

Apt

The University of Law, Portsmouth Road, Guildford

Summary of Amendments

July 2024



ELYSIAN
RESIDENCES

Introduction

The purpose of this document is to provide a summary of the amendments made to the University of Law site following discussions and feedback from Officers at GBC, statutory consultees and local residents. For full details please refer to the submitted Design and Access Statement Addendum (July 2024) and Planning Statement Addendum (July 2024).

The proposal continues to involve the comprehensive redevelopment of a brownfield site previously occupied by the University of Law to provide a new Extra Care (Use Class C2) facility.

Zone 1 comprises the following:

Construction of Block A as a pavilion building for restaurant and health and wellness uses (ancillary Use Class C2)

- Construction of Blocks B and D as extra care accommodation (Use Class C2) to provide 31 units.
- Upgrade works to Braboeuf Manor (Grade II listed building) to accommodate ancillary Use Class C2 uses
- Pound Cottage (where the site adjoins Portsmouth Road) will be upgraded to operate as a singular C3 residential unit.
- Cowshed upgraded and retained as a guest suite (ancillary to Use Class C2)
- Construction of Block P (in the location of the existing Squash Court) to accommodate waste storage and AHSPs)

Zone 2 comprises the following:

- Construction of Blocks G, H, and J as three interconnected buildings for the provision of extra care accommodation (Use Class C2) for 99 units.
- Garden Cottage upgraded and retained for the provision of 2 extra care accommodation units (Use Class C2).

- Upgrade works to the Walled Garden, Summer House and workshop buildings which fall within the curtilage of the listed Braboeuf Manor

Zone 3 comprises the following:

- Zone 3 (outline element) has been removed from the scheme and instead the existing car park will be retained which will serve the proposed units.

In total, the proposed development within Zones 1 and 2 will comprise 132 Extra Care Units with a mix of 1, 2 and 3 beds and one C3 Residential unit at Pound Cottage alongside ancillary community floorspace which includes a guest suite and a restaurant available to the general public.

The proposed development also continues to feature substantial new landscaping which includes private and communal gardens, courtyards, and landscape terraces. Public access through the north-eastern corner of the site will enable Portsmouth Road to be connected to North Downs Way.

The following pages comprise of the following:

- Images of the originally submitted masterplan
- Image of the revised masterplan
- Image of the originally submitted Block A
- image of the revised Block A
- Image of the originally submitted Block G and Walled Garden
- Image of the revised Block G and Walled Garden
- Image of the originally submitted view from the Lawn
- Image of the revised view from the Lawn
- A selection of some of the key views which highlight the amendments
- Metrics of the originally submitted and revised scheme



Proposed development - Zone 1 buildings and Braboeuf Manor

Summary of Amendments

Since the application was submitted written feedback has highlighted a number of areas of the proposal which have raised concerns including:

- the massing and footprint of the submitted proposals and the prominence of the scheme within the surrounding context
- the detailing and design of the proposed buildings
- the proposed material palette
- the setting of the listed building and the Surrey Hills National Landscape
- the lack of detail in respect of buildings proposed in Zone 3

The following pages describe the amendments made as part of the addendum and supersede the original application in its entirety.



Key

— Planning application boundary

— Submitted masterplan

Submitted Masterplan Overview

The masterplan below was submitted with the planning application in November 2023. It comprised a total of 145 extra care units (Class C2) and up to 100 residential units (Class C3) across 12 new building plots which will be delivered across three zones. A total of 198 car parking spaces were also provided, the majority of which were proposed to be located within a multi-level parking structure.

Residential buildings are placed with parking structure to consolidate C2 & C3 Parking. Massing reduced and concealed by C3 plots

Trees retained to provide visual screening along perimeter

Trees retained to provide visual screening along perimeter

Accessible gardens working with the site's topography

Covered connectivity between Zone 2 plots



Pound Cottage retained

North Downs Way connectivity and public access improved

Garden Cottage retained

Plot A pavilion accommodating wellness centre and restaurant open to the public

Back of Braboeuf Manor becomes front of house experience creating a heritage heart with other heritage buildings

Curtillage structure retained as pocket gardens to signify pedestrian route

Cowshed retained

Connectivity between zones 1 & 2 improved through enhancing relationship with walled garden and provision of accessible route under covered collonade structure

