

PA Housing is an award winning provider of affordable, quality homes. We provide housing across the Midlands, London and the South East offering a range of housing solutions from affordable rent and independent living to shared ownership and outright sale for those in need. We manage over 23,000 homes across our regions and we're passionate about delivering more affordable homes and great services.

We welcome your feedback on these draft proposals and members of the project team are on hand to talk through the plans in more detail and answer any questions you may have.



Client



Planning Consultant



Architects



Engineers



Transport Consultant

The site and surroundings

The proposal is formed of Thames View House and the adjoining car park and some garages off Felix Road, Walton-on-Thames.

Thames View House comprises of a 64 unit nine-storey residential block with a lift shaft extending to an additional storey. At ground floor level a small community room is provided, which is available for use by residents. Thames View pre-school is currently operating in this space.

Vehicle access is provided to the north via Felix Road and there are additional pedestrian footpaths from the Felix Road recreation ground, Franklyn Road and Thamesmead.

The surrounding area is residential and is characterised by predominantly two/two and a half storey detached and semi-detached housing with a small number of three storey properties along Terrace Road.

Walton-on-Thames town centre is located 1km away from the site to the south west and offers a range of amenities and services. Closer to the site is a parade of small shops and services along Terrace Road – defined as a Local Centre in the Elmbridge Core Strategy which offers some local services to residents of Thames View House.

Walton Riverside Conservation Area lies to the north west of the site.

Land to the front of the site at Felix Road Recreation Ground is designated as Green Belt.

Why redevelopment?

Existing housing at Thames View House is of poor quality and the building is considered to be at the end of its economic life. Redevelopment rather than refurbishment of the existing building is sought as there are number of significant shortcomings/ constraints with the existing building.

Thamesview is a system built concrete structure which was overclad in 1999 prior to the Elmbridge stock transfer. The building has unusual access arrangements with a scissor design of the apartment layouts meaning front doors are grouped every third floor with some flats on the level and some rising upward from the entrance and some running down to a lower level.

The building has poor thermal performance meaning it is cold in winter and overheats in summer. The scissor arrangements of the flats also leads to sound transmission issues and makes access and adaptation very difficult.

The current layout of the site also creates blind corners, meaning that spaces surrounding the building are not overlooked and can attract anti-social behaviour.

Despite significant investment in the building it fails to provide the high standard of accommodation that PA Housing wishes to provide for its customers. Redevelopment of the site will reduce longer term maintenance costs and allow PA Housing to deal with the thermal and noise issues as well as creating a residential development that meets high quality standards and current Local Plan and Building Regulation requirements.

Redevelopment also provides an opportunity to improve the area surrounding the building, making a safer and more attractive environment for the neighbourhood and a better setting for the neighbouring recreation ground which connects the site to the River Thames tow path.



Aerial View Site



Street View 1



Street View 2



Street View 3



Street View 4



Street View 5



Street View 6

Thames View House:

Consultation Event, 20th July 2019

Previous proposal - Design development and pre-application engagement with Elmbridge Borough Council

