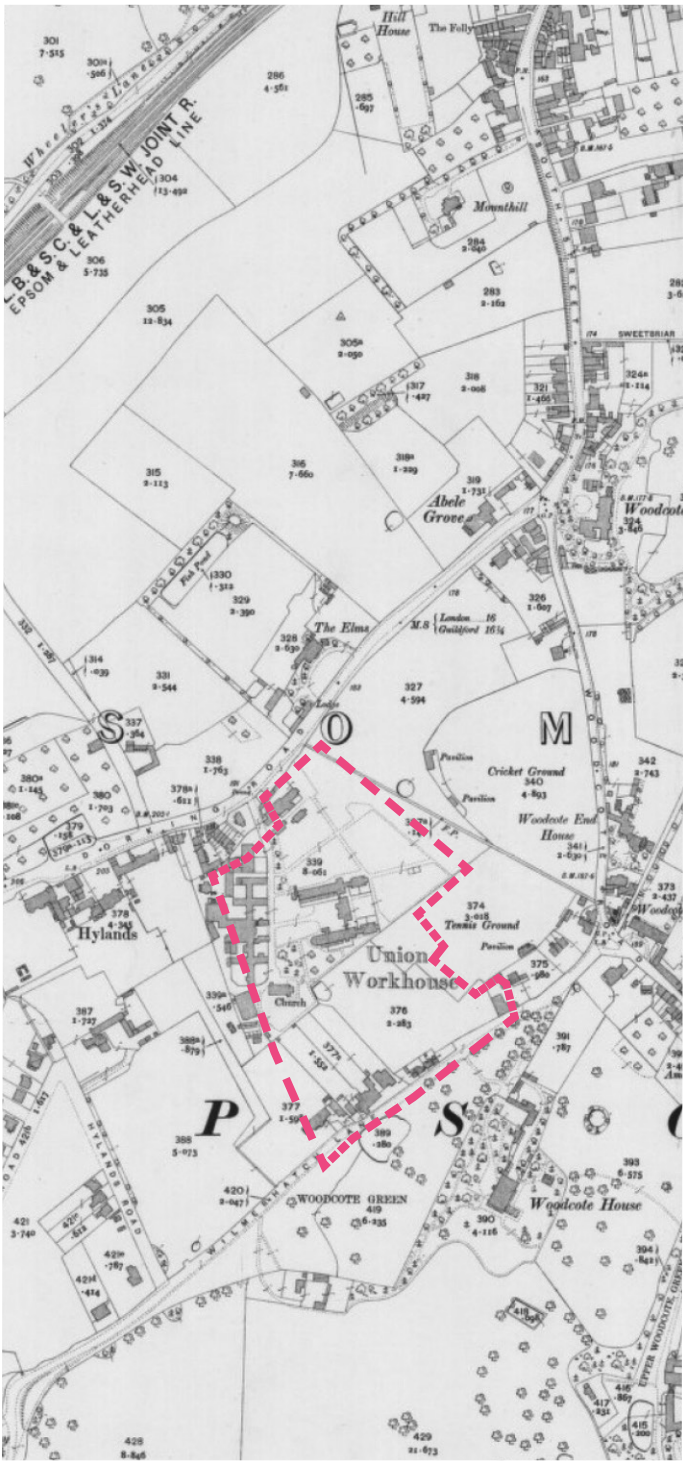


Figure 3.5(b) 1912-1913

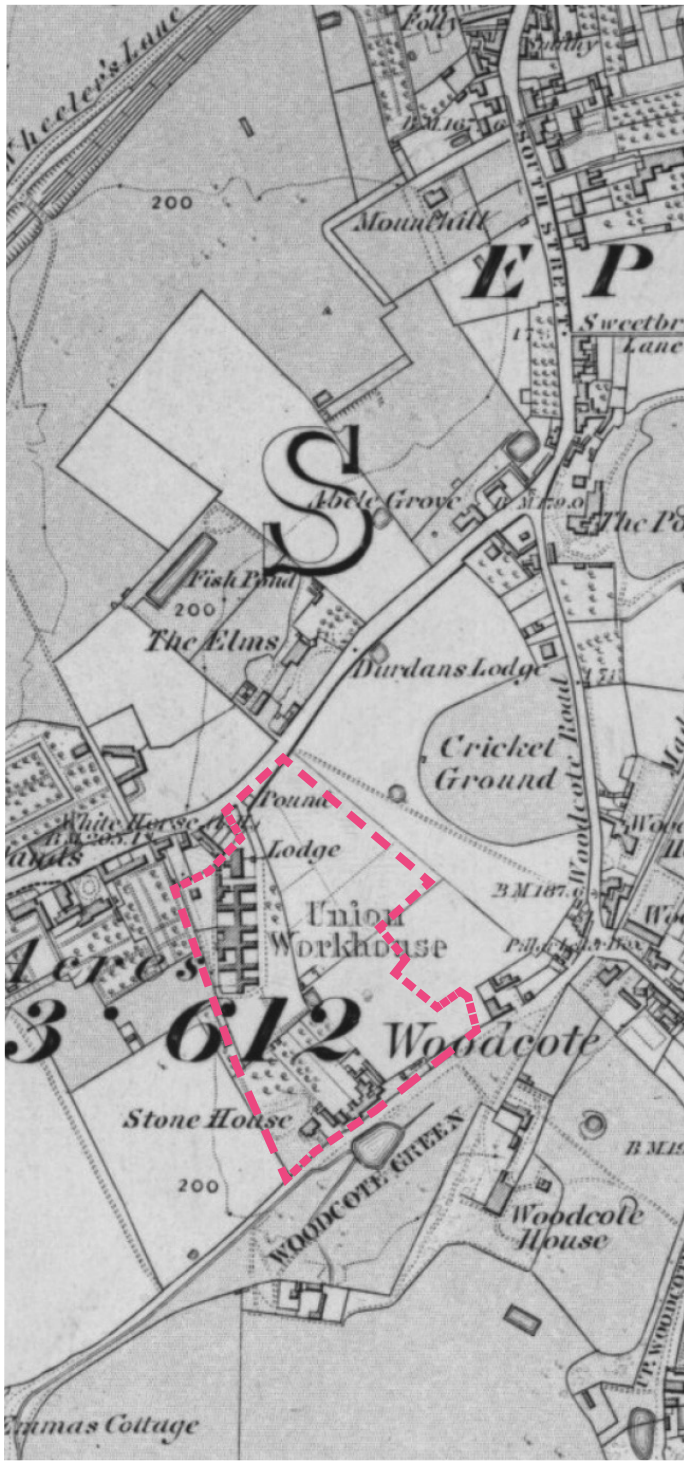


Figure 3.5(c) 1866-1871

— Proposed Site

Figure 3.5 Site History



# 3.0 Site Assessment

## 3.5 Site Opportunities



### Local Opportunities

3.5.1 Scheme A has capitalised on the opportunities presented by the LPAs direction to optimise the site for regeneration and residential development as part of their action plan to increase housing delivery due to limited supply of land in Epsom. The site opportunities are illustrated in Figure 3.7 and can be summarised as follows:

- a. Preserve the Green Belt and increase local housing delivery by the regeneration of a large underused existing brownfield site outside of local conservation areas and close to Epsom Town Centre.
- b. Create a new vibrant community space (placemaking) in the form of a large central landscape plaza connecting proposed ground floor amenity spaces. The central landscaped plaza encourages social interaction and improves permeability through the Appeal Site with a green pedestrian route linking with hospital site to the north and the open space of Woodcote Millennium Green to the south.
- c. Enhance the local landscape context by integrating a variety of safe spaces for recreation, quiet contemplation, and care. Improving the sites environmental character and enhancing local biodiversity by landscaping flat roof areas, planting more mature and semi mature trees, and decluttering the site from vehicular parking by limiting on street parking using an integrated APS car parking design.
- d. Enhance the local character by setting back proposed buildings fronting Woodcote Green Road from the boundary to create a leafy tree lined street frontage.
- e. Create a high quality materials to create s distinct and contrasting built form to neighbouring character areas TC36 & TC37 through the introduction of high quality materials.
- f. Provide high quality private accommodation to modern space standards including C2 later living, C2 extra and C3 keyworker apartments for NHS St Kilda



Figure 3.7. Opportunities Diagram



# 3.0 Site Assessment

## 3.6 Site Constraints



### Local Constraints

3.6.1 There are several constraints that impact the Appeal Site. The proposed design of Scheme A was required to operate within the parameters of these constraints, which are shown visually at Figure 3.8, and which can be summarised as follows:

- a. Existing disused buildings requires demolition to optimise potential to create a new master plan.
- b. Protection of existing hospital buildings close to the northern boundary and service road. Service road is not an adopted highway and not available for creating a primary access point into proposed site.
- c. Site access limited to southern boundary, because of the neighbouring context with private residents to the west and NHS hospital to the north and east
- d. Protection of existing environmental characteristics on the Appeal Site including trees and ecology along western boundary.
- e. Protection of residential amenity along western boundary.
- f. Land contamination, ground conditions and archaeology.
- g. Residential setting along southern boundary fronting Woodcote Green Road with private residential homes to the west and Woodcote Millennium Green to the south.
- h. Protection of the surrounding local townscape character and heritage assets, including Chalk Lane Conservation Area to the east. Local views form Chalk Lane Conservation Area and long views from the Queens Stand at Epsom racecourse were identified for assessment against the proposed scheme.

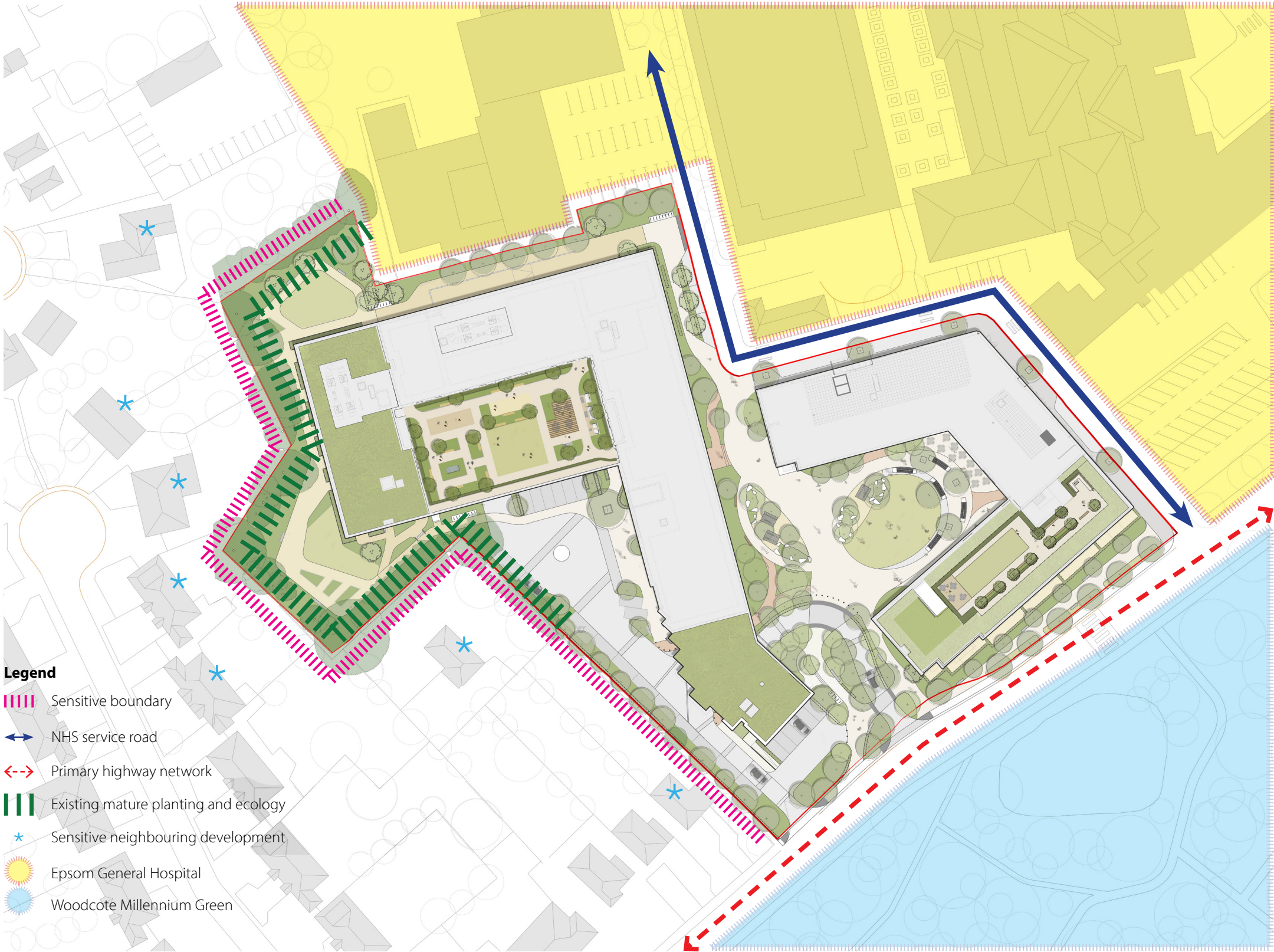


Figure 3.8 Constraints Diagram



## 4.0 Design Evolution

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# 4.0 Design Evolution

## 4.1 Scheme A & B - Planning Performance Agreement

### Overview

4.1.1 The pre-application process spanned 6 months from June 2019 to December 2019. Throughout the pre-application and design process, the project team consulted with the LPA development team and other stakeholders, acknowledging all feedback and refining Scheme A where appropriate. As such, the design evolution has been a collaborative and iterative process whereby the planning, urban design, heritage, landscape, and transport officers have all made recommendations to inform the design process. Presentations for engagement with local resident’s groups, committee members and local MP ensured a broad spectrum of views were considered during the planning process.

It was agreed in the initial pre-application meeting in June 2019 that the Appellant team would progress the design process with the LPA by working collaboratively within the framework of a Planning Performance Agreement “PPA”. The design evolved through the PPA process as well as progressive evaluation and refinement through sessions with the multidisciplinary team members.

The goal of the PPA process was to develop a design which meets the key items and requirements set out in the LPA’s various policy documents and ‘Supplementary Planning Documents’ as well as the objectives of the Appellant to create an exemplar design that will be an asset to Epsom. The successful PPA process resulted in the Council officers recommending Planning Application A for approval in their report to committee members.

4.1.2 Other than the formal response letter dated 5 July 2019 (Appendix [4] of this Proof of Evidence), feedback from the Council development team was typically received during Q&A sessions following presentations from the Appellant’s protect team to the Council, and these sessions provided a steer for design progression ahead of the next PPA meeting.

4.1.3 Scheme B commenced following planning refusal of Scheme A and went through the short PPA process, during which consultations and design review sessions were held between the Appellant’s project team, the LPA development team and other stakeholders. The focus of these PPA sessions was to assess how the design needed to evolve to address the areas of concern identified in the reasons for refusal of Scheme A.

### Scheme A PPA History

4.1.2 The Appellant’s project team took part in several meetings through the PPA process to develop and inform the design process. The various meeting dates and presentations made are summarised as follows:

#### Pre Application Meeting on 4 June 2019

- Design presentation
- Landscape presentation

#### PPA1 Meeting on 15 July 2019

- Design presentation
- Landscape presentation

#### Councillors Presentation on 18 July 2019

- Design presentation
- Client presentation

#### PPA2 Meeting on 2 September 2019

- Design presentation
- Landscape presentation

#### Three Public Consultations in September 2019

- Design presentation boards (Figure 5.1)

#### Pre Application Meeting with SCC highways on 18 October 2019

- Transport presentation

#### PPA3 Meeting on 21 October 2019

- heritage presentation
- design presentation
- landscape presentation (by AS)

#### Chris Grayling MP briefing on 25 October 2019

- Design presentation
- Client presentation

#### Councillors Presentation on 8 November 2019

- Design presentation

#### Millennium Green Trust Presentation on 12 November 2019

- Design presentation

#### Historic England Presentation (electronic submission) on 20 November 2019

- Design presentation

#### PPA4 Meeting on 11 December 2019

- design presentation
- landscape presentation (by AS)

#### 200225\_Chris Grayling MP presentation

- Design presentation

Following the submission of the Planning Application in December, EEBC officers provided further feedback during the consultation period lasting 10 months leading up to the committee date held on 17th November 2020. During this period, the Appellant’s project continued to engage planning officers providing responses to all queries received.

### Scheme B PPA History

#### PPA1 Meeting on 17 December 2020

- Design presentation
- Landscape presentation

#### PPA2 Meeting on 7 January 2021

- Design presentation
- Landscape presentation

#### Planning Committee Members Webinar on 7 January 2021

- Design presentation

#### Public Consultation Webinar on 13 January 2021

- Design presentation (Figure 5.2)

#### Epsom Civic Society Webinar on 17 February 2021

- Design presentation



4.0 Design Evolution

4.2 Scheme A - Masterplan, Access & Parking

Masterplan Evolution

4.2.1 Figure 4.1 Diagrams illustrate the evolution of the masterplan design in response to surrounding context.

4.2.2 Figure 4.2 Diagram illustrates the masterplan at pre-app meeting stage and how the principles of the massing evolution diagram were used to identify key access routes, active frontages, landscape, and parking opportunities.

4.2.3 Figure 4.3 Diagram illustrates the masterplan evolution at PPA 1: Retail outlets with new landscape were proposed along Woodcote Green Road to activate the street frontage leading into a broad and open landscaped pedestrian site entrance. Vehicular entry and exits were designed at a single point along the western boundary accessing the covered porte cochere drop-off and APS carpark, allowing proposed central plaza to be free from vehicular traffic. A nursery and additional retail were located to the north activating the site entrance from the hospital. Use C3 key worker apartments were proposed to be spread across both buildings.

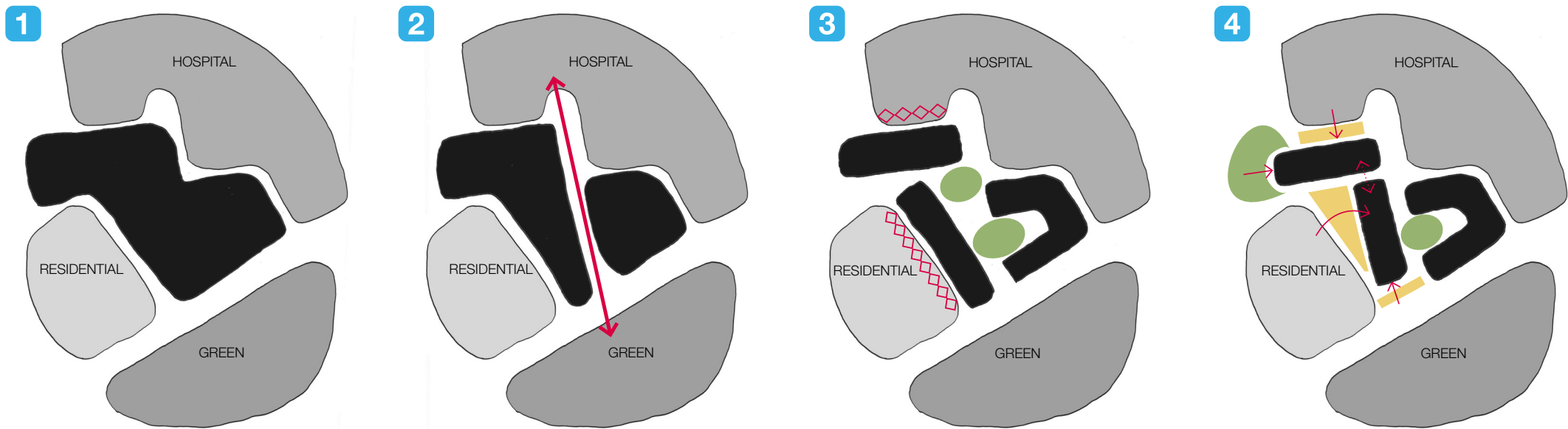


Figure 4.1 Masterplan Evolution Diagram



Figure 4.2 Pre-Application Meeting



Figure 4.3 PPA 1 Meeting



4.0 Design Evolution

4.2 Scheme A - Masterplan, Access & Parking

Masterplan Evolution

4.2.4 Figure 4.4 Diagram illustrates the masterplan evolution at PPA 2: Additional retail space was proposed to the street fronting aspect of building A. Vehicular entry and exits were designed to be separated improving flow of traffic from residents and visitor. Use C3 key worker apartments consolidated in north-western corner of building A.

4.2.5 Figure 4.5 Diagram illustrates the masterplan evolution at PPA 3: Building B retail space fronting street replaced with use C2 apartments with garden terraces combining with landscape features creating a residential street frontage. Proposed retail to site entrance from hospital replaced with extended wellness centre for community use. Design of car park façade rationalised to create access for vehicular turning point.

4.2.6 Figure 4.6 Diagram illustrates the masterplan evolution at PPA 4: Building B extended to provide a better sense of enclosure around the central plaza, lessening the width to southern pedestrian site entry - overall width remained generous in size with landscaping. Nursery moved south to building A adjacent to site entrance, additional on grade parking proposed along western boundary to ensure sufficient spaces for nursery pick up and drop off.

4.2.7 Figure 4.6 Diagram illustrates the masterplan evolution through the Wheatcroft Amendments: The vehicular entrance and exit switch to ensure better traffic flows into site from Woodcote Green Road and safer vehicular exit. Setback of Buildings A and B increased providing opportunity for additional landscaping to street frontage. Building A sawtooth design adopted to lessen the impact of potential overlooking to No. 40 and 46.



Figure 4.4 PPA 2 Meeting



Figure 4.6 PPA 4 Meeting



Figure 4.5 PPA 3 Meeting

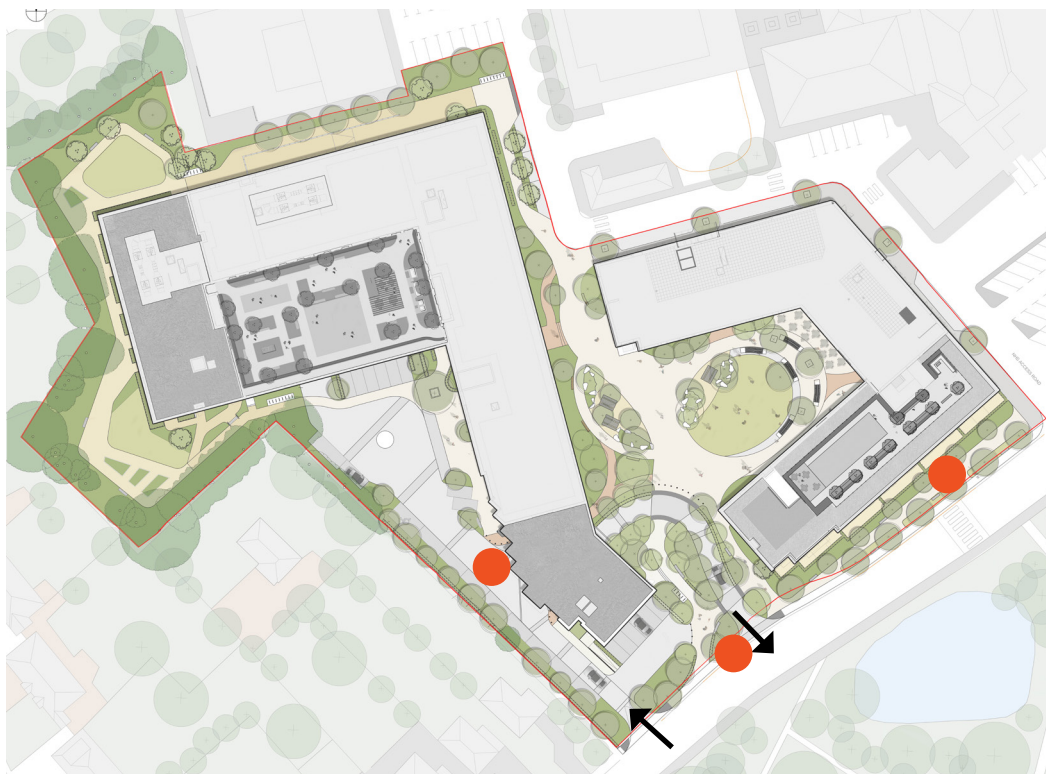


Figure 4.7 Scheme A

● Key Change



# 4.0 Design Evolution

## 4.3 Scheme A - Massing & Density

### Massing & Density

4.3.1 The Appellant’s design team were advised by the LPA to propose a design which would meet the criteria of achieving a high-density scheme of good design and placemaking which contributes positively towards local housing targets.

4.3.2 The Proposed Development was designed with this advice in mind, and the number of proposed new dwellings varied as the design evolved through the PPA process. Scheme A contributes 325 dwellings to local housing targets.

4.3.3 The design adopts varying heights from 2storeys to 9storeys. The design concept Figure 4.8 was to set back taller massing elements from visually sensitive boundaries to the south and neighbouring property boundaries and designed to adjoin the northern boundary, relating appropriately to the larger hospital buildings.

4.3.4 Relying upon principles of good design, placemaking and sustainable development strategies, the existing street frontage to Woodcote Green Road which is currently dominated by surface parking will be replaced with a high-quality residential frontage, setback from the site boundary, with significant landscape features introduced along the southern boundary wrapping around to the sensitive residential western boundary to ensure the proposed urban massing respected this wider surrounding context

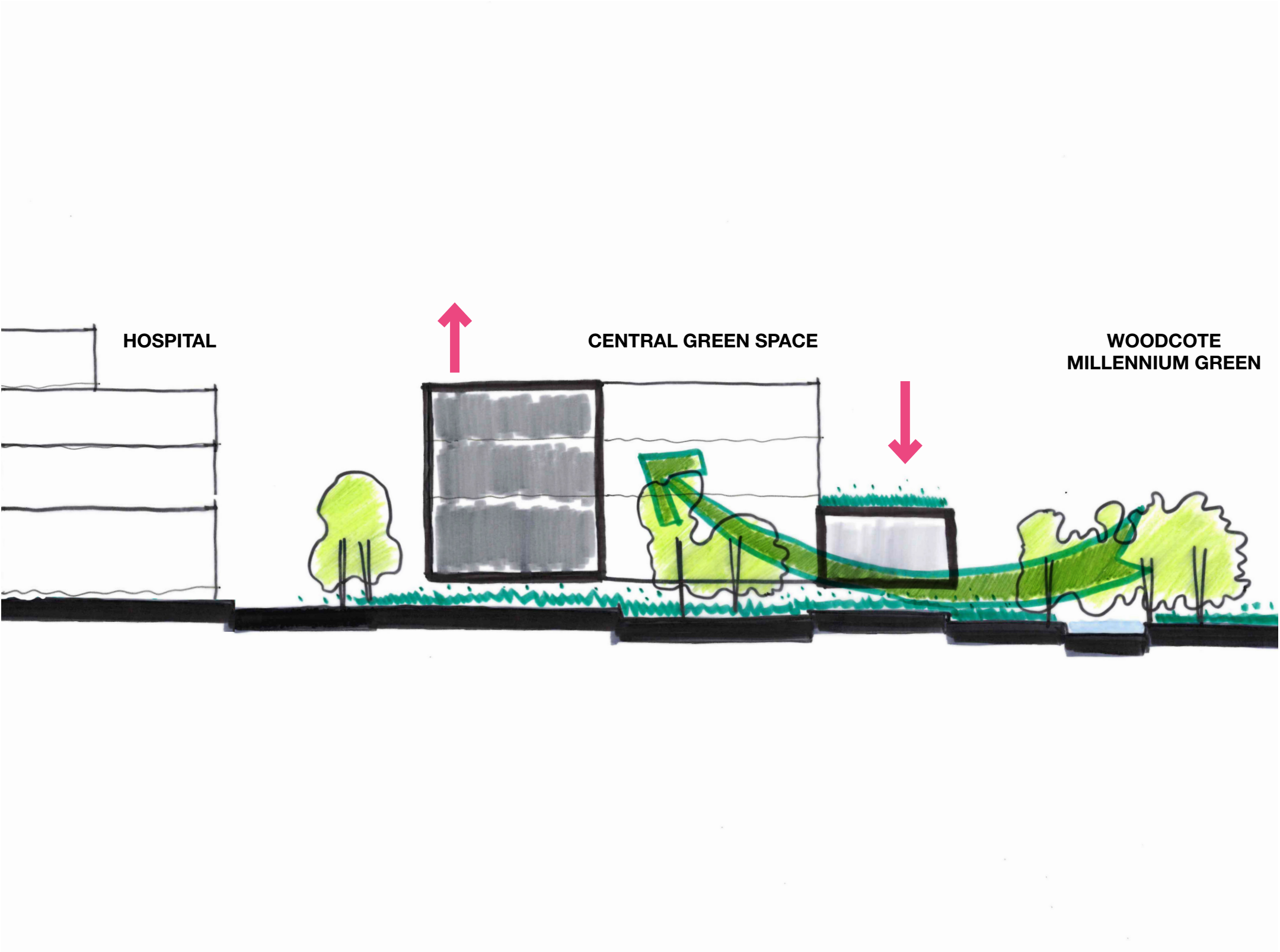


Figure 4.8 Massing Height & Design Concept

# 4.0 Design Evolution

## 4.3 Scheme A - Massing & Density

### Massing Response to Townscape

4.3.5 Following of pre-application meetings with the Council, the design principles for developing the massing were agreed and set out.

