

Assael



Orchard Lane / East Molesey
Pre-application 4 - Updated Response

1.0 Introduction

Building layouts & access

Massing & design

1.4 Purpose of this document

This document has been prepared on behalf of Lifestyle Residence for the development proposals at Molesey Venture Centre, Orchard Lane.

It seeks to address the massing and layout comments received from Elmbridge Borough Council at the pre-application meeting on 04.02.2022, and in subsequent emails following receipt of various pieces of amended information, drawing together this information into one pack.

The aim of this is to reach agreement on the form and massing of the proposals to allow the team to realign with the PPA programme and finalise further details at pre-app 5.

1.1 Key changes since Feb 2022 pre-application meeting

- The diversion of the water main which results in only having one building form for building A and the removal of the isolated building returning to a layout based on pre-application 3 information which was positively received
- Reduced height of building A from 5 to 4 storeys, and reduction in floor to floor heights to further reduce massing
- Reduced the height of building C fronting Orchard Lane from 3 to 2 storeys whilst also simplifying the massing and roof form. Created a clear break between the two building characters, making the building more logical and in keeping with its neighbours fronting Orchard Lane.
- Inset balconies throughout building A to mitigate perceived overlooking.
- Building A footprint and vehicle ramp moved further from the eastern boundary.
- Basement area re-arranged and parking ratio retained above 1:1
- Introduction of a cafe / kiosk and convenience store in building A open to the public
- Distinction between public and private external spaces.
- Change to building B accommodation and massing to provide townhouse typology working better with existing structure and riverside wall
- Revised architectural approach to buildings in response to comments received, taking a more contextual, domestic and traditional approach to the architecture
- Further detail on relationship between building B and existing cottage
- Massing to rear of building A has been stepped to soften the transition to the greenbelt and increase residents amenity
- A study of building B showing a 'gable fronted' design has been provided in response to planners comments

1.2 Pre-application proposals (Feb 2022)

Building A - Senior living accommodation

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

Building B - Flats

8	1 beds (100%)
8	homes in total

Building C - 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

Parking

80 car parking spaces in total

84 cycle parking spaces

1.3 Current proposal (May 2022)

Building A - Senior living accommodation

3	1 beds (6%)
38	2 beds (76%)
9	3 beds (18%)
50	homes in total

Building B - Townhouses

1	2 bed house
3	3 bed houses
4	homes in total

Building C - Accommodation

8	1 beds (40%)
12	2 beds (60%)
20	homes in total

Total

11	1 beds (15%)
51	2 beds (69%)
12	3 beds (16%)

74 homes

Parking

74 allocated car parking spaces provided at 1 to 1
4 visitor parking spaces
1 Drop off space

79 Total spaces

86 cycle parking spaces

1.5 Planners feedback on latest designs

29.04.2022 - Comments received from Case Officer and Senior Urban Design and Conservation officer on progressed proposals

Block A

- The reduction in height is a significant improvement and now appears as a suitable height.
- Would probably appear better if solely finished in brickwork with similar detailing to Block B. Or with smaller sections of render, not that keen on the large central section of render, would need breaking up
- Would like to see views from the rear to understand how it would appear from the green belt and how it interacts with the large amount of open space.

Block A - Additional comments following receipt of block A rear view - dated 10.05.2022

- Myself and the Senior Conservation and Urban Design Officer have reviewed the view of the rear of the main block and consider that there is a concern regarding the massing at the rear and how it is quite abrupt with three stories adjoining an area of empty space. It would be an improvement if there were multiple set backs/step ups to give a cascade to the massing. There would be an opportunity to provide amenity space within the set backs.



Block B

- Did like the previous design with the gabled roofs as resembled the industrial gable storage buildings (often now converted to flats) found along waterways and felt this was a good design element that brought some different elements to the site and helped to differentiate the buildings. Would ideally like this design element to be brought back in.
- At ground floor level there are solely front doors and garages, could use some windows to add visual interest and natural surveillance to the street.
- Need to know how the block interacts with the retained building it immediately adjoins.



Block C

- Perhaps the block that needs the most work now.
- The block is effectively trying to appear as two different buildings, one within the site and one facing Orchard Lane and as a result appears a bit disjointed.
- Perhaps could investigate splitting the building so that the front building more closely resembles the dwellings on Orchard Lane.
- The roof form of the section facing Orchard Lane needs to be altered to a more traditional roof form and have a similar height and eaves height.
- The units at ground floor level facing the internal street need to have a greater degree of defensible space and potentially could look at some having their own front doors though this is a minor point.
- Need to make sure there is not overlooking between the units in Blocks B and C.



1.6 Our response and actions

12.05.2022 - We have reviewed the comments and summarise the key changes and responses below. These are shown in chapter 3 of this document.

Block A

- We are pleased that the revised reduction in height is considered suitable - item agreed
- Noted - The materiality and breaking up of this building is still in development. We have changed the render to an alternative lighter buff brick as we think this change in materiality helps to add interest and signify the central point of the building.
- This was provided on Monday 09.05.2022 and we have received your comments on this view explained below.

Block A - Additional comments following receipt of block A rear view - dated 10.05.2022

- We have revised the massing and plan form to provide a stepped massing at second floor with roof terraces overlooking the greenbelt. This gives a soft transition into the greenbelt providing a maximum of two storeys onto the green belt, well below the existing tree canopy height. The top storey of the building already set back from the edge of the building and this has been improved further in this amendment.

Block B

- Building B was changed to townhouses that would become part of the later living offer. In order to achieve suitable private amenity spaces for these larger homes a roof terrace was introduced opening out from a living space at the top of the building. To make the houses suitable for older residents a platform lift will be installed from day one. A consequence of using the roof for external amenity means that a gabled pitched roof was not considered appropriate due to the increase in height this would require to accommodate for the room at second floor. However we have provided an option showing what this would look like for your consideration.
- The townhouses are designed with an integrated garage or dedicated driveway and refuse store to minimise street clutter and create a mews feel. The layout of these houses makes it difficult to accommodate additional windows however we have updated the view to provide increased glazing within the front door and onto the stair case.
- We have shown an additional view of where the proposed houses meet the existing house. The roof form continues at this junction and a smaller house has been designed to connect into the existing party wall. Windows provide public surveillance and activation.

Block C

- We have re-planned the building to clearly show a break with the domestic building on Orchard Lane and the longer building to the north, this also provides natural light into the common corridor. We have reduced the footprint of the Orchard Lane building and taken out the apartment from roof level to achieve a more traditional roof form.
- We have increased the defensible space within the development to a minimum of a 1.2 meter planting buffer and provided front doors to the apartments off Orchard Lane.
- The existing residential buildings are set 8m and 15m apart. The current proposals have increased the distance between these buildings whilst retaining a mews street feel on entry. The two bedroom townhouse which adjoins the existing building where the distance between the buildings is tightest has been designed to have its primary aspect towards the river and therefore avoid overlooking between itself and building C.

