

# Design and Access Statement

for

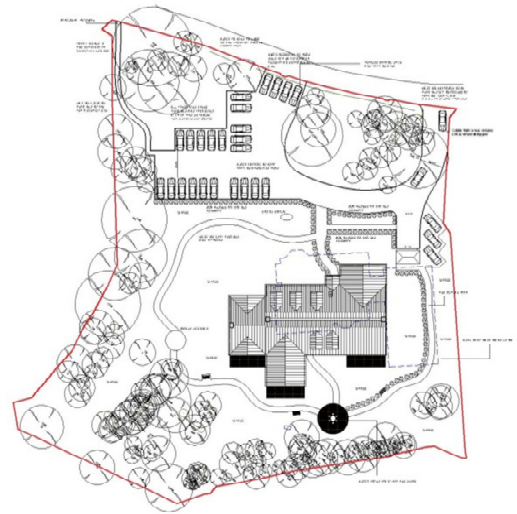


Redevelopment of Marcris House,  
Coopersale Lane, Theydon Boise  
to provide 11 new apartments

Prepared by

ISL Architecture

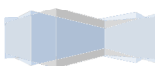
For



Chigwell Homes Ltd

dated

October 2015



## Introduction

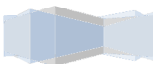
This Design and Access Statement has been prepared by ISL Architecture in support of a Planning application for 11 No. residential apartments on the site of Marcris House, Theydon Bois, Essex CM16 7NS.

All matters raised in the formal pre application report from Epping Forest District Council and dated 29<sup>th</sup> June 2015.

A further pre application consultation meeting was held with the Theydon Bois Parish Council and they subsequently issued a report on 24<sup>th</sup> September 2015. Significant alterations have been made to the proposal in order to comply with their requirements.

The following information is included in this statement:-

- Site location, history and nature
- Response to site context, opportunities and constraints
- Access
- Private and public transportation
- Proposed amount of development
- Layout of buildings, roads and open space
- Appearance



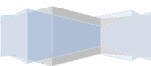
## Site Location

The site is located on Coopersale Lane and covers a total area of 0.756ha, located 760m to the east of Theydon Bois, in a residential area.

The closest bus stop is 200m to the west of the site.

There are established dwellings to the north and east and open fields at the rear and west.

The site is currently used as a private care home for elderly dementia and is laid out as a main property with large two storey extension, a driveway and parking.



## Site Context

Situated in a fairly rural location the street scene is characterised by spacious plots with large detached building set back from the road and of varying design and scale. Original building extended to the north east with a large two storey, pitched roof addition.

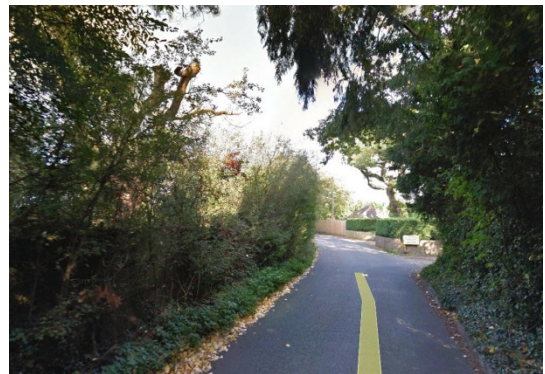
The main view from the road is that of a dense tree and hedge lining.

To the west, the character of the area changes slightly with the road becoming busier and the built environment more noticeable.

The M25 is approximately a two minute drive from the site to the east.



Aerial view



East along Coopersale Lane



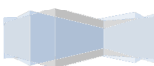
Existing house



West along Coopersale Lane



Spring Lodge



## Design Opportunities

A number of opportunities and constraints have been identified with the site.

A sustainable location for development close public transport, the town centre and major road links.

The chance to provide a sustainable and attractive development, that responds to the site features and that satisfies local demand as demonstrated in the attached estate agents report.

Provision of a secure development built fully in line with Secure By Design standards

Upgrading of the site by improving the layout, appearance and landscaping.

The re use of a “brownfield” site to create 11 new dwellings that when occupied by “down sizers” will free up family homes in other parts of the Borough.

The main constraints are

The views and privacy of neighbours.

Building on land that has trees and soft landscaping.

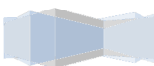
The site is in Greenbelt land.



