

# 12-16 HIGH STREET WALTON-ON-THAMES

DESIGN & ACCESS STATEMENT

DECEMBER 2023



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This document should be read in conjunction with the submitted drawings and the following submitted reports:

Planning Statement  
Prepared by Avison Young

Statement of Community Involvement  
Prepared by MPC

Air Quality Assessment  
Prepared by Syntegra

Noise Assessment  
Prepared by Syntegra

Daylight & Sunlight Assessment  
Prepared by Syntegra

Arboricultural Assessment  
Prepared by SJA Trees

Energy and Sustainability Assessment  
Prepared by ESC

Lighting Strategy  
Prepared by ESC

Drainage Assessment  
Prepared by Lanmor

Fire Statement  
Prepared by Surety Fire

Transport Assessment and Travel Plan  
Prepared by Lanmor

Archaeology Report  
Prepared by AOC

Land Contamination  
Prepared by Jomas Associates Ltd



INTRODUCTION

This document has been prepared by Panter Hudspith Architects for CNM Estates to accompany the Planning Application for the development of:

12-16 High Street  
Walton-on-Thames  
KT12 1DA

Summary

The site at 12-16 High Street has recently been purchased by CNM Estates. The site is in a prominent location in the Walton Town centre (as defined by the Design and Character SPD) providing a significant opportunity to positively contribute to the area.

Revitalising the High Street

The proposal seeks to re-establish this site as a key hub on Walton High Street, bringing new purpose and a sense of place to the local community. The proposal is for a high quality design that builds on and respects the character of the wider area and neighbouring buildings and provides improvements to the street facing frontage. The proposal will provide a new mix of uses including serviced offices, apartments, 2 residential apartments and a café making a significant contribution to the Town Centre. This follows a previous refused application, where scale, height, massing and approach to appearance remains as previously considered.

The additional benefit of this proposal is a true mixed use scheme bringing two vacant substandard residential units back within the scheme, and as such there is no net loss of residential, but furthermore an improved quality of residential accommodation on site.

This document begins with a summary of the serviced apartment sector and CNM Estates’ development experience. The next section is an analysis of the current context and building to explain the opportunities and constraints for the site. Design development and considerations are then outlined and proposed layouts and appearance presented.



Proposed CGI looking NW along High Street



Current view looking SE along High Street

## PROJECT VISION AND AIMS

Improve the appearance of this important part of the High Street through high quality design

Optimise this brownfield town centre location as encouraged by planning policy

Promote uses that are less reliant on private car use

To bring increased footfall to the High Street. To promote and encourage investment in The High Street and within Walton Town centre through providing new uses:

- good quality office accommodation tailored to new forms of working currently lacking within Walton Town centre
- ancillary café capable of complementing the coworking space whilst being accessible to the public
- serviced apartments currently lacking in the local area
- providing new high quality replacement residential units



## CNM ESTATES & THE SERVICED APARTMENT SECTOR

Founded in 2004, CNM Estates has a track record of success in delivering high quality serviced apartment developments as well as residential, student housing, hotel and mixed use developments.

All projects are built with a core philosophy of working collaboratively with local government, businesses and community organisations to realise potential and value through development and regeneration.

Precedent images of serviced apartment bedroom and kitchenette



### Serviced Apartment Sector

The UK Serviced Apartment market is beginning to establish itself in the hospitality sector, aimed at the specific needs of different types of travellers.

#### What are serviced apartments?

- A serviced apartment is more of a home, with utilities that enable more freedom and comfort.
- They are especially economical for longer stays, group travel or family parties, allowing savings on dining out and offering in-house entertainment.
- Fully furnished properties available for short/medium-term stays (up to 90 consecutive days) with hotel-like amenities.

#### What is the core target consumer market?

- White collar corporate guests - *those staying for business/ project work, average length of stay 1d – 3m.*
- Leisure - *those visiting for pleasure.*
- Transient business / 'Bleisure' - *an emerging trend where guests are travelling for corporate purposes but seek to experience the city by maximising leisure activities.*
- Millennials / Generation X&Y - *seeking to meet others and generate experiences.*

#### Why is it different from apartments and hotels?

- More cost-effective accommodation for visitors
- More space and privacy (*live like a local when travelling*)

- More convenient (*kitchenette / full-size kitchen with dishwasher & washing machine, larger living / sleeping areas*)
- A better solution for social distancing (*self-catering facilities, reduced social spaces & minimal staff contact*)

#### The benefits to the local economy

- Increasing visitor numbers
- Generating revenue for local economies
- Jobs creation and employment rate increase

#### The level of growth and investment

- The serviced apartment market is now recognised as a mainstream hospitality product given its significant growth over recent years.
- Rise in transient business, travellers looking for a relatively short length of stay. This has seen the demand for aparthotels increased in 2019 with 1,500 additional rooms opened in London.
- Investment volumes in the UK Serviced Apartment market have grown almost five times from £89m in 2010 to £486m in 2018 (*Source: JLL - Serviced Apartments: The fastest growing sector in hospitality 2018*)
- The combined benefits of cost, space and quality are driving the popularity of serviced apartments amongst business travellers.
- The increased convenience and value for money of holidaying in the UK are driving a rise in the number of staycations for Britons.

### Serviced apartment offering in Walton

#### Local need

- A market assessment was undertaken as part of the application and identifies potential future demand for Serviced Apartments. Such an offering would benefit customers and offer an attractive and cost effective alternative to the limited offering currently available.
- Currently Walton on Thames has no serviced apartments offered by a commercial provider and it is under-served by hotels. Apart from a small Travelodge, there are no local hotels nearby, and residential units for short stay are limited to private short stay accommodations typically booked through Airbnb within residential areas.

#### Supporting the retail in the high street- bringing people to the High Street

- Serviced apartment accommodation will help generate income for the High Street contributing to its vitality and viability - when guests spend money on accommodation, leisure, in restaurants and entertainment venues, and retail goods. It will help contribute to both the daytime and nighttime local economy. Further detail is set out in the accompanying Planning Statement prepared by Avison Young.

#### Summary

- Provision of high-quality serviced apartments and studios in Walton adds to the range of accommodation in the area.
- Increasing the area's offering of high-quality accommodation helps meet the demands of the local market, bringing more visitors & business to Walton.
- The proposed development will have a positive impact on the local economy by creating new jobs and generating revenues directly and indirectly through the guests' spending.
- Revitalising the public realm helps support the mix of retailers and food and beverage in the centre and makes a positive contribution to the viability of local tourism and business.





Precedent images of serviced offices at Sutton Point; a completed development by CNM Estates

Serviced Offices Sector

What are serviced offices?

- Fully furnished offices providing meeting rooms, breakout spaces, cafe facilities and collaborative working areas.

What is the core market?

- Local small and medium sized enterprises (SMEs).
- Start ups
- Local businesses and individuals seeking flexible short to medium term leases.

The benefits to the local community

- High quality office accommodation for SMEs, start-ups and individuals
- Networking hub
- Providing local employment space to keep professional jobs in the immediate area of Walton Town Centre
- Aligning with the Walton BID

Serviced Offices offering in Walton

Local need

- Walton Town Centre is under-served by purpose-built office space and limited office space tailored towards flexible or coworking spaces. What is offered is generally outside of town centres with a high proportion of office spaces based in business parks.
- Serviced offices with more flexible lease terms and that fulfill a trend towards opportunities for co-working will help bring a range of small to medium sized businesses to the area. It will bring office workers to the local area and offers the location of an attractive town centre with the convenience of nearby amenities. In turn this will help generate income for the High Street.
- Whilst there are limited examples nearby successful examples of coworking spaces locally can be seen in Cobham space estate Longbarn.

SECTION A:  
SITE APPRAISAL



SITE LOCATION

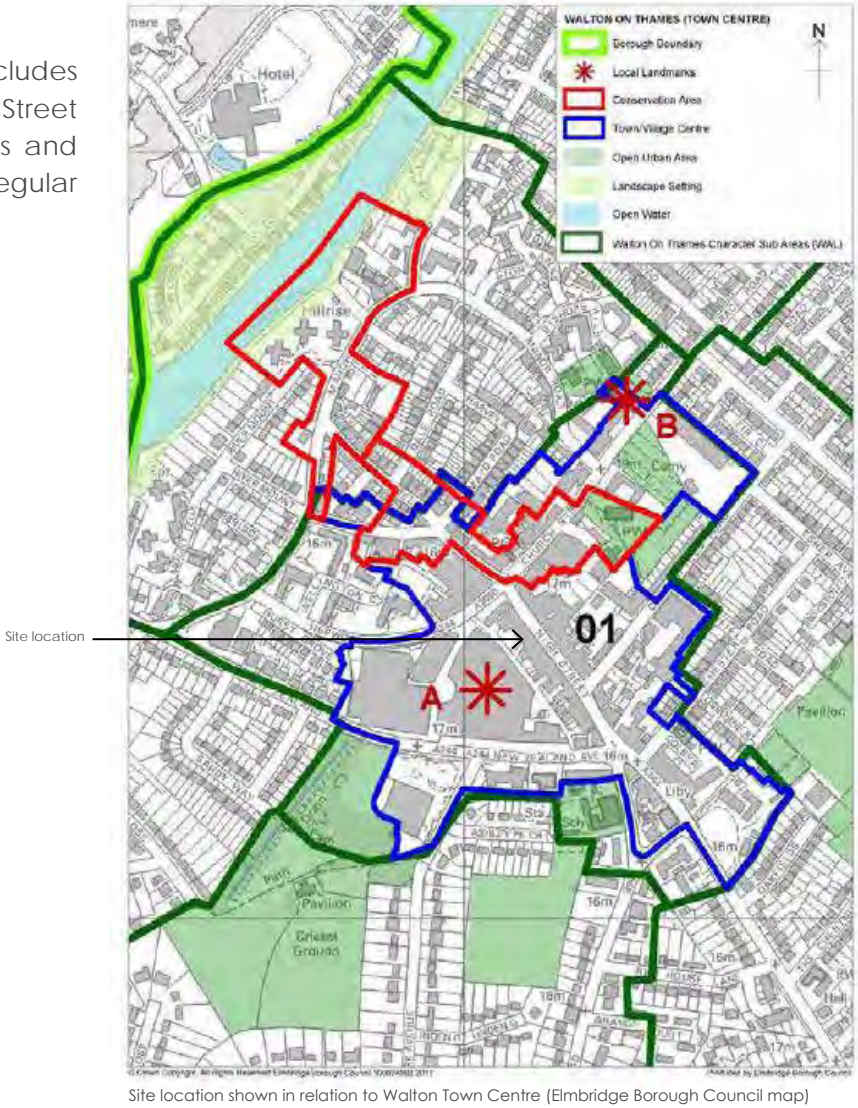
The application site is in Walton-on-Thames in the Borough of Elmbridge. The site is located centrally within the Town centre area, on the western side of the High Street. The site comprises an existing building that forms part of the primary shopping frontage to the High Street, and an associated service area to the rear which is bounded by a service road associated with the Heart shopping centre. The existing building has been vacant for several years; the ground floor was previously occupied by 2 retail units (Dorothy Perkins and Burton).

The site is near to the Church St / Bridge St conservation area which is to the north of the site. The site is visible from the conservation area and therefore this will be considered as part of the study.

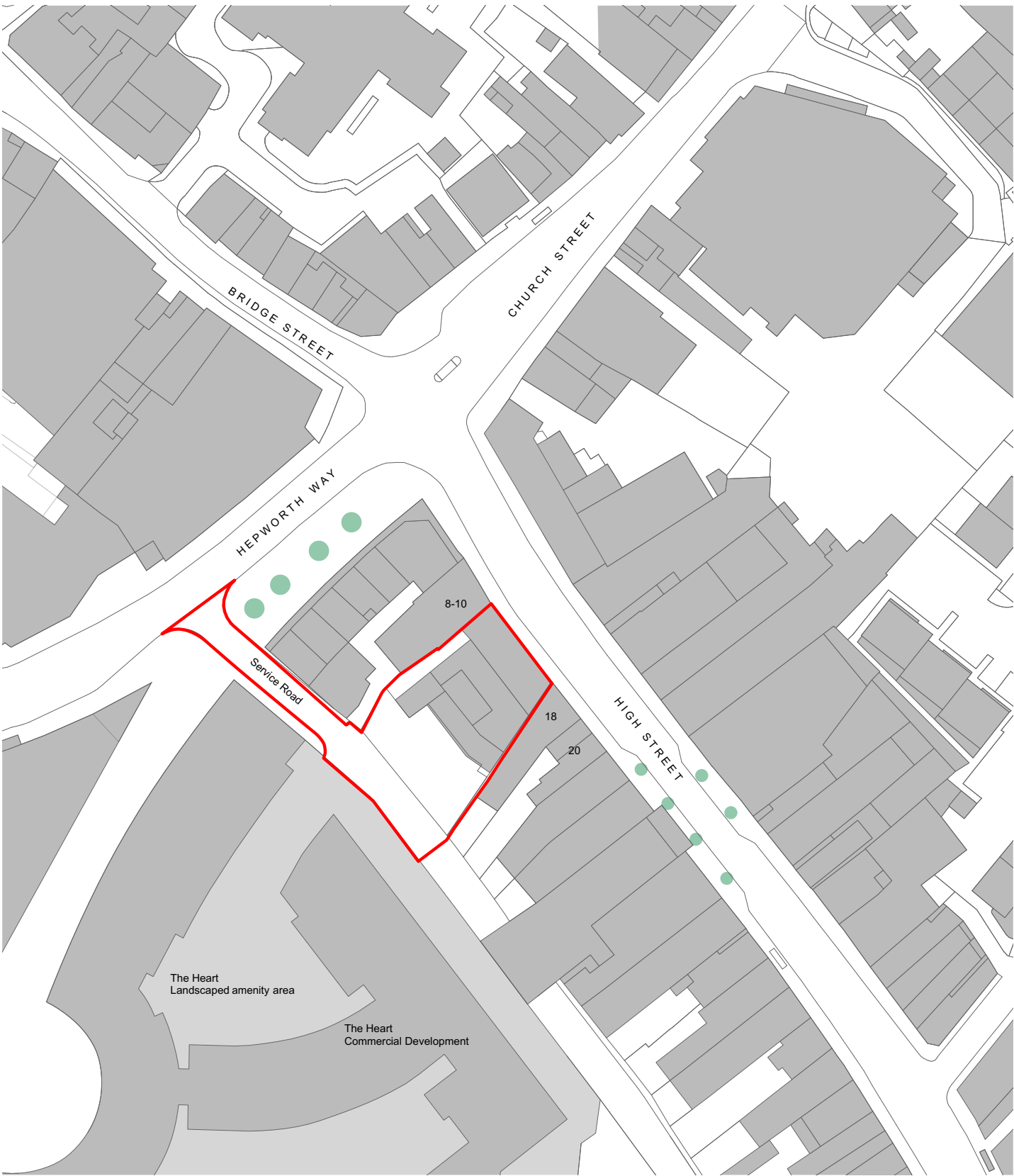
The site is well served by public transport. This includes bus stops on the High Street and Church Street which provide bus routes to Walton-on-Thames and Shepperton train stations which provide regular services to central London.



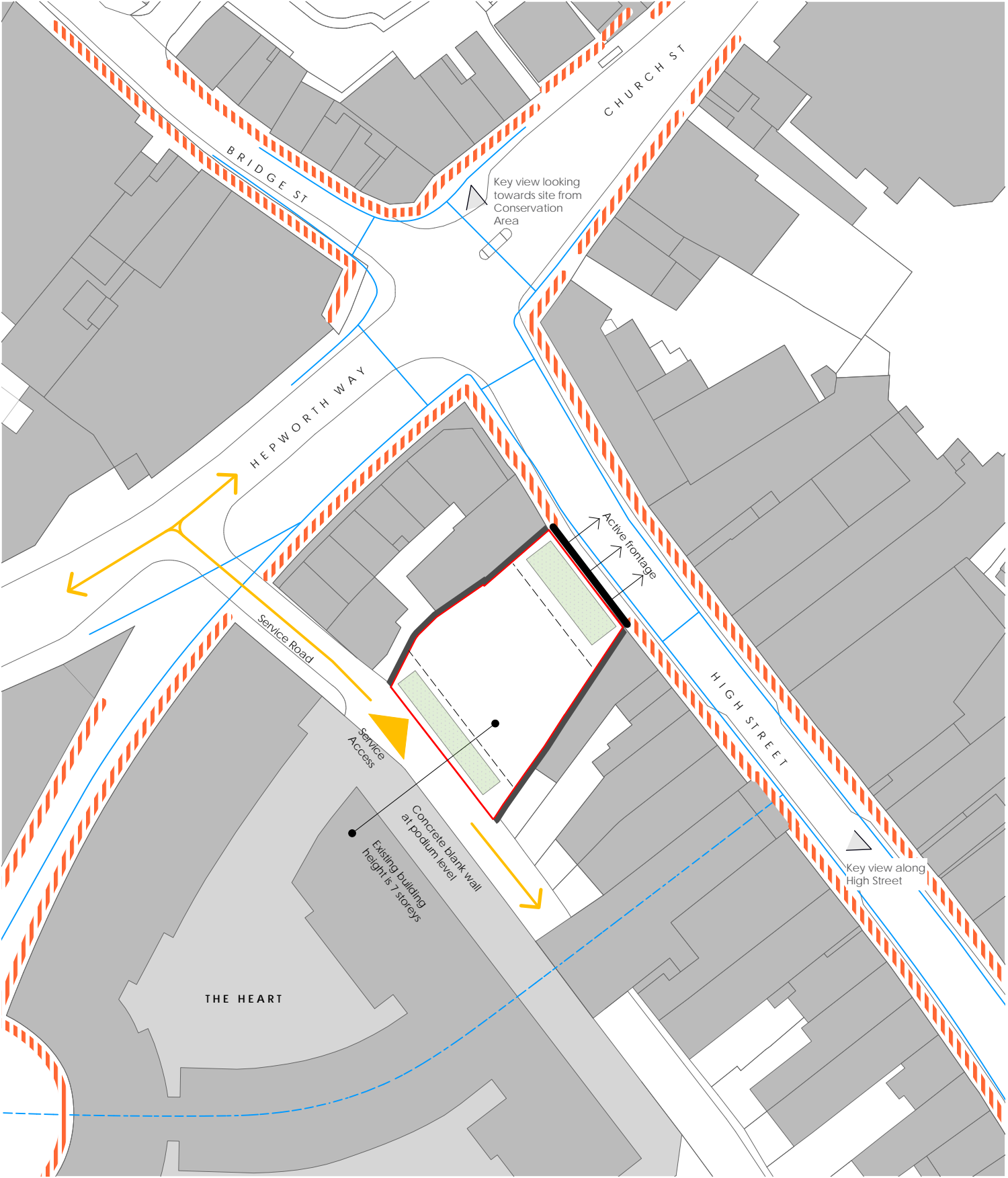
Site location shown in relation to London Boroughs and railway



Site location shown in relation to Walton Town Centre (Elmbridge Borough Council map)

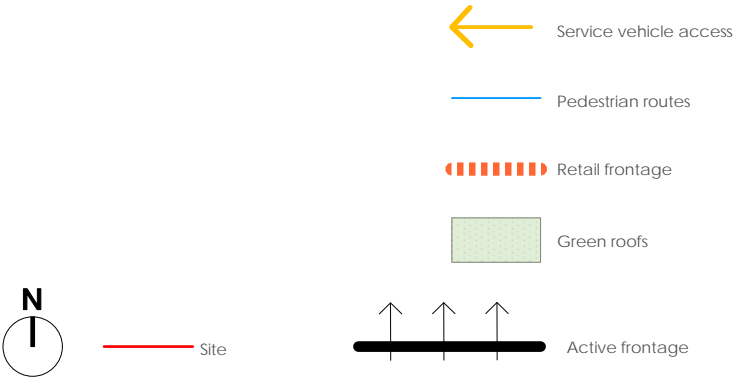


Site location shown in relation to the High Street and The Heart commercial development

