



Assael

**D&A**

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**Orchard Lane / East Molesey**  
Design and Access Statement



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## **1.0 Introduction**

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## Introduction

### 1.1 The purpose of this document

This Design & Access Statement has been prepared by Assael Architecture on behalf of Lifestyle Residences. It explores the opportunity to redevelop the Molesey Venture Centre site on Orchard Lane in East Molesey within the Borough of Elmbridge.

From the analysis of the historic and physical aspects of the site, a design strategy has been developed that is responsive and respectful of the surrounding context and that will be progressed within this planning application.

### 1.2 Planning description

Redevelopment of the site by way of the demolition (or partial demolition) of all existing buildings and the erection of 3 buildings comprising 74 residential units (15 x 1 bed, 48 x 2 bed and 11 x 3 bed) and ancillary facilities for residents, underground and surface level car and cycle parking, mechanical plant, soft and hard landscaping and associated diversion of Thames Water pipe.

### 1.3 The professional team

#### Client

Lifestyle Residences Ltd



#### Charity Partner

The Sons of Divine Providence



#### Client Development Manager

Circ Management



#### Architect

Assael Architecture



#### Planning Consultant

Beamish Planning Consultancy



#### Employers Agent & Quantity Surveyor

Pierce Hill LLP



#### MEP & Sustainability Consultant

Hoare Lea



#### Flood Risk Consultant

KRS Environmental



#### Transport, Environmental & Acoustic Consultant

Entran Ltd



#### Ecology Consultant

Middlemarch



#### Structural & Civil Engineer

Mason Navarro Pledge Ltd



#### Fire Consultant

OFR



#### Landscape Consultant

Exterior Architecture



#### Daylight & Sunlight Consultant

Consil



## 1.4 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 Corrigans of Mayfair. With Lifestyle Residences, John and his experienced team are bringing the quality and attention to detail regularly deployed on major projects like these 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 included 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 the Teddington Society for improving the local built environment.

## 1.5 The Sons of Divine Providence & 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 north-west 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 orphans, disabled and elderly.

Fr. Paul Bidone 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 opened in 1952, the congregation established a charitable trust as the vehicle for its work in England.

In 2001/2002, 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 allowed the charity to develop its own identity, whilst retaining the link with the congregation by using the founder's name and by upholding his 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.

## 1.6 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 homeowners, 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 homeowners 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

## 1.7 Lifestyle Residences experience

Mulberry Court is the first major development by Lifestyle Residences in collaboration with The Sons of Divine Providence, who own both this site and the Orchard Lane site and are a registered social landlord.

The recently complete Mulberry Court replaces a previous building with a purpose-designed senior living building (C2 use class) set behind existing residential dwellings that were refurbished as part of the redevelopment.

### Key features of the scheme:

- Creating a high-quality Later Living community
- Generous landscaped courtyards
- Basement car park with direct access to the building above via lifts and stairs
- Total of 28 apartments (4 x one-bed and 24 x two-bed) typically 10% larger than NDSS sizes
- 191 sq m internal amenity located adjacent to the main entrance and with access to the landscaped courtyard. Amenity includes gym / activity, communal lounge, dining, private dining and kitchen
- Traditional aesthetic
- Generous corridors and circulation spaces



Mulberry Court location



Mulberry Court reception



Mulberry Court main building



Communal amenity space at Mulberry Court



Mulberry Court shared residents terrace



Typical apartment living space



## 1.8 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.

### Later Living

Assael's research priority over the last few years has been working to develop new models for 'Later Living' including those for rent and for sale.

The UK is getting older and statistics show that one in four people will be over 65 by 2060. However, we do not build enough purpose-designed housing for older people to meet even current demand, let alone future demand.

There is a huge number of people who want to 'rightsize'; there are 3.1 million households aged 55 and over who would consider moving, but there are a lack of suitable options for them to move to in the current market.

As part of our initial research into Later Living, Assael developed the concept for 'Rightsizer' Later Living communities. Drawing on expertise from across the property industry, our own design experience as well as stakeholder engagement, including with potential residents, we set out a vision for Later Living communities that can help revitalise communities up and down the country while also providing much needed housing for older people. This, in turn, can help free up homes for families, second steppers and first-time buyers.



## 1.9 Assael experience

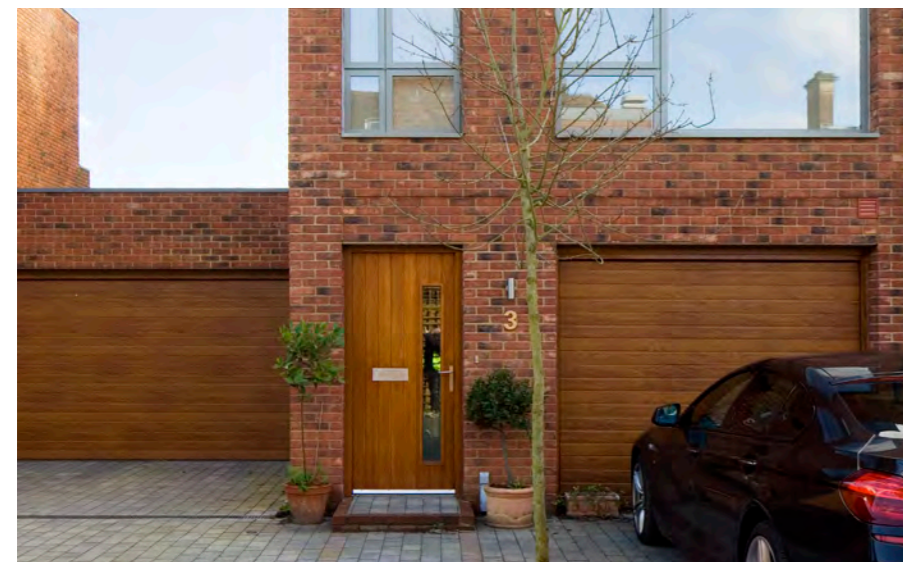
### Aissele Place, Esher

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 won The Sunday Times British Homes Awards for Development of the Year and Mixed-use Development of the Year in 2014, along with 4 prizes at the What House? Awards in the same year.



Macaulay Walk, Clapham

### Ham Mill, Gloucestershire

Location	Stroud / UK
Client	Stroud Corporation
Date	2014 - 2017
Status	Planning
Site area	2.0 ha
No. of homes	100

The vision for this former industrial site is to provide a high-quality, mixed-use development, providing 100 new homes centred around the Grade II listed Ham Mill.

The scheme secures key heritage assets, including the sensitive refurbishment and conversion of the listed Mill, and introduces public access routes and permeability through the site to the River Frome. The design proposes an elegant approach with robust detailing whilst creating a complementary, coherent and sensitive palette of materials that enhance the local character and the setting of the historic buildings.

The development has won two awards since its completion in 2017, Winner of Housing Project at The Sunday Times British Homes Award and the Project Award at the Housing Design Awards.



Ham Mill, Gloucestershire







**Introduction**


**2.0 Context**

**Design process**

**Design response**

**Landscape proposal**

**Access**

Hampton Court 

Hampton Court Palace

Ditton Field

River Thames

River Mole  
River Ember

Old Tiffinians  
Sports Ground

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 a five minute 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 to 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 0.75 hectares in area the vast majority of the site is considered brownfield land, except for the northern-most part which is within the Green Belt and has been included in the site boundary solely as this is where the diverted water pipe will be located. The site contains approximately seven existing buildings, known as the Molesey Venture Centre. The site 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.



Map of Elmbridge with the Borough of Molesey East highlighted



Site location plan

### 2.3 Site ownership, current occupiers & uses

The site is owned by the charity partner, The Sons of Divine Providence. The charity, along with Lifestyle Residences, are delivering this scheme at Orchard Lane 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, the new purpose-built residential care home was opened.

In 1980, the charity opened Newstead House, a building of eight studio apartments 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 Centre, housing 17 residents with learning disabilities; Sundial House, which is a home for seven men; and Newstead House, which provides sheltered housing.

The Molesey Venture Centre became financially unviable due to increasing running costs and therefore was closed in June 1998. In 2000, the Molesey Venture Centre 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 Centre 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 several existing buildings on the site, or directly adjoining it, the details for which are outlined in the adjacent table.

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

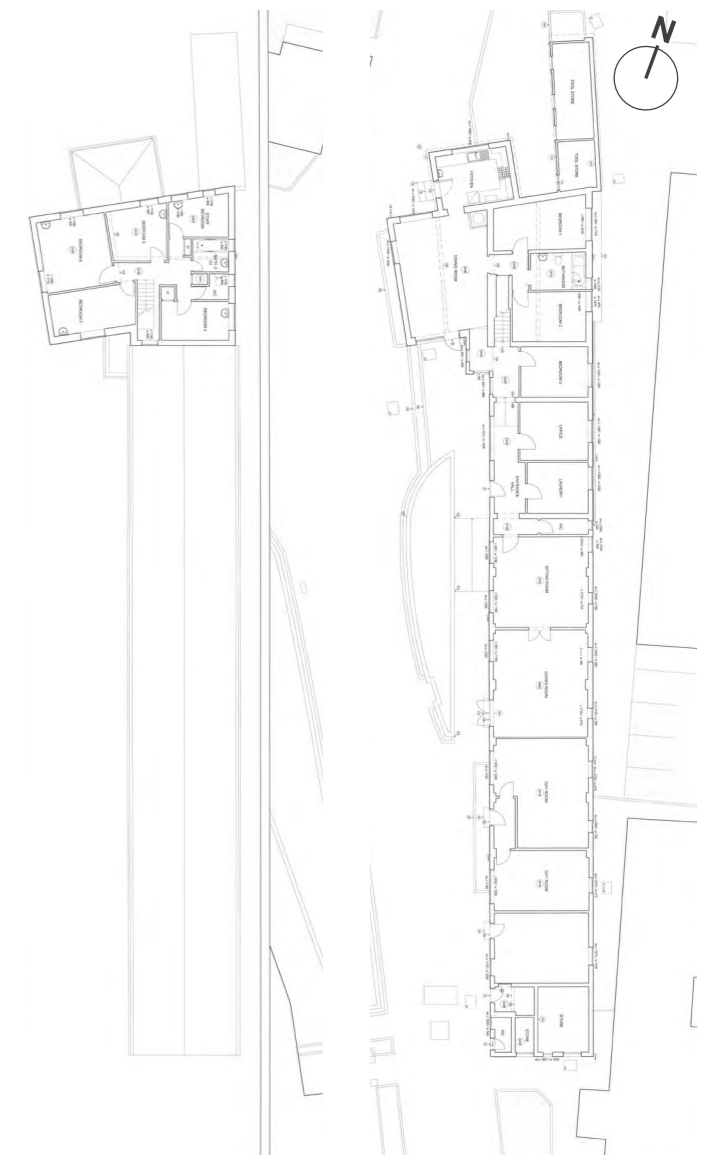
The proposed residential development will aim to re-provide housing for all those on-site who wish to remain, subject to further discussions with the charity.

