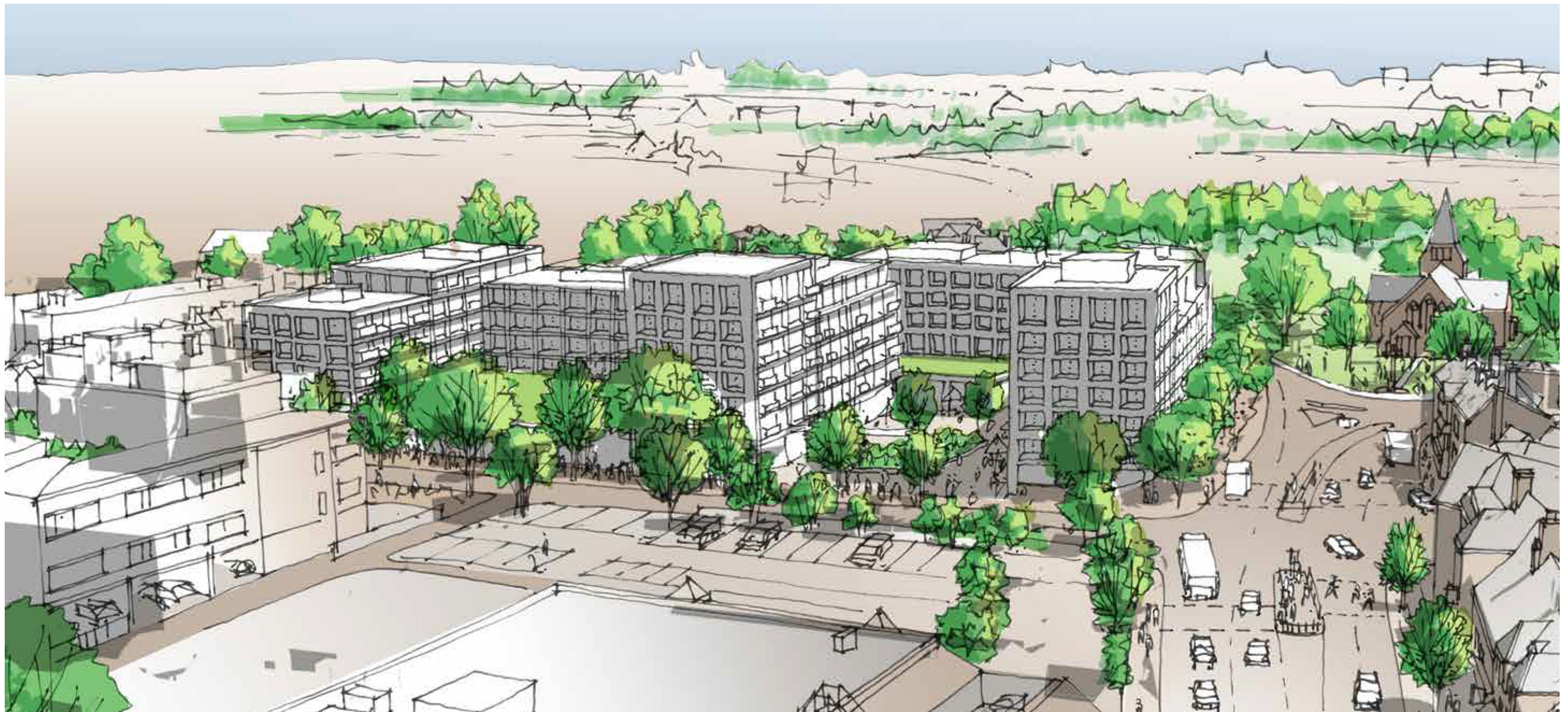


Station Approach & Old Woking Road,  
West Byfleet

Public Meeting

16 December 2020

West Byfleet consented outline application sketch - Glen Howells





## Elevated view from Old Woking Road, looking north Early elevations and massing study



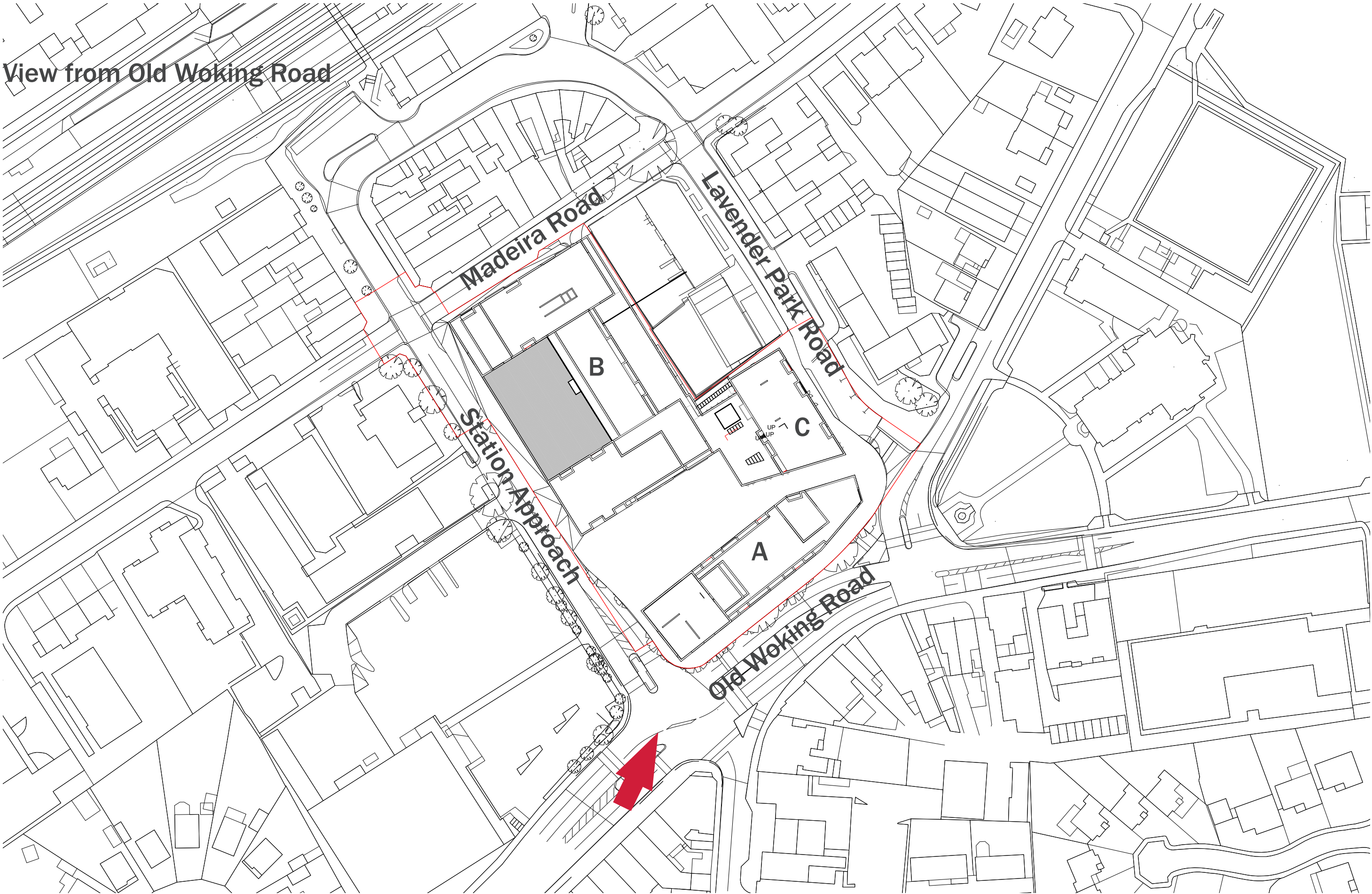


Elevated view from Old Woking Road, looking north  
Developing material palette and elevation proportions





