

Egley Road - Architectural D and A that accompanied the submission

Appeal Reference: APP/A3655/W/20/3265974

Site Address: Land South Of Hoe Valley School, Woking

LPA: Woking Borough Council

Inquiry Start Date: 10 May 2021

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Architectural Drawings Forming the Submission



EGLEY ROAD
WOKING
DESIGN & ACCESS STATEMENT

LRW-7884-L(00)303F | NOVEMBER 2019

PREPARED BY

LeachRhodesWalker
Architects

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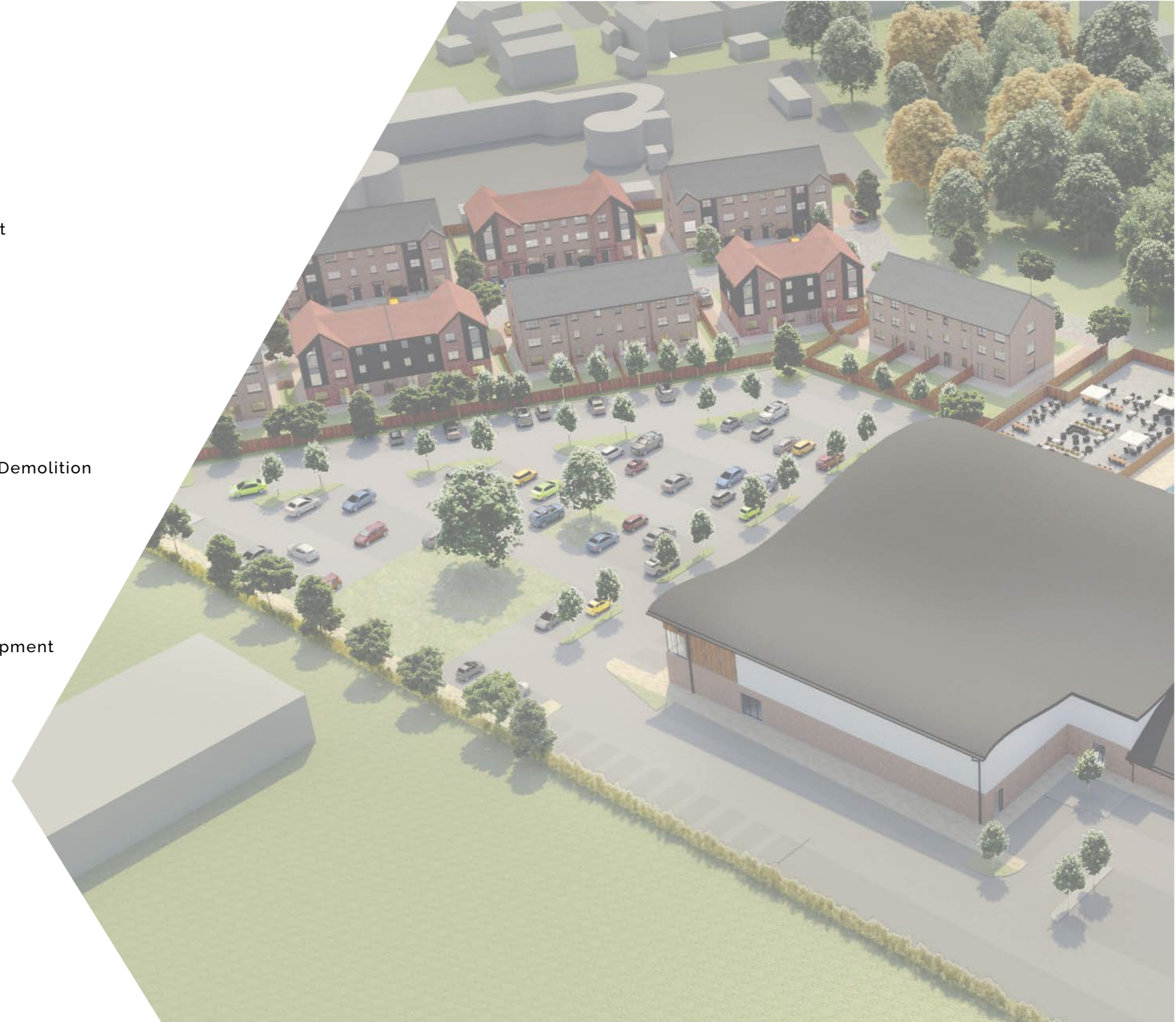
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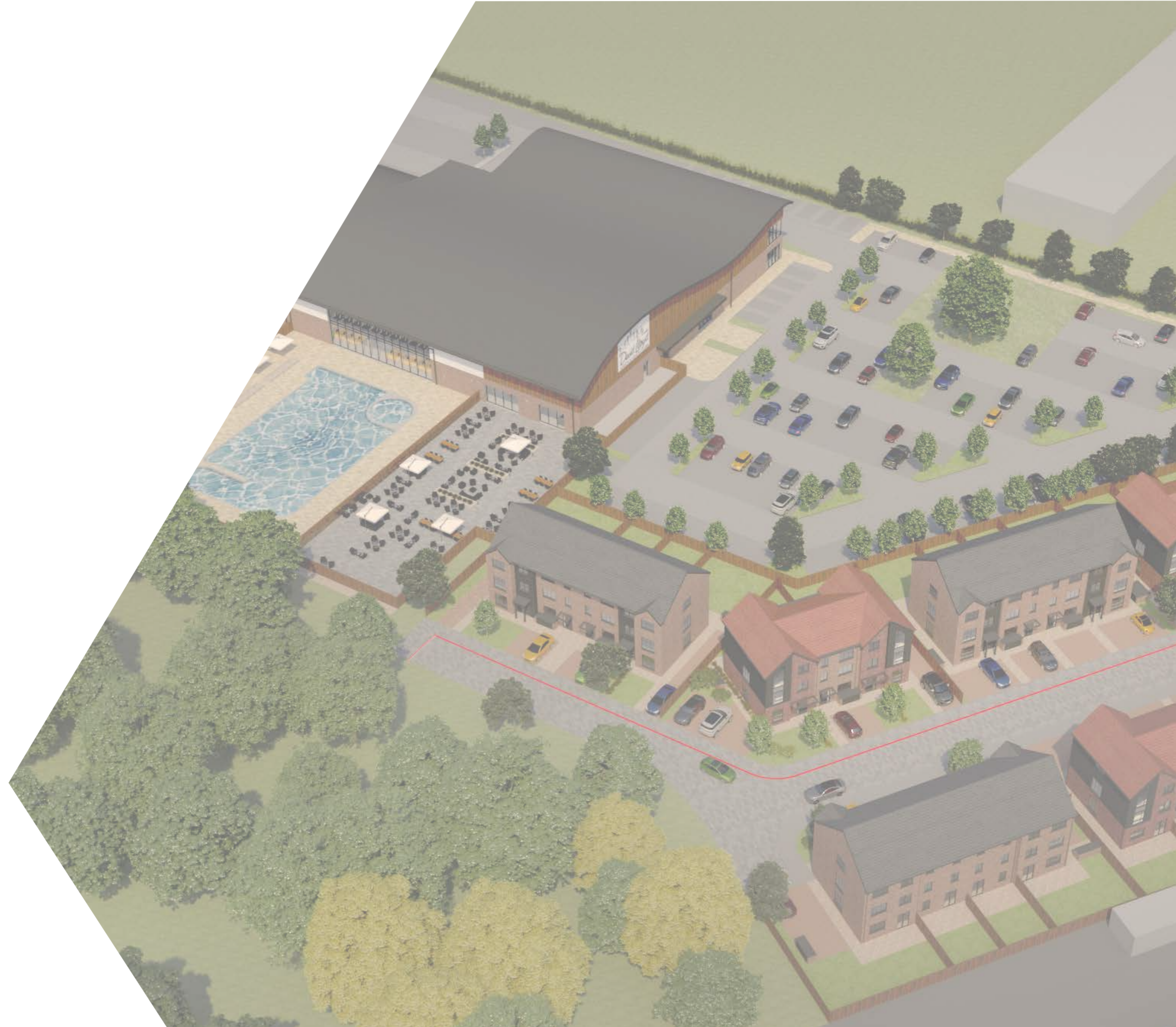
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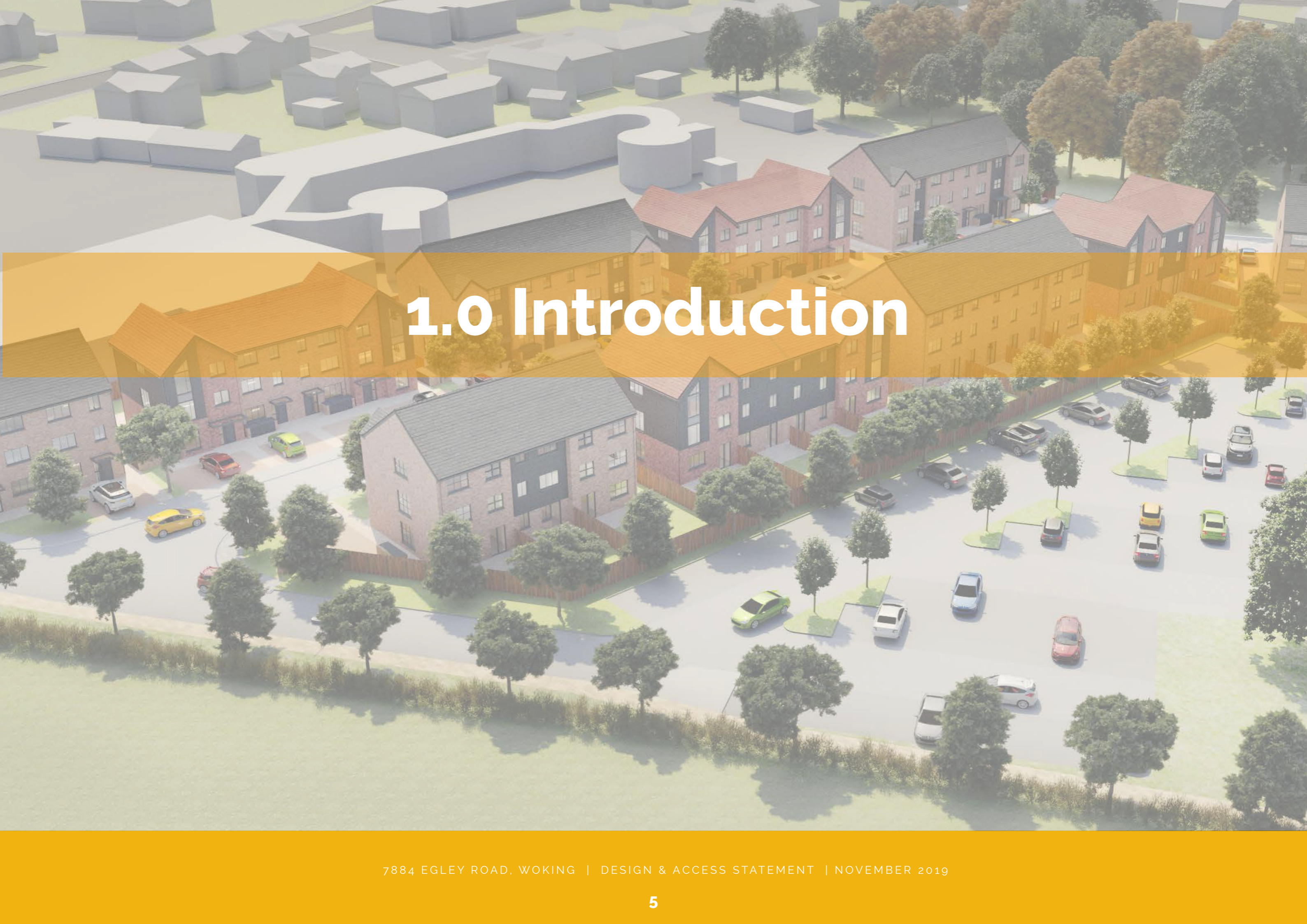
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1.0 Introduction

1.0 Introduction

This Design and Access Statement has been prepared by Leach Rhodes Walker Architects and the design team appointed for this project, for Goldev Woking Ltd to produce a Masterplan for the site which is currently a combination of predominantly vacant open land and an existing woodland.

The document presented is a culmination of many months work by the design team to create a high-quality development.

The proposals and design principles stated in this document have been developed through extensive pre-application meetings and discussions with Woking Borough Council Officers (WBC) to arrive at an appropriate, sensitive and contextual design solution that balances the needs of the brief and those of the site. A consultation with local residents has also taken place.

The structure and content of this statement has been informed by 'Design and Access Statement; how to write, read and use them' (CABE 2006). This document demonstrates that the development has considered the context of the site and how this has informed the final design of the buildings.

The format of the design statement starts with the Masterplan, then focuses on the proposed new Health Club and the 36 New Houses, broken into a summary of site location and context, followed by a commentary of the design development and the scale, massing and appearance on which the buildings are based.



Vision Statement

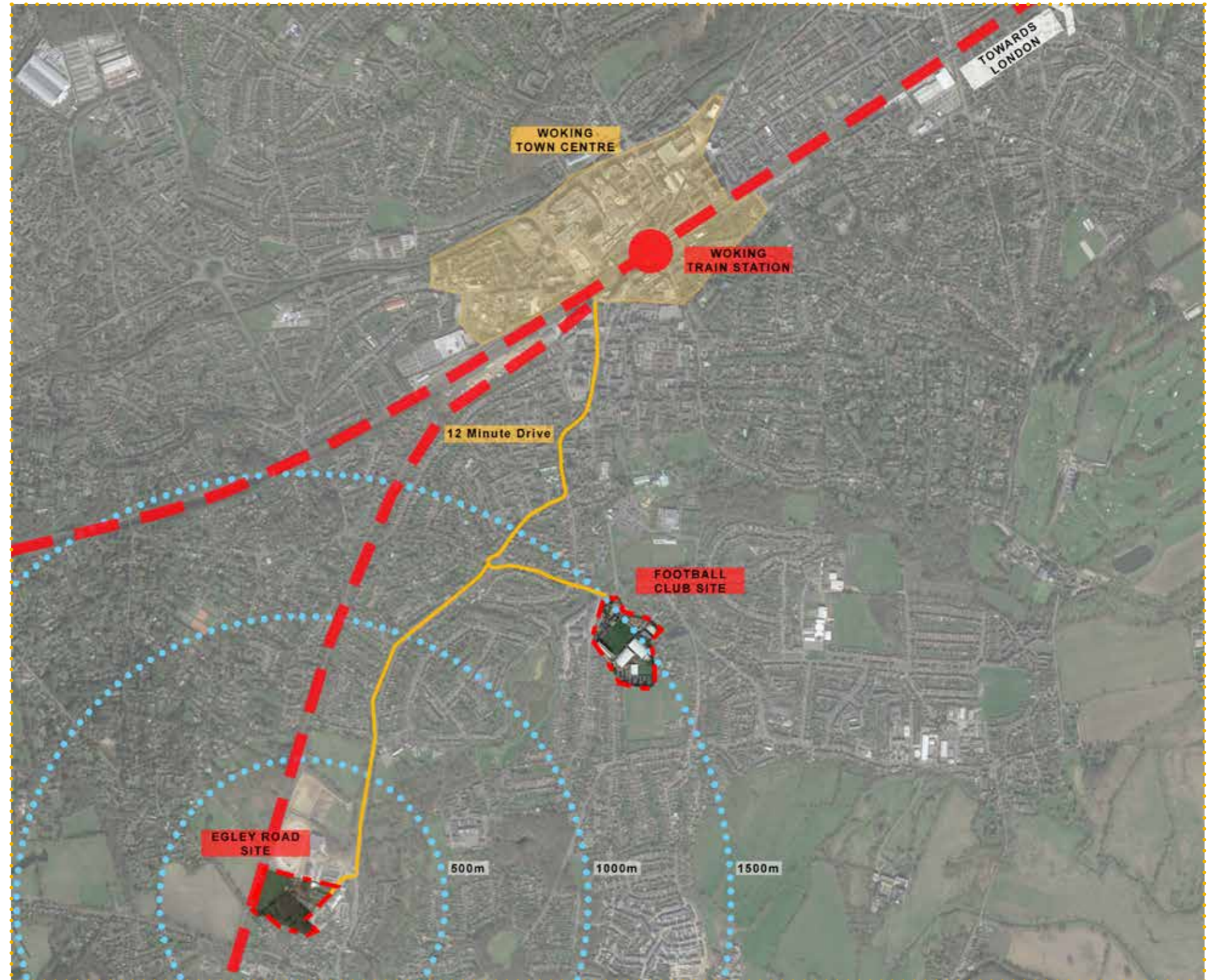
To provide a high quality new leisure centre alongside new much needed high quality family housing, whilst retaining, enhancing and integrating the significant woodland amenity. The leisure centre is striking and sympathetic and away from existing residents, and associated more with the larger scale buildings. The residential creates an additional high quality new street, lined with distinctive new homes, which is separated from the leisure and linked closely to the site access. The new homes have defined public and private space and good levels of car provision. Combined the proposals provide a comprehensive redevelopment of quality buildings and spaces within this suburban location.



1.1 Location & Wider Context

The site is located just 2000m South of Woking Town Centre, only a 12-minute drive away and a 30 to 40 minute walk.

Woking town centre benefits from a high degree of connectivity, being only 25 minutes away from London Waterloo Station by train, 30 minutes away from London Heathrow Airport by car, and is easily accessed from the M3 and M25 motorways.



1.2 Application Site Boundary

The drawing shows the existing site conditions and the extent of the planning application boundary indicated by the red line.

This site has been earmarked within the Woking 2027 Local Plan Site allocations Development Plan (Policy GB7) as a development and infrastructure site within the existing Green Belt.

Woking Borough Council (WBC) have identified that 550 new dwellings will be needed in the Green Belt by 2027 and this development has the opportunity to contribute approximately 10% of this designation as well as providing leisure opportunities to nearby residents.

The area is currently made up of a mixture of woodland and brownfield land. The aforementioned development plans has scheduled delivery of this scheme for between 2022-2027.



