Model presented at public exhibition

Building layout 07

Ground floor plan

There are two existing vehicle access points into the site from Orchard Lane. Our proposals retain the single central access point from Orchard Lane, which will service all buildings.

The proposals have been developed to ensure people feel safe, so that they choose to walk or cycle out of preference. The routes and spaces within the site will be quiet, provide shade and shelter, and places to stop and rest.

Parking provision of one allocated space per home is proposed, including provision for disabled spaces and electric vehicular charging points. The majority of these spaces will be located within a basement car park, which is accessed via a ramp along the eastern side of the main building.

To promote sustainable travel, the plans include cycle parking for each resident as well as a shuttle bus service run by Lifestyle Residences. A specialist transport consultant, Entran, has been appointed to undertake assessments of the local highway network, parking levels and vehicle movements. Initial assessments show the new homes would be expected to only generate around 10 additional vehicle trips on Orchard Lane during the morning and evening peak hours.

Ground floor plan

Orchard Lane, East Molesey
KT8 0BN

Assael

Contextual & environmental design 08

The scheme has been designed to enhance and respect the local area whilst incorporating environmental design measures.

Contextual features include:

- Domestic sub-urban architecture and design with buildings fronting Orchard Lane matching the local aesthetic
- Maintaining the existing Newstead House façade along the river minimising disruption to wildlife
- Buildings set further back from the river edge behind enhanced landscaping
- Improvement to the riverbank removing unsightly boundary fences and rubbish, improving views from public footpaths
- We are exploring the opportunity to work with the local community to improve the public footpath
- Biodiversity net gain through biodiverse green roofs, habitat creation and appropriate planting
- Low car ownership through the promotion of sustainable transport measures including minibus shuttle to local centres and transport nodes

Sustainable features include:

- A low carbon, all electric energy strategy, gas free
- An onsite carbon reduction that as a minimum meets the new Part L regulations issued in June 2022 with high performing windows, doors, walls and floors
- Passive design measures adopted into the design in order to mitigate against overheating
- Air source heat pumps will provide on site heat generation with no carbon emissions
- Photovoltaic panels are proposed at roof level to supply energy to the development
- Landscaping and green spaces maximised for resident's amenity
- Materials, products and services will be procured in line with a sustainable procurement policy.
- Sustainable urban drainage measures to manage rainwater run off

Perspective elevation of our proposal on Orchard Lane

Habitat creation | Photovoltaic panels | Green belt | Seating opportunities | Enhanced paths and routes

Orchard Lane, East Molesey
KT8 0BN

Assael

Approach to architecture 09

Scale & massing

The scheme has been designed to be considerate of its setting and the surrounding context. Local views from around the site have been assessed to review the impact of the scheme and are being used to inform the massing.

The layout has been designed to respond to the considerations, highlighted earlier, whilst maximising the opportunities of the site through landscaping and delivering new homes.

Key plan

- Variation of building heights with a two storey building fronting the road matching its neighbours along Orchard Lane and stepping up within the site
- Building distances of 30m+ away from the nearest houses on Ember Farm Way
- Accommodation within mansard roofs with dormer windows and roof lights

Elevational perspective along Orchard Lane

View of the entrance of the scheme along Orchard Lane

Orchard Lane, East Molesey
KT8 0BN

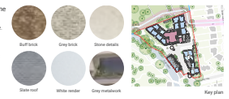
Assael

Model presented at public exhibition

Appearance & materials 10

The material strategy has been developed to bring the scheme together and be read as a family of buildings, but with variation to break up parts of the massing where appropriate.

The main materials are buff and grey brick, with elements of stone and render, and grey slate tiled roofs. These materials draw on the site's heritage and evolution as well as those on neighbouring buildings. Each building would be identifiable individually, giving variety and joy, whilst still reading as a coherent collection within the same family.



Key plan

Central view looking into the scheme

Central view looking towards Orchard Lane

Orchard Lane, East Molesey
KT8 0BN

Assael

Riverside townhouses 11

Key features

- Townhouses designed to reuse the riverwall of Newstead House
- Architectural details reference the surrounding area and the existing building on site
- The form has been designed to be sensitive to Ember Farm Cottage with the roofscape matching the eaves height adjacent to the party wall, stepping up to a mansard roof form

Existing wall to be re-used

Key plan

View of riverside townhouses meeting Ember Farm Cottage

View of riverside townhouses

Orchard Lane, East Molesey
KT8 0BN

Assael

Summary 12

Key benefits

- Delivery of 54 new homes for later living to meet an identified housing need
- Appropriate use of a currently brownfield site in a fantastic location
- Landscaped public realm creating access and security along the River Ember
- Commitment to improving the pedestrian path on the other side of the river as part of any proposals that come forward
- Delivery of 20 affordable homes and a long-term future for the charity on this site
- Contribution to local infrastructure and enhance the local community
- Increased biodiversity through planting and green roofs
- High-quality design using architecture that references the local surroundings

Rear view of main building from green belt

Thank you for attending our public exhibition

Please take the time to complete a feedback form before you leave to let us know your views on our proposals. You can also fill out a feedback form electronically on our website.

If you would like to find out more, or if you have any questions, please do not hesitate to contact us at:info@orchardlaneconsultation.org

Next steps

Following this event, all information will be made available on the dedicated project website: www.orchardlaneconsultation.org

Your feedback will be reviewed and considered prior to a formal planning application being submitted to Elmbridge Borough Council, with whom pre-application discussions continue to take place regarding the proposals.

Orchard Lane, East Molesey
KT8 0BN

Assael

Boards presented at public exhibition

Design process

Public exhibition and scheme amendments feedback

Comment

Some attendants commented that the windows and dormers on Building C are not at a domestic scale and in keeping with the rest of the development.

Front of Building C

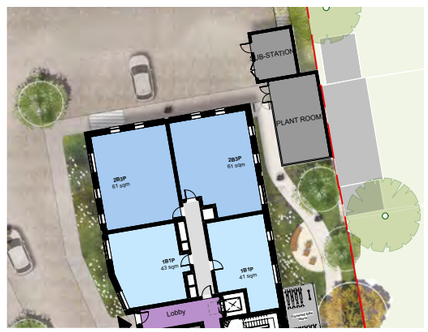
Comment

There were concerns raised at the public exhibition around the perceived overlooking from Building C to neighbouring properties. There were also questions raised over the scale / size of windows that would be on the eastern elevation.

Building C elevation

Comment

There were concerns raised about the plant space directly on the boundary and the potential impact this would have on adjacent neighbouring gardens, in terms of noise, and tree planting.



Building C plan

Public exhibition and scheme amendments response

Response

The windows and dormers on Building C have been reviewed and the triple Juliet windows and dormers have been reduced to double Juliet. This is more in keeping with the domestic scale, surrounding context and rest of the development.

Front of Building C

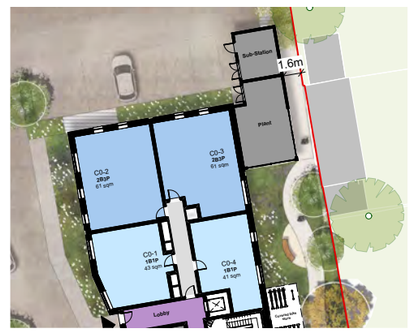
Response

Following the public exhibition we reviewed the design of the eastern elevation of Building C. We have reduced the window size and amount as well as introduced landscape mitigation to reduce overlooking. Further information can be seen on the next page

Building C updated elevation

Response

The area has been reviewed and the plant space has been moved away from the boundary. These plant spaces will be acoustically attenuated. Levels of noise would be set to ensure disruption is minimised in line with current national guidance and recommendations.



Updated building C plan

Building C Mitigation of overlooking

There were concerns raised at the public exhibition around the perceived overlooking from Building C to neighbouring properties and what mitigation measures can be provided.

