



Planning, Design and Access Statement

10 Rectory Lane
Loughton
IG10 2RL

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Issue 01

Prepared for Archco Property Developers

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Applicant

Archco Property Developers

Report prepared by:

Joaquim Rocha
j.rocha@cooleyarchitects.com

Project Director

Ralph Cooley
ralph@cooleyarchitects.com

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1.0 Introduction

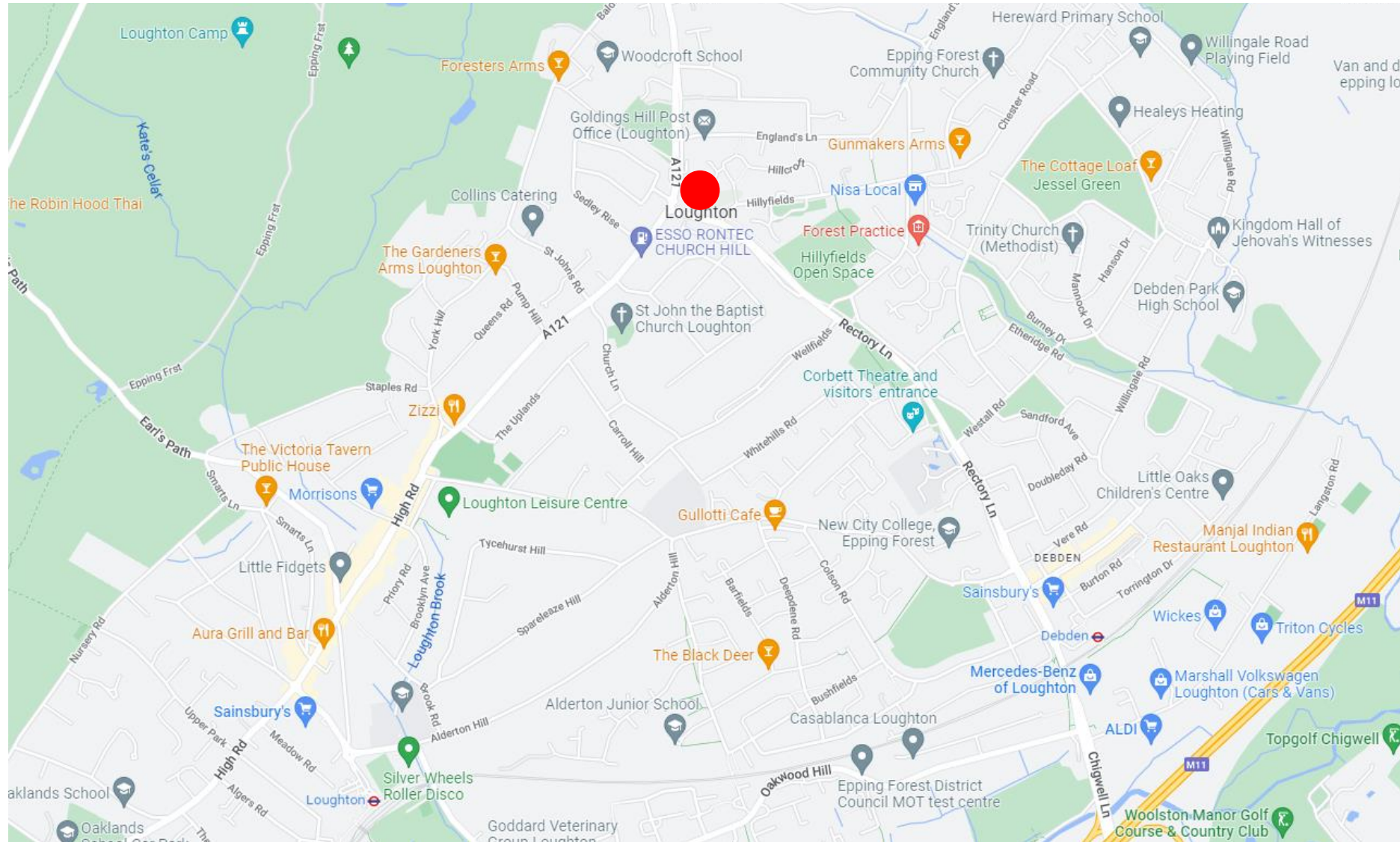


Aerial view of the site and surrounding

This design and access statement has been prepared to accompany a Full Planning Application at 10 Rectory Lane, Loughton.

