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## Orchard Lane / East Molesey

Pre-application presentation 5

14 September 2022





**Context**



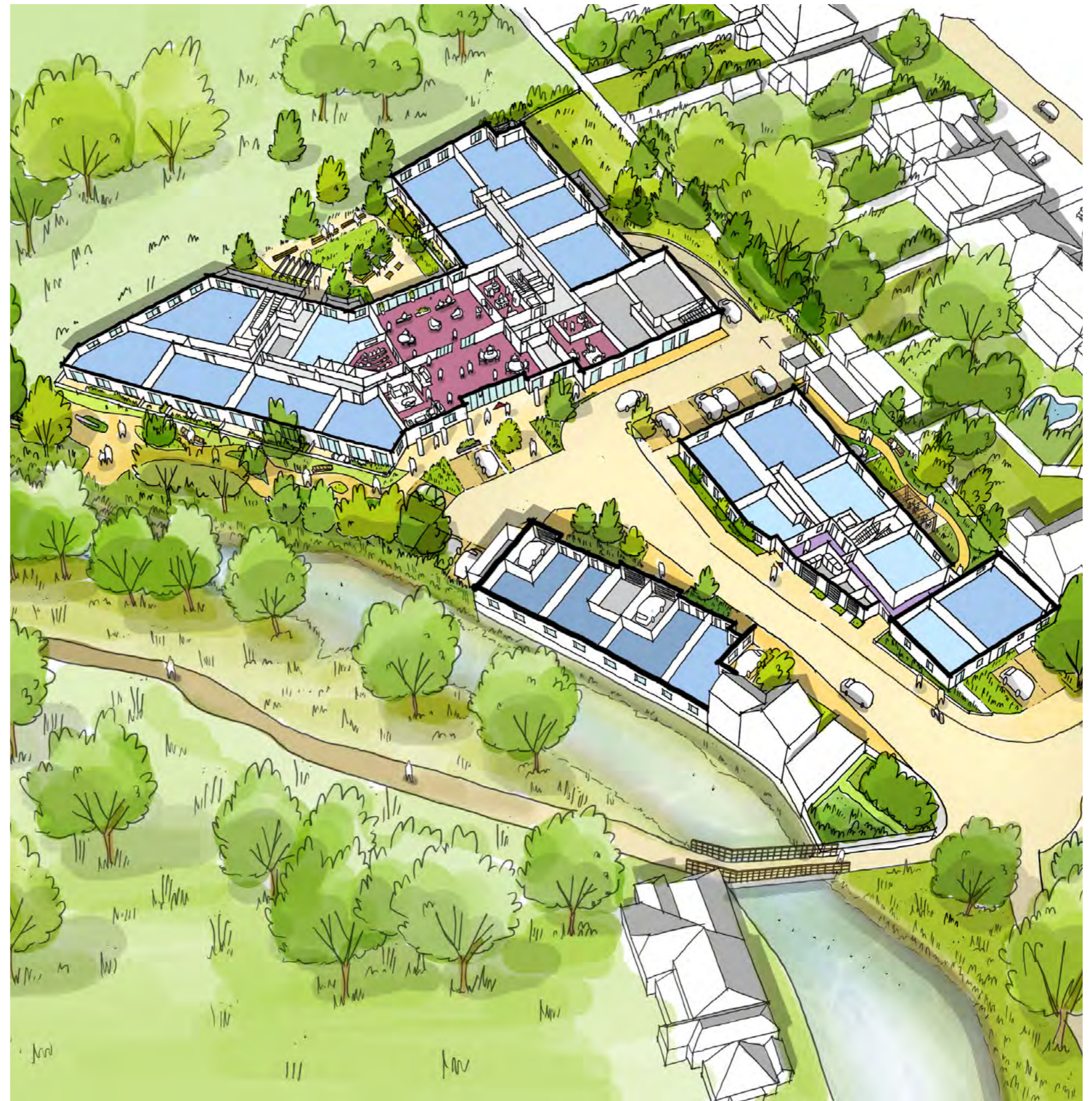
## Executive summary

This presentation outlines the site and its surroundings, the constraints and opportunities, past pre-application history and the client's vision for the scheme.

This is followed by our emerging proposals and architectural narrative for the transformation of the site to achieve this vision.

### The proposal in numbers:

- Two - four storeys
- 74 new homes comprising a mix of 20% 1-beds, 65% 2-beds, 15% 3beds
- 7,261 sq m (78,156 sq ft) Residential GIA
- 409 sq m (4,402 sq ft) Amenity GIA
- 2,400 sq m (23,024 sq ft) Ancillary GIA (inclusive of basement ancillary)
- 10,040 (108,392 sq ft) Total GIA (inclusive of basement area)
- 74 car parking spaces (including 4 accessible)



Ground floor axonometric sketch of proposal



# Professional team

## Client

Lifestyle Residences Ltd



## Charity Partner

The Sons of Divine Providence



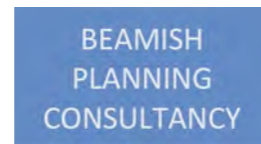
## Architect

Assael Architecture



## Planning Consultant

Beamish Planning Consultancy



## Employers Agent & Quantity Surveyor

Pierce Hill LLP



## MEP and Sustainability Consultant

Hoare Lea



## Environmental & Flood Risk Consultant

KRS Environmental



## Transport, Daylight Sunlight & Acoustic Consultant

Entran Ltd



## Ecology Consultant

Middlemarch



## Structural & Civil Engineer

Mason Navarro Pledge Ltd



## Development Managers

Circ Management



## Fire Consultant

OFR



## Landscape Consultant

Exterior Architecture







**Previous pre-app summary**



# The site

## Site location

- The site is located within Elmbridge Borough Council, on the south edge of East Molesey
- It is accessed via a dead-end residential road - Orchard Lane, and is surrounded by suburban housing green belt land and the River Ember

## Existing site description

- The site is 0.62 hectares in area
- Seven existing buildings make up the site, collectively known as the Molesey Venture Centre
- At the mouth of the site is an existing dwelling outside of the site boundary, which forms a party wall boundary
- On the eastern side of the site is Molesey Horticultural Centre

