

# Welcome to our exhibition

Elysian Residences are excited to share some early thoughts for a future development in Guildford; the University of Law campus.

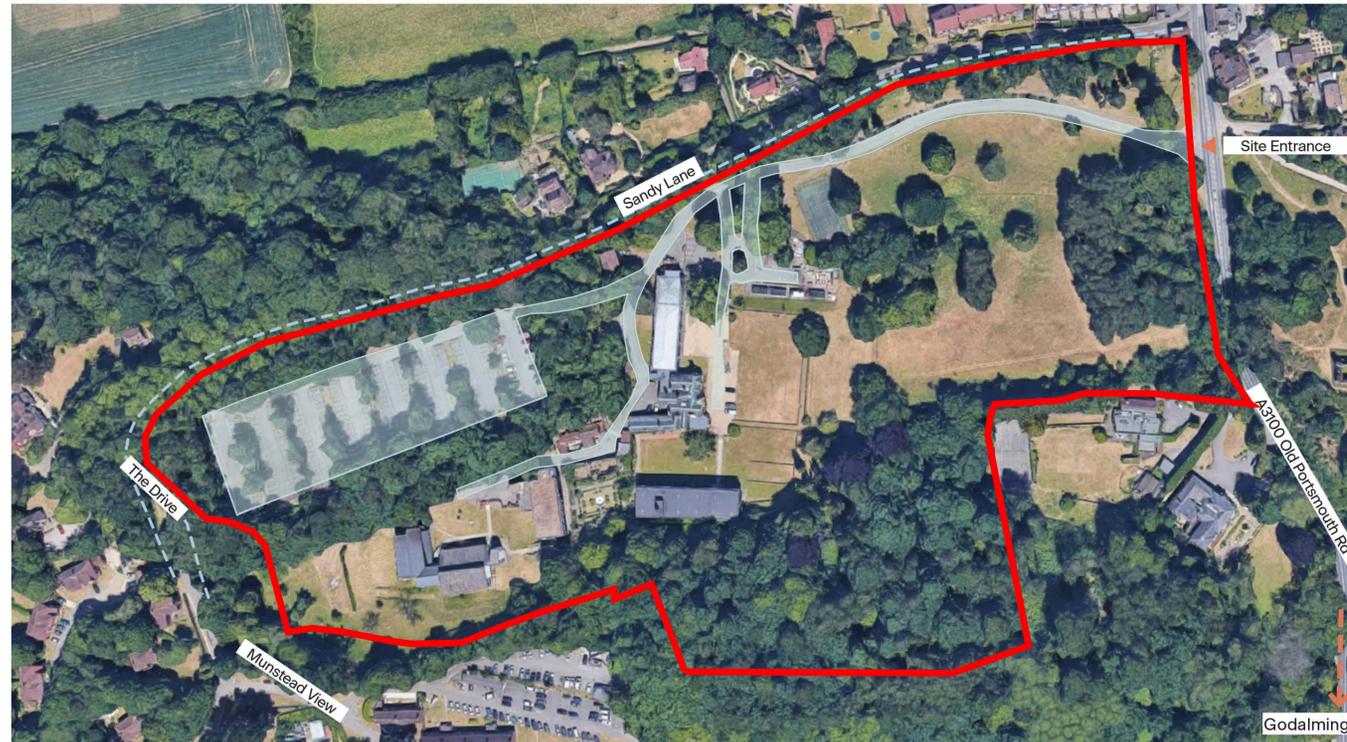
Following the University's decision to vacate in the summer of 2024, Elysian Residences acquired the 8.7ha site and identified an opportunity to provide an inclusive residential development that will deliver much-needed housing, amenities and support for local businesses, while preserving and enhancing the heritage, green space and ecology.

The purpose of this consultation is to see and hear from as many of the local community as possible, so that we can listen and learn, as well as answering any questions you might have. We welcome your feedback which will help shape our plans.