EXISTING VIEW FROM COOPERSALE LANE



PROPOSED VIEW FROM COOPERSALE LANE



## The Design

Main elements of the site and existing buildings are:

Large Edwardian residence in poor condition and non sustainable with very large and unattractive two storey extension to side and rear.

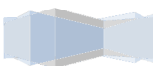
Existing road access to car parking.

Established gardens and trees on the site, with protection to some trees.

Existing dwellings to the north and east.

The new design has evolved with the following ideas

- Provide a more attractive and sustainable building.
- Provide a new pedestrian entrance to the site as requested by the Parish Council.
- Re use the existing road access as requested by the Highways Department
- Move the building away from Spring House so reducing impact on them.
- Parking to the west of the site, remote from existing dwellings
- Retain the open feel of the site.
- Marginally increase the floor area between the existing and proposed building.
- Incorporate design features that are found in the Borough.
- Provide spacious apartments to satisfy current demand in the area.





## Schedule of Accommodation

FLAT	FLOOR	BEDROOMS	AREA (sq m)
FLAT 1	GF	2	97.8
FLAT 2	GF	2	115
FLAT 3	GF	2	100
FLAT 4	GF	2	92
FLAT 5	GF	2	96
FLAT 6	GF	2	97.8
FLAT 7	FF	2	115
FLAT 8	FF	2	100
FLAT 9	FF	2	92
FLAT 10	FF	2	96
FLAT 11	SF	2	184

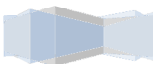
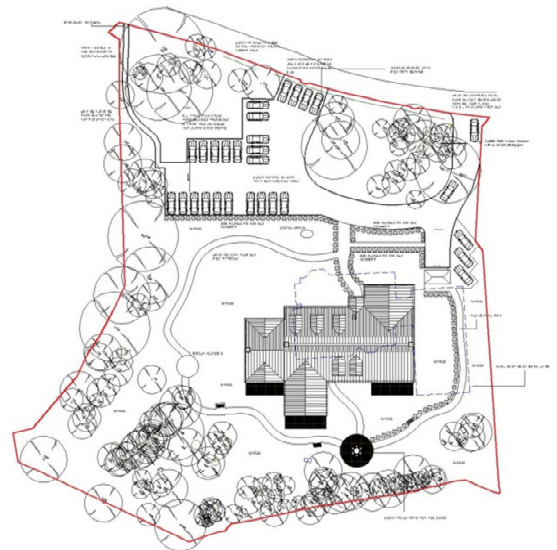
1,131.6

GEA EXISTING BUILDING 1,367

GEA PROPOSED BUILDING 1,460

EXISTING PARKING SPACES 16

PROPOSED PARKING SPACES 28



## Use of the Site

The site layout has been determined by careful analysis of the existing site and surrounding areas together with detailed discussions with EFDC and Theydon Bois Parish Council (TBPC).

The original proposal for this site was for the development of 14 self-contained apartments. The District Council were in favour of this however TBPC suggested that the number of flats be reduced to 7 or 8 flats. This request was considered by the developer and whilst 8 flats would be financially unviable the scheme has now been reduced to 11 flats in light of their comments. This is a significant reduction in the number of units approaching 22%.

The existing property is not visible from the road but the new design appears as an original grand house to the centre with extensions on both sides.

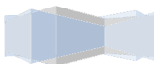
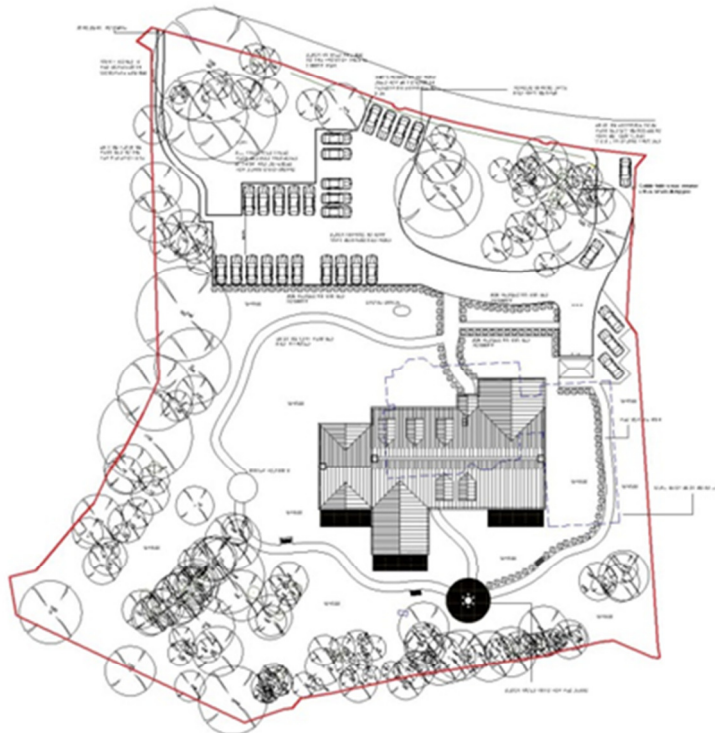
The retained entrance to the site is approved by Epping Forest Highways Department and it will be enhanced with new paving, electric entrance gates, lighting and improved visibility splays to both sides.