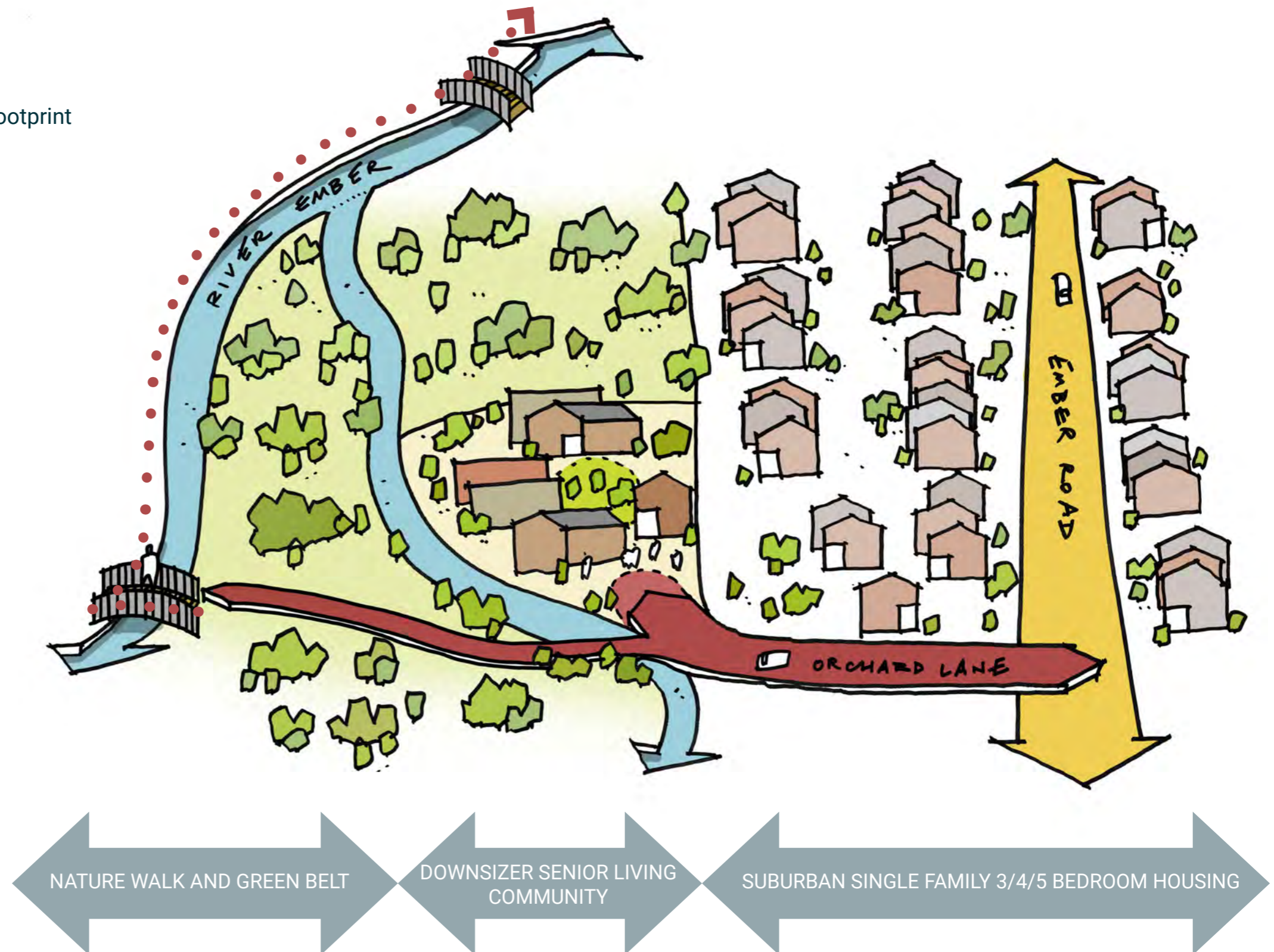


Site location plan



# The vision

- Sense of community
- High-quality development
- Sustainable design with low carbon footprint
- Charity ethos and values
- Viable and contextual development
- Enhanced biodiversity and ecology



