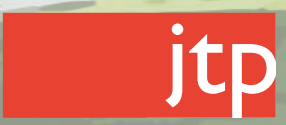




THE OLD LAUNDRY, BOWER HILL LEPPING

PRE-APPLICATION DOCUMENT

August 2017





PREFACE / CONTENTS



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CONTEXT



CONTEXT LOCATION

The site is located within Epping, a market town in the county of Essex. The town lies 20 miles north-east of Central London and is just outside the M25 motorway. Epping has excellent connections to the surrounding area and Central London via the M11 or the underground at Epping Station. The site is located within 20 miles of Heathrow airport and London City airport.



Epping in proximity to London

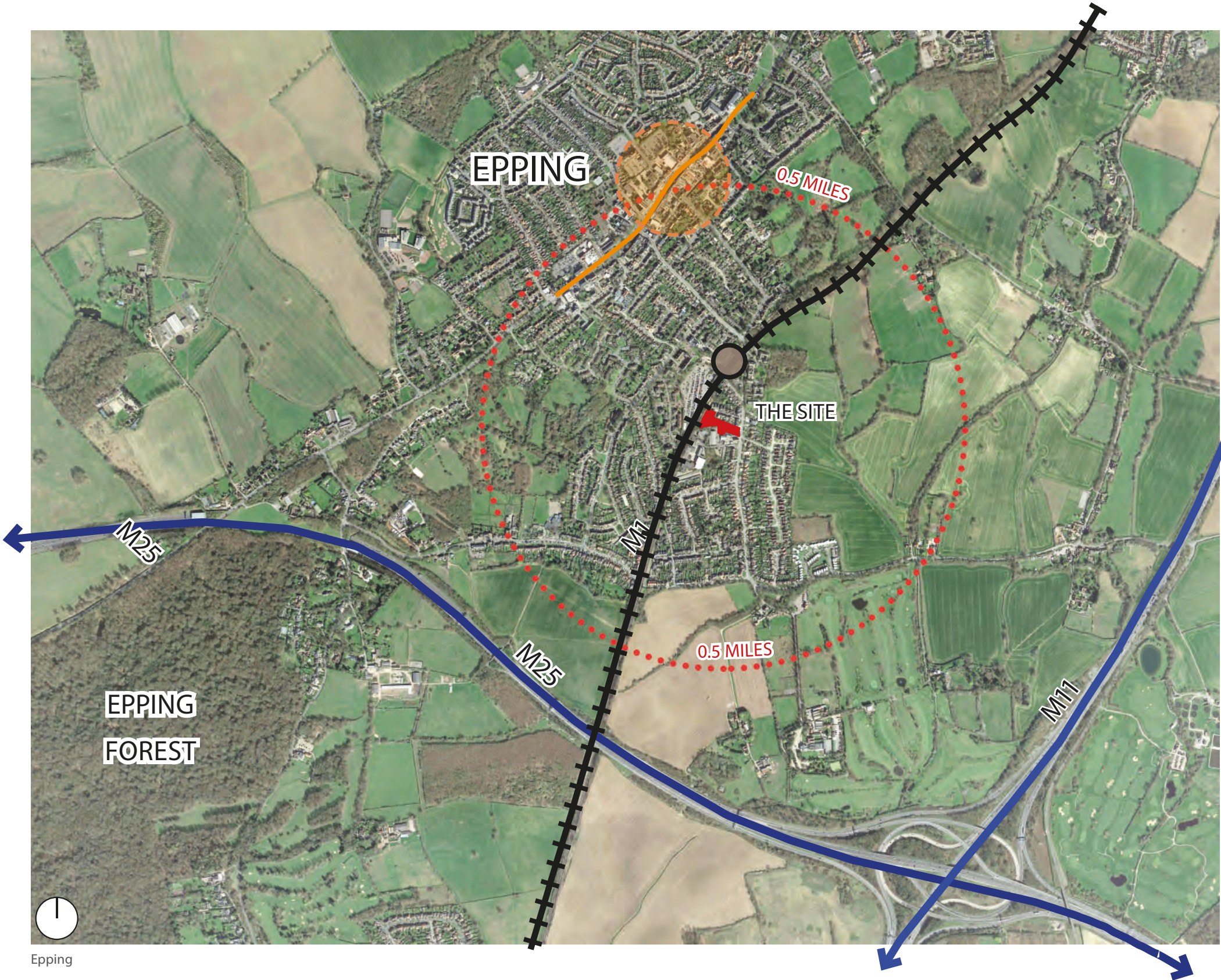
Key

- Epping
- M25

- Greater London
- River Thames

Key

- Site
- Motorways
- H Underground Central line
- Epping Station
- Epping Town centre
- Epping high street



CONTEXT

THE OPPORTUNITY

The site is located on Bower Hill and is approximately 0.47 hectare in area. It is within an urban location less than a mile south of Epping town centre within a 10 minute walk to Epping high street offering excellent local services and facilities.