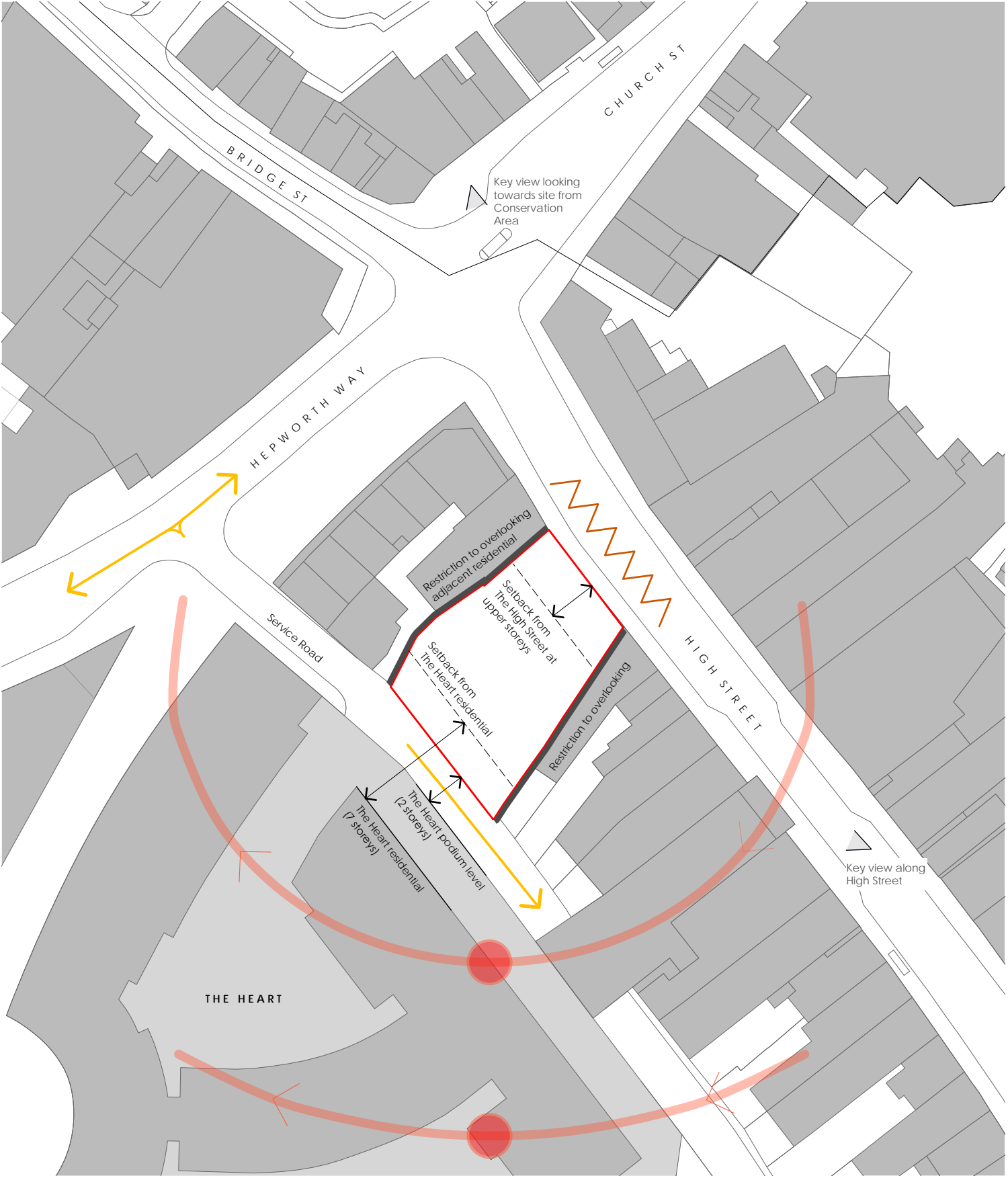


SITE OPPORTUNITIES

- underutilised brownfield site in need of investment within accessible town centre location
- prominent location on the High Street offers the opportunity to provide an improved appearance and active frontage where the building faces the High Street
- prominent location offers potential for a bold design that complements and enhances the good quality early 20th century architecture that currently exists
- depth of the site and its location near to the 7 storey Heart centre provides an opportunity to step the building up towards the rear of the site to make better use and provide increased density of land use
- opportunity to provide a mix of uses appropriate to the location which will actively and indirectly contribute to a more sustainable future for the town centre and provide centrally located accommodation that is less reliant of the use of cars
- opportunity to improve the appearance of the area to the rear and provide parking and service areas that are integrated within the building envelope
- opportunity to bring in planting and greenery to bring relief to a predominantly urban landscape in particular the area to the rear of the site





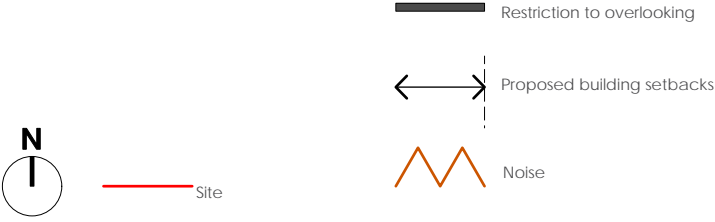


SITE CONSTRAINTS

- the site is in proximity to and can be viewed from the Conservation Area. The existing building and adjacent buildings have varying heights but they generally maintain parapet / eaves heights of 2-3 storeys where they front the High Street. The scale of the existing High Street facade contributes to the character of the street and its height should be maintained in the proposal
- proposed floors above this heights should be setback to avoid impacting the views along the High Street in particular when viewed from the Conservation Area looking south-east down the High Street.
- residential flats in the Heart face the rear of the site at upper levels and a service area at ground level
- the High Street is in an AQMA



Key view looking towards site from Conservation Area





THE SITE



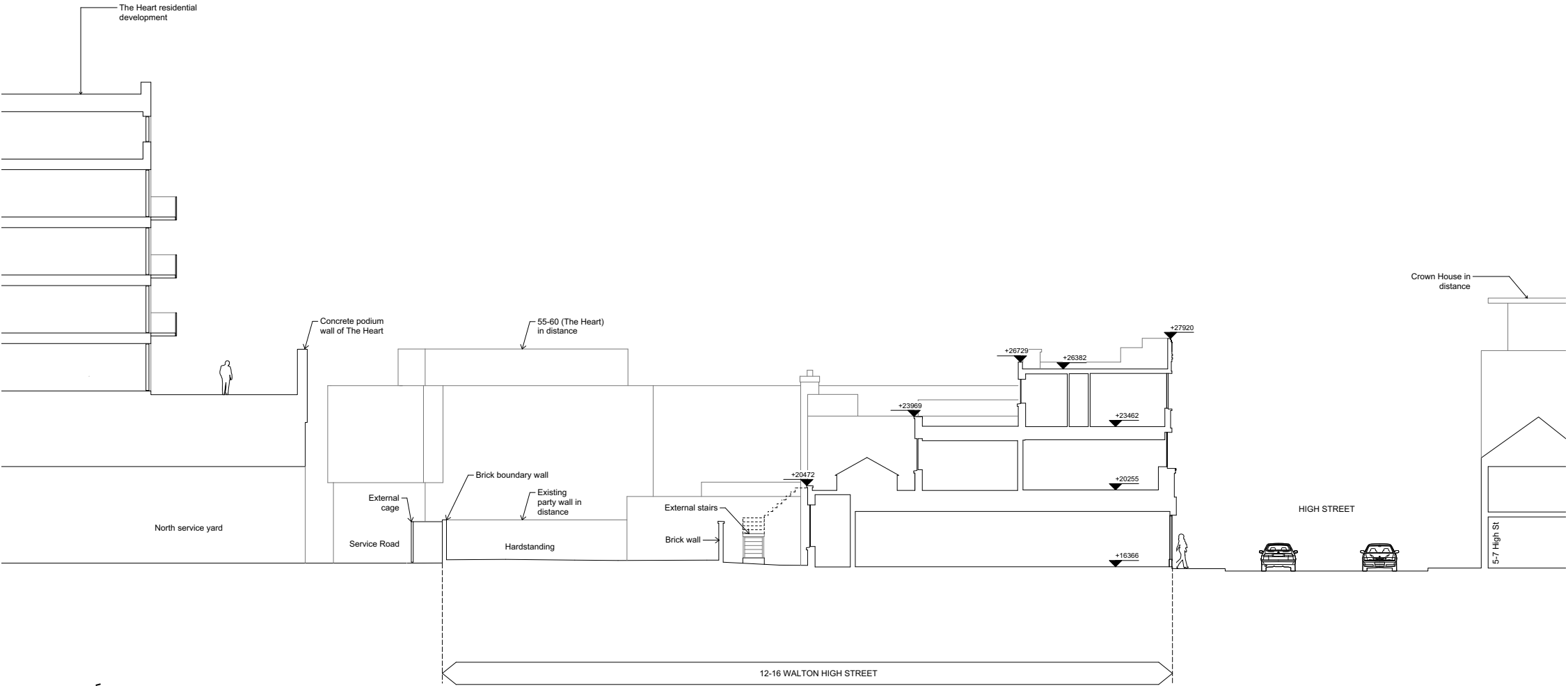
Rear of site with 'The Heart' development in the background



Front of site in distance when viewed looking north-west along High Street



Aerial view of site shown in red with 'The Heart' development to the rear





EXISTING BUILDING APPRAISAL

The existing building comprises 3 storeys fronting the High Street, stepping down to a single storey at the rear. The site is in a prominent location on the High Street which is desperately in need of investment and no longer fit for purpose. The retail units were vacated by Dorothy Perkins and Burton following the collapse of parent retail group Arcadia. The shopfronts have been boarded and follow a pattern of increasing high street shop closures over recent years. This has negatively detracted from the High Street both visually and economically.

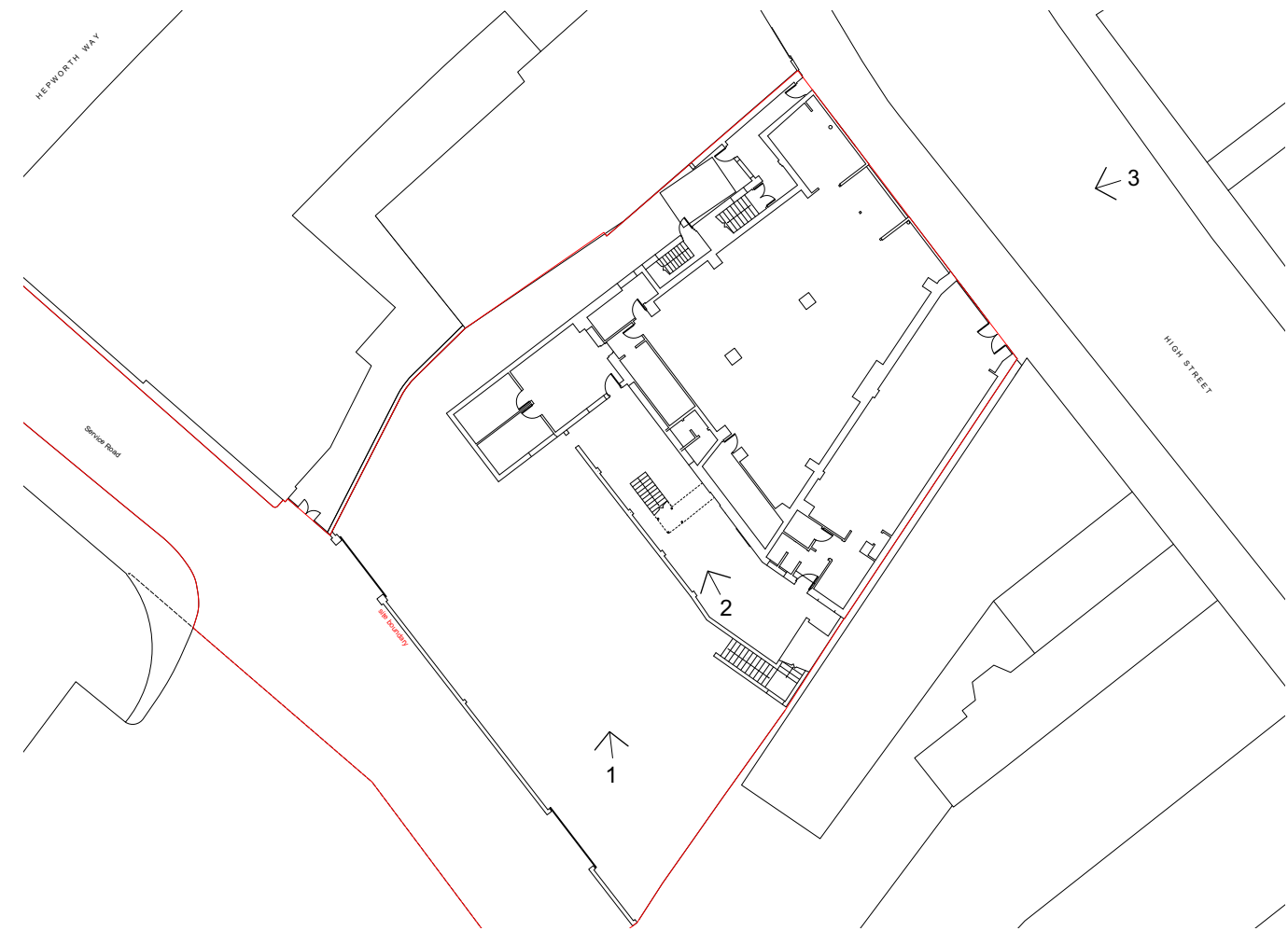
The upper floors are currently unused having previously been used as a childrens play centre, and two residential flats. The existing flats are accessed from the rear service road. This has involved an awkward arrangement of passing over existing roofs and using external stairs to gain access.



1  
Rear of site

2  
Rear of site

3  
High Street facade



Existing Site Plan



High Street elevation



Rear elevation

PLANNING HISTORY

Most of applications relate to minor matters concerning the commercial uses. However, of particular relevance are the two applications in 2020 and 2021 for the change of use of the first-floor community use to C3 residential.

The 2020 application (ref. 2018/1099) and subsequent 2021 application (ref. 2020/1947) were both delegated for approval and were only ultimately refused due to a lack of Section 106 agreement not being executed to allow a planning permission to be granted.

An application was submitted 21st October 2022, and subsequently amended during the course of determination following discussions with officers.

The application was recommended for approval. However, the recommendation was subsequently overturned with members resolving to refuse planning permission at Planning Committee on 19th September 2023. The application was subsequently refused on 25th September 2023 on the basis of two reasons for refusal as detailed in full in the accompanying planning statement prepared by Avison Young.

This planning application seeks to directly address the reasons for refusal.

Ref no	Description	Decision	Date
WAL/1952/1761	External staircase	Granted	29/12/1952
WAL/1960/6467	Use as offices showrooms and storerooms	Granted	16/03/1960
1985/0435	Change of use from office to health club	Granted	20/06/1985
1988/0234	Continued use of first floor as health club without compliance with condition 2 of planning permission EL 84/0435 dated 20th June 1985.	Refuse	12/04/1988
1992/1417	Relaxation of part of condition 2 of planning permission EL 85/0435 to allow Sunday opening between the hours of 9.00am to 5.00pm.	Granted	16/02/1993
2000/1610	Relaxation of condition 2 of planning permission 85/0435 to allow Sunday opening between the hours of 9am - 5pm	Granted	18/09/2000
2004/2511	Internally illuminated fascia and projecting signs	Granted	23/12/2004
2018/1098	Change of use of ground and basement floors from Shops (A1) (378sqm) to Restaurants and Cafes (A3).	Granted	05/02/2019
2018/1099	Change of use of first floor from Assembly & Leisure (D2) (268sqm) to Residential (C3).	Refused	29/05/2020
2019/0083	A mixed-use development comprising Retail (A1) (388 sqm) at ground floor level, and 32 flats incorporating car and cycle parking, bin storage and associated works following demolition of existing buildings except front facade.	Withdrawn	03/10/2019
2020/1947	Change of use of first floor from Assembly & Leisure (D2) (268sqm) to Residential (C3).	Refused	10/03/2021
2022/3205	Development comprising five-storey building with flexible office space (Class E(g) (i), ancillary cafe and serviced accommodation units (Class C1) with car parking and associated works, following demolition of existing building.	Refused	25/09/2023



Above: Images taken from 2019 withdrawn mixed-use application (ref. 2019/0083)

SHAPE London Architects



RELEVANT PLANNING APPLICATIONS IN THE LOCAL AREA

Ref no	Description	Decision	Date
2022/1680	9-21a High Street Development comprising 70 residential units (C3) and 988sqm commercial (E) floorspace with associated parking and bin and cycle stores following demolition of existing buildings	Resolved to Grant Planning Permission (Committee: 13/06/23)  Decision pending S106	-
2017/3510	8-10 High Street First floor rear extension and second floor extension incorporating an increase in ridge height of 2.7m to form 3 flats each with rear terrace and a new access and front door from High Street	Granted	3/08/18
2022/0073	8-10 High Street First floor rear extension and second floor extension incorporating an increase in ridge height of 2.7m to form 3 flats each with rear terrace and a new access and front door from High Street	Granted	26/09/22
2014/0477	20 High Street PD Prior Notification: Change of use at first floor from B1 Offices to C3 flats	Prior Approval	17/03/2014
2021/4262	20 High Street Part two/part single-storey rear extension, internal alterations and reconfiguration of existing car parking layout to rear service yard	Granted	07/04/2022
2015/0478	Crown House First and second rear and third floor extension to create 6 residential flats together with external alterations to first and second floors and removal of ground floor canopy along High Street and Church Street and associated landscape works to rear car park	Granted	10/07/2015
2015/0592	Crown House PD Prior Notification: Change of use from B1 (a) to Residential (C3)	Prior Approval	08/04/2015
2018/1683	13 High Street Mixed-use development comprising Retail (A1) (522 sqm), Retail (A1)/Restaurant (A3)(209 sqm) and 30 flats incorporating car and cycle parking, bin stores and associated works following demolition of existing buildings	Refused	12/09/2019
2015/1796	57-61 High Street Mixed use development comprising A1 retail showroom (346 sq m)) with 18 residential units above and access from High Street with 8 residential parking spaces, together with a B8 storage/distribution unit (782 sqm) with access from Winchester Road together with related parking and servicing following demolition of existing buildings	Granted	04/08/2015

RELEVANT PLANNING POLICY

The adopted EBC Development Plan currently comprises:

- Elmbridge Core Strategy (July 2011)
- Elmbridge Local Plan – Development Management Plan (April 2015)

In addition to the above, there are a number of relevant Supplementary Planning Documents (SPDs), including:

- Design & Character SPD (2012);
- Flood Risk SPD (2016);
- Parking SPD (2020); and
- Development Contributions SPD (2020)

Site Specific Policies and Policy Designations

The Site is not currently allocated for development within the adopted Development Plan. A review of EBC's online policies map identifies the Site is covered by the following planning designations:

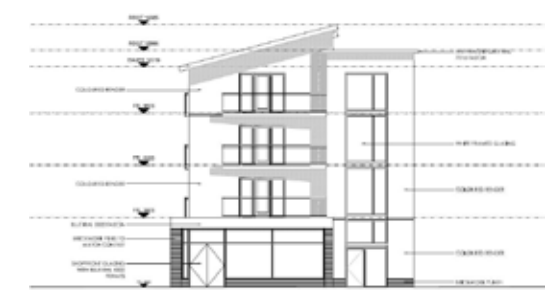
- Town Centre Area (TCA);
- Primary Shopping Frontage (Walton-on-Thames);
- Air Quality Management Area
- Area of High Archaeological Priority

The Site is not located within a Conservation Area but is located within close proximity of the Bridge Street/Church Street Conservation Area. The building is not statutory or locally listed, but there are a number of Grade II listed buildings both to the north (c. 80 – 125m) and southeast of the Site (c. 150m).

The Site is also located within the Town Centre character area (WAL01) as defined in the Council's Design and Character SPD Companion Guide. This describes the area as being a complex mixed-use area within which there are stated to be significant development opportunities.



Above: Image taken from 2015 consented application (ref. 2015/0478)  
Taylor Cox Associates

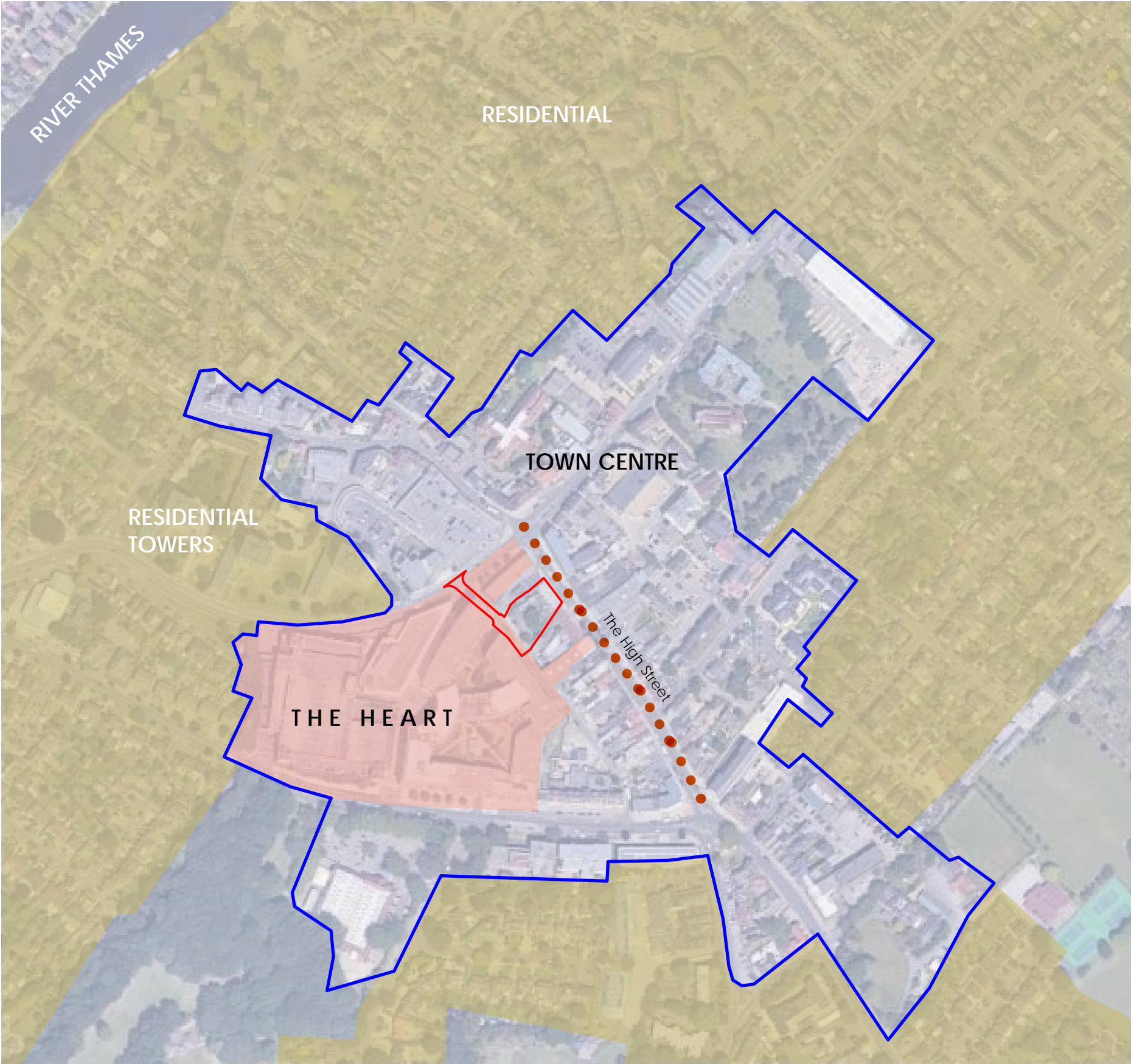


Above: Images taken from 2015 consented application (ref. 2015/1796)  
Harris Partnership



Above: Proposed High Street elevation taken from 2022 application (ref. 2022/1680)  
POD Architects

LOCAL CHARACTER & CONTEXT



WALTON TOWN CENTRE

The town centre consists of a range of building styles and types. The High Street and Church Street formed part of the earliest road layout. The pattern of development (much of which dates from the early 20th century) on the High Street has created a fine grain of building plots that largely remains. There is a contrast in scales between the fine grain of older buildings that front the High Street and Church Street, and typically larger newer developments.