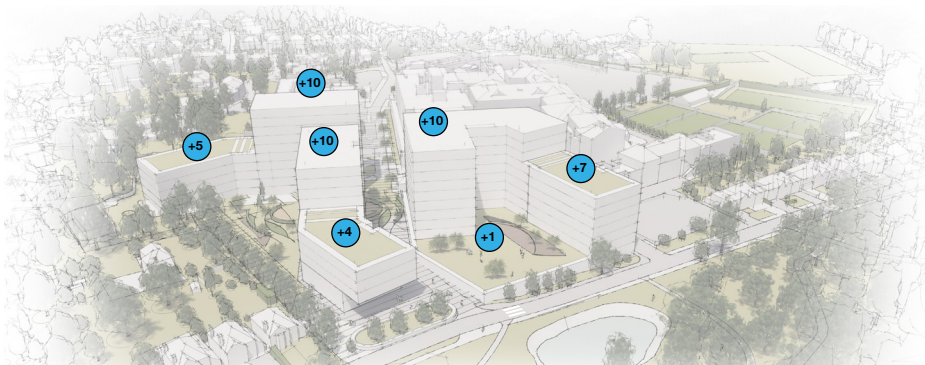
The agreed principles can be summarised as follows:

- Any proposal should assimilate with its surroundings and ensure that there is no unacceptable adverse impact on adjacent residential amenity.
- Proposals are subject to high quality design, with great weight to be given to outstanding or innovative designs.
- A tall contemporary scheme is considered appropriate at this site.

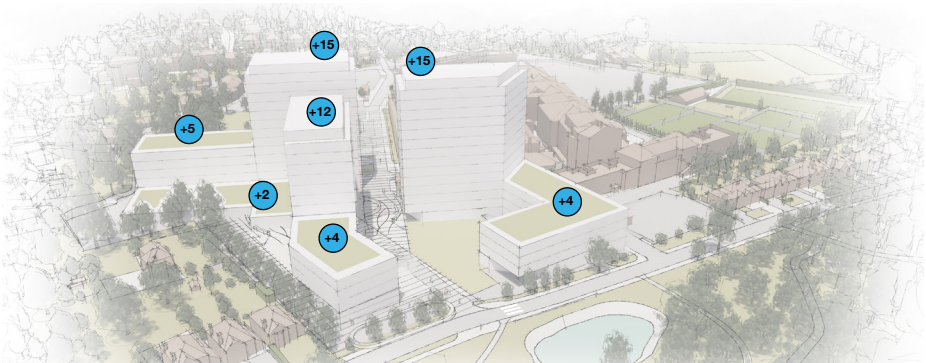
4.3.6 As Explained in the previous sections, the LPA advised that a urban development is appropriate for the site. The design options throughout the PPA process considered different massing height and density scenarios, and each one was assessed in light of its response to the local townscape.

4.3.7 Overall building heights were reduced, resulting in a to proposal that is below the height of the hospital building.

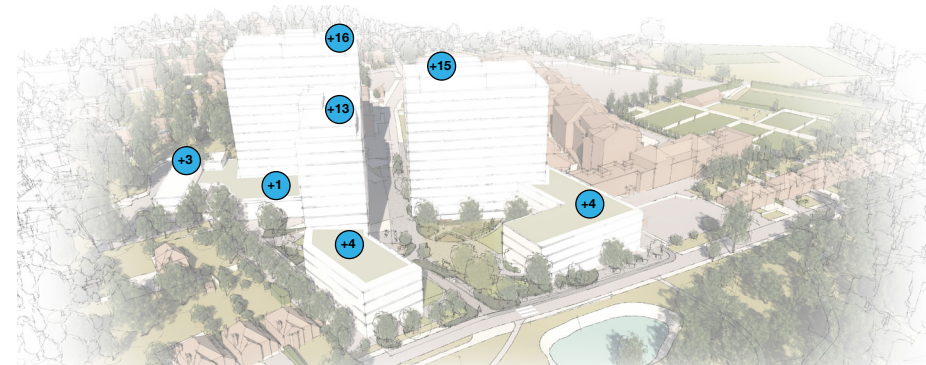
4.3.8 Height of the proposed building facing Woodcote Green Road was reduced and set back to protect against impact on local character, townscape and amenity.



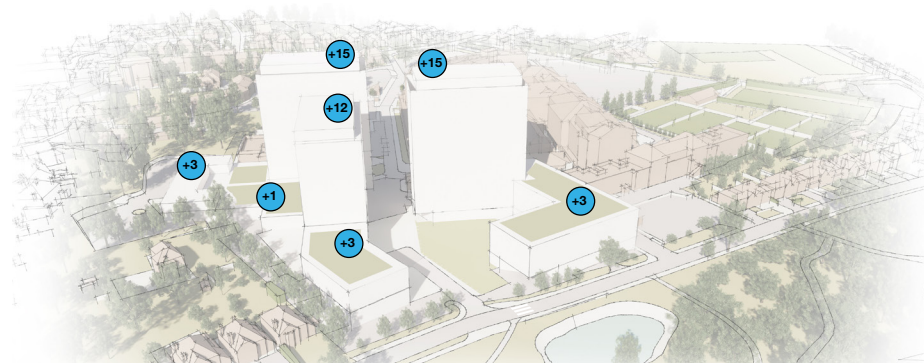
A Figure 4.9 Pre-Application Meeting



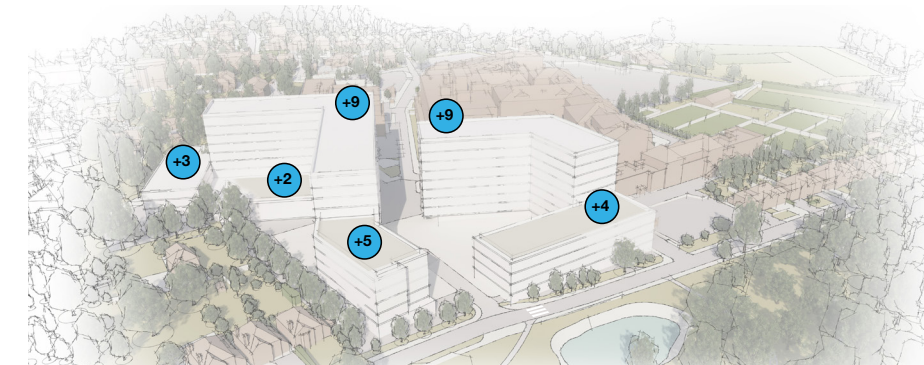
B Figure 4.10 PPA 1 Meeting



D Figure 4.12 PPA 3 Meeting



C Figure 4.11 PPA 2 Meeting



E Figure 4.13 PPA 4 Meeting



4.0 Design Evolution

4.3 Scheme A - Massing & Density

Townscape and Heritage Visual Impact

4.3.9 The appellant appointed a heritage consultant (Donald Insall Associates) and commissioned a HTVIA to assess a number of short and long views (agreed with the LPA) with verified photography and photo montage renders (by Miller Hare). This assessment ensured the design considered the form and layout of the surrounding context whilst making a positive contribution to the Borough’s character and appearance.

Regenerating the site with a high-quality landscape design to street frontages and central plaza and the use of high-quality brick as the principal material in the façade design positively reinforced the local verdant character and appearance.

Figure 4.14 Illustrates how key views of the site from Woodcote Millennium Green, Westgate House (Chalk Lane Conservation Area), and looking east from Woodcote Green Road will be changed by the proposed development.

Figure 4.14 Key Townscape Views



Existing View North - Woodcote Millennium Green



Original Scheme



Scheme A



Existing View West - Westgate House



Original Scheme



Scheme A



Existing View East - Woodcote Green



Original Scheme



Scheme A



# 4.0 Design Evolution

## 4.4 Scheme A - Landscaping

### Landscape Evolution

4.4.1 Scheme A adopted RIBA guidance criteria for design quality and placemaking, to improve pedestrian permeability through the site, and by designing a new public outdoor amenity space in the form a central landscaped plaza. Further significant landscape enhancement included mature tree planting and landscaped roofs creating a vibrant interactive space for the local community.

4.4.2 Following conclusions of pre-application meetings with the LPA development team, the following key landscape design principles were agreed and set out.

Agreed principles:

- Any proposed mature and semi mature trees should have sufficient space/green verge for growth.
- Proposed footpath along Woodcote Green Road should achieve a min. width of 2m.
- Proposed mature and semi mature tree species should offer variety and be reflective of local context.

4.4.3 The landscape design evolved with the setback of buildings providing scope for additional trees along the sites Woodcote Green frontage with green verge, accessible public footpath designed to achieve min. 2m width, and proposed tree species were agreed with the EEBC tree officer. Overall a total of 113 new mature and semi mature trees have been proposed for the site, and the design of flat roofs are used to create additional landscaped areas for outdoor amenity and biodiversity. Figures 4.15 - 4.18, illustrate key landscape changes.



Figure 4.15 Original Scheme



Figure 4.16 Original Scheme



Figure 4.17 Scheme A (with Wheatcroft)



Figure 4.18 Scheme A (with Wheatcroft)

● Key Change



4.0 Design Evolution

4.5 Scheme A - Facade & Materials

Façade & Material Evolution

4.5.1 The initial material composition of the façade proposed a combination of brick to lower massing heights and white ceramic tile cladding (inspired by locally listed white render and stone buildings Woodcote House and Woodcote Green House) and metal cladding as a transition to express the taller elements. The proposed use of high-quality ceramic tile and metal cladding that are lighter than brick and easier to transport and handle on site, offered an opportunity to adopt a more sustainable design approach to the façade, whilst maintaining a reference to local context.

4.5.2 During the PPA process the Council development team was presented with physical samples of the proposed façade materials at PPA4. Following review of sample material and CGI renders the Council development team advised the Appellants project team to adopt a more sympathetic material palette in response to existing and neighbouring brick buildings of the hospital, whilst achieving good design through use of high-quality materials and detailing.

4.5.3 The favoured brick façade typology was used to create a high quality contemporary urban façade design with subtle changes in brick colour and the use of high-quality detailing including expressed brick piers, brick reveals, recessed and chamfered brick panels accented by controlled use of non-combustible metal cladding, creating a well-designed façade providing visual interest within the context of the local vernacular. During the submission of Appeal A, further changes were proposed as Wheatcroft amendments as set out in section 4.7 of this proof.

Figure 4.19 Key Facade & Materials Evolution Views



Aerial View Looking South - PPA 3



Aerial View Looking South - PPA 4



Aerial View Looking South - Original Scheme



Aerial View Looking North - PPA 3



Aerial View Looking North - PPA 4



Aerial View Looking North - Original Scheme



View from Central Plaza Looking South - PPA 3



View from Central Plaza Looking South - PPA 4



View from Central Plaza Looking South - Original Scheme



# 4.0 Design Evolution

## 4.6 Scheme A - Residential Amenity

### Impact on Neighbouring Residential Amenity Evolution

#### Landscape

4.6.1 Figure 4.20 illustrates the existing site boundary to No.40 and 46 Woodcote Green Road, which has limited landscape screening, the majority of which is within the neighbouring property boundaries and is dominated by parallel car parking bay and hardstanding with poor surface water drainage. The proposed landscape design has evolved from PPA4 [Figure 4.22] to replan parking bays allowing for enhanced landscaping and trees along the western boundary, providing additional landscape screening to No. 40 & 46 Woodcote Green Road as illustrated in Figures 4.21 & 4.23.

#### Saw Tooth Façade Design

4.6.2 The proposed façade adjacent to No.40 Woodcote Green Road is an improvement in terms of the existing separation distance from Woodcote Lodge . The potential for overlooking from apartments in the proposed buildings opposite No.40 Woodcote Green Road was mitigated by adopting a staggered step ‘saw tooth’ articulation of the façade, as illustrated in Figure 4.23. The design of full height windows to apartments at 90deg. to the site boundary fronting No.40 Woodcote Green Road and the introduction of clerestory windows to apartments ensured that adequate levels of natural light to proposed apartments can be provided without increasing the risk of overlooking.

#### Sensory Garden

4.6.3 The proposed landscape sensory garden above the car park to Building A provides 600m2 of private outdoor amenity for residents in the care floor. The landscape design was amended to create a planted balustrade set back 1.5m from the parapet edge and is 1.5m high to ensure the safety of care community residents, whilst mitigating the risk of overlooking into neighbouring gardens of No.40 & 46 Woodcote Green Road, as illustrated in Figures 4.25



Figure 4.20 Existing Site - View along western boundary



Figure 4.21 Scheme A - View along western boundary



Figure 4.22 PPA4 Original Scheme



Figure 4.23 Scheme A



Figure 4.24 PPA4 Original Scheme

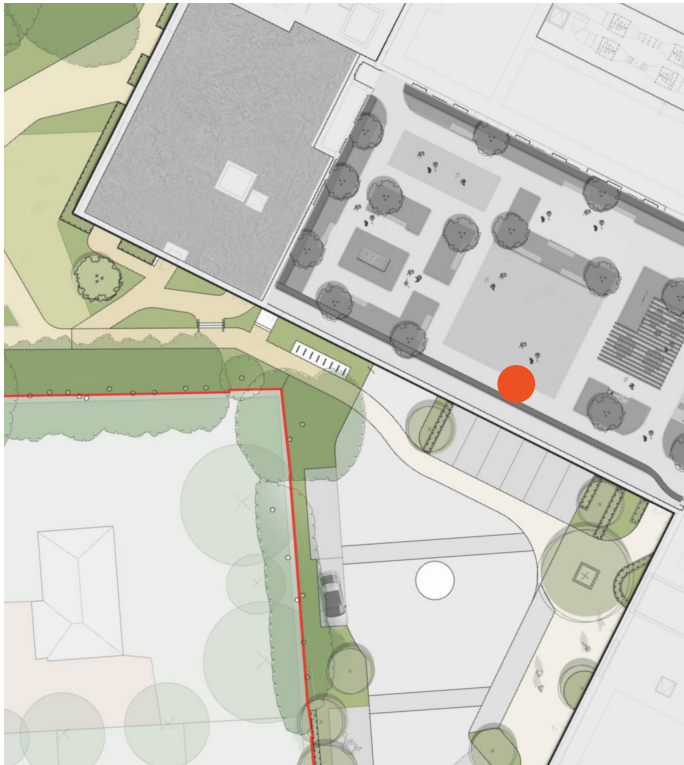


Figure 4.25 Scheme A

● Key Change



# 4.0 Design Evolution

## 4.7 Summary of Wheatcroft Amendments



### Summary

4.7.1 As described in previous sections Scheme A was further amended in line with Wheatcroft Principles. The key design development changes that were: Increased setback of Buildings A and B, Building A sawtooth design, Landscape changes, Materials changes limited to cladding colour.

### Building Setbacks

- Building B setback from site boundary fronting Woodcote Green Road. Increased by 2.6m to the south eastern corner and 5.4m to the southern corner.
- Building A setback from site boundary fronting Woodcote Green Road. Increased by 9.9m.

### Sawtooth Design

- Building A elevation fronting No.46 along western boundary redesigned creating a staggered step 'saw tooth' facade with clerestory windows.

### Materials Palette

- Colour of metal cladding changed from dark grey to lighter bronze to both buildings.

### Landscape

- Landscape enhancements proposed along site boundary fronting Woodcote Green Road and along western boundary to neighbouring residential properties of No. 40 & 46 Woodcote Green Road.
- Proposed hedge to Building A sensory garden setback from parapet edge by 1.5m.

● Key Change



4.26 Scheme A [with Wheatcroft amendments]



4.27 Original Scheme [without Wheatcroft amendments]



4.0 Design Evolution

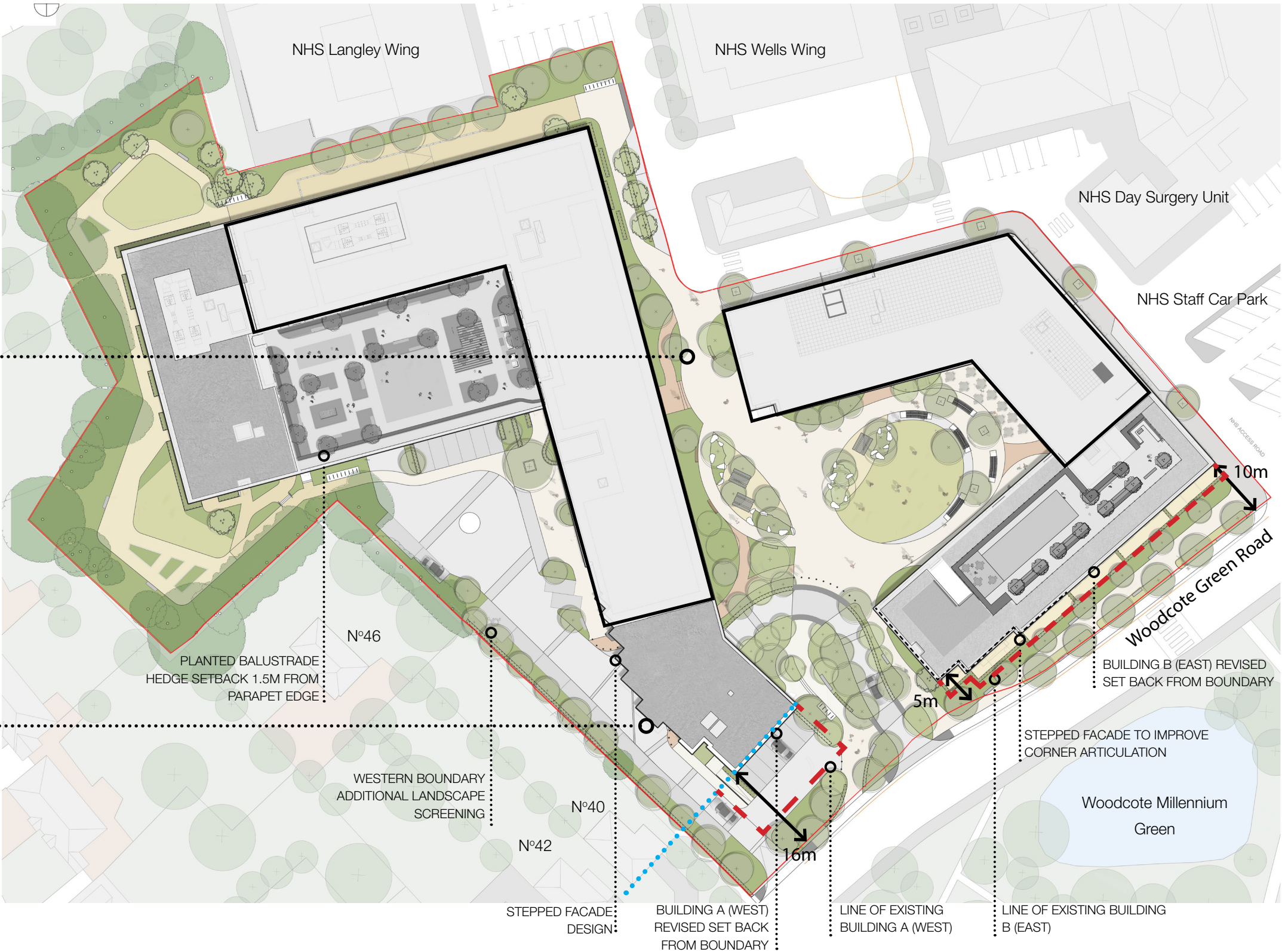
4.7 Summary of Wheatcroft Amendments

Summary of Wheatcroft Amendments on Plan.

Building A setback alignment with no.40 Woodcote Green Road

113 PROPOSED MATURE / SEMI-MATURE TREES

PORTE COCHERE DROP-OFF AT GROUND FLOOR LEVEL



4.28 Scheme A [with Wheatcroft amendments]



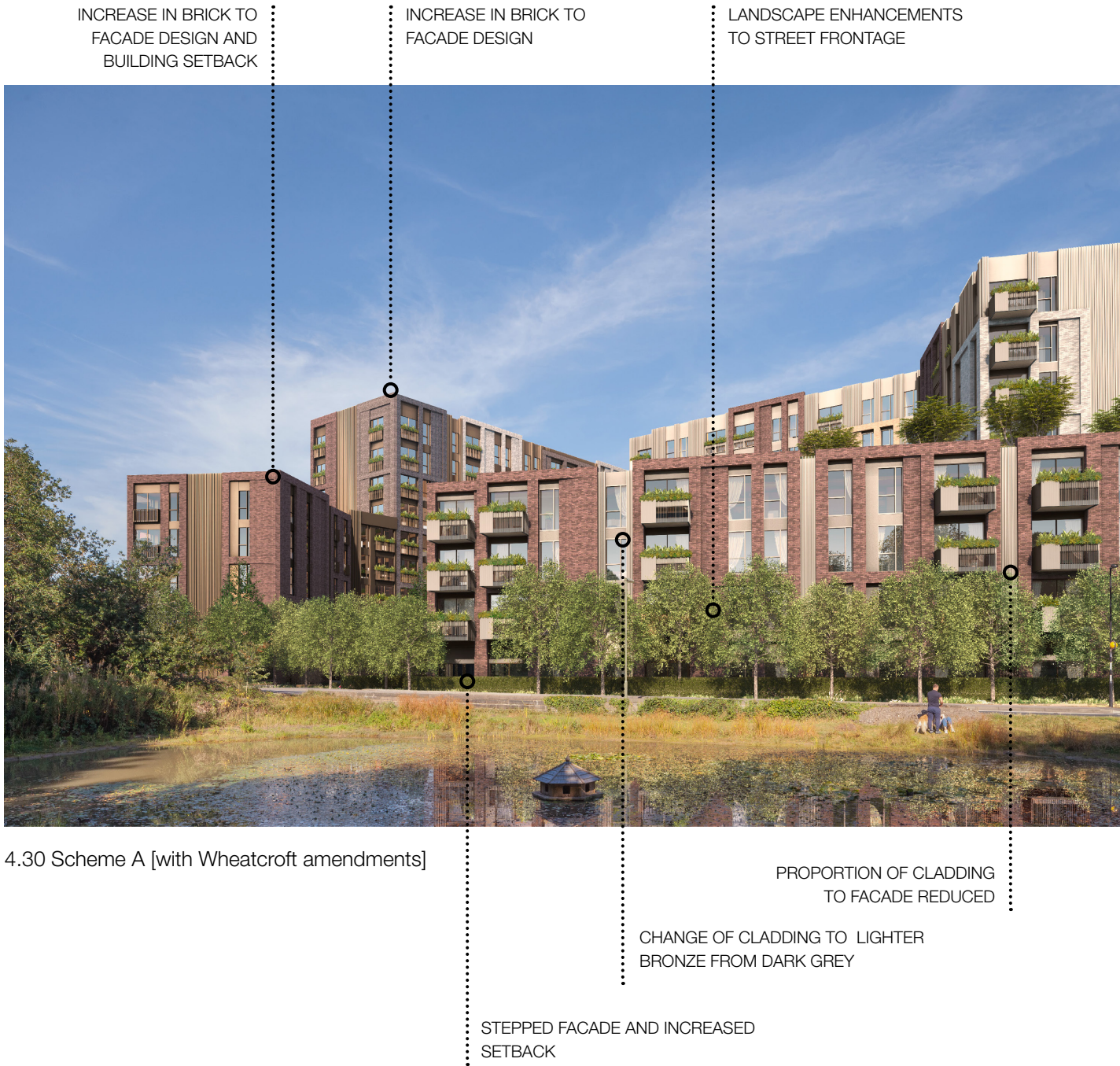
4.0 Design Evolution

4.7 Summary of Wheatcroft Amendments

Comparison of HTVIA views.



4.29 Original Scheme [without Wheatcroft amendments]



4.30 Scheme A [with Wheatcroft amendments]



# 4.0 Design Evolution

## 4.8 Scheme B - Design Evolution



### Scheme B Evolution & key variations from Scheme A

4.8.1 Through Scheme B, the Scheme A design was revisited with regards to height and massing, building siting and landscape, design and appearance. The Appellant’s team considered what further design development could be made in order to address local reasons for refusal of Scheme A, with the aim of achieving local consent for Scheme B.

4.8.2 The current Scheme A design with Wheatcroft amendments encapsulates the key design changes submitted in the Scheme B. Therefore, the design proposal as described in the previous sections are all applicable to Scheme B

### Scheme B PPA

Because the LPA development team were supportive of Scheme A in their recommendation for approval to Council members, the Scheme B PPA process with the LPA focused on reviewing proposed changes in response to reasons for refusal of Scheme A and gaining support from Councillors.



● Key Change

Figure 4.31 Scheme B



4.0 Design Evolution

4.8 Scheme B - Design Evolution

Comparison of HTVIA views.