A pedestrian access has also been provided to the North West corner of the site at the request of TBPC.

Parking is uncovered and will blend into the existing landscape.

Paths extend through the site and the main areas of amenity are to the south and west.

All preserved trees are being retained on the site and will be protected during the works. This matter can be properly conditioned.

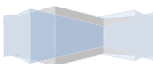




## Scale and Massing

A measured survey of the existing building has been carried out and the following key dimensions are reported

	Existing building	Proposed Building
Width	35.42 m	35.27 m
Depth	27.8 m	27.2 m
Eaves	6.8 m	6.02 m
Ridge	12.24 m	12.0 m
Footprint	627 sq m	628 sq m
Distance to road	35.6 m	39.2 m
Distance to east boundary	4.7 m	16.27 m
Total Gross External Area	1,357 sq m	1,460 sq m
Total Volume	4,830 cu m	4,960 cu m



## Appearance



## Materials

All materials will be subject to negotiation with the council but will be traditional in appearance.

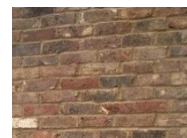
The materials will include

## Main Building

Red plain clay tiles with decorative ridge tiles



Handmade red and yellow brick elevations  
and Self-coloured rendered sections



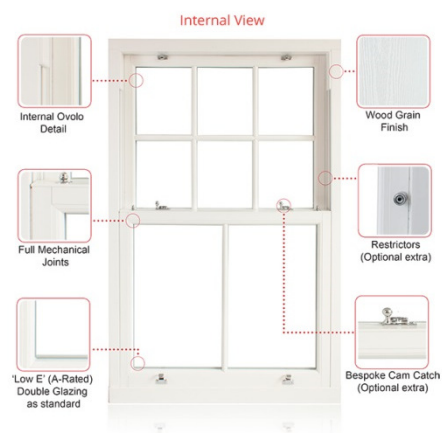
Stone bays, heads and cills



Decorative eaves and barge boards



White wood grain uPVC windows and doors



Glazed oak entrance

## Landscaping

Soft Landscaped areas to condition but will comprise the following:

New and tended turf

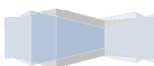
Brindle block paving to patios



Resincrete paths with concrete edgings

Black tarmac road and parking areas

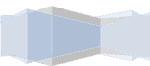
Box hedges and shrubs to supplement existing areas



### External Lighting

Low intensity bollard lights to paths and parking areas

Low energy fittings to perimeter of building



## **Sustainable Credentials**

Structural Insulated Panel build system giving U values of 0.14

A rated windows with u value 1

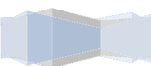
A++ rated white goods

Renewable energy for heating and hot water using deep bore holes

Energy efficient light fittings throughout

Adoption of Sustainable Urban Drainage System on site

Construction details fully compliant with the building regulations



## Highways Issues

### Access and Parking

Existing access to north of site will be retained and improved with a new entrance incorporating visibility splays and a new road finish and gates.

Dedicated pedestrian access to the north west of the site as requested by TBPC.

28 Parking spaces in accordance with local and national policy.

Adequate provision for emergency vehicles and refuse lorries with compliant turning heads on the site.

### Transport

#### Buses

541 bus stop to the west giving access to Loughton, Epping, Harlow, Debden and Abridge

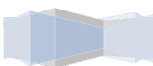
#### Trains

Theydon Bois Central Line Station some 1km from the property and partially served with lit roads and pavements. This serves central London and links to the overground at Stratford.

#### Pedestrian & Cycle Facilities

There are lit roads with footways from the site to Theydon Bois.