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 Venture Centre	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 two 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 an ad hoc arrangement. The buildings have few original features, and the majority of the buildings are 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 along 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.



View from Orchard Lane at site entrance



View from Green Belt towards the site



View over the River Ember



View between Sundial House and Willow Cottage



View of secondary access and Rivercroft House



View of rear of Sundial House



View towards Orchard Lane



Willow Cottage



Metropolitan drinking fountain



Key plan

## 2.5 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:

- Royal Cambridge Home and the Sheppard Trust
- Hampton Court Station Proposal
- 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 appeal



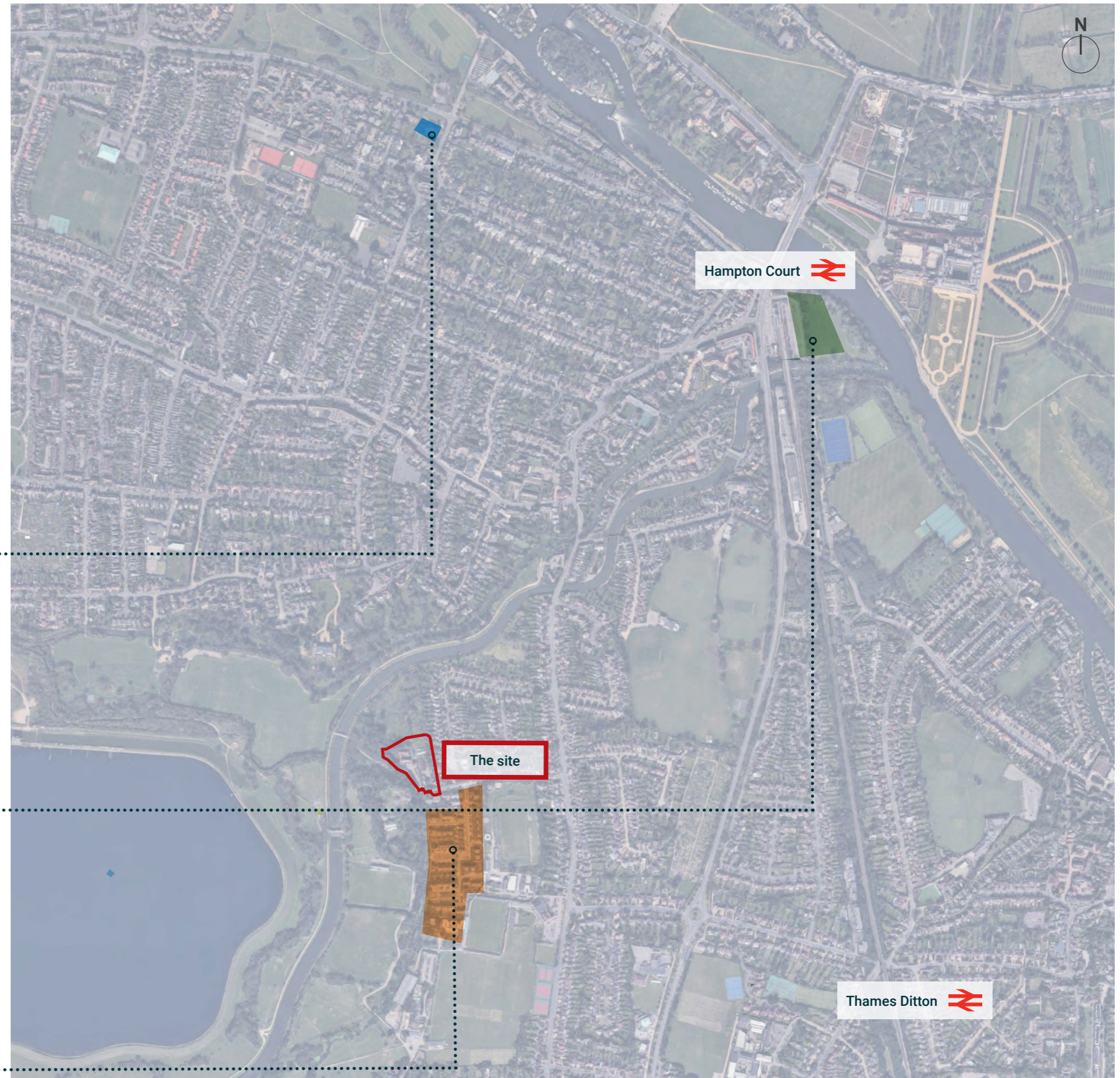
### Hampton Court Station Proposal

- 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

## 2.6 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 Molesey 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
- Local green space



## 2.8 Local architectural influences

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

### 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 proposals look to reference the characteristics of the local buildings around the site while representing them in a more modern aesthetic.

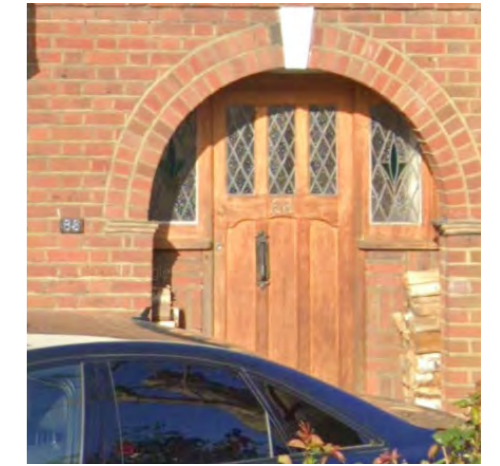
### 3. Greenery and riverside

The site is adjacent to Green Belt land, from which the design will draw its own distinct style that can enhance the proposal.

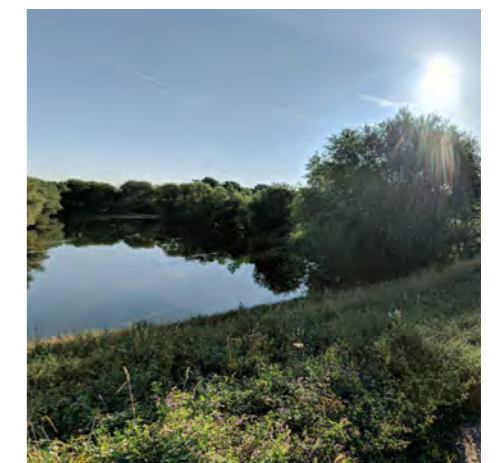
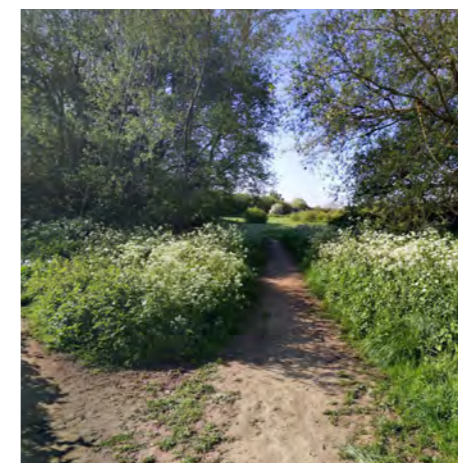
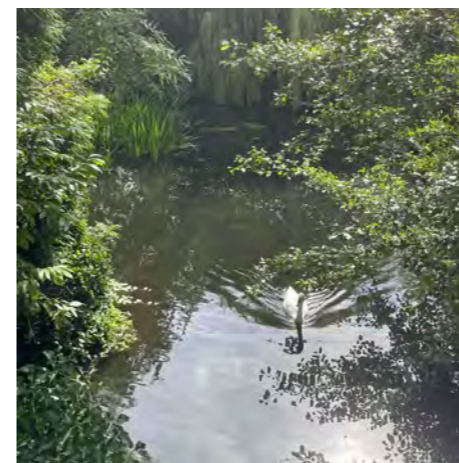
### 1. Historical context



### 2. Local vernacular



### 3. Greenery and riverside



Key plan with local and historical context

2.9 Orchard lane character & building height study

This study analyses the houses within close proximity to the entrance of the site. These are a mixture of two and three-storey houses. Some of these houses have a third storey extension within dormers to the rear, whilst others are a full third storey. This creates a varied roofscape with different styles and heights of building sitting next to each other.

There is no common architectural style, although pitched roofs and gable ends are a dominant feature in most cases. The buildings currently on the site are of a different typology and footprint, having housed charitable institutions and dormitories. These take the form of longer linear unbroken forms, which sit in an ad hoc irrational arrangement. The buildings deeper into the site are not visible from Orchard Lane street scenes.



