

# 32 BOWER TERRACE, EPPING PRE- APPLICATION DOCUMENT

9 APRIL 2021







# BOWER HILL

## PRE- APPLICATION DOCUMENT

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## 1.0 INTRODUCTION

### 1.1 EXECUTIVE SUMMARY

#### CLIENT BRIEF

Stockwool have been appointed by the landowner, PA Finlay, to assess the development potential of their site at 32 Bower Terrace in Epping. The site is currently occupied by a warehouse building and associated hard landscaping. The building is split into two parts, providing facilities for two small businesses. The main business at the site, WTS Media Group which employs approximately ten staff, while the small office for Allen Pharma has approximately five staff.

PA Finlay intend to redevelop the site to provide a mixed use scheme that will provide a permanent commercial base for the family business in addition to much needed local homes. The redevelopment will re-providing and expanding on the commercial use on the site creating a bespoke new facility for the existing business that is currently located in LB Newham.

#### SITE LOCATION

Epping is a market town and civil parish in the Epping Forest district of the County of Essex. This part of Epping is generally a residential area, this includes the full extent of Bower Hill and the cul-de sacs that typically run east/ west. The only exception to this is the site immediately to the west of the subject site which is occupied by the Bower Hill Industrial Estate.

The site is located very close to Epping train station which provides direct links into central London on the Central line (37 minutes to Liverpool Street). The site also has easy access to local amenities being within seventeen minutes walk to the Epping High street.

#### MIXED USE DEVELOPMENT

The neighbouring sites include different uses, the Bower Hill Industrial Estate is located to the west of the site whilst the area immediately to the east have been allocated for residential uses. The mixed use proposals for the site will provide an appropriately designed buffer between the two.

#### RESPONDING TO PRE-APPLICATION FEEDBACK

The client and design team have reviewed the pre-application feedback which was received in June 2019. In addition to making significant alterations to the scheme proposals the client is assembling a team of consultants to prepare the required technical reports in support of an application. At this stage this includes input in relation to landscape, transportation, arboriculture, and sustainability. The document has been updated to provide further detail in the areas queried, a summary of the feedback is included in Appendix 10.5.

In comparison to the original scheme the following changes have been made:

- 1/ reduced building heights
- 2/ increase in the provision of commercial space
- 3/ reduced car parking provision
- 4/ increased amenity provision



# 1.0 INTRODUCTION

## 1.2 SITE LOCATION

### THE SITE

The site area is a total of 2328 sqm. It has a frontage onto Bower Terrace, a short cul-de-sac providing access to the site itself and the Bower Hill Industrial Estate. Bower Hill runs north/south up the hill towards Epping train station and the town centre beyond. The topography of the site setting is an important characteristic of the urban setting.

The cul-de sac is also sloped upwards towards the Industrial Estate. The site itself has been levelled to allow for the large footprint of the building, in order to achieve this the southern and western edges of the site are retained with concrete wall structures.



BOROUGH OF EPPING FOREST AND APPROXIMATE SITE LOCATION



OS MAP OF SITE INDICATING BOUNDARY



3D MAP VIEW OF SITE IN CONTEXT

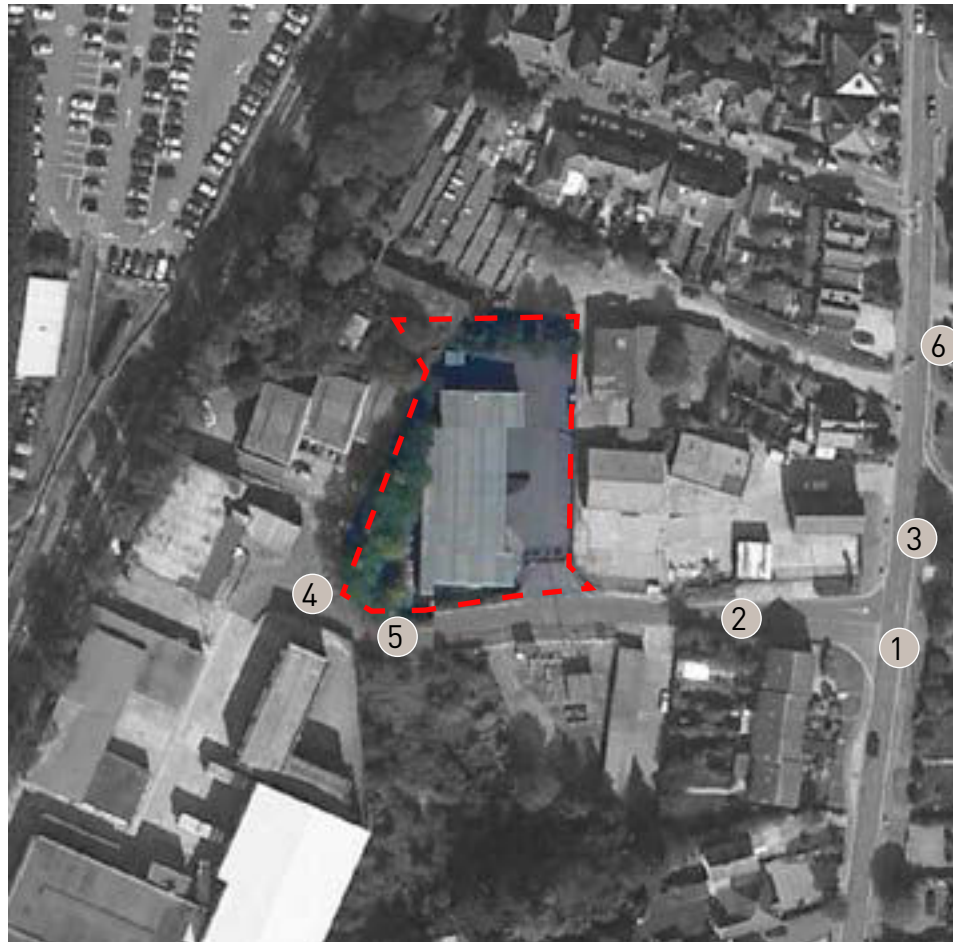
SITE BOUNDARY 



# 2.0

## 2.0 SITE CONTEXT

### 2.1 WIDER SITE CONTEXT



The context surrounding the site is a mix of residential and industrial fabric. Industrial buildings are mainly clustered to the west of the site and east of the tube lines in the form of Bower Hill Industrial Estate. The residential buildings are located along or generally perpendicular to Bower Hill and form a series of cul-de-sacs.

The site is bounded to the south by Bower Terrace which is accessed via Bower Hill. The site is surrounded on all other sides by industrial estates in various states of decline and use. The western edge of the site contains a row of established trees.

The adjacent photos provide an overview of the sites surrounding context.



1. View of site taken from Bower Hill looking into Bower Terrace



2. View of site taken from Bower Terrace



3. View from Bower Hill of local two storey housing



4. View of site taken from Bower Hill looking into Bower Terrace



5. View of site taken from Bower Terrace

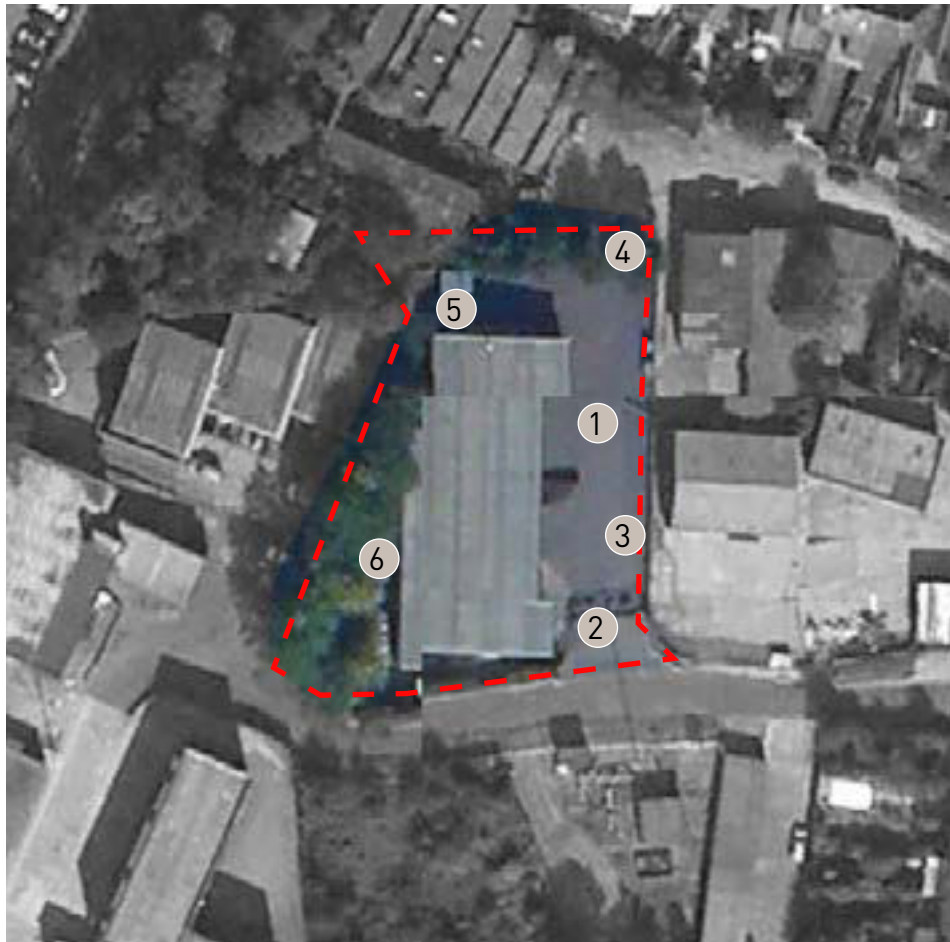


6. View from Bower Hill of local two storey housing



## 2.0 SITE CONTEXT

### 2.2 SITE CONTEXT



There is a significant level change across the site with a change of levels from east to west of approximately three meters. The existing commercial building is positioned slightly off centre within the site boundary and sits on a level section of ground protected by a low retaining wall. There are large established trees along the western and northern boundaries of varying quality.

The adjacent photos are a selection of images taken within the site.



1. View within site looking back at main entrance.



2. View within site looking north showing northern boundary and established trees.



3. View within site looking towards existing industrial unit.



4. View within site looking towards the western boundary showing the existing commercial unit.



5. View of retaining wall and the western site boundary and established trees.



6. View along western boundary of site showing established existing trees and retaining wall.



2.0 SITE CONTEXT

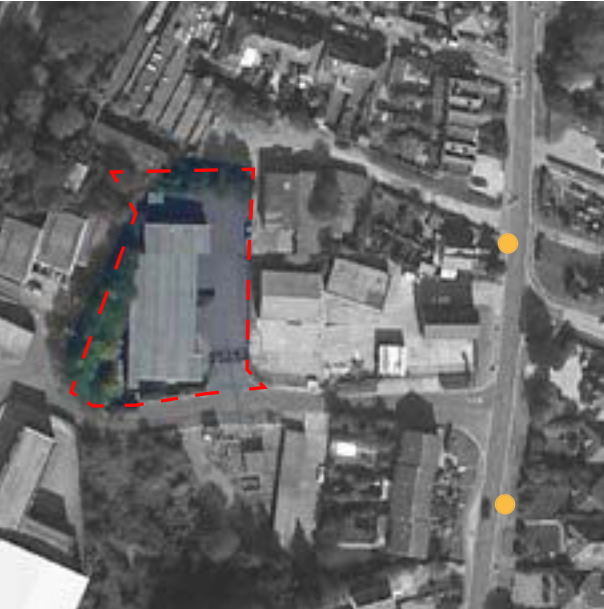
2.3 TRANSPORT CONNECTIONS

TRANSPORT

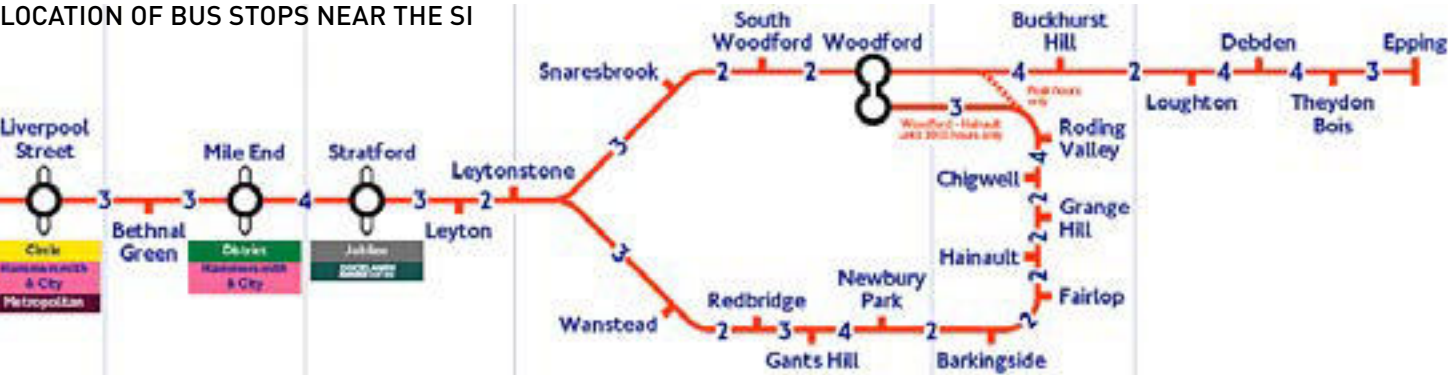
The site is within a 8 minute walk of the Epping train station. The station is serviced by the Central Line with regular connections into Central London and beyond via the wider rail network.

There are two bus stops are in close proximity to the site on Bower Hill, north and south of Bower Terrace

Epping Town centre is a 17minute walk from the site.



LOCATION OF BUS STOPS NEAR THE SI



CENTRAL LINE TUBE MAP



TUBE MAP INDICATING EPPING'S LOCATION WITHIN THE CONTEXT OF GREATER LONDON



# 2.0 SITE CONTEXT

## 2.4 PLANNING POLICY POSITION

### PLANNING REVIEW POSITION

There are many advantages in planning terms to the mixed-use development of the Bower Terrace site:

- It would be a housing windfall site
- It is within a sustainable location in the settlement, in close proximity to public transport and local services
- It is deliverable
- It will increase the number of jobs on the site
- There would be no environmental, landscape or wildlife impacts
- The Green Belt would not be affected
- It would provide a business premises for the landowners
- It would provide a housing context for the site to the north and improve highway/pedestrian layout at Bower Terrace

These are real planning benefits which do not have to conflict emerging policy context outlined below and are supported at the national level.

### PLANNING POLICY

On 2 August 2019, the Inspector undertaking the Examination of the Epping District Local Plan 2011-2033 provided her post-Hearing advice. Included in her advice, she re-iterated her comment that changes to the Plan were required to remedy issues of soundness. Consultation on the 2018 based Household Projections took place in late 2020, and a further consultation on Main Modifications to the plan is expected in spring 2021.

### NATIONAL PLANNING POLICY FRAMEWORK 2019 (NPPF)

The NPPF contains the following advice to local authorities.

- Achieving sustainable development (economically, socially and environmentally)
- Granting planning permission unless there is a clear policy reason for refusing planning permission
- Policies should be prepared with the objective of contributing to the achievement of sustainable development and prepared positively in a way that is aspirational but deliverable
- To approach decisions in a positive and creative way

- Early engagement is encouraged with good quality pre-application discussion
- To consider to the consistency of local plan policies with the NPPF
- To consider the minimum number of homes needed by undertaking a local housing need assessment
- To make effective use of land by encouraging mixed use scheme in urban locations
- Support the development of under-utilised land and buildings where land supply is constrained including using airspace above commercial premises for new homes

### HOUSING DELIVERY TEST

The 2020 Measurement Housing Delivery Test results published by the Ministry for Housing, Communities and Local Government indicates that against a requirement of 2,468 homes in the period 2017 to 2020, only 1,213 homes were completed (49%). Consequently, the presumption in favour of sustainable development applies.

With this in mind, it is appropriate to consider the mixed-use proposal provided here in a more favourable way – it is available for development and would deliver jobs and houses in a sustainable location.

### HOUSING DESIGN

The draft Local Plan states that the Council requires 40% affordable housing subject to viability (H2(a)) and would allow in lieu payments in exceptional circumstances (H2 (F)).

Draft policy DM10 sets out housing design considerations – space standards, amenity space, landscape area and tenure blind.

The Draft Local Plan also sets out more detailed development management policies.



MAP 5.1 SITE ALLOCATIONS IN EPPING SITE LOCATION ●

**LEGEND**

Residential site allocation	Residential and traveller site allocation	Green Belt Boundary
Employment site allocation	Masterplan Area	District Open Land
Traveller site allocation	Concept Framework Plan Area	Local Authority boundary

**SITE ALLOCATION**

The above plan is an extract from the Epping Forest District Local Plan (pg 127) that indicates site use allocation within Epping Forest. As shown the current site use is listed with an Employment allocation. The adjacent site immediately to the north of our site is allocated for residential use.



# 3.0

## 3.0 SITE ANALYSIS

### 3.1 CONTEXT OVERVIEW



#### CONTEXT OVERVIEW

##### SITE ANALYSIS

The site is within an 8 minute walk of the Epping train station.

In terms of the immediate setting the sites to the north and east are underused/ derelict sites, formerly occupied by small scale residential and employment type buildings. A Planning appeal for the residential redevelopment of the Laundry site was refused in 2020 on design grounds, however the principle of development has been established. Therefore, it is likely that the Laundry site will be redeveloped for residential use, subject to detailed design.

The buildings to the west of the site are occupied by low scale warehouse type buildings and form part of the Bower Hill Industrial Estate. The Estate is bounded by the Central line rail track on it's western edge.

To the south of the site, across the road there is a green space area which was part of the former Gas and Electric Works. There is also two storey residential housing.

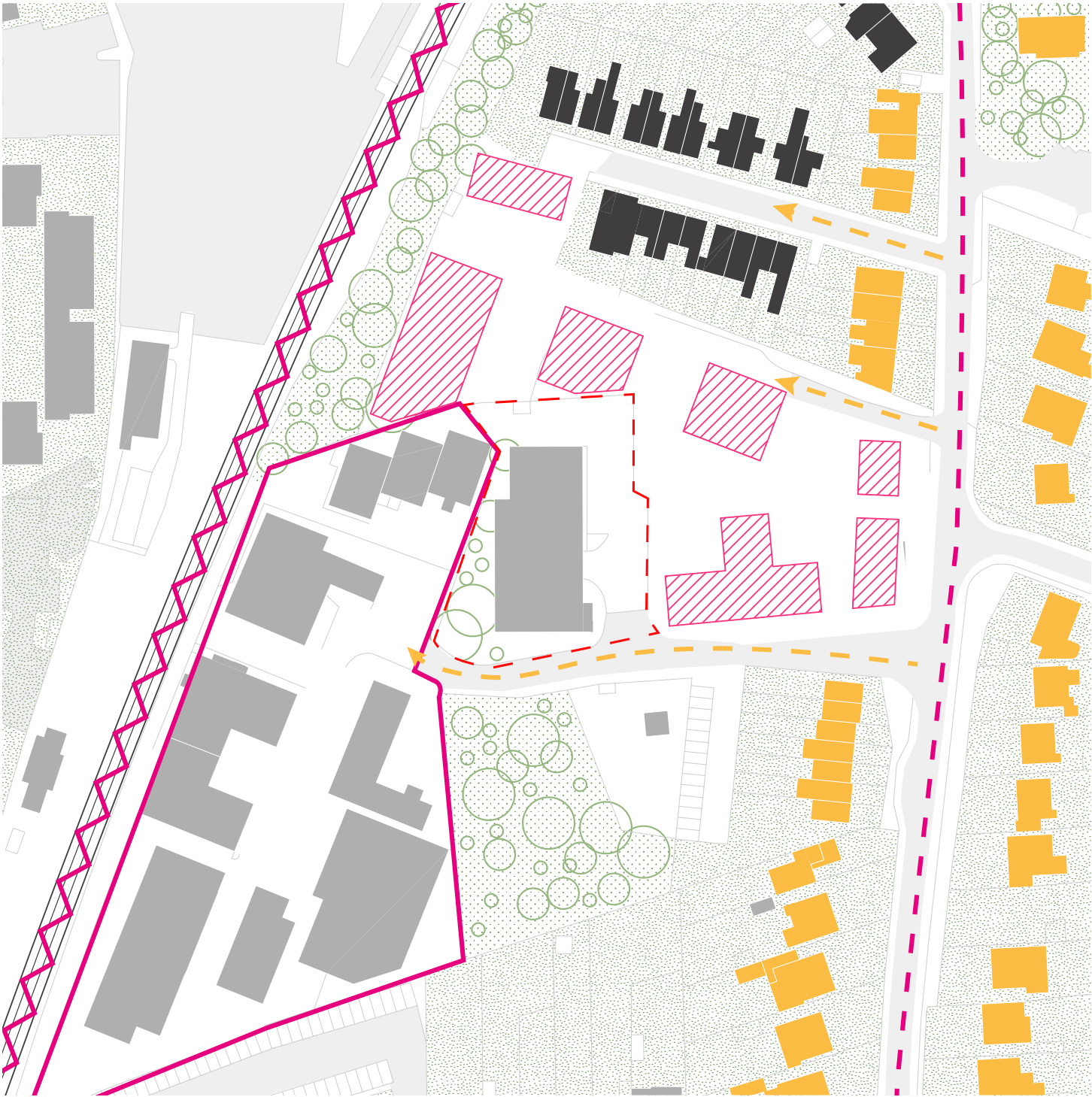
Based on the changing nature of the sites to the north and east the subject site has the potential to be redeveloped to provide a broader mix of uses which utilise the site more effectively and provide much needed, high quality housing.

- |                                 |   |
|---------------------------------|---|
| ① EPPING STATION - CENTRAL LINE | ⑤ ADJACENT DEVELOPMENT SITES (RESIDENTIAL)      |
| ② EPPING STATION CAR PARK       | ⑥ UTILITIES SITE                                |
| ③ SITE                          | ⑦ GARAGE SITE (FUTURE DEVELOPMENT)              |
| ④ EMPLOYMENT USES               | ⑧ EXPANSE OF EXISTING TREES (GREEN BUFFER ZONE) |



# 3.0 INTRODUCTION

## 3.2 URBAN STRUCTURE



**URBAN ANALYSIS**  
At an urban level the subject site is located between the two 'corridors' formed by the Central line and the main road known as Bower Hill. The two corridors meet just to the north of the site, just above the train station. There is a clear and distinct structure to the urban setting of the site, it is made up of the following components:

**VILLAGE STREET**-The north/ south axis from the train station down past the site is very low key, with small scale residential buildings, generally occupying larger plots. This is partly as a result of the significant level changes, views are opened up to the fields beyond Bower Hill to the East. This pattern of development is consistent along the full extent of the Hill from Brook Road to the junction with the train line.

**CUL DE SAC** On the western edge of Bower Hill there are a series of short cul-de - sacs, Hillcrest Way, Bower Vale, Bower Terrace itself and Charles Street. Hillcrest Way provides pedestrian access to the train station. The cu-de sacs run broadly east to west, it is anticipated that the new development to the north of the site 26-28 Bower Hill, will create a new cul- de sac route.

**'URBAN EDGE'**-The train line provides a clear boundary and edge condition in close vicinity to the site. As well as the line itself there is a strong pattern of non- residential uses , either in the form of the large scale green edge to the north of the site and the employment uses to the east and south of the subject site. This edge is a clear contrast with the lower scale residential uses elsewhere in the immediate vicinity.

