

Introduction

Welcome to this Public Exhibition, which is presented by Care Concern Group in relation to proposals for a residential care and dementia care home facility on the Former Police & Ambulance Station on Church Street, Epsom.

The consultation is made up of a number of information boards, which include the following:

- Introduction
- Care Home Need
- Context
- Our Proposals
- Design of Proposed Care Home
- Landscaping
- Summary

As part of our plans for this site, we are looking to provide a landscape-led development that will deliver a part 4 and part 5-storey 100 bed Care Home. The new high-quality Care Home would provide a facility of excellence for local people living with acute care needs and contribute positively to the care home bed need in Epsom.

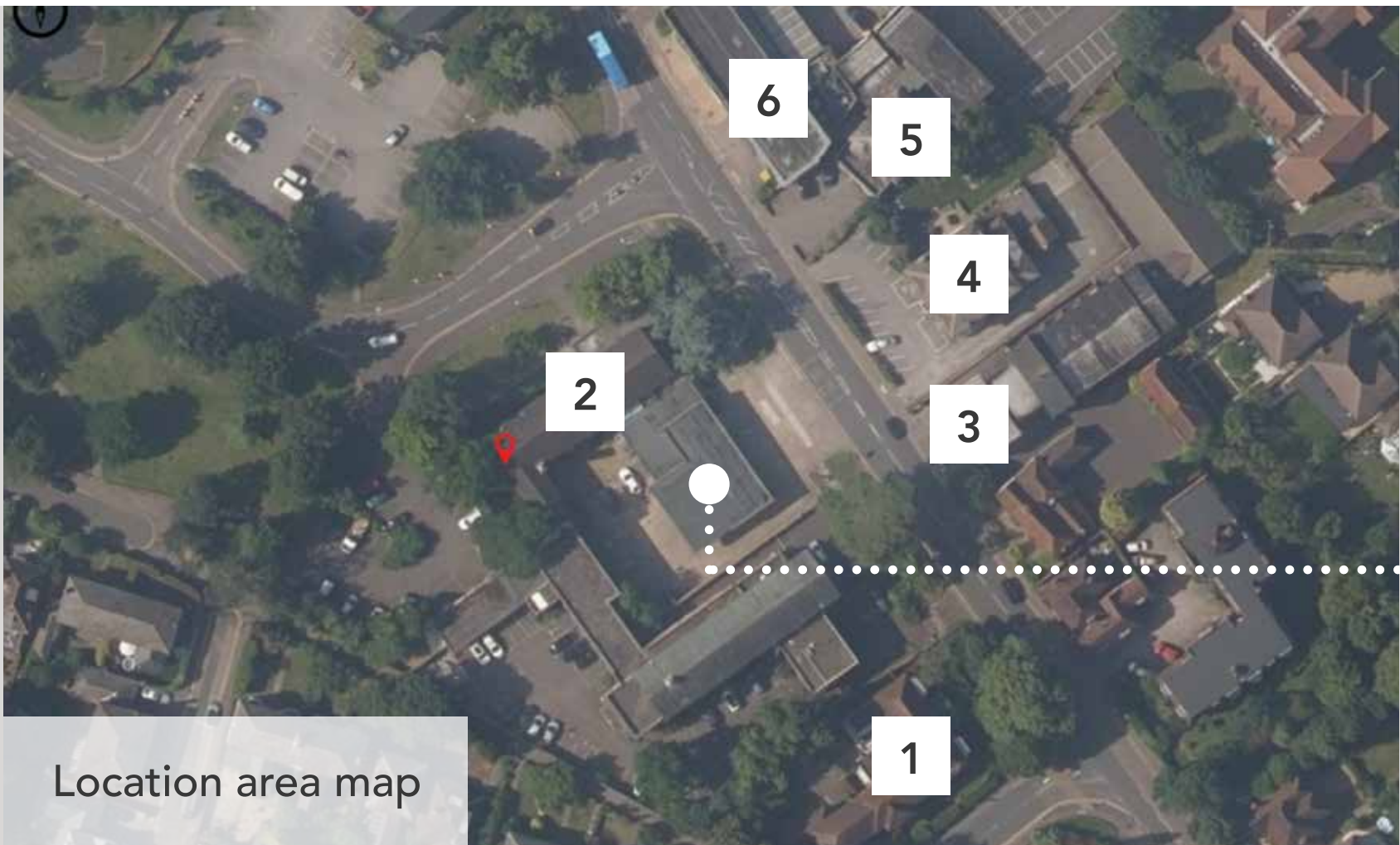


Care Concern Group

Founded in 1991, Care Concern Group is a well-regarded and popular care home provider. We employ over 4,000 people across more than 75 care homes, which are located throughout Great Britain. We offer a range of care needs

including residential, nursing, dementia and respite. The genuine care and comfort of our residents is at the heart of everything we do and this is delivered by offering person centred care, a wide range of facilities and a varied lifestyle.