Three-storey buildings with the third storey accommodated in the roof



Two-storey buildings on Orchard Lane



Ember Farm Cottage a two-storey cottage adjacent to the site



Two-storey buildings on Orchard Lane



Three-storey buildings adjacent to two storey buildings along Orchard Lane



Three-storey buildings with the third storey accommodated in the roof along Orchard Lane



Building heights diagram

## 2.10 Local material & detail analysis

The analysis looks at the prominent materials, roofscapes and details from the current buildings on-site as well as the surrounding context. This all feeds into the design, to create an aesthetic that comfortably sits with the local context.

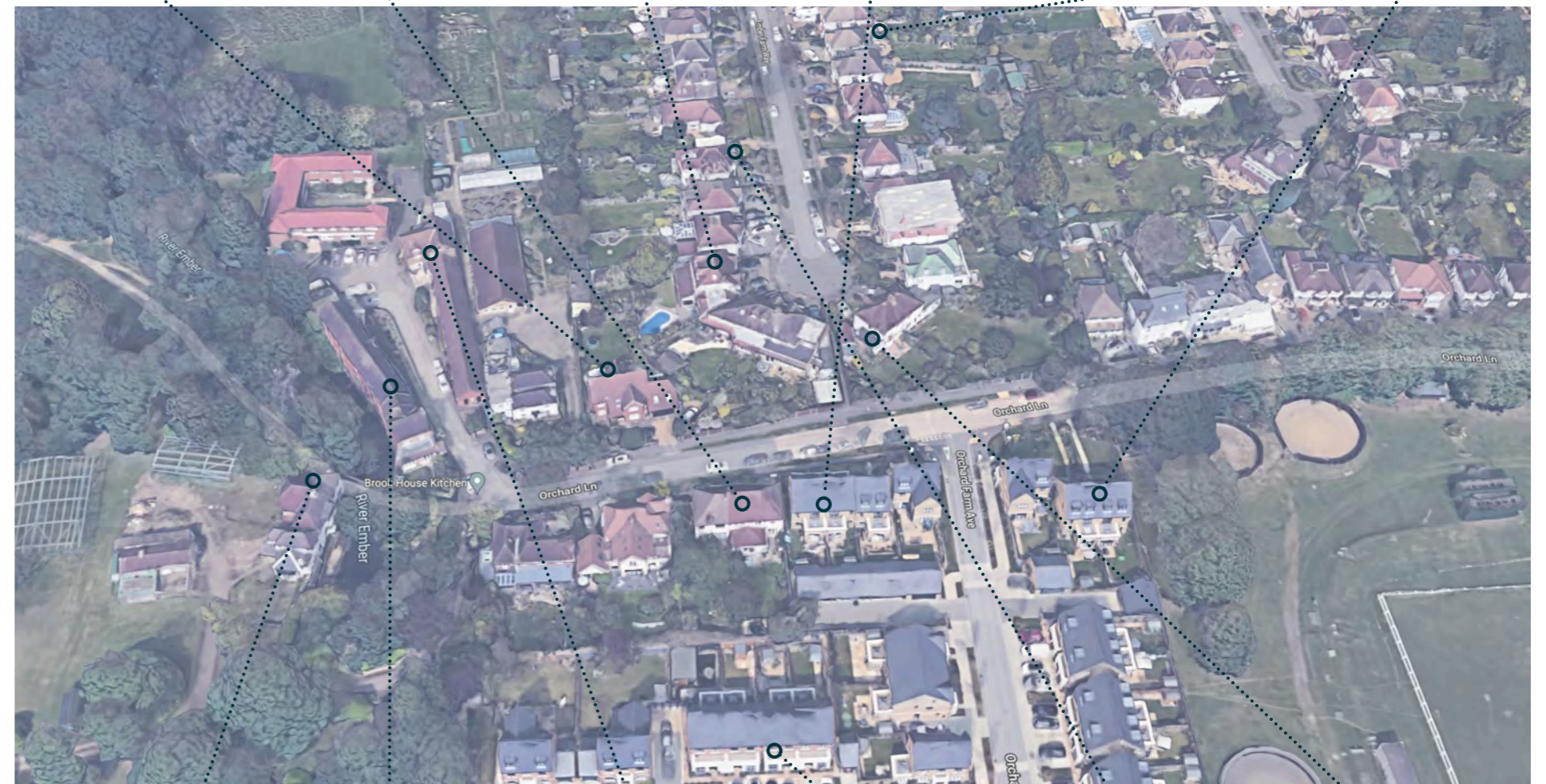
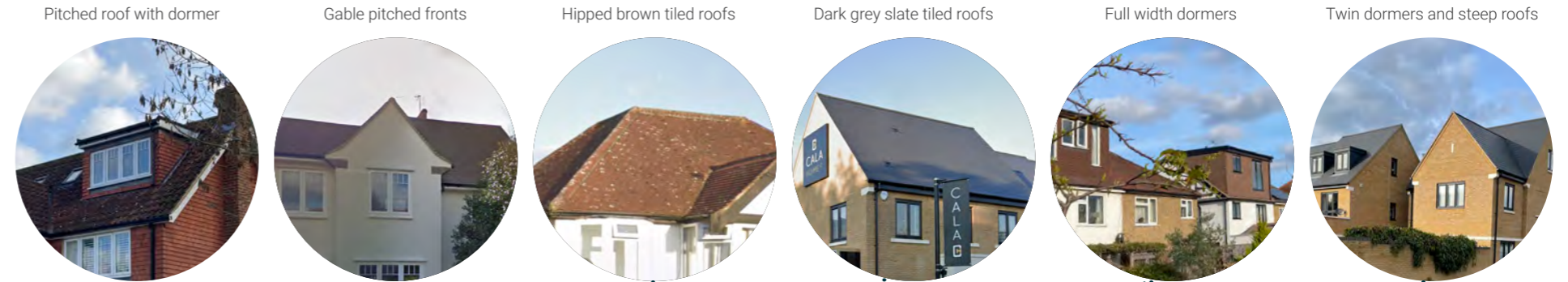
### Key features

- Variety of material finishes with the majority being of red brick or brown brick and/or white render finish (or combination of both)
- Single, double, and triple divided windows that 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



### Roof types



### Details and features



2.11 Heritage context

The heritage of the site and the surrounding context has been analysed in order to design a scheme which references the important industrial history of the area.

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 in the area around Hampton Court Bridge following the opening of the Palace to the public in 1838.

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 converted to "metal bashing" in the middle of the 17th century. Lead was milled for water pipes, tanks and for roofing. In 1638, brass processing began 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.

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.



1913 historical map of East Molesey



Assumed site of the Ember Mill



A sketch of the Molesey Venture Centre



1820s sketch of Ember Mill



Estimated 1872 historical map of site



## 2.12 Planning context











The site sits within East and West Molesey in the borough of Elmbridge, which is classified as the 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 and 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.

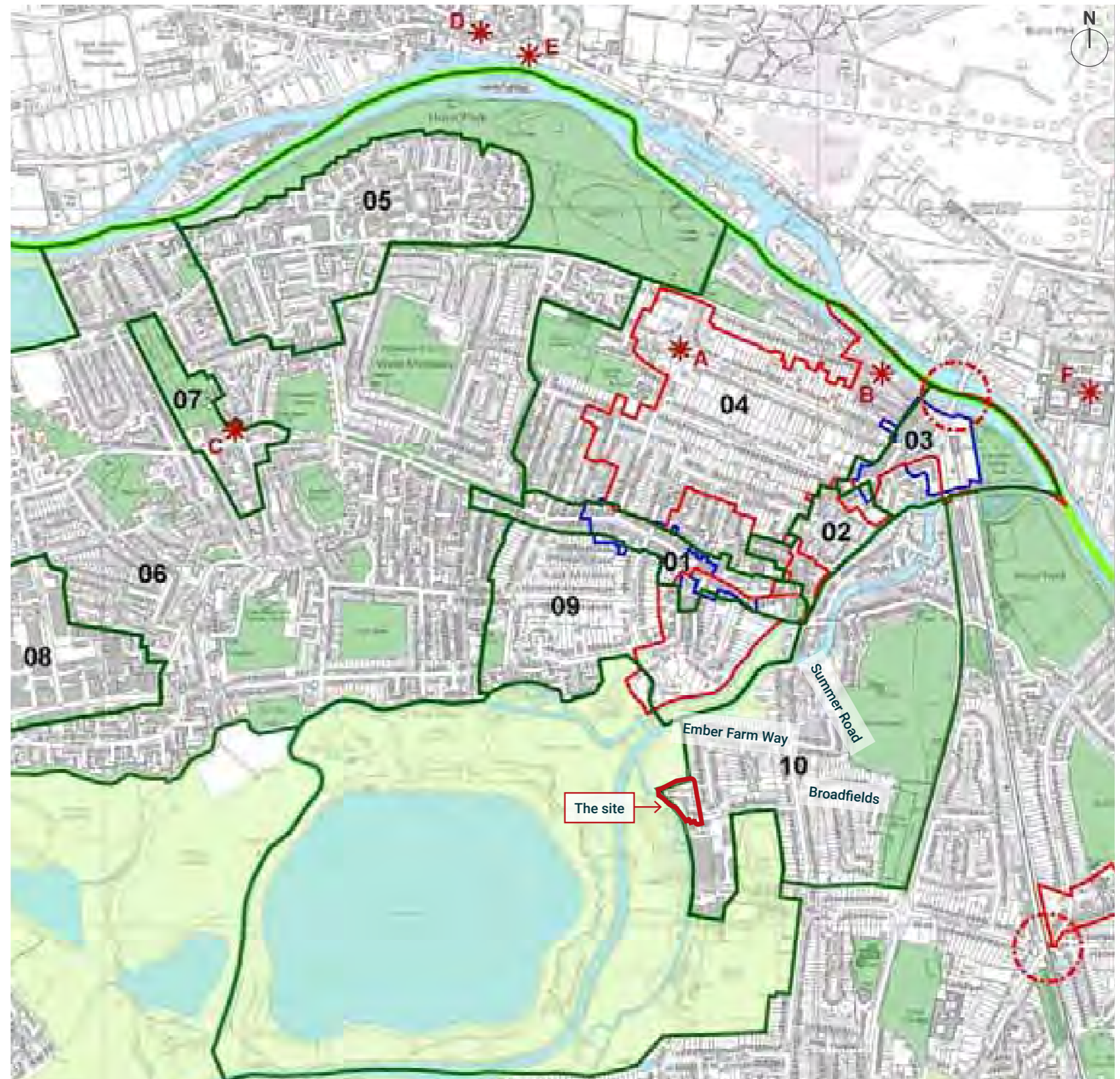
### Planning policy context

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 the progress of that emerging plan has been delayed due to the Coronavirus pandemic. From June to July 2022, the LPA consulted the public on its Draft Elmbridge Local Plan 2022-2037, with the expectation being that the emerging plan will be formally submitted to the Secretary of State for independent examination in public in autumn 2022, with adoption potentially to take place in summer 2023. Accordingly, at the time of the submission of this planning application, full weight must continue to be attached to the adopted development plan (as long as it remains in conformity with more up-to-date national planning policies and associated guidance), with only limited weight attached to the emerging Local Plan.

