

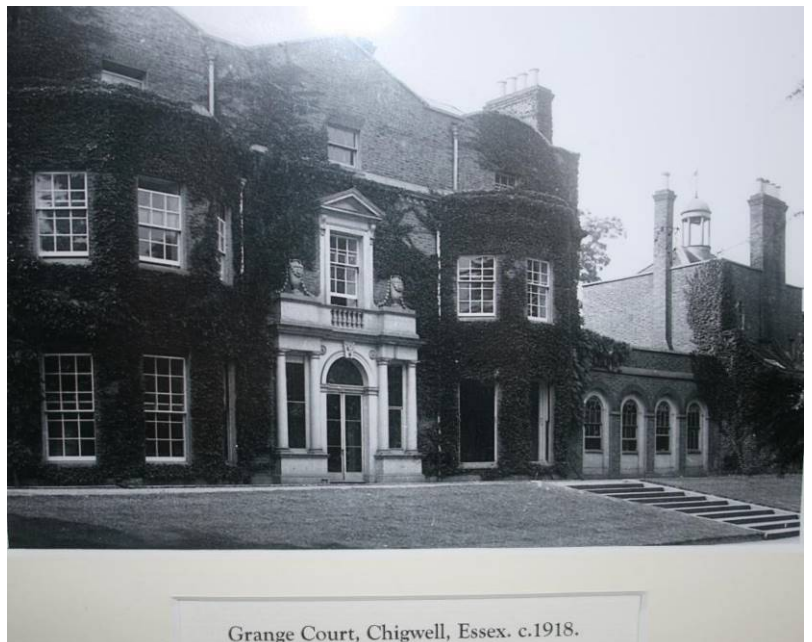
**DESIGN & ACCESS  
STATEMENT –  
Addendum  
November 2019**

**Epping Forest District Council  
Planning reference EPF/2502/19**

**Application for Variation of condition 2 'Plan numbers' of EPF/3264/17 (Conversion, extension and partial demolition of existing building to provide 14 flats with associated parking and landscaping. Change of use from residential school building (Use Class C2) to residential (Use Class C3) - - alterations to layout within listed building, and to layout and elevations in the extensions.**

at

**GRANGE COURT  
HIGH ROAD  
CHIGWELL, ESSEX**



## **INTRODUCTION**

This addendum to the Design and Access Statement should be read in conjunction with the Design and Access Statement issued as part of application EPF/3264/17, granted consent on 24<sup>th</sup> April 2018.

This statement is also to be read in conjunction with the Heritage Statement Addendum by Martin O'Rourke, dated November 2019.

This statement addresses the changes to the layouts proposed as a consequence of ongoing site works and investigations, design developments, and improvements to the layouts and amenity provisions.

The revisions to the consented scheme can be described under four headings:

1. Amending the roof to provide a concealed roof terrace.
2. Providing a lift for access within the original house.
3. Changes to the internal layouts of the original house.
4. Changes to the rear new build new extension.

### **1. AMENDING THE ROOF TO PROVIDE A CONCEALED ROOF TERRACE**

It has been demonstrated previously that the second floor and roof structure are of low historic significance and are of mostly 20<sup>th</sup> century construction, as demonstrated by photographs of the building from a hundred years ago showing a different roof profile.

Providing these roof terraces gives additional amenity space for the flats, especially those on the first and second floors within the original house.

The existing external profile of the roof remains unaltered in this proposal, the building is not overlooked from above, and so the impact on the building is minimal.

These proposals have been developed in discussion with Matthew Crook, conservation officer, EFDC.

### **2. PROVIDING A LIFT FOR ACCESS WITHIN THE ORIGINAL HOUSE.**

It was felt important for the comfort and use of the eventual inhabitants of the flats that a lift is required for ease of access. The proposed flats are quite large and aimed at family use. Therefore lift access is important, not just for disabled use or long-term lifetime use, but also for day to day access with shopping, pregnancy, baby buggies, temporary disability or ill health. Having ease of access could make the difference for someone with a temporary disability or illness being able to recuperate at home rather than in a hospital.

Providing a lift within heritage assets is addressed in the Heritage Report Addendum, and shows that Historic England accepts that lift access is of benefit and can secure an optimum viable use in support of long term conservation.

There were discussions with Matthew Crook involving the proposal and location of the lift to minimise the impact on the historic house and our plans show the agreed location, on access with the main entrance, avoiding placing the machinery within a principal room. The location also allows the lift overrun to be behind the roof ridge, so concealed from view, with no impact on the external appearance to the building.

### **3. CHANGES TO THE LAYOUT OF THE ORIGINAL HOUSE**

The primary change to the layout of the main house is reinstating the communal entrance to the building to the central portico. This was always the main entrance to the building, and was used by the school as such, with a partition between the entrance corridor and the principal front room.

Our original proposal was to restore this front room by removing the partition and incorporating this room into one of the ground floor flats. Entrance to the other flats was then through the side access. This solution was confusing in that the entrance to the building would not be obvious to read and the original building entrance would become a minor secondary entrance to just one flat. The original proposal also affected the internal corridor arrangements and made some of the internal circulation to the flats (especially ground floor garden facing flats) awkward and clumsy.

The new layout, though it does not restore the original room, reinstates what was in the status quo ante for the last 70 years. The relationship between the entrance and the grand staircase, together with the lift on axis with the main entrance, makes a more satisfactory and clearly readable layout.

Also as a consequence the layout to Flat G-3 (garden facing flat) is more generous, with internal circulation easier and less impact on historic features to those rooms.

The lift proposal has resulted in minor amendments to the internal layout to the flats on all floors but these are not regarded as detrimental and the easing of access is extremely beneficial.

Relocating the main entrance, and removing the side entrance has allowed for some infill work at ground floor, and easing to the layout of flat G-2, which now has direct outdoor access.

#### **4. CHANGES TO THE REAR NEW BUILD EXTENSION**

In developing the drawings and layouts to the rear extension there are some modifications proposed to the approved scheme, which eases the internal layout of the flats and increases their desirability as prime residential properties.

All amendments have been made without compromising previous concerns regarding overlooking and impact on the adjoining properties. There are no windows overlooking these properties, and we retain a screen of trees along the boundary to soften the appearance of the new building. The proposed height of the building is unchanged.

The building is lengthened slightly (825mm) and instead of 4no zinc clad bays to the rear, we propose 2no bays which allows better internal layouts to the flats.

The original approved scheme showed the new extension cut into the ground to limit height impact of the three storeys, on both the original listed house, and the neighbouring properties. The new proposal is unchanged in this regard. To avoid extensive excavation along the site boundary, and a long and tiring access ramp down, the new proposal is for an entrance to the building at mid landing level, with steps and lift access down to the ground floor flats and up to the first and second floor flats. This allows much easier ground level access along the new tree screening while not affecting the boundary wall or creating a canyon effect for the new building at the rear.

In other respects the new extension is very similar to the approved scheme, with no additional impact on the listed building and its setting.

#### **CONCLUSION**

Many of the changes proposed arise from discussions with the planning and conservation officers, especially those to the listed building.

These, and other changes proposed are largely in line with the scheme as approved and arise from design development and improvements to layout and access.

The character of the proposal is largely unaffected by these amendments.