LEGEND
SITE EDGED RED



2.0 The Team



2.0 The Team



Client
Woking Football Club
The Laithwaite Community Stadium
Woking
GU22 9AA



Developer
GolDev Woking Ltd
P.O. BOX 235
Radlett
Herts WD7 0AQ



Highways
Vectos
Network Building
97 Tottenham Court Road
London
W1T 4TP

Mike Axon
Mike.Axon@vectos.co.uk
020 7580 7373
Ian Southwell
Ian.Southwell@vectos.co.uk
020 7580 7373



Wayne Gold
mail@waynegold.com
01923 855962
Richard Leslie
richard@dukelease.com
0207 629 8282
Paul Cook
paul@dukelease.com
0207 629 8282

Landscape
ARC Landscape Design and Planning Ltd
Engravers House
35 Wick Road
Teddington TW11 9DN

Vanessa Ross
v.ross@arcldp.co.uk
020 3538 8980



Architects
Leach Rhodes Walker
Ground Floor West
50 Dearmans Place
Manchester M3 5LH

Christian Gilham
Christian.Gilham@lrw.co.uk
0161 833 02 11



Townscape & Visual
Arc Landscape Design and Planning Ltd.
Engravers House
35 Wick Road
Teddington
Middx TW11 9DN

Katy Neaves
k.neaves@arcldp.co.uk
020 3538 8980



Planning Consultant
Savills
33 Margaret Street
London
W1G 0JD

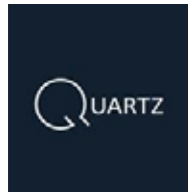
Nigel Dexter
ndexter@savills.com
020 7499 8644
Charlie Collins
ccollins@savills.com
020 7499 8644
Nick de Lotbiniere
ndelotbiniere@savills.com
Lee Scott



M&E Engineers
Elementa Consulting
80 Cheapside
London, EC2V 6EE

Rob Harris
rob.harris@elementaconsulting.com
020 3697 9300

2.0 The Team



QS
 Quartz Project Services
 34 Dover Street
 London
 W1S 4NG

Steve Ahern
sahern@quartzprojectservices.com
 020 3841 2288
 Richard Tipping
rtipping@quartzprojectservices.com
 020 3841 2288



Viability
 BNP Paribas Real Estate
 5 Aldermanbury Square
 London EC2V 7BP

Sacha Winfield-Ferreira
Sacha.winfield-ferreira@realestate.bnpparibas
 020 7595 2000



Ground Investigation
 Jomas Associates Ltd
 6-9 The Square
 Stockley Park
 Uxbridge
 UB11 1FW

Roni Savage
rs@jomasassociates.com
 01895 772187



Local Agents
 Seymours Land & New Homes
 13 Station Parade,
 Ockham Rd S,
 East Horsley,
 Leatherhead KT24 6QN

Massimo Lanzalaco
massimo@saymours-landandnewhomes.co.uk
 01483 355444



Survey
 Woods Hardwick
 15-17 Goldington Road
 Bedford MK40 3NH

Simon Beverley
S.Beverley@WoodsHardwick.com
 01234 268862



EIA
 Trium Environmental
 68 - 85 Tabernacle St,
 Old Street,
 London EC2A 4BD

Abbey Musker
Abbey.musker@triumenv.co.uk
 020 3887 7118
 Tsz Kan Woo
Tszkan.woo@triumenv.co.uk
 020 3887 7118



Flood Risk/ Water & Drainage
 RMA Environmental Ltd
 78 York Street
 Marylebone
 London W1H 1DP

Rob Murdock
Rob.murdock@rma-environmental.co.uk
 01884 842740



Noise/ Vibration
 Sandy Brown Associates LLP
 68 Sackville St, Manchester M1 3NJ

Stephen Stringer
stephens@sandybrown.com
 0161 771 2020

2.0 The Team



Socio Economics
Volterra
56-58 Putney High Street, London SW15 1SF

Alex O'Bryne
aobryne@volterra.co.uk
020 88786333



Greenhouse Gas Emissions
AQC
London Office
119 Marylebone Road, London NW1 5PU
Head Office
23 Coldharbour Road, Bristol BS6 7JT

Pauline Jezequel
paulinejezequel@aqconsultants.co.uk
020 38734780
Laurence Caird
laurencecaird@aqconsultants.co.uk
0117 9741086



Ecology
The Ecology Consultancy
Tempus Wharf
33a Bermondsey Wall West
London
SE16 4TQ

Demian Lyle
demian@ecologyconsultancy.co.uk
020 7378 1914



Archaeology
MOLA
Mortimer Wheeler House
46 Eagle Wharf Road
London N1 7ED

Christina Holloway
cholloway@mola.org.uk
020 71022691



Arboriculture (trees)
The Ecology Consultancy
Tempus Wharf
33a Bermondsey Wall West
London
SE16 4TQ

James Potts
James.potts@ecologyconsultancy.co.uk
020 7378 1914



Wind/ Microclimate
RWDI
Unit 1 Tilers Road,
Milton Keynes, Buckinghamshire,
United Kingdom MK11 3LH

Andy Gypps
Andy.gypps@rwdi.com
01582 470250



Air Quality
AQC
London Office
119 Marylebone Road, London NW1 5PU
Head Office
23 Coldharbour Road, Bristol BS6 7JT

Pauline Jezequel
paulinejezequel@aqconsultants.co.uk
020 38734780
Laurence Caird
laurencecaird@aqconsultants.co.uk
0117 9741086



Daylight/ Sunlight
Eb7
4th Floor, Holborn Tower, 137-144 High Holborn, Holborn,
London WC1V 6PL

John Barnes
John.barnes@eb7.co.uk
020 71486290
Parisha Pancha
Parisha.pancha@eb7.co.uk
020 71486290



3.0 Masterplan

3.1 The Brief

The proposal is for a detailed planning application for a new David Lloyd Health Club and 36 new homes of varying size. This project is part of wider redevelopment plans at Kingfield Road, and the relocation of David Lloyd to this location makes the larger site at Kingfield Road, available for a new football stadium and new housing.

The two developments may take place as different times.

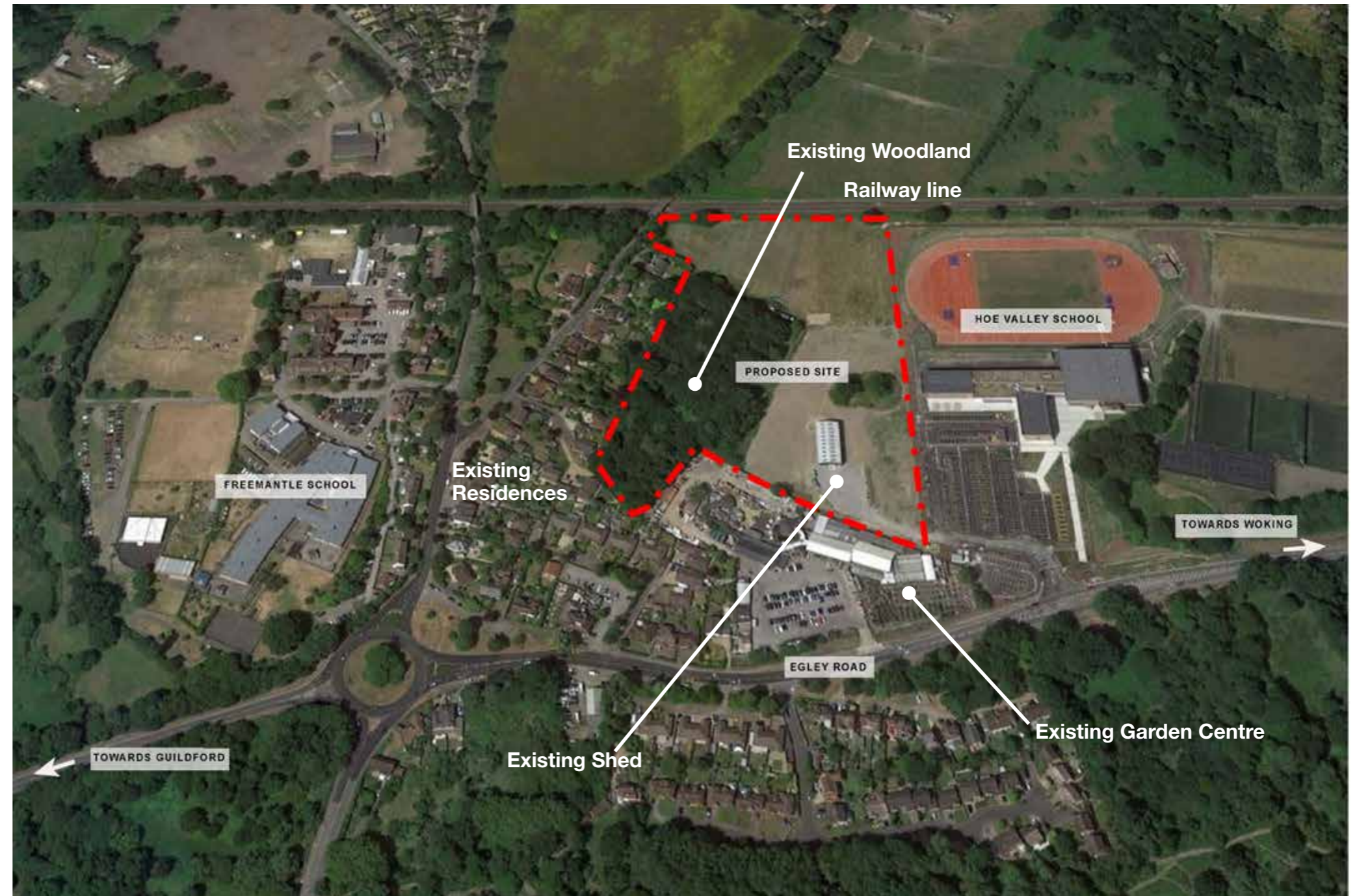
The detail proposals consist of:

- Demolition of any remaining buildings and structures on the site
- Full details of the newly proposed David Lloyd Health Club
- Full details of the residential development, including design, access, siting, car parking, servicing and associated landscaping.

3.2 Site Location

The site is to the south of Woking town centre. It is bounded by Hoe Valley School to the North, an existing garden centre and the A320 (Egley Road) to the East, existing residences within Mayford village with long rear gardens to the South, and the Portsmouth Direct Railway line to the West with fields beyond.

The site is located within the Borough of Woking whose authority is responsible for the planning application.

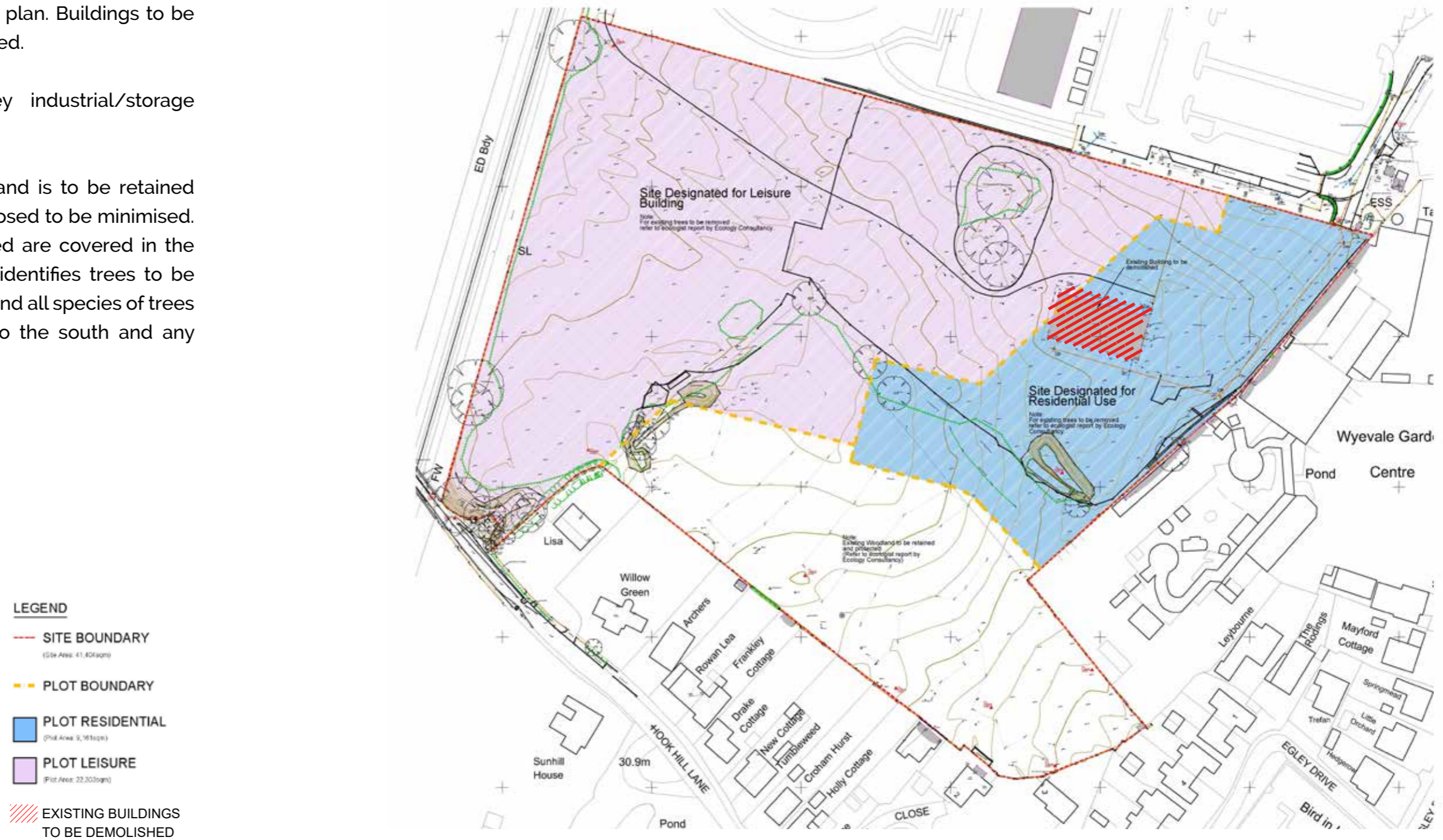


3.3 Existing Site Plan & Extent of Demolition

The extent of the demolition on the existing site is indicated on the adjacent plan. Buildings to be demolished are hatched in red.

The existing single storey industrial/storage building will be demolished.

Most of the existing woodland is to be retained and any impact on it is proposed to be minimised. Existing trees to be removed are covered in the arboricultural report which identifies trees to be lost, and new tree planting, and all species of trees in the retained woodland to the south and any remedial work required.



3.4 Surrounding Context Photos



View along Egley Road



View towards site access road from Egley Road



View along Mayford Road



View towards site from Mayford Road bridge

3.5 Site Analysis

3.5.1 Heritage Assets

There are no heritage assets adjoining or in close proximity of the site, which would be affected by the proposals, and any heritage assets around the site are predominantly houses of Grade II listing.

These are shown on the plan opposite;

1. Sunhill House (Grade II Listing)
2. Hunts Farm House (Grade II Listing)
3. Barn 15 yards from South-East of Hunts Farm House (Grade II Listing)
4. Broom Cottage (Grade II Listing)
5. Ellis Farm House (Grade II Listing)

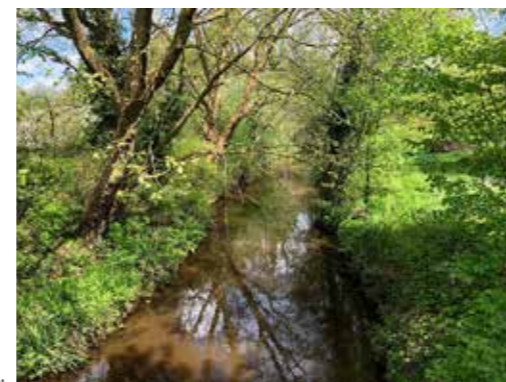


3.5 Site Analysis

3.5.2 Green Spaces

The site, whilst nestling close to existing housing, is adjoining open land to the West and close to the extensive nature reserve of Mayford Meadows. The site itself has a major green space in the form of existing woodland, which is being preserved.

- 1. Mayford Meadows Local Nature Reserve
- 2. Mayford Green Pond
- 3. Westfield Cricket Club



1.



2.



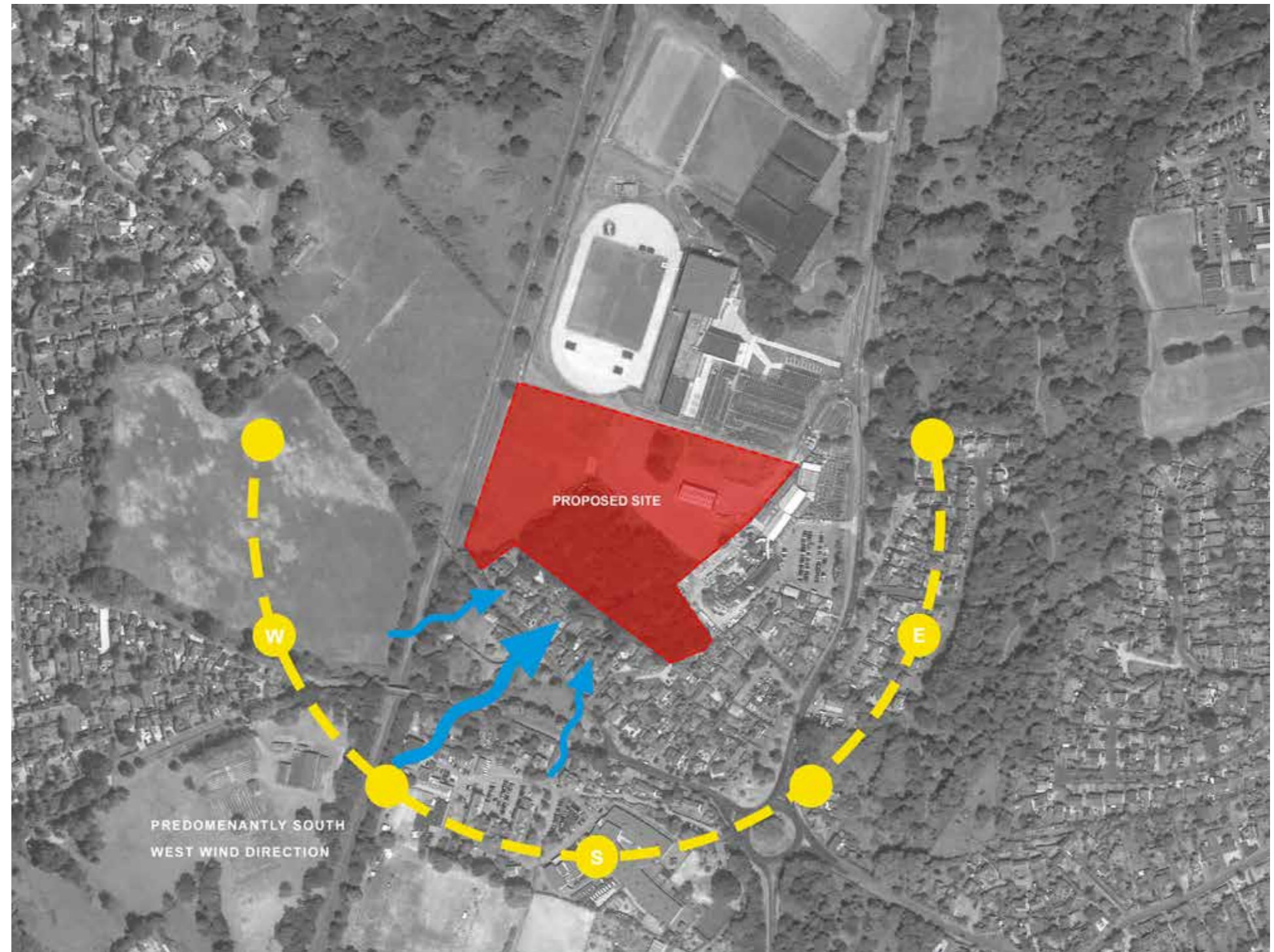
3.