4.32 Scheme A [with Wheatcroft amendments]



4.33 Scheme B



## 5.0 Public Consultation

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5.0 Public Consultation

5.1 Community, Public & Councillors Meetings

Scheme A Consultation Overview

5.1.1 In addition to engaging with the Council development team during the PPA process the Appellant’s project team engaged with local council members, local resident groups, local MP and members of the public with a series of presentations to explain Scheme A, with the aim of addressing key local concerns. Meetings & presentations included:

Councillors Presentation on 18 July 2019

- Design presentation
- Client presentation

Three Public Consultations held in September 2019

- Design presentation boards (Figure 5.1)

Chris Grayling MP Briefing on 25 October 2019

- Design presentation
- Client presentation

Councillors Presentation on 8 November 2019

- Design presentation

Millennium Green Trust Presentation on 12 November 2019

- Design presentation

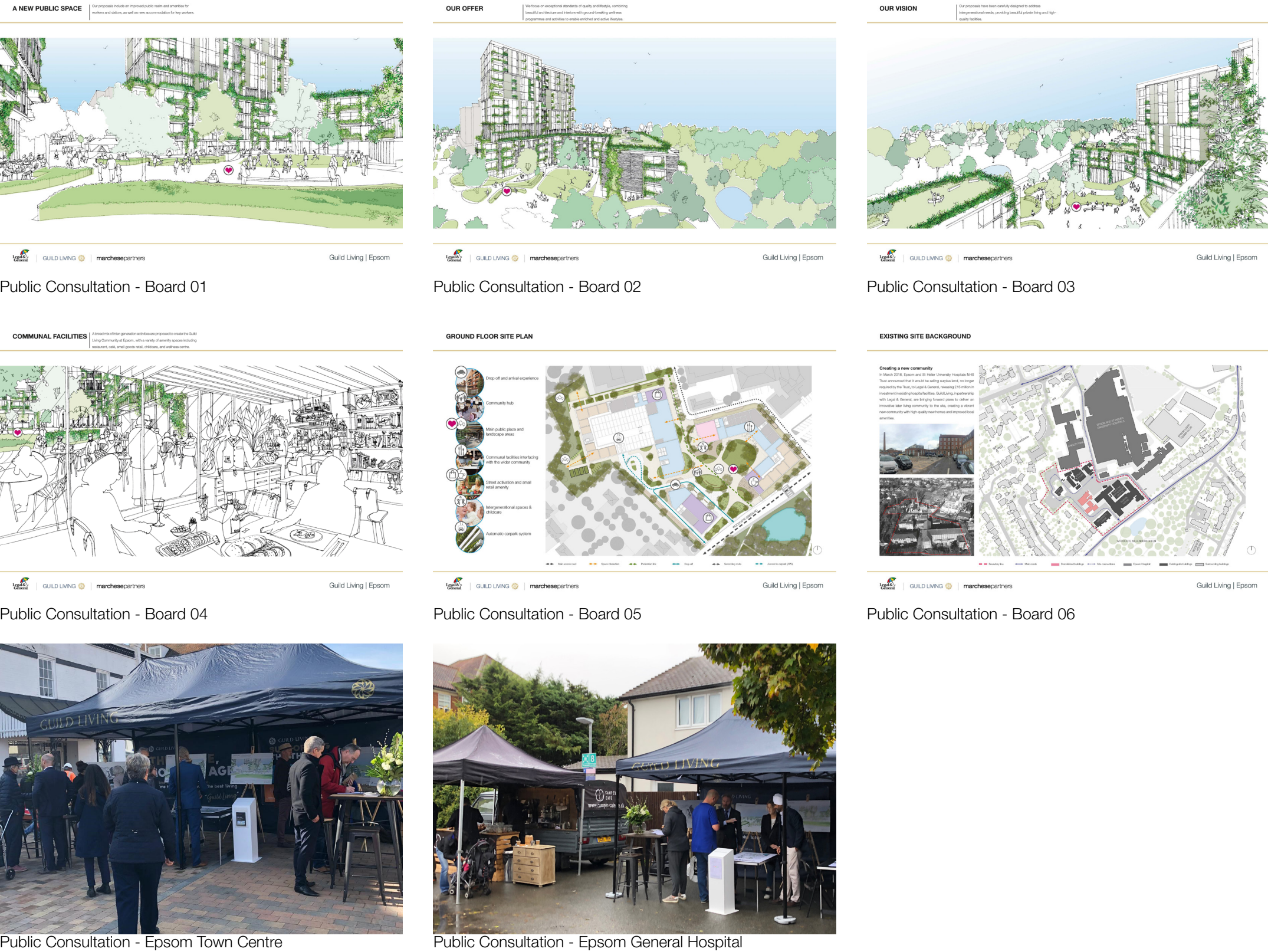
Chris Grayling MP Presentation on 25 February 2020

- Design presentation

5.1.2 The key concerns raised during these sessions included

- Height & Massing
- Building position and Landscaping
- Design & Appearance
- Traffic & Parking
- Need for Later Living in Epsom

Figure 5.1 Scheme A Public Consultation Presentation Boards





5.0 Public Consultation

5.1 Community, Public & Councillors Meetings

Scheme B Consultation Overview

5.1.3 Following the refusal of Scheme A the Appellant's project team undertook additional PPA consultations with the Council development team during the PPA process the Appellant's project team engaged with local council members, and local resident groups with a series of presentations to explain Scheme B, with the aim of addressing key local reasons for refusal. Meetings & presentations included:

LPA Committee Members Webinar on 7 January 2021

- Design presentation

Public Consultation Webinar on 13 January 2021

- Design presentation (Figure 5.2)

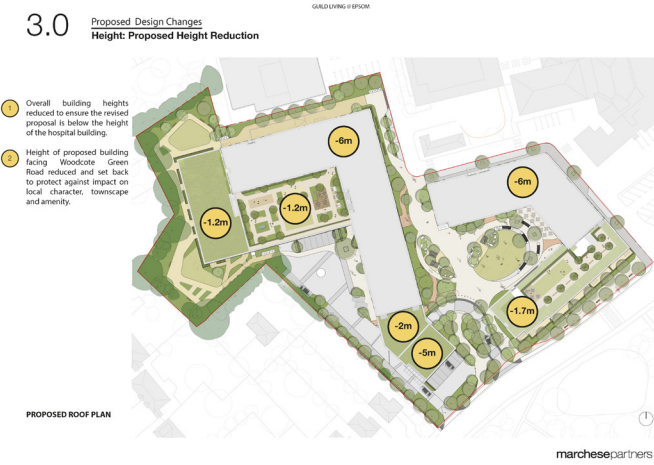
Epsom Civic Society Webinar on 17 February 2021

- Design presentation

5.1.4 The key concerns raised during these sessions included

- Height & Massing
- Building position and Landscaping
- Design & Appearance
- Traffic & Parking
- Need for Later Living in Epsom

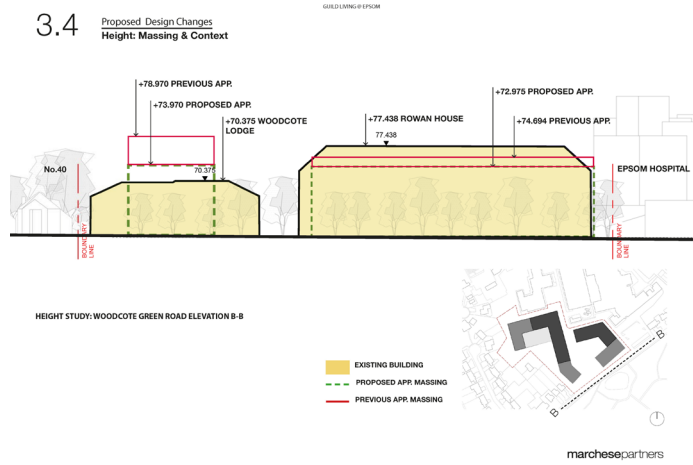
Figure 5.2 Scheme B Public Consultation Presentation Slides



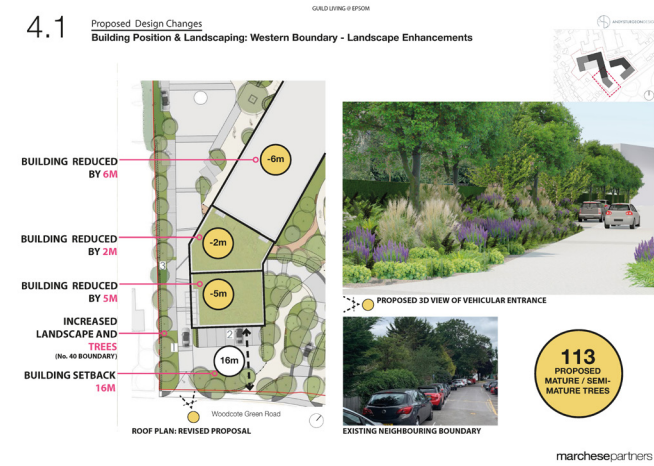
Public Consultation - Slide 3.0



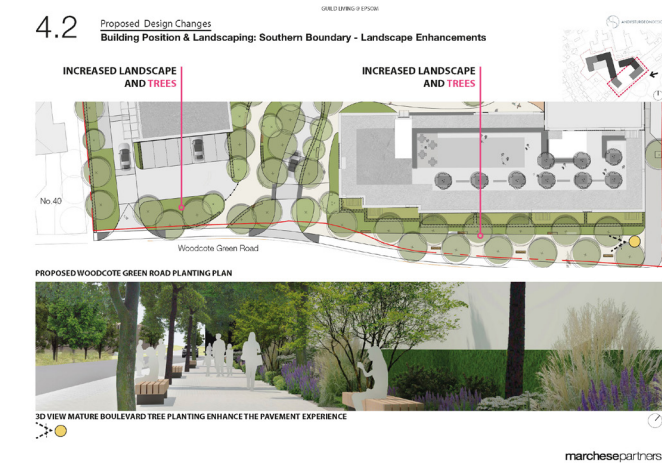
Public Consultation - Slide 3.1



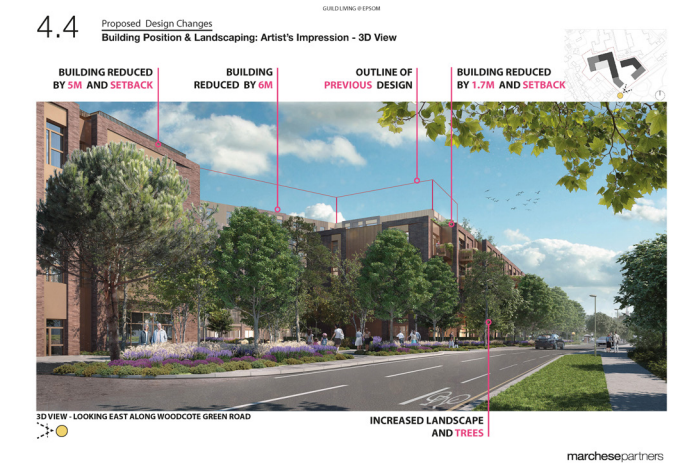
Public Consultation - Slide 3.4



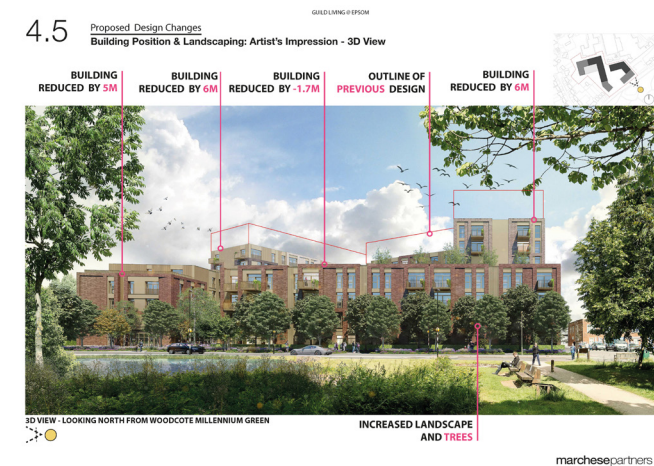
Public Consultation - Slide 4.1



Public Consultation - Slide 4.2



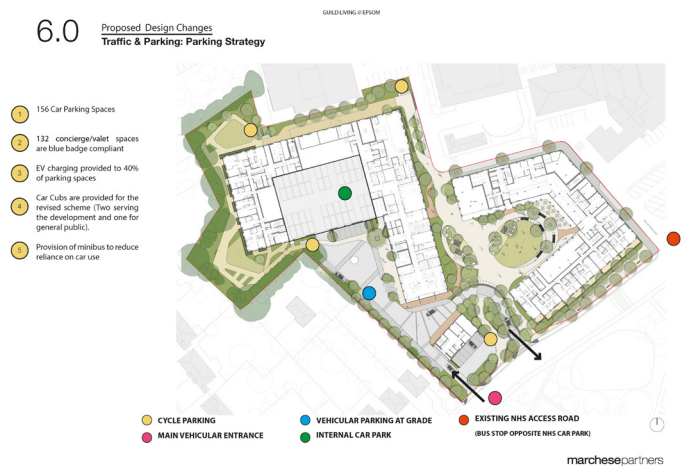
Public Consultation - Slide 4.4



Public Consultation - Slide 4.5



Public Consultation - Slide 5.0



Public Consultation - Slide 6.0



# 6.0 Proposed Development

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# 6.0 Proposed Development

## 6.1 Scheme A - Function & Place

### Scheme A

6.1.1 The final proposed design of Scheme A, which incorporates the Wheatcroft Amendments accepted by the Inspector, is described in following sections: Function & Place, Materplan, Access and Parking; Massing & Density, Landscape, Façade & Materials, Residential Amenity.

#### Sense of place

6.1.2 The Appellant is proposing an innovative way to live independently in Epsom, regenerating a brownfield site of low character and quality identified in the EEBC Environmental Character Study [TC35E]. To optimise the potential design opportunities on the Appeal Site required a detailed understanding of its context, being a mix of:

- Urban scale and utilitarian hospital buildings
- Suburban scale domestic residential buildings
- Semi-rural context of the local conservation area, adjoining recreational open spaces, and wider green belt

6.1.3 Scheme A seeks to make a design positive response to its mixed surrounding context creating a ‘new’ place that will become an integral part of the local community the elderly residents, neighbouring residents, hospital staff and visitors, providing a distinctive built form, designed to include later living (C2), care (C2) and keyworker (C3) accommodation with integrated private and community amenities juxtaposed with verdant landscape enhancements throughout the Appeal Site.

6.1.4 Masterplan: A strong sense of place is created by using an open permeable public central landscaped plaza to link pedestrians with Epsom General Hospital and Woodcote Millennium Green and the proposed residential, commercial, and public amenity uses. The masterplan design works within the constraints of the existing Appeal Site and respects the residential street frontage of Woodcote Green Road with setback buildings creating an opportunity to introduce significant landscape features with mature and semi-mature trees in response the

expansive Woodcote Millennium Green making a positive contribution to the local character and appearance.

The ground floor of the Building B replaces the existing car park with a series of residential apartments fronting Woodcote Green Road picking up on the residential aspects of the local streetscape. Building A has C3 key worker apartments to the northwest of the Appeal Site overlooking communal gardens landscaped to enhance local biodiversity. Both buildings have ground floor public and residential amenities facing towards the central landscaped plaza and are linked by accessible pedestrian routes throughout the Appeal Site.

6.1.5 Access: Majority of day-to-day movement through the proposed development will be dominated by pedestrian movement from later living residents, neighbouring residents, hospital visitors and staff interacting with a new public realm created by the central landscape plaza, overall enhanced landscaping, and design layout of the masterplan.

6.1.6 Parking: The design of an APS car park managed by valet staff and on grade visitor parking, limited to parallel spaces within the site boundary off the NHS services road, and along the western boundary proposed landscaped verge, will ensure pedestrian footfall is separated from vehicular traffic through the communal outdoor space is safe, lively and engaging for all users, with strong legibility derived by responding positively to the site’s constraints and opportunities.

6.1.7 Massing & Density: The range of proposed massing with taller elements towards the hospital buildings, and lower elements towards the large open space to the south and residential building help create diversity and visual interest within the built form articulated by the façade design and details juxtaposed by the significant landscape design, whilst respecting sensitive boundaries. The large open expanse of Woodcote Millennium Green allows for a positive assimilation to be observed of the proposed taller elements sitting deep into the site towards the hospital buildings. The Heritage and Townscape Proof of Evidence, evaluates in greater detail views and vistas of Scheme A from key local receptors

agreed with the EEBC development team.

6.1.8 Landscape: The varying ground floor uses in both buildings, proposed central plaza and overall verdant landscape design with safe permeable routes through the site, create a strong sense of place by reflecting both a village green and market square typology, bringing with it active building frontages animated by the proposed uses. The proposed urban residential vernacular is subdued with the setback of buildings to street frontages, enhanced landscape features along Woodcote Green Road, and the site adjacency to the large open space of Woodcote Millennium Green and connectivity to the significantly landscaped central plaza space, with a variety of ground floor amenity and uses, will ensure Scheme A becomes a new interactive and vibrant open community space.

6.1.9 Façade & Materials: The proposed brick architectural aesthetic is reflective of the existing site vernacular and will bring a cohesive sense of familiarity to the overall scheme design, emphasised by the quality of proposed brick detailing, whilst positively contributing to the local character and appearance. The architectural design uses a combination of several brick details, including an expressed frame of vertical and horizontal brick piers, deep window reveals, inset and chamfered brick panels to embellish the architecture and articulate the building façade. Features such as projecting bolt-on balconies, inset Juliet balconies and planter boxes provide residential amenity to apartments whilst creating another layer of visual interest to the façade design.

6.1.10 Residential Amenity: In order to mitigate impact on neighbouring residential amenity, particularly No.40 & 46 Woodcote Green Road, Scheme A employs: additional trees and landscape enhancements along the western boundary currently dominated by on grade car parking; a ‘saw tooth’ façade design with full height windows to apartments at 90deg. to the site boundary; and a planted balustrade set back 1.5m from the parapet edge and is 1.5m to the sensory garden. The Appellant team acknowledges that the regeneration of the Appeal Site, formerly an underutilised brownfield site, will inevitably result in a significant change to the immediate context

of neighbouring residential properties and will have an impact upon these properties. The Appellant team has sought, through the design, to mitigate the impact on neighbouring residential properties so far as is possible, and considers that the final design which has been arrived at, although it represents a significant change from the existing character and built form of the Appeal Site, nonetheless achieves an appropriate balance between the regeneration objectives and the protection of residential amenity, and an appropriate relationship between the Proposed Development and the neighbouring properties.

Image 35 provided in the Key Images bundle illustrates how the 45 degree rule was considered with regards to No.40 and 46 Woodcote Green Road. The design of Building A does angle away from the neighbouring property boundaries to optimise facing distances and respect the 45 degree rule as much as possible.



# 6.0 Proposed Development

## 6.1 Scheme A - Function & Place

Figure 6.1 Original Scheme ground floor amenity - Central Landscape Plaza

\*the buildings in this view have been set back and materials changed as a result of Wheatcroft amendments, however illustrate the openness and quality of landscape proposed of the central plaza.

### Functional aspects of the proposed development

6.1.11 The proposed development will create a new link with Epsom General Hospital north of the site and to the open green space of Woodcote Millennium Green to the south fronting Woodcote Green Road via an expansive new public realm in the form of a central plaza designed with high quality landscape features and pedestrian and cycle links.

The Appellants development will enable people to ‘age in place’, secure in the knowledge that their well-being and long-term health needs are catered for within the proposed development. The proposed development will regenerate the existing site to become a vibrant intergenerational community environment with active frontages and a mix of uses, providing a range of amenities including nursery, small independent retail spaces, wellness centre, bar, restaurant, and a café open to the public.

6.1.12 Scheme A will provide specialist and dedicated on-site assistance. The GCS and the GCR apartments form the care floor located on Level 02 of Building A, benefiting from integrated resident communal spaces designed as part of the care floor interior to CQC standards, and is supported by a sensory garden providing outdoor private residential amenity. Using the RIBA guide on ‘places where people want to live’ the proposed design uses good architecture, landscape, and urban design practices to create high quality placemaking.

6.1.13 The proposed development meets the objective set out in several good practice design criteria including

- RIBA ‘Places Where People Want to Live’
- HAPPI
- Building For Life

Detailed assessment summaries are included as part of the technical response section of this document.



View Looking South from the proposed public landscaped plaza

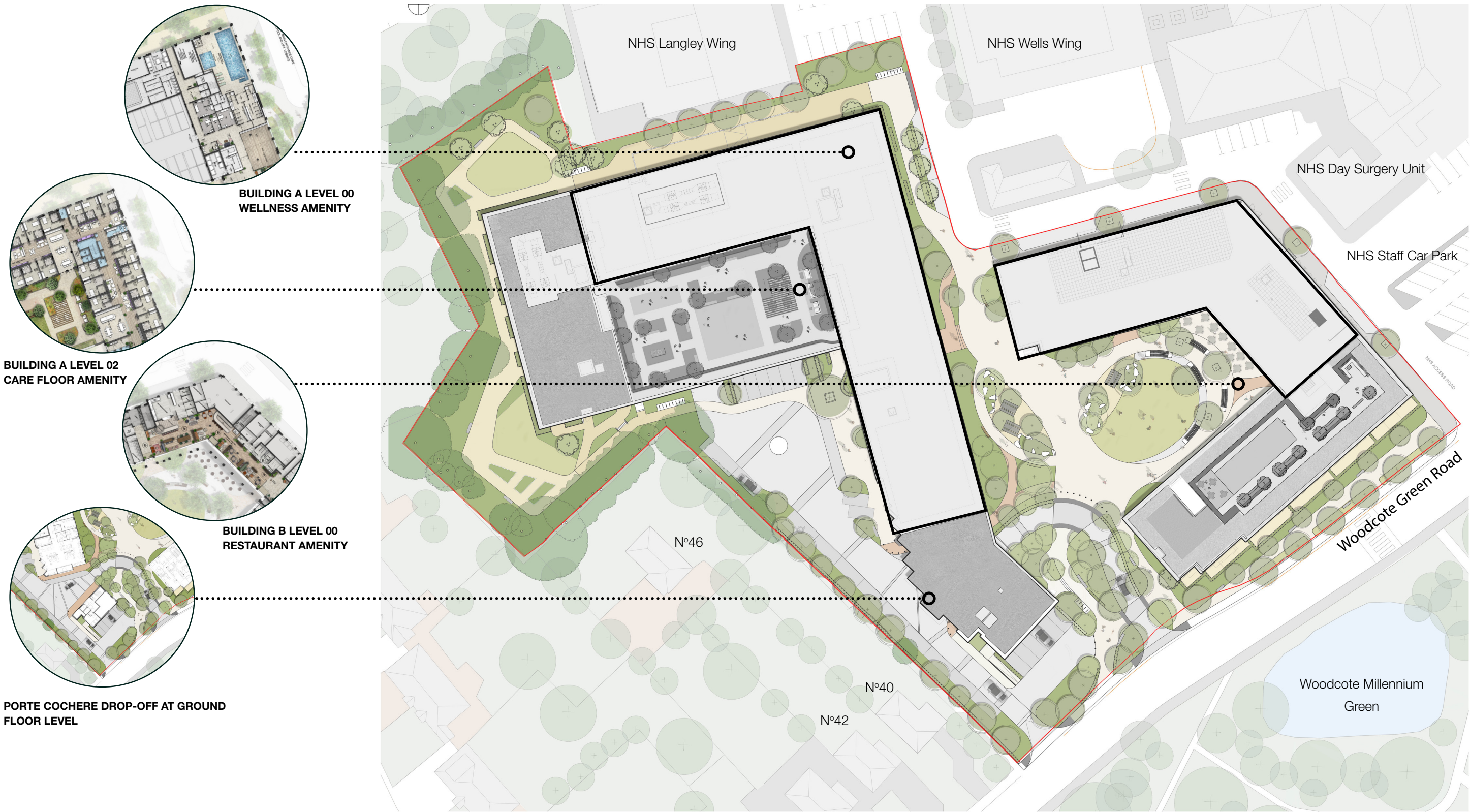


# 6.0 Proposed Development

## 6.1 Scheme A - Function & Place



Figure 6.2 Scheme A ground floor amenity



Proposed Level 00 plan



6.0 Proposed Development

6.1 Scheme A - Function & Place

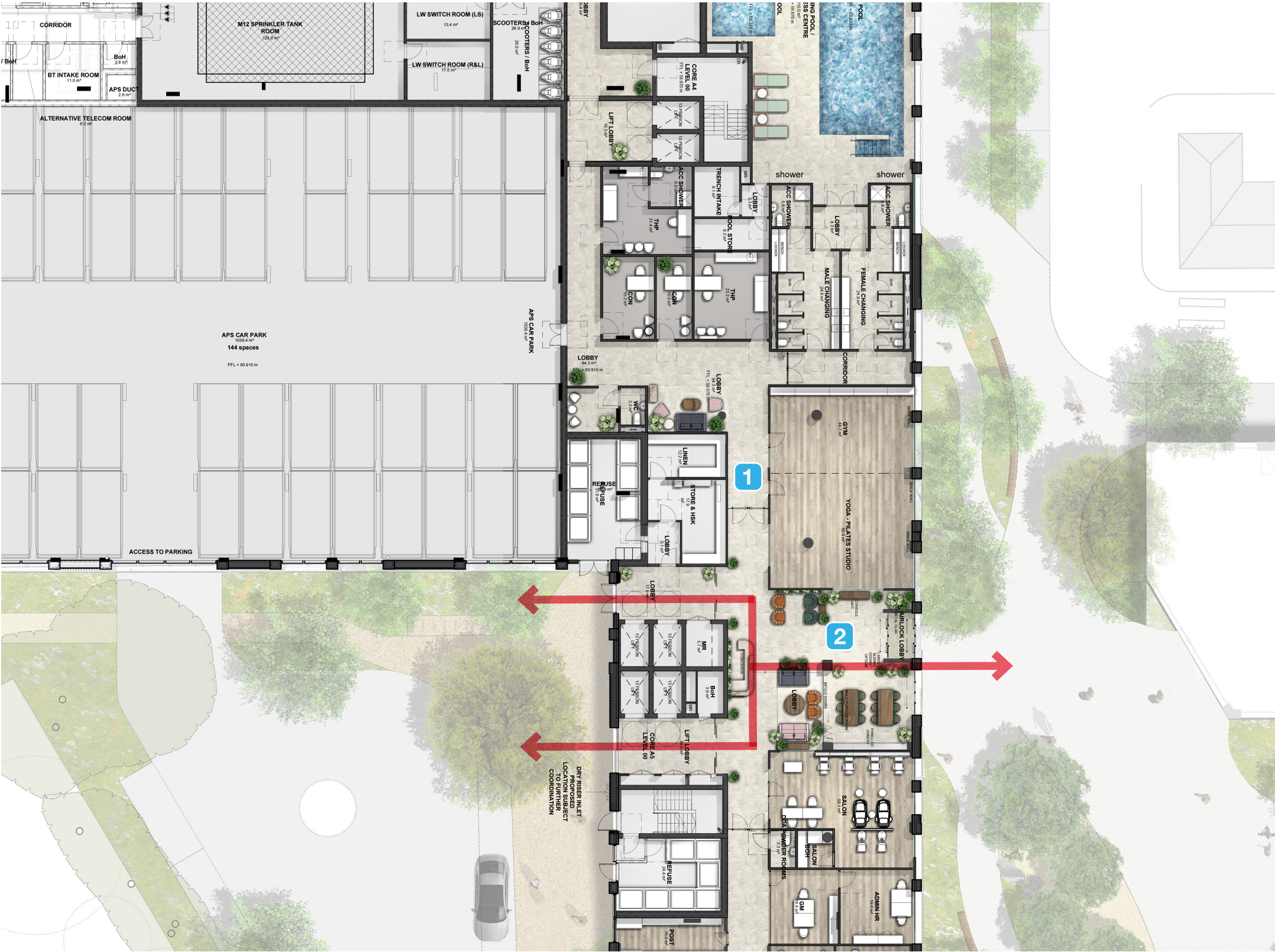


Connection to Landscape - Wellness Centre:

6.1.14 The human-centric approach to design with regards to function & place creates a distinctive new environment where the proposed public and private amenity features are consistently linked to the proposed landscape and wider landscape areas of the larger Woodcote Millennium Green, encouraging community interaction by linking private Guild Members, hospital visitors and workers into and through the Appeal Site.

6.1.15 Figure 6.3 illustrates how the proposed wellness centre is accessed and connected to the proposed landscape and pedestrian route to the hospital.

Figure 6.3 Scheme A ground floor amenity - Wellness Centre



Connection to the landscape - Wellness Centre

- Connection to the landscape
- 1** Wellness Centre
- 2** Members Lounge



6.0 Proposed Development

6.1 Scheme A - Function & Place



Connection to Landscape - Community Restaurant:

6.1.16 Figure 6.4 illustrates how the proposed community restaurant and bar is accessed and connected to the proposed landscape of the central plaza. Scheme A provides flexibility of use within the exterior landscape of the central plaza providing space for hosting a range of events such as flower or farmers market, outdoor cinema and NHS health care awareness events or, the interior space of the restaurant being able to open-up during summer months for outdoor dining.

Figure 6.4 Scheme A ground floor amenity - Restaurant / Cafe / Bar



Connection to the landscape - Community Restaurant Plan

→ Connection to the landscape

1 Community Restaurant

2 Community Bar

3 Community Dining







# 6.0 Proposed Development

## 6.2 Scheme A - Materplan, Access, and Parking



### Proposed Masterplan:

6.2.1 The masterplan layout has developed from a strong starting point which was the clear direction from the LPA development team as stated in the EEBC advice letter 5 July 2019 (Appendix [4]) ‘policies DM 11 & DM 13 were formally set aside in May 2018, as these policies were restricting growth in the Borough and tall buildings in excess of 10 storeys could be delivered towards the rear (northern boundary) of the site and would be considered appropriate subject to high quality design and ensuring it is compatible with its immediate surroundings and respects the wider surroundings’ (a copy of the advice letter is provided within the appendix section of this proof). Scheme A responds respectfully to the surrounding context and appropriately with regards to height, urban design, and high-quality architecture and landscape. As noted in previous sections the regeneration opportunities and permeability of the site is a key feature of the Proposed Development and the Appellant’s aspirations for creating a place with a vibrant interactive later living community using the central landscape plaza as a communal focal point.

6.2.2 The taller ‘L’ shape form of Building A follows the line of the hospital access road and buildings to the north and stepping down in height towards residential properties to the west and open space of Woodcote Millennium Green to the street frontage along the southern boundary. The ‘U’ shape form of Building B follows the east and south returns of the existing hospital service road and steps down toward the Woodcote Green Road frontage. The proposed layout of the buildings opens the centre of the site creating a central landscape plaza connecting the proposed development with the hospital buildings to the north and open green space to the south.

The orientation and separation between prosed buildings ensures risk of overlooking and impacts on private amenity between apartments is mitigated whilst ensure good levels of daylight/sunlight are achieved within apartments as well as access to long and short distance views. Other areas of enhanced landscaping at the ground floor have been

included to the north western corner and along the western residential boundary creating a green buffer between the proposed site and neighbouring residential properties.

6.2.3 The building massing has been lowered and setback from the Woodcote Green Road boundary providing opportunities for further landscape enhancements along the street frontage, and the selection of materials have been chosen to ensure Scheme A responds positively with regard to heritage/townscape and the verdant local character and appearance.

6.2.4 The proposed pedestrian friendly masterplan, with its active central plaza (Figure 6.1), creates a high-quality permeable urban design solution to achieve urban density, whilst regenerating an existing brownfield site of low character and quality, with buildings surplus to NHS requirements and negative street frontage created by existing car park.

6.2.5 Where feasible, stair and lift cores were positioned to the North & West facades of building A and to the North & East facades of building B allowing design optimisation for the number of apartments overlooking the central plaza whilst lessening the number of apartments looking out towards the hospital buildings, NHS car park and neighbouring residential properties.

6.2.6 The design of Scheme A works hard to address each of the varying boundary conditions both in plan and elevation, to reinforce its sense of place and integration with the surrounding buildings and environment, and uses the proposed uses and amenity to engage and animate the central plaza creating a vibrant interactive space for the community.

