

Supporting you to live your life...

ORCHARD COURT EXTRA CARE



“Extra Care” is an umbrella term, commonly used to describe settings supporting people receiving publicly funded rental housing with care and support. Other terms including “assisted living”, “retirement village” and “continuing care retirement community” may be used by operators of settings whose residents are privately funded.

Research carried out by Surrey County Council's Adult Social Care team has identified a growing need for affordable Extra Care accommodation within the Borough of Tandridge which is not being satisfied; either by existing settings or by developments currently being planned.



Site location



The existing Orchard Care Home is a purpose-built 2-storey complex and is accessed via East Grinstead Road.

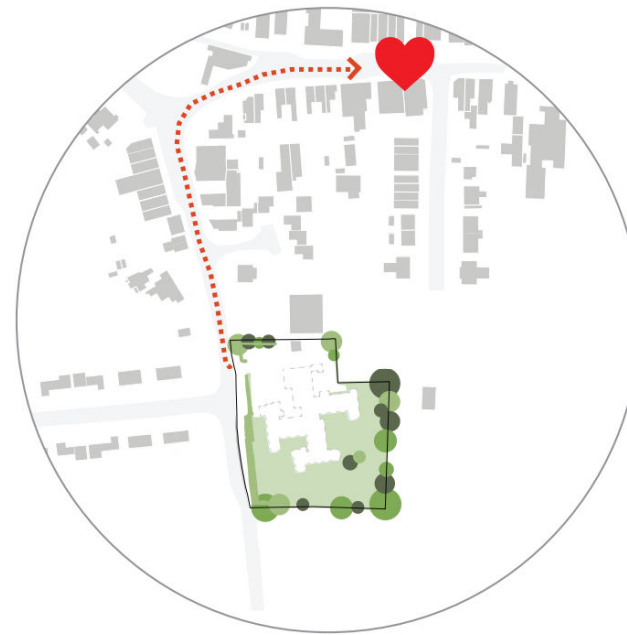
The site adjoins Talbot Road Recreation Ground on the east and green open spaces on the south. There is a line of mature trees along the eastern and southern boundary providing screening and privacy. To the North of the site there is a GP surgery. The local context is residential in character with primarily two-storey houses.

## THE SITE



**Connect to Nature**

Opportunity to connection to existing green infrastructure and link the proposal with the views across untouched countryside.



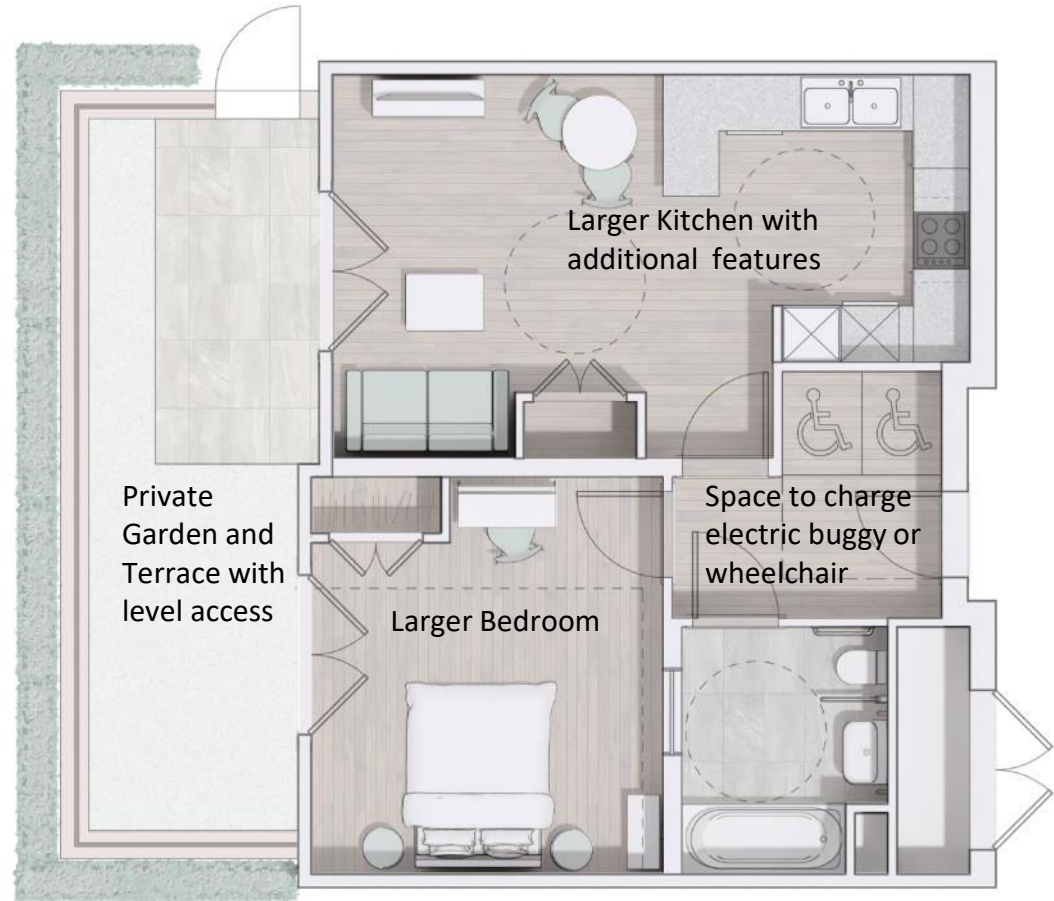
**Village Living**

Very short walk into the heart of the historic village of Lingfield which has extensive amenities.