Reducing the window sizes on all of Building C's elevations was undertaken to create a more domestic scale of window opening and, additionally to help overlooking. On the eastern façade, all full height windows have been removed to reduce overlooking and maintain privacy. The size of the dormer windows have also been reduced.

The use of landscape interventions to help mitigate overlooking has also been explored, with a number of trees proposed in Building C's garden. Additionally, the distances between our proposal and neighbouring properties are sufficient so that there should be no issue with overlooking into any of the neighbours' habitable spaces.

East elevation of Building C

Key

- Landscape planting to help mitigate overlooking
- Existing tree
- Primary aspect from apartment
- X m — Distance between dwellings
- Distance between Building C and neighbours' gardens
- Approximate 2m boundary fence

Ground floor plan - Building C

3.8 Pre-application 5

The pre-application 5 meeting took place on 14th September 2022.

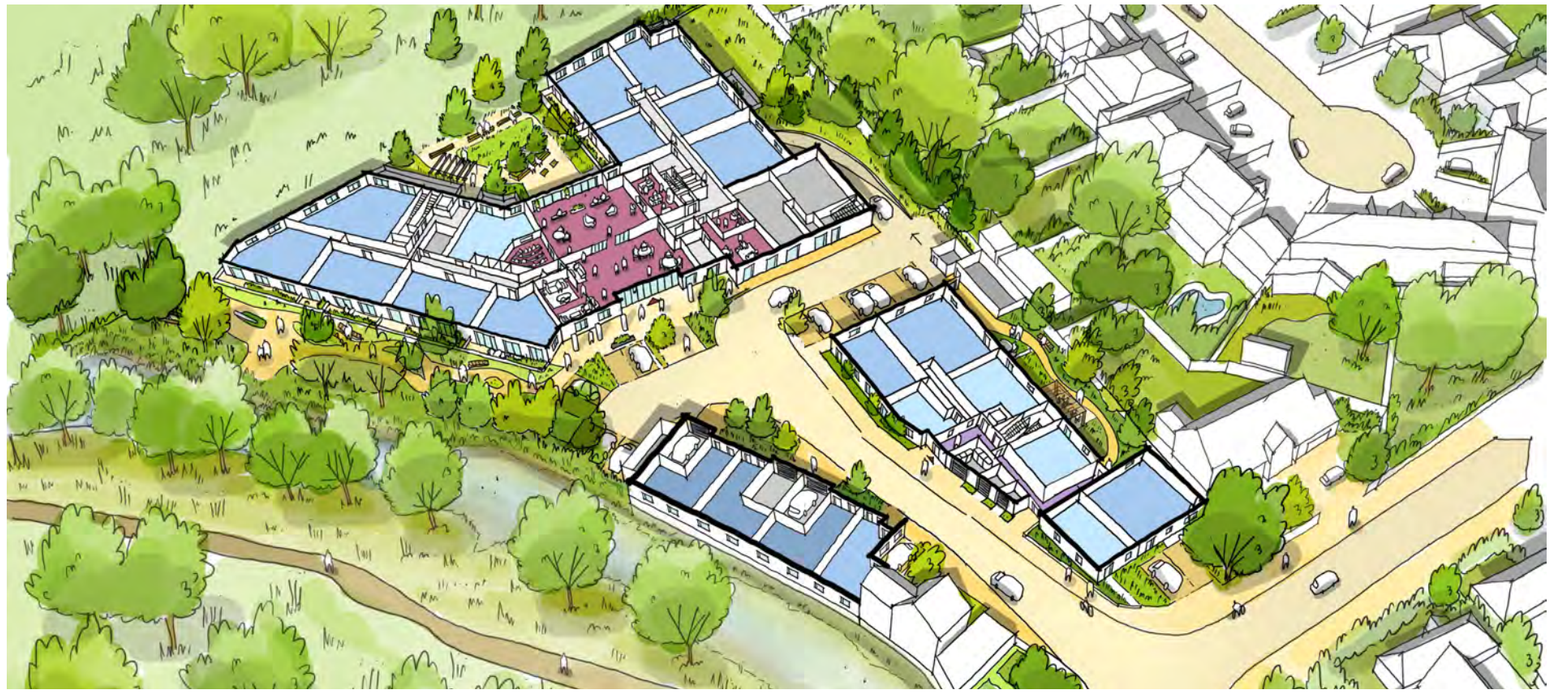
Summary of proposals:

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

- Buildings range from two to four storeys
- 74 new homes comprising a mix of 20% one-beds, 65% two-beds and 15% three-beds
- 7,260 sq m (78,147 sq ft) Residential GIA
- 409 sq m (4,402 sq ft) Amenity GIA
- 2,427 sq m (26,124 sq ft) Ancillary GIA (including basement ancillary)
- 10,096 sq m (108,673 sq ft) Total GIA
- 74 allocated car parking spaces provided at a 1:1 ratio (including four accessible spaces)
- One loading bay / drop-off / pick-up space

Key feedback

Officers noted that the scheme was much more in keeping with the local area, compared with the pre-application 4 submission and presentation, and were positive regarding the architectural detailing and how it responds to the local vernacular.



Ground floor axonometric sketch

Roof plan

Scheme entrance view

Pre-application 5 feedback

Elmbridge planning and design officer comments from pre-application meeting on 14th September 2022:

Comment

Would like to see a reduced dormer size in buildings B and C to be more in keeping with the domestic scale of the buildings.

Front view of Building B

Side view Building C

Pre-application 5 response

Our response to comments from pre-application meeting 5 on 28th September 2022:

Response

The design of the dormers has been reduced on both Building B and C. On Building B, the dormer has been reduced to a double Juliet from a triple Juliet, as has the window below. On Building C, the dormers have been reduced slightly, whilst keeping the required head height internally. This allows the same dormer design and proportions to be seen on both buildings whilst also allowing the ridge of the roof to be more clearly defined.

Front view of Building B

Side view Building C

Comment

We are much happier with the front of Building C as it marries up well with number 18 Orchard Lane. Though, we think that it would benefit from some further detailing as it now appears a bit bland.

Front of Building C

Response

The front section of Building C has been reviewed and a recessed detail to the heads of the windows and doors added. This reflects the stone lintel on the brick portion of the building as they are same dimension. The window sills across this elevation have been thickened in order to define them.

Front of Building C

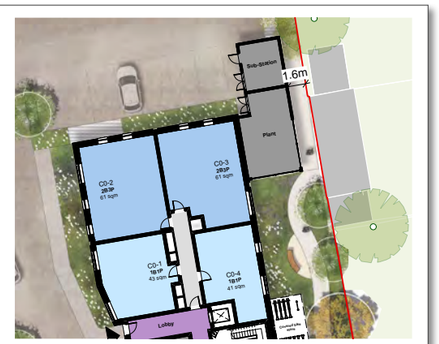
Comment

There are some concerns about the ground floor dwellings in Building C facing the plant room. There would also need to be improved defensible space for the north and east-facing dwellings in Building C.

Building C layout

Response

These apartments have been reviewed and the plant space has been reconfigured to be positioned directly onto the building and the path to moved next to the boundary. The pathway to the north has also been removed and replaced with planting. This acts as a defensible space / buffer between the parking and the windows.



Updated Building C layout

Introduction

Context

Design process

4.0 Design response

Landscape proposal

Access

4.1 Summary of proposals

The following section explains our design proposals, demonstrating the contextual and analytical approach undertaken in order to achieve a successful and cohesive scheme. Our design has evolved from a thorough process of researching and understanding the site and its emerging context.

The scheme provides 74 homes across three buildings. The residential homes across Buildings A and B provide the later living accommodation managed by Lifestyle Residences and are all designed to meet or exceed Nationally Described Space Standards. A focus has been given to providing two-bedroom apartments in line with the target market of downsizing older adults and reflecting the shortage of this type of accommodation within the borough. Building C will provide charity accommodation to be operated by The Sons of Divine Providence, and are designed to meet or exceed Nationally Described Space Standards as one and two-bedroom apartments most suited to the occupants currently requiring accommodation.