1.7 Discussions with Thames Water

Since the pre-application we have met with Thames Water to understand the possibility of diverting the water main. The water main dates back to 1897 and is likely to need replacement in the next 50 years. There is also a risk that during construction damage could be done to this 100 year old cast iron pipe. Therefore diverting the pipe would greatly reduce the risk of damage and guarantee its future for the next 100+ years.

Lifestyle Residences will be proceeding with the diversion as shown on the right with the agreement of Thames Water. This would result in the removal of a few existing trees which currently sit on top of the water main. All of which have been categorised as category B or lower within the Arboriculturist report. Thames Water have advised that mature trees should not be located on top of the water main as currently exists.



Existing site plan with water main diversion plan

Introduction

2.0 Building layouts & access

Massing & design

Building layouts & access

2.1 Ground floor layout

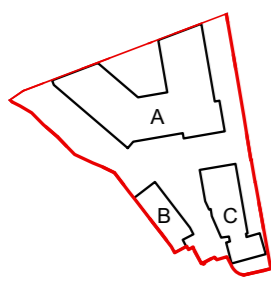
The ground floor has been revised to reflect the diversion of the water main. This allows building A to be fully connected.

A public kiosk has been added at the front of the building which will serve drinks and basic conveniences to the local community.

Residents of all blocks will have access to the amenity of the green belt land to the north.



- Key**
 - Site boundary
 - 1 bed
 - 2 bed
 - 3 bed
 - Amenity
 - Residential lobby
 - Back of House
 - Water main exclusion zone
-
- Diversion of water main**
 - Distance from boundary increased from 8m to 11m**
 - Ramp to basement reduced and moved away from boundary**
 - Distance from river increased**
 - Communal gardens for residents of building C**
 - Simplified form of building C**
 - Break between buildings gives clear identity to Orchard Lane massing**
 - Building B changed to incorporate 4 townhouses with integral garages or driveway**



Ground floor plan - Revised proposal

2.2 Servicing and parking

The servicing strategy includes the following features:

- Safe, segregated routes for pedestrians are provided into and throughout the development.
- Uptake of cycle spaces within senior living developments tends to be very low. However secure cycle parking is provided in accordance with the EBC Parking SPD. These are located within the basement and will be split for each building. A total of 86 cycle spaces are proposed in a mix of two-tier racks and sheffield stands.
- Dedicated loading / drop off bay located at end of the new street, behind the townhouses.
- Vehicular access to car park within the scheme via basement ramp. Traffic light system and waiting area at either end of the ramp are proposed.
- 79 car parking spaces, including 4 visitor spaces at ground floor
- Each building has an individual bin store in accordance with the Elmbridge Guidance for Developers on the storage and collection of household waste.
- Refuse collection point and loading bay outside building A.



- Key**
- Allocated car parking spaces
 - Visitor parking spaces
 - Refuse collection point
 - Proposed secure internal residents' cycle parking
 - Proposed refuse store
 - Proposed loading bay / drop-off / pick-up point
 - Refuse vehicle loading area
 - Proposed car park access
 - Vehicular route
 - Service route

Ground floor plan - Revised proposal



Basement floor plan - Revised proposal

2.3 First floor layout



Building A joined as one form

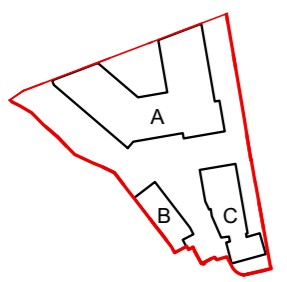
Inset balconies to reduce overlooking and set further from boundary

Juliet balconies on all apartments for building C to reduce overlooking to neighbours on Ember Farm Way and to building B

Massing amended with clear break and footprint responding to neighbouring forms

Key

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



First floor plan - Revised proposal

2.4 Second floor plan



Massing set back away from the green belt area

Building A joined as one form

Courtyard size increased

Apartment layouts rationalised and improved

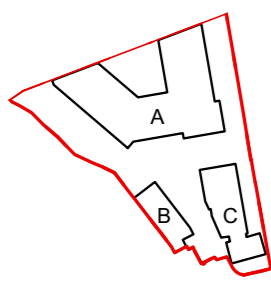
Change to townhouses with extra storey and roof terrace amenity

Reduction in height along Orchard Lane to two storeys



Key

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



Second floor plan - Revised proposal

2.5 Third floor plan



Massing set back away from the green belt area

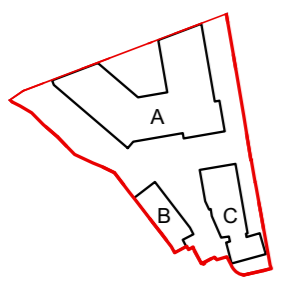
Building stepped back from eastern edge to avoid overlooking to neighbours on Ember Farm Way

Visual break between buildings

Front of building C reduced to 2 storeys, reorientated and reduced in size to respond to neighbouring houses