The High Street is made up of a range of architectural styles that includes Victorian, early 20th century and more recent buildings. The High Street has a continuous frontage of buildings of varied height, form and materials. Older buildings are generally 2 – 3 storeys high; recent developments on the High Street have been taller such as the 4 storey Crown House and the entrance to the 'The Heart' shopping centre.

The most significant recent development is The Heart. This is a major mixed-use development and extends to 7 storeys to the rear of the application site. The Heart consists of housing, retail units, a library, restaurants, bars and cafes. The development includes pedestrianised streets and an internal shopping concourse.

The town centre has limited green areas with rear backland areas primarily given over to hard landscaping and car parking. The High street and Bridge street have some street trees and planting. The cemetery and St Marys church graveyard provides the largest green areas within the town centre.

RESIDENTIAL BEYOND

The Town centre is in close proximity to large areas of residential housing, most of which was built in the early 20th century. These include:

- Residential towers (Wellington Close); on the eastern edge of the town centre. 10 storey towers within landscaped grounds
- Sidney Road; an area to the east of the town centre made up of interwar and postwar housing including low density chalet housing
- Ashley Park; an area to the south of the town centre made up of early 20th century large houses on large plots of land.
- Manor Road; to the north of the town centre and next to the River Thames. Also known as Old Walton the area has medieval origins, and includes the 14th century Manor House.

Key

Site

Town centre

The Heart

Residential



HISTORICAL BUILDINGS



Key

Site

The Heart Development  
Retail / Residential

Historical road (pre -20th century)

Listed building

Locally Listed building

HISTORICAL BUILDINGS

Historically important buildings not within the immediate vicinity of the site but in the wider context are generally sited to the north of the High Street within the Conservation Area. The High Street has 2 listed buildings, no 47 (130m south east of the site) and no 68 (240m south east of the site). 47 High Street has a distinctive Dutch gable fronting the street. 68 High Street is a red brick house with decorative porch.

One of the earliest buildings on Church street is 13-17 which has a typical plot width and street frontage that is a key characteristic of the High St and Church Street. The building is constructed typically of London stock brick.

The most significant listed building nearly is the Church of St Marys. Dating from the middle ages it is distinct within the area for its flint and stone tower.

Walton Methodist Church (Locally Listed); 1887

Church of St Mary (Grade I); c12 onwards

13-17 Church St (Grade II); c17

47 High St (Grade II); 1650

68 High St (Grade II); early 19c

Typical Thames St housing; late 19c (Conservation Area)

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panter hudspith architects



LOCAL AMENITIES



Key

Site

The Heart Development  
Retail / Residential

Retail

Outdoor recreation

Culture / entertainment

Supermarket

Outdoor recreation

LOCAL AMENITIES

The site is in close proximity to a wide range of amenities including a major retail centre. The majority of these can be reached within a 2 minute walk:

- The Heart shopping centre and the High Street retail
- wide range of supermarkets including ALDI, M&S, Sainsburys
- range of restaurants, including chain restaurants of The Heart and independent restaurants; bars, pubs and cafes
- Walton Library
- Everyman cinema
- Community arts venues; Cecil Hepworth Playhouse, Riverhouse Barn Arts Centre

RECREATION AND LEISURE

The local area has several areas that provide good opportunities for leisure. Ashley Park Recreation and Elmgrove Recreation Ground are public parks located within a 5 minute walk.

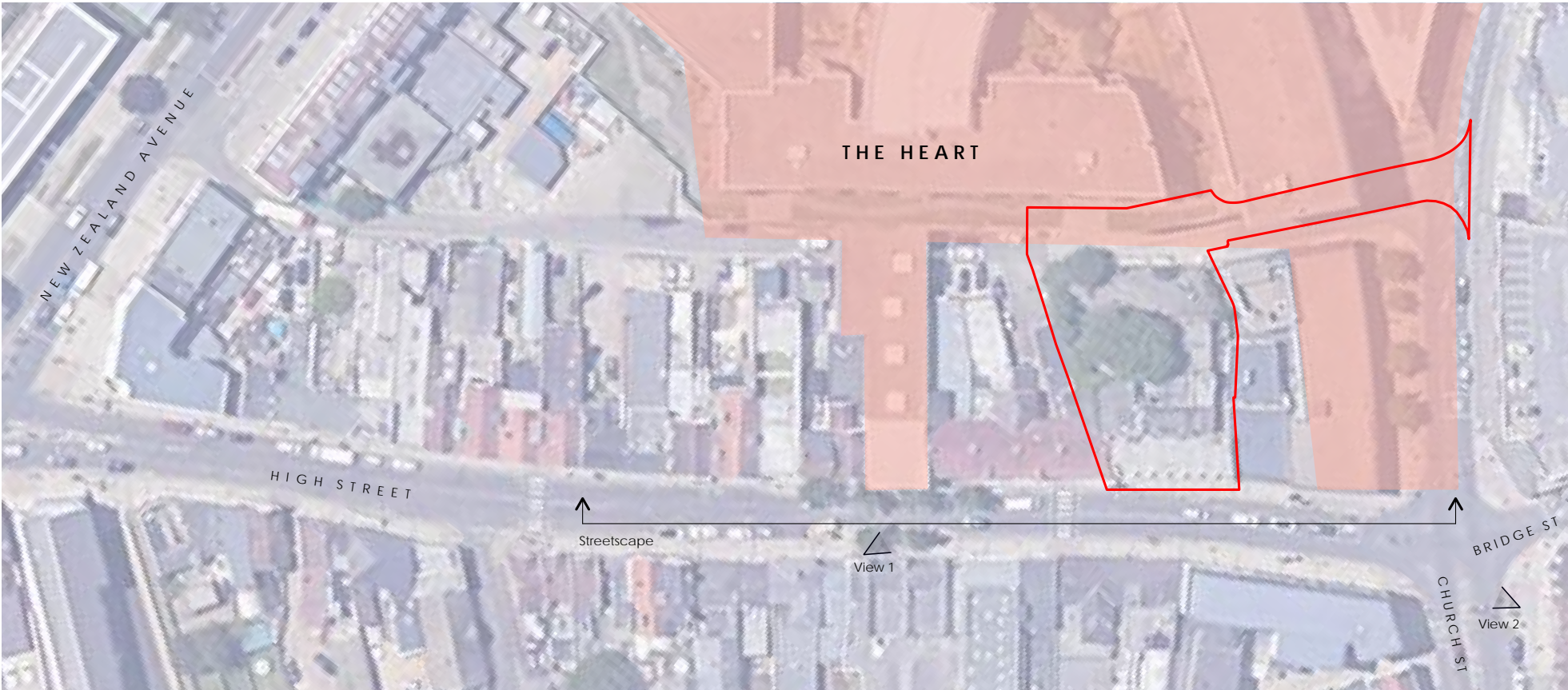
- Ashley Park Recreation ground
- Elmgrove Recreation Ground which has football and tennis courts
- Shredquarters gym located on the High Street

THAMES RIVERSIDE

The village like character of this area along with its riverside setting makes this an attractive area and the riverside walk provides a peaceful setting with expansive views along the river. Characterful riverside pubs include The Anglers, The Swan and The Weir.



HIGH STREET ANALYSIS - MATERIALITY AND CHARACTER



HIGH STREET CHARACTER

The High Street is about 200m long from its junction with Bridge street to its junction with New Zealand Avenue. It is roughly linear and is formed of the largely uninterrupted frontage of buildings on both sides of the road. Whilst the buildings form a continuous streetscape there is a variation in building forms and styles. Building fronts have a consistent setback from the road and the street is reasonably wide giving importance to oblique views.

The pattern of development is based on relatively small plot widths and these survive as evidence of their previous use as houses. This is interspersed with larger developments (Crown House, 55-60 The Heart, 60 Wellington House). Many buildings have relatively small areas of fenestration and maintain a domestic character above ground floor. The variation in building sizes and the distinct treatments in terms of roof profiles, window patterns, detailing and materiality give a visual quality and interest to the street. The variation of styles that coexist reflects the piecemeal nature of development that has occurred.

At ground floor a continuous run of glazed shopfronts and signage has been established. The use of large format signage boards gives an untidy appearance in places detracting from the quality of the early 20th century buildings.

HIGH STREET MATERIALITY

The most common facing materials are brickwork and render. Typically red brick is used with stone lintels and quoins and this is seen on buildings adjacent to or near the proposed site(18-24 ; 36-38 High Street). Render is also a common finishing material (8-10 High St). The alternation of brick and render on older buildings contributes to the variation and visual interest.

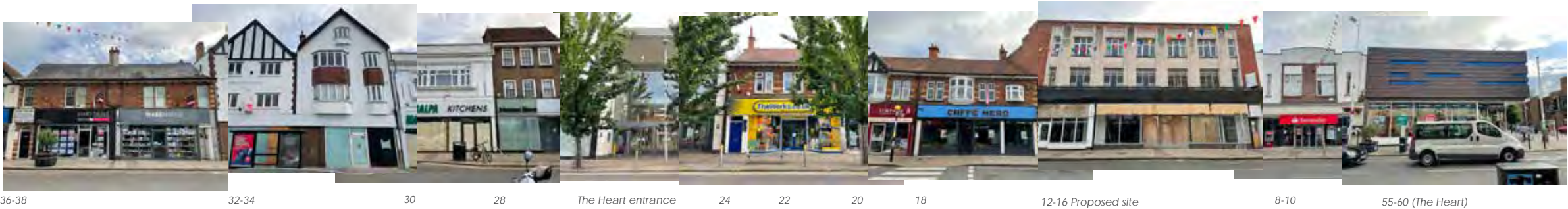
55-60 (The Heart)(see View 2) forms the corner building where the High Street meets with Hepworth Way. This is a recent development and its use of a metal cladding is atypical of the High Street.



View 1  
Looking north-west along High Street with the site to the left

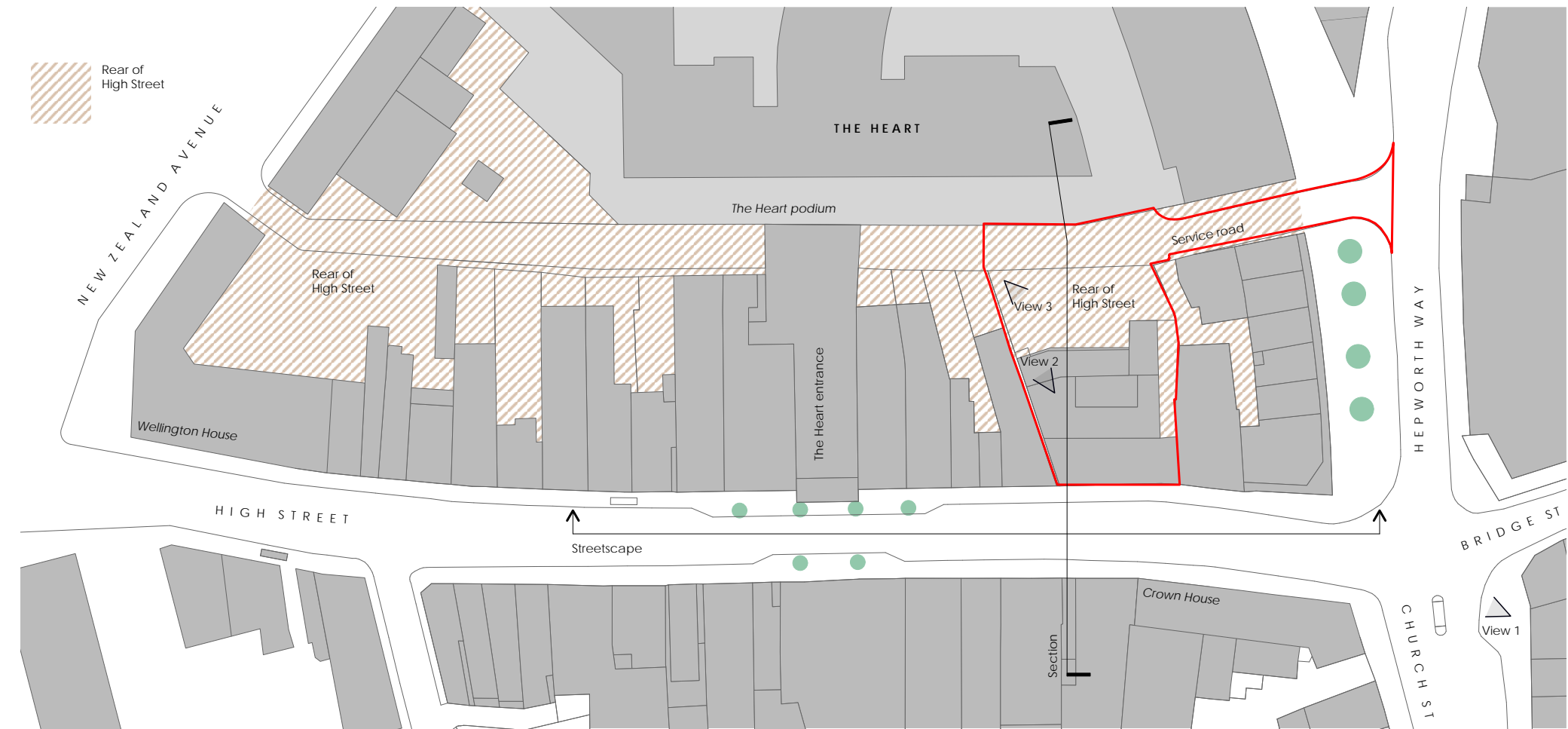


View 2  
Looking south-east down High Street with The Heart in the background





HIGH STREET CONTEXT - EXISTING MASSING AND BUILDING HEIGHTS



THE HIGH STREET

The High street is made up of buildings of varying heights and form. Older building heights are typically 2-3 storeys high. These sit within a wider context of significantly taller development. Examples include the Crown House development on the north-east side of the High Street and Wellington House (60 High Street), both of which are 4 storeys high. This context presents a key opportunity for the High Street where an increased density can be appropriately integrated.

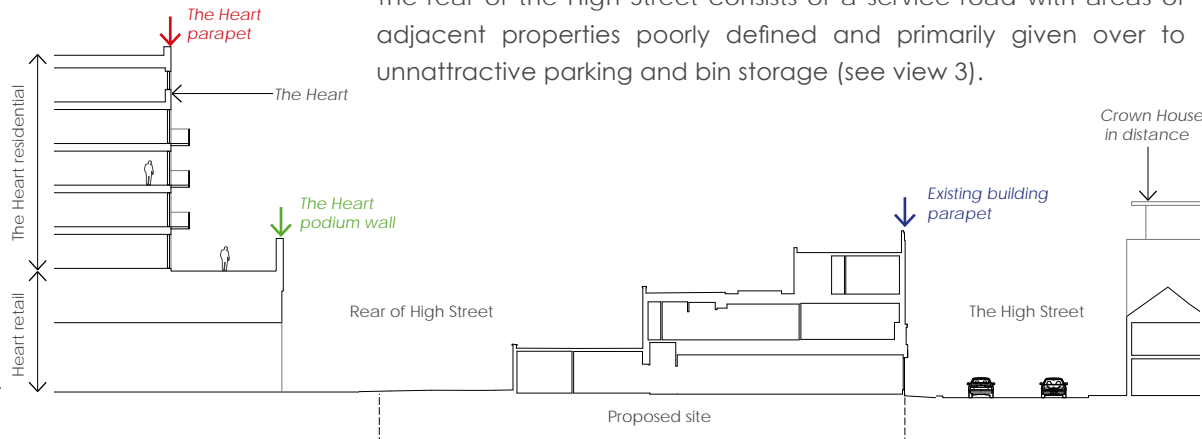
THE HEART

The Heart is a much larger scale development and rises to 7 storeys to the rear of the site. This consists of a 2 storey podium containing retail, with 5 storeys of residential flats above (see section below). Its location to the rear of the proposed site marks a significant increase in height and scale. The Heart forms a visible backdrop to the High Street when viewed from the conservation zone (see view 1).

The transition from the current building to The Heart offers an opportunity to provide a building that steps up from the High Street in a way that relates to the increased height of The Heart whilst making better use of this central location and a higher density of land-use.

REAR OF HIGH STREET

The rear of the High Street consists of a service road with areas of adjacent properties poorly defined and primarily given over to unattractive parking and bin storage (see view 3).



Aerial view of site bound in red with The Heart to the rear



View 1  
Looking south-east down High Street with The Heart in the background



View 2  
The Heart podium and residential units above



View 3  
Looking towards rear of site

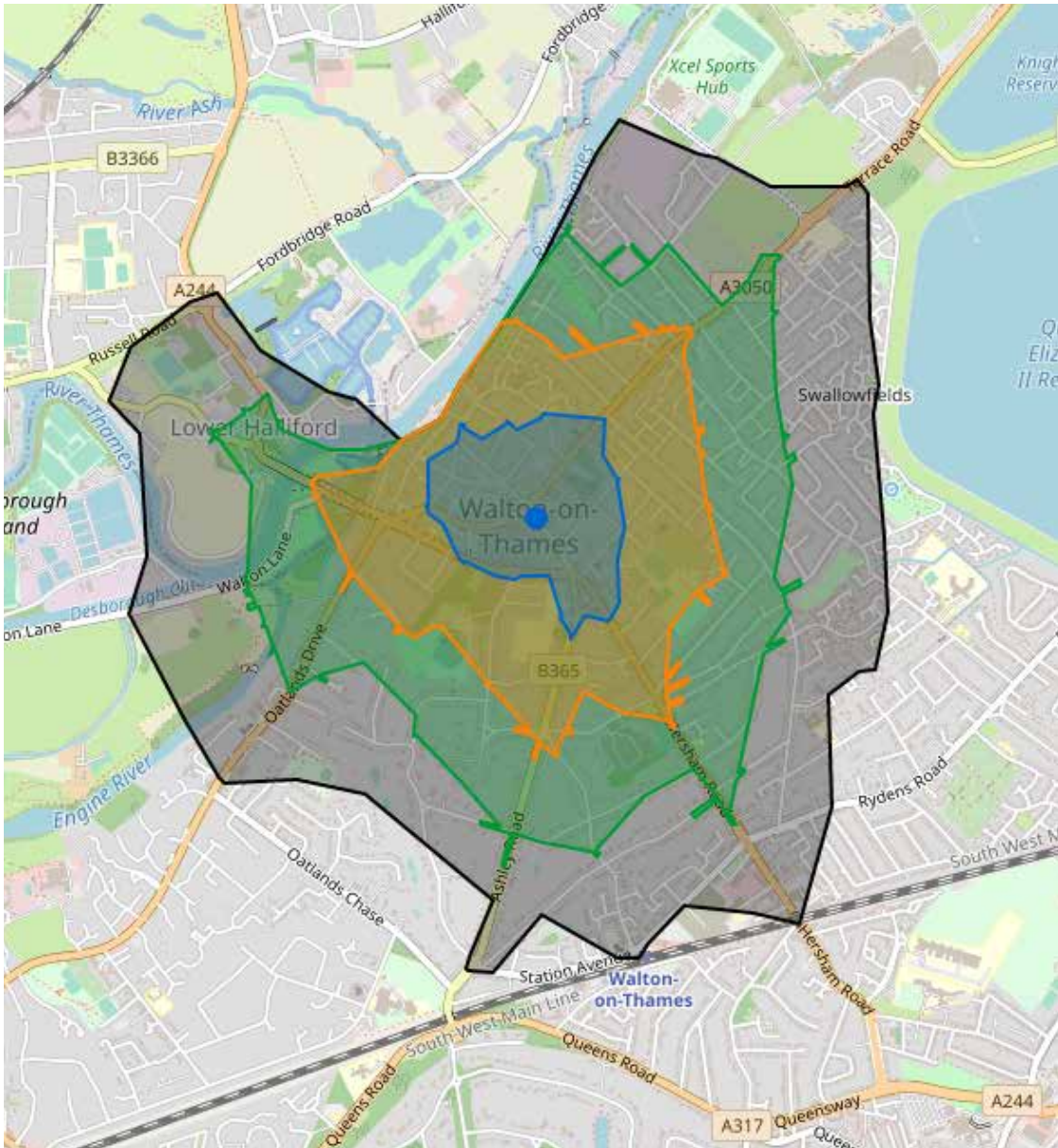


LOCAL TRANSPORT LINKS

TRANSPORT LINKS

The site is in a highly sustainable location providing ease of access to local services and good public transport links. The proposal will therefore encourage walking and cycling. In line with planning policy the proposal will provide an appropriate level of car parking.

For further details please see submitted Transport Statement prepared by Lanmor Consulting.