Parking provision is provided on a 1:1 basis, a ratio considered appropriate for the location, the target market of Later Living occupants, and the dwelling sizes being provided.

Building A - Later Living accommodation

3	One-beds (6%)
39	Two-beds (78%)
8	Three-beds (16%)
50	Homes in total

Building B - Later Living townhouses

1	Two-bed (25%)
3	Three-bed (75%)
4	Homes in total

Building C - Charity accommodation

12	One-beds (60%)
8	Two-beds (40%)
20	Homes in total

Total

15	One-beds (20%)
48	Two-beds (65%)
11	Three-beds (15%)
74	Homes in total

Areas

7,265 sq m (78,200 sq ft) GIA residential
409 sq m (4,402 sq ft) GIA amenity
2,368 sq m (25,489 sq ft) GIA ancillary (including basement ancillary)
10,042 sq m (108,092 sq ft) Total GIA

Parking

74	car parking spaces provided at 1:1 (including four accessible spaces)
1	loading bay / drop-off / pick-up space
56	cycle parking spaces including 4 short stay visitor spaces

Aerial sketch of proposed ground floor

4.2 Layout

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

4.2.1 Ground floor plan

Building A's main access is through a central point which enters into the communal amenity space. This amenity is accessible to residents of both building A and B allowing residents to socialise and form a later living community. The space has been design to open up to the rear courtyard and green belt land to the north. The amenity spaces include, a lounge, cinema room, kitchen, dining room, gym and salon.

Building B and C are accessed off either side of the main street. This provides natural surveillance to the scheme. Access to the basement car park is via a one way ramp on the east side of the site.

Green Belt land which can be accessed by all residents within the scheme

Diversion of water main

Private courtyard for residents of Building A and B

Ramp to basement

Controlled access to the riverside for all residents of the scheme to provide privacy

Communal gardens for residents of Building C

Break between buildings gives clear identity to Orchard Lane massing

Building B consists of four townhouses with integral garages or driveway

Proposed ground floor plan

Key

- Site boundary
- One-bed
- Two-bed
- Three-bed
- Amenity
- Residential lobby
- Back of house
- Water main

Key plan

4.2.2 Upper residential floors

The upper residential levels begin to set back within each building on the second floor; Building A steps away from the greenbelt land to the north, building B sets back from the River Ember and the front section building C is designed to reflect the neighbouring building height. Building A continues to set back on all sides within the third floor plan, providing private terraces for the apartments on this level.

Key

- Site boundary
- One-bed apartment
- Two-bed apartment
- Three-bed apartment
- Amenity
- Residential lobby
- Back of house
- Water main exclusion zone

Key plan

Proposed first floor plan

Proposed second floor plan

Proposed third floor plan

Proposed roof plan

4.3 Servicing & parking

The servicing strategy includes the following features:

- Safe, segregated routes for pedestrians are provided into and throughout the development
- Each building has an individual bin store in accordance with the, Recycling and waste provision, guidance for property developers by Joint Waste Solutions
- Refuse collection point and loading bay outside Building A
- 1 dedicated loading / drop off / pick up bay located at end of the new street, behind the townhouses

Parking provision is based on the following principles:

- Secure cycle parking is provided in accordance with the EBC Parking SPD. Residents of Building B will have access to the cycle store located in Building A. It is proposed that a minimum of 50% of the cycle parking is provided initially for the Later Living residents, with an area demarcated in the basement for potential future provision. This is due to uptake of cycle spaces within Later Living developments typically being very low. The cycle store for Building C is a covered store within the communal garden which will be accessed through a secure gate
- There are 4 cycle parking short stay visitor spaces provided within the landscape
- Vehicular access to the car park is via a basement ramp. A traffic light system and waiting area at either end of the ramp are proposed
- 74 car parking spaces are provided within the scheme, including four accessible spaces. Lifestyle Residences' detailed knowledge of similar developments in north Surrey indicates that car parking demand is significantly lower than 1:1 for Later Living; provision is therefore expected to exceed demand, thereby allowing on-site space for visitors

Further details on vehicle movements and refuse are provided within the access section of this report.

Basement floor plan

Ground floor plan

4.4 Scale & massing

The scale and massing of the scheme has evolved through the consultation process to respond to the different stakeholders and environmental requirements, as well as through detailed 3D view analysis shown in this report. This has resulted in a form that fits comfortably in its surrounding context and takes advantage of its setting.

There are three clear tiers of scale within the proposal:

The two storey element of Building C that sits within the Orchard Lane streetscape and matches the neighbouring properties in height. A clear break between this massing and the one behind signals a gradual change in scale as the buildings step away from these near neighbours.

The largest building also steps down to two storeys in height where it fronts the Green Belt land. The riverside building also utilises a two storey element to connect sensitively with the neighbouring cottage.

The three storey elements sit along the site edges as you move into the development. On Building B and C these are in the form of mansard roof accommodation, relating to the varied roofscape and scale of the surrounding houses along Ember Farm Way.

Building A includes a set-back fourth storey in the form of a mansard roof. Set away from the building edges on all sides, it provides a cascading massing on all frontages and provides terraces for residents.

The massing is further broken up through the use of one storey projecting elements on Building A at the front and rear, and a covered porch and garage on Building B.