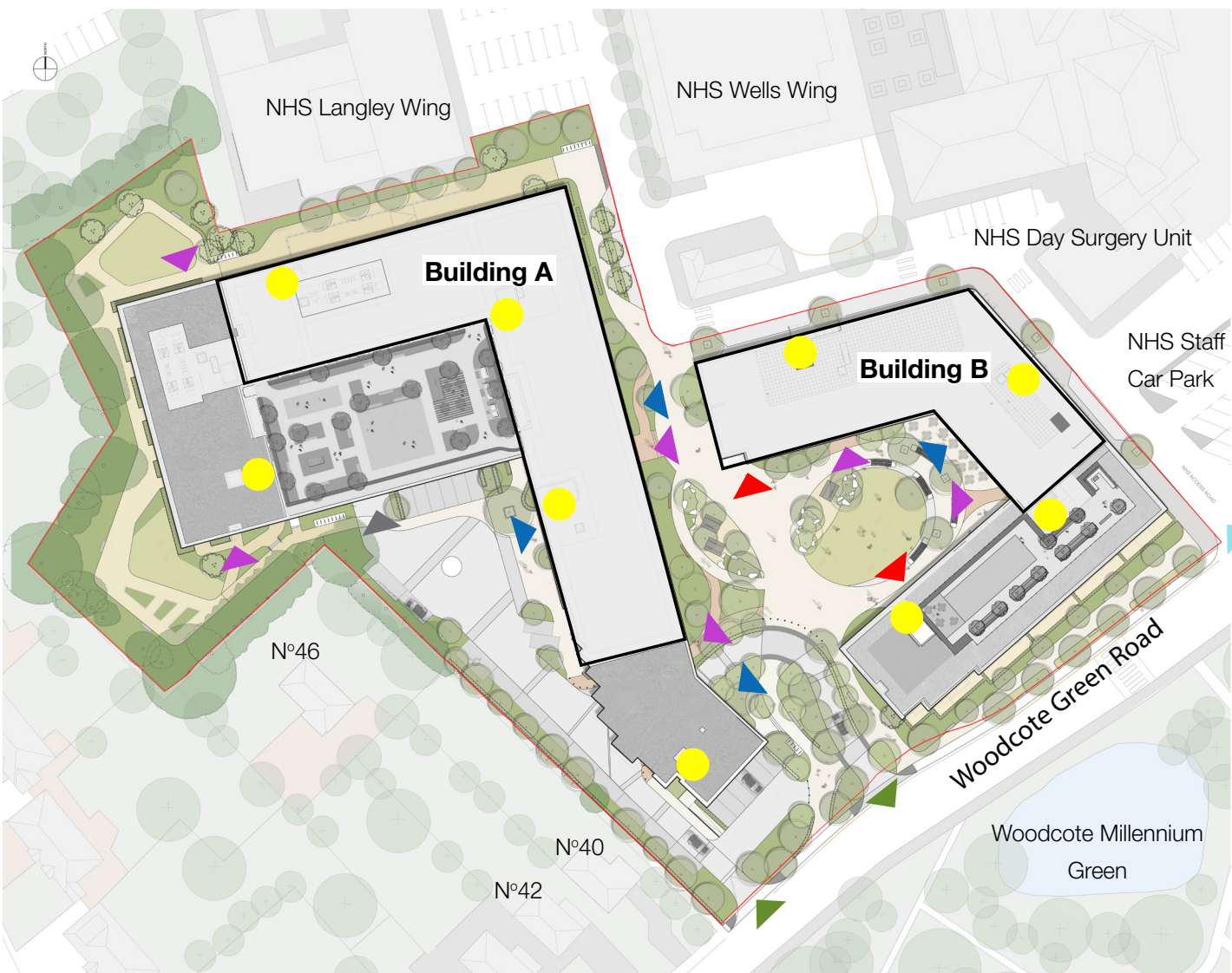


Figure 6.6 Scheme A Access Plan

Key

Commercial use class E active frontages

Residential entrances

Care and amenity entrances

Parking entrance

Core locations

Vehicular site entrance and exit

Existing NHS service road entrance



# 6.0 Proposed Development

## 6.2 Scheme A - Materplan, Access, and Parking

### Parking Strategy

6.2.7 The proposed development was designed to provide:

- 1 165 Total Car Park Spaces
- 144 (APS) residents, 16 visitors and 10 staff
  - 24 spaces for staff & visitors at grade
  - 1space for Mini Bus
- 2 144 Blue Badge Spaces
- All APS car park spaces are suitable for blue badge holders
  - Concierge parking for the APS car park.
- 3 Vehicular Entry and Exist
- Main vehicular entry and exit is proposed from Woodcote Green Road.
- 4 Cycle Parking
- There are 50 secure, covered cycle spaces provided for residents, staff and visitors located throughout the site.
- 5 Car Clubs
- Development car club cars for use by staff/ residents. Some residents may only need to use a car occasionally, and shared vehicles would provide a more cost and space-effective way to provide this. One additional car club at surface level for general public use.
- 6 EV Charging
- APS parking will have integrated charging to accord with SCC guidance - 20% of parking is provided with active EV charging with a further 20% having passive infrastructure that
- 7 Parking Management
- Concierge parking for the APS car park will be used by residents, staff and visitors, with the staff and visitor spaces prioritised for use by those staying overnight at the site.

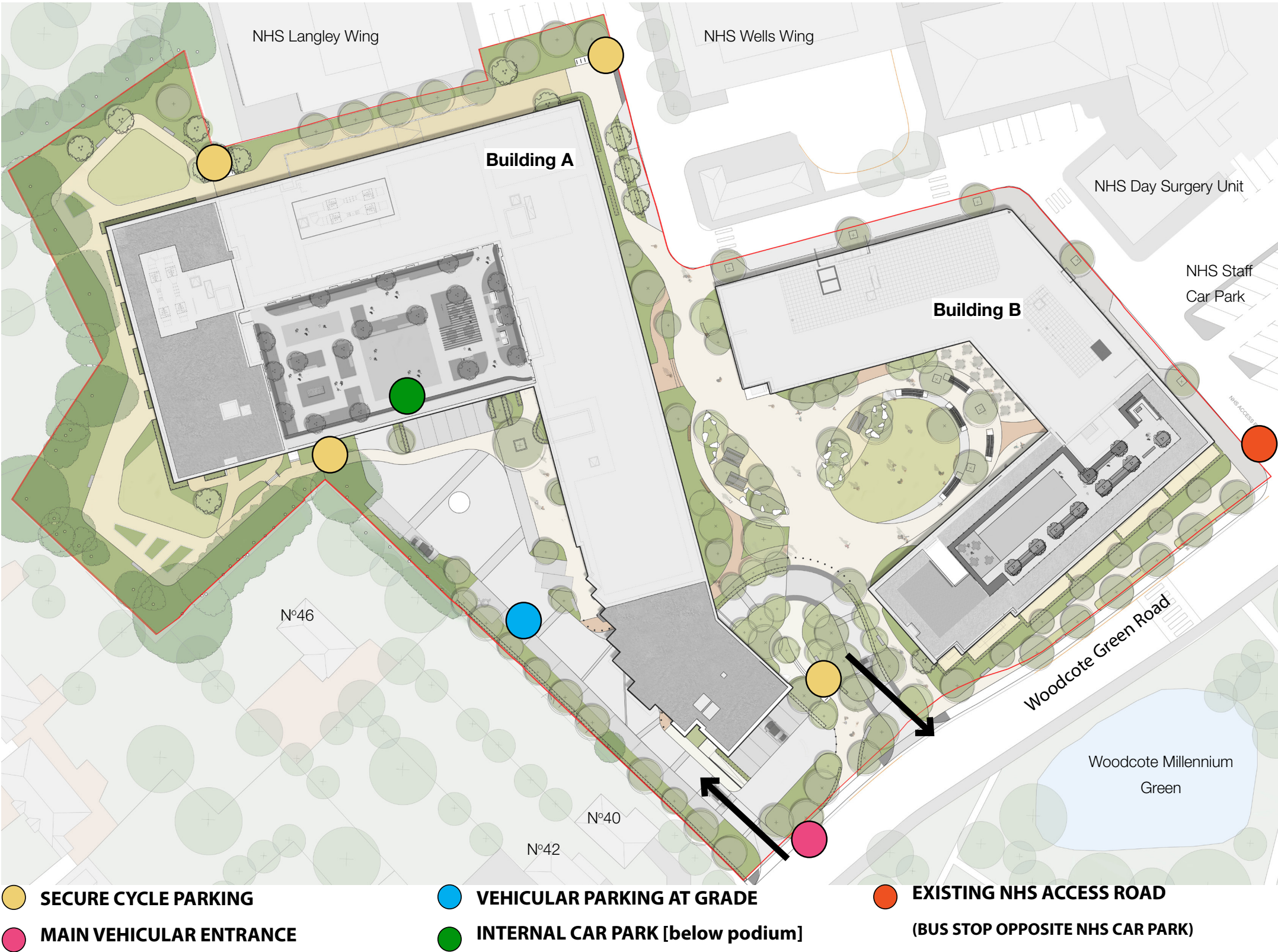


Figure 6.7 Scheme A Proposed Parking Strategy



6.0 Proposed Development

6.3 Scheme A - Massing & Density

Proposed Building Heights

6.3.1 Proposed Building Heights: Guided by direction from the LPA development team as stated in the EEBC advice letter 5 July 2019 and having due regard for policy design proposals for Scheme A building heights also considered both the context of the surrounding buildings and the large open space of Woodcote Millennium Green. The height and massing of Scheme A is a mixture of 2,4,5 and 9 storeys creating an appropriate response to the spatial context of the site. The proposed heights have been assessed for townscape and heritage impact.

Relationship to Spatial Context.

6.3.2 Woodcote Millennium Green: Figure 6.8 illustrates the balance of proposed massing stepping up towards the hospital buildings to the north and stepping down in scale towards neighbouring residential properties to the west and the larger open special setting of Woodcote Millennium Green to the south measuring approx. 320m (East to West) x 110m (North to South). The larger Woodcote Millennium Green allows for a positive assimilation to be observed of the proposed taller elements sitting deep into the site towards the hospital buildings.

6.3.3 Residential Boundaries: The height of proposed buildings steps down to 4 storeys respecting the lower 2 storey neighbouring residential properties along the western boundary. The proposed sensory garden above the internal carpark, serving the level 02 care floor in Building A is 2 storeys high with the landscaped balustrade setback 1.5m from the parapet edge to protect later living members from falling whilst mitigating risk of potential overlooking into the private amenity of neighbouring properties.

6.3.4 Woodcote Green Road: The proposed building heights fronting Woodcote Green Road and open spaces of Woodcote Millennium Green, are 4 storeys to Building B and 5 storeys. Buildings A & B are setback from the site boundary with very limited parking proposed fronting the

street, this provides opportunities to significantly enhance the landscape features along the street frontage with the planting of mature and semi-mature trees creating a tree lined boulevard pedestrian approach to the site entrance from Woodcote Green Road. The façade is articulated with a stepped form designed using materials sympathetic to the local character and reflective of the existing site context.

6.3.5 NHS Hospital: Proposed massing heights to the taller elements of both buildings are 9 storeys setback deeper into the site from the southern boundary, relating to the taller hospital Wells Building (30m to the highest point) north of the site.

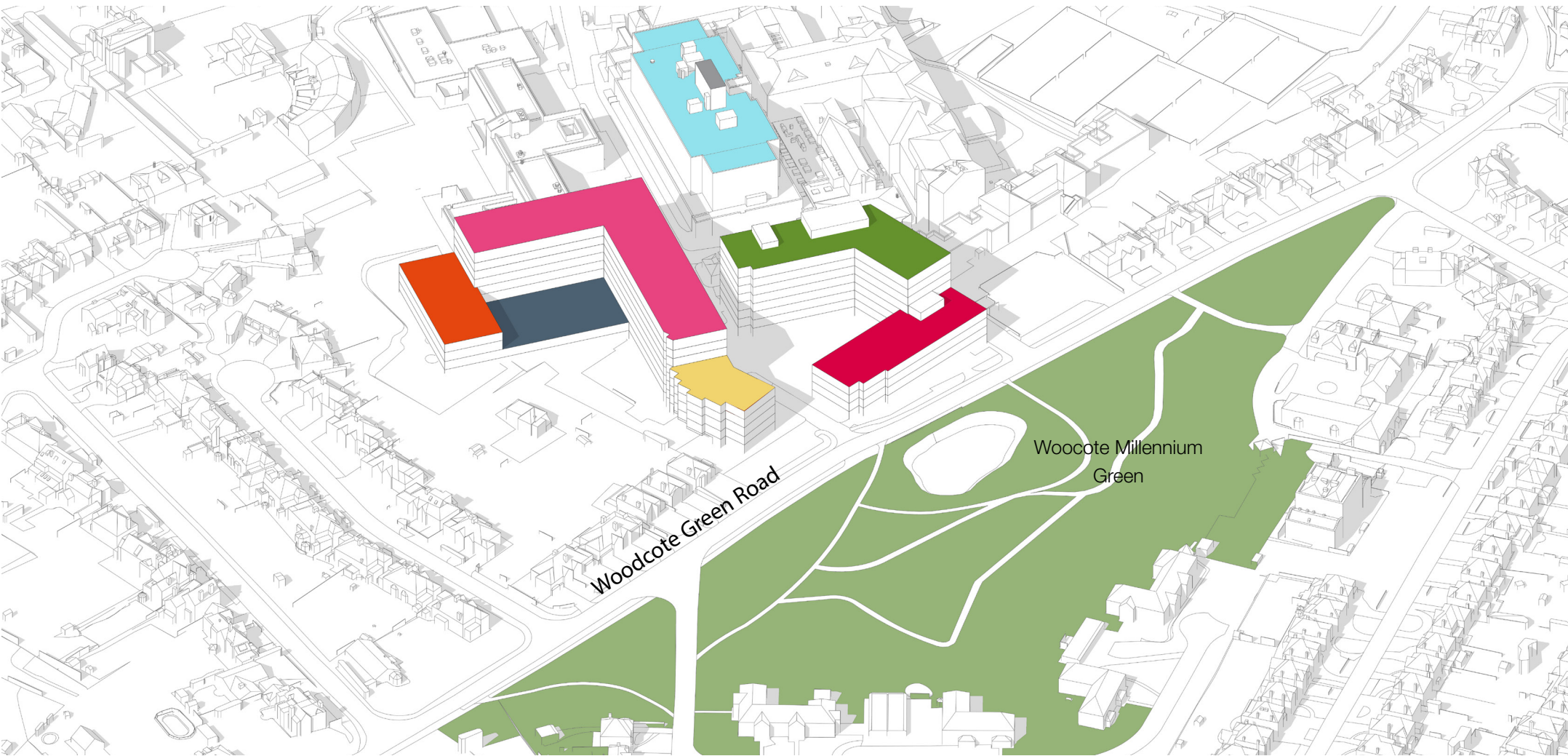


Figure 6.8 Scheme A Proposed Heights



6.0 Proposed Development

6.3 Scheme A - Massing & Density

6.3.5 Orientation: Scheme A adopts good design practices to optimise the quality and availability of sunlight and natural light to outdoor amenity, whilst positively responding to the site’s spatial context. Lowering the massing to southern site boundary ensures the proposed outdoor amenity of the landscaped central plaza benefits from at least 2 hours sunlight on March 21 meeting BRE guidance and ensuring sufficient natural light for plant growth, and all of the proposed apartments meet BRE daylight/sunlight requirements for habitable spaces. The well-considered layout arrangement of buildings helps to create the verdant central plaza (as illustrated in Figure 6.10 & 6.11), with access to natural light making it a safe and appealing public space, improving the lived experience and becoming an integral part of the local community for aged living residents, neighbouring residents, hospital staff and visitors.

- A** Public Link: The design establishes a strong link between the hospital estate and wider green context, with distinctive architecture, interior and public landscape areas creating legibility and familiarity for the Guild Living Community design whilst establishing a permeable pedestrian link into and through the design.
- B** Communal & Community Space: Integration of public landscape areas, cafés, retail and restaurants within the central plaza encourage Guild Members, hospital visitors and workers to socially engage with friends and family, creating a sense of community.
- C** Surrounding Context: Building scales assimilate sensitive boundaries. Community retail amenities including salons and shops, aid activation of streets and façades, promoting social interaction.
- D** Distinctive Landscape & Flexible Communal Spaces: Introduction of soft landscaping, sensory gardens, trees and street furniture, enhance the landscape amenity for Guild Members.
- E** Massing: Contemporary taller buildings are appropriately designed to engage with the larger scale hospital facilities to the north.

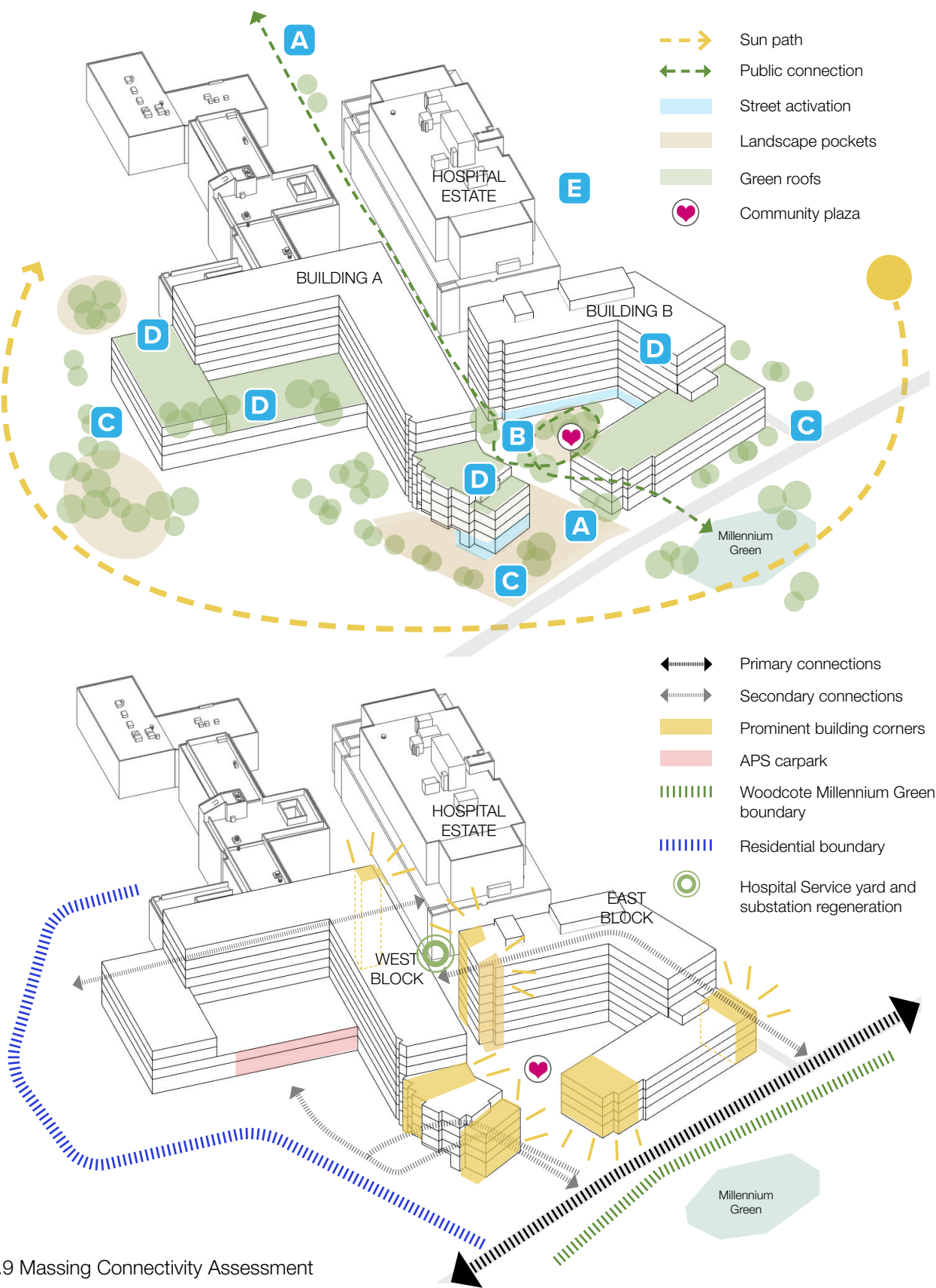
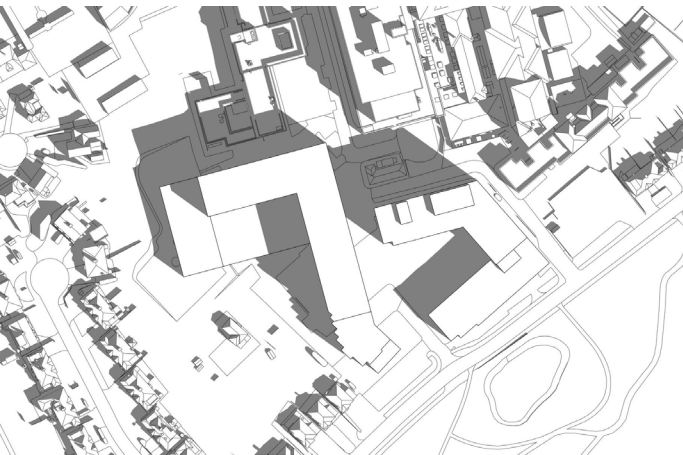
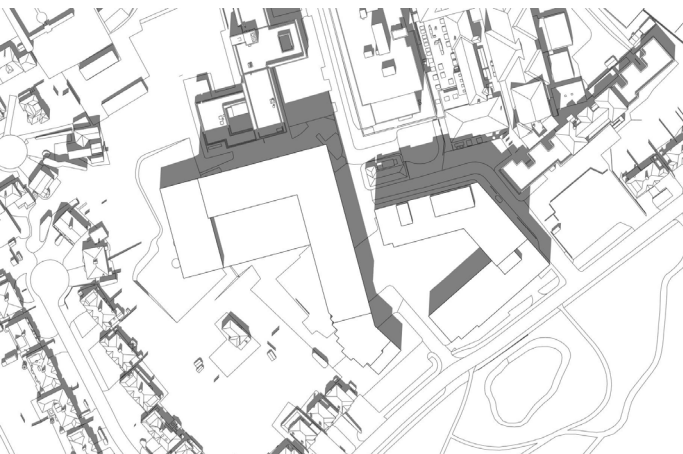


Figure 6.9 Massing Connectivity Assessment

Figure 6.10. Massing Shadow Assessment



SHADOW STUDY: 21<sup>st</sup> March 09.00 am



SHADOW STUDY: 21<sup>st</sup> March 12.00 pm



SHADOW STUDY: 21<sup>st</sup> March 03.00 pm



6.0 Proposed Development

6.3 Scheme A - Massing & Density

Scale

6.3.6 Scheme A strategically considers the layout of the proposed building mass. The overall scale of proposed buildings is illustrated in Figure 6.11.

- Building A: the taller (9 storey) 'L' shape element measures 60m x 78.8m x 18.5m.
- Building A: the shorter (4 storey) rectangular element to the northwest boundary measures 42m x 18.5m.
- Building A: the shorter (5 storey) saw tooth element to the south measures 21.5m x 18.5m.
- Building B: the taller (9 storey) 'L' shape element of Building B measures 48m x 34m x 18.5m.
- Building B: the shorter (4 storey) rectangular element fronting Woodcote Green Road measures 56.6m x 15.3m.

Refer to Figure 6.32 provides comparative AOD building heights for Scheme A.

m

Proposed Height\*

m

Proposed Length & Width

\*Heights indicated are relative to AOD and the proposed site levels.



Figure 6.11 Scheme A Proposed Scale



6.0 Proposed Development

6.3 Scheme A - Massing & Density



Site Sections

6.3.7 Figure 6.12 shows the technical site sections of Scheme A as submitted illustrating the relationship of the proposed building heights with surrounding context.



Figure 6.12 Scheme A Proposed Site Sections



# 6.0 Proposed Development

## 6.4 Scheme A - Landscape



### Landscape Design Overview

6.4.1 The landscape design proposals have been prepared by Andy Sturgeon one of the UK's leading landscape architects who has won multiple RHS Gold Medals at Chelsea Flower Show, and is characterised by 5 areas of distinction:

- A** Central Plaza
- B** Woodcote Green Road
- C** Connection to Hospital
- D** Site entrance & porte cochere
- E** Keyworker & communal gardens

Relying upon principles of good design, placemaking and sustainable development strategies, with a high-quality residential frontage, setback from the site boundary, and with significant landscape features along the southern boundary also wrapping around to the sensitive residential western boundary to ensure the proposed massing is sensitive to its wider surrounding context.

6.4.2 The proposed modernist flat roof design is used to enhance landscaping, promote bio-diversity, private outdoor amenity and large areas of PV panels (to taller roof elements) designed to support the all-electric building services strategy. The overall composition provides a coherent, highly articulated design and promotes community safety by passive surveillance of the public realm areas.

- 1** Bio-diversity roof
- 2** PV panels
- 3** Private amenity - Sensory Garden
- 4** Private amenity - Roof Garden

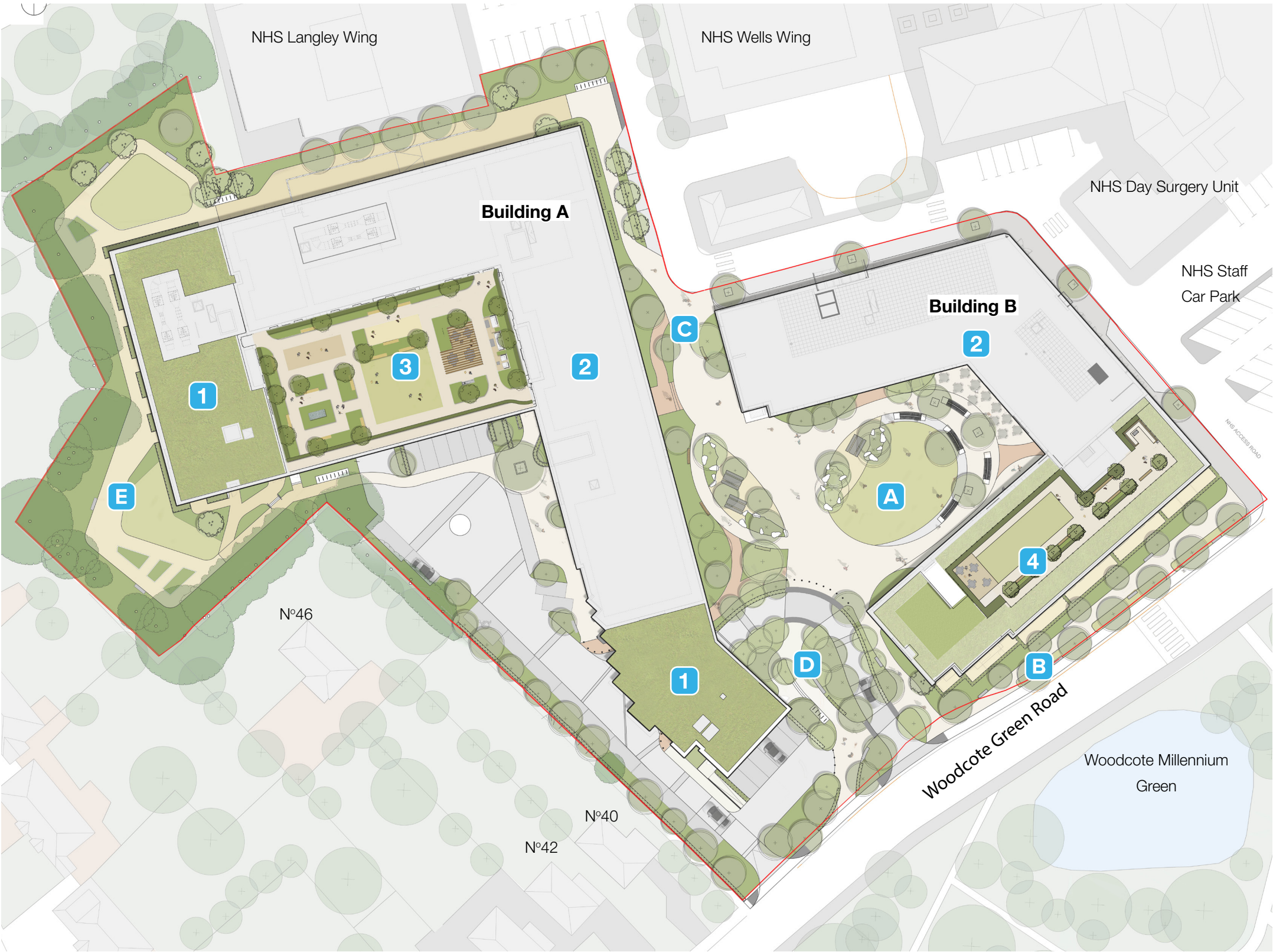


Figure 6.13 Scheme A Proposed Landscape



6.0 Proposed Development

6.4 Scheme A - Landscape

Landscape & Biodiversity

6.4.3 The proposed central landscape plaza which creates a welcoming arrival experience connecting visitors and residents with the hospital to the north and green open space to the south, and would be made available for community uses, such as art exhibitions, outdoor movie events and local Farmers or Flower markets.