www.pahousing.co.uk/thamesview

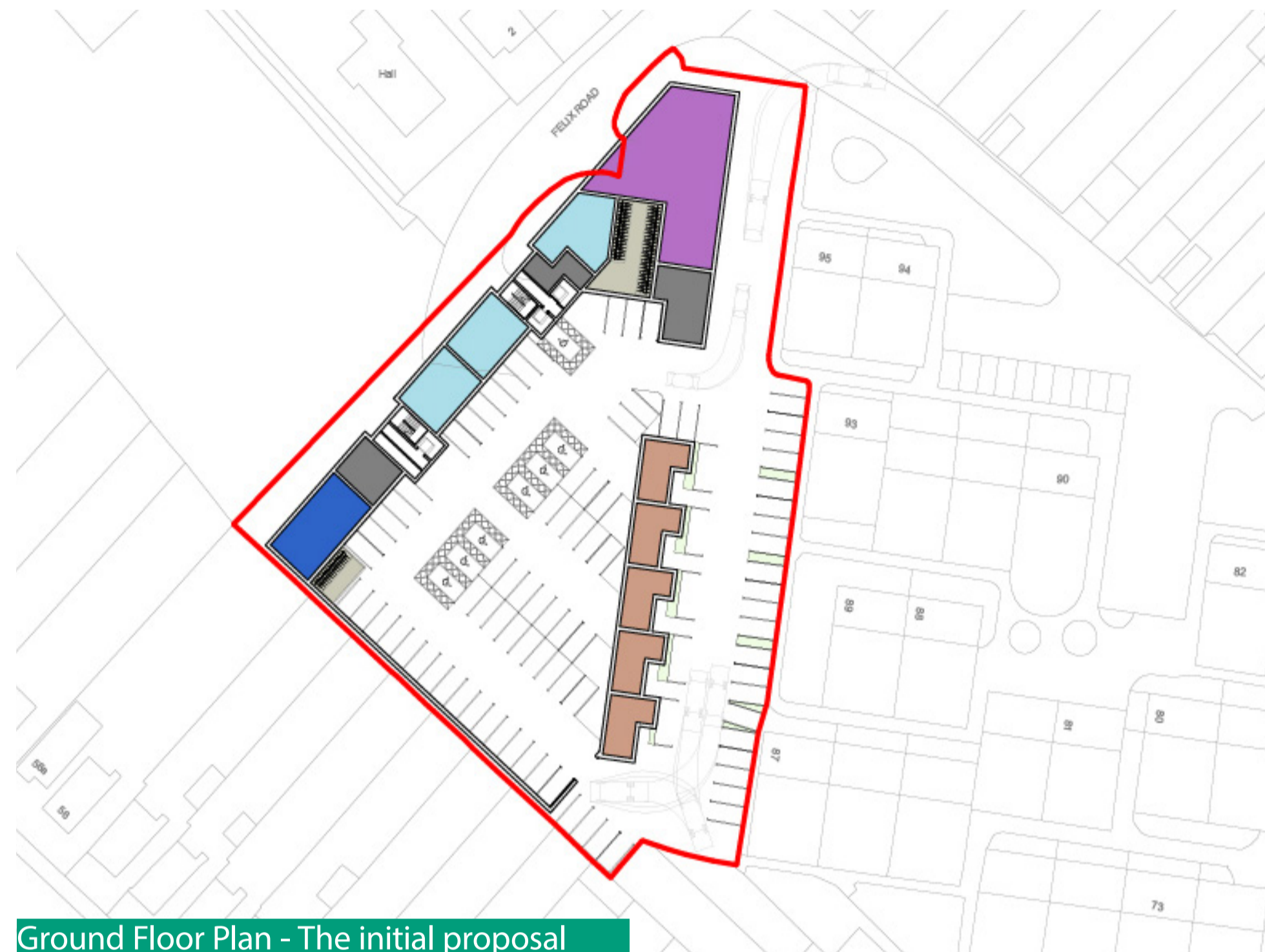


PA Housing has undertaken pre-application discussions with Elmbridge Borough Council during 2018 and 2019.

The initial pre-application scheme in July 2018 presented proposals for a part 1, 3, 7 and 9 storey block with a podium level providing 97 residential units. The tallest block was 9 storeys and dropped down to 7 storeys towards Franklyn Road with a single storey community facility fronting the site. To the east of the site a narrow three storey block is created to form a row of mews houses backing onto the podium block providing active frontages.

The proposals provided 50.5% private units and 49.5% affordable rented/shared ownership units with 97 car parking spaces at ground level and underneath the podium level.

This page shows the initial design proposals and a summary of comments on the design received from Elmbridge Borough Council during the pre-application discussion.