Your thoughts are really important to us and we hope that you are able to provide us with feedback and ideas so we can move our plans forward with the local community in mind.

We aim to return with a more detailed consultation in the summer once we have considered all information collected from this initial exhibition.

Our team of experts are also here and, together with the Elysian Residences team, will answer any questions.



The aerial map above shows the site - shown in red - in context of its surroundings with other development and existing buildings to the north and south. The site also falls within the St. Catherine's Conservation Area and the Surrey Hills Area of Outstanding Natural Beauty. Ancient Woodland lies predominantly to the south and designated Green Belt borders the whole site. Part of the site comprises Green Belt land, however, the area of land which comprises built form and is 'previously developed land' is not included and is suitable for development. It is this area that is outside of the Green Belt that we are looking to bring forward the new development on.

Located in the northwest corner of the site is an existing car park which comprises c. 260 spaces for the University. The principle of redeveloping this element of the site has already been established in Guildford's Local Plan (2019), where it was allocated for approximately 112 student beds. However, with the University departing the site, we have identified an opportunity for the site to deliver other forms of residential accommodation.

The site is accessed from Portsmouth Road shown running down the right hand side of the far eastern boundary.

# The site

The Grade-II listed Braboeuf Manor (Image 1) lies at the heart of the site and we propose to retain this building through a sensitive refurbishment.

Many of the existing buildings were purposefully built for commercial and educational uses and therefore do not lend themselves to residential conversion. The intention is that where any existing buildings are to be replaced, these will be deconstructed and the materials will be recycled and reused wherever possible and appropriate.

We are proposing to redevelop and restore the site for residential purposes with a mix of tenures to match local needs. We will be looking to include standard market housing and specialist older persons' housing with care, and supporting amenities, of which some will be open to the public - for example a restaurant and landscaped gardens.