- KEY**
- BOWER HILL
  - CUL DE SAC
  - CENTRAL TUBE LINE
  - INDUSTRIAL ESTATE
  - EXISTING 'CUL DE SACS
  - EXISTING 'VILLAGE STREETS' BUNGALOWS / 2 STOREY DWELLINGS
  - POTENTIAL FUTURE DEVELOPMENT

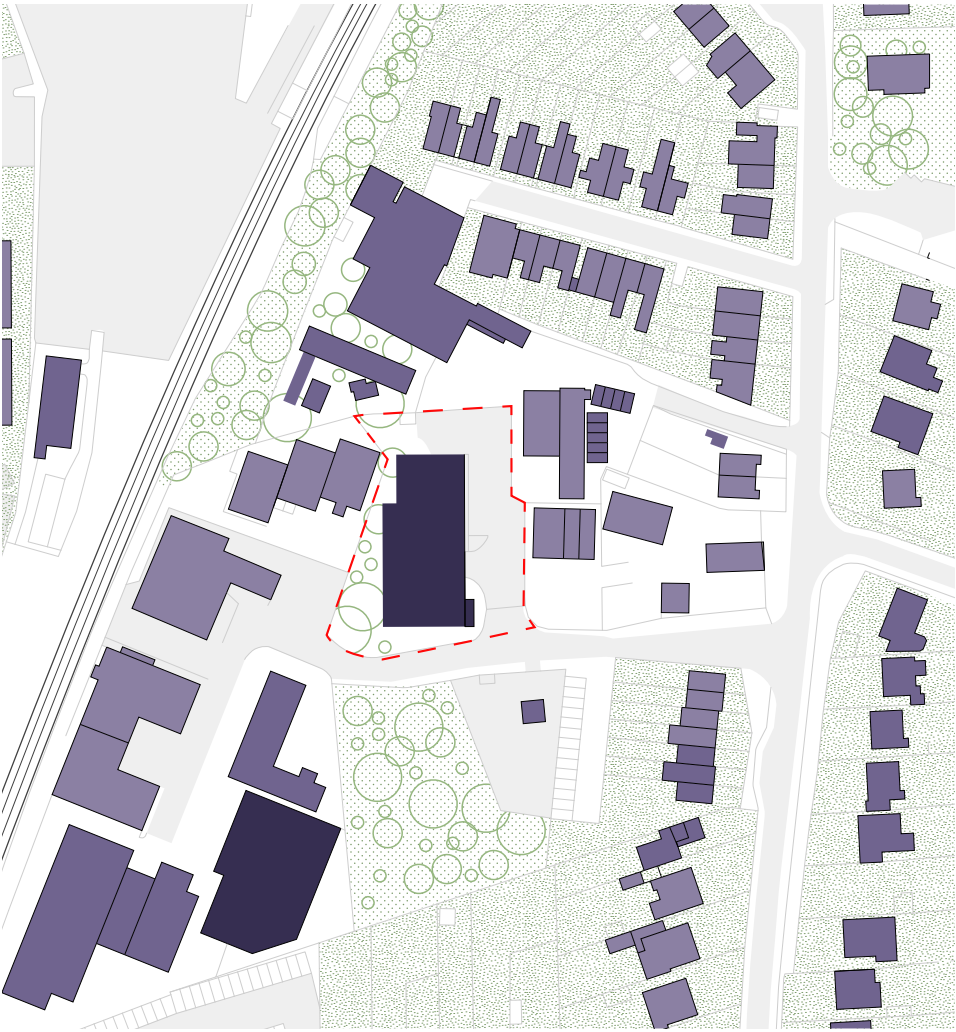
# 3.0 SITE ANALYSIS

## 3.3 URBAN CONTEXT



**FIGURE GROUND / NOLLI PLAN**  
 A figure ground or Nolli Plan is useful to reveal the character of an area. The area is around our site is characterised by large industrial buildings with residential street and infill development. The tube lines create a hard western edge that limits development and defines the cul-de-sacs.

**APPROXIMATE SITE BOUNDARY**



**MASSING**  
 The plan below indicates the heights of the existing buildings around the site. The majority of residential buildings are between one and two storeys in height. There are a number of taller industrial buildings located within the Industrial Estate in close proximity to the railway lines.

- KEY**
- 1 STOREY
  - 2 STORIES
  - 2/3/4 STORIES



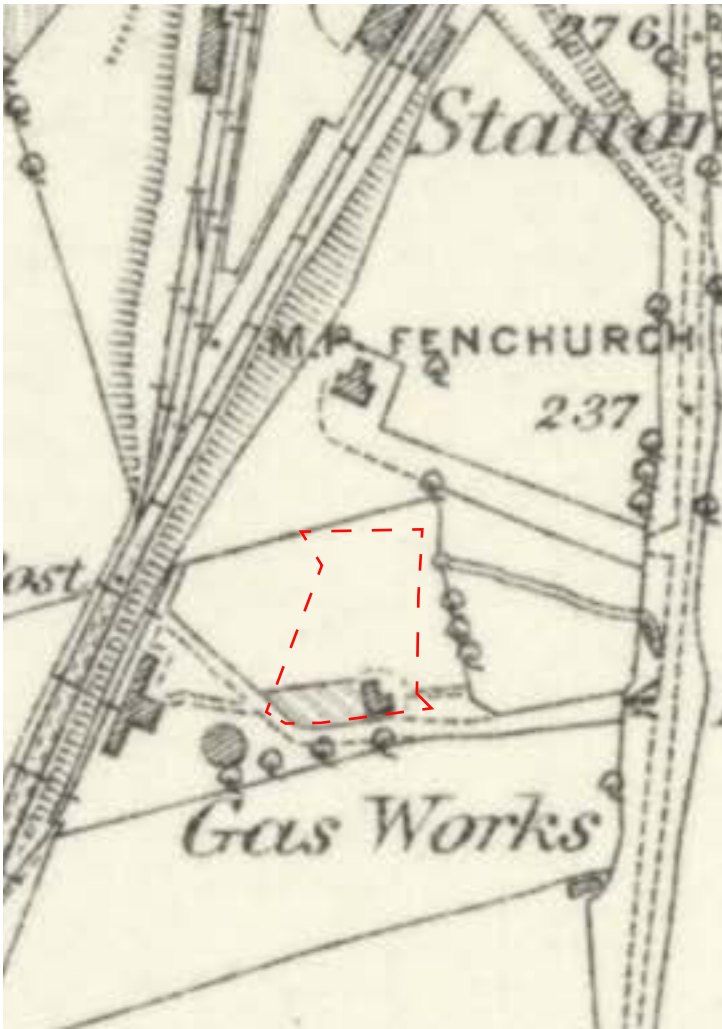
**ACCESS**  
 The primary vehicular access route for the site is via Bower Hill. Bower Hill connects the site via Station Road with Epping town centre. Two bus stops are in close proximity to the site on Bower Hill, north and south of Bower Terrace. The site is within walking distance to Epping Station and Epping town centre along well established footpaths.

- KEY**
- |           |           |           |
|-----------|-----------|-----------|
| VEHICLE   | CYCLE     | BUS STOPS |
| PRIMARY   | PRIMARY   | ●         |
| SECONDARY | SECONDARY |           |
| TERTIARY  | TERTIARY  |           |



3.0 SITE ANALYSIS

3.4 HISTORICAL DEVELOPMENT



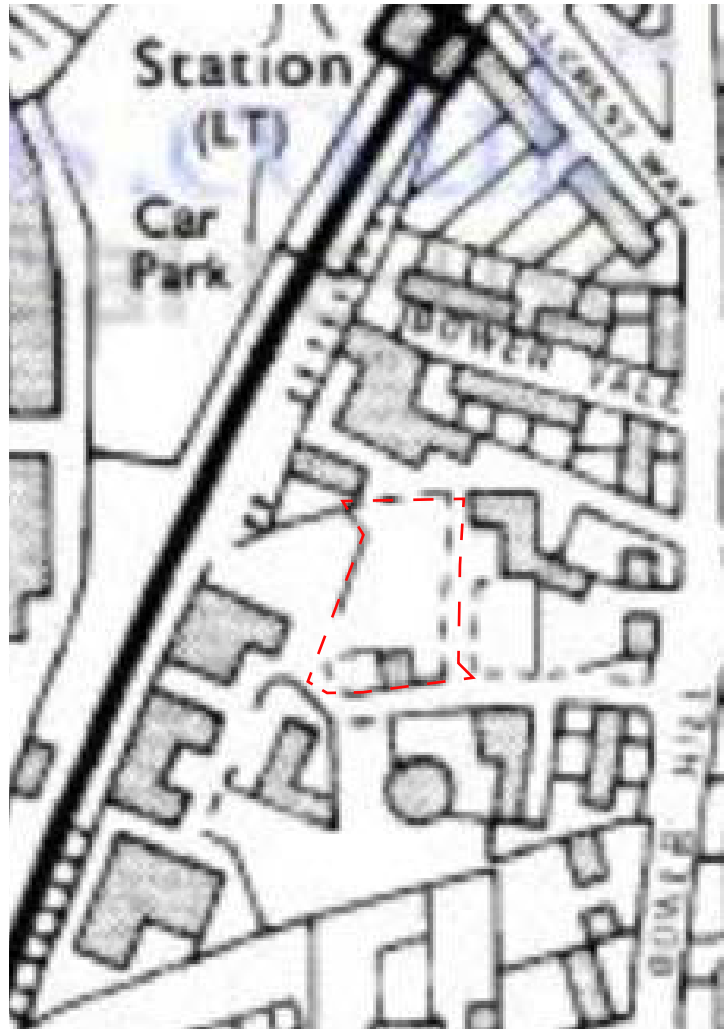
**1860**  
The above plan is the earliest plan that indicates activity at the site with a Gas Works already established in and around our site.



**1936**  
By 1936 the Gas works has expanded with two gas holders indicated and is now known as the Epping Gas & Electricity Company. The Gas works extends across what is currently Bower Terrace to include the land to the south. The is also industrial development to the north of the site in the form of a laundry. There has also been a large amount of residential development with the Victorian terraces to the north of the site along Bower Vale and the bungalows along Bower Hill now shown.



**1970**  
The 1970 plan shows the Gas works at its full extend with two large holders evident across both sites north and south of Bower Terrace. The industrial estate to the west of the site is established by this stage as well as garages and 'works' to the east of the site. Further residential development is shown to the south east of our site indicated as 'Bower Terrace' in the above plan.



**1986**  
By 1986 the Gas holders have been removed from the north site and our site boundary becomes evident in its current full extent. The industrial estate to the east is still shown and in use and has extended into land which formerly was part of the Gas works. The reduced site to the south of Bower Terrace site still seemly shows a gas holder.

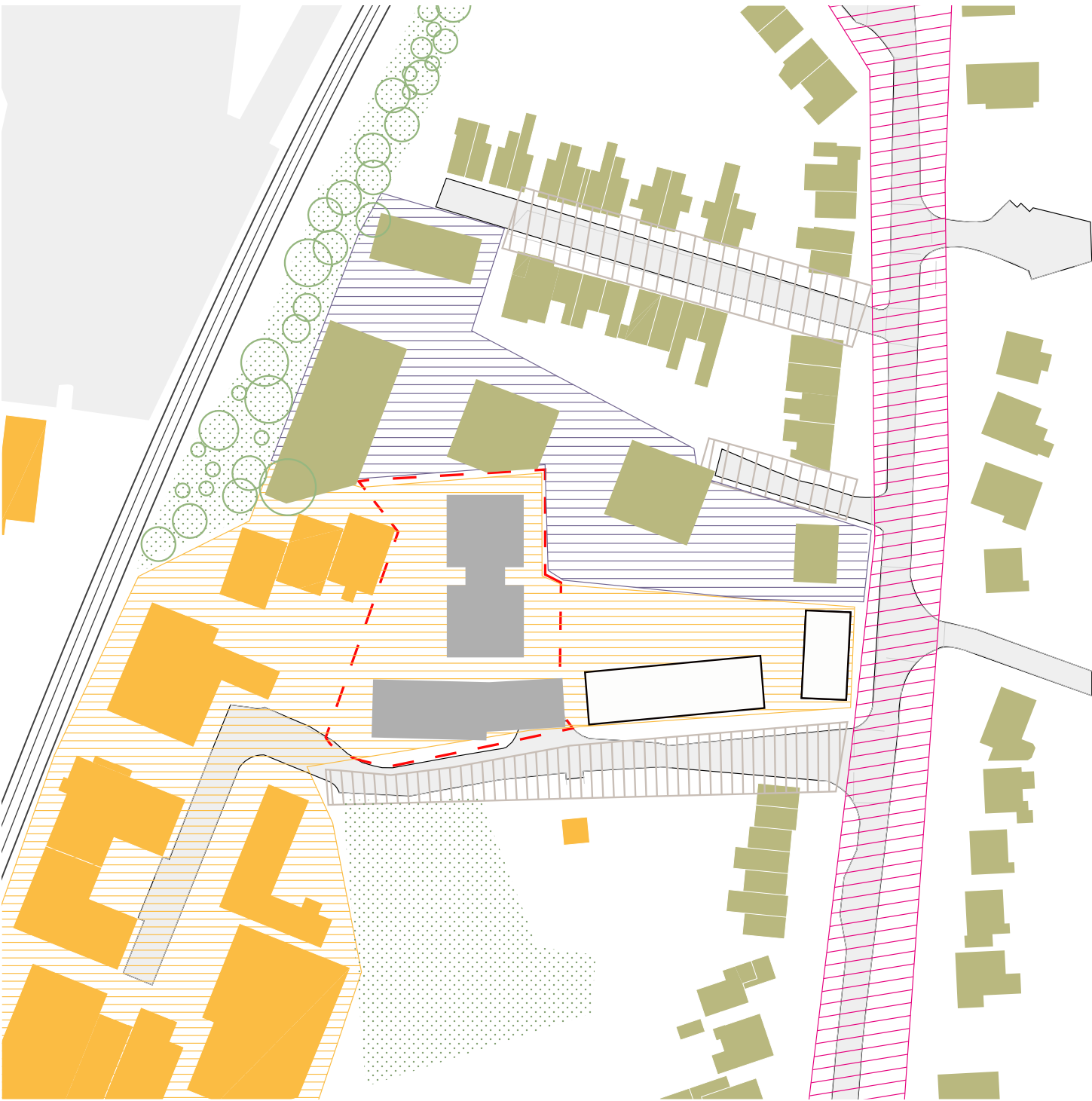
APPROXIMATE SITE BOUNDARY





3.0 SITE ANALYSIS

3.5 USES, CHARACTER & TYPOLOGIES



USES

The adjacent diagram indicates the existing uses within the surrounding site context. As shown, there is a mix of commercial and residential uses. The commercial uses are clustered and bound by the Tube Rails to the east and seem to pre-date residential use within the context. Over time, residential homes began to be built around the Rail Station and eventually spread south along Bower Hill. As the commercial use in the area diminished overtime more residential dwellings were constructed. The site context is mainly either residential or commercial use in close proximity to each other.

CHARACTER

The character of the area is broadly defined as a mix of streets and cul-de-sacs. Bower Hill is the main village street, off which there are a series of cul-de-sacs where we mostly see residential uses, particularly close to Epping Station. Further south, along Bower Terrace there is a mix of industrial and residential uses. This is because Bower Terrace once served as the main access to the Epping Gas and Electricity Company, but has given way to residential uses overtime. Industry in the area has largely been in decline and the existing Industrial estate is comprised of aging buildings in various states of repair. The site to the north of our subject site contains old poor quality industrial storage buildings that do little to define its character.

TYPOLOGIES

There is a variety of typologies and evident in the surrounding context that reflect the historical development of the wider context over time. There are Victorian Terrace Streets clustered around Epping Station that give way to later developments as development continued south along Bower Terrace. The industrial estate contains buildings of various ages and in differing state of repair. There are a various later buildings, including the one located on our site that date from the 1990's that are in good repair and continue to function in commercial use.

KEY

- SITE
- RESIDENTIAL USE
- COMMERCIAL
- FUTURE RESIDENTIAL DEVELOPMENT
- EMPLOYMENT SITE ALLOCATION
- VILLAGE STREET
- CUL-DE -SAC



3.0 SITE ANALYSIS  
3.5 USES, CHARACTER & TYPOLOGIES

EMPLOYMENT



RESIDENTIAL - houses



RESIDENTIAL - Bungalow



RESIDENTIAL - Flats



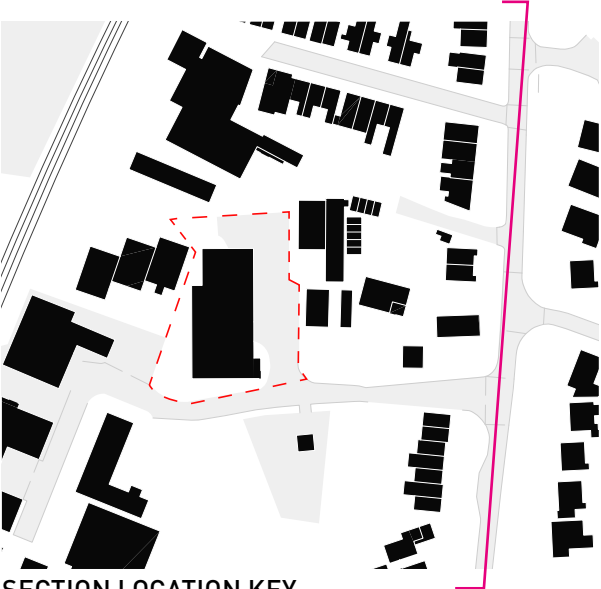
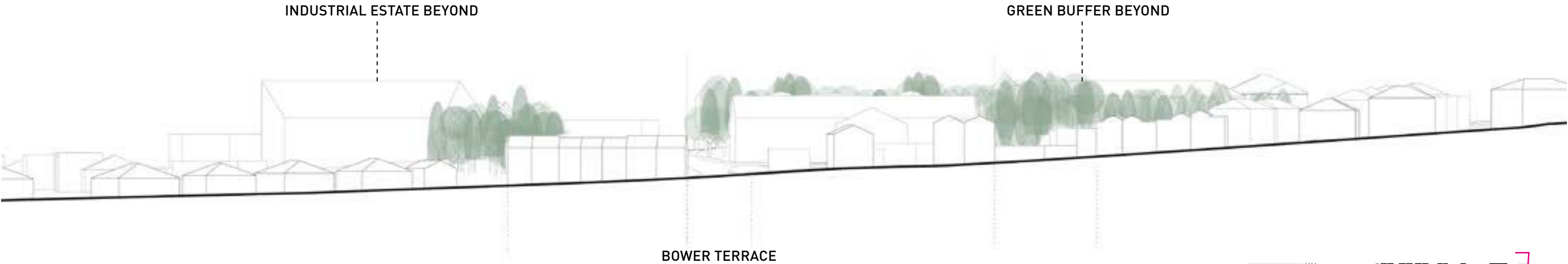


# 3.0 SITE ANALYSIS

## 3.6 SITE TYPOGRAPHY

### BOWER HILL SECTION

The above section is cut through Bower Hill looking east towards the site. The section indicates the increase in elevation to the north of the site and also identifies key aspects of the local topography such as the row of bungalows, the Village Street and the Green Buffer which is located to the west of the site next to the tube lines.



SECTION LOCATION KEY

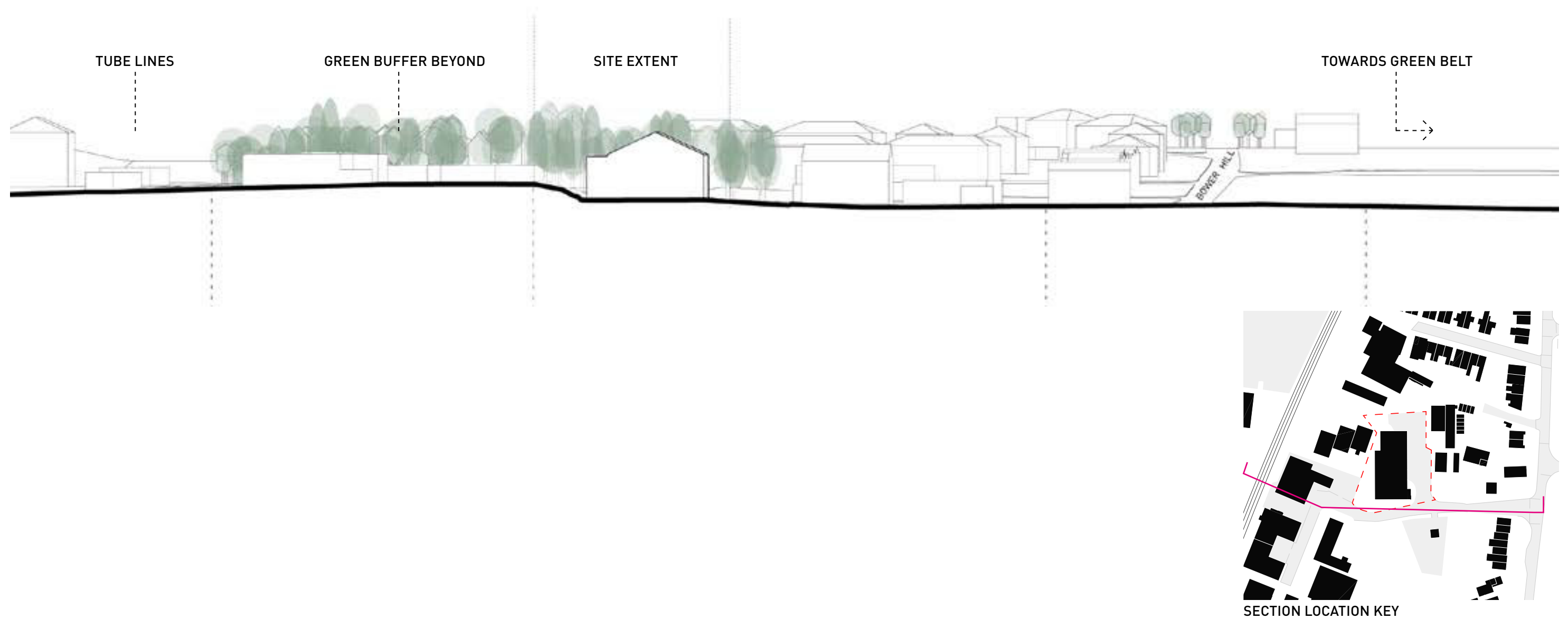


## 3.0 SITE ANALYSIS

### 3.6 SITE TYPOGRAPHY

#### BOWER TERRACE SECTION

The above section is cut through Bower Terrace looking North. The section identifies the increased elevation to the north of the site as well established local urban structure such.










# 4.0

## 4.0 ESTABLISHING A FRAMEWORK 4.1 CONSTRAINTS



### KEY

-  DO NOT CONSTRAIN FUTURE DEVELOPMENT POTENTIAL
-  SLOPING SITE
-  ADJACENT EMPLOYMENT USES
-  EXISTING TREES
-  RESIDENTIAL OVERLOOKING
-  VEHICLE SITE ACCESS
-  EXISTING SUBSTATION

### CONSTRAINTS

**RELATIONSHIP WITH EMPLOYMENT USES** - the relationship between the new development and the Bower Hill Industrial Estate needs to be carefully considered to provide a suitable transition between single use industrial buildings to a mixed use building. This affects the western edge of the site in particular.

**TREES** - there are a number of trees on the east edge of the site. Where possible these trees should be maintained and would help in providing a buffer between the existing employment uses and new mixed use development.

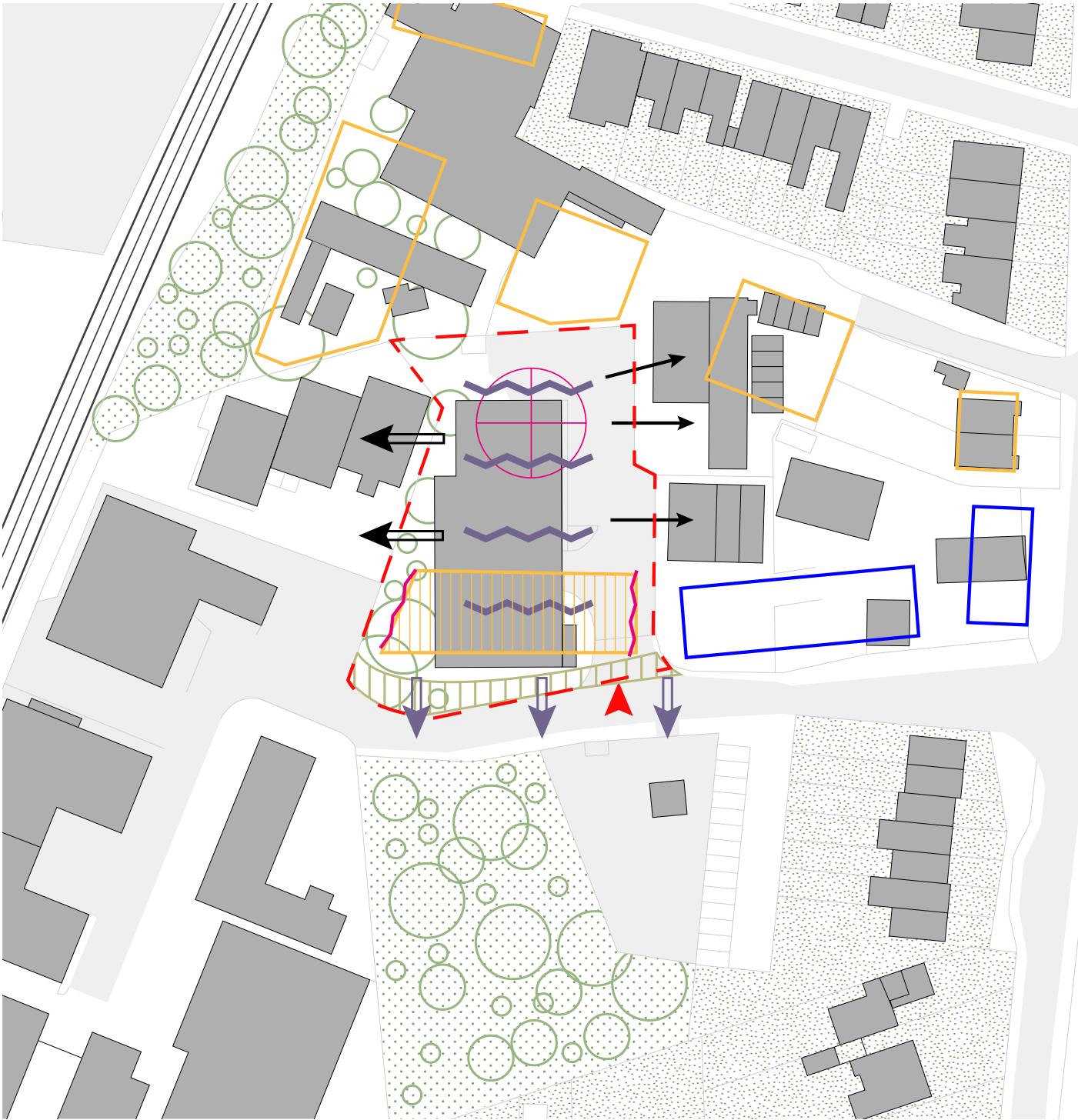
**SLOPING SITE SETTING** - the sloping site creates constraints in relation to the vehicular access unless the levels within the site were significantly altered. Building levels need to be carefully considered to ensure potential wheelchair access and the potential impacts on adjacent sites.

