

To: Graham Courtney / Corey Isolda,
Development Management
From: Melinda Barham, Trees and Landscape
Date: 23rd May 2019
Your ref:
Our ref: PL/MB/EPF/0438/19 and EPF/1008/19



Epping Forest District Council

**Address - Land at Gainsborough House Sheering Lower Road, Sheering
Proposal –Change of use of Gainsborough House from offices to residential and erection of a two and a half storey extension to create 14 no. flats and revised parking layout.**

**Address - Priors Court Sheering Lower Road, Sheering
Proposal – Conversion of existing loft storage area to create a new residential flat and creation of new parking spaces.**

Comments –

The site is within a Conservation Area, as such all trees are afforded legal protection.

In respect of the development of the new units, this would require the loss of one silver birch. Although it is a 'B' category tree, given its location and the fact the adjacent alder is to be retained we would raise no objection to its removal.

However, we do object to the proposed additional parking arrangements. This requires the creation of a drive through the parking area of the recently completed re development of The Railway Hotel. The mature silver birch trees on the boundary of the two sites act as a significant visual screen between The Maltings / Priors Court and The Railway Hotel. This area of Gainsborough House / Priors Court / Waterside Place, is the gardens for the development (some 100 + units)– the only vehicle access being emergency service access. It therefore provides a tranquil green space for the residents. To introduce parking here would detract from the setting of the Listed Buildings / Conservation Area, and given the distance from the additional units, it is unlikely to be used by these residents.

The car parking element of this proposal would therefore undermine the vital buffer/well-established green screen between the Maltings and the adjacent redeveloped site (The Railway Hotel) and cause harm to the setting of the group of listed buildings and the wider conservation area.

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