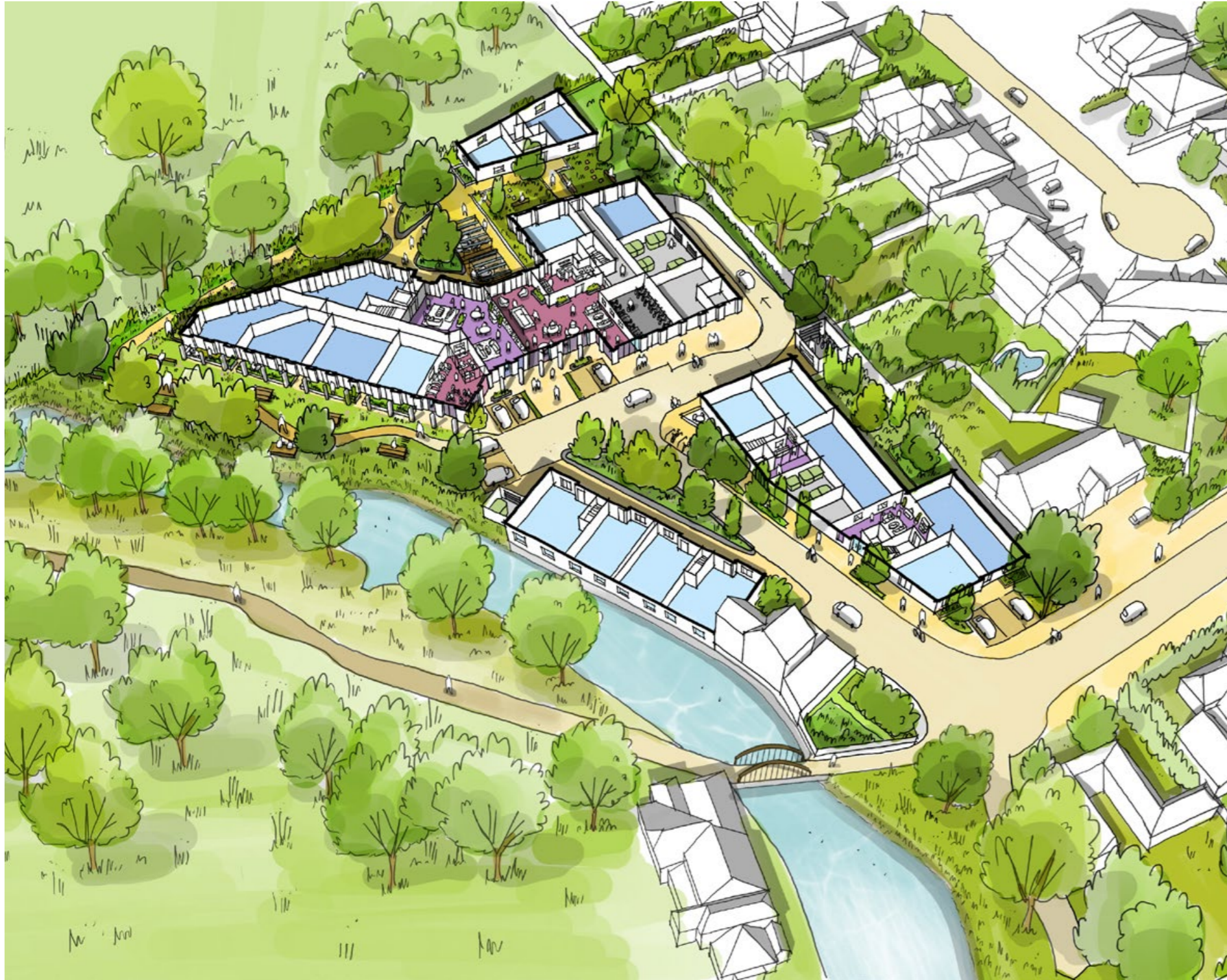




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## Orchard Lane / East Molesey

Pre-application 4 (PPA 1)



## Executive summary

This document has been prepared by Assael Architecture for Lifestyle Residences. It has been produced for a pre-application meeting to be held with Elmbridge Borough Council at the beginning of February 2022.

The document outlines the site and its surroundings, the constraints and opportunities, past pre-application history and the client's vision for the scheme. This is followed by our emerging proposals and architectural narrative for the transformation of the site to achieve this vision.

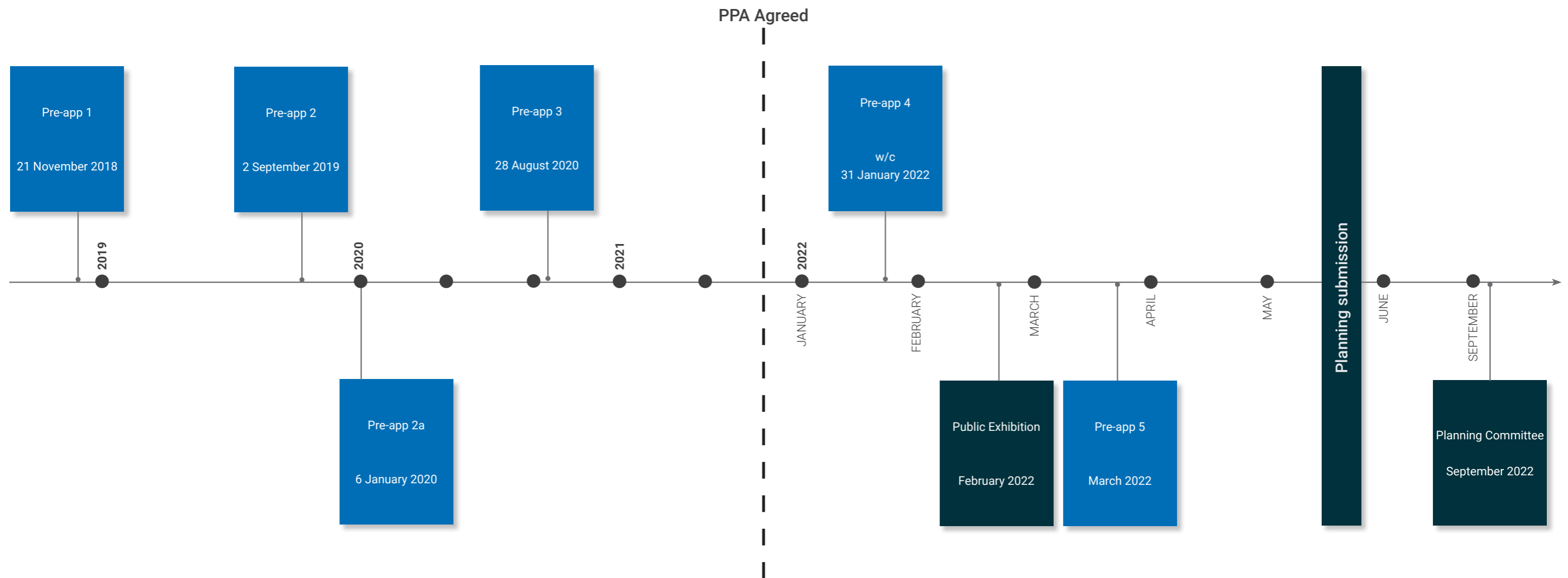
A key change from previously presented proposals is the discovery of a major fresh water main which runs through the site.

### The proposal in numbers:

- 2-5 storeys
- 80 new homes comprising a mix of 37.5% 1beds, 57.5% 2beds, 5% 3beds
- 6,942 sq m (74,723 sq ft) Residential GIA
- 440 sq m (4,736 sq ft) Amenity GIA
- 636 sq m (6,845 sq ft) Ancillary GIA (inclusive of basement ancillary)
- 10,074 (108,437 sq ft) Total GIA (inclusive of basement area)
- 80 car parking spaces (including 4 accessible)

## Timeline to submission and key dates

The below timeline shows the meetings that have taken place to date, and additional meetings planned in order to achieve a planning submission in May 2022. This has been set out in the Planning Performance Agreement (PPA), which includes two pre-application meetings with Elmbridge Borough Council.



## **1.0 Introduction**

- 1.1 The professional team
- 1.2 Lifestyle Residences
- 1.3 The Sons of Divine Providence and Orione Care
- 1.4 The partnership
- 1.5 Assael Architecture
- 1.6 Assael experience

## **2.0 Context**

- 2.1 Introduction
- 2.2 The site
- 2.3 Site ownership, current occupiers and uses
- 2.4 Existing site photography
- 2.5 Local context
- 2.6 Transport and accessibility
- 2.7 Local architectural influences
- 2.8 Emerging context
- 2.9 Flood risk
- 2.10 Heritage context
- 2.11 Planning context
- 2.12 Previous pre-application history
- 2.13 Water main easement

## **3.0 Design process**

- 3.1 Design considerations
- 3.2 The brief and vision
- 3.3 Why is the site suited to this typology?
- 3.4 Design principles

## **4.0 Design response**

- 4.1 Summary of proposal
- 4.2 Scheme layout - Ground floor
- 4.3 Scheme layout - First floor
- 4.4 Scheme layout - Second floor
- 4.5 Scheme layout - Third floor
- 4.6 Scheme layout - Fourth floor
- 4.7 Typical apartment layouts
- 4.8 Scheme layout - Roof plan
- 4.9 Scheme layout - Basement
- 4.10 Scale and massing
- 4.11 Overshadowing study
- 4.12 Environmental design
- 4.13 Architectural approach
- 4.14 Material strategy
- 4.15 Architectural features - Building A
- 4.16 Architectural features - Building B
- 4.17 Architectural features - Building C
- 4.18 Pedestrian movement and safety
- 4.19 Residents' journey
- 4.20 Servicing and parking
- 4.21 Scheme summary

## **5.0 Appendix**

- 5.1 Vehicular swept path analysis

## **1.0 Introduction**

**Context**

**Design process**

**Design response**

**Appendix**



### 1.1 The professional team

**Client**  
Lifestyle Residences Ltd



**Charity Partner**  
The Sons of Divine Providence



**Architect**  
Assael Architecture



**Planning Consultant**  
Beamish Planning Consultancy



**Employers Agent & Quantity Surveyor**  
Pierce Hill LLP



**MEP and Sustainability Consultant**  
Hoare Lea



**Environmental and Flood Risk Consultant**  
KRS Environmental



**Transport Consultant**  
Entran Ltd



**Ecology Consultant**  
Middlemarch



**Structural and Civil Engineer**  
Mason Navarro Pledge Ltd



**Development Managers**  
Circ Management



### 1.2 Lifestyle Residences

Lifestyle Residences is a family business, led by John O'Neill, a renowned veteran of more than three decades in the property and construction industry. John has a track record of delivering successful projects in some of London's greatest places, from iconic historic buildings including the Palace of Westminster, to high-end hotels such as the Dorchester, and world class restaurants including Corrigan's of Mayfair. With Lifestyle Residences, John and his experienced team are bringing the quality and attention to detail regularly deployed on major projects like this, to residential developments available to buy across London and the Home Counties.

We are a local company and we are passionate about giving back to the communities that we are a part of, such as our two most recent developments at Churcham House in Teddington and Mulberry Court in Hampton Wick. Churcham House was the conversion and restoration of an imposing landmark building in Teddington, creating 10 new homes, with the Victorian vicarage lovingly brought back to its former glory. Due to the careful restoration of the building, Lifestyle Residences received an award from Teddington Society for improving the local built environment.

### 1.3 The Sons of Divine Providence and Orione Care

The Sons of Divine Providence is a Roman Catholic religious Congregation, founded in Italy in 1893. The Congregation takes inspiration from its founder Saint Luigi Orione, whose motto was "Do good always, do good to all, harm nobody". Don Orione is remembered for his commitment to social justice and the service of those in need, a service guided and inspired by the teachings of the Catholic Church. Don Orione began his work with orphans and street children in the city of Tortona in northwest Italy while he was still a student. He was a man of enormous energy and enterprise, and by the time of his death in 1940, Don Orione and his followers had established services for the care of the elderly, disabled and disadvantaged people.

The Sons of Divine Providence came to England in 1949 when Fr. Paul Bidone arrived from Italy. World War II, and particularly The Blitz, had left Britain with its cities in ruins and its population struggling to recover from the aftermath of war. The 'welfare state' was in its infancy with limited resources and it was struggling to cope with providing care for the many, many orphans, handicapped and aged.

He spoke no English and carried only a ten-shilling note and the name of one British contact. However, three years later, he had opened his first home, Fatima House in south London, for homeless elderly men. When Fatima House was opened in 1952, the Congregation established a charitable trust as the vehicle for its work in England.

In 2001/2, the Congregation in England restructured its affairs and founded a new charitable company to manage and develop its care and housing services in England (charity number 1088675, registered social landlord number LH4338). The company, also called 'The Sons of Divine Providence', was constituted to be managed by a board of trustees, the majority of whom are members of the religious Congregation, but also including lay members. With effect from 1st April 2002, the assets, liabilities and functions of the unincorporated trust were transferred to the new charitable company, which currently manages one care home for older people, two care homes for adults with learning disabilities, and 65 dwellings of independent social housing, many accommodating supported living arrangements.

From 1st April 2009, the English charity adopted the name 'Orione Care' so that it could more readily convey to the public the type of work undertaken. The new name allows the charity to develop its own identity, whilst retaining the link with the Congregation using the Founder's name and by upholding its ethos within Orione Care's operational policies. The charity's registration numbers were not affected by the adoption of the working name. Orione Care is committed to principles of social justice, diversity and equality. Its operational policy is guided by the teachings of the Catholic Church as expressed by the worldwide Religious Congregation's philosophy of care, but its services are open to people of all beliefs and none, and its members of staff are individuals of all religious faiths and none.

### 1.4 The partnership

Partnering and trust is a core part of Lifestyle Residences' ethos. It has been our great privilege to design and develop the Mulberry Court development in partnership with The Sons of Divine Providence and continue our journey together looking to the future of their Orchard Lane properties.

Lifestyle Residences began its partnership with the charity at a pivotal juncture in its history. With the closure of their Hampton Wick Care Home, located on the grounds of their religious community that subsequently sat empty for over three years, a new vision for this historic site was needed that would enable the community at Hampton Wick to flourish well into the future.

Mulberry Court is now a retirement development designed to the highest specification in the heart of Hampton Wick. Our bespoke approach allows the organisation to deliver on its charitable aims, share the site with a new generation of home-owners, and release vital capital to fund its work, including realising its vision over the next 100 years. This partnership enabled the continuing provision of spiritual and social support, retaining and upgrading the chapel and existing accommodation for use by the religious community, as well as providing new and upgrading existing social housing provision. We are very proud that this project gives the charity the resources it needs to continue to do such important work, as well as opening up a new chapter for this special site, allowing a whole new community of home-owners to enjoy its beauty and peace.

At the heart of Lifestyle Residences' work is a commitment to creating stylish, comfortable places to live, tailored exactly for the needs of their target market. Decision-making and the design process is guided by a desire to create homes where quality of life is paramount. We take great pride in creating homes and put people at the heart of each choice. We believe that an integrated community is as important as the individual home, and so with every development we look to enable the connection of people.



Mulberry Court, Hampton Wick - Lifestyle Residences and The Sons of Divine Providence

### 1.5 Assael Architecture

Assael is an award-winning practice providing a cohesive suite of architecture, urban design, interior design and landscape architecture services to a range of developers, investors and local authorities. Working across a range of sectors, including hospitality, commercial and masterplanning, and specialising in residentially-led mixed-use schemes, our thorough site analysis and responsive design approach ensures the creation of vibrant new communities that are of their place.

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Our expertise is most often called upon to realise the full potential and value of complicated and constrained sites, often in sensitive locations. We have therefore amassed many years of experience in the design and implementation of successful new-build mixed-use developments on tight urban brownfield sites, often involving the refurbishment of listed or historic buildings.

We regularly win awards for our projects, treatment of staff and business success. We have won Housing Design Awards, New London Architecture Awards, and The Sunday Times' Architect of the Year Award three times. We won the AJ100 Employer of the Year in 2017, Building Magazine's Good Employer Award for the fourth time in 2018, the AJ's Business Pioneer of the Year Award in 2015, and have consistently been on The Sunday Times Best Small 100 Companies to Work For list. This recognition by our peers is important to us, and drives our continual improvement



Assael architecture office



## 1.6 Assael experience

### Aissele Place, Esher

Location	Surrey / UK
Client	Latchmere Properties
Date	2006 - 2012
Status	In use
Site area	0.1 ha
No. of homes	5

Assael designed and implemented five new three-bedroom, three-storey townhouses on a tight site in Esher Town Centre, influenced by the local area.

Each townhouse has integral garaging, kitchen / diner, living room and three bedrooms. These spaces are arranged over three floors with an unusual scissor section, which was designed to minimise the perception of height of the buildings in response to the surrounding area.

Each dwelling also has a private garden and terrace to the rear with gated vehicular and pedestrian access to the front. The contemporary design, form and finish of the buildings, particularly the red brick, was informed by and complements the eclectic mix of building styles in the area.



Aissele Place, Esher

### Macaulay Walk, Clapham

Location	Lambeth / London
Client	Grainger plc
Date	2001 - 2014
Status	In use
Site area	0.7 ha
No. of homes	113

Macaulay Walk sensitively transformed the site of the nineteenth century Ross Optical Works into a new 'village' for Clapham Old Town.

Five new buildings and six converted warehouses provide 113 bespoke homes, all brought together along a reinstated 'internal' street. Each apartment maximises space and light through intelligent open-plan design, integrating original industrial features; exposed roof trusses and high ceilings, with modern intervention; mezzanines and balconies, to provide comfortable, contemporary living.



Macaulay Walk, Clapham

### Greggs Bakery, Twickenham

Location	Richmond / London
Client	London Square
Date	2017 - ongoing
Status	Planning
Site area	1.1 ha
No. of homes	116

The vision is to redevelop the former Greggs Bakery light industrial site into 116 new homes, comprising a mix of townhouses and apartments, in keeping with the local residential area.

The design responds to the constrained nature of the site - bound on three sides by residential streets and to the north by the River Crane - with three distinct character areas: first, the entrance comprises commercial gable-ended buildings in response to the existing buildings and the streetscape of Edwin Road; second, a tree-lined mews of townhouses is designed to respect privacy and light into neighbouring properties and with a variety of elevational treatments to break up the terrace; and third, a series of riverside apartment buildings that, through a variety of façades and roofscapes, appear as a collection of elements built over time, referencing the site's industrial past. These riverside buildings are set back from the water with a new riverwalk that opens up the river for future residents and the local community.