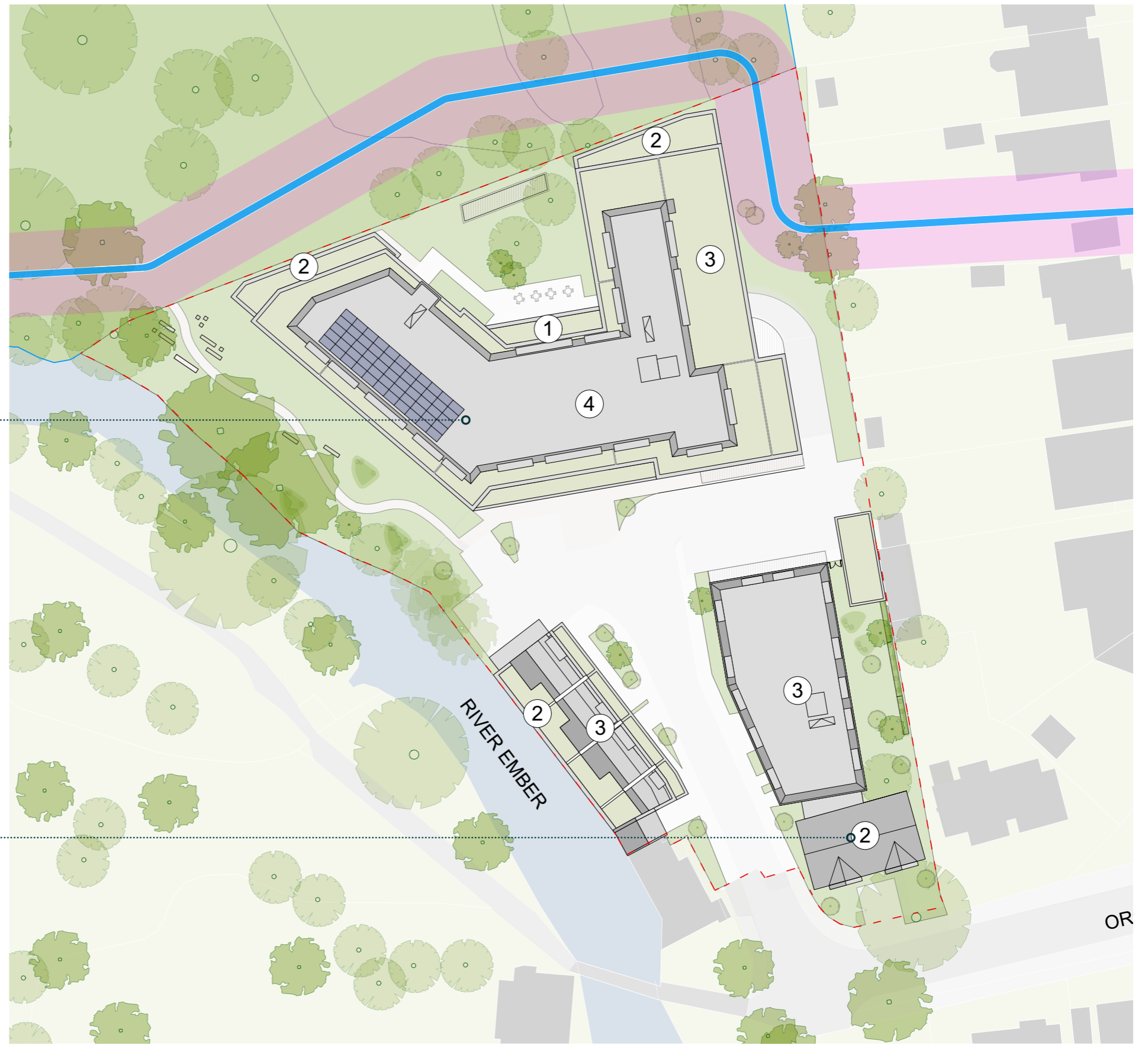
Key

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



Third floor plan - Revised proposal

2.6 Roof plan

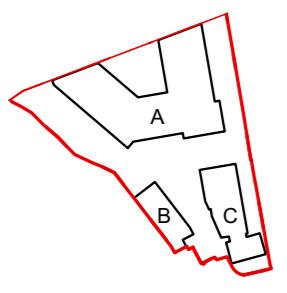


Reduction from 5 storeys to a set back 4 storeys

Building fronting Orchard Lane reduced to 2 storeys

Key

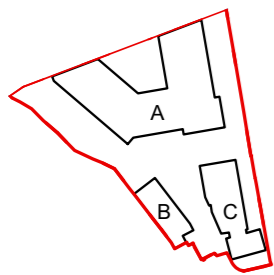
- Site boundary
- 1 bed
- 2 bed
- 3 bed
- Amenity
- Residential lobby
- Back of House
- Water main exclusion zone



Roof plan - Revised proposal

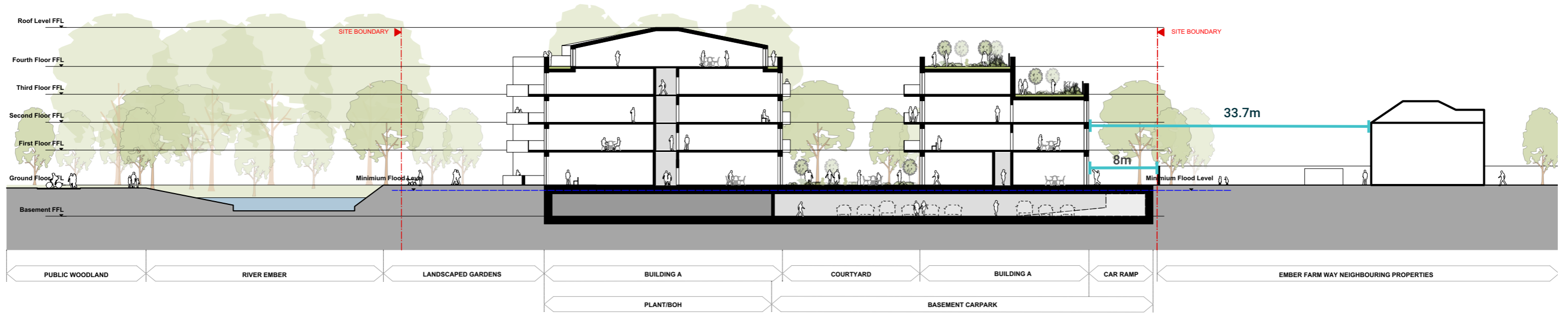
2.7 Basement plan

The basement has been reduced in size following the pre-application to improve viability of the scheme.

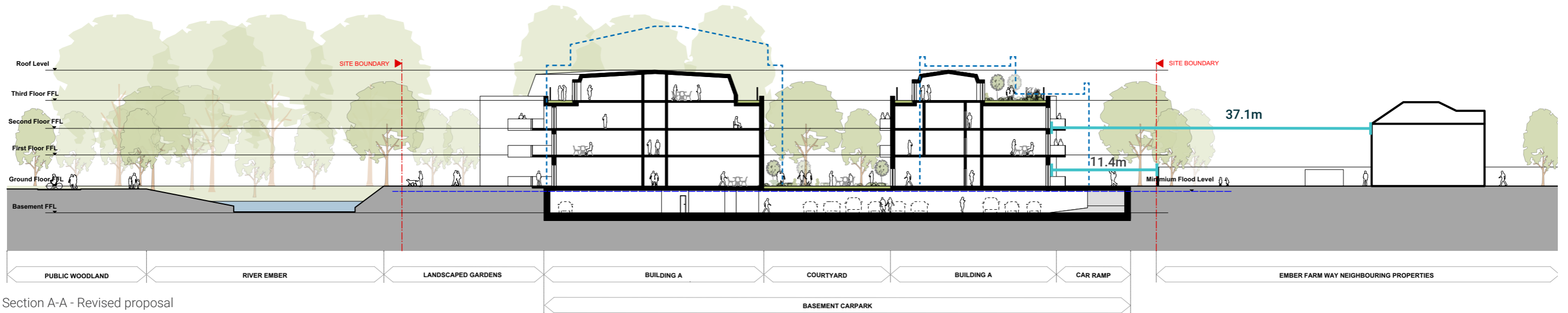


Basement plan

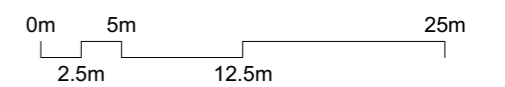
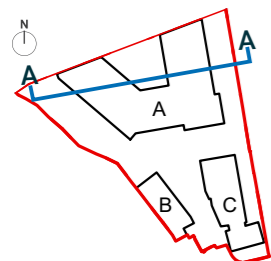
2.8 Building section comparison



Section A-A - Pre-application proposal



Section A-A - Revised proposal



Introduction

Building layouts & access

3.0 Massing & design

3.1 Introduction

This chapter sets out how the architecture and massing has been updated to respond to comments received from Elmbridge Borough Council.

Key comments received at the pre-app meeting and how the design was adjusted are set out on this page. The subsequent pages show how this design has responded to comments since this initial meeting.