1.1 Statement of intent

The proposal seeks to demolish the existing commercial building and regenerate the property to provide a new building with 5 units for workshop, showroom and office over three floors.



Site Location



View of site



View of Golding's Hill

1.2 Site Location and Description

The site is located in Loughton, and is currently used as a warehouse and office. It sits close to the junction of Rectory Lane (that connects Loughton with Debden) and the A121 (Church Hill / Golding's Hill).

The entrance to the site is through a private road that also serves a vehicle repair centre and other commercial businesses. To the west of the site is the rear of a small parade of businesses, flats and houses fronting Golding's Hill.

Despite the current industrial nature of the site, the surrounding area is largely residential and well served by shops and cafes. There are also good public transport connections, with bus stops close by at Rectory Lane and Church Hill. Debden tube station is a 21-minute walk and Loughton tube station is 10 minutes by bus.

The property is not listed or within a conservation area, and it has no risk of flooding according to the Environmental Agency data.

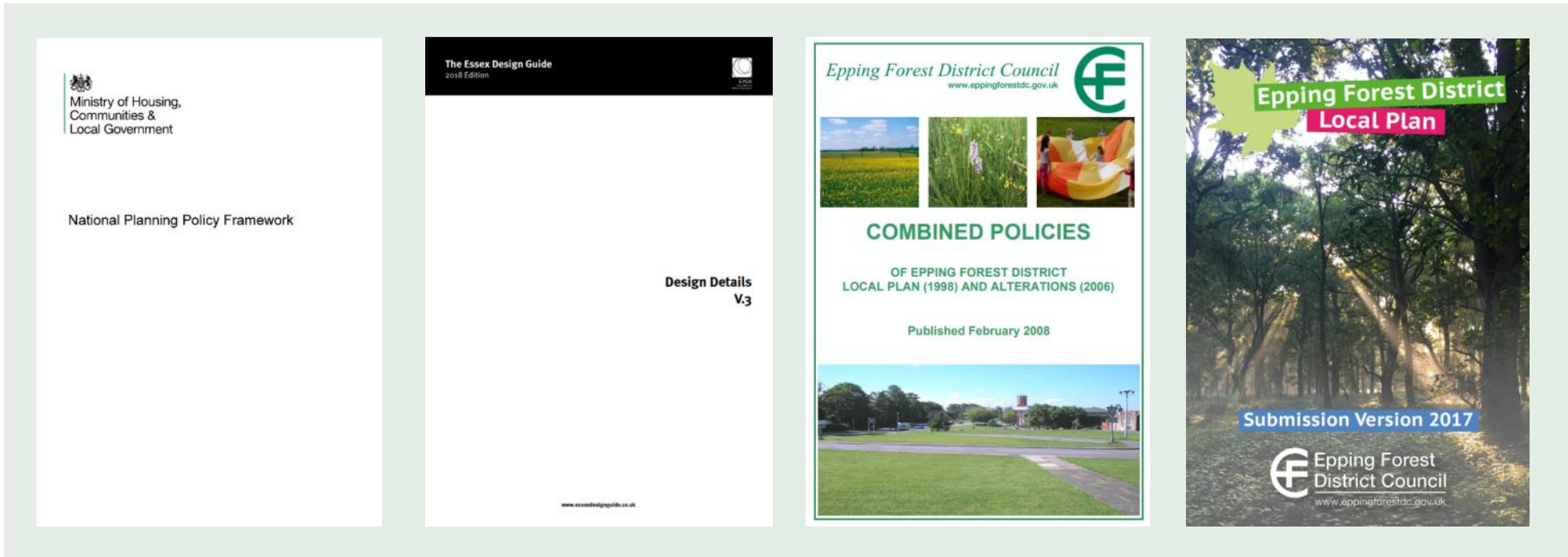
2.0 Planning Context

2.1 The Planning Context

In developing the design we have consulted the following documents.