Walking Isochrone provided by Lanmor Consulting



Local bus network (extract from Surrey County Council)

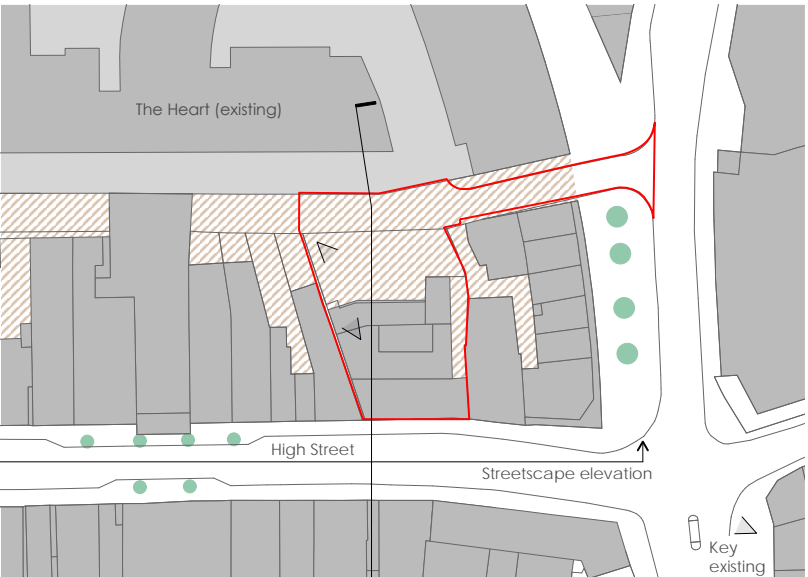


SECTION B:  
DESIGN PRINCIPLES

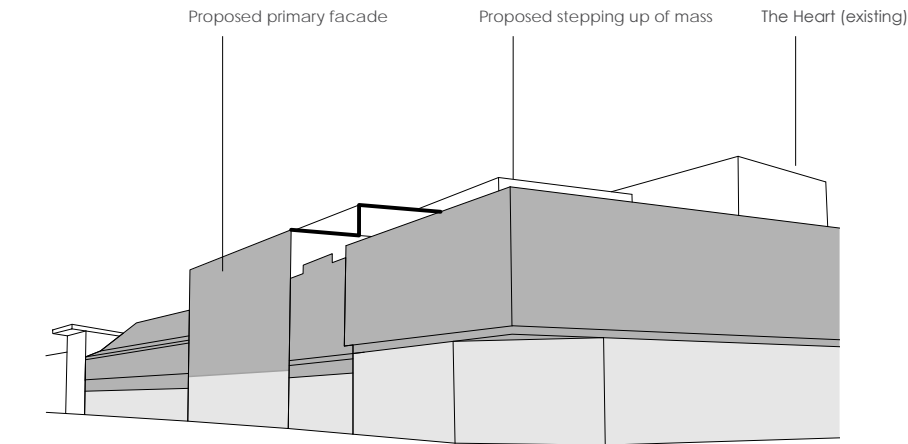
DESIGN PRINCIPLES



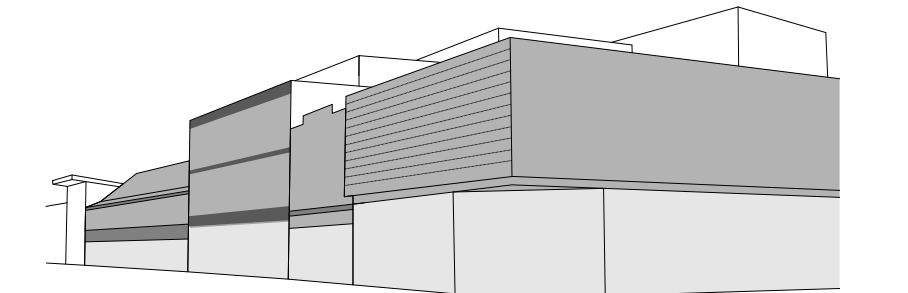
Key existing view from Conservation Area looking south-east down High Street with The Heart in the background



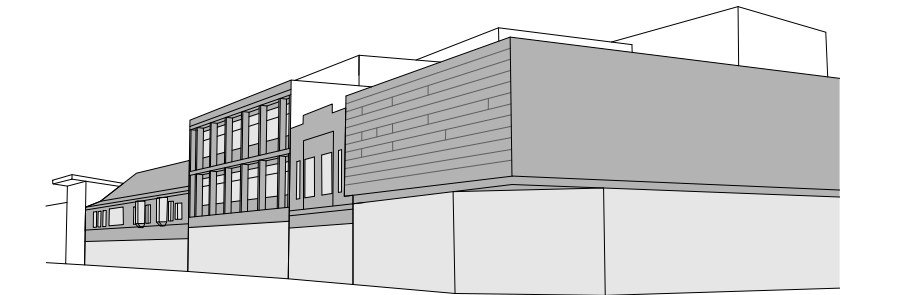
Key plan - existing



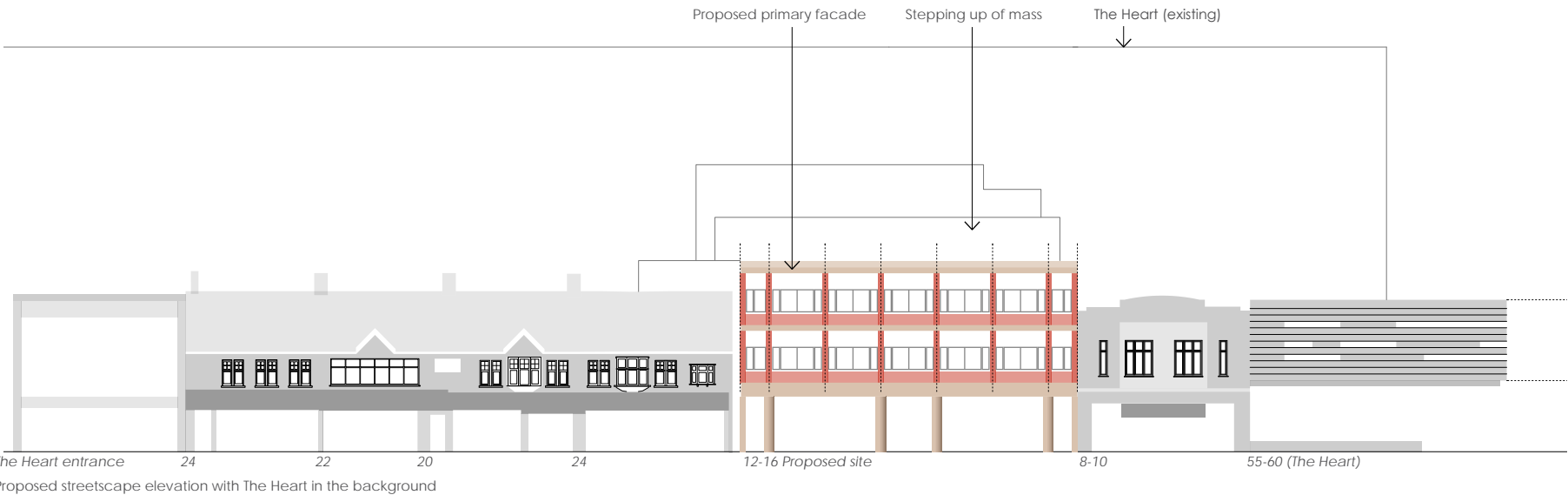
Increased massing is accommodated in upper floors that are set back from The High Street and step up to The Heart



The horizontal forms of adjacent signage and roof eaves is expressed in the primary facade facing the High Street



The existing pattern of massing at upper floors with small scale fenestration is continued in the proposed facade



The Heart entrance 24 22 20 24 12-16 Proposed site 8-10 55-60 (The Heart)

DESIGN PRINCIPLES

The intention of the design is to;

- optimise this brownfield site in a sensitive way that preserves the character of the High Street
- create an attractive primary facade facing the High Street which improves the appearance of the High Street and reflects the broader aims of the project in looking to attract new users to the area and provide a sustainable use in the future.

UPPER FLOOR MASSING

Various studies have been undertaken to assess the impact of the proposals on the views down the High Street, in particular the view from the Conservation Area (see images).

- accommodating the increased accommodation on upper floors that are set back from the High Street to avoid impacting key views in particular the view from the Conservation Area (see images)
- forming a stepping back of upper levels to appropriately address the street and wider context

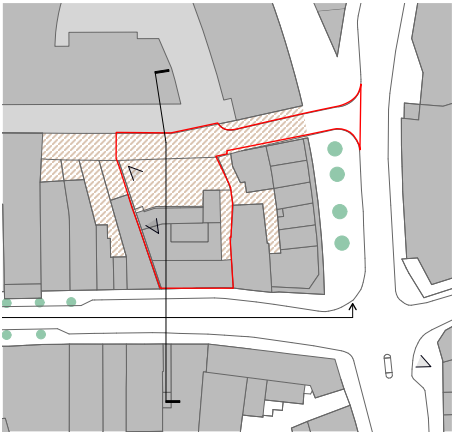
The massing of the building to the rear was also assessed in terms of its impact on adjacent residential properties. This is described in more detail on the following page.

PRIMARY FACADE FACING THE HIGH STREET

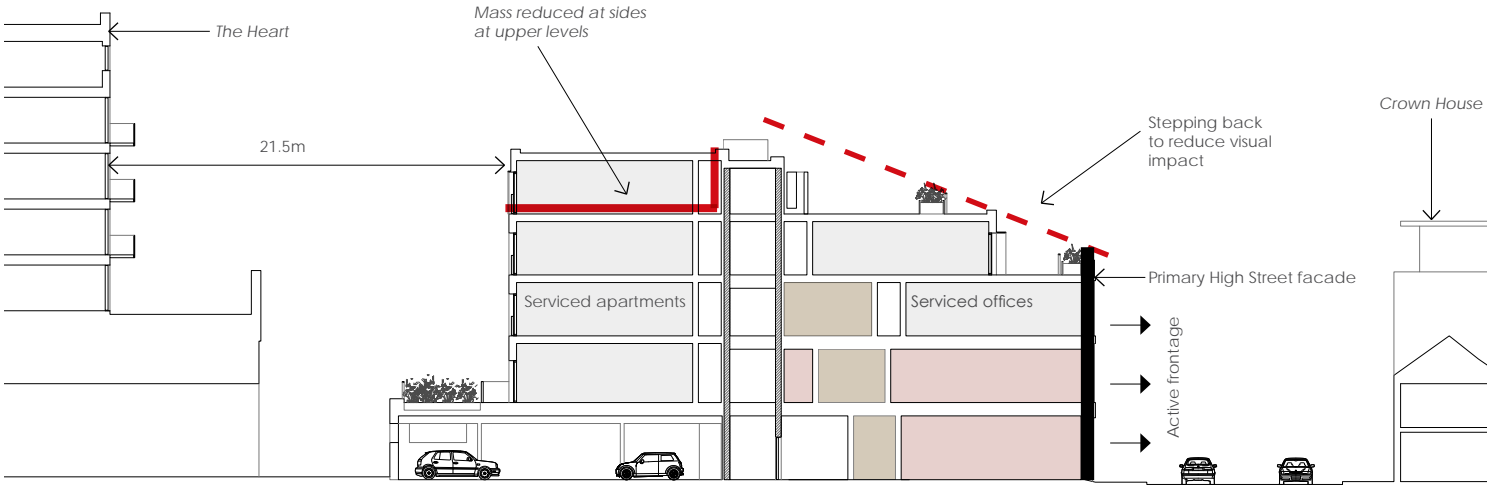
- the intention is to maintain the parapet level of the existing building
- expressing floor beams as part of the facade as a way of responding to the existing horizontal features that are prevalent in existing shopfront signage, roof eaves and metal cladding
- dividing the facade into bays split by loadbearing piers as a way of giving the facade a smaller scale more in keeping with the domestic character of existing buildings. Recessing windows between piers to emphasise the upper story massing when viewed from along the High Street. This continues the general pattern of existing buildings where upper storeys are typically masonry above ground floor shopfronts
- providing good daylighting and openable windows to proposed office spaces on the first and second floor
- using masonry materials that express the structure of the facade and suggests a durability. Using loadbearing brickwork with small scale fenestration and window openings to divide up larger areas of glazing at the upper floor levels



SCALE & MASSING DEVELOPMENT



Key Plan



SCALE AND MASSING

The scale and massing of the proposal has been considered in relation to the immediate context. Firstly the views from the High Street and Conservation Area were assessed using a 3D model. Secondly the proposal was considered in terms of the residential properties. The massing of the proposal was developed through a series of iterations. A full Daylighting Assessment has been undertaken and accompanies this Planning Application.

View/looking north-west along High Street



View looking south-east along High Street from Conservation Area



VIEWS ALONG HIGH STREET

The key view is from the Conservation Area and this was considered carefully in terms of the proposed massing. Both views can be considered to be from locations where the upper massing is most visible. Setbacks of the upper massing were tested and developed using a 3D model. The massing models show the way in which the massing was developed and the way in which townscape considerations have led to the development of the final proposal.

The upper massing creates a large a step change in height at 5/6th levels and competes with the lower / primary facade

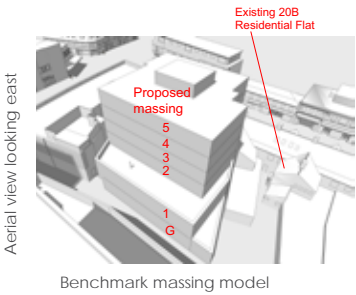
Locating the step at 4/5th levels reduces the visible vertical step in view 1 but in view 2 can be seen to form a large side elevation

Stepping at each floor level is better and avoids previous boxiness

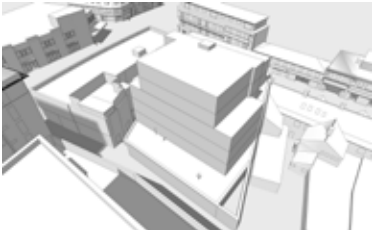
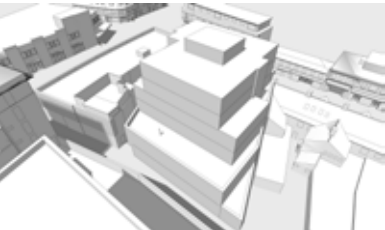
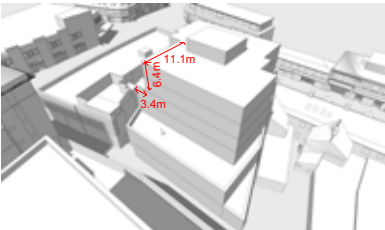
Final proposal  
Stepping back the top floor reduces the visual impact and aligns the upper parapet closely with the adjacent roof of The Heart entrance (view 1). The massing provides an appropriate relationship to The Heart to the rear

Final proposal - Amended rev A  
Floor removed from the front and the back of the proposal further reducing the massing

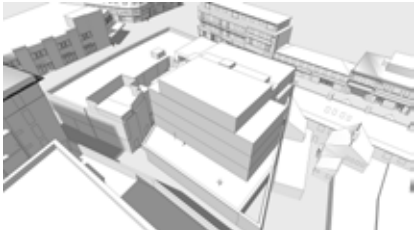
Daylighting study for The Heart residential flats



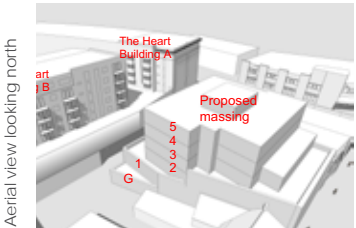
Benchmark massing model



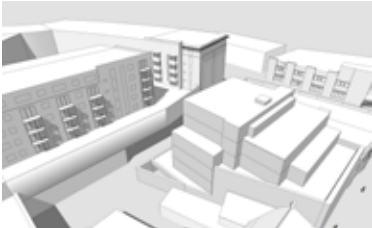
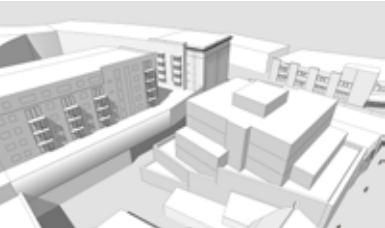
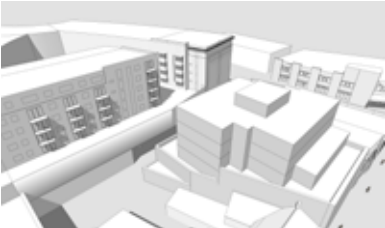
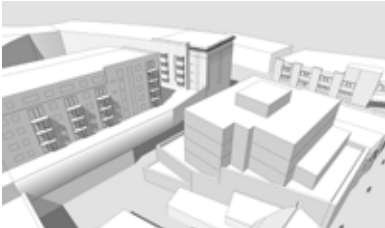
Final proposal



Final proposal- Amended rev A



Benchmark massing model



Final proposal



Final proposal - Amended rev A

DAYLIGHTING STUDY FOR THE HEART RESIDENTIAL FLATS

Studies were undertaken to understand and mitigate the impact of the proposals on the daylighting of adjacent residential properties. A benchmark massing model was used as the starting point. Subsequent massing iterations were then developed to ensure the proposed development would be acceptable in daylight/sunlight terms.

LANDSCAPE



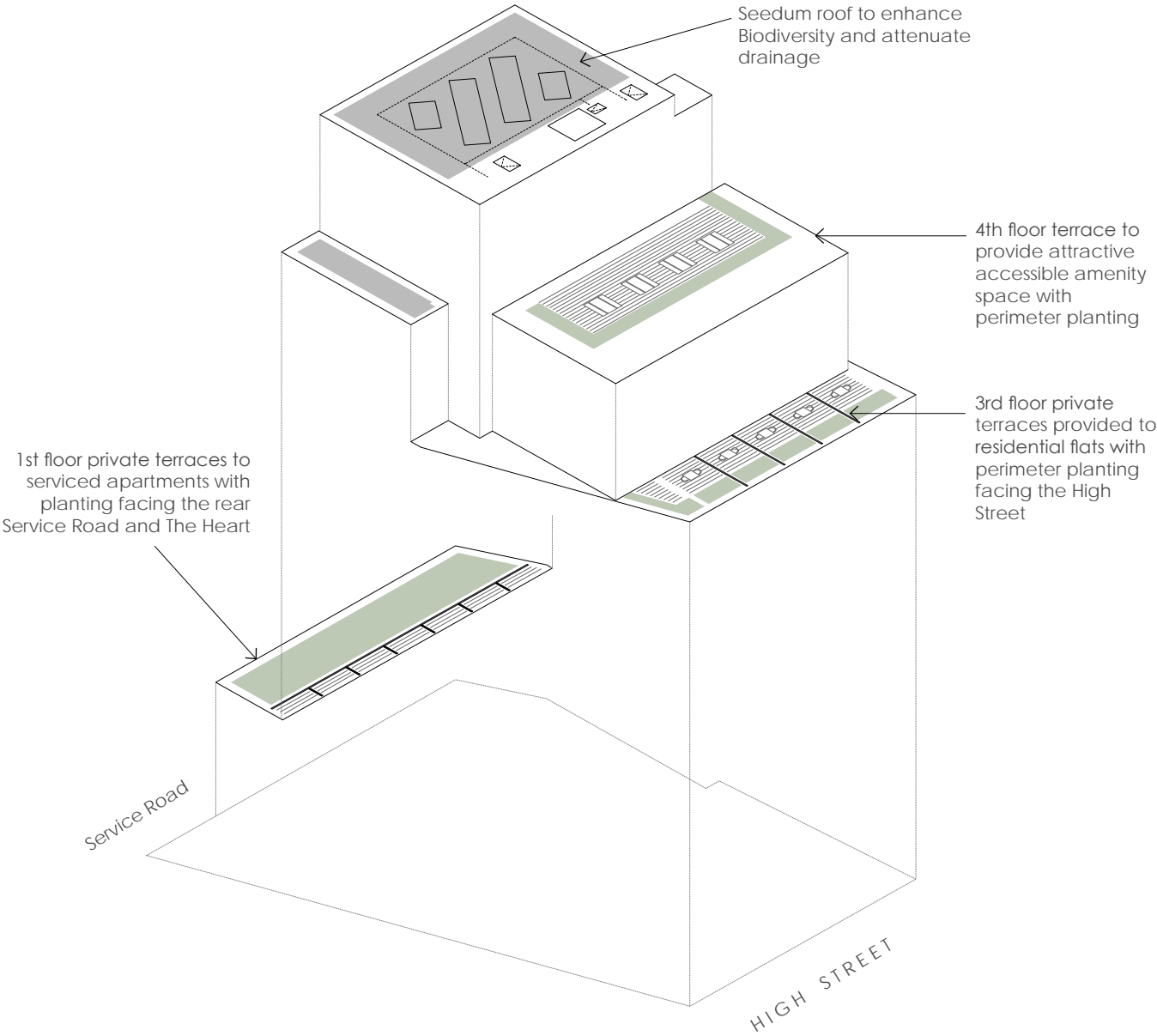
Precedent example of stepped terraces with perimeter planting





Precedent example of balustrading and perimeter planting



Precedent example of roof terrace with perimeter planting



Roof with planting

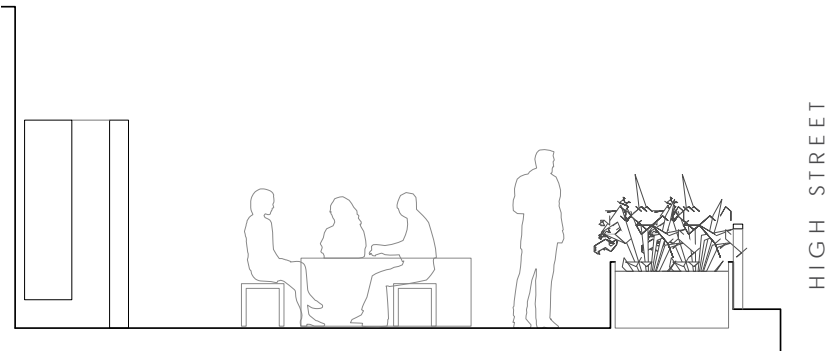
Roof with seedum

LANDSCAPE

The roof areas will be used to provide attractive external areas and enhance the biodiversity of the site.

- A roof terrace at 4th floor will provide a valuable external space with perimeter planting. Planting will increase biodiversity, and enhance the setting for users
- Private terraces for residential flats will be provided at 3rd floor level facing the High Street
- Private terraces for serviced apartments will be provided at 1st floor level to the rear of the site with an area of planting to provide screening to the The Heart podium, enhancing the appearance of the service area to the rear of the site
- The main roof will be seedum and act as a blue roof as part of a sustainable drainage strategy

A detailed soft and hard landscape plan and strategy will be secured by planning condition and will be prepared at the next stage of detailed design



Section through roof terrace at 4th floor level

Level	Total roof area	Area of seedum/ planting
Roof	265	170
4th	312	77
3rd	129	31
2nd	20	-
1st	141	80

TOTAL PLANTING: 358 sq m



CONSULTATION

Full consultation both online and in person has been undertaken prior to the submission of this application. This is detailed in full within the accompanying Statement of Community Involvement.

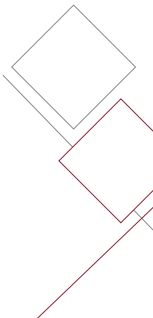
12-16 High Street,  
Walton

CNM  
ESTATES  
DEVELOPING STYLE

Welcome

CNM Estates is proposing to revitalise the existing building at 12-16 High Street, Walton-on-Thames, to nurture a new creative hub, local jobs and provide serviced apartments to the local community.

- Co-working and Café spaces
- Creative office hub
- New serviced apartments



12-16 High Street,  
Walton

CNM  
ESTATES  
DEVELOPING STYLE

The site today

The existing building comprises 3 storeys on the High Street, stepping down to a single storey at the rear. The site is in a prominent location on the High Street which has been underutilised and is no longer fit for purpose.