At national level, the latest update to the National Planning Policy Framework (NPPF) was published by the Government in July 2021. 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.

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



East and West Molesey map

## 2.13 Emerging Local Plan - Site allocation

The following text has been provided by Adam Beamish, planning consultant.

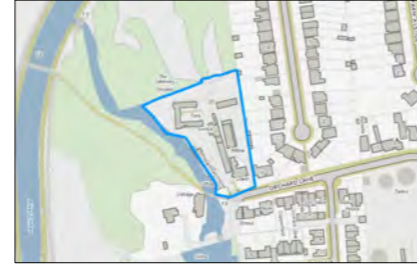
The Site Allocations section (Chapter 9) of Elmbridge Borough Council's emerging Local Plan, which is currently the subject of public consultation, confirms that the site (reference D6/US462) is proposed to be allocated for the delivery, within 1-5 years, of 61 additional residential homes. In this regard the evidence base for the emerging Local Plan is the LPA's latest Land Availability Assessment (base date 31st March 2022), which identifies the site as being suitable for the provision of 61 homes (net) or 77 (gross), and it should also be noted that precisely the same information was also provided in the LPA's 2021 Land Availability Assessment.

### US462: Sundial House, The Molesey Venture, Orchard Lane, East Molesey

Ward: Molesey East      Site reference: US462      Site area: 0.62 ha

Site address: Sundial House, The Molesey Venture, Orchard Lane, East Molesey, KT8 0BN

Map:



Satellite image:



**Site description:** The site currently comprises a number of existing buildings which provide flats and a care home along with associated facilities and a horticultural centre which is open to members of the public. All existing buildings are located within the southernmost part of the site, accessed by way of a single pedestrian and vehicular access point from Orchard Lane, which adjoins the southern boundary of the site.

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#### Site Assessment

<b>Suitability</b> Suitability Information	The site is in a suitable residential location and is 800m of East Molesey district centre which has local bus stops. It is also within 800m of a health centre (north), a state school (south) and a train station (east).
<b>Availability</b> Availability Information	Landowners have confirmed availability in 2020.
<b>Achievability</b> Market and viability factors	Flood risk mitigation, affordable housing provision and land remediation could all have viability implications.
Can the constraints be overcome?	With the right design, land remediation and flood risk mitigation, these constraints could be overcome.
<b>Deliverability</b> Deliverable within 5 years: Developable in 6-10 years: Developable in 11-15 years: Developable beyond 15 years:	Yes N/A N/A N/A

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Extracts from Elmbridge Borough Council's emerging Local Plan

**Existing land use:** 7 bed Care Home (Use Class C2), 13 flats and studio apartments (Use Class C2/C3) and horticultural centre (Use Class E)      **Source of site:** Pre application.

**Is the Site Previously Developed Land:** PDL

**Relevant planning history / Status:** No relevant planning history or current planning status

**Landowners:** Private

#### Policy designations/ constraints

- Flood Zone 2
- M3 Contaminated Land Poly and Point – C021
- Adjoins Flood Zone 3
- Green Belt to the rear of site.

#### Potential use of site

**Residential development:** Yes      **Proposed yield: Net:** 61 **Gross:** 77      **Proposed density (dph):** 120dph

**Commercial uses:** No      **Proposed floorspace (sqm): Net:** N/A **Gross:** N/A

**Gypsy/Travelling Showpeople:** No      **No. of pitches:** N/A

**Other:** No      **Specify:** N/A

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#### Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	The site is located 1.3km from Hampton Court train station. A bus stop is located 300m from the site but only offers a school bus and a weekend only bus service to Kingston and Weybridge. The site is within 800m to East Molesey district centre, dentist, GP and 3 primary schools. A local park, natural greenspace and a children's play area is located within 400m of the site although this is accessed across the river Ember. Natural greenspace is located at the rear of the site and neighbouring the site.
Brownfield land	++	PDL at front of site
Economic growth	+	Located within 800m to a district centre.
Employment	0	Only creates temporary construction jobs
Flooding	-	Flood zone 2 with small areas of low, medium and high surface water flooding (1 in 1000, 1 in 100 and 1 in 30 years).
Water	-	Site does not lie within a Groundwater Protection Zone, but a waterbody borders the site.
Land	++	Potentially contaminated land on site to remediate.
Pollution	0	The site is in the built-up urban area.
Landscape	0	Located in the urban built-up area but does neighbour natural greenspace at the rear of the site.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

**Sustainability Appraisal qualitative assessment of the development potential:** The site's location next to the River Ember and neighbouring a tributary will need to be factored in and flood mitigation is required to reduce flood risk to future occupants and neighbouring properties. The pre-application suggests development only in the PDL land to the front of the site and therefore the sites biodiversity could be protected.

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## 2.14 Flood risk

A full Flood Risk Assessment has been prepared by KRS Environmental and has been submitted in support of this application. 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 as 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 mostly located within Flood Zones 1 and 2, with a very small area immediately adjacent to the river within Flood Zone 3. 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 8.96m AOD 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 8.53m AOD at 8.83m AOD. The basement entrance/s will have a threshold level of 8.53m AOD, i.e. above the 1 in 100 year (+12%) water level for the site.

The adoption of a SuDS Strategy 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, East 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.

2.15 Water easement areas

A fresh water main pipe runs 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 is shown on the adjacent existing site plan.

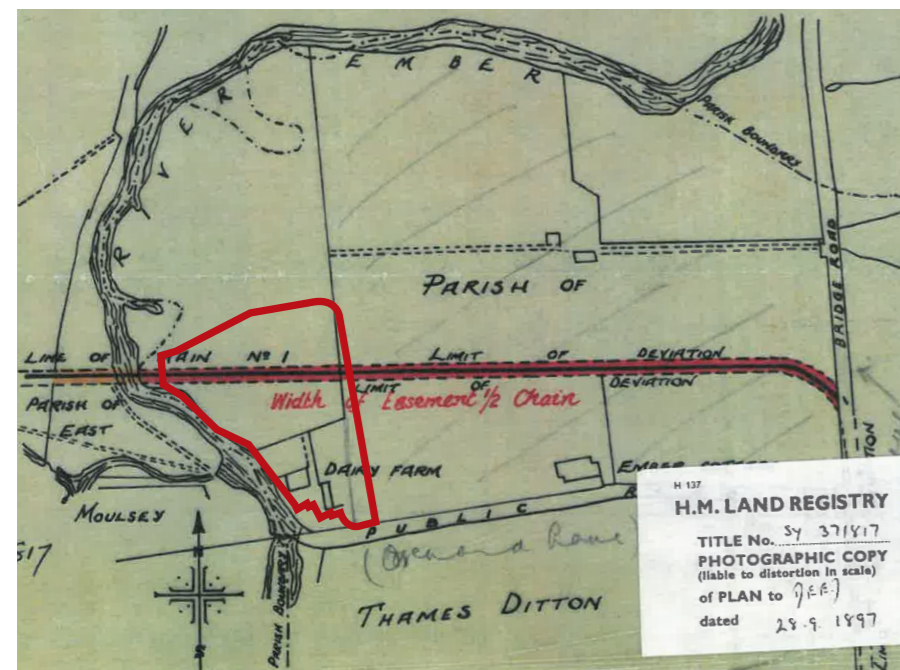
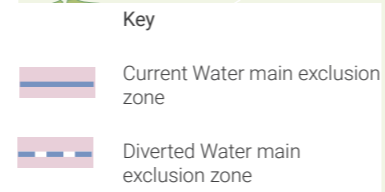
Options for responding to this water main are explored as part of the design process of this Design and Access Statement. The pipe is over 100 years old and is likely to need replacement within the next 100 years. However, developing the site in close proximity risks damaging the pipe. Therefore, discussions with Thames Water have taken place for the replacement and re-routing of this section of the pipe to secure its longevity for the longterm.

Outcome of discussion with Thames Water

Following the discussion with Thames Water, Lifestyle Residences will be proceeding with the diversion as shown on the right with the agreement of Thames Water. Thames Water will not support building over 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.

This would result in the removal of a few existing trees which currently sit on top of the water main as currently exists.