View from Old Woking Road



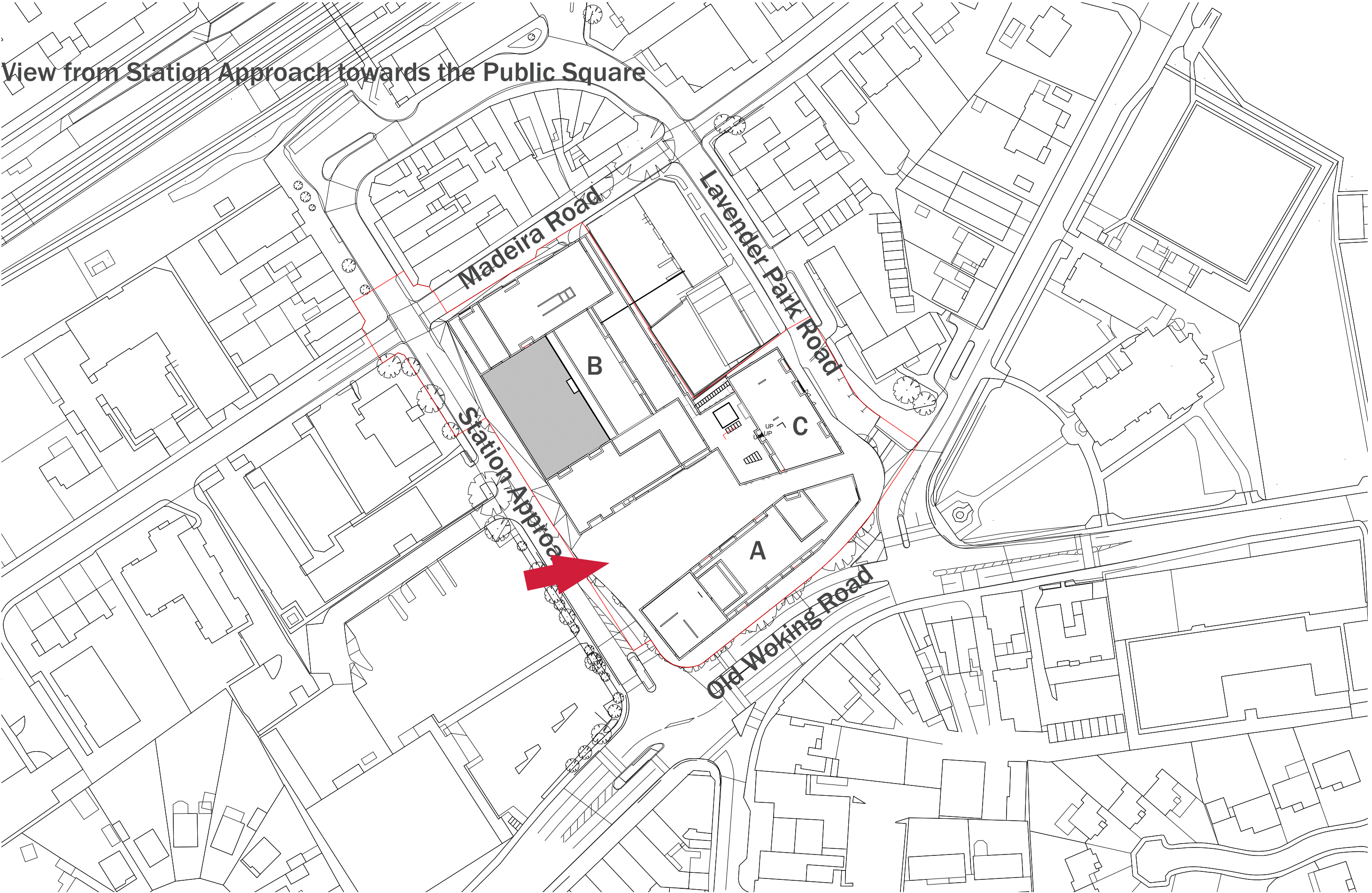


View from Old Woking Road





View from Station Approach towards the Public Square



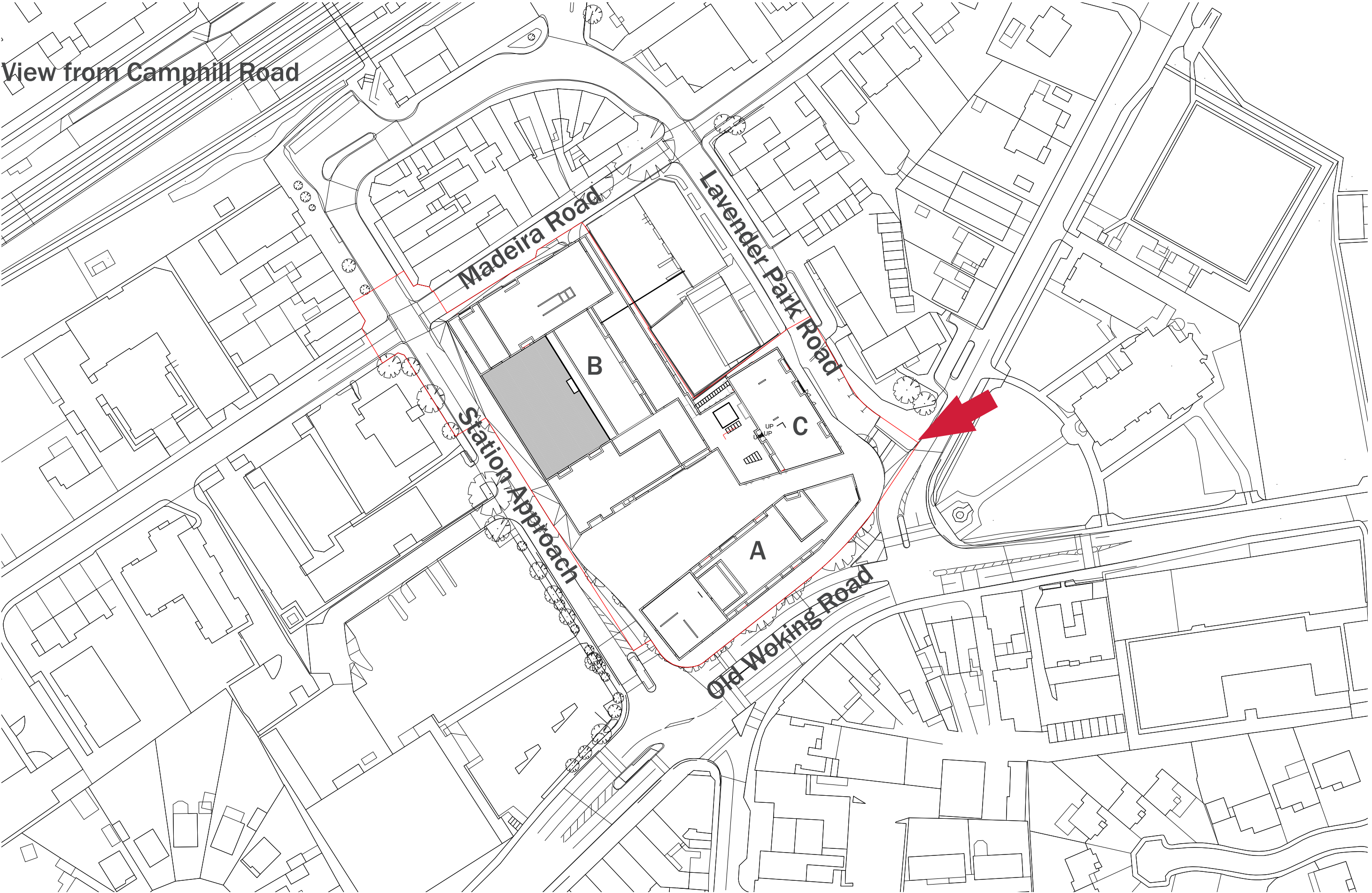


View from Station Approach towards the Public Square





View from Camphill Road



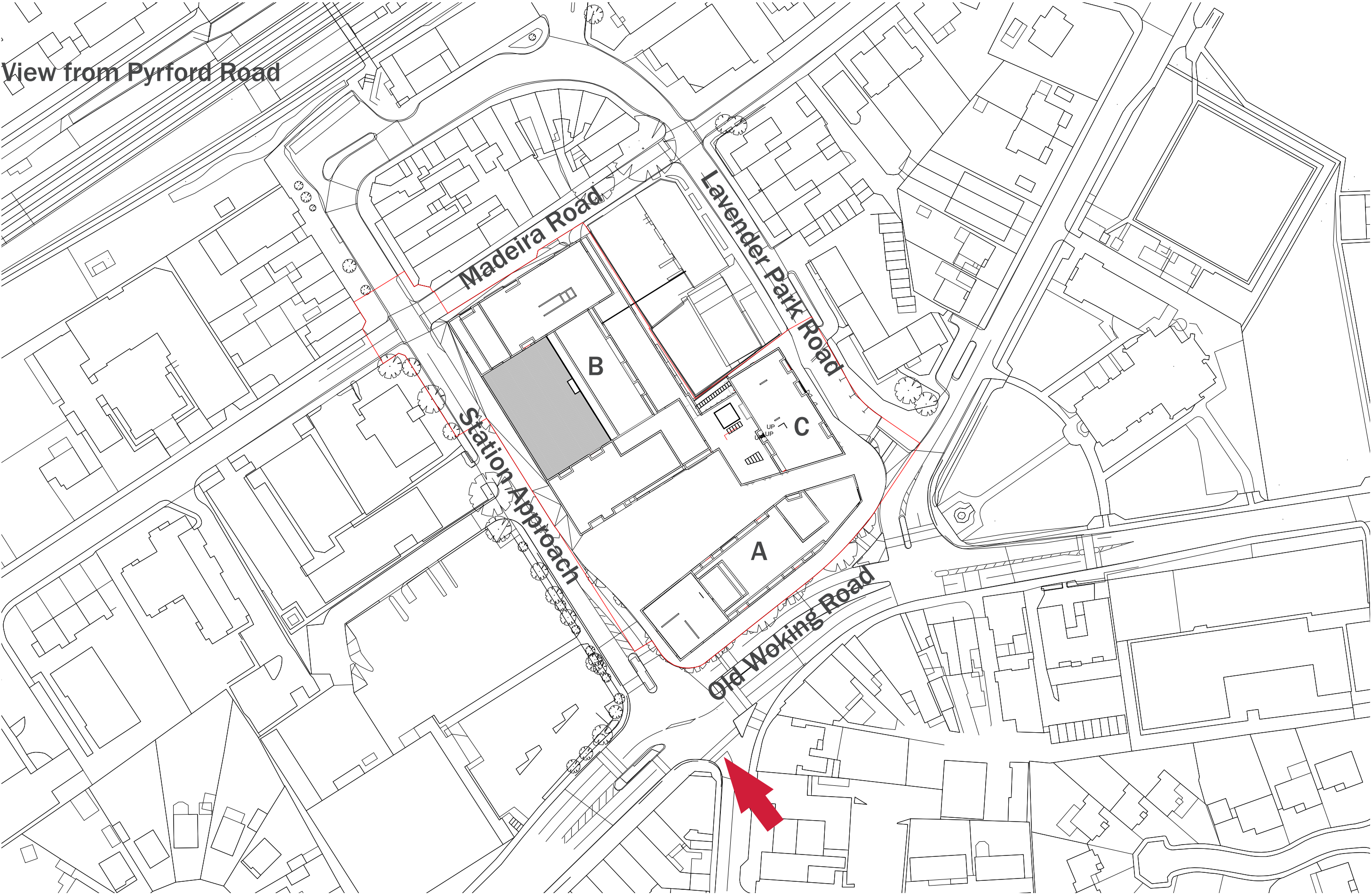


View from Camphill Road





View from Pyrford Road



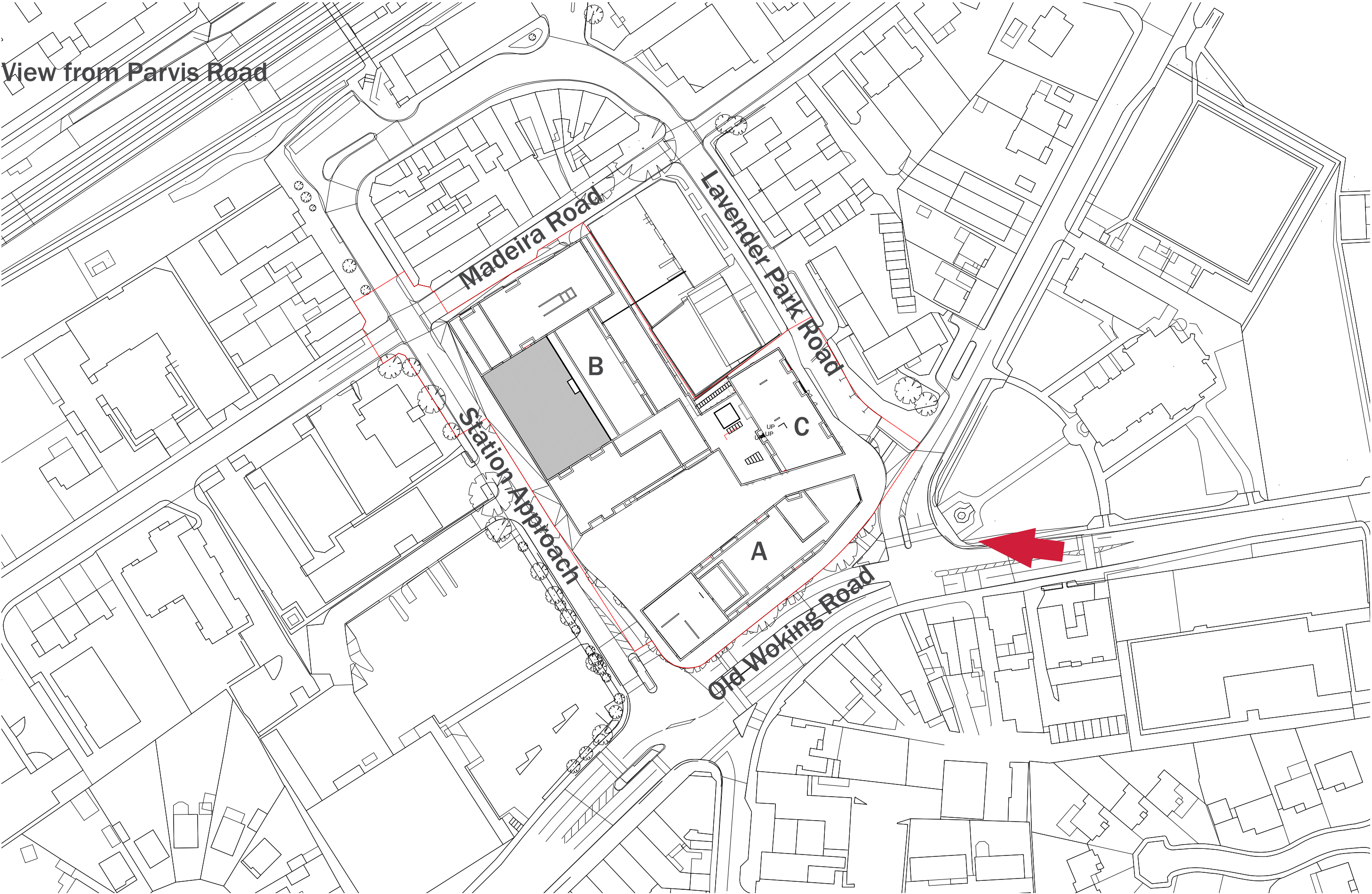


View from Pyrford Road





View from Parvis Road



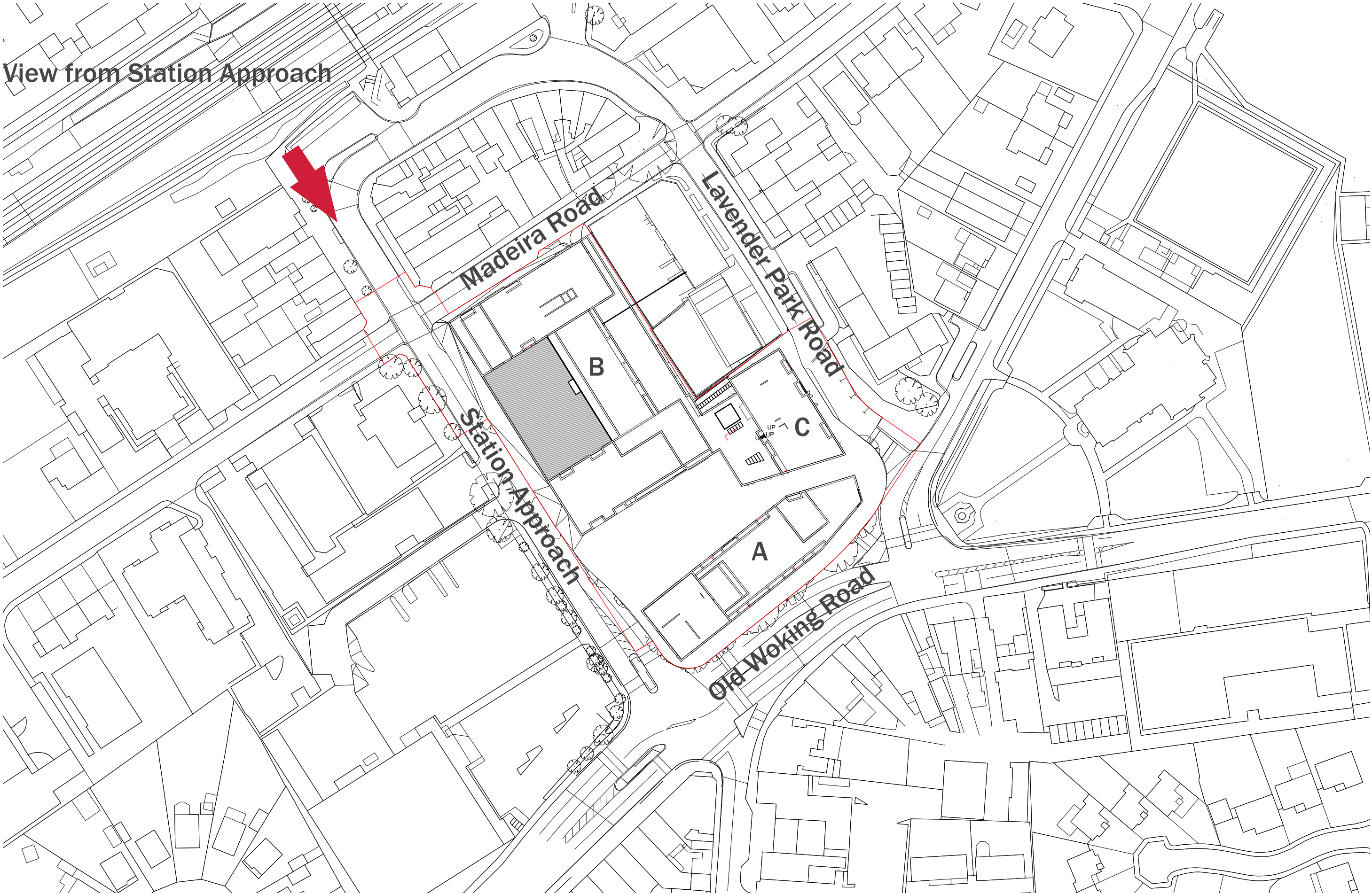


View from Parvis Road



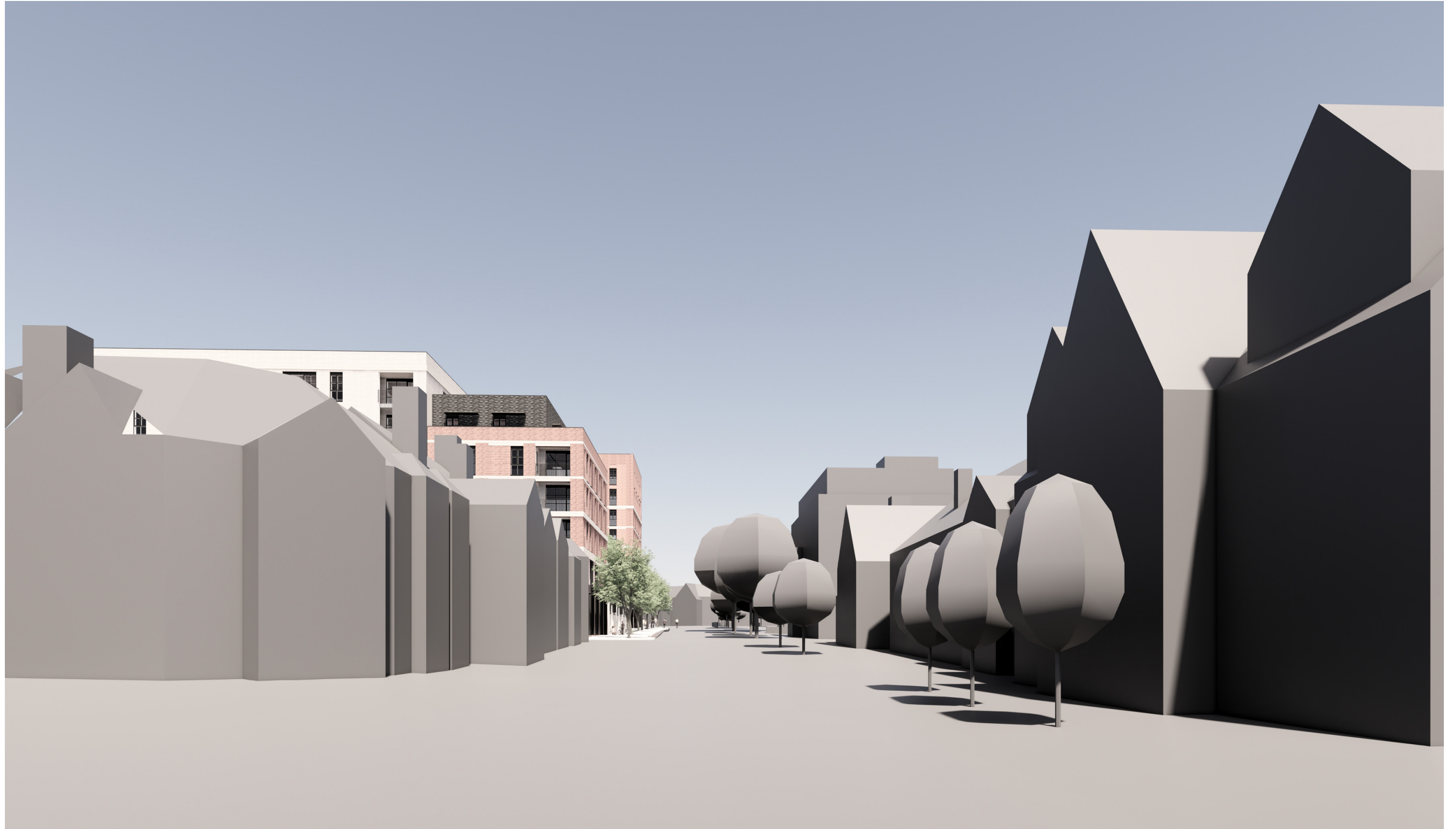


View from Station Approach



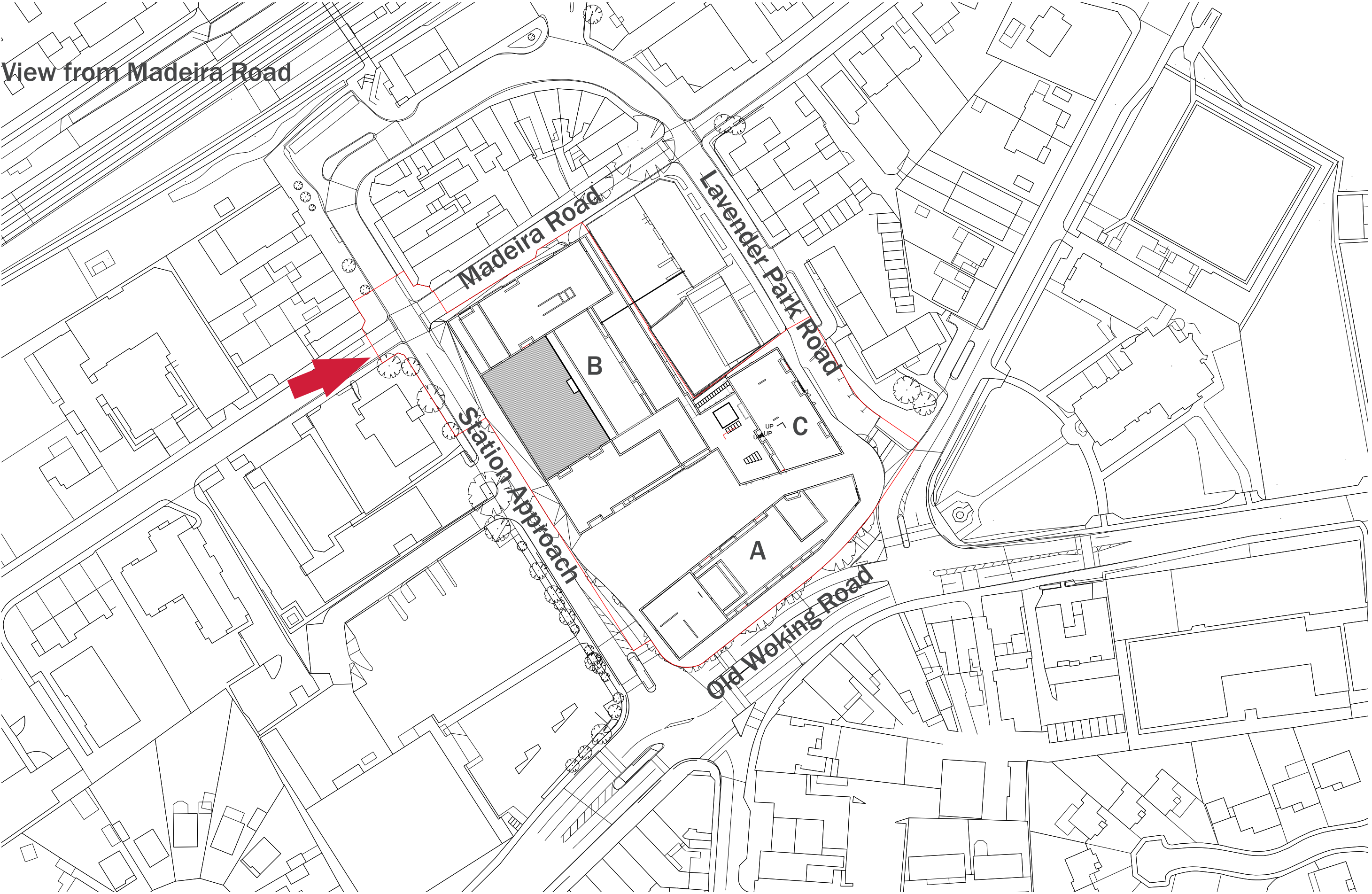