Ground Floor Plan - The initial proposal



First Floor Plan - The initial proposal



3D Massing - The initial proposal



Summary of comments received from Elmbridge Borough Council

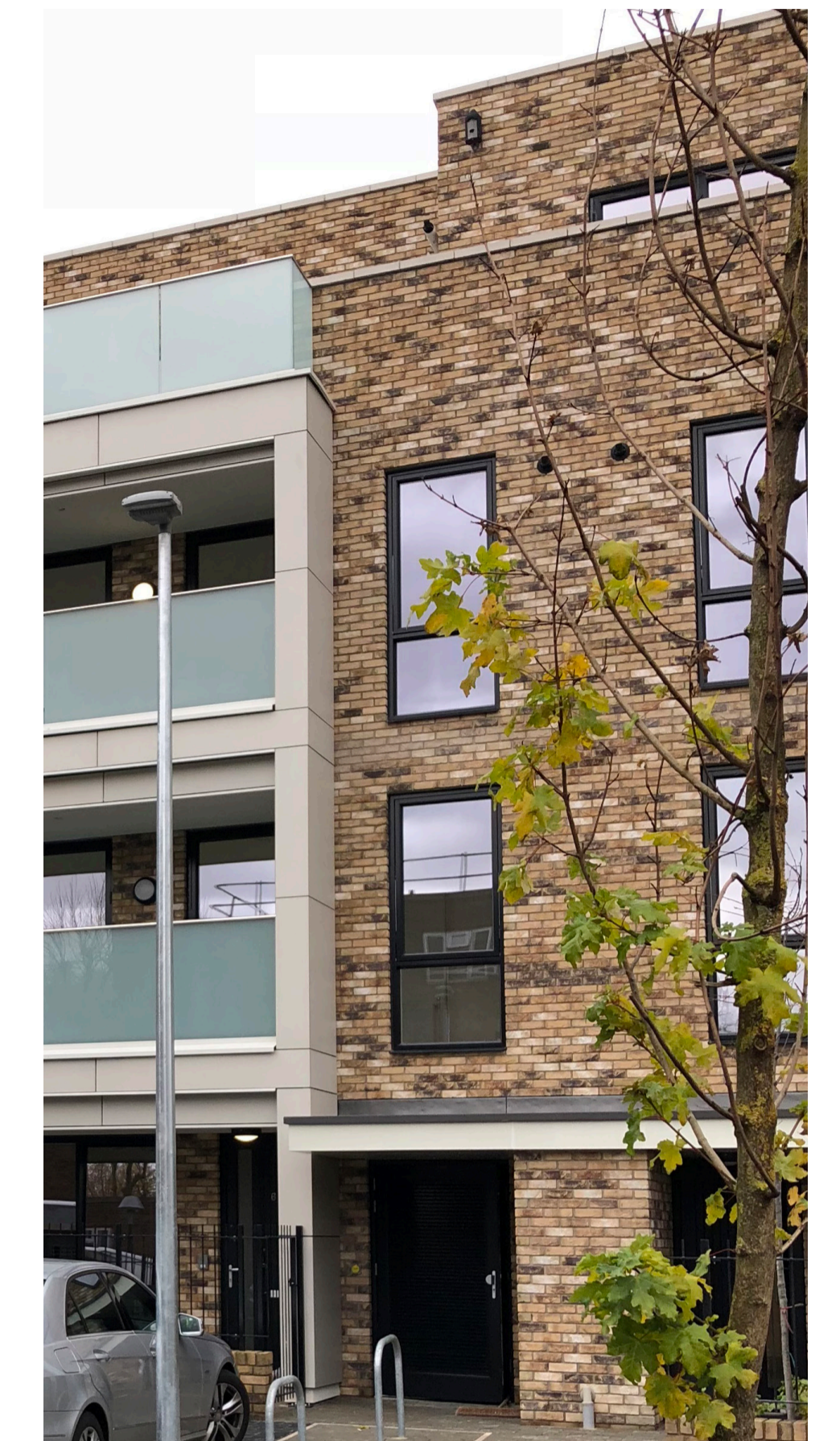
The Proposals

- The proposal is to demolish the existing Thames View House.
- The proposal replaces the existing, outdated Thames View House with a new contemporary building, delivering a mixture of new affordable and private homes, enhancement to the surrounding landscape as well as re-provision of the existing nursery.
- The proposal responds to a variety of surrounding contexts; open space – Felix Road Recreation Ground, Thames Mead terraces and more traditional urban grain in the form of detached and semidetached houses on Felix, Russell and Dudley Roads. It also respects the existing urban structure – aligning the building to Felix Road, rather than trying to respond to fairly ad hoc orientation of the Thames Mead terraces.
- The nursery will be relocated to the south-west corner of the site where it will have a better quality external space as well as easier access to the recreation ground.
- The proposed heights are six and nine storeys (equal to the existing building). The nine storey element is facing the recreation ground to maximise the views of this amazing local asset, stepping down to the six storey element to the north that acts as a transition between the nine storeys at the tallest part and the houses to the north.
- The proposal will activate the ground floor and provide passive surveillance / overlooking of the Felix Road Recreation Ground, as well as the new car parking area.
- The ground floor will comprise wheelchair flats facing the recreation ground, a nursery to the south and auxiliary spaces facing the car park to the south-east. There will be two residential entrances, one to the north at the entrance from Felix Road and one towards the south, facing the car park.
- Each of the flats will have its own private amenity in the form of balconies / winter gardens or private patios. The sizes of the new flats will comply with Nationally Described Space Standards.
- Approximately 80% of the proposed homes are going to be affordable with a mix of tenures. The remaining new flats (approximately 20%) are proposed for private sale.
- The proposal will deliver 1 to 1 parking for the proposed new homes with a wheelchair parking space for all the ground floor wheelchair flats. There will be a small number of parking spaces provided for the nursery (2-3).