Vision sketch of the scheme














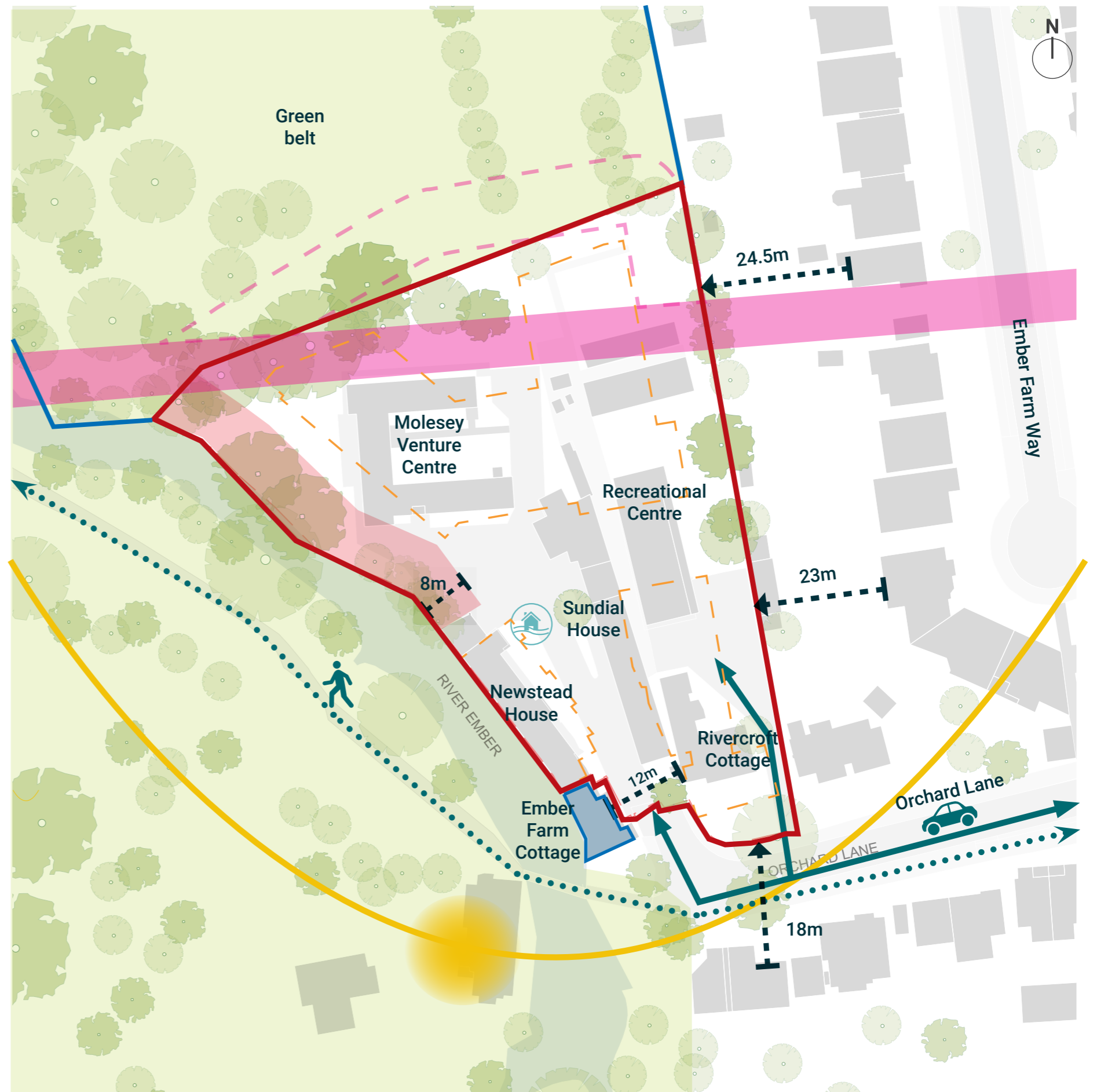
# Opportunities & considerations

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 including:

- delivering a high quality, sustainable, low energy, green development
- creating a later living community to combat loneliness
- introduce more dedicated landscaped spaces
- consider appropriate relationship to neighbours, townscape and character
- proximity to river and easement zone for Thames Water main
- existing ecology and wildlife

**Key**

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





## Pre-application 4 scheme summary (20/05/22)

The previous pre-app proposal provided:

- 74 homes
- 74 allocated car parking spaces

### Agreed items:

- Massing across the scheme
- Quantum and mix
- Building arrangement layout and footprints
- Architectural approach
- Parking strategy
- Energy strategy



Pre-app 4 view from scheme entrance



# Public exhibition

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, from 14.00 to 20.00 both days (66 attendees, comprising residents, stakeholders and interested parties, attended the public exhibition across the two days).

Key issues identified by respondents were :

- 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
- Scale and massing of the proposed development



Model presented at public exhibition

**Welcome** 01

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 address the current housing on site. Details of the project team and its ambitions to deliver a new generation of care homes. 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 'Frank' in a local context and they are passionate about going back to the communities that they give a part of, such as their most recent developments at Charlton House in Huddersfield and Millberry Court, another later living facility in Huddersfield.
- Franking and Frank is a core part of Lifestyle Residences' ethos. It has been their great privilege to design and develop the Millberry Court development in partnership with some of Divine Providence and continue the journey together looking to the future of the Millsey Venture Centre.

**The Sons of Divine Providence and Orione Care**

- The Sons of Divine Providence is a Roman Catholic religious congregation, founded in Italy in 1910.
- In 1968, the Sons of Divine Providence accepted the land in East Molesey where they specifically built a complex that provided accommodation and employment for people with learning disabilities and others in need of support or care.

**Assael Architecture**

- Assael is a leading award winning practice of architects offering architectural urban design, landscape design, masterplanning, interior design and visualisation services.
- 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.
- What makes us stand out is our responsive and flexible approach to design particularly in the most difficult or challenging circumstances.

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**Opportunities & considerations** 05

In developing the proposals, the team has 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 homes to address long term provision for the charity's tenants.
- Make good use of overlooked/underused land.
- Introduction of more dedicated landscaped spaces and improved access to employment of the River Order on both sides of the river bank.
- Create a later living community to help combat loneliness with homes designed to suit 'tenants'.
- 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 topography, character and landscape.
- Proximity to the river.
- Easement zone for the Thames Water Main and outfall pipe.
- 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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**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 ensure the impact of the scheme and its building massing is minimised.

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

- Variation of building heights with a stone building housing the road matching its neighbours along Orchard Lane and stepping up within the site.
- Building distance of stone away from the nearest houses on Endeavour Farm Way.
- Accommodation within rearward roads with better windows and roof lights.

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**The site** 02

The Millsey Venture Centre site sits at the edge of an established residential area of Orchard Lane and is bounded to the north by the River Order 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 as an office building to accommodate and support for people with learning disabilities. This included the Millsey Venture Centre, which opened in 1978 as a new purpose built residential care home.

The complex currently comprises seven existing buildings, including the Millsey Venture Centre, St Paul's House and Newstead House. In 1993 the Millsey Venture Centre became formally owned by the housing trust and was subsequently closed. In 2002, the Millsey Venture Centre building was converted into being accommodation for the charity and recreational facilities. In 2020, the recreational facility closed to the public due to housing costs and funding issues.

The complex currently comprises seven existing buildings, including the Millsey Venture Centre, St Paul's House and Newstead House. In 1993 the Millsey Venture Centre became formally owned by the housing trust and was subsequently closed. In 2002, the Millsey Venture Centre building was converted into being accommodation for the charity and recreational facilities. In 2020, the recreational facility closed to the public due to housing costs and funding issues.

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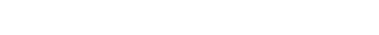


**Our proposals** 06

**The proposals include**

- 54 new homes comprising a mix of one, two and three bedroom dwellings targeted at other residents (50+) who are looking to downsize from their existing property.
- Internal amenities for residents to foster a community including a residents lounge, gym, office, library and cafe.
- 20 affordable homes to reduce the current tenancy on site, in modern accommodation to be targeted and run by our charity partner.
- Improved access along the River Order with enhanced biodiversity and landscaping.
- Landscaped public realm and garden for residents to 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 an on site energy generation.

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**Appearance & materials** 10

The material strategy has been developed to bring the buildings together and to 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 roof tiles. These materials draw on the site's heritage and materials as well as those on neighbouring buildings. Each building would be identifiable individually, giving variety and so, which will read as a coherent collection within the same family.

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**The existing buildings** 03

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**Building layout** 07

**Ground floor plan**

The proposals have been designed 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 open, 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 vehicle 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, Citrus, has been appointed to undertake assessment 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.

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**Riverside townhouses** 11

**Key features**

- Townhouses designed to meet the needs of local residents.
- Architectural details reference the surrounding area and the existing building on site.
- The townhouses have been designed to be accessible to Endeavour Farm Cottage with the outfall pipe matching the access height adjacent to the party wall, sloping up for a rearward roof form.

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**The vision** 04

The vision for the site is to build a later living community alongside affordable housing to enable the charity to address the existing social housing tenancy on site, which will contribute to an inclusive neighbourhood. Connectivity of one and two bedroom properties and 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 live in their own homes with all the local amenities, continuing to experience and enjoy the high street of East Molesey, whilst also benefiting new life into a site that has weathered the test of its operational life.

