

HERSHAM GREEN SOUTH SIDE PROPOSAL UPDATE MEETING

OCTOBER 2023



ECE Architecture

1.01 MEETING FEEDBACK

Recent Meeting Feedback

North side

Continue to test materiality of Waitrose façade

Develop elevational treatment of Waitrose facade

South Side

Impact on neighbours

Needs to respond to context

Daylight / sunlight analysis required

Potential S or Z-shaped plan? Moving to south east corner?

Look at set-backs towards Havers Avenue

Suggestion to move mass towards school

Develop the massing of the left hand south block

Response

North side

Elevational approach is proposed which is responsive to context

Material palette carefully chosen to respond to existing buildings

South side

3D Massing has been tested further, in relation to neighbouring properties

Setbacks to upper floors respond better to the surrounding context

Overshadowing analysis previously discussed

Z-Shaped layout has been developed, following officer comments

Set backs towards Havers Avenue have been increased

Mass has been moved slightly more towards the school

Massing of the left hand south block has been developed further

Dual aspect residential units have been maximised across the site

1.02 SITE LAYOUT - LATEST PUBLIC CONSULTATION AUGUST 2023

SITE PLAN



Existing shopping centre buildings retained and adapted. Entrance point from Burwood Rd maintained

New landscaped space

Existing council car park incorporated into shopping centre car park - 138 spaces total

Existing supermarket retained and refurbished with new cladding and new first floor extension to provide staff amenity

16 Residential parking spaces off Molesey Rd.

37 Residential parking spaces off New Berry Lane

- KEY**
- primary pedestrian route
 - ownership Boundary
 - COUNCIL CAR PARK
 - vehicle Access
 - retail entrances
 - non-commercial entrance
 - Pedestrian road crossing

1.03 SITE LAYOUT - UPDATE

SITE PLAN



Existing shopping centre buildings retained and adapted. Entrance point from Burwood Rd maintained

New landscaped retail square

Existing council car park incorporated into shopping centre car park - 138 spaces total

Existing supermarket retained and refurbished with new cladding and new first floor extension to provide staff amenity

26 Residential parking spaces off Molesey Rd.

26 Residential parking spaces off New Berry Lane

KEY

- primary pedestrian route
- ownership Boundary
- COUNCIL CAR PARK
- vehicle Access
- retail entrances
- non-commercial entrance
- Pedestrian road crossing

1.04 PROPOSED GROUND FLOOR PLAN

Accommodation Schedule:

1B2P Apartments 50sqm	49 units
2B3P Apartments 61sqm	18 units
2B4P Apartments 70sqm	41 units

Total Residential Units: 108 units

Residential parking spaces 52



KEY:

- 1B2P Apartments
- 2B3P Apartments
- 2B4P Apartments
- Communal Space

1.05 PROPOSED FIRST FLOOR PLAN

Dual aspect apartments
maximised throughout the site

Removal of corridor access



KEY:

- 1B2P Apartments
- 2B3P Apartments
- 2B4P Apartments
- Communal Space



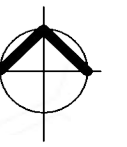
1.06 PROPOSED SECOND FLOOR PLAN

Setbacks maintained to
Havers Avenue



KEY:

- 1B2P Apartments
- 2B3P Apartments
- 2B4P Apartments
- Communal Space



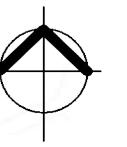
1.07 PROPOSED THIRD FLOOR PLAN

Set back top floor



KEY:

- 1B2P Apartments
- 2B3P Apartments
- 2B4P Apartments
- Communal Space



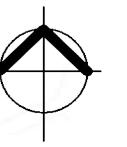
1.08 PROPOSED FOURTH FLOOR PLAN

Set back from Havers Avenue



KEY:

- 1B2P Apartments
- 2B3P Apartments
- 2B4P Apartments
- Communal Space



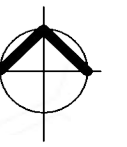
1.09 PROPOSED FIFTH FLOOR PLAN

Set back top floor



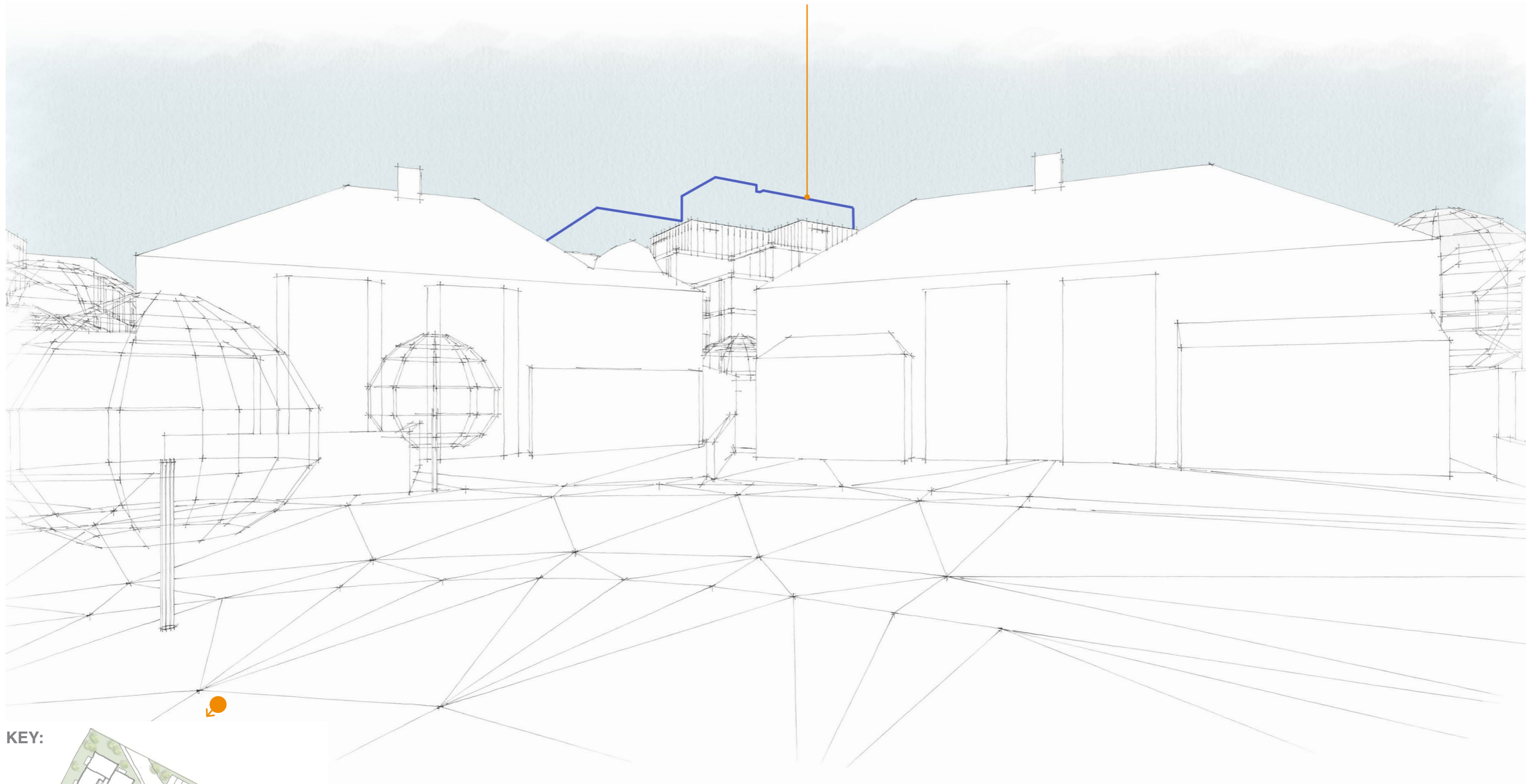
KEY:

- 1B2P Apartments
- 2B3P Apartments
- 2B4P Apartments
- Communal Space



1.10 PROPOSED INDICATIVE MASSING - VIEW 01

Previous massing
shown in blue

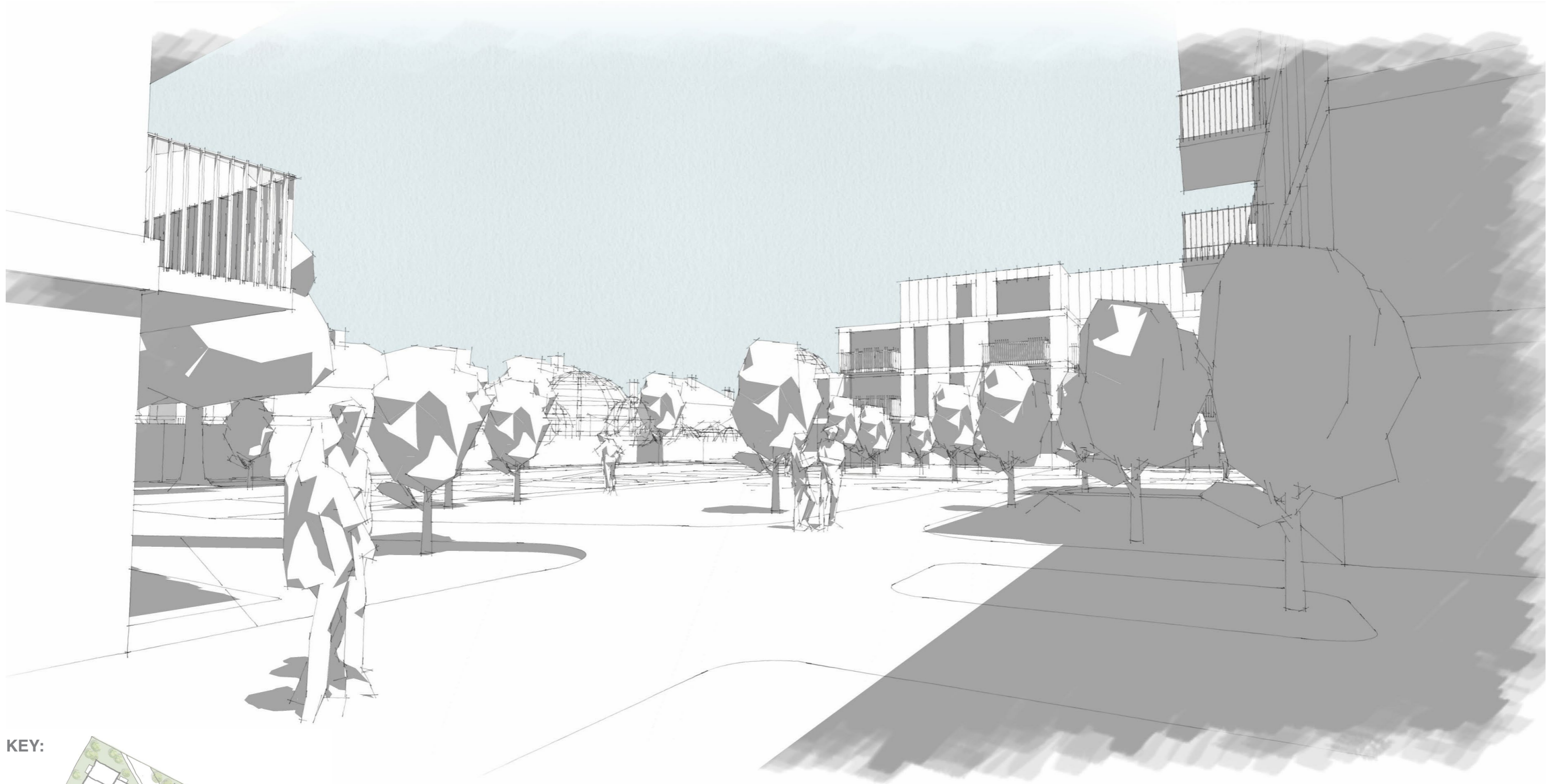


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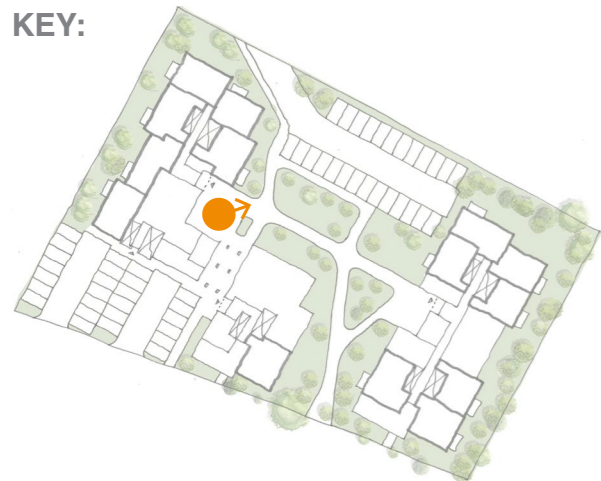