Walled Garden Retained



Proposed Masterplan Overview

Buildings that engage with heritage assets are a maximum of 3 storeys

100 C2 residential units are proposed across 3 buildings in zone 2

Buildings heights are between 3 and 5 stories with flat roof design

Residential development (Use Class C3) removed from Zone 3 and instead the existing surface carpark retained to provide parking for zones 1 & 2

Existing Footpath 277 retained and maintained

Accessible gardens working with the site's topography

Retention and enhancement of trees along the south west boundary to assist screening

Refuse and sustainable air source heat pump plant provides heating and cooling across the site

Retention and refurbishment of Garden Cottage to provide 2 further C2 units in zone 2

Retention and refurbishment of Pound Cottage to provide 1 C3 residential unit

Eastern part of the site is made publicly accessible including encouraging walkers of the North Downs way to cross through the site

Woodland extended and enhanced with new route to manor and Plot A from the car park

Proposed pavilion accommodates wellness centre and restaurant open to the public

Grade II listed Braboeuf Manor retained and refurbished to include publicly bookable space

31 C2 residential units are proposed across 2 buildings in zone 1

Ancient woodland managed and enhanced

Curtilage listed structures retained and re-purposed including the Walled Garden, Garden Cottage, Summer House and Cowshed



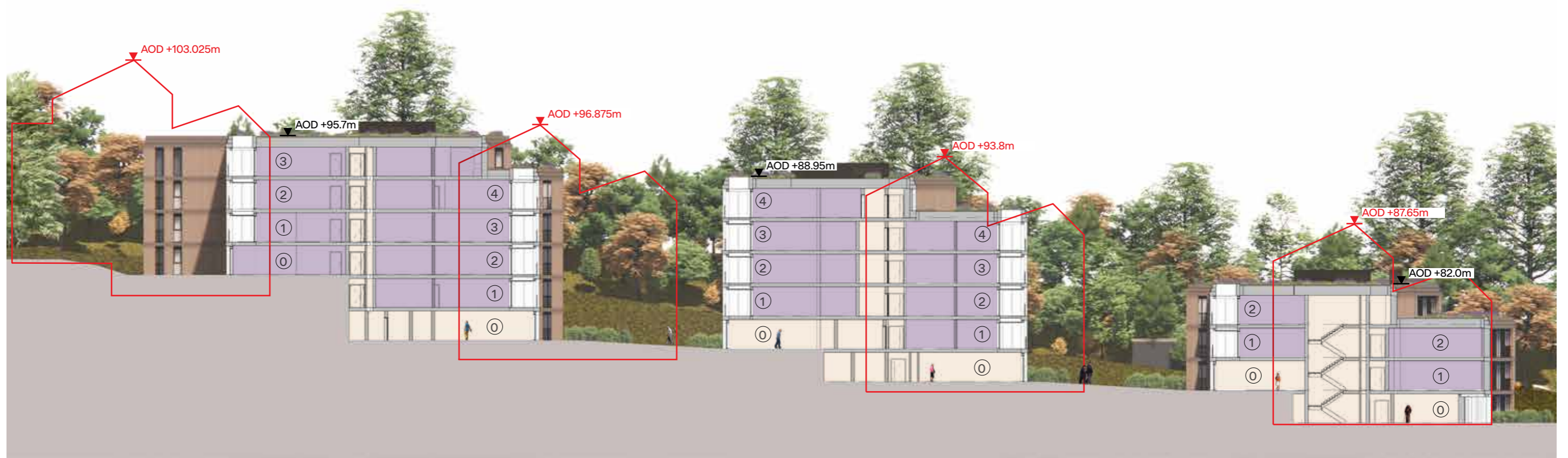
Comparative Section

When compared with the submitted scheme, there is a significant reduction of height in buildings in Zone 2.

Moving the buildings eastwards down the slope to retain the trees on the southwest boundary, removal of upper floors of accommodation and moving away from a pitched roof design have all contributed to an overall reduction in the dominant roof line in the western part of the site of more than 7.3m.


The reduction in height towards the centre of Zone 2 is more than 4.8m, whilst at the eastern end, there has been a reduction of more than 5.6m, with further refinement of the massing directly facing the Walled Garden to be no more than 3 storeys.

For the cumulative impact of these moves, please refer to the LVIA Addendum, produced by LDA.