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**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 Riverside House facade along the main frontage, elevation and width.
- Buildings set further back from the river edge behind enhanced landscaping.
- 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 residents' amenity.
- Materials, products and services will be procured in line with a sustainable procurement policy.
- Sustainable urban drainage measures to manage increased run off.

**Sustainable Features include:**

- A low carbon, all electric energy strategy, gas free.
- An on-site 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 adapted into the design in order to mitigate against overheating.
- Materials, products and services will be procured in line with a sustainable procurement policy.
- Sustainable urban drainage measures to manage increased run off.

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**Summary** 12

**Key benefits**

- Delivery of 54 new homes for later living to meet an identified housing need.
- Appropriate use of a currently overlooked site as a fantastic location.
- Landscaped public realm creating access and security along the River Order.
- 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.
- Contributions 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.

**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@orchardlaneeastmolesey.com](mailto:info@orchardlaneeastmolesey.com)

**Next steps**

Following this event, all information will be made available on the dedicated project website: [www.orchardlaneeastmolesey.com](http://www.orchardlaneeastmolesey.com)

Your feedback will be reviewed and considered prior to a formal planning application being submitted to Elmbridge Borough Council, with whom an application discussion session will take place regarding the proposals.

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Boards presented at public exhibition



# Agreed scale & massing

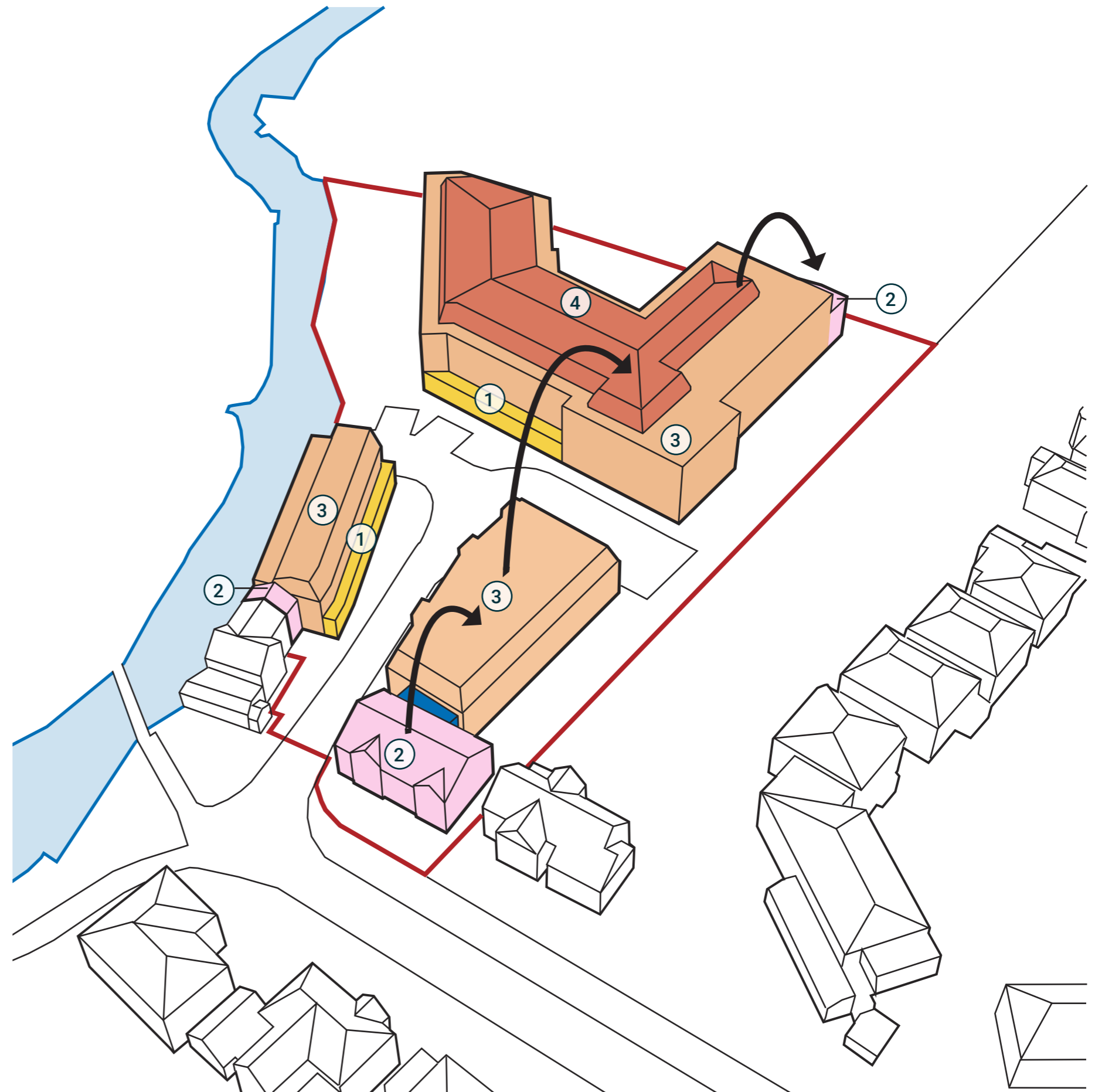
The scale and massing of the scheme has been designed following the principles agreed following pre-application 4 to ensure it fits comfortably in its surrounding context and takes advantage of its setting.

There are 3 clear tiers of scale within the proposal;

- The two storey element of building C that sits within the Orchard Lane street scape and matches the neighbouring properties in height.
- The three storey elements sit along the site edges as you move into the development, utilising mansard roof forms to reduce the scale
- Building A includes a set back fourth storey in the form of a mansard roof. Set away from the building edges on all sides to provide a cascading massing

Key

- ① Storey height
- 1 storey
- 2 storey
- 3 storey
- 4 storey setback
- Break in Building C massing





# Developed architectural response

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 with mansard roofs and window proportions

The general approach to the appearance is as follows:

- Cohesion between the different buildings
- Simplicity of the design
- Elegant architecture
- Reference to sites past
- Robust materials
- Façades responding to the light by creating shadows
- A bold approach - strong and recognisable character
- A family of details

