

# Public Document Pack

Legal and Democratic Services



**To: All Members of the Planning Committee**

Dear Councillor,

**Planning Committee - Wednesday, 18th November, 2020**,  
<https://attendee.gotowebinar.com/register/6415978412984786956>

Please find attached the following document for the meeting of the Planning Committee to be held on Wednesday, 18th November, 2020. This was not included in the original Agenda pack published previously.

1. **SUPPLEMENTARY INFORMATION: POWERPOINT PRESENTATION**  
(Pages 3 - 58)

The presentation to be displayed at the meeting of the Planning Committee to be held on 18 November.

For further information, please contact Democratic Services, email:  
[democraticservices@epsom-ewell.gov.uk](mailto:democraticservices@epsom-ewell.gov.uk) or tel: 01372 732000

Yours sincerely

A handwritten signature in black ink, appearing to read "K. Beldan".

Chief Executive

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# Planning Committee Meeting

**18 November 2020**

**Start time: 7.30pm**

# Planning Committee

- Cllr Clive Woodbridge  
(Chairman)
- Cllr Monica Coleman  
(Vice Chair)
- Cllr Neil Dallen
- Cllr David Gulland
- Cllr Christine Howells (substitute  
for Cllr Alex Coley)
- Cllr Previn Jagutpal
- Cllr Colin Keane
- Cllr Jan Mason
- Cllr Steven McCormick
- Cllr Lucie McIntyre
- Cllr Debbie Monksfield
- Cllr Peter O'Donovan
- Cllr Clive Smitheram

## Reason for format of meeting

- Coronavirus pandemic means the ability to hold Local Authority Committee Meetings at the Council's Town Hall has been severely restricted
- *The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020*, now allows a Local Authority to hold a Committee Meeting or a meeting of Council, remotely and for Members to be able to vote remotely

## Public and press access

- The public and the press will be able hear the Committee on the live stream and see all the presentations
- Any public speakers on agenda items have been asked to submit their submissions in writing. In the event of a technical issue during the meeting, these statements will be read out by Officers in accordance with permitted time limits

## Item 1

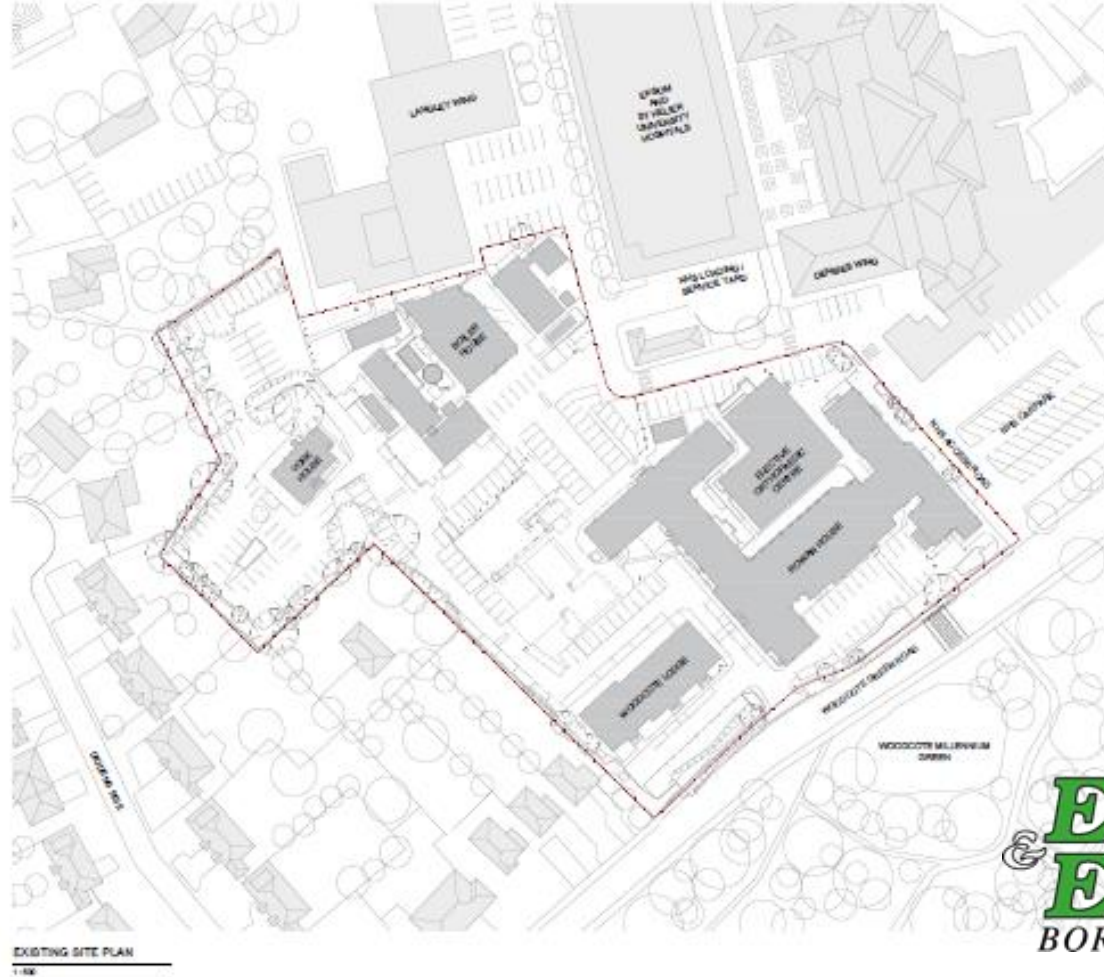
**Epsom General Hospital, Dorking Road, Epsom, Surrey, KT18  
7EG**

**19/01722/FUL**

Demolition of the existing hospital buildings, accommodation block and associated structures and redevelopment of the site to provide a new care community for older people arranged in two buildings, comprising 302 to 308 care residences, 8 to 12 care apartments and 26 to 30 care suites providing transitional care, together with ancillary communal and support services Use Class C2, 24 key worker units Use Class C3, childrens nursery Use Class D1 as well as associated back of house and service areas, car and cycle parking, altered vehicular and pedestrian access, landscaping, private amenity space and public open space