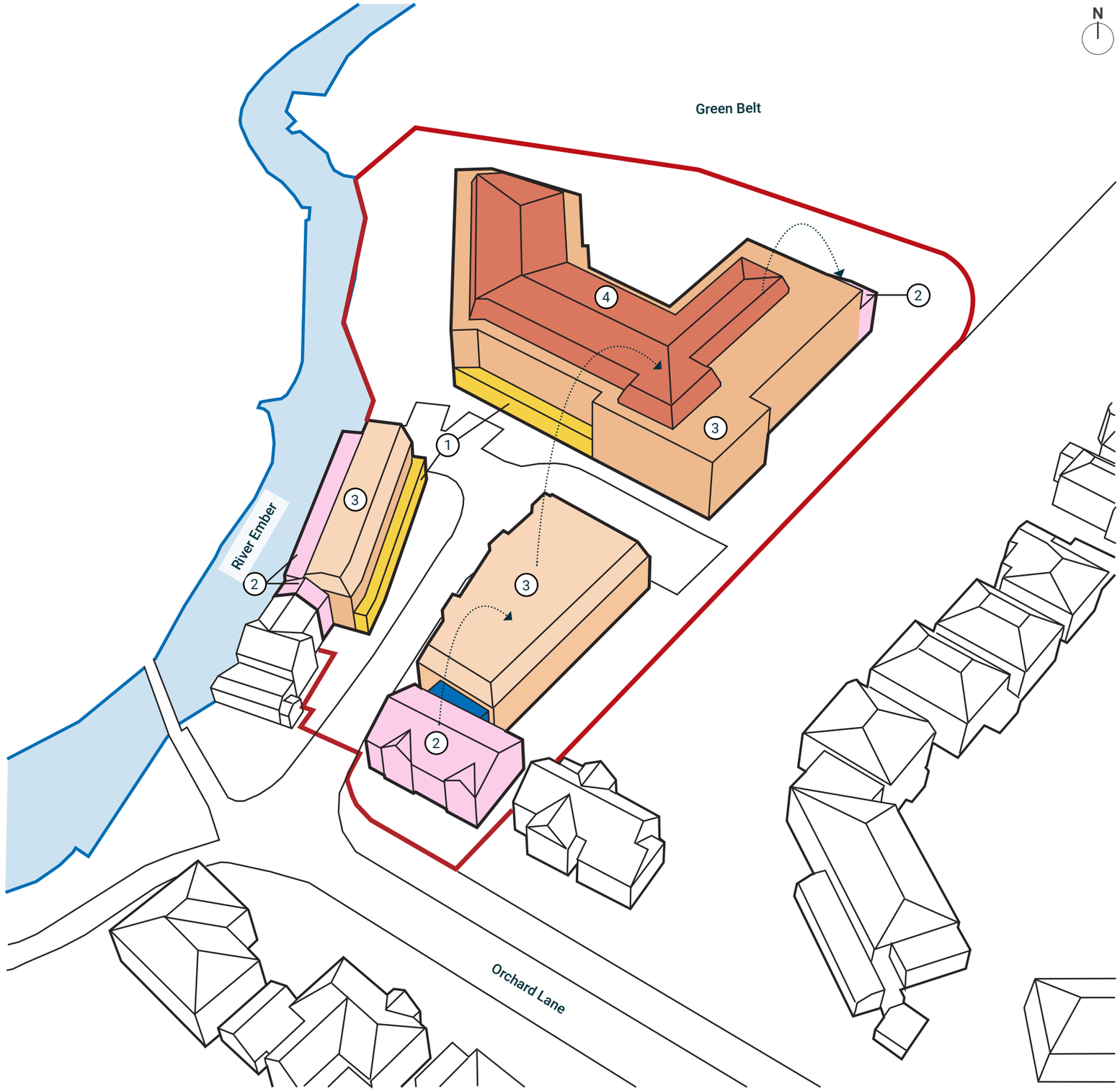


Diagram illustrating the scale and massing of the proposed development

4.5 Architectural approach & materials

The architectural language and material choices have been informed by the immediate and surrounding context and the desire to create a high-quality coherent design. The design is inherently suburban and domestic in feel with mansard roofs and window proportions whilst still being contemporary.

4.5.1 Summary of approach

The general approach to the appearance is as follows:

- Cohesion between the different buildings through a family of common details and materials
- Simplicity of the design
- Elegant architecture
- Reference to the site's past
- Robust materials
- Façades responding to light by creating shadows through brick detailing and deep reveals

The scheme has been broken down in to three main building elements. These are tied together by a shared family of details, such as consistent banded brick detailing, stone banding, domestic window proportions and slate roof with dormers.

The varied roofscape has been designed to reference the heritage of the site and surrounding area. The different types of pitch and orientation of the gables reflect existing local buildings. The pitches on Building B reference the existing adjoining cottage whilst the pitch on the front of Building C references the surrounding houses on Orchard Lane.

The adjacent images show local details, roof forms and window proportions and how these have then been incorporated into the details within our proposals.

Key

- Roofscape local influence and proposal
- Brick detailing local influence and proposal
- Stone lintel local influence and proposal
- Detail above windows in rendered areas reflecting stone & soldier course window heads
- Window/door local influence and proposal
- Half-height window local influence and proposal
- Stone banding/coping local influence and proposal

Respectful of local context

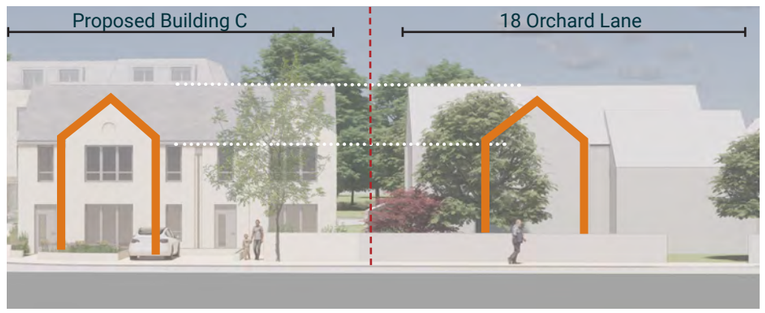
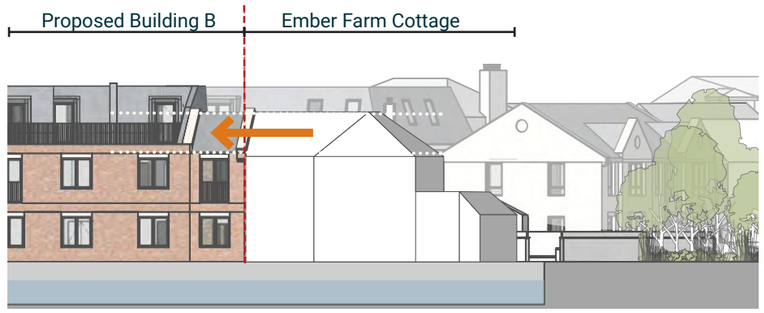


Diagram showing roofscape influences: ridge/eaves height and gable front of C to match 18 Orchard Lane



Ridge/eaves height and direction of pitch continued of Building B to match Ember Farm Cottage

Consistent detailing and material palette


Precedent of local influence (Ember Farm Cottage)

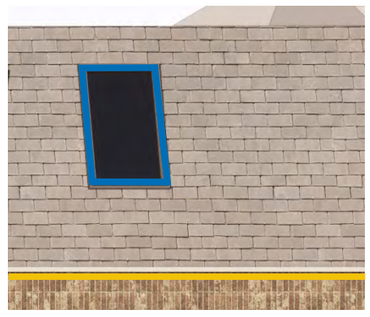

Building C Juliet balcony


Precedent of local influence (existing building)

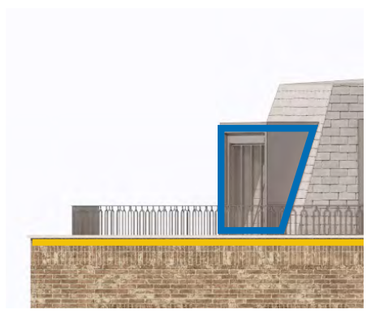

Building B entrance with stone lintel

Slate and mansard type roofs


Precedent of local influence (Ember Lane)


Building C skylight and coping


Precedent of local influence (Orchard Farm Av.)

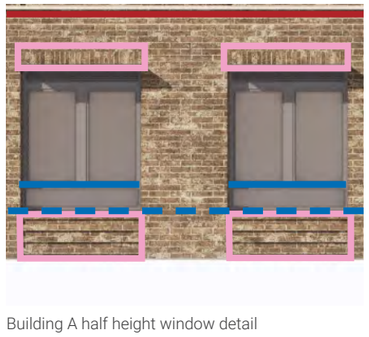

Building A dormer

Half height windows of domestic proportion


Precedent of local influence (Orchard Farm Av.)


Building C half-height triple window


Building C half-height window pair


Building A half height window detail

4.5.2 Materials

Robust, natural and hard-wearing materials have been selected to create a high-quality material palette.

There are four primary materials present in several locations around the site which complement the traditional materials used in the surrounding houses, including the white render to the front element of Building C.

The material palette is predominately brick with roofs, balconies and windows in dark grey metal or slate tiles, creating contrast.

The same brick type has been used in all the buildings to create an overall cohesion with each storey subtly broken up horizontally by a stone band in a similar tone to the brick. Where the brick changes in Building B, it distinguishes the existing wall and where it changes in Building A, it distinguishes the entrance, and breaks up the massing.

Pitched roofs are clad with grey slate tiles and metal clad dormers, which have been chosen to reflect the surrounding context.

