



Supporting you to live your life...

CUDDINGTON EXTRA CARE



“Extra Care” is an umbrella term. While it is commonly used to describe rental settings supporting people receiving publicly funded housing 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 Epsom & Ewell which is not being satisfied ; either by existing settings or by developments currently being planned.



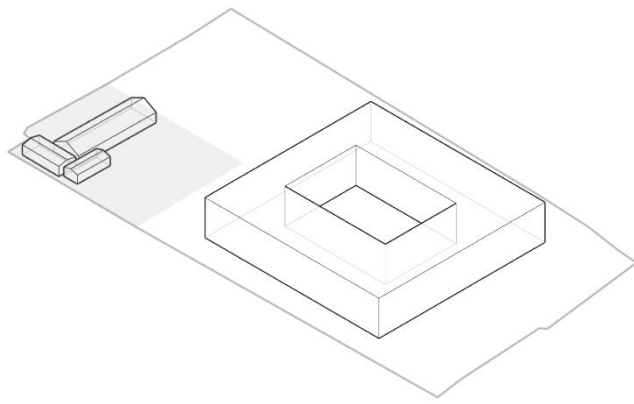
Site Location



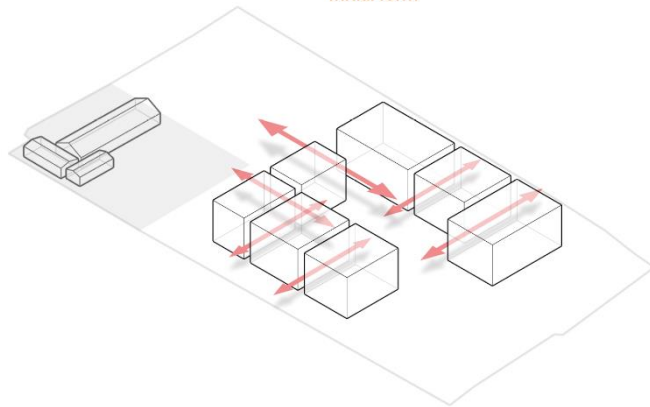
The site is located in a generally residential area to the West of Cuddington Community Primary School and to the East of Barns Elms Close, off Salisbury Road. Its current access is via the Rowe Hall site to the north and it is generally bounded by mature trees and hedges.

The locality comprises of 2 to 3 storey residential properties on Salisbury Road, Barn Elms Close and Thorndon Gardens and there are also allotments to the west of the site.