View from Havers Avenue looking South West

1.11 PROPOSED INDICATIVE MASSING - VIEW 02

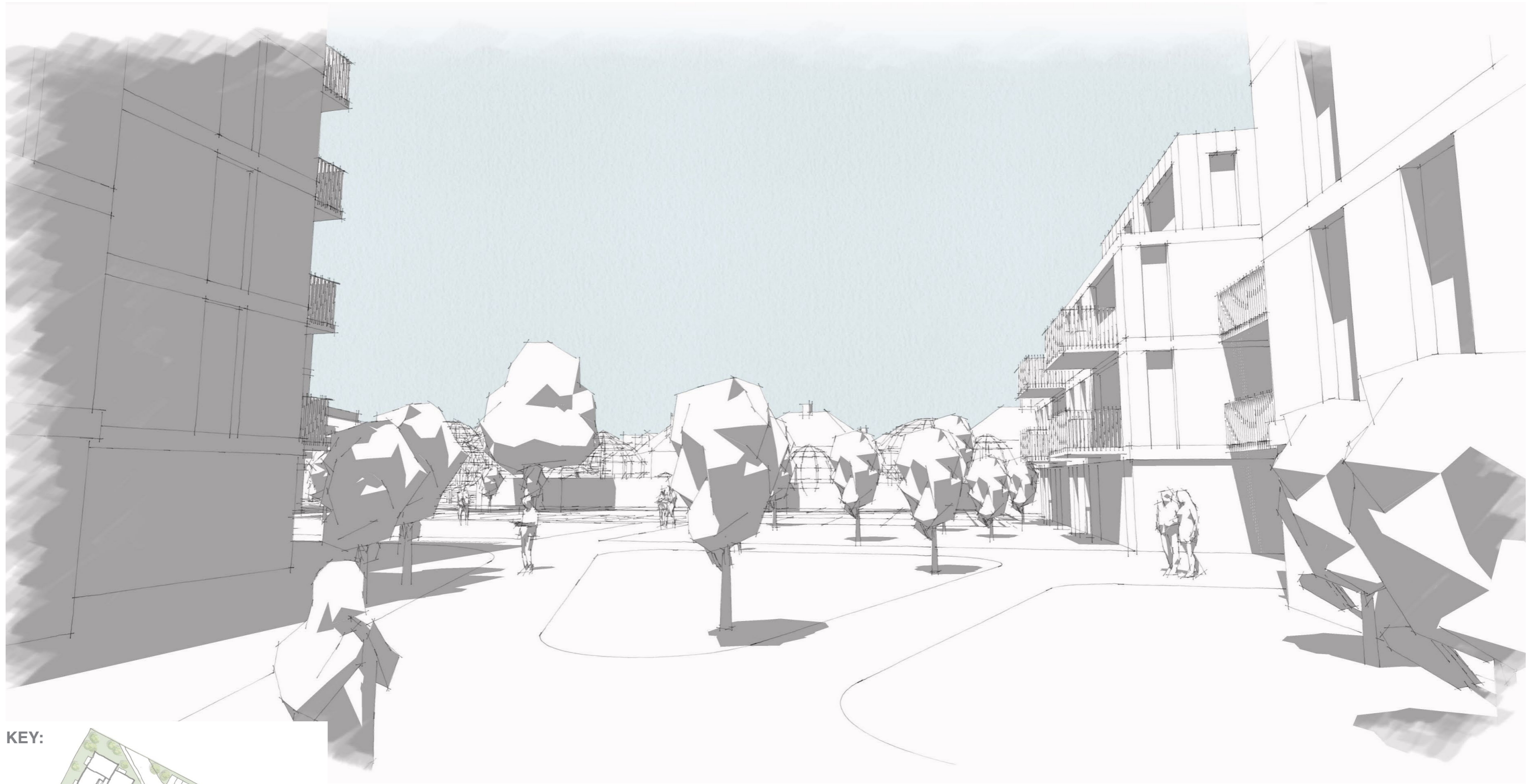


KEY:



View towards Havers Avenue looking North East

1.12 PROPOSED INDICATIVE MASSING - VIEW 03



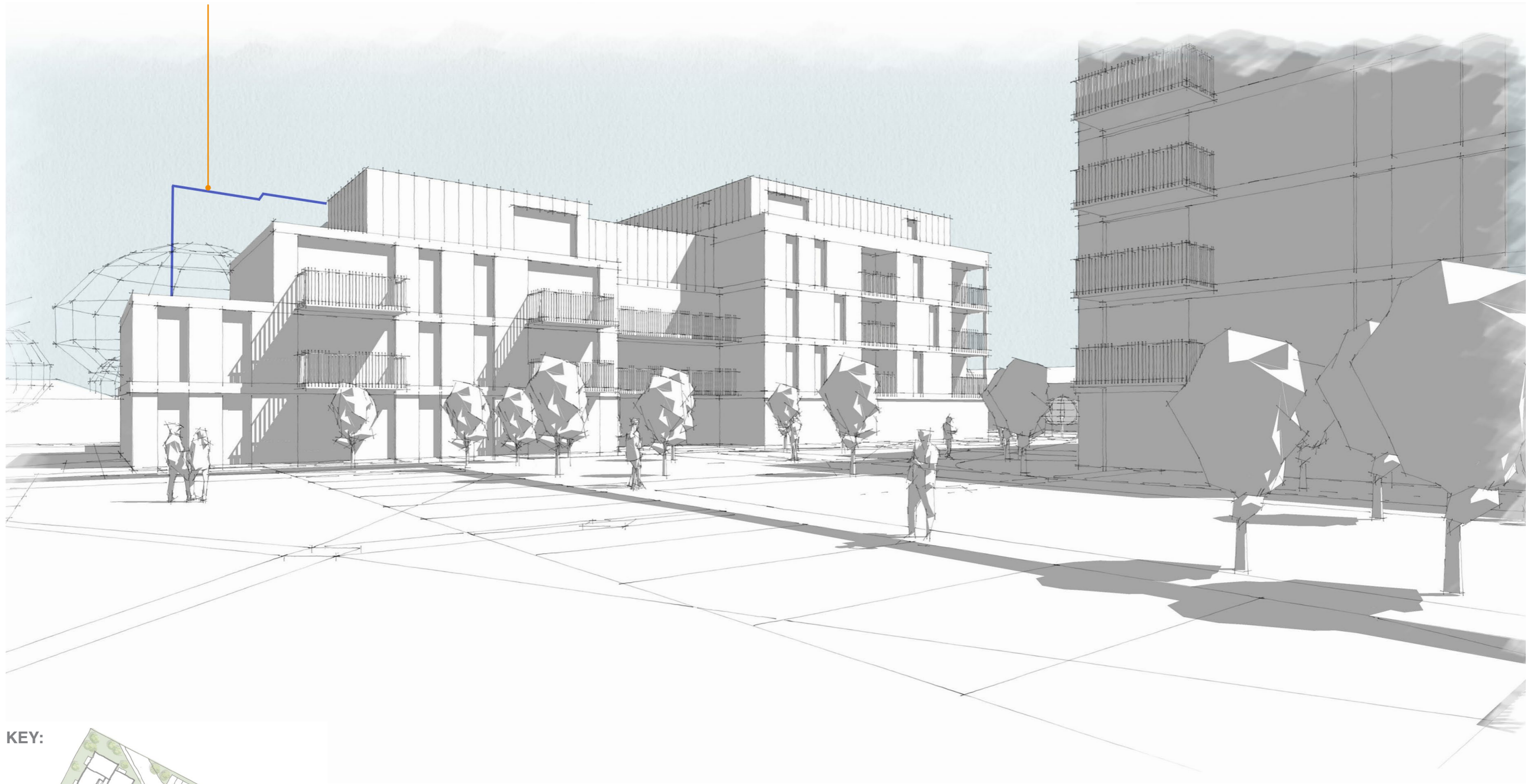
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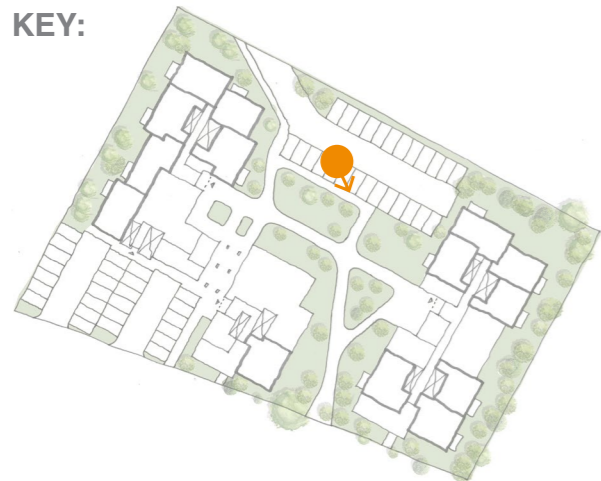
View towards Havers Avenue looking North