- 1 Bupa Dental Care Epsom
- 2 Epsom Clinic
- 3 United Reformed Church
- 4 The Epsom Club
- 5 Epsom Conservative Club
- 6 Epsom Fire Station



The Former Police & Ambulance Station (The Site)

Care Home Need



As you may be aware, the site at Church Street is currently vacant, and a new sustainable high-quality care facility has been identified as an appropriate use for this brownfield site.

We have carried out comprehensive research and undertaken a needs assessment of Care Home beds in the local area. It has been widely acknowledged that there is a lack of dedicated

housing for older people across the UK and not enough specialist homes are being built to meet the needs of this specific and growing sector of the population.

Planning Practice Guidance on 'Housing for older and disabled people' is included within National Planning Policy published by the Government and finds that 'the need to provide housing for older people is critical'. The Planning

Practice Guidance assists local authorities in preparing planning policies for older and disabled people and identifies that the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over, making up 2.5% of the UK population. By mid-2045, this is projected to nearly double to 3.1 million, which represents 4.3% of the total UK population.

Local Care Home Need

Our needs assessment of care home beds in the local area identified that there is a significant shortfall of care home beds, with a need for 287 additional care home beds in the Borough by 2024.

In addition, there is currently no existing provision of care beds

with full en-suite bedrooms in the Borough, which is naturally below the UK average. There is an estimated need of over 500 en-suite bedrooms in the local authority within the same 2024 timescale.

There is also a significant undersupply of dedicated dementia

beds within the local area, with 141 required by 2024. Our proposals will look to deliver 100 en-suite bedrooms for all of our residents, which will provide much needed care home and dedicated dementia beds in the area and contribute positively in helping to address the Borough's shortfall.

Context

The site is conveniently located within Epsom Town Centre and has been identified within the Borough Council’s Epsom Town Centre Action Plan. The Epsom Town Centre Action Plan is a document that looks to address the current issues and challenges that face the Town Centre. A number of objectives and area specific visions are listed within the document that will look to address these issues and challenges to protect and enhance the Town Centre.

The Action Plan identifies Church Street as an important gateway into the Town Centre from the south and that it is characterised by large detached buildings that have predominantly been in civic or community use. The site is vacant and a county-wide review of community infrastructure provision states that optimal use of the site is not currently being achieved.



Planning History

The former Police & Ambulance Station is currently vacant and has been subject to a number of recent planning applications that have not been taken forward. As you may be aware, a planning submission was made in 2019 by

McCarthy Stone for a seven-storey care apartment scheme, which was later withdrawn. We understand that the proposed height of the building was a key consideration during the planning application process. This is

something that we have proactively addressed within our proposals and our scheme will look to deliver a sensitively designed, lower scale building that will be appropriate and sympathetic to the site’s setting.



Our vision for the site

- A part 4 and part 5-storey 100-unit Care Home, with en-suite bedrooms, which would provide a facility of excellence for local people living with acute care needs
- Redevelopment of a brownfield site for commercial use that will provide significant investment in the local area by delivering approximately 90 full and part-time jobs across a range of roles and levels
- A well-designed high-quality Care Home, which will be sympathetic to the site’s setting
- A low energy, sustainable building that will utilize renewable low carbon technology, making the Care Home fit for the future
- A separate entrance and exit into the site from Church Street via a one-way system
- Basement car park comprising 36 spaces, including electric vehicle charging points
- Landscape-led scheme with landscaped open spaces, active communal garden and biodiverse planting
- Continuous footpath around the site that links the active garden’s features and communal areas

Our Proposals

- 1 Proposed site entrance. A one-way system will be in place, with a separate exit on Church Street
- 2 Main entrance into the Care Home
- 3 Trees to separate the Care Home and the properties that face on to Church Street
- 4 Drop off bay
- 5 Service entrance
- 6 A proposed bay for service vehicles
- 7 Entrance and exit to basement car park
- 8 Resident bowls and Croquet lawn with gazebo
- 9 Private patio gardens for residents on the ground floor
- 10 Vegetable gardens, with compost and potting shed
- 11 Extensive planting of native shrubs along the southern boundary
- 12 A sensitively designed secure sensory garden with planting and vegetation
- 13 Continuous footpath around the site that links the active garden's features and communal areas



- 14 A sensory landscaped courtyard with a pergola and residents' terrace with seating that can be enjoyed as a outdoor communal space
- 15 Extensive tree planting and landscaping
- 16 Proposed cycle parking (12 spaces)
- 17 Disabled Parking Space, with further disabled parking in the car park (5 spaces overall)

Parking

The existing Ambulance access that is currently in place off Church Street will be retained and 36 car parking spaces (with electric vehicle charging points) will be located in the basement of the building. This approach was taken to allow for additional open space and landscaping to be provided at surface level.