## Respectful of local context

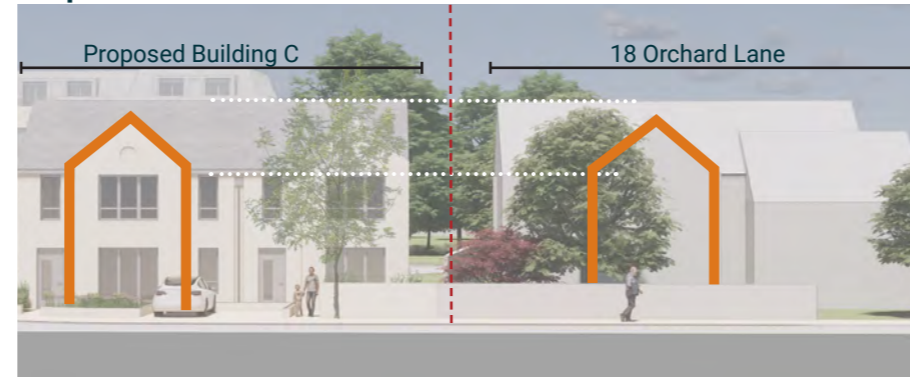
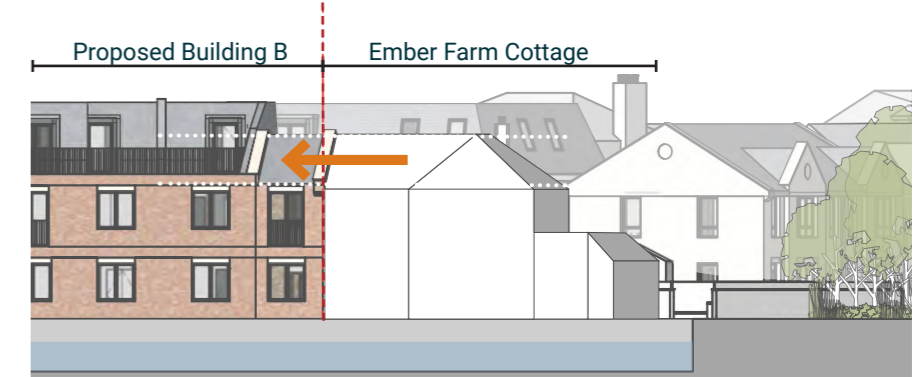


Diagram showing roofscape influences



Roof matching Ember Farm Cottage

## Consistent detailing and material palette



Precedent of local influence



Building C Juliette balcony



Precedent of local influence (existing building)

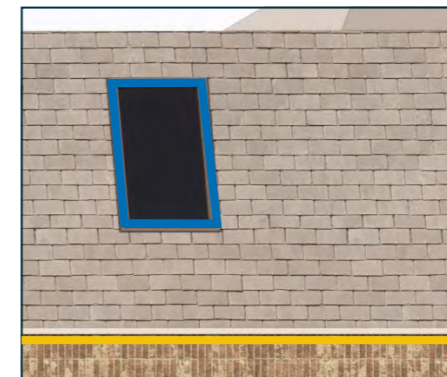


Building B entrance with stone lintel

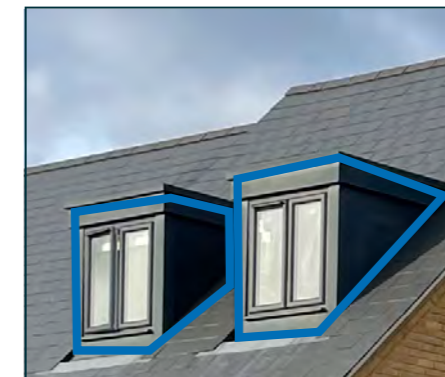
## Slate and mansard type roofs



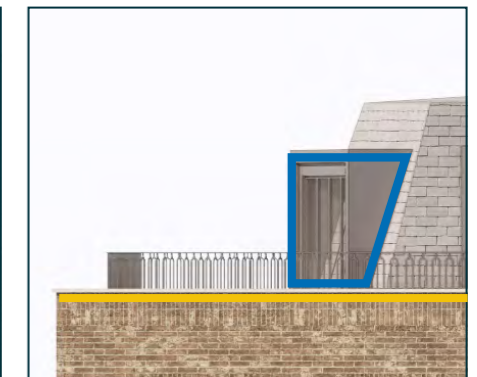
Precedent of local influence



Building C skylight and coping



Precedent of local influence (Orchard Farm Av.)

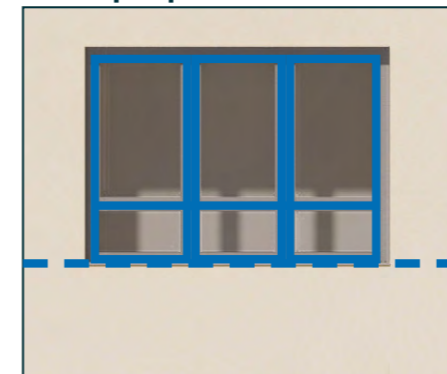


Building A dormer

## 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



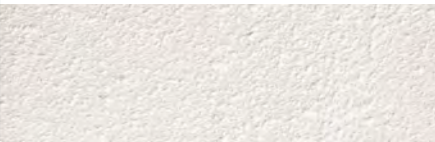
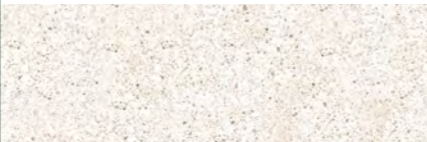