**RESIDENTIAL OVERLOOKING** - as shown in the diagram this is a relatively minor issue. Existing residential uses are well set back from all of the site edges.



# 4.0 ESTABLISHING A FRAMEWORK

## 4.2 OPPORTUNITIES



- KEY
- ACTIVE FRONTAGE TO THE STREET
  - TALLER BUILDINGS ADJACENT TO THE URBAN EDGE
  - BLANK ELEVATION TO ALLOW FOR FUTURE DEVELOPMENT
  - HIGH AND MID LEVEL VIEWS OF GREEN BELT TO THE EAST
  - HIGHER LEVEL VIEWS
  - SLOPING SITE COULD ALLOW FOR INTEGRATED PARKING
  - IMPROVED PUBLIC REALM AND PEDESTRIAN ACCESS
  - OPEN SOUTHERN ASPECT
  - POTENTIAL NEW DEVELOPMENT (BASED ON DISMISSED APPEAL SCHEME)
  - POTENTIAL NEW DEVELOPMENT

**OPPORTUNITIES**

The site is ideally located for residential uses, it has good access to transport and local facilities within Epping itself. The site setting includes a good proportion of residential uses. Redevelopment of the site can also provide significant benefits to the local setting whilst providing high quality homes. The potential opportunities are summarised below:

**PUBLIC REALM IMPROVEMENTS ALONG FRONTAGE** - re-development of the site can provide for improved pedestrian access along this part of Bower Terrace. Currently there is not a pavement on the northern edge of the street, new development can allow for this to be provided.

**BOWER TERRACE FRONTAGE** - the better quality cul-de-sacs in the immediate vicinity provide strong and clear frontages. The orientation creates an excellent opportunity for open southern aspects and a pattern of development that can be followed by future developments along the Terrace, to the east in particular. The proposed development can allow for this future development if designed appropriately.

**VIEWS FROM THE POTENTIAL DEVELOPMENT** - the topography of the setting creates the potential for excellent views from the development, in particular the views over the green belt to the east of the site.

**TALLER BUILDINGS ON THE URBAN EDGE** - the western edge of the site is not constrained by residential uses and the scale of the buildings and landscaping is more significant. The proposed development can respond to this setting, emphasising the character and topography.

# 5.0

## 5.0 DESIGN RESPONSES

### 5.1 MASSING OPTION 1

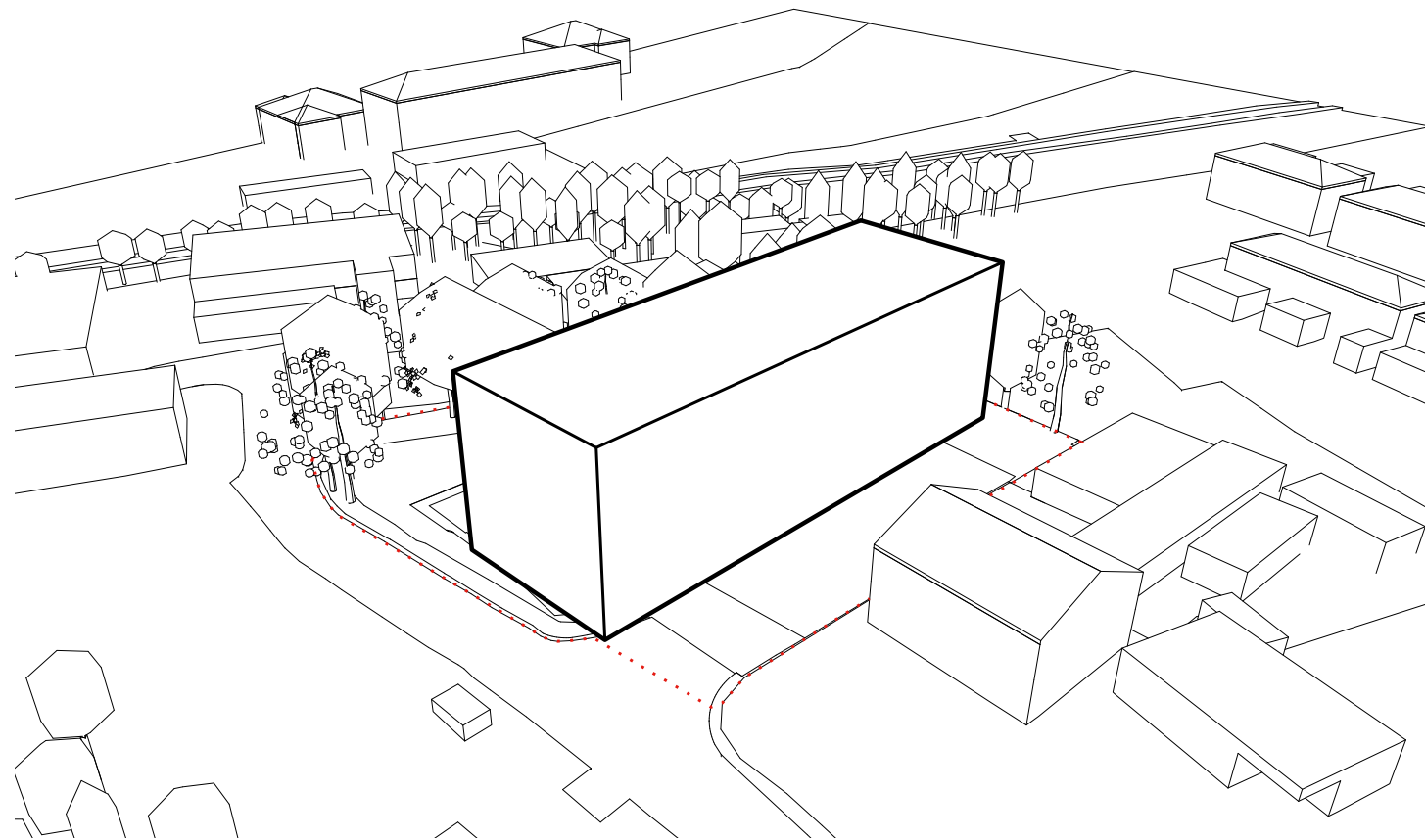
#### INTRODUCTION

All massing options are tested against an outline brief of achieving 40- 50 homes on the site, re-provision of 500 sqm of commercial office space. The massing of each study is documented in this section with a brief commentary explaining the success and failures of each approach.

#### OPTION 1

The initial option was to consider a liner block building centrally positioned within the site providing adequate offset distances from the eastern and western site boundaries. Positioning the building in the configuration maximises the east/ west views over green belt land to the east while utilising the built form minimise the potential of north facing units.

Issues with this approach are lack of meaningful connection to surround context in terms of its form, scale and orientation. This built form is also inefficient in terms of site use, particularly along Bower Terrace where a single end elevation is created.



#### TOWNSCAPE VIEWS

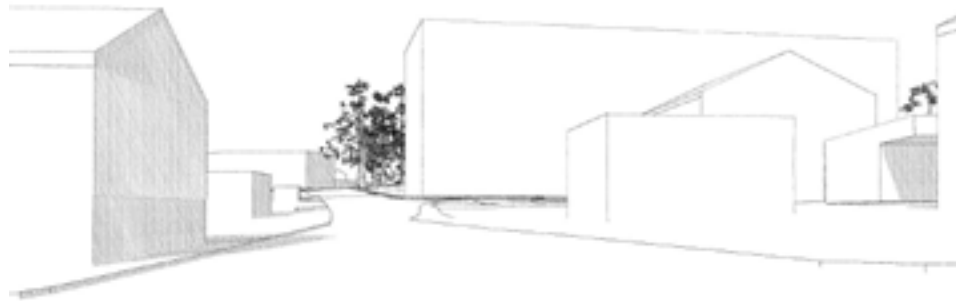
Townscape views are used to test development options against a series of key townscape views. In testing each option, we have selected our townscape views based on visits to site and an understanding of the sensitive areas that the proposed development should be tested against in our opinion. VIEW 4 is taken from the junction of the Viking Way footpath and Bower Hill.



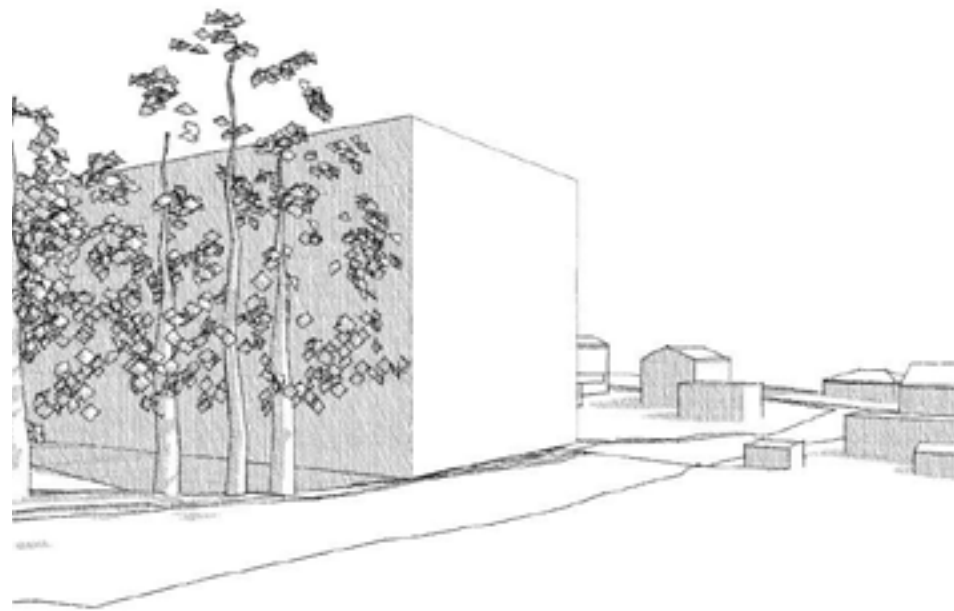


## 5.0 DESIGN RESPONSES

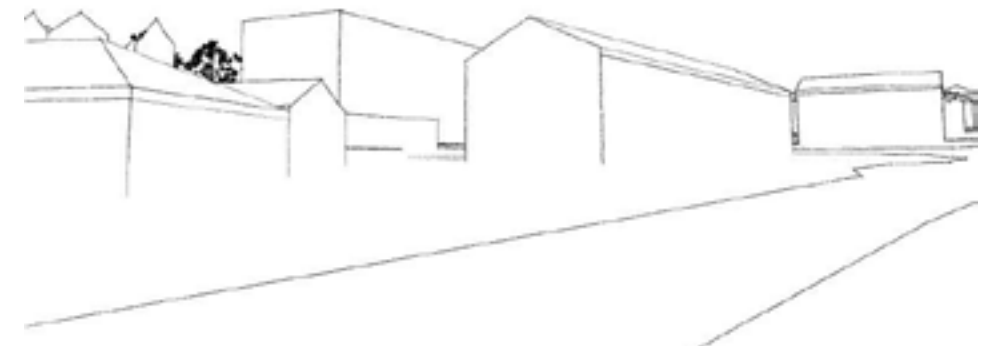
### 5.1 OPTION 1 TOWNSCAPE VIEWS



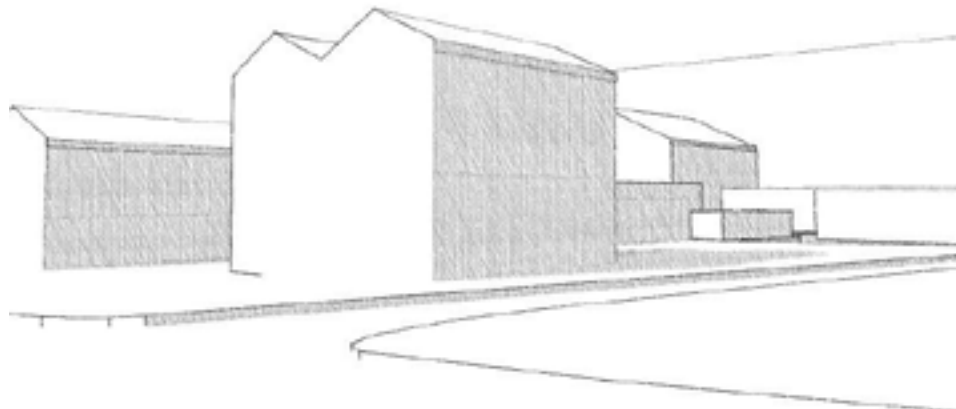
VIEW 1



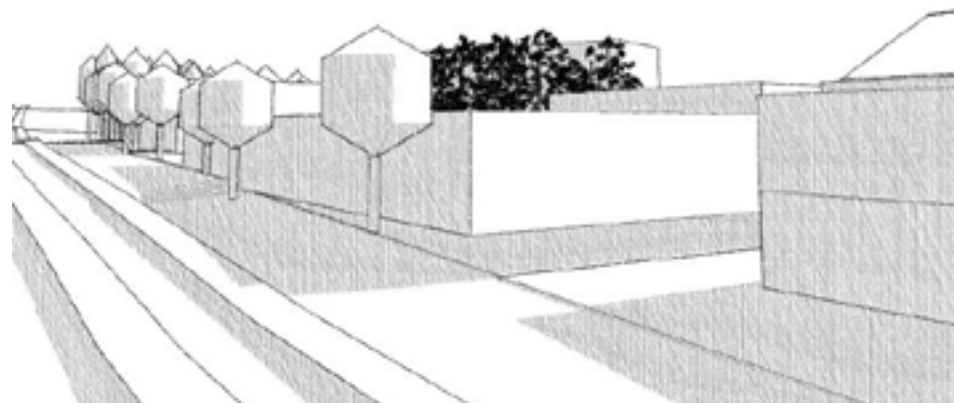
VIEW 2



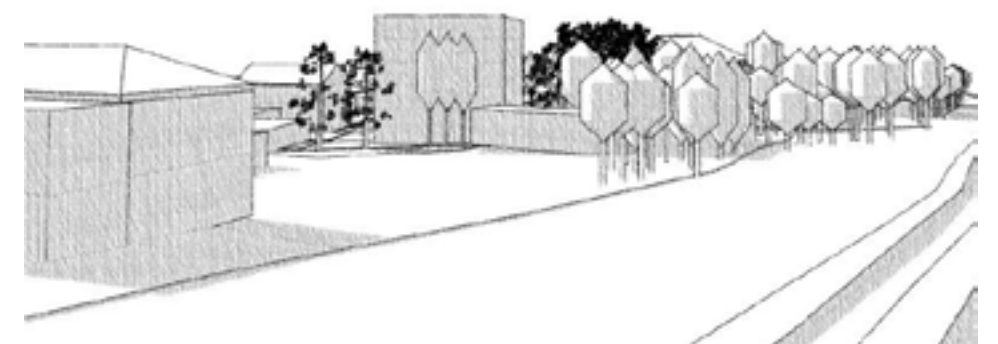
VIEW 3



VIEW 4



VIEW 5



VIEW 6

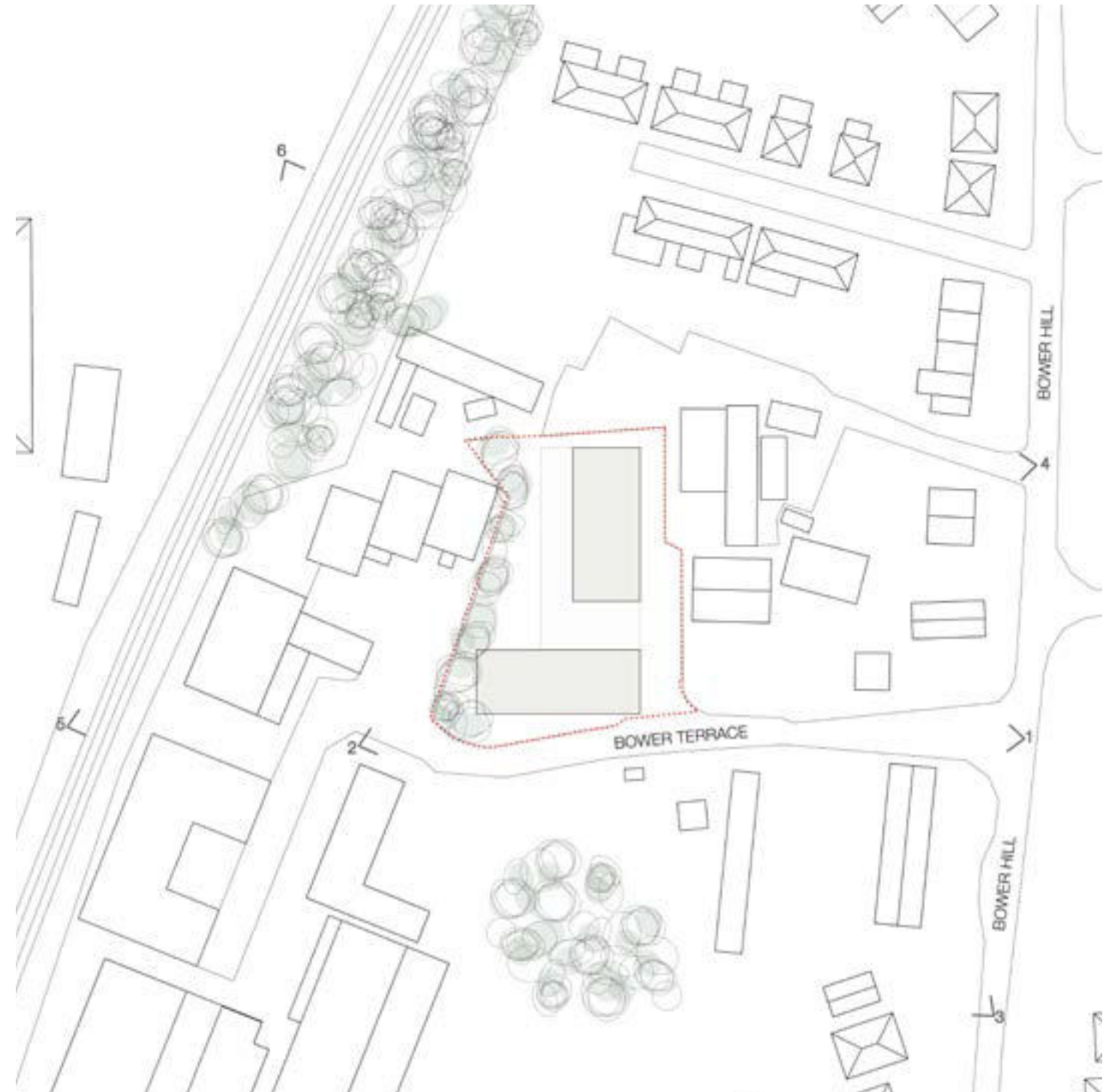
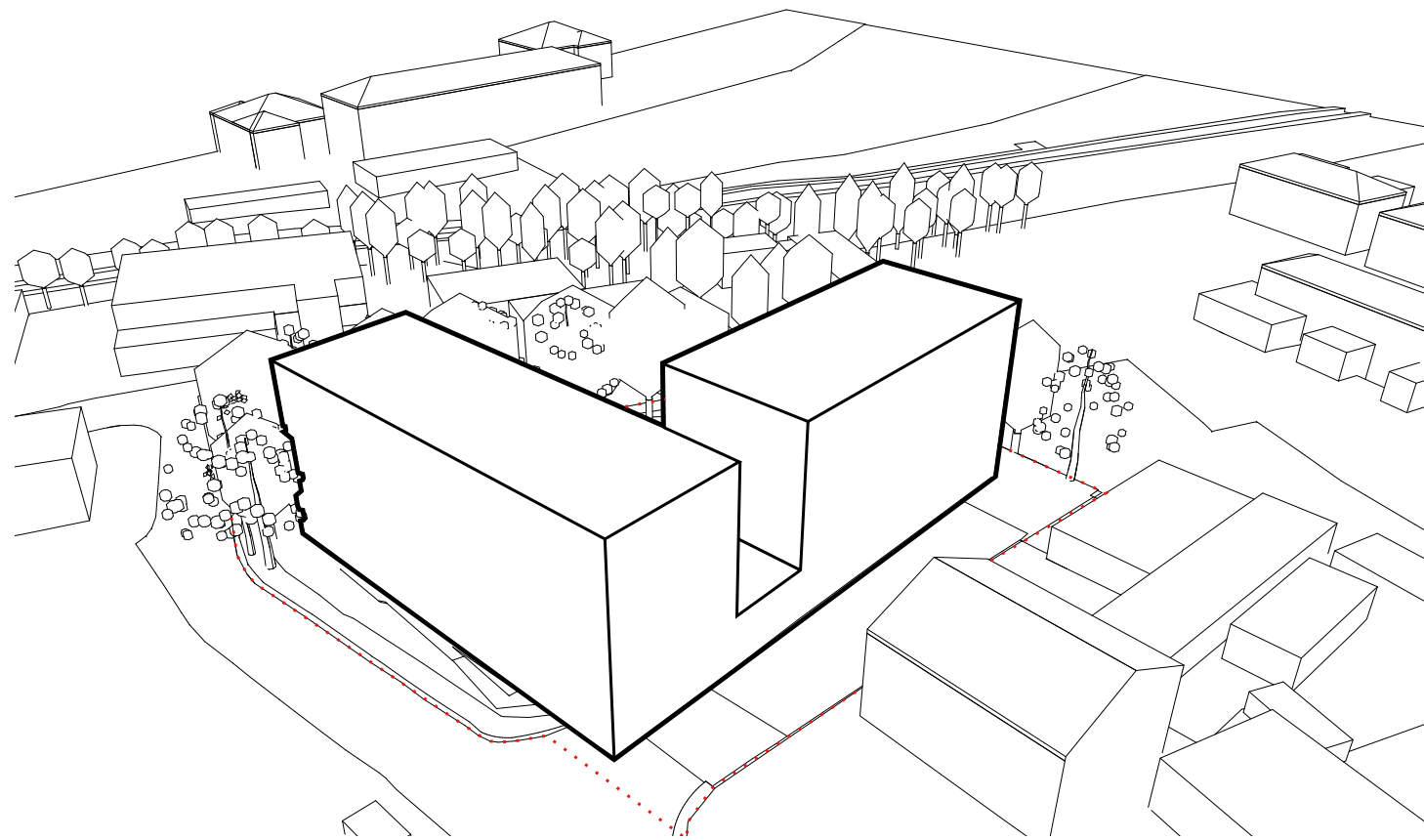
# 5.0 DESIGN RESPONSES

## 5.2 MASSING OPTION 2

### OPTION 2

Option 2 moves on from the linear block option 1 by introducing a second built form that is rotated 90 degrees onto a east / west axis. A break is created between the two buildings to further emphasis the two built forms. The east/west block creates street frontage and address along Bower Terrace as well as exploiting the southern aspect. The configuration of the blocks also creates a sheltered internal courtyard that is set back from the existing tress on the western south boundary.

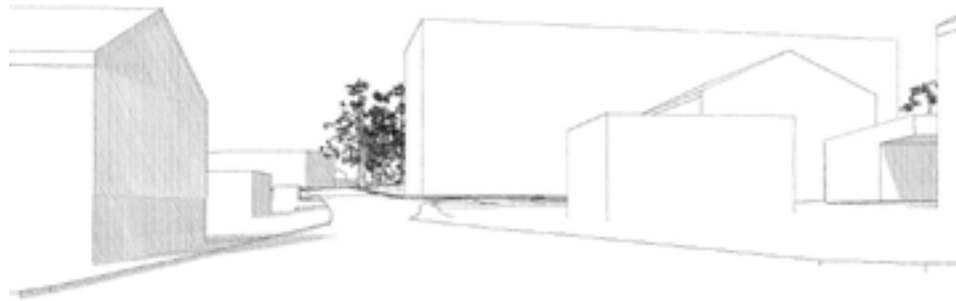
This approach still presents issues with scale and character of the built forms. The two large blocks do not meaningfully relate the surrounding site context.



