



THE MEADOWS, BAGSHOT ROAD (A322), WOKING, Surrey GU21 2RP

DESIGN AND ACCESS STATEMENT FOR:

Demolition and redevelopment to provide extra care apartments (within Class C2), landscaping, parking, access provision of an informal crossing and other associated works.

CHURCHGATE SERVICES LTD
APRIL 2022

00 The Meadows, Woking

The Meadows, Bagshot Road (A322), Woking, Surrey GU21 2RP

Demolition and redevelopment to provide extra care apartments (within Class C2), landscaping, parking, access, provision of an informal crossing and other associated works

By

Churchgate Services Ltd.

Contents

01 INTRODUCTION
02 TEAM
03 NEED
04 SITE LOCATION
05 LOCAL CONTEXT
06 SITE DESCRIPTION
07 PROPOSAL - GENERAL
08 PROPOSAL - BUILDING
09 PROPOSAL - LAYOUT
10 PROPOSAL - EXTERNAL AMENITY
11 AMOUNT, SCALE AND APPEARANCE
12 ACCESS
13 SECURITY
14 ENERGY AND BREEAM
15 CONCLUSION

01 The Meadows, Woking

Introduction

The Proposal:

This application is a proposal to create accommodation for elderly persons in need of care and support in their own apartments. The accommodation will be Extra Care Housing.

Extra Care Housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self-contained homes, their own front doors and a legal right to occupy the property. Extra Care Housing is also known as very sheltered housing, assisted living, or simply as 'housing with care'. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home.

In addition to the communal facilities often found in sheltered housing (residents' lounge, guest suite, laundry), Extra Care often includes a restaurant or dining room, health & fitness facilities, hobby rooms and even computer rooms. Domestic support and personal care are available, usually provided by on-site staff. Properties can be rented, owned or part owned/part rented. There is a limited (though increasing) amount of Extra Care Housing in most areas and most providers set eligibility criteria which prospective residents have to meet.

Churchgate Services Ltd:

Churchgate Services Ltd has been successfully operating as a developer in the care market sector for nearly 20 years and has accumulated a wealth of knowledge and experience which enables its team to create bespoke projects that can accommodate a wide range of resident needs. It is passionate about building and developing modern, purpose built accommodation that caters for the evolving expectations of elderly residents and their families.

Churchgate Services Ltd has assembled a strong team of professionals to assess, design and advise on all aspects of developing the application site in a sustainable and sympathetic manner.

02 The Meadows, Woking

Team

To fully assess the site, and its constraints and potential, to guide the design proposal, the following team has contributed:

Gillings Planning – Planning Consultant

Edmund Williams Ltd - Architects

HPC – Needs Assessment

Method Consulting – BREEAM Pre-assessment

Pope Consulting Engineers – Sustainability Statement

Hawkins Environmental – Noise assessment

Bright Plan Civils – Flood Risk Assessment and Drainage Strategy

Paul Mew Associates – Transport Statement and Travel Plan

ECOSA Ltd - Ecology

PJC Consultancy – Arboriculture

SLR Consulting Ltd – Landscape Impact Assessment and Landscape Design.

Land Science – Phase 1 Geo-Environmental Investigation

Wardell Armstrong – Archaeology

03 The Meadows, Woking

A planning application, reference PLAN/2020/0492 for 54 extra-care apartments was refused by Woking Borough Council Planning Committee on 8th April 2021. The four reasons for refusal imposed by the Council are, in summary:

1 - The proposed development would be significantly greater in size, footprint, height, bulk and massing than the existing development on the proposal site. The proposal therefore represents inappropriate development in the Green Belt which would be harmful by definition and would have a significantly harmful impact on the openness of the Green Belt.

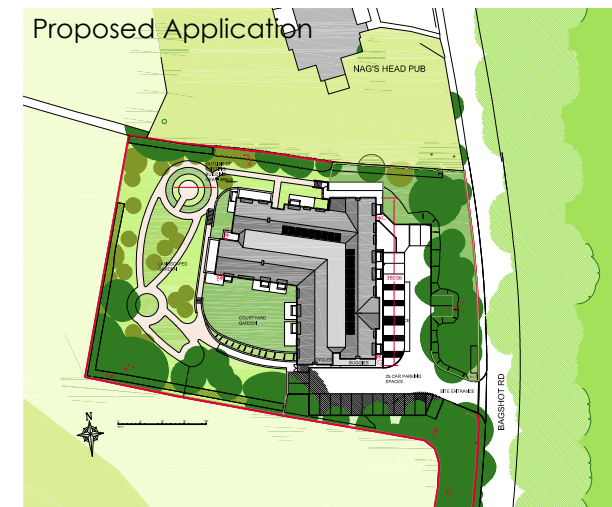
2 - The proposed development, by reason of its scale, bulk, massing, form, design, plot coverage and the proposed parking and bin storage arrangements would result in an unduly prominent, dominating and incongruous development and a cramped and contrived overdevelopment of the site which would have a significantly harmful impact on the character of the surrounding area. The proposal would consequently fail to improve the character or quality of the area.

3 - It has not been demonstrated that the proposal would deliver sufficient parking provision, including accessible spaces, visitor or staff parking, or that proposal would not lead to inappropriate on-street parking on Bagshot Road (A322).

4 - It has not been demonstrated that the proposed development would be able to accommodate sufficient bin storage to meet the needs of the proposed development.

This new application for 34 extra care apartments demonstrates that the reasons for refusal of the previous proposal have been taken into account in its preparation and content.

Previous Application



03 The Meadows, Woking

The principle of Extra Care has been supported by national government now for many years and this is also consistently mirrored throughout the policies of Surrey County Council.

Surrey County Council Strategic documentation is consistent in support for the principle of Extra Care, confirming the need for further development not only countywide but also specifically within the area covered by North West Surrey CCG (in which Woking falls). Perhaps the local authority stance is best summarised through the following quote from the Market Position Statement:

"We recognise supported housing (which is a term that covers a range of housing types and support services, including sheltered housing, assisted living and extra care) as a valuable housing option, and positive choice, for people whose needs are not being met within standard accommodation.... We wish to support boroughs and districts to understand the value of supported housing in helping people to age well in their communities,

regardless of their presence on a housing register or their financial eligibility for funded care and support."

The statistical under supply in terms of Extra Care accommodation is significant and increasing. The outcome is mirrored across the Borough as a whole – particularly in respect of Extra Care units available for sale/long lease. Without further development the statistical under supply of such accommodation is likely to increase rapidly in the face of a growing elderly population.

This planning application addresses, in part, the requirement of the local authority policy documentation (both Care and Housing) in that the development of further Extra Care to promote independence amongst the elderly should be supported in order to meet the current level of assessed need.

The accepted need for extra care housing determines the type of accommodation and facilities to be designed for this site. The development is

Need

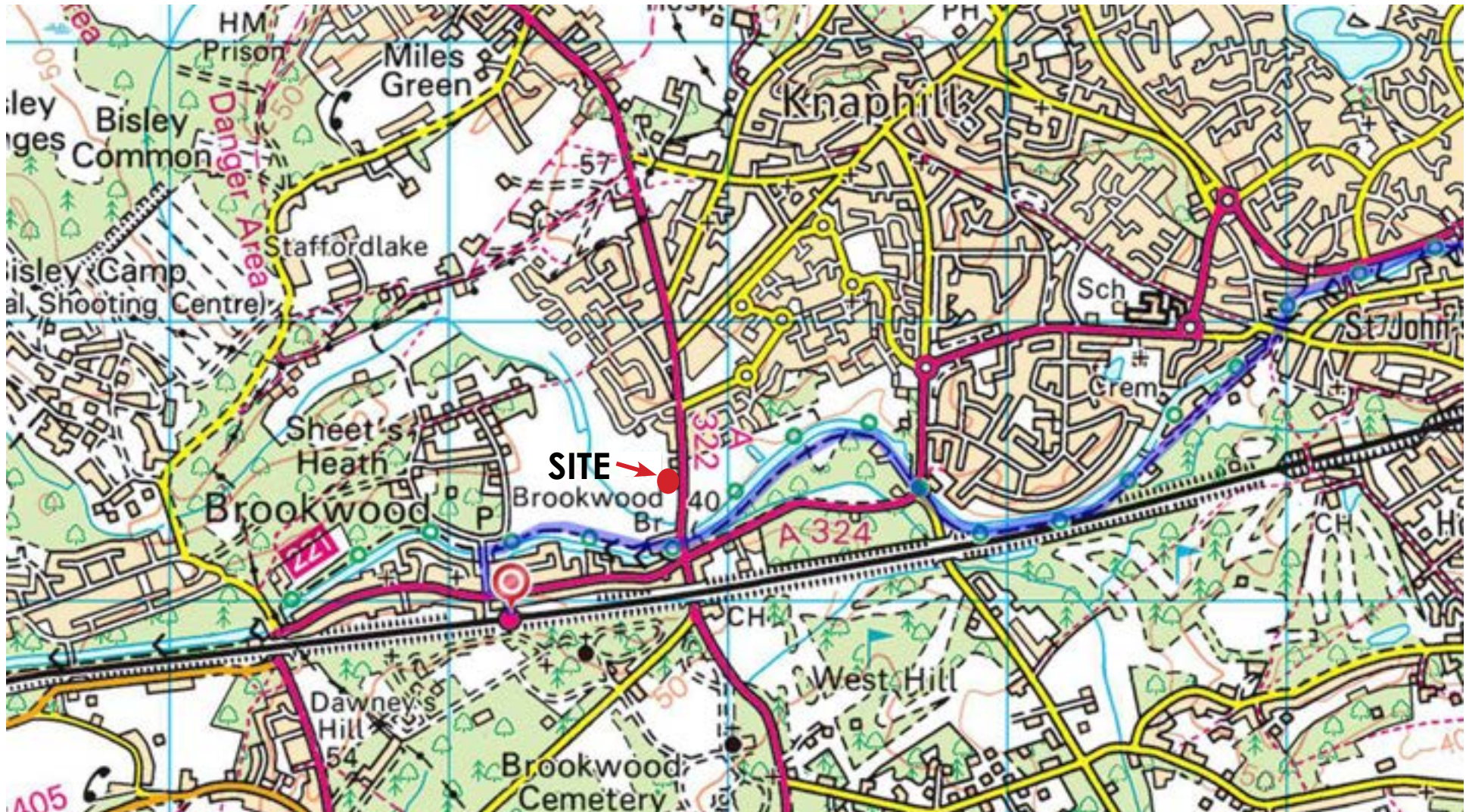
not a care home or nursing home, nor is it simple retirement living.