6.4.4 Figure 6.14 illustrates the concept of changes in seasonal colour of the proposed landscaping and Figure 6.15 & 6.16 illustrate the extent of proposed landscaping to central plaza creating a verdant route passing through the site linking with the proposed tree lined boulevard along the Woodcote Green Road frontage and enhancing the wider open space of Woodcote Millennium Green.

6.4.5 Landscape Design: The design of landscaping has been developed in by Landscape Architect Andy Sturgeon as part of a collaborative process to provide approx. 6,500m2 of communal landscaping with 113 new trees. The design adopts later living and access for all design principles to connect the proposed public and private green spaces back to the buildings activating the facade frontages.

6.4.6 Public Landscaping: The public landscape design provides a distinctive and safe place for all users to interact in the form of a central plaza that responds to the local context creating a variety of spaces for recreation, quiet contemplation, and care.

6.4.7 Green Route: The design establishes a strong link between the hospital estate and existing green, drawing in green elements from the neighbouring natural landscape into the heart of the site creating distinctive architecture, interior, and public landscape areas.

6.4.8 Legibility: Landscape routes are laid out in a legible manner, level and barrier-free. These are obvious and clearly signposted to avoid any confusion and anxiety. The landscape is designed for the restrictions that come with ageing creating a space that is accessible and usable for all.

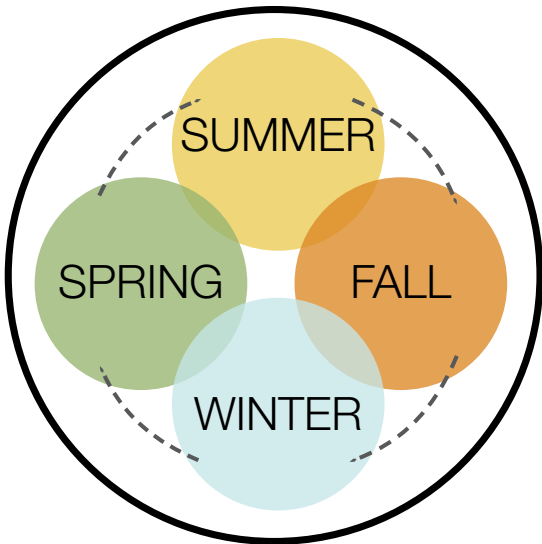


Figure 6.14 Scheme A - Changes in Seasonal Colour



Figure 6.15 Original Scheme - Landscape Central Plaza View Looking South



Figure 6.16 Scheme A - Central Plaza View Looking North

\*the buildings in this view have been set back and materials changed as a result of Wheatcroft amendments, however illustrate the openness and quality of landscape proposed of the central plaza.



6.0 Proposed Development

6.4 Scheme A - Landscape

6.4.9 Ecology & Biodiversity: The proposed landscape design to the north western boundary linked to the additional landscaping proposed along the western boundary neighbouring No.40 & 46 Woodcote Green Road and then linked to the landscaped street frontage of Woodcote Green Road. The proposed design solution creates a distinctive ecological perimeter around the site illustrated in Figure 6.18 encouraging biodiversity and enhancing the visual character and appearance of the site.



Figure 6.17 Diversity through pollination

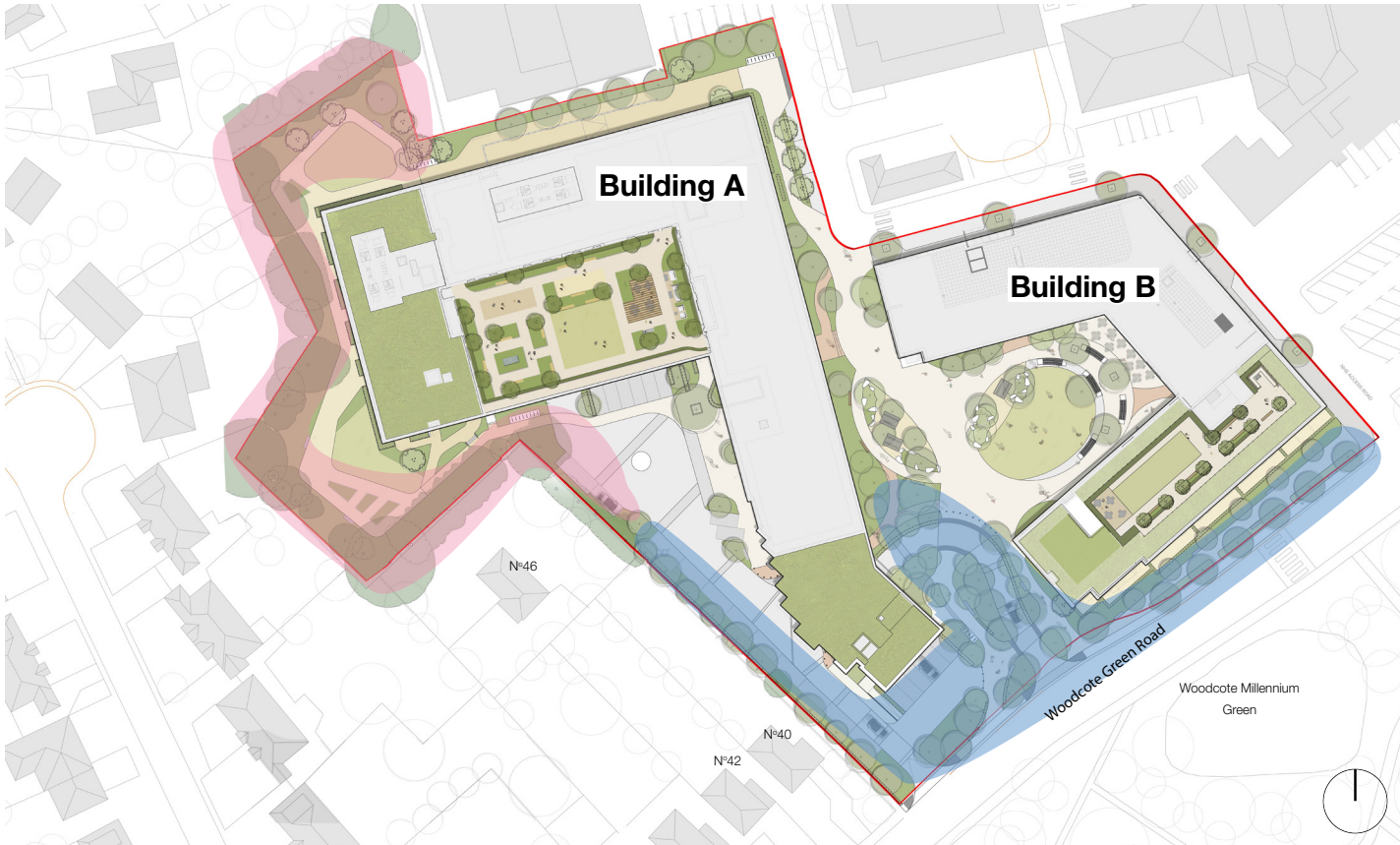


Figure 6.18 Scheme A Proposed Ecology



Figure 6.19 Scheme A Proposed Pedestrian Footpath along Southern Site Boundary to Woodcote Green Road



Figure 6.20 Scheme A Proposed View from Woodcote Millennium Green



6.0 Proposed Development

6.4 Scheme A - Landscape

6.4.10 Private Landscape Amenity: The proposed C2 later living apartments are expected to have occupancy of 1-2 persons. 49 apartments have 5m<sup>2</sup> ‘bolt-on’ balconies providing outdoor amenity, the remainder of the outdoor private amenity is provided within the proposed landscape terraces. These private landscaped terraces provide flexible communal spaces for residents. The introduction of soft landscaping, trees and street furniture, enhance the amenity for Guild Members and break up large the courtyards. These areas provide privacy, shelter and seating to pause, rest and enjoy the experience of outdoor areas.

Landscape routes are laid out in a legible and familiar manner, with barrier free level access. These are obvious and clearly sign posted to avoid any confusion and anxiety. The landscape is designed for the restrictions of aging creating a space that is accessible and usable for all.

- 1 Hedging/screening balustrade, set back 1.5m from edge of building
- 2 Proposed planting border
- 3 Specimen Trees

Figure 6.21 & 6.22 Sensory Garden: The proposed landscape sensory garden above the car park to Building A provides 600m<sup>2</sup> of private outdoor amenity for residents in the care floor. The planted balustrade is set back 1.5m from the lone of the parapet and is 1.5m high to ensure the safety of care community residents and mitigate overlooking into neighbouring gardens of No.40 & 46 Woodcote Green Road.

Figure 6.20 Resident Garden: Level 04 of Building B has been designed with a private landscaped terrace to service providing 920m<sup>2</sup> of private outdoor amenity for residents.



Figure 6.22 Scheme A Proposed View Looking East from Private Sensory Garden

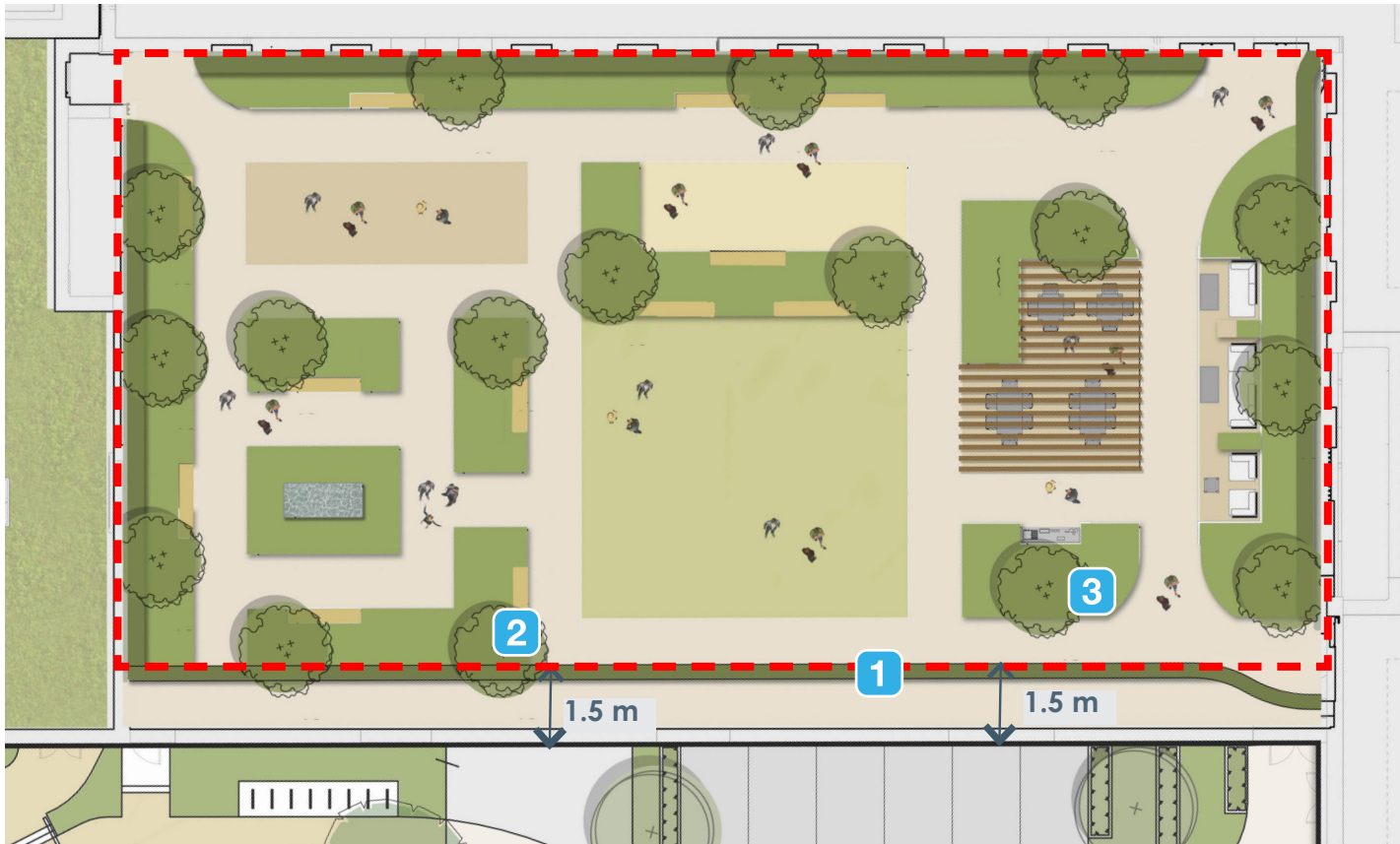


Figure 6.21 Scheme A Proposed Building A Roof Plan - Private Sensory Garden (Care Floor Amenity)

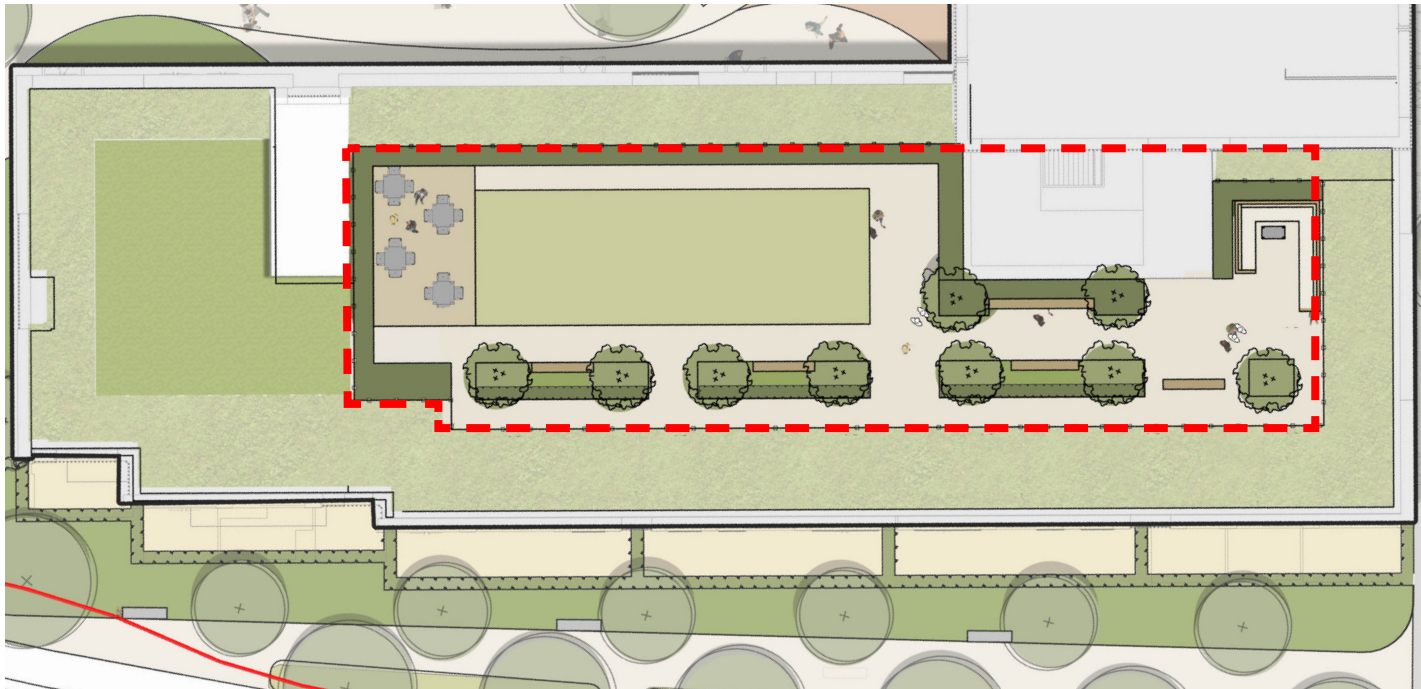


Figure 6.23 Scheme A Proposed Building B Roof Plan - Private Garden Terrace (Resident Community Amenity)



# 6.0 Proposed Development

## 6.5 Scheme A - Facade & Materials

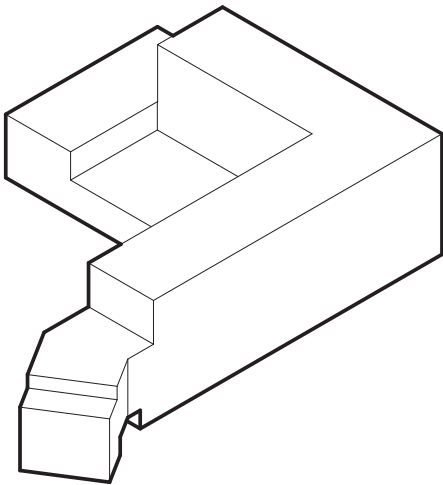
### Facade Concept

6.5.1 Addressing the prominent location of the site and the relationship of the proposed buildings to the surrounding context required careful consideration to create active frontages that animate the urban fabric of the site to all four sides. The existing site context informed the brick façade design, and entry points accessing proposed building uses and amenities have been created in conjunction with the landscape design providing legible connectivity to the landscape by creating strategic public and private landscaped areas

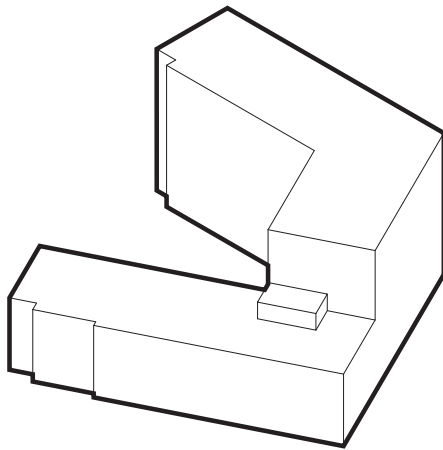
6.5.2 The elevation design contributes positively to the legibility of the local area with a clear and distinct high-rise urban form. Primary elevations set out a clear 2 storey grid expression inset with architectural details in line with familiar contemporary architectural languages. The proposed modernist flat roof design is used to enhance landscaping, promote bio-diversity, private outdoor amenity and large areas of PV panels designed to support the all-electric building services strategy. The overall composition provides a coherent, highly articulated design and promotes community safety by passive surveillance of the public realm areas.

6.5.3 Figure 6.23 The series of diagrams illustrate the concept of the elevation language and how the design of the massing for each building adopts a regular repeating grid which organises the internal layouts and accommodation and is expressed through the elevations. At the ground floor, the glass curtain wall frontage is inset with reveals to express the grid and is set back on the south and west elevation of Building B fronting the landscaped plaza to create a colonnade, perfect for spill out external dining which can extend into the landscaped plaza. Similarly, Building A has been cut out to create a covered drop-off with direct access into the main reception area and community hub.

Figure 6.23 Scheme A Proposed Facade Development



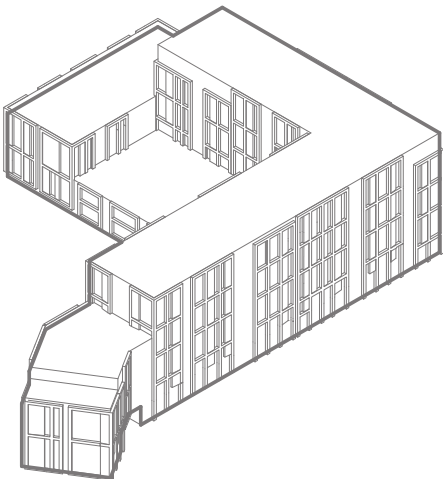
Scheme A Building A - Outline of building envelope



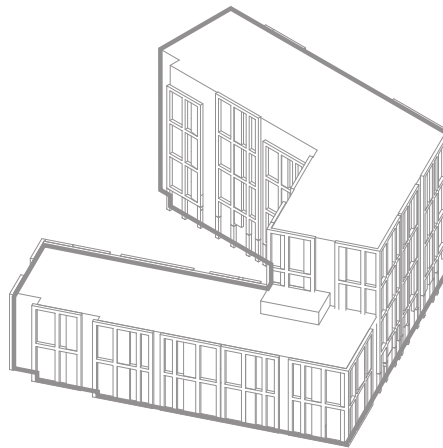
Scheme A Building B - Outline of building envelope



Scheme A - Public landscape activate frontages creating an animated urbane fabric



Scheme A Building A - Regular grid articulates the facade and organises internal spaces



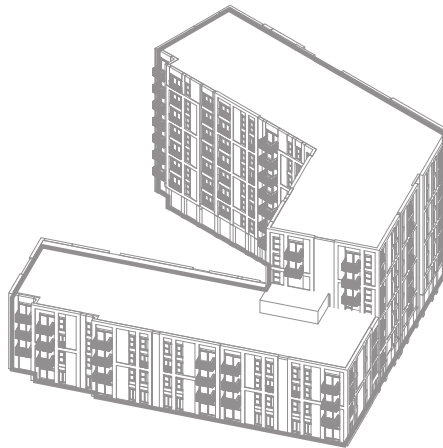
Scheme A Building B - Regular grid articulates the facade and organises internal spaces



Scheme A - Private landscape terraces provide amenity for resident members



Scheme A Building A - Layering of building elements creates depth by articulating facade features



Scheme A Building B - Layering of building elements creates depth by articulating facade features



Scheme A - Ecological landscape support and encourage



6.0 Proposed Development

6.5 Scheme A - Facade & Materials

Articulation & Detail

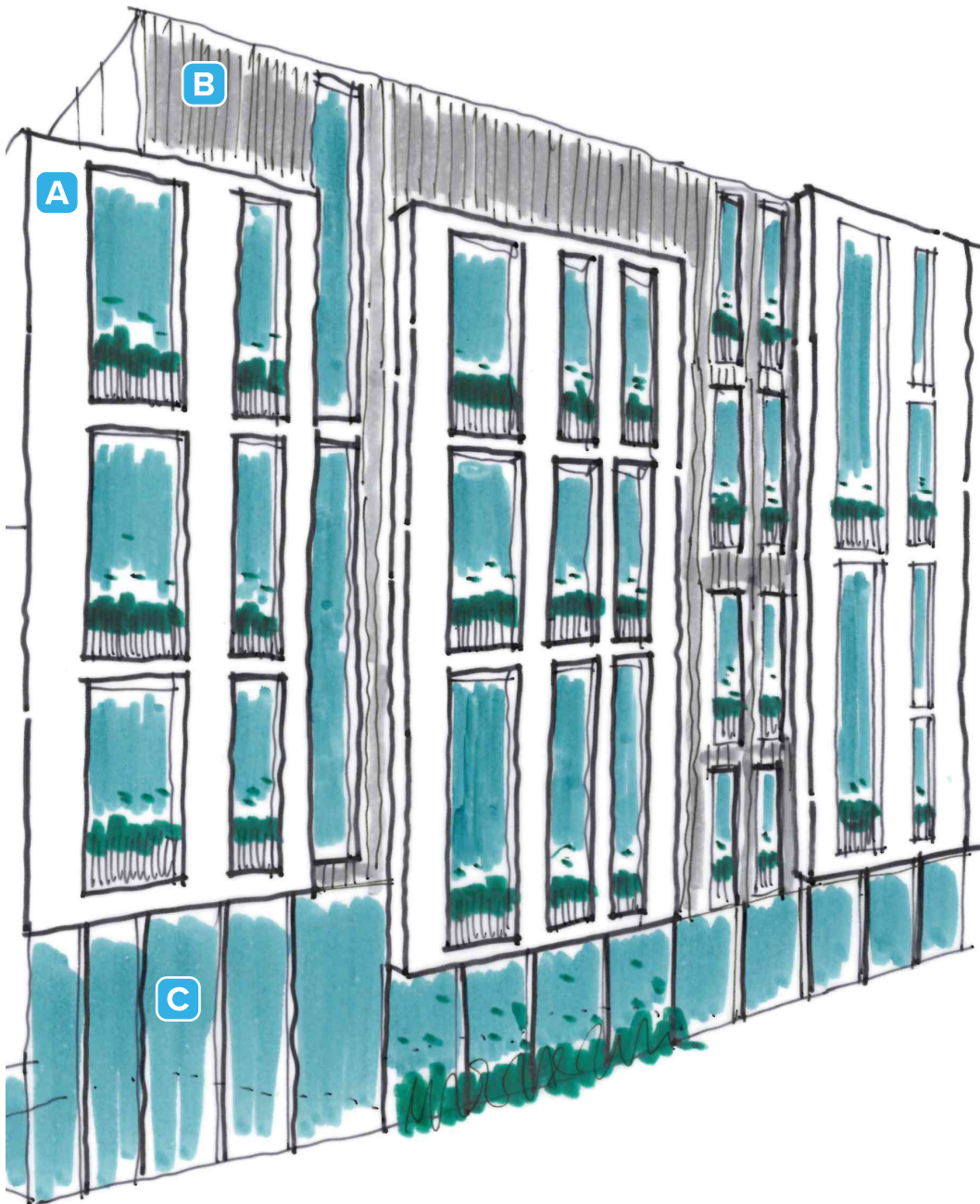
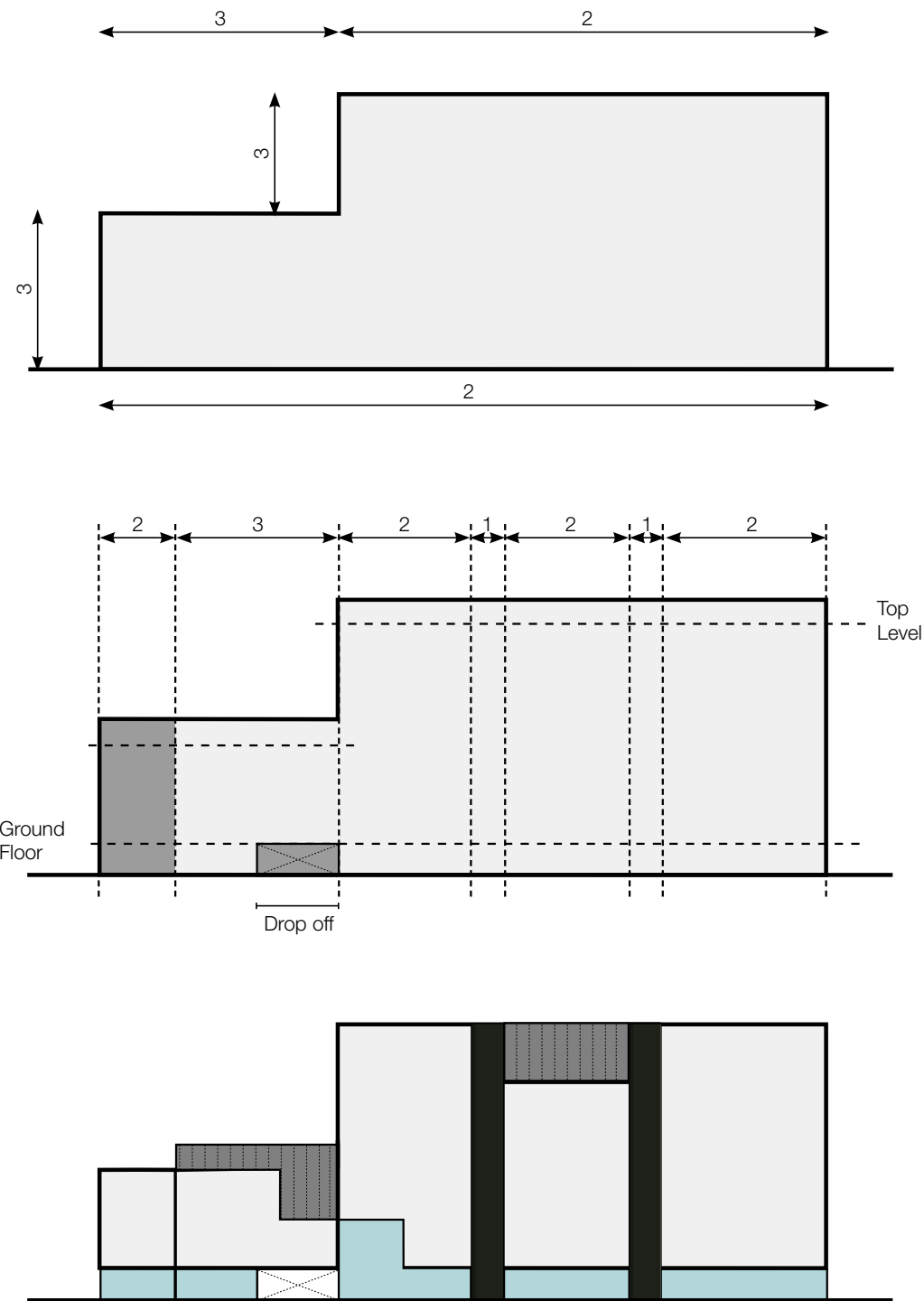
6.5.4 The brick frame expression, profile metal cladding and glass curtain wall have been combined and detailed to establish a vertical facade rhythm, breaking up the mass and articulating the elevation treatment as illustrated in Figure 6.24.