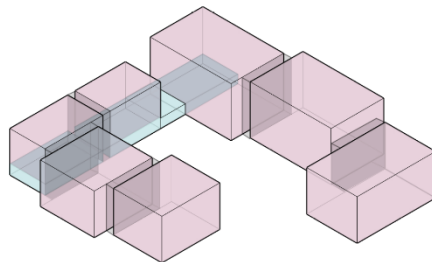
THE SITE



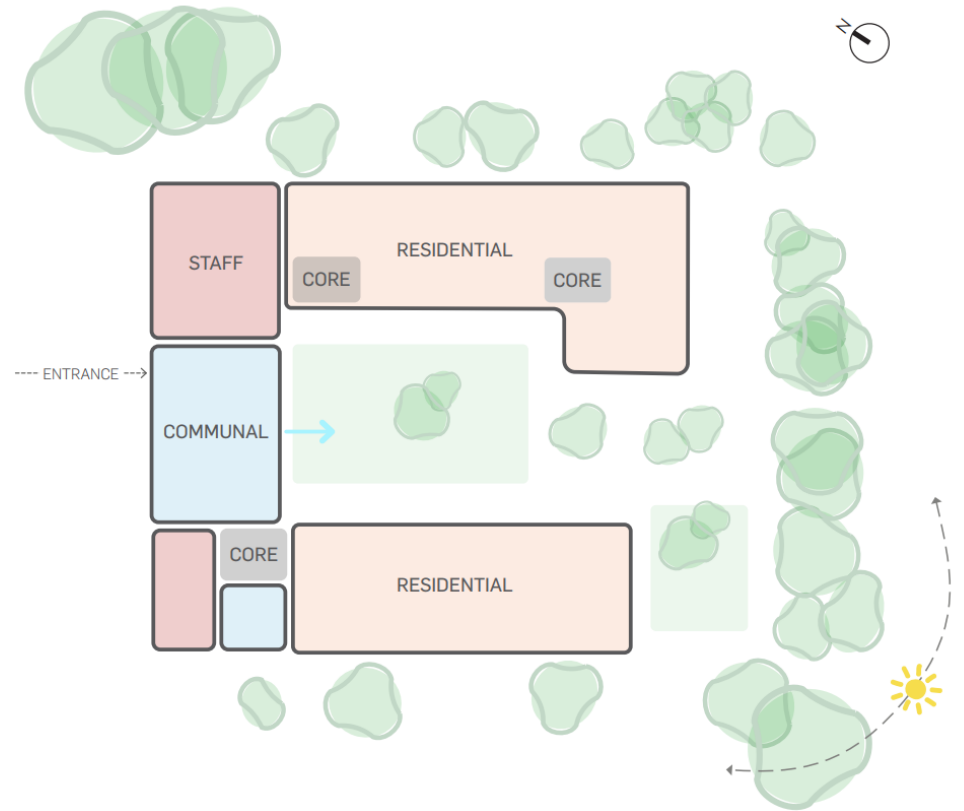
Initial form



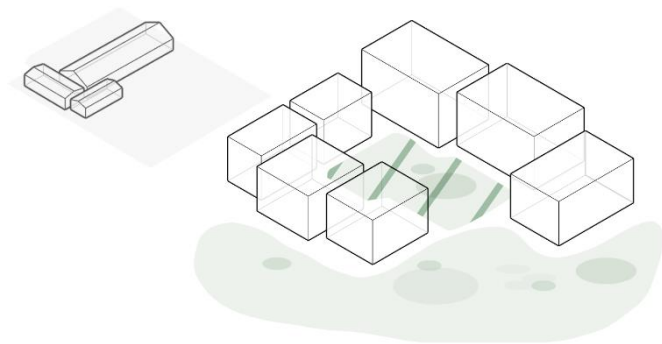
Permeability



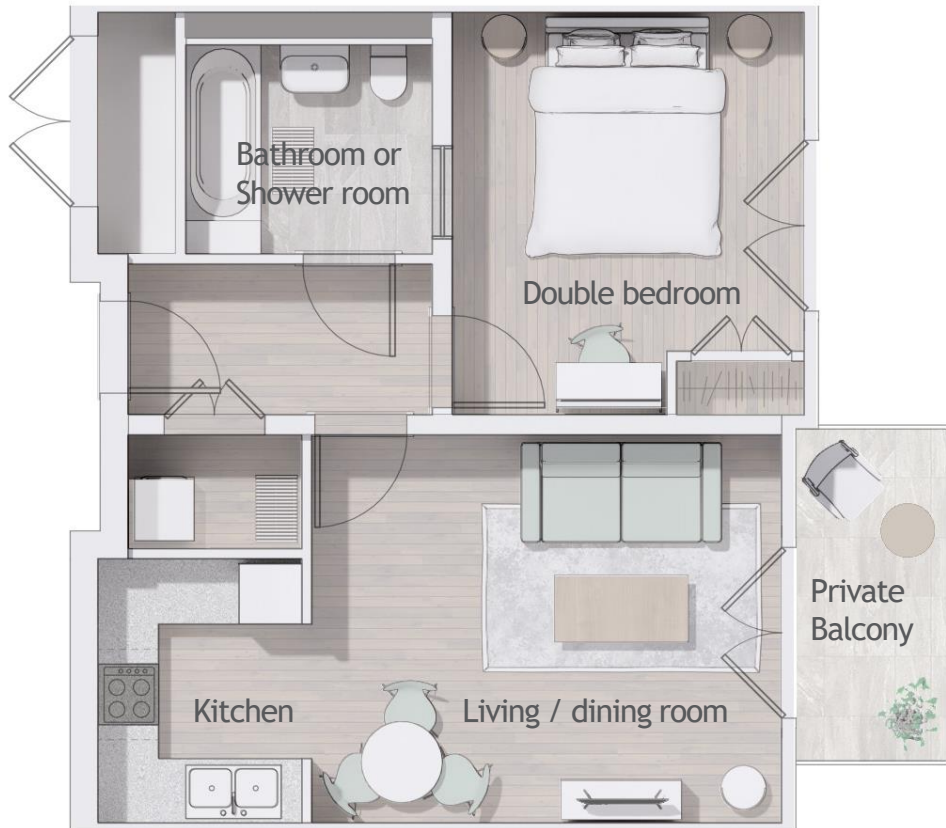
- Residential
- Communal



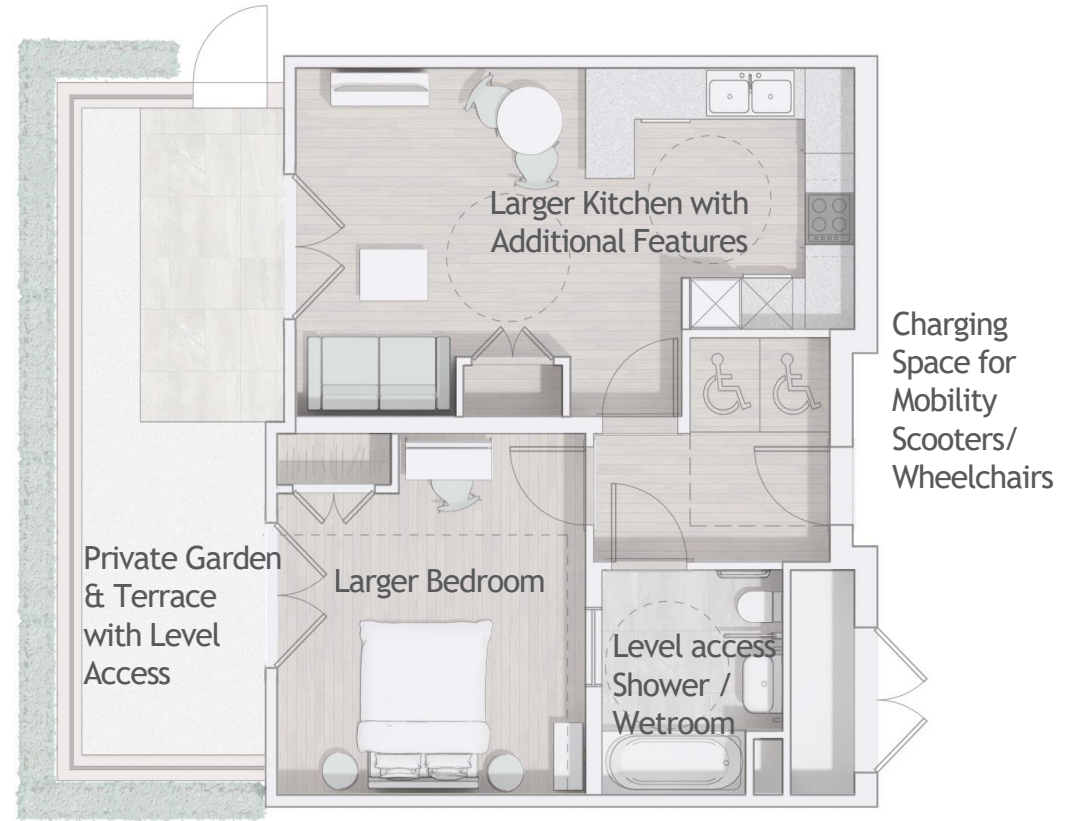
Ground Floor



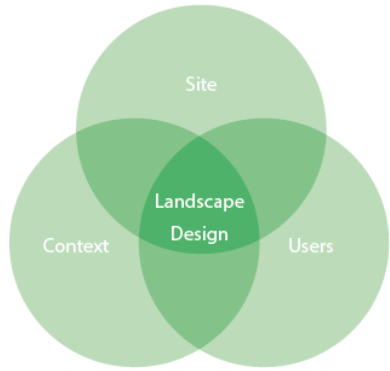
Green Space




Typical 1 Bedroom 2 Person Accessible and Adaptable Apartment



1 Bedroom 2 Person Apartment for a Wheelchair User




 **Housing LIN**  
Connecting people, ideas and resources