The amount of development and the detail of accommodation for extra care living suitable for the constraints of the site are described in following sections.



04 The Meadows, Woking

Site Location



Site Location Plan - Wider Area

04 The Meadows, Woking

Site Location



Site Location Plan - Local Area

04 The Meadows, Woking

The site at The Meadows, Bagshot Road (A322), Woking, Surrey GU21 2RP is some 1.19 acres (0.48 ha). An existing building on the land was used as a 24 bedroom purpose built care home (C2 Residential Institution) with a GIA of approximately 981m². The home has lain empty for several years and has fallen into disrepair. Indicative plans and elevations are shown on drawings 2122\PA\225 and 2122\PA\226.

The site is located close to the village of Brookwood on the western outskirts of Woking and Knaphill. It is approximately 0.6 miles to Brookwood Station which provides direct train services to London Waterloo in 35 minutes and is 4 miles from the M3 (J3), 5 miles to the A3 and 6 miles from Guildford Town Centre. Heathrow and Gatwick airports can be accessed within 45 minutes (21 and 36 miles respectively). The site is located between residential areas to the north and south west but with views across open land to the west and is flanked by a deep belt of mature trees on rising ground to the east of Bagshot Road.

To the north of the site on Bagshot Road is a mix of building types, uses and styles. Immediately north is the Nags Head public house in a large plot with car parking and gardens. North of that is a row of six 2 storey detached houses in long but narrow plots beyond which is a telephone exchange complex. This has a larger 2 storey domestic style front block to Bagshot Road with a one \ two storey bulkier utilitarian block behind. This building backs onto open space land to the west.

North of the telephone exchange is a plot previously used as an ambulance station now with planning consent for 7 new houses.

A cluster of new 2 storey houses to the southwest of the crossroads of Bagshot Road and Brookwood Farm Drive \ Redding Way then leads on northwards to large areas of housing and a large Sainsbury's Superstore.

Site Location



Front of Site



The Nags Head Public House



Houses north of Nags Head

04 The Meadows, Woking

Site Location

The Brookwood Farm development is a recent residential project on allocated land previously held in Green Belt, extending the built up area of greater Woking.

This development also includes provision of community and sports areas and the protection of publicly accessible open land to its south.

This has a direct bearing on land adjacent to the Meadows and potential design for views and neighbour relationships.

East of Bagshot Road there is a significant area of housing but this is accessed off Redding Way and is well screened to Bagshot Road by a Belt of mature trees. This housing does not extend as far south as to be opposite the proposed development of The Meadows.

Bagshot Road continuing south intersects the A324, Connaught Road \ Brookwood Lye Road.

Prior to this junction is a filling station with mini-market and adjoining sandwich shop.

Brookwood to the west on Connaught Road has a wide range of facilities with shops, pubs, church, school, community hall and rail station.



Telephone Exchange



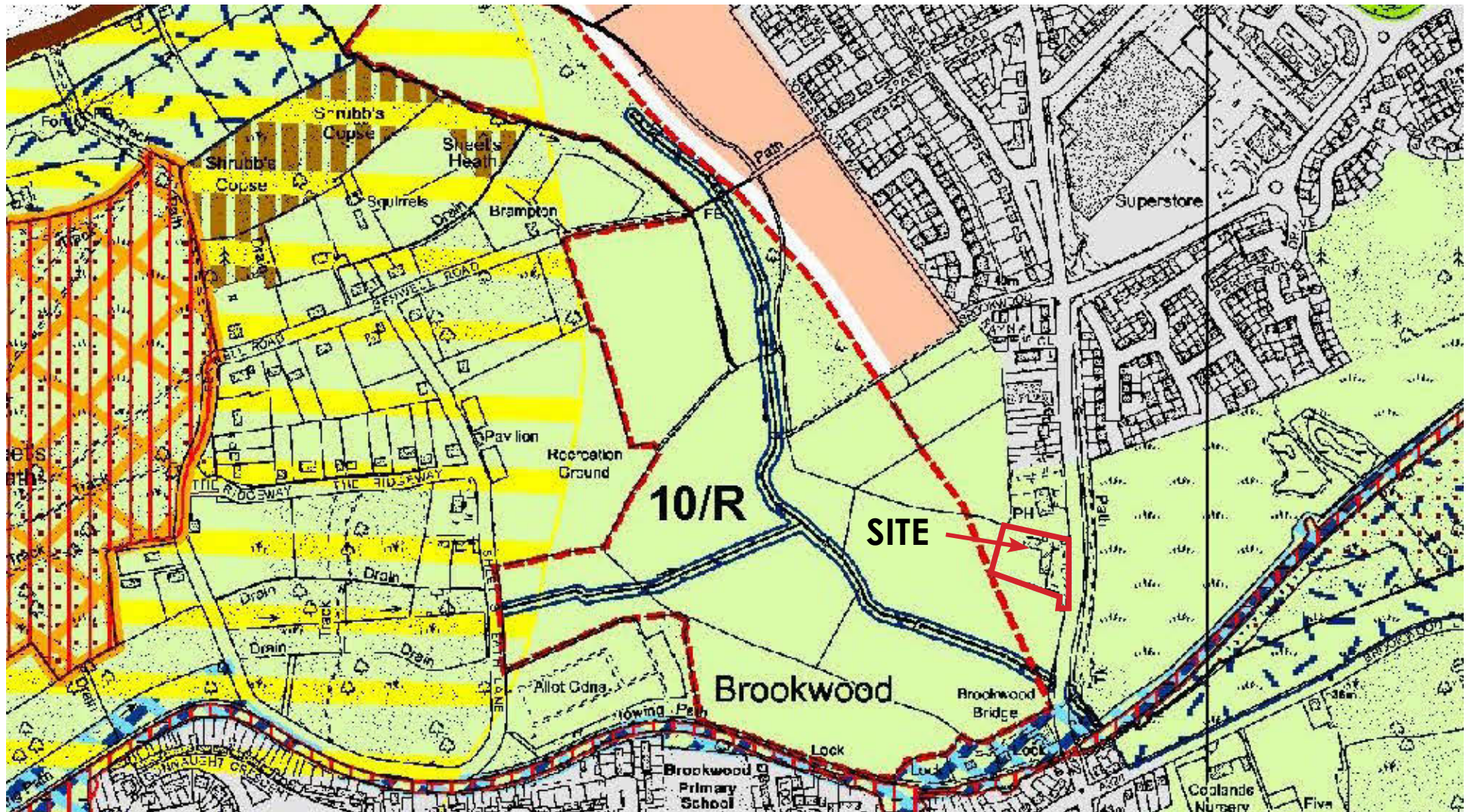
Houses north of Telephone Exchange



Petrol Station south of Site

04 The Meadows, Woking

Site Location



Extract of Woking Borough Proposals Map

05 The Meadows, Woking

Local Context

It is acknowledged that The Meadows site lies within Green Belt zoning, as does The Nags Head pub to the north, with the western boundaries of the housing referred to above being on the edge of the Green Belt zone. It is noted that the Brookwood Farm development was brought forward on land previously defined as Green Belt.