- The National Planning Policy Framework
- The Essex design Guide (V.3)
- Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).
- Epping Forest District Local Plan Submission (2017)

This application is supported by a planning statement prepared by **Planning Insight** which sets out the planning case for the application.



The Planning Context

2.2 Planning History

Current class use authorized by:

EPF/2031/12

Change of use of premises from use for storage purposes (Use Class B8) to use as a scrap yard for the purpose of recycling metals (Sui Generis)

Approved 07/08/2013.

Relevant EFPC Pre-applications:

EF\2021\ENQ\00664

3 storey building to provide 10 flats and ground floor co-working space.

Pre-app advice issued August 2021

The principle of residential development on employment land cannot be supported without suitable documents to address the requirements of the relevant policies of the adopted and emerging Local Plans.

It is considered that the proposed development would have an unacceptable impact on the visual and residential amenity of neighbouring residential properties.

It is considered that the proposed development would provide an unacceptable quality of accommodation for future occupiers.

EF\2022\ENQ\00392

Demolition of the existing building and redevelopment to provide a three storey development of ground and two upper floors to comprise office space (Use Class E(g)) and showroom (sui generis/Class E(a)) with associated car parking, cycle parking and associated works.

Pre-app advice issued June 2022

The proposed pre-app development is an Employment development and therefore complies with adopted and emerging Local Plan policies.

The proposed development is acceptable in principle.

At 3 storeys, the height of the proposed building is higher than the existing building and most of the immediate surrounding buildings.

It is considered that any replacement building on this site should be limited to 2 storeys.

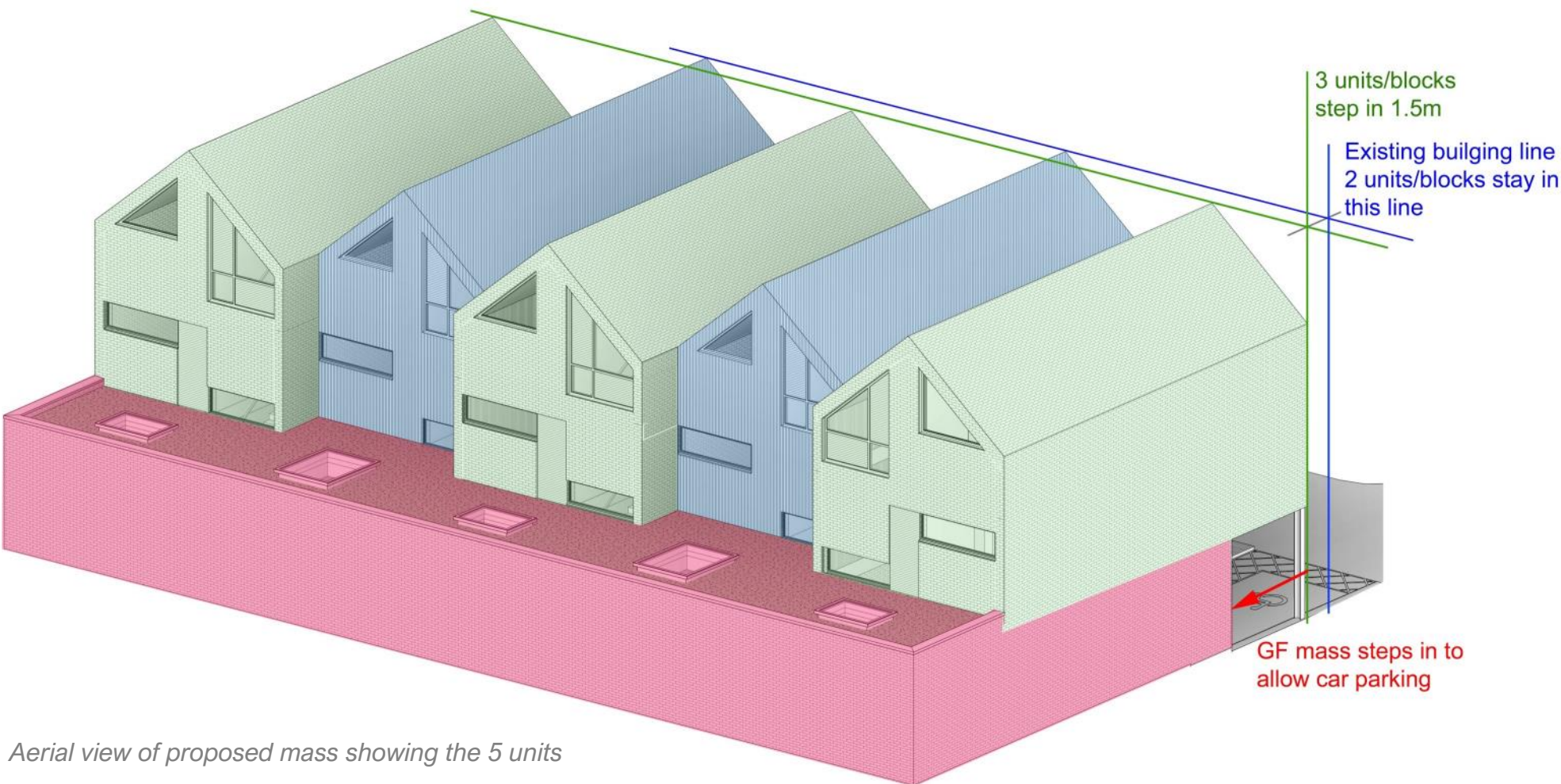
(...)Based on the information provided, it is considered that the proposed design would be unacceptable in terms of its impact on the character and appearance of the site and surrounding area.