Zone 2 - Proposed section

Key

 Submitted planning application massing outline

Submitted Scheme

Approach View



Proposed Scheme

Approach View



Submitted Scheme

Plot G & Walled Garden



Proposed Scheme

Plot G & Walled Garden



Submitted Scheme

Lawn View



Proposed Scheme

Lawn View



Submitted Scheme

Viewpoint 25



Proposed Scheme

Viewpoint 25



Proposed Scheme

Viewpoint 36a



Submitted Scheme

Viewpoint 47



Proposed Scheme

Viewpoint 47



Comparative Tables

Zone 1 Units/ Plots

	Submitted	Proposed
Development Plots (including existing)	6	7**
Total Units (C2)	29*	32*
Unit Mix	14% 1 Bed 80% 2 Bed 6% 3 Bed	25% 1 Bed 69% 2 Bed 6% 3 Bed

* Pound cottage to be considered C3
** Plot P moved from zone 3 to zone 1

Zone 2 Units/ Plots

	Submitted	Proposed
Development Plots (including existing)	5	4
Total Units (C2)	117	101
Unit Mix	20% 1 Bed 75% 2 Bed 5% 3 Bed	9% 1 Bed 87% 2 Bed 4% 3 Bed

Zone 3 Units/ Plots

	Submitted	Proposed
Development Plots (including existing)	5	0**
Total Units (C3)	up to 100	0

** Plot P moved from zone 3 to zone 1

Zone 1 Areas

	Submitted	Proposed
GEA	6,341m ²	6,920m ²
GIA	5,755m ²	6,182m ²

Zone 2 Areas

	Submitted	Proposed
GEA	15,363m ²	14,062m ²
GIA	13,863m ²	12,842m ²

Zone 2 Areas

	Submitted	Proposed
GEA	15,188m ²	<i>removed</i>
GIA	8,901m ²	<i>removed</i>

Retained Trees & Tree Groups

	Submitted	Proposed
Retained	175	246
Removed	93	18

Parking

	Submitted	Proposed
Residents	199	267*
Visitor	13	13

* existing surface carparking spaces in zone 3

Building Heights

	Submitted	Proposed
Plot A	8.25m	8.25m
Plot B	11.55m	9.96m
Plot D	11.55m	9.96m
Plot G	19.15m	13.04m
Plot H	22.225m	19.19m
Plot J	22.225m	<i>removed</i>
Plot K	22.225m	<i>removed</i>
Plot L	up to 13.35m	<i>removed</i>
Plot M	up to 15.325m	<i>removed</i>
Plot N	up to 20.465m	<i>removed</i>
Plot O	up to 20.675m	<i>removed</i>
Plot P	up to 11.15m	6.2m

Conclusion

Following an extensive review of all comments and a number of meetings and workshops, this has resulted in a series of amendments to the originally submitted scheme. For clarity, this section provides full commentary of the proposal that is now submitted for determination.

- Redevelopment and regeneration of a brownfield site in a sustainable and accessible location
- The retention and innovative reuse of Grade-II listed Braboeuf Manor and associated curtilage listed buildings, which will sit at the heart of the proposals and ensure their long-term future is secured
- Reduction in the total number of buildings and overall development footprint, ensuring the retention of a greater number of trees and preservation of the site's landscaped setting
- Significant reduction in overall height and massing of the proposals and careful selection of materials to ensure provision of a high-quality architectural design that responds positively to the historic site features and the Surrey Hills National Landscape
- Removal of the previously submitted outline component of the application
- Provision of 132 extra care units (Class C2), a reduction of 13 units from the submitted proposals. They will comprise a mix of 1, 2 and 3 bed units, of which 86% will be dual aspect, which will meet a defined housing need for Guildford and make an important contribution to

the provision of housing for older people within the borough.

- Provision of 1 residential unit (Class C3) in the form of the refurbishment of Pound Cottage and a reduction of up to 103 residential units from the submitted proposals.
- Retention of 227 trees and 19 tree groups, with a further 155 trees and 596m of hedges to be planted, complemented by understorey planting. Retention and management of areas of Ancient Woodland areas on site which ensures these irreplaceable habitats are preserved.
- Provision of public access for the first time in 60 years, including encouraging walkers of the North Downs Way to cut through the site, public access to the eastern meadows, access to the restaurant and managed access to Braboeuf Manor.
- Maintenance of the existing footpath 277 which crosses the site.
- A focus on renewable energy and a reduction in CO2 emissions beyond the Building Regulations Part L 2021 baseline.



Proposed development - Zone 1 buildings and Braboeuf Manor

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