Primary

Pale render

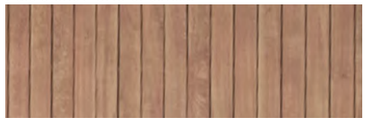
Red brick (existing wall)

Pale brick

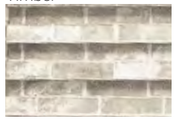
Dark brick

Accent

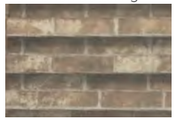
Pale stone / GRC or similar



Timber

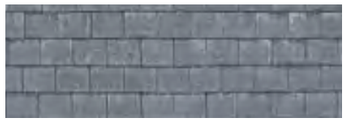


Pale brick detailing



Dark brick detailing

Roof



Grey slate or similar tiles

Grey metal

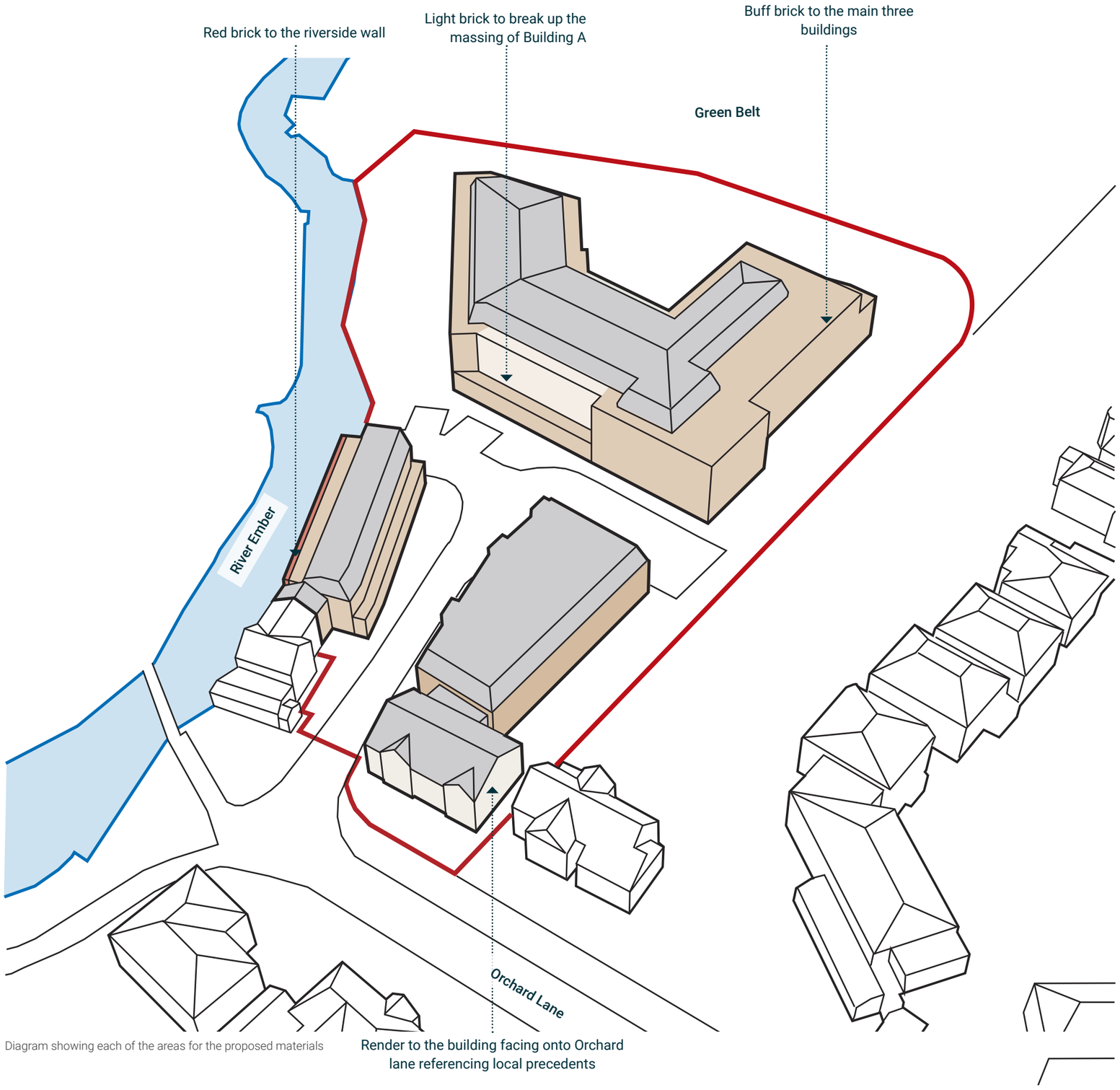
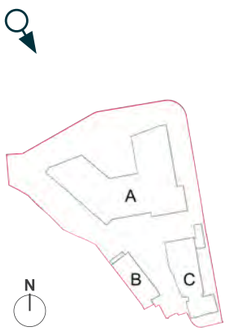


Diagram showing each of the areas for the proposed materials

Render to the building facing onto Orchard lane referencing local precedents

4.6 Building A

Building A accommodates 50 apartments, which will make up the majority of the Later Living community, as well as containing a variety of amenity spaces at ground floor for residents of both Buildings A and B.



Viewpoint key

View from Green Belt

Building A rear courtyard view

View of Building A rear courtyard from Green Belt

Building A front view

Central view from Orchard Lane towards Buildings A and B

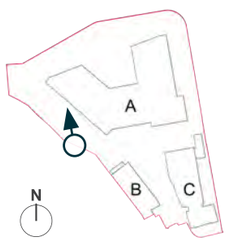
Design response

View of Building A along the River Ember

This view shows the richness of the riverside elevation of Building A. The key details include:

- Stone / GRC or similar banding between the ground and first floor to break the elevation and mirror similar details to Buildings B and C
- Banded brick detailing below the half-height windows similar to the Building C elevations
- Ornate modern metal balconies that references the element of the historic East Molesey mill
- Low brick wall and decorative railing around the ground floor terraces providing defensible space and privacy to these homes whilst allowing residents to enjoy the views
- Soldier courses above windows and at the top of the building, referencing similar details in the local area
- Set-back slate mansard roof with metal dormers

View from river towards Building A.



Building A balcony design

This view of the Building A balcony design shows the richness of the metal work detailing which will be used across the different elevations. This design references the design of the East Molesey mill as well as riverside houses of Molesey and Hampton. The ornate design is modern whilst giving residents more privacy and shading to their external space.

Precedents of modern metal balcony

Local houses with projecting balconies and metal detailing

East Molesey mill

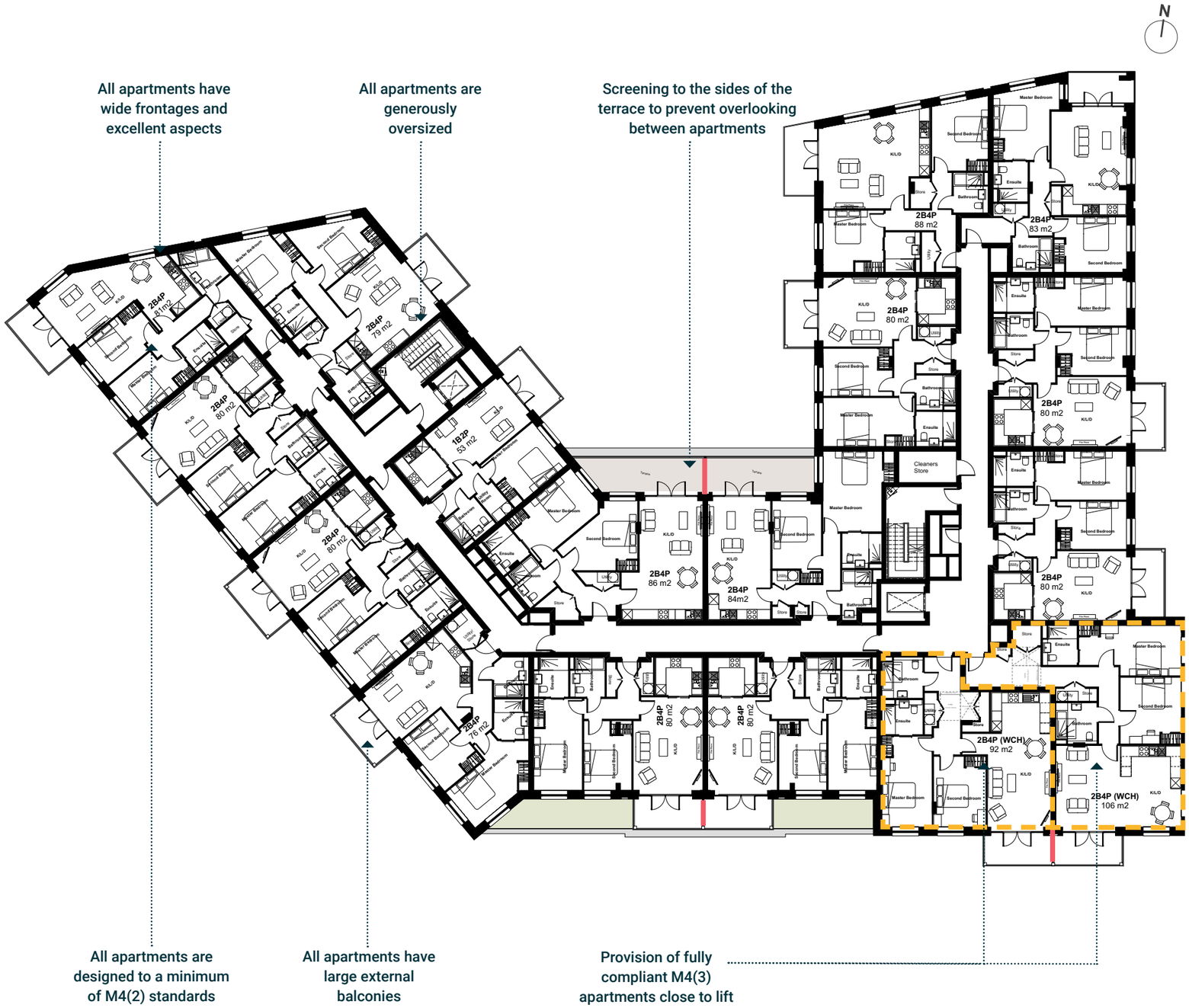
Ornate modern balcony design for Building A