Greggs Bakery, Twickenham

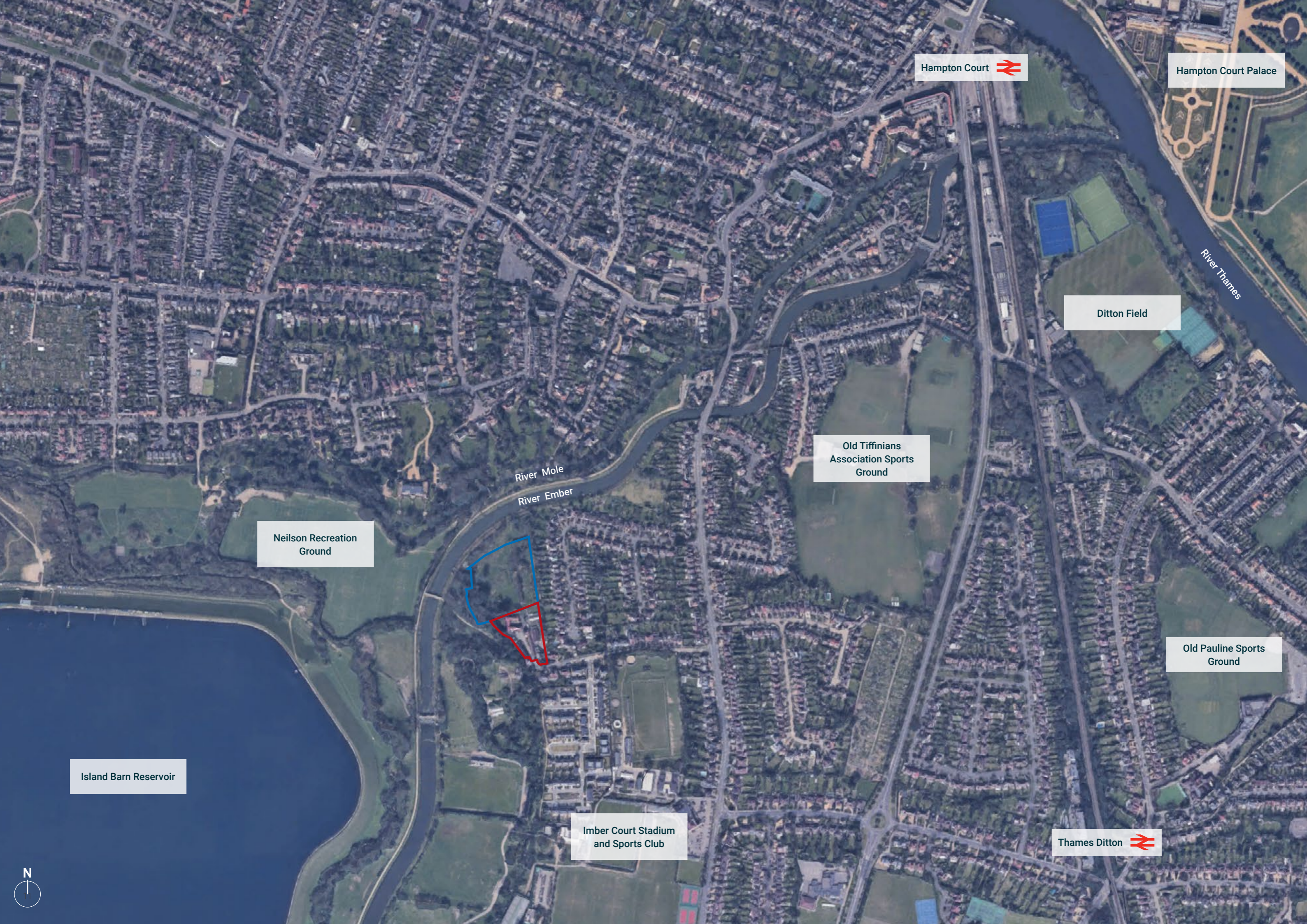
**Introduction**


**2.0 Context**

**Design process**

**Design response**

**Appendix**



Hampton Court 

Hampton Court Palace

River Thames

Ditton Field

Old Tiffinians Association Sports Ground

River Mole  
River Ember

Neilson Recreation Ground

Old Pauline Sports Ground

Island Barn Reservoir

Imber Court Stadium and Sports Club

Thames Ditton 



## 2.1 Introduction

This section reviews the existing character of the site and the surrounding area. A comprehensive appreciation of the overall site is the starting point for designing a successful place.

## 2.2 The site

### 2.2.1 Site location

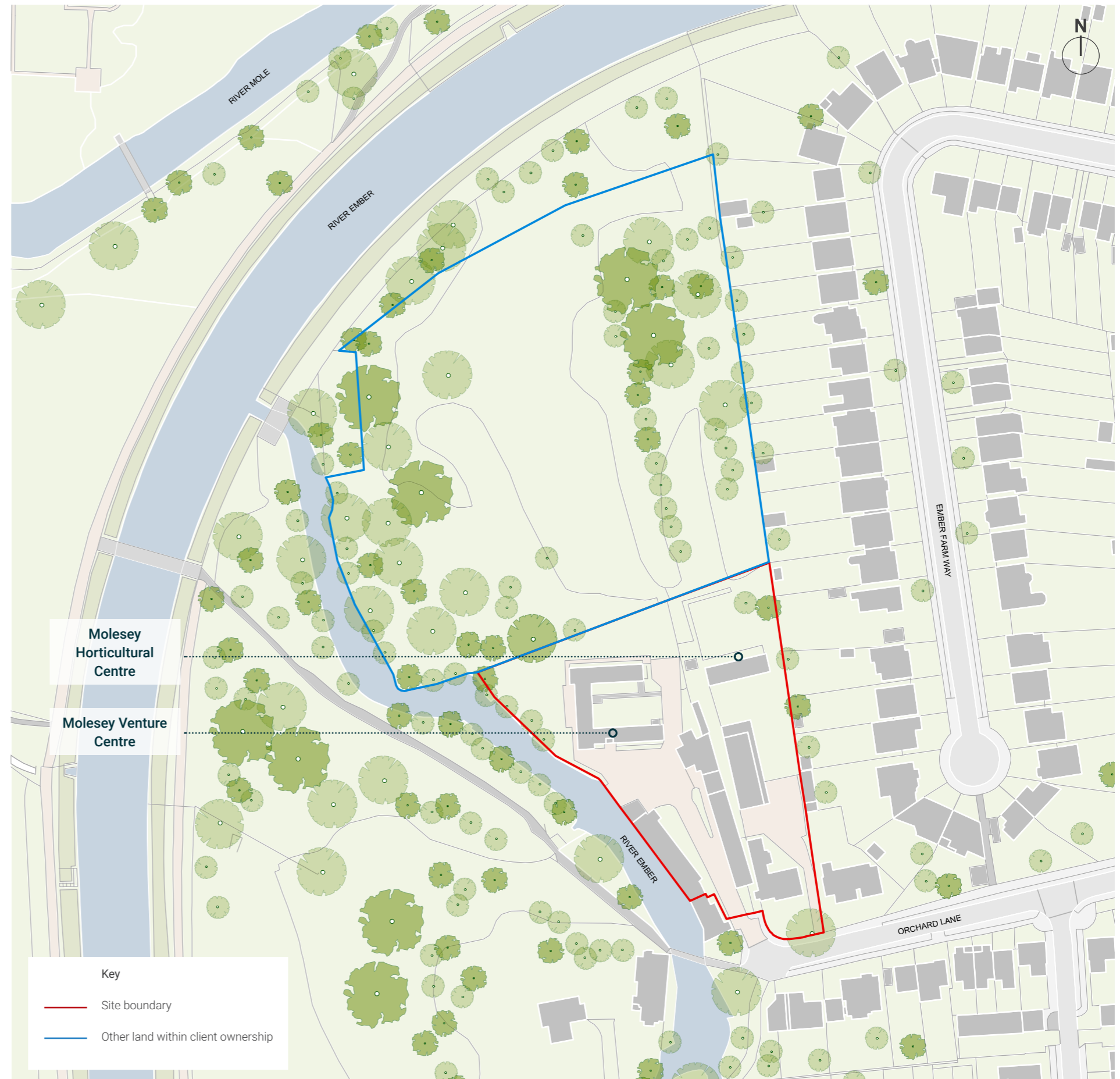
The site is located within Elmbridge Borough Council, on the south edge of East Molesey, and five minutes drive from Hampton Court Train Station. It is accessed via a dead-end residential road - Orchard Lane, and is surrounded by suburban housing to the east and green belt land and the River Ember to the west. Orchard Lane is accessed from Ember Lane (B3379), which runs north-south to Hampton Court and Esher. Immediately north of the site lies a large area of open green belt land, which is also within the applicant's ownership, but does not form part of this application.

### 2.2.2 Existing site description

The site is 0.63 hectares in area and considered brownfield land. It contains approximately seven existing buildings known as the Molesey Venture Centre. It is made up of almshouses, apartments, bedsits, garages and garden buildings, as well as surface parking and the access road. At the point of access onto the site from Orchard Lane is an existing dwelling outside of the site boundary, which forms a party wall boundary. On the eastern side of the site is Molesey Horticultural Centre which accommodates various buildings and external landscaped areas.



Map of Elmbridge with the Borough of Molesey East highlighted



Site location plan

### 2.3 Site ownership, current occupiers and uses

The site is owned by the charity partner, The Sons of Divine Providence. The charity, along with Lifestyle Residences, are delivering this scheme as a joint venture, similar to their recently completed scheme, Mulberry Court in Hampton Wick.

#### History of the site's ownership and uses

In 1968, The Sons of Divine Providence acquired ten acres of land in East Molesey for the purpose of building a complex to provide accommodation and employment for people with learning disabilities. In 1974, a new purpose-built residential care home was opened for people with learning disabilities. This care home, known as The Molesey Venture accommodated up to 20 people.

In 1980 the charity opened Newstead House, a block of eight studio flats backing onto the River Ember. In 1986 the site opened a day centre facility for young men with learning disabilities where they could be trained for work in horticulture. The training facility was designed to cater, not only for young men and women from the homes run by the 'Sons' but also for anyone from the local community.

Once completed, the complex comprised: the Molesey Venture Building; Sundial House, which is a home for seven men; and Newstead House, which provides sheltered housing. The Molesey Venture building housed 17 residents with learning disabilities.

The Molesey Venture became financially unviable due to increasing running costs and therefore was closed in June 1998. In 2000, the Molesey Venture building was converted into living accommodation on the first floor and kitchen and recreational facilities for the Horticultural Centre on the ground floor, and the chapel was converted into a staff room. In 2020, the day centre also closed due to the declining number of people using the service, making it financially unviable.

#### Current occupiers and uses

The Molesey Venture site now finds itself in a position where the buildings are aging and not fulfilling the duty for which they were originally intended. After over 50 years of extensions and remodelling, it is felt that the best course of action in order to create a thriving community that works sustainably is to look at the whole site holistically and plan for the future.

There are now currently seven existing buildings on the site, or directly adjoining it, the details for which are outlined in the adjacent table.

- Sundial House
- Newstead House
- Molesey House
- Willow Cottage
- Rivercroft Cottage
- Horticultural Society (closing down due to lack of funding)
- Ember Farm Cottage (adjoining the site, but outside of the site boundary line)

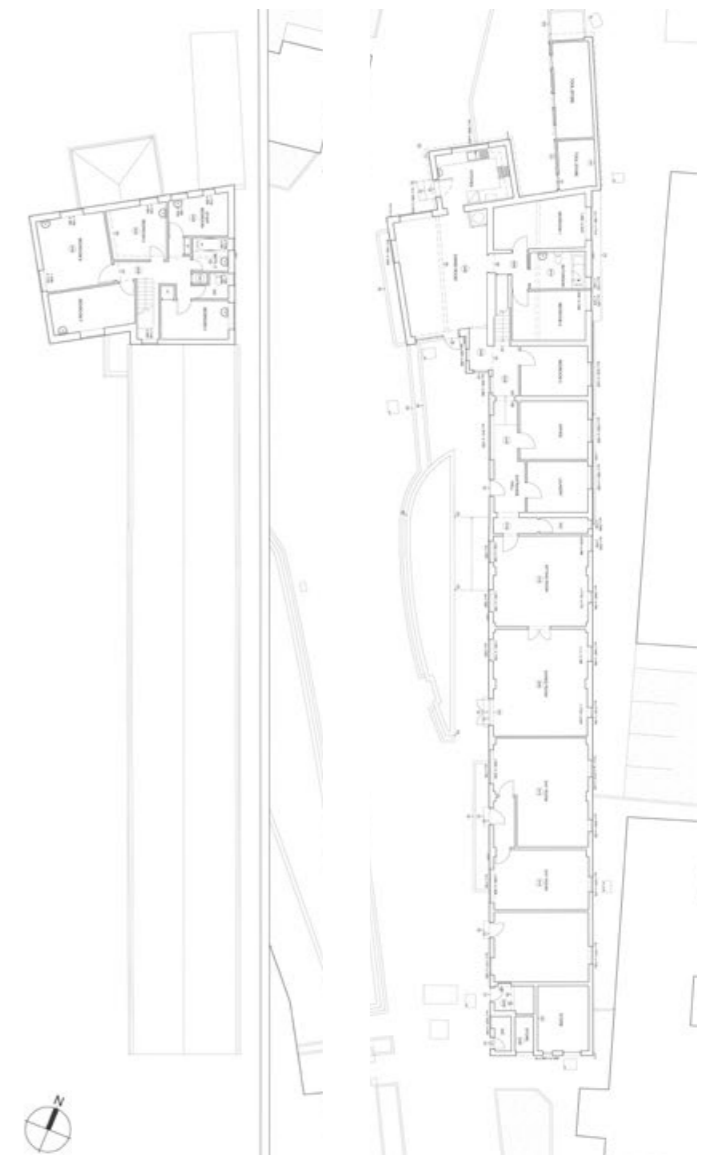
The proposed residential development will aim to re-provide housing for all those on-site who wish to remain, subject to further discussions with the charity.

Name / description of element	Current use class	Available accommodation	Current occupation	Future requirement
Sundial House (care home)	C2	7 registered beds	6 residents currently	6 x 1 bed dwellings (residents living independently)
Newstead House	C3	8 studio apartments	7 studio apartments currently occupied	8 x 1 bed dwellings
Molesey House	C3	5 bedsits with shared facilities, 1 x 2 bed dwelling, 1 x 1 bed dwelling	3 bedsits and both apartments currently occupied	6 x 1 bed dwellings, 1 x 2 bed dwelling
Willow Cottage	C3	1 bed self-contained dwelling	1	1 x 1 bed dwelling
Rivercroft Cottage (ground floor)	C3	Self-contained dwelling	Vacant	No requirement
Rivercroft Cottage (first floor)	C3	3 bed self-contained dwellings	Currently occupied by a single individual and their 2 children	1 x 3 bed dwelling
<b>Summary of accommodation</b>		12 x bedsits / registered beds 8 x studios 2 x 1 bed dwellings 1 x 2 bed dwelling 1 x 3 bed dwelling		21 x 1 bed dwellings 1 x 2 bed dwelling 1 x 3 bed dwelling

Table outlining the number and mix of accommodation currently on-site



Key plan



Sundial House existing ground floor

Sundial House existing first floor

## 2.4 Existing site photography

The site comprises a cluster of low rise brick buildings in a 'village' type formation and ad hoc arrangement. The buildings have few original features, and the majority of the building is plain in design, however features such as the pre-cast banding provide some architectural quality.

The existing buildings were built over an extended period of time with the building on the river wall thought to be the oldest. Many of these buildings have been altered and extended over time to suit the evolving needs of the charity. However, they are old and expensive to maintain and run.

A Horticultural Society is located in the north east corner of the site and provides planting beds.



View of Orchard Lane at site entrance



View over the River Ember



View from green belt towards the site



View between Sundial House and Willow Cottage



View of secondary access and Rivercroft House



View of rear of Sundial House



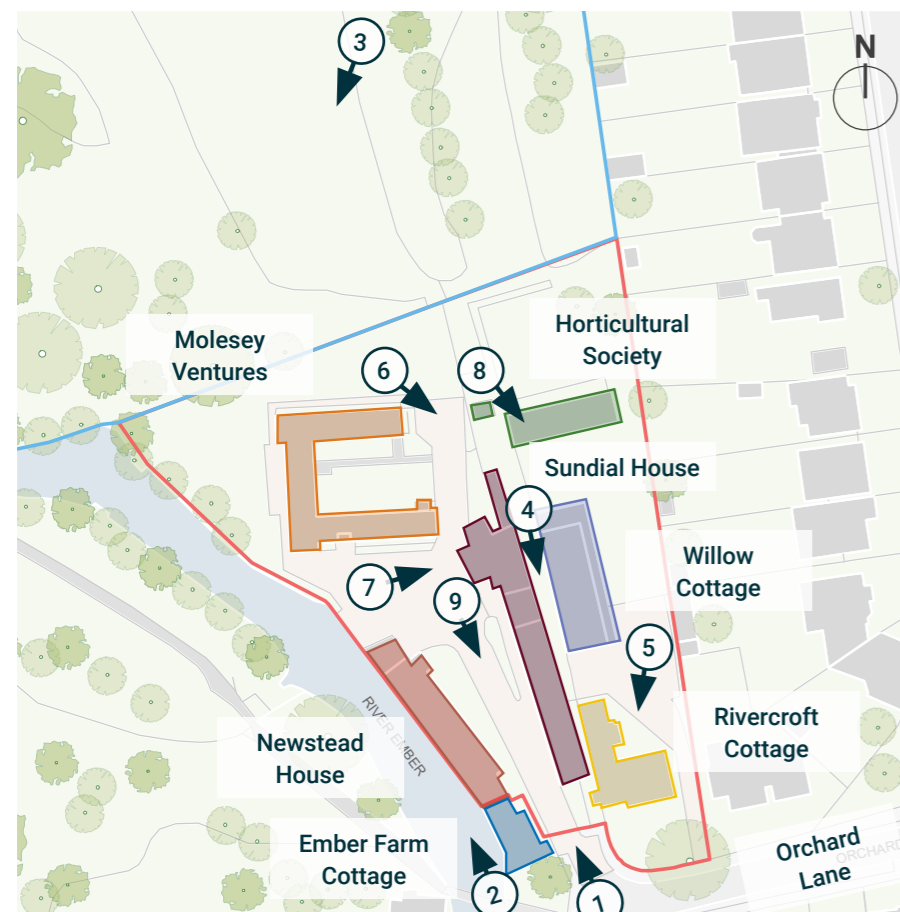
Metropolitan Drinking Fountain



Horticultural Society, Willow Cottage



View towards Orchard Lane



Key: aerial view with site photos indicated

2.5 Local context

The site is positioned amongst many green spaces and local amenities that are accessible within a 15 minute walk or a short bike ride. Various amenities, workspaces and transport nodes are located at regular intervals along the A309 corridor. Hampton Court train station and ferry terminal, Thames Ditton train station and various bus routes provide easy access to Central London and other local centres.