**1. Braboeuf Manor as it stands today**

**2. Building adjoining Braboeuf Manor to the right**

**3. Building to the south of Braboeuf Manor**

**4. Building behind the sunken garden**

**5. The Summer House**

**6. Building lying towards the north of the site**

**7. A single storey outhouse**

**8. Electrical substation**

## About Elysian

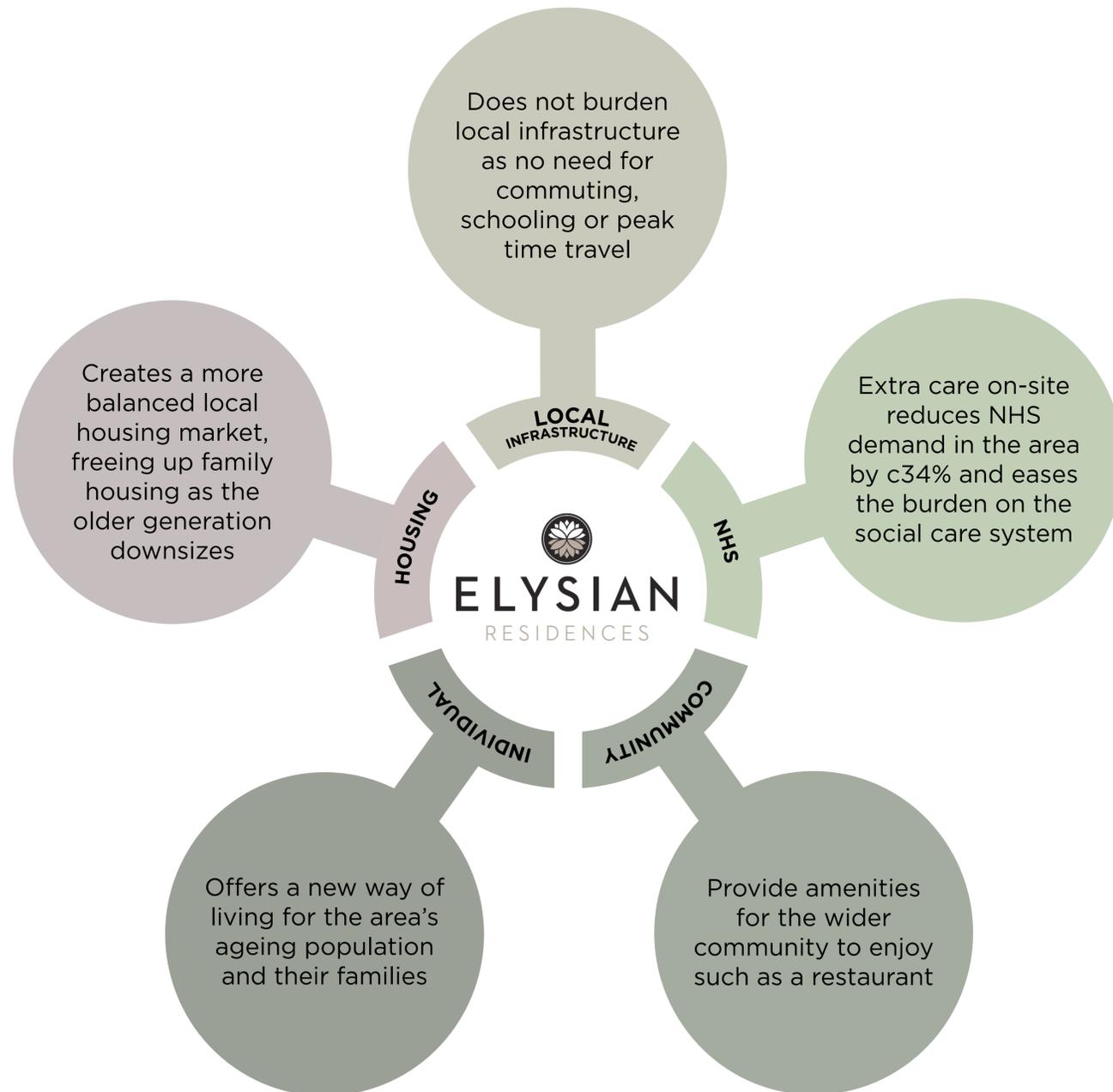
Elysian Residences provide specialist housing for older people – a new way of living for people aged 65 and older.

We are a British business focussed on the ownership, operation, and development of retirement communities.

The UK has a rising population of over-65s, but a lack of age-appropriate housing to support this generation through the various stages of later life – from wellbeing to rehabilitation to physical support and daily care.

Our ethos is based on enriching the lives of our homeowners, on their terms.

Once open, our developments have a hospitality-style service with a concierge, library, gym and restaurant. We also offer fitness and creative activities and classes. The high quality extra care we provide is through our on-site CQC-registered care company.



## The case for older persons housing in Guildford

In order to progressively change the way of living for people in their 60s and beyond, we need to understand local demographics and needs.

In Guildford this demographic is growing fast, along with the need for age appropriate homes with extra care.

According to the 2021 census, Guildford has 1 in 6 people aged over 65 with the fastest growing bracket being 70-74. In 10 years, over 65s have grown by 16.6% in the town versus an overall population growth of 4.7%. The rate is similar within a 30 minute travel time - shown to be the maximum distance the majority of older people will consider moving to.



## The benefits of older persons housing

### Housing for over 65s

Our homeowners are largely downsizers from local or neighbouring communities, freeing up much needed family housing within the surrounding area and increasing efficiency, supply and demand in the local housing market.

### Jobs for local people

Jobs are created both during construction and the operational management of our communities, when we employ a number of full time staff both in healthcare and hospitality.

### Reducing pressure on NHS healthcare services

Our research shows that NHS

healthcare pressures are reduced due to the exceptional health and lifestyle benefits and facilities provided together with the on-site care at our developments.

### New amenities

All of our communities have a range of amenities that the local public can use. At Guildford we propose to have a restaurant and landscaped gardens.