3.5 Site Analysis

3.5.3 Environment

The site has a good southerly aspect towards mature vegetation and woodland.

The wind is predominantly from the south west.



3.5 Site Analysis

3.5.4 Vehicular Access

The main site access will be from the North coming from Egley Road, utilising the existing site access road. The access road will be extended to within the site where it will split to access the Leisure centre in one direction (west) and the housing in another (south).

There is an existing access from Hook Hill Lane which is not to be used for site access as part of this application, although it may be utilised in the future for service or staff access for the Leisure Centre.

Egley Road links with Turnoak Roundabout to the north and Guildford Road to the south. Egley Road dissects a residential area with a single carriageway 40mph route.

Pedestrians are able to use shared cycle/pedestrian paths on at least one side of the road for the entirety of the road.

There are numerous pedestrian crossing islands located on Egley Road and a signal-controlled crossing at the junction between Egley Road and Hoe Valley School.

Further highway access and traffic surveys were conducted by Vectos in their separate Transport Assessment.



3.5 Site Analysis

3.5.5 Cycle Access

There is a shared pedestrian and cyclist path on Egley Road which passes the site. It is proposed to connect this cycle route to the site via the existing road.

This path continues north on Egley Road until it meets with Turnoak Roundabout.

Following the shared path along Wych Hill Lane cyclists will be able to join National Cycle Network (NCN) Route 223 which can be used to link to Woking and Chertsey to the north. Guildford can be reached to the south on this cycle route.

NCN Route 223 provides further access to a number of designated cycle routes such as NCN Route 22 to the south which links with South London and Portsmouth, and NCN Route 223 which continues to the south and links with Brighton.

Further analysis of cycle routes and journeys is covered in the Vectos Transport Assessment.



3.5 Site Analysis

3.5.6 Pedestrian Access

Access to the site on foot will be from a newly formed road to the South of Hoe Valley School. There is a network of pedestrian footways located within Mayford and the periphery of the site. The roads within the village include pedestrian footpaths on both sides of the carriageway and there are pedestrian crossing islands at all the key junctions located within the village.

Public transportation routes operate along Egley Road. The closest bus stops to the site are located approximately 300m south east of the Site. The northbound stop, located outside the Bird in Hand pub benefits from a bus shelter with seating, timetable information and a bus lay-by. The southbound stop, located adjacent to the Wyevale Garden Centre, benefits from a bus shelter with seating and timetable information. Both bus stops have a raised curb to allow for easier bus access.

Further analysis of bus routes is covered in the Transport Assessment.



3.5 Site Analysis

3.5.7 Building Heights

The site's surrounding context is a key factor in determining the heights of the proposed buildings.

The Egley Road site has nothing immediately adjoining its Western boundary (open fields), the three storey larger scale and footprint School building to the North, the garden centre large format buildings to the East and beyond the large wooded area to the south, 2 storey houses.

On this basis there are no immediate sensitive buildings adjoining the site as any adjacent resident sits behind a significant landscape buffer, and thus the site could accommodate in our view, scale of up to 4 storeys.



3.6 Proposed Site Plan Concept

3.6.1 Opportunities & Constraints



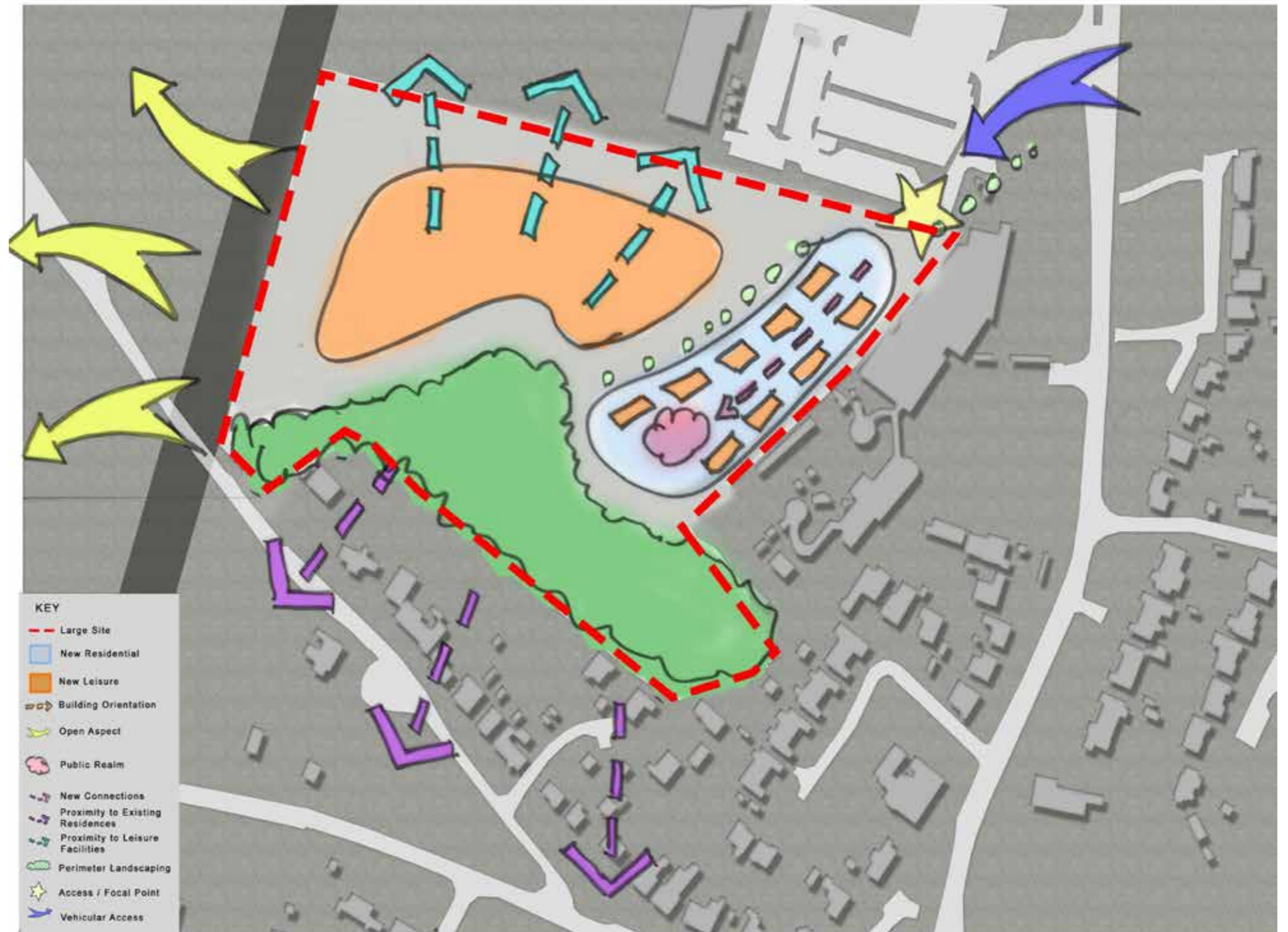
Constraints:

- The site is currently part occupied by dense trees
- The site has some large individual trees within the open spaces, and around the boundaries
- Vehicular access to the site is via a single road in the North East corner
- Proximity to the railway line to the north of the site will potentially cause both noise and vibration.
- Impact on any existing residential buildings to the south and south-east.
- School buildings to the North

Opportunities:

The site offers the following opportunities:

- Provision of larger family homes with private gardens
- Minimal overlooking
- Extensive retained woodland/mature landscaping
- Locate non-sensitive uses along rail line
- Opportunities for good open space
- Provide residential units of all sizes
- New private leisure facility for local residents and surrounding homes



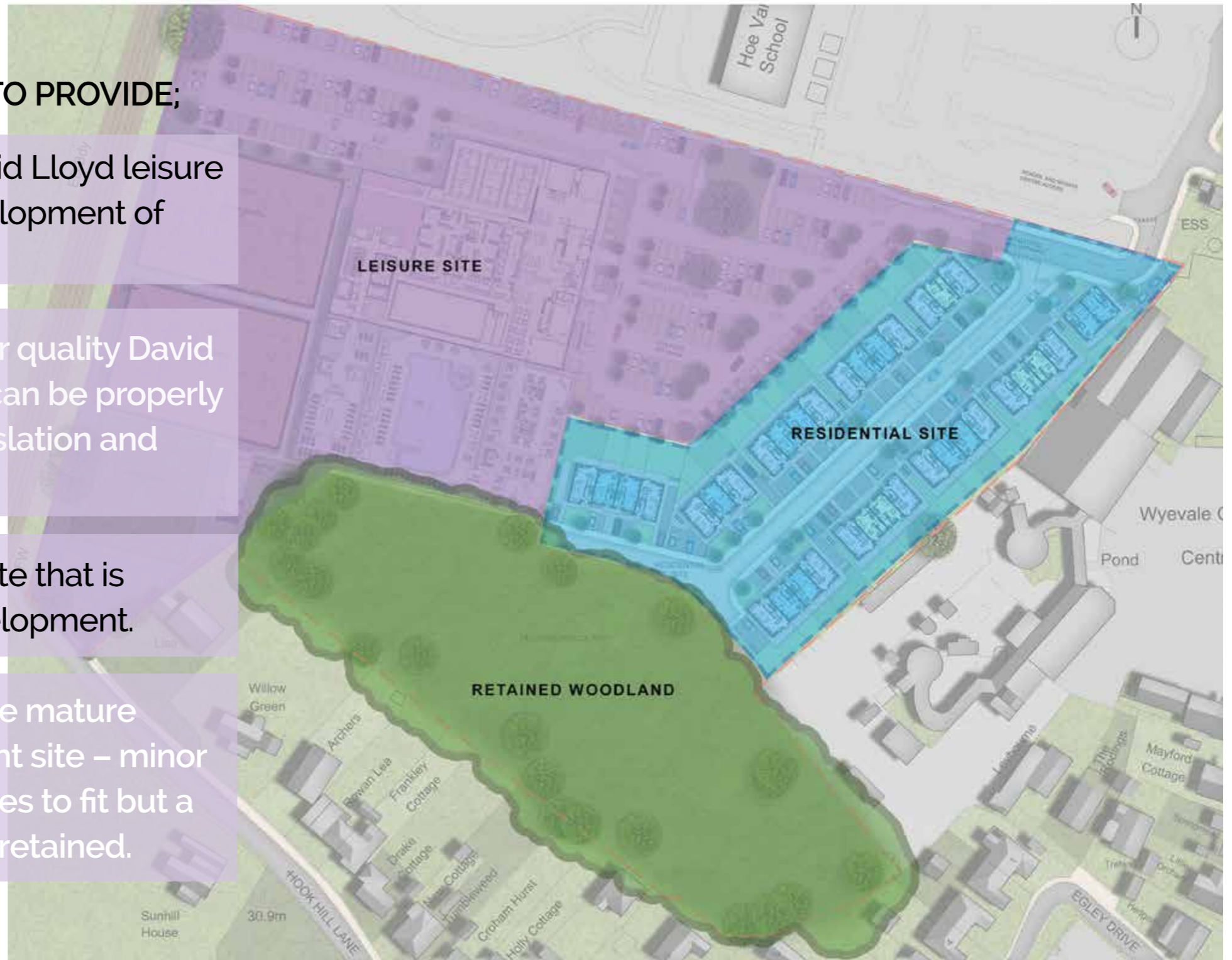
3.7 Proposed Masterplan

3.7.1 Zoning Plan

LEGEND
- - - SITE BOUNDARY
(Leisure Site Area: 22,303sqm)
(Residential Site Area: 9,161sqm)

THE VISION FOR EGLEY ROAD IS TO PROVIDE;

- ➔ A new home for the relocated David Lloyd leisure centre – which will 'enable' redevelopment of Kingfield Road.
- ➔ Provide an opportunity for a higher quality David Lloyd club, where traffic impacts can be properly addressed under current day legislation and analysis.
- ➔ Provide new family housing on a site that is appropriate for lower scale redevelopment.
- ➔ Do all the above by maintaining the mature woodland that exists on the current site – minor works are needed at the boundaries to fit but a large majority of this Woodland is retained.



3.7 Proposed Masterplan

3.7.2 Site Plan



Locate David Lloyd to the Northern Boundary of the site where it has less impact on the residential to the south and also sits against the rail line.



Most of the David Lloyd site is outdoor space – only 15 % of the site has a new building on it.



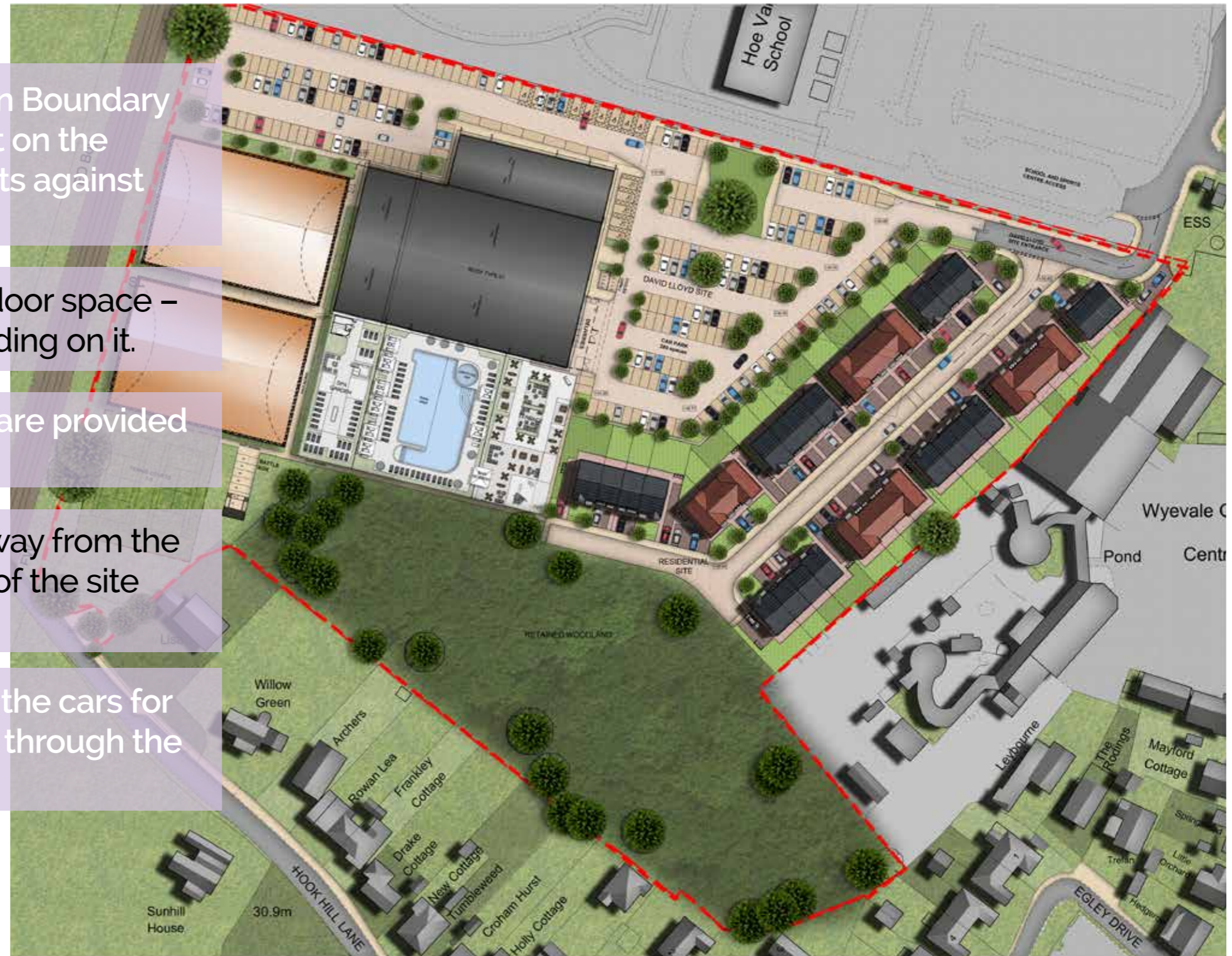
36 new high quality family homes are provided in 2 to 5 bed accommodation.



All the accommodation sits well away from the existing residential and at the end of the site access road past the new school.