Hampton Court High Street



East Molesley High Street



Spencer Park



Imber Court Sports Ground



Hampton Court Palace



Hampton Court Bridge



Hampton Court Station



River Ember

- Key
- Education
  - Retail
  - Residential
  - Historic Landmark
  - Religious

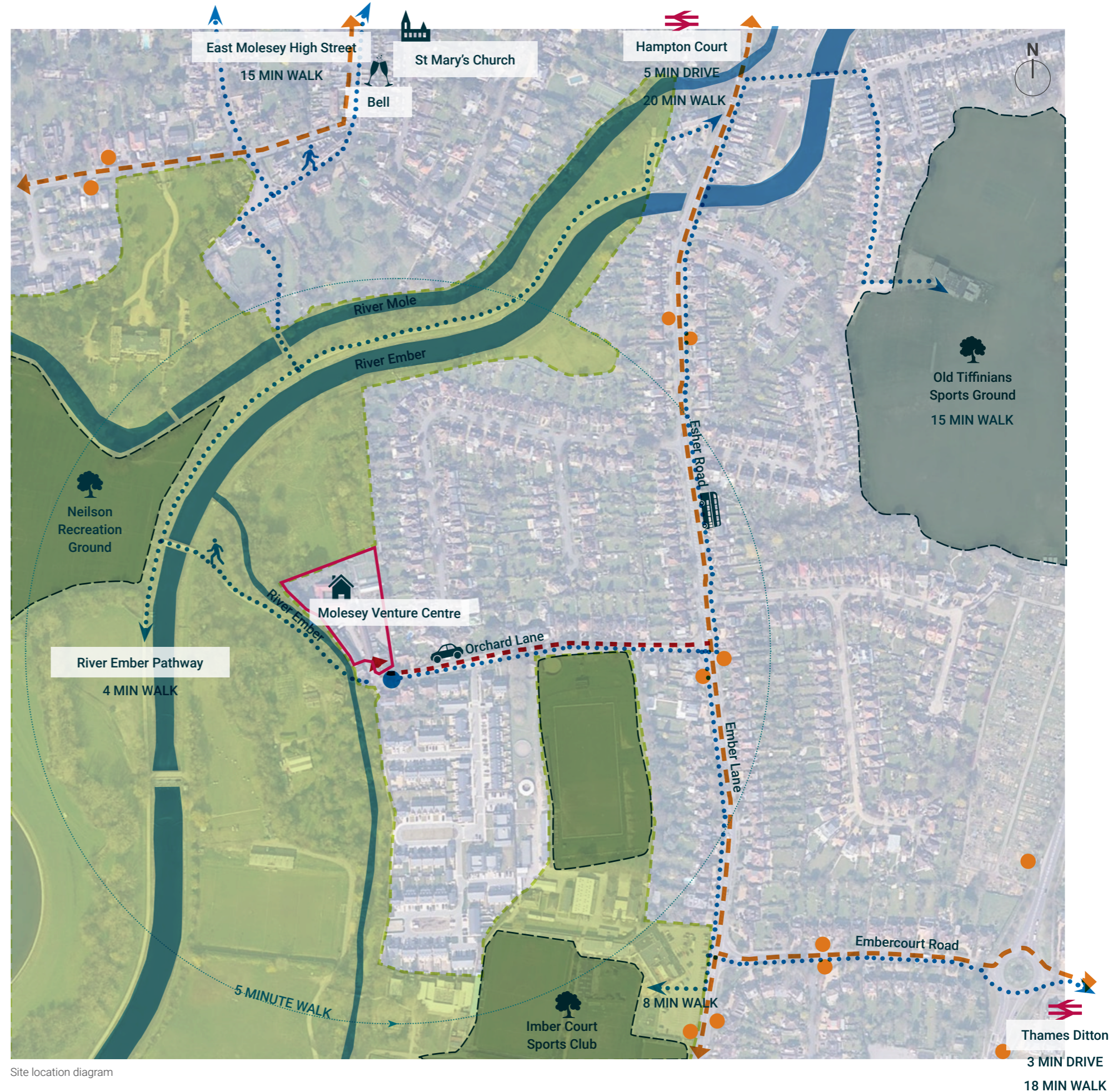
## 2.6 Transport and accessibility

The site is reasonably well-located to promote walking, cycling and travel by public transport. Pedestrian access to the River Ember Pathway is provided by a footbridge at the end of Orchard Lane, giving access to a key local amenity walk, popular with locals. The route extends along the river and can be used to access the wide range of facilities in East Molesey High Street in about 15 minutes.

The nearest bus stops are located just a four minute walk from the site at the junction of Orchard Lane and Ember Lane / Esher Road; these stops are served by buses to Brooklands, Hampton Court and Hersham. Other bus stops nearby also provide direct routes to Kingston upon Thames. The nearest rail station is Thames Ditton, but Hampton Court and Esher stations are also close by.

There are limited services and amenities immediately adjacent to the site, but a wide range of retail, leisure and employment services within easy walking or cycling distance.

This is a suitable location for low-car housing when supported by an appropriate Residents' Travel Plan.



Site location diagram



## 2.7 Local architectural influences

The local character of the surroundings has a strong range of influences, which have been distilled into three main categories of influence:

### 1. Historical context

The historical architecture on and around the site provides a range of forms and details that can be drawn upon when developing the architectural language.

### 2. Local vernacular

The proposal will look to reference the characteristics of the local buildings around the site while representing them in a more modern aesthetic.

### 3. Greenery and riverside

The site is adjacent to green belt land from which it will draw its own distinct style that can enhance the proposal.

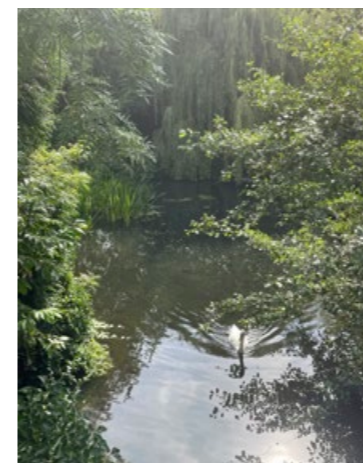
### 1. Historical context



### 2. Local vernacular



### 3. Greenery and riverside



Key plan with local and historical context

2.8 Emerging context

There are a few emerging developments coming forward within the area. This includes recently completed schemes, developments under construction, consented schemes, and those currently going through the planning process.

Notable emerging developments nearby include:

1. Royal Cambridge Home and Sheppard Trust
2. Hampton Court Station Proposal
3. Orchard Farm Avenue



**Royal Cambridge Home and the Sheppard Trust**

- Existing care home to be demolished and replaced with a 32-bed care home and 60 assisted-living apartments
- Initial planning refusal overturned



**Hampton Court Station Proposal**

- Allies and Morrison-designed proposed development around Hampton Court Station
- 97 homes and an 84-bed hotel
- Planning refused



**Orchard Farm Avenue**

- CALA homes development
- 69 houses
- 26 apartments
- 3.03 ha



Site location aerial map

## 2.9 Flood risk

An initial flood risk assessment has been produced by KRS Environmental. A summary of their findings on flood risk and mitigation measures is set out below.

### What are the risks?

All sources of flooding have been considered. These are; fluvial (river) flooding, tidal (coastal) flooding, groundwater flooding, surface water (pluvial) flooding, sewer flooding and flooding from artificial drainage systems / infrastructure failure. The principal flood risk posed to the site is from fluvial flooding from the River Ember.

Table 5 - Risk Posed by Flooding Sources

Sources of Flooding	Potential Flood Risk	Potential Source	Probability/Significance
Fluvial Flooding	Yes	River Ember	Medium
Tidal Flooding	No	None Reported	None
Groundwater Flooding	No	None Reported	None
Surface Water Flooding	Yes	Poor Permeability	Low
Sewer Flooding	Yes	Local Sewers	Low
Flooding from Artificial Drainage Systems/Infrastructure Failure	No	None Reported	None

The Environment Agency has confirmed that there are formal flood defences, known at the Lower Mole Flood Alleviation Scheme, within this area which protect the site from fluvial flooding. The Standard of Protection (SoP) of the scheme is 1 in 100 years (1%). A review of the Environment Agency's Flood Zones indicates that the site is located within Flood Zones 1 and 2 and therefore has a 'low to medium probability' of river flooding, see Figure 2, with less than a 1 in 1000 annual probability of river flooding in any year (<0.1%) (Flood Zone 1) and between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% - 0.1%) in any year (Flood Zone 2).

The Flood Zones are the current best information on the extent of the extremes of flooding from rivers or the sea that would occur without the presence of flood defences, because these can be breached, overtopped and may not be in existence for the lifetime of the development. The Environment Agency Flood Zones show the worst case scenario.

### How to develop safely

Modelled water levels show the site will be flood free during the defended 1 in 1000 year, event however during the defended 1 in 100 year (+20%) event a small proportion of the site, to the north, may be inundated with flood water. Water levels have been modelled at 8.96mAOD during the defended 1 in 100 year (+20%) event

In order to mitigate this, minimum floor levels have been set no lower than 300mm above the 1 in 100 year (+12%) water level for the site of 8.53mAOD at 8.83mAOD. The basement entrance/s will have a threshold level of 8.53mAOD, i.e. above the 1 in 100 year (+12%) water level for the site.

The adoption of a SuDS Strategy for the site will reduce the risk of flooding to the site and off-site locations. This FRA demonstrates that the proposed development would be operated with minimal risk from flooding, would not increase flood risk elsewhere and is compliant with the requirements of the NPPF. The development should not therefore be precluded on the grounds of flood risk.

Having completed this flood risk assessment and drainage strategy, the conclusion is that the proposed development at Orchard Lane, Molesey, can be safely carried out without increasing the risk of flooding to downstream / surrounding properties.



Environmental Agency floodplain map flood showing the risk of flooding from rivers or the sea (2021)

A floodplain is the area that would naturally be affected by flooding if a river rises above its banks, or high tides and stormy seas cause flooding in coastal areas.

**Flood zone 3** shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This area could be flooded:

- From the sea by a flood that has a 0.5% (1 in 200) or greater chance of happening each year;
- Or from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year.

**Flood zone 2** shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1% (1 in 1000) chance of occurring each year. These two colours show the extent of the natural floodplain if there were no flood defences or certain other man-made structures and channel improvements.

**Flood zone 1** shows the area where flooding from rivers and the sea is very unlikely. There is less than a 0.1% (1 in 1000) chance of flooding occurring each year.



Environmental Agency floodplain map flood showing the risk of flooding from surface water (2021)

Surface water flooding happens when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead. The shading on the map shows the risk of flooding from surface water in this particular area.

There are four different kinds of area shown on the flood map. They can be described as follows:

**High risk area** – Each year this area has a greater than 1 in 30 (3.3%) chance of flooding from surface water.

**Medium risk area** – Each year this area has between a 1 in 100 and a 1 in 30 (1%-3.3%) chance of experiencing flooding from surface water.

**Low risk area** – Each year this area has a between a 1 in 1000 and 1 in 100 (0.1%-1%) chance of experiencing flooding from surface water.

**Very low risk area** – Each year this area has a less than 1 in 1000 (0.1%) chance of experiencing flooding from surface water.

2.10 Heritage context

The opening of the railway line from Surbiton to Hampton Court contributed greatly to the transformation of East Molesey. The population grew from 765 in 1851 to 5,119 in 1901. A thriving river leisure industry grew up in the area around Hampton Court Bridge following the opening of the Palace to the public in 1838.

Historic maps show Orchard Farm immediately adjacent to the site, although it is assumed it once covered this land as well. In 1897 a Dairy Farm is shown on part of the site.

Documents state that at the end of Orchard Lane, on the western border of the site and bridging the river, stood Ember Mill. Unfortunately, only the water channels from the old Ember River remain and can be seen from the footbridge at the end of Orchard Lane. They are becoming rather overgrown at the present time but it is possible to see where the mill stood between the two water races.

The first records of the mill appear in the early 1600s. It started life as a flour mill but was always a commercial mill and was converted to "metal bashing" in the middle of the 17th Century. Lead was milled for water pipes and tanks, and for roofing. In 1638, brass processing was started to make "battery" which was the name for brass wire from which nails could be made. Finally around the end of the 18th Century iron was forged here to make hoops for barrels. Although rebuilt early in the 19th Century, the mill fell out of use and was closed and dismantled in 1837. Only the leats or water channels remain.



1913 Historical map of East Molesey



Site of the Ember Mill



Molesey Venture, view from southwest, sketch.



1820s sketch of Ember Mill



Estimated 1872 Historical map of site

2.11 Planning context

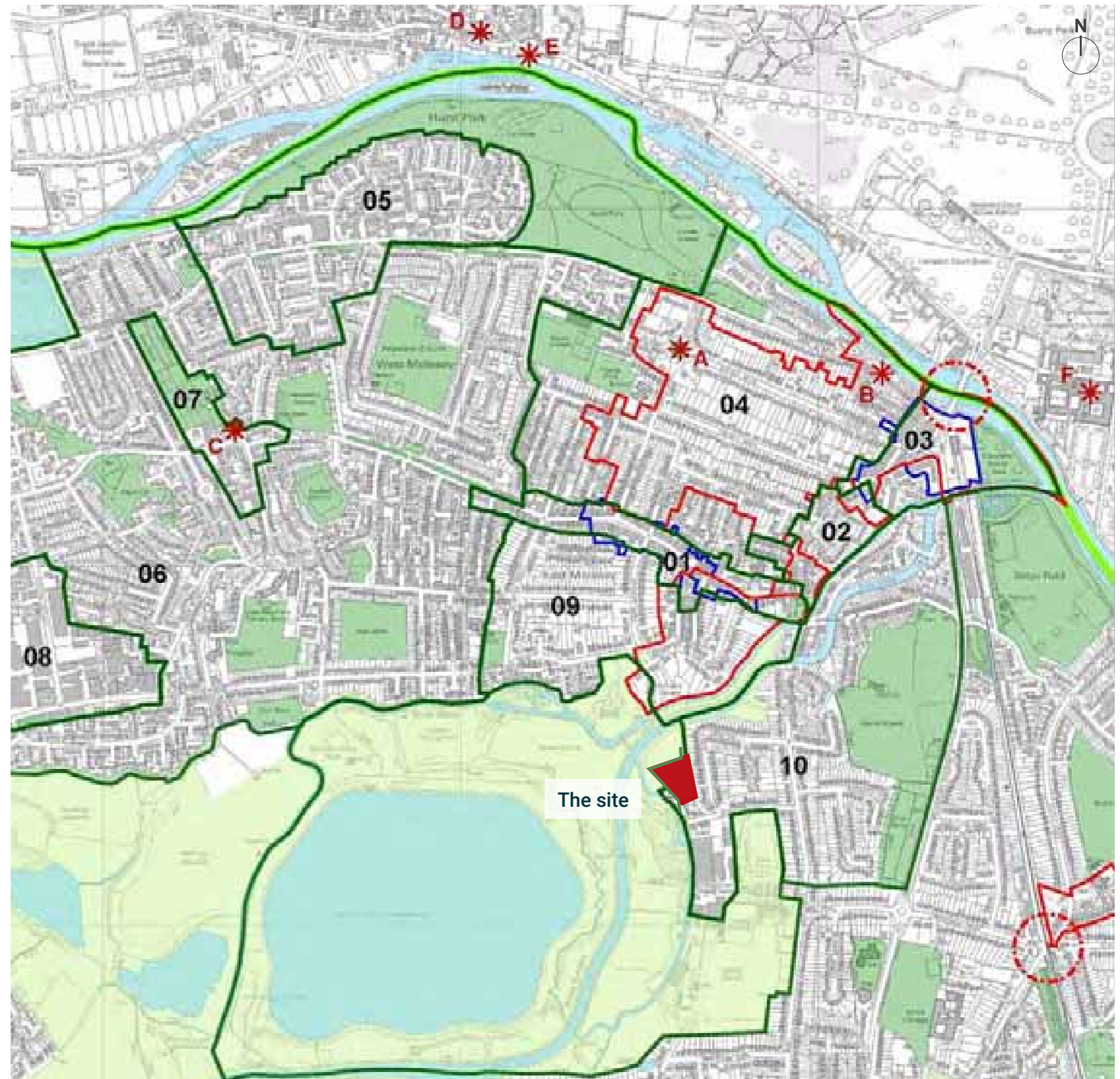
The site sits within East and West Molesey in the borough of Elmbridge, which is classified as sub-area 10 - Ember Lane Environs character area. The character of the sub-area has been described as an area of mixed residential development with two key phases: the late 19th Century two storey cottages of Summer Road through to the larger detached and semi-detached 1930s house of Ember Farm Way and Broadfields. The roads are generally narrow lined with street trees and grass verges, giving the sub-area a very green suburban feel. The sub-area has good access to the riverside with a series of footpaths which cross into the Old Village Area.

Planning policy context

At local level, the adopted development plan for the site and its surroundings currently comprises the Elmbridge Borough Council Core Strategy Development Plan Document (DPD), which was adopted in July 2011, and the Council's Development Management DPD, which was adopted in April 2015.

The LPA is progressing a new Local Plan to replace the currently adopted development plan, although it is understood that the progress of this emerging plan has been delayed due to the coronavirus pandemic, and publication of the draft version of the Plan (for public consultation prior to subsequent independent Examination in Public), which was scheduled to take place in Autumn 2021, is yet to take place. Full weight must therefore continue to be attached to the adopted development plan at the present time.

At national level, the latest update to the National Planning Policy Framework (NPPF) was published by the Government in July 2021 and the NPPF streamlines previous national planning policy into a consolidated set of priorities, to ensure that planning decisions reflect genuine national objectives, with the principle of sustainable development permeating the framework. The National Planning Policy Guidance (NPPG) was launched by the Government in March 2014, is regularly updated, and also streamlines previously published national guidance, which had taken the form of planning policy guidance notes and planning policy statements, into a single document.



