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Re: Planning application EPF/2486/19 - 5 Staples Road Loughton IG10 1HP

Dear Natalie,

I write in response to the objections raised in respect of the above application. I understand that these objections mean that the application must now go to Planning Committee.

There seems to be a general objection to the proposal being contemporary in design.

I understand that the conservation officer is happy with the design and they consider it to preserve or enhance the character of the conservation area.

The proposal is a rationalised replacement of a series of non congruent historical extensions. There is no policy to suggest that extensions should be in keeping with the host building and the test “preserve or enhance” I think should be made clear to the planning committee.

In respect of the flooding, I think this needs some clarification as I think there is some confusion in the comments:

The flooding that has occurred in the past has been the result of burst water mains. The water from Staples Road has run down the hill between number 5 and number 7 and flooded the exiting lower ground floor of number 5. The suggestion that this new building will somehow create an additional flood risk is unsubstantiated. I would like to make the following points:

- Mains supply leaks and bursts are not factored in to any planning flood risk assessment.
- Number 5 Staples Road has a long stepped garden, capable of absorbing substantial amounts of water before it can reach surrounding properties should water (for any reason) need to drain from Staples Road.
- The property use to benefit from a swimming pool on the terrace which has since been infilled with hardcore - effectively capable of acting as a huge buffer tank should 'unsafe' levels of water materialise for any reason.

I feel that the objections in respect of flooding are very misleading and it is really important that the planning committee are made fully aware of the facts. Historical flooding on this property has been the result of mains water leaks and not due to natural run off or watercourse flooding. The risk of flooding to surrounding properties is not increased by this proposal.

I hope that this is useful, and please do not hesitate to get in touch if you have any questions. I hope we can get this application on the agenda for January 29th.

Yours Sincerely

Matthew Wood

Architect