1.13 PROPOSED INDICATIVE MASSING - VIEW 04

Previous massing
shown in blue

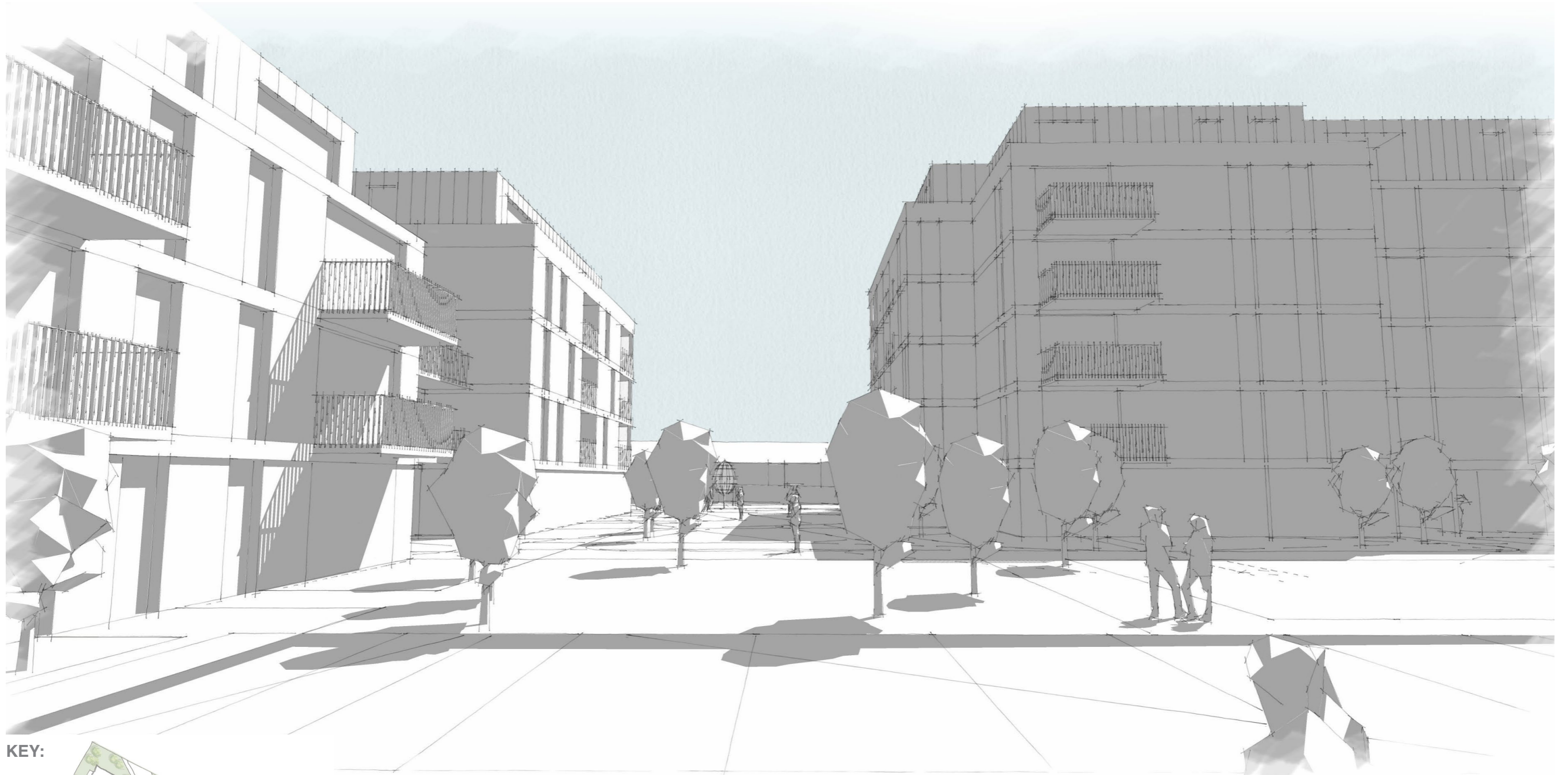


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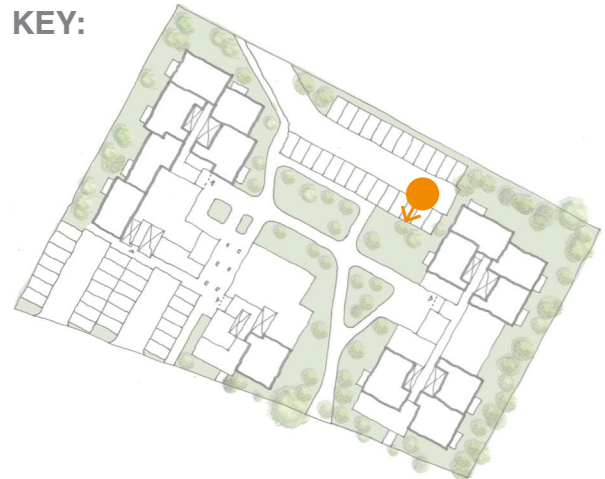


View towards East building looking South East

1.14 PROPOSED INDICATIVE MASSING - VIEW 05



KEY:



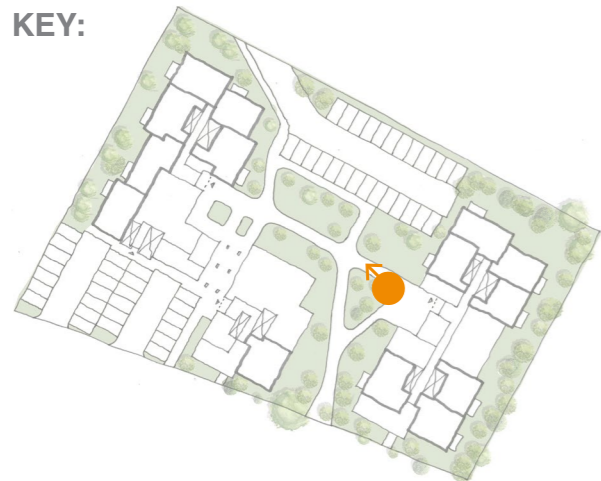
View towards New Berry Lane looking South