Cycle storage will be provided on the site.

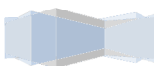
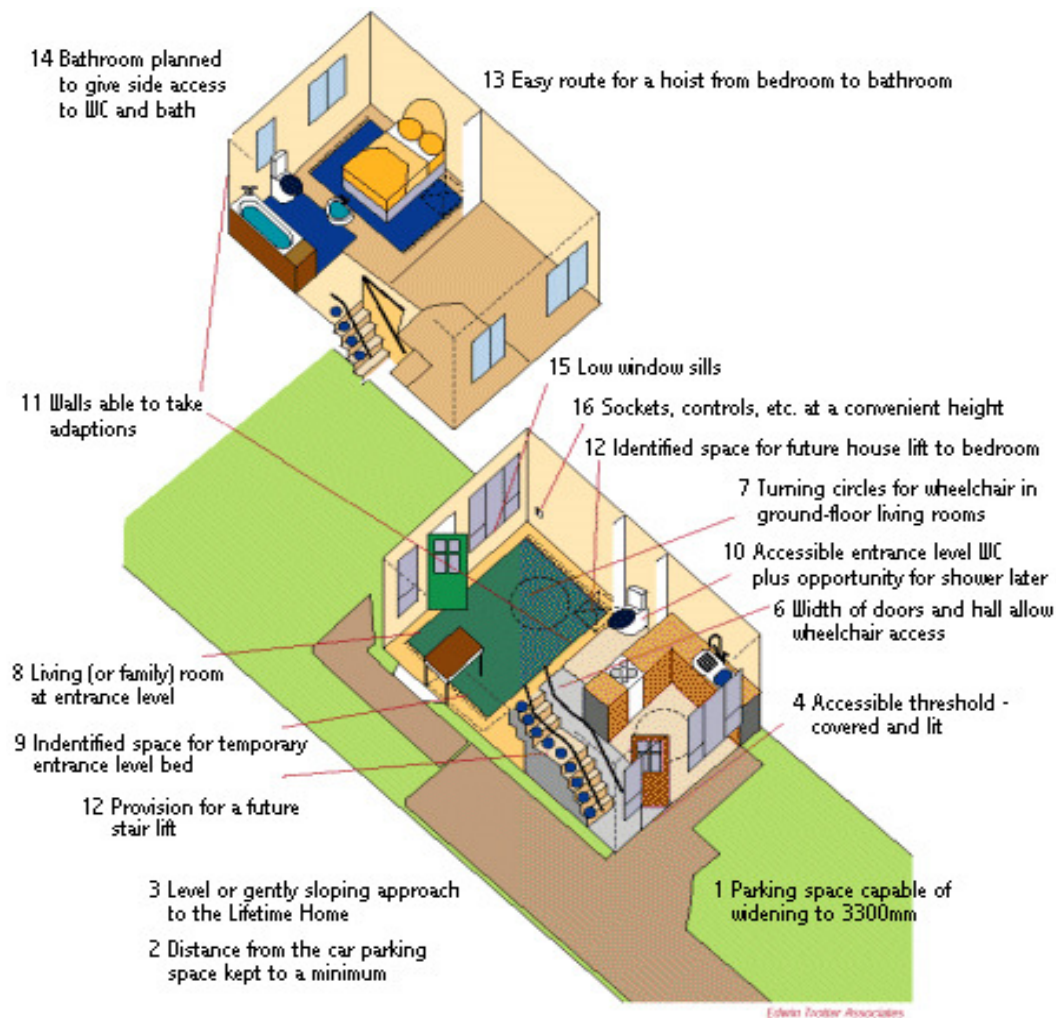




## Accessibility

The development will be fully compliant with Part M of the Building Regulations and Lifetimes Homes Standards including

1. Car parking width
2. Moving from the parking space to the home
3. Approach to the home
4. Entrances
5. Communal stairs and lifts
6. Doorways & hallways
7. Space to turn and move around
8. Living room
9. Convenient bed-space
10. Accessible WC and potential shower
11. Bathroom walls
12. Getting upstairs - possibility for stair lift and future through floor lift
13. Getting between bedroom and bathroom - potential hoist
14. Bathroom layout
15. Windows
16. Sockets and controls



## Consultation

### Epping Forest District Council

The pre application report was in favour of the development based on 14 new flats. All matters raised in the report have been carefully considered and dealt with in this revised application.

The principle of developing this site for housing has been approved by the Council.