### Being a good neighbour

Our homeowners are often keen to offer support to local groups and charities in the form of volunteering and membership of groups and societies, which we understand are plentiful in Guildford.

### Supporting the local economy

Our homeowners help increase footfall in the towns they are located, making use of local restaurants, shops and cultural facilities, often on a weekday. This supports the local economy and helps businesses to thrive.

### Long-term commitment

Not only do we build these communities, we remain active operators by directly managing the facilities we provide including the amenities and care offer. As such, long-term relationships are important to us. We always try to support local businesses and organisations from the earliest opportunity.

## Some questions answered

**Q: What is a retirement community?**

A: A retirement community is a residential-led community with purpose built or converted housing for over 65s. At Elysian Residences, we focus on integrating homes, wellness, amenities and care services.

**Q: What is Class C2?**

A: Class C2 is a planning use category covering residential accommodation with care for people in need. It can be a hospital or a nursing home, a residential school, college or training centre or homes with extra care such as ours.

**Q: What is Class C3?**

A: Class C3 is a planning use category that covers standard market housing. Zone 3 in our application is already designated for this type of use.

**Q: What are the benefits of retirement living?**

A: Retirement living enables people over 65 to continue to play an active part in society and be part of a strong community.



## Community engagement

We want to do everything in our power to be transparent and proactive whilst protecting environments, redeveloping buildings and restoring heritage elements. That's why we want to hear from you before progressing our plans any further.

Our model is based upon a long-term commitment to the communities where we deliver our developments. Not only do we build them, we also remain active operators by directly managing our staff and the facilities we provide, thereby creating vibrant communities which will have a positive benefit to areas where we make a long-term investment.

Elysian Residences is a committed member of the Considerate Constructors Scheme and will ensure development impact on the local Guildford community will be thoughtful and mitigated. Our community liaison officer is already in place and has begun building local relationships.



## Designing for Guildford

**Our initial thoughts aim to:**

- Deliver a range of new homes for the area, some with extra care for older residents, whilst helping to balance the housing market by also freeing up family homes.
- Support Guildford by focusing on inclusivity, the circular economy, heritage, wellbeing and the environment - all things we believe to be of particular importance locally.
- Create new jobs and training opportunities, both during construction and for the long term once open.
- Create an aspirational and lively community, with on-site concierge, restaurants, library and health club, while residents will play an active role in the wider local society.
- Open up part of the site for public use i.e. local walking routes, spaces to dwell in and places to visit.
- Support local businesses by increasing footfall on the high street and across local restaurants, shops and cultural venues. We will also use local suppliers wherever we can.
- Have a minimal impact on local infrastructure, with off-peak travel, reduced NHS pressure due to on-site care and no requirements for nurseries and schools.

# Our existing communities



**Our community in Stanmore**

**Our community in Sevenoaks**

## The Landsby

The Landsby in Stanmore received consent early in 2017 and was completed in February 2020. The scheme has a C2 use and contains 101 homes.

The location of the site is adjacent to Stanmore London Underground Station and the Kerry Avenue Conservation Area, referencing characteristic features of the International Style villas which dominate the surrounding area.

The Landsby was a Gold Winner at the What House Awards 2021 for Best Retirement Development.



## Wildernesse House

Our Wildernesse House retirement village comprises a 24-acre site in Sevenoaks, situated 1.5 miles from the High Street and Sevenoaks train station. The development offers the space and grandeur of a historic country estate, with all the modern comforts of luxury living.

The recently refurbished Grade II portion of the site forms a collection of 23 one-bedroom and two-bedroom apartments situated in the original house and an additional 8 two-bedroom mews houses. Amenities include a spa, treatment rooms, lounge / bar, library, pool, gym and restaurant.

The main house officially opened in September 2021.

We are also in the process of constructing a further 53 new-build apartments, all with balconies or gardens and set in the leafy southern section of the grounds, which will be open in 2023.