**A** The brick frame expression is detailed to establish a vertical facade rhythm, breaking up the mass and articulating the elevation treatment. The proportions of the brick bay expression and introduction of Juliet balconies as a distinct feature create a residential streetscape within the site. Colours are referenced from the sites geology identified from bore hole samples the ground conditions revealed London Clay ( Red's & Buff colours) and Lambeth Group (Grey's & Black colours) giving each block a distinct identity.

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

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

Figure 6.24 Scheme A Proposed Articulation & Detail





6.0 Proposed Development

6.5 Scheme A - Facade & Materials

6.5.5 The high-quality brick aesthetic of the architecture references the existing site vernacular, provides a robust material that is familiar to its residents and also helps articulate the sense of place with the quality of the articulation to the façades. The façade design uses several brick details including an expressed frame of vertical and horizontal brick piers, deep window reveals, inset and chamfered brick panels to embellish the architecture and articulate the building façade. Features such as projecting bolt-on balconies, inset Juliet balconies and planter boxes provide residential amenity to apartments whilst creating another layer of visual interest to the façade design.

6.5.6 The ground floors reinforce distinctiveness and legibility with a colonnade to Building B and covered porte cochere drop off to Building A, grounded by brick piers and with inset full height curtain wall glazing adding to the quality and depth of the façades. The floor to ceiling glazing, whilst helping create depth also allows daylight into interior spaces and promotes a visual connection to the verdant landscape design.



Figure 6.25 Scheme A Proposed Articulation & Detail - Facade Bay Study



6.0 Proposed Development

6.5 Scheme A - Facade & Materials

6.5.7 The inset glazing detail on the upper residential levels creates facade articulation, further enhanced by the design of inset and chamfered brickwork and introduction of Juliet balconies to apartment living areas, providing a connection to the outside. Good sustainable design practices have been adopted in the design of apartment windows, balancing size and proportions to optimise natural light entering into habitable spaces within the open plan apartment to meet BRE guidance on daylight/sunlight, as well as considering accessible design, thermal performance, natural passive ventilation and reducing the risk of overheating.



Figure 6.26 Scheme A Proposed Articulation & Detail - Facade Bay Study



6.0 Proposed Development

6.5 Scheme A - Facade & Materials

6.5.8 Design of the proposed carpark façade was also developed to provide visual depth and interest whilst maintaining a sustainable approach to design. This was articulated by adopting the same high-quality brick and metal cladding vernacular of the residential façade and by using a combination of jali (hit & miss) brick detail and vertical aluminium slates creating an open façade to ventilate the carpark avoiding the overuse of aesthetically compromised grills and mechanical extract.

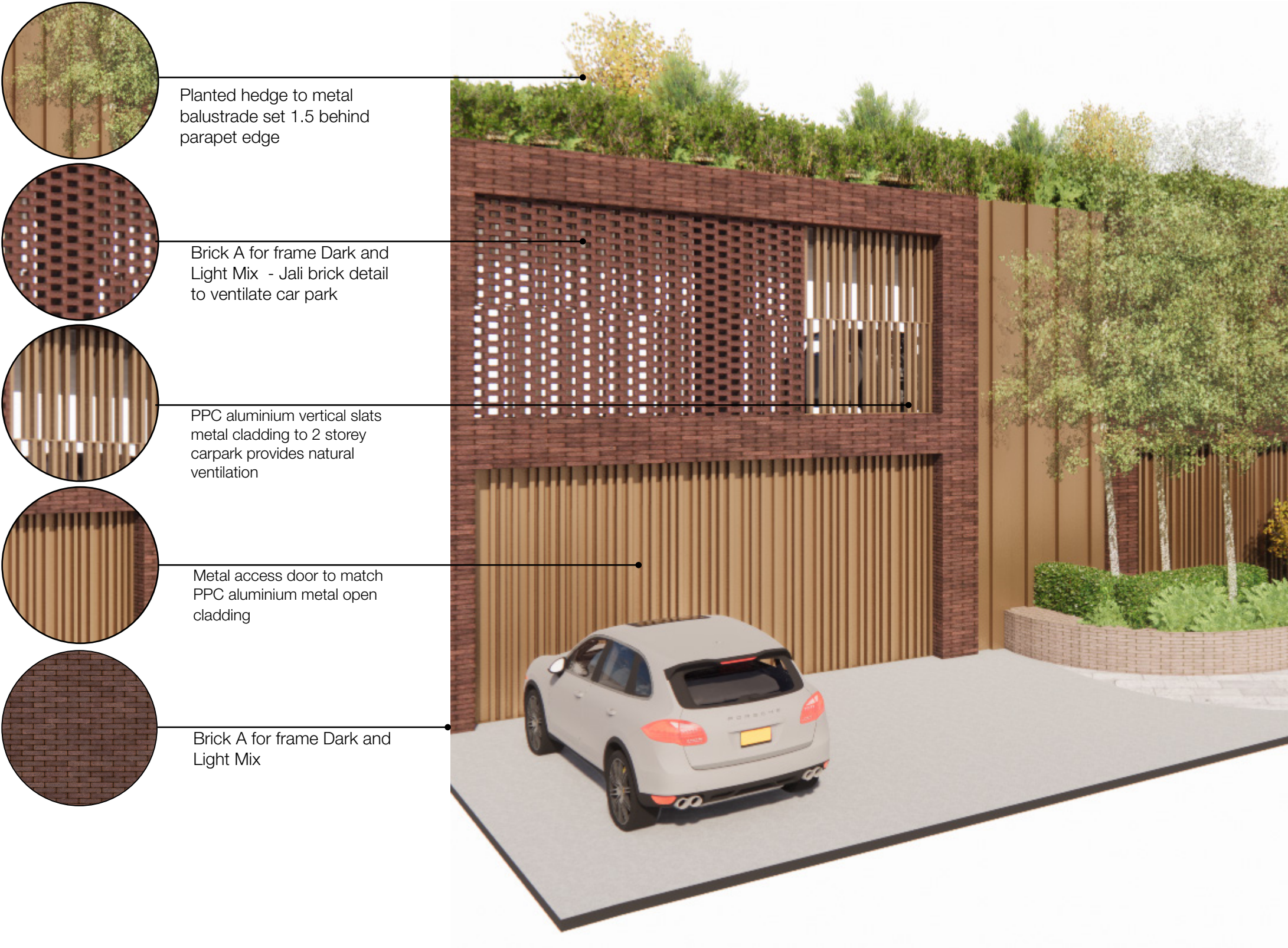


Figure 6.27 Scheme A Proposed Articulation & Detail - Facade Bay Study



# 6.0 Proposed Development

## 6.5 Scheme A - Facade & Materials

### Material Reference

6.5.9 The facade design carefully considered material references from the existing brick vernacular of Rowan House and Boiler House as illustrated in Figure 6.28. The use of high-quality brick is proposed in the design and articulation of the façade to create a positive response to local character and appearance.

#### 1 Boiler House

The existing chimney/boiler house brick facade is established using a combination of American and Stretcher bonds. The proposed design references the brick for developing the facade appearance.

#### 2 Rowan House

The existing Rowan House brick facade is designed using red brickwork in an English bond, with brick reveals to door entries and window openings, embellished with brick soldier head details and concrete cills. The proposed design references the brick for developing the facade appearance.



Figure 6.28 Existing Brick Vernacular



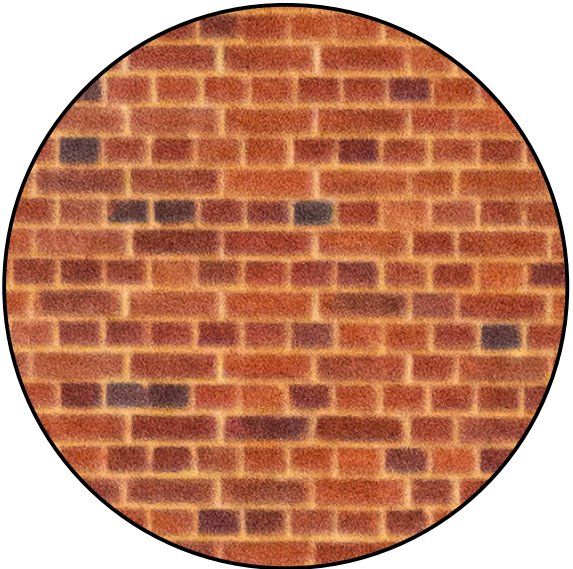
Chimney



Boiler House & chimney brick



Rowan House brick reveals



Rowan House brickwork



6.0 Proposed Development

6.5 Scheme A - Facade & Materials

6.5.10 The unique site geology and the exiting brick buildings (Rowan House & Boiler House) inspire the selection of masonry and metal cladding colours. Studies of the sites ground geology from borehole samples reveal the presence of London Clay to the western half of the site and the eastern half of the site reveals the presence of Lambeth Group / Lambeth Sand.

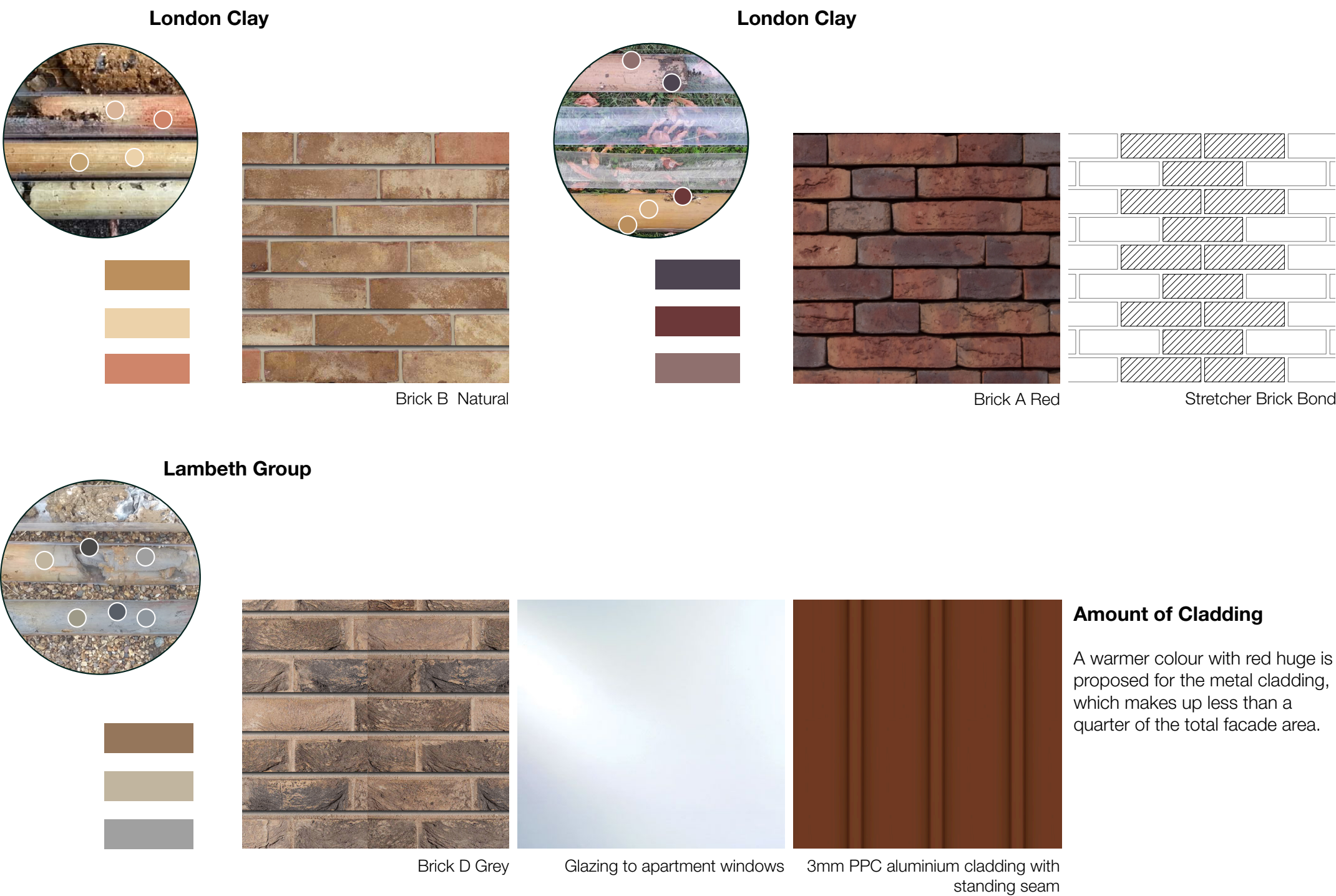


Figure 6.29 Scheme A Proposed Material Palette



6.0 Proposed Development

6.6 Scheme A - Residential Amenity

Relationship to Residents

6.6.1 The proposed façade adjacent to No.40 Woodcote Green Road is an improvement compared with the separation distance from the existing Woodcote Lodge. The potential for overlooking from apartments in the proposed buildings opposite No.40 Woodcote Green Road was mitigated by adopting a staggered step ‘saw tooth’ articulation of the façade, as illustrated in Figure 6.30 & 6.31.



Figure 6.30 Scheme A Proposed Saw Tooth Facade - 3D Bay Study



6.0 Proposed Development

6.6 Scheme A - Residential Amenity

6.6.2 The design of full height windows to apartments at 90deg.to the Appeal Site boundary fronting No.40 Woodcote Green Road and the introduction of clerestory windows to apartments ensured that adequate level of natural light to proposed apartments can be provided without increasing the risk of overlooking.



Figure 6.31 Scheme A Proposed Saw Tooth Facade - Level 03 Plan View



6.0 Proposed Development

6.6 Scheme A - Residential Amenity

Relationship to Hospital

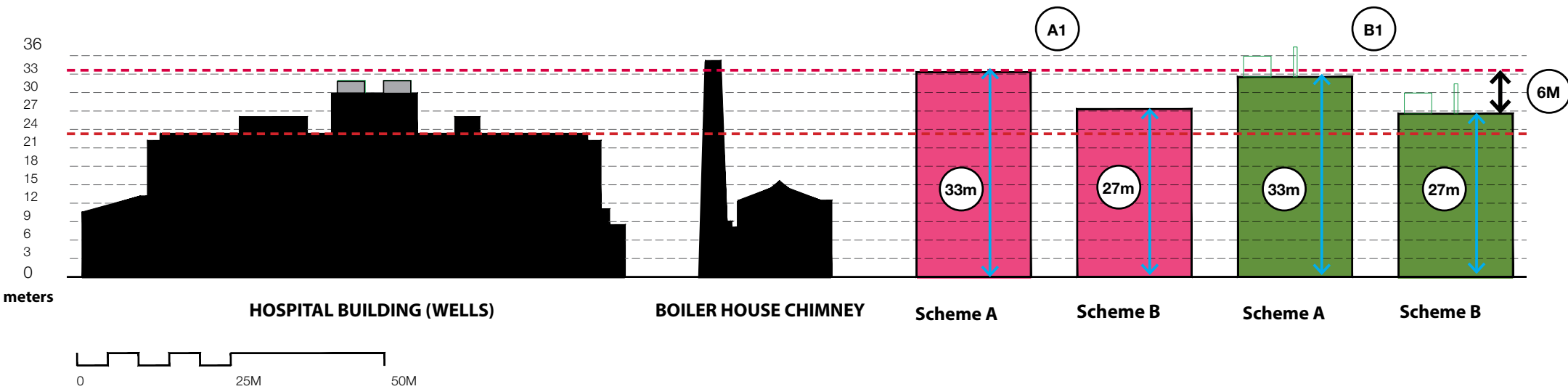
6.6.3 Figures 6.33 illustrates how the heights of the taller massing elements vary between Scheme A and Scheme B. The taller massing responds appropriately in scale to the taller massing of Epsom General Hospital and the large open expanse of Woodcote Millennium Green. North facing apartments have been minimised by the strategic positioning of cores, and where possible dual aspect apartments have been introduced to building corners and assessed for amenity regarding Daylight/Sunlight (all North facing apartments achieve the required BRE guidelines). Views from apartments overlooking Epsom General Hospital provide elderly residents with active views day to day hospital activity.

6.6.4 The table in Figure 6.32 provides a detailed breakdown of comparative heights between Scheme A and Scheme B and existing buildings including: The Wells Wing, Rowan House, and Woodcote Lodge.

Building ref	*Appeal A Roof Parapet Level (m AOD)	**Appeal A Roof Level SSL (m AOD)	***Appeal B Parapet Level (m AOD)	Difference between parapet heights relative to Level 0 FFL of Scheme A & B (m AOD)
Building A (max height AOD)	92.36	90.75	86.345	6.015
Building A (max height adj to Woodcote Green Road)	77.12	78.12	73.745	3.375
Building B (max height AOD)	91.85	90.75	85.575	6.275
Building B (max height adj to Woodcote Green Road)	74.675	73.85	72.975	1.7
Wells Wing (max height AOD to main parapet)	79.95			
Wells Wing (max height AOD to central projection)	87.74			
Rowan House (approx. height to parapet)	77.438			
Woodcote Lodge (approx. height to parapet)	70.375			

\* Parpet Level not indicated on submitted scheme A drawings (referenced in Scheme B DAS page 85 & 8)  
\*\* Roof slab level indicated on submitted scheme A drawings (excluding roof build up)  
\*\*\* Parpet Level indicated on submitted scheme B drawings

Figure 6.32 Scheme A and B (comparative heights table)



\*Indicative Sections Diagram - for the purpose of illustrating proposed building heights against hospital and boiler house

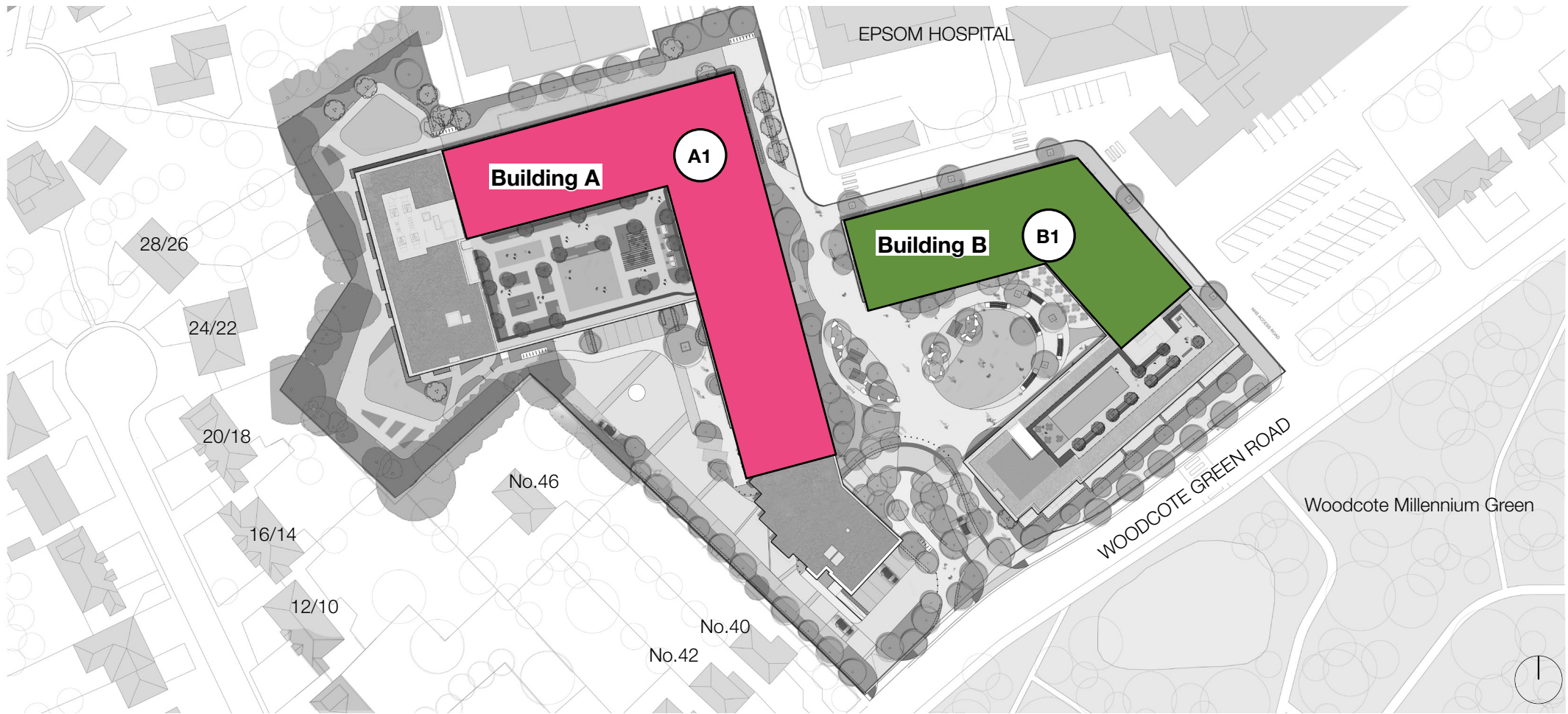


Figure 6.33 Scheme A and B (comparative heights of taller elements)



# 6.0 Proposed Development

## 6.6 Scheme A - Residential Amenity

### Relationship to Woodcote Green Road and Woodcote Millennium Green

6.6.5 Buildings A & B are setback from the Appeal Site boundary, with very limited parking proposed fronting the street and enhanced landscape features along the street frontage. The street frontage landscaping includes the planting of mature and semi-mature trees creating a tree lined boulevard pedestrian approach to the Appeal Site entrance from Woodcote Green Road. The street facing façade is articulated with a stepped form designed using materials sympathetic to the local character and reflective of the existing site context. Figures 6.34 & 6.35 illustrate the proposed enhancement of landscape features along Woodcote Green Road and appropriateness of the scale of the taller 9 storey massing elements of Building A & B relative to the expanse of Woodcote Millennium Green.

Figure 6.34 Scheme A View From Woodcote Millennium Green

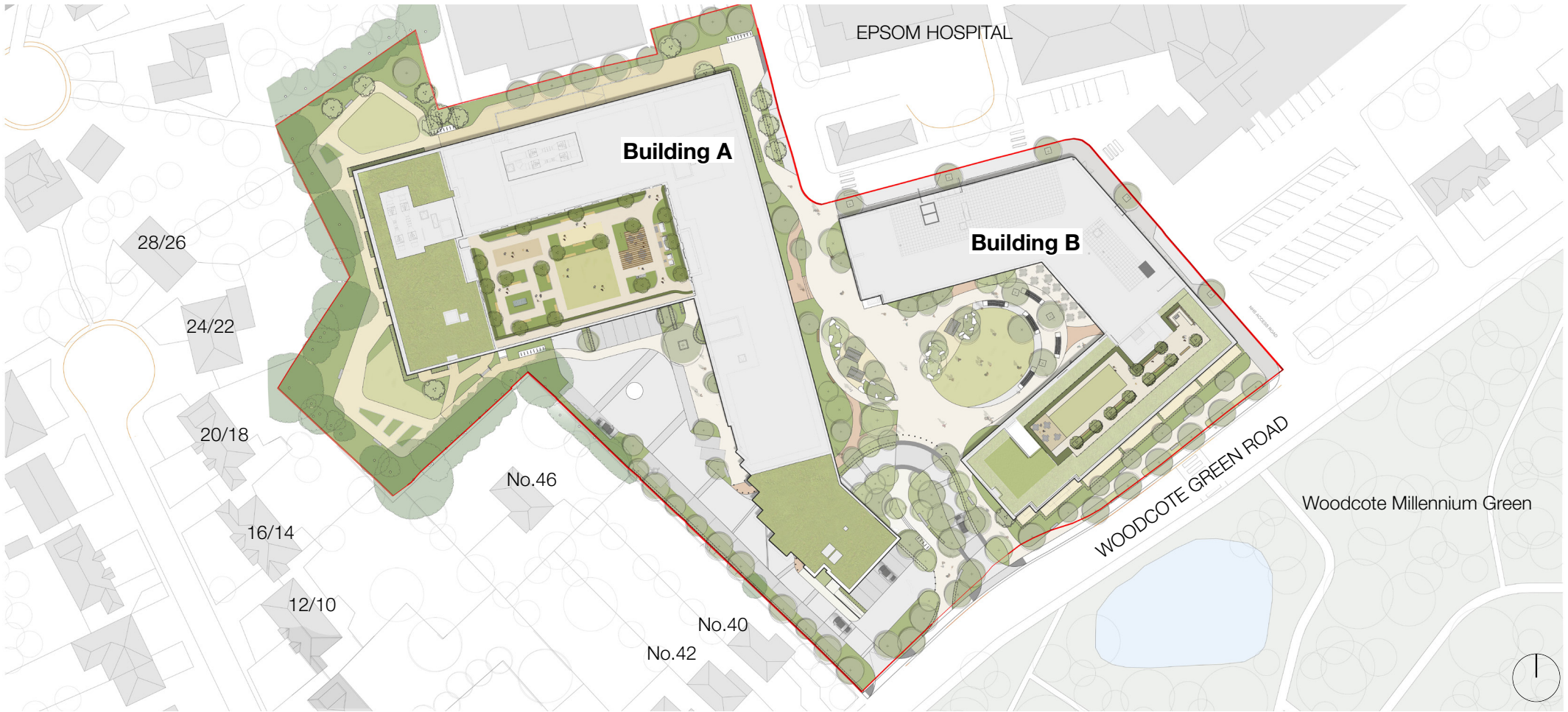


Figure 6.35 Scheme A proposed landscape masterplan



## 6.0 Proposed Development

### 6.7 Scheme B - Overview

#### Scheme B Development

6.7.1 The Proposed Development of Scheme A and Scheme B are closely related, and the majority of the design proposals described in the previous sections apply equally to both Scheme A and Scheme B. As such, the following sections will simply set out the key design features of Scheme B insofar as they differ from Scheme A and will include:

##### Height & Massing

- Overall building heights are revised to ensure the Scheme B is below the highest AOD level of neighbouring hospital buildings.
- Height of proposed building facing Woodcote Green Road revised and set back to protect against impact on local character, townscape and amenity.
- Revised building heights to align with hospital, lessening the developments impact to neighbouring properties. Scheme B proposes 8 storeys to the taller building elements compared to 9 storeys on Scheme A.

##### Unit Mix

- Scheme B amounts to 34 fewer GLR apartment numbers as a result of reducing overall building heights.

##### Parking

- Scheme B adopts the use of a Stacker Parking System (SPS) as opposed to an Automated Parking System (APS) proposed for Scheme A.
- Scheme B offers 156 parking spaces overall compared with 165 spaces for Scheme A, this change in parking numbers is proportionate to the



Figure 6.36 Scheme B Proposed Development



6.0 Proposed Development

6.8 Scheme B - Parking

Parking Strategy

6.8.1 Scheme B will provide:

- 1 156 Total Car Park Spaces
- 106 (SPS) residents, 16 visitors and 10 staff
  - 24 spaces for staff & visitors at grade
  - 1space for Mini Bus
- 2 132 Blue Badge Spaces
- All SPS car park spaces are suitable for blue badge holders
  - Concierge parking for the SPS car park.
- 3 Car Clubs
- Two development car club cars for use by staff/ residents. Some residents may only need to use a car occasionally, and shared vehicles would provide a more cost and space-effective way to provide this. One additional car club at surface level for general public use.
- 4 Parking Management
- Concierge parking for the SPS car park will be used by residents, staff and visitors, with the staff and visitor spaces prioritised for use by those staying overnight at the Appeal Site.