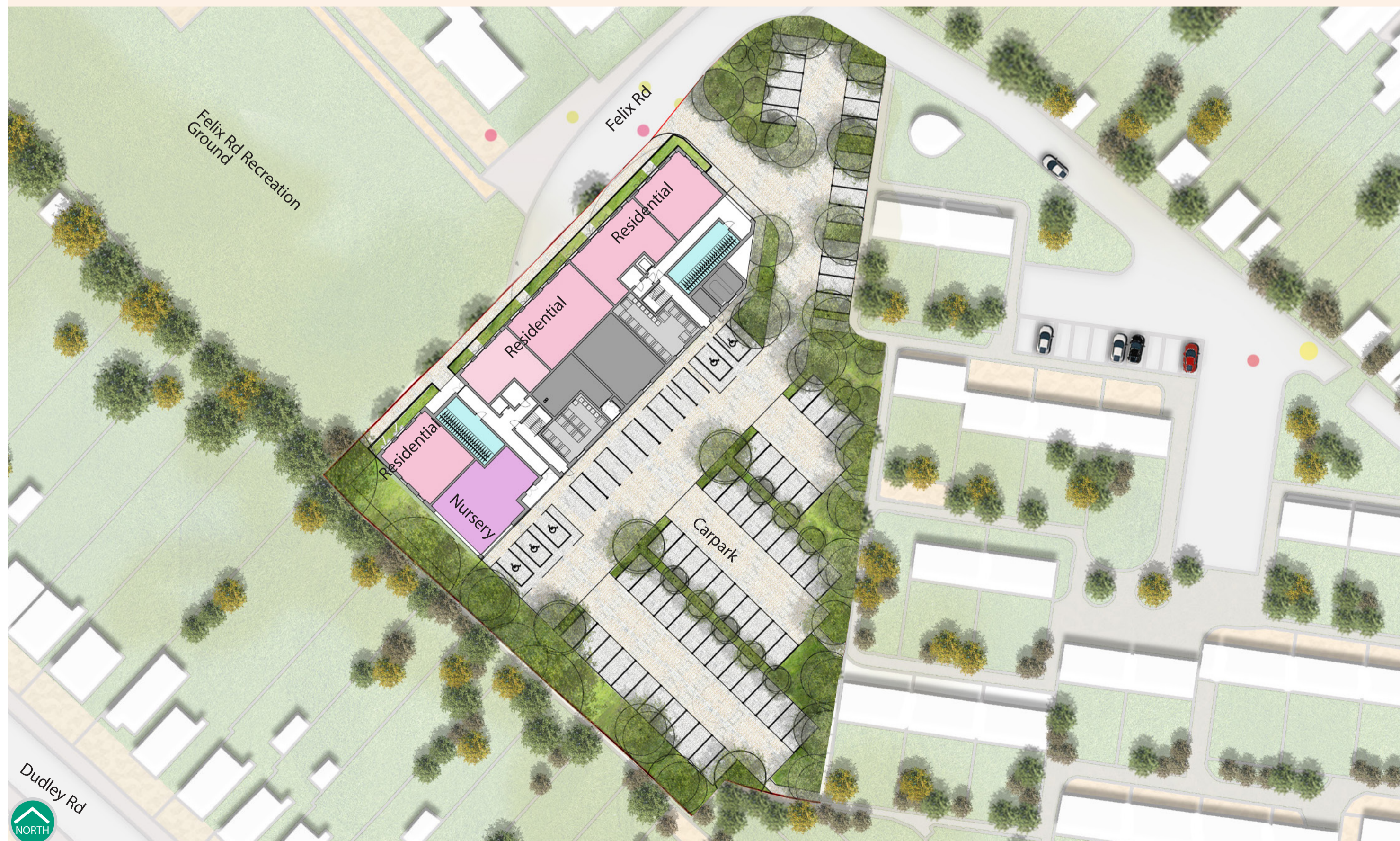
6-9
STOREYS

approx.
100
HOMES

100
PARKING
SPACES
(INCLUDING
DISABLED PARKING
BAYS FOR THE
WHEELCHAIR
UNITS)



Materiality Precedents



Ground Floor



Massing Proposal



Materiality Precedents

Landscape

Entrance Court

- The main vehicular / pedestrian entrance into the site will be enhanced with new tree and shrub planting forming a green frontage to the road.
- Residential entrances to the east and southeast of the building will be paved with a contrasting sett paver creating a threshold to the building and providing a clear hierarchy to the space.
- Wheelchair units: Ground floor access activates frontage to recreation ground, making this an active and safer space.

Planting

- The proposal aims to accommodate a number of new trees and tree types to enhance the overall character of the site providing all year round interest. New tree planting will provide important shade and an all year round visual interest.
- A new native hedge provides a green edge to the eastern boundary of the site.
- Defensible planting to ground floor apartments facing the park provide privacy for the residents.
- Removal of one mature tree. It is our intention to reprovide suitable alternative trees within the site.

