



Site location



The Horseshoe is accessed via Bolters Lane and is a one-way system. It also serves an infant school, a junior school, a youth centre, health centre, library and community centre and the new SE Coast Ambulance Service Make-Ready Centre, (currently under construction)

The Day Centre building that was previously on the site was demolished March 2021. The woodland west of the development is to be protected.

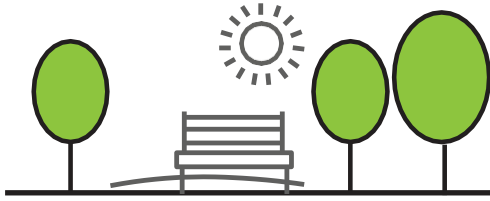
**THE SITE**





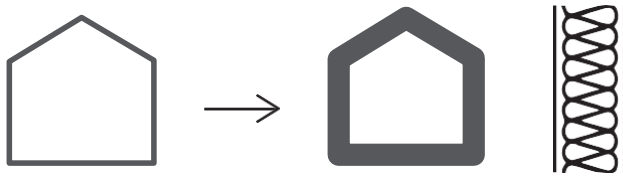
**“Extra Care” is an umbrella term. While it is commonly used to describe rental settings supporting people receiving publicly funded housing and support, other terms including “assisted living”, “retirement village” and “continuing care retirement community” may be used by operators of settings whose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

**It is clear that there is a need for affordable extra care within the Borough of Reigate and Banstead which is not being satisfied by existing settings and those in the development pipeline.**



### 1. SURREY'S GREENER FUTURE

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



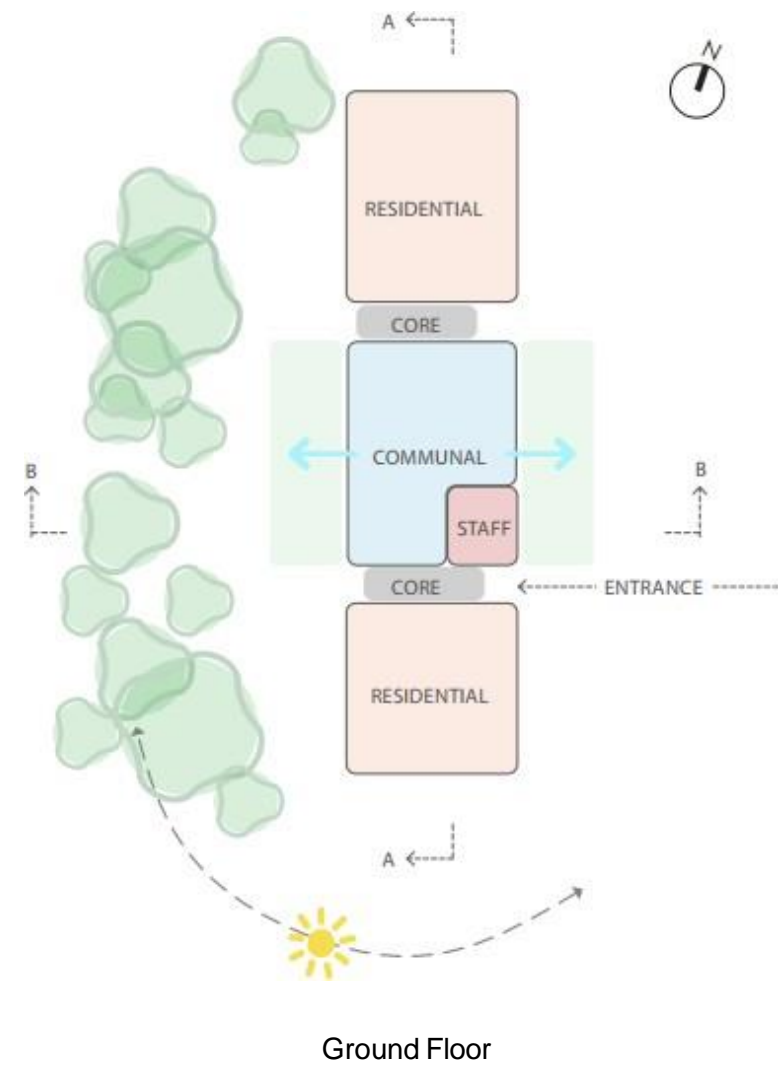
### 2. FABRIC FIRST

- 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







**Typical Apartment Floor Layout**





Supporting you to live your life...

**ECH**



A broad summary of some of the ecology and biodiversity enhancements we are looking to implement within the scheme 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





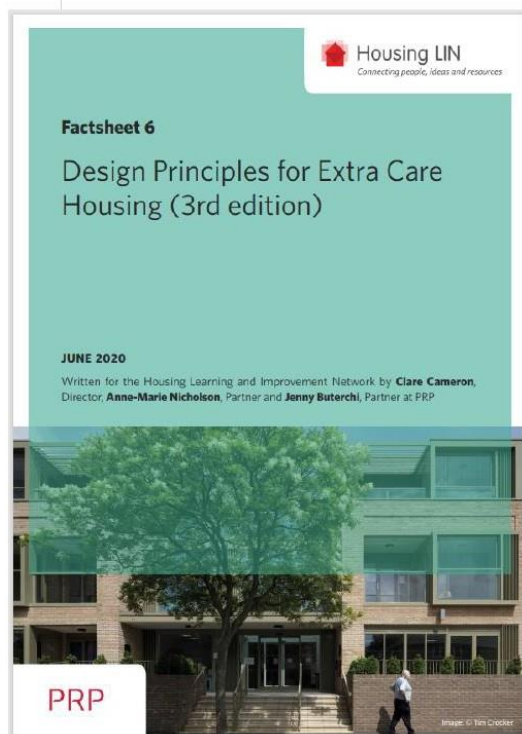
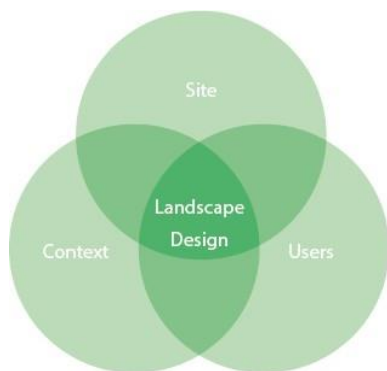
1. Formal character to the front of the building
2. Informal character to the back of the building, complementing the existing woodland
3. Warm material palette throughout
4. Zones of spaces allowing for varied activity
5. Drop off and disabled bay parking area
6. Sloped planters built into land form as retaining structures
7. Woodland glade with amenity grass
8. Resin bound gravel path
9. Podium planting area
10. Avenue of trees
11. Vehicle ramp down into basement car park



**A sensitive connection to nature**

**LANDSCAPE**





BIODIVERSITY  
ENHANCEMENTS



CONNECTIONS



SOCIAL



WOODLAND  
GLADE







# Thank you



SNC • LAVALIN

**ATKINS**

Member of the SNC-Lavalin Group



**SURREY**  
COUNTY COUNCIL