The Planning Statement accompanying this application will address this and other policy matters, but it is a key aspect of the proposed design that any new building should respect the context of the site and be sympathetic to the openness of the setting. The Landscape and Visual Impact Assessment by SLR explores the visual impact on openness and context in additional detail.

The properties in proximity to the site as described above have a mixed typography of heights, massing, character and appearance. There is no defined local character and the design intention is therefore to introduce a style appropriate to current architectural

themes within the Borough.

The existing building on the site is of no architectural merit and has suffered from vandalism and neglect. However the site is edged by significant mature trees with limited views in from Bagshot Road or from surrounding countryside. The building, where seen, is two full storeys with a large pitched roof and dormer windows to rooms in the roof space. The main body of the building faces Bagshot Road with its parking area between. A lower wing set approximately east \ west sits parallel to the north boundary.

The topography of the site is such that the Bagshot Road frontage falls from 46.0 AOD at the north east corner down to 42.0 AOD at the south east corner. With the existing vehicle access towards the south at approximately 43.75 AOD, and a similar entrance \ floor level to the building, it is seen that the approach and parking zone has been cut into the slope. This with existing mature trees to the site frontage reduces the visual impact on views from the north.



Bagshot Road south of Site looking north



Bagshot Road looking at southeast corner of site



Bagshot Road looking at northeast corner of site

05 The Meadows, Woking

Local Context

Approaching from the south the building is well screened by mature trees on the south boundary and this is reinforced by the site's south extension on the street frontage which captures more mature trees.

The western boundary line of the site falls from approximately 42.5 AOD in the northwest corner to 39.7 AOD at the southwest corner. Therefore there is a significant change of level across the diagonal of some 6.3m falling from north east to south west. Land to the east of Bagshot Road continues to rise and is edged by a Belt of mature trees.

This topography will be used to model the proposed building massing to maintain a well screened and unobtrusive new building.

The A322 Bagshot Road is a significant traffic route for through traffic and commuters. Access into and out of the site currently uses a well-defined junction at a position where ground levels and visibility work to best advantage. The

intention for development is to maintain this junction with no need to change roads' geometry or to remove existing trees.

There are bus-stops for both directions of travel close to the site entrance. Northbound and southbound at the Nags Head some 112m to the north and some 69m to the south off the public footpath on west side of Bagshot Road for north bound.

Site access implications on traffic and transport are addressed in accompanying reports, however the basis of maintaining the existing access and the current frontage zone for parking determines a key aspect of the proposed design layout.

The wider aspects of topography concern the land to the west of the site where public access paths run across meadows and to the Thames Basin Heaths SPA beyond. The paths also link to the Saturn Trail by the Basingstoke Canal to the south. Clearly the site

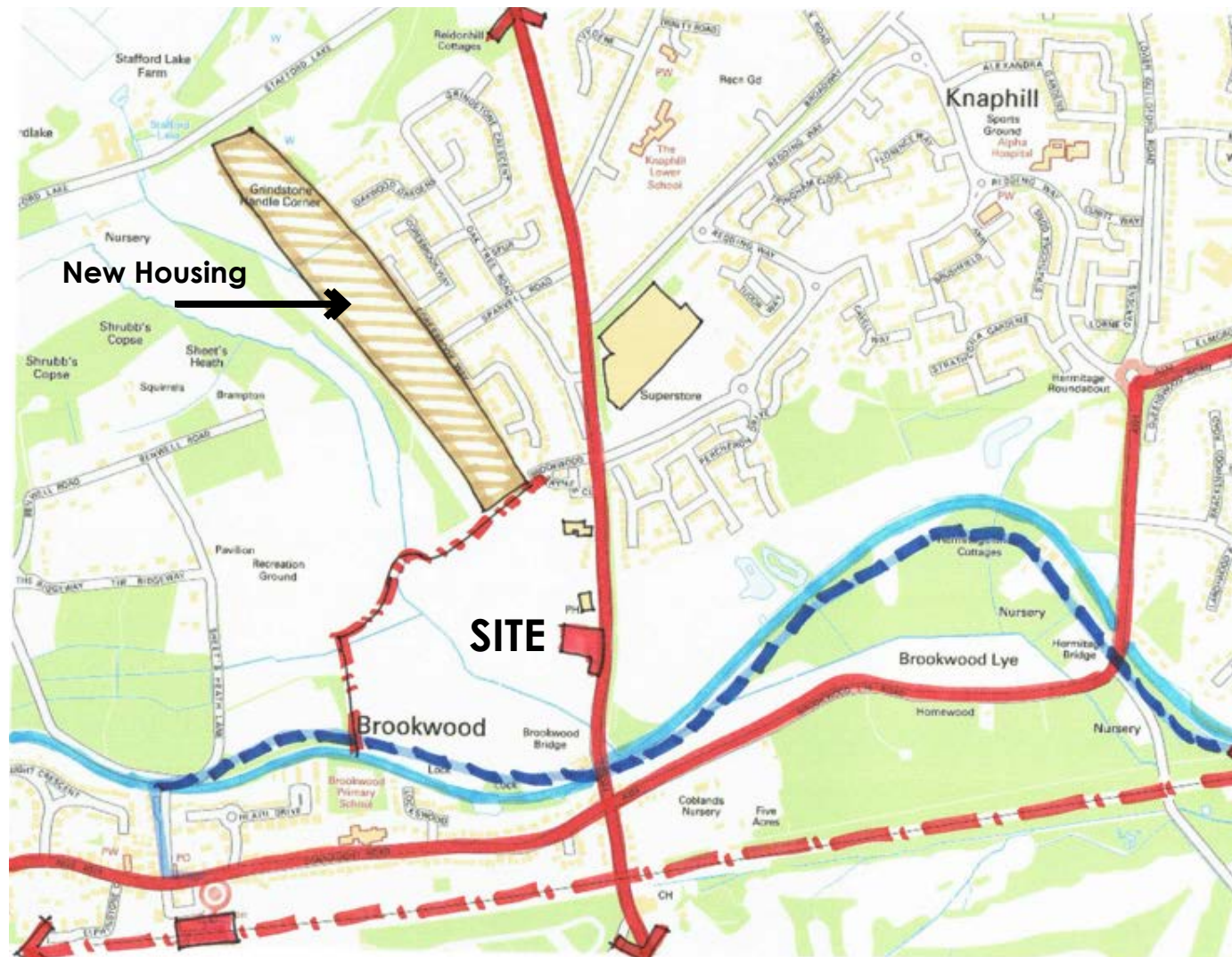
and any development on it must be considered in the context of public users of the open land and views looking to the site.

The open land does have various water courses running through it, flowing towards the Basingstoke Canal. There is a low point with historic and potential flood data to the south west corner of the site and the implications of this are addressed in accompanying Flood Risk Assessment and Drainage Strategy by RGP Design Ltd. The limited potential for flooding in the extreme corner of the site will have an influence on building configuration, landscape proposals and biodiversity enhancement.

The Landscape and Visual Impact Assessment by SLR explores the site context and character in additional detail.





