
PLANNING STATEMENT

DESIGN AND ACCESS

165 HIGH ROAD
LOUGHTON ESSEX

DESIGN BURO SYSTEMS

PROPOSAL

The proposal follows several applications and successful appeals for the redevelopment of 165 High Road Loughton.

The original application approved under appeal J1535/W/15/3065764 was for the erection of a five storey building to the rear of the property and included demolition of the existing outbuildings and works to refurbish and revitalise the existing property to the front. The rear site was subsequently sold to the applicant.

Several changes through NMA's were approved before an application for a penthouse and changes were submitted under application EPF/3302/18.

The residential storeys were enhanced on appeal approval J1535/W/19/3226911 by the introduction of a penthouse storey set back from the main façade, the ground floor retaining a commercial element. This appeal was an approval of previously refused EPF/3302/18.

REVISIONS TO EXISTING APPROVALS

The core design retains all the attributes of the current approval in size and finishes but with variations and subtle changes that have arisen through both the separation of the ownership of the two sites and where design development has, in particular with relation to safety issues and statutory building regulations and utilities, required modification to the design.

The previously approved NMA changes to the original approved J1535/W/15/3065764 proposed are incorporated into this application but with some exclusions.

The flue to the Ginger Pig is retained and will be extended to meet the requirements of current Building Regulations and Environmental Health requirements. This flue is within the boundary of the current development and is shown on the application.

The flue to the Two Kitchens is not within the boundary of the proposed application and is to remain in situ as it has been confirmed by Building Control that the wall in proximity to the flue outlet meets the requirement of a 1 hour fire resistance. The flue shown on the original approval is now omitted from this proposal.

The enclosure of the access walkway to the rear/side elevation is enclosed as part of the main building as approved under EPF/3177/18. This also includes some variations to the windows and omission of secondary windows where they do not meet the requirements of Building Control and the Fire Officer with the proximity to automatic opening vents.

The balconies to the access road to Marks and Spencer car park have been revised. The original balconies particularly on the corner of the building were on the boundary of the site and at the turning circle of the Marks and Spencer deliveries. These have been reduced to Juliette balconies as the flank elevation but maintaining the balustrade design. The large delivery lorries using the access

road and the proximity of the balconies to the access road raised concerns with various parties as to safety particularly with regard to a young person or child. Whereas they were designed to prevent climbing there was the opportunity for an arm or other limb to protrude beyond the balcony and be struck by a delivery vehicle when entering and especially turning to egress. The effect to the elevation is minimal with the same style of balcony railings being maintained.

The banks of air source heat pumps have been omitted. On further investigation the noise level of the multiple ASHP's would not meet the criteria of an MSN certification and could be considered a nuisance value. The carbon omissions and SAP requirements are still compliant.

SUMMARY

In essence the new proposal is the same as the previous approval certainly in scale and mass. The new application embodies those NMA's previously approved but within a redefined boundary with the rear site noted as building 2 on the original application now under separate ownership to the front site noted as building 1 in the original application. The changes through NMA's and Condition Approvals are all now amalgamated in a single application.

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