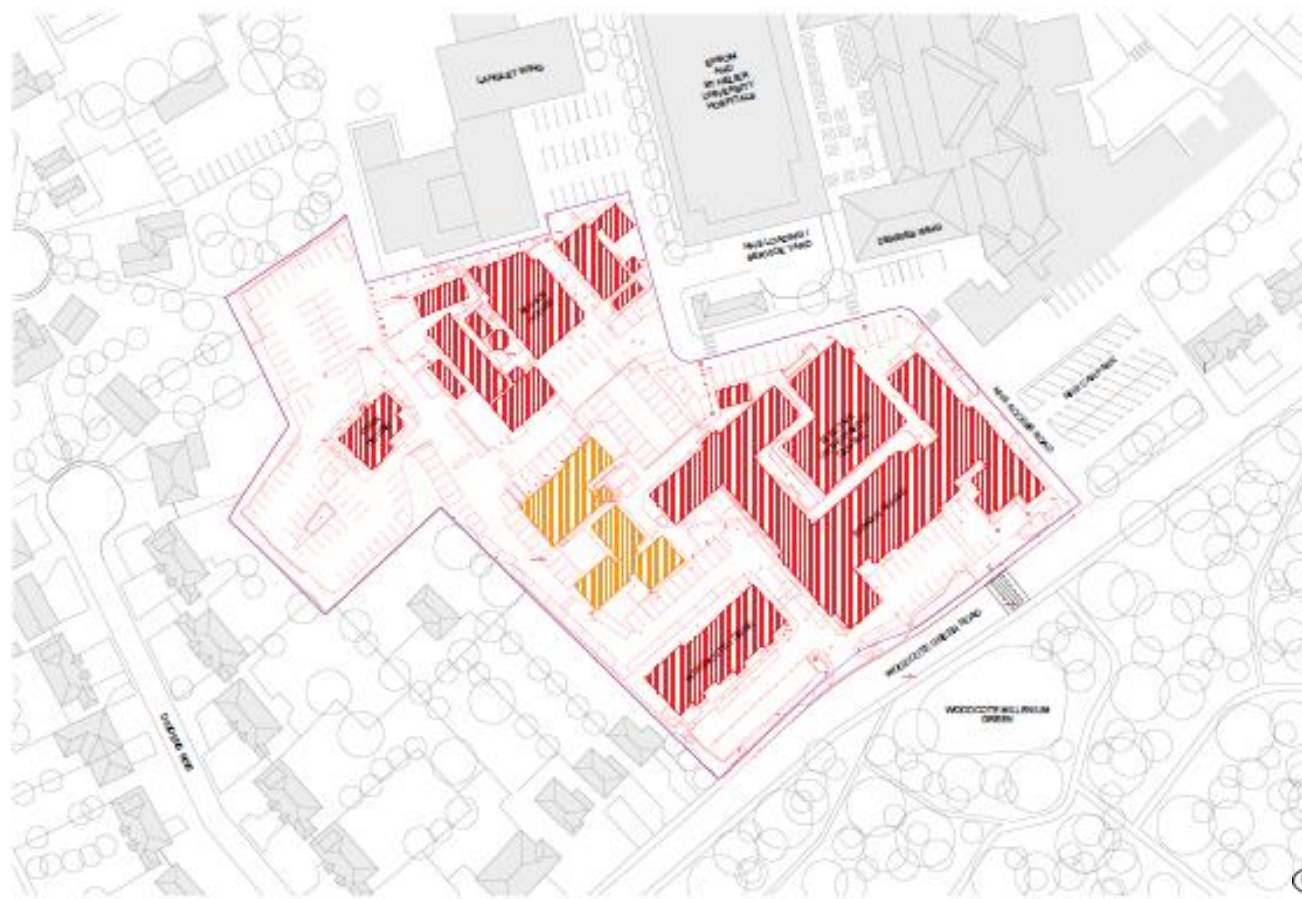


# Site Location Plan

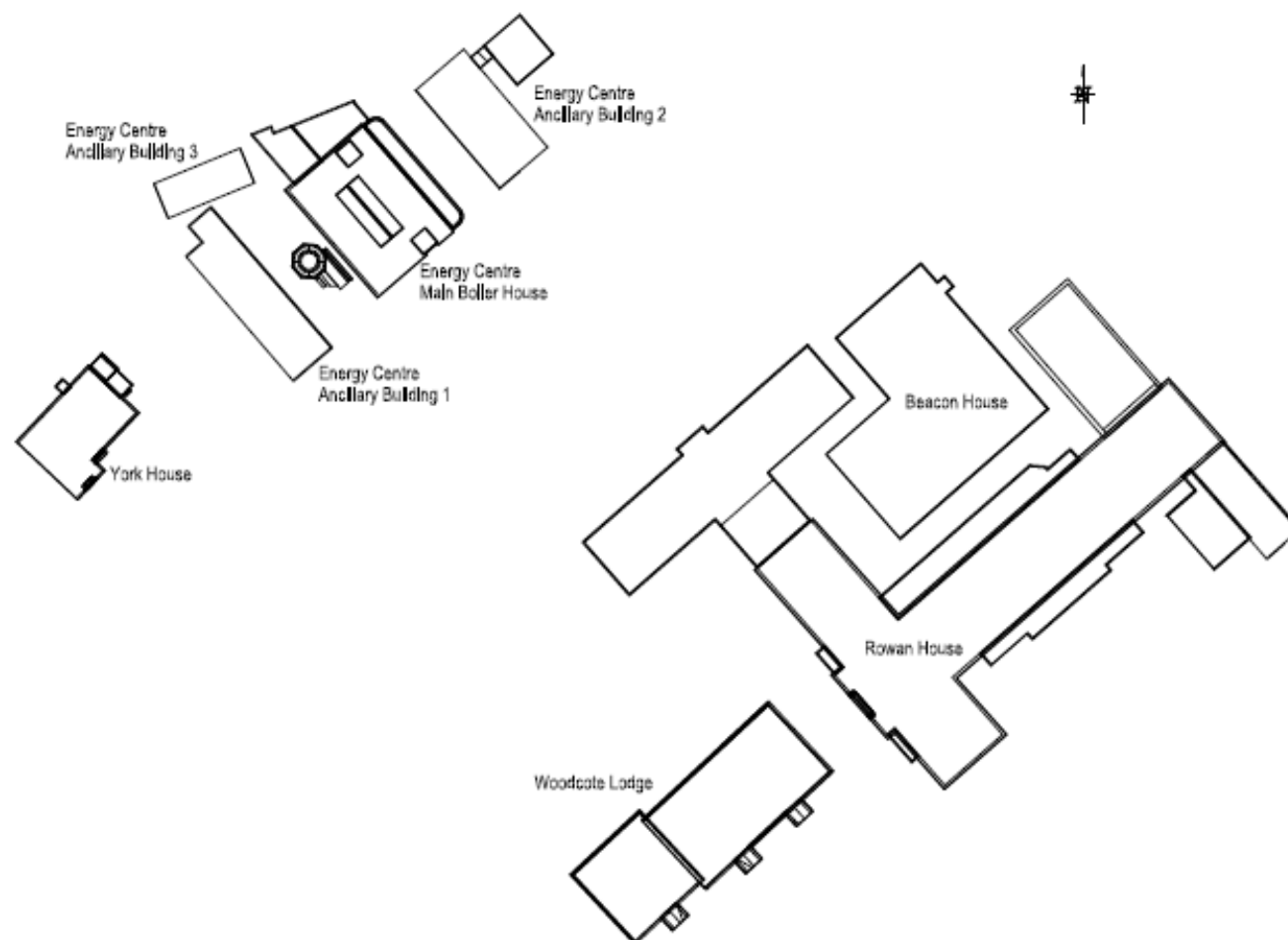




# Demolition Plan

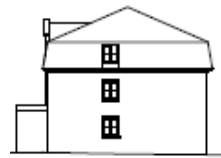


# Elevation Location Plan

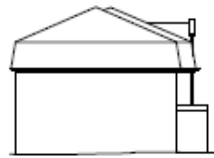


# Existing: Woodcote House and Rowan Lodge

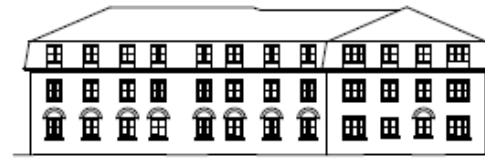
9



Woodcote Lodge  
South West Elevation



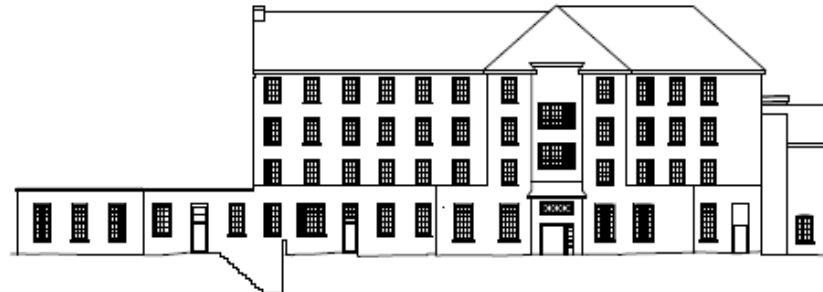
Woodcote Lodge  
North West Elevation



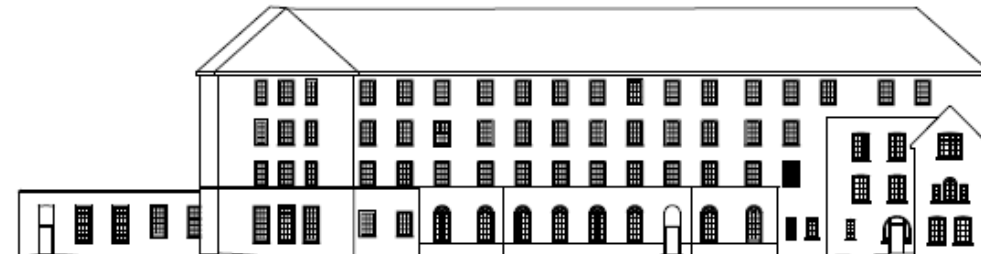
Woodcote Lodge  
North East Elevation



Woodcote Lodge  
South East Elevation



Rowan House  
North East Elevation



Rowan House  
South East Elevation

Architectural drawing showing a site plan and a list of elevations. The site plan is located in the top right corner. Below it is a list of elevations for Woodcote Lodge and Rowan House. The list includes the following items:

- Woodcote Lodge - South West Elevation
- Woodcote Lodge - North West Elevation
- Woodcote Lodge - North East Elevation
- Woodcote Lodge - South East Elevation
- Rowan House - North East Elevation
- Rowan House - South East Elevation

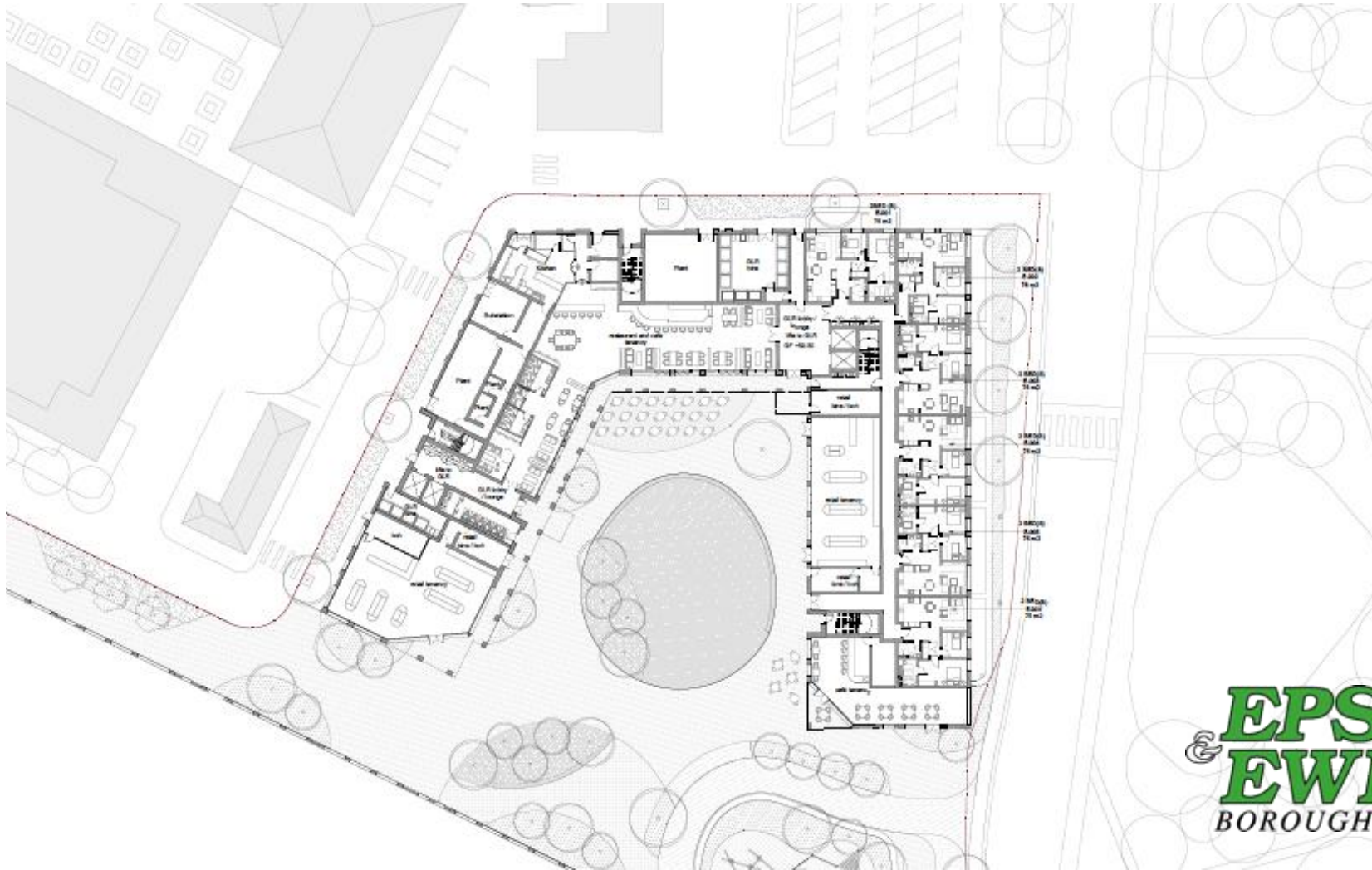
Below the list is a scale bar and a north arrow.