05 The Meadows, Woking

Local Context



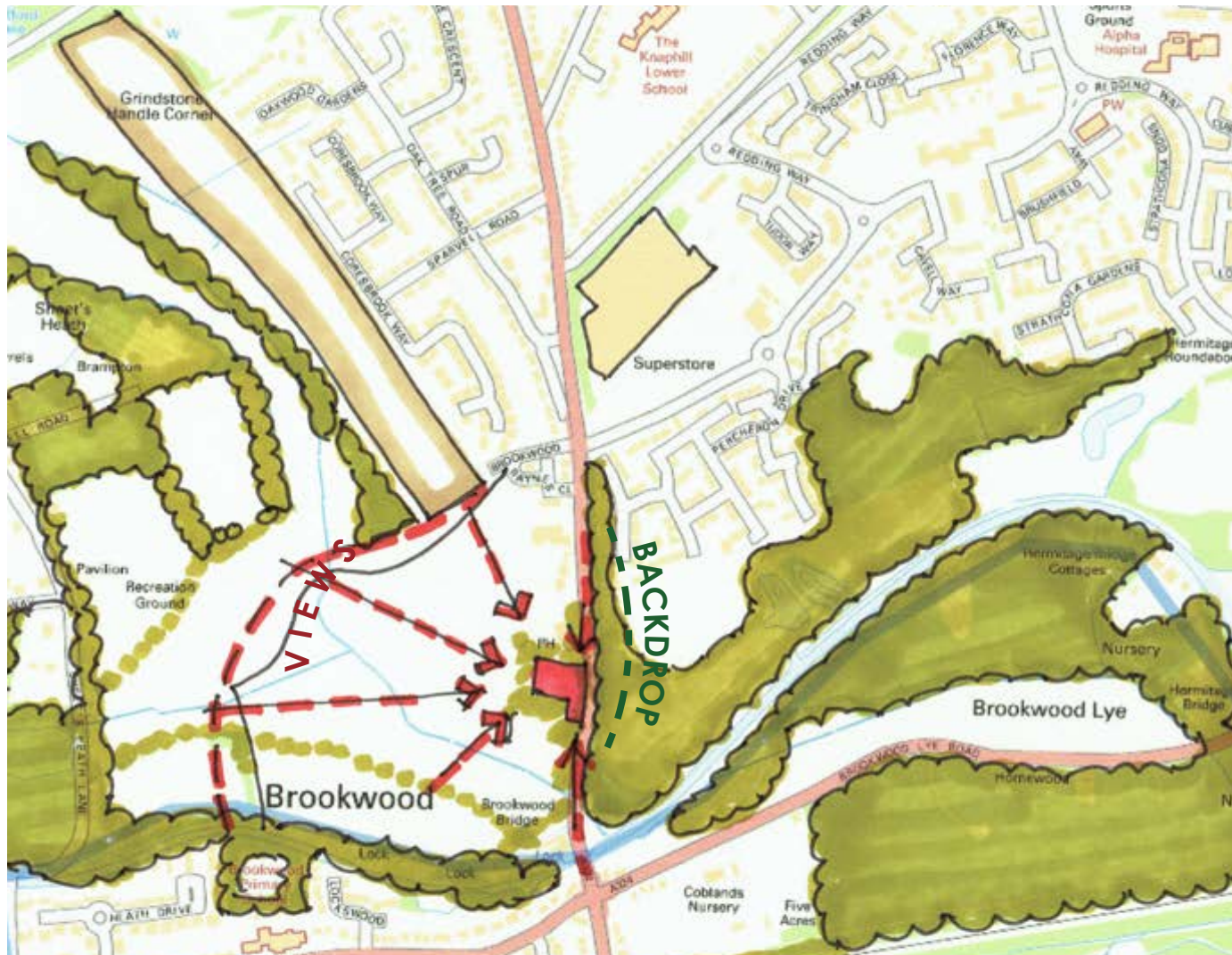
Transport & Access

Key

-  Main Road
-  Railway
-  Public Path
-  Saturn Trail

05 The Meadows, Woking

Local Context



Setting in Landscape

Key

---➔ Views

--- Backdrop

05 The Meadows, Woking

Site Context



View to West from Site



View to Northwest Corner of Site



Close View from West



Distance View From West



Close View from West



View to Southwest Corner of Site

06 The Meadows, Woking

Site Description

The site frontage to Bagshot Road is formed by a band of mixed mature trees (yew, oak, wellingtonia, pine, sycamore) and undergrowth of mainly holly and laurel. This offers a degree of visual and physical security to the site with limited glimpse of the existing building. There is no fence on this edge.

The natural slope of this edge has been deepened within the site to form a level zone for parking so that the east and north edges of the car park form a banked screen topped by trees as separation to Bagshot Road. The north site boundary here is an existing brick wall approx 2.5m high beyond the bank and trees. The south boundary of the car park runs at level grade into a tree Belt with chain link and concrete post fencing.

The line of the front (east) face of the existing building divides the site into its frontage and rear. Each zone has its own landscape character which can be enhanced in any new development. The frontage is the "arrival" space

framed by the mature trees on 3 sides and the building on its fourth side. The rear is amenity and garden space as a mix of natural and created spaces. The frontage zone has potential to be affected by traffic noise off Bagshot Road, although no more than existing residential to the north and indeed with assistance from trees and separation distance. The rear can be designed to be screened from noise and to benefit from clear open views to the west.

The boundaries to the south and west are chain link and concrete post fencing and not suited to the open woodland \ meadow land environment. The western north boundary to the Nags Head is a close boarded timber panel fence.

The existing building on the site forms a loose "L" shaped footprint allowing the majority of land to benefit from south and west facing sun paths. A formal courtyard feature has been created in the elbow of the "L" to take advantage of this, as has a conservatory extension to the rear of the main block. The building

does not take advantage of the sloping site with only garden areas falling away to the west boundary.

The roof lines of the existing building can be glimpsed from distance out to the west. The built form is fully enclosed within the backdrop of trees on and beyond Bagshot Road and partially masked by existing trees in the foreground. New design proposals will ensure that new build form is also well within the tree line with limited exposure to views in from the public open space.

Trees as mentioned above are important elements in the character and sense of place for the site. Full details of species, heights and spreads are given in the Arboricultural Impact Assessment by PCJ Consultancy accompanying this application. It is a key constraint for development that perimeter trees are retained to keep the screening benefits and associated flora and fauna and micro climate structure of the site.

06 The Meadows, Woking

Site Description

Existing Site Conditions - Photos



06 The Meadows, Woking

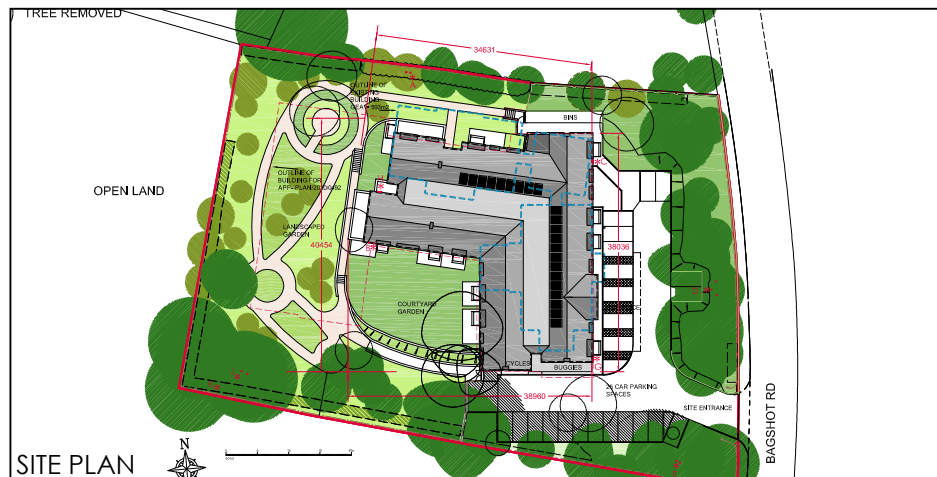
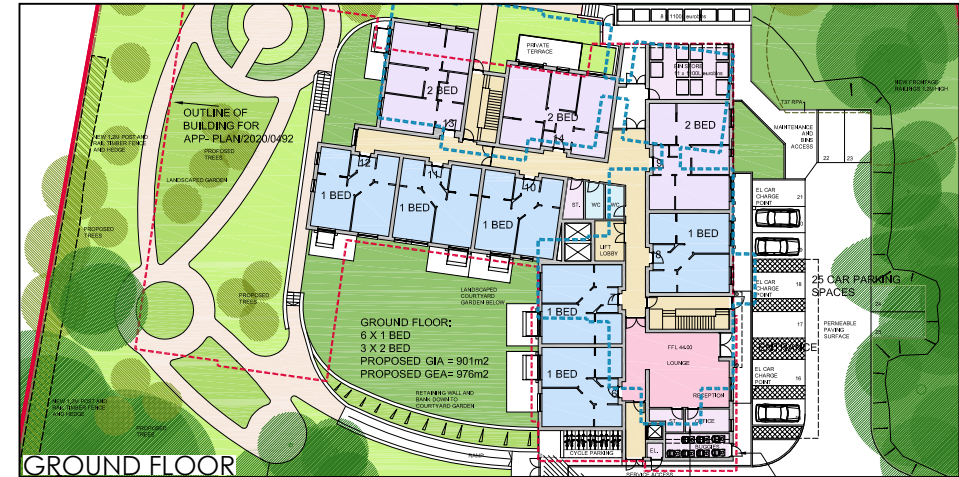
Site Description

Existing Building Conditions - Photos (taken between November 2017 - September 2019)



07 The Meadows, Woking

Proposal



07 The Meadows, Woking

Proposal - General

As defined above, the proposal is for extra-care accommodation for the elderly. This is increasingly popular as a choice among older people because it can provide an alternative to a care home which can be seen as a loss of control of daily life and a structured routine when not required. Providing independent living, but with on-site staff and with social and support facilities, maintains self-esteem and purpose. Accommodation will be self-contained apartments in a mix of 1 bedroom (52m²) and 2 bedroom (70m²) units. Each will be fully accessible with wheelchair manoeuvrability, spacious entrance lobby and wide (926mm) leaf doors. Each will have shower en-suite facilities and fully fitted kitchens. All flats will have external amenity space either as a balcony or a garden patio.

The apartments and the common areas are designed to provide a safe, secure and accessible, environment for residents.