Epping underground station is within close walking proximity to the site within a 5 minute walk offering excellent transport connections to London and surrounding area. The station is the north-eastern terminus of the Central Line, and takes 45 minutes westbound to reach Central London.



- Key
- Site
 - Epping station
 - Underground Central line

CONTEXT

PLANNING CONTEXT

Planning History

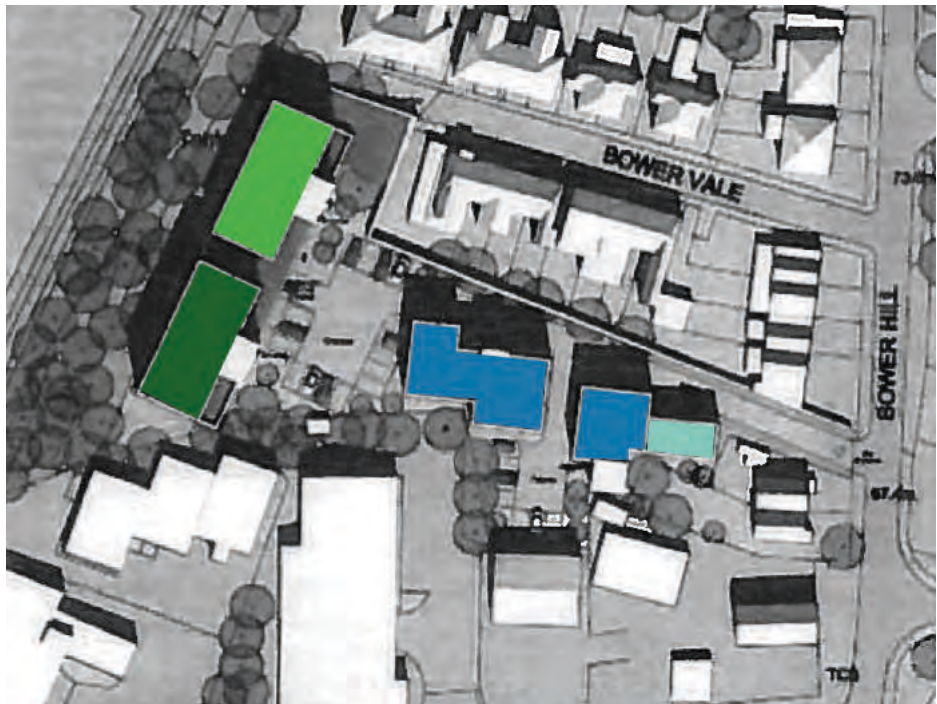
A search of the Council's online planning portal identifies that there is no planning history of relevance to the current proposals for residential redevelopment.

Pre-Application Engagement

Whilst this is the applicant's first pre-application submission the site has previously been the subject of pre-application advice prior to Troy Homes Ltd contractual agreement to purchase the land. We have been provided with two previous pre-application responses from Epping Forest District Council, the first dated 29th May 2015 with EFDC ref: EF/2015/ENQ/00320 and the second 29th September 2016 EFDC ref: EF/2016/ENQ/01082. Both pre-application responses are consistent in their guidance and we would highlight the following key principles that have been established through the pre-application process:

- a. **Principle** - the principle of residential redevelopment of the site is supported by officers'.
- b. **Scale/Height** - the site can accommodate a significant scale of development adjacent to the railway line. In respect of height 5 storeys is considered acceptable with a tiered lower building height adjacent to Bower Hill and the rear of the existing properties on Bower Vale in keeping with the scale of these existing properties.
- c. **Density** – the site is suitable to accommodate a high density development, denser than surrounding residential areas, recognising the sustainable location and proximity to the railway line to London.
- d. **Design** – a contemporary aesthetic for the apartments is considered acceptable and a contemporary twist on existing local architecture is also acceptable for any houses.
- e. **Amenity** – any scheme will need to design out impact on neighbours living in Bower Vale. Rooftop gardens are supported and should seek to avoid overlooking.
- f. **Parking** – given the location and proximity of the site to the Epping train station and town centre a reduction in the Essex County Vehicle Parking standards would be supported.
- g. **Trees and Landscaping** – there is a desire to retain the trees providing screening along the railway line which are off site.