The proposed 3 storey flat roofed building would appear incongruous in the context of the surrounding buildings which are mainly 2 storey under a pitched/hipped roof.

It is considered that the proposed 3 storey building would have an overbearing visual impact on the residential properties at 3, 5 and 5a Goldings Hill (including from their rear gardens).

It is also considered that harmful overlooking / loss of privacy would occur from proposed first and second floor windows. It is not considered that the proposed window treatments would prevent overlooking of the neighbouring residential properties on Goldings Hill.

3.0 Design



Aerial view of proposed mass showing the 5 units



View from the front of the building

3.1 Description of the Design

3.1.1 - External Appearance

The intention of the design is to redevelop the site creating a building with a similar use, with better working conditions. The proposed form is a result of the brief, the site constraints and the consideration to the character and appearance of the surrounding area.

In plan, the existing building outline is to be retained. At the front elevation, on the ground floor, the building steps in to allow the creation of 9 parking spaces.

The building is subdivided into 5 units, each with its own entrance at ground floor level. These 5 units get expressed in the building mass, as at first and second floor, each unit gets visually separated, each with their own gabled roof. Apart from that, 2 of units (units 2 and 4) at first and second level step out towards the East and have a different cladding material to emphasise the separation and to create a more dynamic front and rear elevation.

In contrast, the elevation to the West is more muted. The front elevation aims for a greater dynamism and articulation in order to give the building more presence when viewed from the approach on Rectory Lane. We intend the new building to inject some energy and presence into this rather hidden commercial area.

Seen from the front, each of the 5 units, at first and second floors have a gable form, with a curtain wall with a playful design to give a more commercial look the scheme. Units 2 and 4 have a different look with a metal clad exterior and with metal fins covering part of the glazed façade. Continued ...