# Some early principles

The site is subject to a number of constraints due to its location within the AONB, conservation area, Ancient Woodland and part Green Belt. In addition to this, the topography of the site creates further challenges due to the differing levels. This means that in developing a scheme, we have to ensure that we take a landscape led design approach. We will also ensure that due to the listed building, any emerging proposals will seek to retain as many of the historical assets as possible and give them a new lease of life.

As a result, we have appointed a best-in-class team that specialises in heritage, sustainability, landscaping and ecology which includes leading consultants Apt, LDA Design, KM Heritage and ecology specialist Phlorum.

## Key principles

### Heritage

We will improve the setting around Braboeuf Manor in order to create a sense of place and strong local identity; we see this as the heart of the site and a place for existing and future communities.

### Trees and ecology

The proposals will continue to maximise green space and we will work towards creating a net positive

biodiversity plan. Wherever possible, trees will be preserved with an ambition to replace any that are removed elsewhere within the site.

### Sustainability

The development will not rely on fossil fuels and we will investigate the provision of sustainable forms of energy, along with a range of high performing solutions to construction, materials and drainage.

### Site designations

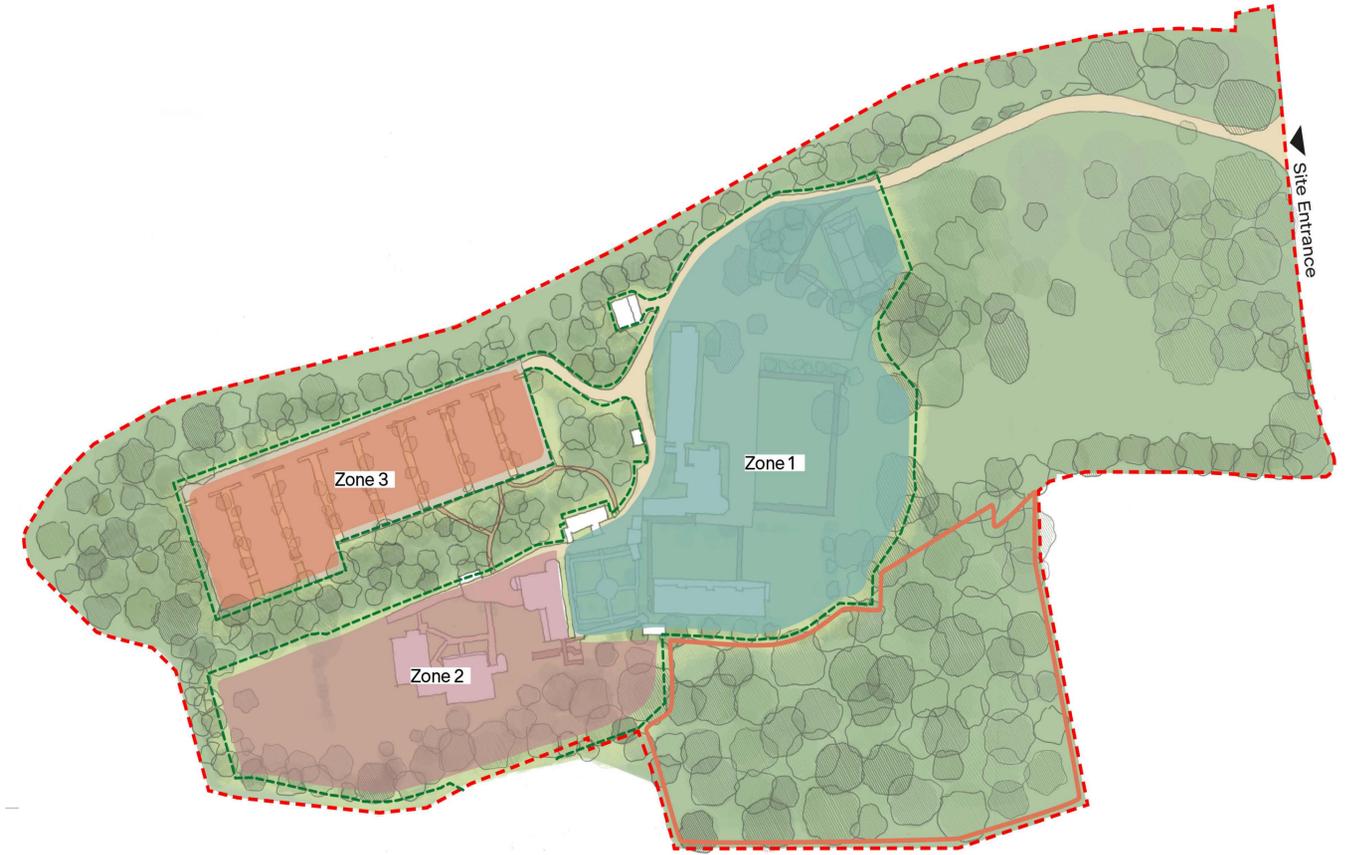
We will ensure that the AONB is preserved and enhanced. The site will protect the Green Belt and Ancient Woodland as no development will take place in areas designated as such. With the Council, we will explore which areas of the site could be opened up to the public to provide greater access to these green spaces.