View from Station Approach



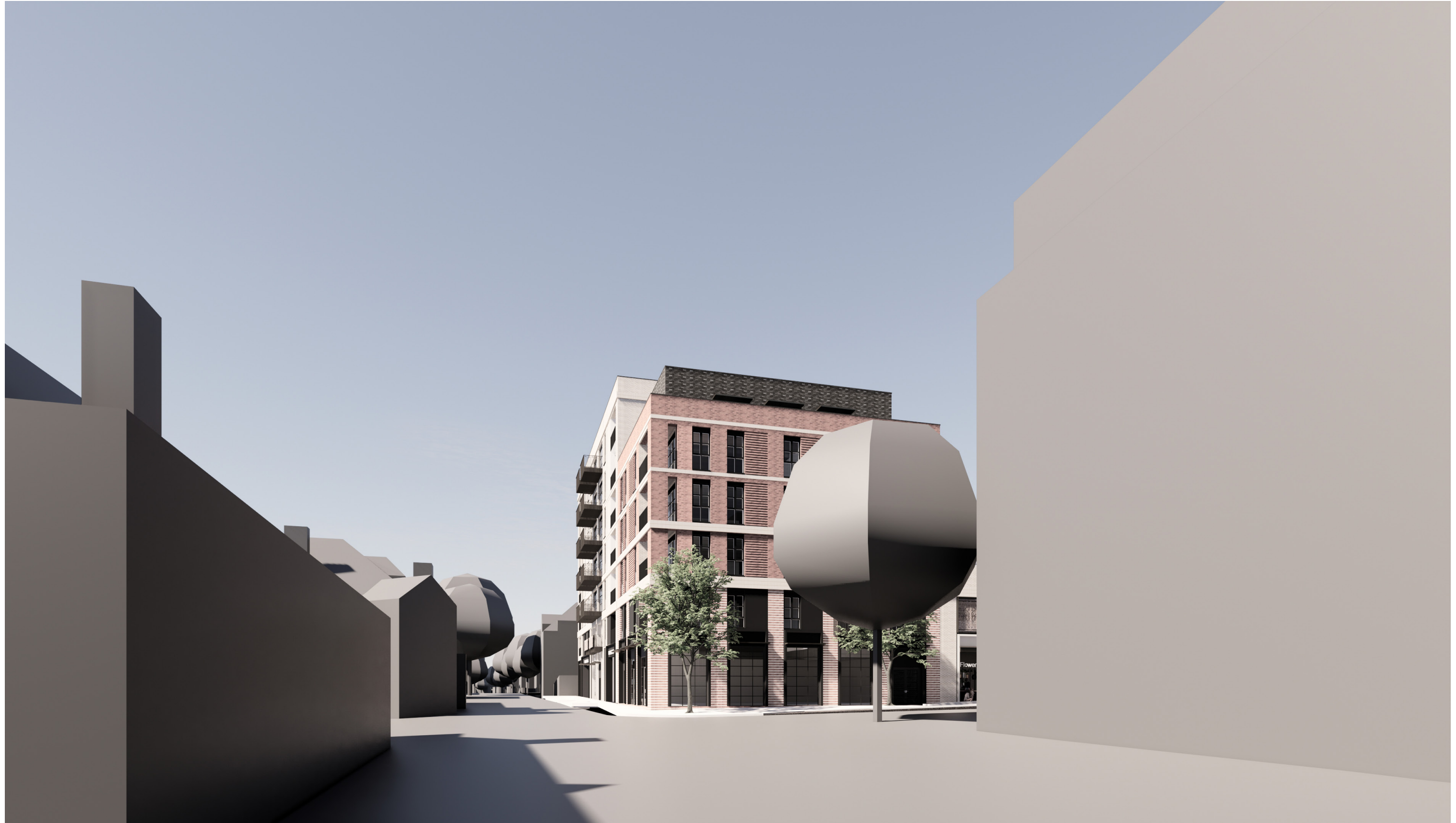


View from Madeira Road



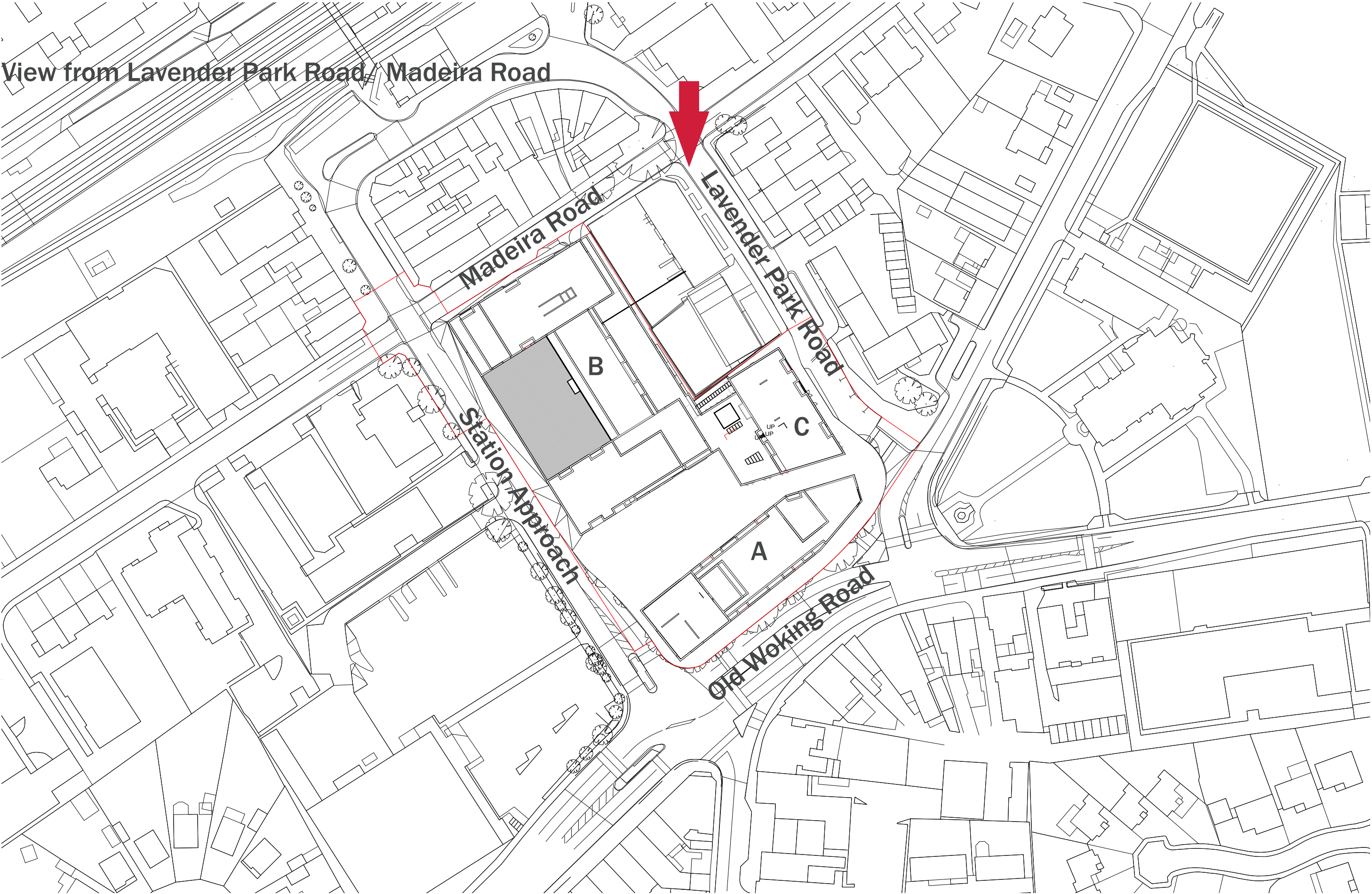


View from Madeira Road



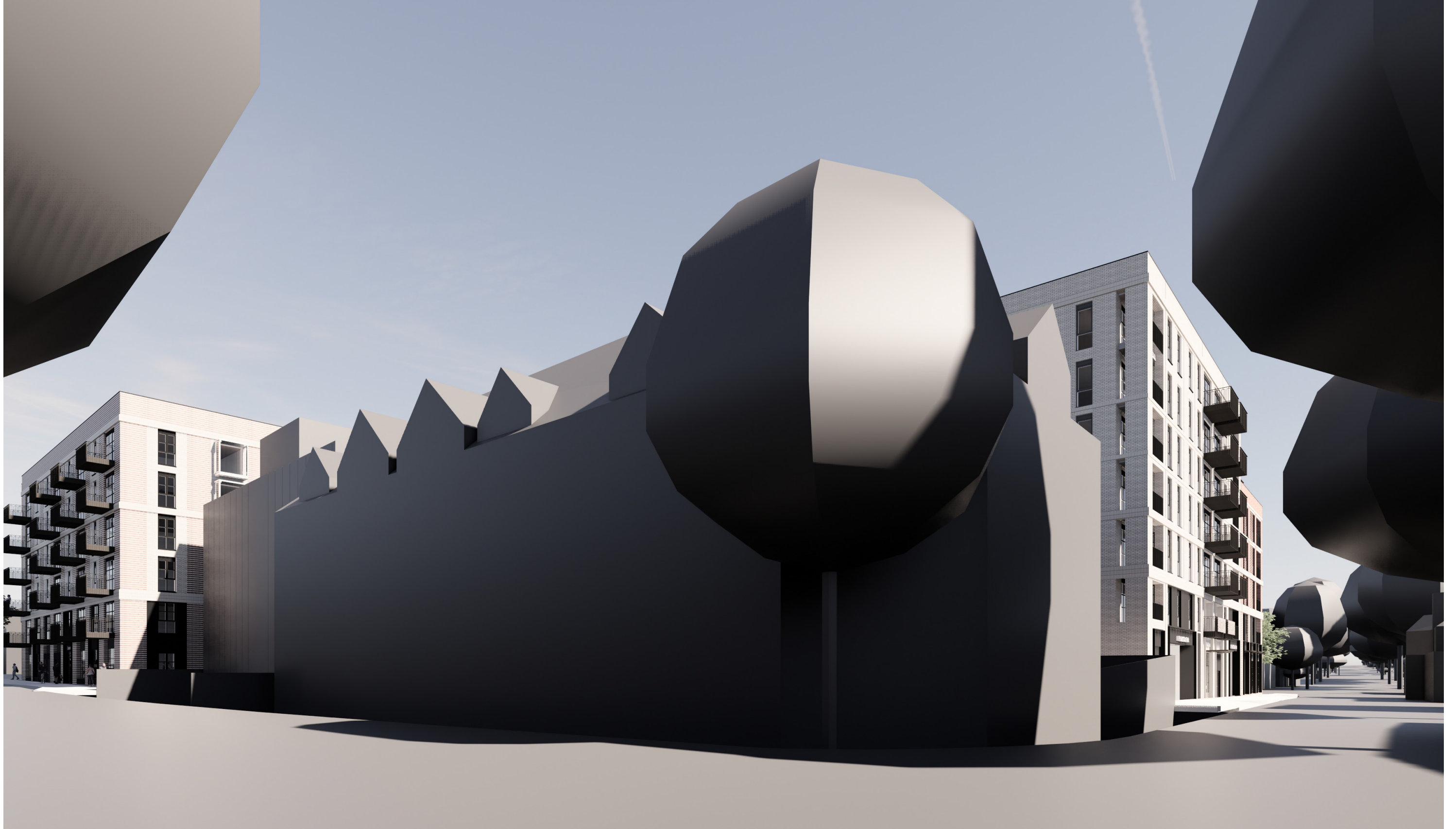


View from Lavender Park Road/ Madeira Road





View from Lavender Park Road/ Madeira Road



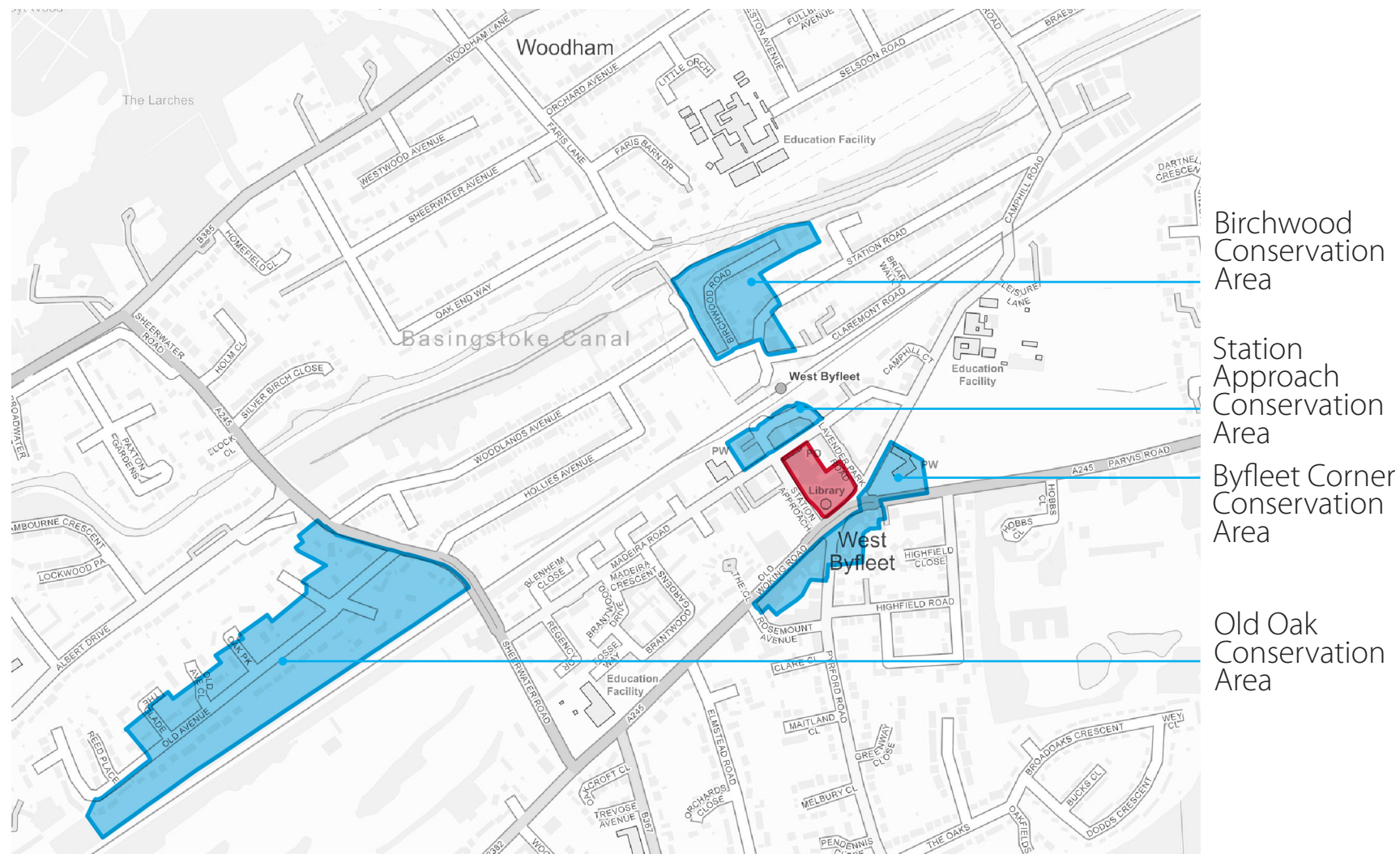


## Design Approach

**“Both parades of shops have a strong “Arts & Craft” influence with a high standard of architectural design”**

BYFLEET CORNER/ROSEMOUNT PARADE AND STATION APPROACH, WEST BYFLEET

CONSERVATION AREAS CHARACTER APPRAISAL