The apartments will comply fully with relevant Building Regulations and specifically with Part M4(2) for access

and use by wheelchair users and the ability for future adaption to increase accessibility and functionality when required.

In addition, the proposals further acknowledge Part M4(3) for wheelchair users in respect of ease of movement and use of kitchen and sanitary facilities.

Shared facilities to enhance the living and social environment will include fully accessible residents' lounge \ bistro, private dining room, guest suite, health & fitness facilities, hobby rooms and activity rooms with IT\computer facilities. Assisted toilets are available for residents who may be away from their own accommodation, and an assisted bathroom is provided for those preferring a bath to an en-suite shower experience.

Circulation spaces, corridors and lifts will be generous with clear way-finding lines of sight and daylight to corridor ends. Every apartment entrance door will be defined by a corridor recess with lighting, signage, parcel shelf and potential for "memory boxes" for ease of identification.

The expectation is that residents will be elderly and frail but able to be generally self-sufficient. However a care package will be offered to all residents to cover a range of needs and may include a degree of dementia care.

Domestic support and personal care are available, provided by on-site staff, with a dedicated care office and storage spaces.

The development proposes 34 apartments with a proportionate allocation of functional, care and social facilities as defined above within the constraints to scale imposed by site analysis and previous planning officer advice.

The Woking Design SPD Feb 2015 strives to encourage high quality design with many references to Woking as a borough of high environmental standards with aims for high quality design of buildings and efficient use of energy and water.

07 The Meadows, Woking

Proposal - General

The design will seek to achieve a BREEAM rating of Very Good and the criteria for this certification align with the SPD aims to take account of “*layout, landform, orientation and landscaping*”. These aims overlap with the general themes to achieve good “*outlooks, amenity, privacy and daylight*.”

Within the Woking Character Study, the site sits on the western edge of the Borough built up area, within the Green Belt and with a building typography defined as “other”.

The SPD offers clear aims and guidance for design and useful “Good design checklists” against which to test the application proposals. The document accepts that good design can be contemporary in style, subject to context and local character. In a pre-application written response to a previous proposal for the site the planning officer did state that “in the absence of a prevailing character to the surrounding area, the site presented an opportunity to facilitate a more contemporary architectural approach”.



08 The Meadows, Woking

Proposal - Building

The main factors arising from site analysis to influence the design are:

- Existing building position and scale
- Existing trees
- Sloping topography
- Access position on Bagshot Road
- Parking requirement and servicing
- Views into the site from all sides
- Views out from the site
- Orientation
- External amenity space and biodiversity enhancement
- BREEAM certification and energy efficiency

All of the above feed into the evolution of the design of the massing and layout of accommodation and determine the amount of development appropriate for the site.

The position and size of the footprint of the existing building informs the basic shape for the new proposal. There is a zone of car parking between Bagshot Road and the building line and it is logical for this to remain. This would avoid any new construction in proximity to existing trees to the east edge and north

east corner of the site.

The existing building frontage width will be respected, subject to detailed design of accommodation, and does not need to extend closer to the north boundary.

It is proposed to set the new build north wing further away from the north boundary to increase usable landscape space, but the east \ west length of the existing building here will be respected.

For the creation of an efficient and functional extra care home the proposed width of the new “wings” will be greater than the existing building. However the relationships to the adjoining land of Bagshot Road to the east and The Nags Head Pub to the north will not be visually intrusive.

The wider wings of the proposal will impinge on the existing garden space as the east wing extends west and the north wing extends south. However the overall footprint of the proposal does not extend greatly beyond the “enclosing rectangle” of the existing “L” shape footprint.

The proposed footprint (measured at ground floor level) of 976m² is significantly smaller than that of refused scheme PLAN/2020/0492 at 1563m², while being larger than the existing at 634m².

The main body of the existing building is 2 storeys with an additional storey within a large roof and dormer windows. The visual massing when superimposed on the proposed east elevation shows that the maximum roof ridge lines are similar. This allows the new accommodation to have 3 full floors of accommodation with a proportionate scale of roof.

Existing trees in the site will be retained where possible with only one significant tree (Lime) being removed to allow development. The proposal retains more trees than the refused scheme and has less potential long term impact on retained trees and roots. The existing trees to the east, north and south boundaries will continue to form their visual containment function and limit views into the site.

08 The Meadows, Woking

Proposal - Building

The sloping site (down from east to west) offers the opportunity to have accommodation at a lower ground floor level with access to external spaces, and underbuilding areas for efficient non-residents' facilities.

To minimise the extent of cut into the site for the lower ground floor, the majority of the land will remain at its natural levels and contours with a sunken courtyard garden in the "L" of the plan form bounded by a sloping and curved wall.

This approach allows for a generous area of garden amenity space to be enjoyed by all residents and offers the opportunity to plant new trees in the western portion of the site as part of the overall landscape and biodiversity enhancement strategy.

The viable scale of the proposal to achieve 34 apartments requires the lower ground floor plus 3 floors of accommodation. The roofscape will reflect a simple "central corridor with rooms off" layout with each side having a pitched roof. The gable ends of each

roof section are expressed individually to break up the visual impact.

The intention of this application is for the new building to reference the plan shape and position of the existing, to use the natural site slope to create lower level accommodation while retaining existing trees and providing space for new trees and new landscaping.

This can be achieved with the retention of the existing site access off Bagshot Road and continued use of the existing parking zone. Additional parking space can be formed to the south of the frontage without detriment to the landscaping.

The resulting building will sit on a bigger footprint than the existing but its maximum height to roof ridge will be only marginally higher than the existing.

Views in to the site, and of the new building, will change the vista seen from the west and the intention is to ensure that new views are not incongruous in

the site's context. The overall height to roof ridge is only marginally higher than the existing high point, the building will be set back into the site with only a small projection westward from the existing west gable, the western open space in the site will be enhanced landscape and materials used for the new building will be in keeping with local character of the area. The twin gables of the west end of the building read as domestic residential in character and by the setting down into the natural slope of the site the massing will be read as 3 storeys from all external directions.

It is acknowledged that locally within the lower ground floor courtyard garden the building will be 4 storeys in height but this massing will not be read from outside of that reduced level zone.

Residents will benefit from views out of the apartments onto newly created gardens with formal design and informal backdrops to boundaries. Long views by glimpses through trees to the east, north and south will connect to the wider area

08 The Meadows, Woking

Proposal - Building

and long views to the west extend far over the protected open space to the west.

The key impact view sight lines from distance to the west will show the new building set in newly landscaped grounds with enhanced tree planting to its foreground and all set against the backdrop of existing mature trees to the east. The tree skyline will not be breached by the new build roof line.

The proposed overall form is therefore: a Lower Ground floor on the full footprint of the new build using the eastern and northern zone, where excavated, for back of house \ non-resident accommodation, and using the southern and western zones for residents' apartments and the communal bistro \ garden lounge with access to external amenity spaces.

The upper \ arrival Ground Floor level will be predominantly apartments with a generous arrival lounge linked to the entrance from the car park.

The First Floor steps back from the west edge to form a small green roof terrace and the Second Floor has a further step back and green roof to the north west creating some modelling on the west elevations.

The implications of creating this new footprint have been assessed against any potential Archaeological features disruption. The assessment by Wardell Armstrong concludes that, *"based on the known archaeology, the site is located in an area of noticeably low and limited archaeological potential. It has only a low potential for archaeology of all periods. The archaeological record surrounding the site is dominated by early modern remains, particularly those associated with Brookwood Cemetery and the former Brookwood Hospital complex."*

The outcome of the massing and plan form modelling allows for a total of 34 extra-care apartments, being, 17 one bedroom apartments and 17 two bedroom apartments.

To provide the management, activities, security and housekeeping it is anticipated that 12 members of staff will be involved with a maximum of 6 present on site at any one time (when the building is fully occupied). In addition some residents will require care services that may be supplied by third parties on a 24 hour \ 7 days shift basis. For design purposes it is assumed that a total of 10 will be on site at any one time.

09 The Meadows, Woking

Proposal - Layout

The provision of 34 apartments requires a range of support facilities internally and externally.

Access off Bagshot Rd as described above will reuse the existing junction arrangement and lead to a level grade parking area. Parking is provided for 25 cars and the assessment of all aspects of traffic and transport is made in the accompanying reports by Paul Mew Associates. Electric vehicle charging stations are provided.

Refused application reference PLAN/2020/0492 provided 27 car spaces for 54 apartments, a ratio of 0.5 cars per unit being acceptable to SCC Highways. This application offers a ratio of 0.74 spaces per unit, a significant uplift. The layout includes 4 disabled parking bays and 3 electric vehicle charging points with ducting to cable for additional points when required.

The existing car parking area to the east will be re-surfaced in permeable paving and will offer reverse approach access for refuse collection at its north end.