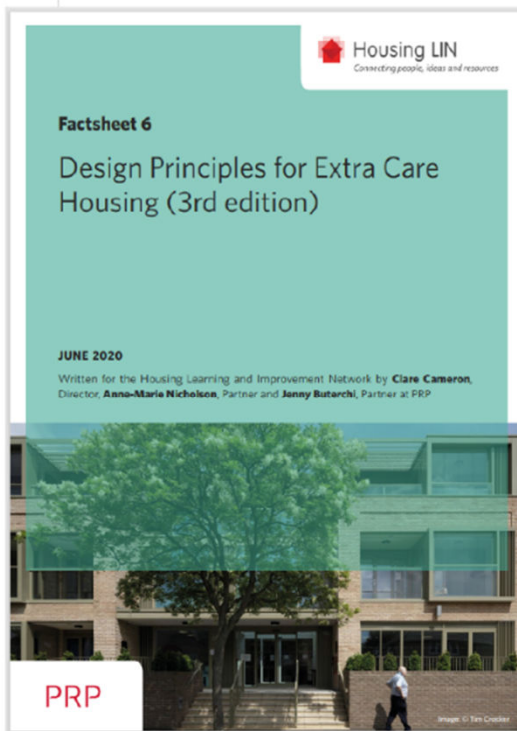
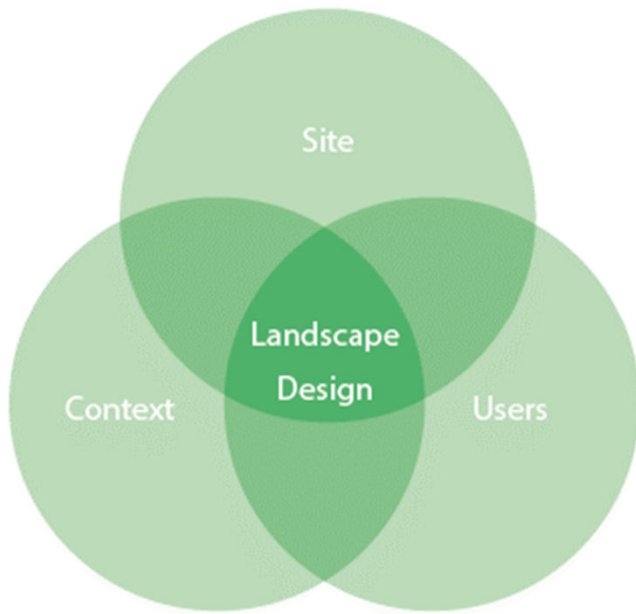




1 Bedroom, 2 Person Accessible and Adaptable Apartment



1 Bedroom, 2 Person Apartment designed for a wheelchair user



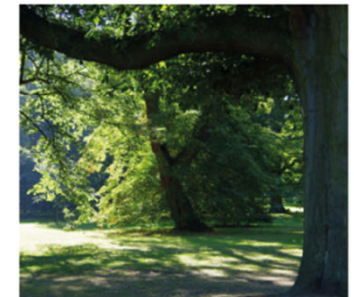
BIODIVERSITY ENHANCEMENTS



CONNECTIONS



SOCIAL



WOODLAND GLADE





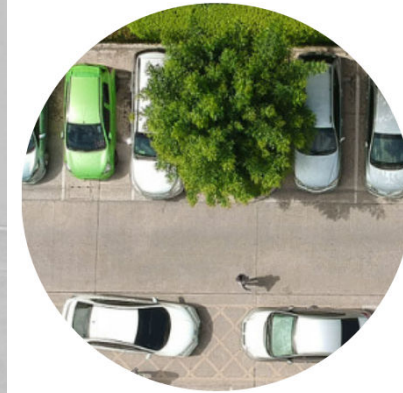
1. A place for people and nature



2. Species rich meadows



3. Spaces to relax



4. Green boundary thresholds

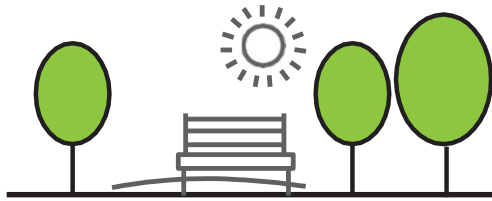
Some of our proposed ecology and biodiversity enhancements are listed below:

- The inclusion of deadwood / log piles from tree works on site. These would typically be proposed near the boundaries
- The inclusion of bat and bird boxes within the landscape scheme
- Ensuring any fencing includes gaps at the base for hedgehog movement
- Installation of insect houses in appropriate locations



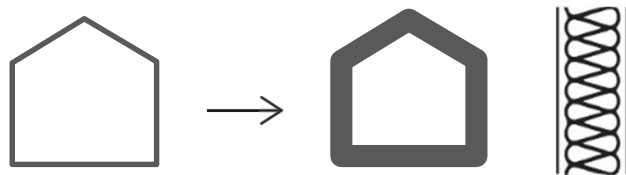
Mother Shipton Moth





### 1. SURREY'S GREENER FUTURE

- Surrey's New Tree Strategy
- Improve well-being
- Provide natural habitat



### 2. FABRIC FIRST

- Energy efficient envelope
- Reduce running costs
- Address fuel poverty
- Better temperature control



### 3. RENEWABLE ENERGY ON-SITE

- Reduce carbon emissions
- Cleaner, healthier environment
- Sustainable and self sufficient energy



Everyone deserves access to  
brilliant buildings, places & spaces