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

Existing site plan with current and proposed water main and easement area overlaid







**Introduction**

**Context**

**3.0 Design process**

**Design response**

**Landscape proposal**

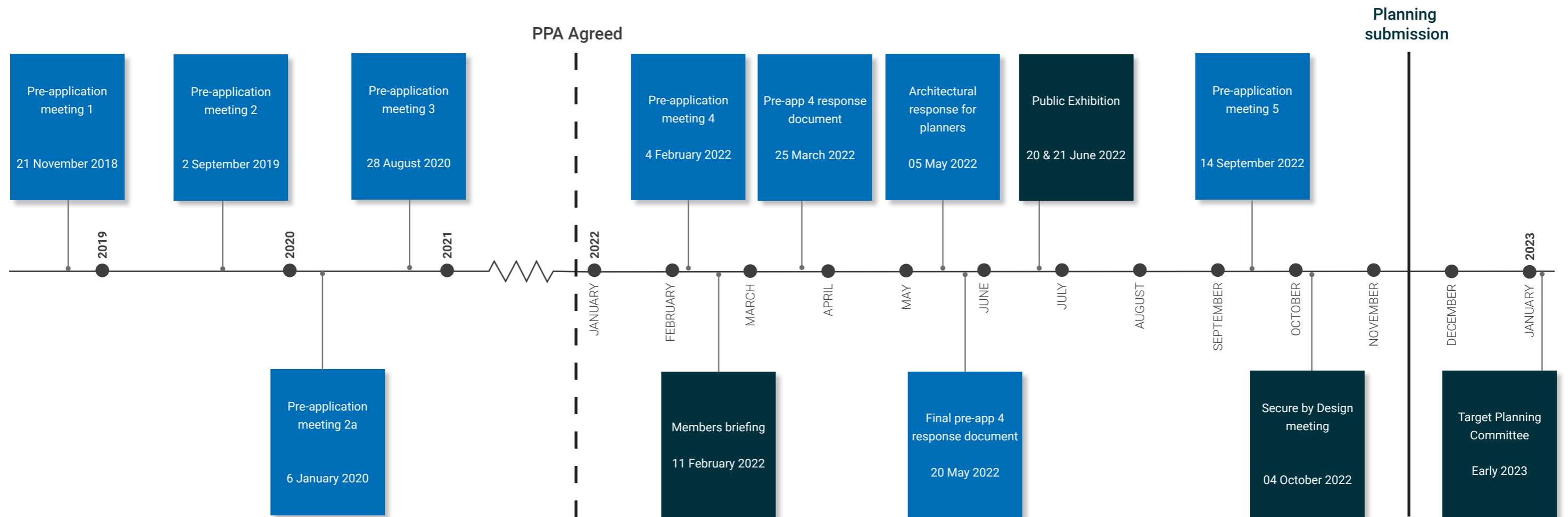
**Access**

### 3.1 Consultation programme

This section seeks to highlight the key areas in which the consultation process has influenced the design. The principal aim of consultation has been to provide the opportunity for all stakeholders to review and comment on the proposals. This has been carried out through a variety of methods, including:

- Five pre-application meetings with Elmbridge Borough Council have taken place to discuss the proposal, its design and its relationship to the surrounding context
- Ward councillor meeting
- Public exhibition hosted on 20th and 21st June 2022
- Secure by Design meeting

Below is a timeline of consultations undertaken in preparation for the planning submission. These include both statutory and non statutory consultees. Please refer to the Statement of Community Involvement the accompanies this application.





### 3.2 Opportunities & considerations

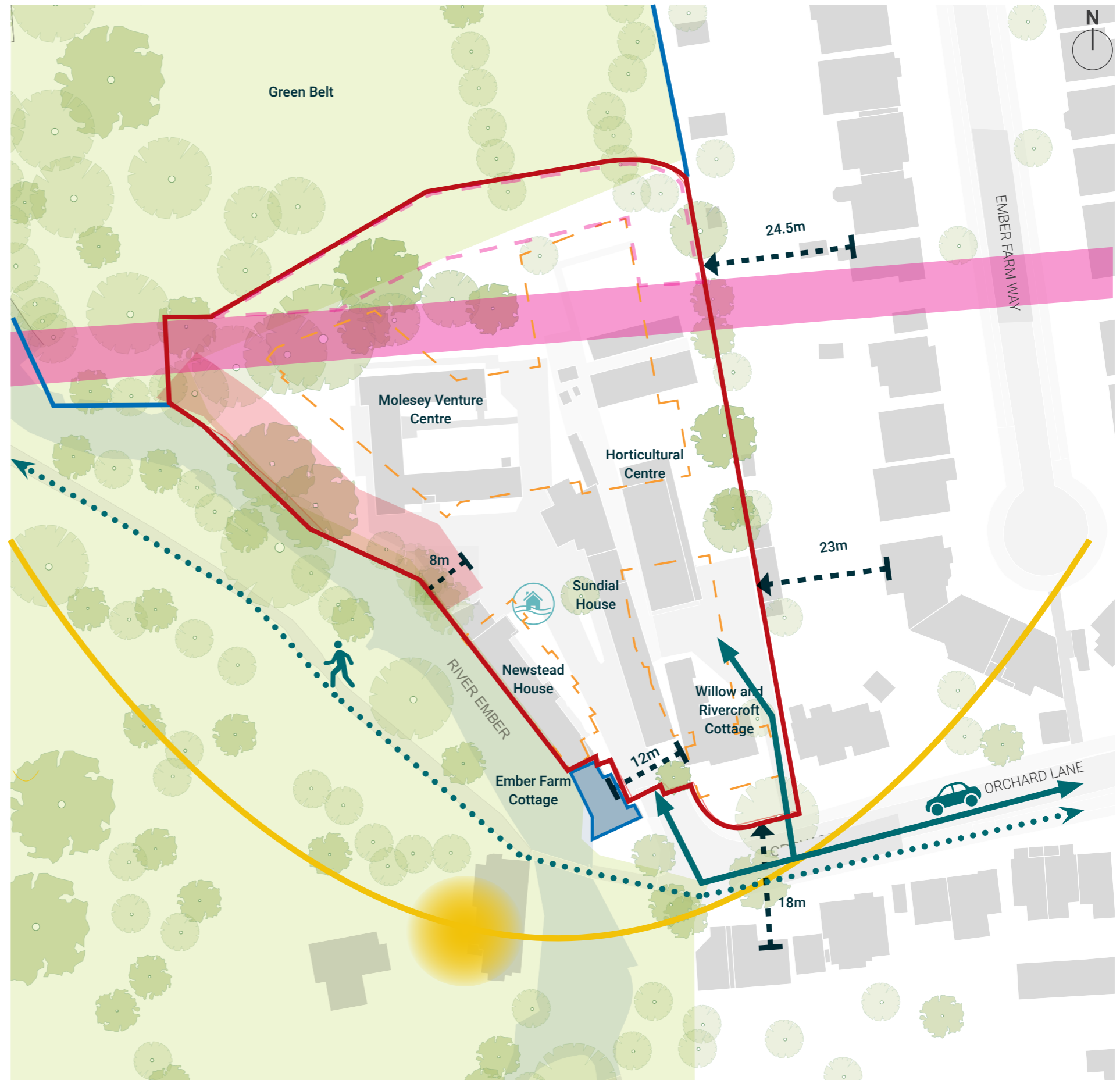
In developing the proposals, detailed studies of the site's context have been undertaken. These have identified a number of opportunities and considerations, which have informed the principles and objectives of the scheme.

#### Opportunities

- Deliver high-quality new homes including new housing to secure long-term provision for the charity's tenants
- Make good use of brownfield / underused land
- Introduction of more dedicated landscaped spaces and improved access and enjoyment of the River Ember on both sides of the river bank
- Create a Later Living community to help combat loneliness with homes designed to suit 'downsizers'
- Promote sustainable travel by being well connected to local services by walking, cycling and public transport
- Deliver a sustainable, low energy, green development with materials that age gracefully and respond to the local context

#### Considerations

- New relationship to Orchard Lane
- Surrounding neighbours and appropriate relationships
- Surrounding townscape, character and roofscape
- Proximity to the river
- Easement zone for the Thames Water Main or requirement to divert
- Existing buildings on-site
- Existing ecology and wildlife to be retained and enhanced
- Parking provision for the proposed development
- Maintain security to Green Belt land



Opportunities and considerations diagram





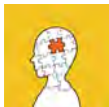


Key			
	Site boundary		Existing adjacent cottage
	11m easement with Thames Water		Flood zone 2
	Diversion of Thames Water pipe		Distances from site to neighbours
	8m set-back from River Ember		Current vehicular access
	Green Belt area		Current pedestrian routes
	Sun path		Proposed building footprints

### 3.3 Design objectives

The site benefits from being in close proximity to local amenities and transport links and fits into an area consisting of residential houses and apartments that accommodate a wide range of ages and demographics. On this site, we are seeking to provide housing for over 65's who are looking to downsize, alongside the re-provision of homes for the charity's tenants on the site today. This will contribute towards the existing mixed and inclusive neighbourhood. The private Later Living apartments and houses will be oversized one, two and three-bedroom homes, and include communal amenity space. The proposal re-provides homes for the existing residents on-site in the form of one and two-bedroom homes.

This brings diversity to the area and helps enable the retention of older residents in the borough. 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. Whilst the older residents downsize, it provides the opportunity for families to upsize into the newly vacant houses that these residents will be moving on from, therefore having a positive impact on the wider housing market.

The proposal aims to provide a Later 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 design to accommodate changing physical circumstances and living arrangements. Ageing in place is important, including flexibility to move within a community as circumstances change.
- 
**Memory**  
 Designing for memory loss and dementia must be considered.
- 
**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.