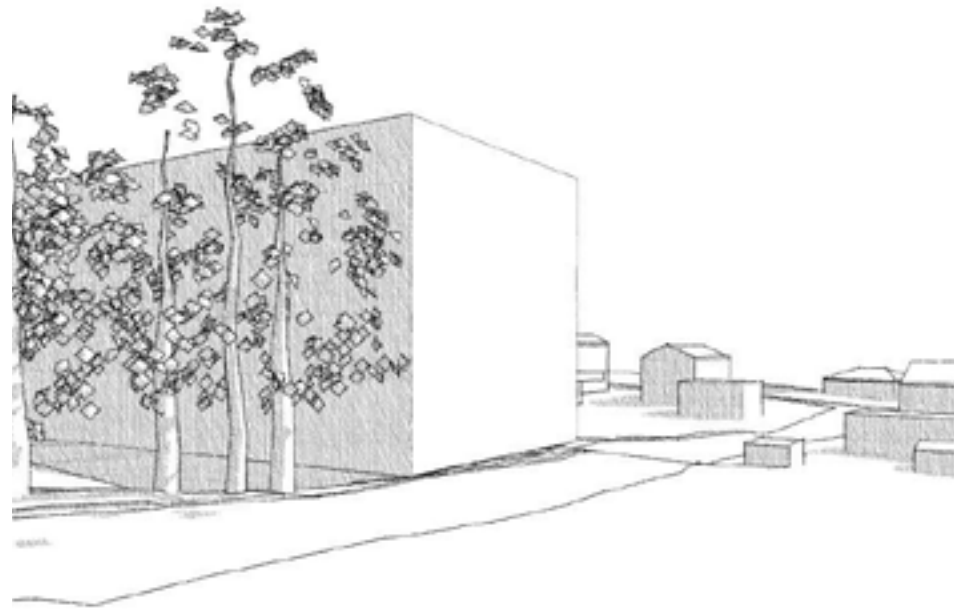


## 5.0 DESIGN RESPONSES

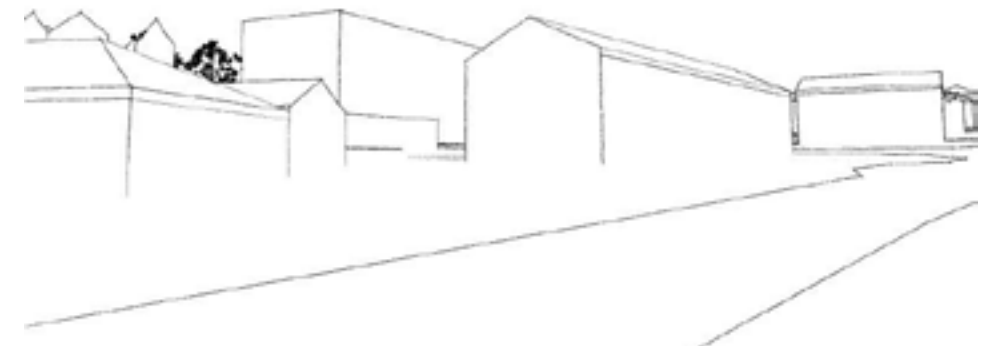
### 5.2 OPTION 2 TOWNSCAPE VIEWS



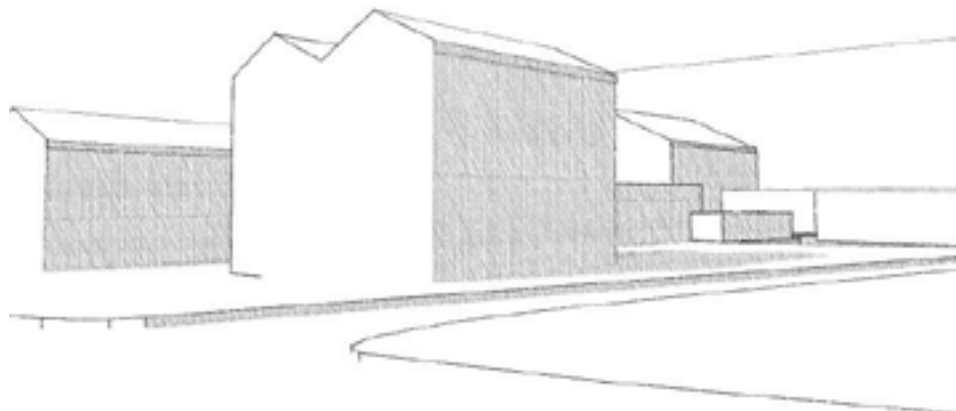
VIEW 1



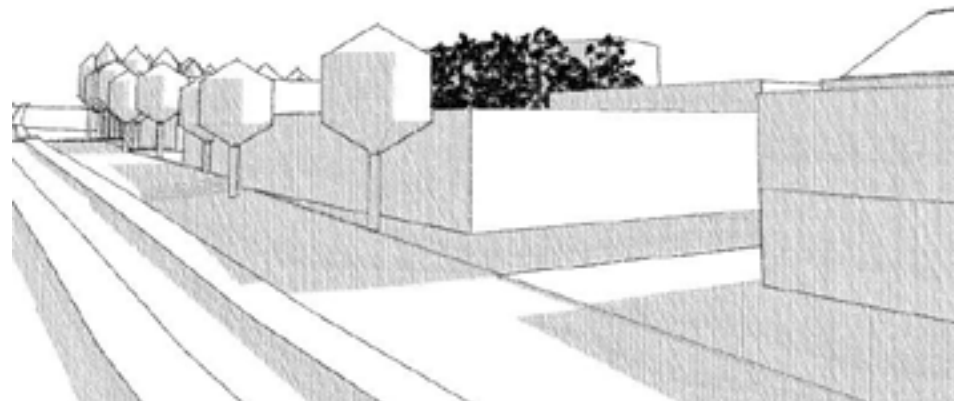
VIEW 2



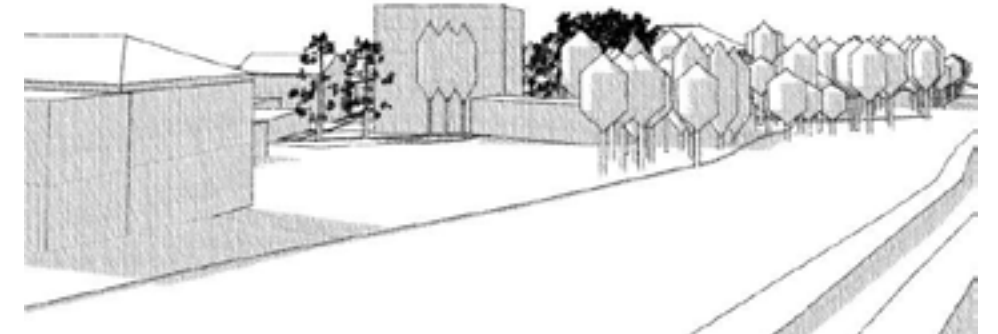
VIEW 3



VIEW 4



VIEW 5



VIEW 6

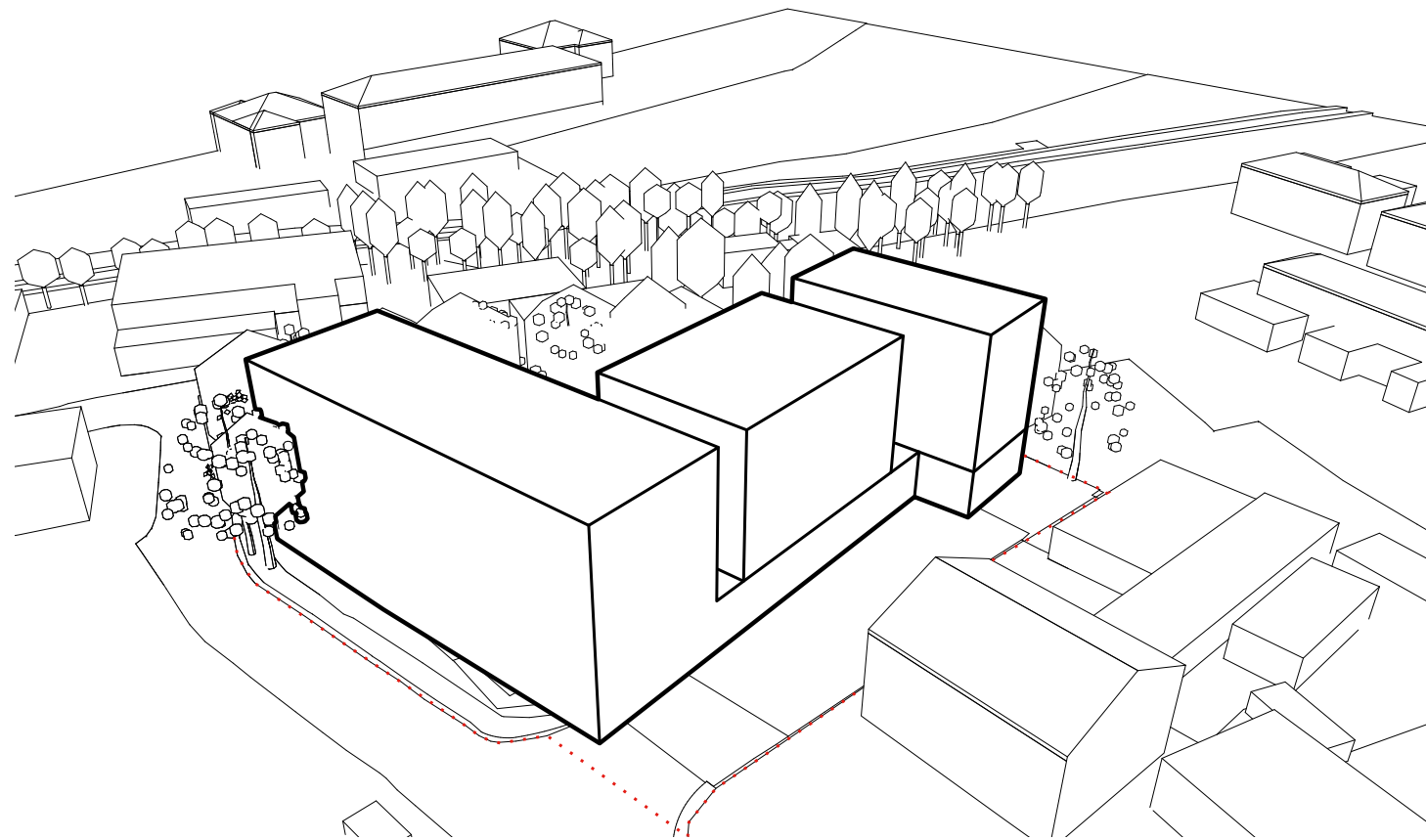
# 5.0 DESIGN RESPONSES

## 5.3 MASSING OPTION 3

### OPTION 3

Option 3 looks at further trying to reduce the scale of the block by introducing an additional break and creating three separate built forms. The buildings are arranged at an angle to make the most of the site geometry and still achieve acceptable offset distances from the site boundaries. The sheltered internal courtyard is still retained as part of this option.

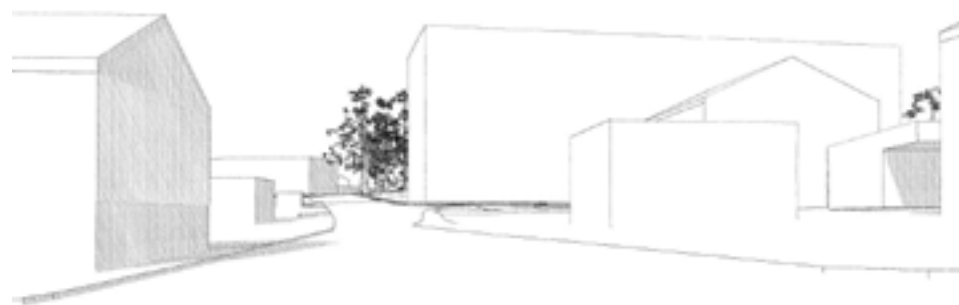
This option creates difficulties in that the building is positioned hard against the northern boundary and is struggling to fit onto the site and still maintain meaningful breaks between each of the built forms.



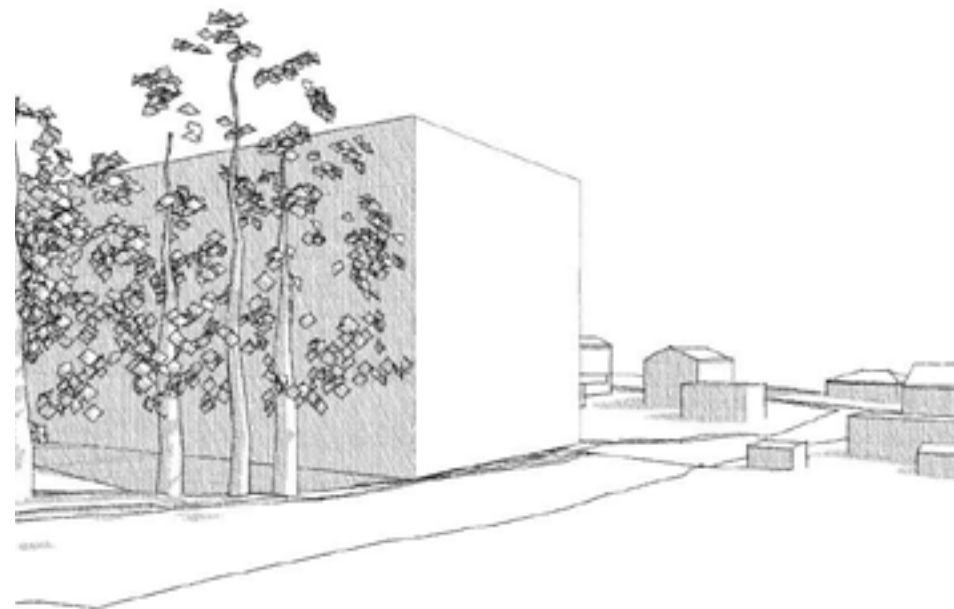


## 5.0 DESIGN RESPONSES

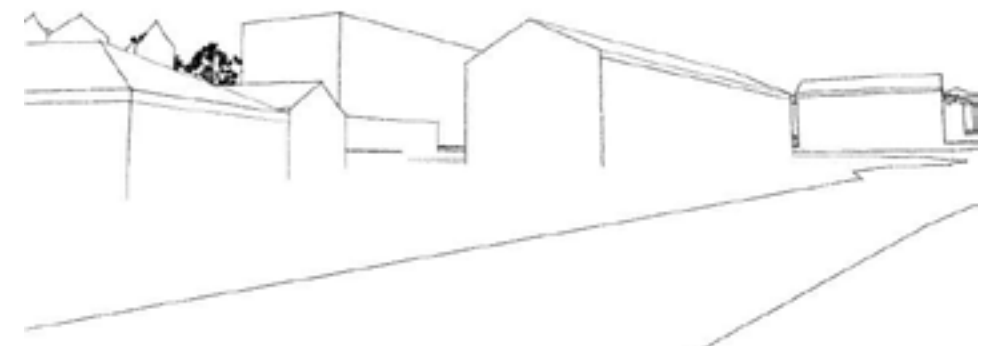
### 5.3 OPTION 3 TOWNSCAPE VIEWS



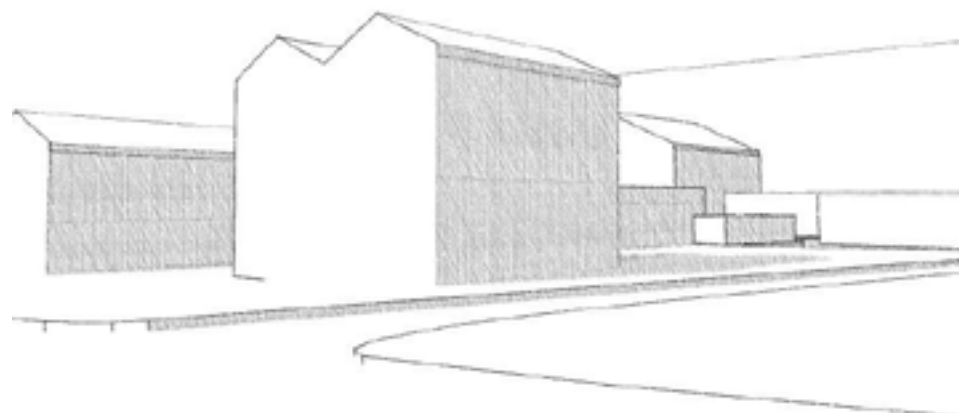
VIEW 1



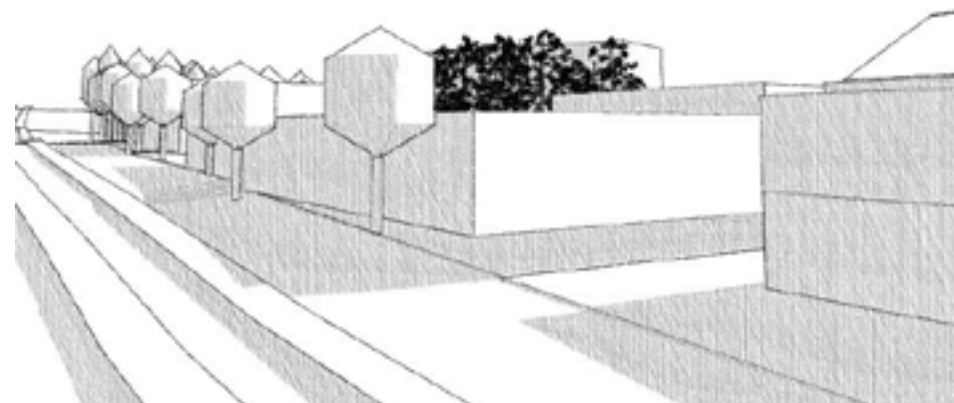
VIEW 2



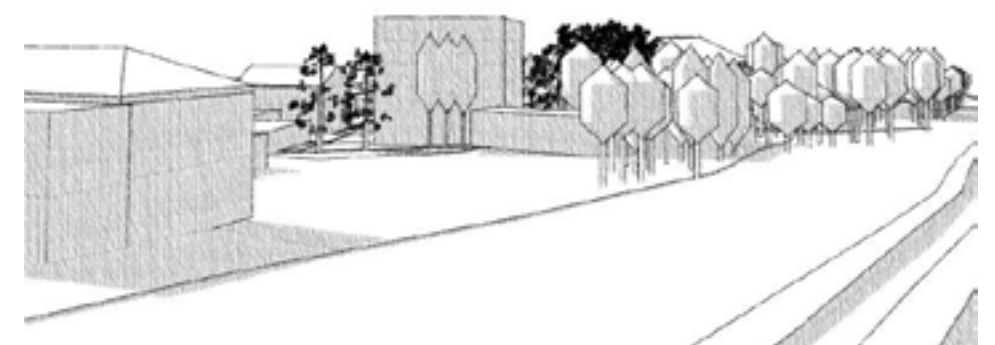
VIEW 3



VIEW 4



VIEW 5



VIEW 6

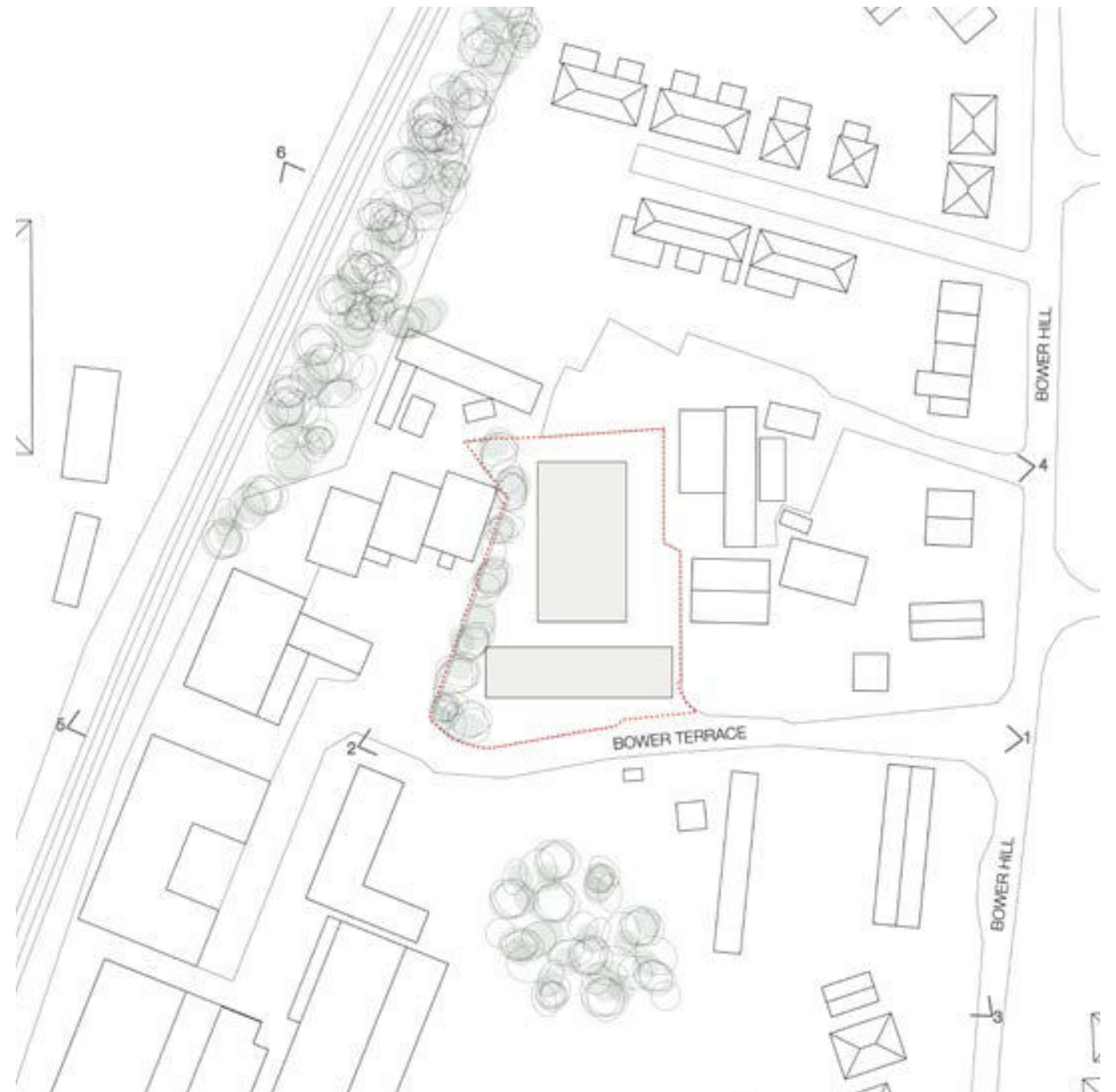
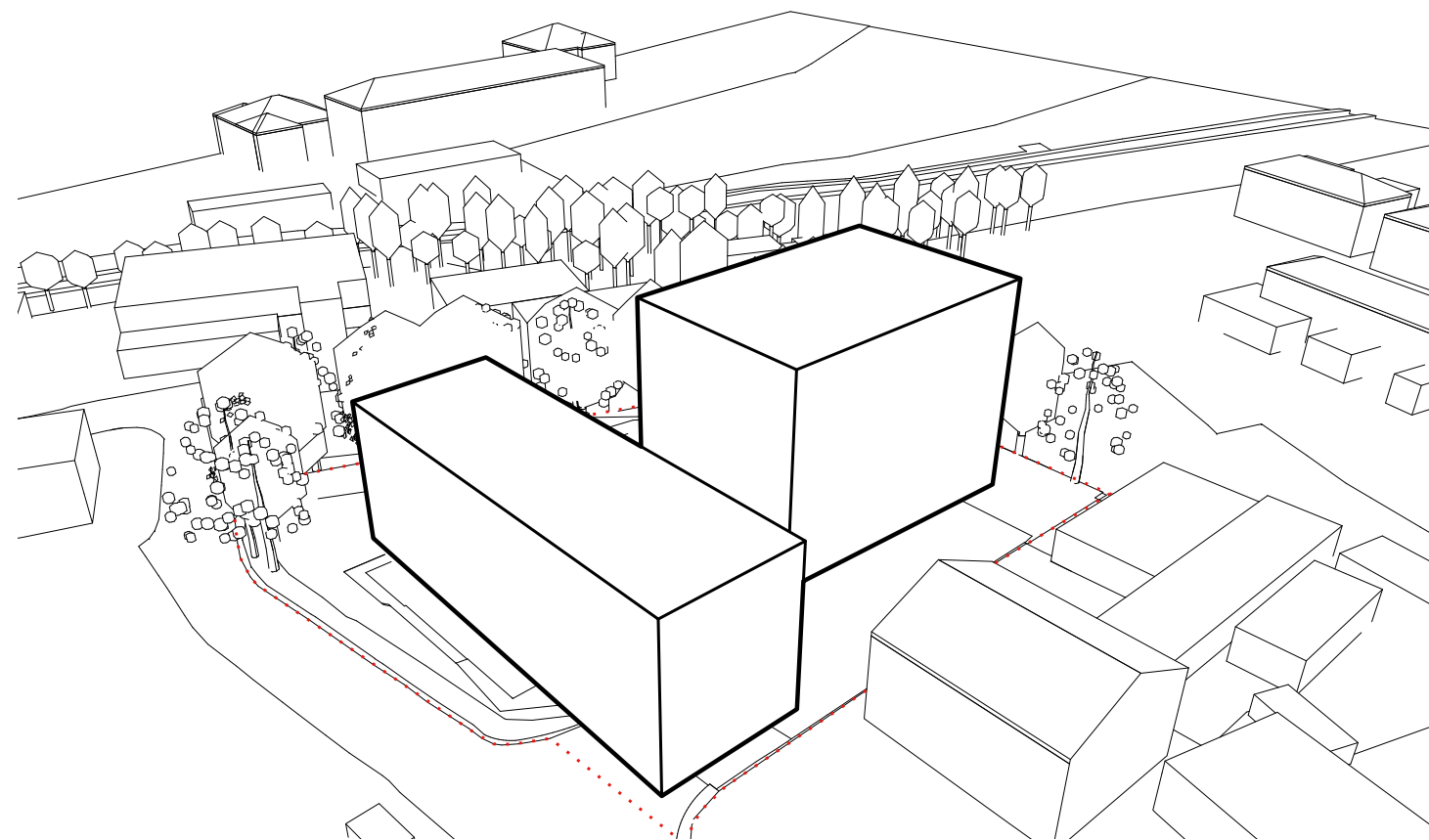
# 5.0 DESIGN RESPONSES

## 5.4 MASSING OPTION 4

### OPTION 4

Option 4 reduces the scale of the street building onto Bower Terrace and creates a single courtyard block with additional height. This approach sits more comfortably within the site, but creates a larger built footprint than the other options and the single block form is out of character with the surrounding built context. The reduced scale of the street block is beneficial and creates for greater variation between the two blocks.