The hardstand area is extended to the south and west of the building to create space for on-site manoeuvring and turning to ensure all servicing, deliveries and emergency vehicles can exit the site in forward motion. Surfacing where impinging on tree root areas will be in "no-dig" specification and in permeable paving.

The entrance to the building is immediately visible from the site access and emphasised by a canopy and glazed door lobby. This access is directly supervised from the reception office window.

Deliveries for consumables enter on the south gable and can be

distributed down via a hoist to storage and prep spaces at lower ground floor. Refuse storage is located at the north end of the car park, screened from casual view and not overlooked from any residents' accommodation windows.

Covered internal and external refuse bin areas offer a total of 19 x 1100L containers. This 20,900L of available capacity will be managed by staff with distribution of general waste, recycling and composting subject to output. The internal and external areas for bin standing will each have a wash down water point and gully drainage. (Each apartment will have a 40L multi-compartment refuse container plus a general 20L free standing bin. Waste will be collected by staff and taken to the refuse bin areas).

Cycle parking for 10 bikes is located at the south end of the car park,

09 The Meadows, Woking

Proposal - Layout

away from casual intruder access, and will be covered, lockable and illuminated. A staff access door is located beside the cycle bays with direct access via a lift down to staff locker and shower facilities at lower ground floor.

Mobility buggy storage and charging is provided with external door access (and a secure internal access overseen from the reception office).

Access from the forecourt zone to rear amenity gardens is restricted by lockable gates in fences to the north and south of the building.

Ground floor accommodation flows from the secured double door entrance lobby past a reception office (for security \ mail holding \ welcoming) into an open plan foyer lounge. Easily accessible stairs and lifts give access to the lower ground floor bistro and lounge spaces and to upper floors.

Corridors with a minimum width of 1.8m, plus widenings at flat entrances, offer easy and clear wayfinding for residents, with continuous handrails for support and no disruptions to wheelchair movement.

The ground floor comprises 6 x 1 Bed apartments and 3 x 2 Bed apartments. Two WCs are located by the twin lifts as the location where most users may collect and wait between the foyer lounge and lower ground facilities. A glazed end to the corridor offers distant views out to the west.

The ground floor corridor gives access to the main refuse storage areas described above via staff-controller doors.

The lower ground floor has generous space provision for non-resident facilities. Kitchen prep and storage serve the shared bistro. This area will

be the social hub for residents and visitors with a servery for meals and drinks and access to the courtyard garden.

A hairdresser \ treatment room, a gym \ therapy room and an activity room \ IT room are available for residents at this level. Two WCs are positioned by the lift lobby as appropriate for the movement of residents from their flats to these facilities and for the bistro.

Garden access to the courtyard garden can be secured and monitored from the bistro and the staff rest room is located here to encourage social interaction, and discrete supervision, with residents.

Four 1 Bed apartments and one 2 Bed apartment at this level have direct access to external amenity space.

09 The Meadows, Woking

Proposal - Layout

First floor accommodation comprises 3 x 1 Bed and 7 x 2 Bed apartments. A group of 10 residents will create a comfortable social mix and engender a sense of a “household”. An assisted bathroom is provided beside the central lifts which all residents in the home can easily access on demand.

Two apartments on this floor face north but with a minimum separation distance to the boundary with the Nags head garden of 10m. All other apartments view out to open land or to Bagshot Road with no visual relationship to neighbouring properties.

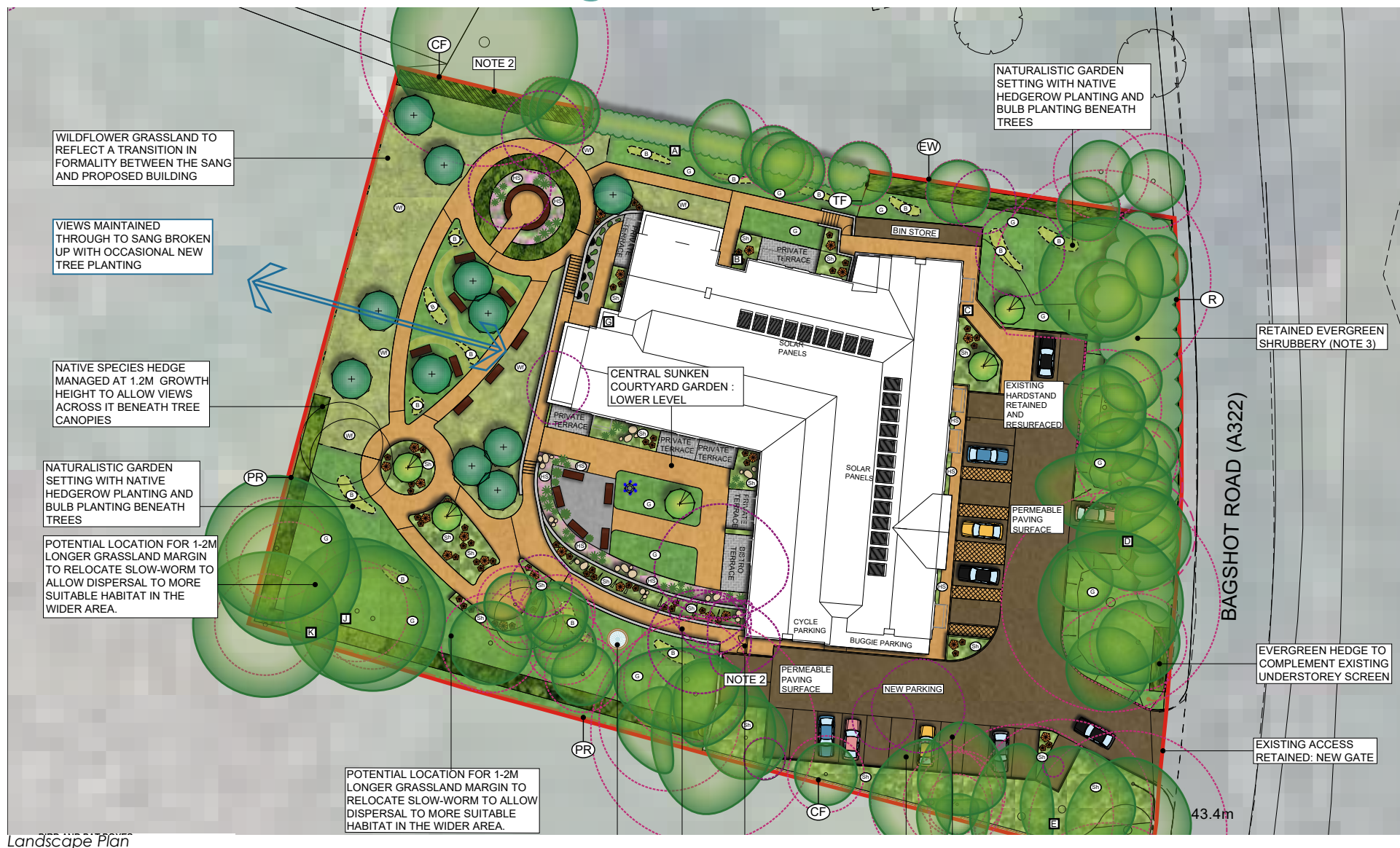
The second floor replicates the layout and accommodation of the first floor, but for the change of one 1 Bed unit in lieu of a 2 Bed unit. The space of the assisted bathroom below is used here for general storage and house-keeping.

This application is reduced by a full floor level from the refused scheme reference PLAN/2020/0492.

Details of the internal arrangements of apartments are shown on submitted plans. All will be constructed using “Robust Detailing” to ensure better than compliance with Building Regulations Part E for acoustic control and all will comply with Part M for accessibility.

Actual details of fit-out and furnishings will be subject to detailed design but the principles for space and movement are illustrated on plans. Partition walls within flats will be lightweight construction in metal studwork and plasterboard, allowing simple re-configuration over time if circumstances or market demands change. Kitchen fittings and shower room fit-out will be specified and plumbed to allow for re-configuration as user needs might change.

All upper floor flats have projecting balconies (ground floor flats have accessible terraces) and these offer shading to windows below. Other windows will have blinds and curtains to reduce solar gain and glare.



10 The Meadows, Woking

Proposal - External Amenity

The existing landscape on the site offers a good base to create a new and enhanced amenity environment for the residents and for biodiversity gain.

Existing trees will be retained where possible but selected trees will be removed where of no amenity value, or in poor condition or to allow development. Details are given on the Tree Retention Plan by PJC Consultancy.

The eastern zone around the car park will be left as existing with a simple management strategy to clear unnecessary undergrowth and to protect trees. There will be some impact on the existing form to create access to the bin store and construction management for the excavation of lower ground floor. However the intent is to maintain the existing character of the streetscape and screening to Bagshot Road.

