Listed Building Design & Heritage Statement

CONVERSION OF 1ST AND 2ND FLOOR TO RESIDENTIAL ACCOMODATION
104 HIGH STREET
EPPING
CM16 4AF

Prepared by

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CHARTERED ARCHITECTS

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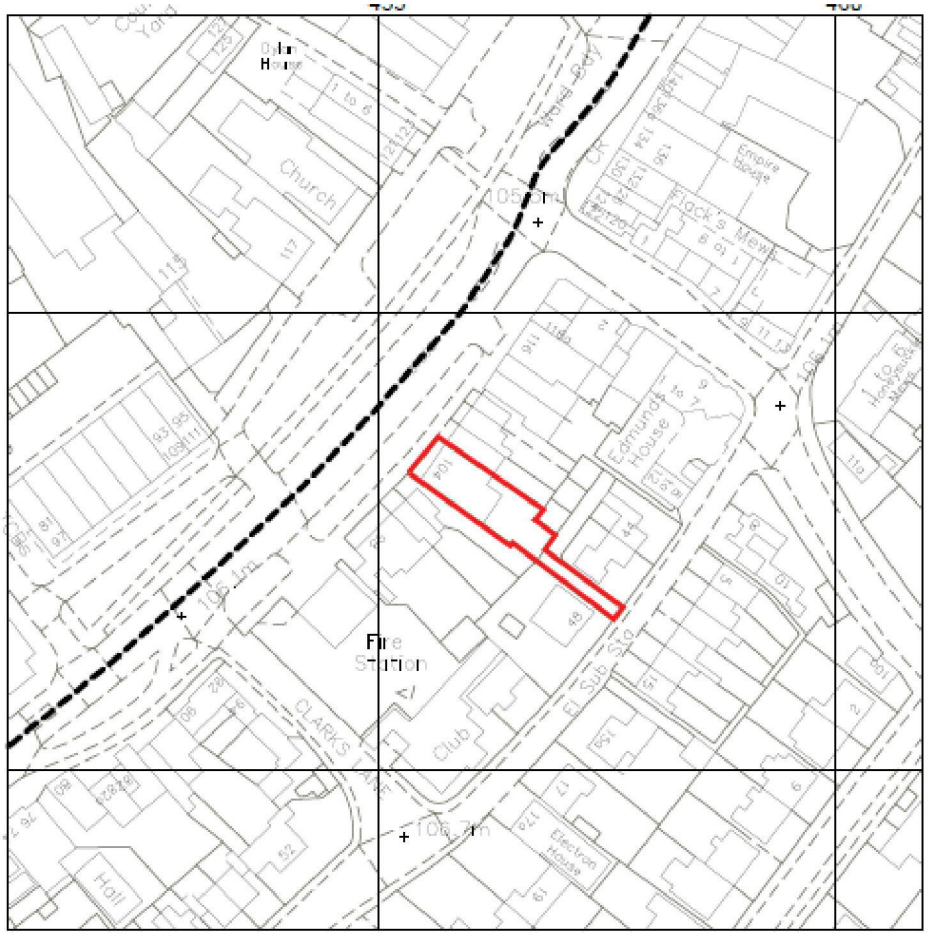
1.0 INTRODUCTION

This design and access statement has been prepared by BB Partnership Ltd in support of the Listed Building planning application for works to 104 High Street Epping and is to be read in conjunction with the submitted existing and proposed drawings.

2.0 THE EXISTING SITE & HOUSE

The property is situated within the Epping Conservation Area and is listed as below which essentially refers to the frontage of the premises as the interior and rear of the building was substantially altered for retail use during the 1960's and 1970's which included extending the rear of the property.

Listing text
HIGH STREET
(South East Side)
Nos 104 to 110 (even)
TL 4501 3/15
IIGV
Formally shown as Nos 98 to 104 (even). C18. Group of 2 storeys with box dormers, 2:2:1:1 windows. Red brick. Sashes in exposed frames (late to No 104). Panelled doors beneath hoods, except No 104 which has on ground floor a shop front. Tile roof with eaves, mansard to Nos 104 and 106.
Nos 90 to 110 (even) form a group.
Listing NGR: TL4592201960
Entry Name: 104-110, High Street
Listing Date: 14 January 1972
Grade: II
Source: Historic England
SDource ID: 2234145
English Heritage Legacy ID: 117583



Location Plan

The 1:1250 plan shows the property location with a shared access from Hemnall Street and an area presently used for delivery and parking of Nos 104 and 106 (adjoining property).



The above shows the property from Epping High Street, elevation which will remain unchanged. However, the upper floor windows may require to be refurbished.



The existing rear view of No 104 showing the existing access and parking use also indicates that there are no parts of the buildings which are of historic interest.



The existing rear access showing parking and the present refuse collection point, also the wall to the right-hand boundary although not of historic interest will be retained and only repaired if required.
The plans attached to this application show the existing building which internally is of 1960 to 1970 construction with no historic details, however the existing upper windows are of a historic style.

3.0 THE PLANNING HISTORY

The planning history comprises the following:

EPF/1288/18 Grade II listed building application for change of use of floors 1 & 2 from retail and storage to residential use for 4 x 1 bed flats including a full width dormer to rear of second floor – Withdrawn

EPF/1211/18 Change of use of floors 1 & 2 from retail and storage to residential use for 4 x 1 bed flats including a full width dormer to rear of second floor – Withdrawn

The current application is a resubmission of these two previously withdrawn applications with minor alterations to them.

4.0 PROPOSAL

The owner wishes to reduce the retail element of the property and convert the upper floors into residential accommodation. Bearing in mind that the property is centrally placed in within Epping, car parking should not be considered an essential element in the project, as it is a short walk of 10

minutes to the station, with access to shopping and buses on the doorstep. Therefore, in keeping with the EFDC Policy for central areas with good communication no car parking is provided for the residential accommodation.

With the above in mind, two/one-person one-bedroom flats would be the most appropriate accommodation with access from the rear of the property from Hemnall Street. The entry from Hemnall Street is a shared vehicular access to adjoining properties and is fairly narrow, however with the upgrading of the surface to a pedestrian friendly finish and low level lighting we feel that as the number of vehicles using this is nominal this would not be an inconvenience or represent a danger to pedestrians.

As the units proposed are more likely to accommodate working couples, children are unlikely to present a problem.

With regard to refuse we have allocated a space adjacent to the existing commercial waste bin and calculated the number of bins to be required as half those required for a normal five-person house for each flat. Kitchens would include under counter pull out recycle bins. (One 10L and one 20L, 300mm wide)

ACCOMMODATION PROPOSED:

Second Floor:

One 1-bedroom flat 40 m2

One 1-bedroom flat 40 m2

First Floor:

One 1-bedroom flat flat 47 m2

One 1 bedroom flat 49 m2

These units represent good size units for a refurbished building.

As proposed, there would be a full width dormer on the rear pitched roof extending 3.75m leaving 2.75 m of the existing roof to eaves which would be finished with standing seam zinc rather than the existing felt finish.

The new windows and entry glazing would be of double glazed aluminium sections with the dormer finished with white render.

Entry to the flats would be via a distinctively paved area with corner bollards to provide a protected area from parking or maneuvering vehicles.

The proposal would not be appropriate for Part M accommodation.

5.0 SUMMARY & CONCLUSION

This proposal will comply with relevant design and planning policies, and with regard to amenity of the neighbours, there will be no adverse impact on the adjoining properties in terms of loss of daylight, sunlight or privacy nor by creation of any overlooking, noise, smell or nuisance issues, therefore it should be recommended for approval.