Previously provided retail space, children's centre, and two residential flats are vacant and no longer fit for purpose.

- A vacant building
- Opportunity to reinvigorate the High Street
- Prime location on Walton High Street



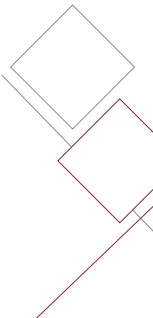
12-16 High Street,  
Walton

CNM  
ESTATES  
DEVELOPING STYLE

Nurturing a creative office hub

The creative office hub will bring approximately 200 additional people to the High Street, further reinvigorating the area and providing additional footfall for local shops and amenities.

- What are serviced offices?**
  - Fully furnished offices providing meeting rooms, breakout spaces, café facilities and collaborative working areas
- What is the core market?**
  - Local small and medium sized enterprises (SMEs)
  - Start ups
  - Local businesses and individuals seeking flexible short to medium term leases



- Nurturing Local Business
- Start Ups & SMEs

0800 148 8911 (Freephone)

info@waltonhighstreet-consultation.co.uk

Freepost MPC CONSULTATION (No stamp required)

www.waltonhighstreet-consultation.co.uk

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www.waltonhighstreet-consultation.co.uk

Banners presented as part of public consultation (by MPC)

SECTION C:  
DESIGN PROPOSALS



PROPOSED USE

The proposed uses are as follows:

- Serviced Offices on the ground, and first floors (Class E)
- An ancillary cafe on the ground floor (Class E)
- 36no Serviced apartments on the first, second, third, and fourth floors (Class C1)
- 2 residential apartments on the third floor (Class C3)

LEVEL	C1 SERVICED APARTMENTS				CLASS E SERVICED OFFICE (B1 OFFICE)				CLASS C3 RESIDENTIAL FLATS			
	GIA		NIA		GIA		NIA		GIA		NIA	
	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sqft	sq m	sq ft	sq m	sq ft
04	235	2,530	145	1,561	0	0	0	0	0	0	0	0
03	382	4,112	269	2,895	0	0	0	0	147	1,582	140	1,507
02	654	7,040	477	5,134	0	0	0	0	0	0	0	0
01	256	2,756	211	2,271	418	4,499	325	3,498	0	0	0	0
Ground	0	0	0	0	466	5,016	235	2,530	0	0	0	0
TOTALS	1,527	16,436	1,102	11,862	884	9,515	560	6,028	147	1,582	140	1,507

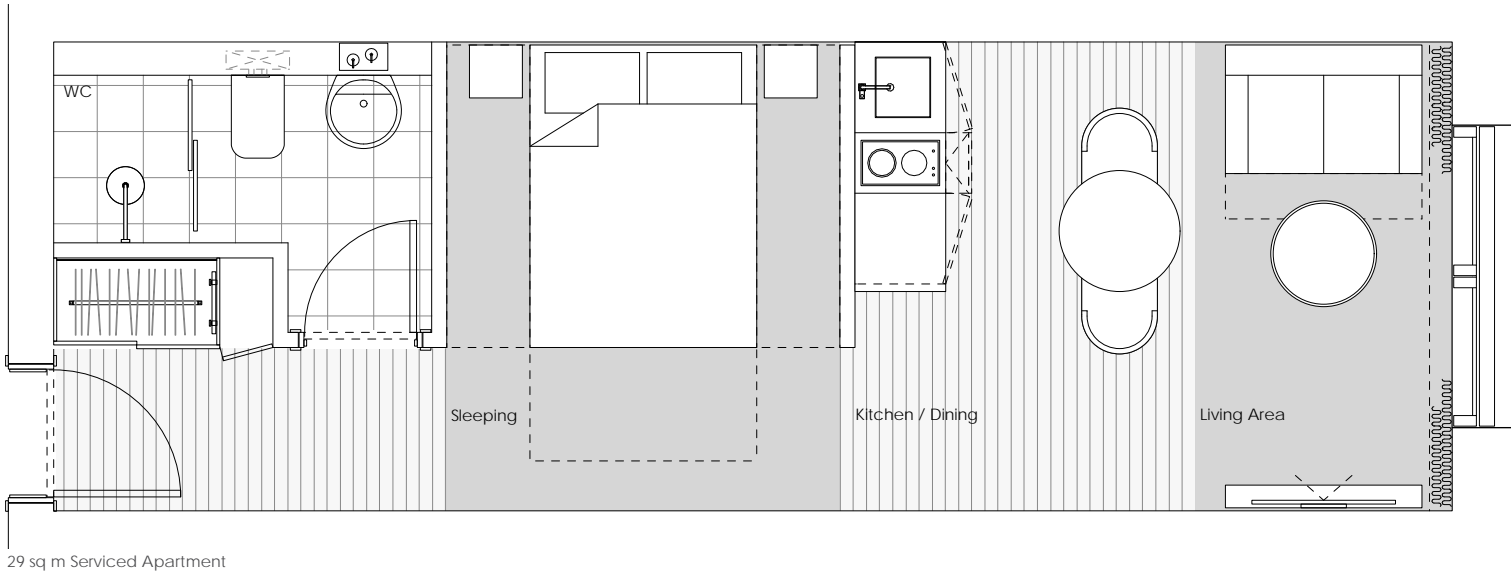
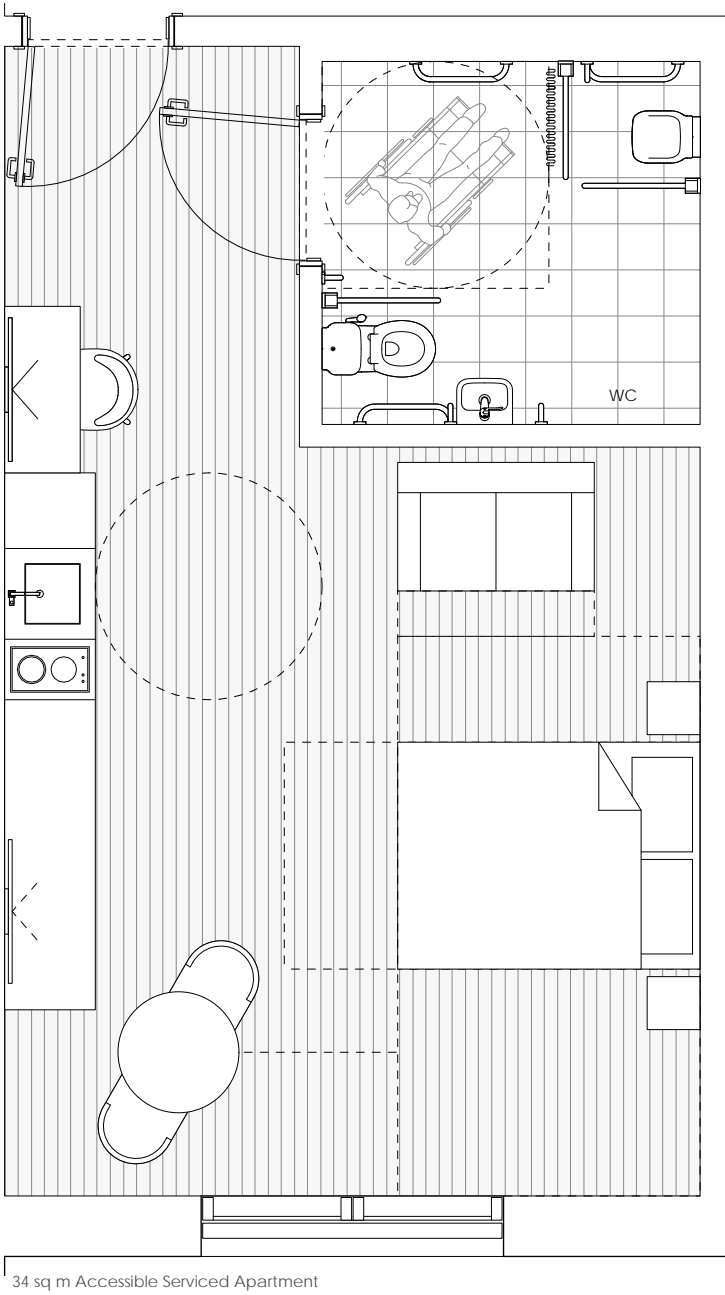
LEVEL	C1 Serviced Apartment Accommodation Mix						TOTAL NO.	TOTAL APARTMENT NIA
	29 sqm	33 sqm	36 sqm	42 sqm	34 sqm (accessible)	38 sqm (accessible)		TOTAL ROOMS NIA sq m
04	5						5	145
03	7	2					9	269
02	9	2	1	1	1	1	15	477
01	5	2					7	211
Ground								
TOTAL NO.	26	6	1	1	1	1	36	1,102

TYPICAL APARTMENT LAYOUTS

To cater for a variety of guest's needs, the proposals include 2no. wheelchair accessible accommodation units (5%).

All wheelchair accessible accommodation units have been designed in line with guidelines to achieve the necessary standards for wheelchair users of hotels. Typical layouts of wheelchair and non-wheelchair accessible accommodation units are shown here. These differ from the standard rooms by inclusion of wheelchair accessible shower and WC facilities, wider corridor widths and additional manoeuvring space around fittings and furniture, and clear paths to windows.

If adjoining doors between units are required to provide direct access for carers, these will be incorporated at detailed design.





PROPOSED USE

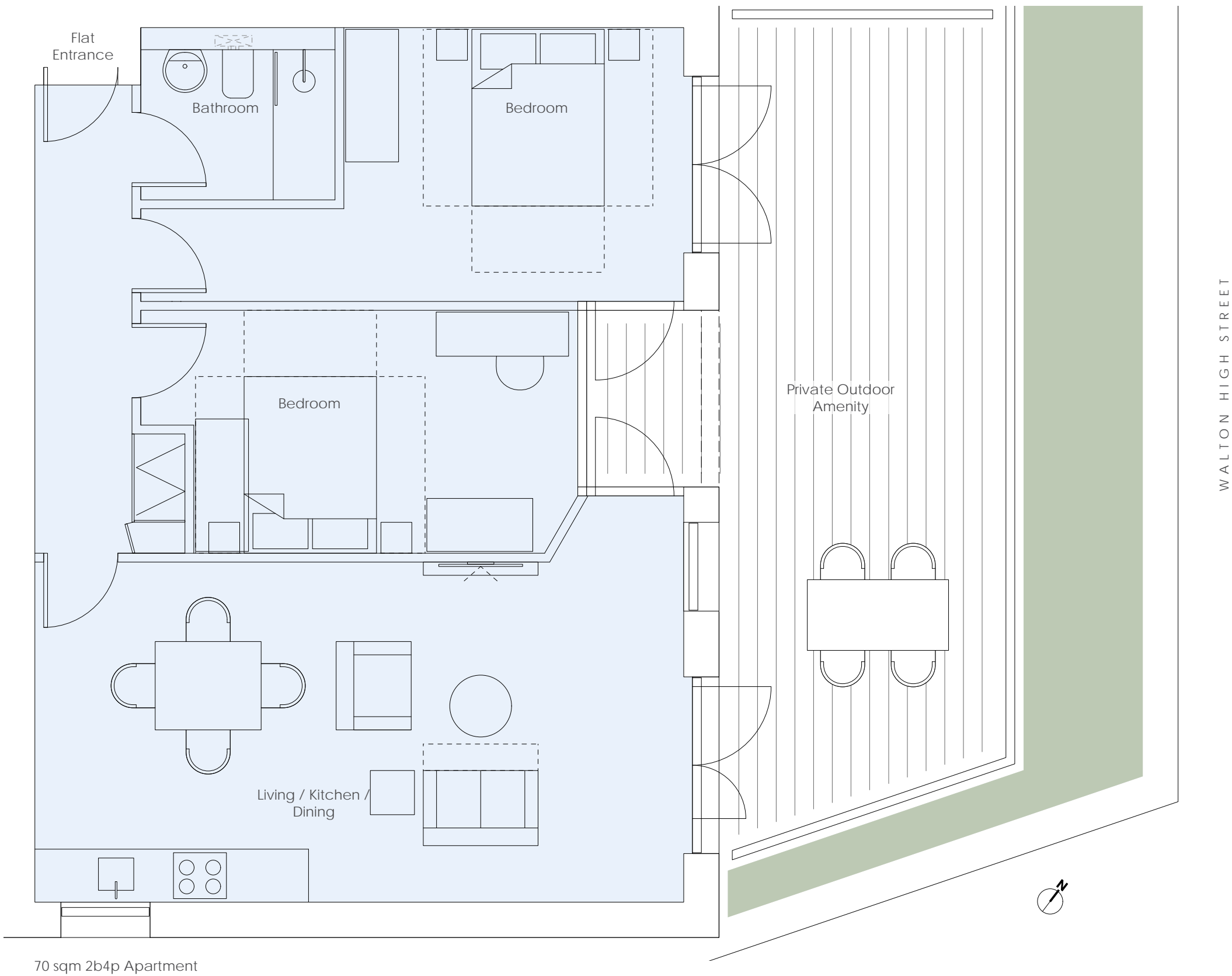
TYPICAL C3 APARTMENT LAYOUT

To promote long-term town centre vitality and viability through supporting a wide range of uses, the proposals include 2no. C3 Dwelling units at the third floor. Both units are two-bedroom four-person flats with access to private amenity facing Walton High Street.

The flats are accessed internally via the shared stairway and lift lobby. These lobbies are separated at each floor to comply with fire regulations for mixed-use buildings. The entrance hallway to each flat contains built-in storage space and leads to the bathroom, both double bedrooms, and the living/kitchen/dining area.

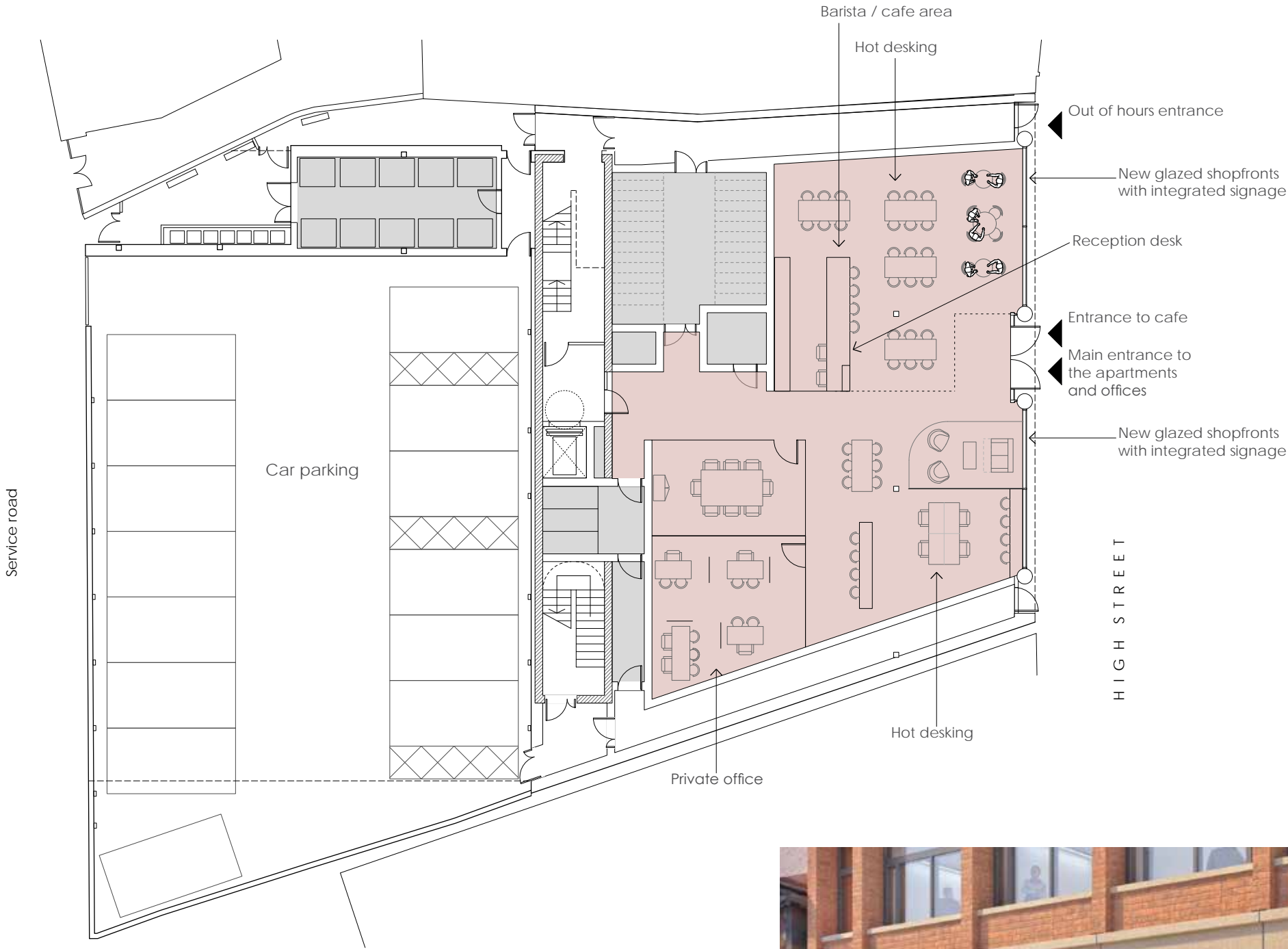
Windows are generously sized to maximise the amount of daylight and look out onto the landscaped outdoor terraces. The front elevation steps in at the centre of each flat to create a small courtyard-like space, bringing light further into the internal spaces.

The flats are designed to be Part M4(2) wheelchair accessible. All internal spaces meet or exceed the requirements of the nationally described space standards.





LAYOUT - GROUND FLOOR



SERVICED OFFICES (USE CLASS E) AND ANCILLARY CAFE

The proposed offices will provide modern flexible work spaces that are not offered elsewhere in the local area. The offices will bring increased footfall to the area.

The proposals are intended to include an open plan space at ground floor providing space for collaborative working and will include space for hot desking and co-working. The upper floors will accommodate private office spaces and dedicated meeting rooms.

A cafe ancillary to the ground floor office will be accessible to the public and offer further space for informal meetings and co-working. Glazed shopfronts and signage will present an attractive and active frontage to the High Street.

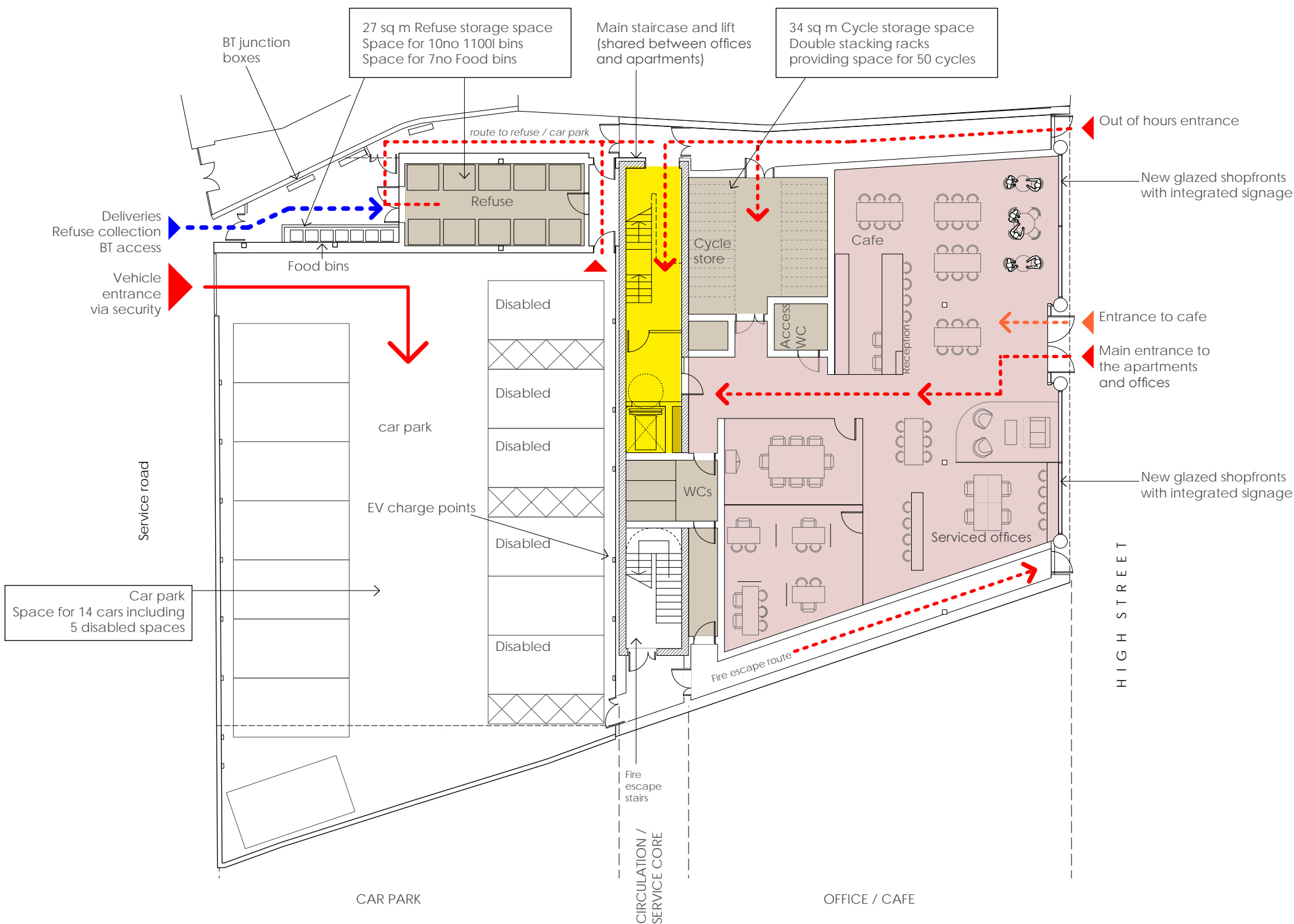


Precedent showing informal working spaces



CGI showing the proposed High Street frontage and signage

LAYOUT - SERVICING AND ACCESS



SERVICING AND ACCESS

Servicing for the building is from the service road to the rear of the site.