These design principles have been employed through the scheme design presented through this pre-application submission on behalf of Troy Homes Ltd.



*Proposed massing presented to Epping Forest Council August 2016

Planning Policy

The site is located within the Bower Hill Industrial Estate allocated for employment under Policy EI in the Epping 1998 Local Plan. This policy designation seeks to promote the use of the site for business, general industrial and warehouse uses. However, the site is currently vacant and in a state of disrepair. It is contributing little to the economy in its current state and there is no prospect of it being brought back into a viable commercial use. This situation is envisaged by the guidance contained in the National Planning Policy Framework (NPPF), which discourages the long term protection of employment sites within Local Plans where there is no reasonable prospect of such a use continuing. Therefore the applicant will support its proposals for redevelopment of the site with evidence to demonstrate that redevelopment of a site for commercial purposes is not viable and that the existing site/ building has come to the end of its lifespan and is no longer suitable for continued use.

In addition, there are other more compelling reasons that support the redevelopment of the site and these include the fact that the Council cannot currently demonstrate a five year land supply and as directed by the NPPF has an obligation to "boost significantly" the supply of housing. The NPPF also directs that to "boost significantly" the supply of housing the Council should focus on releasing previously developed land, such as this, in a highly sustainable location, for housing.

The Council has delayed the production of its new Local Plan and therefore any housing outside the towns and villages would require development on Green Belt land and therefore the District is completely reliant on sites such as this to meet its housing obligations to deliver its five year supply on previously developed land.

The surrounding area is residential and further residential use would be more in keeping with current character. Therefore we believe there are compelling grounds to support the residential redevelopment of the site. We also note that the Council has accepted the principle of residential redevelopment of the site.

The following policies of the Epping Forest District Local Plan and Alterations will be relevant to the consideration of this proposal and have been considered as part of this scheme design:

- CPI Achieving Sustainable Development Objectives
- CP2 Protecting the Quality of the Rural and Built Environment
- CP3 New Development
- CP6 Achieving Sustainable Urban Development Patterns
- CP7 Urban Form and Quality
- H2A Previously Developed Land
- H3A Housing density
- H4A Dwelling Mix
- H5A Provision for Affordable Housing
- H6A Thresholds for Affordable Housing
- H7A Levels of Affordable Housing
- DBE1 Design of New Buildings
- DBE2 Affect on Neighbouring Properties
- DBE3 Design in Urban Areas
- DBE6 Car parking in new development
- DBE7 Public Open Space
- DBE8 Private Amenity Space
- DBE9 Loss of Amenity
- LL11 Landscaping Schemes
- ST1 Location of Development
- ST2 Accessibility of development
- ST6 Vehicle Parking