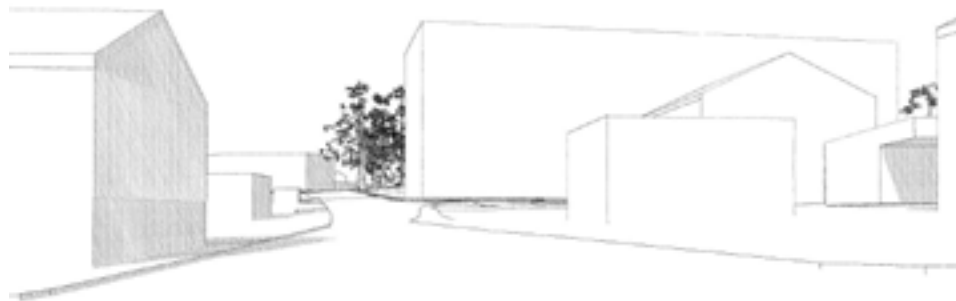
Concerns with this approach are the reduced offset between the western site boundary and the large massing of a single courtyard building.



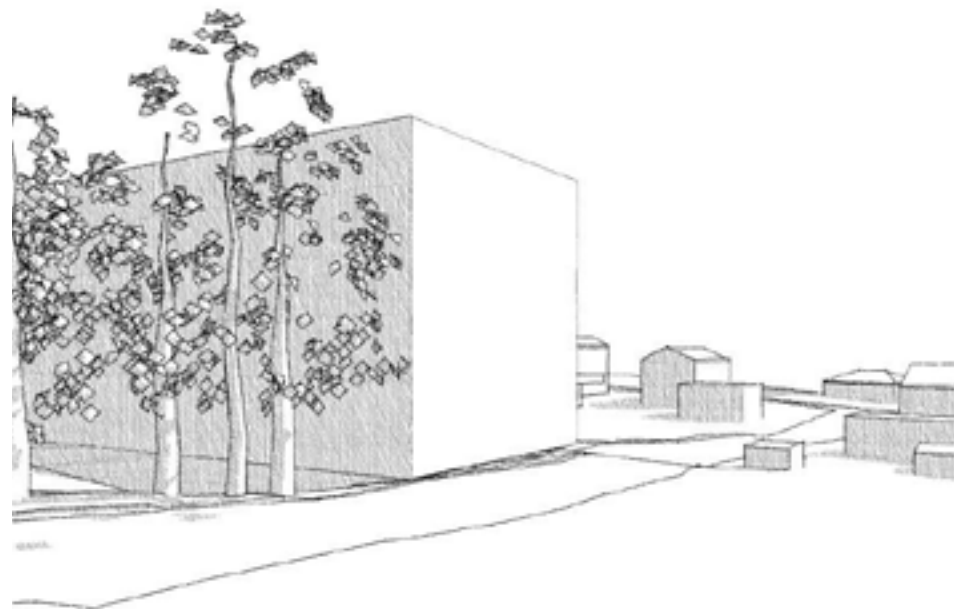


## 5.0 DESIGN RESPONSES

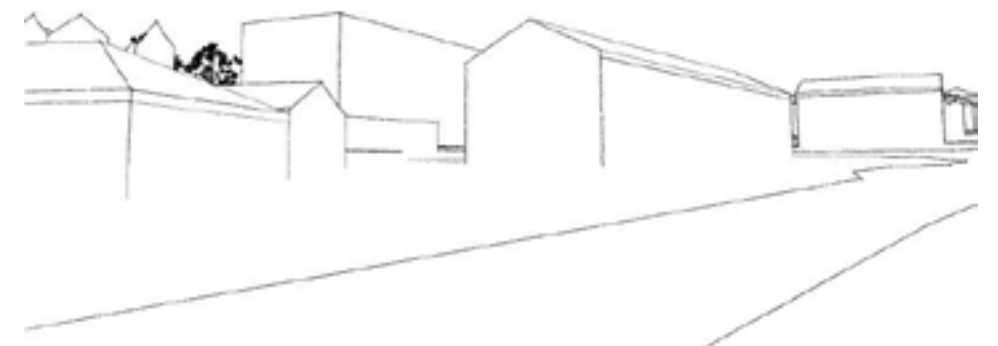
### 5.4 OPTION 4 TOWNSCAPE VIEWS



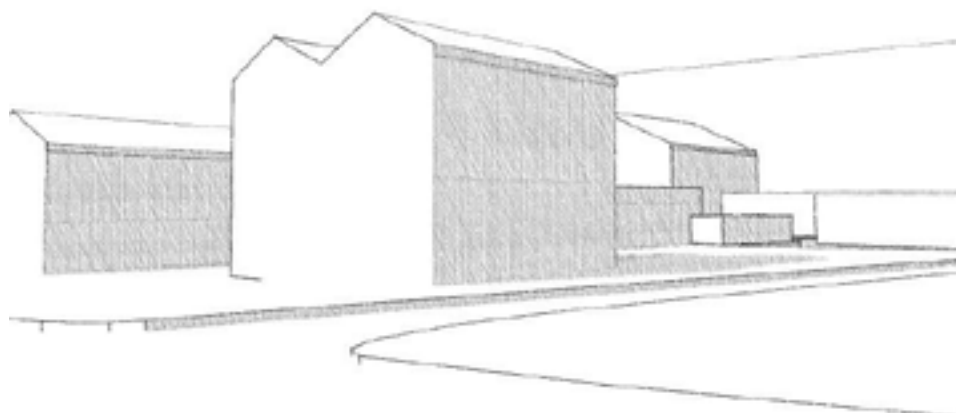
VIEW 1



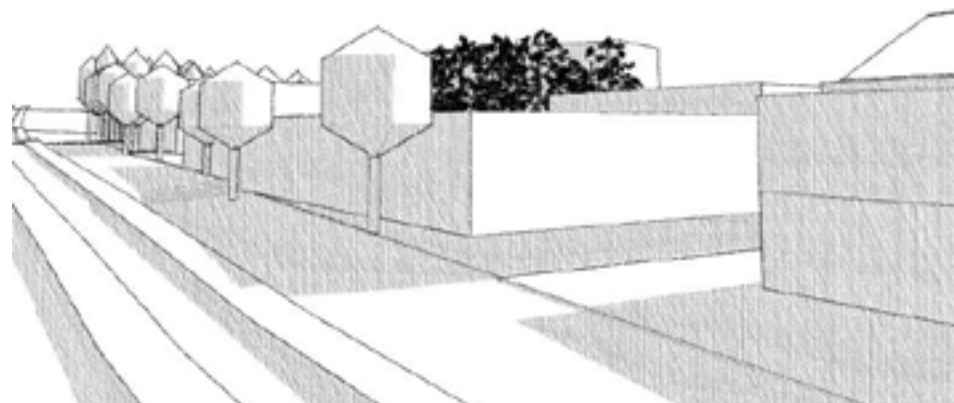
VIEW 2



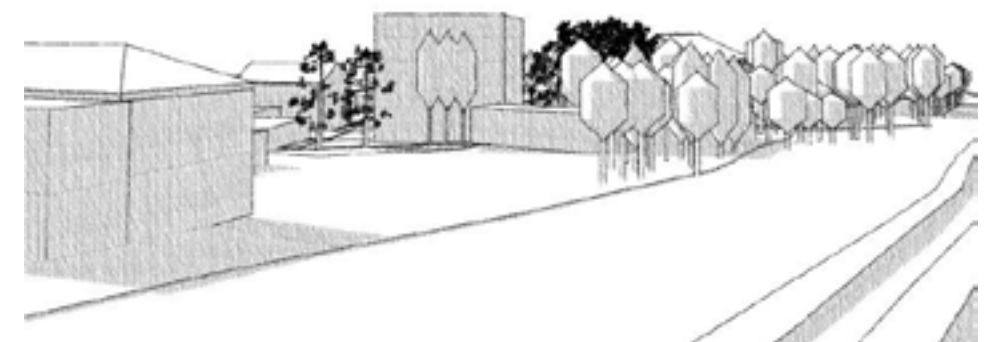
VIEW 3



VIEW 4



VIEW 5



VIEW 6

# 5.0 DESIGN RESPONSES

## 5.5 PREFERRED OPTION DESIGN LAYOUT

### FRAMEWORK PRINCIPLES

- To create an open, outward facing development which integrates into the wider context.
- Re-provide commercial use at Ground Floor and activate street frontage on Bower Terrace and introduce a footpath to improve the public realm.
- High Quality residential led development providing much needed homes within the local area.
- Creating a distinctive development with a unique character drawing on themes from the surrounding context
- Layout designed to not hinder potential future development of neighbouring sites for similar mixed use developments.
- Maximising east and west views out over the Green Belt.
- Protects and maintains existing tress and creating a high quality residential landscaped podium garden.
- Creating a strong sense of place and embracing the changing nature and future of the surrounding context.

KEY



EXISTING TREES



PROPOSED TREES



GROUND FLOOR COMMERCIAL



ASPECT / VIEWS



ACTIVE FRONTAGE



EXISTING GREEN STRIP



RESIDENTIAL SITE ACCESS



LANDSCAPED PODIUM



SECONDARY PODIUM ACCESS



PROPOSED FOOTPATH





# 5.0 DESIGN RESPONSES

## 5.6 PREFERRED OPTION DESIGN LAYOUT - FUTURE DEVELOPMENT


### FRAMEWORK PRINCIPLES - FUTURE DEVELOPMENT


The Scheme has been designed to not constrain the development of the land surrounding the scheme. The diagram here shows how our proposed framework can be integrated as part of the wider regeneration and changing character of the surrounding area.


The site immediately to the north, shown with a blue outline has a residential allocation. We have met with the land owner to discuss their proposals and the form and massing are reflective of the dismissed appeal scheme.

The site to the east of our site, shown with a pink outline also has an employment use allocation. As part of our framework we have indicated how this site can be developed in the future to provide a mixed use residential lead scheme that also provides public realm improvements and is not hindered by the development of our proposal.

KEY


 EXISTING TREES


 PROPOSED TREES


 GROUND FLOOR COMMERCIAL


 ASPECT / VIEWS


 ACTIVE FRONTAGE


 EXISTING GREEN STRIP


 RESIDENTIAL SITE ACCESS

 LANDSCAPED PODIUM

 SECONDARY PODIUM ACCESS

 PROPOSED FOOTPATH

 EAST SITE

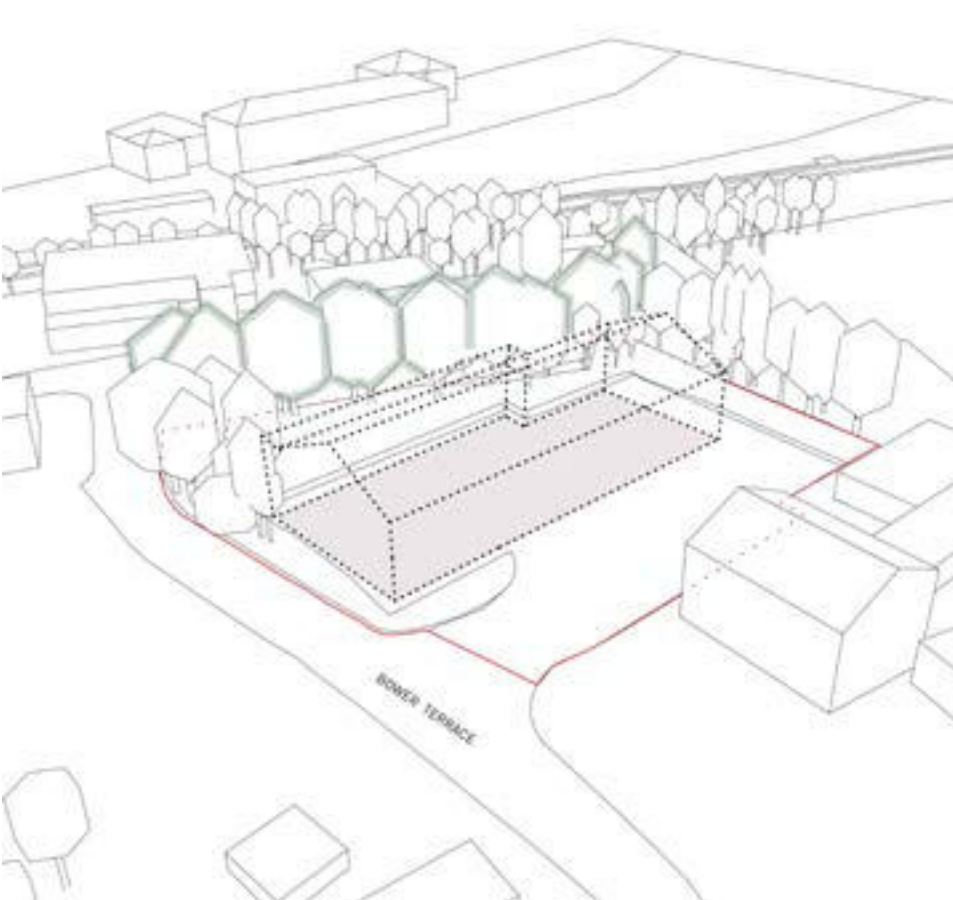
 NORTH SITE



# 5.0 DESIGN RESPONSES

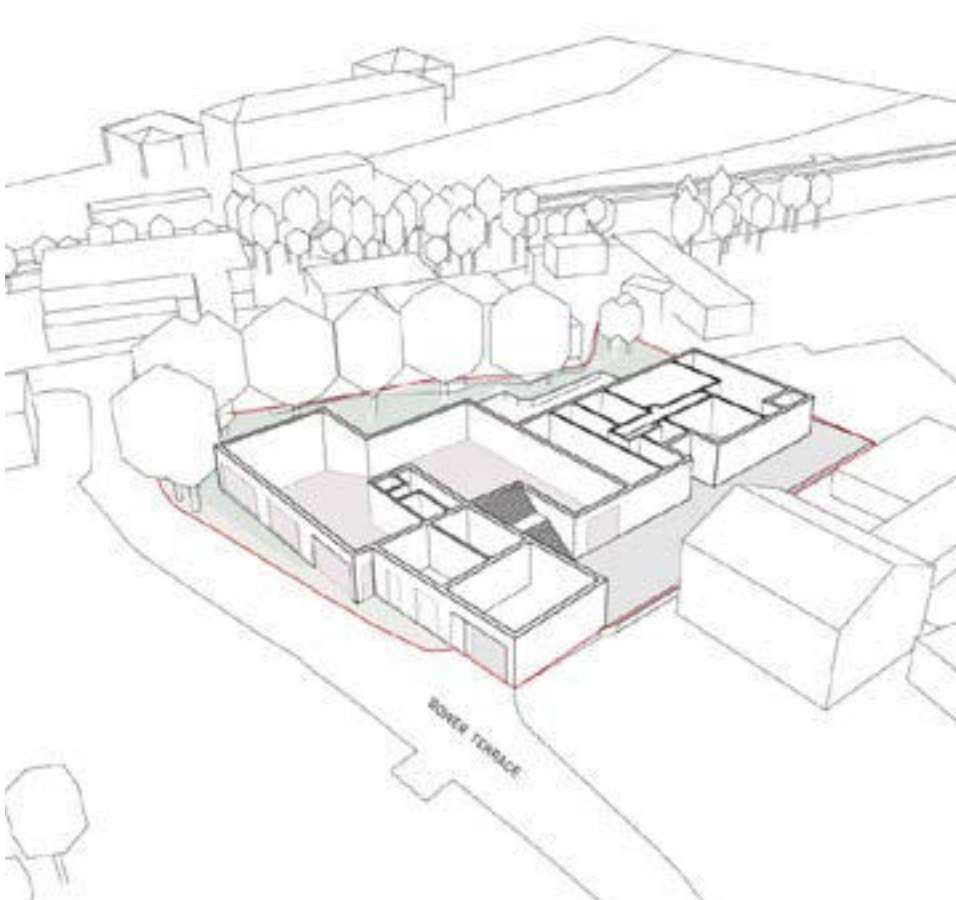
## 5.7 SITE DEVELOPMENT PRINCIPLES

### SITE DEVELOPMENT PRINCIPLES



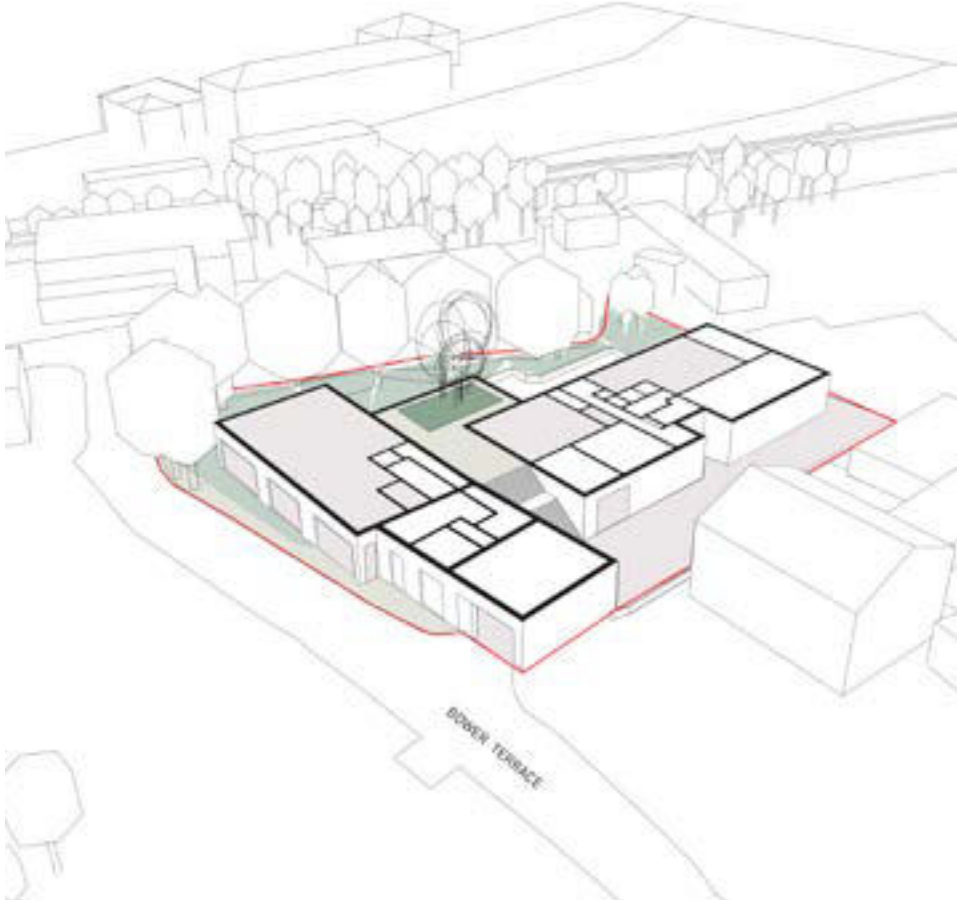
EXISTING SITE

The existing site provides 827 sqm of commercial space along Bower Terrace contained within a part 2/3 storey warehouse building. The main tenant of the building is WTS Media group that employ approximately ten full time staff. There is a second small office occupied by Allen Pharma which employs approximately five people.



GROUND FLOOR AND COMMERCIAL LAYOUT

The proposed ground floor will re-provide a total of 580 sqm of commercial space, the majority of this will become the permanent base for PA Finlay, the site owner. Their commercial unit will front onto Bower Terrace and be accessed by a newly constructed footpath.



FIRST FLOOR AND LANDSCAPED PODIUM LAYOUT

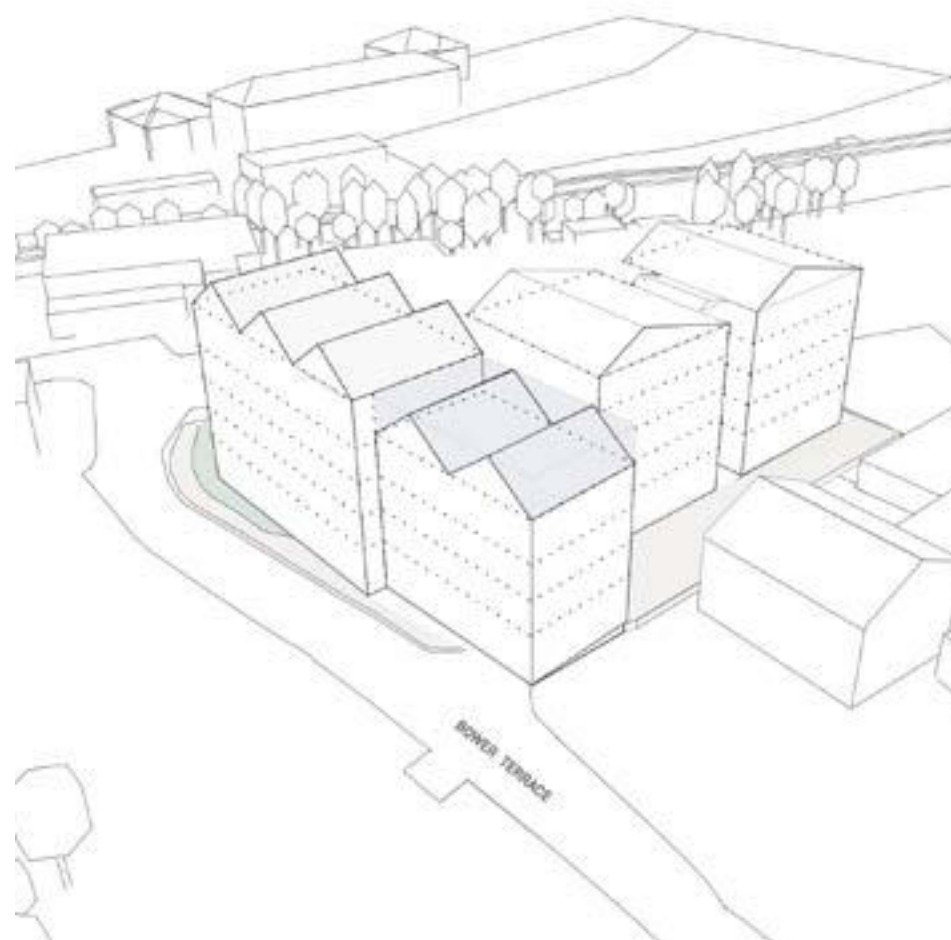
A large landscaped podium will create a large sheltered west facing landscaped amenity space for residents. Residential access will be via an undercroft from Bower Terrace. A small mews will provide primary access when in the site and allow for servicing and a car park entrance.