The site is positioned in the heart of West Byfleet Village, with four conservation areas in close proximity of which the primary architectural heritage is all Arts & Crafts style buildings.

This heritage setting is the driver for the architectural approach to the West Byfleet scheme, generating an approachable, crafted building form for the centre of the Village.

## “ARTS AND CRAFTS

A style that urged for a return to craftsmanship and which rebelled against industrialisation ”

architecture.com

### Key principles:

### Clarity of form and structure

## Variety of materials

## Asymmetry

### Traditional construction

## Craftsmanship

*Article by Suzanne Waters*

British Architectural Library, RIBA



## Local Character & Precedent - Old Oak Conservation Area





Local Character & Precedent - Byfleet Corner Conservation Area



West Byfleet Corner circa 1930



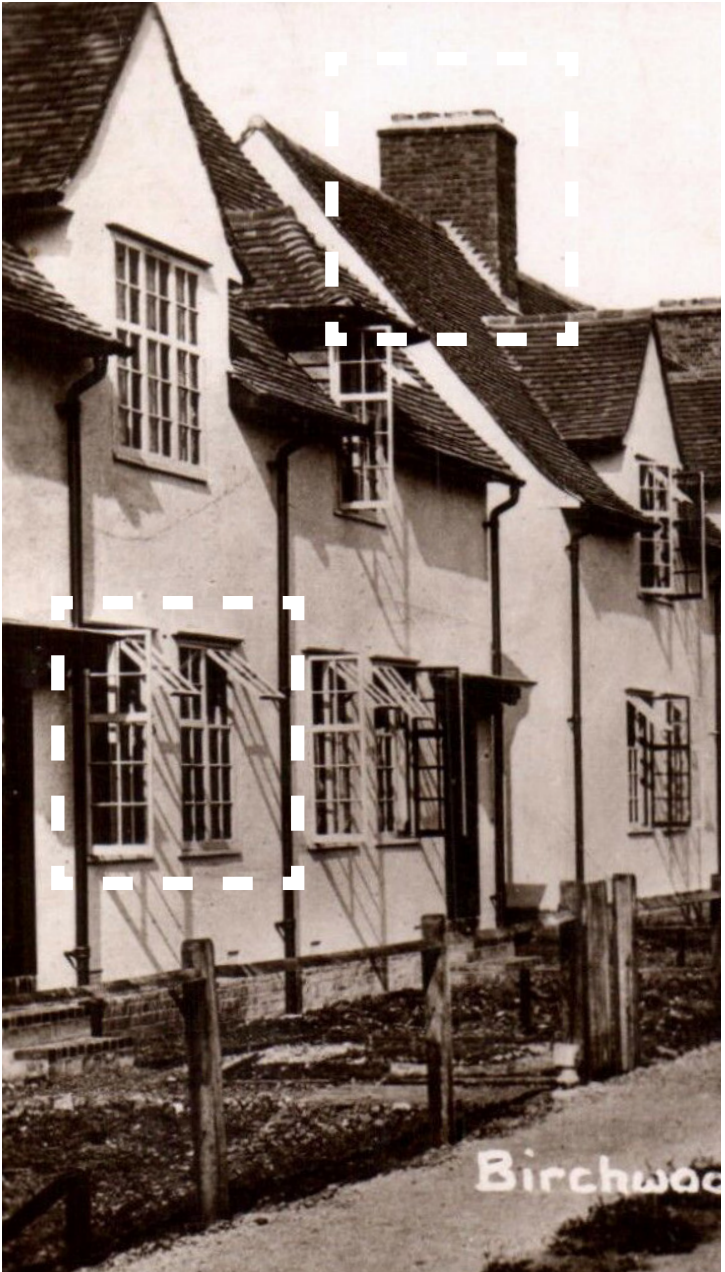
West Byfleet Corner circa 1912



Local Character & Precedent - Birchwood Conservation Area

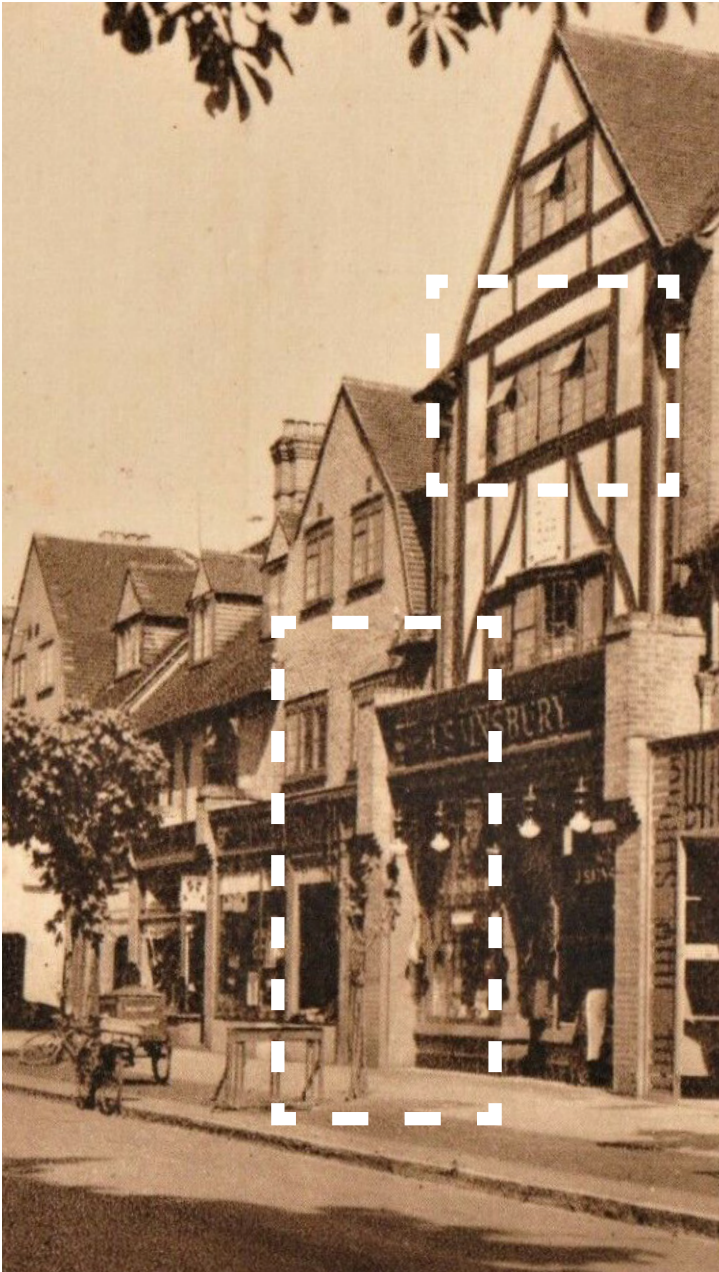


Birchwood Walk / Birchwood Conservation Area





Local Character & Precedent - Byfleet Corner Conservation Area



Old Woking Road



\*Additional page on Old Avenue required for DRP2



## Local Character & Precedent

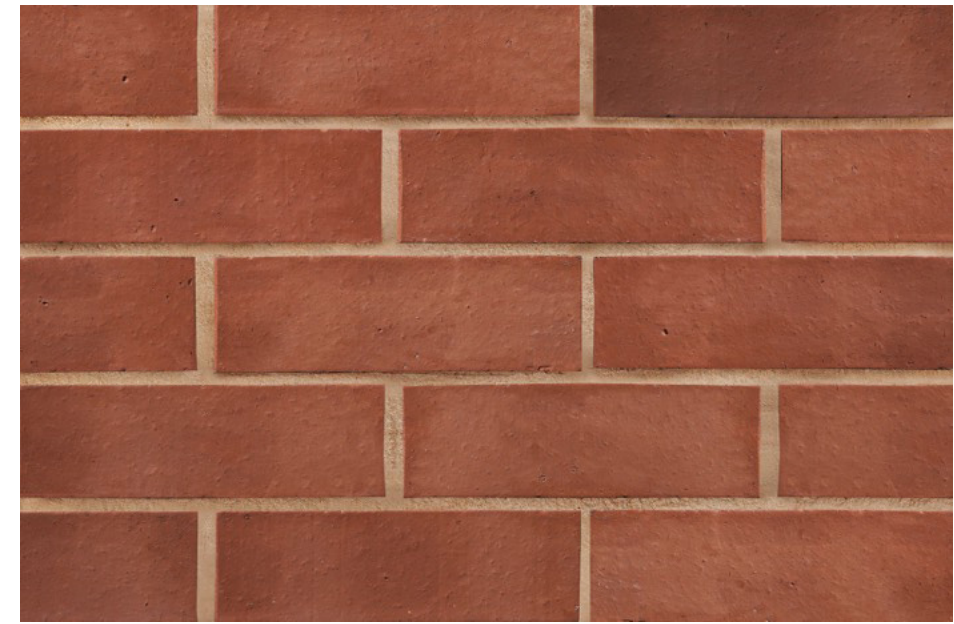
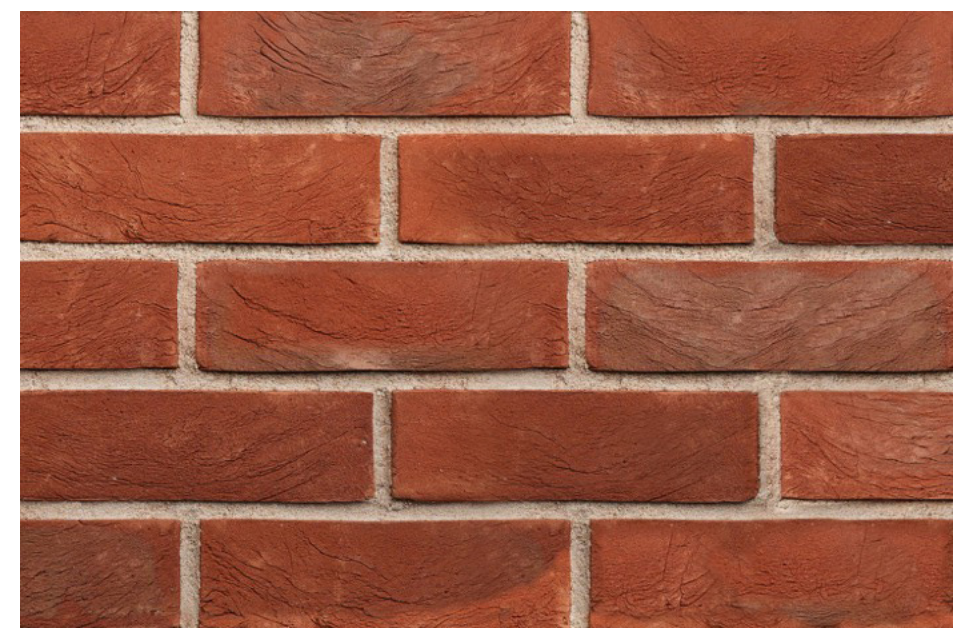