East and West Molesey map

- Key
- Borough boundary
  - ✱ Local landmarks
  - - - Key gateway
  - Conservation area
  - Town / village centre
  - Open urban area
  - Landscape setting
  - Open water
  - Character sub-areas numbered 01-10

## 2.12 Previous pre-application history

There have been four pre-application meetings with Elmbridge Borough Council to date, the most recent of which is set out below with the key feedback:

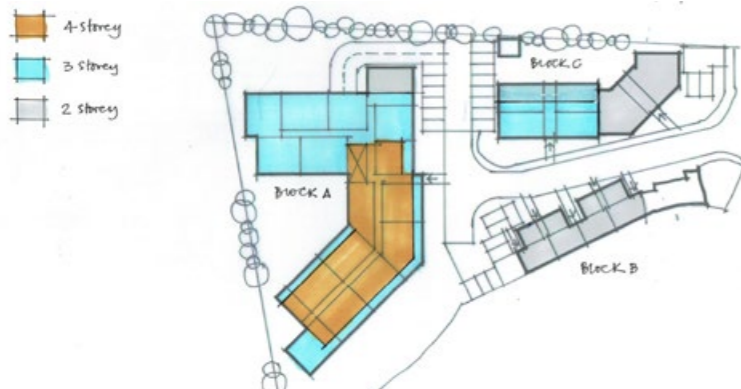
### Pre-application meeting 3

Meeting 28.08.20, response dated 22.10.20

- Redevelopment of the front part of the site only
- 78 residential dwellings, 26 of which are affordable (33%)
- Residential mix of 37 x 1 beds (47%), 33 x 2 beds (43%) and 8 x 3 beds (10%)
- Two, three and four storey apartment buildings
- Basement car park below building

### Key feedback

- Proposed density of 126.6 dwellings per hectare (78 dwellings) supported
- Proposed demolition of existing buildings considered acceptable subject to the quality of proposed replacements
- Proposed layout considered efficient
- Relocation of car park to basement under building A considered beneficial
- Removal of access road to the north of the site welcomed as this creates more amenity space and removes uncertainty around ownership of the land to the north
- Proposed massing of building A, B and C is considered suitable (height stepping down towards the east from the tallest element of four storeys to the west)
- High-quality materials important but no style preference expressed at this stage
- The properties backing onto the site along Ember Farm Way are not considered to suffer a material loss of amenity or natural light due to the separation distance between the rear elevations of these properties, proposed as 30+ metres
- Proposed plans require further detail to ensure adequate natural light and ventilation and NDSS compliance, particularly the three beds
- Amenity provision through shared amenity space considered adequate, with potential for some, or may be all, dwellings to have balconies for private amenity
- Flood Risk Assessment (FRA) required to demonstrate how the proposed development will be made safe, will not increase flood risk elsewhere and, where possible, will reduce flood risk overall
- Site plan will need to accurately show the position of all trees on the site and those on adjacent land (including street trees) and supporting arboricultural information is required
- It is expected that a minimum of one parking space per residential dwelling will be provided



Proposed pre-app 3 roof plan



Proposed pre-app 3 ground floor level

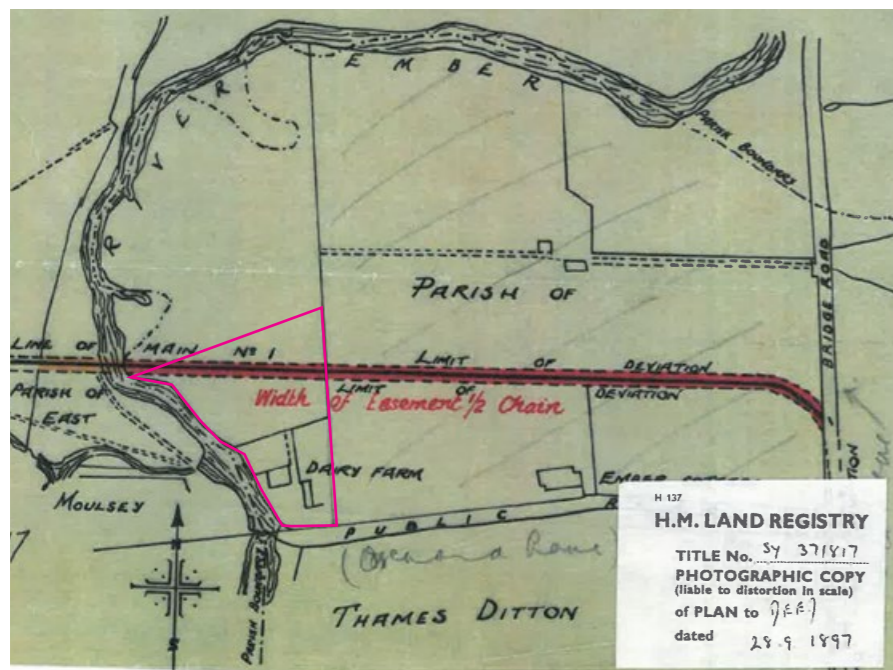
2.13 Water main easement

Since the previous pre-application meetings, a fresh water main pipe has been found running through the site with restrictions for developing over and around. Consultation with Thames Water has confirmed they require a 5m distance to any foundations from the face of the pipe. The location of this pipe has been overlaid on the previous pre-application proposal to the right.

This layout was largely supported by planning officers and therefore, whilst a redesign has been required to avoid the water main, the general arrangement of the buildings has been retained. However, the water main and surrounding easement has reduced the developable area of the site.



Previous ground floor plan shown at pre-app 3 with the water main and easement area overlaid



1897 Title Deed Plan showing water main easement with site boundary overlaid

**Introduction**

**Context**

**3.0 Design process**

**Design response**

**Appendix**



3.1 Design considerations



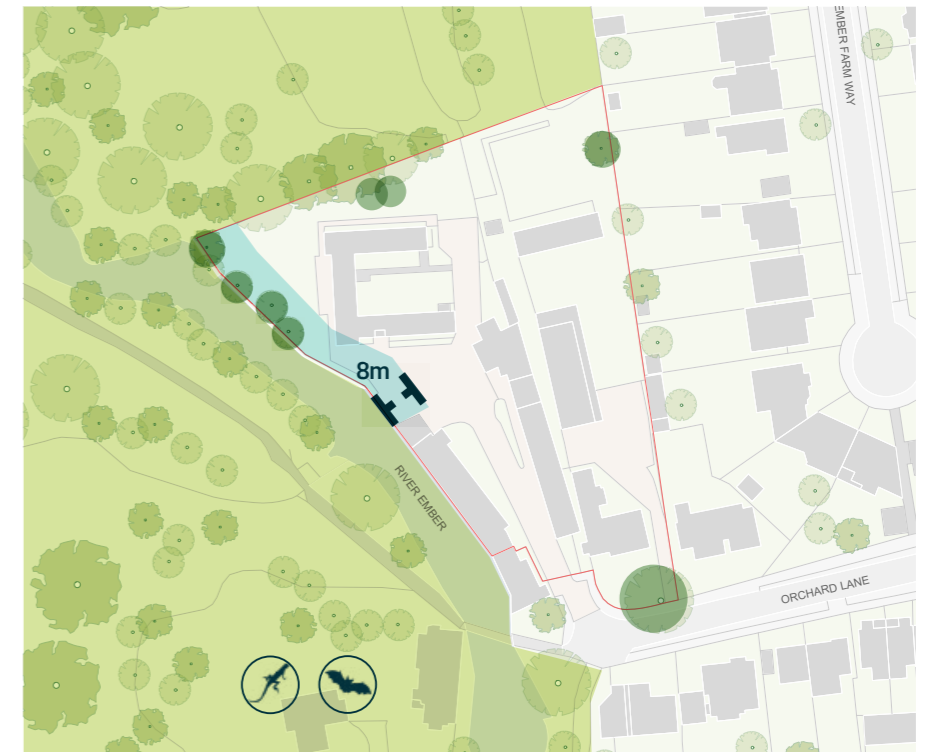
Flood & site levels

The site lies within Flood Zones 1, 2 and 3, and there is a steep level change along the north border. However, the site benefits from flood defences and the FRA gives minimum floor levels for a residential scheme to follow.



Easements

A 36 inch main water line runs through the north of the site which has a no-build zone of 5m from the face of the pipe on both sides.



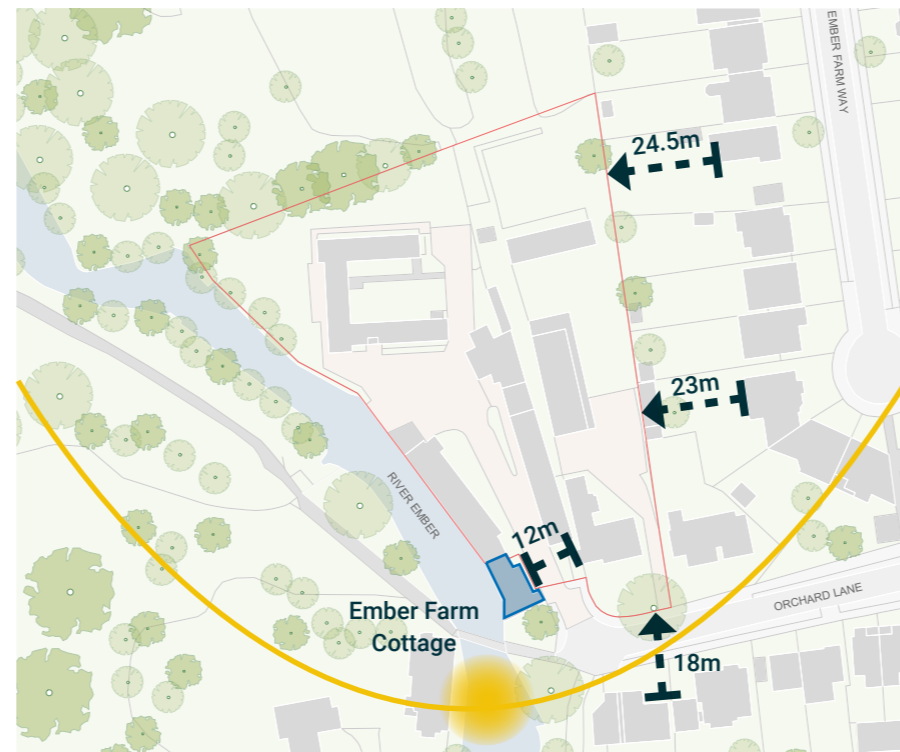
Ecology

To the north and west of the site is designated green belt land. Development should be restricted to an 8m distance from the river bank and seek to retain the existing ecology.



Access

The site is accessed from the south via two vehicular entrances, both from Orchard Lane. A pedestrian route follows the River Ember towards the north and south.



Daylight & overlooking proximity issues

There are two-three storey dwellings to the east and south to be considered, as well as a small cottage just outside the site boundary to the south.



Phasing

Current residents in the affordable housing to the north of the site will need to be re-housed during the first phase of construction.

### 3.2 The brief and vision

The project brief and client brief has been distilled into six key aspirations. These serve as our guide to deliver a successful proposal that is responsive to its context whilst maximising delivery of high-quality and sustainable new homes purpose-designed for the end users.

#### 1. Community

- A new C3 residential community targeted at older residents looking to downsize from their existing property
- A sociable design which helps combat loneliness and imbues interaction

#### 2. High-quality development

- Aspirational oversized apartments alongside appropriate and beautifully-designed internal and external amenity spaces

#### 3. Sustainability

- Sustainable, low energy consumption, green development with materials that age gracefully and respond to the local context
- Promotion of green travel methods

#### 4. Charity ethos and values

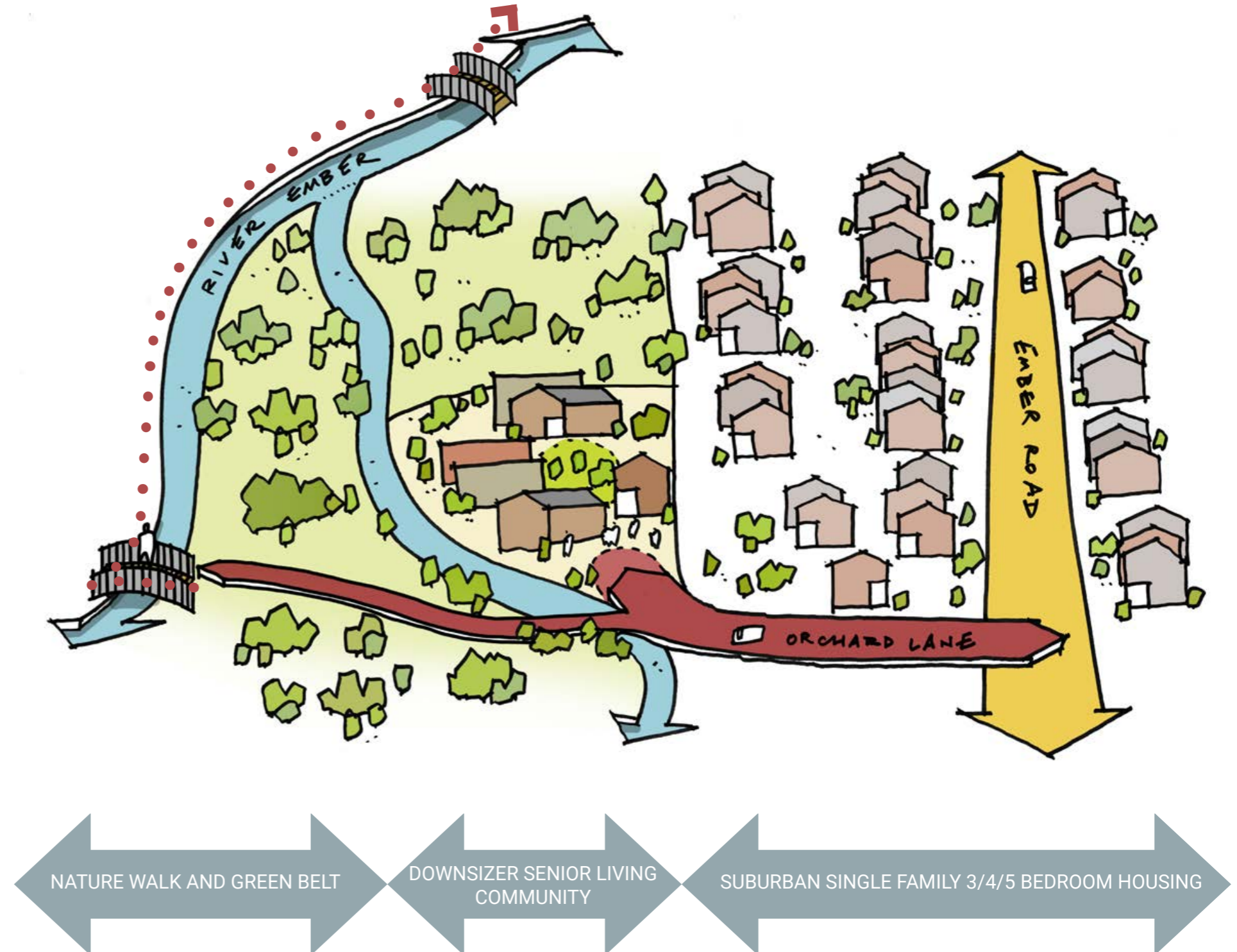
- A scheme which fits the social values, ethos and long-term goals of the charity, with provision for the relocation of residents to new homes, with additional low-cost accommodation for others in need

#### 5. Viable and contextual development

- A development which optimises the site's potential through contextual design, generating long-term sustainable income for the charity and provides high-quality homes

#### 6. Biodiversity and ecology

- A development that retains and enhances the ecology and biodiversity, making use of the amenity value of the river and riparian habitat




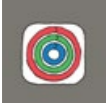
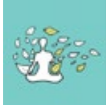
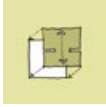



Vision sketch of the scheme

### 3.3 Why is the site suited to this typology?

The site benefits from being in close proximity to local amenities and transport links and fits into an area consisting of mainly residential houses of three or more bedrooms. The senior living C3 product that Lifestyle Residences is looking to bring forward alongside affordable housing for the charity, will contribute towards the existing mixed and inclusive neighbourhood. Consisting mainly of 1 and 2 bedroom oversized apartments, they are designed to encourage older home owners to relocate to a more convenient and smaller home with lower maintenance, on site amenities and support if needed.

This diversification of the housing mix helps to free up larger homes to growing families whilst allowing older residents to stay local. The residents will add to the local economy, contributing to expenditure and activity on the high street, whilst also activating a currently under-used site adjacent to an existing bridleway and public tow path route. This can be a green oasis very suitable to residents demands.

The proposal aims to provide a senior living community that will include the following:

- 
**Community**  
 'Build communities not apartments'. People want to be part of a community and something that is bigger than them.
- 
**Activity**  
 Positive design and operational measures can promote increased levels of physical activity and improved health outcomes - both physical and mental.
- 
**Security**  
 Peace of mind is provided by an on-site support team and call alarm system.
- 
**Wellness**  
 A holistic and evidence-based approach to design for health and wellbeing strengthens communities and drives values.
- 
**Flexibility**  
 Flexibility in apartment design to accommodate changing physical circumstances and living arrangements is essential. Ageing in place is important, including the flexibility to move within a community as circumstances change.
- 
**Memory**  
 Designing for memory loss and dementia must be considered. Institutional solutions should be avoided and reminiscence promoted through characterful interventions.
- 
**Nature**  
 Proximity and views of nature should be provided, with food production and enhanced biodiversity, where possible.
- 
**Rightsize**  
 People want to 'rightsized' not 'downsize', and we advocate generous apartment layouts and good storage space in the home and in communal areas. Layouts should flow to allow easy movement.



### 3.4 Design principles

The following sequence of diagrams explains the design process behind the scheme's emerging layout and massing.