**EPSOM  
EWELL**  
BOROUGH COUNCIL





# East Building Level 00



# East Building Level 01



# East Building level 02

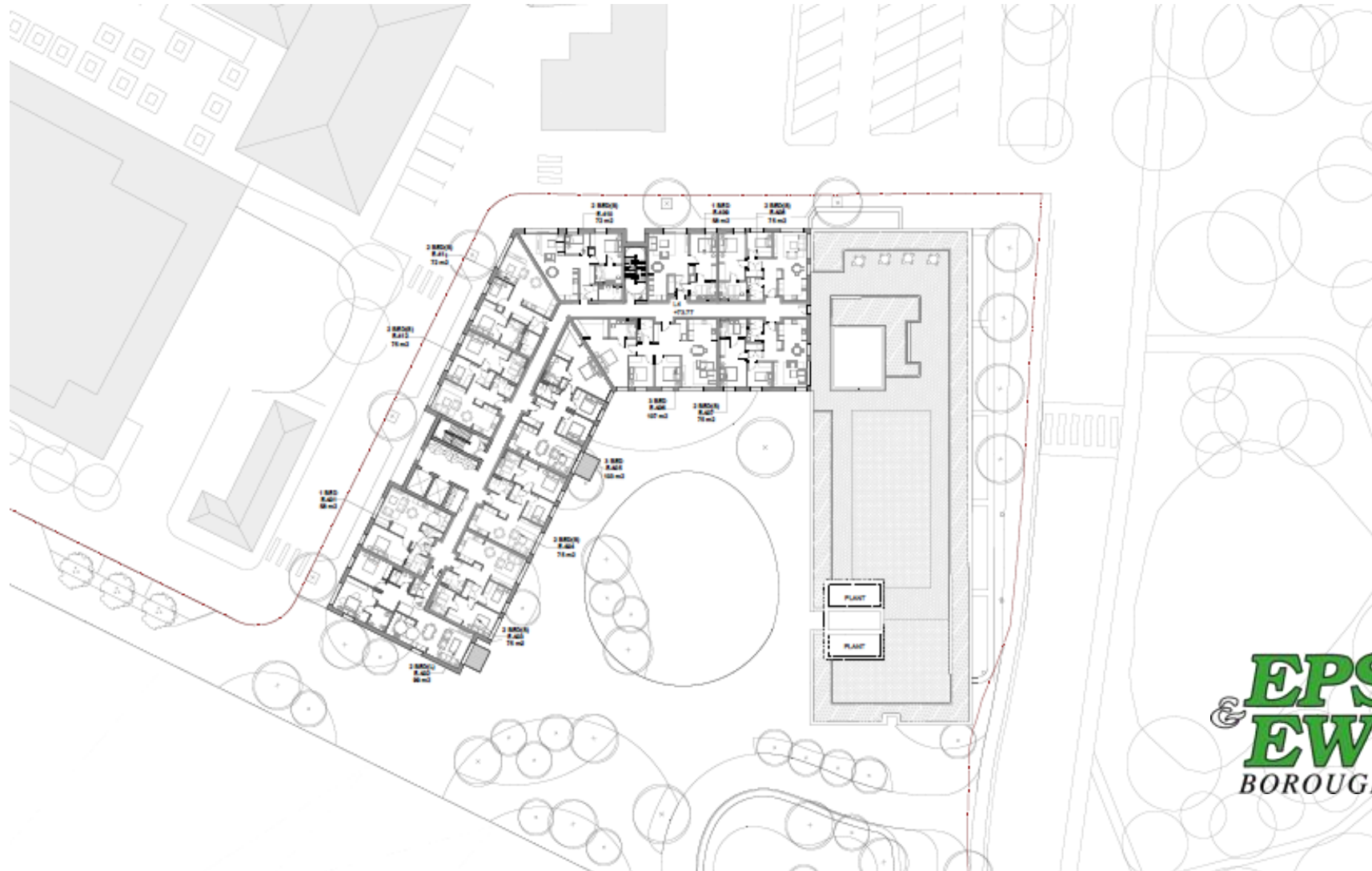




# East Building Level 03



# East Building – Level 04

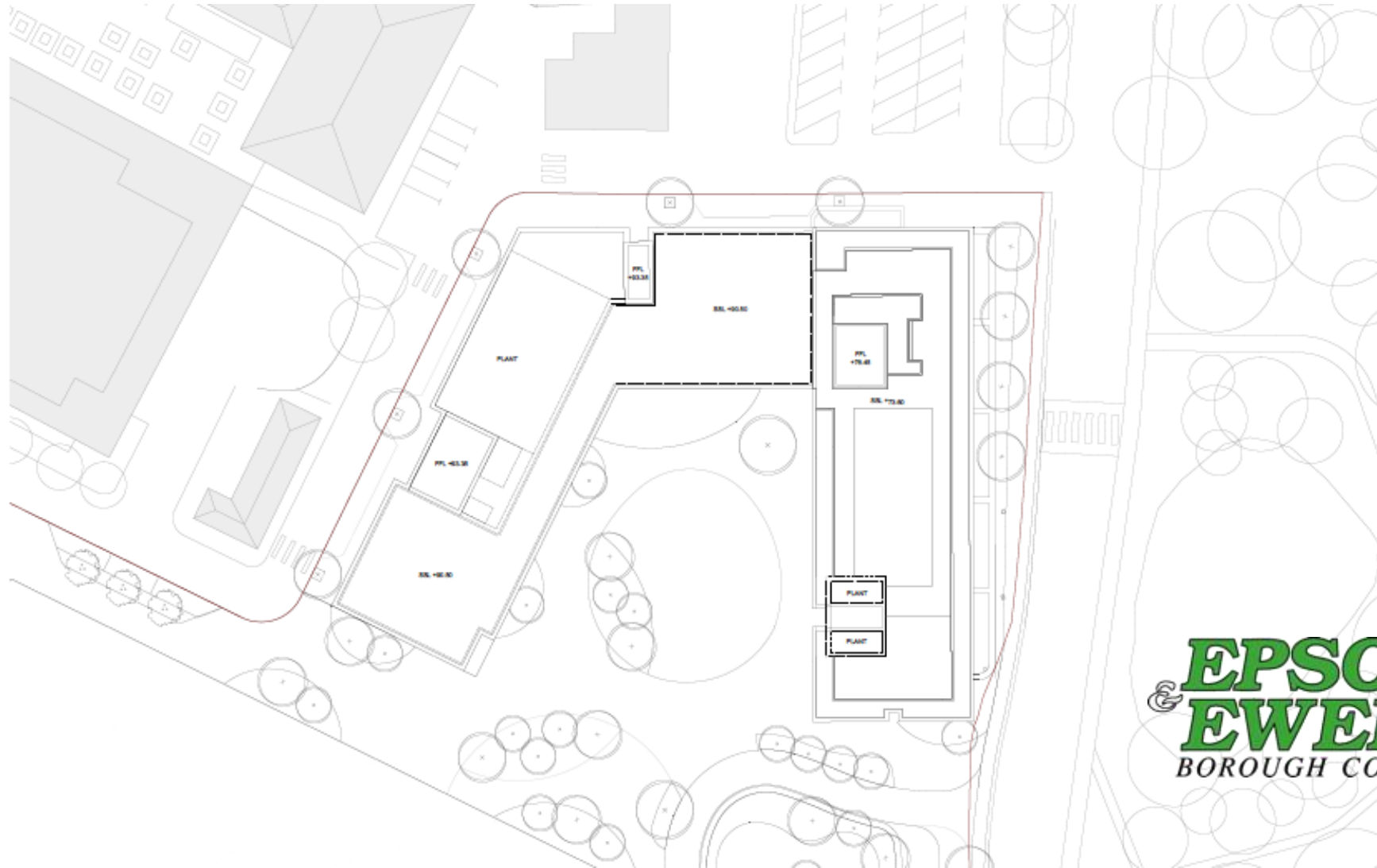


# East Building Level 05 - 08

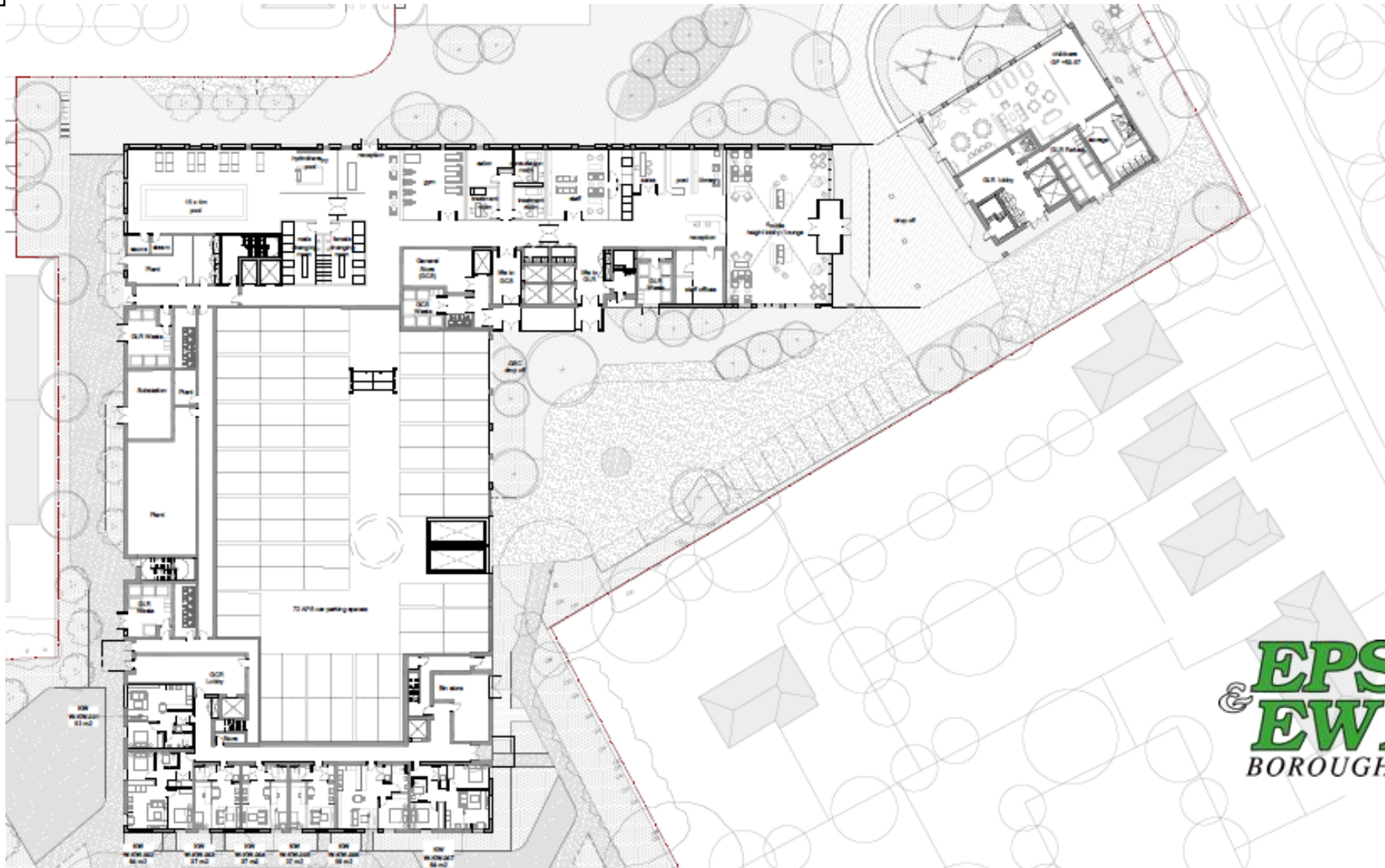




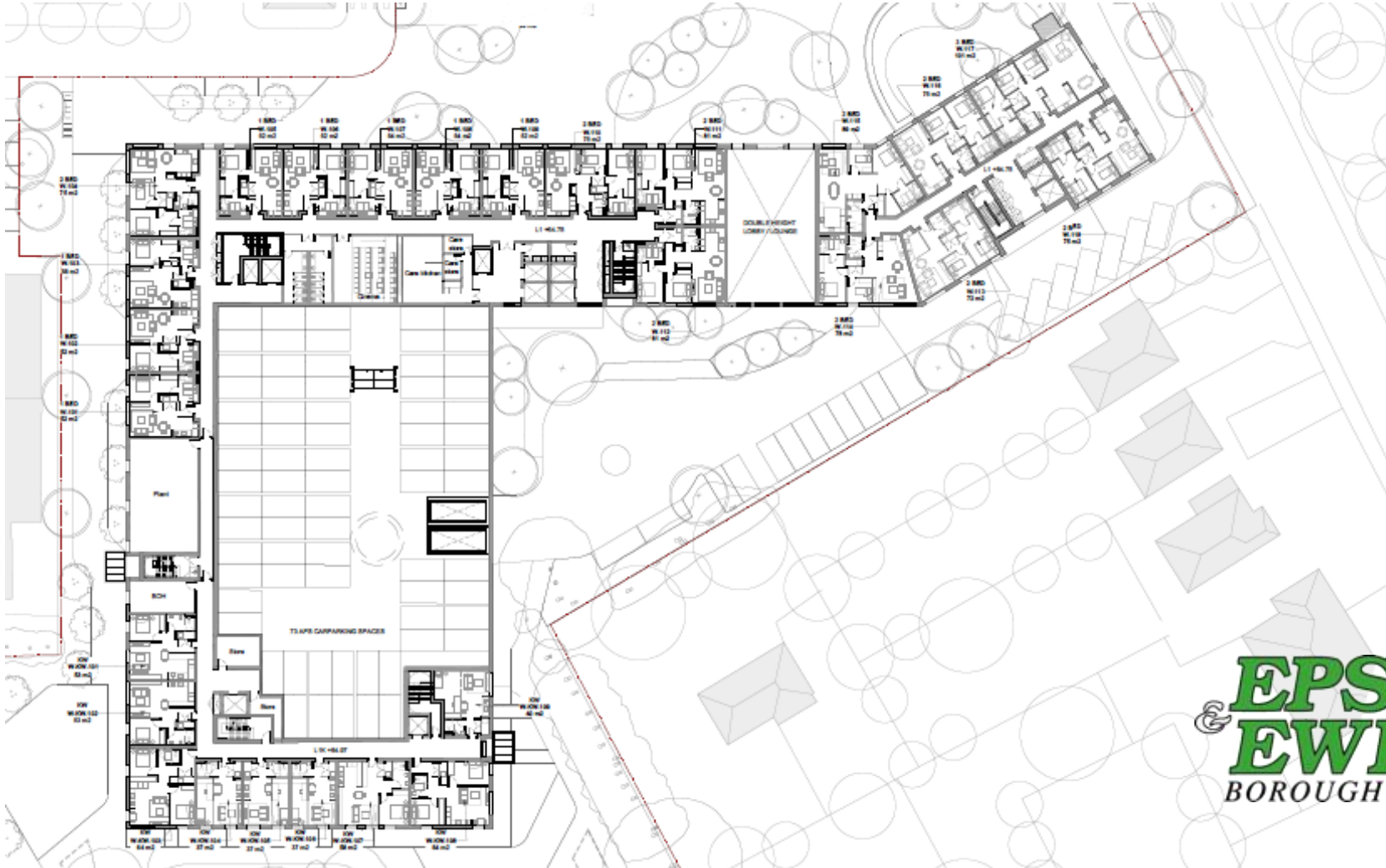
# East Building – Level Roof



# West building Level 00

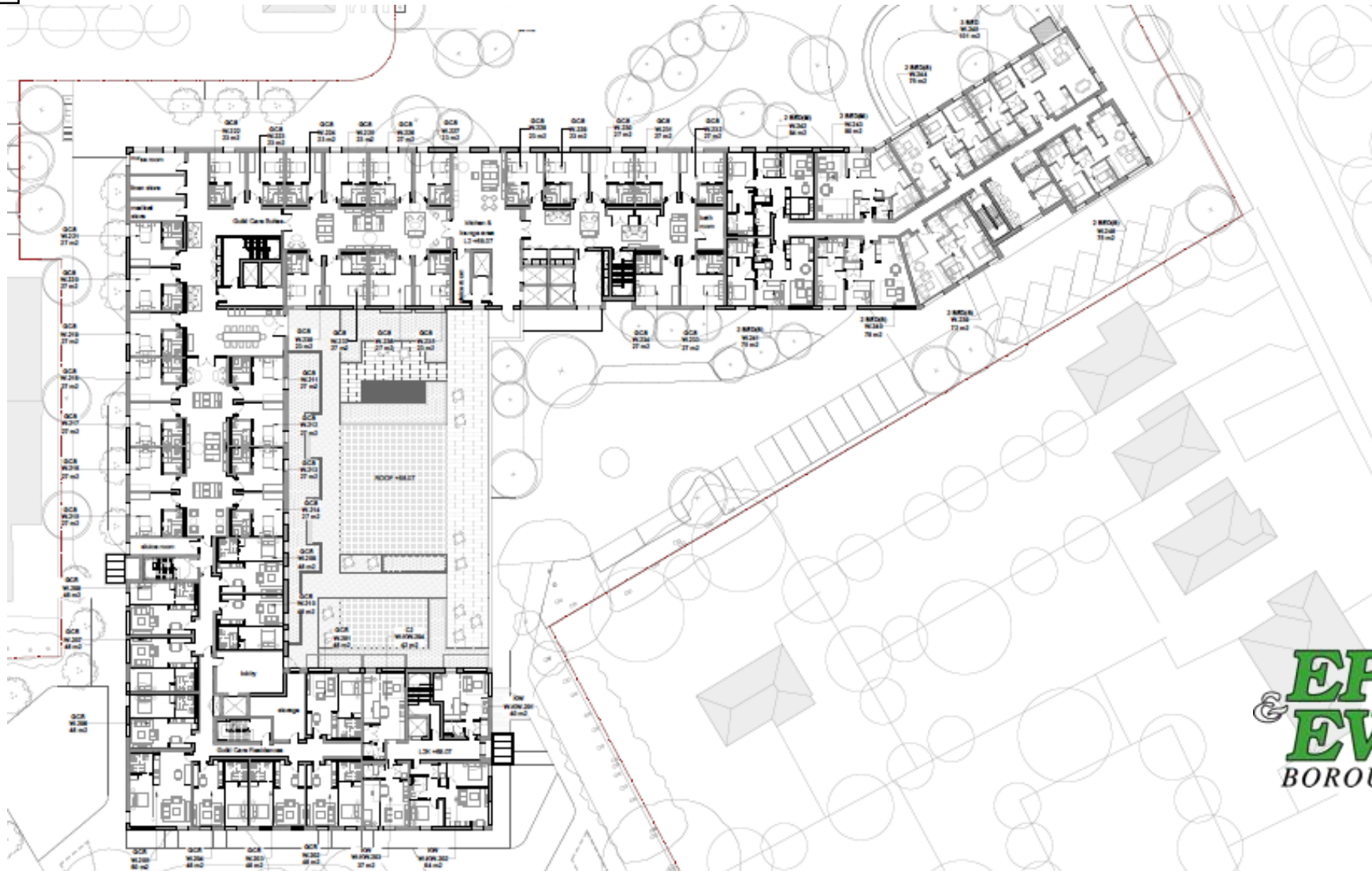