REFUSE

Refuse will be collected from the rear service road. Recycling and landfill refuse will be accommodated within an enclosed and secure refuse store. Food bins will be located within an external enclosure. These will serve both the offices and the apartments. The number of bins has been based on Elmbridge Guidance for Developers.

CYCLE STORE

Storage for 50 cycles will be provided within a secure cycle store. This will be in the form of double stacked racks.

CAR PARKING

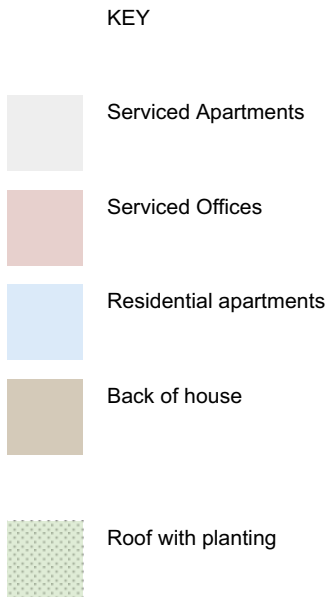
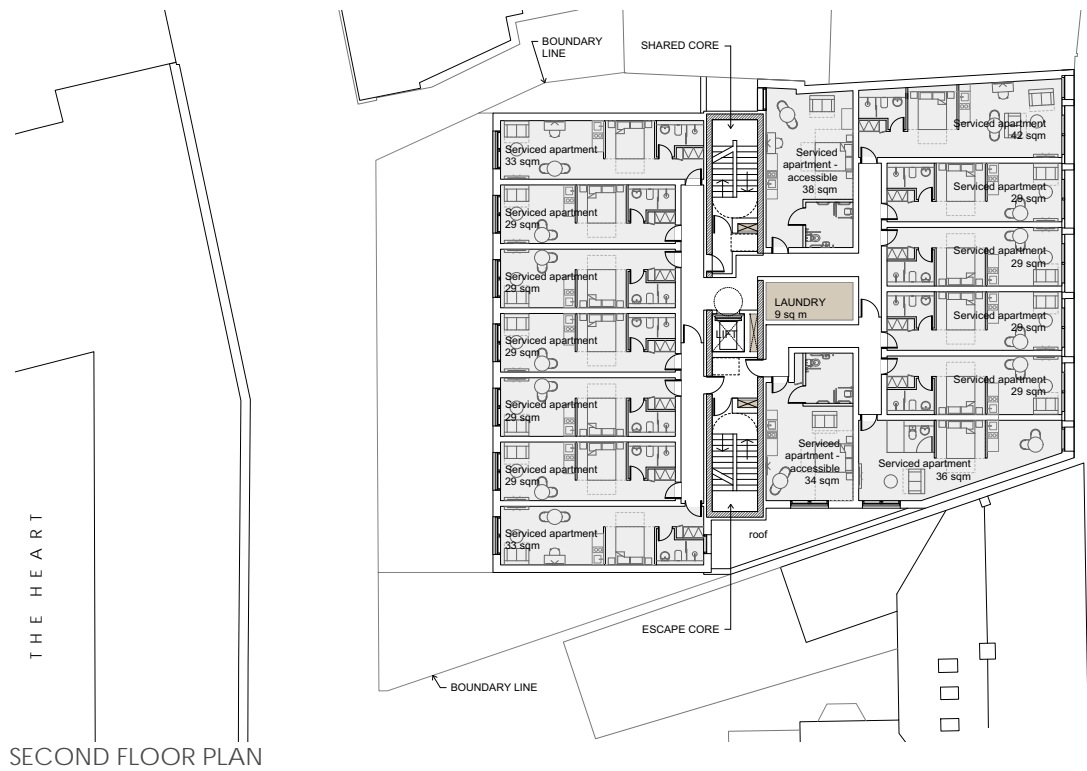
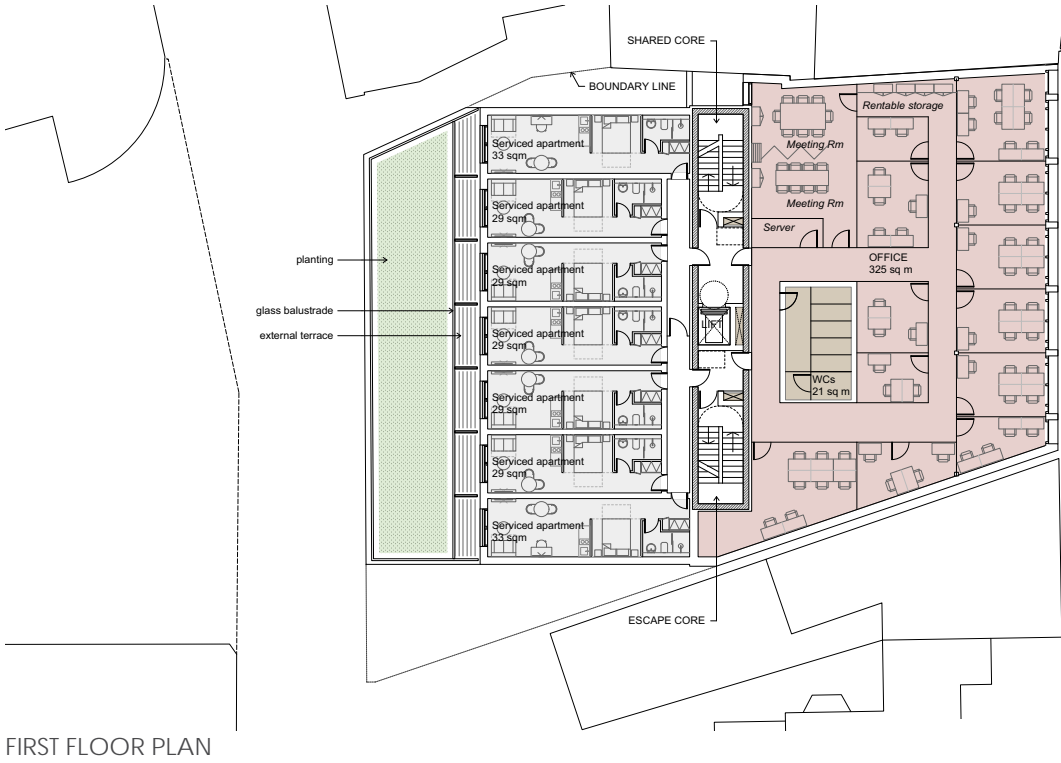
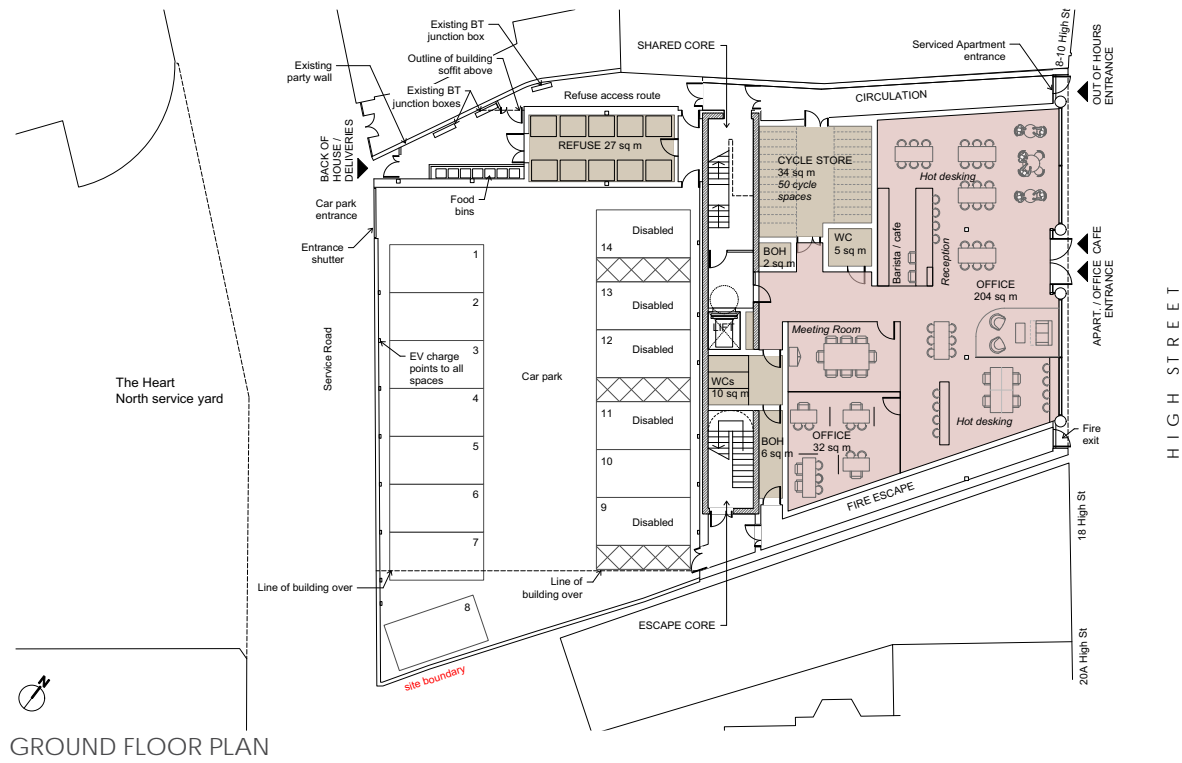
Car parking will be provided within an enclosed and secure car park. 14 spaces will be provided along with electric vehicle charging points. 5 of the spaces will be for disabled use.

ACCESSIBILITY

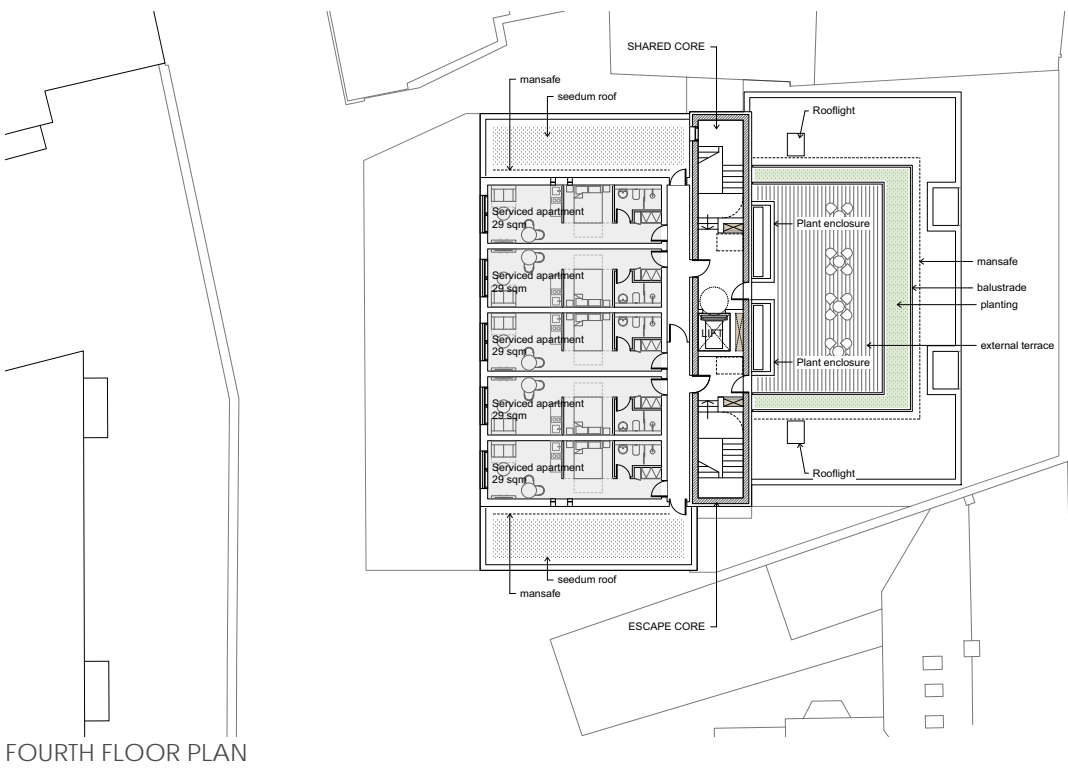
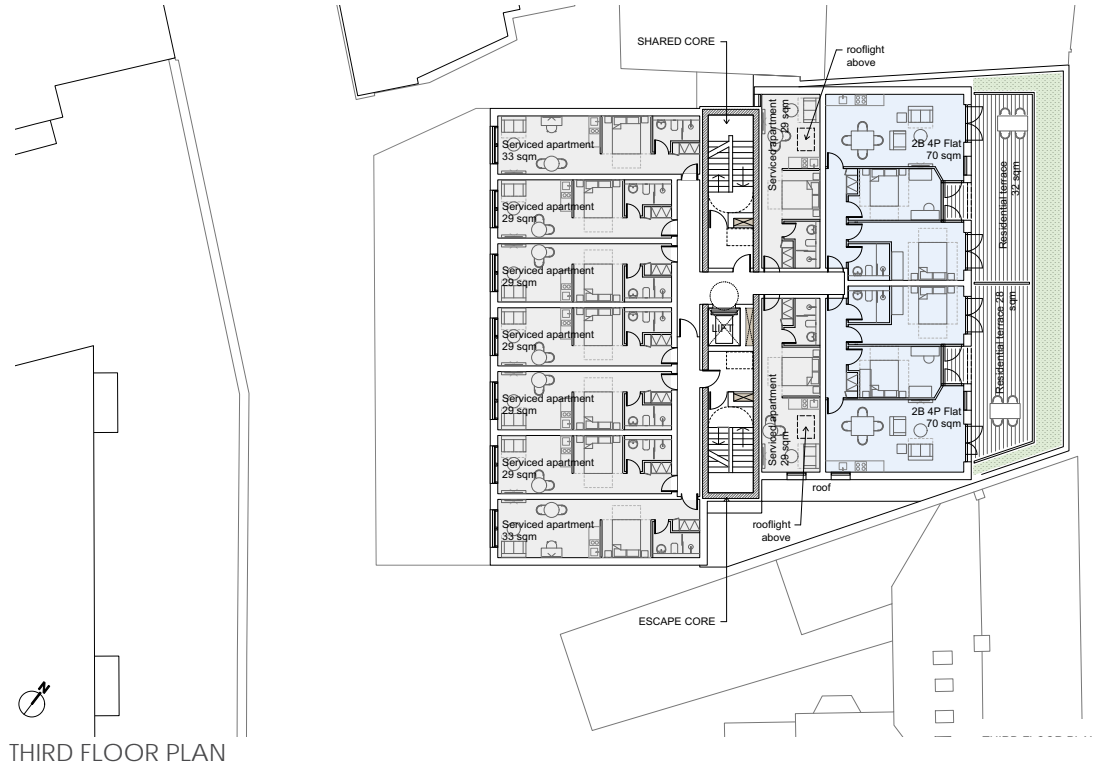
The proposals utilise inclusive design principles and promote accessibility throughout. The layout of the building's entrance, lift lobby and circulation spaces are designed to conform to standards in BS 8300:2018. The layout of apartments is described in the section above.



LAYOUT - GROUND FIRST AND SECOND FLOOR

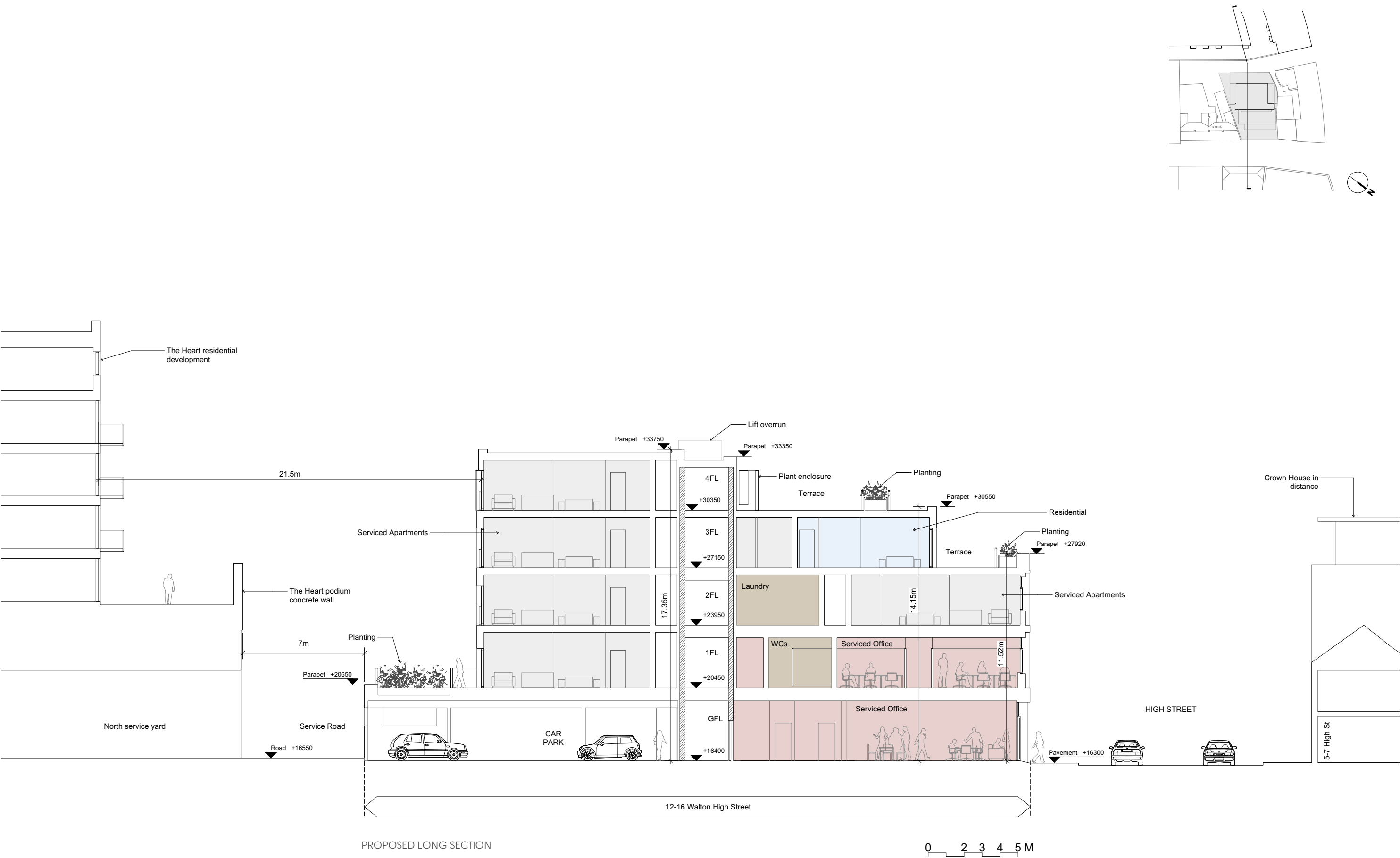


LAYOUT - 3RD TO ROOF LEVEL

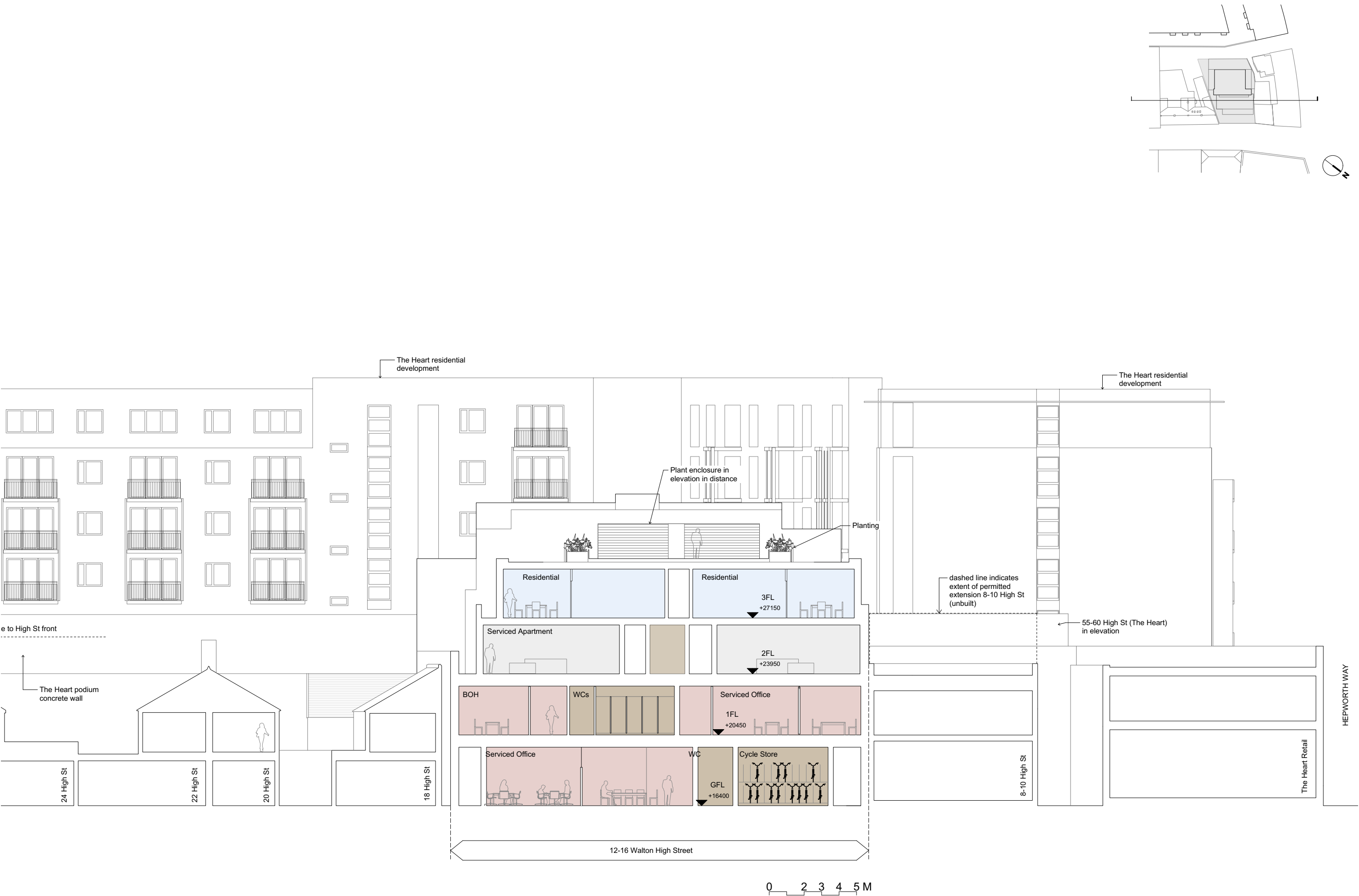




LAYOUT - SECTION



LAYOUT - SECTION





APPEARANCE



View 2  
Looking from Church Street Conservation Area



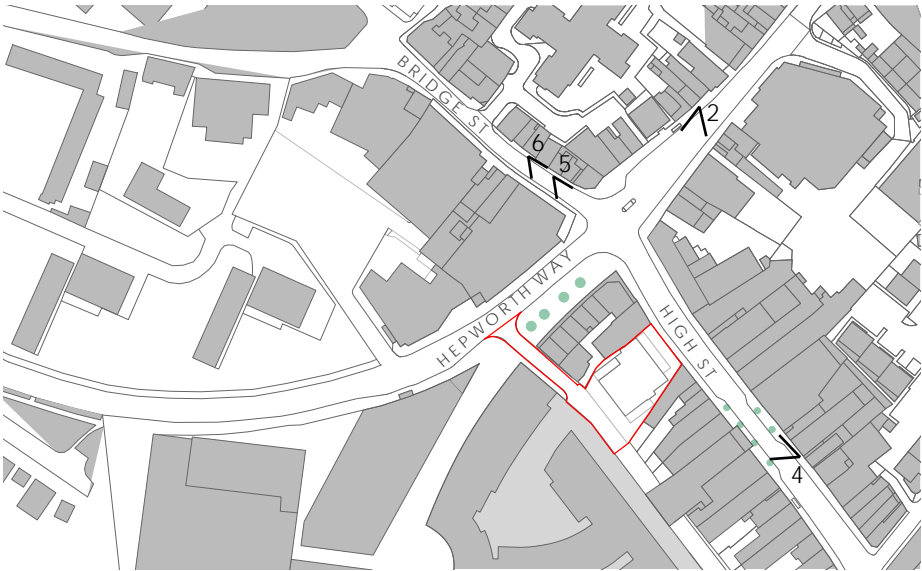
View 4  
Looking north-west along High Street