**Factsheet 6**

**Design Principles for Extra Care Housing (3rd edition)**

**JUNE 2020**

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**PRP**



**BIODIVERSITY ENHANCEMENTS**



**CONNECTIONS**



**SOCIAL**



**WOODLAND GLADE**

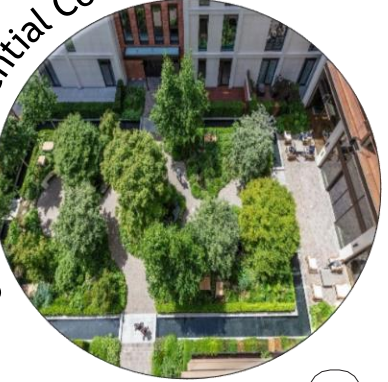


Wildlife Pond



1

Central Residential Courtyard



2

Mature English Oaks Retained



3



Engaging with Nature

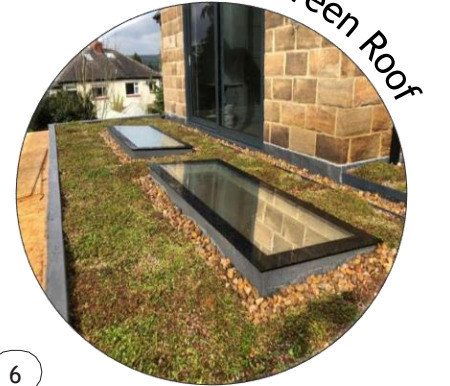
4

Accessible Communal Planting



5

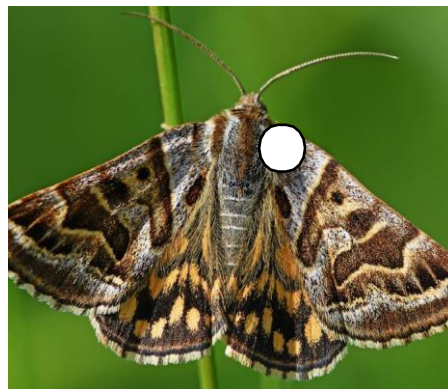
Green Roof



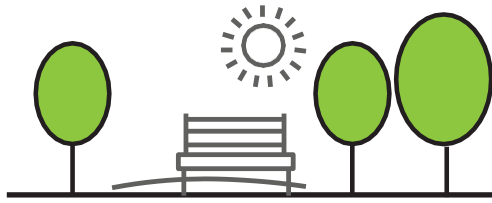
6

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

- Retention of hedges and grassland.
- Bolster existing hedgerows
- Remove non-native species
- Include deadwood piles
- Install bat and bird boxes
- Ensure any fencing includes gaps at the base for hedgehog movement
- Installation of insect houses in appropriate locations

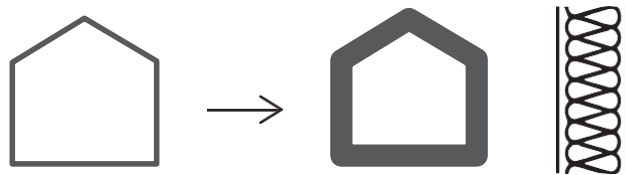






## 1. SURREY'S GREENER FUTURE

- 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



Thank you