Design response

Building A apartment layouts

This page presents the first floor of Building A, showing layouts of the accommodation. Building A contains 3 x one-bedroom, 39 x two-bedroom and 8 x three-bedroom homes, which have been designed to suit the downsizer market. All layouts are designed to Building Regulations Approved Document Part M M4(2) or M4(3) compliance.

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



Key

M4(3) compliant apartment

Screening

Building A first floor plan

Courtyard apartments of Building A

The courtyard of Building A provides a space for residents to come together and be part of a community. The building has been designed with two 'wings' that are angled away from each other to prevent direct overlooking whilst creating a space that promotes socialising between the residents.

Dual-aspect

- Four of six 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
- All apartments will benefit from fantastic views over the courtyard and onto the Green Belt

Balcony strategy

- The balconies in the knuckle of Building A have been fully recessed to mitigate overlooking
- A privacy screen between the inset balconies ensures the privacy of the external amenity space

Overlooking distances

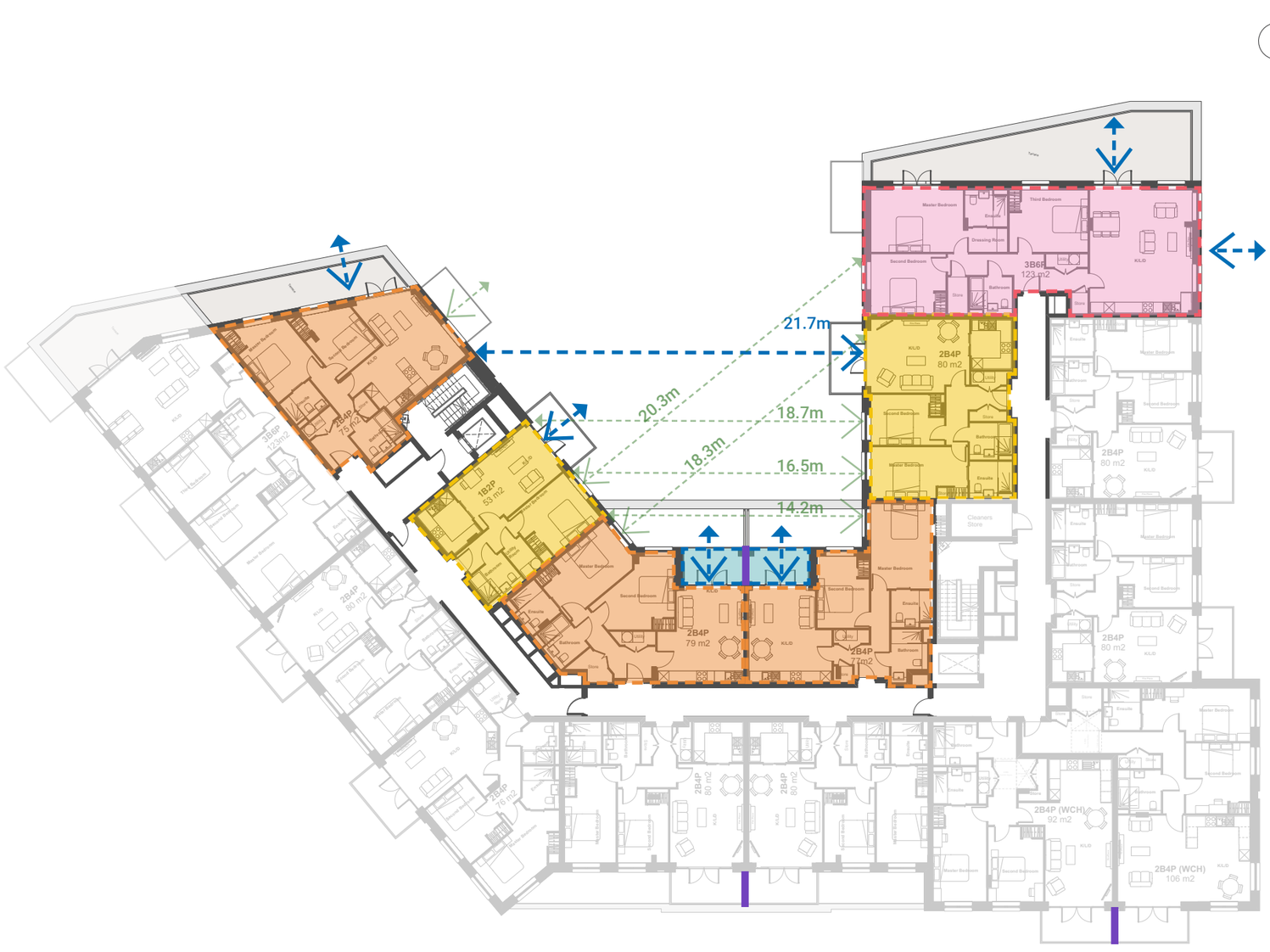
- The minimum overlooking distance between windows of the courtyard apartments is 14.2m; the apartments are dual-aspect with the internal layout designed for this distance to be between their secondary outlook (bedrooms) ensuring their primary aspect (living / kitchen / dining rooms) is clear of any overlooking
- Due to the angle of the western wing, no windows are directly facing / overlooking one another. From a living space the minimum overlooking distance is 21.7m

Daylight / Sunlight

- Consil have assessed the daylight amenity within all of the habitable rooms within the scheme, with the results showing an overall level of compliance of 97%. The results for courtyard apartments in Building A show that the vast majority of rooms would meet the guidance for daylight amenity, including all of the rooms on the first, second and third floors. There would be two living rooms and one bedroom at ground floor where daylight would be restricted, however a reasonable proportion of each room would still receive adequate levels of daylight amenity.

Key

- Dual-aspect apartment
- Single-aspect apartment
- Triple-aspect apartment
- Fully inset balconies
- Primary aspect (living/kitchen/dining rooms)
- Secondary aspect (bedrooms/bathrooms)
- Privacy screen
- X m — Distance between secondary aspects
- X m — Distance between primary aspects



Building A second floor plan

4.7 Building B

Building B is made up of four townhouses which are part of the Later Living offer on-site. These townhouses will have access to the internal and external amenity in Building A, as well as the Green Belt land at the rear of the scheme.

View towards Building B.