Buckingham Court buildings



11 Golding's Hill

3.1.2 - External Appearance (continued)

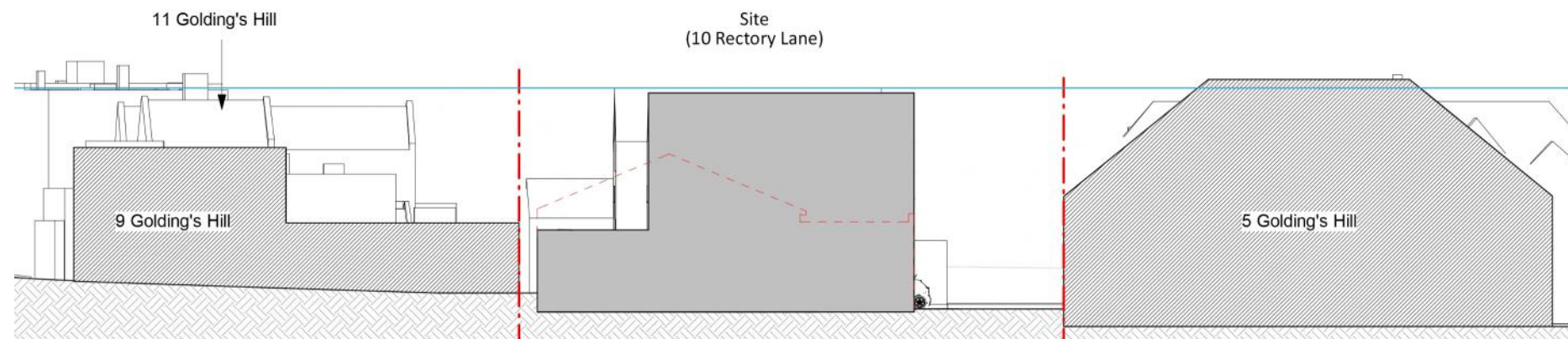
The external appearance was developed by taking into account the surrounding buildings. Gabled forms can be seen in the front elevations of a few buildings in the neighbourhood and it was our intention to re-interpret this typology in the new design. There are prominent gables at Buckingham Court and a few buildings on Golding's Hill & Church Hill, in particular 11 Golding's Hill.