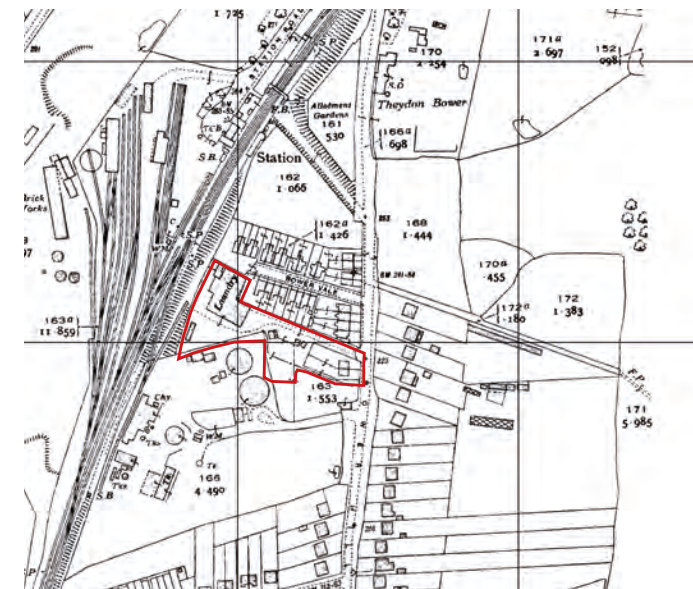
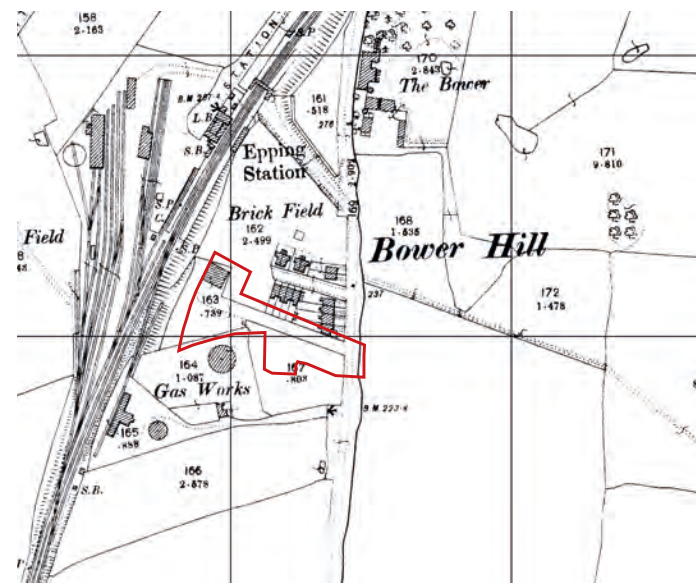
The NPPF has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

CONTEXT

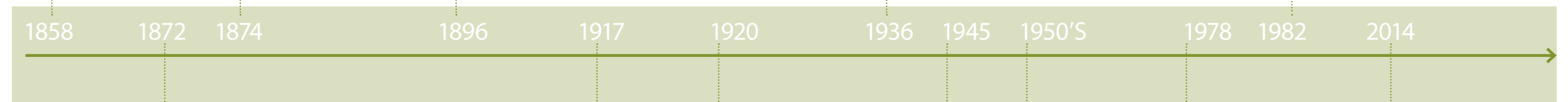
HISTORICAL CONTEXT

William Cottis founded William Cottis and Sons of Epping. Cottis Ironworks was established producing metal products for export.

After a couple of moves they built a foundry on what is now called Cottis Lane



After being operated by other owners the foundry closed in 1982 and the Cottis hardware store closed in 1977.

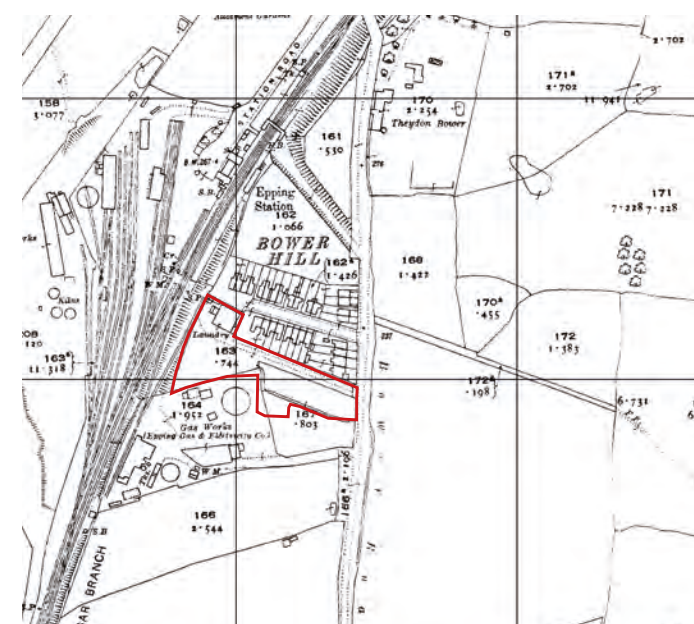
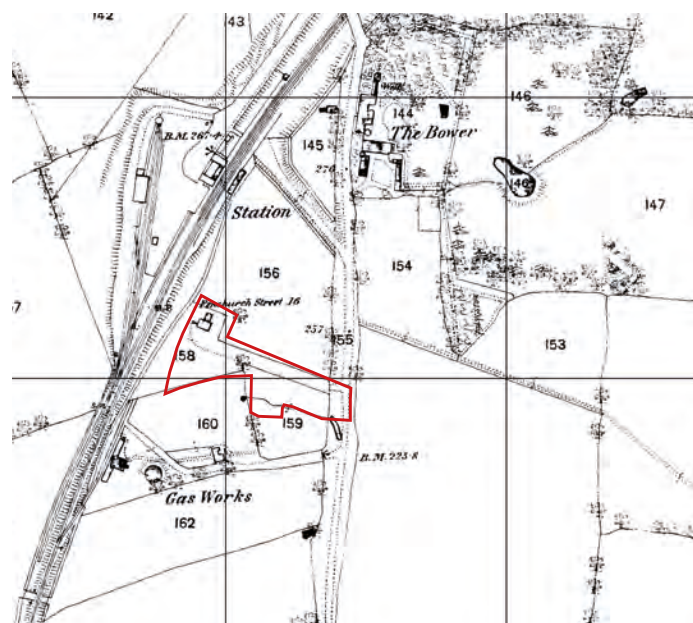