View 5  
Looking from Bridge Street

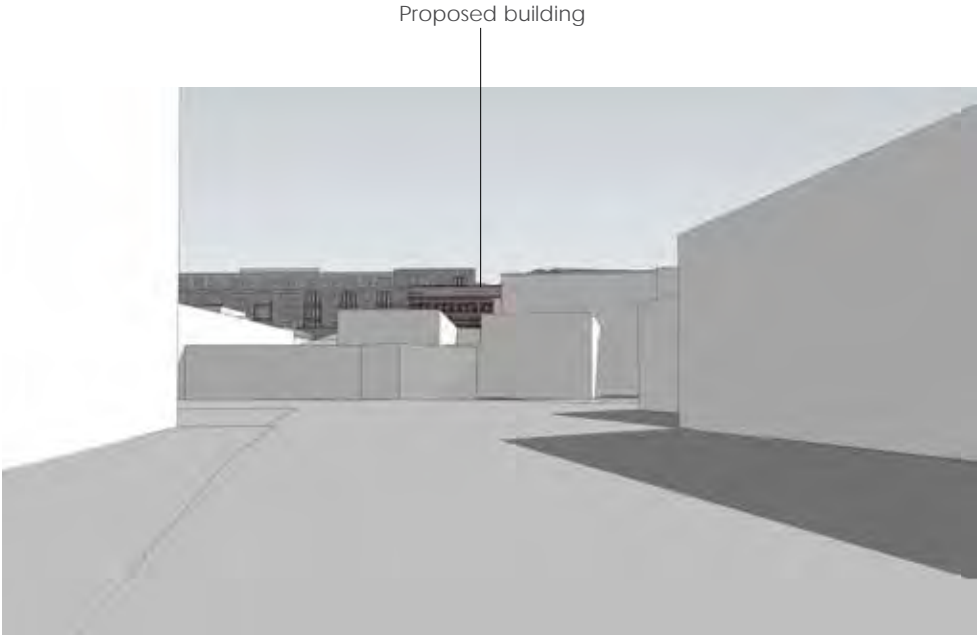


View 6  
Looking from Bridge Street

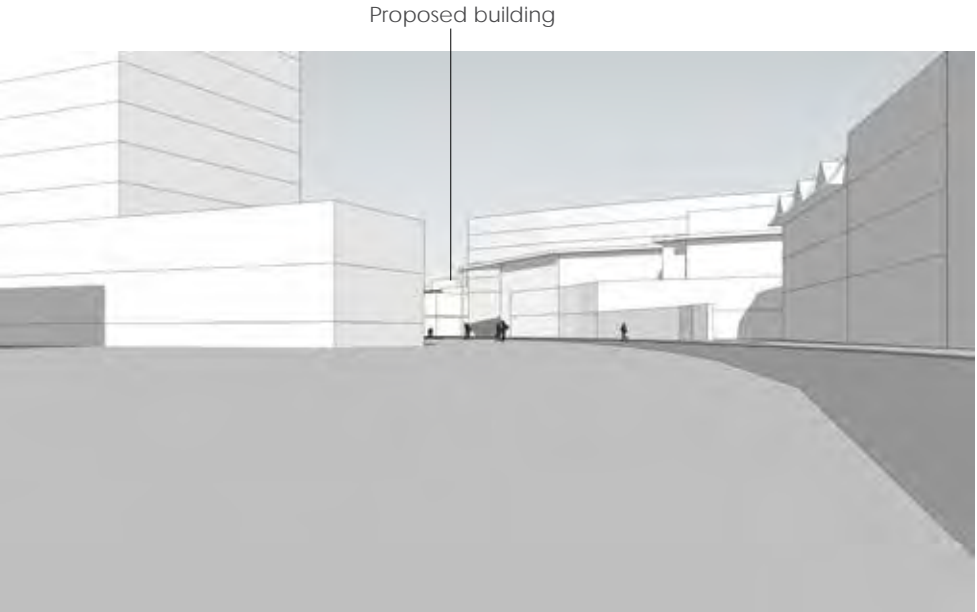


Key to views

APPEARANCE



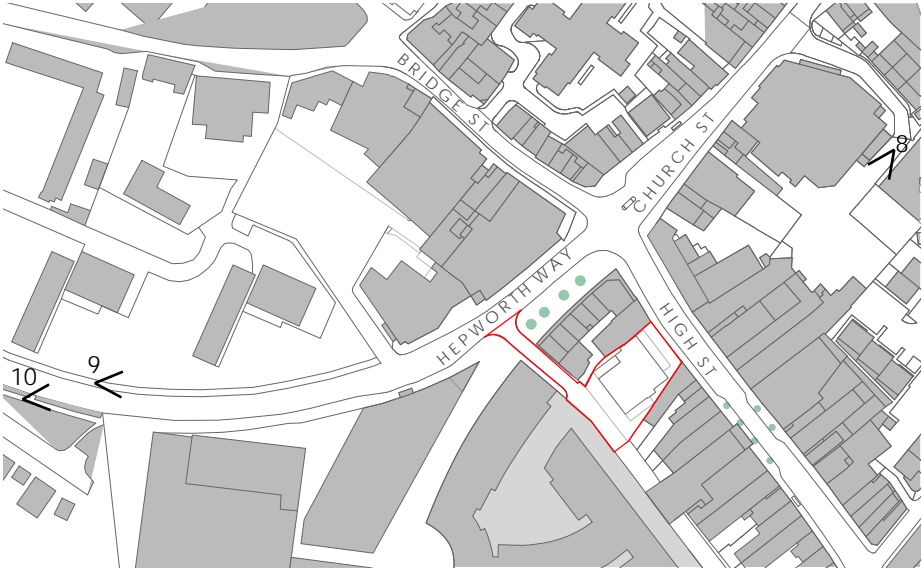
View 8  
Looking from M&S car park



View 9  
Looking from Hepworth Way



View 10  
Looking from Hepworth Way



Key to views



APPEARANCE



View 1  
Looking from Church Street Conserveation Area





APPEARANCE



View 3  
Looking from north-west along High Street





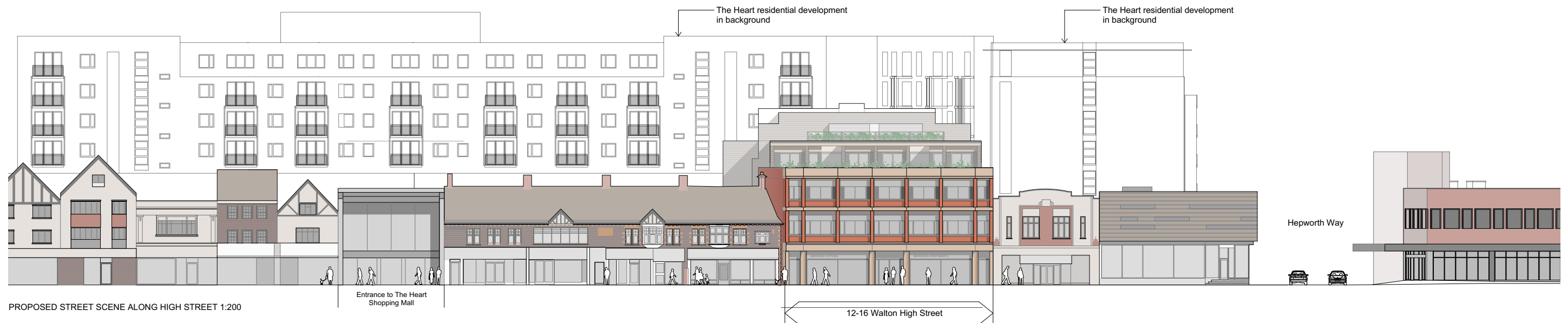
APPEARANCE



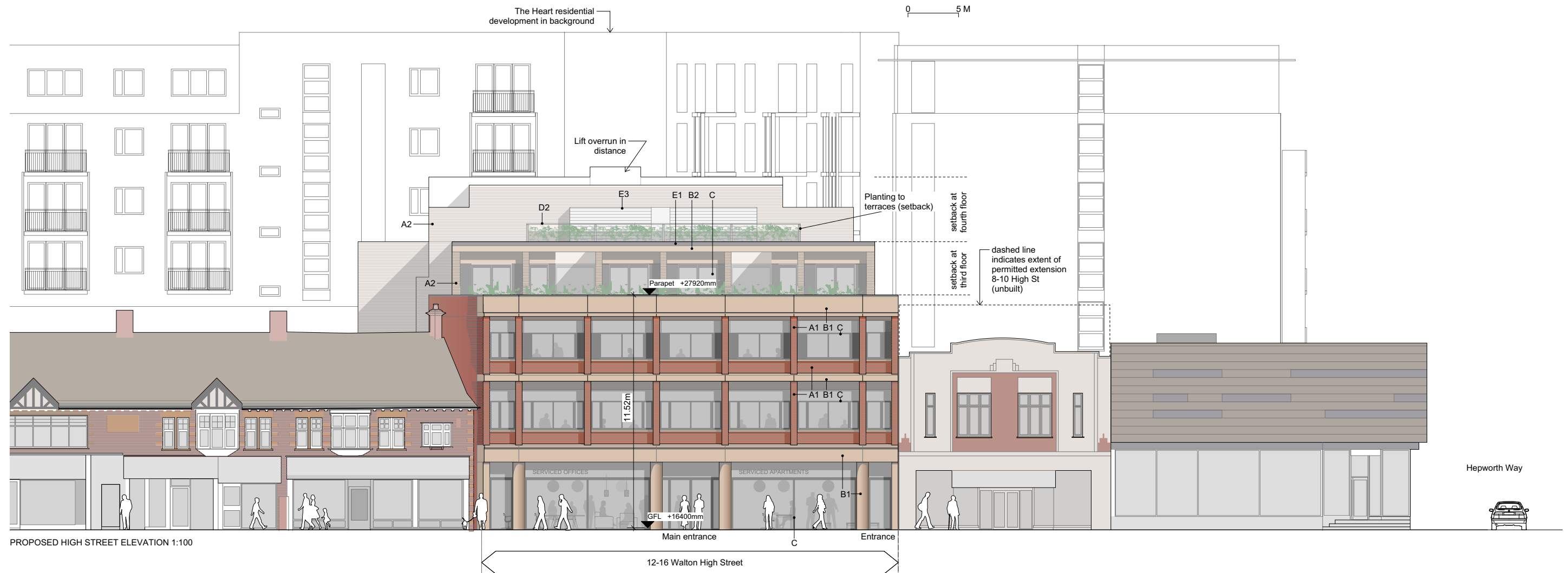
View 7  
Looking down service road







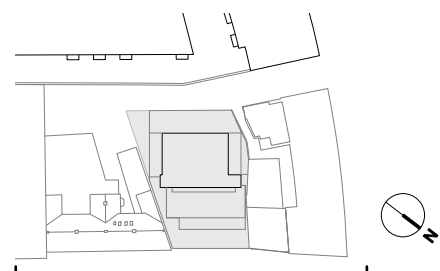
PROPOSED STREET SCENE ALONG HIGH STREET 1:200



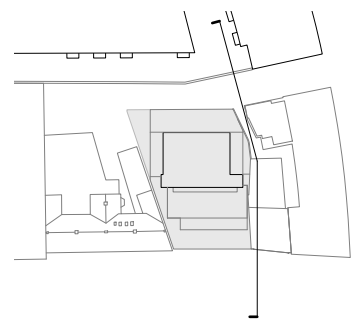
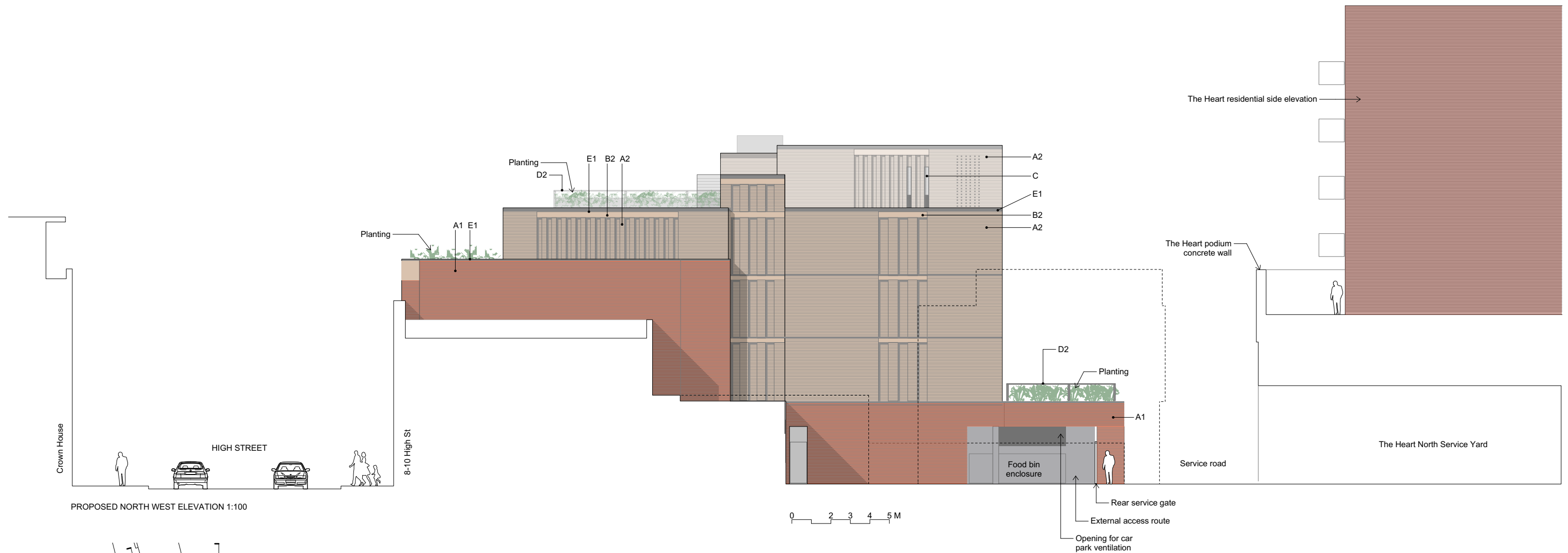
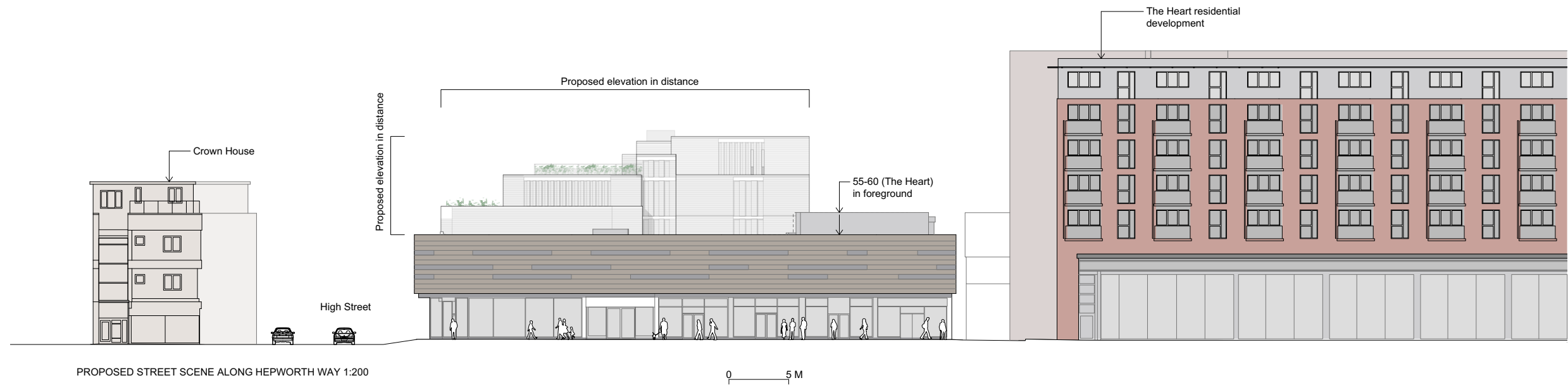
PROPOSED HIGH STREET ELEVATION 1:100

#### MATERIALS KEYS

- A1 Facing brick red (lower levels)
- A2 Facing brick light grey / buff (upper levels)
- B1 Reconstituted stone sandstone (lower levels)
- B2 Reconstituted stone sandstone (upper levels)
- C Aluminium windows
- D1 Metal balustrade with vertical uprights
- D2 Metal handrail to terraces
- E1 Aluminium copings
- E2 Aluminium panels
- E3 Plant screen

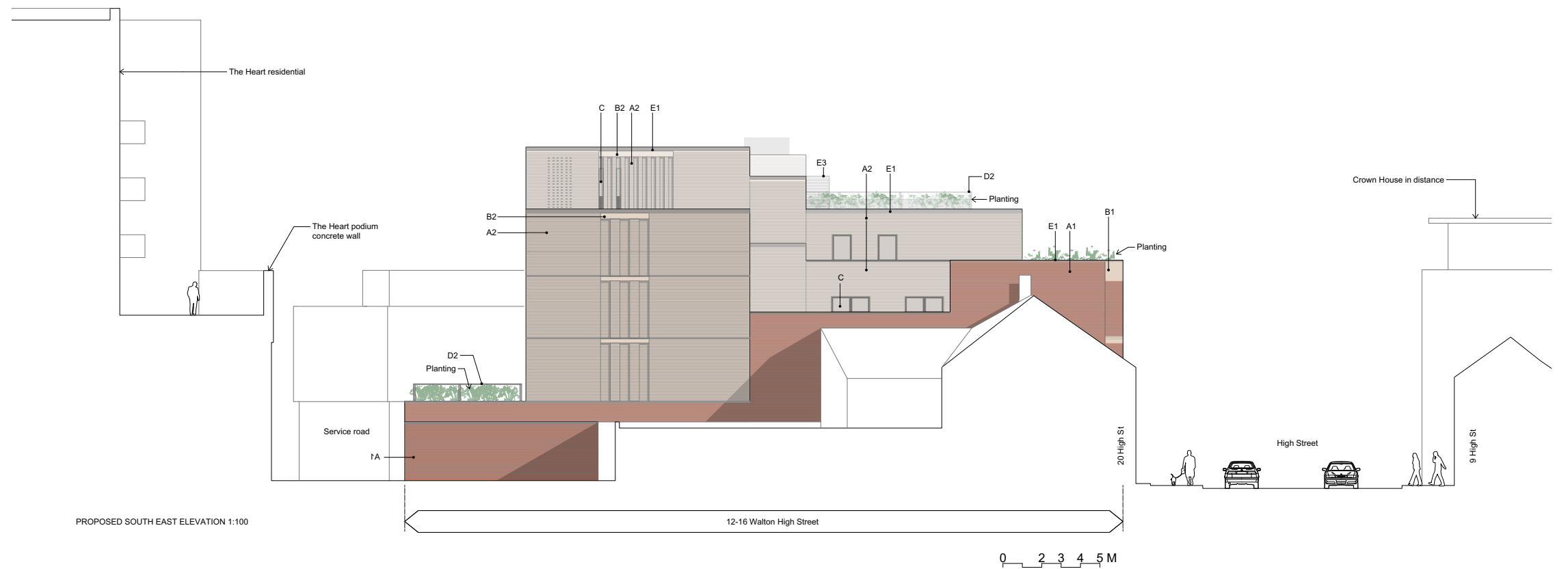
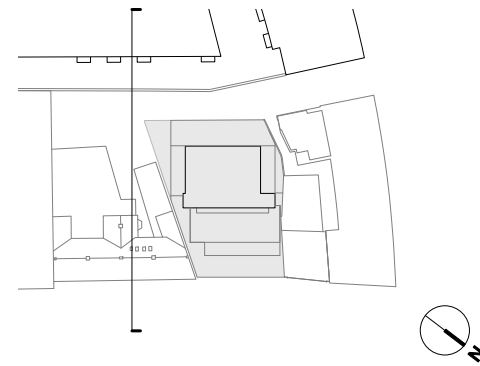
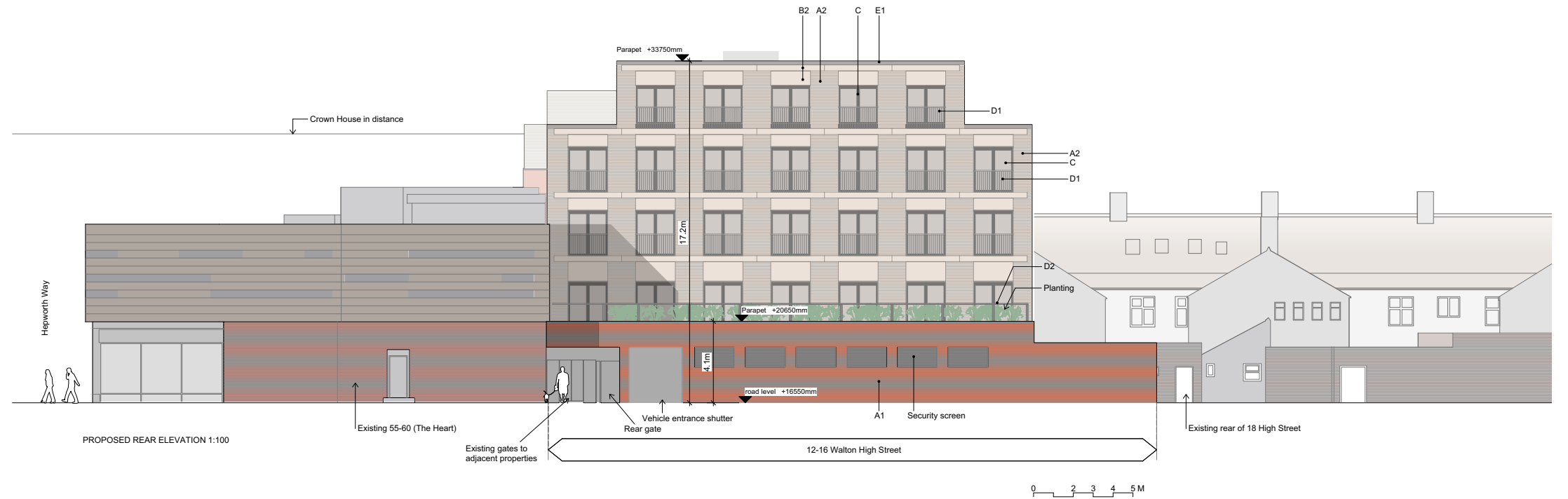
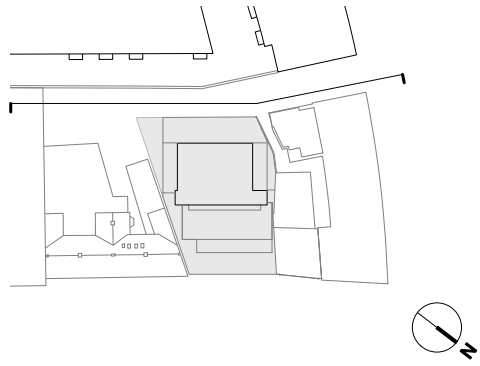