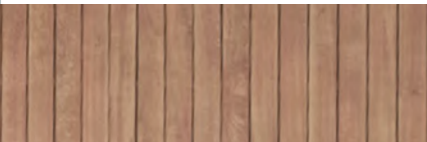


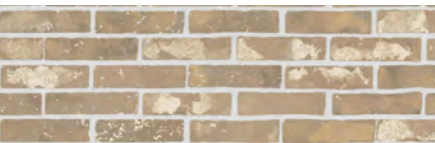

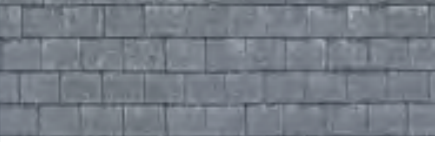

Building A half height window detail

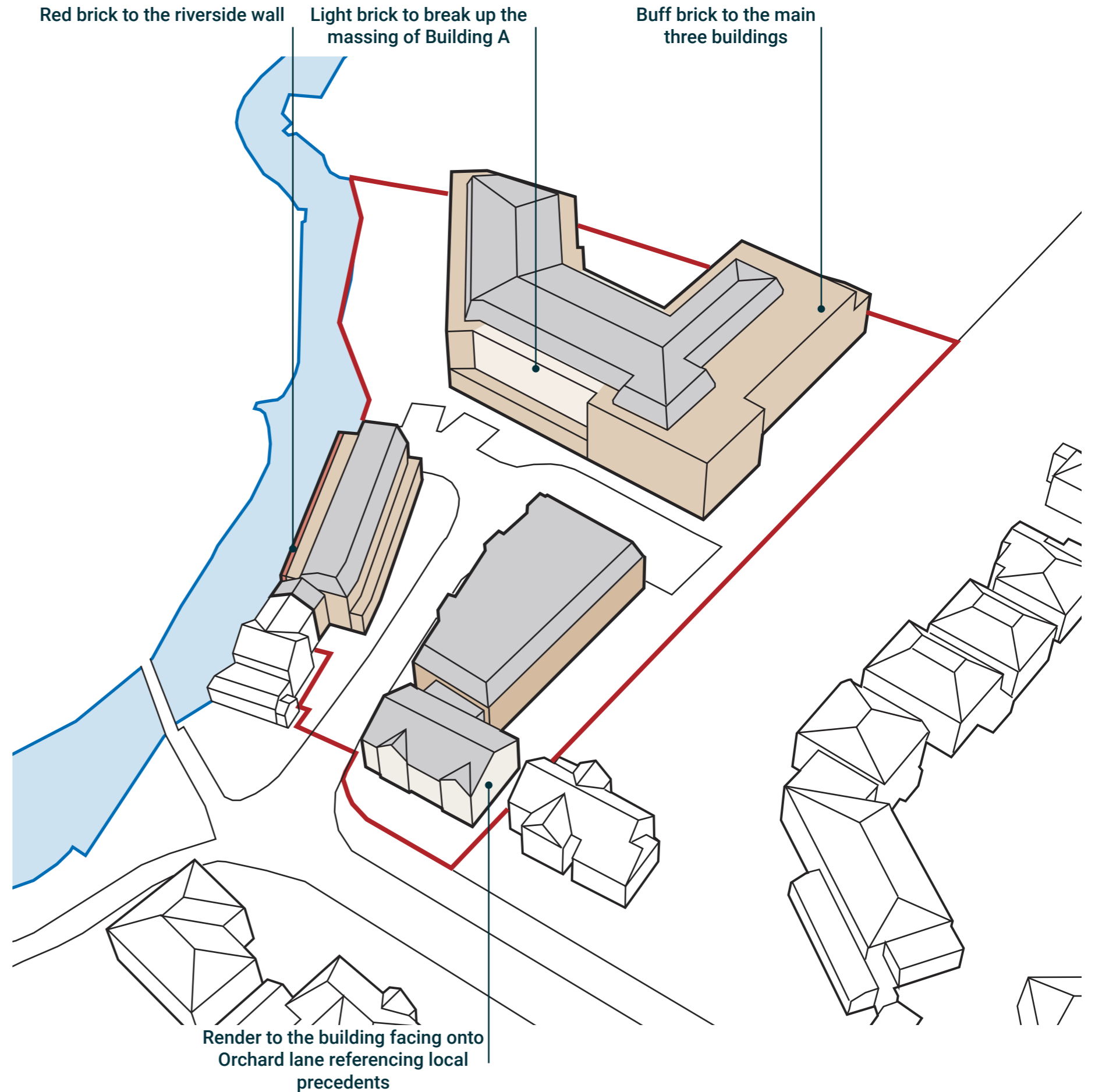


# Materials

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

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

Primary	Accent
 Pale render	 Pale stone
 Red brick (existing wall)	 Timber
 Pale brick	 Pale brick detailing
 Buff brick	 Buff brick detailing
Roof	
 Grey slate	 Grey metal





# Pre-application 5 scheme summary

## Building A - Later living accommodation

3	1 beds (6%)
39	2 beds (78%)
8	3 beds (16%)
50	homes in total

## Building B - Later living townhouses

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

## Building C - accommodation

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

## Total

15	1 beds (20%)
48	2 beds (65%)
11	3 beds (15%)

74 homes

## Parking

74 allocated car parking spaces provided at 1:1  
1 drop off space

75 total spaces

56 cycle parking spaces



Scheme entrance



Ground floor plan



Roof plan





**Building A**

Orchard Riverside

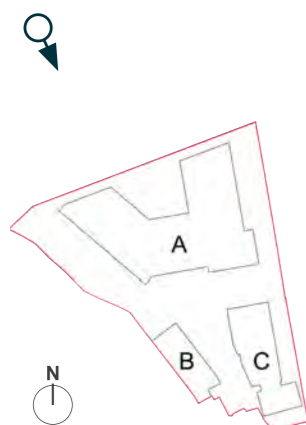


# Building A

Building A houses 50 apartments which will make up the majority of the later living community on site as well as containing a variety of amenity spaces on the ground floor for residents of both building A and B.

## Items addressed since pre-app 4

- Increased defensible space for ground floor homes
- Reviewing the homes facing the courtyard for overlooking and adequate outlook
- Suitably located cycle storage
- Additional detailing to the elevations
- The rear of building A, which has been stepped to soften the transition to the greenbelt
- Improved balcony design
- Development of apartment layouts



Viewpoint key



View from Green belt



# Architectural updates



View from Orchard Lane



# View of Building A along the River Ember

This new view shows the richness of the riverside elevation of building A allowing architectural quality to be seen. The details that have been added are:

- Stone / GRC banding between the ground and first floor
- Banded brick detailing below the half height windows
- Ornate modern metal balconies that references element of the historic East Molesey mill
- Low brick wall and decorative railing around the ground floor terraces giving defensible space and privacy these homes

Set back slate mansard roof with metal dormers    Stone / GRC coping on top of the parapet wall    Detailed metal balustrades    Double soldier course    Soldier course to top of windows and balconies    Recessed down pipes creating breaks in the elevation

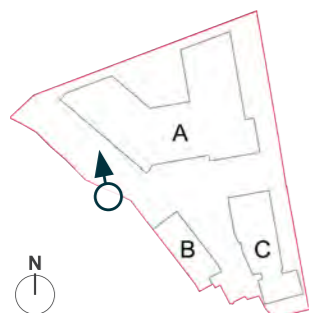


Banded brick detailing matching Building C

Decorative detailing to the metal balconies

Stone /GRC banding creating a break in elevation

Low brick wall with soldier course with stone / GRC coping and decorative balustrades to provide defensible space and privacy to ground floor homes