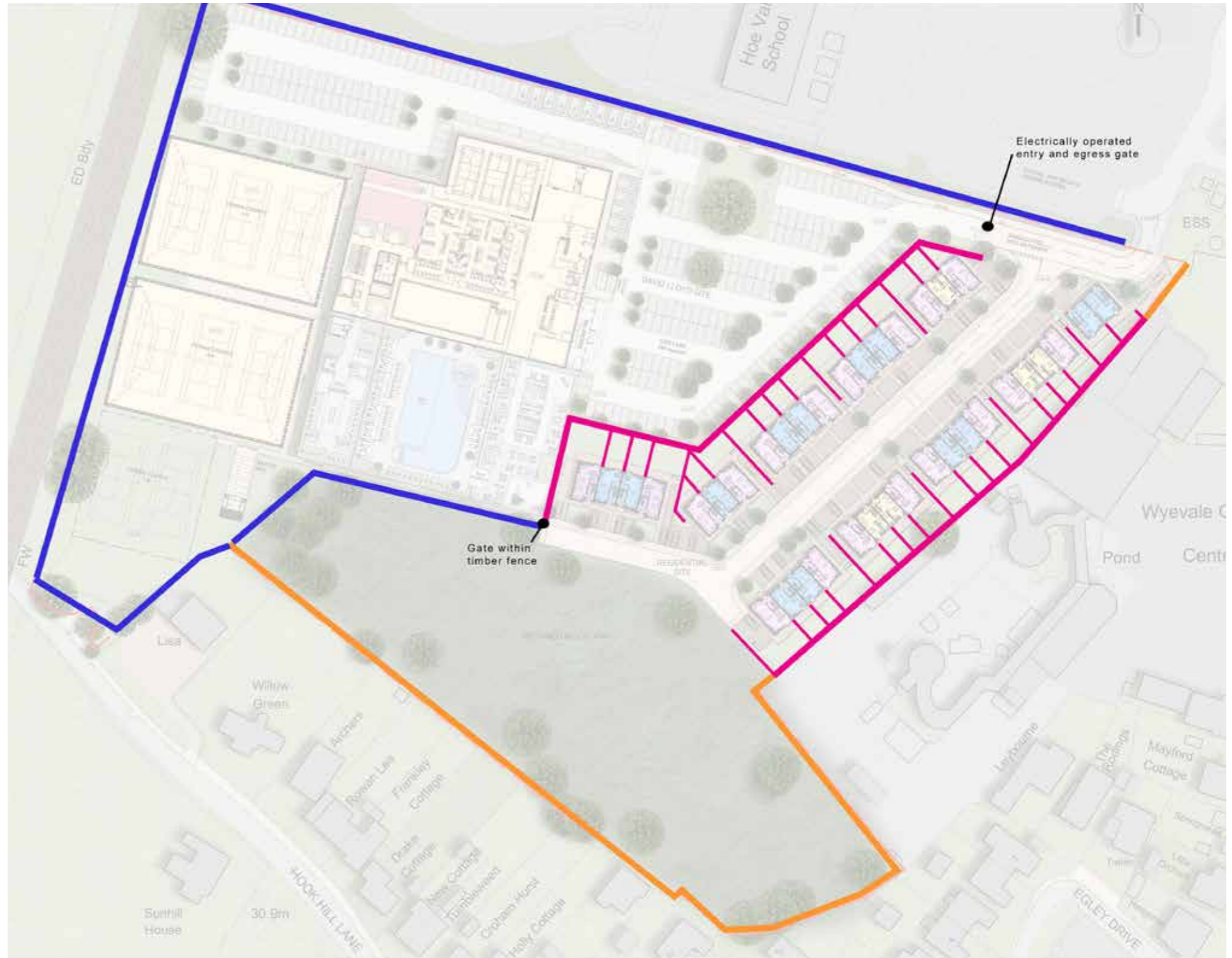
Separate the uses on site entry so the cars for the Leisure site don't have to pass through the residential site



3.7 Proposed Masterplan

3.7.3 Boundary Treatment

The boundaries to the Egley Road site will be addressed by the provision of new fencing where required as indicated on the adjacent diagram.



LEGEND

Existing Fence retained and repaired



Fence Type 1
2100mm HIGH



Fence Type 2
1800mm HIGH to rear boundary
1500mm HIGH to separating fences between properties

3.7 Proposed Masterplan

3.7.4 Massing

This is an illustrative aerial view illustrating the new homes that run along the East of the site, set behind and adjoining the existing woodland to the South, with the Leisure centre building located towards the Northern boundary, relating to the new school, and tennis courts along the rail line.

The new homes are generally in blocks of 4 homes, with 2 semi detached at the ends, with terraced homes between.

Buildings are generally 3 storeys in height.



3.7 Proposed Masterplan

3.7.4 Massing



3.8 Access Analysis

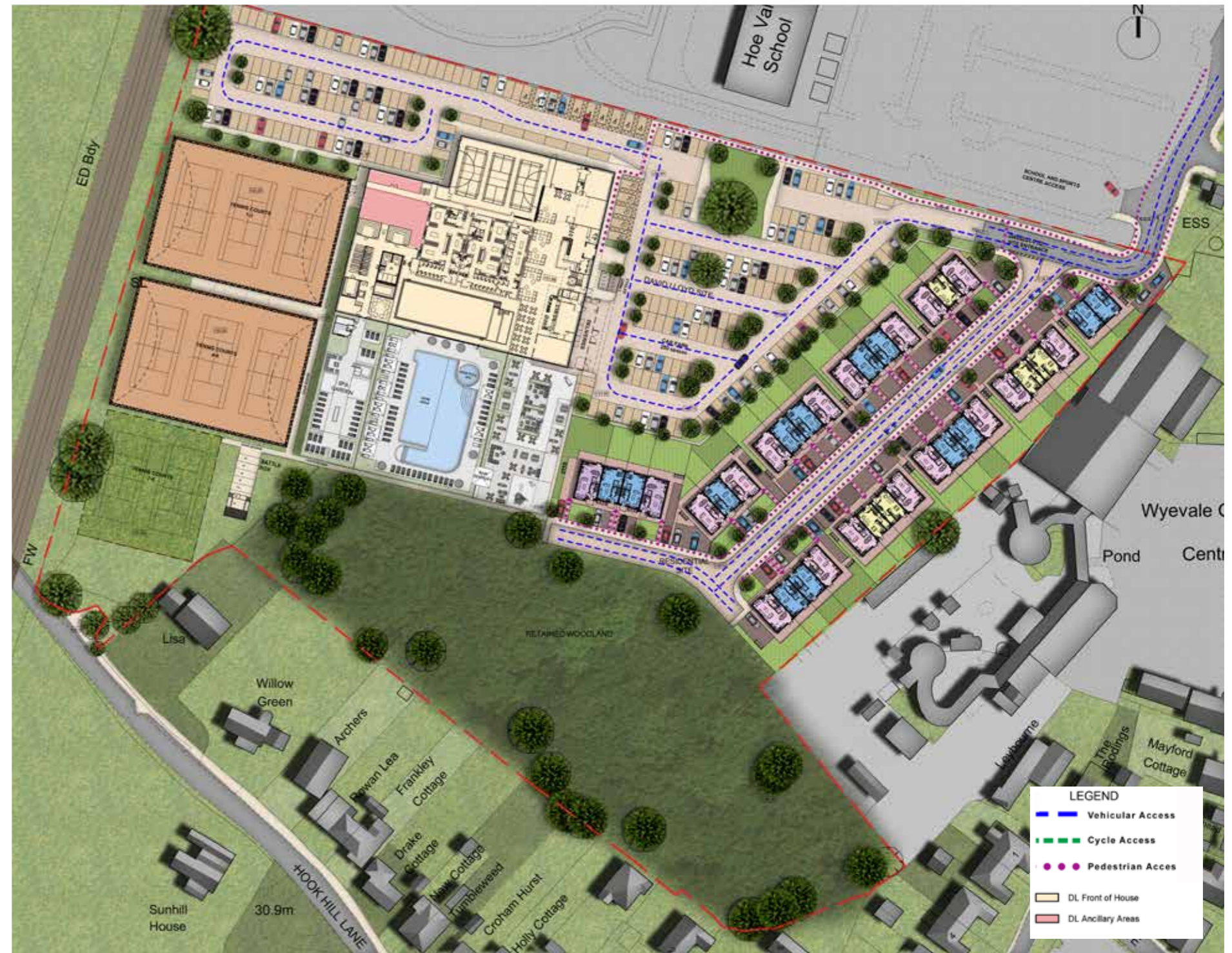
3.8.1 General Access

All access to the site is via the newly formed road to the South of Hoe Valley School.

This allows vehicular and cycle access to the residences and the leisure club, and creates a pedestrian connection to Egley Road.

The residential site will have direct access via the new spur from the south of Hoe Valley School, while a managed barrier will be provided to restrict vehicular access to the health club site.

All access within the site will incorporate Part M requirements such as level access and drop kerbs to paving areas.



3.8 Access Analysis

3.8.2 Access Overview

General Overview

The site is to the south of Woking town centre. It is bounded by Hoe Valley School to the North, an existing garden centre and the A320 (Egley Road) to the East, existing residences within Mayford village with long rear gardens to the South, and the Portsmouth Direct Railway line to the West with fields beyond.

The site has a shallow slope across, but the design has responded to this topography and still maintained level access to the buildings.

Public Transport

The site benefits from its close proximity to key bus routes in and out of the city, with regular high frequency Monday to Saturday services available.

Public Pedestrian Access

The site is located in an area of predominantly residential uses however it only has the ability to connect pedestrians on Egley Road and onto Hook Hill Lane. However pedestrian connections to Hook Hill Lane would require the proposals to run a footpath through the proposed Leisure Centre site, which wouldn't have passive surveillance, and hence that connection is not proposed.

Cycle Access

Cycle access to and around the site is indicated on the adjacent plan. 20 cycle spaces are provided on the leisure site near the entry to the club. 2 cycle spaces will be provided to each residential unit in line with WBC parking standards.

Vehicle Access

Vehicle access is via the newly formed road South of Hoe Valley School. Car parking provision will be in accordance with Woking Borough Council requirements.



3.8 Access Analysis

3.8.3 Inclusive Access

The buildings on the site have been designed to allow for an inclusive and highly accessible environment for all.

The design team have taken care to ensure the building and surrounding site take full account of the needs of people with disabilities in relation to the following statutory regulations:

- Building Regulations Part M
- British Standard 8300
- The Disability Discrimination Act

The levels around the site are relatively flat, or with a shallow gradient and level or ramped access is provided to all areas around the buildings.

All entrances will have level or ramped access. Once inside the building, all requirements for Part M will be carefully considered and integrated into the design of the layouts and circulation spaces.

● ● ● Pedestrian Acces



3.8 Access Analysis

3.8.4 Security Strategy

The security needs are different for each site within this application. The leisure centre requires management as it is a public facility but which is likely to close in the evening and open in the morning, whilst the residential element is a 24/7 site which needs unhindered access for residents and visitors at all times.

As such the security for the leisure proposal is more secure with greater active management, whereas the residential is more passive using good design principals and overlooking.

This results in two slightly different environments.

The leisure centre has a single point of entry, to the site, with a secure but effective green wired security fence around its perimeter. This ensures that the site is protected from unauthorised access other than access through the main entrance area.

The main entrance has a vehicular barrier and we envisage CCTV coverage at this point to monitor anyone entering the site.

All main areas around the buildings and in the car park and anywhere with pedestrian routes will have good external lighting and CCTV monitoring.

The building itself will be secure with open access during gym hours but locked in the evening with CCTV monitoring of all external entrances or emergency exits.

The residential site however will be open to access, however the boundary to the Leisure centre site will have a secure boundary to the rear gardens of the residential.

The residential site will have private gated gardens to the rear, but with passive surveillance to the fronts and any gables that front the streets.

Good levels of street lighting will be implemented to ensure a safe and accessible site, with easy access for residents and visitors.

3.8 Access Analysis

3.8.4 Security Strategy



LEGEND

- Existing Fence retained and repaired
- Fence Type 1
2100mm HIGH
- Fence Type 2
1800mm HIGH to rear boundary
1500mm HIGH to separating fences between properties

3.9 Consultation & Design Development

3.9.1 Pre-App Meetings

During the design evolution (please refer to appendix) a series of schemes were developed around the new residential and the leisure centre brief.

The locations of the various uses were tested in different positions within the site, and the initial advice was that the woodland could be removed.

However, subsequent investigation saw its value and retained it as part of the proposals.

The scheme involved trying to accommodate the target leisure centre replacement building, and then considering how the residential could be planned around it.

As we worked with the leisure centre operator and the councils planning officers, a scheme was developed which separated the leisure centre from the residential and positioned the leisure centre in the optimum position to minimise impact on the adjacent residential, but also to give it greatest prominence for visitors.



JULY 2018



APRIL 2019



OCTOBER 2019

3.9 Consultation & Design Development

3.9.2 Public Consultation

18th July 2019

A public consultation was held at the local community hall in July 2019. The design of the scheme was well received, with very few comments on the layout or the design.



DAVID LLOYD WOKING

To enable the regeneration project at Kingfield, the existing David Lloyd Woking club will be relocating.

David Lloyd Leisure recognised that this created a unique opportunity to develop a new, state-of-the-art club at an excellent location on Egley Road, that would enable much-improved access and the latest in health and fitness innovation.



- The new David Lloyd Woking will provide a purpose-built club to include:
- Indoor and outdoor tennis courts
 - Indoor and outdoor swimming pools
 - Outdoor terrace
 - Spas and saunas, including a luxurious Spa Garden
 - State of the art gym facilities
 - Four dedicated fitness studios
 - Multi-purpose Sports Hall
 - Multi-sport and social clubs
 - Adult and Junior tennis leagues
 - Bar, restaurant and TV lounge
 - A Clubroom with adults only and family areas, along with a business hub
 - Children's homework areas
 - Games rooms and soft play areas
 - Crèche facilities
 - Dedicated children's activity areas

The new Health & Racquet Club will generate 80 to 100 jobs.



Find out more at wokingcommunitystadium.co.uk

EGLEY ROAD

Alongside the new David Lloyd Woking, around 40 high quality new family houses will be built at Egley Road.

A mix of 3, 4 and 5-bedroom homes will be provided, all with private gardens and accessible from a new tree lined private driveway.

The existing woodland on the site will be preserved and will form a natural, managed and accessible green buffer between existing homes and the new homes and the leisure facilities proposed for this site.



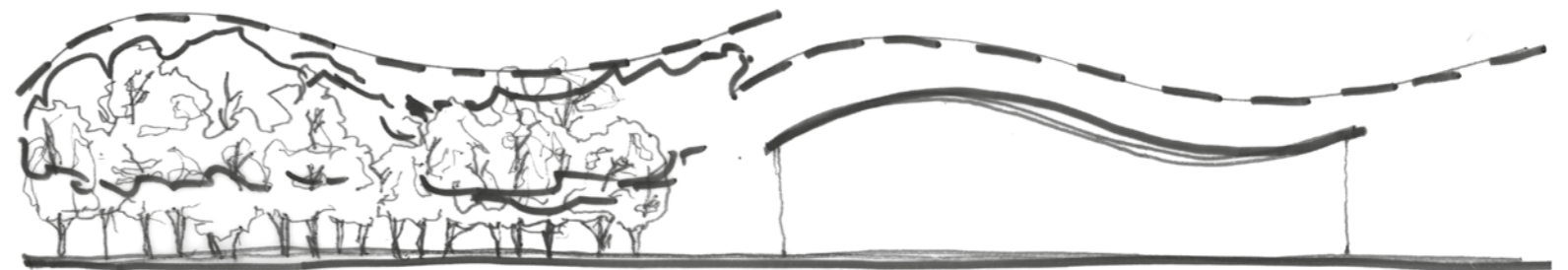
Find out more at cardinalcourtwoking.co.uk



4.0 Leisure Club

4.1 Concept Design

- ➔ High quality complimentary materials responding to the local vernacular.
- ➔ A modern twist on local styles.
- ➔ A sympathetic scale
- ➔ Strong articulation and modeling.
- ➔ Good levels of natural light
- ➔ Fully compliant with LPA car provision.
- ➔ High quality external space and materials.



The architectural concept for the David Lloyd club was to create a series of curved roofs which echoed the tree line of the adjacent mature woodland.

A series of undulating roof forms will form the canopy under which the leisure facility sits.

The scale and mass of the building would be broken up by these elegantly curving roof forms, which site below the articulated massing of the building.

The strong hard materials of the leisure building, contrast the soft green massing of the adjacent trees.

4.2 Proposed Layout

4.2.1 Ground Floor Plan

The access to the new health and leisure club is through the newly formed road, from Egley Road, to the South of Hoe Valley School. Vehicular access to the site will be controlled by a vehicle barrier.

The layout of the site is organised to accommodate the bulk of the club users car parking to the front of the building on arrival into the site. From here they have easy access to the main building entrance. Navigation is easy on site entry with the external facilities behind the main building block.

An additional overflow car park is located around the side of the building to the northern boundary which also gives separate easy access to the tennis courts (so you can park here if booked onto a court without having to walk through the main building).

The building itself sits towards the northern boundary to enclose the customers car park but also to relate to the adjacent large footprint school building, and keep the new building away from the residential to the South.

The external facilities sit to the West and South of the new building with controlled access through the building to these areas.

The external pool and spa facilities sit to the south maximising the southern open aspect and nestling into and adjacent to the mature woodland. This way this external space created by the club becomes connected to the new woodland (visually not physically) creating a buffer between the new building and the woodland.

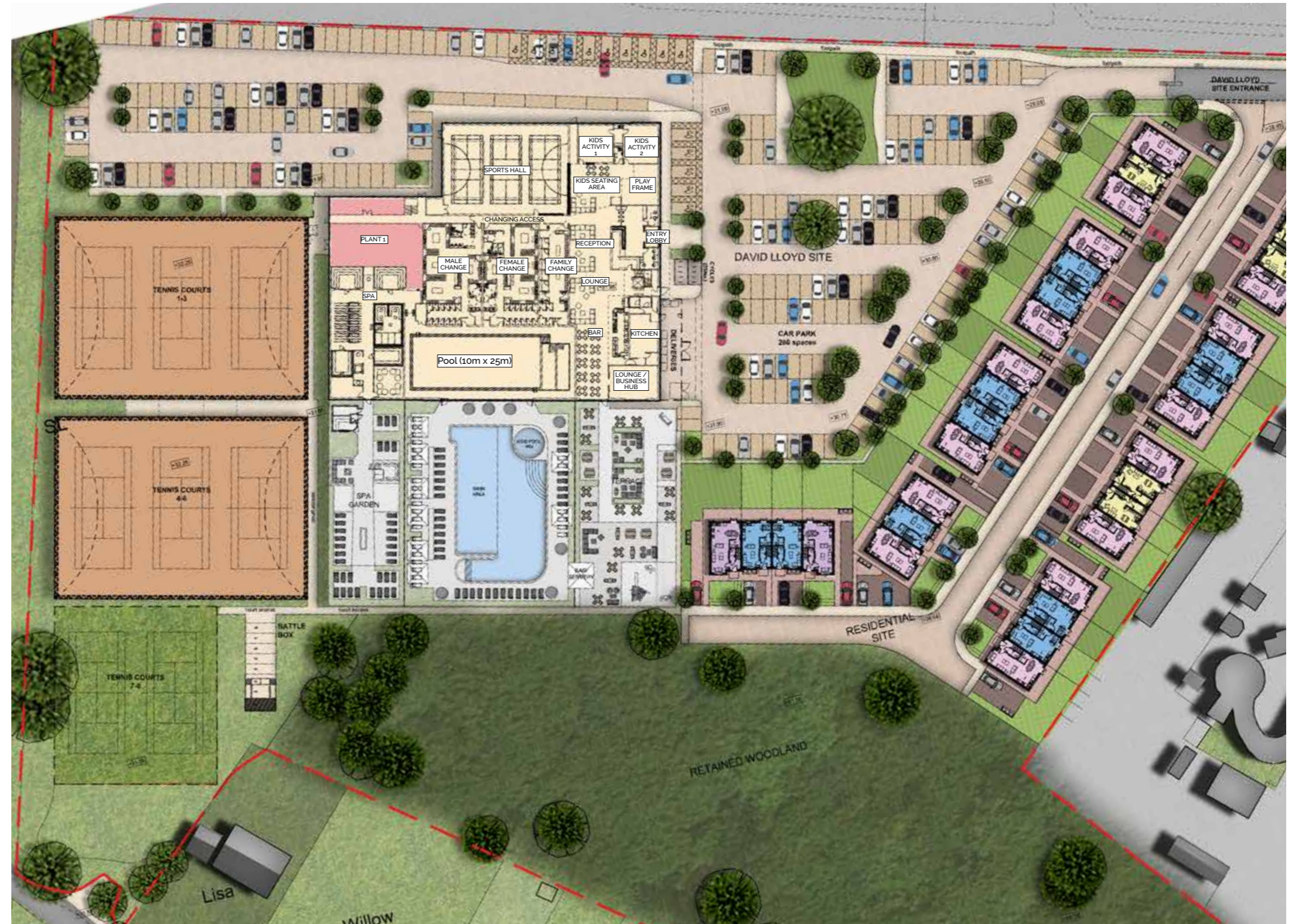
To the west of the site, running down this boundary, the new external and covered tennis courts are proposed. These are a mix of covered and open courts, with the covered areas sitting to the north.