#### Existing site

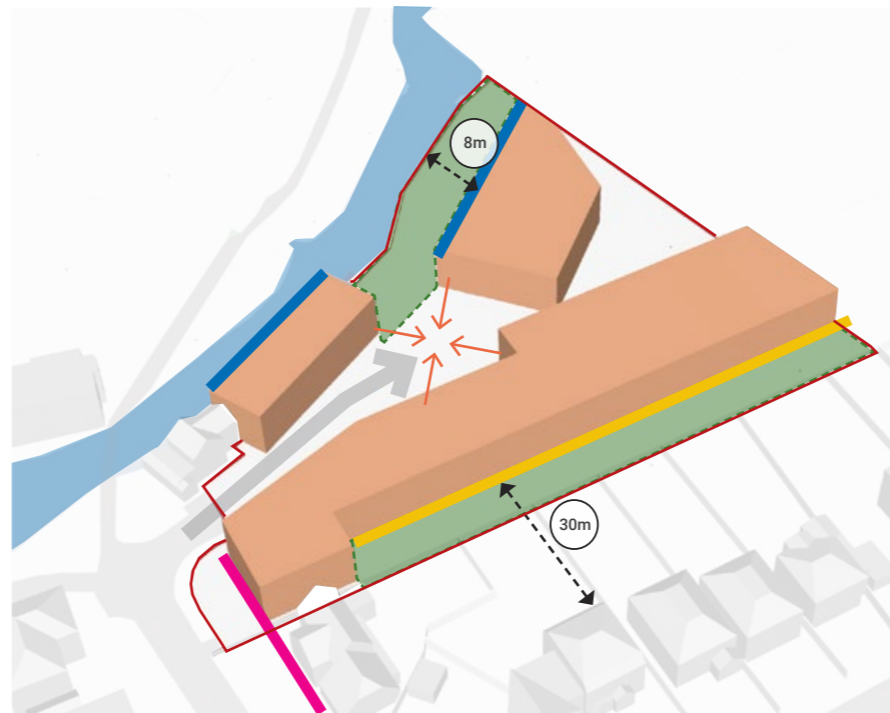
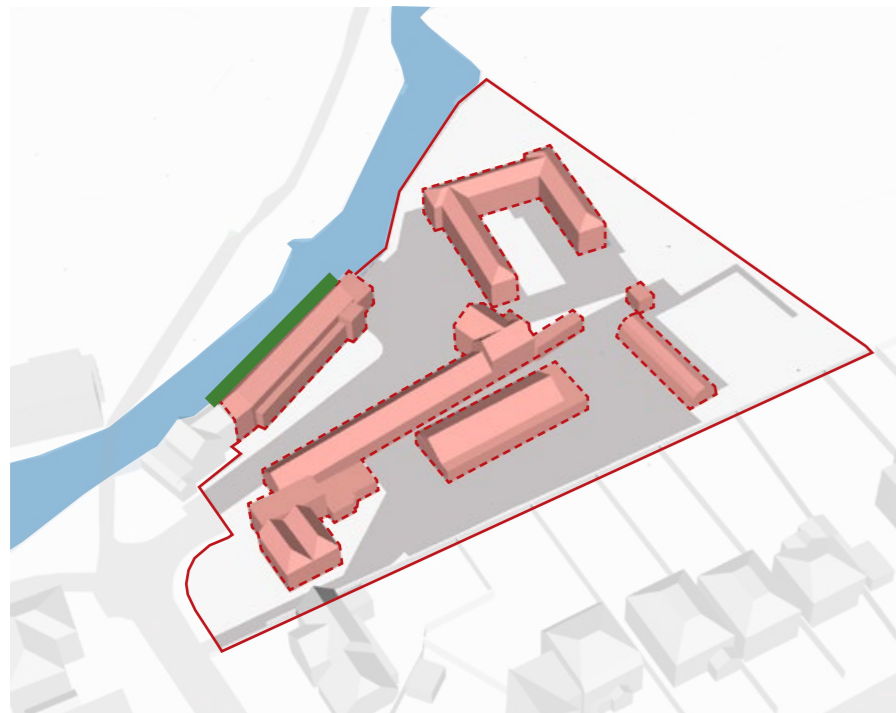
- Demolition of existing cluster of buildings
- Retention of existing mill wall adjacent to River Ember (subject to structural survey)

#### Proposed building positioning

- Introduction of a minimum set-back of 8m from the river to facilitate new riverwalk
- Enhance green buffer along boundary
- New central meeting point at end of existing access route
- Orientation to align with and respond to the existing urban street pattern

#### Access and easement exclusion zone

- Massing broken up to avoid water pipe and easement area
- Massing broken up along boundary, separating the buildings and allowing vehicle access to the basement
- New link connecting the buildings
- Three separate buildings formed to accommodate different tenures and end users



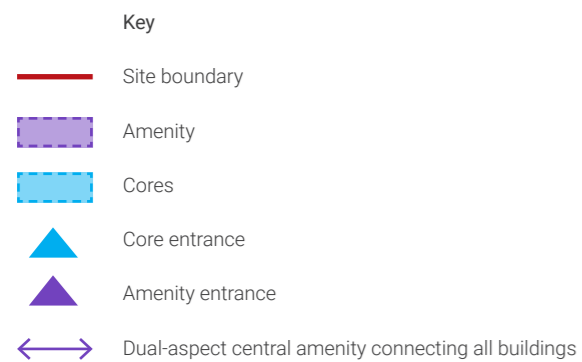
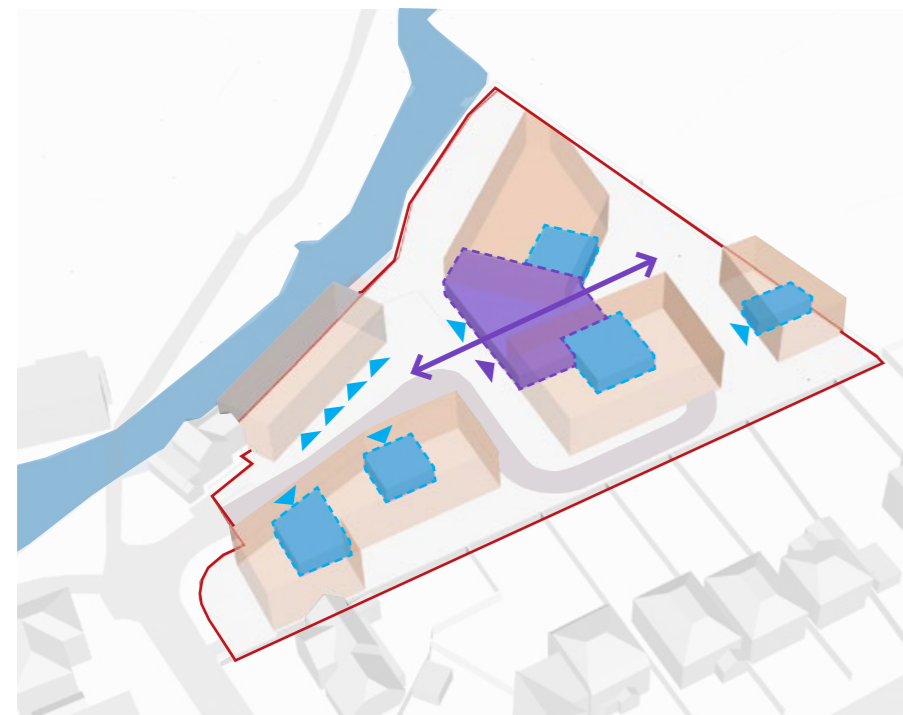
- Key
- Site boundary
  - Existing mill wall to be retained
  - - - Existing building to be demolished

- Key
- Site boundary
  - ↔ Central meeting point
  - New building orientated to address river frontage
  - New building aligned to continue street frontage
  - New building positioned to reflect existing street pattern
  - Existing access point
  - New riverwalk and green edge
  - ↔ 10m Minimum distance to river and neighbouring houses

- Key
- Site boundary
  - Easement / exclusion zone
  - ↔ New access route
  - ↔ New ramp to basement parking
  - - - Massing broken up at access ramp to basement and over easement exclusion zone
  - - - New link joining the buildings

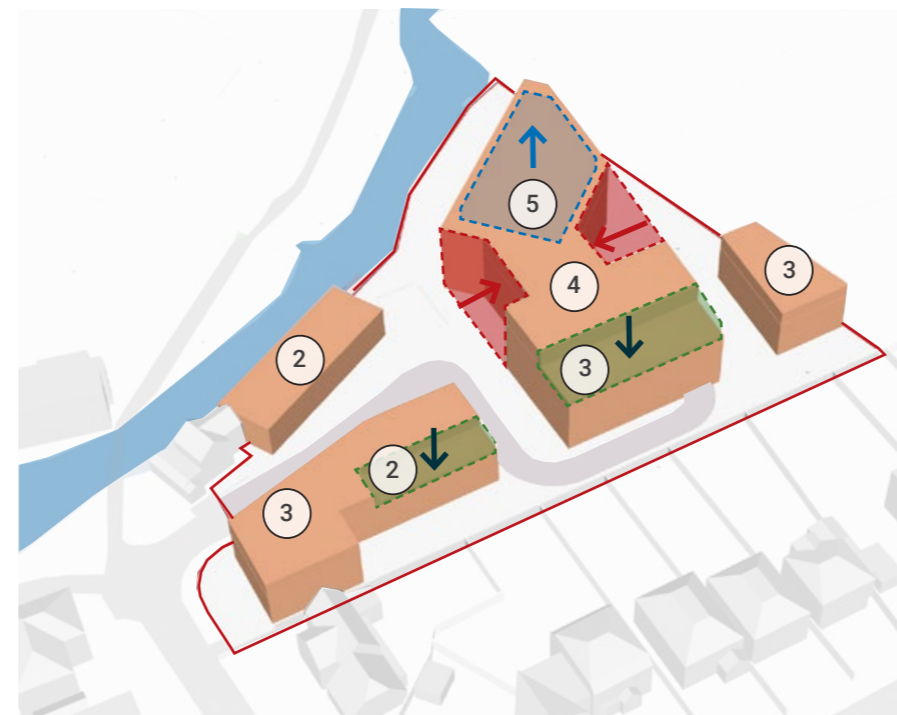
## Entrances and amenity spaces

- Introduce entrances off central street and dual-access amenity with views through to the courtyard and green belt



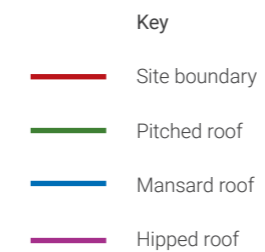
## Height and massing

- Buildings articulated to respond to neighbouring properties, maximise views over the river and provide a sheltered courtyard in the centre
- Additional mass where appropriate to the rear of the site
- Massing stepped down to the eastern side of the site, responding to near neighbours
- Inset massing steps up to riverside where not visible from the public realm, taking advantage of fantastic aspect



## Roofscape

- Roofscapes designed to respond to and reflect the local context, providing visual interest



## Emerging character areas

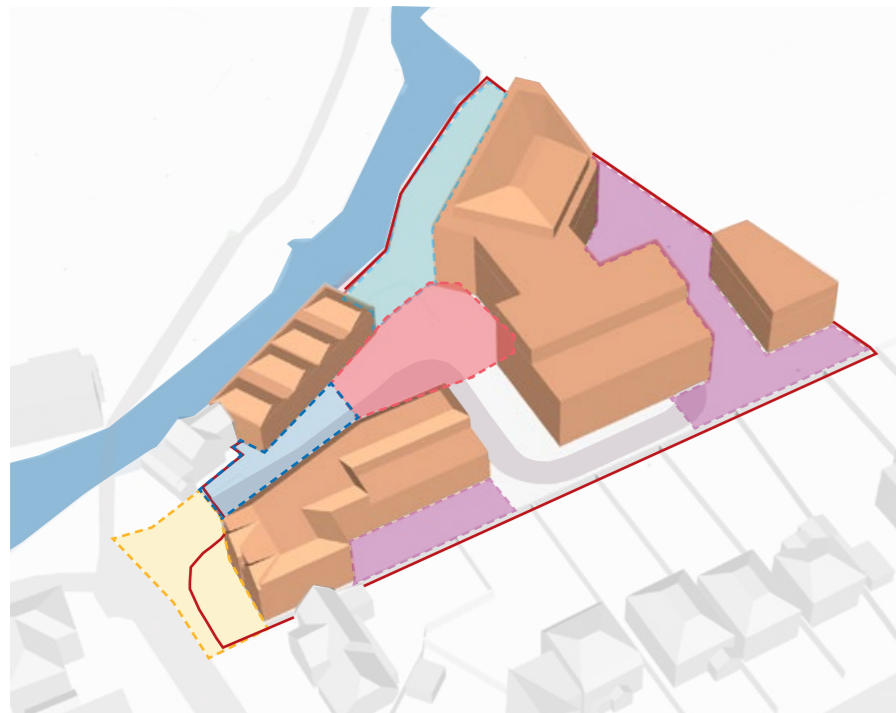
- Five character areas: arrival, street, meeting place, riverside and green oasis

## Material strategy

- Massing broken up through different materials, which reference the variety in the local context and on-site today
- Four main materials: pale brick, red brick, pre-cast concrete and green metal

## Greening and environmental response

- Introduce solar shading / detailing to the façades and residential amenity
- Arched framework wrapping around buildings' front façade to protect apartments from overheating and unify the buildings
- Landscaping and green space maximised for residents amenity
- Roofscapes used for amenity plant and biodiverse green roofs



- Key
- Site boundary
  - - - Sense of arrival
  - - - Street
  - Meeting place
  - Riverside walk
  - Green oasis

- Key
- Site boundary
  - Pale brick
  - Red brick
  - Red pre-cast concrete
  - Green metal

- Key
- Site boundary
  - Sun path
  - Landscaping
  - Roof terrace

**Introduction**

**Context**

**Design process**

**4.0 Design response**

**Appendix**

## Design response

### 4.1 Summary of proposal

The layout of the buildings has been designed to respond to the contextual constraints and opportunities of the site.

The residential apartments are all designed to meet or exceed Nationally Described Space Standards, with a focus towards one and two bedroom apartments in line with the target market of downsizing older adults.

Buildings B and C will provide affordable accommodation to be operated by the charity, and are designed as one and two bedroom apartments most suited to the occupants currently requiring accommodation.

Parking provision is provided on a 1:1 basis, a ratio we consider to be appropriate for the location, the target market of senior living occupants, and the smaller dwellings being provided.

#### Building A - Private senior living accommodation

11	1 beds (20%)
40	2 beds (73%)
4	3 beds (7%)
55	homes in total

#### Building B - Affordable accommodation

8	1 beds (100%)
8	homes in total

#### Building C - Affordable accommodation

11	1 beds (65%)
6	2 beds (35%)
17	homes in total

#### Total

30	1 beds (37.5%)
46	2 beds (57.5%)
4	3 beds (5%)
80	homes in total

75% of homes are dual-aspect

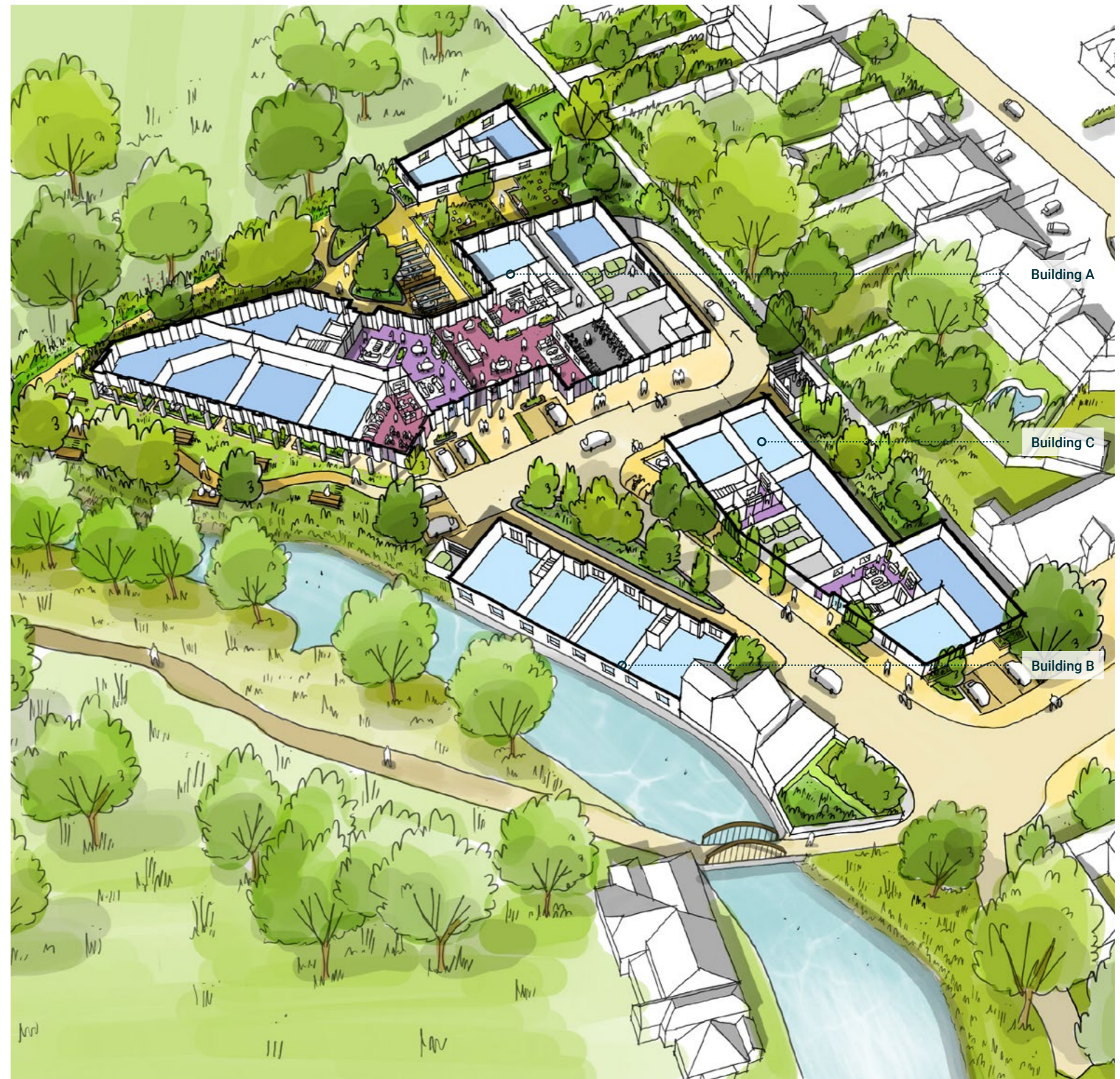
6,942 sq m	GIA residential
440 sq m	GIA amenity
636 sq m	GIA ancillary (including basement ancillary)
10,074 sq m	Total GIA

#### Affordable provision

The current proposal is for buildings B and C to provide affordable accommodation. This equates to 31% of the scheme by the number of homes. The final amount and provision of affordable will be subject to a viability assessment.