Building B layout & amenity space

The townhouses utilise the existing riverside wall, enabling the building to be built up against the rivers edge, whilst improving sustainability through reuse of existing built fabric. The accommodation has been designed to a hybrid M4(1) / M4(2)/M4(3) accessibility standard to suit the Later Living market, with a lift built in from day one.

The ground floor typically accommodates a kitchen diner and utility cupboard, the first floor provides the master suit and two other bedrooms and the top level has the main living space and generous roof terrace. These are accessible via stairs or a domestic lift.

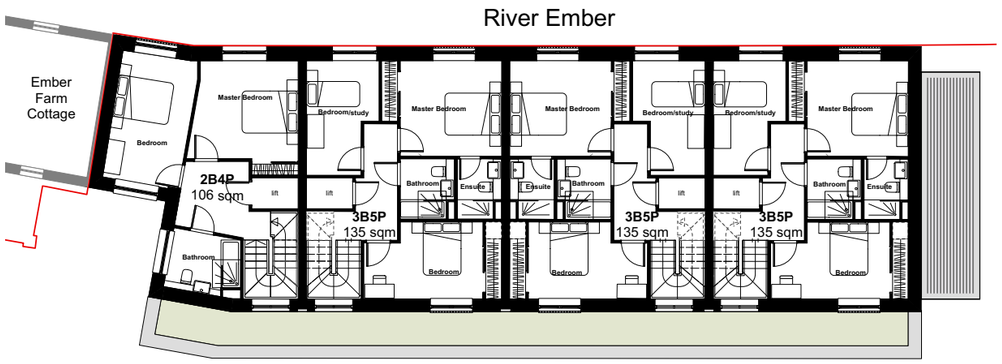
Sufficient external amenity space

The Elmbridge Local Plan Design and Character Supplementary Planning Document's guidance for houses states that the gardens 'should be of an appropriate size to provide amenity space for occupiers... In some instances, a minimum garden depth of 11m should be provided.' This is caveated if the area is constrained, in this case by the River Ember, then 'individual design solutions the provision of amenity space, such as providing balconies, courtyards or communal space rather than a private garden of specified depth.' Within this proposal we have provided a private terrace, as well as access to both internal and external shared communal space as detailed below.

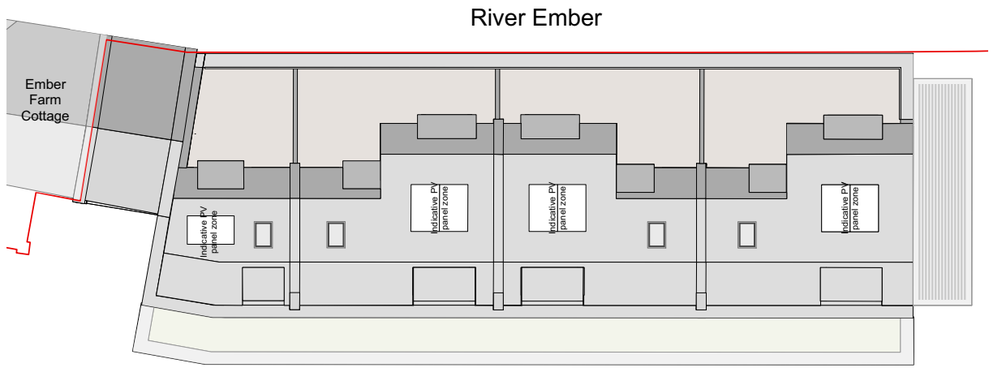
The proposed second floor plan highlights the townhouses' external terrace sizes which have excellent views of the river. These terraces, though below the 11m guidance, still provide a sizeable private external amenity much larger than an equivalent balcony on a 3-bedroom flat. These terraces have been designed to be a manageable size for the Later Living residents in order to reduce the amount of maintenance their property requires when downsizing.

The townhouse residents will also have full access to all the internal amenity available in Building A (409 sq m), as well as the external amenity including the riverside walk (650 sq m), the external courtyard (320 sq m) and the Green Belt land at the rear of the scheme.

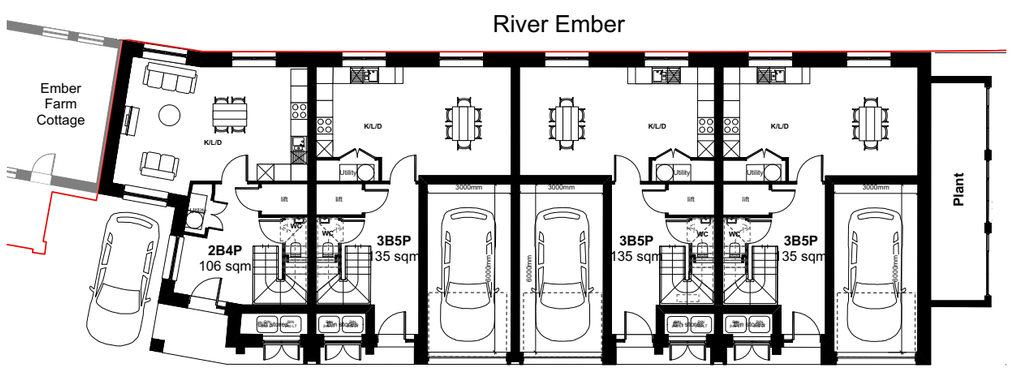
This townhouse accommodation provides a different offer to the apartments in Building A providing a variety of accommodation typed to suit different residents needs who are downsizing from larger homes.



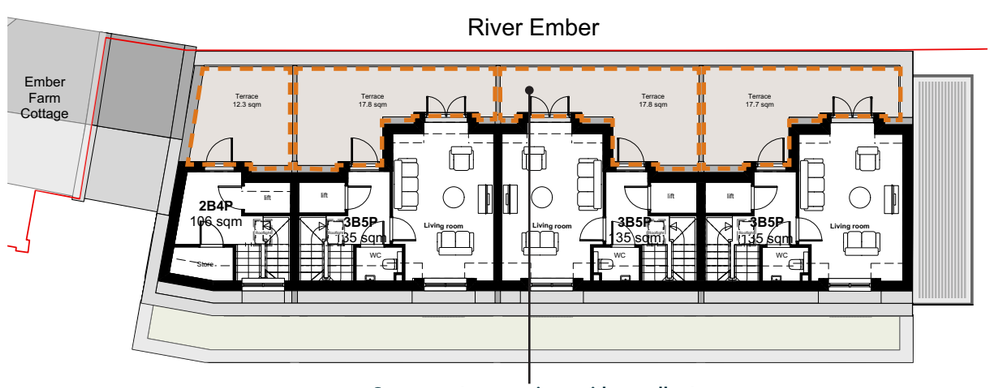
First floor plan



Roof plan



Ground floor plan



Second floor plan

Generous terrace sizes with excellent aspect of the river and greenery beyond

Riverside view of Building B

River side view of Building B.