# West Building Level 01

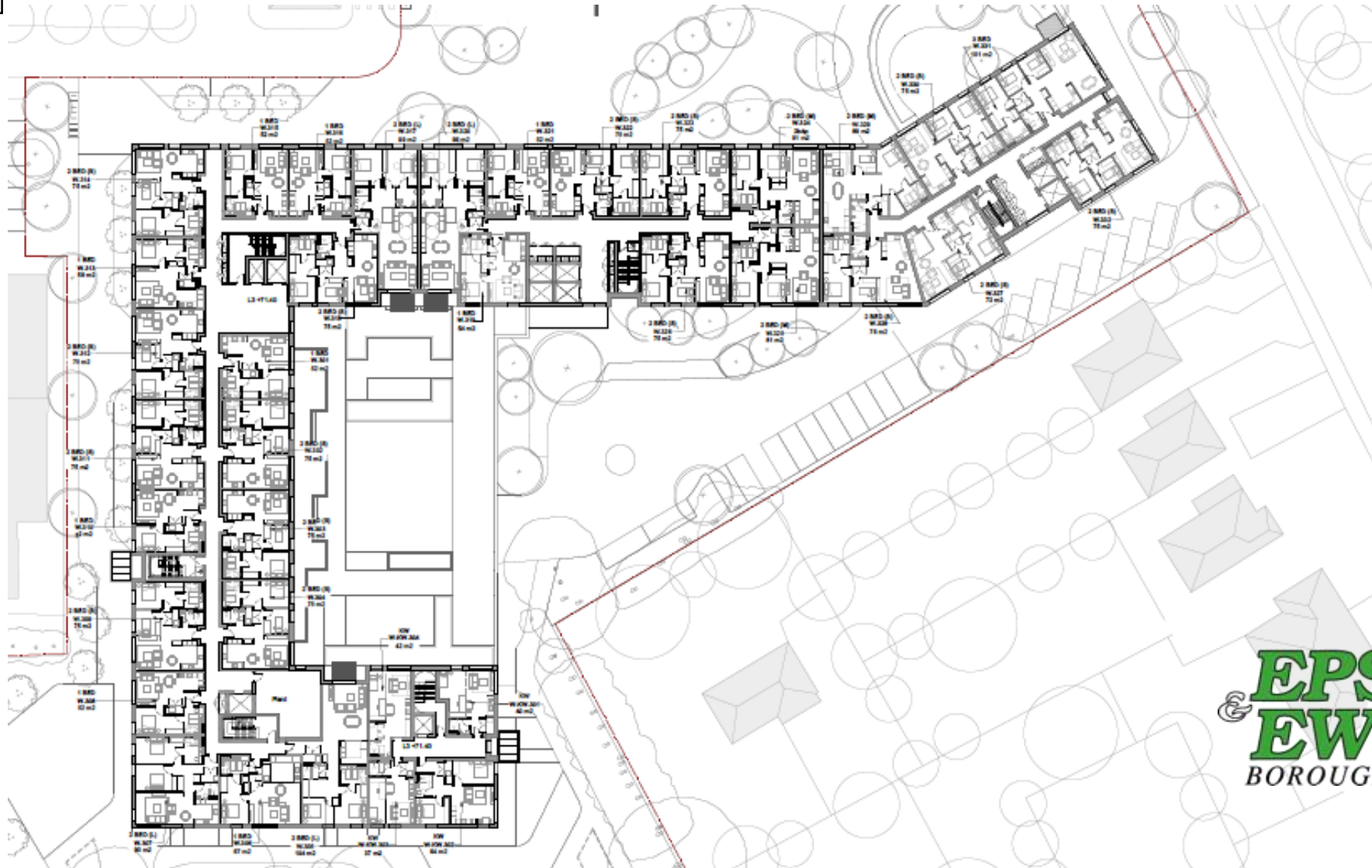




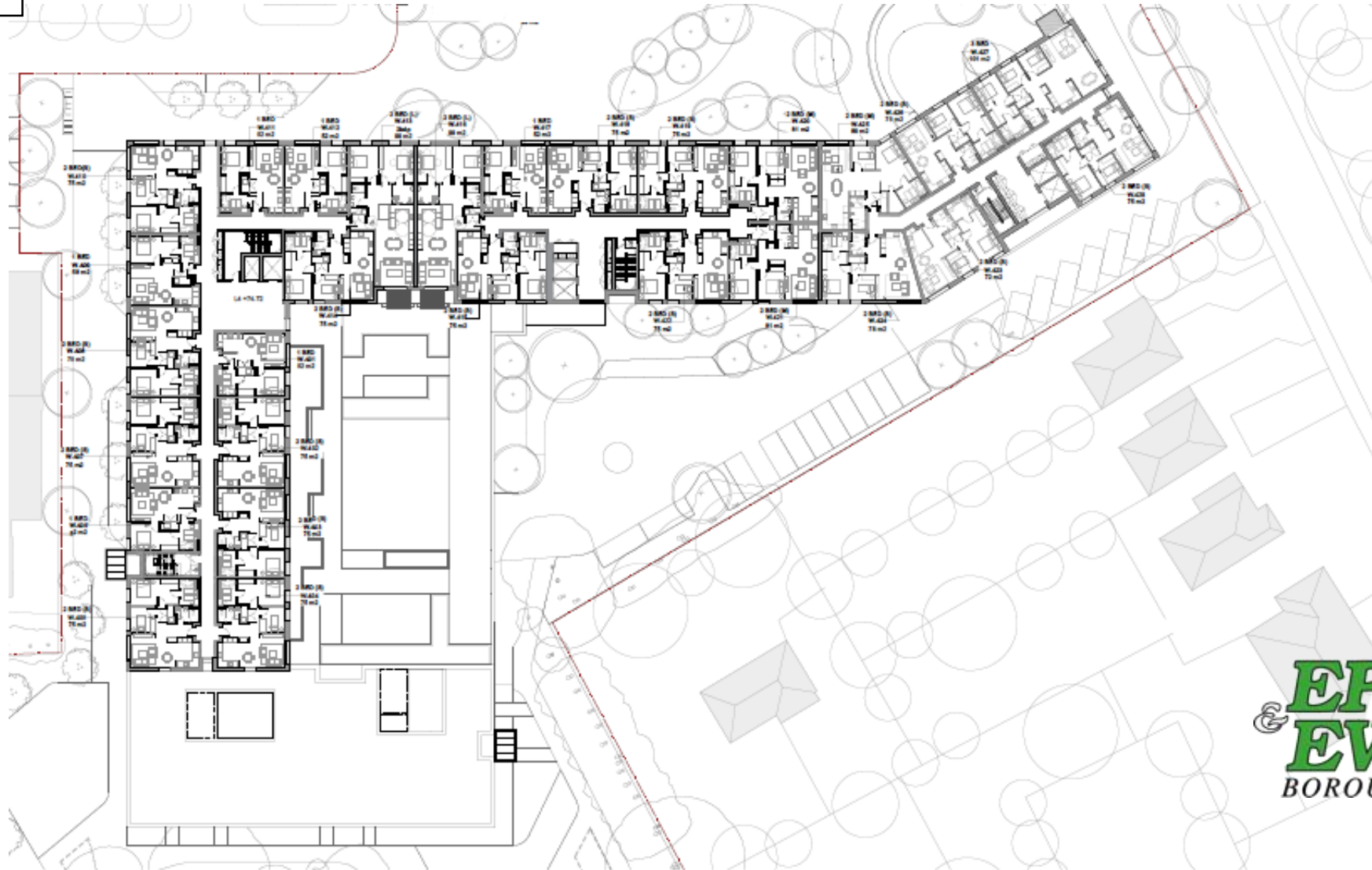
# West Building Level 02



# West Building Level 03

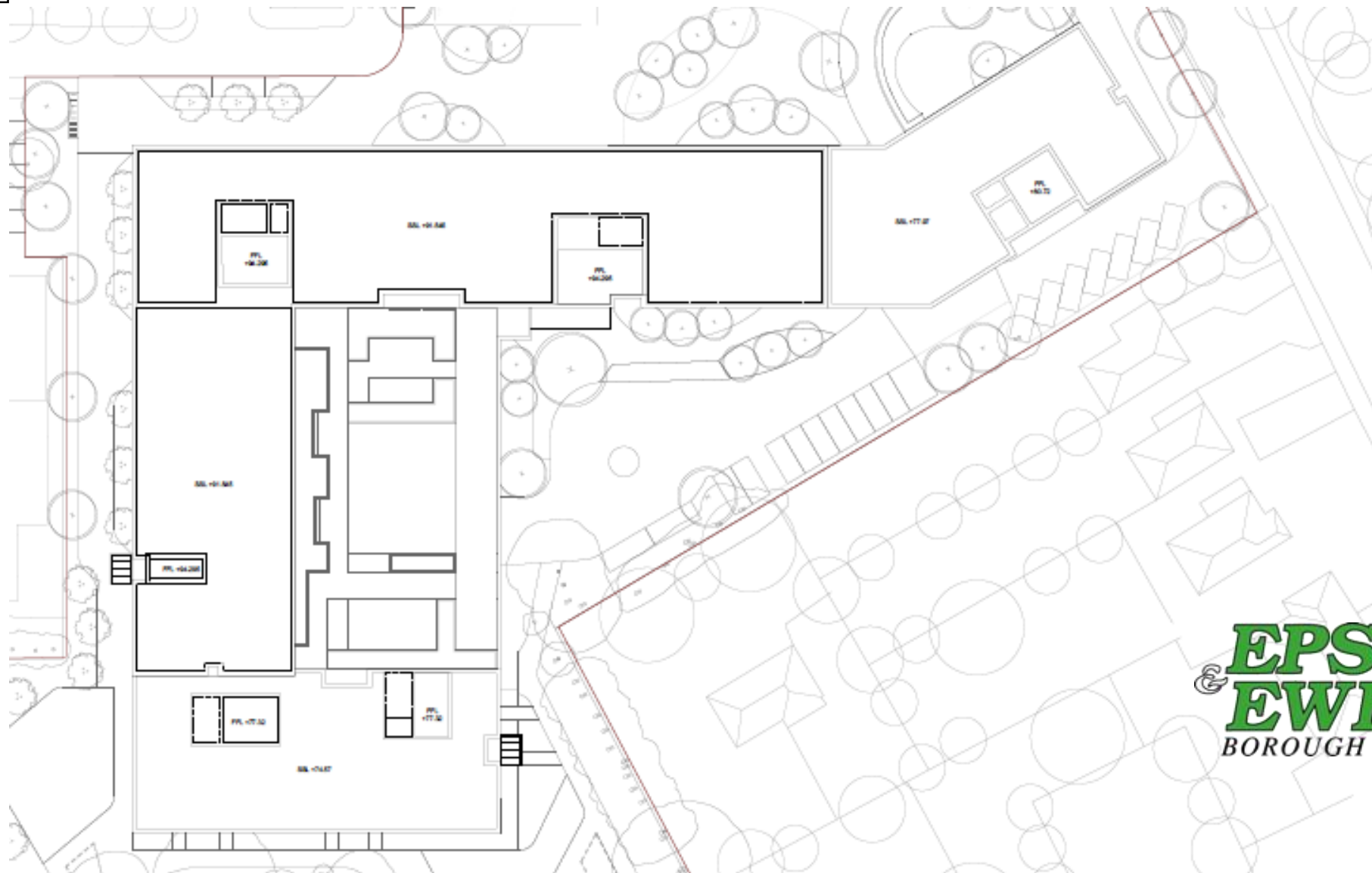


# West Building Level 04

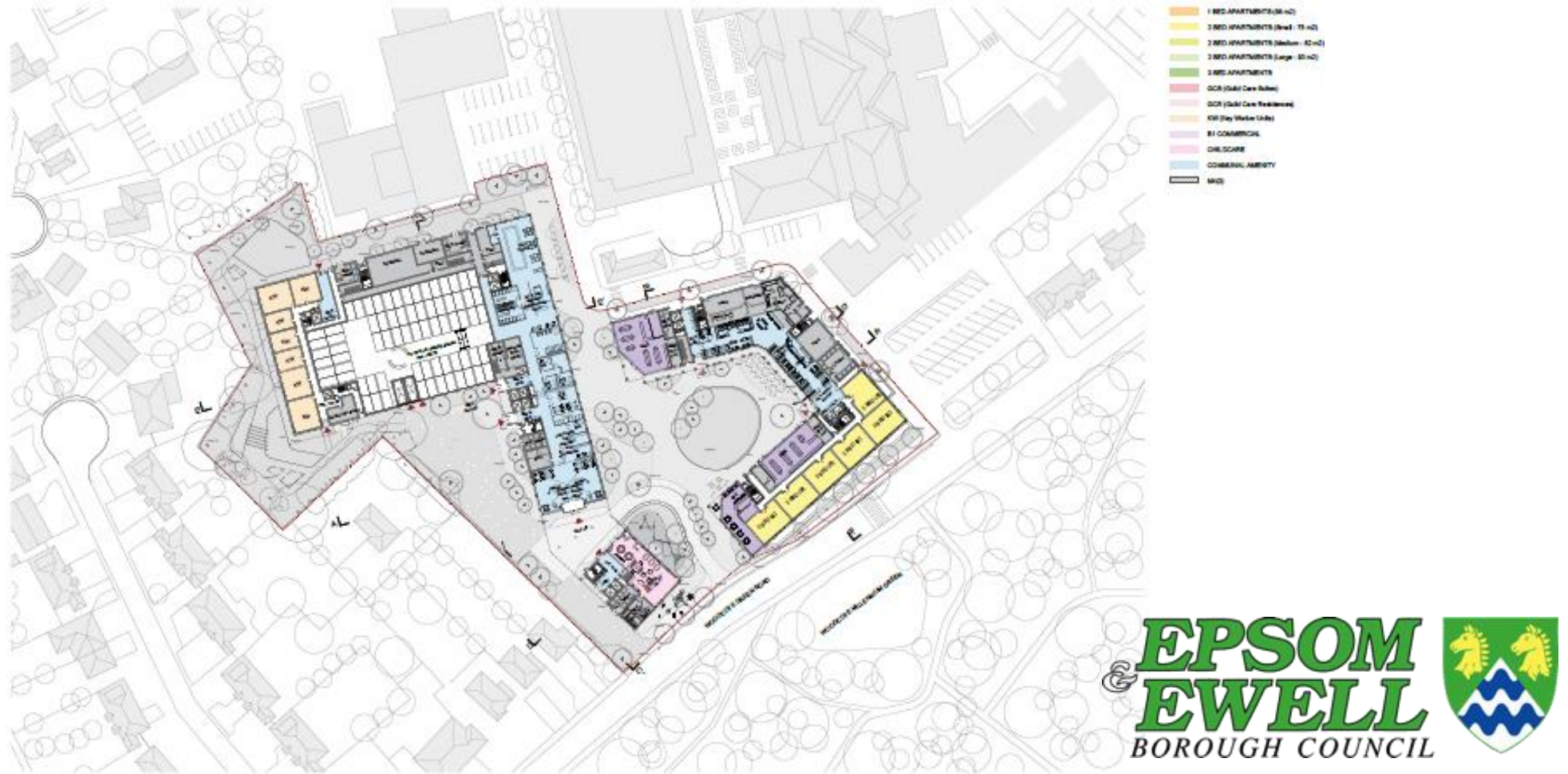




# West Building Roof Level

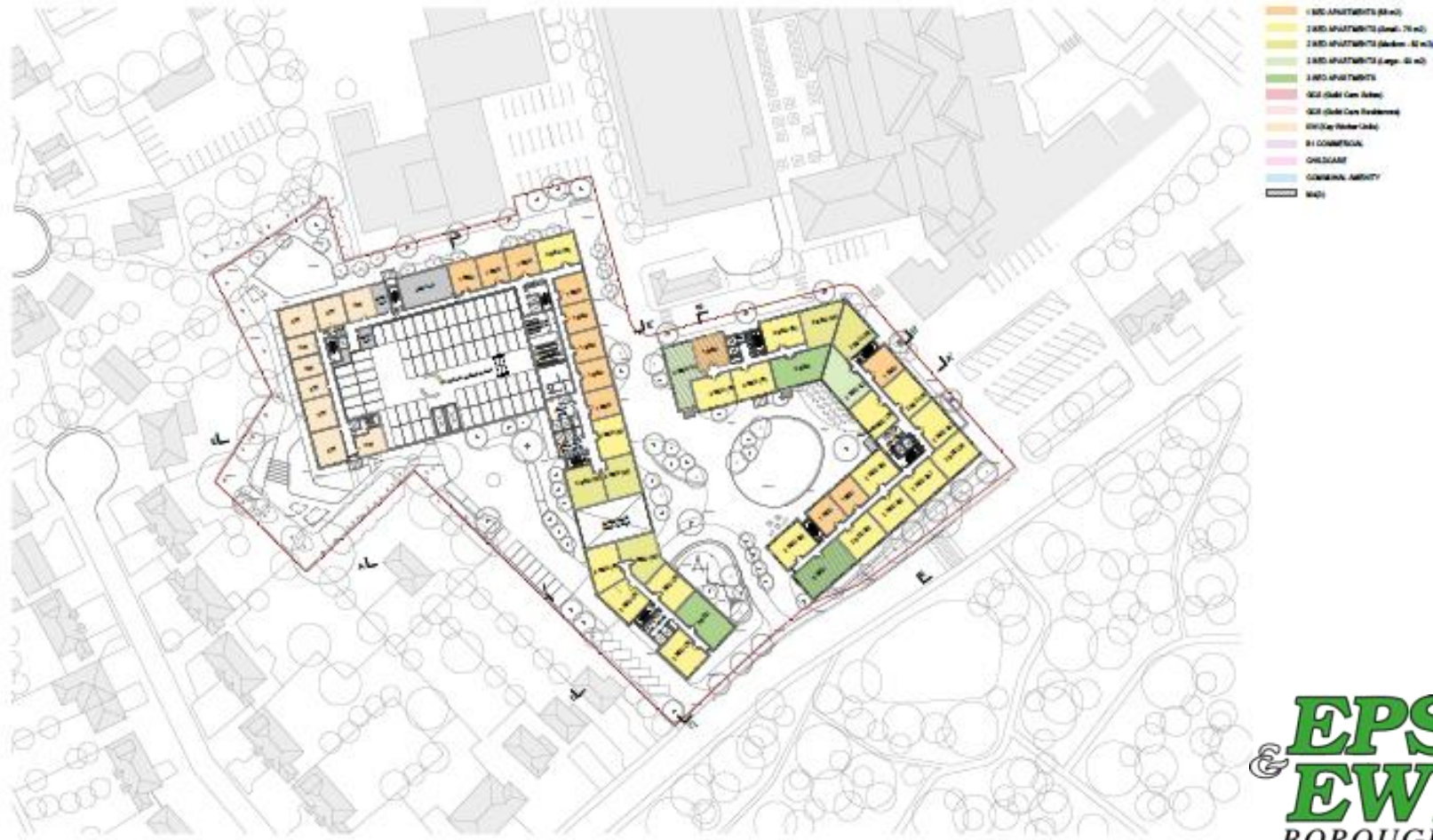


# Level 00 Floor Plan



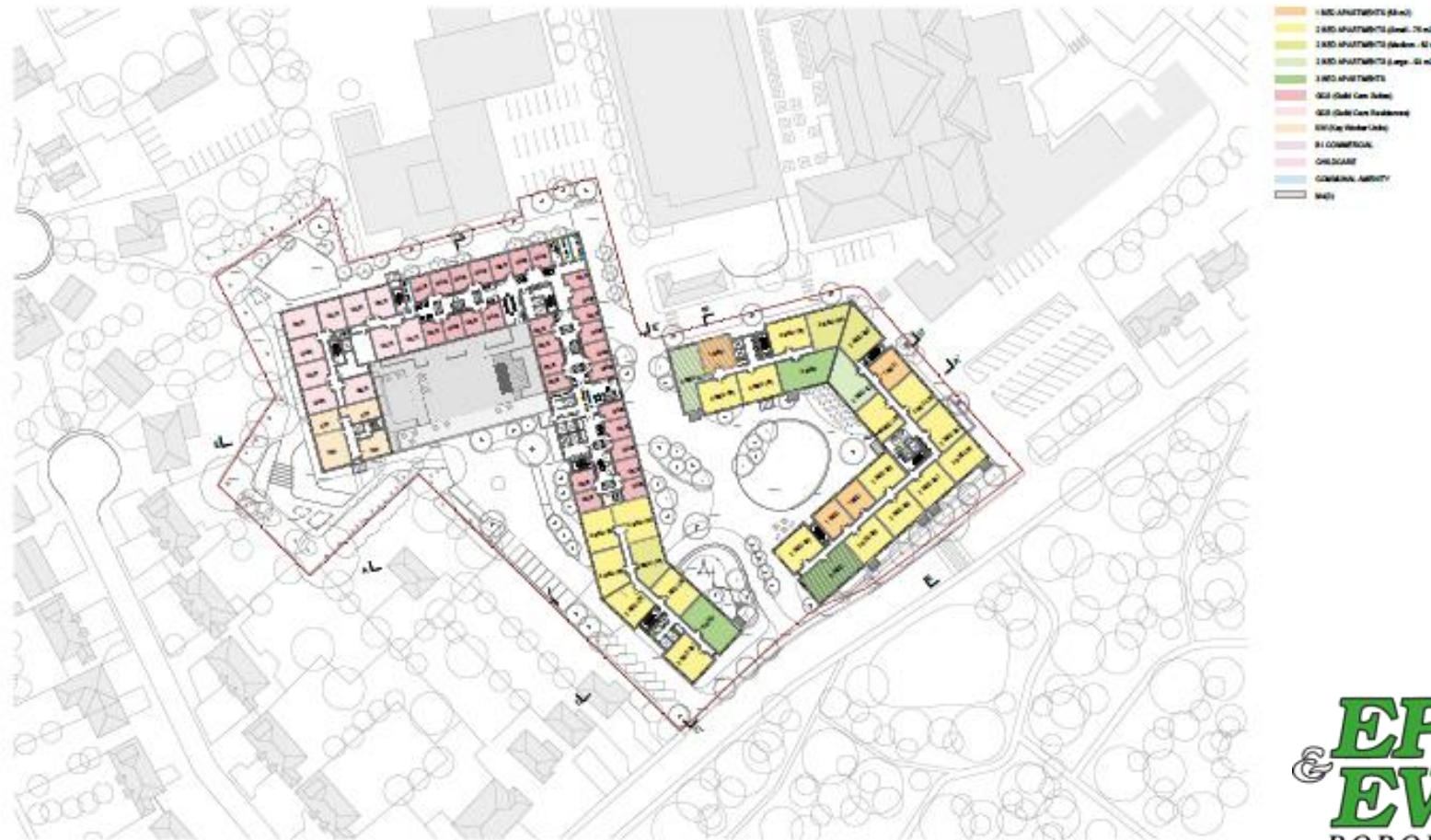


