Welcome

This exhibition shares our vision for Claygate House and explains our proposed plans for the site. We are keen for your feedback to help us inform the emerging masterplan. The information on these exhibition boards has been prepared to give you an insight into our thinking and the approach we have taken on this important site.

Members of the project team are available to answer any questions you may have. Any thoughts and questions about other aspects of the exhibition are also welcome!

After reviewing the material on display, please fill out one of our feedback forms. These give us the opportunity to consider your thoughts and ideas as part of our evolving vision.

- Site area is 1.9 hectares (4.2 acres) and located on Littleworth Road, south of the junction with New Road
- The site contains an office building made up of four elements; Claygate house (three storey), Rythe House (three storey), Link Building (two storey) and Pavilion (two storey)
- The majority of the site is used for car parking (277 spaces)
- To the rear of the site is an area of land used for recreational purposes which is Green Belt; it is not owned by us and is not included in this application
- The site is accessed from two entrances off Littleworth Road to the west of the site
The Site

The site area is 1.9 hectares (4.2 acres) and located on Littleworth Road, south of the junction with New Road.

It contains the following inter-linked buildings currently in office use but with planning permission for a change of use to residential:

- CLAYGATE HOUSE - three-storey building (small fourth storey element) with a flat roof facing Littleworth Road
- RYTHE HOUSE – three-storey building (small fourth-storey element) with a flat roof attached to the rear of Claygate House
- THE LINK BUILDING – two-storey building with a flat roof connecting Rythe House with the Pavilion
- THE PAVILION – two-storey building with a curved roof at the rear of the site

The rest of the site is occupied by extensive car parking areas and single-storey garage/store buildings with soft landscaped areas around the perimeter.

Vehicular and pedestrian access to the site is from Littleworth Road.
Planning Context

EXISTING CHANGE OF USE APPROVAL
The previous owners of the site secured approval for change of use from offices to residential (58 flats) which was granted on 12 June 2018 (ref. 2018/1233).

AMENDED CHANGE OF USE APPROVAL
Luminous Property Group secured approval on 9 January 2019 (ref. 2018/3259) for an amended residential layout to provide 67 flats. The amendments provide a more efficient, appropriate and market-led arrangement compared to the previous approval.

ADDITIONAL APPLICATION
A planning application (ref. 2018/3782) was recently submitted to Elmbridge BC for extensions to the second and third floors of the existing office buildings to provide 15 additional flats at roof level. This application proposes external alterations to the buildings to improve the windows and help change their appearance to a more residential character.

PRINCIPLE OF DEVELOPMENT
The site is previously developed (brownfield) land within the defined settlement boundary of Claygate. Existing approvals establish the principle of the site changing to residential. National and local planning policy encourages the use of brownfield land for new homes, particularly where this would help to meet local housing need.
The Masterplan

Luminous Property Group is in the process of preparing a planning application for the final component of the masterplan vision, which is likely to propose:

- demolition of the existing pavilion and replacement with a purpose-designed residential building with approximately 25 flats and a communal space for residents at ground floor
- demolition of an 11-bay garage block and development of 10 terraced houses in the car park to the south
- reconfiguration of the car park to provide an appropriate number of parking spaces and replacing the excess hard surfaces with soft landscaping to transform the site to greener residential environment

The proposals for the forthcoming planning application are still being developed with input from the consultant team and feedback following consultation with local stakeholders.

As things stand, the component parts of the masterplan would deliver a total of 109 new homes on the site.
AFFORDABLE HOUSING
In accordance with Elmbridge BC’s requirements, an appropriate number of the new-build homes will be provided as affordable. Luminous Property Group are in discussions with Registered Social Landlords to understand any specific requirements they have.

LANDSCAPE & TREES
With the change in use from office to residential use there is an opportunity to replace excess areas of hard surfaces with soft landscaping whilst retaining adequate car parking and circulation space within the site.

The emerging landscaping proposals include private and communal gardens for the enjoyment of future residents, a central water feature, children’s play areas, wild meadows and other new spaces for wildlife and planting.

There are no plans to fell any trees on the site boundaries.
A full transport statement will be submitted in support of the application and a Construction Management plan will be agreed with Elmbridge BC to address the way construction traffic will be managed.

The site access and exit arrangements will remain unchanged.

Luminous Property Group have already been encouraged by residents to consider traffic calming measures which could be introduced to local roads – including Littleworth Road – we would welcome your views on this.

TRIP GENERATION
The existing site accommodates 5,869 sqm of office floorspace with approx. 227 car spaces (plus garages).

The existing trip generation (based on TRICS) has been assessed as 159 two-way vehicle trips during the morning peak hour (0800-0900) and 113 during the evening peak hour (1700-1800). Surrey County Council has accepted this baseline through the previous applications for change of use at the site.

Traffic analysis demonstrates that following all phases of the masterplan, the cumulative trip generation will be less in the morning and evening peak hours than the existing.
Parking

PARKING STANDARDS
Surrey County Council and Elmbridge Borough Council’s car parking requirements are:

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<thead>
<tr>
<th>CAR PARKING (maximum)</th>
<th>CYCLE PARKING (minimum)</th>
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<tbody>
<tr>
<td>1 bedroom unit</td>
<td>1 space per unit</td>
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<tr>
<td>2 bedroom unit</td>
<td>1.5 spaces per unit</td>
</tr>
<tr>
<td>3+ bedroom unit</td>
<td>2 spaces per unit</td>
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<td></td>
<td>1 space per unit</td>
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The masterplan provides 155 car parking spaces for residents which is the maximum permitted under the Councils’ standards for the number and size of homes proposed. Additionally six visitor spaces are proposed.

At least two secure cycle stores will be provided with sufficient capacity to meet, if not exceed, the Councils’ requirements.

A Construction Management Plan (CMP) shall be prepared and agreed to address the detailed procedures, sequencing and construction methodology anticipated in the planning, liaison, and construction of the development. The plan shall outline the proposals that will be agreed and implemented for the traffic and environmental management measures to be adopted during the construction of the development and shall provide supplementary information to the Environmental Statement on construction related issues.

CLAYGATE HOUSE
WHAT HAPPENS NEXT?
We will consider all the comments you make to our proposals and finalise our proposals. We would encourage you to complete the questionnaire and submit it in the box provided. Alternatively you can contact us:

Email: mark.kerr@marengocomms.com
In writing to “Freepost CONSULTATION REPLY”
By calling us on 0800 689 5209

All comments must be submitted by 15th March 2019

As is the case with all planning applications, when Elmbridge BC has registered our application and given it a unique application number(s), the Council will undertake its own public consultation on the proposals. We would encourage you to participate in this process to provide your views direct to the Council. At that stage full details of the application and all the accompanying reports and plans will be publicly available on the Councils website.

Thank you for coming along today.