Later Living - intergenerational housing

### 3.4 Design concepts

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 that are 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, green development with materials that age gracefully and respond to the local context
- Promotion of green travel methods

#### 4. Charity ethos and values

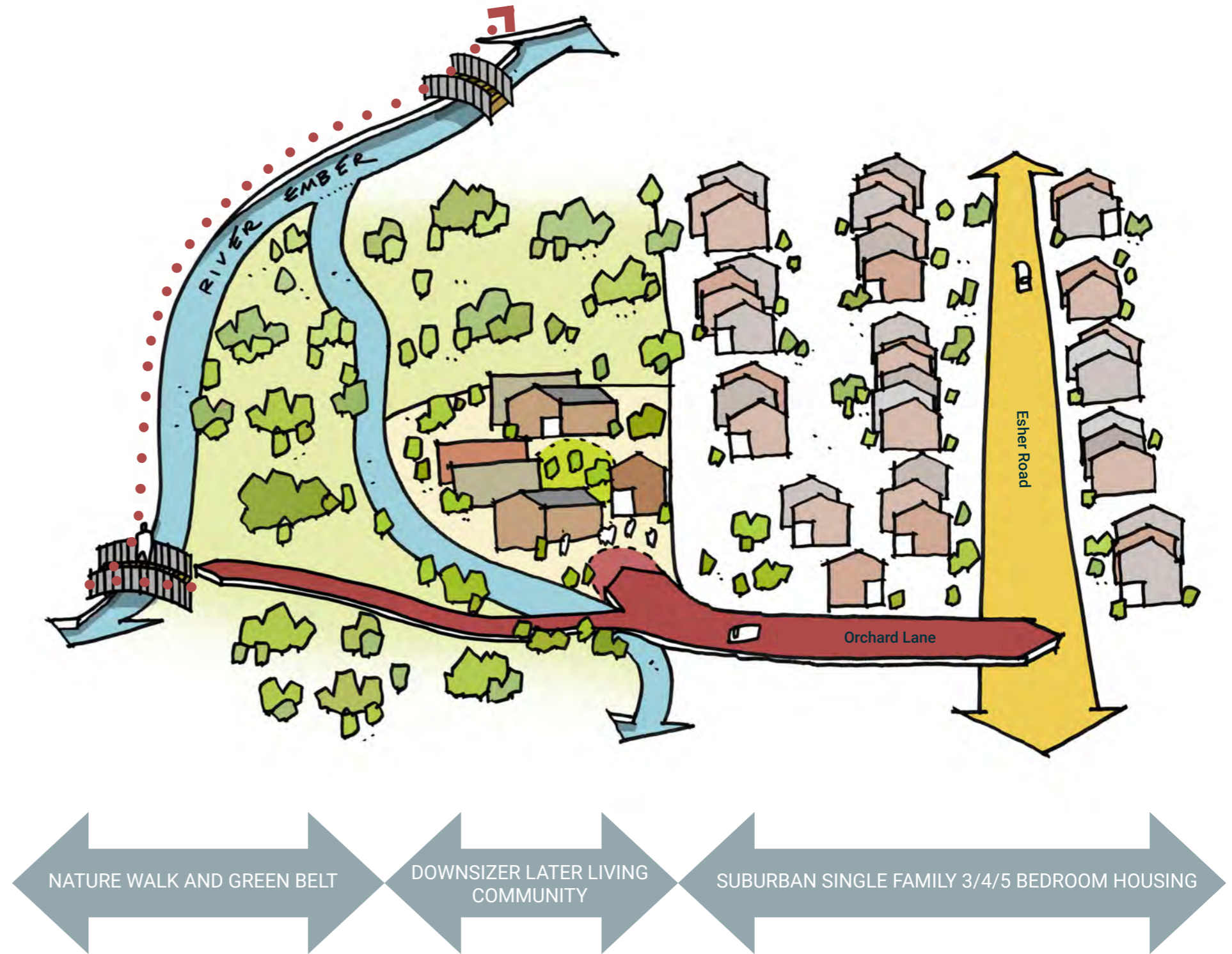
- A scheme which fits the social values, ethos and long-term goals of the charity, with provision for the relocation of residents to new homes, with additional low-cost accommodation for others in need

#### 5. Viable and contextual development

- A development which optimises the site's potential through contextual design, whilst generating long-term sustainable income for the charity

#### 6. Biodiversity and ecology

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



Vision sketch of the scheme

### 3.5 Pre-application history

Prior to Assael's appointment, PRC was the architect who developed the scheme for Lifestyle Residences. These pages outline the previous three pre-application meetings, that were undertaken prior to the project re-start. Including the feedback received from the council and the evolving design.

#### Pre-application meeting 1

Meeting held 19th November 2018, response dated 11th January 2019:

- Full site masterplan
- 99 dwellings, across a mix of apartments and townhouses
- 10,590 sq m GIA



#### Key feedback

- The principle of the redevelopment of the rear part of the site, which currently falls within the Green Belt, is unacceptable, but this could change in the future depending upon any changes to the Green Belt designation
- The new development is required to deliver high-quality design, which maximises the efficient use of land and which responds to the positive features of individual locations; integrating sensitively with locally distinct townscape while protecting the amenities of those living in the area
- Any proposal put forward should seek to meet the identified need for smaller one, two and three-bedroom dwellings
- Policy CS20 states that accommodation for older people should include generous space standards and be wheelchair accessible

#### Pre-application meeting 2

Meeting held 2nd September 2019, response dated 6th November 2019:

- Full site masterplan split into two phases, focusing on phase 1
- 38 dwellings in phase 1
- Existing horticultural centre relocated to the western most part of the site falling within the Green Belt
- New pedestrian bridge over the River Ember



#### Key feedback

- The proposed horticultural centre with associated hard-standing would constitute a form of inappropriate development within the Green Belt
- The scheme should be revised to provide assisted living / social care dwellings within phase 1
- Any assisted living / social care dwelling will need to demonstrate that it is a genuine form of C2 use. If not, C3 residential use would require affordable housing. In support of Use Class C2 applications, a full specification of the service and facilities to justify the C2 use should be provided
- The layout of the roads and houses should be carefully considered and the principles of Secured by Design should be followed
- The proposal, due to the location of the Horticultural Centre within the Green Belt, would not be acceptable in principle. Advice would be to redesign the proposal so that the horticultural building and associated hard-standing is not located within the Green Belt, and then come back with a new pre-application or PPA with further details of the design of buildings and layout

#### Pre-application 2a

Updated response to additional information dated 6th January 2020:

- Redevelopment of the front part of the site only
- 38 residential dwellings, at 50% market sale and 50% affordable



#### Key feedback

- Principle of a residential development in this location would be considered acceptable
- Any loss of assisted living / social care dwellings would be resisted unless it can be demonstrated that the proposal would satisfy the requirements of policy CS20
- Any social care / assisted living dwellings will need to demonstrate that it is a genuine form of C2 use or be a genuine affordable dwelling. It is understood that some of the assisted living dwellings are Alms houses and these would fall within C3 use, not C2
- Given its location, the site is at a medium and high risk of flooding, and, wherever possible, development should be directed away from these flood risk areas

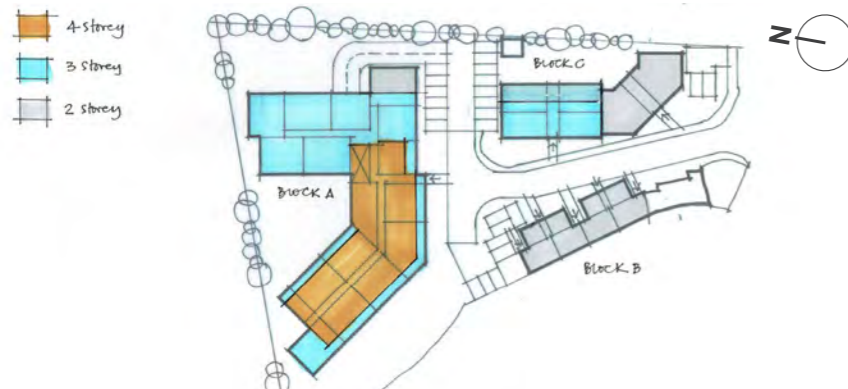
**Pre-application meeting 3**

Meeting held 28th August 2020, response dated 22nd October 2020:

- Redevelopment of the front part of the site only
- 78 residential dwellings, 26 of which are affordable (33%)
- Residential mix of 37 x one-beds (47%), 33 x two-beds (43%) and 8 x three-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



Pre-application 3 proposed roof plan



Pre-application 3 proposed ground floor

### 3.6 Pre-application 4

The first pre-application meeting with Assael's involvement was held with Elmbridge Borough Council on 4th February 2022; this was the first meeting post agreeing the Planning Performance Agreement (PPA).

Between pre-application meetings 3 and 4, a large water main was discovered running through the site, which resulted in amendments to height, massing and layout.