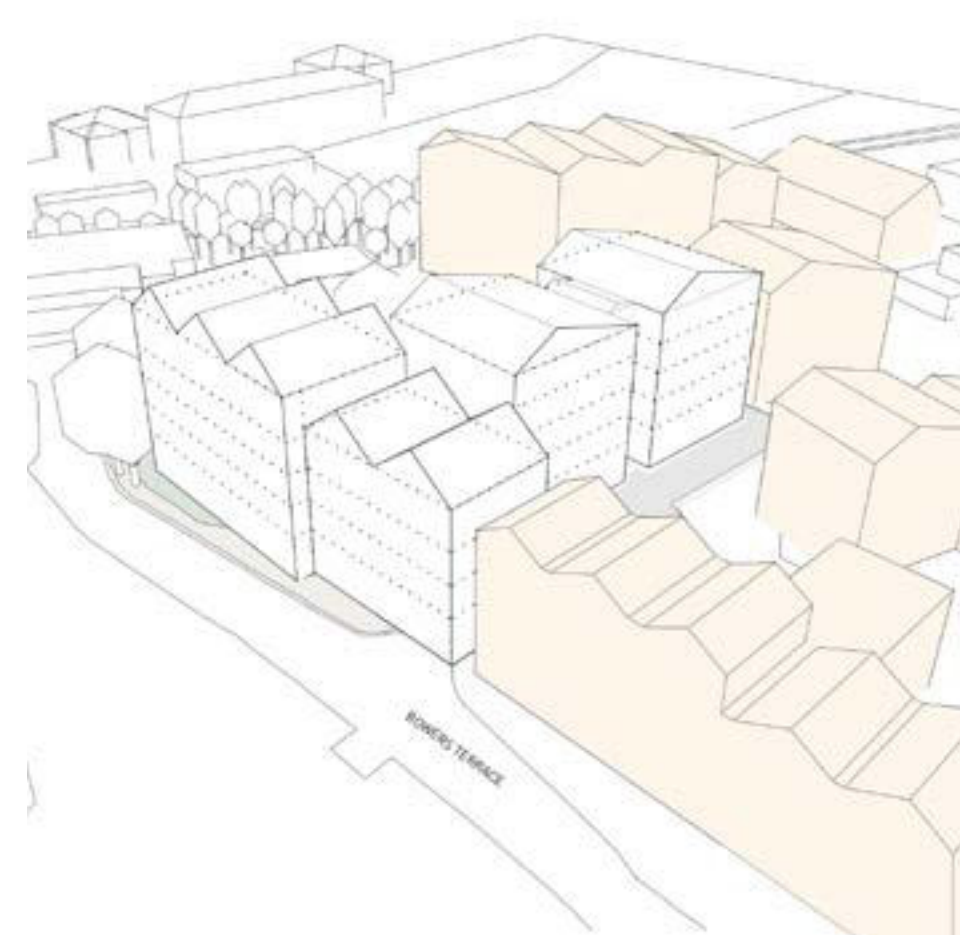
### EXTRUDING THE BLOCKS

The footprint of the buildings are extruded to provide the residential accommodation from 1st floor and above. The form of the buildings is deliberately divided into four 4 individual forms to break down the scale of the buildings to allow them to relate more meaningfully to the surrounding context. One of these breaks is used to allow for access to the landscaped podium deck and to allow natural light to the access deck of the Street Buildings. The height of the blocks respond to changing levels seen in the wider context. Height is reduced towards Bower Terrace and increased within the site, away from the boundaries.



### REFINING THE FORM

The geometry of the extruded blocks is broken down by adding roof pitches to the blocks. The street block along Bower Terrace is formed with simply pitches that match established residential forms seen in the local context. The larger courtyard buildings have more complex shaped roofs that reflect the larger, industrial styled stand alone buildings that are also contained within the local context and is a reference to the former industrial past of the site which once contained large gas holders.



### INTEGRATION WITH FUTURE DEVELOPMENT

The configuration of the proposed scheme has been designed to not inhibit potential future development on the surrounding sites. The above diagram indicates how the scheme can be integrated as part of the wider regeneration of the area.

6.0

6.0 SCHEME PROPOSALS  
6.1 DESCRIPTION AND SUMMARY

PROPOSAL

The proposed scheme is to provide a mixed used residential led scheme that provides a permanent commercial base for PA Finlay, the site owner, as well as providing 42 much needed homes for the surrounding area. The ground floor would be reconfigured to provide a large office commercial area that will front onto Bower Terrace, providing an active frontage onto the road. A new foot path along the frontage of the site is also proposed to allow for safe, easy access to the proposed development and the sites beyond.

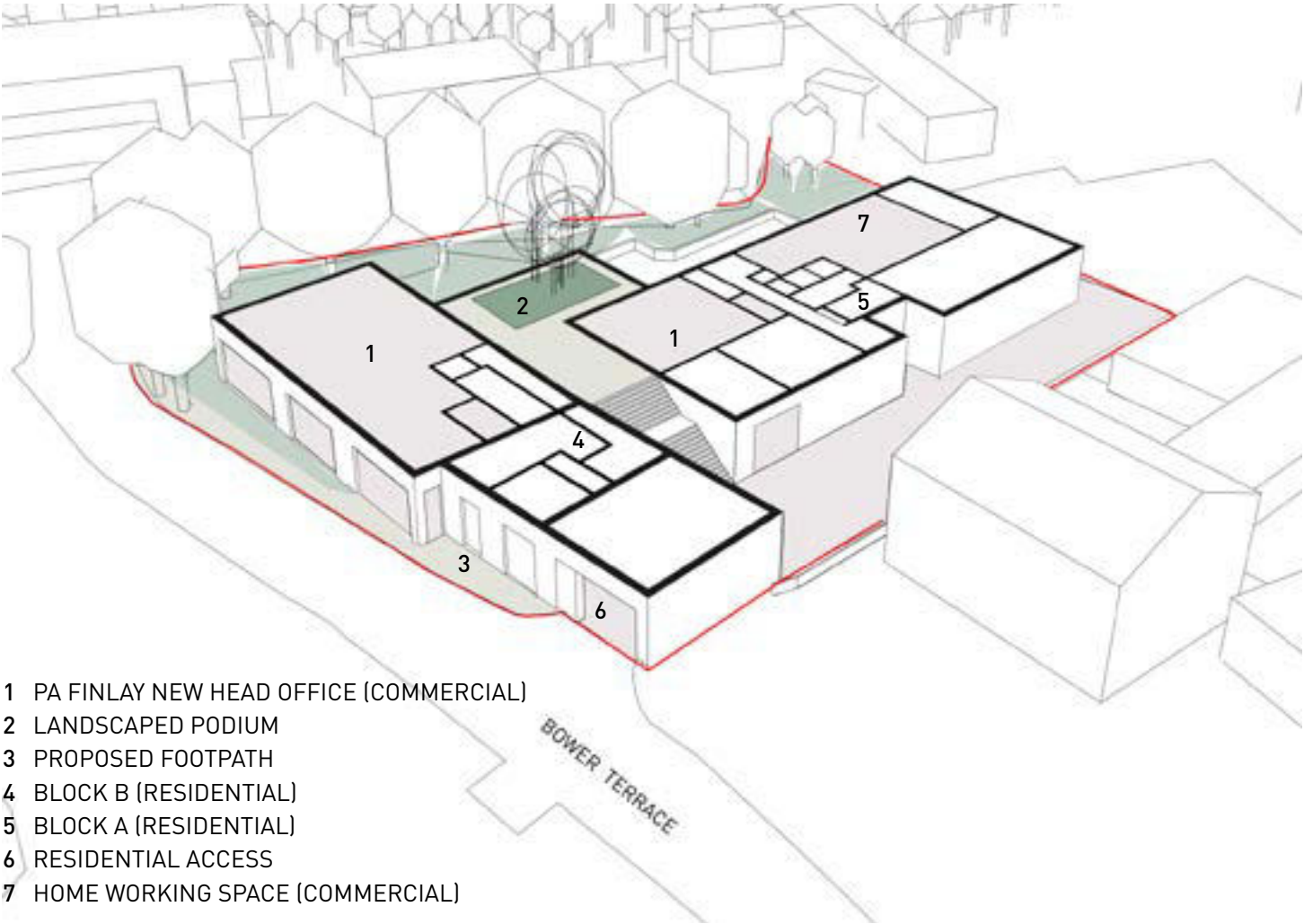
Further commercial space is provided in the form of a home working office space, this is located a the rear of the site, overlooking the amenity space.

The residential elements of the proposal will be contained within two blocks, Block A and Block B. Block B will front onto Bower Terrace and provide 18 dual aspect homes that enjoy a southern aspect. Block A will provide 24 homes with east / west views out over the green belt. All residents will enjoy the large west facing landscaped podium at first floor level. This landscaped amenity is accessed via the each of the residential cores or via a feature staircase proposed in the break between the two buildings. A small ground level mews courtyard area provides access into the car-park and for servicing of the scheme.

The proposal results in a mixed use scheme that will reprovod commercial use in the form of a permanent base for PA Finlay as well as 42 new homes in a high quality scheme designed appropriately design to be sensitive to its surroundings.



COMMERCIAL USES



- 1 PA FINLAY NEW HEAD OFFICE (COMMERCIAL)
- 2 LANDSCAPED PODIUM
- 3 PROPOSED FOOTPATH
- 4 BLOCK B (RESIDENTIAL)
- 5 BLOCK A (RESIDENTIAL)
- 6 RESIDENTIAL ACCESS
- 7 HOME WORKING SPACE (COMMERCIAL)

stock wool

SCHEDULE OF ACCOMMODATION

STATUS

PROJECT

DATE

BOWER HILL

PRELIMINARY

3458

07.04.21

REV D

LHDG STANDARD

AREA

HAB. ROOMS

37

50

61

70

86

93

1

2

3

3

4

5

FAMILY UNITS

SITE AREA - ha

0.23

NET AREA EXCLUDES AMENITY

DENSITY - HRH

477

RESIDENTIAL

NET AREA

UNIT TYPE

STUDIO

1B/2P

2B/3P

2B/4P

3B4P

3B5P

TOTAL UNITS

HAB ROOMS

PEOPLE

m²

ft²

TOTAL

0

19

7

12

0

4

42

111

127

2649

28518

PERCENTAGE BASED ON UNITS

0%

45%

17%

29%

10%

100%

100%

55%

PERCENTAGE BASED ON HAB ROOMS

0%

34%

51%

0%

42

115

86%

COMMERCIAL AREA

PA FINLAY OFFICE

HOME WORKING SPACE

m²

ft²

484

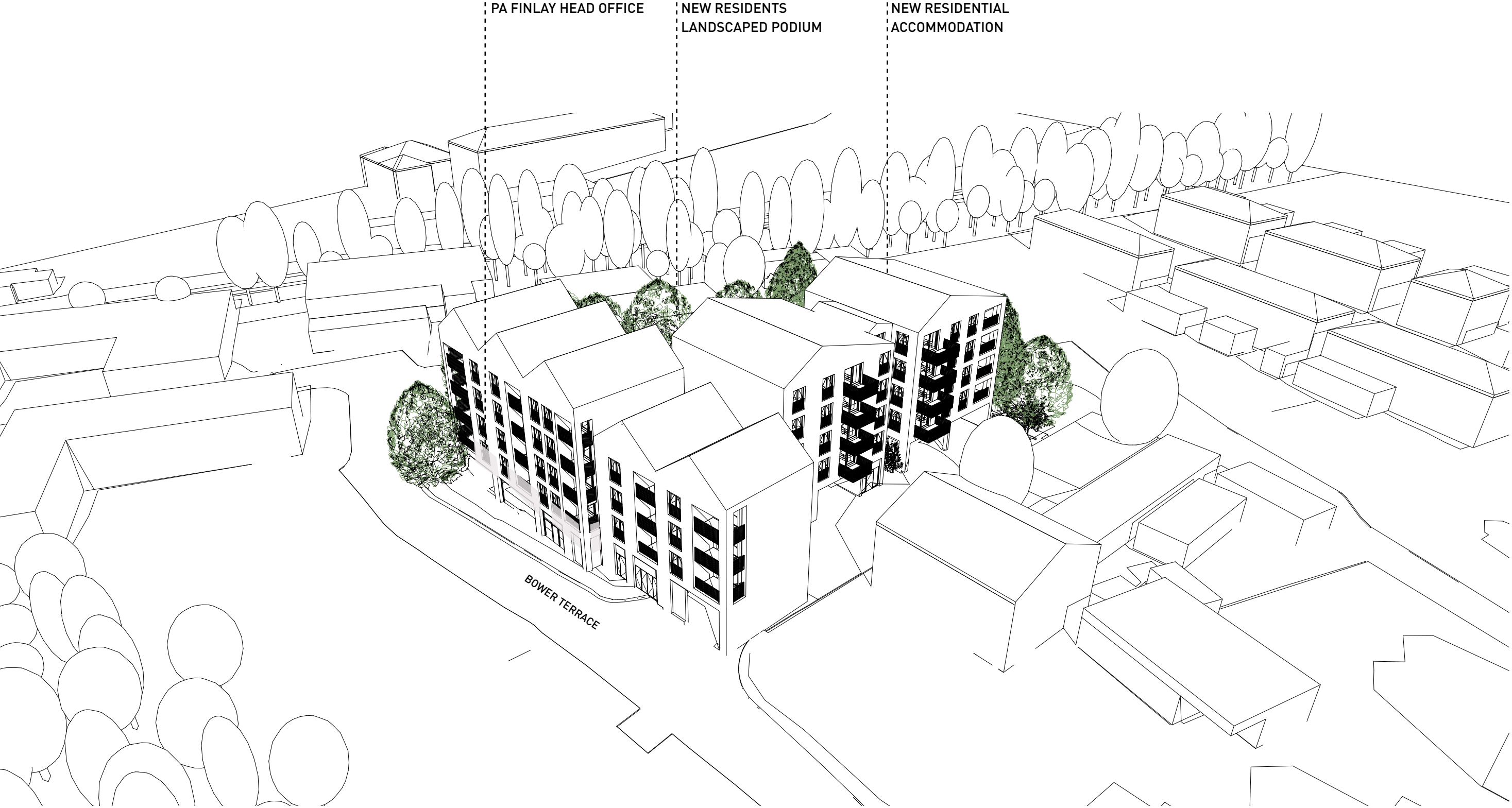
5207

96

1032

SCHEDULE OF ACCOMMODATION





6.0 SCHEME PROPOSALS

6.2 SITE LAYOUT AND PLANS



GROUND FLOOR PLAN

REFUSE / CYCLE STORAGE



COMMERCIAL



CAR PARK



FIRST FLOOR PLAN

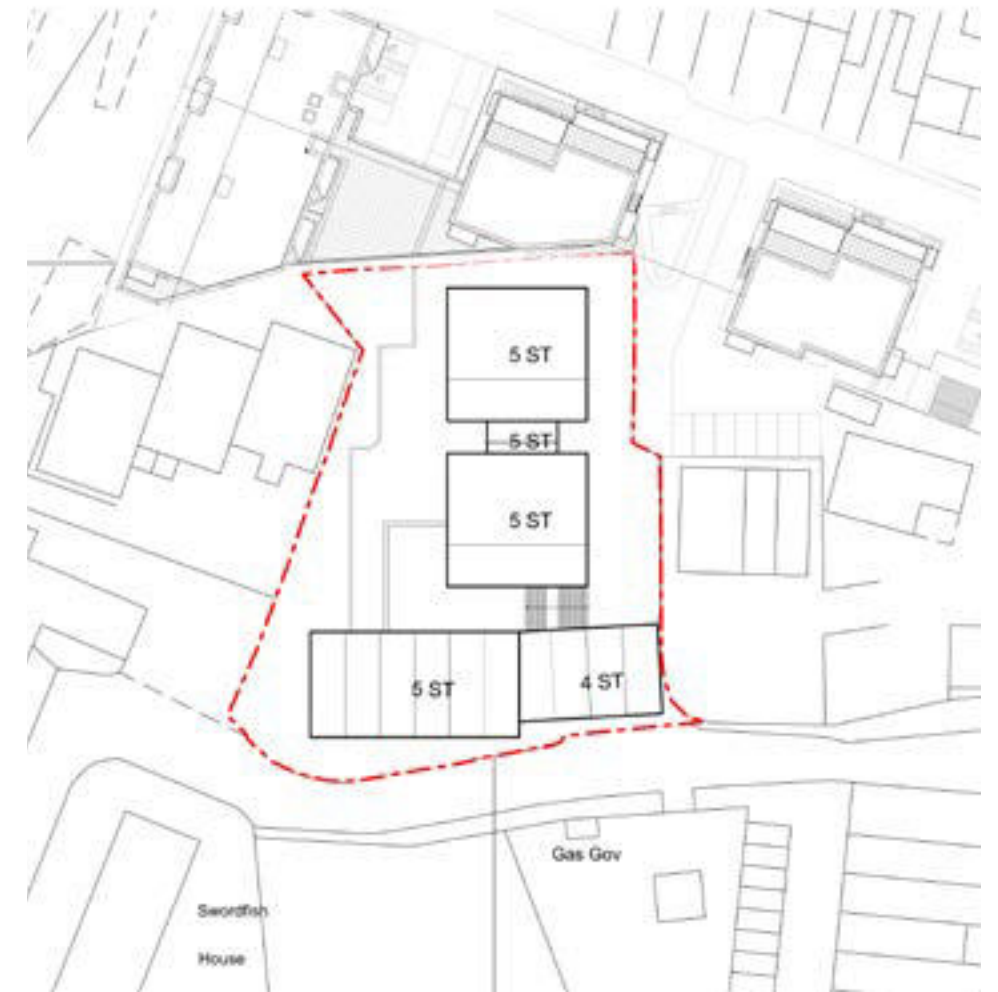




SECOND/THIRD FLOOR PLAN



FOURTH FLOOR PLAN



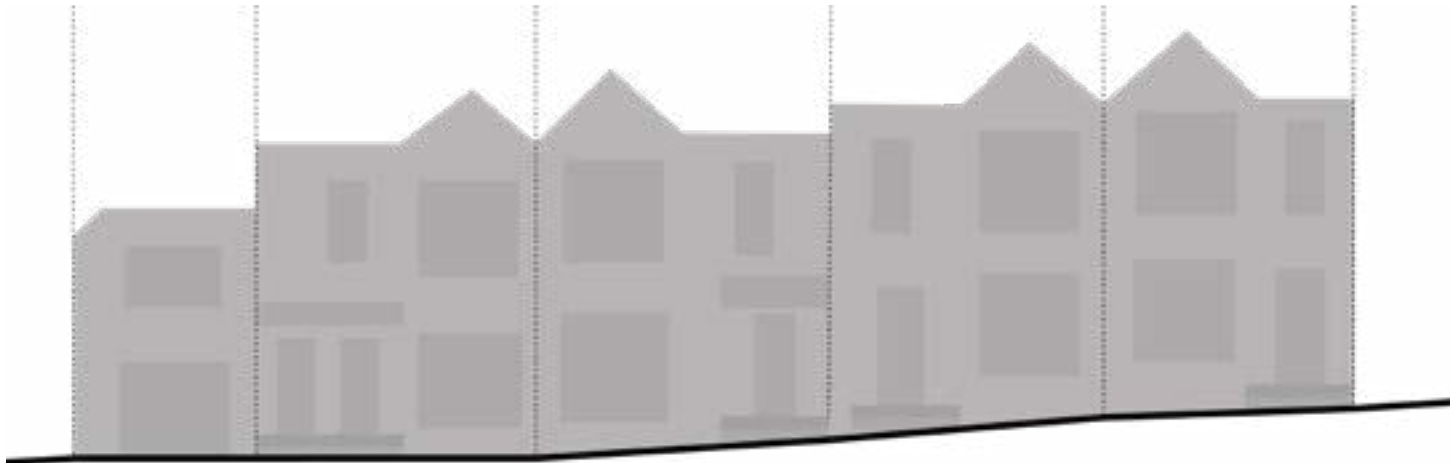
ROOF FLOOR PLAN

# 6.0 SCHEME PROPOSALS

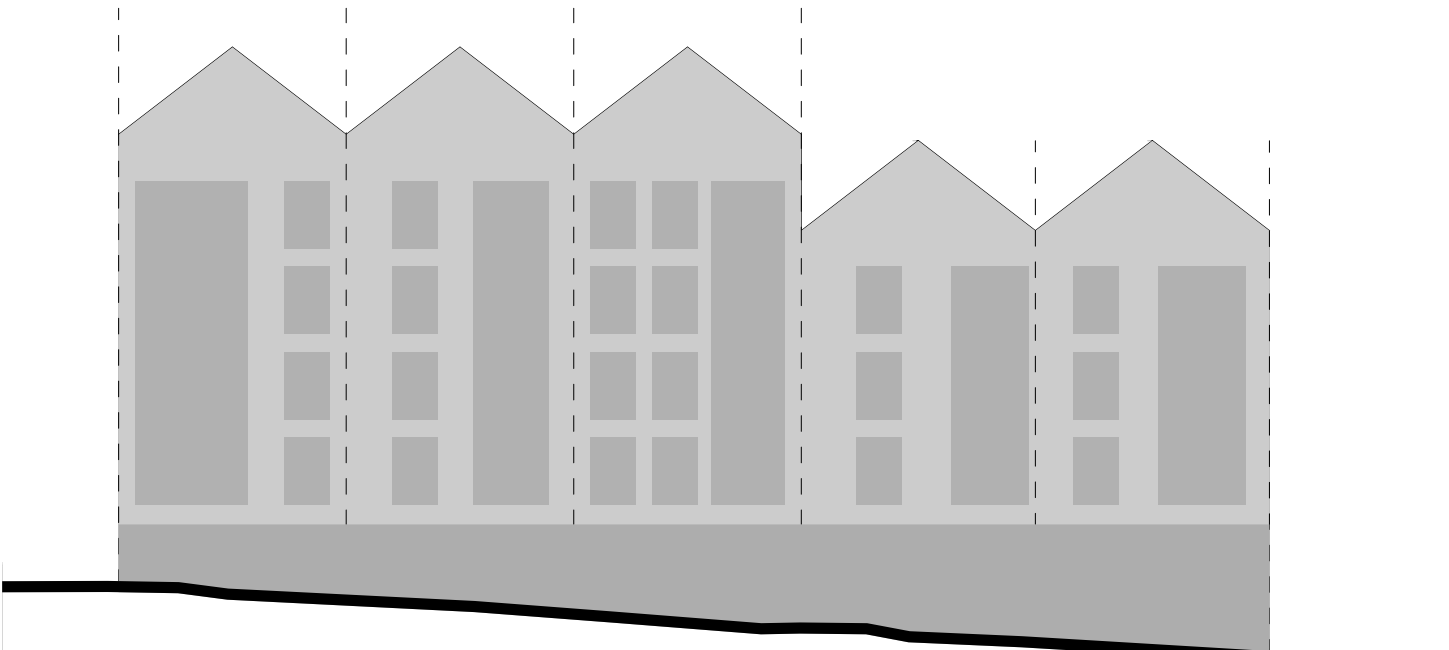
## 6.3 ELEVATION MASSING PRINCIPLES - STREET BUILDING

### ELEVATIONAL PRINCIPLES - STREET BUILDINGS

Block A has been designed to reflect the existing compositions of street buildings seen in the surrounding context. As shown below, the local residential context is comprised of groups of buildings that form an overall coherent pattern when read together. These buildings often have their own gardens and footpaths defining their edges. Our proposed street block has been arranged to provide a similar scale the exiting street blocks. The balconies have been purposely recessed and the arrangement of the balconies and windows has been articulated to reflect the existing contexts scale. The pitched roofs help in further breaking down the scale of the proposal and echoes the roof-lines seen within the local context. Finally, our proposal will introduce a footpath that will define the edge of our building against the road edge.