The reduction of flats from 14 to 11 should also be seen as a positive factor and should add to the council's support of the scheme.

The council requested a 50% affordable housing provision and the applicant has prepared an Viability Assessment showing that no affordable housing is required.

A Flood Risk Assessment is attached to this DAS and shows that there is no risk.

A Bat Emergence report is attached to this application as requested and none have been noted.

A refuse collection area has been shown on the attached plans located adjacent to the road in easy access of all residents. The road is designed so that a refuse lorry can enter and leave the site in forward gear.

A Tree Survey is attached as a part of this application together with a copy of the TPO for the site. None of the preserved trees are affected by the works and all contraction works will be carried out with special regard to protection of the trees.

### Theydon Bois Parish Council

TBPC were consulted in detail. The original plans were sent to the Chair of the Planning Committee and a subsequent meeting was held at which point certain design issues were discussed.

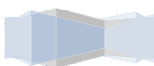
Issues raised at the meeting included

No affordable housing on the site  
Car parking provision  
Access to the site

Plans were revised and sent to the Committee for further comment and the following response was received. Each point is discussed below.

The Parish Council Planning Committee had a further opportunity to discuss your proposals for Marcris House last week, this time with the benefit of the drawings. The following is a summary of the Committees views, which at this stage are for information only and are not binding on the Parish Council should a formal planning application follow.

- Firstly, the Committee were saddened to see the loss of the Care Home at a time when we have an ageing population in the area and there is clearly a demand for such a facility. The Committee consider it to be a loss of a 'Community Facility' and would want to be assured that there was capacity elsewhere in the area to meet the existing need.



The principle of development is agreed by the Council and a statement on rehousing existing residents and capacity in the District is dealt with in a separate planning statement

- There is concern over the proposed number of flats in this rural edge of the village location. Normal planning policy (LL3) would dictate that a low density development would be more appropriate to ensure that its impact on the surrounding area would be minimal.

The Council support a development of 14 units but this has been reduced to 11 as a response to the Committees comments

- The proposed development requires a change of use. Although it could be argued that the size of the development and number of people living in it would be similar to the existing, the provision of a Care Home in the Green Belt would justify as being 'special circumstances' to outweigh the harm caused, whereas the provision of residential units would not.

The Council have confirmed that the development of flats is acceptable in principle and is in accordance with local and national planning policy

- This is not a sustainable location (as accepted by the Planning Inspectorate in previous applications along Coopersale Lane). Coopersale Lane is a narrow 'protected lane' with no footpaths. This would result in a heavy reliance on motor vehicles to access the site which is against planning policy and would also lead to potential traffic issues.

The Council have confirmed that the development of flats is acceptable in principle and is in accordance with local and national planning policy. Access to and from the site is being provided in accordance with the Highways Department requirements.

- With regard to sustainability, there are a number of inaccuracies in the Pre-Application Report, among them the statement that there are lit footways into Theydon Bois. There are no streetlights at all in the Village.

This DAS has been amended to take account of the above comment.

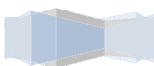
- Although the volume of the proposed development is less than the existing building, the height of the ridge is higher leading to a more prominent building in the Green Belt.

New volume, mass and dimensional records have been produced on the basis of the final submission. The new building has been redesigned to ensure that there is no detrimental effect on the openness of the Greenbelt.

- We have noted the Planning Officer's way forward in his report which states 'An alternative site, in a more sustainable location, should be found for development of the scale proposed' We are inclined to agree with this statement.

The body of the Councils report was favourable in all respects to the scheme and the final comment does not relate factually to the preceding text. We believe that this final sentence was included in error and it is not relevant.

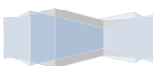
The Parish Council would not be against the redevelopment of this site in principle, however feel that a lower density development of say 7 or 8 high quality luxury apartments may be more appropriate for this location.



The proposed scheme has been reduced from 14 flats to 11, a reduction of 21%. Further reductions would make the development financially unviable.

#### Community Consultation

A Website has been published requesting comments on the proposed development and no detrimental comments have been received to the scheme.



## **Conclusion**

This pre application statement details how the proposed development seeks to provide a sustainable design that integrates with the surrounding area and adds to the housing supply of the borough.

A design led approach has been adopted and represents acceptable re-development for the site that will make a positive contribution to the built environment of Theydon Bois without affecting roads or neighbours.