Main comments received at pre-app meeting

- How are you responding to the location, elements of blending and transition required with the context
- How does the design of the arches, or green coloured metal roofs relate to the surrounding context? The arches are too thin and are not the same aesthetic as the entrance porches used as references
- Would like more of a response to the local vernacular in terms of details and materials
- Inset more balconies to prevent overlooking to neighbours and reduce the sense of mass shown in the initial views.

Summary of key changes since pre-app

- Additional analysis of context, materials and details have further influenced the proposals and proportions
- Massing amended and reduced for buildings A and C
- Change from green metal roofs and detailing to more typical slate roof finish and grey metal detailing matching local roofscape
- More domestic look and feel to complement local suburban context with materials reflecting the variation in the local area
- Inset balconies on building A and Juliette balconies on buildings B and C reduce visual mass
- Building B changed from maisonette apartments with balconies to townhouses with roof terraces and garages



Central view towards building A - Pre-application proposal



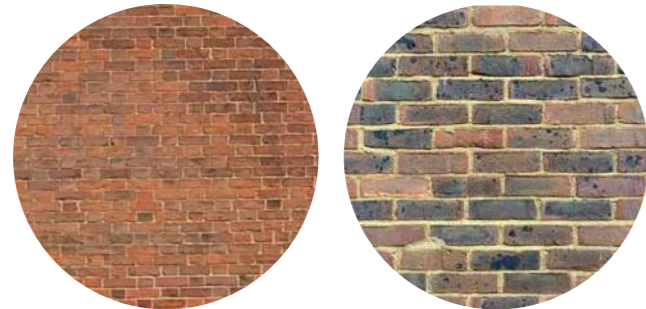
Central view towards building A - Revised proposals (12.05.2022 with revised light buff brick approach to building A)

3.2 Local material and detail analysis

Key Features

- Variety of material finished with the majority being of brick red or brown brick and or white render finish (or combination of both)
- Single, double, and triple divided windows which tend to be half height
- Expressed cill and lintel details often alongside brick soldier courses
- Recessed entrances
- Dormer roofs and gable frontages give a varied roofscape,

Materials on and around the site



Red tones

Buff tones



Tiled shingles



White render

Roof Types



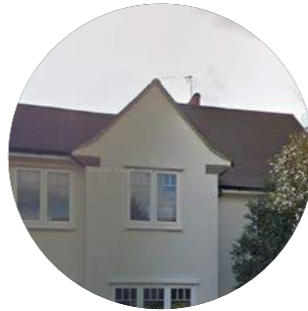
Pitched roof with dormer



Dark grey slate tiled roofs



Hipped brown tiled roofs



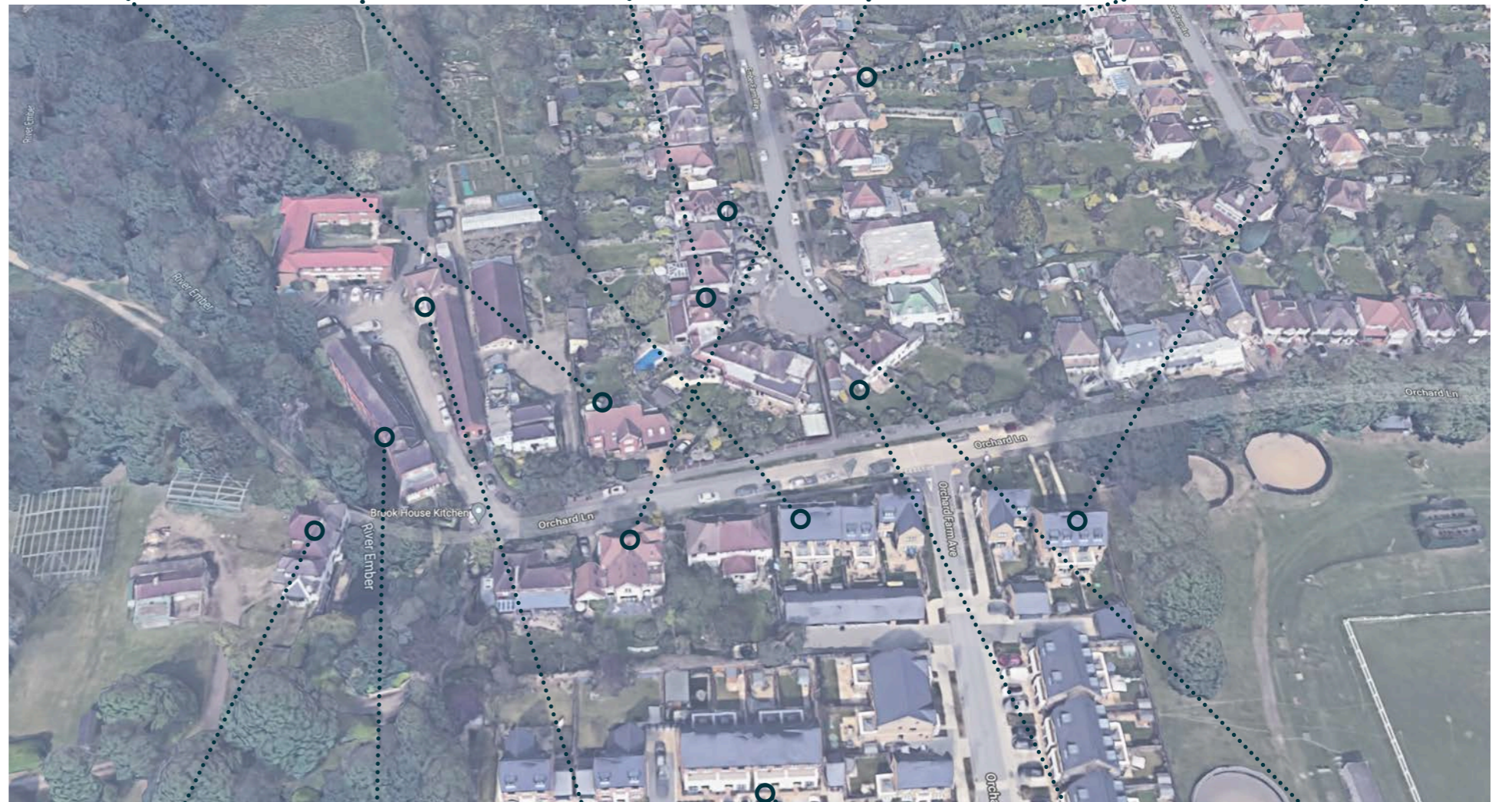
Gable pitched fronts



Full width dormers



Twin dormers and steep roofs



Details and features



Long walls broken up by rainwater pipes



Horizontal parapets and white stone lintels



Circular roof features



Stone cills, soldier courses and dark window frames



Covered entrances and rendered finishes



Integrated garages and soldier course details

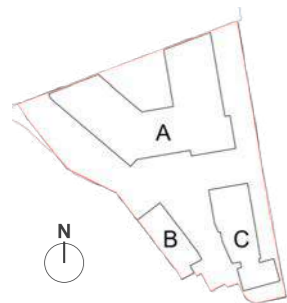
3.3 Building A - Design and massing

Comments to address:

- The reduction in height is a significant improvement and now appears as a suitable height.
- Would probably appear better if solely finished in brickwork with similar detailing to Block B. Or with smaller sections of render, not that keen on the large central section of render, would need breaking up
- Would like to see views from the rear to understand how it would appear from the green belt and how it interacts with the large amount of open space.
- Myself and the Senior Conservation and Urban Design Officer have reviewed the view of the rear of the main block and consider that there is a concern regarding the massing at the rear and how it is quite abrupt with three stories adjoining an area of empty space. It would be an improvement if there were multiple set backs/step ups to give a cascade to the massing. There would be an opportunity to provide amenity space within the set backs.