### Scale and design

The proposals will draw upon the surrounding scale and materiality to ensure that it is in-keeping with the local context.

### Views

We will work with Officers to identify key localised views which will be considered and tested as part of any future application in order that the visibility of the site is limited.



The challenging topography provides design opportunities



Landscaping and greening of our sites

Our initial vision has identified three zones for development, as detailed in the image above.

Zone 1 - Focusses on Braboeuf Manor with the aim to make it the heart of the scheme, with an opportunity for restoration.

Zone 2 - Leading with the retention of the walled garden, there is an opportunity for development parcels within this zone to be dotted between pockets of landscaping. Our initial thoughts are that this zone would be best placed for extra care.

Zone 3 - Already designated for development in Guildford's local plan. We envisage this part of the site coming forward for residential accommodation.



## Our development objectives



Repurposing what will become a vacant site once the UoL departs in 2024.



Reduction in vehicle movements, especially during peak times with dedicated shuttle bus.



Creating and providing an inclusive residential community with specialist older persons housing.



Provision of a community with 24-hour care which creates an opportunity for easing pressure on local facilities without additional burden on local healthcare services.



Creating and providing on-site facilities including the potential for community facilities, such as a restaurant which will be available at times for the wider public.



Creating temporary jobs during construction and permanent local employment when operational.



Respect for the heritage buildings and topography, ecology and woodland with community access to parts of the expansive green space.



Long-term commitment to the community as an active operator of the Residences once built.

## Provisional timeline for next steps

Feedback review	Detailed consultation	Planning submission	University departs
Spring 2023			
	Summer 2023		
		Summer/Autumn 2023	
			Summer 2024

Following this consultation we will review all ideas, feedback and questions and use them to help define our proposals more closely.

It is then our intention to hold a more detailed consultation with the community in Summer 2023 to show how our designs have

progressed. In the meantime we will continue engaging with all stakeholders.

We are aiming to submit planning in the summer of 2023 with work hopefully starting shortly after the University's planned departure in the summer of 2024.

## We are here to listen to you

We would like to hear your thoughts about our early ideas and would appreciate receiving your feedback.

We will go through all of the information and feedback received and consider what we can use to further shape our more detailed design proposals.

You will be able to continue viewing the exhibition online but please do provide all initial feedback by 21 April 2023.

If you are happy to let us have your thoughts, there are three ways you can do this:

- 1) Fill in a feedback form provided at the event.
- 2) Fill in a questionnaire and feedback form on our website: [www.elysianguildford.com](http://www.elysianguildford.com)
- 3) Email your feedback to [info@elysianguildford.com](mailto:info@elysianguildford.com)

**Thank you for attending our exhibition.**

**Thank you from all of our team.**

**We look forward to hearing your thoughts and learning from your input.**