# Level 01 Floor Plan





# Level 02 Floor Plan



# Level 03 Floor Plan





# Level 04 Floor Plan

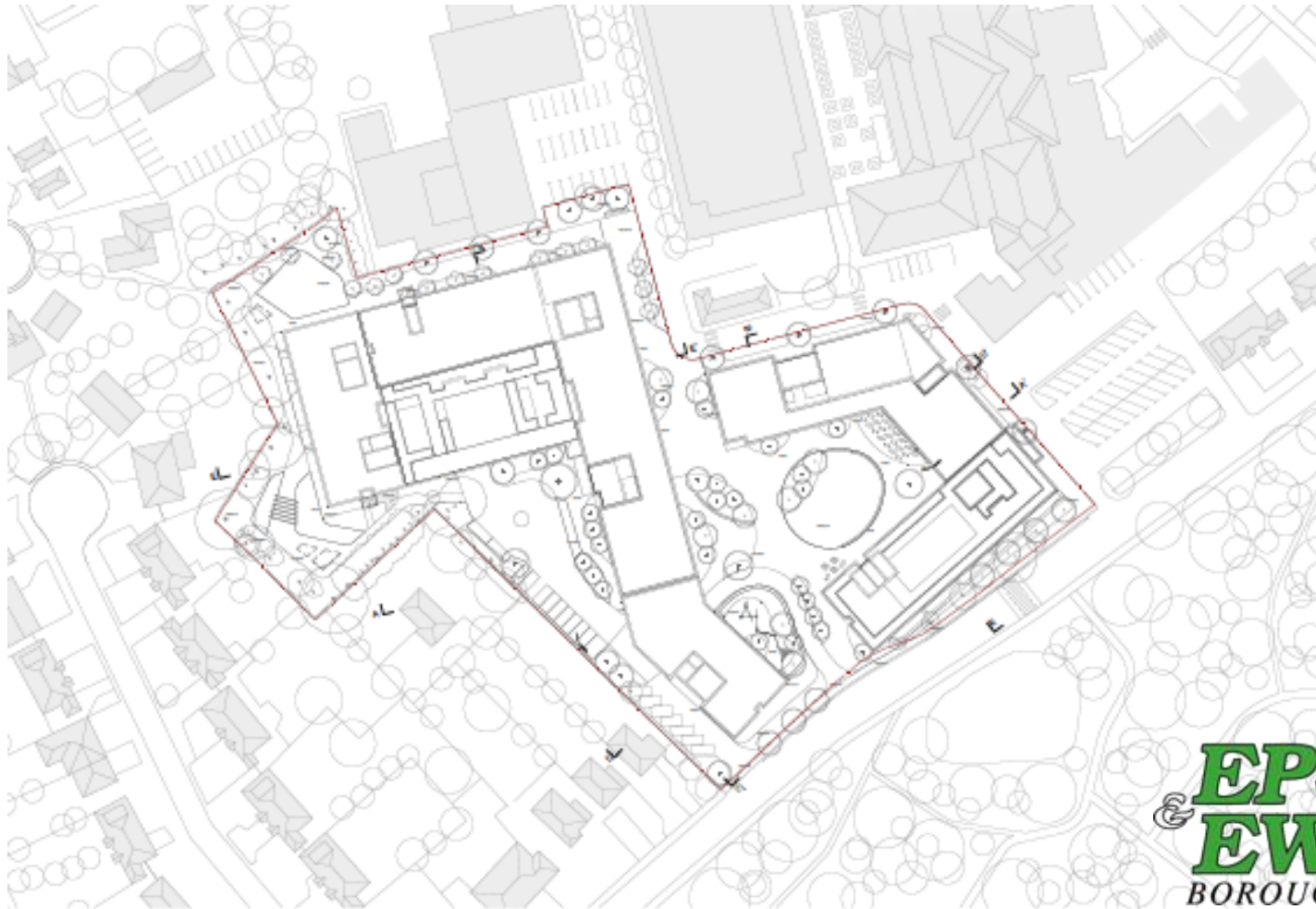


# Level 05 – 08 Floor Plan





# Level Roof Plan



# Elevation 1A-1A

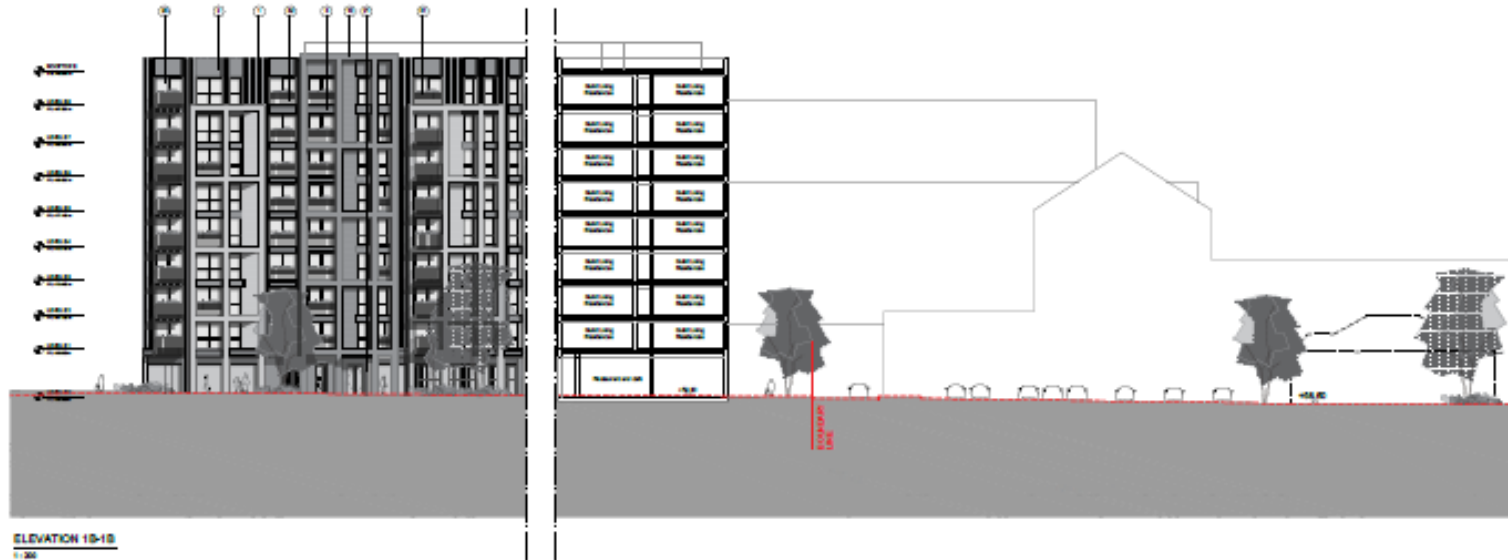


**ELEVATION 1A-1A**  
1:200

[illegible]

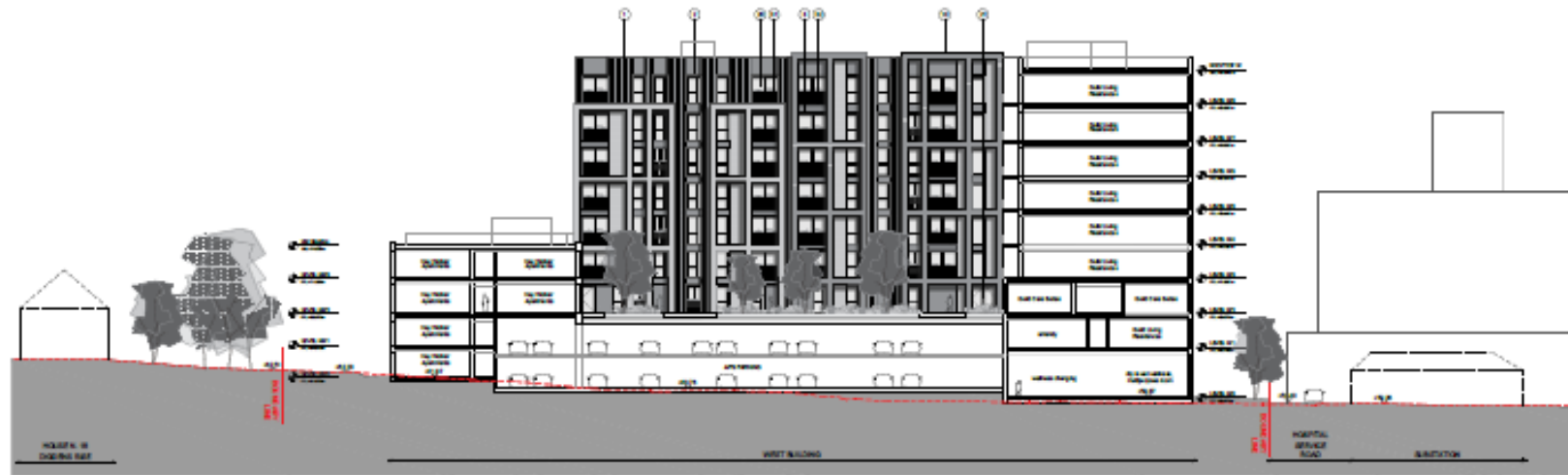


# Elevation 1B-1B



**LEGEND**  
 1. Building facade  
 2. Window  
 3. Balcony  
 4. Roof  
 5. Wall  
 6. Tree  
 7. Landscaping  
 8. Ground level  
 9. Skyline  
 10. Elevation 1B-1B

# Elevation 2-2



ELEVATION 2-2  
1:100

**LEGEND:**  
 1. External wall finish (brickwork)  
 2. Internal wall finish (plaster)  
 3. Floor finish (carpet)  
 4. Ceiling finish (plaster)  
 5. Roof finish (tiles)  
 6. Window frame (uPVC)  
 7. Door frame (uPVC)  
 8. Garden path (paving stones)  
 9. Garden wall (brickwork)  
 10. Garden fence (wooden posts and rails)