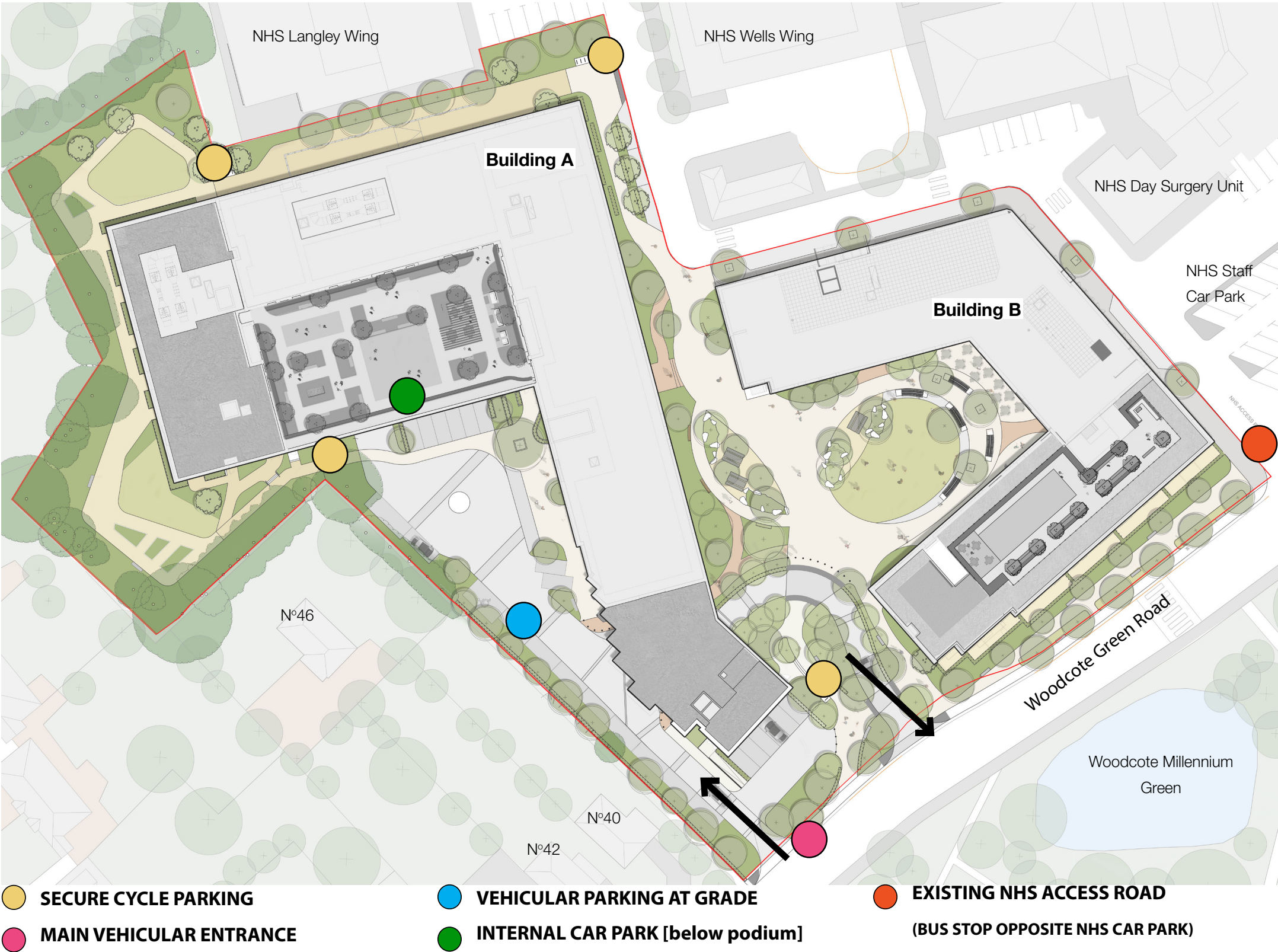


Figure 6.37 Scheme B Proposed Parking Strategy



6.0 Proposed Development

6.9 Scheme B - Massing & Density

Scale

6.9.1 The overall scale of proposed buildings is illustrated in Figure 6.38.

- Building A: the taller (8 storey) 'L' shape element measures 60m x 78.8m x 18.5m.
- Building A: the shorter (4 storey) rectangular element to the northwest boundary measures 42m x 18.5m.
- Building A: the shorter (5 storey) saw tooth element to the south measures 21.5m x 18.5m.
- Building B: the taller (8 storey) 'L' shape element of Building B measures 48m x 34m x 18.5m.
- Building B: the shorter (4 storey) rectangular element fronting Woodcote Green Road measures 56.6m x 15.3m.

Please refer to Figure 6.32 for comparative AOD building heights for Scheme B as against Scheme A.

m

Proposed Height\*

m

Proposed Length & Width

\*Heights indicated are relative to AOD and the proposed site levels.



Figure 6.38 Scheme B Proposed Scale



6.0 Proposed Development

6.9 Scheme B - Massing & Density

Site Sections

6.9.2 Figure 6.39 shows the technical site sections of Scheme B as submitted illustrating the relationship of the lowered proposed building heights with the surrounding context.



Figure 6.39 Scheme A Proposed Site Sections



6.0 Proposed Development

6.10 Scheme B - Residential Amenity

Relationship to Residents

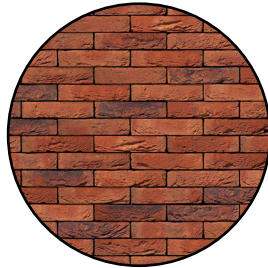
6.10.1 Compared with Scheme A, Scheme B has an additional step down in massing to the Building A façade fronting Woodcote Green Road.

Relationship to Hospital

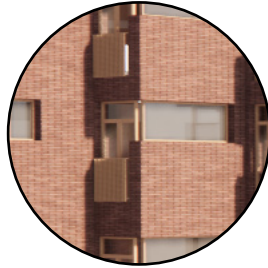
6.10.2 The proposed taller elements in Scheme B are lower than taller massing proposed for Scheme A. The differences in height and massing are described in sections 6.6.3 & 6.6.4 of this proof.



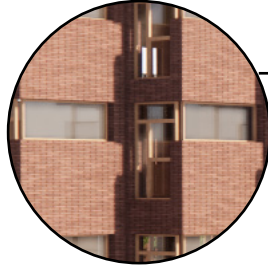
Bronze PPC aluminium juliet balcony balustrade with planter box



Brickwork A for staggered step facade design 30% Dark Mix 70% Light Mix



Vertical full height windows designed to face away from neighbouring properties allow views out from apartments and mitigate overlooking.



Clerestory windows to apartments optimise daylight and mitigate overlooking



Figure 6.40 Scheme B Proposed Saw Tooth Facade - 3D Bay Study



# 6.0 Proposed Development

## 6.10 Scheme B - Residential Amenity

Figure 6.41 Scheme B View From Woodcote Millennium Green



### Relationship to Woodcote Green Road

6.10.3 The landscape features of Scheme B along Woodcote Green Road similar to those Scheme A. The landscape varies to account for the difference in proposed site levels of Scheme B compared to Scheme A (presented in image 19 of the Key Images Bundle).

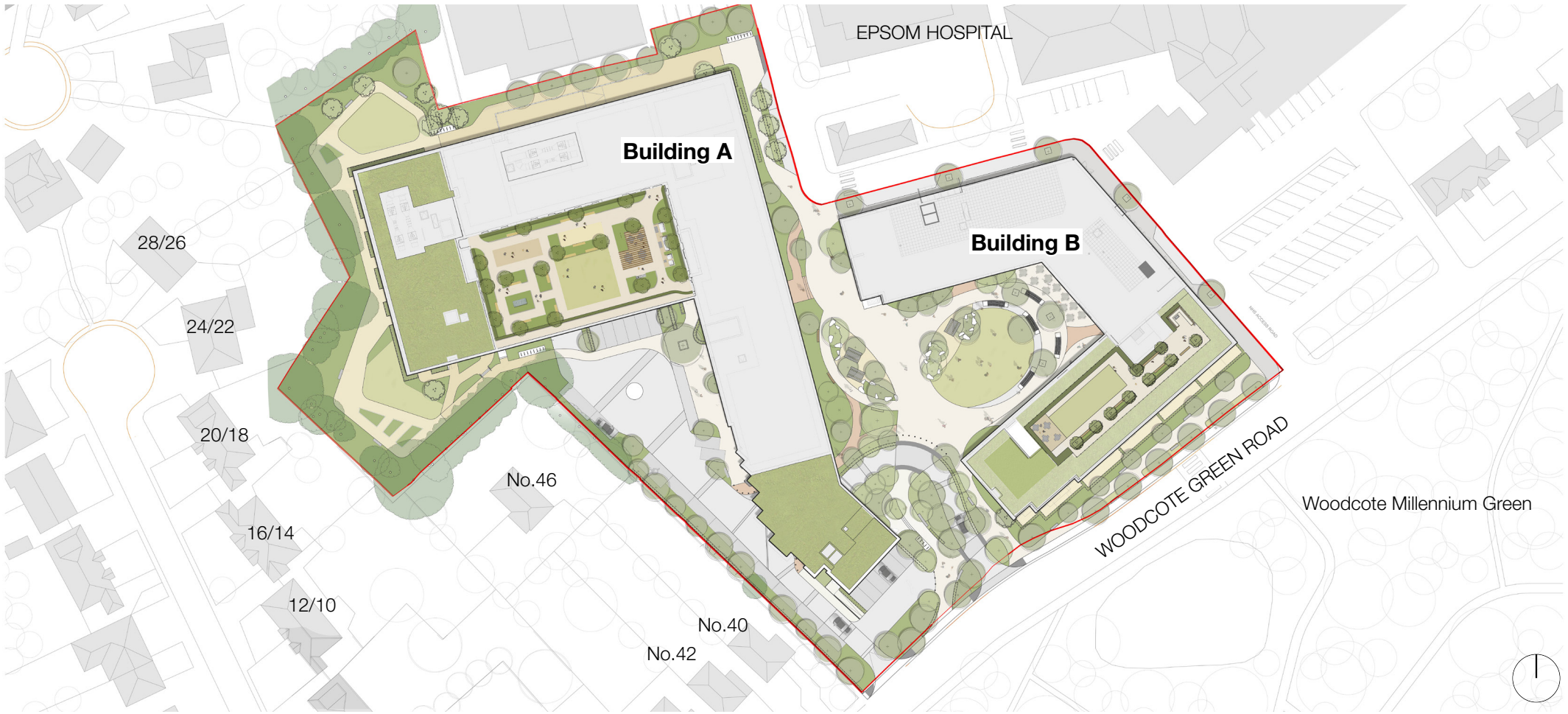


Figure 6.42 Scheme B proposed landscape masterplan



# 7.0 Conclusion

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# 7.0 Conclusion

## 7.1 Scheme A and B

7.1.1 The proof of evidence sets out the evolution of the design the Proposed Development over the past two and a half years of consultations between the Appellant, the LPA and other stakeholders.

The Proposed Development creates a confident new dedicated later living development for the Epsom and Ewell Borough, reinventing and reinvigorating a space of concrete, cars and poor landscaping, into a place of vibrancy and activity. The design and materials selection integrates the Proposed Development and the Epsom General Hospital buildings as a new wider urban masterplan, where buildings shape vistas and roads and pathways lead the Guild members and local residents alike to and from different places, changing and moulding the experience of that journey.

7.1.2 The variations in mass, scale and alignment of the Proposed Development have been carefully considered to ensure that it relates to both Epsom General Hospital and nearby residential properties, whilst providing a safer, more intuitive and pleasurable connection between Dorking Road, and Woodcote Millennium Green. It is a confident, well detailed and well thought out new piece of urban design; responding positively to a complex set of objectives and constraints including, height, townscape and heritage, residential amenity, density, views, light, materiality and landscaping to create a well balanced, coherent, sustainable development, cohesive in terms of its master planning principles, that will be enjoyed by both the residents and the wider community.

7.1.3 The new public plaza provides a much needed change from the existing car parking and seeks to enhance and reinforce the amenity provided by the adjacent open space of Woodcote Millennium Green, whilst providing a new communal focal point, that would be active throughout the day. A new restaurant, bar, café, retail, nursery and wellness centre activate the frontage, and spill out on to the central landscape plaza, providing opportunities for dining, rest, relaxation, wellness and socialising for residents Guild and the public alike. A dedicated care floor provides

care for residents during times of need, providing comfort that they can remain within their residential community while receiving extra care. Both Scheme A and Scheme B embody good design principles, give due regard to local and national planning policy guidance, whilst responding carefully to advice and feedback provided by the LPA during both PPA processes. When designated assets are anywhere near a site, it is common to cause a degree of negative impact, but allowing good schemes with public benefits to go forward despite a small degree of negative impact is the way in which the NPPF achieves the balance.

7.1.4 Both schemes were supported by the LPA, as outlined in their recommendations for approval to the Council committee. Although there are difference between the designs of Schemes A and B, they are separated not by design quality but by the different balance offered within each scheme relating to, in particular, overall apartment numbers, height, scale and massing.

7.1.5 This is a much needed facility in the local area. Although the community facilities and the contribution that the Proposed Development makes to the local area will have a wider public benefit, the benefit provided by the Proposed Development's wellness services, will be invaluable to those engaging with this new community.

7.1.6 Age UK estimate that more than 2 million people in England over the age of 75 live alone, and more than a million older people regularly go for over a month without speaking to a friend, neighbour or family member.

Providing a facility which enables them enjoy the company of friends, meet new people, undertake activities, and attend events together, is vital in breaking down the barriers to loneliness. The carefully considered Guild Living business model, weaved into the fabric of a well designed development, results in a Proposed Development which will encourage socialising, ease the stress and anxiety of loneliness, increase health and enhance the lives of many people across the borough.





# 8.0 Appendix

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## 1 Appeal A Drawing Bundle Register

78 | Guild Living at Epsom - Design & Access Statement | marchesepartners



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2 Appeal B Drawing Bundle Register

marchesepartners

drawing register

Marchese Partners International Pty Ltd  
Metal Box Factory  
Unit G9, 212  
30 Great Guildford Street  
London  
SE1 0HS

From:	DAVIDER RANU
Project:	GUILD LIVING @ EPSOM
Drawing No.	18120-MPI-XX-XX-SH-A-00_002
Revision:	
Date of Issue:	05/02/2021
I: Information, D: Draft, P: Preliminary, FA: For Approval	
Stage 2 P/L: Planning Addendum, DD: Design Development, TD: Tender Documentation, CD: Construction Documentation	
Date of Issue:	
Day 20	
Month 12	
Year 18	
Distribution:	
Discipline	Company
Client/Developer	Guild Living
Contact	Eugene Marchese
Email address	<a href="mailto:eugene@guildliving.com">eugene@guildliving.com</a>
Development Manager	
Project Manager	
Planning Consultant	
Cost Manager	
Building Control	
Heritage & Archaeology	
LVA/ Ecology	
Landscape Architect	
Daylight Analyst	
Struct / Civil Engineer	
M & E Engineer	
Transport & Planning	
Reason for Issue:	
Drawing Medium:	
Paper Size:	
Sent by:	
Dwg. No.	Drawing Title
Scale+Paper size	
00	PROJECT INFORMATION
As Shown	
EP5001-MPI-XX-XX-PP-A-00-000	COVER SHEET
EP5001-MPI-XX-XX-SHA-00-002	DRAWING REGISTER
00	CGI VIEWS
As Shown @A1	
EP5001-MPI-XX-XX-USA-00-101	CGI VIEW 01
EP5001-MPI-XX-XX-VSA-00-102	CGI VIEW 02
EP5001-MPI-XX-XX-VSA-00-103	CGI VIEW 03
EP5001-MPI-XX-XX-USA-00-104	CGI VIEW 04
EP5001-MPI-XX-XX-VSA-00-105	CGI VIEW 05
01	SITE PLANS
As Shown @A1	
EP5001-MPI-XX-ZZ-ORA-A-00-001	SITE LOCATION PLAN & EXISTING SITE PLAN
EP5001-MPI-XX-ZZ-ORA-A-00-002	PROPOSED SITE PLAN
10	DEMOLITION WORKS
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EP5001-MPI-XX-ZZ-ORA-A-00-003	DEMOLITION PLAN
20	GENERAL ARRANGEMENT PLANS
As Shown @A1	
EP5001-MPI-XX-ZZ-ORA-A-01-100	LEVEL 00 FLOOR PLAN
EP5001-MPI-XX-ZZ-ORA-A-01-101	LEVEL 01 FLOOR PLAN
EP5001-MPI-XX-ZZ-ORA-A-01-102	LEVEL 02 FLOOR PLAN
EP5001-MPI-XX-ZZ-ORA-A-01-103	LEVEL 03 FLOOR PLAN
EP5001-MPI-XX-ZZ-ORA-A-01-104	LEVEL 04 FLOOR PLAN
EP5001-MPI-XX-ZZ-ORA-A-01-105	LEVEL 05 FLOOR PLAN
EP5001-MPI-XX-ZZ-ORA-A-01-106	LEVEL ROOF PLAN
EP5001-MPI-XX-SX-ORA-A-20-200	SITE SECTIONS
EP5001-MPI-XX-SX-ORA-A-20-201	BUILDING SECTION A-A' & B-B'
EP5001-MPI-XX-SX-ORA-A-20-202	BUILDING SECTION C-C' & D-D'
EP5001-MPI-XX-SX-ORA-A-20-203	BUILDING SECTION EE
EP5001-MPI-XX-SX-ORA-A-20-205	SITE SECTIONS - STREET CONTEXT
EP5001-MPI-XX-EL-ORA-A-20-300	ELEVATION 1A-1A - BUILDING A SOUTH
EP5001-MPI-XX-EL-ORA-A-20-301	ELEVATION 1B-1B - BUILDING B COURTYARD SOUTH
EP5001-MPI-XX-EL-ORA-A-20-302	ELEVATION 2-2 - BUILDING A PODIUM SOUTH
EP5001-MPI-XX-EL-ORA-A-20-303	ELEVATION 3-3 - BUILDING A NORTH
EP5001-MPI-XX-EL-ORA-A-20-304	ELEVATION 4-4 - BUILDING A WEST
EP5001-MPI-XX-EL-ORA-A-20-305	ELEVATION 5-5 - BUILDING A EAST
EP5001-MPI-XX-EL-ORA-A-20-306	ELEVATION 6-6 - BUILDING A SOUTH
EP5001-MPI-XX-EL-ORA-A-20-307	ELEVATION 7-7 - BUILDING A DROP-OFF SOUTH
EP5001-MPI-XX-EL-ORA-A-20-308	ELEVATION 8-8 - BUILDING B EAST
EP5001-MPI-XX-EL-ORA-A-20-309	ELEVATION 9-9 - BUILDING B WEST
EP5001-MPI-XX-EL-ORA-A-20-310	ELEVATION 10-10 - BUILDING A NORTH
EP5001-MPI-XX-EL-ORA-A-20-311	ELEVATION 11-11 - BUILDING B NORTH
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EP5001-MPI-XX-EL-ORA-A-20-313	ELEVATION 13-13 - BUILDING A PODIUM EAST
EP5001-MPI-AZ-00-ORA-A-20-500	BUILDING A - L00
EP5001-MPI-AZ-01-ORA-A-20-501	BUILDING A - L01
EP5001-MPI-AZ-02-ORA-A-20-502	BUILDING A - L02
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EP5001-MPI-AZ-04-ORA-A-20-504	BUILDING A - L04
EP5001-MPI-AZ-05-ORA-A-20-505	BUILDING A - L05-07
EP5001-MPI-AZ-RF-ORA-A-20-506	BUILDING A - ROOF LEVEL
EP5001-MPI-BZ-00-ORA-A-20-510	BUILDING B - L00
EP5001-MPI-BZ-01-ORA-A-20-511	BUILDING B - L01
EP5001-MPI-BZ-02-ORA-A-20-512	BUILDING B - L02
EP5001-MPI-BZ-03-ORA-A-20-513	BUILDING B - L03
EP5001-MPI-BZ-04-ORA-A-20-514	BUILDING B - L04
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EP5001-MPI-BZ-RF-ORA-A-20-516	BUILDING B - ROOF LEVEL
21	EXTERNAL WALLS
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EP5001-MPI-XX-XX-ORA-A-21-300	TYPICAL BAY STUDY - BAY 1 - JULIET BALCONY DETAIL
EP5001-MPI-XX-XX-ORA-A-21-301	TYPICAL BAY STUDY - BAY 2 - BOLT ON BALCONY DETAIL
EP5001-MPI-XX-XX-ORA-A-21-302	TYPICAL BAY STUDY - BAY 3 - DROP OFF DETAIL

Dwg. No.	Drawing Title	Scale+Paper size	
30	TYPICAL UNIT LAYOUTS	As Shown @A1	
EP5001-MPI-XX-XX-ORA-A-30-100	TYPICAL UNIT LAYOUTS - 1 BED	1:60	
EP5001-MPI-XX-XX-ORA-A-30-101	TYPICAL UNIT LAYOUTS - 2 BED	1:60	
EP5001-MPI-XX-XX-ORA-A-30-102	TYPICAL UNIT LAYOUTS - 3 BED	1:60	
EP5001-MPI-XX-XX-ORA-A-30-103	TYPICAL UNIT LAYOUTS - GCR & GCR	1:60	
Miscellaneous		As Shown	
DAS	DESIGN & ACCESS STATEMENT	A15	



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3 Appeal A & B Key Images Bundle Index

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2	18120-MPI-XX-XX-DR-A-01_002	PROPOSED SITE PLAN	A	
3	EPS001-MPI-ZZ-ZZ-DR-A-00-002	PROPOSED SITE PLAN	B	
4	18120-MPI-XX-00-DR-A-20_001	LEVEL 00 FLOOR PLAN	A	
5	EPS001-MPI-ZZ-00-DR-A-01-100	LEVEL 00 FLOOR PLAN	B	
6	18120-MPI-ZZ-00-DR-A-20_100	EAST BUILDING - LEVEL 00	A	
7	EPS001-MPI-BZ-00-DR-A-20-510	BUILDING B - L00	B	
8	18120-MPI-ZZ-00-DR-A-20_107	WEST BUILDING - LEVEL 00	A	
9	EPS001-MPI-AZ-00-DR-A-20-500	BUILDING A - L00	B	
10	18120-MPI-XX-ZZ-DR-A-20_304	ELEVATION 4-4	A	
11	EPS001-MPI-XX-EL-DR-A-20-304	ELEVATION 4-4 - BUILDING A WEST	B	
12	18120-MPI-XX-ZZ-DR-A-20_306	ELEVATION 6-6	A	
13	EPS001-MPI-XX-EL-DR-A-20-306	ELEVATION 6-6 - BUILDING A SOUTH	B	
14	EPS001-MPI-XX-SX-DR-A-20-205	SITE SECTIONS – EXISTING AND PROPOSED STREET CONTEXT	B	
15	EPS001-MPI-XX-XX-DR-A-30-100	TYPICAL UNIT LAYOUTS - 1 BED	A & B	
16	EPS001-MPI-XX-XX-DR-A-30-101	TYPICAL UNIT LAYOUTS - 2 BED	A & B	
17	EPS001-MPI-XX-XX-DR-A-30-102	TYPICAL UNIT LAYOUTS - 3 BED	A & B	
18	EPS001-MPI-XX-XX-DR-A-30-103	TYPICAL UNIT LAYOUTS - GCS & GCR	A & B	
19	656_P_00_100 P06	Ground Floor Masterplan	B	
20	656_P_02_105 P02	Roof Masterplan	B	
21	18120-MPI-XX-ZZ-DR-A-20_200	SITE SECTIONS	A	
22	EPS001-MPI-XX-SX-DR-A-20-200	SITE SECTIONS	B	
23	Site photos	Page 17 HTVIA (APPEAL B) Version	A & B	
24	Site photos	Page 17 HTVIA (APPEAL B) Version	A & B	
25	B&W Aerial Photo	Page 38 Appeal A DAS	A & B	
26	CGI with previous scheme outline	Page 37 of Appeal B DAS	B	
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28	CGI with previous scheme outline	Page 46 of Appeal B DAS	B	
29	Height Comparison	Appeal A and Appeal B	A & B	
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37	Location of Heritage Assets	Page 20 HTVIA (APPEAL B) Version	A & B	
38	Verified View 1 Appeal A (Wheatcroft Update)	From Millar Hare / HTVIA	A	Must be before and after
39	Verified View 1 Appeal B (Wheatcroft Update)	From Millar Hare / HTVIA	B	Must be before and after
40	Verified View 2 Appeal A (Wheatcroft Update)	From Millar Hare / HTVIA	A	Must be before and after
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45	Connections / Movement	Page 23 of ASD Landscape DAS Appeal B version	A & B	
46	Planting Character: Tree Planting Plan	Page 52 of ASD Landscape DAS Appeal B version	A & B	
47	Planting Character: Woodcote Green Road street front	Page 53 of ASD Landscape DAS Appeal B version	A & B	
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50	Demolition Tree Protection Plan	From Page 14 of Demolition Application #3	A & B	
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56	CGI View 5	Artist Impression	B	
57	CGI View 6 (sensory garden level 02 building A)	Artist Impression	B	
58	CGI View 1 Original Scheme	Artist Impression	OS	
59	CGI View 5 Original Scheme	Artist Impression	OS	
60	CGI View 2	Artist Impression	A	Image to follow
61	CGI View 3	Artist Impression	A	Image to follow
62	CGI View 4	Artist Impression	A	Image to follow
63	656_P_00_100 P06	Ground Floor Masterplan	A	Drawing to follow
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4 EEBC Advice Letter 5 July 2019

Development Management



Mr Kearley  
QED Planning  
Wesley House  
Bull Hill  
Leatherhead  
Surrey  
KT22 7AH

Town Hall  
The Parade  
Epsom  
Surrey  
KT18 5BY  
Main Number (01372) 732000  
www.epsom-ewell.gov.uk

5<sup>th</sup> July 2019  
Your Ref: 19/00460/PREAPP  
Contact: Ginny Johnson  
Direct line: 01372 732398  
Email: vjohnson@epsom-ewell.gov.uk

Dear Mr Kearley,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**RE:** Epsom General Hospital, Dorking Road, Epsom, Surrey, KT18 7EG  
**PROPOSAL:** Redevelopment of site (including demolition of existing structures) to provide a new care community including assisted living units, a transitional care unit, communal and wellbeing facilities, occupational therapy centre, key worker accommodation and children's nursery

Thank you for your request, received on 07.05.2019 and our meeting on 04.06.2019, for advice in relation to the redevelopment of part of Epsom General Hospital, to provide a new care community, including assisted living units, a transitional care unit, communal and wellbeing facilities, occupational therapy centre, key worker accommodation and children's nursery.

Please accept the following information as advice from Epsom and Ewell Borough Council regarding the development proposals at Epsom General Hospital. The advice is given following consultation with relevant colleagues. The plans/documentation considered are as follows:

- Cover Letter
- A0.01 Rev A – Site Plan – dated 07.09.2018
- Pre-Application Statement, dated April 2019
- Pre-Application – Design Presentation – dated 18 April 2019
- Legal Opinion Report, by Pinsent Masons.

The Planning Officer responsible for coordinating and preparing this initial advice is Ginny Johnson. If you would like to discuss this advice, please telephone 01372 732398 or email [VJohnson@epsom-ewell.gov.uk](mailto:VJohnson@epsom-ewell.gov.uk).

**The Site**

The Application Site ('Site') is located to the South of the wider Epsom General Hospital Site. It measures approximately 1.5 hectares in size and comprises redundant healthcare buildings and associated infrastructure. The NHS has identified the land as surplus to requirements.

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- Specifically, the Site comprises:
- A four storey brick building (Rowan House)
  - A four-storey apartment block (since demolished)
  - A three-storey residential block, providing staff accommodation
  - Office administrative buildings
  - Temporary structures
  - Boiler house with associated chimney stack
  - Surface car parking spaces.

The Site is accessed from Woodcote Green Road.

The Site is well connected. Epsom Train Station is located approximately 1.2 kilometres to the North-East of the Site. There are a number of bus stops located on Woodcote Green Road.

The Site is designated as a "Built Up Area". It is not Listed, nor does it fall within a Conservation Area. However, it lies in close proximity to Chalk Lane Conservation Area and Woodcote Conservation Area.

**Recent Relevant History**

Epsom General Hospital is subject to an extensive planning history. There is no recent or relevant planning history specifically relating to the buildings located on the parcel of land identified for redevelopment.

**Proposal**

- The proposal seeks to provide an undefined number of 1, 2 and 3 bedroom accessible, assisted living apartments for sale, falling within Use Class C2. It seeks:
- The provision of transitional care suites for hospital use;
  - Key-worker units for hospital use;
  - Wellness facilities to provide residential care, also available for hospital use; and
  - Residential landscaped amenity spaces.

**Relevant Policies**

The proposal has been assessed against the relevant policy background:

National Planning Policy Framework

Chapter 11	Making effective use of land
Chapter 12	Achieving well-designed places

Core Strategy (2007)

Policy CS5	Conserving and Enhancing the Quality of the Built Environment
Policy CS7	Providing for Housing and Employment Development
Policy CS8	Broad Location of Housing Development
Policy SC16	Managing Transport and Travel

Development Management Policies Document (2015)

Policy DM4	Biodiversity and New development
Policy DM5	Trees and Landscape
Policy DM9	Townscape Character and Local Distinctiveness
Policy DM10	Design Requirements for New Developments (including House Extensions)

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Policy DM11	Housing Density
Policy DM21	Meeting Local Housing Needs
Policy DM34	New Social Infrastructure
Policy DM37	Parking Standards

**The Issues are discussed as follows:**

- Principle of Development
- Provision of Use Class C2 accommodation
- Design and Heritage
- Heights and Density
- Affordable Housing
- Access and Parking

**Principle of Development**

The key principle to consider for this pre-application request is the loss of the existing hospital facilities at the Site.

Policy CS13 sets out that the loss of community facilities will be resisted unless:

- it can be demonstrated that there is no longer a need for such a facility in either its current use, or in any other form of community use; or
- there is an appropriate alternative means of providing an equivalent facility.

The provision of new community facilities will be encouraged, particularly where they addresses a deficiency in current provision, and where they meet the identified needs of communities.