#### Parking

11	standard surface car parking spaces
4	accessible basement car parking spaces
65	standard basement car parking spaces
80	car parking spaces in total
84	cycle parking spaces

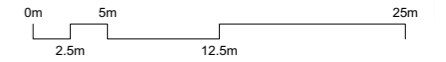


Aerial sketch of proposal

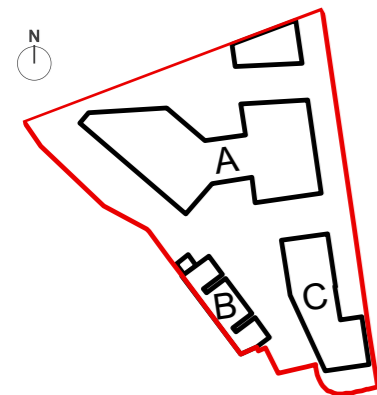




4.3 Scheme layout - First floor



- Key
- Site boundary
  - 1 bed
  - 2 bed
  - 3 bed
  - Amenity
  - Residential lobby
  - Back of House
  - Water main exclusion zone
  - Outline of existing building



Key plan

Spacious cores with natural light and views across residents courtyard

Oversized and generous apartments, predominantly dual-aspect

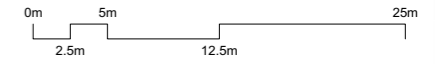
Dual-aspect apartments overlooking the river

Small number of homes to a core (3-4 apartments)

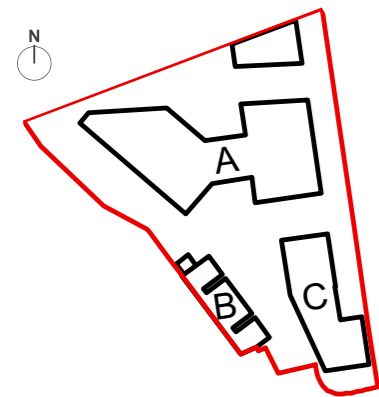


First floor plan

4.4 Scheme layout - Second floor



- Key
- Site boundary
  - 1 bed
  - 2 bed
  - 3 bed
  - Amenity
  - Residential lobby
  - Back of House
  - Water main exclusion zone



Key plan

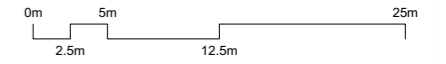
Roof terrace providing private amenity for top floor apartments, each set back from edge to mitigate overlooking

Pitched roof form, reflecting character of the existing adjoining house



Second floor plan

4.5 Scheme layout - Third floor

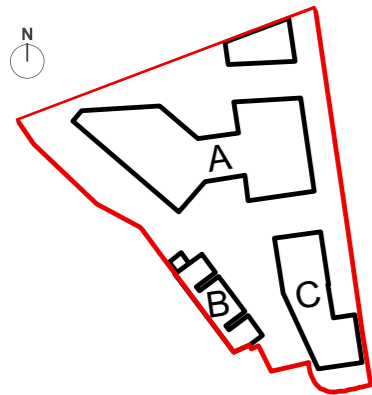


Landscape buffer and privacy screen along eastern edge of roof terrace to mitigate overlooking

Hipped roof form, in keeping with existing surrounding buildings

Key

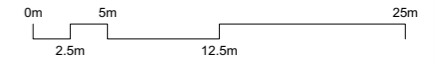
- Site boundary
- 1 bed
- 2 bed
- 3 bed
- Amenity
- Residential lobby
- Back of House
- Water main exclusion zone



Key plan

Third floor plan

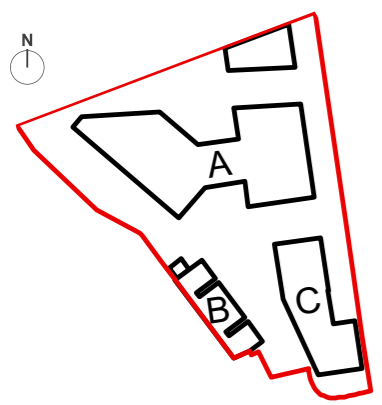
4.6 Scheme layout - Fourth floor



Generous penthouse apartments with private terraces

Landscape buffer and privacy screen along eastern edge of roof terrace to mitigate overlooking

- Key
- Site boundary
  - 1 bed
  - 2 bed
  - 3 bed
  - Amenity
  - Residential lobby
  - Back of House
  - Water main exclusion zone

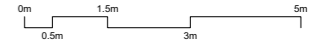


Fourth floor plan

4.7 Typical apartment layouts

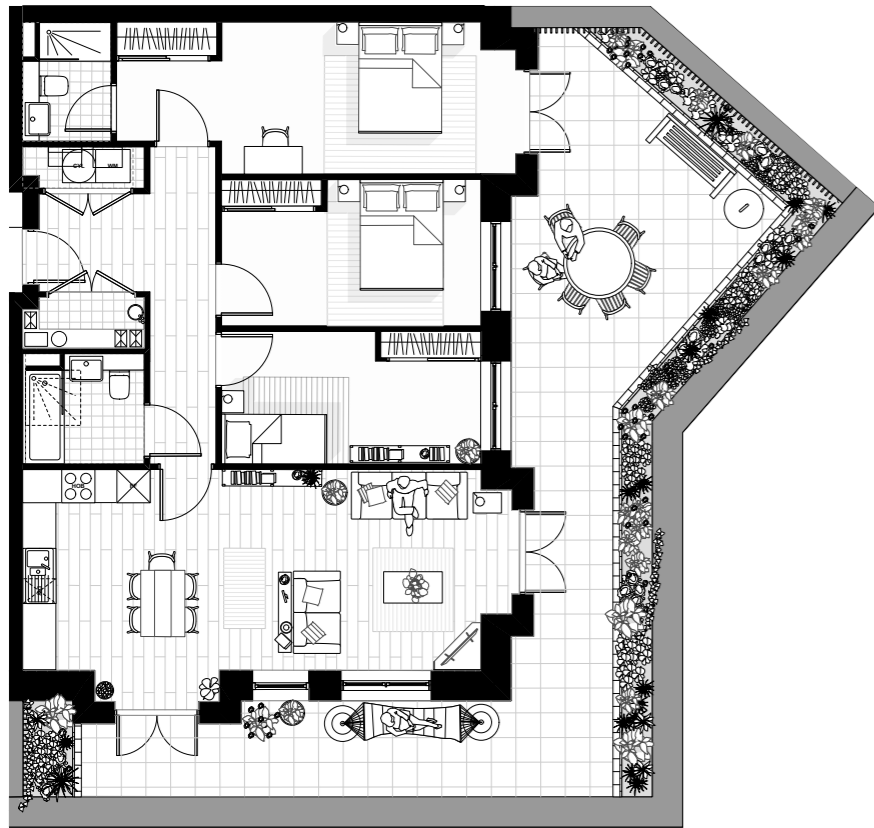
This page presents three typical apartment layouts, all taken from building A, which provides the private senior living accommodation. The apartments in building B and C which provide the affordable accommodation will also be designed to at least minimum space standards and to M4(2) compliance.

All apartments have been designed to be oversized in terms of area with spacious bedrooms and living spaces. This gives the apartment the feel of luxury that is perfect for downsizers. The external balconies provided are also very generous allowing residents to enjoy their own private amenity spaces.



3 bed 5 person apartment - M4 (2)

95 sq m



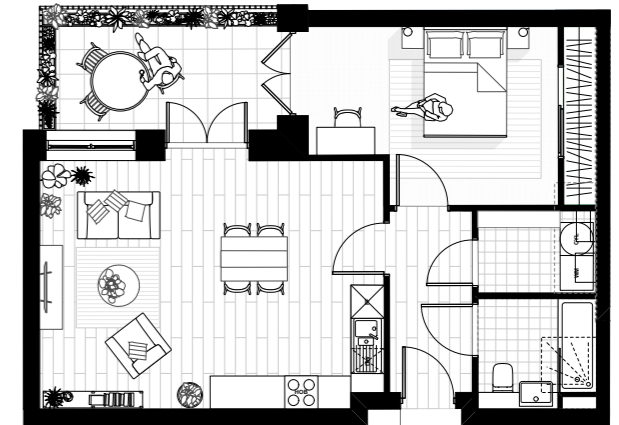
2 bed 4 person apartment - M4 (2)

77 sq m

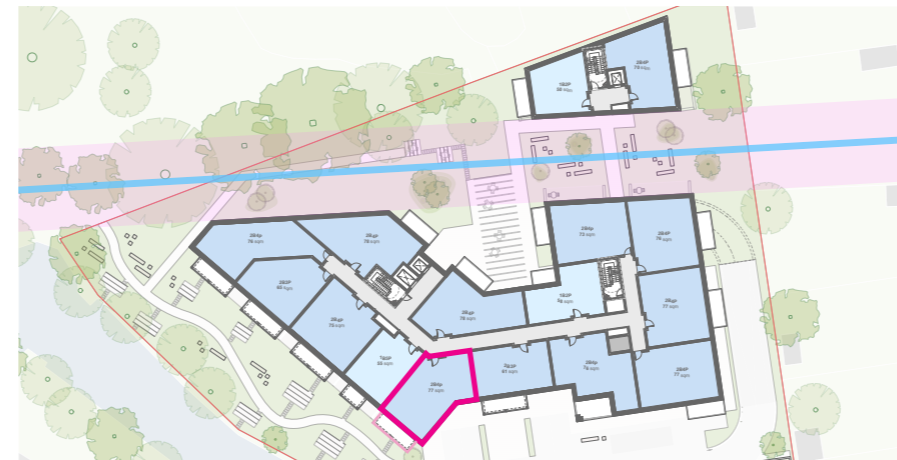


1 bed 2 person apartment - M4 (2)

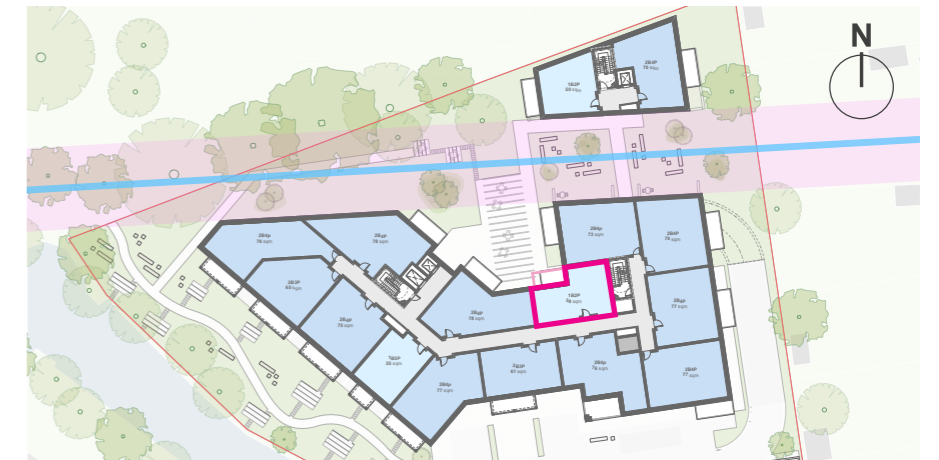
58 sq m



Fourth floor plan - Building A

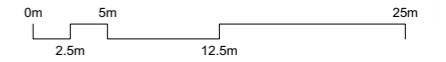


Second floor plan - Building A



Second floor plan - Building A

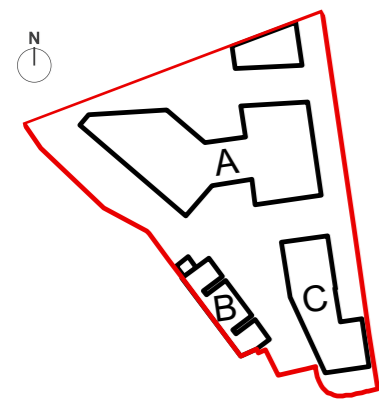
4.8 Scheme layout - Roof plan



Inset top floor pitched roof accommodating PVs



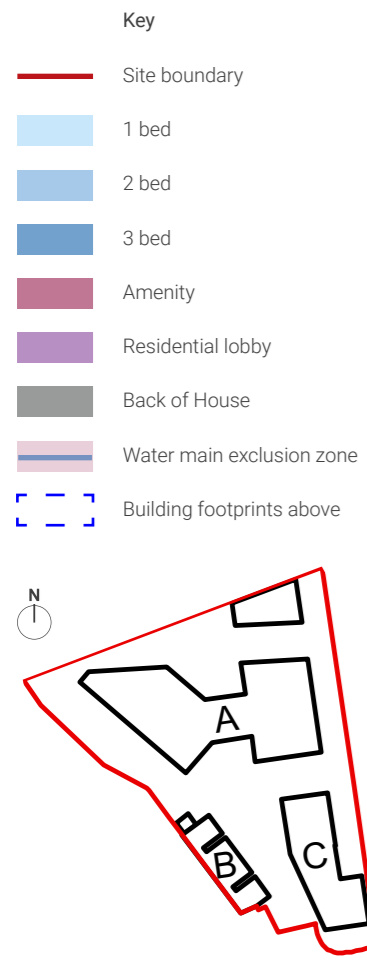
- Key
- Site boundary
  - 1 bed
  - 2 bed
  - 3 bed
  - Amenity
  - Residential lobby
  - Back of House
  - Water main exclusion zone



Key plan

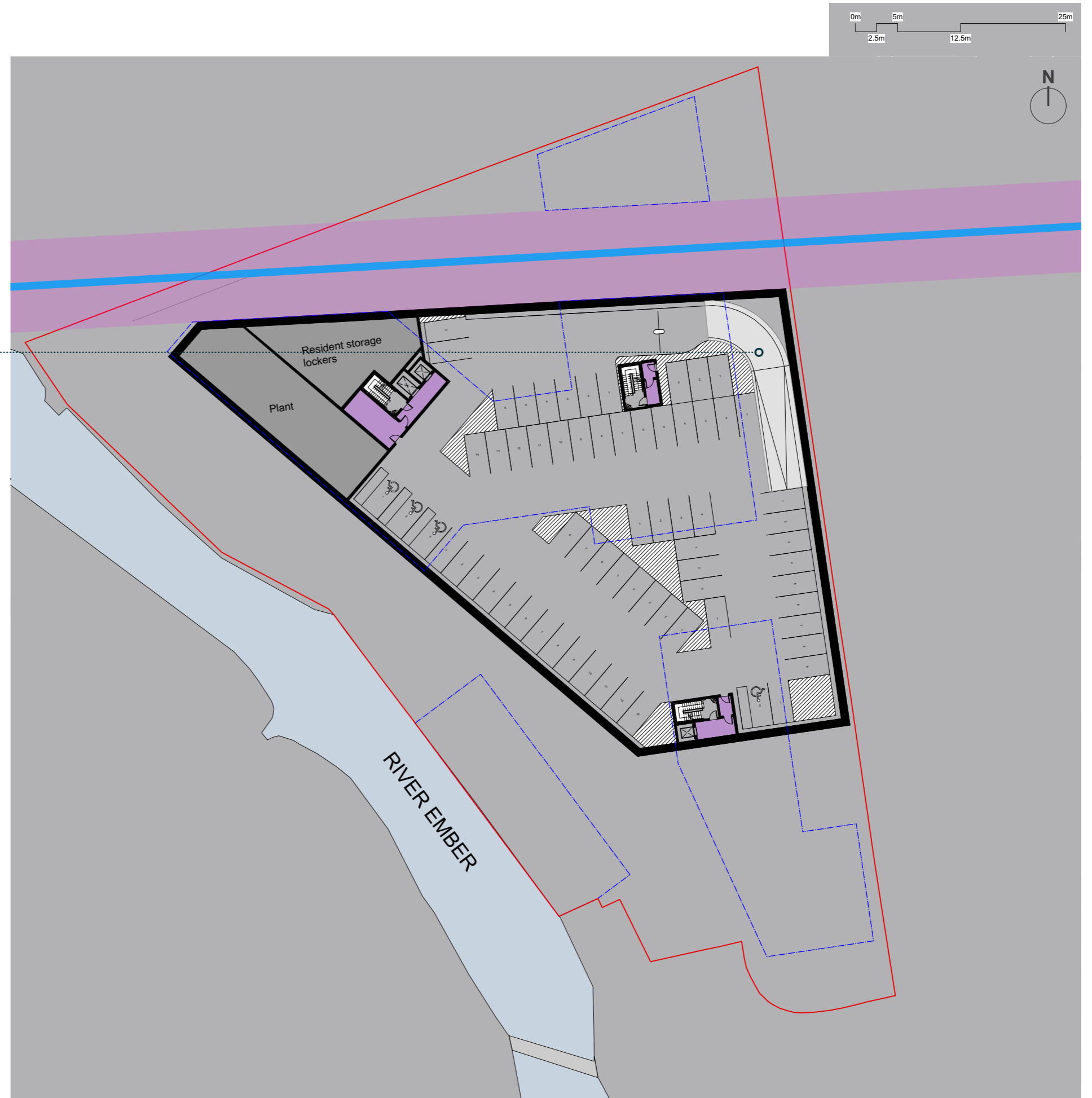
Roof plan

4.9 Scheme layout - Basement



Key plan

Single way traffic lighted ramp

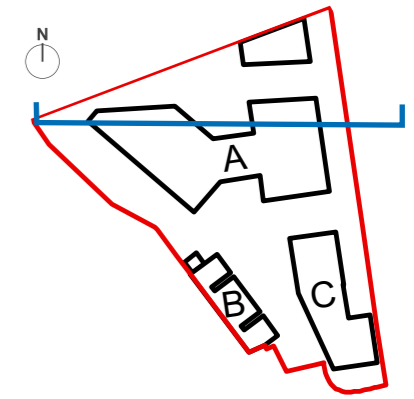


Basement plan

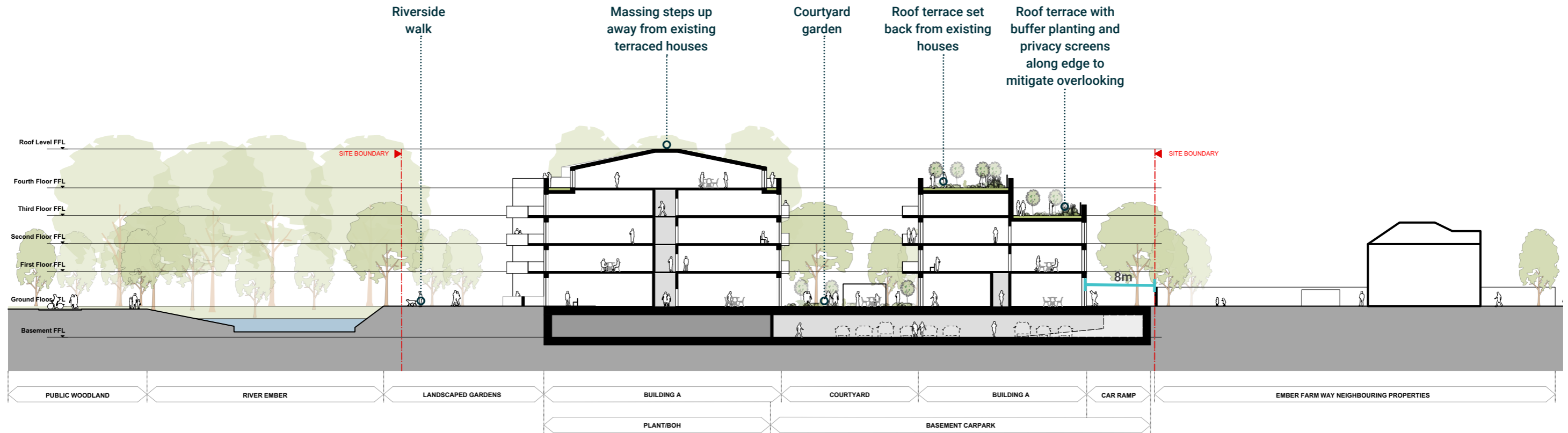


4.10 Scale and massing

The scale and massing has been designed in order to be sensitive to the neighbouring residents. It steps gradually from three storeys on the eastern edge to a set-back fifth storey along the riverside.