# Elevation 3-3



ELEVATION 3-3  
1:200

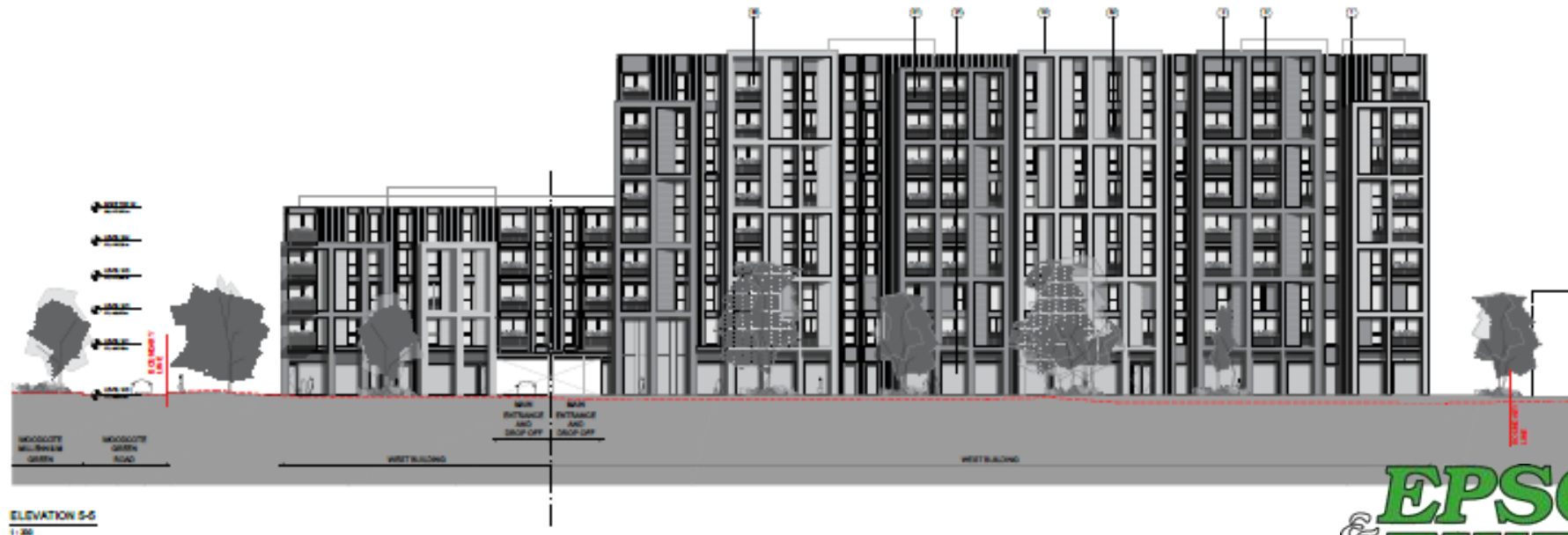
**LEGEND:**  
 - Green: existing landscape (PPV) existing landscape  
 - Grey: existing landscape (PPV) existing landscape  
 - Red: existing landscape (PPV) existing landscape  
 - Blue: existing landscape (PPV) existing landscape  
 - Yellow: existing landscape (PPV) existing landscape  
 - Orange: existing landscape (PPV) existing landscape  
 - Purple: existing landscape (PPV) existing landscape  
 - Brown: existing landscape (PPV) existing landscape  
 - Black: existing landscape (PPV) existing landscape  
 - White: existing landscape (PPV) existing landscape  
 - Green: existing landscape (PPV) existing landscape  
 - Grey: existing landscape (PPV) existing landscape  
 - Red: existing landscape (PPV) existing landscape  
 - Blue: existing landscape (PPV) existing landscape  
 - Yellow: existing landscape (PPV) existing landscape  
 - Orange: existing landscape (PPV) existing landscape  
 - Purple: existing landscape (PPV) existing landscape  
 - Brown: existing landscape (PPV) existing landscape  
 - Black: existing landscape (PPV) existing landscape  
 - White: existing landscape (PPV) existing landscape



# Elevation 4-4



# Elevation 5-5



**NOTES:**  
 1. All windows and doors to be double glazed.  
 2. All windows and doors to be white.  
 3. All windows and doors to be 1.8m high.  
 4. All windows and doors to be 0.9m wide.  
 5. All windows and doors to be 1.8m high.  
 6. All windows and doors to be 0.9m wide.  
 7. All windows and doors to be 1.8m high.  
 8. All windows and doors to be 0.9m wide.  
 9. All windows and doors to be 1.8m high.  
 10. All windows and doors to be 0.9m wide.

**EPSOM  
& EWELL**  
BOROUGH COUNCIL



# Elevation 6-6



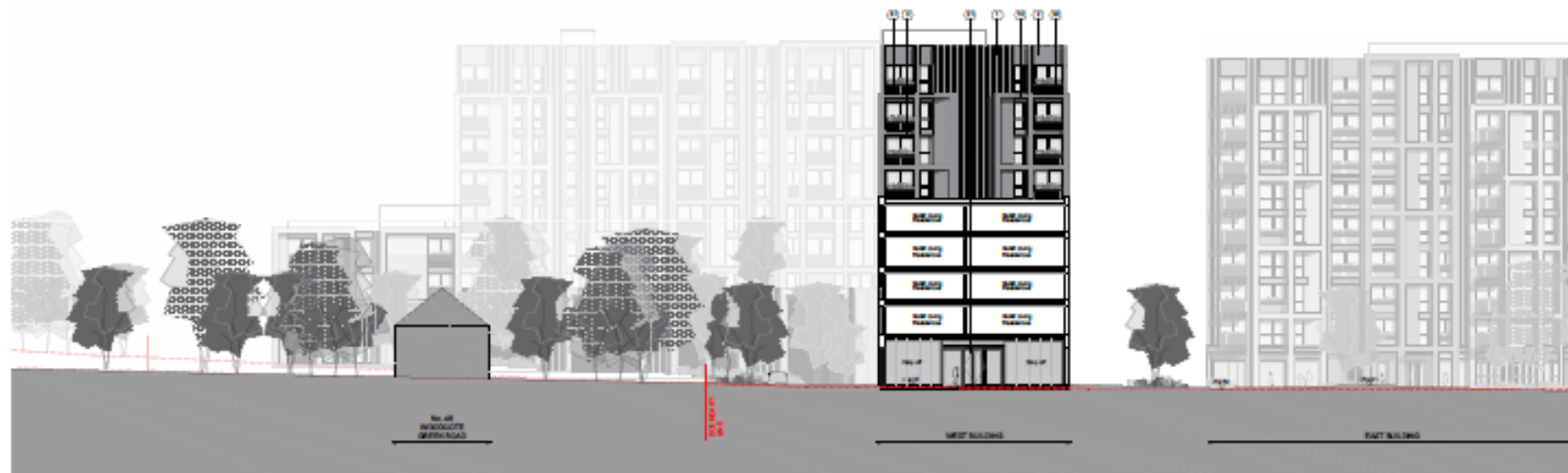
ELEVATION 6-6

1:200

**LEGEND**  
 - Green areas: grass, trees, shrubs  
 - Blue areas: water, sky  
 - Grey areas: building, pavement  
 - Red areas: boundary, road  
 - Yellow areas: parking, cycle  
 - Black areas: fence, wall  
 - White areas: sky, water  
 - Green areas: grass, trees, shrubs  
 - Blue areas: water, sky  
 - Grey areas: building, pavement  
 - Red areas: boundary, road  
 - Yellow areas: parking, cycle  
 - Black areas: fence, wall  
 - White areas: sky, water



# Elevation 7-7



ELEVATION 7-7  
1:200

**Notes:**  
 1. All dimensions are in millimeters (mm) unless otherwise stated.  
 2. All dimensions are in millimeters (mm) unless otherwise stated.  
 3. All dimensions are in millimeters (mm) unless otherwise stated.  
 4. All dimensions are in millimeters (mm) unless otherwise stated.  
 5. All dimensions are in millimeters (mm) unless otherwise stated.  
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 8. All dimensions are in millimeters (mm) unless otherwise stated.  
 9. All dimensions are in millimeters (mm) unless otherwise stated.  
 10. All dimensions are in millimeters (mm) unless otherwise stated.

# Elevation 8-8



ELEVATION 8-8  
1:200

**LEGEND**  
 1. EXISTING BUILDING  
 2. EXISTING BUILDING WITH PROPOSED EXTENSION  
 3. EXISTING BUILDING WITH PROPOSED EXTENSION AND ROOF  
 4. EXISTING BUILDING WITH PROPOSED EXTENSION AND ROOF AND GARDEN  
 5. EXISTING BUILDING WITH PROPOSED EXTENSION AND ROOF AND GARDEN AND PARK  
 6. EXISTING BUILDING WITH PROPOSED EXTENSION AND ROOF AND GARDEN AND PARK AND ROAD  
 7. EXISTING BUILDING WITH PROPOSED EXTENSION AND ROOF AND GARDEN AND PARK AND ROAD AND RAILWAY  
 8. EXISTING BUILDING WITH PROPOSED EXTENSION AND ROOF AND GARDEN AND PARK AND ROAD AND RAILWAY AND HIGHWAY  
 9. EXISTING BUILDING WITH PROPOSED EXTENSION AND ROOF AND GARDEN AND PARK AND ROAD AND RAILWAY AND HIGHWAY AND AIRPORT  
 10. EXISTING BUILDING WITH PROPOSED EXTENSION AND ROOF AND GARDEN AND PARK AND ROAD AND RAILWAY AND HIGHWAY AND AIRPORT AND RAILWAY

# Elevation 9-9



**ELEVATION 9-9**  
6-1000

- **Quaternary**
  - quaternary subunit of the PPI's catalytic component
  - PPI's quaternary structure with effect on activity
  - PPI's PPI's quaternary structure has four subunits
- **Protein PPI's quaternary structure**
  - has catalytic components
  - having quaternary structure catalytic subunit subunit components
- **Subunit PPI's quaternary structure**
  - have PPI's quaternary structure
  - have PPI's quaternary structure
  - have PPI's quaternary structure
  - have PPI's quaternary structure
- **Protein PPI's quaternary structure**
  - have PPI's quaternary structure
  - have PPI's quaternary structure
  - have PPI's quaternary structure
  - have PPI's quaternary structure



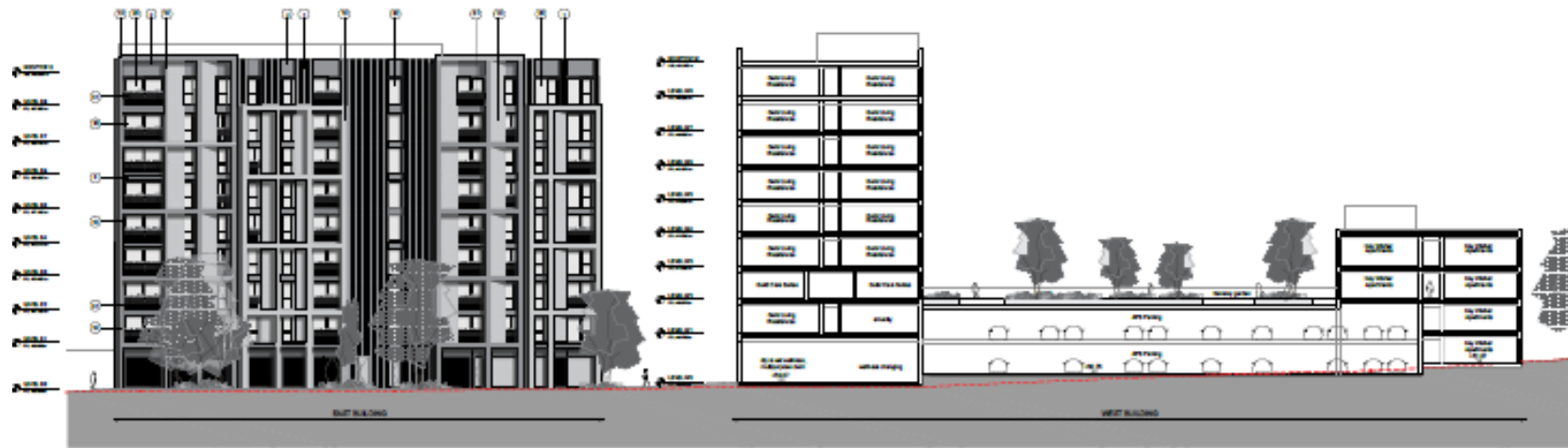
# Elevation 10-10



ELEVATION 10-10  
1:200

**Legend**  
 - Green: Green space / grass / trees / shrubs  
 - Blue: Water / pond / stream / lake  
 - Grey: Building / wall / fence / gate  
 - Yellow: Path / road / driveway  
 - Red: Boundary / fence / gate  
 - Black: Other / miscellaneous  
 - White: Sky / background  
 - Green: Green space / grass / trees / shrubs  
 - Blue: Water / pond / stream / lake  
 - Grey: Building / wall / fence / gate  
 - Yellow: Path / road / driveway  
 - Red: Boundary / fence / gate  
 - Black: Other / miscellaneous  
 - White: Sky / background

# Elevation 11-11



ELEVATION 11-11  
1:200

**LEGEND**  
 1. External wall finish (brickwork)  
 2. Internal wall finish (plaster)  
 3. Floor finish (tiles)  
 4. Ceiling finish (plaster)  
 5. Window frame (UPVC)  
 6. Window glazing (double)  
 7. Door frame (UPVC)  
 8. Door glazing (single)  
 9. Roof finish (tiles)  
 10. Roof structure (steel)  
 11. Foundation (concrete)  
 12. Ground level (grass)