Existing photo of riverside façade

Technical strategy for riverside wall

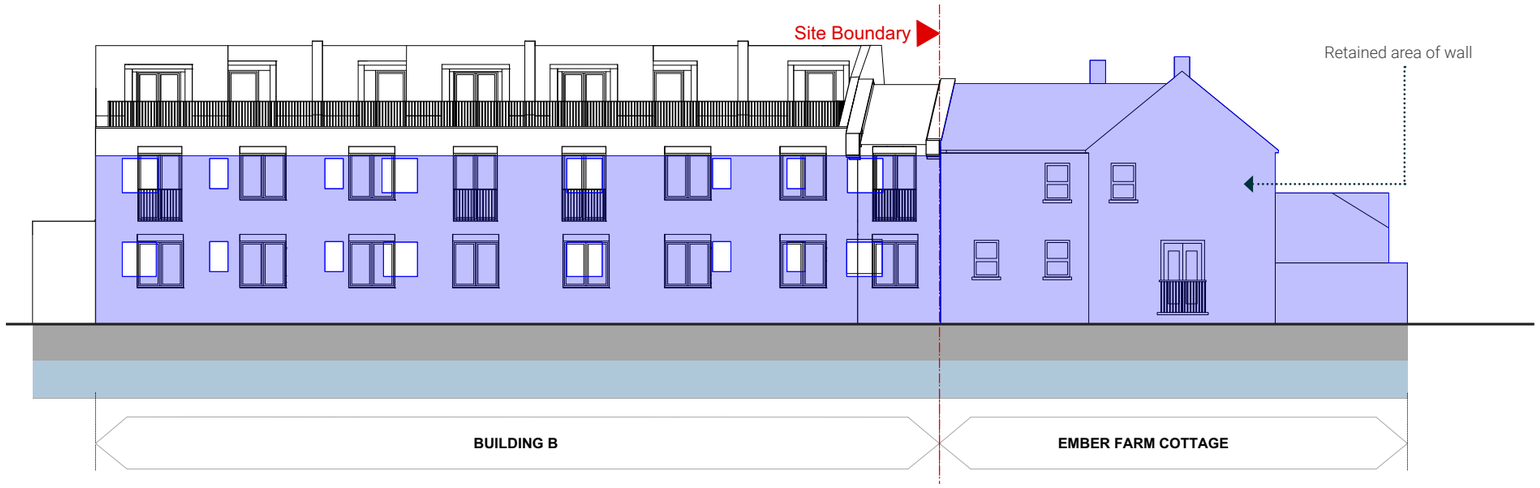
The proposal for Building B is to demolish the majority of Newstead house due to poor quality construction and substandard floor to floor heights, whilst retaining the riverside wall.

Retaining the riverside wall allows the development to continue to feel embedded within its setting, as this is a prominent view for the public when crossing the River Ember from Orchard Lane. The wall will require propping and repairing as part of this process, with new openings being created and additional height added to create a parapet wall to the new terraces, whilst it will also be lined with insulation internally to upgrade its thermal performance.

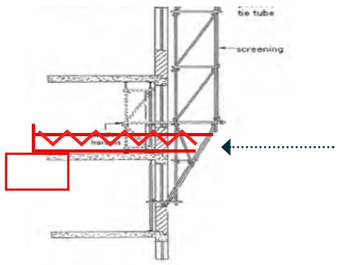
Works to this building and wall retention will be undertaken with minimal impact on the river course, utilising cantilevered scaffolding where possible.

To give a clear distinction between the townhouses, which are constructed against this wall, Building B will be built using the same buff brick used throughout the proposals. This is both similar to the existing construction and will also help maintain the commonality within our development.

The diagrams on this page give an example of a possible construction sequence for Building B and demonstrate the existing materials vs proposed.



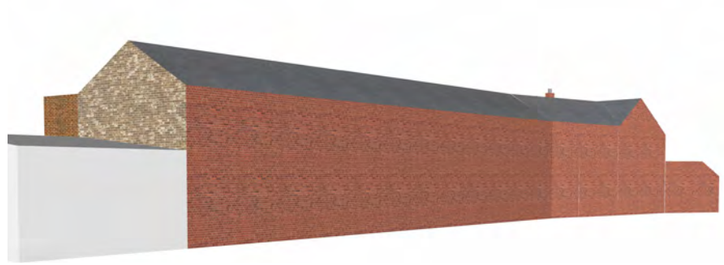
Proposed elevation of Building B with existing retained wall area shown in blue with previous window outlines



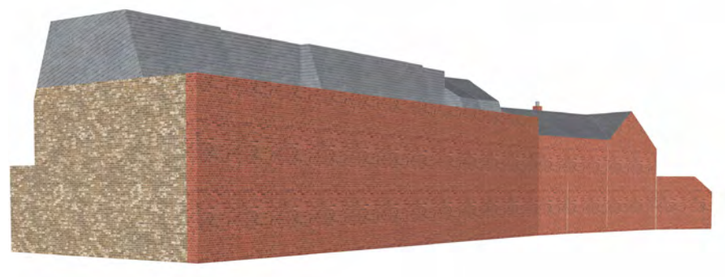
Scaffolding to include backspan trusses into the site with a mass concrete weight to counter balance the loads.

Scaffold structure will need to be designed around the facade retention structure.

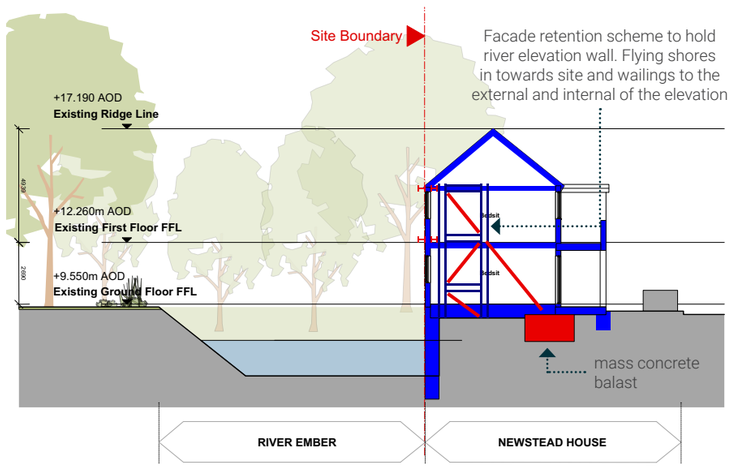
Example of cantilevered scaffolding system



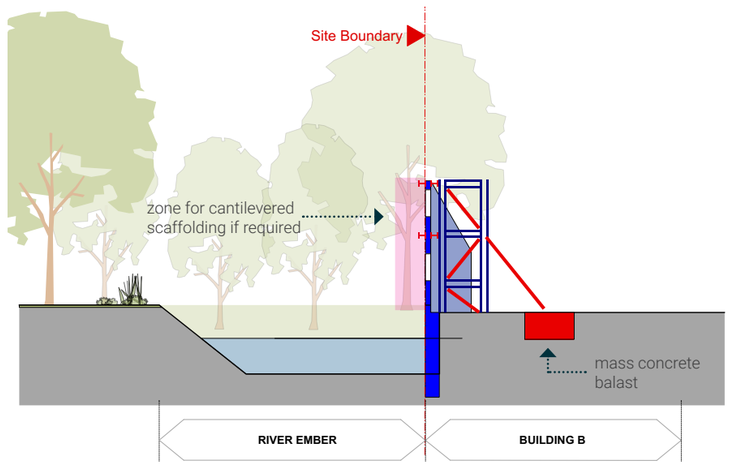
Existing Newstead House materials diagram view from river



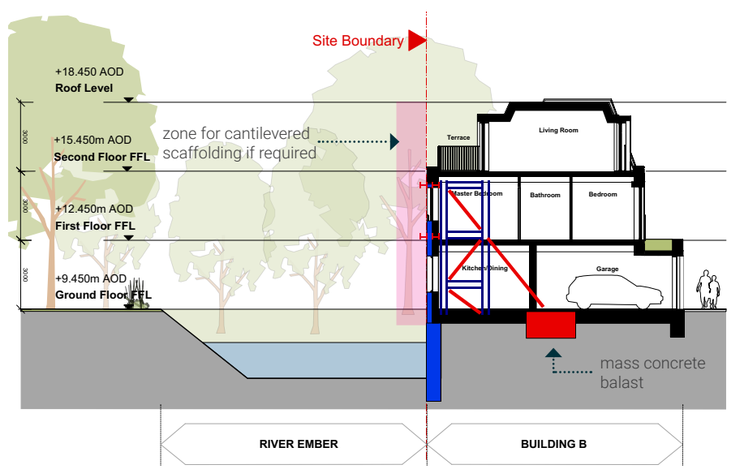
Proposed Building B materials diagram view from river



1. Existing section through Newstead House



2. Demolition of existing building and retention of riverside wall, propped on inside face



3. Construction of townhouses utilising existing wall revising openings and improving structure