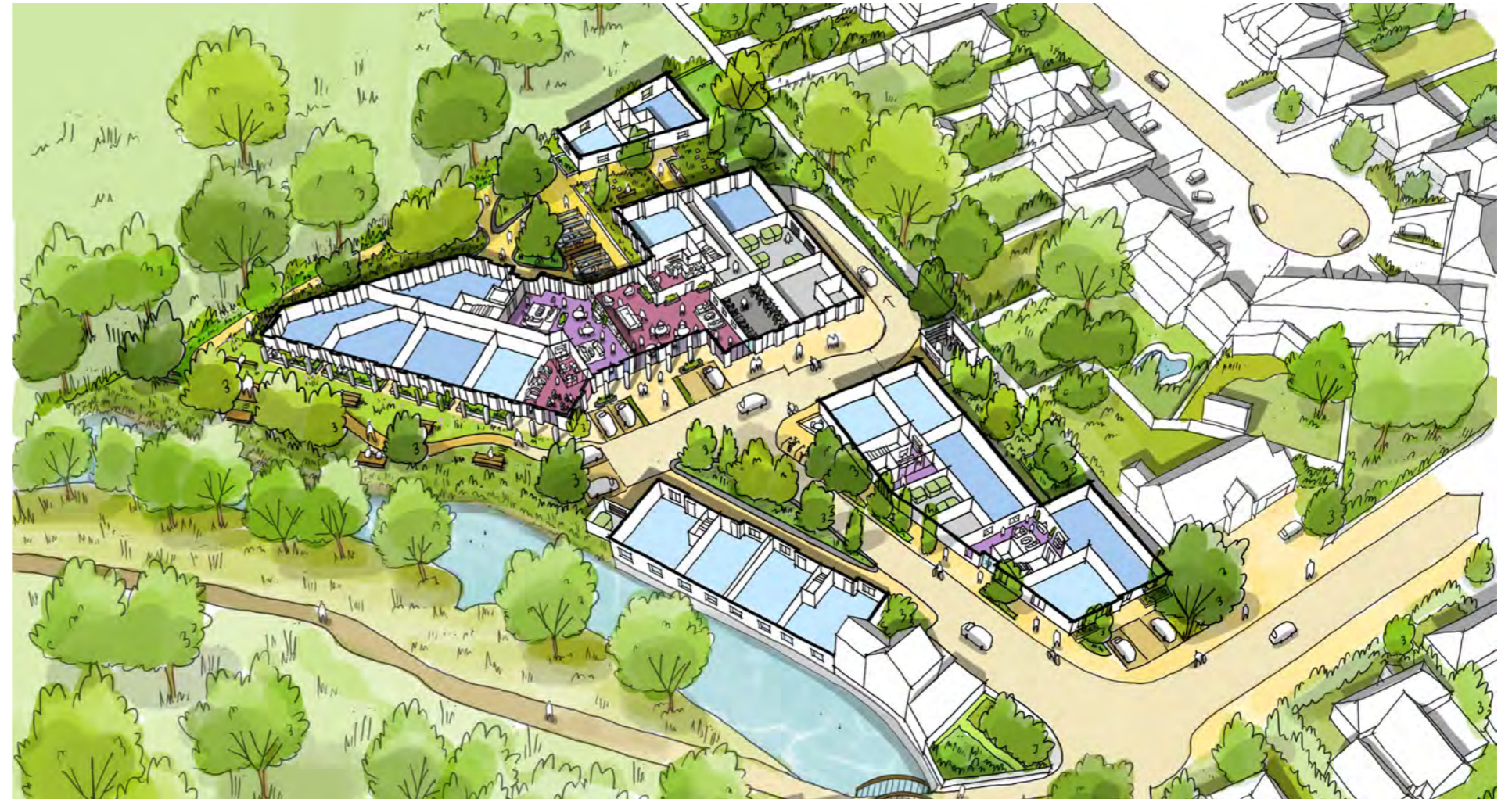
#### Summary of proposals:

The summary of the proposals presented at this pre-application is as follows:

- Buildings of between two to five storeys
- 80 new homes comprising a mix of 37.5% one-beds, 57.5% two-beds, 5% three-beds
- 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 four accessible)

#### Key feedback

Officers noted that the scale and massing had increased to five-storeys to take account of the water main, whilst the main building had also been split. Feedback from officers was that the increase in height was no longer in keeping with the local area, and questioned whether the emerging architectural proposals with external arches and green metal detailing responded appropriately to the local vernacular.



Ground floor axonometric sketch



Roof plan



Central view entering scheme



Aerial sketch

**Initial changes following pre-application 4 presentation**

Several pre-application response documents were prepared between March and May 2022 to respond to Elmbridge Council's comments following the pre-application 4 presentation. The changes made during this consultation period responded to each round of comments and included:

- Reduced height of Building A from five to four storeys, reverting back to the pre-application 3 scheme
- Reduced height of Building C fronting Orchard Lane from three to two storeys whilst also simplifying the massing and roof form, making the building more logical and in keeping with its neighbours
- Reduced balconies on the eastern boundary to reduce issues of overlooking
- The diversion of the water main resulted in having one building form for Building A and the removal of the island building
- Basement area reduced and parking ratio retained at 1:1
- Distinction between public and private external spaces
- Change to Building B accommodation and massing to provide townhouse typology and work better with existing structure and riverside wall of the current Newstead House



Pre-application proposal



Revised proposal 23/03/22



Pre-application proposal - View of Building A



Revised proposal - View of Building A 23/03/22

**Feedback**

General comments from Elmbridge planning and design officers during the pre-application meeting on 4th February 2022 as well as subsequent comments through ongoing dialogue between March and May 2022:

**Comment**

How are you responding to the location, elements of blending and transition required with the context in form and detailing?



**Response**

Response to comments was an ongoing dialogue which occurred between March and May 2022:

**Response**

Additional analysis of context, materials and details have further influenced the proposals and proportions. Massing amended and reduced for Buildings A and C.

**Comment**

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.



Front view entering scheme



**Response**

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.



Front view entering scheme

**Comment**

Inset more balconies to prevent overlooking to neighbours and reduce the sense of mass shown in the initial views.



First floor layout



Building B sketch



**Response**

Inset balconies on Building A and Juliette balconies on Buildings B and C reduce visual mass.



First floor layout

Building B changed from maisonette apartments with balconies to townhouses with roof terraces and garages



Building B

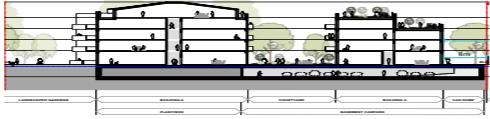


**Building A feedback**

Feedback comments from ongoing discussions with Elmbridge planning and design officers received on 29th April 2022:

**Comment**

The reduction in height from five to four storeys is a significant improvement and now appears as a suitable height.




**Building A response**

Response to comments through documents with revised design proposals sent in May 2022:


**Response**

No response required.



**Comment**

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.




View of Green Belt land



**Response**


An additional image of the building from across the Green Belt land has been provided to illustrate the massing fronting the Green Belt.



View towards Building A from Green Belt

**Comment**

Would probably appear better if solely finished in brickwork with similar detailing to Building B. Or with smaller sections of render, not that keen on the large central section of render, would need breaking up




Front view entering scheme



**Response**


The proposal 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.




Front view entering scheme updated

**Comment (Additional comments following receipt of Building 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 Building and consider that there is a concern regarding the massing at the rear and how it is quite abrupt with three-storeys 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.



Building A rear courtyard




View towards Building A from Green Belt




**Response**


We have revised the massing and plan form to provide a stepped massing at second floor with roof terraces overlooking the Green Belt. 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.



Building A rear courtyard with cascading massing



Cascading massing view from Green Belt



Aerial of Building A

**Building B feedback**

Feedback comments from ongoing discussions with Elmbridge planning and design officers received 29th April 2022:

**Comment**

Liked the previous design with the gabled roofs resembling the industrial gable storage buildings (often now converted to apartments) 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.



Building B sketch



**Building B response**

Response to comments through documents with revised design proposals sent in May 2022:

**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 that open 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 space at second floor. However an option showing what this would look was provided to the council.



Mansard roof option for Building B



Gable roof option for Building B

**Comment**

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.



Front of Building B



**Response**

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 an updated view was provided showing increased glazing within the front door and onto the staircase.



Updated ground floor glazing on Building B

**Comment**

Need to know how the building interacts with the retained Ember Farm Cottage which it immediately adjoins.



**Response**

An additional view of where the proposed houses meet the existing Ember Farm Cottage was provided. 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.



Mansard roof junction with Ember Farm Cottage



Gable roof junction with Ember Farm Cottage

**Building C feedback**

Feedback comments from ongoing discussions with Elmbridge planning and design officers received 29th April 2022:

**Comment**

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.



Ground floor layout of Building C



**Building C response**

Response to comments through documents with revised design proposals sent in May 2022:

**Response**

The building has been re-planned to clearly show a break with the domestic form on Orchard Lane and the longer form to the north; this also provides natural light into the common corridor. The footprint of the Orchard Lane building has been reduced and the apartment has been taken out from roof level to achieve a more traditional roof form.

Retaining a connection between these buildings means all apartments have accessible access arrangements via the lift.



Updated ground floor layout of Building C



Elevational perspective of Orchard Lane

**Comment**

The dwellings at ground floor level facing the internal street need to have a greater degree of defensible space and potentially have front doors.



**Response**

The defensible space within the development has been increased to a minimum of a 1.2 metre planting buffer and front doors have been provided to the apartments off Orchard Lane.



Front view of Building C

**Comment**

Need to make sure there is not overlooking between the dwellings in Buildings B and C.



**Response**

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 that 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 site condition

**Building A feedback**

New comments from Elmbridge officers received on 9th June 2022:

**Comment**

Need for defensible space for ground floor dwellings to ensure that residents using the communal space can't walk up to windows etc, and clear delineation between public and private space.



Ground floor plan



**Building A response**

Our response to comments (proposed at pre-application meeting 5 dated 14th September 2022):

**Response**

The ground floor terraces have been enlarged to sit across the whole frontage of the apartment. These are designed with a low brick wall and decorative railing around them, giving defensible space and privacy to these homes whilst allowing residents to enjoy the views.



Updated ground floor plan

**Comment**

The balconies in the current central north-facing homes need to be completely set in to ensure there is not overlooking to the neighbouring homes. A number of the homes are solely north-facing, which is not ideal and would be better if the homes are dual-aspect.




Second floor plan



**Response**

The balconies within the central courtyard have been completely set in to ensure no overlooking between the apartments. A privacy screen is provided between the two balconies, ensuring the privacy of the external amenity space.


Four of six the courtyard apartments are dual or triple aspect. The two single-aspect courtyard apartments are either west-facing or north-east-facing, resulting in no single-aspect north-facing apartments.



Updated second floor plan

**Comment**

Bike store is located in the basement currently, but unclear how residents would bring bikes in and out, perhaps via the ramp, in which case space needs to be allowed for pedestrians and bikes.




Ground floor plan



**Response**

The cycle store has been relocated from the basement to the ground floor for ease of access for residents of both Building A and B.



Updated ground floor plan


**Comment**

Elevations appear better now with brick instead of render and this approach is preferred. Elevations would likely benefit from additional detailing.