A new black painted, galvanised steel railing (1.6m high) will define the boundary to the Bagshot Road footpath.

Residents will have access to all areas of the western portion of the site with this being defined in four notional zones. The central courtyard garden at lower ground floor level will be a formal structured space with paths, seating and structured planting in beds. The southern portion will retain existing trees and ground shape and be enhanced by new hedging on the southern boundary to reinforce a new post and rail fence. This zone will be mainly lawn with bulb planting for informal relaxation, with shrub planting beds for interest. Clothes drying space is available here in accordance with BREEAM best practice.

It is noted that the south west corner of the land may be subject to

waterlogging in extreme conditions. It is also noted that slowworm habitation may be required within the site. The south west corner and a length of each of the west and south boundaries will be allowed to remain "wild" to encourage general biodiversity.

The western zone between the building and west boundary again has new hedging set inside of new post and rail fencing and the natural levels of the land are retained up the building line. This area offers significant opportunity for enhanced landscaping and biodiversity.

The zone to the north is an informal space with access from some apartment's patios and a strong boundary screen of existing trees and new hedging.

The Ecological Impact Assessment by ECOSA Ltd offers recommendations

10 The Meadows, Woking

Proposal - External Amenity

and mitigation and compensation measures following surveys and inspections. In particular it is recommended that external lighting be downward and directed away from boundary edges. This to allow for dark corridors for bats. This and other recommendations will be coordinated into the overall landscape design and planting proposals.

A total of 2270m² inclusive of patios and paths is available for residents' garden and amenity use. This represents more than 50% of the total site area. Full details of landscaping and planting are shown on the accompanying documents by SLR.

Within the landscape, and integral to the proposed building, will be various nesting and breeding boxes for birds and bats as shown on plans.

Subject to agreement, the external

hard surfaces will use products manufactured by Tobermore, proposed as follows:

- Pathways: Sienna 50mm in Silver or Sienna Setts in Silver
- Patios: Mayfair Flags in Rose
- Car Park: Sienna/Hydropave Sienna Duo in Graphite
- Parking Bays: Sienna/Hydropave Sienna Duo in Silver
- Parking Bays Delineation: Sienna/Hydropave Sienna Duo in Graphite



Sienna 50mm, Silver



Mayfair Flag, Rose



Hydropave Sienna, Graphite



Hydropave Sienna, Silver

11 The Meadows, Woking

Amount, Scale and Appearance

The assessment of appropriate massing within the site constraints and the accommodation arranged with it determines the following:

Lower Ground Floor –
GIA=887m² : GEA=942m²

Ground Floor –
GIA=901m² : GEA=976m²

First Floor –
GIA=888m² : GEA=944m²

Second Floor –
GIA=871m² : GEA=925m²

Total -
GIA=3574m²: GEA=3787m²

Height to main roof ridge: 55.350AOD
- Height to existing main roof ridge:
54.710AOD

Overall width of east elevation –
38.04m

Overall width of south elevation –
38.96m

Overall width of west elevation –
40.45m

Overall width of north elevation –
34.63m

The architectural design approach is a blend of traditional and contemporary aesthetic in keeping with recent residential developments. The building will be occupied by elderly persons but this does not require a pastiche false vernacular. The Woking Design SPD does acknowledge that “contemporary facades can lift an area if designed

with respect to context”. The resulting design will be apartments as homes for residents and not in any sense institutional.

The context in which the new building will sit has been described in detail above, with no local character style, mature and significant trees, potential for visual impact from the west.

The arrangement of the apartments, at one and two bedroom modules, allows for a vertical and horizontal rhythm for fenestration, and the mix of living rooms and bedrooms offers a sub-division of the rhythm. Elevation panels can be clearly read with individual apartments framed by the placing of balconies and expression of primary windows by projecting surrounds. Lounges, main bedrooms and secondary bedrooms can all be read by window size and proportion.

11 The Meadows, Woking

Amount, Scale and Appearance

The accommodation is arranged in a simple “L” shaped plan with central corridor for clear wayfinding to front doors and lifts.

This allows the overall massing and roof form to reflect the accommodation below and to be expressed as double gables to the south and west.

To give relief and character to elevations the top floor windows are expressed as partial dormers cutting the eaves line. The focal point of the main entrance is emphasised by a full gable bay on the west elevation.

The window specification throughout will be informed by energy efficiency and noise control requirements. It is noted that the accompanying Noise Assessment by Hawkins Environmental concludes that “the new development will not be put at risk, or be adversely affected by unacceptable levels of soil, air, water or noise pollution”, however triple

glazing will be specified throughout.

The predominant external material will be a West Hoathly medium multi stock facing brick being dark toned red \ brown with fired textures. This offers a rich tone façade without the need for excessive additional detailing.

The fenestration is a significant proportion of the surface area and with “artstone” cills and lintols, and selected surrounds, will provide sufficient detail and texture.

A string course of “artstone” separates the ground floor zone from upper floors and creates a “podium” level to the whole.

Selected wall planes are rendered to emphasise function and to differentiate surfaces. These are; the approach and entrance corner of ground floor, corridor end zones between twin gables, lower ground floor elevations within the courtyard garden.

The simple clean roof lines will be artificial slate tiles in dark grey and textured. Inner faces of the pitched roofs are available for the installation of photovoltaic panels and solar water heating panels with safe access via the central well between roofs.



11 The Meadows, Woking

Amount, Scale and Appearance

Proposed materials are summarised as follows, but all subject to agreement. Positioning of materials is annotated on submitted elevation drawings:

- Facing brick: West Hoathly medium multi stock, or similar, struck pointed in dark gey mortar.
- Render: Monocouche through colour, sand texture, colour as RAL 1013.
- Projecting window surrounds: render as above.
- Balcony and balustrading: galvanised steel platform structure, black finish - frameless glass balustrade system.
- Windows and doors: aluminium frames anodised to RAL 1035
- Window glazing to U-value and acoustic performance as recommended in accompanying reports.
- Window infill panels: back painted glass - RAL 5003.
- Parapet and roof trims \ flashings: aluminium powder coated to RAL 8016.
- RW downpipes and hoppers: aluminium powder coated to RAL 8016.

The design proposals are considered to fully address the Good Design Checklists of the Woking Design SPD.

12 The Meadows, Woking

Access

The use of the building by elderly and frail residents, some with dementia, demands easy access and clear wayfinding.

The accompanying traffic and transport reports address the sustainability of the location for access and for proximity of facilities. This also illustrates tracking diagrams for vehicles.

Within the site all areas of the car park and arrival route will be detailed as step-free, level access and well drained, to all entrances. Maximum gradient in pedestrian areas will be 1:20. This area will be surfaced in non-slip permeable paving, with contrasting colours between parking bays, aisles and paths.

The forecourt area will be illuminated by low level shaded bollards with additional lighting to the sides and soffit of the canopy that will offer

weather protection to users of the main door while security video intercom is used to authorise entry to non-residents. Reception and office windows supervise movement within the forecourt.

The delivery doors on the south gable will be security controlled with locking operated internally upon video intercom enquiry. These doors will have overhead lighting.

Cycle parking is located in an open fronted but covered recess to the building on the south gable with easy access for staff.

All lighting to external areas will be switched automatically by time switch \ photo electric cell or passive infra-red depending on function. (The detailed design of lighting will be informed by the recommendations of ECOSA Ltd Ecological Impact Appraisal in respect of negating light impact on bats).

Due to age and frailty, the number of residents owning and driving cars will be limited. However to assist mobility and a degree of independence it is assumed some will use electric "buggies". A dedicated store and charging room is provided adjacent to the main entrance.

All internal areas will be step-free, all single doors will be 926mm leafs

12 The Meadows, Woking

Access

and all will have clear side space for wheelchair user function, common area toilets and bathrooms will be set out in accordance with BS 8300-2:2018.

Internal signage will be designed for maximum visibility and identification of purpose and function, and decoration, lighting and furnishings will be used to assist definition of routes to destinations.

The building will cater to some residents suffering with dementia and the detailed interior design proposals will include best practice for lighting, colour, textures and materials in accordance with Stirling University's specialist dementia design guidance.