Crispus Cottis died in 1917 and the company continued to prosper under Crispus' son C.J. Cottis

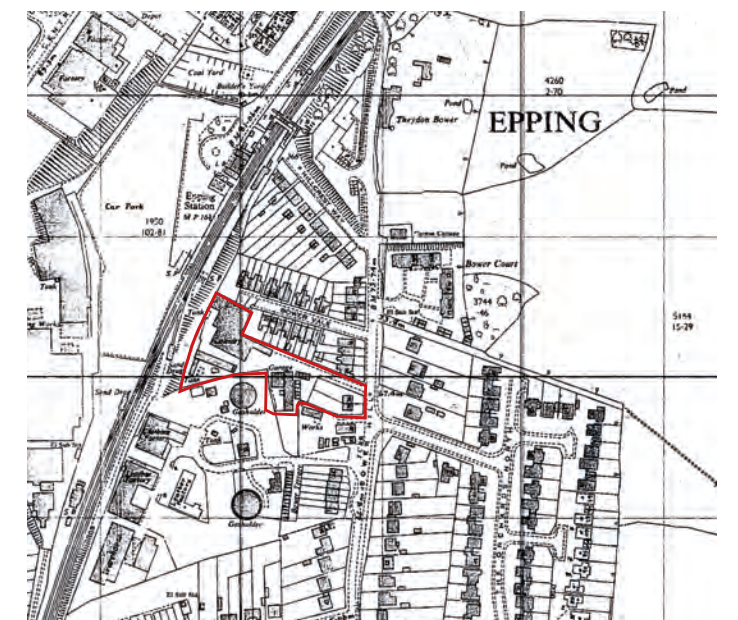
C.J Cottis died in 1945

Changes from the 1950s onwards led to a decline in the business.

Fire broke out at the abandoned laundry building



Crispus set up the Epping Sanitary Steam Laundry Company in Bower Vale. He was also Chairman of the Epping Sanitary Steam Laundry Committee



