

Our approach to design

We design our schemes to express an individual character of their own to meet the needs of our residents and reflect the surrounding area. We understand the importance of local architecture in Woking and are looking to mark this site with a building of quality that reflects its position in the area.

The proposals include:

- A high-quality Retirement Living PLUS development featuring approximately 49 one-and two-bedroom apartments for private sale, part-rent part-buy and rent
- Tailored shared facilities within the building, including a bistro, communal lounge, wellness suite, and a hotel-style guest suite for when friends and family come to stay
- A single building of four storeys in height, stepping down to three-storeys towards Belgrave Manor to respect the neighbouring properties
- A varied palette of traditional materials used in a contemporary way
- Parking for 28 cars, reflective of the site's sustainable location associated with this type of development, including disabled, visitor and electric parking spaces at the rear of the building
- Space for internal cycle and mobility scooter storage with charging points, reflecting the site's sustainable location
- Attractive landscaped outdoor spaces, including a communal garden area, and the retention and enhancement of the majority of trees on-site to create a pleasant residential environment

The plans have been sensitively designed to respect the residential buildings surrounding the site, whilst forming a prominent landmark corner for Guildford Road and Brooklyn Road. The proposed building is of similar height to the existing adjacent apartment buildings in Brooklyn Road and Midhope Close, as outlined in the elevations below. A high-quality palette is proposed, to positively add to the Guildford Road streetscape whilst respecting the scale and character of local buildings.

We have carefully considered our design, to breathe life to this vacant site, and our proposals present an exciting opportunity to bring forward high-quality and low maintenance homes, exclusively for those over 70.

Local need

It is important that communities address the current and future needs of their residents. The West Surrey Strategic Housing Market Assessment (2015) reported that the number of over 65s in Woking would increase by over 53% up to the period of 2033. This development would assist in providing much-needed specialist accommodation for older people and help the Council meet this recognised need.



Responding to feedback

Following on from initial feedback received from Council Officers, stakeholders and local residents, we have made a number of amendments to our plans, including:

- Removed balconies on the fourth floor closest to residents in Midhope Close as well as providing privacy screens along the boundary with the Midhope Close apartments
- Provided different options for the roof form
- Angled the windows on the elevation closest to Midhope Close apartments to prevent overlooking
- Added design reference to the existing building, including tile banding
- Relocated some of the parking spaces away from the boundary with Midhope Close
- Enhancing the landscaping and screening to the boundaries around the car park area