Individual apartments can be defined by colour, lighting and style of "front doors" in corridor recesses. Apartment interiors will be fully wheelchair usable and lounge

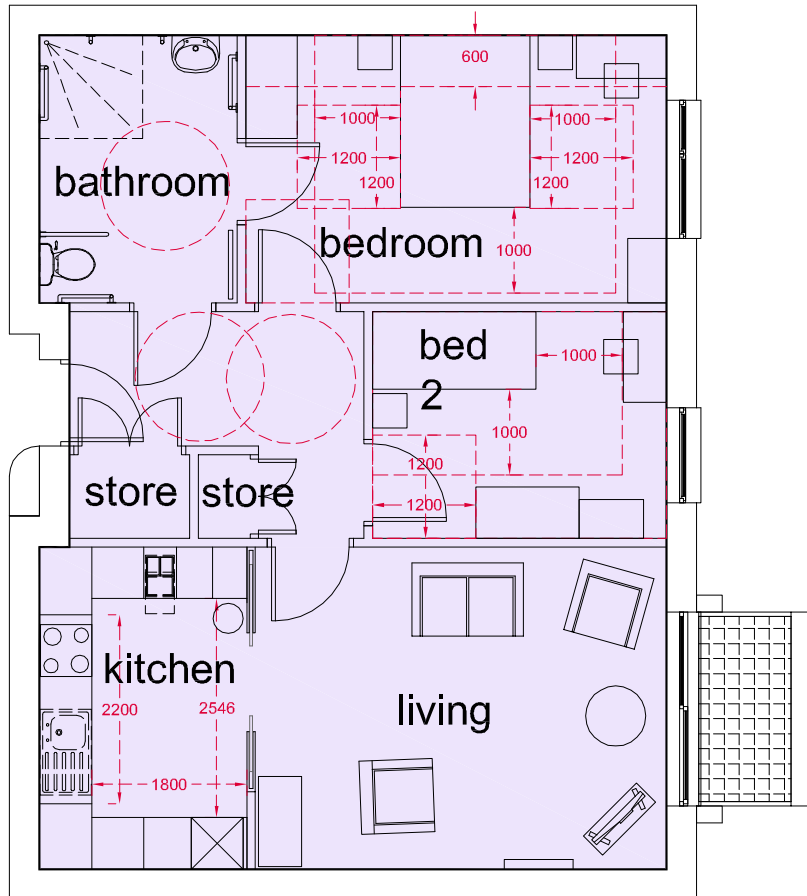
windows will extend to floor level for maximum views out for seated residents.

Access in and around garden areas will use non-slip smooth surface, step-free paths and lawn areas. Changes in level will be managed by steps (to Part M of Building Regulations) and by paths with maximum gradient of 1:12. External lighting by low level, shaded bollard fittings will illuminate the gardens.

Boundary conditions to garden areas are designed to offer a definition of the sense of place and to be appropriate for the open countryside setting. This is proposed as 1.2m high post and rail timber fencing but with dense native species hedging to the inner face to deter intruder access.

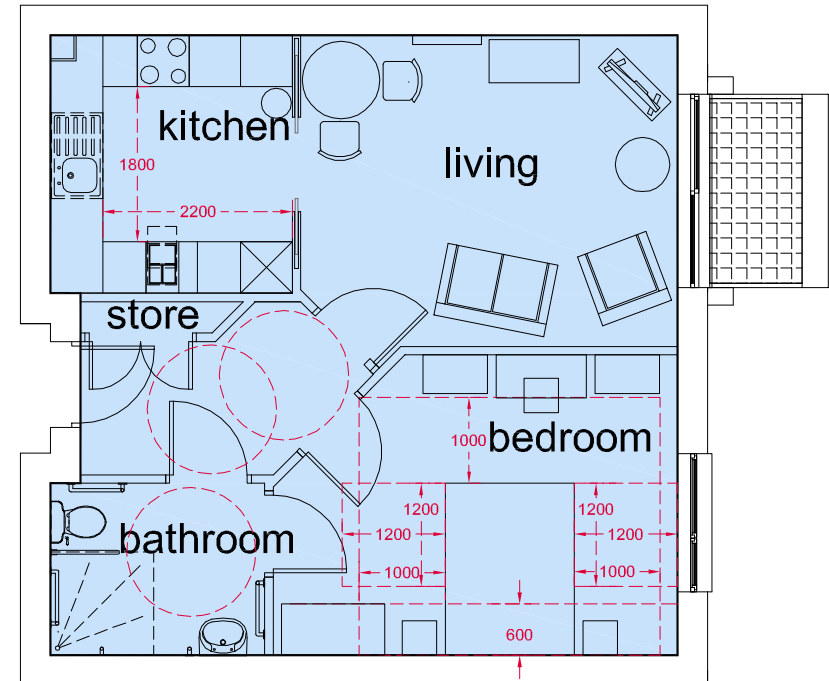
12 The Meadows, Woking

2 BED / 70 m²



Access

1 BED / 52 m²



All apartments will be designed for full access for wheelchair users and to comply with Building Regulations AD Part M4(2).

13 The Meadows, Woking

Security

The design of the development has been reviewed against the recommendations of “Secured by Design – Homes 2019” and “Secured by Design – Sheltered Accommodation”.

The primary concern is for the safety and security of the elderly and potentially frail residents. This must be addressed by negating the opportunity of unauthorised access. There are various patio doors to apartments at ground levels and off balconies. Appropriate door and lock specifications will be selected to such doors and to vulnerable windows. The next level of protection must be to limit opportunities within the property should any intruder succeed in entry. This requires a degree of control and supervision within common areas and circulation ways and secure entry doors to individual apartments. An alarm call system will be installed

to all resident accessible rooms, monitored at various control panel stations throughout the property.

Full details of installations, products and specifications will be detailed in a Secured by Design submission in due course, and that will address:

- The forecourt parking, cycle, bin store areas with reference to supervision, lighting, boundaries and planting.
- Access control systems and CCTV.
- Reception and security strategies, mail handling and distribution, storage of buggies.
- General building entry points, external lighting, potential climbing aids, windows, balconies.

- Door and lock specifications throughout.
- Internal security compartmentation and access control methods.
- Internal lighting to common areas, lighting within apartments.
- Intruder alarm system, help call alarm system.
- Fire alarm strategy, detectors and sprinkler systems.

14 The Meadows, Woking

Energy and BREEAM

The development is required to achieve a BREEAM rating of "Very Good". A BREEAM Pre-assessment Report accompanies this application and informs the design on multiple levels.

The outcomes of the report are not repeated here but the relevant requirements and implications are noted and either incorporated into the pre-construction stages, the design and supporting documents, or committed to for next stages of detailed design and specifications.

This should be read together with the Energy Statement prepared by Pope Consulting.

These reports conclude that an energy and environmentally efficient building development can be delivered together with enhancements to bio-diversity and ecology.

Specifically, the building will be constructed to a sustainable level of CO2 emissions of less than 30% of Building Regulations Part L.

The strategy for sustainable drainage of surface water and foul water is described in the Flood Risk Assessment and Drainage Strategy by RGP Design. Hardstand areas of parking to the east are surfaced in permeable paving and this area acts as collector \ diffuser for SW run off either direct or pumped up from lower levels of the site. A flow control device will carry exceedence SW out to a connection to the public SW sewer in Bagshot Road, all subject to agreement. Foul water will be collected at low level in the site and pumped in rising main to connect to the public FW sewer in Bagshot Road, all subject to agreement.

The most significant external components of the proposals will be

PV and HW Solar Panel arrays and heat pump compressors in the roof valleys.

Non visible content will be a full range of measures including but not limited to.

- Energy efficient heating, lighting, systems controls,
- :and waste systems,
- Efficient \ passive ventilation and cooling,
- Acoustic performance trickle ventilation,
- Efficient mechanical ventilation where required,
- Enhanced building fabric thermal U-values,
- Acoustic performance glazing,
- Use of thermal mass components for construction.

15 The Meadows, Woking

Conclusion

This application design has been developed by detailed assessment of the site context and constraints within which an appropriate scale of development can sit without undue visual impact on its Green Belt setting.

The design addresses the reasons for refusal of previous application PLAN/2020/0492 by:

- Significantly reducing the size, footprint, height, bulk and massing from that refused proposal.
- By those means avoiding an unduly prominent, dominating and incongruous development and negating the concerns of a cramped and contrived overdevelopment. Thereby negating any harmful impact on the character of the area.
- Providing appropriate car parking provision.
- Providing appropriate bin storage.

Notwithstanding these references to the previously refused scheme, the applicant considers this application to demonstrate that a building for 34 extra care apartments can be created within the site with minimal negative visual impact to users of Bagshot Road, to the Nags Head Pub or to leisure users of the open land to the west. The design and materials proposed are typical of residential and care developments across the Borough and are not contrary to the relevant design SPD.

The key issues for the design are to minimise the visual and physical impacts on the site and its context by respecting the valuable contribution made by existing trees, and maintaining an unbroken skyline with built form against tree crowns as viewed from distance.

Amenity space will occupy half of the site to the benefit of residents

and biodiversity with retained trees, additional trees and a mixture of formal and natural garden areas.

The proposal has been undertaken with detailed inputs from the project team to ensure compliance with necessary technical standards. The team's supporting documents all accompany the application.

Guidance and references have been drawn from Woking Design SPD and various borough policy documents.

The applicant is confident that the proposals offer a successful solution to the much needed provision of extra-care accommodation at this location.