Key plan



Emerging proposals in context



View from gardens of main building

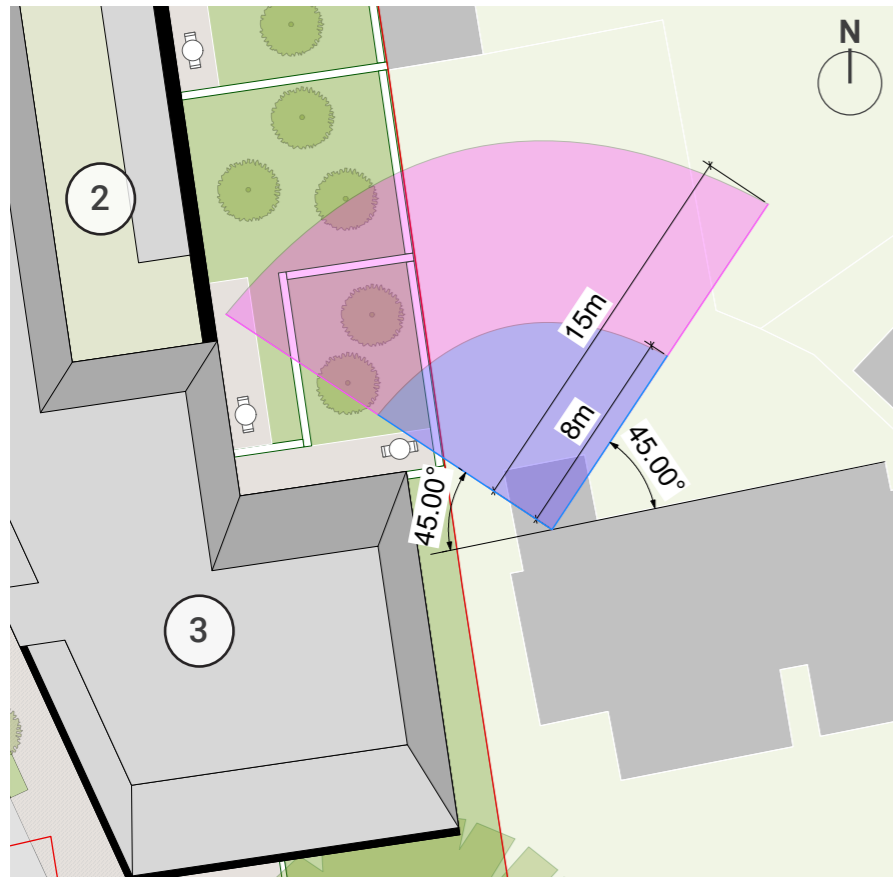
4.11 Overshadowing study

The design of the massing and footprint of the building has developed through testing of overshadowing to minimise impacts on neighbours.

These studies on the proposed design show the success of the built form, which ensures that excellent levels of sunlight to all near neighbours is retained.

45 degree angle test

Below shows the 45 degree angle test on 18 Orchard Lane's nearest habitable room window. This shows that the proposal sits more than 15 meters from a 45 degree angle sight line to building C.



Elmbridge's Design and Character SPD 45 degree angle test on 18 Orchard Lane

March 21st



10 am



12 pm



3 pm

June 21st



10 am



12 pm



3 pm

September 21st



10 am



12 pm



3 pm

### 4.12 Environmental design

The following text has been provided by the Energy and Sustainability Consultants Hoare Lea. The following note presents initial considerations of the energy strategy for the proposed development at Orchard Lane. The note presents:

- A summary of key policies and drivers
- The principles of the energy hierarchy
- Emerging options / solutions
- Summary and next steps

#### Drivers - Elmbridge Core Strategy

##### Energy targets

- Residential areas of the development to target energy and CO2 levels equivalent to Code for Sustainable Homes Level 4 standards
- Promote the opportunities for decentralised and renewable or low-carbon sources
- Large-scale residential and / or commercial developments to consider the use of community based systems for the provision of heat and power

##### Building Regulations

- 2022 changes - The current version of Part L will be updated in June 2022; this will increase targets for fabric performance, as below:

Element	Part L 2013 (notional building U-values)	Part L 2021	% Change
Floor U-value (W/m²K)	0.13	0.13	0%
External Wall U-value (W/m²K)	0.18	0.18	0%
Roof U-value (W/m²K)	0.13	0.11	15%
Window U-value (W/m²K)	1.40	1.20	14%
Air permeability (m³/h.m² at 50 Pa)	5	5	0%

#### Energy hierarchy

The image to the right presents an initial consideration of the likely combination of options that would be incorporated. The proposed development will follow the energy hierarchy of:

**Be lean** - Optimise passive design and energy efficiency measures to use less energy

**Be clean** - Explore means of sharing energy and efficient supply

**Be green** - Incorporate low- and zero-carbon technologies on-site



#### Approach to energy options

The proposed development will explore all options to optimise the energy strategy, following the principles of the energy hierarchy. These diagrams show initial considerations of the likely combination of options that would be incorporated.

Be Lean		<b>Fabric performance</b> Reducing space heating demand through improved fabric efficiency.		<b>Glazing/ Daylight</b> Balance daylight comfort and passive heating..		<b>Overheating</b> Overheating risk analysis undertaken to ensure occupant comfort.
		<b>Heat recovery</b> Capture waste heat from air (ventilation) or water.		<b>LED</b> High efficiency lighting throughout.		<b>Metering &amp; controls</b> Building management, PIR, daylight link, zonal control, etc.
Be Clean		<b>Site wide network</b> Communal low temperature circuit, e.g. via heat pump.		<b>Combined heat and power (CHP)</b> Site wide district heat network.		<b>Fifth-generation network</b> Network sharing heating and cooling energy between buildings.
Be Green		<b>Air source heat pump (ASHP)</b> Able to provide heating and cooling demand.		<b>Ground Source Heat Pump (GSHP)</b> Able to provide heating and cooling demand.		<b>Water Source Heat Pump (WSHP)</b> Able to provide heating and cooling demand.
		<b>Photovoltaic (PV)</b> Mounted on available roof scape to generate renewable electricity.		<b>Solar thermal</b> Mounted on available roof scape to meet a proportion of hot water demand.		<b>Battery storage</b> Diversify energy use on site and optimise offset from LZC technologies.

Baseline	Be lean	Be clean	Be green
<b>Baseline performance</b> <ul style="list-style-type: none"> <li>• Benchmark against which performance improvements are measured</li> <li>• Compared against Part-L notional building</li> </ul>	<b>Demand reduction</b> <ul style="list-style-type: none"> <li>• <b>Passive design measures:</b> glazing ratios, solar shading, thermal mass, thermal conductivity (U-values), solar transmittance (G-values), daylighting, air tightness, thermal bridging</li> <li>• <b>Active design measures:</b> high-efficiency lighting and mechanical ventilation</li> </ul>	<b>Energy infrastructure</b> <ul style="list-style-type: none"> <li>• Consider opportunities for networking buildings to facilitate energy sharing</li> </ul>	<b>Low &amp; zero carbon technologies</b> <ul style="list-style-type: none"> <li>• Photovoltaics (PV)</li> <li>• Heat pump technology</li> </ul>

## Design response

### Be lean

- Passive design and energy efficiency
- Target fabric performance to optimise CO2 emissions reduction through passive design and energy efficiency measures
- Efficient building systems such as mechanical ventilation (MVHR) and LED lighting would be included
- Optimise glazing areas to balance daylight and heating / cooling requirements
- We anticipate meeting Part L 2022 requirements through passive design and energy efficiency measures alone i.e. before considering on-site low and zero carbon technologies

### Be clean

#### Potential for energy sharing

- No existing heat networks in the vicinity of the site
- Exploring opportunities to connect buildings and for a connection to the river Ember to facilitate water-source energy capture and share energy between users
- Energy sharing could reduce overall energy demand by 5-10%

### Be green



#### On-site renewables

- Heat pumps will be utilised to generate heating and hot water in the most efficient, low-carbon means possible
- We will explore whether water- or ground-source heat pumps could be utilised to support air-source heat pumps mounted on roofs
- PV panels will be included where possible for on-site zero-carbon energy generation
- We anticipate these measures reducing CO2 emissions beyond the requirements of Part L 2022, and enabling compliance with the Future Homes Standard (to be adopted in 2025)

### Summary

#### The project will seek to:

- Optimise passive design and energy efficiency measures
- Explore opportunities for energy sharing
- Enable on-site low- and zero-carbon technologies using heat pumps and PV
- Meet the requirements of Part L 2022 and enable meeting of the Future Homes Standard (2025)

- Key
-  PV opportunity areas subject to feasibility study
  -  Energy sharing



Roof plan

### 4.13 Architectural approach

The architecture is formed around a grid structure which provides a framework to incorporate local and historical details as well as the opportunity for additional green infrastructure.

#### Base

Solid timeless back drop with hard-wearing materials brick and pre-cast concrete with a mix of roof forms and deep façade reveals providing contrasting shadows.



#### Local response in the detail

Details referencing local vernacular and site history, providing joy, interaction and texture.



#### Green oasis

Greening and growing, embedding the idea of this green oasis within and on the buildings as well as through capturing key vistas.



### 4.14 Material strategy

The material strategy has been developed to break down the building into identifiable parts while giving reference to the existing building and addressing the different characters on each side of the development.

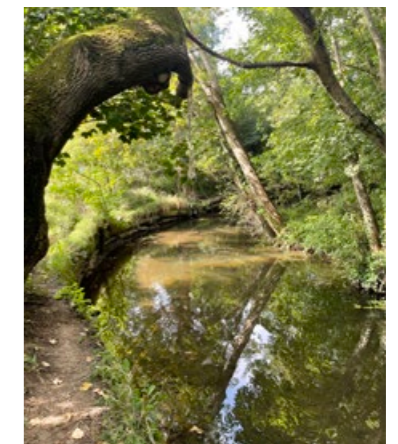
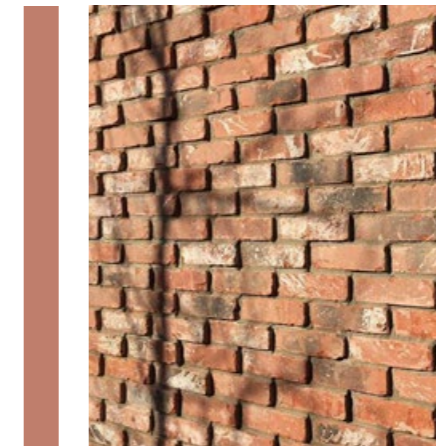
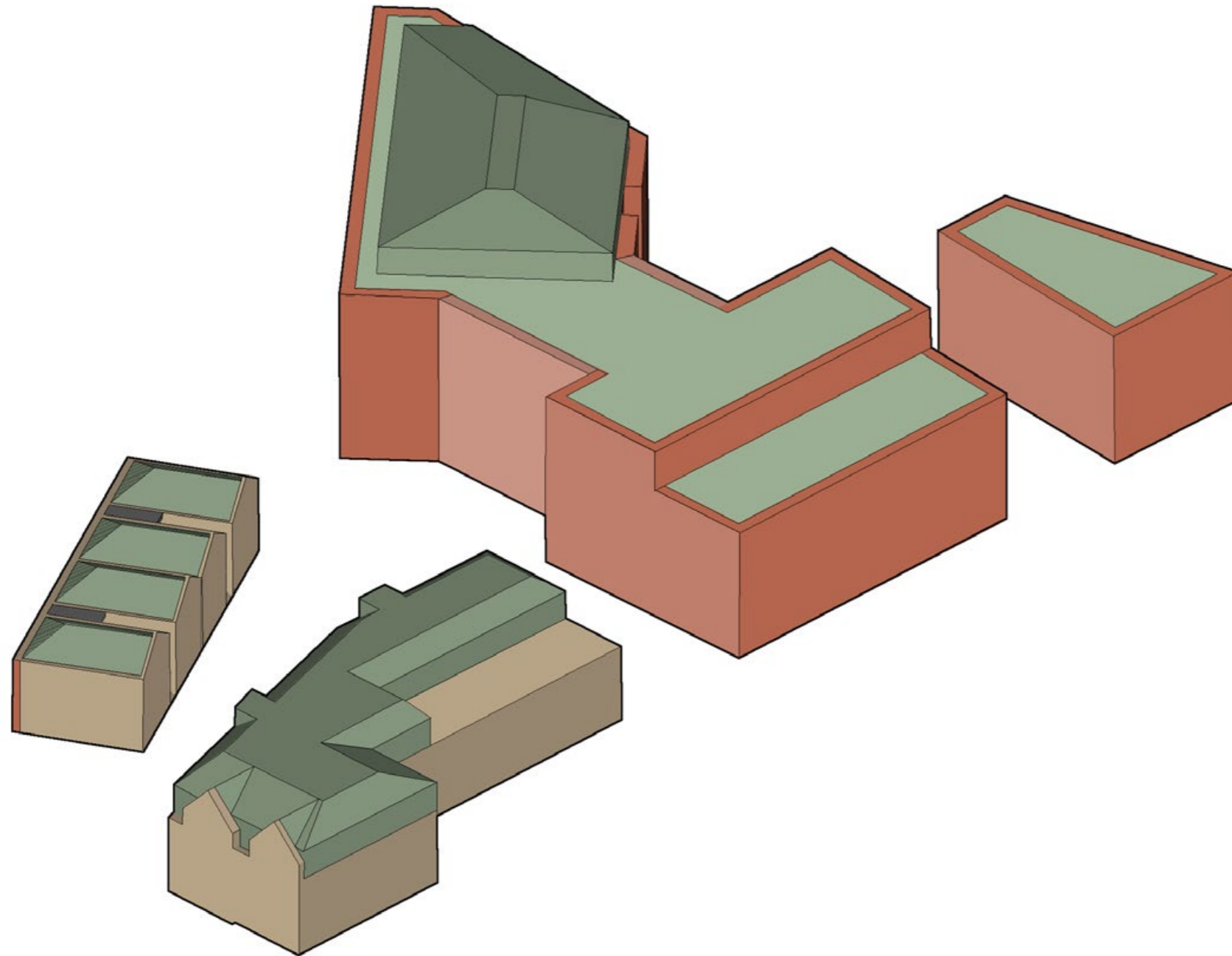
Building on the architectural approach, proposed is a palette of high-quality materials, which are hard-wearing and responsive to the local context. Initial ideas are outlined below.

Each building would be identifiable individually, giving variety and joy, whilst still reading as a coherent collection within the same family.

The adjacent images demonstrate key materials currently on-site and immediately surrounding the site.

Material types:

- Brick exterior
- Buff and red brick
- Metal railings and ironmongery in sage green responding to green context
- Glazed terracotta or pre-cast concrete detailing responding to local vernacular



Material palette

Local precedents

Emerging proposals in context



View from Orchard Lane

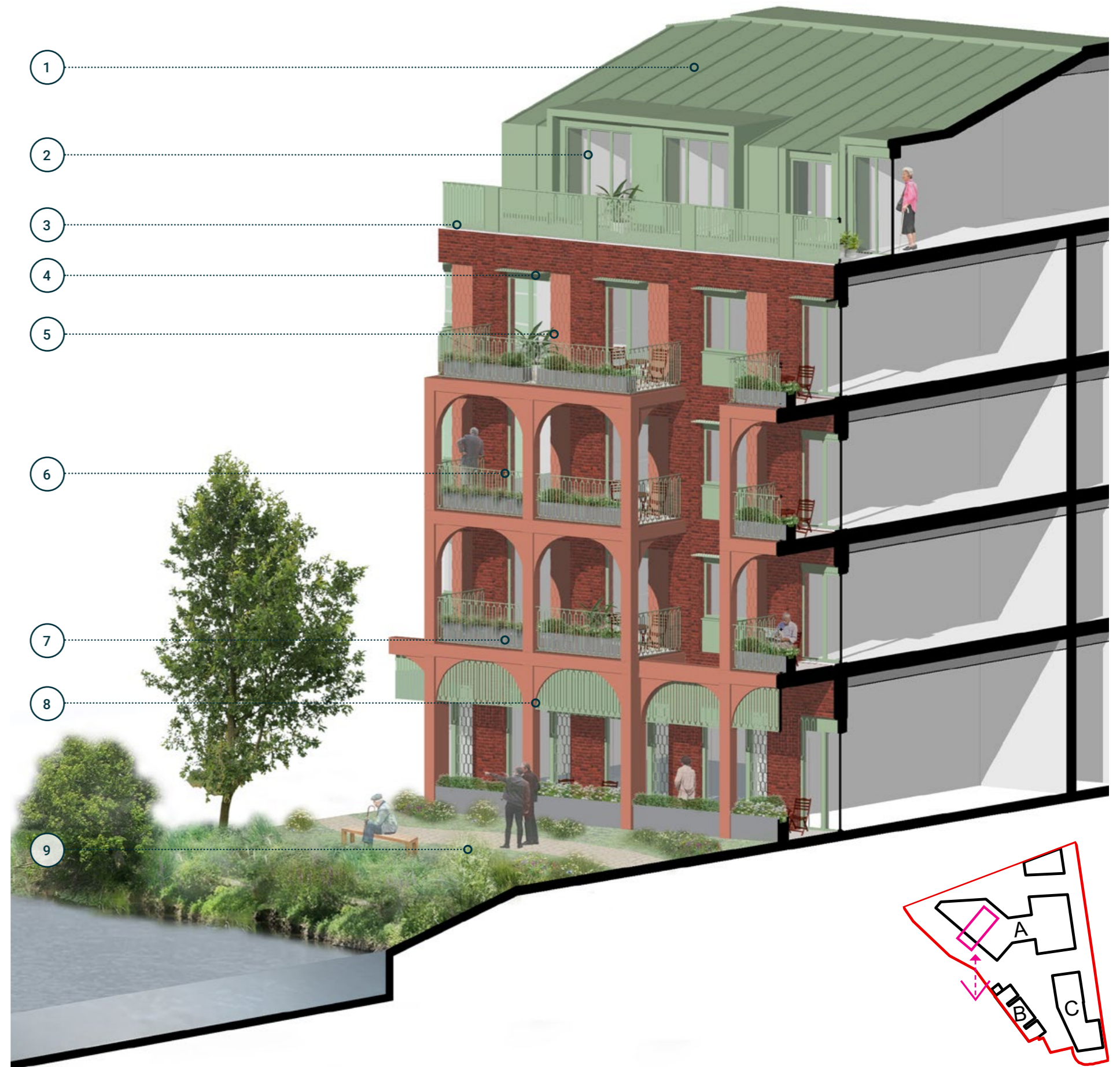


4.15 Architectural features - Building A

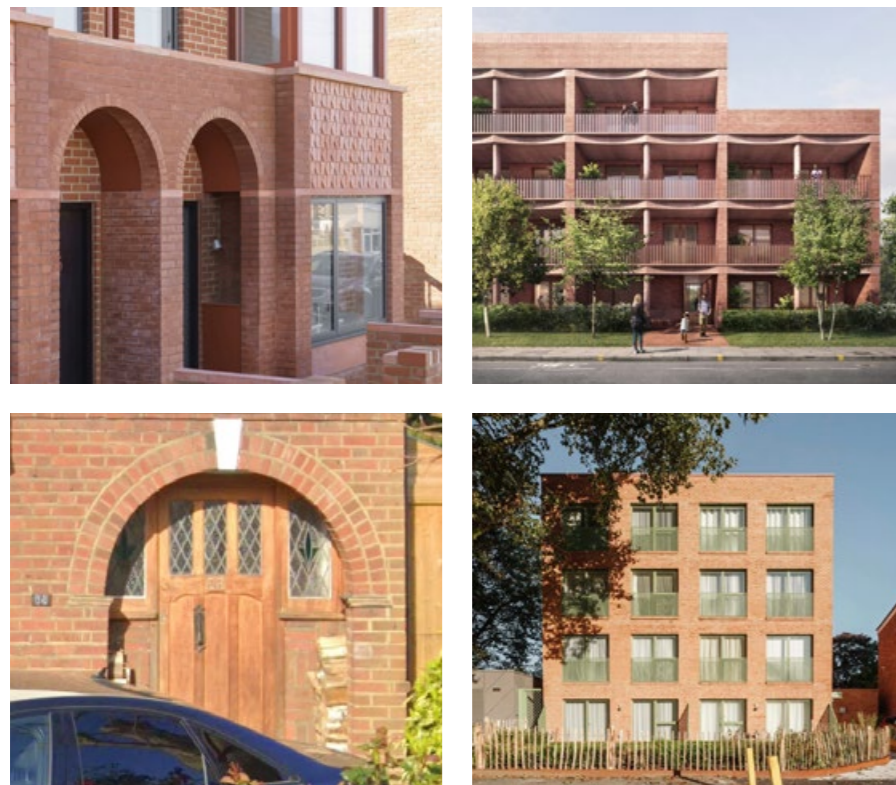
Building A acts as a focal point of the scheme and terminus to the access route. It addresses the riverside, green belt land and the urban context. The architecture is derived from the earlier principles and aims to create a simple and timeless aesthetic with repeating window rhythms and decorative elements and forms that reference the local vernacular but in a modern aesthetic.