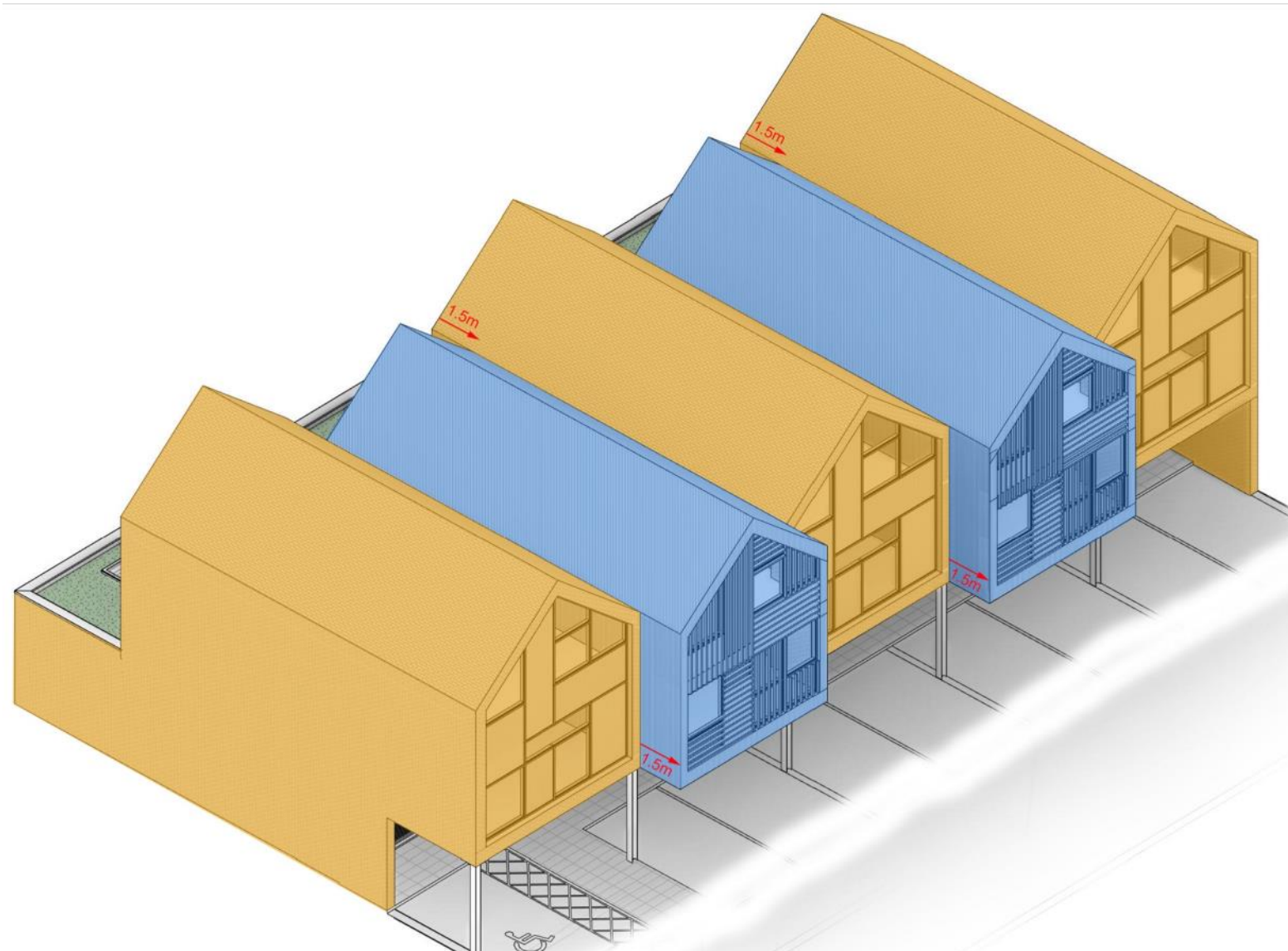
2-8 Golding's Hill



154-158 Church Hill



Section comparing building heights of the proposed and existing surrounding buildings



Aerial view of proposed mass showing the 5 units

3.1 Description of the Design

3.1.2 - Considerations from pre-app comments

In preparing the design we have taken into account the advice received at pre-application stage (ref: EF\2022\ENQ\00392).