This level of car parking has been agreed with officers during pre-application discussions as an appropriate amount and aligns with car parking provision at other Care Concern Group sites. Given the nature of the Care Home, residents would not keep a car on-site, and so this parking would only be for employees and visitors.

The proposed Care Home would offer approximately 90 part-time and full-time jobs for the local community across a variety of roles and levels. Given shift patterns of staff members and the number of visitors expected, the level of car parking proposed will be appropriate to comfortably accommodate all necessary vehicles.

Design of Proposed Care Home



We recognise that the proposed height of the building was a key consideration when the 2019 care apartment scheme was brought forward by McCarthy Stone. We have looked to proactively address this within our proposals and a comparison between the two schemes can be seen in the plan above, with the red line showing the height of the 2019 scheme.

We have worked closely with Officers at Epsom & Ewell Borough Council during the pre-application

process, to incorporate their input and advice into the plans. Our proposals will deliver a building that has 5 storeys fronting onto Church Street, but steps down to 4 storeys adjacent to The Parade at the rear.

The Parade

We recognise that the site boundary to the rear is sensitive, and we have looked to address this where possible to ensure that we are providing a scheme that is appropriate and sympathetic to

the site's setting. As mentioned, the Care Home will be 5-storeys fronting onto Church Street but will then step down to a sensitively designed lower scale 4-storey build adjacent to The Parade.

The proposed Care Home will be situated approximately 10 metres from the boundary fence with The Parade, with extensive planting and landscaping proposed along the site boundary to provide significant screening. The street view image looking South-East along The Parade shows the scaled back building to the rear and the proposed screening that will be in place to provide separation between the development and the adjacent properties.

Our architects have undertaken comprehensive research into the character of the local area to ensure that the appearance and design of the building is appropriate and sympathetic to the site's setting as well as aligning with the Council's vision for the Borough.

The proposed Care Home will be built using modern building techniques, ensuring a high-quality sustainable development, whilst also maintaining the key design characteristics of Epsom. The development will be a low energy, sustainable building and utilize renewable low carbon technology, which will ensure that the Care Home is fit for the future.



Landscaping

- 1 Grass lawn and tree planting to provide screening and separate the development and the properties that face on to Church Street
- 2 Native mixed-species hedge to be planted around the site boundary
- 3 Proposed planting around the bowls & croquet lawn that will comprise a mix of shrubs and bedding
- 4 Extensive tree planting taking place to provide a landscape buffer between the Care Home and The Parade
- 5 Vegetable gardens, with compost and potting shed with further tree planting
- 6 Private landscaped patio gardens for residents on the ground floor, with shrubs and bedding
- 7 Proposed sensory garden with water feature, extensive vegetation and planting to provide separation between the development and The Parade
- 8 Further tree planting along site boundary



- 9 Proposed landscaped garden with grass lawn, pergola and extensive shrub and tree planting
- 10 A sensory residents' terrace with seating, landscaped with shrubs

- and bedding
- 11 Further tree planting along site boundary to create a landscape buffer between the development and the Epsom Clinic

We are committed to providing a landscape-led scheme that is appropriate and sympathetic to the site's setting. Our proposals will add significant ecological value to this brownfield site by delivering extensive landscaping and planting, which will increase biodiversity across the site. A number of trees will also be planted along the site boundary, providing a buffer between the development and adjacent properties. The illustrative plan above shows the design intent for the landscape.

Summary

The new Care Home would offer a range of important benefits for the local area, including:

- A high-quality Care Home for local people delivered by a well-regarded and popular care provider
- A positive contribution to local Care Home and dementia care bed need
- Approximately 90 new full and part-time jobs for local people across a range of roles and levels
- A low energy, sustainable building that will utilize renewable low carbon technology, making the Care Home fit for the future



Street view looking North-West along Church Street

- Redevelopment of a brownfield site that would be well designed and complement the surrounding area
- Significant landscaping and tree planting around the development to improve the appearance of the site
- A scheme with high-quality resident communal areas with a range of facilities, including extensive open space

Next Steps

Thank you for taking the time to attend the public exhibition for our emerging proposals for a new care facility on the Former Police & Ambulance Station on Church Street, Epsom.

We would welcome your feedback on our plans. Feedback forms are available for you to

provide your comments. If you are unsure of where these are located, please do ask a member of the project team and they would be happy to assist. Feedback can also be provided online via our digital survey on the 'Your views' tab on our dedicated website. We value your feedback, and

your comments will be reviewed by the project team and used to finalise our proposals before we submit a planning application to Epsom & Ewell Borough Council at the end of March.

Please ensure your feedback reaches us no later than **Tuesday 22nd March.**

Contact us

The information you have seen today is also available on our dedicated website <https://consultwithyou.co.uk/ccg/epsom>

If you would like to contact us directly, please call our community representatives at DevComms on **0800 080 3296** or email careconcerngroup-epsom@devcomms.co.uk