St John The Baptist Church

Daulting Stone / Wood Carving/ Stained Glass



Variety of Materials - Primary Facade Materials & Detail Areas



Primary

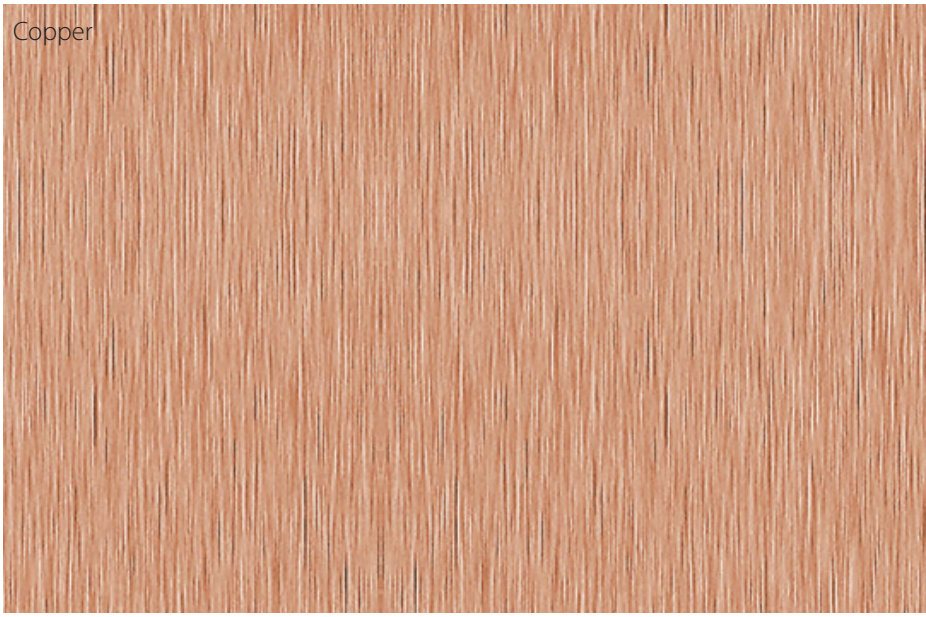
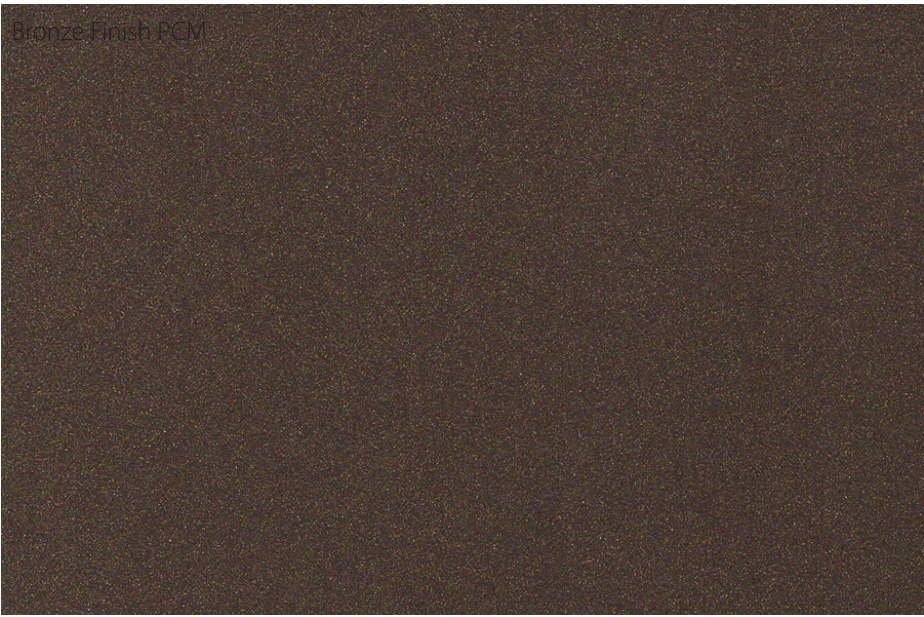
Secondary

Detail



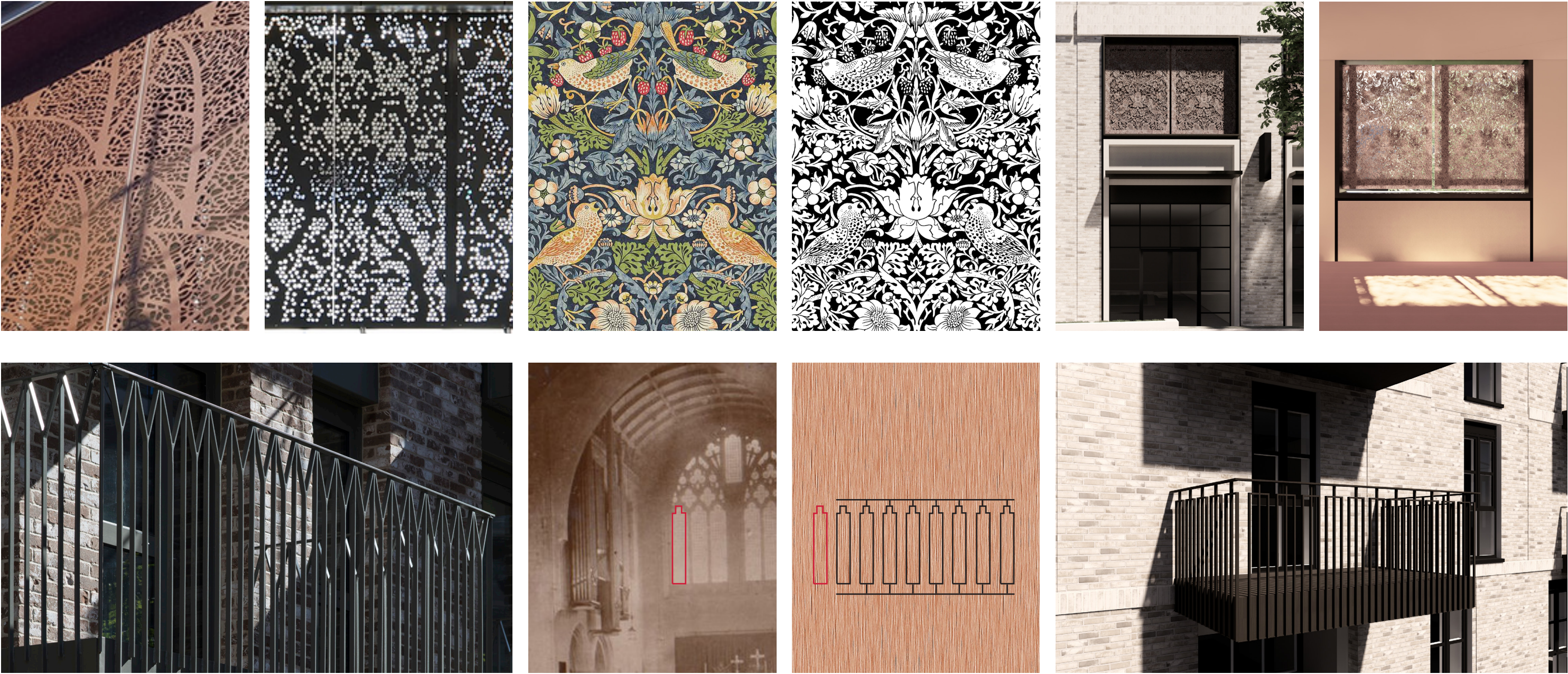


St John The Baptist Church  
Daulting Stone





Craftsmanship - Expressed in Detail



Top - examples of cut metal screens, William Morris patterns, and translation into a screened panel to the parking areas  
Bottom - examples of balustrades by PRP, stone work details of St John's and abstracted balustrade form.



View from the Public Square





Public Square - Shop Fronts





View from Lavender Park Road





Station Approach - Retail units and street landscaping





Station Approach - Retail shop fronts and landscaping





Public Square- Main Entrance to Shared Amenities





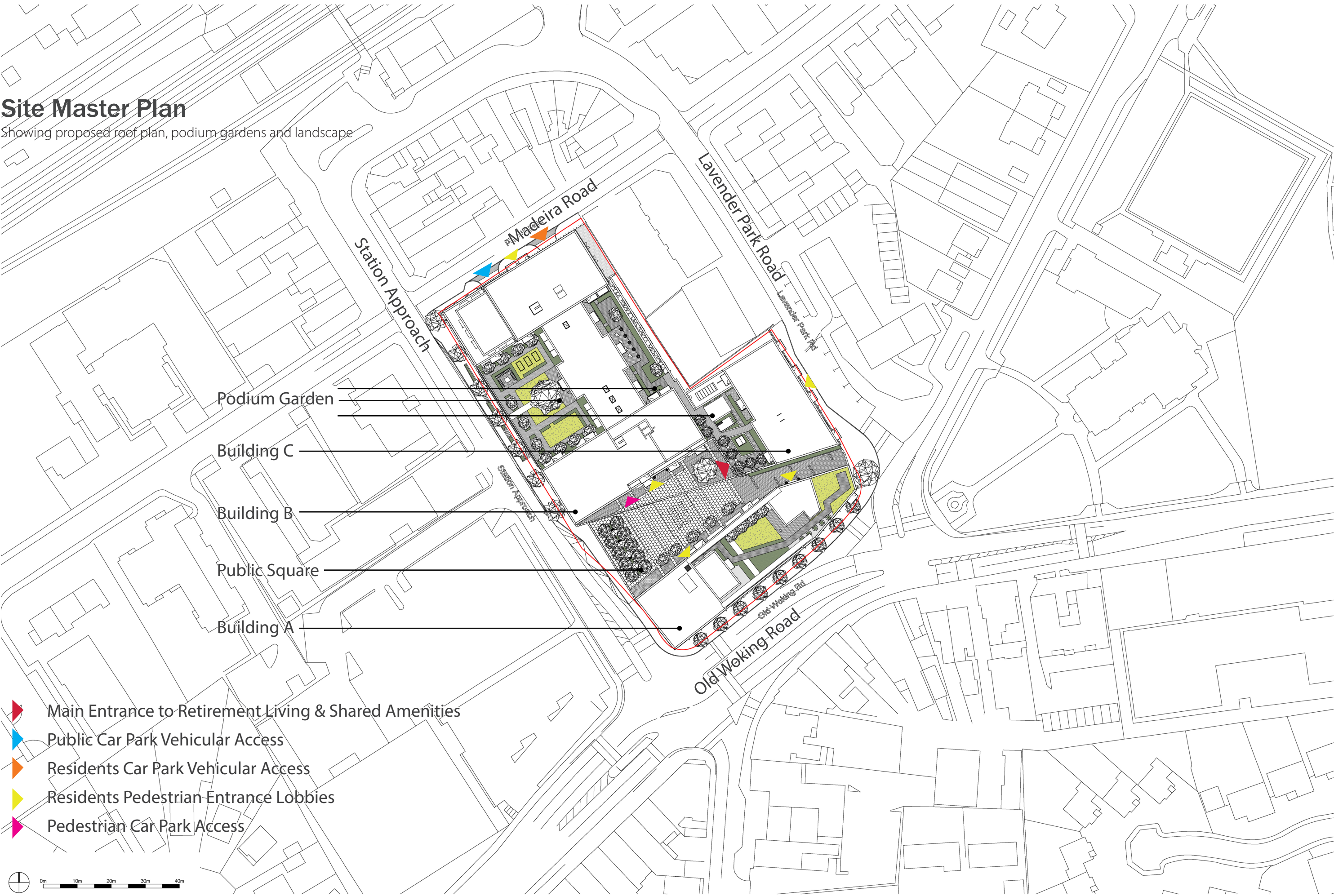
Public Square- Main Entrance to Shared Amenities





# Site Master Plan

Showing proposed roof plan, podium gardens and landscape





Lower Ground Floor & Basement





Ground Floor Plan





Upper Ground Floor Plan

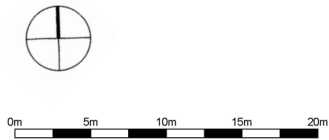




Typical Upper Floor  
(First Floor Plan)