INDICATIVE FORMS OF EXISTING STREET ALONG BOWER HILL



PROPOSED STREET BLOCK MASSING

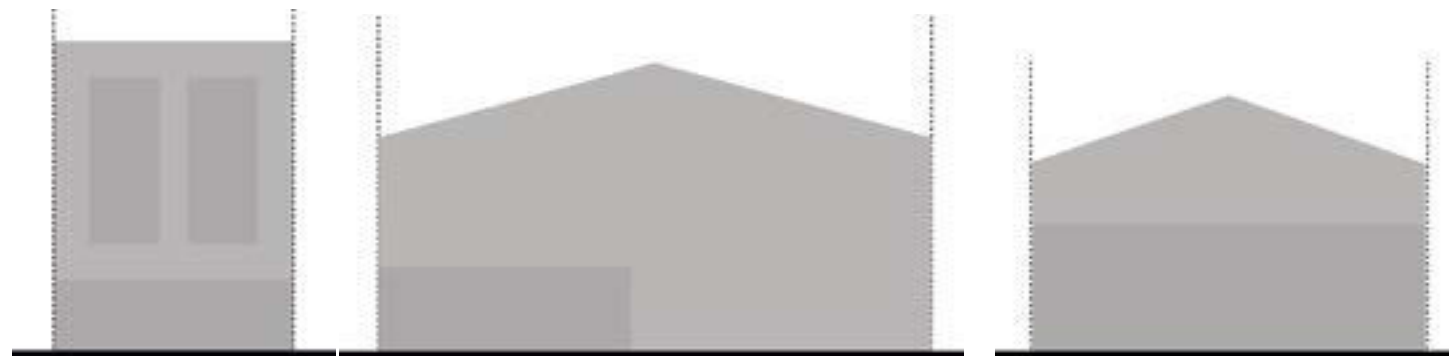
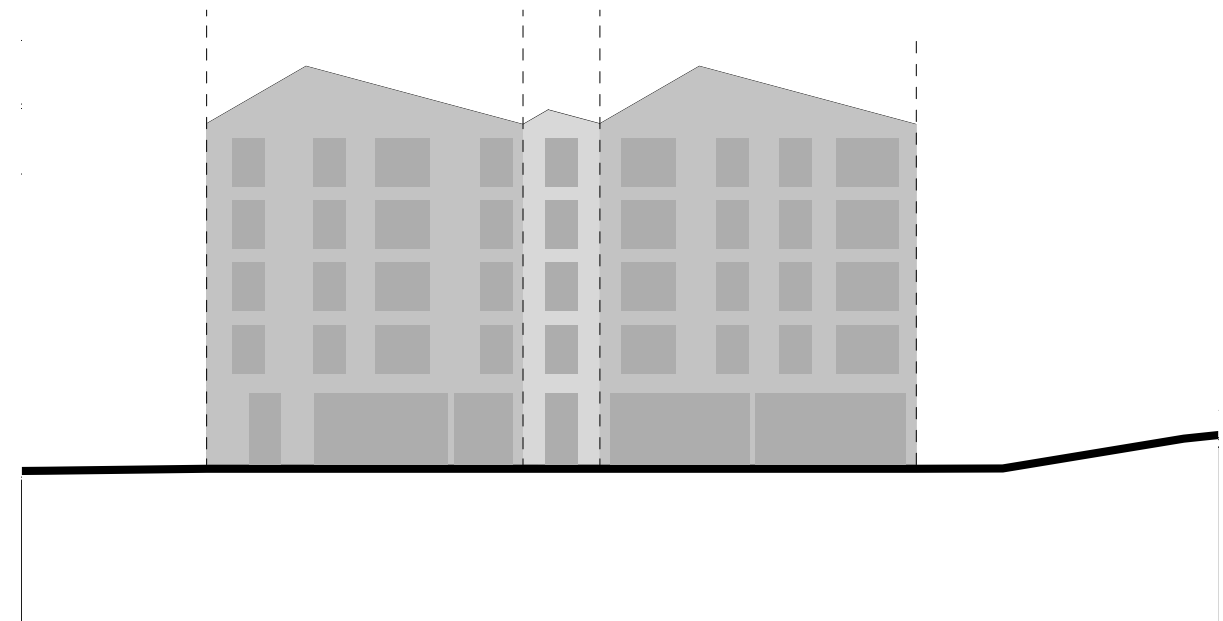


## 6.0 SCHEME PROPOSALS

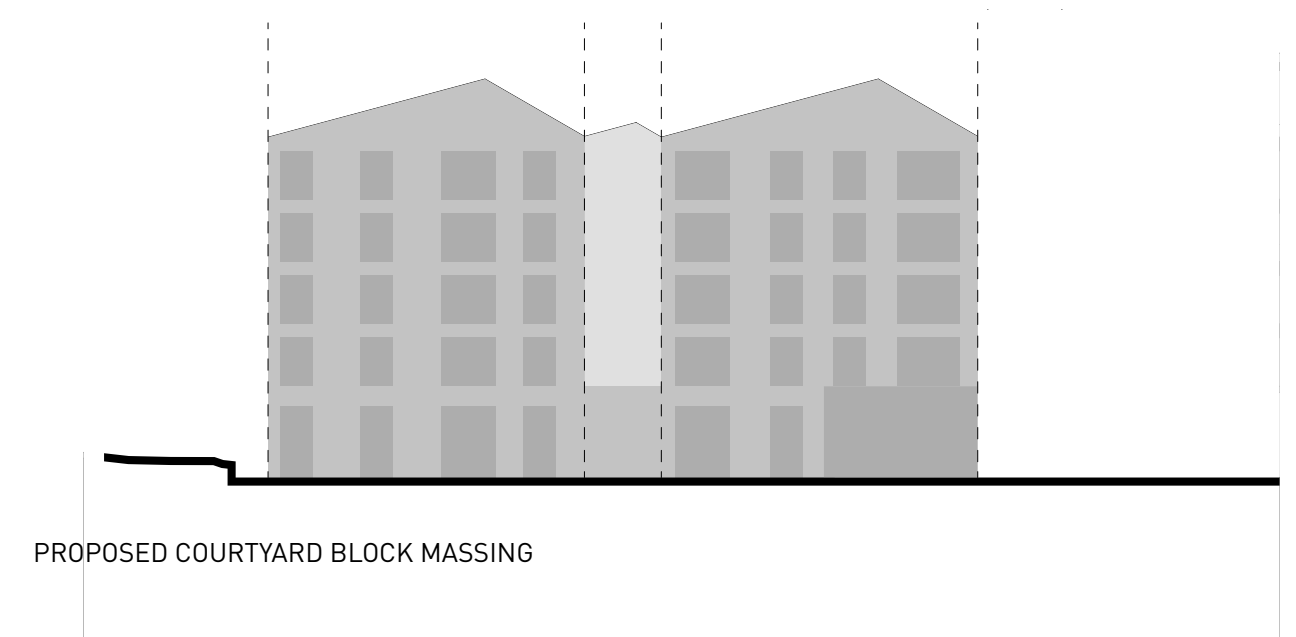
### 6.4 ELEVATION MASSING PRINCIPLES - COURTYARD BUILDING

#### ELEVATIONAL PRINCIPLES - COURTYARD BUILDINGS

Block B has been designed drawing on the style and form of the local industrial warehouses as a precedent. As stated, the local context is largely comprised of industrial and warehouse typologies. The warehouse buildings as seen locally vary in scale, massing and materiality and our proposal aims to reflect this. The form of Block B is deliberately broken down to create two smaller forms that allows for reduced overall proportions. The arrangement and location of the windows and balconies are located to provide to create a rigorous rational in-keeping with the principles of the building form and proportions. The roof profile as been selected to reflect the various warehouse styles seen within the context while forming an individual character for this mixed use building typology.



INDICATIVE FORMS OF EXISTING COMMERCIAL BUILDINGS SURROUNDING THE SITE



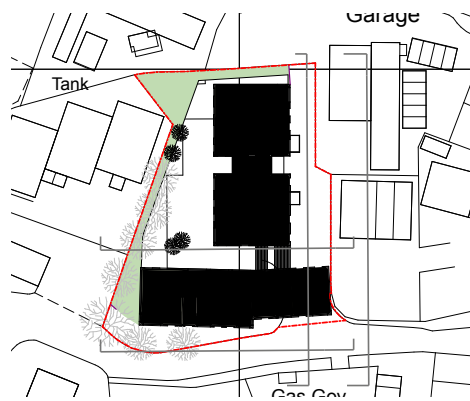
PROPOSED COURTYARD BLOCK MASSING

6.0 SCHEME PROPOSALS

6.5 ELEVATIONS



BOWER TERRACE- MASSING ELEVATION STUDY



EASTERN APPROACH- MASSING ELEVATION STUDY

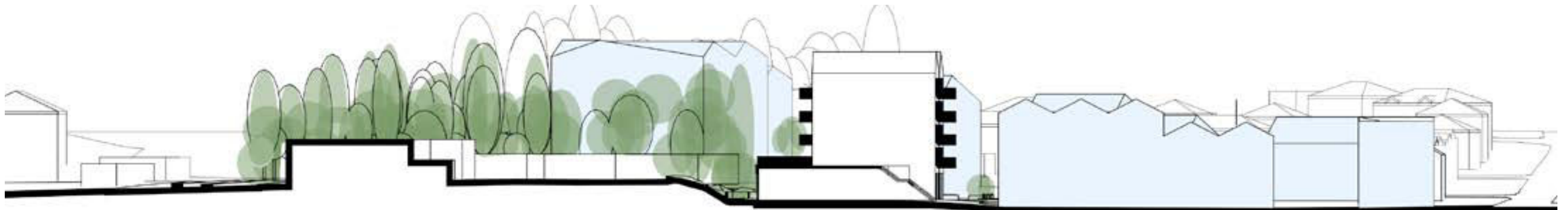


## 6.0 SCHEME PROPOSALS

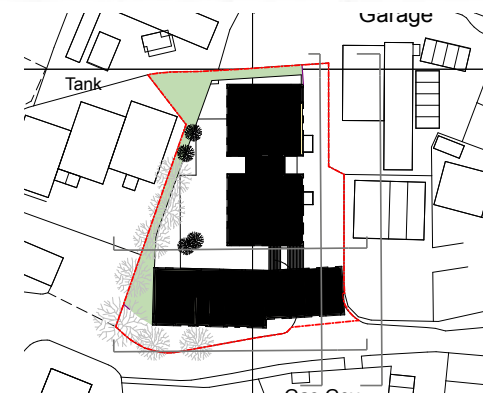
### 6.6 CONTEXT ELEVATIONS



BOWER HILL- MASSING SECTION/ ELEVATION STUDY

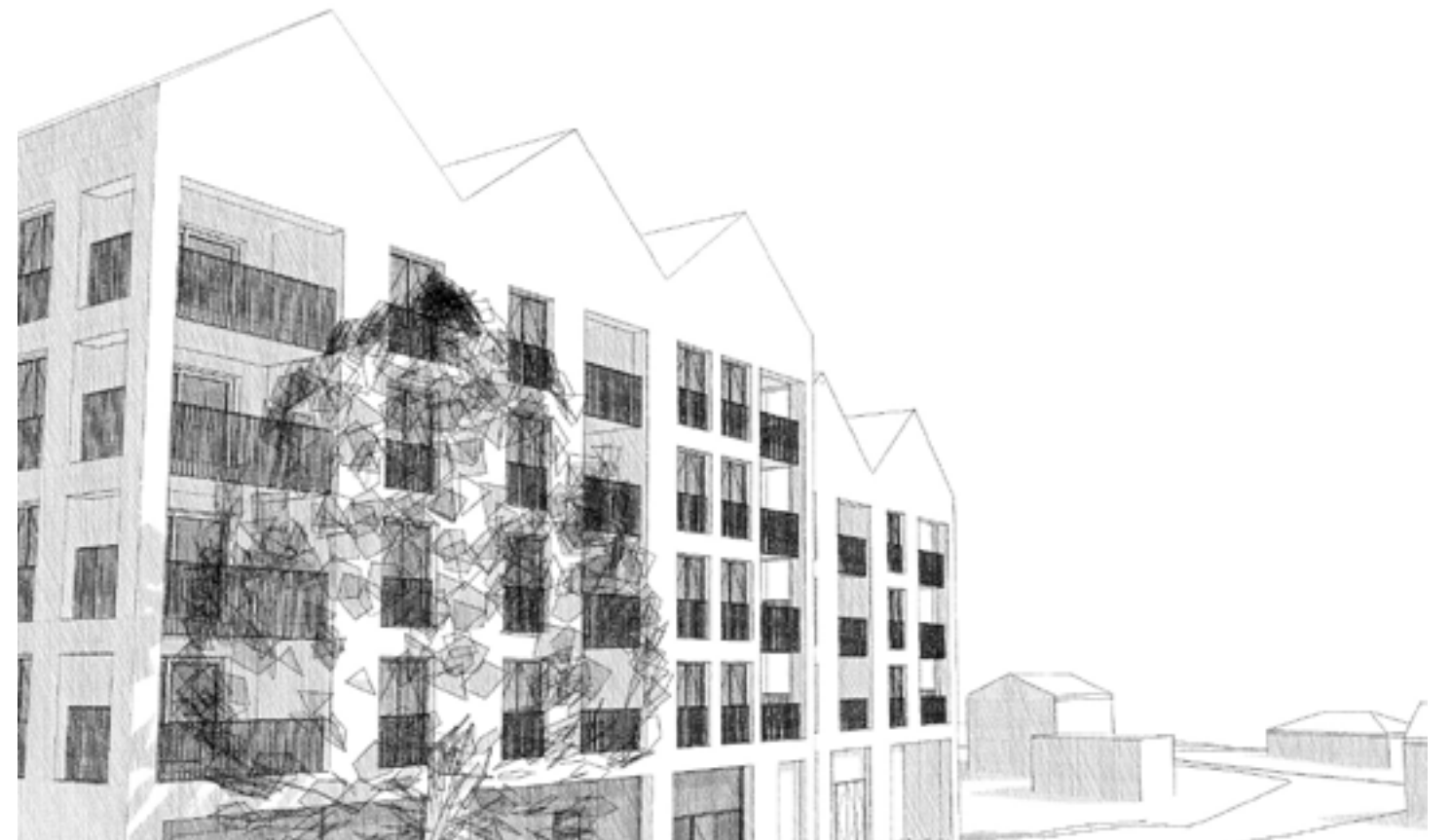


BOWER TERRACE- MASSING SECTION/ ELEVATION STUDY



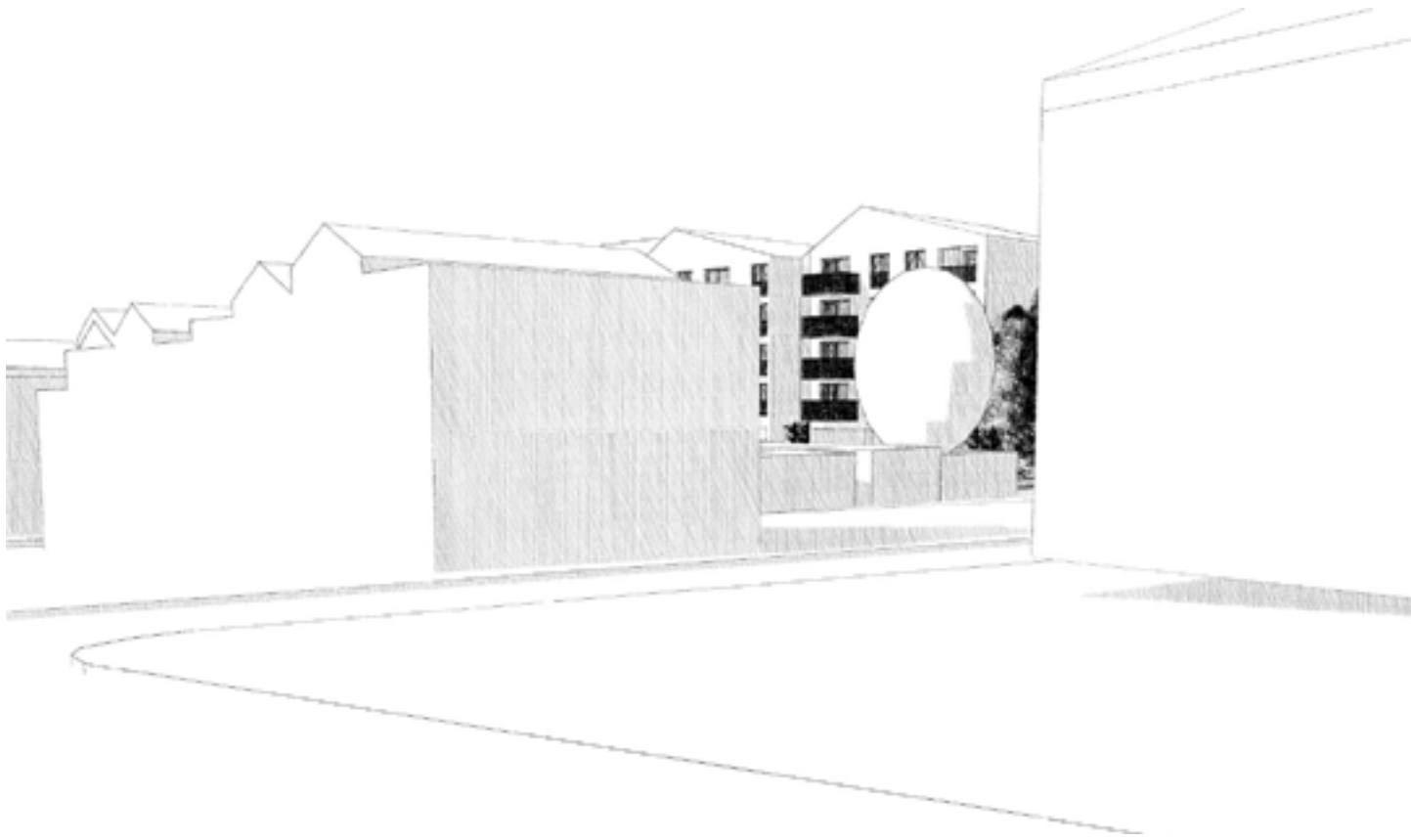
## 6.0 SCHEME PROPOSALS

### 6.7 TOWNSCAPE VIEWS



NOTE- DOTTED RED LINE DENOTES OUTLINE OF FIRST PRE-APPLICATION SCHEME





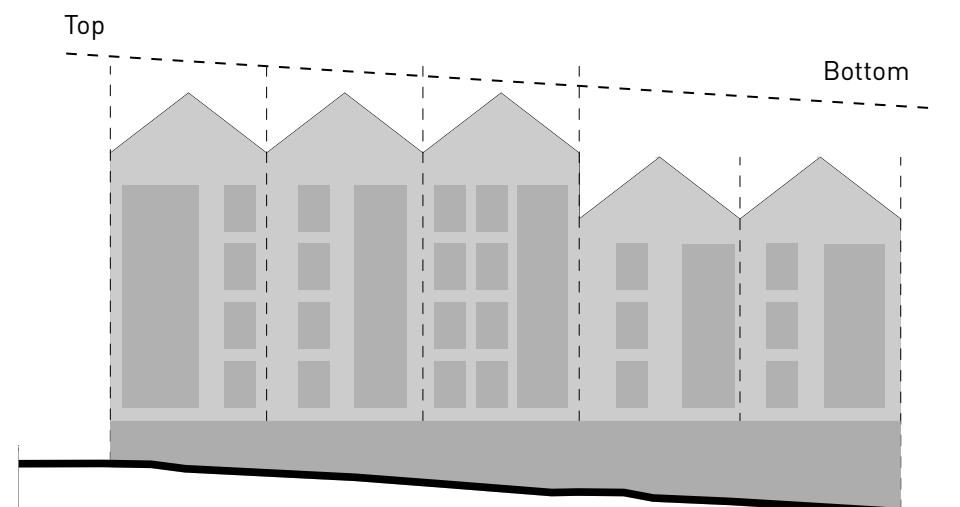
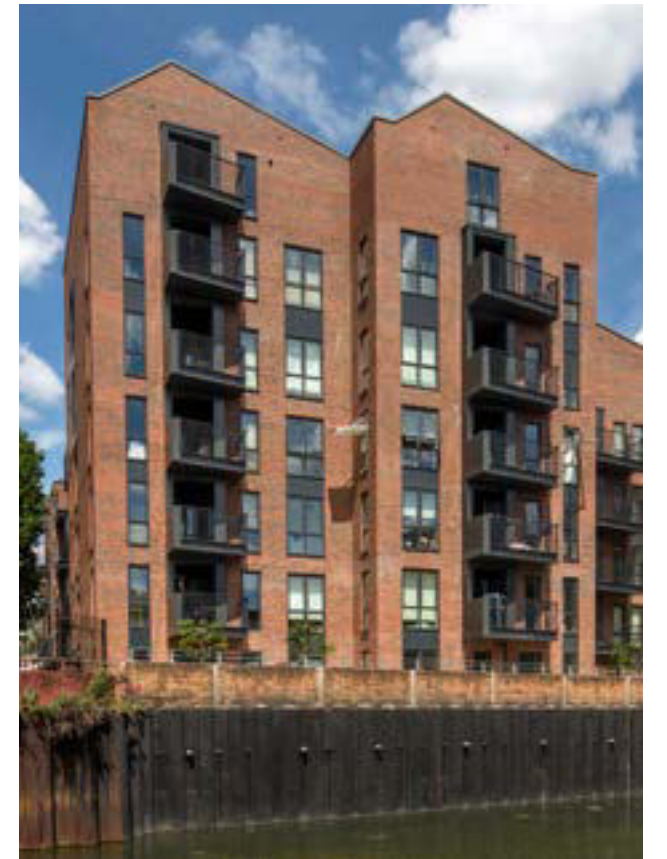
# 7.0

## 7.0 PRECEDENTS

### 7.1 MATERIAL PRECEDENTS - STREET BUILDINGS

#### STREET BUILDINGS

The materiality of the street buildings should be consistent with similarly scaled buildings with the surrounding context. The proposed scheme is deliberately broken down to reflect the language and scale of the surrounding residential buildings. Balconies have been consciously recessed along the Bower Terrace to create a uniform vertical elevation that is set back from the road and re-introduced footpath. The preferred base material for the Street buildings would be brick that could differ between buildings, or simply be used to set the base apart from the upper floors. Balcony and brickwork arrangement details would be developed to add further emphasis to the elevations. Examples where successful, simple and robust elevations have been developed elsewhere are shown here as examples of what could potentially be developed on our site.



PROPOSED STREET BUILDINGS MASSING AND SCALE



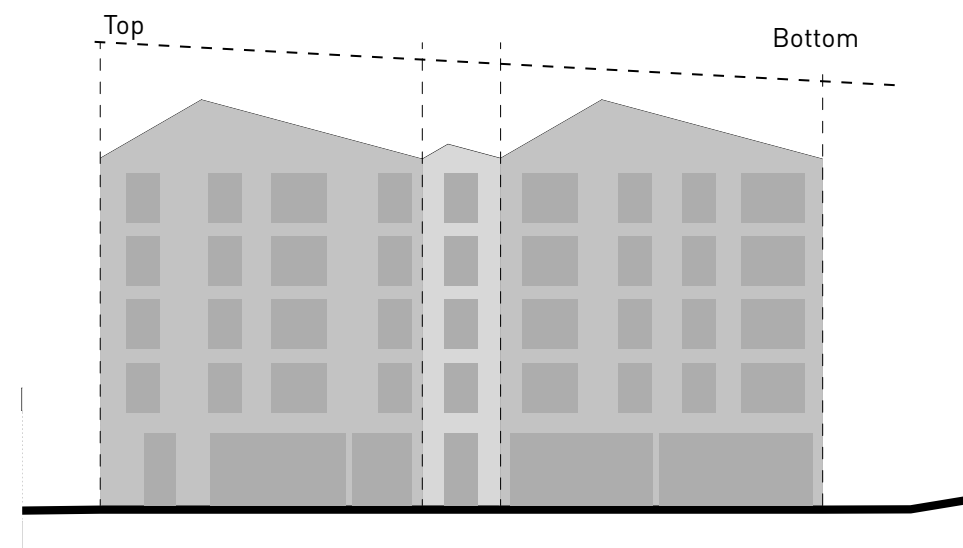


## 7.0 SCHEME PROPOSALS

### 7.2 MATERIAL PRECEDENTS - COURTYARD BUILDINGS

#### COURTYARD BUILDINGS

The materiality of the courtyard buildings should be uniform, robust, consistent and regular to reflect the existing industrial heritage of the surrounding context. The residential nature of the buildings can be expressed through subtle detailing that emphasises the human scale and use of these buildings, in particular the balcony and balustrading details as well as the elevation articulation. The materials of the proposed elevations have yet to be decided but examples of what could be used and how they could look are represented here.



PROPOSED COURTYARD BUILDING MASSING AND SCALE



# 8.0

## 8.0 CONCLUSION

### 8.1 CONCLUSION SUMMARY

This medium rise new development will become the permanent home to the sites existing owners, PA Finlay, utilising the commercial space which has a frontage onto Bowers Hill. The mixed use proposal sits between existing employment and residential uses, creating a well designed buffer between the two.

The proposal will create a high quality outward facing development that integrates into the wider context while maximising views out over the Green Belt. The key benefits of the proposal are outlined below.

In terms of planning, the proposal will deliver the following:

- 579 sqm of commercial space, this includes a permanent home of PA Finlay
- 42 new homes
- 10% of homes will be wheelchair adaptable.
- Full provision of cycle parking
- 7 on site car parking spaces
- Introduce a pedestrian footpath along Bower Terrace within the site extents.
- Large communal landscaped amenity space.
- A high quality scheme appropriately designed to be sensitive to its surroundings.





# 9.0

## 9.0 SUSTAINABILITY

### 9.1 KEY PRINCIPLES

The proposal will be developed with consideration of sustainable principles to create a healthy, thriving place to live and work, whilst minimising environmental impact. The following factors will contribute to this:

- SUSTAINABLE LOCATION
- HEALTH & WELL-BEING OF OCCUPANTS
- CONSERVING & ENHANCING BIO-DIVERSITY
- REDUCING ENERGY USE
- CONSERVING NATURAL RESOURCES
- SUSTAINABLE DRAINAGE
- MINIMISING WASTE
- LOW CARBON HEATING
- RENEWABLE ENERGY







LOCATION

- Creating sustainable communities with good access to local services, public transport, cycle routes and walking.



REDUCING ENERGY USE

- Good levels of insulation.
- Airtight construction.
- Utilising passive solar gain without overheating.
- Controlled ventilation so that heat is not wasted.
- Construction that avoids heat loss through thermal bridging.



REDUCE WASTE & RECYCLE

- Minimise waste during construction and over the life of the building with low maintenance materials and systems.
- Recycling of materials and waste



HEALTHY HOMES

- Excellent thermal comfort
- Good levels of daylight, no north-facing & a high proportion of dual aspect dwellings.
- Fresh air supply through windows as well as mechanical ventilation with heat recovery.
- A safe & secure environment.



CONSERVING NATURAL RESOURCES

- Reducing water use by flow restrictors
- Rainwater harvesting
- Robust, sustainable materials



LOW CARBON HEATING

- Air source heat pumps (ASHP) for heating & hot water instead of fossil fuel burning systems.



BIO-DIVERSITY

- Conserving and enhancing existing ecology.
- High quality landscaping with new planting.



SUSTAINABLE DRAINAGE

- Planning for increased flood risk and impacts of climate change.
- Sustainable urban drainage strategies combined within landscaping



RENEWABLE ENERGY

- Photovoltaic panels to provide energy for ASHPs top up hot water.