Within the building, the ground floor houses the arrival spaces, changing rooms and inside pool area (linked to the external pool area). Various public facing offices, lounges and public facing facilities are located at this ground floor, with easy access to visitors.

Plant areas are located at the rear of the building, towards the northern boundary, away from any noise sensitive receptors.

4.2 Proposed Layout

4.2.1 Ground Floor Plan



4.2 Proposed Layout

4.2.2 First Floor Plan

The first floor is slightly smaller as a footprint than the ground floor as the building steps in at the rear. This first floor has further public facilities such as the gym, mind & body room, spin room, high impact room, and blaze studios, as well as separate staff offices and breakout rooms, and further plant space.

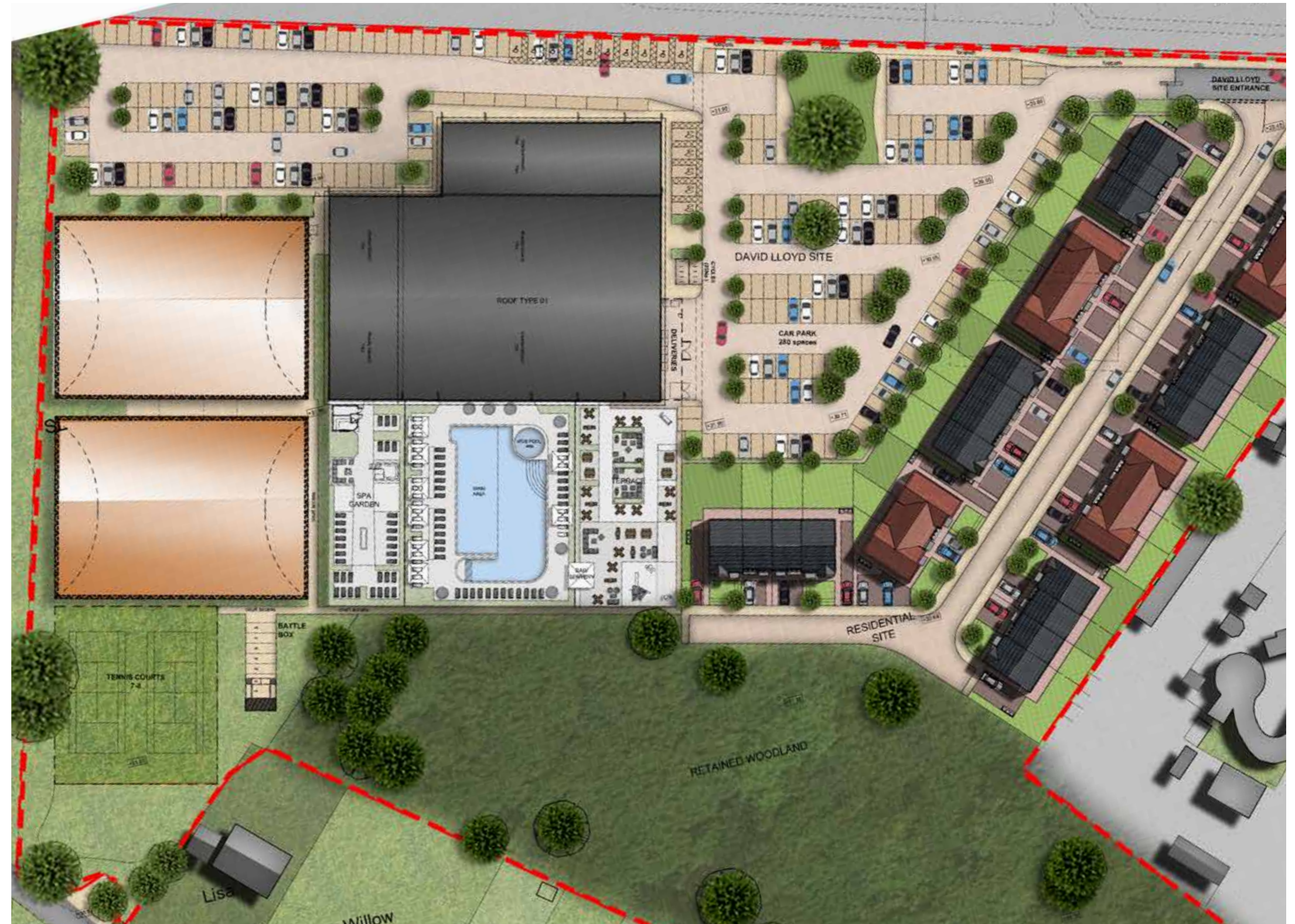


4.2 Proposed Layout

4.2.3 Roof Plan

The roof will be on a number of levels which relate to the differing relative heights within the building.

The roof will be formed by a standing seam profile.



4.3 Scale & Massing

4.3.1 Building Height

As already mentioned the building is circa 3 storeys in overall height but is articulated by its curvilinear roof form. The massing below is broken up by layering the façade materials to form a robust base in a complimentary brick to the surrounding homes, and upper floors in visually lighter weight panels.

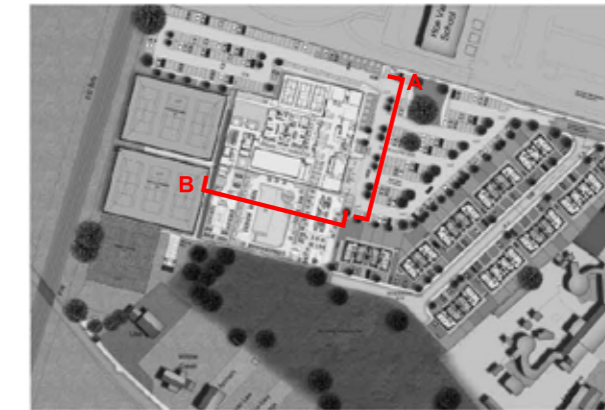


4.3 Scale & Massing

4.3.2 Elevations

MATERIAL LEGEND

- 1. MASONRY
- 2. TIMBER EFFECT CLADDING
- 3. METALLIC EFFECT CLADDING
- 4. STANDING SEAM ROOF
- 5. POLYESTER POWDER COATED ALUMINIUM CURTAIN WALL GLAZING
- 6. POLYESTER POWDER COATED ALUMINIUM GLAZING
- 7. POLYESTER POWDER COATED ALUMINIUM CAPPING
- 8. TIMBER PERIMETER FENCING



ELEVATION A-A



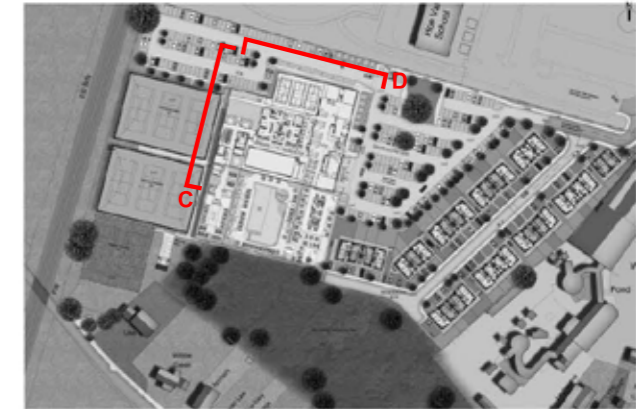
ELEVATION B-B

4.3 Scale & Massing

4.3.2 Elevations

MATERIAL LEGEND

- 1. MASONRY
- 2. TIMBER EFFECT CLADDING
- 3. METALLIC EFFECT CLADDING
- 4. STANDING SEAM ROOF
- 5. POLYESTER POWDER COATED ALUMINIUM CURTAIN WALL GLAZING
- 6. POLYESTER POWDER COATED ALUMINIUM GLAZING
- 7. POLYESTER POWDER COATED ALUMINIUM CAPPING
- 8. TIMBER PERIMETER FENCING



ELEVATION C-C



ELEVATION D-D

4.4 Appearance

4.4.1 South Facing Elevations

The architectural concept for the David Lloyd club was to create a series of curved roofs which followed the tree line of the existing woodland. These roofs would be formed with standing seam metal profiles creating elegant floating forms adjacent to the existing woodland.

This series of undulating roof forms would form the canopy under which the leisure facility would reside. The building is clad in robust and resilient brickwork to the base and lightweight timber effect and metal panel above where the building is less sensitive to vandalism.

Large glazed opening highlight entrances into the building and windows maximise natural daylight into the building.

The building will be further enhanced by careful landscaping which integrates the leisure facility into its setting, with particular regard to the open pool area and spa facilities to the south of the building.

Existing trees are retained in the main car park and will give an instant softening of the building when viewed from the site entrance.



4.5 Use & Amount

David Lloyd

Area	Front of House (sqm)	Ancillary (sqm)	PARKING	NIA (sqm)	GIA (sqm) (excluding void)	GEA (sqm)	SITE AREA (sqm)
Parking			280				22,303
GF Accomodation	2883	210		2,883	3,093	3,221	
FF Accomodation	1928	167		1,928	2,095	2,615	
TOTAL	4,811	377	280	4,811	5,188	5,836	
EFFICIENCY			sqft	51,785	55,843	62,818	

Cycle Provision

20 Cycle Spaces are provided within the David Lloyd Site in close proximity to the club entrance.

4.6 Materiality

4.6.1 High Quality Materials



- Quality
- Local
- Materials
- Panels
- Articulated
- Proportion
- Rhythm

4.7 Servicing

4.7.1 Deliveries

Servicing for unloading or deliveries is provided next to the main entrance, facing the car park, hatched in red on the drawing.

Vehicles can enter and leave the site in a forward gear.

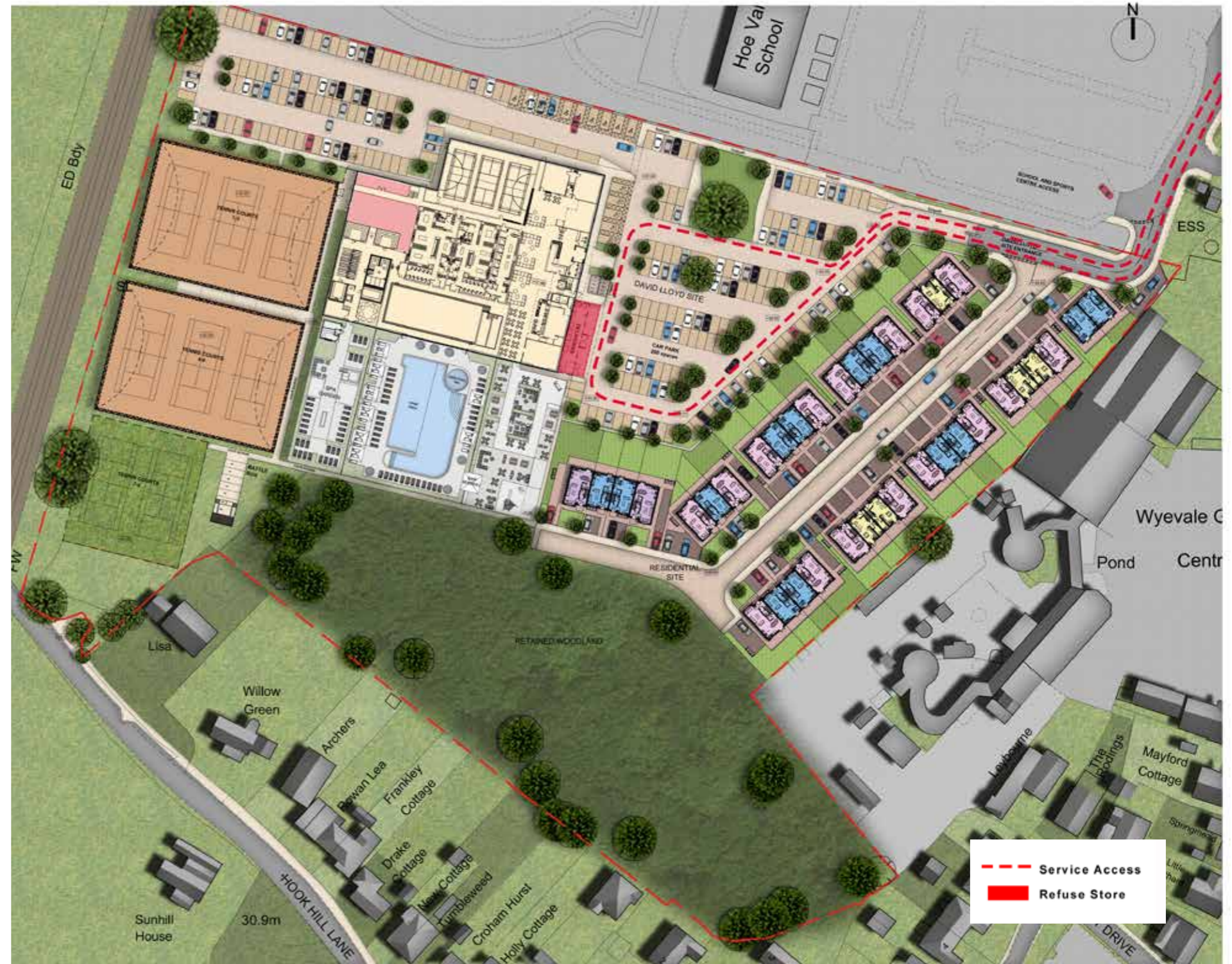
Tracking is available from the highways consultants.

4.7.2 Refuse Strategy

The strategy for refuse collection follows the same principles as the servicing outlined above, with access from the main car park. All the bins will be stored in the service enclosure beside the entrance and will be returned promptly following the weekly collection.

The number of refuse bins provision has been calculated based on the cafe / event capacity of the facility. We have assumed the provision 1,500 litre of waste per 20 dining spaces. The assumed capacity is 100 dinners therefore 7 x 1,100 litre bins will be provided within the refuse store indicated. This will allow for both General Waste (5 x 1,100 litre bins) and the remainder of the capacity will allow for Pulpable and mixed recycling as well as food waste.

These numbers will need to be agreed with Woking City Council to ensure they meet the requirements of refuse collection.



An architectural rendering of a residential development. The top half shows a semi-transparent red banner with the text '5.0 Residential'. Below the banner, the rendering depicts several multi-story brick buildings with gabled roofs, interspersed with trees and a parking lot containing several cars. The bottom half of the image shows a large, open green field with a line of trees in the foreground.

5.0 Residential

5.1 Concept

5.1.1 Concept Design

- ➔ High quality complimentary materials responding to the local vernacular.
- ➔ A modern twist on local styles utilising a striking brick blend.
- ➔ A variety of styles across the homes.
- ➔ Strong articulation and modeling.
- ➔ Good levels of natural light and generous rooms.
- ➔ Fully compliant with LPA car provision
- ➔ High quality external space and materials.



The architectural design creates two opposing facades to a fully animated new street following the principals of good design. The architectural styling for the Residential Development is a combination of local vernacular references to materials complemented by modern design detailing, to form an interesting and varied street frontage such as that found in local village communities.

The combination of scale, articulated massing and roof forms is used to create variation and rhythm along the newly formed street creating a distinctive but cohesive character that not only blends with the context but also references it in a modern way.

5.2 Layout

5.2.1 Ground Floor Plan

The new homes form a new residential street terminating at the retained woodland to the south. The homes adopt good secure by design principals, facing the street with private gardens behind.

There is definition between public and semi public space, and the new street is pedestrian friendly.

There is a variation of house types along the street all with parking provided dedicated to each home. The calculations for parking are based on Wokings Parking Standards Supplementary Planning Document (April 23018), Page 17.

The different house types are carefully placed to create distinctive blocks each with an individual style and character.

Whilst there are only 4 house types, with these combined these create 7 different blocks creating a varied village character.

Each home has a front and rear access with parking to the front and private amenity space to the rear.

The house designs are open plan internally, with living, dining, guest WC and kitchen at ground level with bedrooms above, and these layouts create passive surveillance to both the new street and rear gardens.







5.2 Layout

5.2.2 First Floor Plan

The first floor layouts have the same footprint as the ground floor and accommodate a bedroom level accessed from a single stair. The bedroom levels are designed to accommodate modern family living with many of the bedrooms having en-suite facilities.

The two / three bedroom house (House Type 1) is designed to be flexible with the possibility of either a home office or a third bedroom.

LEGEND

-  House Type 1
2/3 BEDROOM (4 PEOPLE)
TOWNHOUSE
-  House Type 2
3 BEDROOM (6 PEOPLE)
TOWNHOUSE
-  House Type 3
4 BEDROOM (8 PEOPLE)
TOWNHOUSE
-  House Type 4
5 BEDROOM (9 PEOPLE)
TOWNHOUSE







5.2 Layout

5.2.3 Second Floor Plan

The second floor layouts accommodate a further bedroom level accessed from a single stair.

The bedrooms are designed for future families with many of the bedrooms having en-suite facilities.

LEGEND

-  House Type 1
2/3 BEDROOM (4 PEOPLE)
TOWNHOUSE
-  House Type 2
3 BEDROOM (6 PEOPLE)
TOWNHOUSE
-  House Type 3
4 BEDROOM (8 PEOPLE)
TOWNHOUSE
-  House Type 4
5 BEDROOM (9 PEOPLE)
TOWNHOUSE



5.2 Layout

5.2.4 Roof Plan

The roofs are intended to provide a varied roofscape, with a mix of grey and red tiles/slates which vary in both height and form to create a distinctive and interesting design along the street.



5.3 Scale, Massing & Appearance

The development needs to meet the needs of new family housing, provided at a high density to meet housing targets, and at the same time respect and complement the surrounding buildings.

The residential development proposed utilises traditional materials, applied to blocks of predominantly 4 dwellings, over 3 storeys, to create a development that is complementary to the existing surrounding uses (which are varied) but which also respects the context.