- Key:
- Assisted Living Apartment 1bed
  - Assisted Living Apartment 2bed
  - Assisted Living Apartment 2bed+
  - Residents only Retirement Living Shared Amenity Spaces





# 5th Floor Plan/ Roof Terrace

- Key:

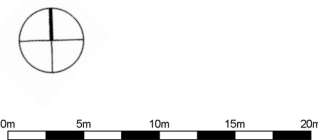
Assisted Living Apartment 1bed

Assisted Living Apartment 2bed

Assisted Living Apartment 2bed+

Ancillary Accommodation

Shared amenity space

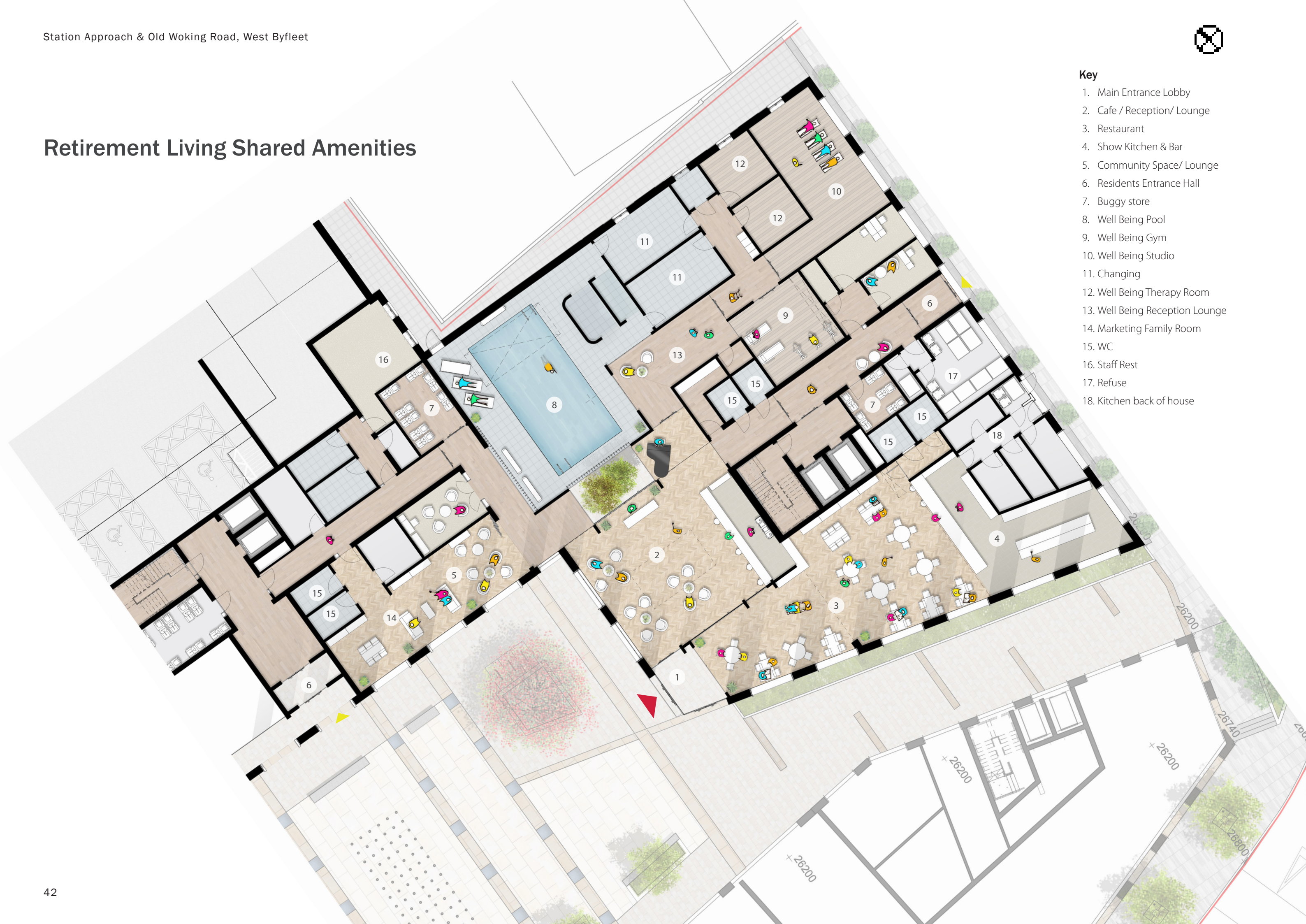






# Retirement Living Shared Amenities

- Key**
- 1. Main Entrance Lobby
  - 2. Cafe / Reception/ Lounge
  - 3. Restaurant
  - 4. Show Kitchen & Bar
  - 5. Community Space/ Lounge
  - 6. Residents Entrance Hall
  - 7. Buggy store
  - 8. Well Being Pool
  - 9. Well Being Gym
  - 10. Well Being Studio
  - 11. Changing
  - 12. Well Being Therapy Room
  - 13. Well Being Reception Lounge
  - 14. Marketing Family Room
  - 15. WC
  - 16. Staff Rest
  - 17. Refuse
  - 18. Kitchen back of house





# Access of shared amenity

## Ground Floor Communal Space

The diagram shows the ground floor semi private, wellbeing and communal amenity space that has public and private access at ground floor

- Semi private lounge that can be hired out with a view in to the public square
- Restaurant and Cafe / Bar has public and resident access
- Wellbeing has resident and member only access
- A layered security strategy controls access by the public





# Indicative Landscape



Illustrative Masterplan





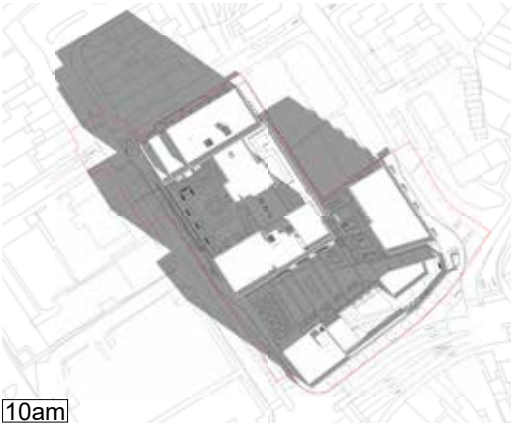
# Illustrative Overshadowing Study

BRE guidance suggests if a space is used all year round, 50% of external amenity space (public square inclusive) receives at least 2 hours of sunlight on 21 March. The equinox (21 March) is the best date for which to prepare shadow plots as it gives an average level of shadowing. Lengths of shadows at the autumn equinox (September 21) will be the same as those for March 21. A summertime option has been plotted showing the reduced overshadowing of June 21st also representing the best case of minimum shadow and shadows for the rest of the year will be longer.

These dates and timings have been plotted to reflect the approved outline study.

## Spring (21st March) & Autumn (21st September)

Morning



10am  
Public Square: 0% of sunlight received



12pm  
Public Square: 10% of sunlight received

Afternoon



2pm  
Public Square: 50% of sunlight received



4pm  
Public Square: 98% of sunlight received

Evening



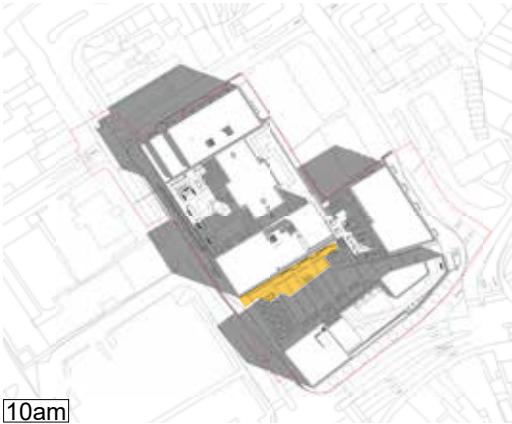
5pm  
Public Square: 95% of sunlight received



6pm  
Public Square: 60% of sunlight received

## Summer (21st June)

Morning



10am  
Public Square: 30% of sunlight received



12pm  
Public Square: 50% of sunlight received

Afternoon



2pm  
Public Square: 90% of sunlight received



4pm  
Public Square: 98% of sunlight received

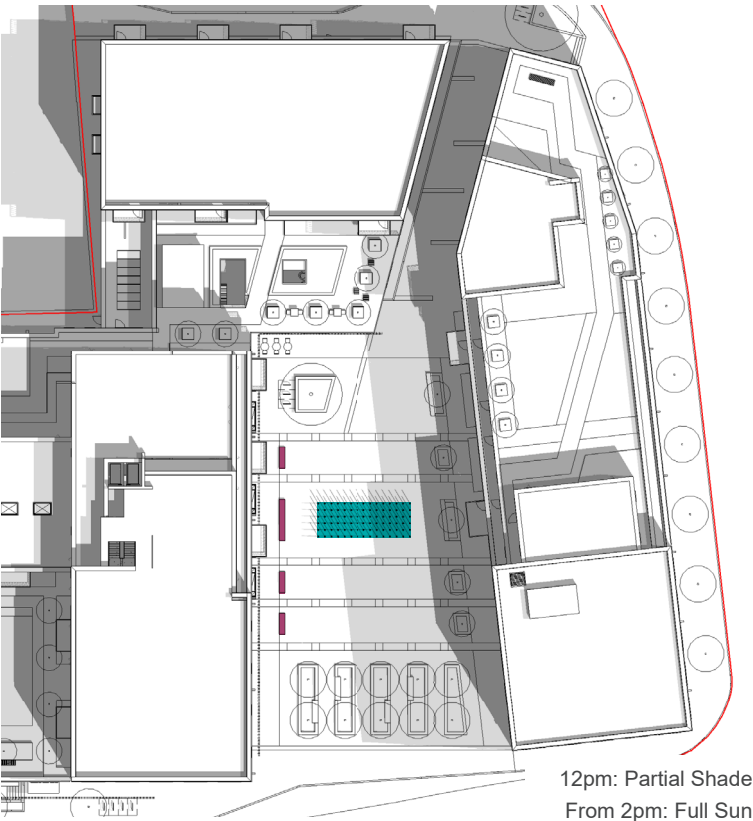
NORTH





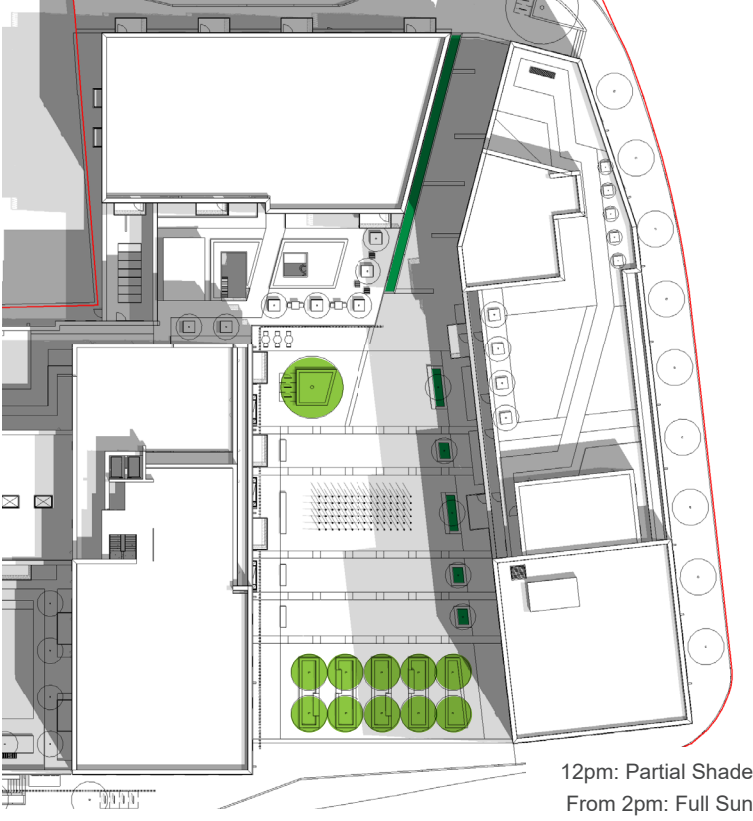
# Illustrative Overshadowing Study

Seating and Water feature Location



Seating opportunities and water feature are maximised in the sunniest location

Planting Location



Feature tree has been positioned to receive maximum sunlight together with the trees announcing the entrance to the square  
Shade tolerant species will be proposed in areas receiving less sunlight