**Response**

This view shows the richness of the riverside elevation of Building A, allowing all architectural details to be seen. This highlights the additions that have been made, which include the banding between ground and first floor, the brick detailing below the half-height windows, ornate balconies, and low brick wall with decorative railings around the ground floor terraces.



Additional view of riverside elevation

**Building B feedback**

New comments from Elmbridge officers received on 9th June 2022:

**Comment**

Thank you for providing the gable roof design. On review it looks good from the front but there are concerns about the bulk, massing and appearance when viewed from the side as it makes the building appear much taller and bulkier. As such it is considered that the mansard roof option is better on reflection as it appears less bulky.



Gable roof option for Building B



**Building B response**

Our response to comments (proposed at pre-application meeting 5 dated 14th September 2022):

**Response**

No response required.



Mansard roof design for Building B

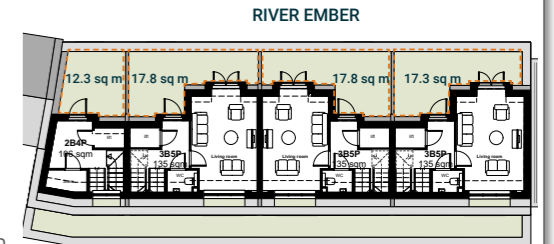
**Comment**

Not entirely convinced about Building B containing houses with their outdoor space limited to a not particularly large terrace. Some consideration could still be given to apartments or maisonettes for this building.



**Response**

The terraces for Building B's houses exceed the London Plan standard for private external amenity. In addition the townhouse residents will also have full access to all amenities available in Building A, including the riverside walk, the external courtyard and the Green Belt land at the rear of the scheme.



We feel that the townhouse format greatly benefits the future Later Living residents by providing a variety of the accommodation types to suit residents downsizing from larger homes.

**Building C feedback**

New comments from Elmbridge officers received on 9th June 2022:

**Comment**

Need to ensure adequate defensible space for the ground floor dwellings whilst allowing for pedestrian movement in and out of the site.



**Building C response**

Our response to comments (proposed at pre-application meeting 5 dated 14th October 2022)

**Response**

The defensible space within the development to a minimum of a 1.2 metre planting buffer and front doors have been provided to the apartments off Orchard Lane. A wall with railing has been introduced to provide further screening to the front apartments of Building C.



Ground floor of Building C showing defensible space

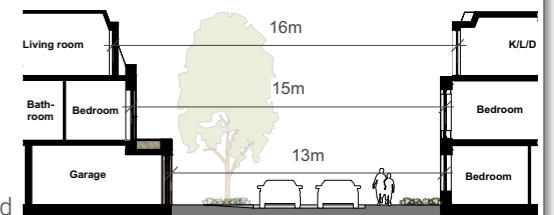
**Comment**

Need to ensure adequate separation space between habitable windows of Buildings B and C.



**Response**

The existing residential buildings are set 8m and 15m apart. The current proposals increase the distance between the habitable rooms of these buildings whilst retaining a mews street feel on entry. The townhouse, particularly that which adjoins the existing building and where the space between the buildings is narrowest, has been designed to have its primary aspect towards the river and therefore avoid overlooking Building C. Overlooking is also mitigated through carefully considered landscape design.



Proposed section between Building B and C

### 3.7 Public exhibition

#### 3.7.1 Outcomes

A public exhibition of the emerging proposals was held on Monday 20th and Tuesday 21st June at the Our Lady of Lourdes Catholic Church in Thames Ditton, between 2pm and 8pm both days. Invitations to the public exhibition, which included a link to the exhibition website where all boards displayed at the exhibition were uploaded, were circulated to approximately 270 households of the nearby area. Invitations were also sent to all ward councillors and the Chair and Vice-Chair of the Planning Committee over a week prior to the exhibition dates.

Material presented to attendees at the exhibition included 12 display boards (shown adjacent and on the following page) and a model of the proposals and surrounding context. The client, project architects, transport consultant, landscape consultant and planning consultant all attended the exhibition to discuss the proposals with attendees and answer any questions, including explaining the Later Living product and the partnership between the client and the charity.

66 attendees, comprising residents, stakeholders and interested parties, attended the public exhibition across the two days. In total, written feedback was received (either on the day or after the exhibition by way of the exhibition website) from 40 respondents. 54% of the responses supported the broad principle of the redevelopment of the site, with 60% unaware that the local authority is currently unable to demonstrate a five-year housing land supply.

Key issues identified by respondents included:


- The need for any redevelopment to have minimal impact upon existing surrounding properties
- Protecting the local environment, including the Green Belt land to the north, existing trees and associated habitats
- Ability of existing infrastructure to cope with additional development
- Parking and traffic movement (both within the site and on the surrounding road network)
- Scale and massing of the proposed development

## 01 Welcome

Welcome to our exhibition, which outlines our proposals for the Molesey Venture Centre site at the end of Orchard Lane. Our proposals seek to deliver an exemplary later living residential development that will deliver much needed new homes, including affordable homes to rehouse the current residents on site. Members of the project team are in attendance today to answer any questions you may have. Feedback forms are available, and we encourage you to provide us with your comments so that the team can ensure all feedback is properly recorded and considered.


### Lifestyle Residences

- Lifestyle Residences is a family business, led by John O'Neil. It is a local company and they are passionate about giving back to the communities that they are a part of, such as their most recent developments at Churcham House in Teddington and Mulberry Court, another later living facility in Hampton Wick.
- Partnering and trust is a core part of Lifestyle Residences' ethos. It has been their great privilege to design and develop the Mulberry Court development in partnership with Sons of Divine Providence and continue the journey together looking to the future of the Molesey Venture Centre.




### The Sons of Divine Providence and Oriane Care

- The Sons of Divine Providence is a Roman Catholic religious Congregation, founded in Italy in 1892.
- In 1968, The Sons of Divine Providence acquired the land in East Molesey where they sporadically built a complex that provided accommodation and employment for people with learning disabilities and others in need of support or care.



### Assael Architecture

- A leading award winning practice of architects offering architectural urban design, landscape design, masterplanning, interior design and visualisation service.
- The practice combines an innovative approach to creative design with a commitment to evaluation through historical research and thorough site analysis.
- Assael's expertise is most often called upon to realise the potential of complicated sites in sensitive locations.
- Well known for their responsive and flexible approach to design particularly in the most difficult or challenging circumstances.



Orchard Lane, East Molesey  
KT8 0BN

## 02 The site

The Molesey Venture Centre site sits at the edge of an established residential area of detached and semi-detached houses, with the River Ember and green belt land to the west and north.

The site has been owned by the charity partners, The Sons of Divine Providence since 1968. From 1968 to 1998, the site was developed in an ad-hoc manner to provide accommodation and support for people with learning disabilities. This included the Molesey Venture Centre, which opened in 1974 as a new purpose-built residential care home.


The complex currently comprises seven existing buildings, including the Molesey Venture Centre, Sundial House, and Newstead House. Unfortunately, in 1998 the Molesey Venture Centre became financially unviable due to increasing running costs and was subsequently closed. In 2000, the Molesey Venture Centre buildings were converted into living accommodation for the charity and recreational facilities. In 2020, the recreational facility closed to the public due to running costs and funding issues.





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## 03 The existing buildings

The Molesey Venture Centre site now finds itself in a position where the buildings are aging and not fulfilling the duty for which they were originally intended. Much of the accommodation is sub standard with very small bed-sit-type dwellings housing 20 residents. After over 50 years of extensions and remodelling, it is felt that the best course of action is to look at the whole site holistically and plan for the future.







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## 04 The vision

The vision for the site is to build a later living community alongside affordable housing to enable the charity to rehouse the existing social housing tenants on site, which will contribute to the existing mixed and inclusive neighbourhood. Consisting mainly of one and two bedroom generously-sized apartments, the new homes have been designed to encourage older homeowners 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 under-occupied homes for 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 of East Molesey, whilst also breathing new life into a site that has reached the end of its operational life.




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## 05 Opportunities & considerations


In developing the proposals, the team have undertaken detailed studies of the site's context. This has identified a number of opportunities and considerations, which have informed the principles and objectives of the scheme.

### Opportunities

- Deliver high-quality new homes including affordable tenures to secure long-term provision for the charity's tenants
- Make good use of brownfield / underused land
- Introduction of more dedicated landscaped spaces and improved access and enjoyment of the River Ember on both sides of the river bank
- Create a later living community to help combat loneliness with homes designed to suit 'downsizers'
- Well-connected to local services by walking, cycling and public transport, therefore promoting sustainable travel
- Deliver a sustainable, low energy, green development with materials that age gracefully and respond to the local context

### Considerations

- New relationship to Orchard Lane
- Surrounding neighbours and appropriate relationships
- Surrounding townscape, character and roofscape
- Proximity to the river
- Easement zone for the Thames Water Main or requirement to divert
- Existing buildings on site
- Existing ecology and wildlife to be retained and enhanced
- Parking provision for the proposed development
- Maintain security to green belt land



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## 06 Our proposals

### The proposals include

- Three buildings including the partially retained Newstead House along the river edge
- 54 new homes comprising a mix of one, two and three bedroom dwellings targeted at older residents (60+) who are looking to downsize from their existing property
- Internal amenities for residents to foster a community, including a resident's lounge, gym, salon, library and cafe.
- 20 affordable homes to rehouse the current tenants on site, in modern accommodation to be supported and run by our charity partner
- Improved aspect along the River Ember with enhanced biodiversity and landscaping
- Landscaped public realm and gardens for residents that open up respectfully onto the green belt land to the north
- All homes provided with a private parking space or garage, dedicated cycle spaces, either a private garden, balcony or shared garden and additional parking for visitors
- Low carbon development with sustainable urban drainage measures (SUDS) and on-site energy generation







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Boards at the public exhibition

Boards presented at public exhibition