CONTEXT SURROUNDING AREA



Epping Station



Epping underground central line



House on Station Road



Epping Station overpass



Southern exit from Station onto Hillcrest Way



Theydon Bower, apartment complex



Theydon Bower, apartment complex



CONTEXT
SURROUNDING AREA



Public square on High Street



The George and Dragon, gastro pub on High Street



Shops along High Street



Shops along High Street



Duke of Wellington, pub on High Street



Shops along High Street

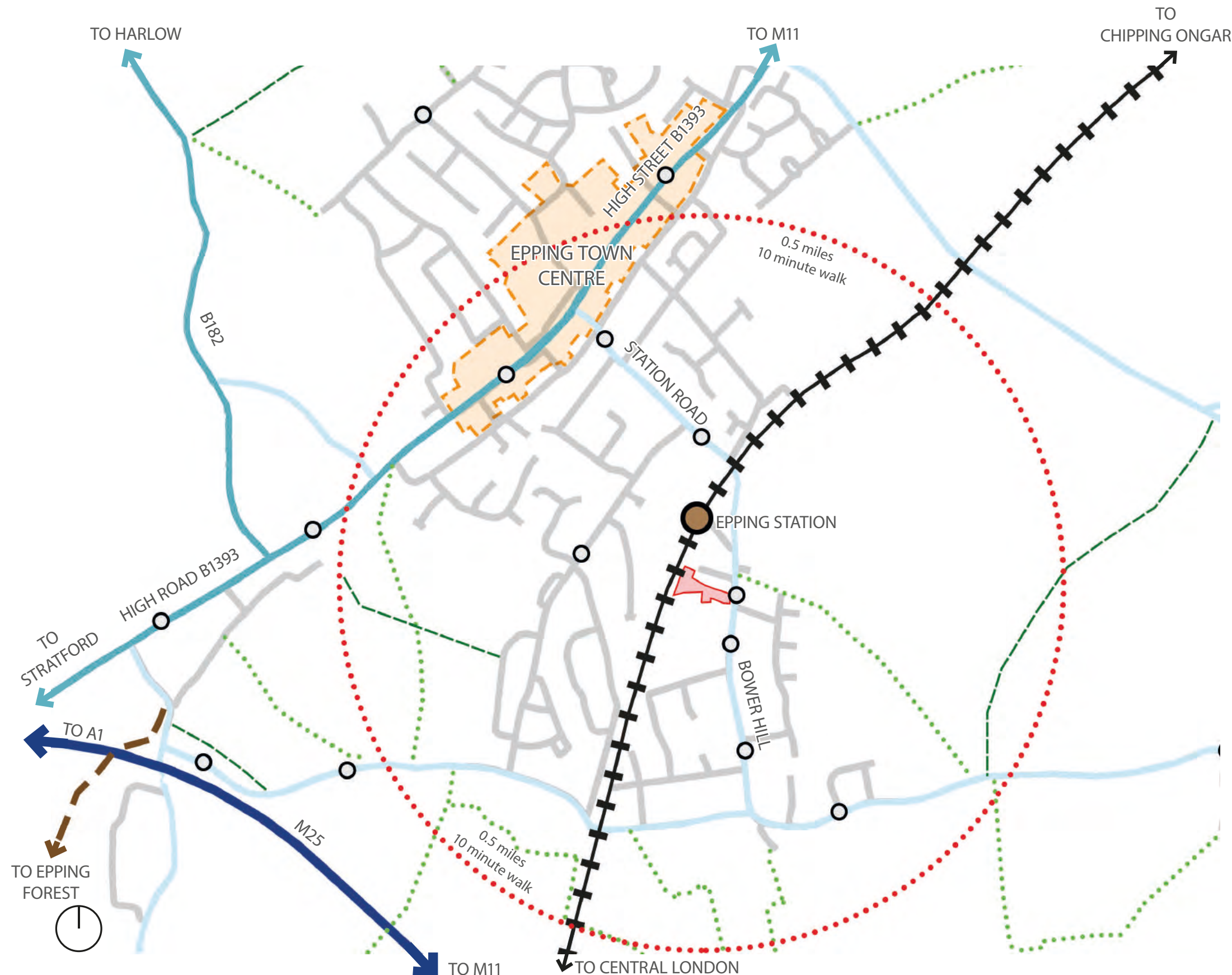


View of High Street from St John the Baptist Church



Epping high street

CONTEXT CONNECTIONS



ROAD

The site is accessed from the eastern edge off the main road Bower Hill. This road has direct connections to Epping Station and the Town centre located within a 2 minute drive. There are also excellent links to the wider area with good connections to the M25 and M11.

RAIL

Epping underground station (Central Line) has frequent tubes departing every 5-10 minutes with direct connections to London Liverpool Street Station (37 minutes). Epping Station is the terminus of the central line.

BUS

The nearest bus stop is directly on the eastern edge of the site along Bower Hill with services running to Harlow and Ongar. There are also several other bus services that run through Epping and connect to surrounding towns such as Shenfield and Waltham Cross.

WALKING

Epping Station is within a 5 minutes walk and 10 minutes walk to the town centre. There are several public footpaths that connect to the surrounding area and a recreational route that runs south to Epping forest.

AIR

The nearest airport is London Stansted Airport, taking only 22 minutes by car.

CONTEXT LOCAL FACILITIES

The site is within a 10 minute walk from Epping high street which offers a wide variety of restaurants, cafes, food stores, retail and community facilities. A primary school, public park and sports ground are all located within a 10 minute walk. A secondary school is located 1.3 miles from the site.



Key	
	Site boundary
	Roads
	Town centre
	Train station
	Underground Central Line
	Primary School
	Secondary School
	Allotments
	Public Parks
	Sports Ground
	Sports centre
	Commercial
	Hospital
	Doctors and dentist
	Care home
	Community centre