A mix of gable fronts and varied window sizes, brick and timber effect facades, and contrasting coloured roofs, creates an articulated and varied streetscene.

The combination of façade materials forms to make a distinctive development which fronts the newly formed avenue terminating at the existing and retained woodland to the south of the site.

The residential development is predominantly outward facing however, its rear elevations and gardens border the new health club, and the existing garden centre. As such the rear elevations have been designed as carefully as the front to create a variation of form and materiality, and quality.



5.3 Scale, Massing & Appearance



INTERNAL STREET ELEVATION



BOUNDARY STREET ELEVATION

5.4 Use and Amount

House Sizes - Residential Site - (Sizes are subject to change depending on the layout variations)

HOUSE (NIA)	House Type 1 (2/3Bed - 4/6People)	House Type 2 (3Bed - 6People)	House Type 3 (4Bed - 8People)	House Type 4 (5Bed - 9People)
SQM	123.2	145.0	162.3	162.3
SQFT	1,326	1,560	1,746	1,746
EFFICIENCY				

Residential Summary

	House Type 1	House Type 2	House Type 3	House Type 4	RESIDENCES	PARKING	NIA (sqm)	GIA (sqm)	GEA (sqm)	SITE AREA (sqm)
	5	13	16	2	36	90	5,422	5,670	6,432	9,161
TOTAL	5	13	16	2	36	90	5,422	5,670	6,432	
EFFICIENCY	14%	36%	44%	6%		250%				
						sqft	58,366	61,031	69,233	

39 dw/ha

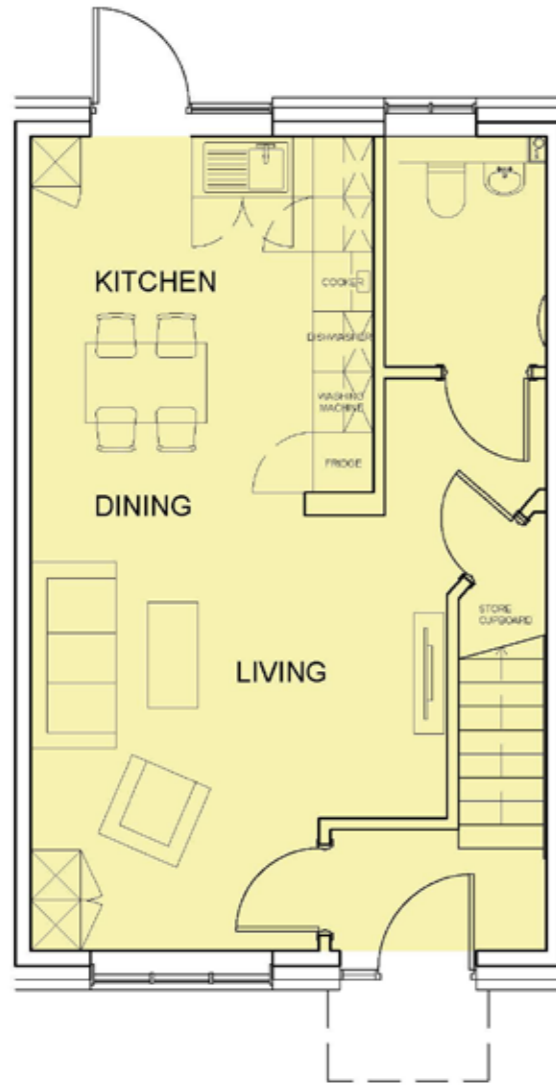
Parking based on WBC Parking Standards Supplementary Planning Document					
					Parking Rqd
2 bedroom House					1
3 bedroom House					2
4/5bedroom House					3

Cycle Provision

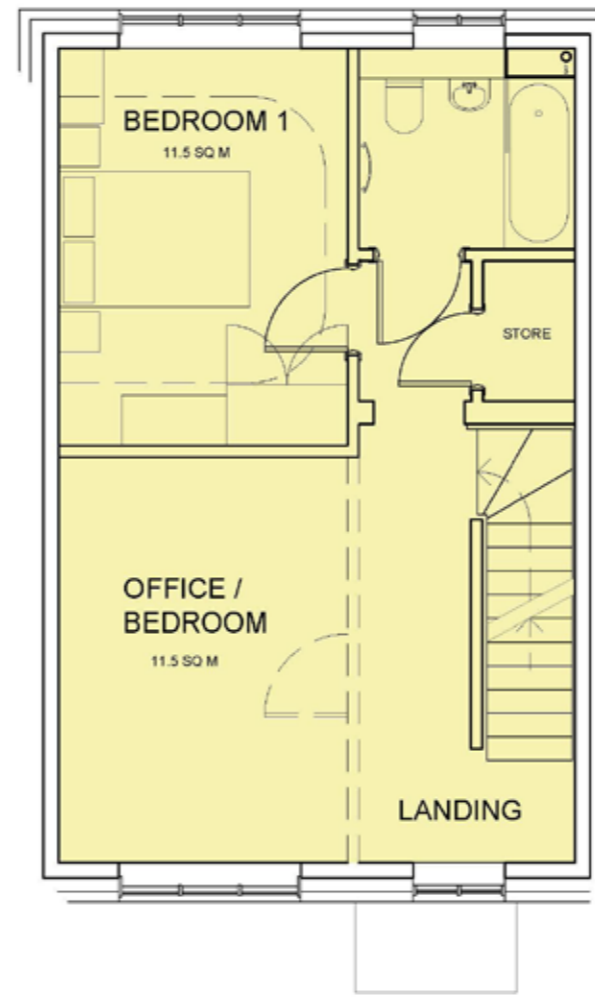
2 Cycle Spaces will be provided on the plot of each residence. A total of 72 cycle spaces will be provided on the residential site.

5.5 House Types

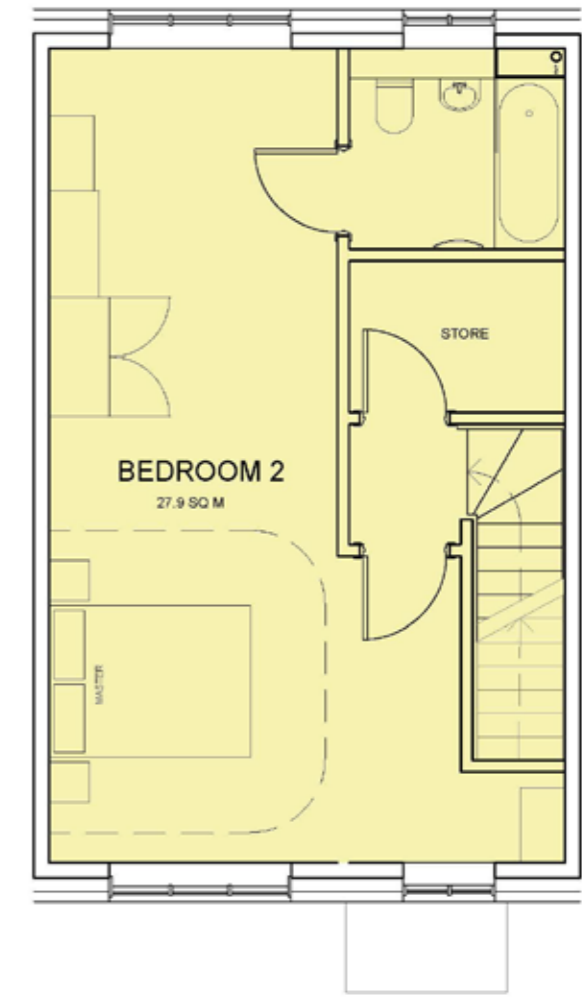
5.5.1 Type 1



GROUND FLOOR



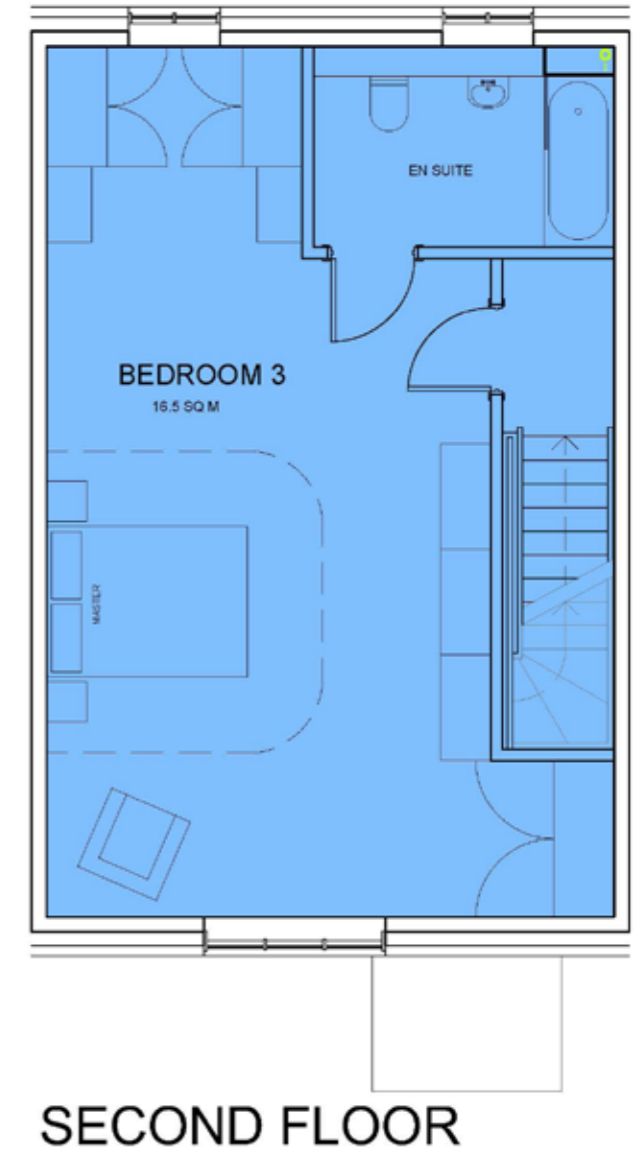
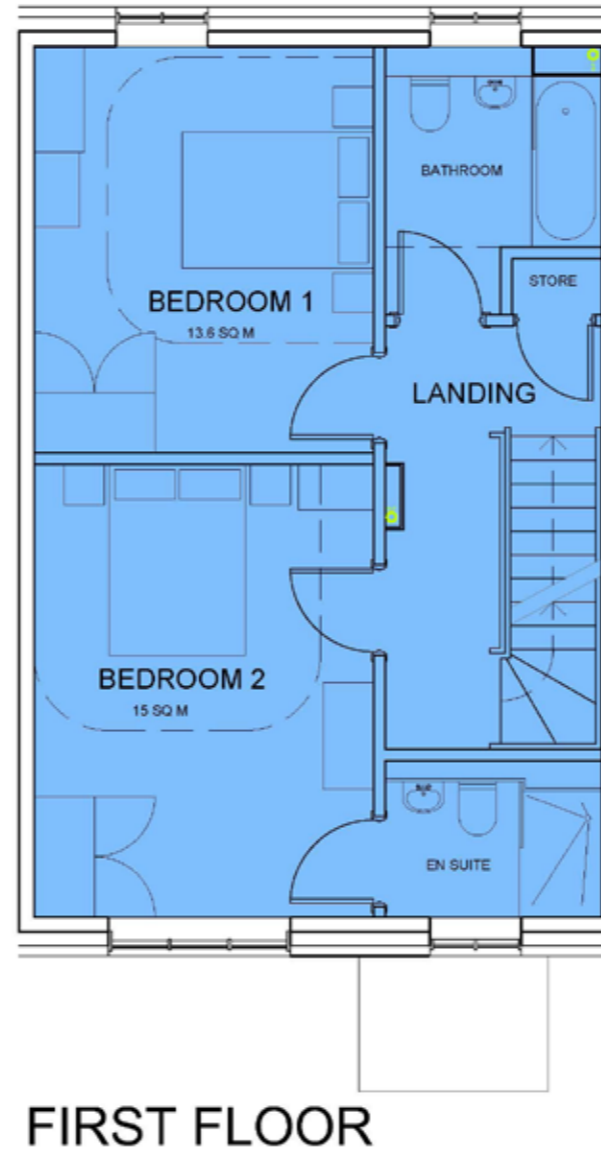
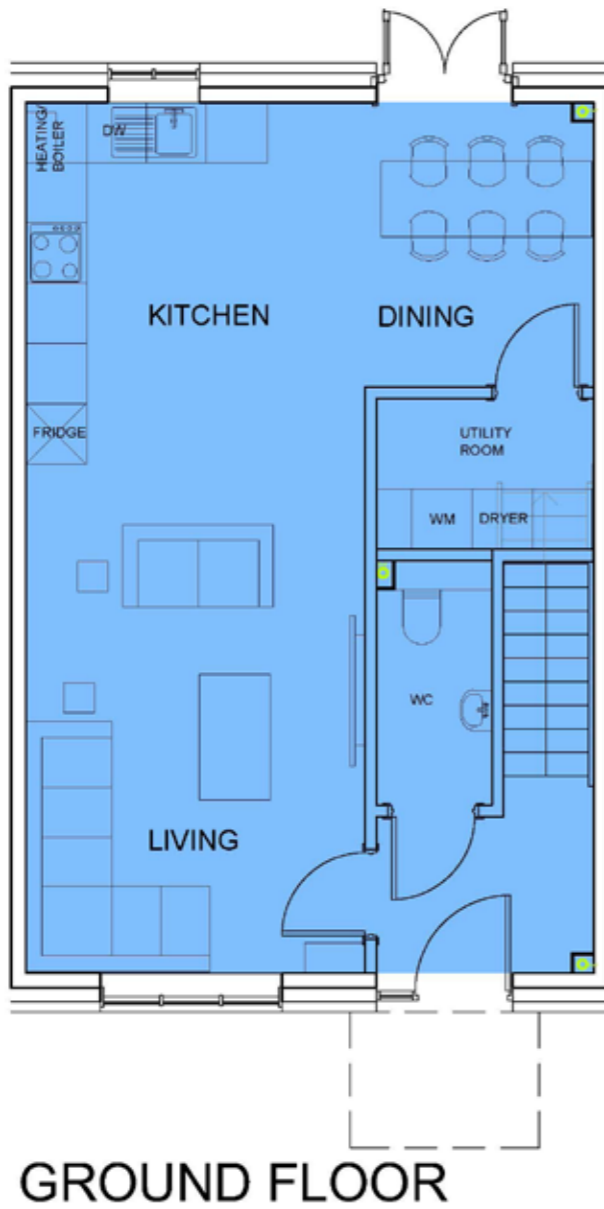
FIRST FLOOR