Policy DM34 sets out that the net loss of community facilities will be resisted unless:

- the proposal is supported by clear and robust evidence that demonstrates that the facility is no longer needed;
- where appropriate, it has been vacant and marketed for a community use without success for at least 18 months; or
- it can be re-provided elsewhere in a different way.

Policy CS12 requires developers to demonstrate that the service and community infrastructure necessary to serve a development is available. Where implementation of a development would create the need to provide additional or improved community facilities and infrastructure, or where an existing deficiency would be exacerbated, necessary provision will be expected.

In line with the above, any future Planning Application at the Site would be required to robustly demonstrate that there is no longer a need for the existing community facilities in their current use, or in any other form of community use, or that there is an appropriate alternative means of providing equivalent facilities. In line with Policy CS12, any future Planning Application should demonstrate that the service and community infrastructure necessary to serve the proposed development is available. Necessary provision would be expected if the development creates a need to provide additional or improved community facilities and infrastructure, or where an existing deficiency would be exacerbated.

In summary, Local Planning Policy seeks to retain or secure an appropriate level of community infrastructure provision to meet the needs of its evolving population. Any future Planning Application would be required to robustly demonstrate that there is no longer a need for the existing community facilities in their current use, or in any other form of community use, or that there is an appropriate alternative means of providing equivalent facilities.

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**Provision of Use Class C2 accommodation**

Chapter 11 of the NPPF relates to the effective use of land. Paragraph 117 of the NPPF sets out that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Policy CS7 sets out that the Borough seeks the provision of sufficient housing. Supporting paragraph 3.11.1 of the Core Strategy sets out that new housing development in Epsom and Ewell will be focused in locations that perform best in sustainability terms.

Policy CS8 sets out that that new housing development will be located within the defined built up area of Epsom and Ewell. Within these areas, the emphasis will be on the re-use of suitable previously developed land (including the re-use of conversion of existing buildings) for housing. Subject to other policies, planning consent will be given for development within the built up areas, including infilling, redevelopment and conversion.

Policy DM21 sets out that planning permission will be granted for specialised forms of residential accommodation, subject to the following requirements being met:

1. That the application documentation includes clear and robust evidence that demonstrates that there is a need for the new accommodation; and
2. The delivery of the new accommodation does not result in an over-provision of that particular type of accommodation; and
3. The design of the proposal is demonstrated as being sufficiently flexible to readily accommodate conversion to other appropriate uses, either residential or non-residential, in the event that the need for the permitted use declines.

The Site is located within a 'Built Up Area', which in accordance with Policy CS8, is an area deemed appropriate for housing development. The Principle of Use Class C2 development at the Site is likely to be acceptable, subject to the above three requirements being robustly justified and evidenced.

In summary, the provision of C2 Use development at the Site is likely to be acceptable, subject to the requirements set out in Policy DM21 being satisfied. A future Planning Application must provide robust evidence, demonstrating a need for this type of accommodation within the Borough, evidence that it will not result in an over-provision of such accommodation and that the design of the proposal is flexible enough to readily accommodate conversion to other appropriate uses.

**Design and Heritage**

Principles of good design should be embedded within proposals from the outset, as stipulated within National and Local Planning Policy.

Chapter 12 of the NPPF relates to the achievement of well-design places. Paragraph 124 sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 131 of the NPPF sets out that in determining applications, great weight should be given to outstanding or innovative designs, which promote high levels of sustainability,

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or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Policy CS5 sets out that development should create attractive, functional and safe environments and should reinforce local distinctiveness.

Policy DM9 sets out that planning permission will be granted for proposals that make a positive contribution to the Borough's visual character and appearance. Policy DM10 reinforces that proposals will be required to incorporate principles of good design.

Policy DM10 sets out that development proposals will be required to incorporate principles of good design. Development proposals should (inter alia) have regard to the amenities of occupants and neighbours.

The proposals included within the Pre-Application – Design Presentation – dated 18 April 2019 show two main blocks (A and B) that will comprise C2 uses. The heights are undefined, however Block A is a horse-shoe shape with stepped massing, located to the South-West of the Site. Block B is L shaped, also with stepped massing and located to the South-East of the Site. A presentation provided by the applicants at the meeting on 04.06.2019 showed an alternative form of massing which officers considered to be a significantly better form of development on the Site. No hard copies of this have been provided, however. This also showed mass of heights which could be in excess of 10 storeys. The updated pre-application design presentation showed a development configured to optimise connectivity and permeability with the existing hospital buildings to the North and the public green spaces to the South of the Site.

Principles of good design should be embedded within proposals from the outset. High quality buildings are expected at this Site and great weight will be given to outstanding or innovative designs, which promote high levels of sustainability and which help to raise the standard of design more generally in the area. Officers appreciate that the design of the proposal is indicative at this stage, but encourage the applicant to develop the proposals further. A contemporary design is appropriate for this Site.

Whilst the Site itself is not Listed, nor does it fall within a Conservation Area, it does lie in close proximity to two Conservation Areas. Any development at the Site must be sensitively designed to respect the significance of the nearby Conservation Areas. Additionally and importantly, the Site's surrounding area is typically residential in character. Any development at the Site should be carefully designed to ensure that it does not adversely impact immediate residential amenity, in terms of overbearing, loss of privacy, outlook, sunlight/daylight, and noise and disturbance, in line with the requirement of Policy DM10.

In summary, high quality buildings are expected at the Site and great weight will be given to outstanding or innovative designs, which promote high levels of sustainability and which help to raise the standard of design more generally in the area. A contemporary design is considered appropriate for this Site. The proposal should assimilate with its surroundings and ensure that there is no adverse impact on adjacent residential amenity.

**Heights and Density**

Chapter 11 of the NPPF relates to making effect use of land. Paragraph 123 sets out that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each Site.

Policy DM11 (Housing Density) and D13 (Building Heights) was formally set aside in May 2018 as it was restricting growth in the Borough. A tall building at this Site is considered

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appropriate, subject to high quality design and ensuring that it is compatible with its immediate surroundings and respects the wider surroundings.

The existing buildings on the Site range from 2 to 4 storeys in height. Buildings located at the wider Epsom Hospital Site reach 8 storeys in height. The Pre-Application – Design Presentation – dated 18 April 2019 does not clearly set out the proposed heights of the buildings, however Officers did not consider that the proposal was optimising the Site.

An updated design presentation was shared with Officers at the meeting on 04.06.2019. Whilst this was not shared in hard copy, it showed a taller scheme at the Site. Officers consider that a taller scheme could be delivered at this Site. Specifically, buildings in excess of 10 storeys could be delivered towards the rear of the Site, closest to the existing taller hospital buildings. This is subject to high quality design, which promotes high levels of sustainability and which helps to raise the standard of design more generally in the area.

Officers will support proposals that optimise Sites, in line with National Planning Policy guidance. Proposals must demonstrate how the density of development would contribute towards maintaining and enhancing the visual character and appearance of the wider townscape and lead to no net loss of biodiversity. A Landscape and Visual Impact Assessment would be required to support an application.

In summary, the Site presents an opportunity for great optimisation. A tall scheme is considered appropriate, subject to high quality design, which promotes high levels of sustainability and which helps to raise the standard of design more generally in the area.

**Affordable Housing**

Paragraph 8.6 of the Revised Developer Contributions Supplementary Planning Document (2014) sets out that the Council will apply Policy CS9 to open market sheltered or extra care housing.

Policy SC9 sets out that residential development of 15 or more dwellings gross (or on sites of 0.5ha or above) should include at least 40% of dwellings as affordable.

The proposal is subject to the provision of affordable housing. The submitted documentation does not identify whether the scheme will or will not deliver at least 40% affordable dwellings; however the applicant is strongly advised to comply with this policy requirement in any future Planning Application. There is an acute need for affordable housing within the Borough, particularly social rented accommodation. The provision of key worker housing is encouraged.

In the event that the development does not provide 40% affordable housing, a Viability Assessment would be required.

In summary, the scheme is subject to affordable housing provision. The applicant is strongly advised to comply with the policy requirement in any future Planning Application. In the event that the development does not provide 40% affordable housing, a Viability Assessment would be required.

**Access, Parking and Cycle Parking**

Policy CS16 encourages development proposals to foster an improved and integrated transport network and facilitate a shift of emphasis to non-car modes as a means of access to services and facilities. Development proposals will be required to (inter alia) minimise the need for travel, be appropriate for the highways network, provide appropriate and effective parking provision (both on and off-site) and ensure that vehicular traffic generated does not

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create new or exacerbate existing on street parking problems, nor materially increase other traffic problems.

Policy DM37 and Annexe 2 (Parking Standards for new development) sets out car parking standards and cycle parking standards. The Council will consider exceptions to policy requirements if the applicant robustly demonstrates that the level of on-site parking associated with a proposal would have no harmful impact on the surrounding area in terms of street scene or the availability of on-street parking.

The Site is well connected. Epsom Train Station is located approximately 1.2 kilometres to the North-East of the Site. There are a number of bus stops located on Woodcote Green Road.

The proposal seeks an automated parking system and electric charging stations. A total of 150 automated residents car parking spaces are proposed and 20 visitor car parking spaces. The applicant is required to also provide on-site cycle parking.

The applicant is strongly advised to engage in formal pre-application discussions with SCC Highway Authority, in advance of submitting a formal application. Any planning application should be accompanied by a Transport Assessment and the Council will take advice from SCC Highway Authority during the course of a formal application.

In summary, the Site is well connected, with Epsom Train Station located in close proximity to the Site and a number of bus stops located on Woodcote Green Road. The proposal seeks 150 automated residents' car parking spaces and 20 visitor car parking spaces. Although officers find this solution to be innovative and potentially a good way to address car parking on Site, how this scheme would work and the future proofing of this should the technology become obsolete, should be robustly justified within a future Planning Application. The applicant is required to also provide on-site cycle parking. The applicant is strongly advised to engage in formal pre-application discussions with SCC Highway Authority, in advance of submitting a formal application.

**Landscaping and Biodiversity**

Policy SC3 sets out that development that is detrimental to the Borough's biodiversity will be minimised, and where it does take place, adequate mitigating measures should be provided. Wherever possible, new development should contribute positively towards the Borough's biodiversity.

Policy DM4 sets out that development affecting any site or building that supports species protected by Law, including their habitats, will only be permitted if appropriate mitigation and compensatory measures are agreed to facilitate the survival of the identified species, keep disturbance to a minimum and provide adequate alternative habitats to ensure no net loss of biodiversity. Whether or not there are any species or habitats that enjoy statutory protection, every opportunity should be taken to secure net benefit to the Borough's biodiversity. To this end, an assessment of the existing nature conservation assets on a development site should be undertaken at the application stage and suitable biodiversity enhancements proposed.

Policy DM5 sets out that the Borough's trees, hedgerows and other landscape features will be protected and enhanced by (inter alia) requiring landscape proposals in submissions for new development, which retain existing trees and other important landscape features where practicable and include the planting of new semi-mature trees and other planting.

Development should contribute positively towards the Borough's biodiversity. A landscape proposal would be required as part of a future planning application at the Site, which should

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retain existing landscape features where practicable and include the planting of new semi-mature trees and other planting. An area of green open space is located to the South of Woodcote South Road and the applicant is encouraged to enhance this area, in line with any proposal at the Site.

In summary, development at the Site should contribute positively towards the Borough's biodiversity. A landscape proposal would be required as part of a future planning application at the Site and the applicant is encouraged to enhance the open public green space to the south of Woodcote Green Road as part of the proposal.

**Conclusion**

Local Planning Policy seeks to retain or secure an appropriate level of community infrastructure provision to meet the needs of its evolving population. Any future Planning Application would be required to robustly demonstrate that there is no longer a need for the existing community facilities in their current use, or in any other form of community use, or that there is an appropriate alternative means of providing equivalent facilities.

The provision of C2 Use development at the Site is likely to be acceptable, subject to the applicant satisfying the requirements set out in Policy DM21. A future Planning Application must provide robust evidence, demonstrating a need for this type of accommodation within the Borough, evidence that it will not result in an over-provision of such accommodation and that the design of the proposal is flexible enough to readily accommodate conversion to other appropriate uses.

A tall contemporary scheme of in excess of 10 storeys is considered appropriate at this Site, subject to high quality design, with great weight to be given to outstanding or innovative designs. Any proposal should assimilate with its surroundings and ensure that there is no adverse impact on adjacent residential amenity.

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

**The Planning Application Process**

Should you wish to submit an application, you would be required to submit a planning statement and robust supporting documentation with your planning application. The Council will make every effort to ensure that the advice given in the pre-application process is as accurate as possible. However any advice given by Council officers for pre-application enquiries does not constitute a formal response or decision of the Council with regards to any future planning applications and, whilst it may be a material consideration, it cannot be held to bind the Council in its formal determination of a subsequent application.

It should be noted that the weight given to pre-application advice notes will decline over time. Advice for schemes submitted more than 1 year after the date of issue will not be valid. Please do not hesitate to contact the relevant case officer to discuss any points raised above.

Yours faithfully

Ginny Johnson  
Planning Officer  
Epsom & Ewell Borough Council

Advice Letter



# 8.0 Appendix

## 5 RIBA ‘Places Where People Want to Live’ Assessment

### 1.The right place for the right housing

The need and type of housing proposed for the site at Epsom is defined within the Operator’s business model and supporting research/reports. There is a requirement for C2 housing.

### 2. A place to start and a place to stay

Whilst the RIBA recognises the need to provide an integrated housing approach, due to the nature of the Guild business model and design of the buildings, the development is geared towards those wishing to live in Later Living community.

Diverse uses – particularly at ground level – offer opportunities for local employment, integration and interaction between the young and old, both daytime an night time activity, as well as at weekends – ensuring that outside of the resident population, there is significant opportunity for intergenerational mixing, and generation of an active and exciting community.

### 3. A place which fosters a sense of belonging

The design responds to the local context through the use of materials, colour and texture, whilst reintegrating the hospital buildings into a wider masterplan, integrating the building into the wider community.

The scale and composition of the buildings responds to both the hospital buildings and wider context, with new landscaped spaces responding existing form and visual characteristics of the local area and in particular the adjacent park.

### 4. A place to live in nature

As identified previously, the existing site is largely formed of existing brick and concrete structures surrounded by an expanse of parking and access roads. The scheme therefore delivers significantly better wildlife habitats, deeper landscaped frontage to a main road, and a new landscaped plaza at its heart.

### 5. A place to enjoy and be proud of

The development regenerates a redundant site and optimises the use of the land to create a new area of productive and attractive townscape. It will support the local hospital through the provision of transitional care service and improve wellbeing and social interaction, offering better health outcomes and reducing healthcare costs locally, for a wide range of people.

The scheme supports the creation of a mixed and balanced community that addresses intergenerational needs and aspiration by integrating care facilities into the local community, whilst providing communal well-being facilities including a restaurant, café/bar, wellness centre, gym, library, craft room, therapy and treatment rooms.

### 6. A place with a choice of homes

The development provides a range of residential types, from 1 to 3 bedroom apartments, key worker apartments and more specialised care residences and care units.

### 7. A place with unique and lasting appeal

Due to the nature of the development and the Guild Living business model, the scheme will deliver long lasting benefits to the community, through social engagement with the wider community that develops meaningful relationships and a sense of belonging, higher levels of care

support that deliver the best possible quality of life on an ‘as needed’ basis, the ability for residents to remain living in a Guild Living community via the accommodation options, and the appropriate support for members to live as independently as possible within Guild Living Residences.

### 8. A place where people feel at home

Guild Living communities are open, vibrant, and sociable places, welcoming family, friends, Guild members, and the wider community alike. Guild Living’s business model is carefully considered to ensure all residents feel part of a wider community, whilst having the ability to slip back into a peaceful homely environment.

### 9. A sustainable place for future generations

Older people find living in green and open spaces where they feel like part of a community appealing. Using Life3A’s later living design principles, the design proposal creates a new distinctive public landscape at the heart of the development. Transforming the existing disused brownfield site into a valuable accessible green public space that responds to the local context and is an integral part of the neighbourhood, promoting wellbeing and enhancing biodiversity.

### 10. A place where people thrive

The provision of person centred care is at the forefront of a Guild Living development, ensuring people remain active and well into their later years, and with the inclusion of in-house wellness / F&B / activities and entertainment, it is Guild Living’s core purpose: to empower people to live better.



# 8.0 Appendix

## 6 HAPPI 10 Assessment

### 1. HAPPI 10

The HAPPI assessment identifies ten elements that are critical to achieving age-inclusive housing. Each point is listed, with a summary on compliance. The design is exemplary to the compliance of the objectives set out on the HAPPI assessment.

### 2. Generous internal space standards

All units have been designed, as a minimum, to national space standards, with the majority exceeding those requirements.

Plenty of natural light in the home and in circulation spaces due to the use of floor to ceiling windows, and where possible, natural light is brought in to common corridors and lift lobbies.

### 3. Balconies and outdoor space, avoiding internal corridors and single-aspect flats

The design provides a mix of private projecting and Juliet balconies, resident accessible roof terrace overlooking the adjacent park, whilst also delivering extensive public landscaped gardens at ground level, and a new public plaza at the heart of the project.

There are a number of single aspect flats. However, orientation of the buildings offers a wide degree of aspects to those units, and where possible, dual aspect units are provided, both minimising common access corridor lengths, whilst providing those units with generous frontage.

### 4. Adaptability and ‘care aware’ design which is ready for emerging telecare and telehealthcare technologies

The design of the development, from the outset, is to be both day-one ready for residents with a range of existing and future healthcare needs, but to enable adaptability, so that apartments can adapt with the changing needs of the resident – enabling them to age in place.

Common corridors are wider than is generally required, and similarly where corridors are required in apartments, these are largely 1.2m wide or over. Bathrooms have been designed to be adaptable – providing the ability to convert them in to wet rooms so that residents in wheelchairs can still use the main bathroom.

### 5. Circulation spaces that encourage interaction and avoid an ‘institutional feel’

Unit numbers per core, at each floor, are kept to the minimum where possible, to foster a sense of community, and each apartment entrance is provided a generous recess to provide a sense of arrival, and privacy.

Bespoke, high-end interior design to all common residential and public spaces, means that each space has a character and quality more akin to a hotel, than institutional building.

### 6. Shared facilities and community ‘hubs’ where these are lacking in the neighbourhood

The provision of resident amenity facilities is at the core of Guild Living’s philosophy, and are designed to both enable and encourage residents to socialise with family, friends and meet new people in a wide variety of settings and for many different needs.

Supported by those facilities, a range of social activities and events will be offered, to both residents and non-residents alike, providing a unique social hub, geared towards the later living community.

### 7. Plants, trees, and the natural environment

As noted previously, high quality landscaped gardens are proposed throughout the development. Circa 50% of the development site is landscaping. With a high number of new trees proposed, this is a markedly different to the current situation.

### 8. High levels of energy efficiency, with good ventilation to avoid overheating

Energy efficient design and future proofing is at the core of the MEP strategy, with overheating mitigation designed into the development from the outset. Refer to the energy strategy submitted by Hoare Lea.

### 9. Extra storage for belongings and bicycles

Minimum space standards for storage are provided in all units, and in the large majority exceed this requirement. In addition, extra storage units and bicycle storage is available for all residents.

### 10. Shared external areas such as ‘home zones’ that give priority to pedestrians

The extensive new public realm proposed through the heart of the development, is designed to minimise interactions between vehicles and pedestrians. The new public plaza and central axis between the two buildings, re-connects the hospital and Millenium Green, encouraging footfall through the site, and with car movements limited to the frontage along Woodcote Green Road, the large majority of

the site is free of vehicles.



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## 7 Building For Life 12 Assessment

Building for Life 12 (BfL 12) is the industry standard for the design of new housing developments. Assessing the performance of the scheme against 12 questions, it uses a traffic light system rather than a points score. A well designed scheme should perform well against all 12 of the questions – the top score being 12 Greens.

### Connections and scale

Does the scheme respond to the scale of its surroundings, respect existing view corridors (or create new ones), and reinforce existing connections and make new ones where feasible?

The scheme seeks to re-engage the hospital buildings into a wider urban masterplan. Responding to the existing hospital buildings and orientation, the development provides the majority of unit numbers in two buildings similar in size and mass to the main hospital building, whilst providing the transition to the lower scale of Woodcote Green Road and the park beyond.

The site arrangement, building orientation and public access strategy, shape and frame new vistas providing a journey from the park to the hospital and beyond

### Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

The development provides extensive amenities for both residents and the wider public, whilst providing more commercial facilities such as a new nursery and some retail accommodation.

### Public transport

Does the scheme have good access to public transport to help reduce car dependency?

Due to the nature of the development, car use is expected to be reduced, and with the site being adjacent the hospital, there are a number of bus stops in short walking distance, enabling residents to access the main town centre and train station in only a few minutes.

### Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

The requirement for retirement living is demonstrated by Guild Living’s business model. However, the development comprises a range of accommodation with private sale 1 to 3 bedroom apartments, smaller units for key workers, and a range of dedicated care residents and suites for those needing a higher level of care.

### Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

The proposed design is strongly influenced by the local vernacular, derived via extensive urban analysis. Materials, colour and texture are a reflection of both the existing site buildings, and the large majority of the local housing stock.

### Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

The existing site is largely formed of existing brick and concrete structures surrounded by an expanse of parking and access roads. The scheme therefore delivers significantly better wildlife habitats within and around the site, provides a deeper landscaped frontage, mirroring the adjacent park, whilst forming a new landscaped plaza at its heart. Building orientation is carefully considered against the surrounding buildings, where the scheme re-integrates the hospital buildings back into a more cohesive urban masterplan.

### Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

All elevations are optimised to maximise frontages, with no gable / blank elevations, providing active frontage to the large majority of street level elevations, and ensuring corners are articulated and provide interest. Landscaping to these elevations helps to soften the interface between the building and street.

### Easy to find your way in and around

Is the scheme designed to make it easy to understand the links between where people live and how you access the building, as well as how you move through it?

Legibility of design is fundamental to our later living design principles. The proposed development strengthens existing access routes through the site, providing pause points, and key architectural features to intuitively enable wayfinding through and around the site. The development of a central green axis route, reconnects the main hospital buildings with the adjacent park.

### Active Streets

Does the development engage with the street so passers by will understand the movement between the building and the street, and is there an obvious visual link between inside and outside?

At ground level, considerable public and private amenity accommodation is provided, where people are able to access F&B, some retail and a nursery. The ground floor also has a considerable amount of floor to ceiling glazing, providing a visual connection from inside to out, whilst during the warmer seasons, bifold doors to the main amenity areas will allow these activities to spill out – further breaking down the transition between building and street.



Cycle and car parking

Will the development be likely to support and encourage cycling by providing cycle storage which people can use with confidence? Where parking is provided, is this easy to use? Are accesses to car parking designed not to impact on those not in cars? Are entrances to car parks overengineered, visually obtrusive or obstructive to pedestrians and cyclists?

Cycle and wheelchair/electric buggy storage is provided on the lower ground floor of each of the buildings, with easy access from there to the rest of the building via a choice of lift or stairs. Level pathways circulate the external areas to allow staff and residents to safely and securely navigate around and through the building.

Access and egress to the site is provided via separate entrance and exit points on Woodcote Green Road, with the entrance located near the southwestern corner of the site and the exit located just to the west of the existing hospital access. Both points of access/egress have been designed in accordance with the guidance provided in the Department for Transports Manual for Streets.

Within the site the separate entrance and exit points create a one-way internal route under Building West where a drop-off area will be provided at the main site entrance to allow residents and visitors to drop off/collect their cars.

Shared spaces

Is the purpose and use of shared space clear and it is designed to be safe and easily managed? Where semiprivate or private spaces are created, are these clearly demarcated from the public realm?

Public and private spaces are well defined within the extent of the landscape provided, and both public and private spaces will be managed on a 24hr basis by Guild Living. Due to the nature of the development, all spaces are likely to be provided subtle surveillance by residents and Guild Living staff alike, ensuring well looked over public and private spaces.

Private amenity and storage

Are outdoor spaces, such as terraces and balconies, large enough for two or more people to sit? Is there opportunity for personalisation of these spaces? Is waste storage well integrated into the design of the development so residents and service vehicle access it easily whilst not having an adverse impact on amenity for residents.

Whilst balconies provide the ability for two people, with potentially one in a wheelchair, full level access, there are a number of other outdoor spaces that equally as accessible for both the residents and public alike.

All bin stores are internal to the building envelope and will be managed and operated by Guild Living.

Servicing is provided to the rear of the buildings, and is not designed to clash with the general landscaped areas of the site.



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8 Historic England Letter 26 November 2019



Ms Helen Warren  
Donald Insall Associates  
The Painted Room, 1st Floor  
118 High Street  
Oxford  
OX1 4BX

Direct Dial: 020 7973 3751  
  
Our ref: PA01049289  
  
26 November 2019

Dear Ms Warren

Request for Pre-application Advice

EPSOM GENERAL HOSPITAL SITE, DORKING ROAD, EPSOM, KT18 7DW

Thank you for contacting us on 21 November 2019 seeking our pre-application advice on proposals for the above site.

Having reviewed the information provided by you, we conclude that this proposal would lead to an application for which Historic England would be a statutory consultee. It is not possible or necessary for us to engage with every proposal that affects the historic environment at pre-application stage. In this instance we do not consider it necessary for us to participate in pre-application discussions. If, as the scheme develops, there are material changes to the proposals which would affect the historic environment, please consult us again.

It may be appropriate to seek the advice of the local planning authority and/or the relevant amenity societies on your proposals.


If you have questions regarding any of the above, please do contact me.

Yours sincerely  
  
Bozhana Pawlus  
Business Officer  
E-mail: Bozhana.Pawlus@historicengland.org.uk

EPSOM GENERAL HOSPITAL SITE, DORKING ROAD, EPSOM, KT18 7DW  
Request for Pre-application Advice




4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA  
Telephone 020 7973 3700  
HistoricEngland.org.uk




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Information Provided  
Overview of proposals



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA  
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8.0 Appendix

9 Glossary

Appendix [●] to [●] Proof of Evidence  
Glossary of Terms

“Appeal A”	appeal against Decision A submitted to PINS on 29 March 2021 with reference APP/P3610/W/21/3272074
“Appeal B”	appeal against Decision B submitted to PINS on 4 June 2021 with reference APP/P3610/W/21/3276483
“Appeals” or “this Appeal”	the conjoined Appeal A and Appeal B
“Appeal Site”	Epsom General Hospital, Dorking Road, Epsom, Surrey, KT18 7EG
“Appellant”	Senior Living Urban (Epsom) Limited
“Council” or “LPA”	Epsom and Ewell Borough Council
“County Council”	Surrey County Council
“CQC”	Care Quality Commission
“Decision A”	Refusal notice dated 23 November 2020 issued by the Council in relation to Planning Application A
“Decision B”	Refusal notice dated 6 May 2021 issued by the Council in relation to Planning Application B
“Guild Living”	Developer and operator of urban later living schemes on behalf of L&G
“IV”	Inspired Villages
“L&G”	Legal and General
“LGC”	Legal and General Capital
“LGLL”	Legal and General Later Living Limited
“NPPF”	National Planning Policy Framework
“PPG”	Planning Practice Guidance
“Planning Application A”	Planning application reference 19/01722/FUL for Scheme A
“Planning Application B”	Planning application reference 21/00252/FUL for Scheme B
“Proposed Development”	the development proposed as Scheme A or Scheme B or both. This term is used where the comment being made applies equally to both Scheme A and Scheme B
“Scheme A” (referred to in earlier documentation as the “Original Scheme”)	Demolition of the existing hospital buildings, accommodation block and associated structures and redevelopment of the site to provide a new care community for older people arranged in two buildings, comprising 301 care residences, 10 care apartments and 28 care suites providing transitional care, together with ancillary communal and support services Use Class C2, 24 key worker units Use Class C3, children’s nursery Use Class E, as well as associated back of house and service areas, car and cycle parking, altered vehicular and pedestrian access, landscaping, private amenity space and public open space (being an amended description agreed between the Appellant and the Council to reflect the Wheatcroft Amendments)
“Scheme B”	Demolition of the existing hospital buildings, accommodation block and associated structures and redevelopment of the site to provide a new care community for older people arranged in two buildings, comprising 267 care residences, 10 care apartments and 28 care suites providing transitional care, together with ancillary communal and support services Use Class C2, 24 key worker units Use Class C3, childrens nursery Use Class E, as well as associated back of house and service areas, car and cycle parking, altered vehicular and pedestrian access, landscaping, private amenity space and public open space

“the Schemes”	Scheme A and Scheme B
“S106 Agreement”	the agreement under section 106 of the Town and Country Planning Act 1990 to be entered into between (1) the Council (2) the County Council and (3) the Appellant which will accompany the planning permission granted pursuant to Appeal A or Appeal B
“Wheatcroft Amendments”	the changes to Scheme A accepted by the Inspector on 16 June 2021 under the “Wheatcroft” principle





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