Response

- We are pleased that the revised reduction in height is considered suitable - item agreed
- Imagery has been updated to show an all brick building, but with a lighter central buff. Final brick tones still under consideration, but we think the different tone helps to break up the massing when viewed from both sides.
- An additional image of the building from across the green belt land has been provided to justify the three storey massing fronting the greenbelt.
- We have revised the massing and plan form to provide a stepped massing at second floor with roof terraces overlooking the greenbelt. This provides a maximum of two storeys onto the green belt, well below the existing tree canopy height and being domestic in scale. The top storey of the building already set back from the edge of the building and this has been improved further in this amendment.



Central view towards building A - Revised proposals (12.05.2022 with revised light buff brick approach to building A)

3.4 Central view towards building A



3.5 Building A - View from the green belt

The proposals have been revised to step down towards the green belt. This provides generous roof terraces of 2m or more in depth to those apartments.



Aerial view showing proposed set backs



View from the green belt towards building A - Pre-application proposal



View from the green belt towards building A - Revised proposals





3.6 Building A distant greenbelt view



Key of viewpoint



Existing photo of similar view



Building A view from private green belt land (some trees removed or faded to show building more clearly)



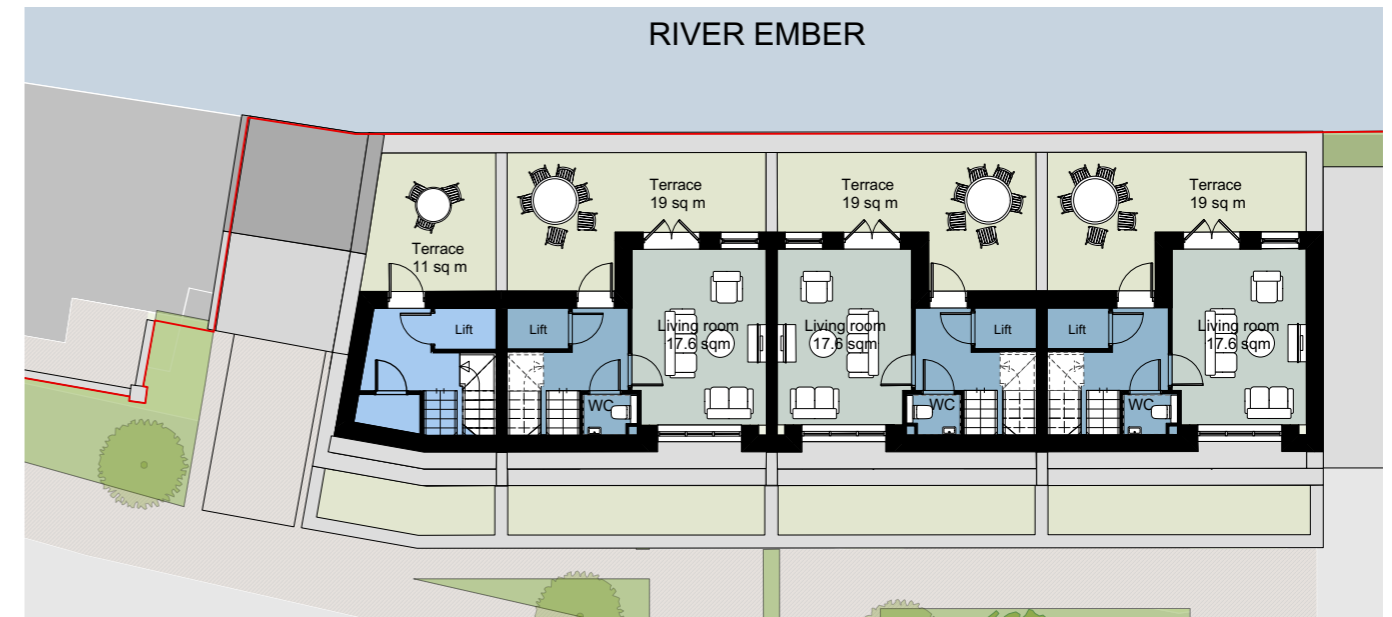
3.7 Building B - Design and massing

Comments to address:

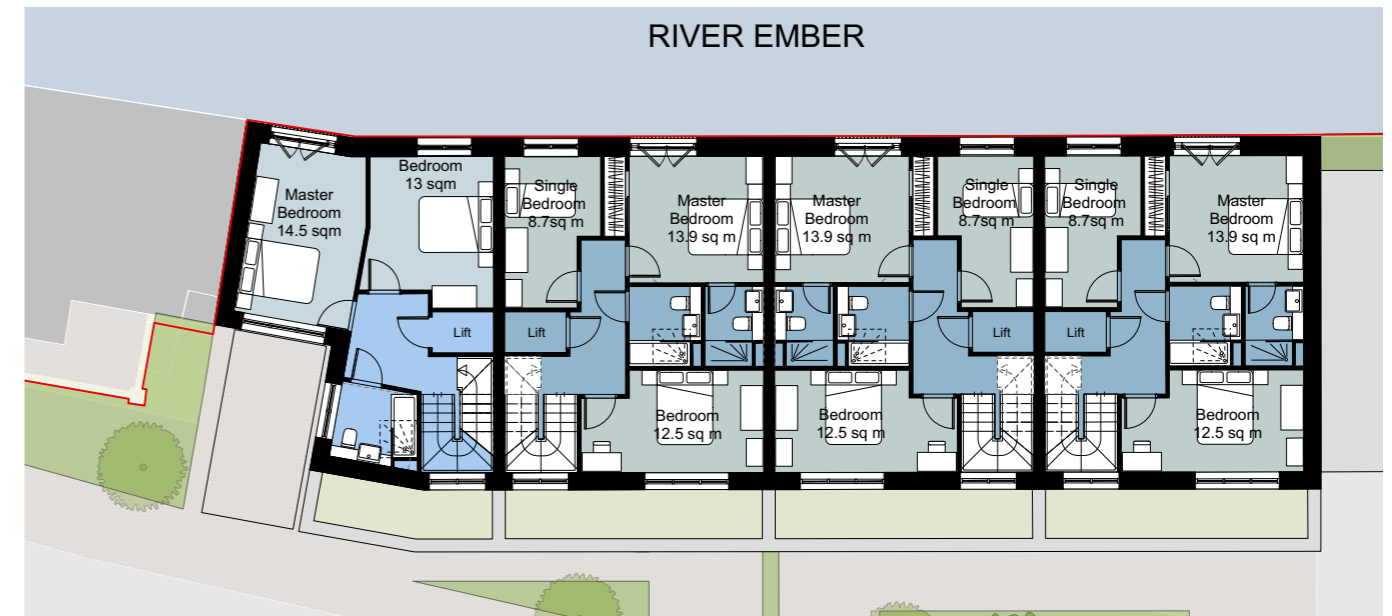
- Did like the previous design with the gabled roofs as resembled the industrial gable storage buildings (often now converted to flats) found along waterways and felt this was a good design element that brought some different elements to the site and helped to differentiate the buildings. Would ideally like this design element to be brought back in.
- At ground floor level there are solely front doors and garages, could use some windows to add visual interest and natural surveillance to the street.
- Need to know how the block interacts with the retained building it immediately adjoins.