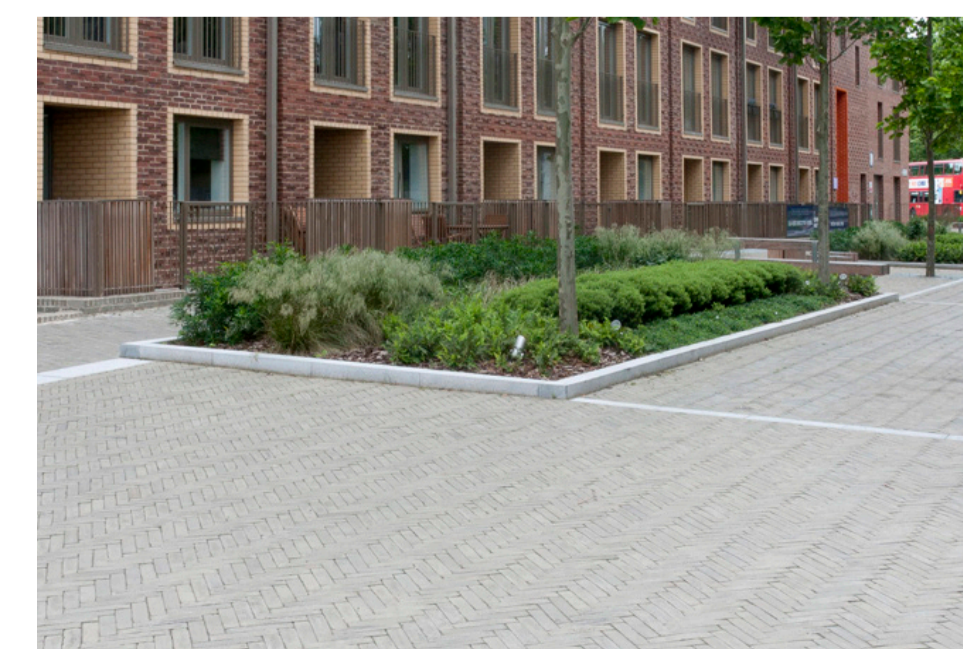
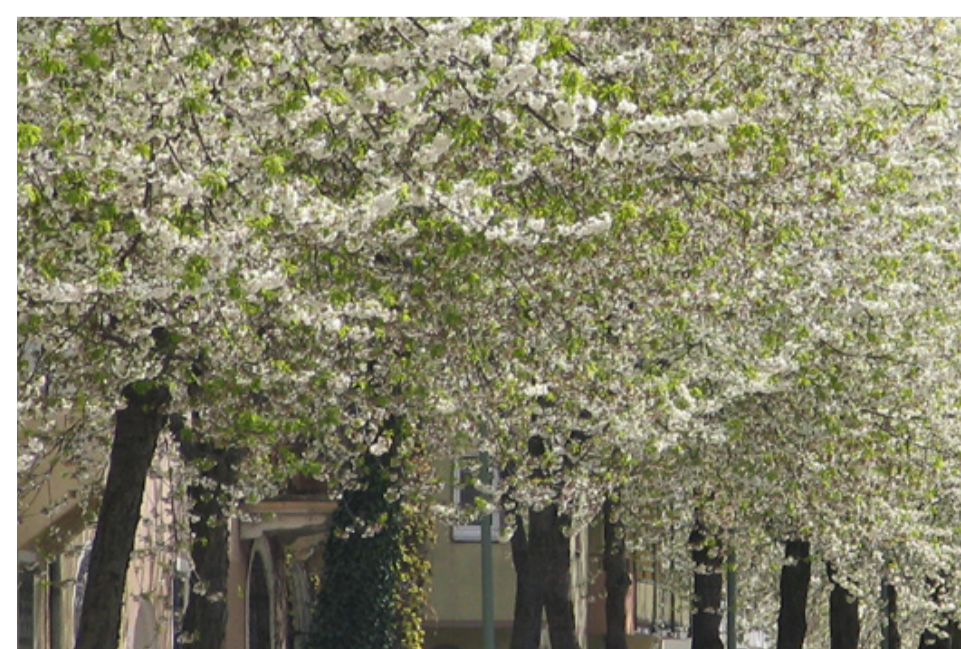
Parking Court

- Parking is subdivided by trees, hedging and low planting. Native hedge planting encloses the parking. The trees and planting help to create a visual screen to the parked cars along the boundary edge.

Legend

1. Main Vehicle / Pedestrian Entrance
2. Residential Entrance
3. Parking Court
4. Defensible planting
5. Nursery Garden
6. Paved threshold
7. Planted boundary edge

Landscape Plan



Landscape Precedents

Next Steps

We will review all the feedback received today and through PA Housing's website and will use this to inform the detailed design work that we will carry out during the summer. We will organise another event to speak to you about our detailed proposals before submission of the planning application in Autumn 2019.

We expect that residents of the existing building will have moved to their new homes by Spring 2021. If planning permission is granted it is expected that demolition and construction will start in the summer of 2021 and that the new homes will be completed in Summer 2023.



Please, give us feedback on the forms provided, or via our website:

www.pahousing.co.uk/thamesview,

or contact us at:

newhomes@pahousing.co.uk



Artist's impression of Proposal - view from Felix Recreation Ground