#### MATERIALS KEYS

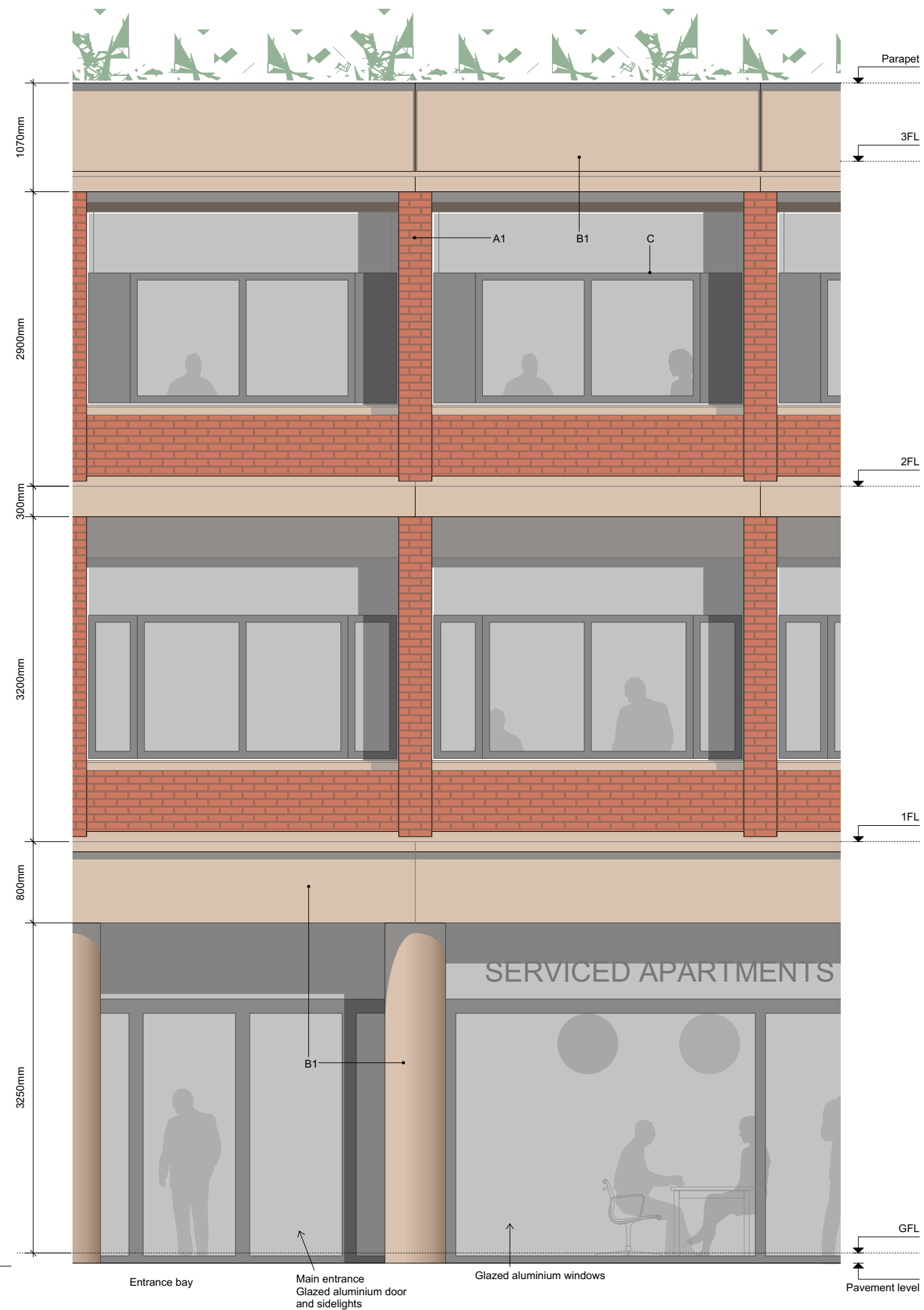
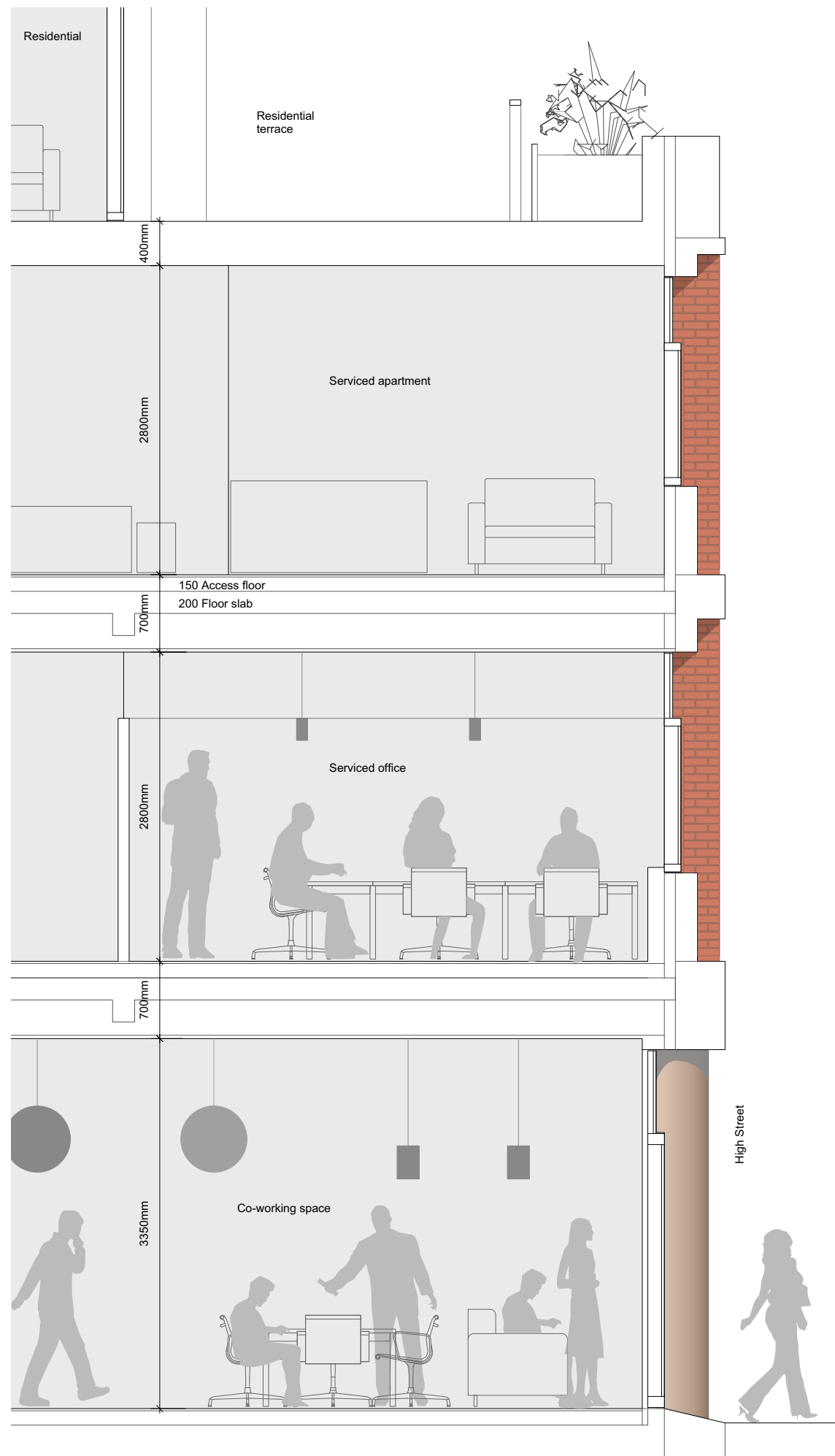
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- D1 Metal balustrade with vertical uprights
- D2 Metal handrail to terraces
- E1 Aluminium copings
- E2 Aluminium panels
- E3 Plant screen



#### MATERIALS KEYS

- A1 Facing brick red (lower levels)
- A2 Facing brick light grey / buff (upper levels)
- B1 Reconstituted stone sandstone (lower levels)
- B2 Reconstituted stone sandstone (upper levels)
- C Aluminium windows
- D1 Metal balustrade with vertical uprights
- D2 Metal handrail to terraces
- E1 Aluminium copings
- E2 Aluminium panels
- E3 Plant screen



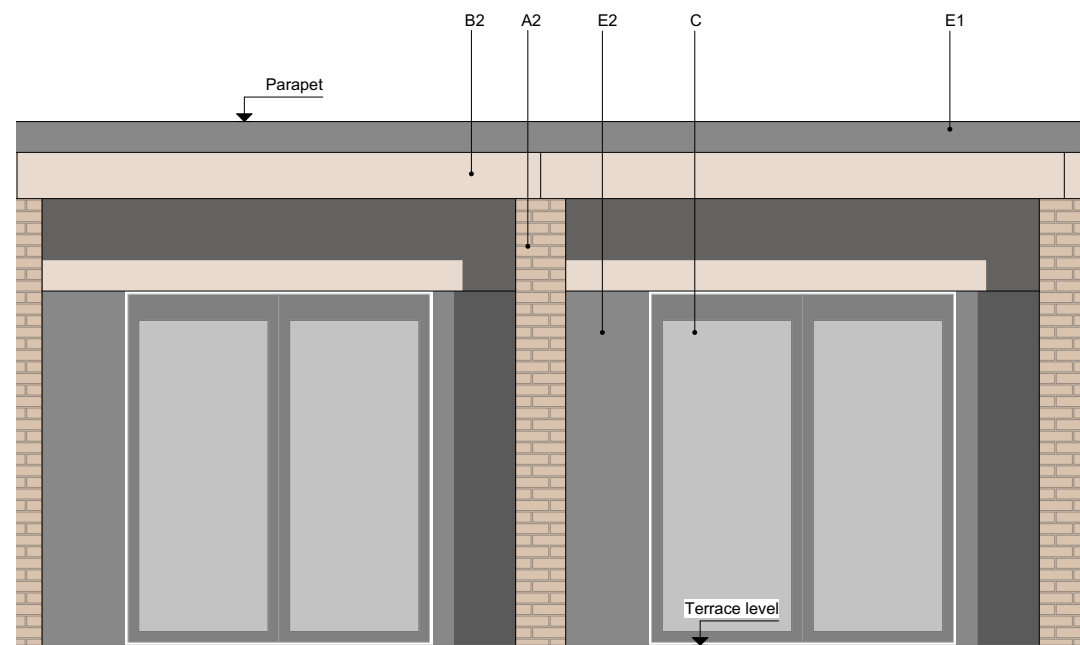


Precedent example of red brickwork

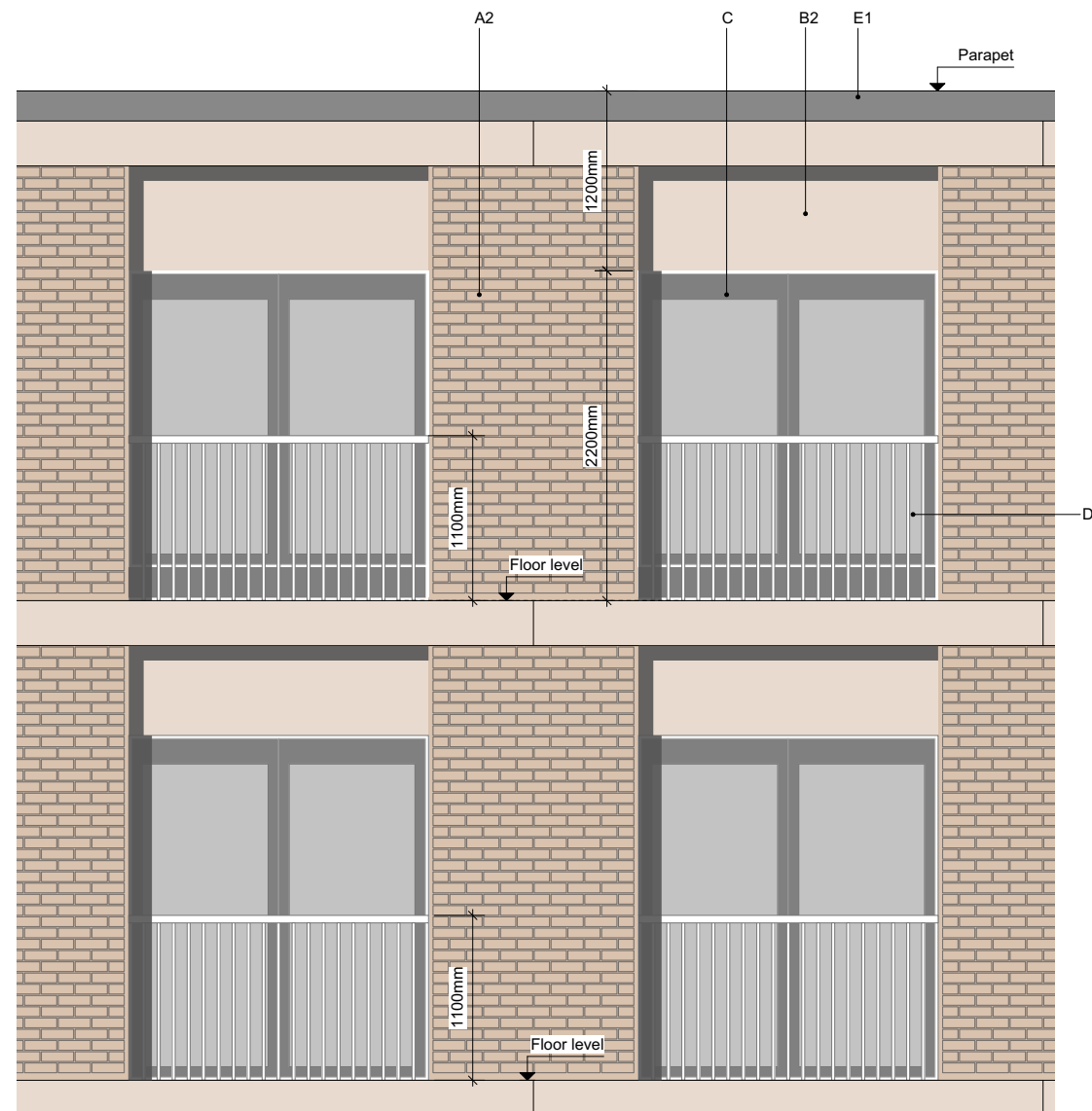
The proposed materials facing the High Street at ground, first and second floor levels are soft red coloured brick and light coloured reconstituted stone and intended to be similar to those found on existing buildings on the High Street

#### MATERIALS KEYS

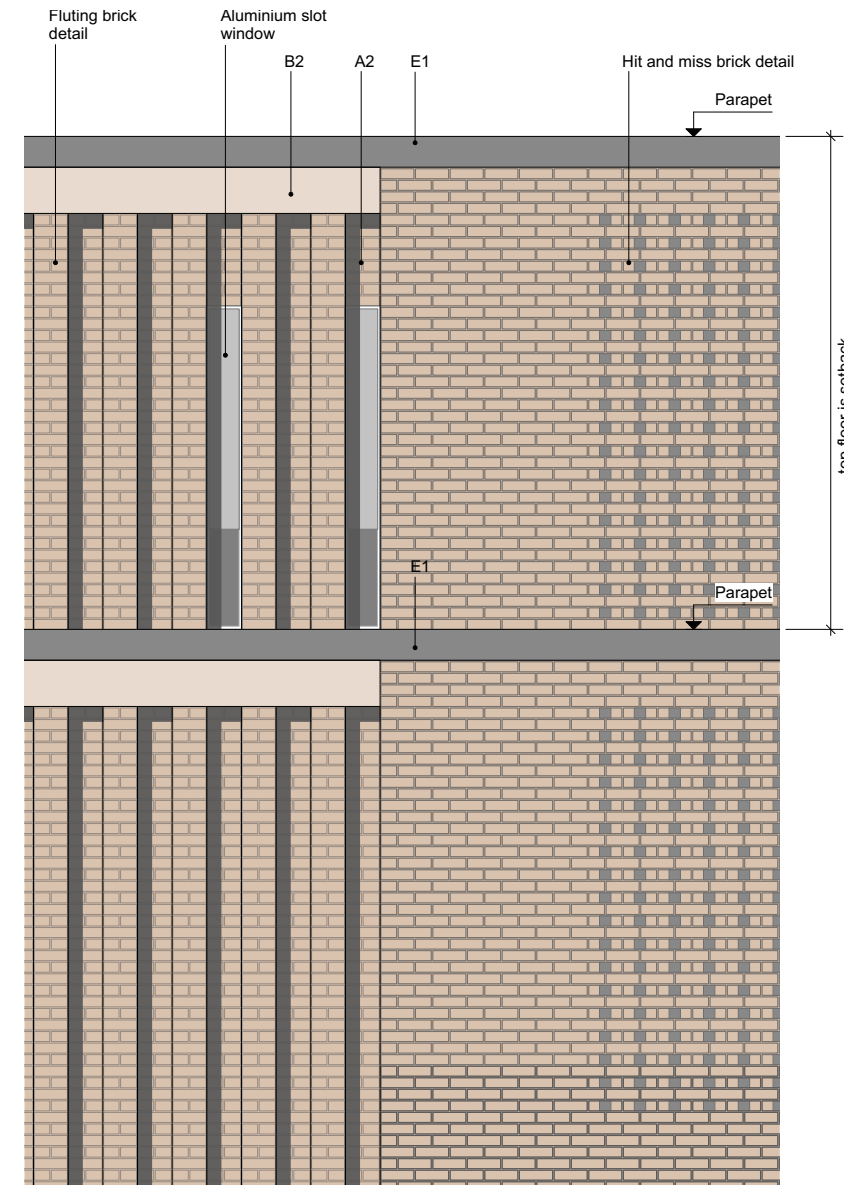
- A1 Facing brick red (lower levels)
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per bay north-east elevation (Third floor level)



Upper bay south-west elevation facing The Heart (third, fourth floor level)



Side elevation typical detail (third, fourth floor level)

The materials proposed for the upper floors are light coloured brick and reconstituted stone to contrast with the red brick of The Heart commercial building behind and to appear secondary to the lower facade.

#### MATERIALS KEYS

A1	Facing brick red (lower levels)
A2	Facing brick light grey / buff (upper levels)
B1	Reconstituted stone sandstone (lower levels)
B2	Reconstituted stone sandstone (upper levels)
C	Aluminium windows
D1	Metal balustrade with vertical uprights
D2	Metal handrail to terraces
E1	Aluminium copings
E2	Aluminium panels
E3	Plant screen





Precedent example of buff brickwork with perforated brick wall detail  
MUMA architect



Precedent example of fluted buff brickwork detail  
Panter Hudspith Architects



Proposed CGI looking north west along the High Street



Precedent example of red brickwork with reconstituted stone details  
Howarth Tompkins



Precedent example of red brickwork  
Niall McLaughlin Architects



Example of light coloured reconstituted stone







View of High Street facade and active frontage



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