Response

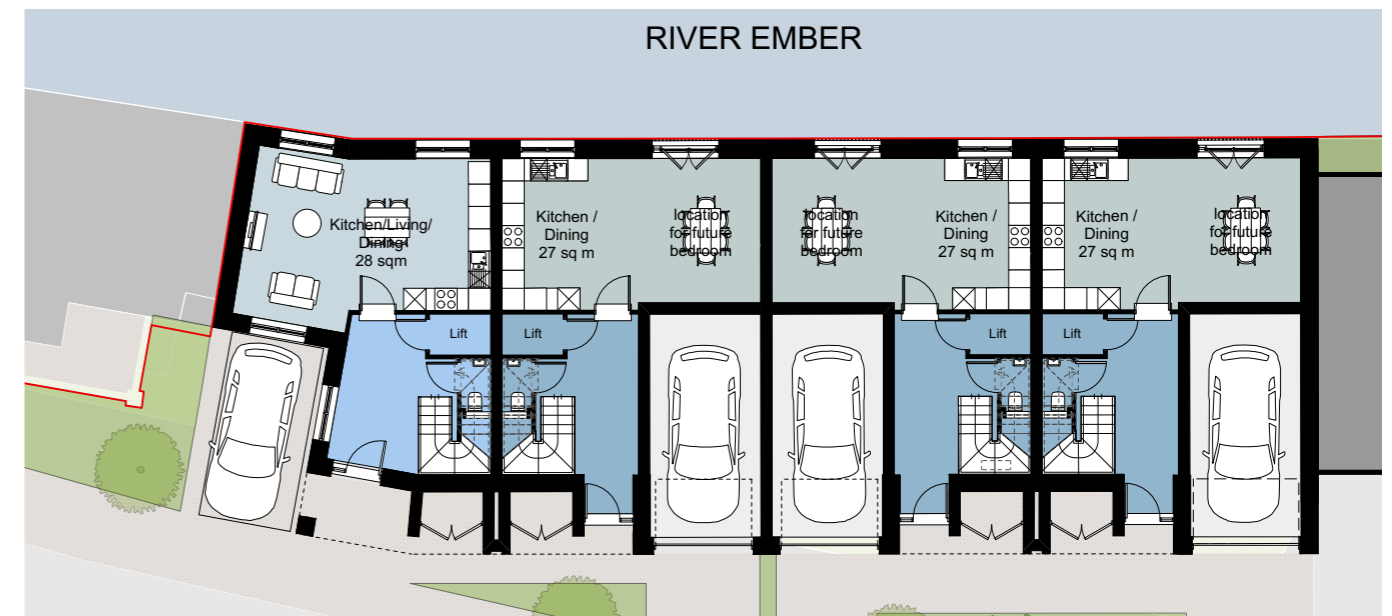
- Building B was changed to townhouses that would become part of the later living offer. In order to achieve suitable private amenity spaces for these larger homes a roof terrace was introduced opening out from a living space at the top of the building. To make the houses suitable for older residents a platform lift will be installed from day one. A consequence of using the roof for external amenity means that a gabled pitched roof was not considered appropriate due to the increase in height this would require to accommodate for the room at second floor. However we have provided an option showing what this would look like for your consideration.
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- We have shown an additional view of where the proposed houses meet the existing house. The roof form continues at this junction and a smaller house has been designed to connect into the existing party wall. Windows provide public surveillance and activation.



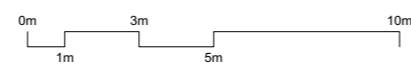
Building B - Second floor plan



Building B - First floor plan



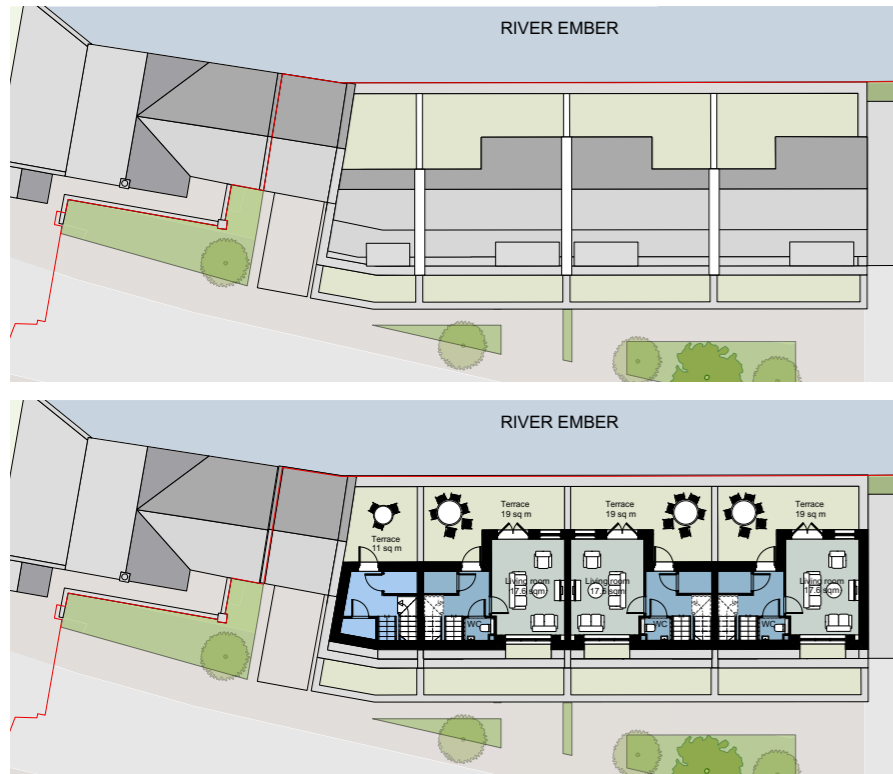
Building B - Ground floor plan



3.8 Building B - roof profile options

The images show the mansard roof option currently proposed and an alternative option with a gable end elevation accommodating the upper storey.

Both options show a front door with increased glazing to increase activation on the street.