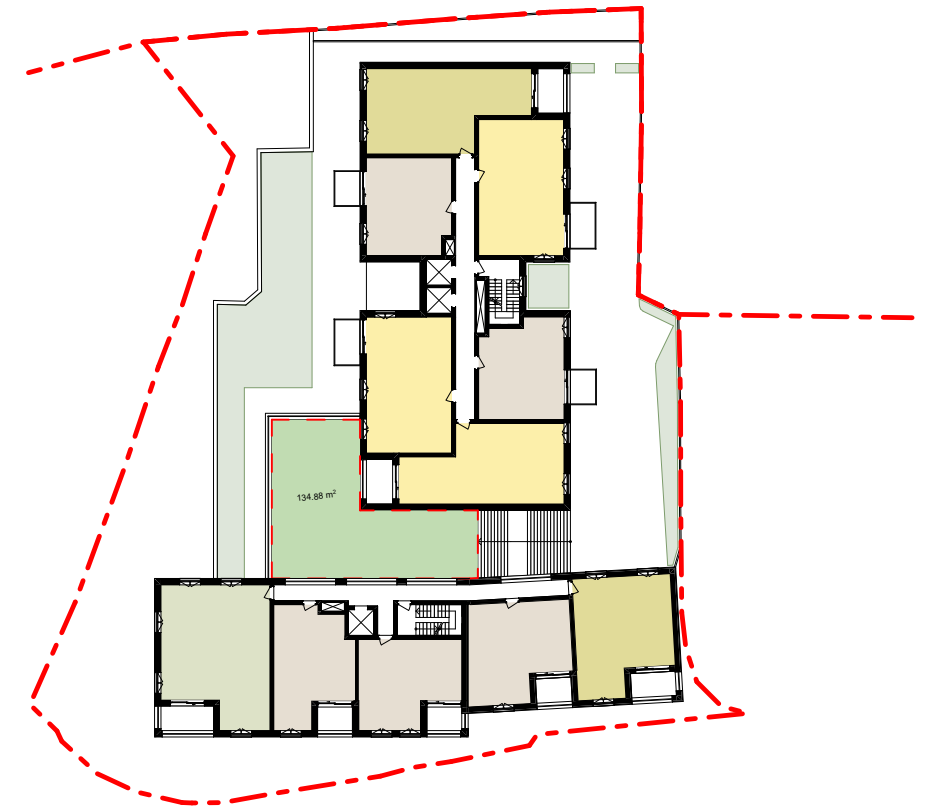
# 10.0

## 10.0 APPENDICES

### 10.1 AMENITY AUDIT



Ground floor communal amenity



First floor communal amenity

Communal Amenity 870 sqm

Requirement 25sqm x 42 units = 1050sqm

Private Amenity 286 sqm

Requirement = 253sqm

1B2P x 19 units x 5sqm = 95sqm

2B3P x 7 units x 6sqm = 42sqm

2B4P x 12 units x 7sqm = 84sqm

3B5P x 4 units x 8 sqm = 32sqm

Total Provided 1156 sqm (89%)

Total Required 1303 sqm

PLAN INDICATING PROVIDED COMMUNAL AMENITY

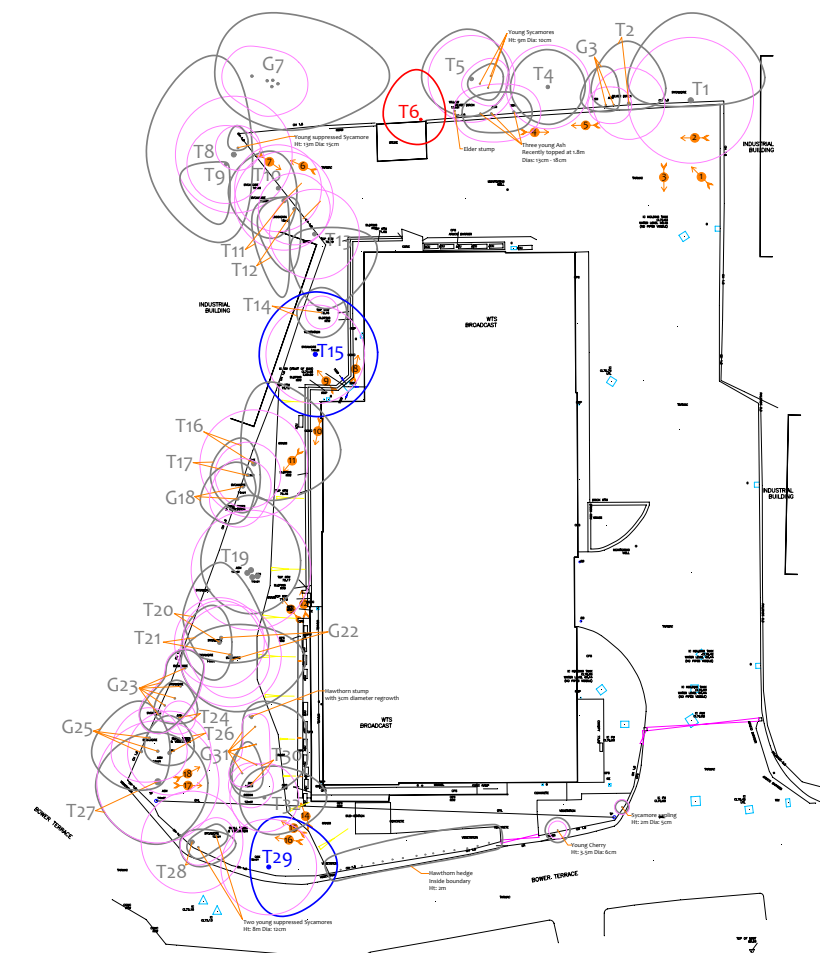


## 10.0 APPENDICES






## 10.2 ASPECT, OFFSETS AND EXISTING TREES



### ASPECT VIEWS DIAGRAM



TREES CONSTRAINS PLAN

Tree Retention Categories		
 Stems & canopies shown		<p>Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.</p>
 Category A tree		<p>Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable.</p>
 Category B tree		<p>Unremarkable trees of low quality and merit. Individual specimens are not considered to be a rational planning consideration.</p>
 Category C tree		
 Category U tree		<p>Trees unsuitable for retention due to their very poor condition.</p>

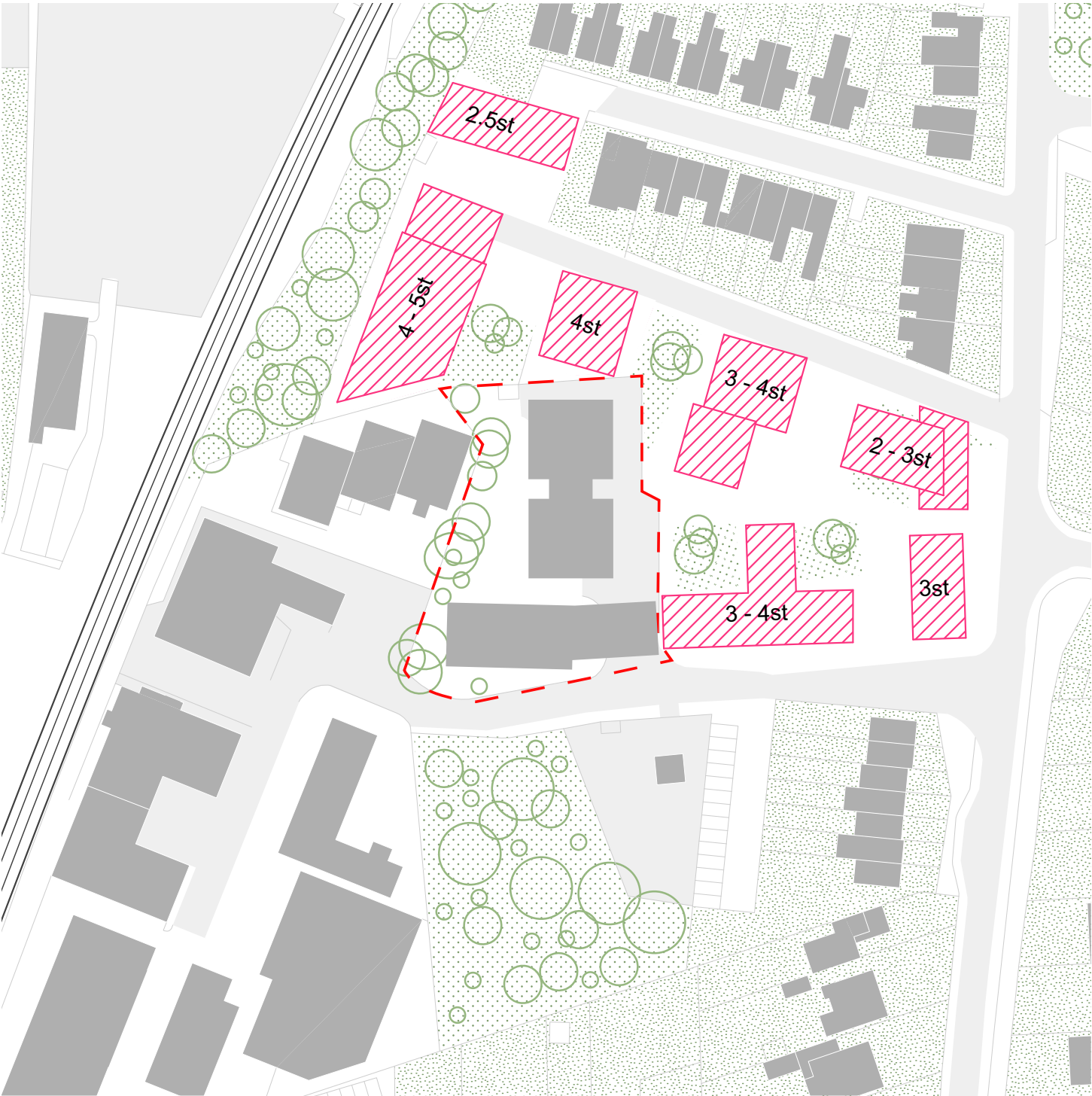
# 10.0 APPENDICES

## 10.3 FUTURE MASTERPLAN - OVERVIEW

### FUTURE MASTERPLAN OVERVIEW

This section of the document looks at how the surrounding context could be developed to provide more residential focused schemes. It is our understanding that the laundry site to the north of our site is proposed to be developed. Although we are unclear as to the exact layout of those proposal, we have anticipated how this development may be arranged and tested our proposal against potential future develop of this and other surrounding sites. Our proposed scheme has been purposely developed to not hinder future develop of neighbouring sites.

PLAN INDICATING POTENTIAL FUTURE LAYOUT OF CONTEXT





## 10.0 APPENDICES

### 10.4 FUTURE MATERPLAN - TOWNSCAPE VIEWS



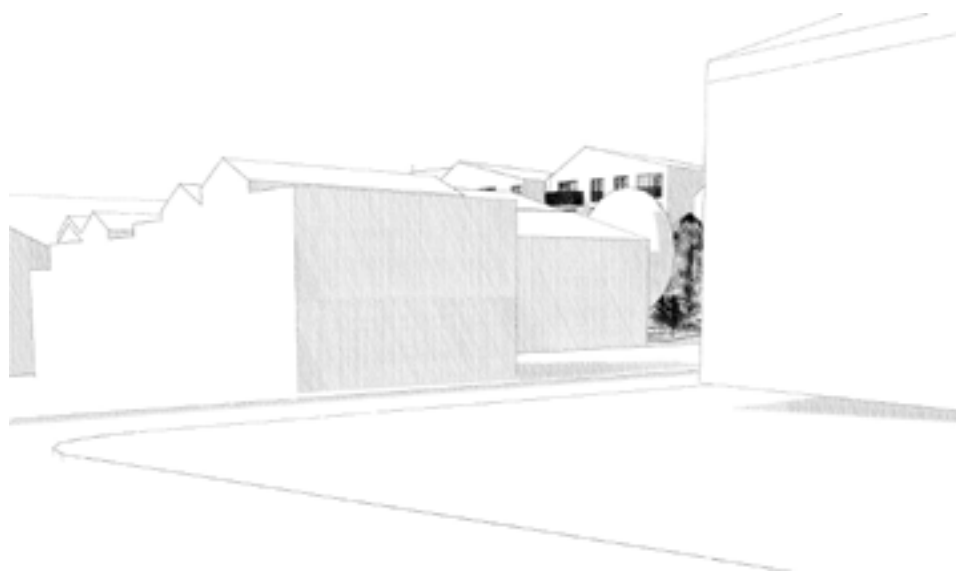
VIEW 1



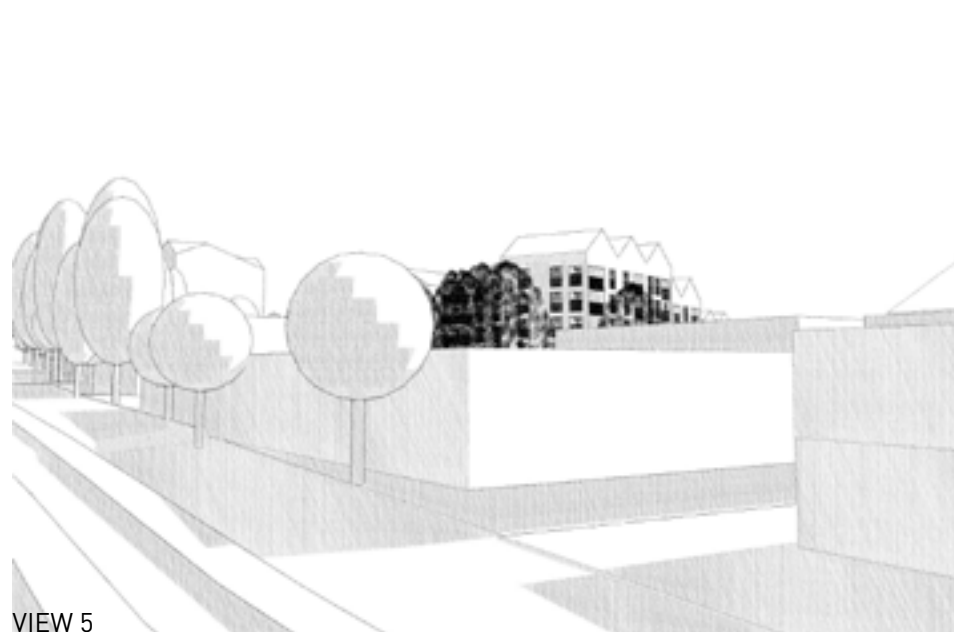
VIEW 2



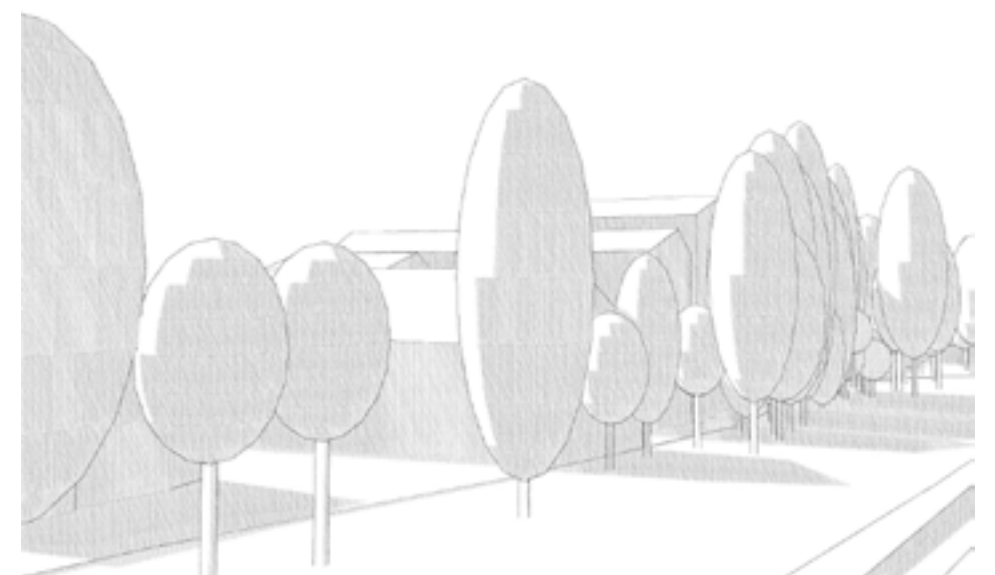
VIEW 3



VIEW 4



VIEW 5



VIEW 6

# 10.0 APPENDICES

## 10.5 FEEDBACK FROM PREVIOUS PRE-APPLICATION SUBMISSION

### FUTURE MASTERPLAN OVERVIEW

Following the submission of a pre-application document and a meeting on site Epping Forest District Council (EFDC) provided us with formal feedback. This was provided in their letter dated 18 June 2019.

The comments were based on a scheme which comprised the following:

- 49 residential units
- 230 sqm of commercial space
- 26 car parking spaces
- building heights of 7, 6, 5 and 3 storeys

The following concerns in relation to the emerging scheme design:

Employment uses- the reduction in quantity of employment space was not supported

Affordable housing- whilst the pre-application submission did not detail the proposed affordable housing offer EFDC advised that affordable housing should be 3B or smaller. The proportion of affordable rented accommodation should equate to 75% and shared ownership should equate to 25%.

Sustainability- EFDC requested details of how greenhouse gases would be minimised.

Design, form and residential quality- EFDC highlighted potential concerns regarding the height and design in relation to the surrounding setting. Potential issues in relation to unspecified long views from the open land

Overlooking between residential uses- EFDC raised concerns about overlooking within the proposed development. A minimum 25 metre distance between habitable rooms is recommended.

Landscape- The quantity, quality and accessibility of the amenity space was queried. Further detail required

Trees and landscaping

Further detail would be required with an application and this should include a Arboricultural report.

The tree officer report raised concerns about the impact of the development on views from the Essex Way (when walking west towards Epping).

Impact on neighbouring residential amenity- EFDC highlighted that the relationship between proposals for the subject site and the adjacent “old Laundry site” needs to be considered. Whilst the application was refused future overlooking and privacy would be key concerns.

Car parking provision- EFDC suggest the level of parking should be limited as the site is within 400 m of Epping Underground station. Car club and blue badge parking should be considered.





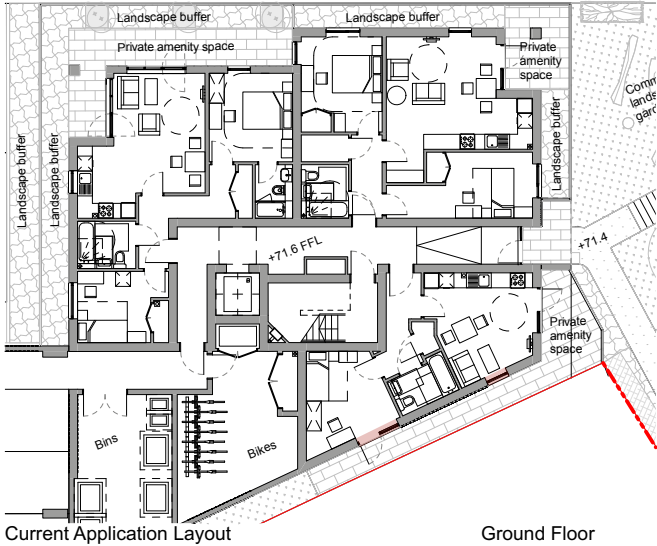
# 10.0 APPENDICES

## 10.6 DIALOGUE WITH ADJACENT LANDOWNERS- 'OLD LAUNDRY' SITE

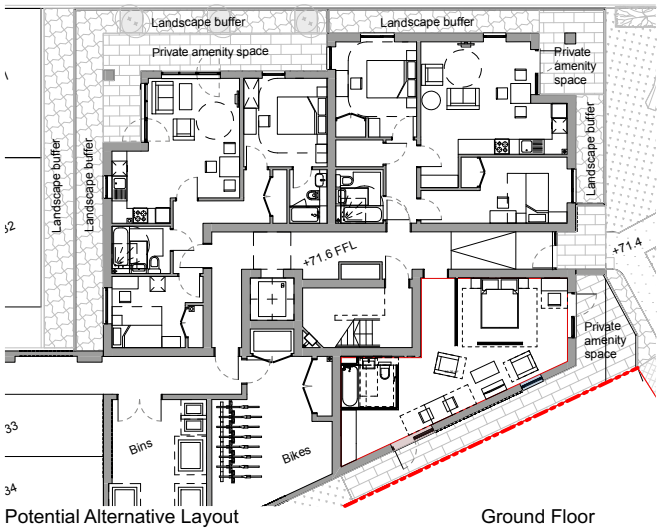
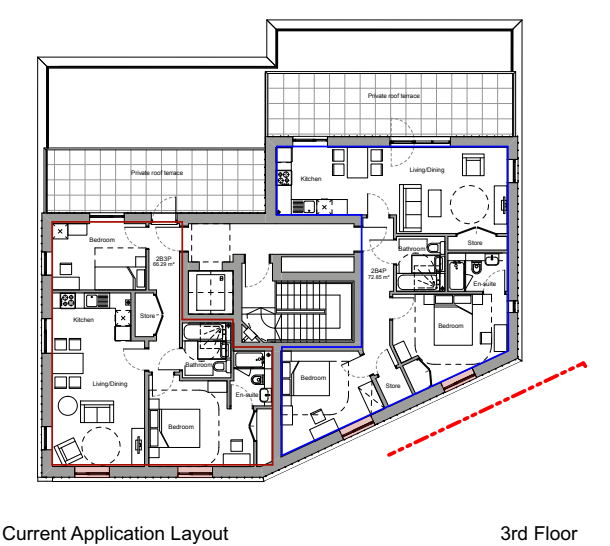
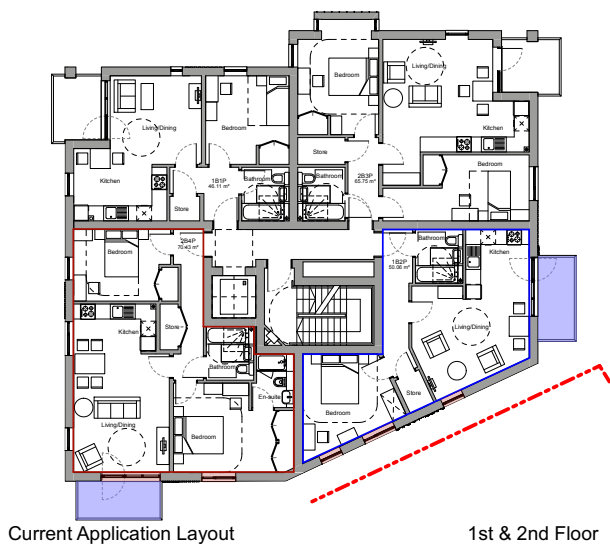
### FUTURE MASTERPLAN OVERVIEW

As a neighbouring land owner the client and consultant team have had a limited dialogue with the applicant for the 'Old laundry' site. During the determination period our team submitted formal comments in relation to the proposals. We raised concerns regarding potential conflicts in relation to overlooking and suggested small scale amendments to improve the relationship.

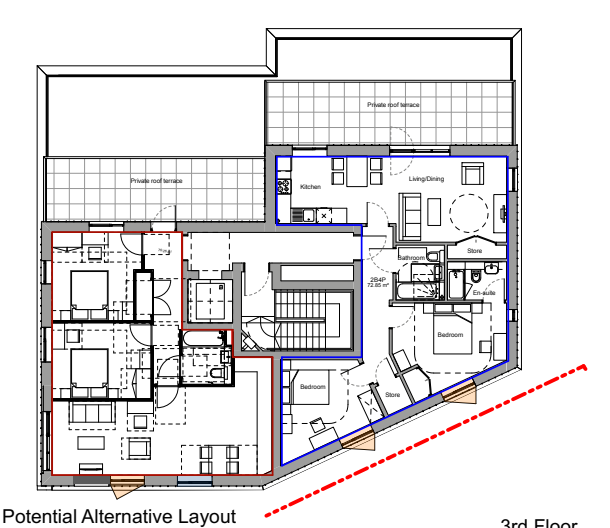
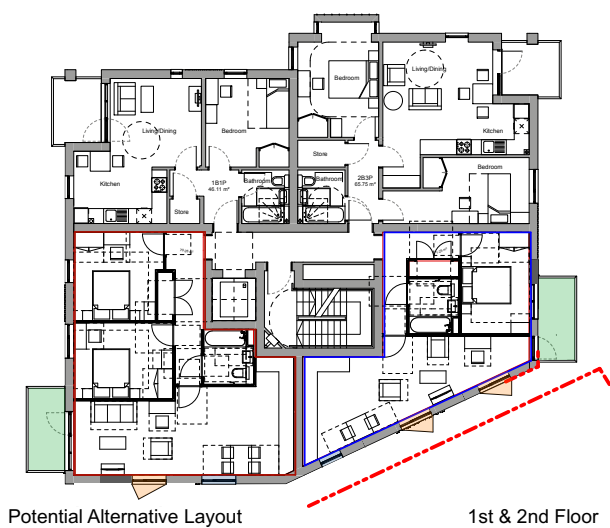
The submitted drawings are as shown.



Key  
Site Boundary  
Direct over looking window  
Direct over looking balcony



Key  
Site Boundary  
Obscured window  
Angled window  
Rotated balcony  
Low level window



Note:  
The above layout studies are overlaid on drawings prepared for Troy Homes for Old Laundry Bower Hill, Epping by JTP Architects.

Overlaid drawings prepared by JTP Architects  
Block C - Level 03 Plan  
Block C - Level 02 Plan  
Site Plan - Ground Floor