# 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



Molesey houses with projecting balconies and metal detailing



East Molesey mill



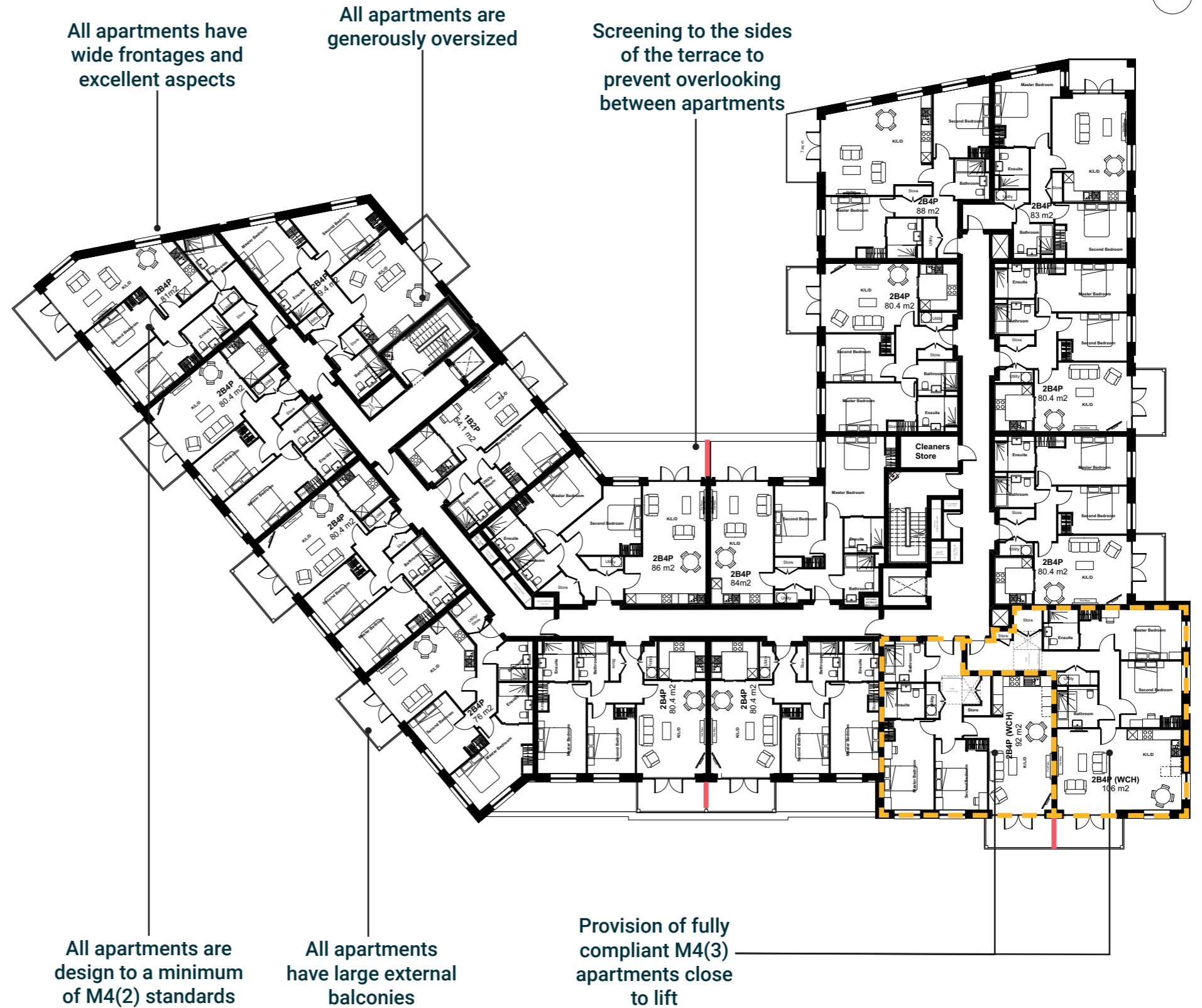
Ornate modern balcony design for Building A



# Building A apartment layouts

This presents the first floor of building A showing layouts of the accommodation.

Building A contains 3 x 1-bedroom, 39 x 2-bedroom and 8 x 3-bedroom homes, all of these apartments will be designed to above minimum national described space standards and to M4(2) or M4(3) compliance.



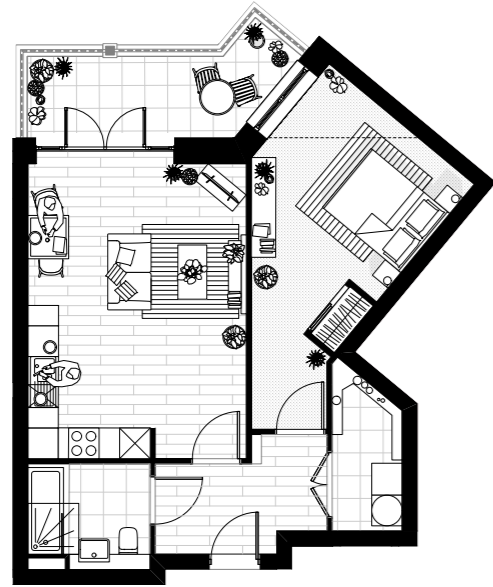
Key

 M4(3) compliant apartment

 Screening between apartments



# Typical apartment layouts - Building A



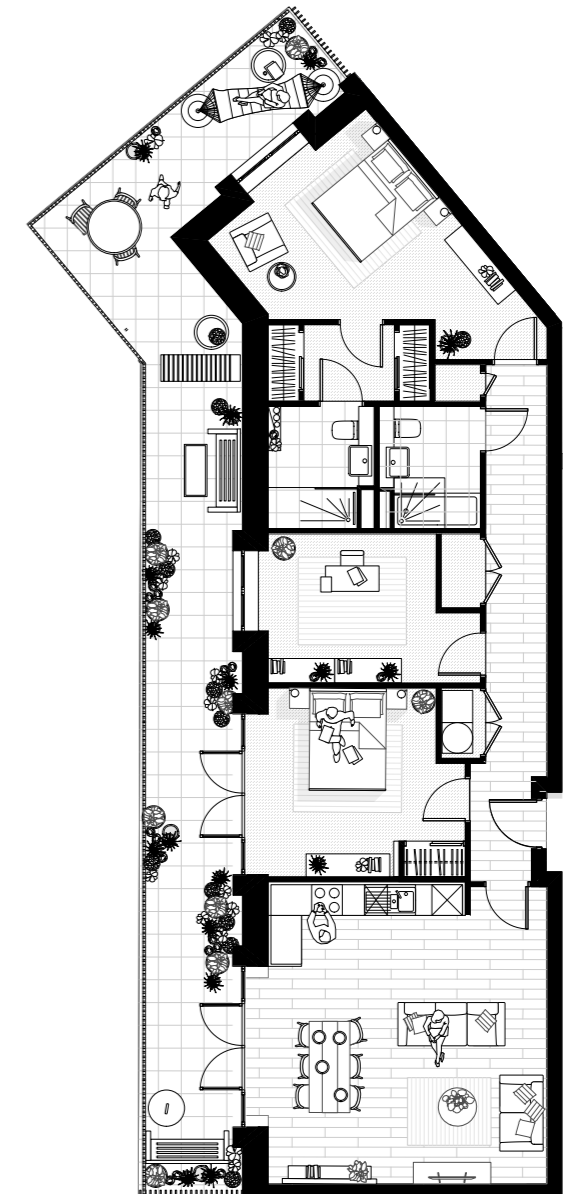
1-bedroom 2 person apartment - M4 (2)