SECOND FLOOR

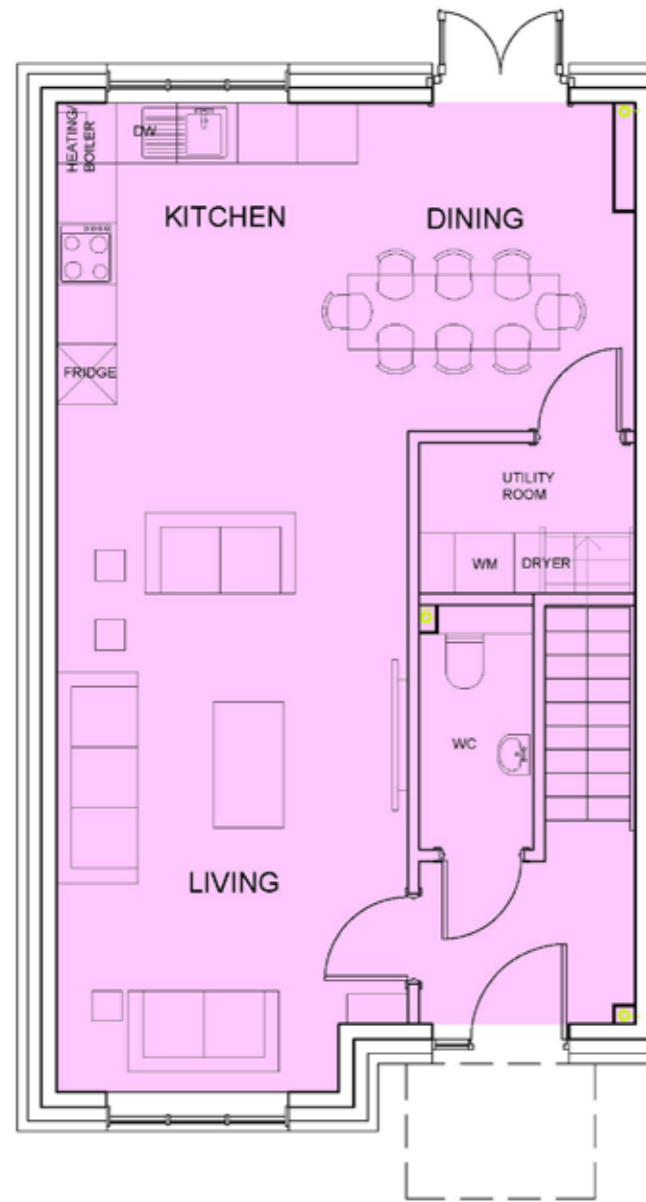
5.5 House Types

5.5.2 Type 2

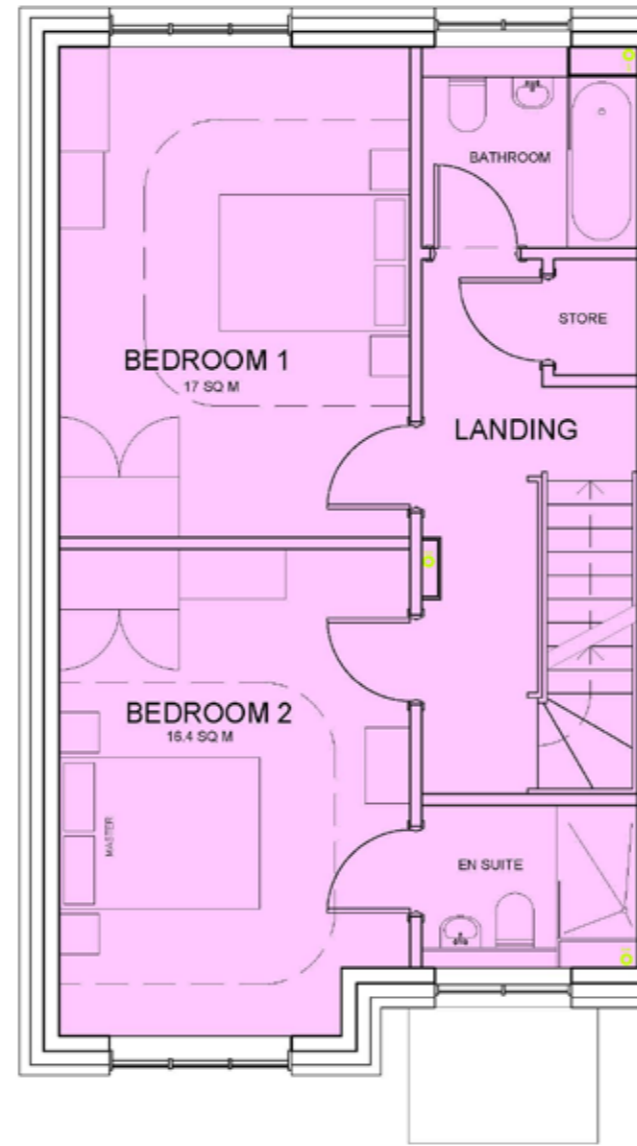


5.5 House Types

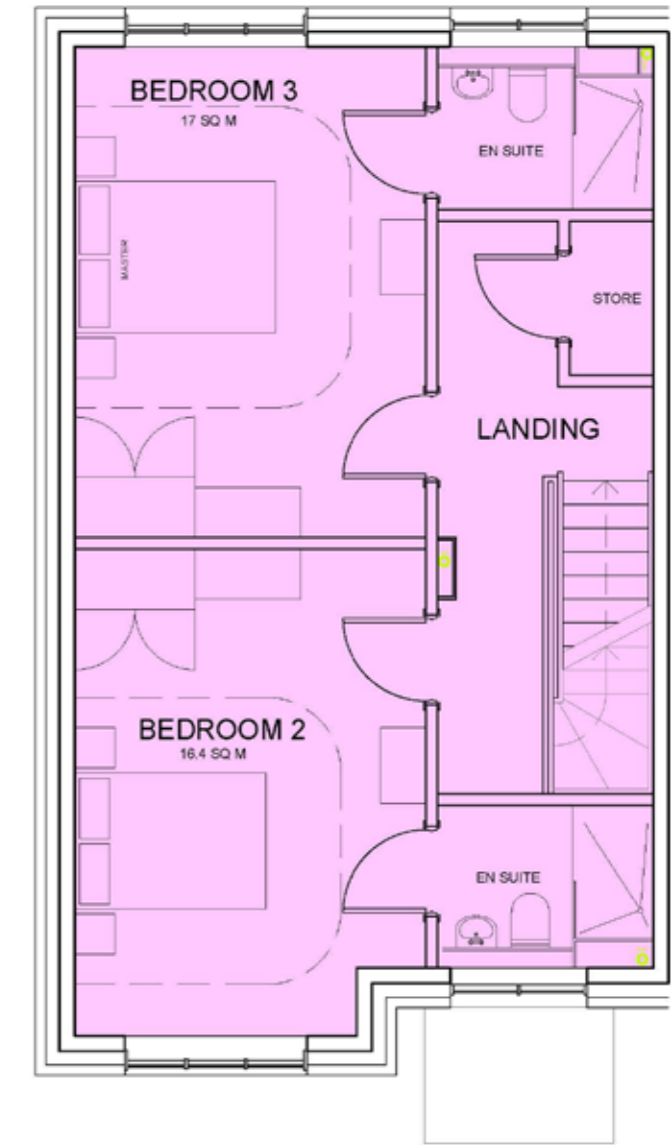
5.5.3 Type 3



GROUND FLOOR



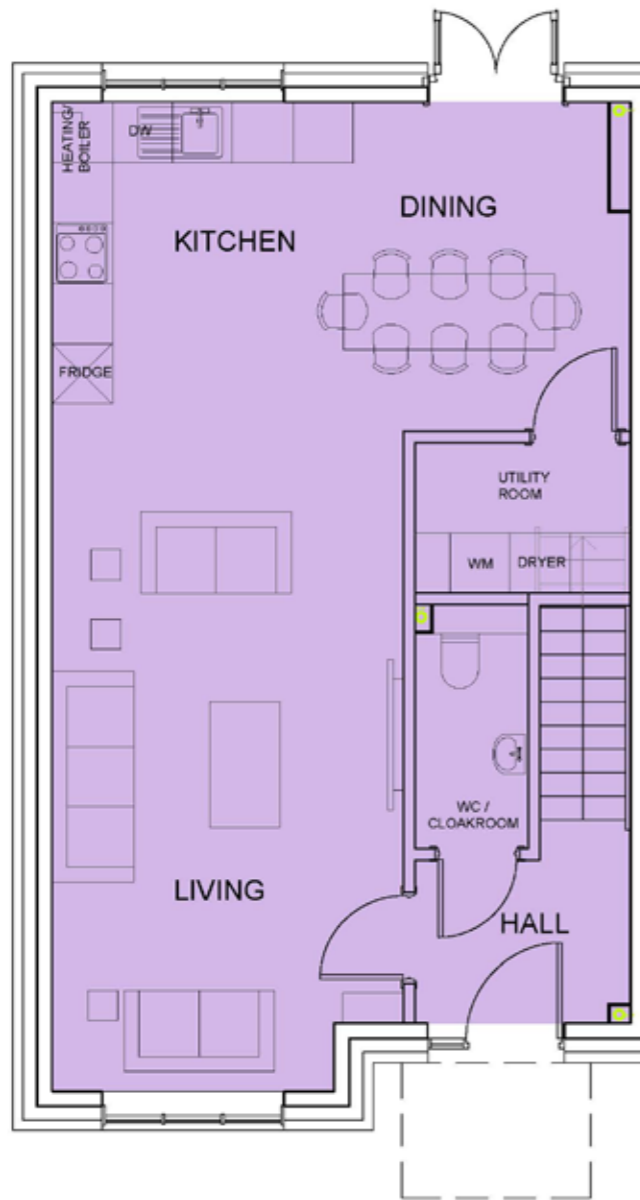
FIRST FLOOR



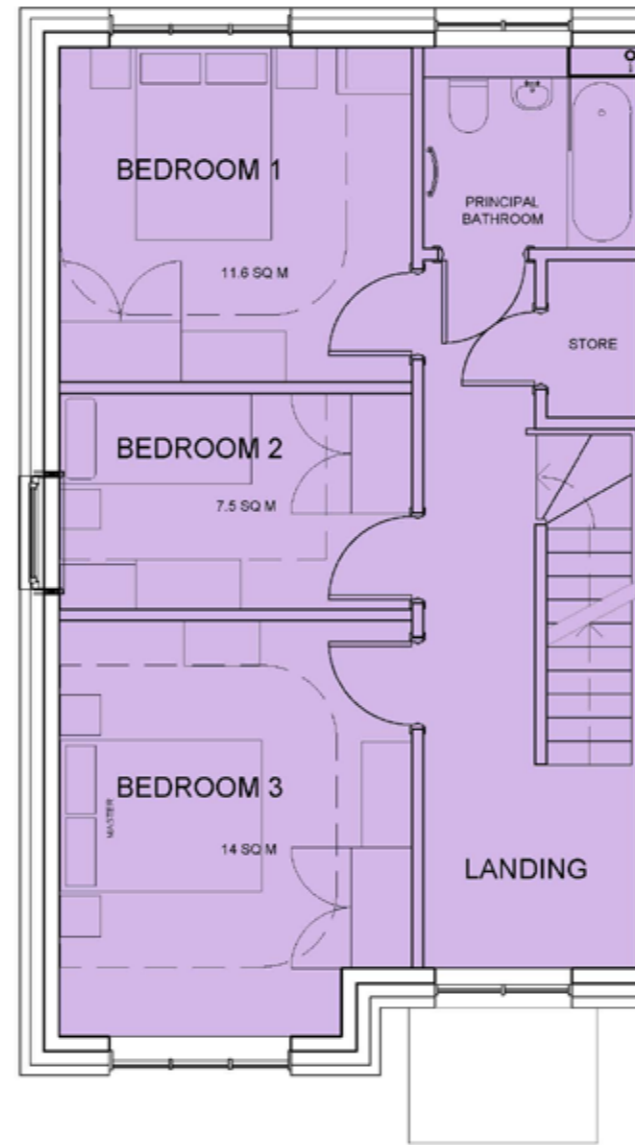
SECOND FLOOR

5.5 House Types

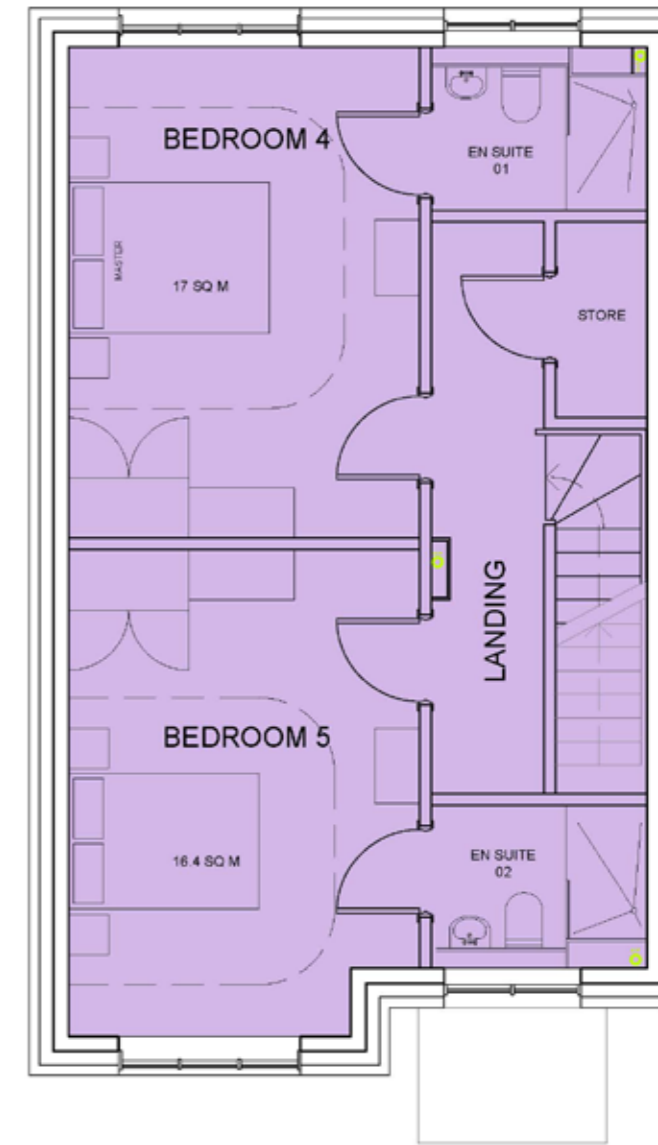
5.5.4 Type 4



GROUND FLOOR



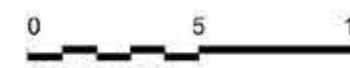
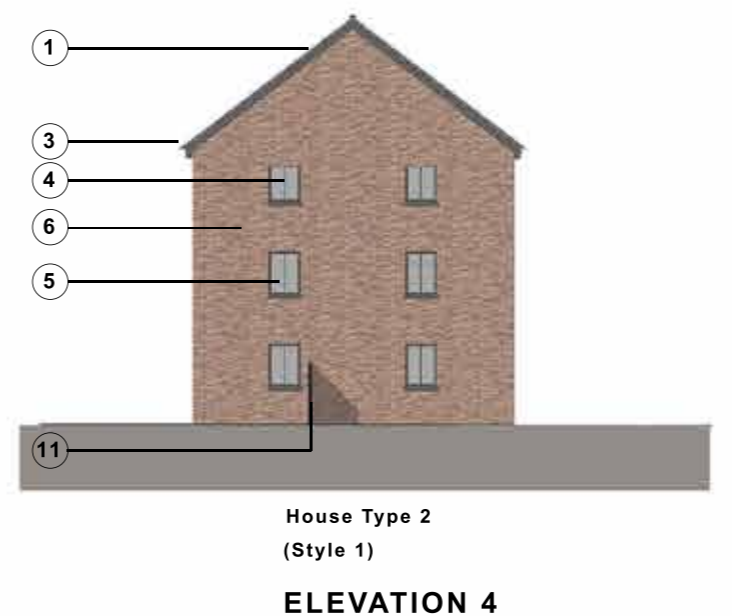
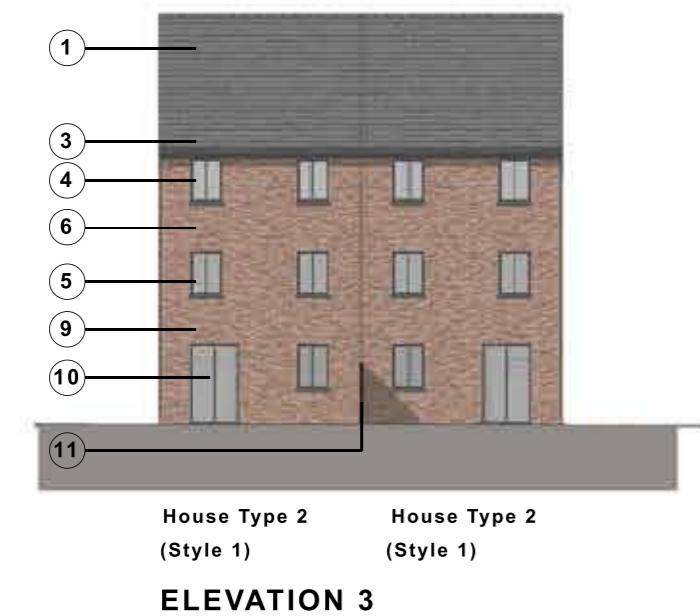
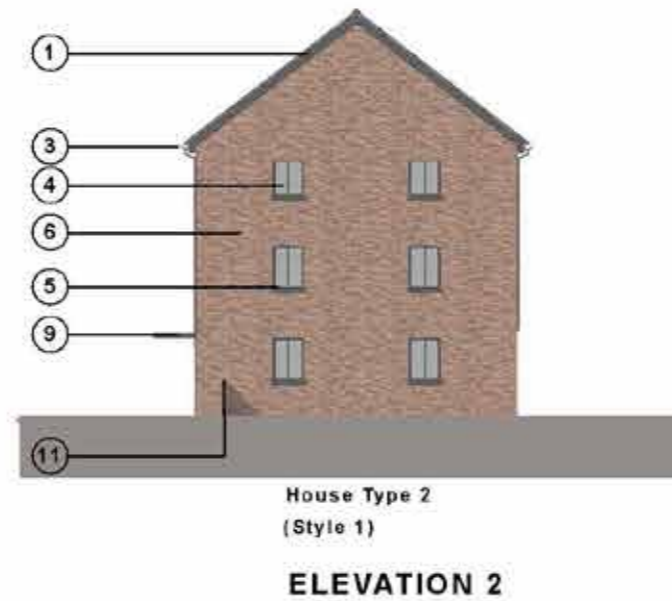
FIRST FLOOR



SECOND FLOOR

5.6 House Block Types

5.6.1 Type 1



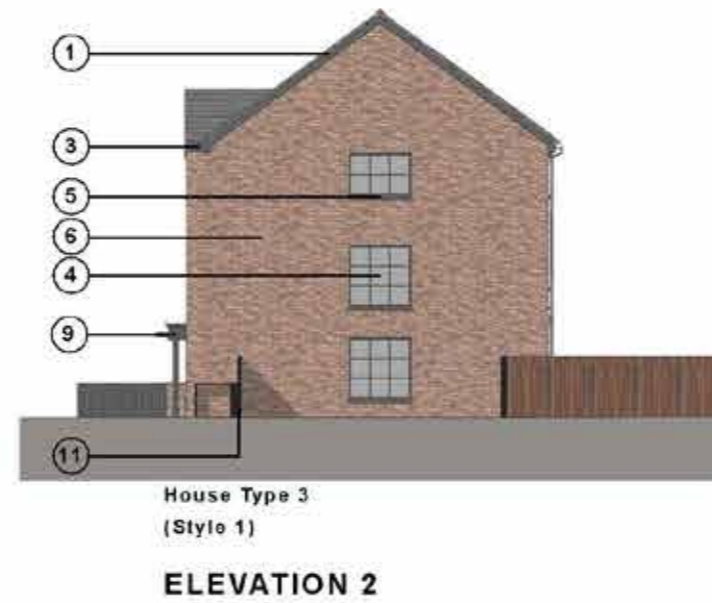
MATERIALS

- 1. TILED ROOF (TYPE 1)
- 2. TILED ROOF (TYPE 2)
- 3. UPVC DOWNPIPES AND GUTTERS AND SOFFITS
- 4. POWDER COATED ALUMINIUM WINDOW FRAMES
- 5. PRECAST CONCRETE SILL
- 6. BRICKWORK (TYPE 1)
- 7. BRICKWORK (TYPE2)
- 8. TIMBER EFFECT CLADDING
- 9. POWDER COATED CANOPY



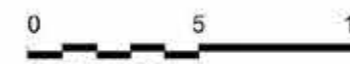
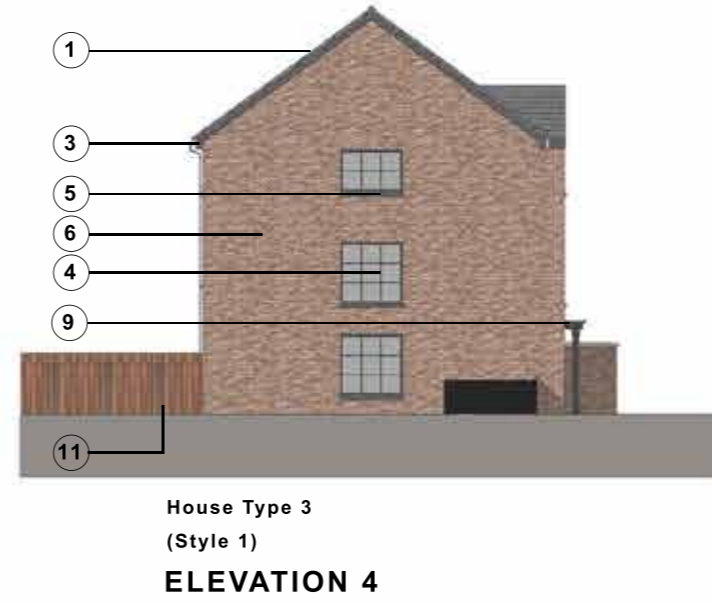
5.6 House Block Types

5.6.2 Type 2



MATERIALS

- 1. TILED ROOF (TYPE 1)
- 2. TILED ROOF (TYPE 2)
- 3. UPVC DOWNPIPES AND GUTTERS AND SOFFITS
- 4. POWDER COATED ALUMINIUM WINDOW FRAMES
- 5. PRECAST CONCRETE SILL
- 6. BRICKWORK (TYPE 1)
- 7. BRICKWORK (TYPE2)
- 8. TIMBER EFFECT CLADDING
- 9. POWDER COATED CANOPY