1.15 PROPOSED INDICATIVE MASSING - VIEW 06

Previous massing
shown in blue



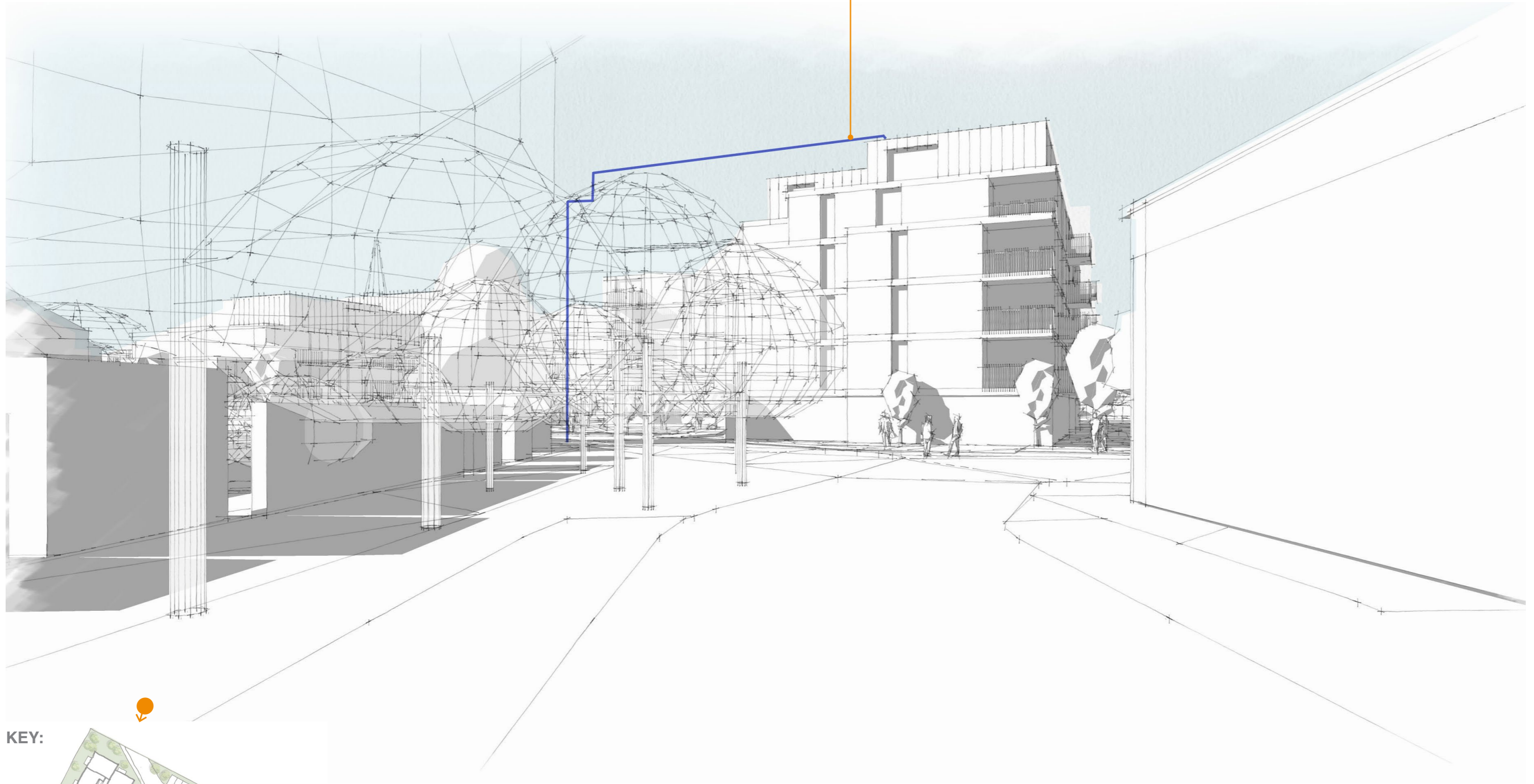
KEY:



View towards Waitrose looking North West

1.16 PROPOSED INDICATIVE MASSING - VIEW 07

Previous massing shown in blue



KEY:



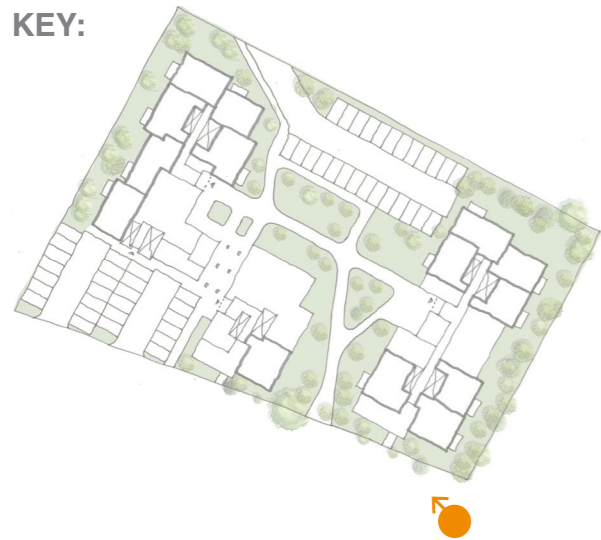
View along Molesey Road access looking South

1.17 PROPOSED INDICATIVE MASSING - VIEW 08

Previous massing
shown in blue



KEY:



View along New Berry Lane looking North West