Building B Roof Plan - Mansard roof profile 2nd floor and roof plan



Building B Roof Plan - Gable roof profile 2nd floor and roof plan



View towards building B - Mansard roof profile



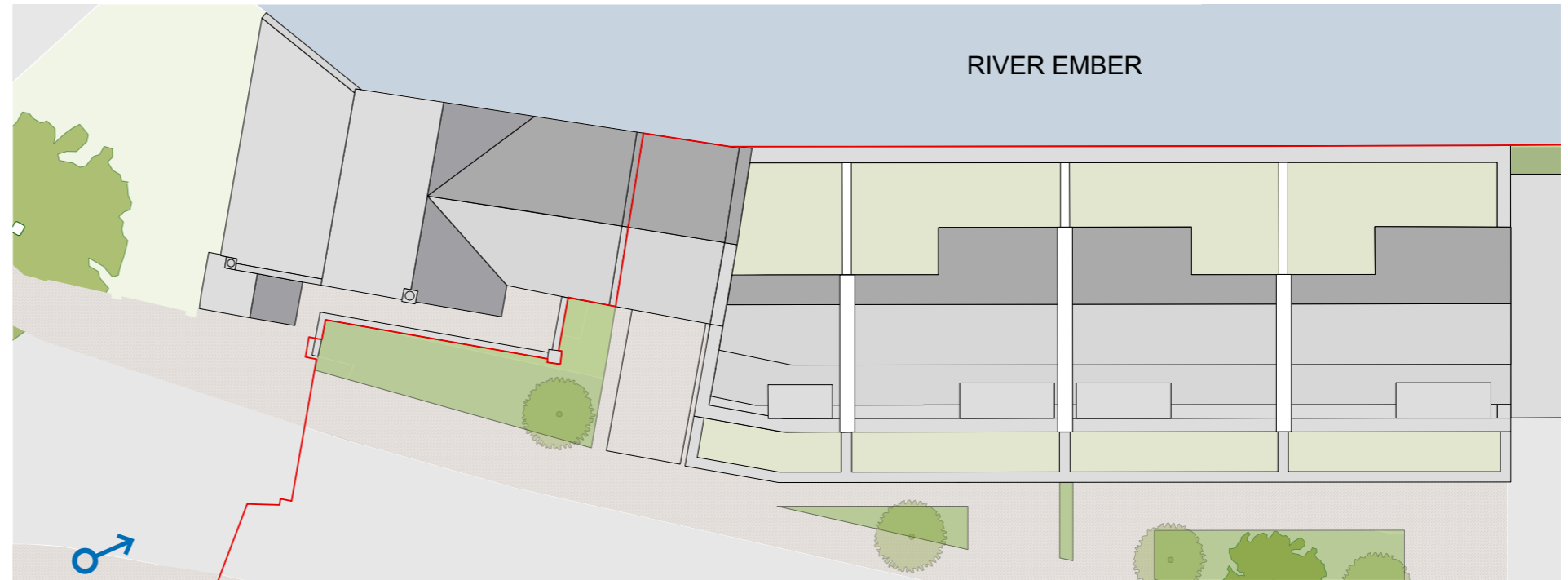
View towards building B - Gabled roof profile

3.9 Building B - junction with the existing (mansard option)

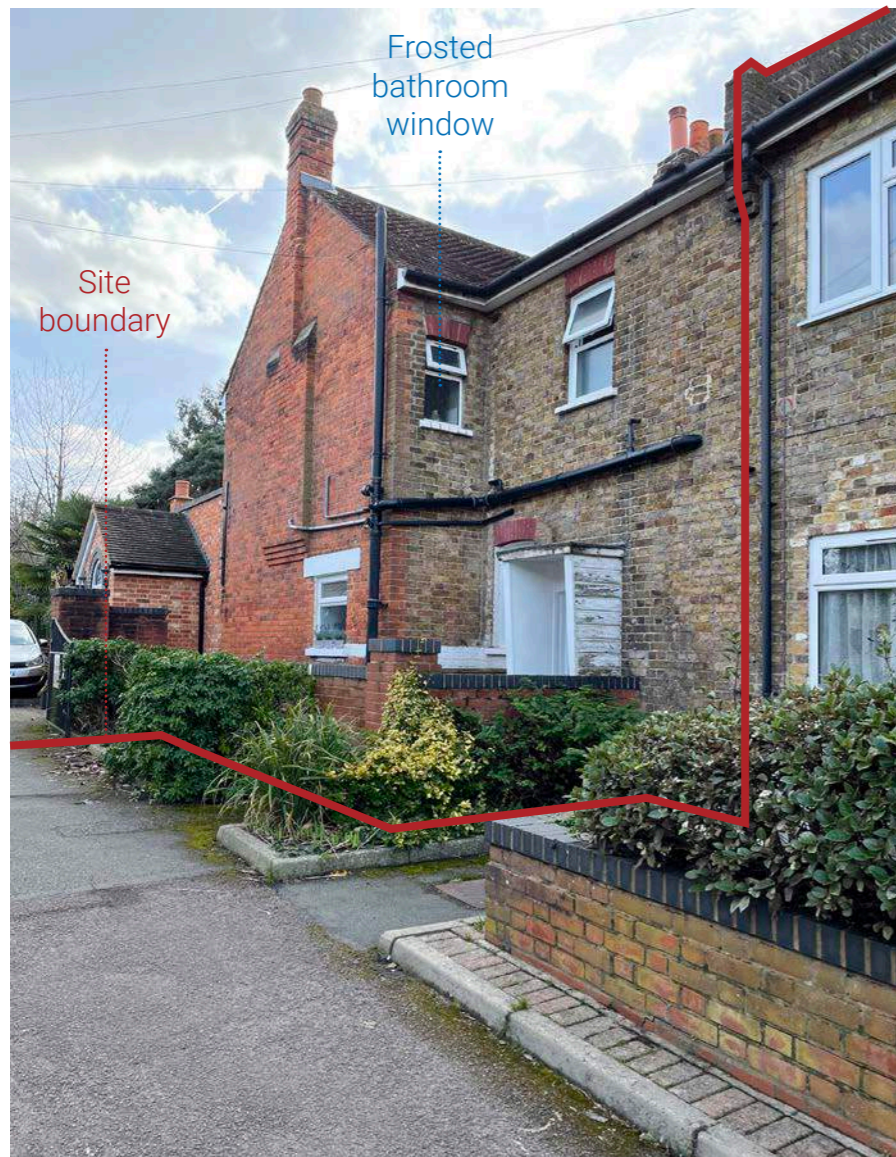
This page explores the junction between the existing Ember Farm Cottage and our proposed replacement of Newstead House within our site boundary.