Key features are as follows:

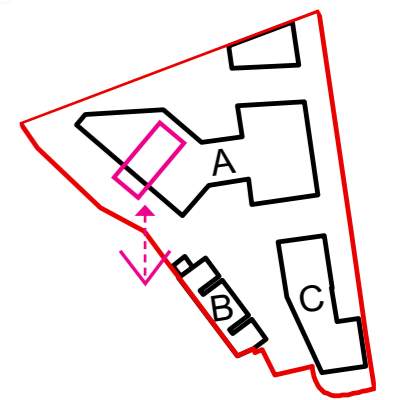
1. Dark green metal roof with modern detailing, referencing the surrounding green belt, natural setting and other green-tiled roof in the area
2. Dormers within roofscape allowing access onto the generous terrace overlooking the river
3. Decorative railings to give a top to the building, mirroring the railings below
4. Sun shade device to prevent overheating to south-facing rooms in summer
5. Precast panel with decorative design, which takes inspiration from the arches and balustrades
6. Arched framed balcony running the along the riverside façade providing excellent balcony space and shading for the apartments
7. Space for residents to grow their own plants, making balconies more personal and creating a sense of community
8. Decorative metalwork tying together the top and the base of the building
9. New riverside walk taking advantage of the beautiful scenery



Building A bay study



Precedents and local vernacular



Key plan

4.16 Architectural features - Building B

Building B sits in the same location as the existing Newstead House, and utilises the existing riverside wall. The accommodation consists of a series of dual aspect one-bedroom apartments at ground and first floor level.

The architectural approach is to create simple and familiar forms with pitched roofs and expressed window heads. Arches used on Building A are also provided here allowing the building to read as a family.

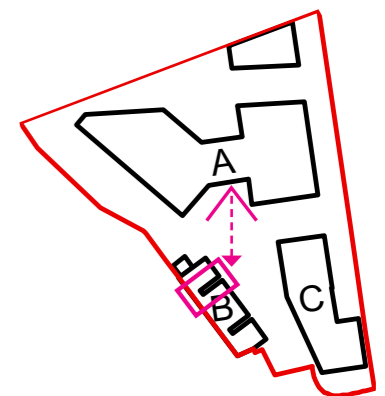
Key features are as follows:

1. Retained wall of existing mill along boundary / river edge
2. Dark green metal roof with modern detailing, referencing the surrounding green belt and natural setting
3. Half-height windows with lintel and sill detailing
4. Arched opening to the ground floor balcony, providing solar shading with another balcony on top. This also ties the three buildings together with the matching detail to create a family of buildings
5. Covered / recessed entrance area with seating and banding detail
6. Stepped access between the houses, landscaping and planting, creating a sense of arrival and community



Precedents and local vernacular

Building B bay study



Key plan

4.17 Architectural features - Building C

Building C acts as the entrance to the site and a transitional element between the existing dwellings along Orchard Lane and the proposals within the site.

The architecture references the existing houses along Orchard Lane through both pitched gable roof forms and arched entrances. Simultaneously relating back to the other building in the scheme, ensuring they feel like a family of buildings.

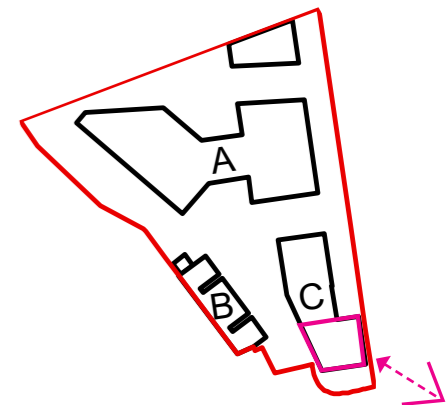
Key features are as follows:

1. Dark green metal roof with modern detailing, referencing the surrounding green belt, natural setting and other houses in the locality
2. Gable roofs create a roofscape responding to local architecture
3. Brick detailing along the roofline provides decoration and adds quality to the development
4. Balconies at first and second floor level provide increased activation and natural surveillance on the street
5. Stone detailing around windows to improve proportions while avoiding overheating due to large windows
6. Arched support to balconies above entrances to reference the local vernacular arched doorways as well as to tie the three buildings together as a family
7. Recessed entrances and front doors to the ground floor apartments activate the street
8. Private front garden and buffer to street frontage



Precedents and local vernacular

Building C bay study



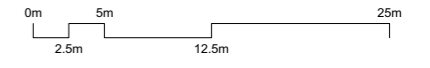
Key plan

### 4.18 Pedestrian movement and safety

The internal layout and connection to the surrounding network has been designed around the Healthy Streets approach. The proposals have been developed to ensure people feel safe, so that they choose to walk or cycle out of preference. The routes and spaces within the site will be quiet, provide shade and shelter, and provide places to stop and rest. The overall environment will allow people to feel relaxed, ensuring everyone feels welcome.

The proposals have been developed to further improve the pedestrian journey. Key features are as follows:

- Safe, segregated routes are provided into and throughout the development
- Residential entrances are located off the main mews street allowing good visibility and safety
- The pedestrian routes allow for buffers along the street edge, creating an exemplary pedestrian environment
- Additional tree planting and obstacles, creating seating and protection from the central road
- There will be places to sit, meet and dwell in quiet, shaded areas



Ground floor plan

- Key
- ▶ Residential entrance
  - ▶ Back of House entrances
  - ▶ Car park entrances
  - Residential lobby
  - ↔ Visibility around corners
  - ↔ Pedestrian route

4.19 Residents' journey

This series of sketches show the key moments throughout the site in the day of a typical resident.

1. Return back home from visiting friends and family
2. Access to the residential part of the scheme is via the new street, which provides access to all residential buildings
3. At the end of the vista is the residential lobby leading to the communal courtyard and communal amenities
4. Enjoying the residents' lounge and social space whilst looking over the gardens
5. Wandering through the residents' amenity to the courtyard yard, looking over the green oasis
6. The residents leave the development from the front waiting area where there are seating areas and a canopy providing protection from the sun, whilst they wait to be picked up



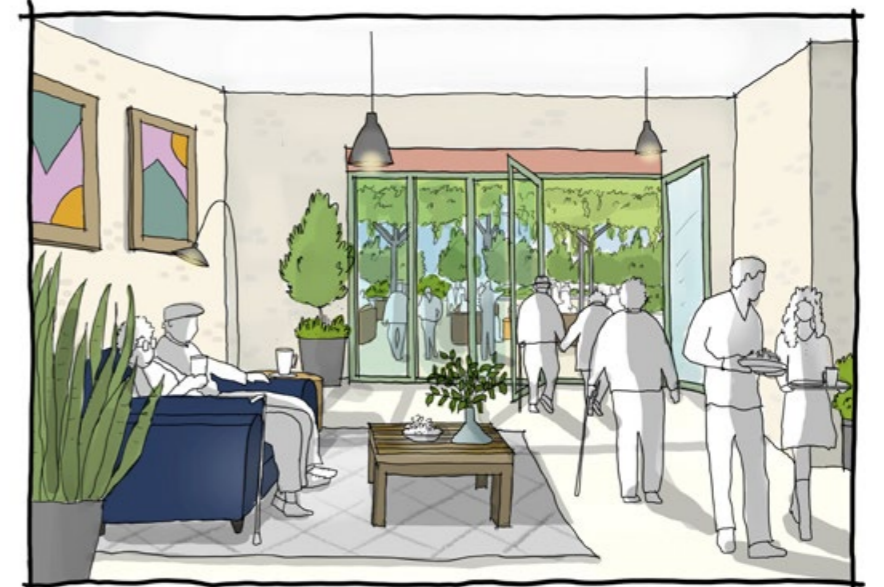
1. Approaching the scheme from Orchard Lane



2. Approaching the entrance of the scheme



3. Arrival into the scheme via the access road up to the main building



4. View through the lounge and out to the residents' garden



5. Standing in the rear courtyard looking over the green oasis



6. View leaving the scheme waiting for a taxi



Key plan



Emerging proposals in context

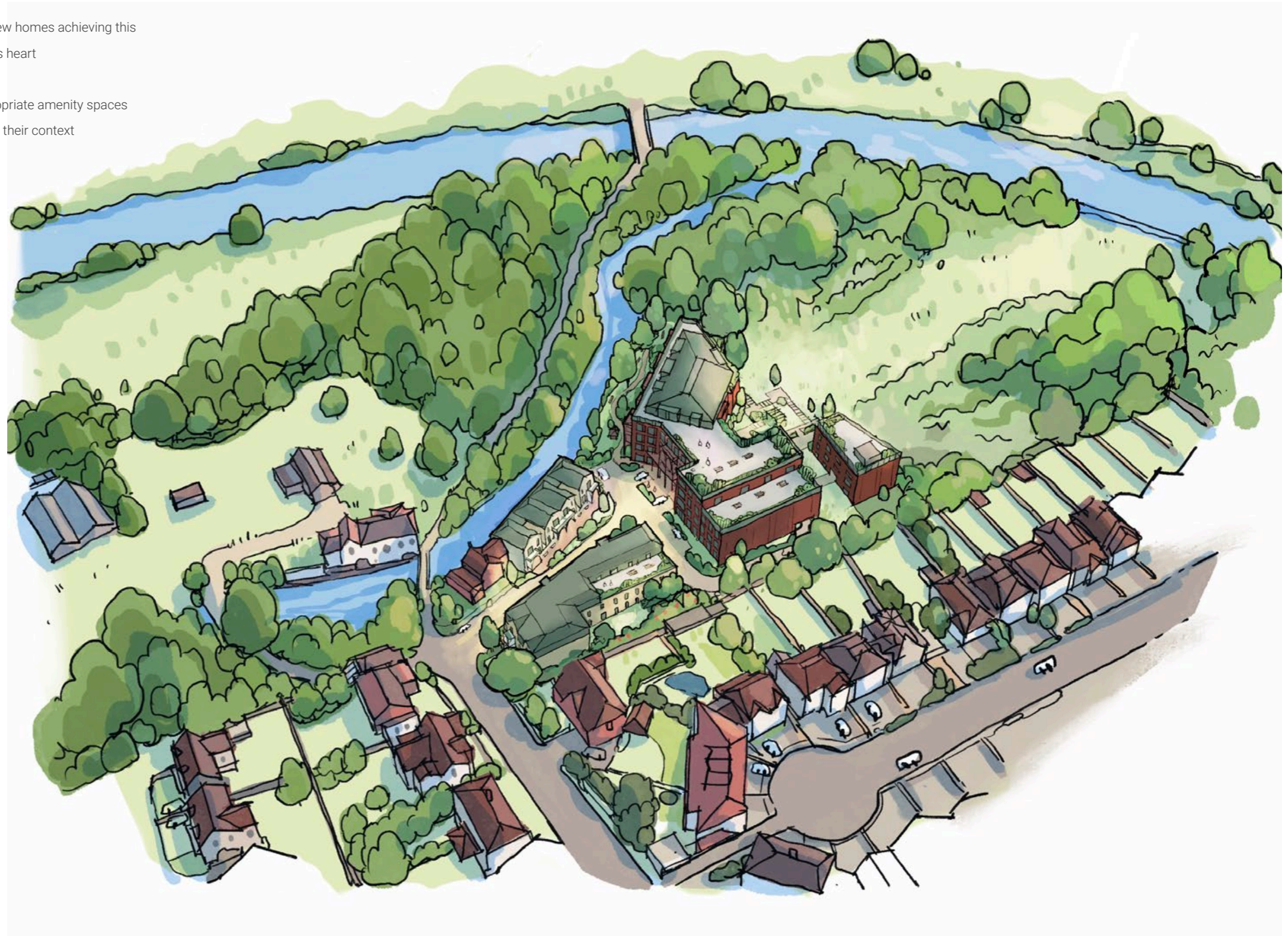


View from front balcony overlooking the mews street

### 4.21 Scheme summary

The scheme presents a fantastic opportunity to develop an underused site which currently provides substandard accommodation, to deliver new homes targeted at senior living with an affordable provision for our charity partner, Sons of Divine Providence. The scheme aims to deliver:

- 80 high-quality new homes including affordable tenures
- Landscaped courtyards and external space
- Maximised dual aspect apartments with 75% of the new homes achieving this
- Sustainable development with low-carbon design at its heart
- On-site renewable energy production
- Homes designed to suit downsizers with on-site appropriate amenity spaces
- High-quality architecture and materials which relate to their context
- Enhanced river edge
- Respectful form and massing avoiding overlooking of neighbouring properties
- All apartments meet or exceed minimum space standards and provide private external amenity
- Priority is given to pedestrian and cycle movements on site with the car parking provision located in the basement
- Fostering a new community for the incoming residents while still connecting to the wider community of East Molesey.



Sketch aerial view of the proposal



**Introduction**

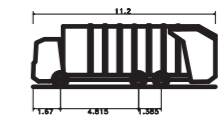
**Context**

**Design process**

**Design response**

**5.0 Appendix**

5.1 Vehicular swept path analysis



Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)  
 Overall Length 11.200m  
 Overall Width 2.530m  
 Overall Body Height 3.751m  
 Min Body Ground Clearance 0.504m  
 Track Width 2.501m  
 Lock to lock time 4.00s  
 Kerb to Kerb Turning Radius 9.500m

REV	DATE	REVISION DETAILS	BY



2<sup>nd</sup> & 3<sup>rd</sup> Floors | Northgate House | Upper Borough Walls | Bath | BA1 1RG  
 TELEPHONE : 0117 937 4077

PROJECT TITLE  
**Orchard Lane**

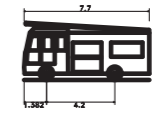
DRAWING TITLE  
**Swept Path Analysis**

CLIENT / ARCHITECT

STATUS  
**PRELIMINARY**

SCALE 1:500	AT A3	DRAWN NSD
CHECKED RF		APPROVED RF

DRG SIZE A3	DATE Jan 2022	DRAWING NUMBER SK01	REV -
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Dennis Sabre Fire Tender (LWB)	7.700m
Overall Length	7.700m
Overall Width	2.430m
Overall Body Height	3.512m
Min Body Ground Clearance	0.397m
Track Width	2.380m
Lock to lock time	5.00s
Kerb to Kerb Turning Radius	7.400m

REV	DATE	REVISION DETAILS	BY



2<sup>nd</sup> & 3<sup>rd</sup> Floors | Northgate House | Upper Borough Walls | Bath | BA1 1RG  
TELEPHONE : 0117 937 4077

PROJECT TITLE  
**Orchard Lane**

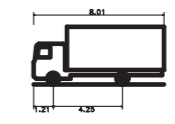
DRAWING TITLE  
**Swept Path Analysis**

CLIENT / ARCHITECT

STATUS  
**PRELIMINARY**

SCALE	AT A3	DRAWN
1:500		NSD
CHECKED		APPROVED
RF		RF

DRG SIZE	DATE	DRAWING NUMBER	REV
A3	Jan 2022	SK02	-



7.5t Box Van  
 Overall Length 8.010m  
 Overall Width 2.100m  
 Overall Body Height 2.550m  
 Min Body Ground Clearance 0.551m  
 Track Width 2.054m  
 Lock to lock time 4.00s  
 Kerb to Kerb Turning Radius 7.400m

REV	DATE	REVISION DETAILS	BY



2<sup>nd</sup> & 3<sup>rd</sup> Floors | Northgate House | Upper Borough Walls | Bath | BA1 1RG  
 TELEPHONE : 0117 937 4077

PROJECT TITLE  
**Orchard Lane**

DRAWING TITLE  
**Swept Path Analysis**

CLIENT / ARCHITECT

STATUS  
**PRELIMINARY**

SCALE 1:500	AT A3	DRAWN NSD
CHECKED RF		APPROVED RF

DRG SIZE A3	DATE Jan 2022	DRAWING NUMBER SK03	REV -
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Prepared by	Amye Stead, Architect
Checked by	Ed Sharland, Associate Director

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Status	Revision	Date issued	Prepared by	Checked by
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P1	R2	21/01/2022	AS	ES