60 sq m



2-bedroom 4 person apartment - M4 (2)

80 sq m



3-bedroom 5 person apartment - M4 (2)

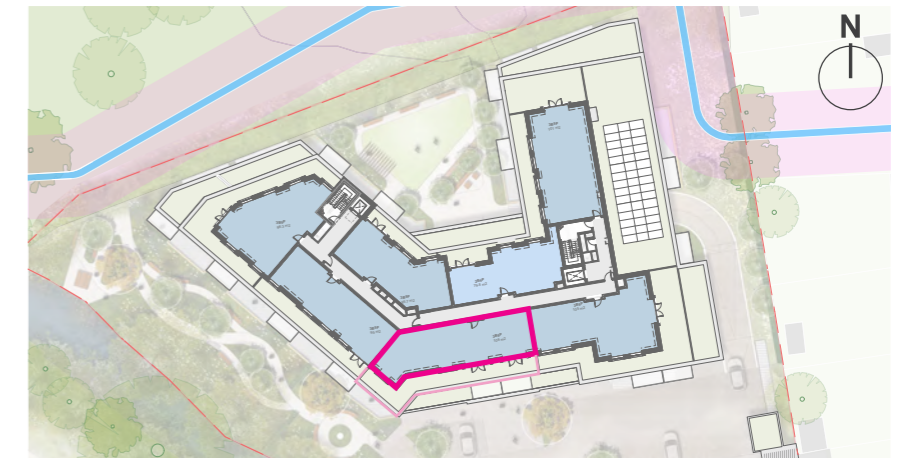
106 sq m



Ground floor plan - Building A



Ground floor plan - Building A



Third floor plan - Building A

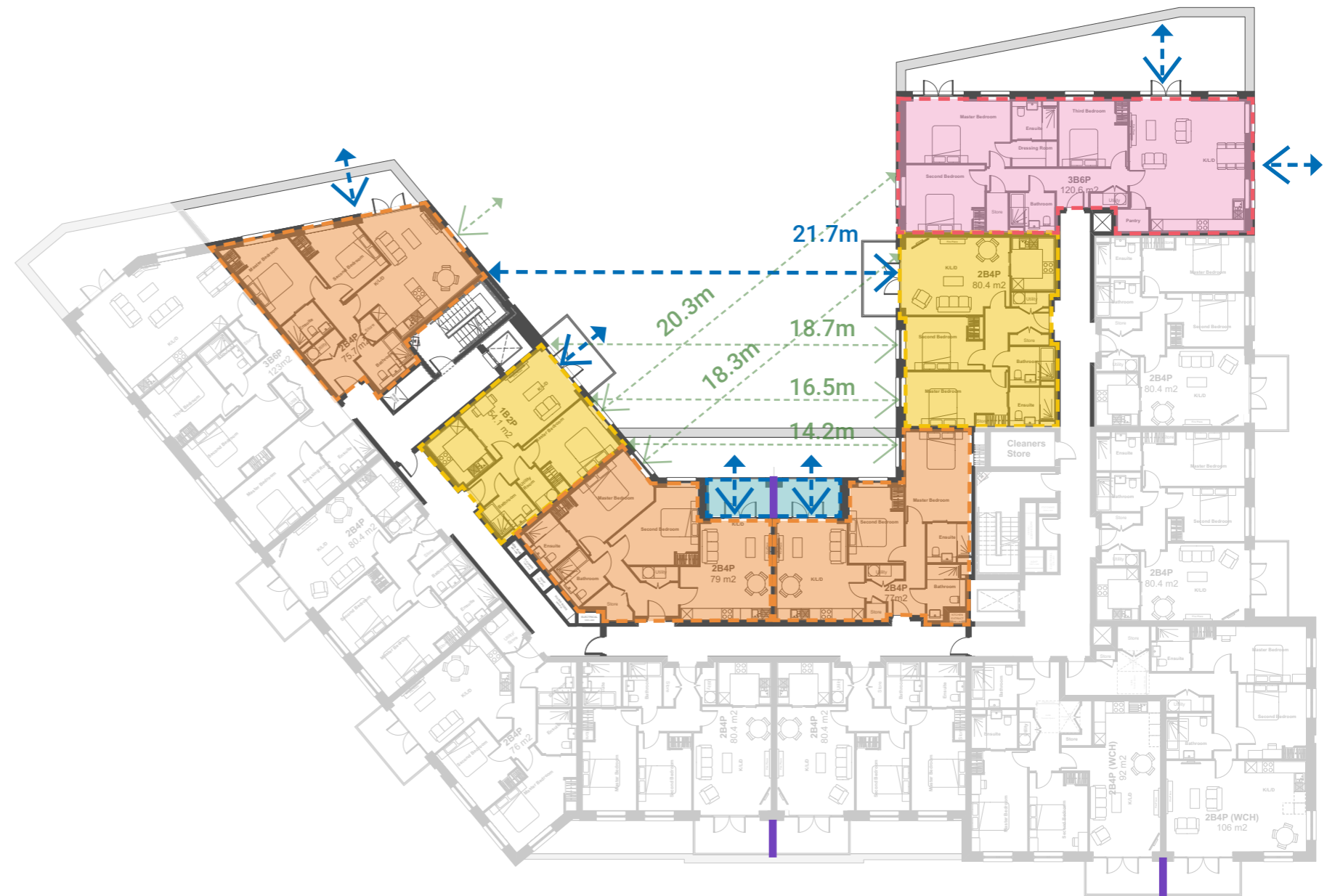


# Courtyard apartments of Building A

The courtyard of building A provides a space for the resident's 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 but instead creates a space which promotes socialising between the residents creating a sense of community.



- 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



Second floor plan - Building A



# Rear courtyard view of Building A