Key features are:

- Eaves height and ridge line to align
- Party wall condition retained and improved
- Pavement introduced and formalised landscaping and parking space for new house
- Mansard pitched roof form for new houses



Roof plan



Existing condition photograph



View towards building B and Ember Farm Cottage showing junction and alignment

3.10 Building B - junction with the existing (gable option)

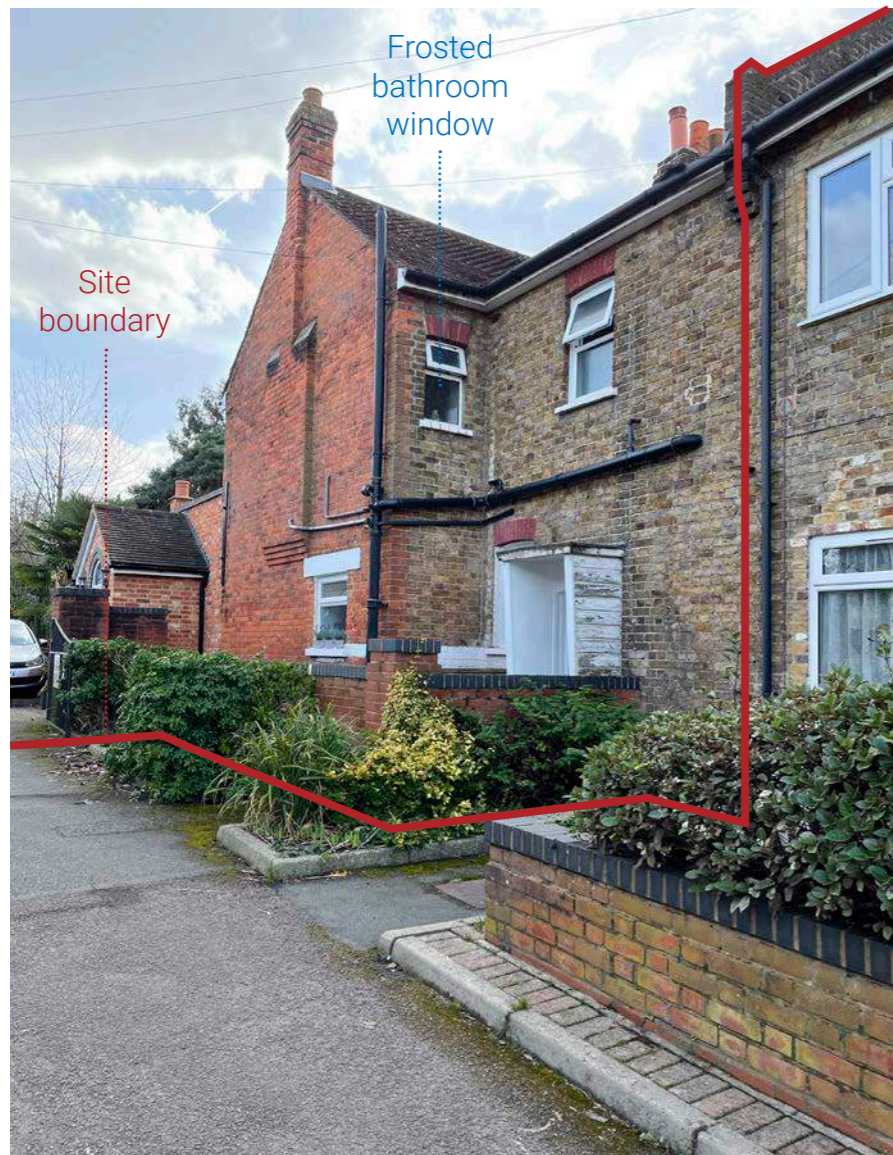
This page explores the junction between the existing Ember Farm Cottage and our proposed replacement of Newstead House within our site boundary.

Key features are:

- Eaves height and ridge line to align
- Party wall condition retained and improved
- Pavement introduced and formalised landscaping and parking space for new house
- Gable pitched roof form



Roof plan



Existing condition photograph



View towards building B and Ember Farm Cottage showing junction and alignment

3.11 Building C

Comments to address:

- In the latest visuals look like building C is trying to appear as two different buildings, one within the site and one facing Orchard Lane. Investigate splitting the building so that the front building more closely resembles the dwellings on Orchard Lane. The roof form of the section facing Orchard Lane needs to be altered to a more traditional roof form and have a similar eaves height.
- The units at ground floor level facing the internal street need to have a greater degree of defensible space and potentially have front doors, though this is a minor point.
- Need to make sure there is not overlooking between the units in Blocks B and C.

Response

- We have re-planned the building to clearly show a break with the domestic building on Orchard Lane and the longer building to the north, this also provides natural light into the common corridor. We have reduced the footprint of the Orchard Lane building and taken out the apartment from roof level to achieve a more traditional roof form.
- We have increased the defensible space within the development to a minimum of a 1.2 meter planting buffer and provided front doors to the apartments off Orchard Lane.
- The existing residential buildings are set 8m and 15m apart. The current proposals have increased the distance between these buildings whilst retaining a mews street feel on entry. The two bedroom townhouse which adjoins the existing building where the space between the buildings is narrowest has been designed to have its primary aspect towards the river and therefore avoid overlooking between itself and building C.



Existing view



Original pre-app 4 proposal



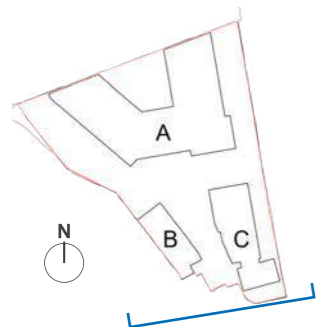
Updated proposal

3.12 Building C Orchard Lane Elevational perspective - Contextual setting

The image below shows the revised building C proposal in the context of the neighbouring houses.



Updated view 12.05.2022



3.13 Building C Orchard Lane Elevational perspective - Contextual setting



Perspective Elevation through Orchard lane (updated view 12.05.2022)



Ember Farm Cottage



Rivercroft Cottage



18 Orchard lane



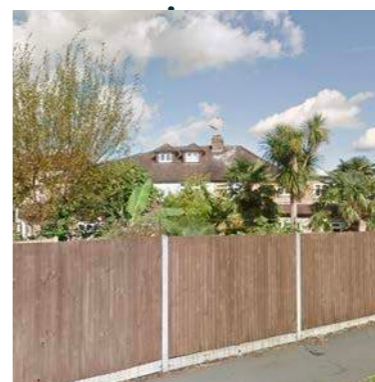
Orchard lane house



Orchard lane house



Orchard lane house

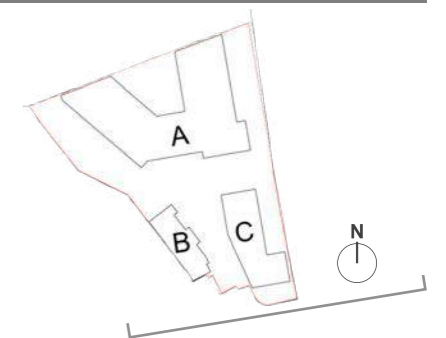


The back of ember farm lane houses



Cala homes development

3.14 Building C Orchard Lane Elevational perspective



3.15 View towards Building C



3.16 View towards Building C from Orchard Lane

This new view shows how building C has been split into two distinct blocks, one fronting Orchard Lane with front doors and a traditional roof form, and then the more linear brick building behind.



Assael

Assael Architecture

123 Upper Richmond Road
London SW15 2TL

+44 (0)207 736 7744
info@assael.co.uk
www.assael.co.uk

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Prepared by	Amye Stead, Architect
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