

DJM/RF/KB/DP4505

23 October 2018

David Baker
Development Control
Epping Forest District Council
Civic Centre
323 High Street
Epping
CM16 4BZ

DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

Dear David,

**13-15A ALDERTON HILL, LOUGHTON, ESSEX IG10 3JD
SUBMISSION OF AMENDED INFORMATION FOR PLANNING APPLICATION
REFERENCE: EPF/2115/18**

On behalf of our client, Elysian Loughton Site Limited (the applicant), please find enclosed amended information which has been prepared for planning application Ref: EPF/2115/18 for the Site known as 13 – 15a Alderton Hill, Loughton.

The proposed scheme amendments that are listed below are design-based and have been made following on-going consultation with residents of the Poet's Place development to the west of the application site, and a meeting with EFDC officers Stephan Solon, Ione Breddick and yourself on 1st October to discuss the design of the proposed scheme. They comprise:

- Reduction of massing and increased set back at upper floors along the west elevation, increasing the distance between the proposed scheme and Poet's Place;
- A reduction in height of the south-west wing, creating apartment terraces and contributing towards the openness of the development;
- The feature gables along the Alderton Hill frontage have been brought forward to improve the link to the existing street frontages and continue the architectural language of the streetscape;
- Reconfiguration of the layout of the building as part of its re-articulation;
- Enclosure of the undercroft area of the proposed building; and
- Updated Design and Access Statement to reflect the proposed building design changes which includes: further consideration of the main building entrance on the Alderton Hill frontage; additional details provided in relation to the nature of the proposed communal amenity spaces; and consideration of approach to railing design.



The updated Design and Access Statement also shows that the proposed changes have resulted in a change to the proposed unit mix, but the number of proposed units remains unchanged (89 units). Taken together, the proposed scheme changes have resulted in a minor increase to the gross internal area of the building (due to the enclosure of the undercroft area) along with an increase in the amount of proposed private and communal amenity space.

These changes have come about as a direct result of the applicant's on-going stakeholder engagement, whilst ensuring that the principles of scheme are retained. The following documents are enclosed as part of this submission:

- Updated Design and Access Statement, prepared by Collado Collins;
- Updated Proposed Drawings, prepared by Collado Collins;
- Updated Drawing Schedule, prepared by Collado Collins; and
- Updated Daylight and Sunlight Report, prepared by Point2 Surveyors.

Having regard to the nature of the changes proposed, we trust that, as discussed, the proposed changes will only require local consultation with neighbouring properties to the west and that the enclosed updated information will be sufficient to enable the application to proceed.

Should you have any questions regarding this submission or anything else regarding this application please do not hesitate to get in touch with either David Morris or Richard Foot at this office.

Yours sincerely,

DP9 Ltd
(Enc.)