5.6 House Block Types

5.6.3 Type 3



ELEVATION 1



ELEVATION 2

MATERIALS

- 1. TILED ROOF (TYPE 1)
- 2. TILED ROOF (TYPE 2)
- 3. UPVC DOWNPIPES AND GUTTERS AND SOFFITS
- 4. POWDER COATED ALUMINIUM WINDOW FRAMES
- 5. PRECAST CONCRETE SILL
- 6. BRICKWORK (TYPE 1)
- 7. BRICKWORK (TYPE2)
- 8. TIMBER EFFECT CLADDING
- 9. POWDER COATED CANOPY



ELEVATION 3



ELEVATION 4



5.6 House Block Types

5.6.4 Type 4



House Type 3 (Style 2) House Type 2 (Style 2) House Type 2 (Style 2) House Type 3 (Style 2)

ELEVATION 1



House Type 3 (Style 2)

ELEVATION 2

MATERIALS

- 1. TILED ROOF (TYPE 1)
- 2. TILED ROOF (TYPE 2)
- 3. UPVC DOWNPIPES AND GUTTERS AND SOFFITS
- 4. POWDER COATED ALUMINIUM WINDOW FRAMES
- 5. PRECAST CONCRETE SILL
- 6. BRICKWORK (TYPE 1)
- 7. BRICKWORK (TYPE 2)
- 8. TIMBER EFFECT CLADDING
- 9. POWDER COATED CANOPY



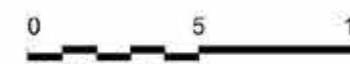
House Type 3 (Style 2) House Type 2 (Style 2) House Type 2 (Style 2) House Type 3 (Style 2)

ELEVATION 3



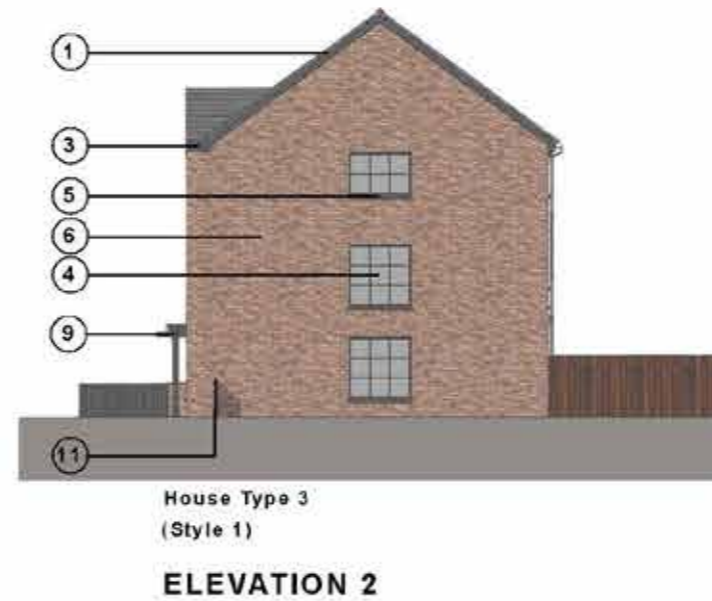
House Type 3 (Style 2)

ELEVATION 4



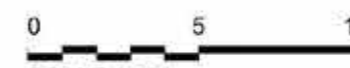
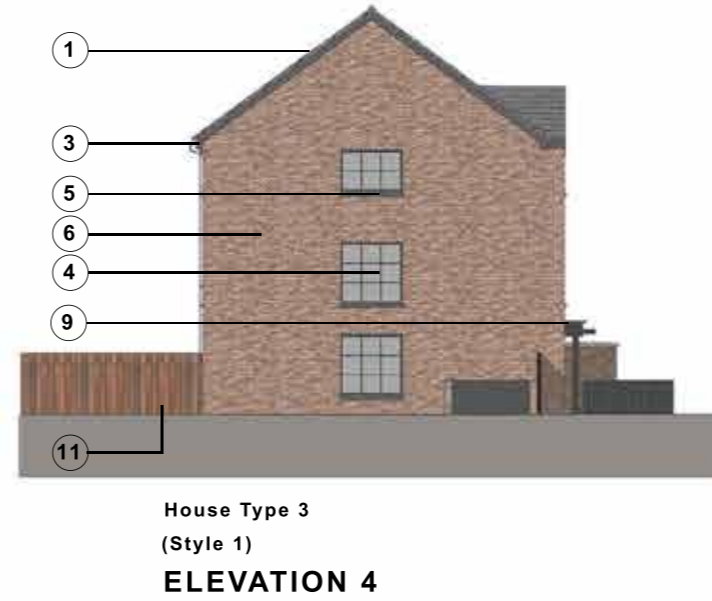
5.6 House Block Types

5.6.5 Type 5



MATERIALS

- 1. TILED ROOF (TYPE 1)
- 2. TILED ROOF (TYPE 2)
- 3. UPVC DOWNPIPES AND GUTTERS AND SOFFITS
- 4. POWDER COATED ALUMINIUM WINDOW FRAMES
- 5. PRECAST CONCRETE SILL
- 6. BRICKWORK (TYPE 1)
- 7. BRICKWORK (TYPE2)
- 8. TIMBER EFFECT CLADDING
- 9. POWDER COATED CANOPY

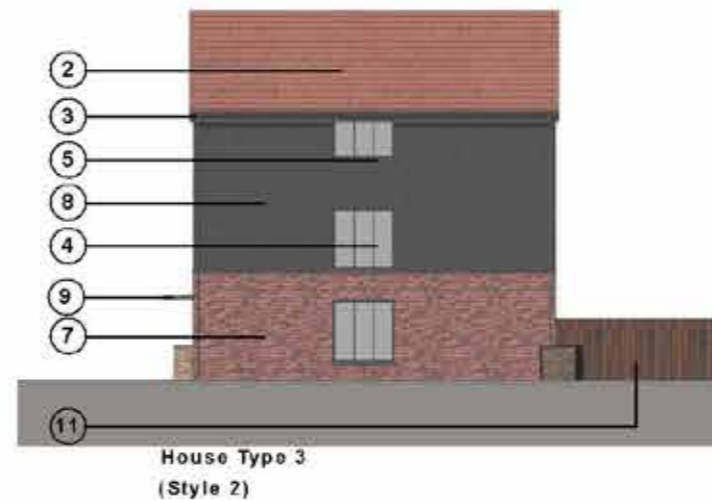


5.6 House Block Types

5.6.6 Type 6



ELEVATION 1



ELEVATION 2



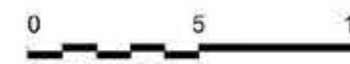
ELEVATION 3



ELEVATION 4

MATERIALS

- 1. TILED ROOF (TYPE 1)
- 2. TILED ROOF (TYPE 2)
- 3. UPVC DOWNPIPES AND GUTTERS AND SOFFITS
- 4. POWDER COATED ALUMINIUM WINDOW FRAMES
- 5. PRECAST CONCRETE SILL
- 6. BRICKWORK (TYPE 1)
- 7. BRICKWORK (TYPE2)
- 8. TIMBER EFFECT CLADDING
- 9. POWDER COATED CANOPY



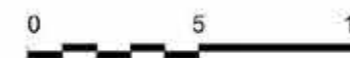
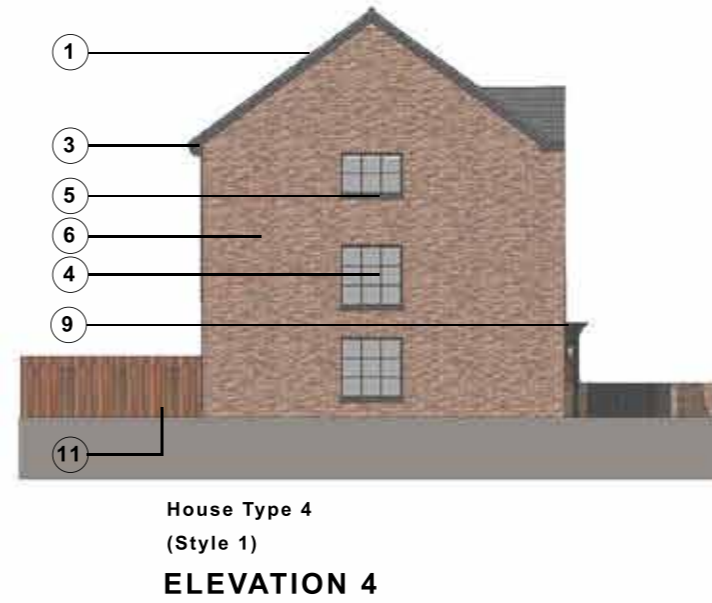
5.6 House Block Types

5.6.7 Type 7



MATERIALS

- 1. TILED ROOF (TYPE 1)
- 2. TILED ROOF (TYPE 2)
- 3. UPVC DOWNPIPES AND GUTTERS AND SOFFITS
- 4. POWDER COATED ALUMINIUM WINDOW FRAMES
- 5. PRECAST CONCRETE SILL
- 6. BRICKWORK (TYPE 1)
- 7. BRICKWORK (TYPE 2)
- 8. TIMBER EFFECT CLADDING
- 9. POWDER COATED CANOPY



5.7 Local Vernacular Context



Edwardian Townhouse - Brick and Stone Detailing



Edwardian Townhouse - Brick Detailing



Modern Townhouse

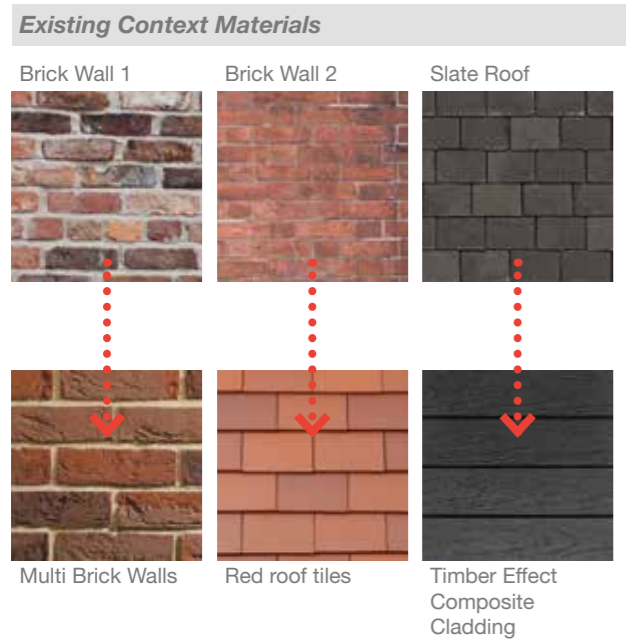


5.8 Materiality

5.8.1 High Quality Responding to the Local Vernacular

The materials used within the development are intended to be similar and complement the local residential vernacular architecture.

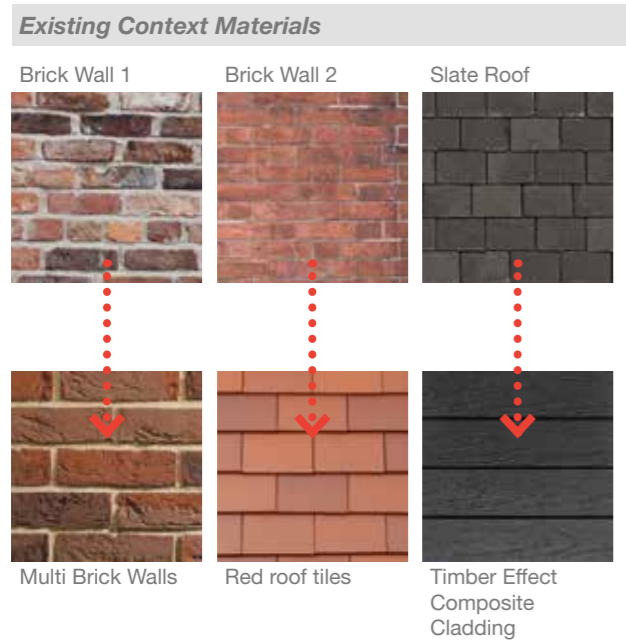
Each block has a configuration of the material mix to create a unique composition using the vernacular and local palette of materials.



5.8 Materiality

5.8.1 High Quality Responding to the Local Vernacular

The adjacent block uses an alternative combination of brickwork with timber effect composite cladding, red roof tiles and dark grey windows and trims to create modern variation on a vernacular style.



5.9 Servicing

5.9.1 Residential Units

Servicing to the residential units for unloading or deliveries is provided along the new main street with access to the front of properties from here. A hammerhead turn is possible at the end of the new street for vehicles to turn and leave in a forward gear.

5.9.2 Refuse Strategy

The overall strategy for refuse collection from the houses is via individual refuse stores with bins for each new home. The stores have been incorporated in the design in a sympathetic manner.

The strategy for collection is from the new street, collecting bins from kerbside on a weekly basis. All the bins will be taken by residents on collection day from the refuse store to the kerbside and will be returned promptly following collection.

The number of refuse bins provision has been calculated using standard guidance. The capacity of the external refuse stores is based on the provision of 3 x 240 litre bins per unit. This can be subdivided to take account of recycling as described in the Waste and recycling provision for new residential developments produced by Woking Borough Council.

These numbers will need to be agreed with Woking City Council to ensure they meet the requirements of refuse collection.



6.0 Landscape



6.1 Landscape Strategy Overview

This section sets out the landscape strategy for the proposed development of the site and seeks to illustrate how the design proposals will achieve well-designed external areas.

The overall objective of the Landscape Strategy is to create a high-quality environment that provides for the residential and leisure uses of the Site. The design of the external areas will utilise a simple and complimentary hard and soft palette to create an attractive place to live or visit.

The Site also include an large area existing woodland and mature trees that will be retained wherever possible. For details of tree works, refer to arboriculturists information.

Legend

1. Existing woodland to be retained
2. Existing trees to be retained
3. Main access to Site
4. Residential road with tree, hedge and shrub planting to front gardens, asphalt road, buff colour tarmac pavements and block paving to drives.
5. Entrance to health club car park
6. Health club car park with tarmac to access route and block paving to car parking bays
7. Proposed paved area to health club entrance
8. Proposed robust tree and shrub planting to commercial car park
9. Proposed buffer planting to railway line
10. Grassed areas
11. Rear gardens to properties



6.2 Hard Landscape Strategy

The material palette provides the development with high quality, robust and appropriate materials to create a legible external environment for the residential streetscape and health club external area.

All vehicle areas will be asphalt with buff colour tarmac to pavements to provide clear walking routes. Granite setts provide rumble strips in various locations around the development to assist in traffic calming.

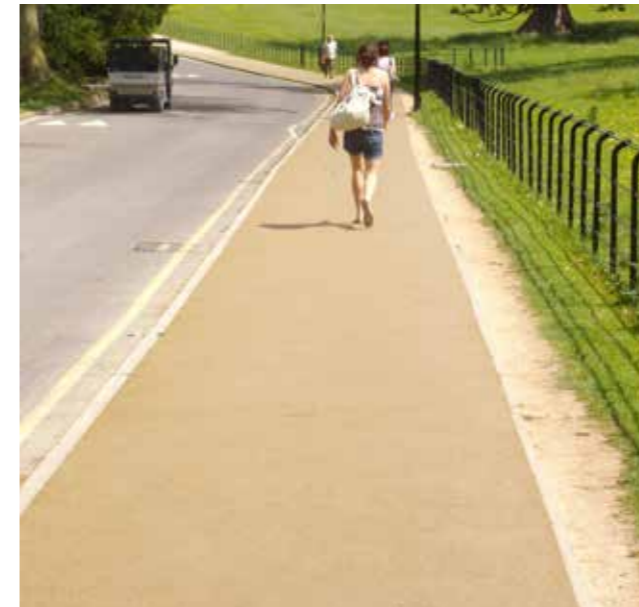
Herringbone block paving is proposed to parking bays with in the health club car park and on the residential driveways.

Buff coloured textured paving slabs will be used along pedestrian entrances and to private patios.

A smooth ground slab paving is proposed to define the entrance to the gym.



Asphalt to carriageway



Buff colour tarmac to footpath



Burnt ochre tegula to parking bays



Granite setts to traffic calming area



Buff colour smooth paving to pedestrian access to gym entrance



Buff colour textured paving to pedestrian entrances and private patio

6.3 Planting Strategy

6.1.1 Residential Units

The planting strategy will utilise a combination of native and ornamental trees, shrubs, hedges and grassed areas.

Tree selection will respond to the growing space available, using larger growing species wherever possible.

Evergreen planting will be used to give a robust planted framework to the spaces while the selected range of species will provide a year-round visual interest and increase biodiversity through the selection of native and wildlife friendly species.

Trees	
Latin name	Common name
Acer campestre	Field Maple
Acer rubrum	Red Maple
Amelanchier lamarckii	Juneberry
Betula pendula	Silver birch
Liquidambar styraciflua	American sweetgum
Prunus avium 'Plena'	Double Gean
Quercus robur	Common Oak
Sorbus aria 'Majestica'	Whitebeam 'Majestica'
Shrubs	
Latin name	Common name
Choisya ternata 'Sundance'	Mexican Orange Blossom 'Sundance'
Cornus sanguinea 'Mid Winter Fire'	Dogwood 'Midwinter Fire'
Euonymus europaeus	Osmanthus x burkwoodii
Lavandula angustifolia 'Hidcote'	Lavender 'Hidcote'
Osmanthus x burkwoodii	Burkwood osmanthus
Sarcococca confusa	Sweet Box
Skimmia japonica	Skimmia
Viburnum opulus	Guelder Rose
Vinca minor 'Gertrude Jekyll'	Lesser Periwinkle 'Gertrude Jekyll'



Acer campestre



Amelanchier lamarckii



Liquidambar styraciflua



Prunus avium 'Plena'



Choisya ternata 'Sundance'



Cornus sanguinea 'Mid Winter Fire'



Euonymus europaeus



Osmanthus x burkwoodii



Anemone x hybrida 'Honoreine Jobert'



Crocosmia 'Lucifer'



Dryopteris walichiana



Stipa gigantea

EGLEY ROAD WOKING

LEACH RHODES WALKER
CONTACT US

info@lrw.co.uk | www.lrw.co.uk



Ground Floor West
50 Dearmans Place
Manchester
M3 5LH
t: +44 (0)161 833 0211
e: manchester@lrw.co.uk

Morley House
6 Nottingham Street
London
W1U 5EJ
t: +44 (0)207 993 1363
e: london@lrw.co.uk

87 Dr. Iacob Felix Street
District 1
Bucharest
t: +40 (21) 650 4024
e: bucharest@lrw.ro