Final Design



The final design for the new public square takes account of overshadowing analysis which has informed the design and layout



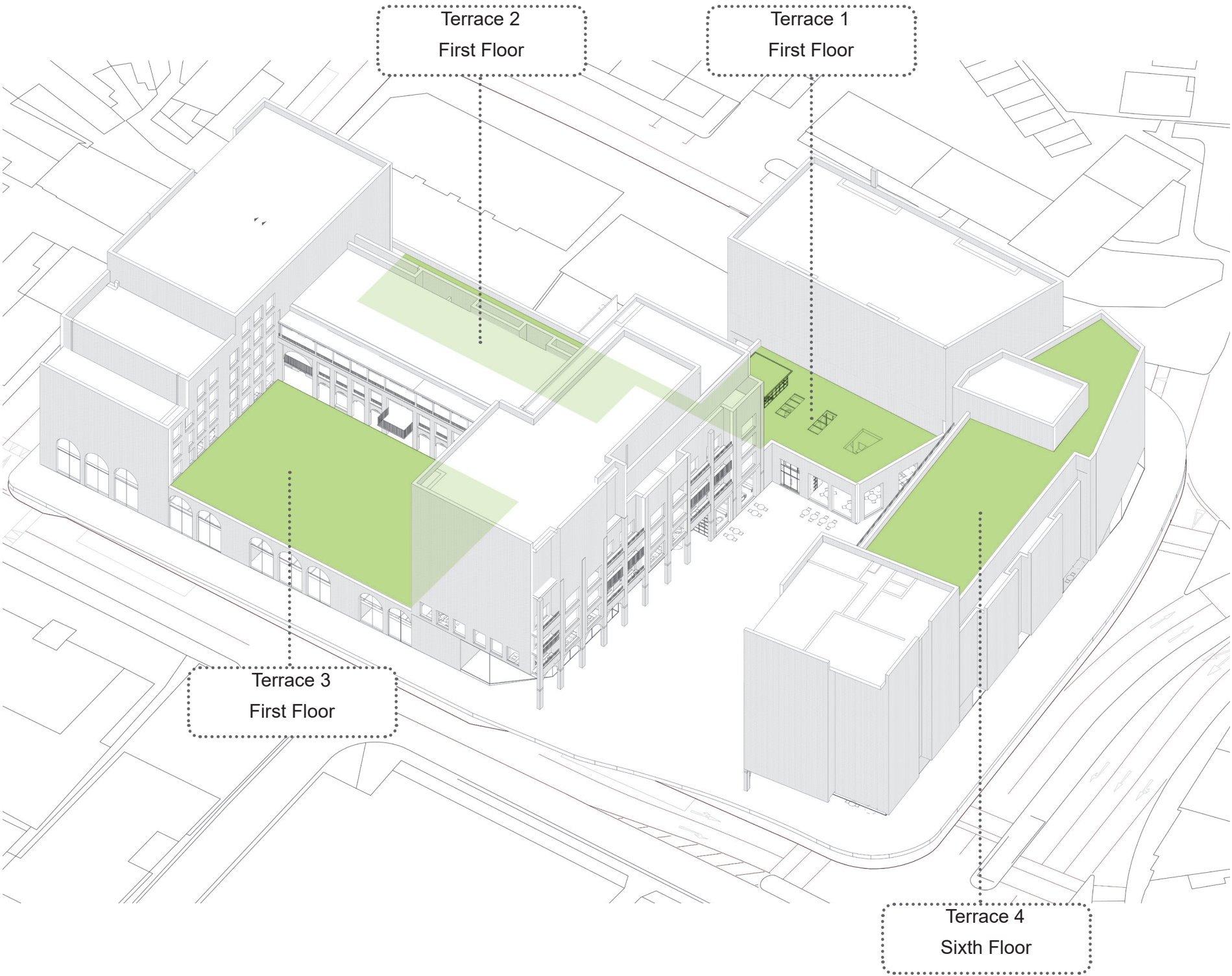


New Public Square





Podium Terraces





Material Palette



1. New Public Square: different sizes and finishes of Yorkstone to define spaces and design bands



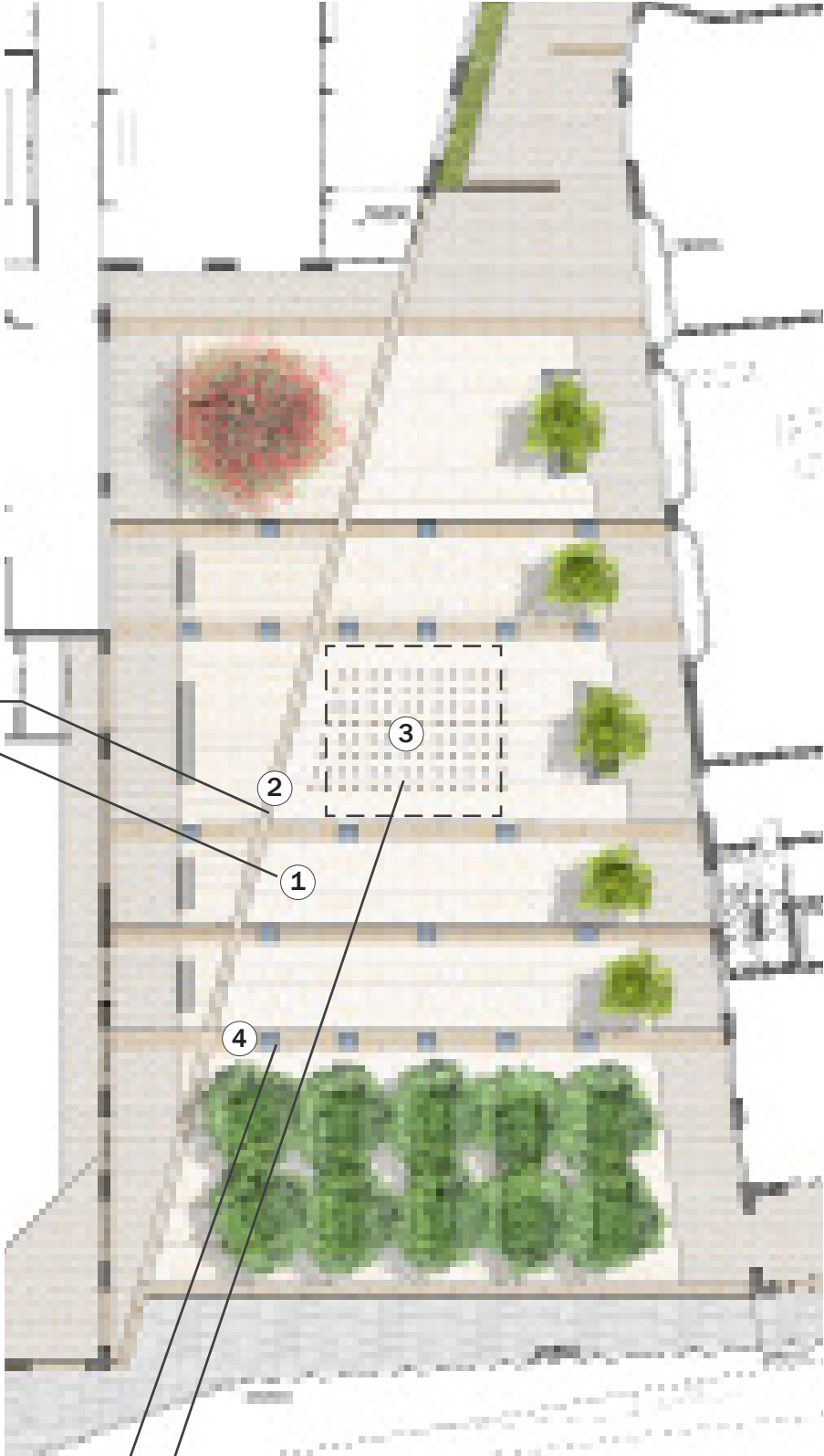
2. Feature band



3. Water Jets Fountain



4. Lightwell





Material Palette

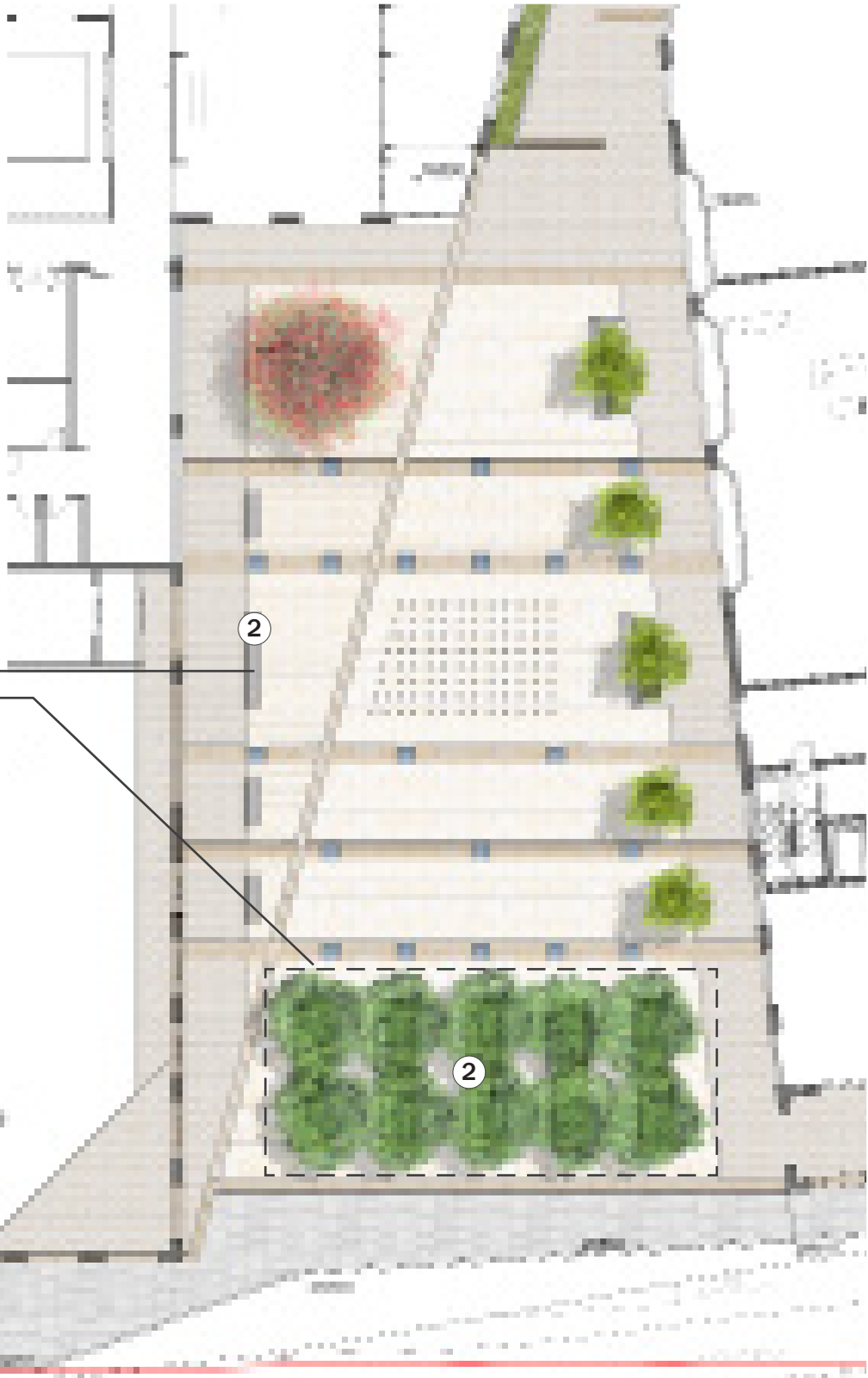


1. Sheltered area: natural stone planting wall with timber seating on top, with and without backrest

2. Concrete furniture



3. Different tone of natural stone for public realm around the site\*. Bands of different stone finish to define building edges and elements such tree pits.



\* Paving along the streets to be agreed with Highway