# Elevation 12-12

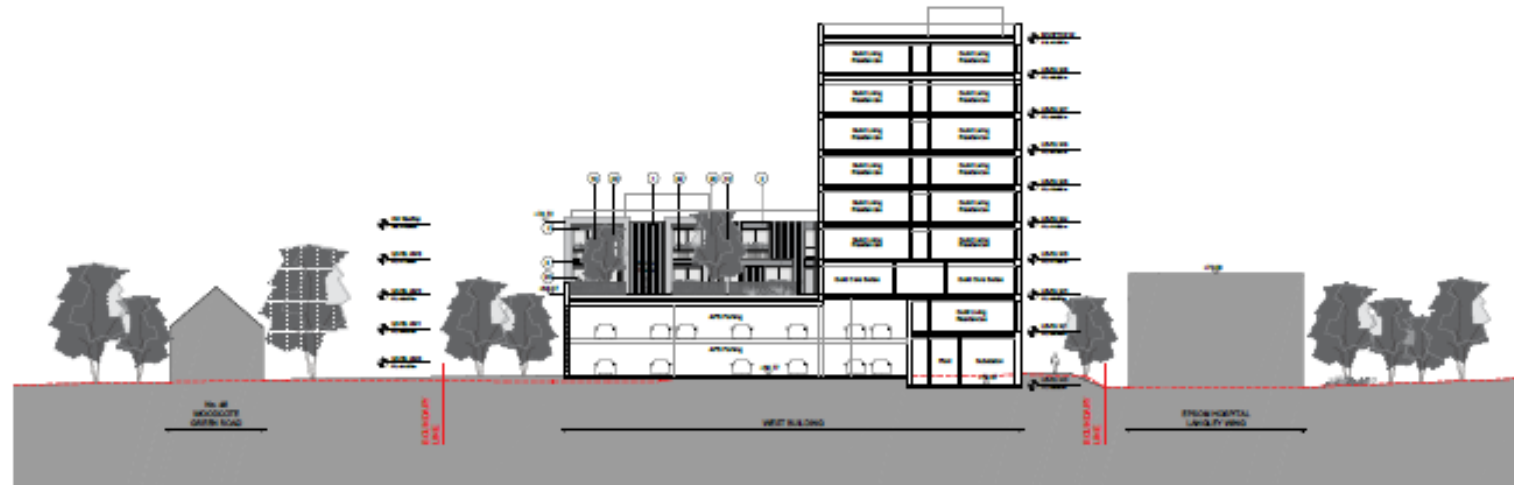


**ELEVATION 12-12**

[illegible]



# Elevation 13-13



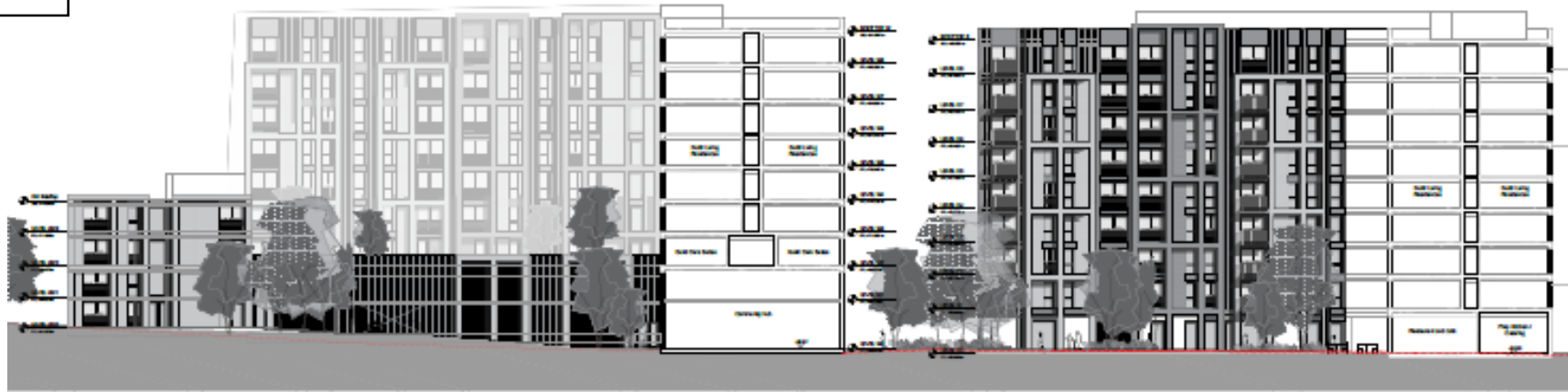
ELEVATION 13-13  
1:500

**NOTES:**  
 1. All windows and doors to be glazed with low E glass.  
 2. All windows and doors to be glazed with low E glass.  
 3. All windows and doors to be glazed with low E glass.  
 4. All windows and doors to be glazed with low E glass.  
 5. All windows and doors to be glazed with low E glass.  
 6. All windows and doors to be glazed with low E glass.  
 7. All windows and doors to be glazed with low E glass.  
 8. All windows and doors to be glazed with low E glass.  
 9. All windows and doors to be glazed with low E glass.  
 10. All windows and doors to be glazed with low E glass.

# Site Sections



# Building section AA BB



BUILDING SECTION AA'  
1:500



BUILDING SECTION BB'  
1:500



# Building Section CC DD

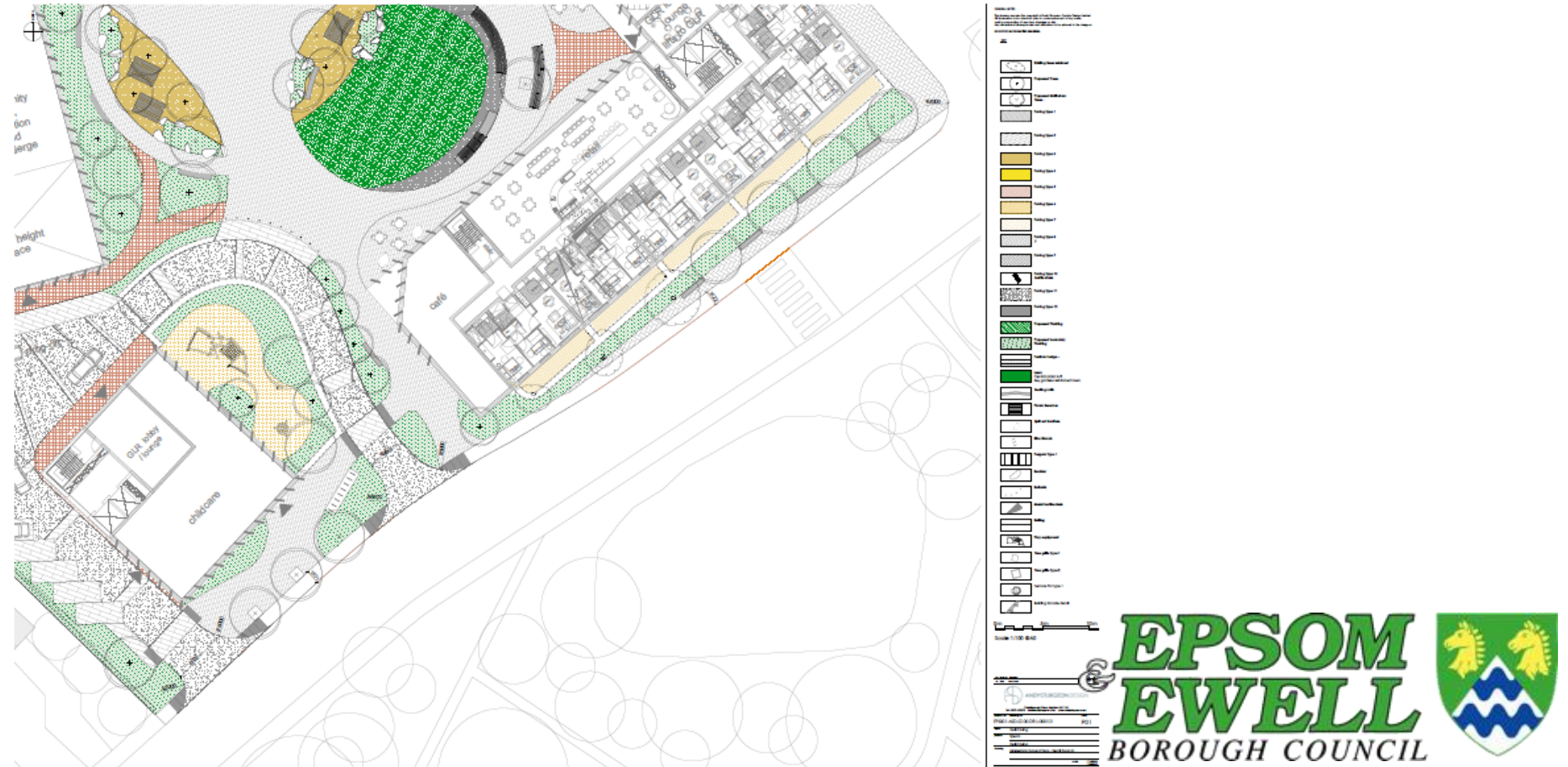


# Building Section EE



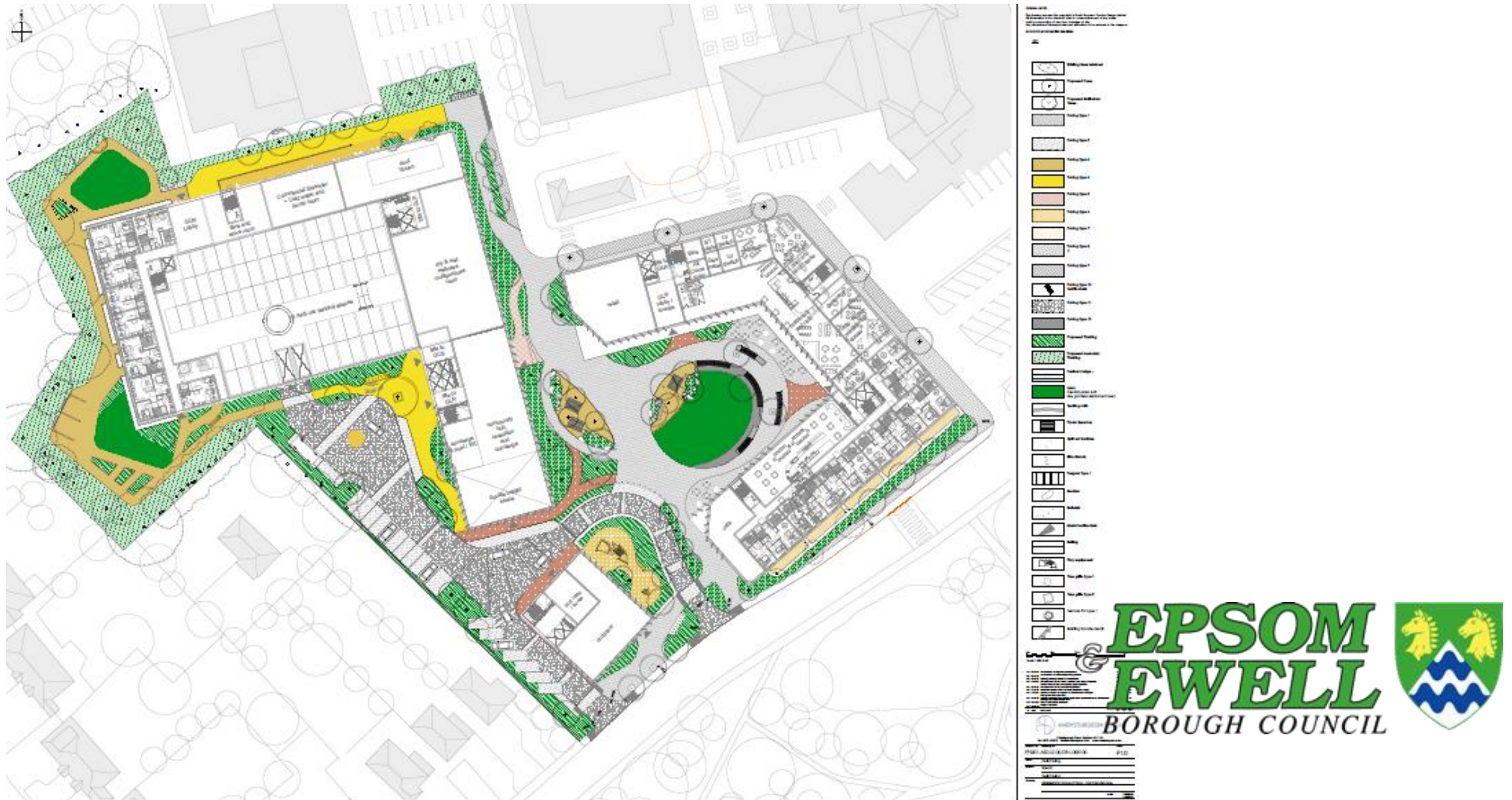
BUILDING SECTION EE  
1:200

# Ground Floor Zoom In Detail





# Ground Floor Hard Landscaping



# Existing photographs