3.1.2.1 - Prevailing Heights

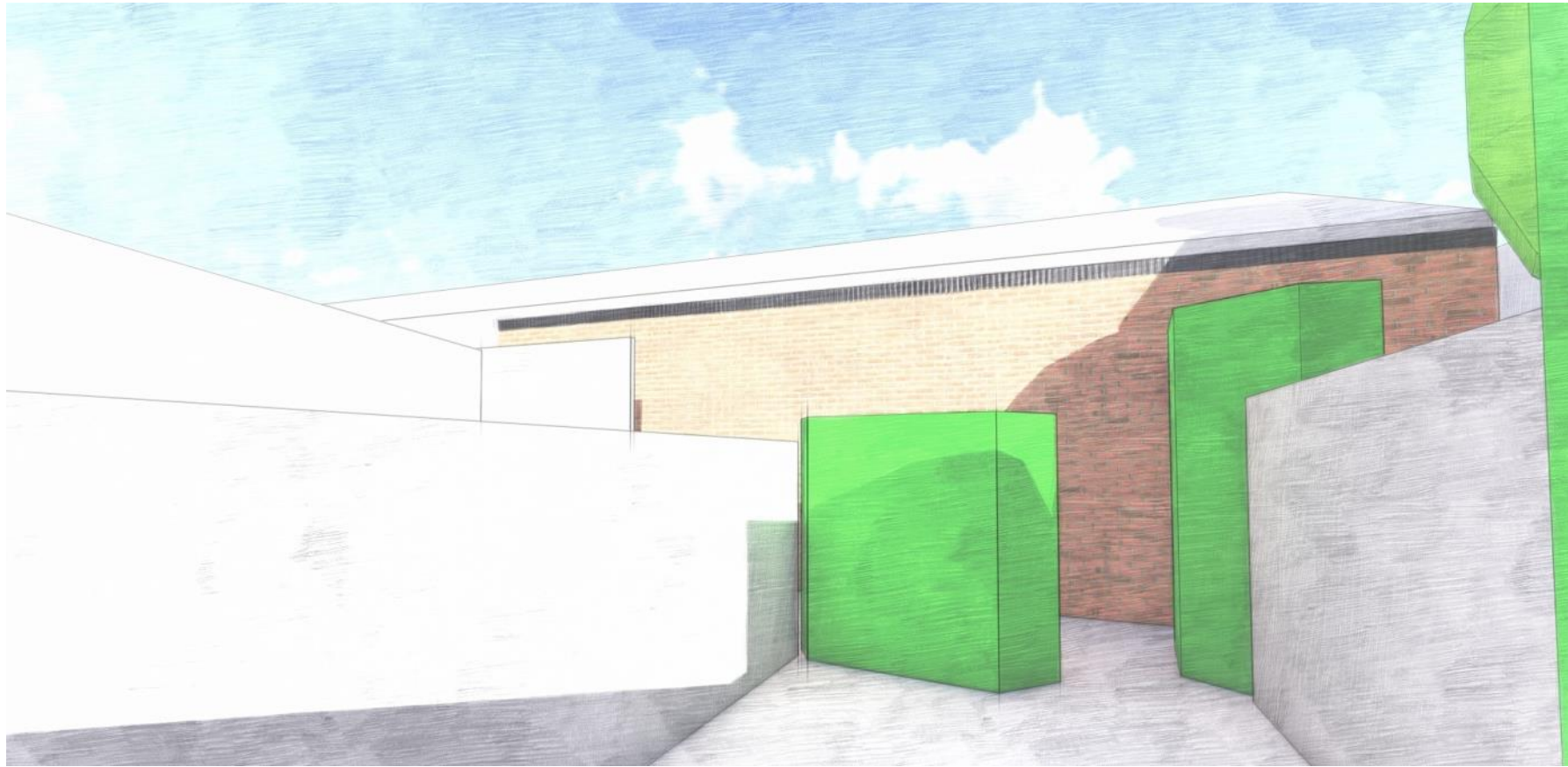
In that pre-application response there was a suggestion that our proposals were higher than the neighbouring buildings.

'..at 3 storeys, the height of the proposed building is higher than the existing building and most of the immediate surrounding buildings.'

We therefore undertook a more accurate appraisal of the surrounding site, and used a purchased Z-map 3D model that has been produced with an accuracy of +/- 150mm to 250mm. We show the results of that analysis on our drawings 1134-CYA-AA-ZZ-DR-A-10018, 1134-CYA-AA-XX-DR-A-10020 and 1134-CYA-AA-XX-DR-A-10021.

This analysis proves that our proposals would not in fact be overly high in context as 4-6 Rectory Lane is higher and 11 Golding's Hill is only about 425mm lower than the proposal.

We do however accept that our pre-application design may have appeared more bulky and out of context due to its large flat roof. Taking on board the comments from the council at pre-app stage, we are proposing a design that is two storeys plus roof level which is therefore more in keeping with some of the larger, newer buildings in the area. We then broke that massing down further by dividing Continued...



View from the rear of 5 Goldings Hill to the existing site



View from the rear of 5 Goldings Hill to the site with proposal

the new building into five elements each articulated to look like a separate building. This gives a more animated approach which is more in keeping with the older buildings nearby.

3.1.2.2 - Impact on Residential Neighbours

The pre-application response also identified concerns relating to the neighbours on Goldings Hill:

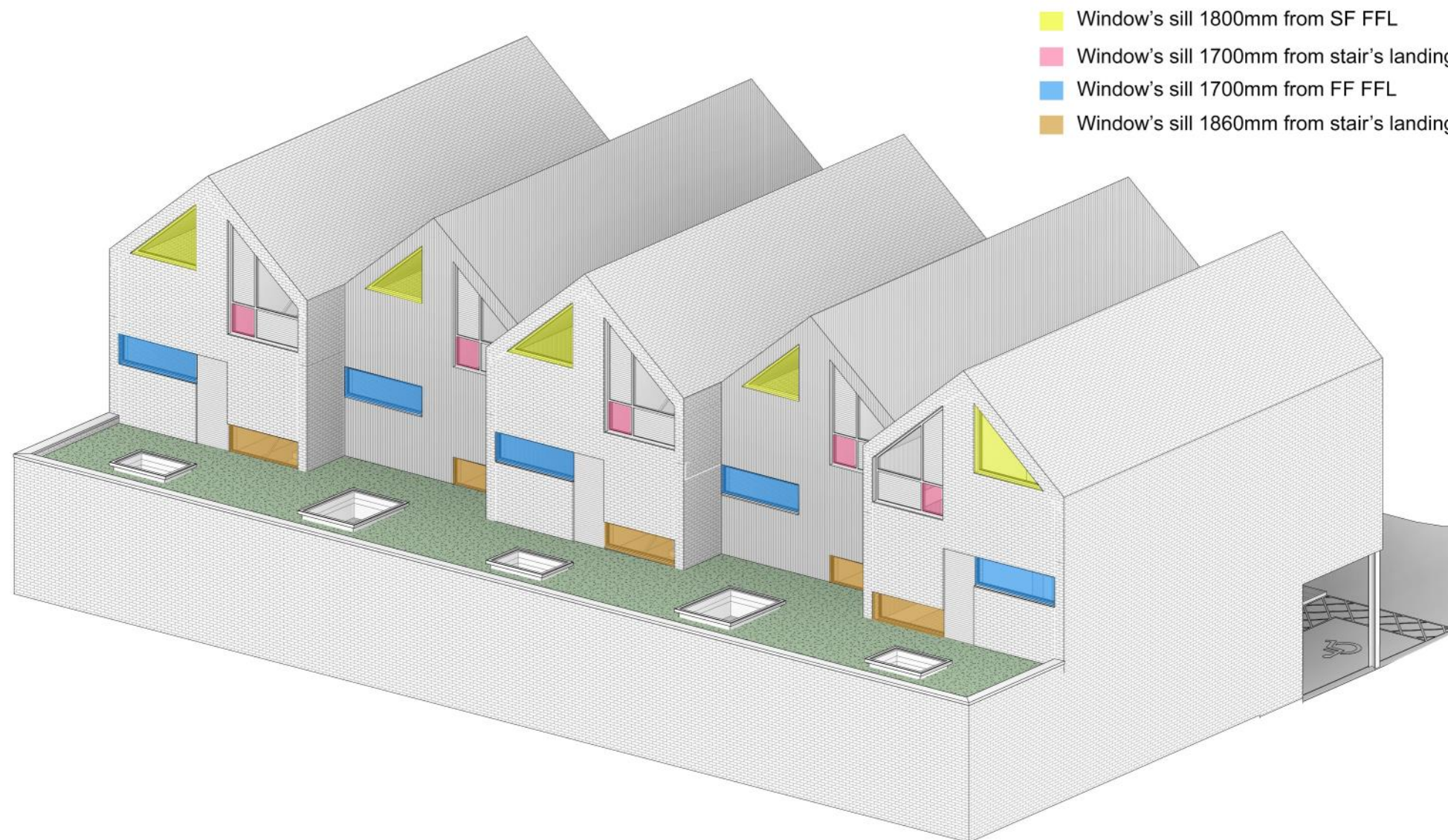
'It is considered that the proposed 3 storey building would have an overbearing visual impact on the residential properties at 3, 5 and 5a Goldings Hill (including from their rear gardens)'

The pre-application scheme was a more solid building form with a regular series of windows on a flat façade. The design is now fundamentally different, and the current proposal offers a dynamic mass and well-articulated front and rear elevations.

The rear gardens of the houses in question currently look at a rather ugly industrial building which at its apex is two storeys high. We propose to replace that building with a well-articulated design that will be two storeys at eaves level with a series of gabled roofs.

We show views from the rear of Goldings Hill on this page as a comparison between existing and proposed.

Continued ...



Aerial view of the rear of the proposal

In addition, in support of this planning application, we are submitting a daylight, sunlight and overshadowing report, prepared by OSM. It demonstrates that with the proposed scheme

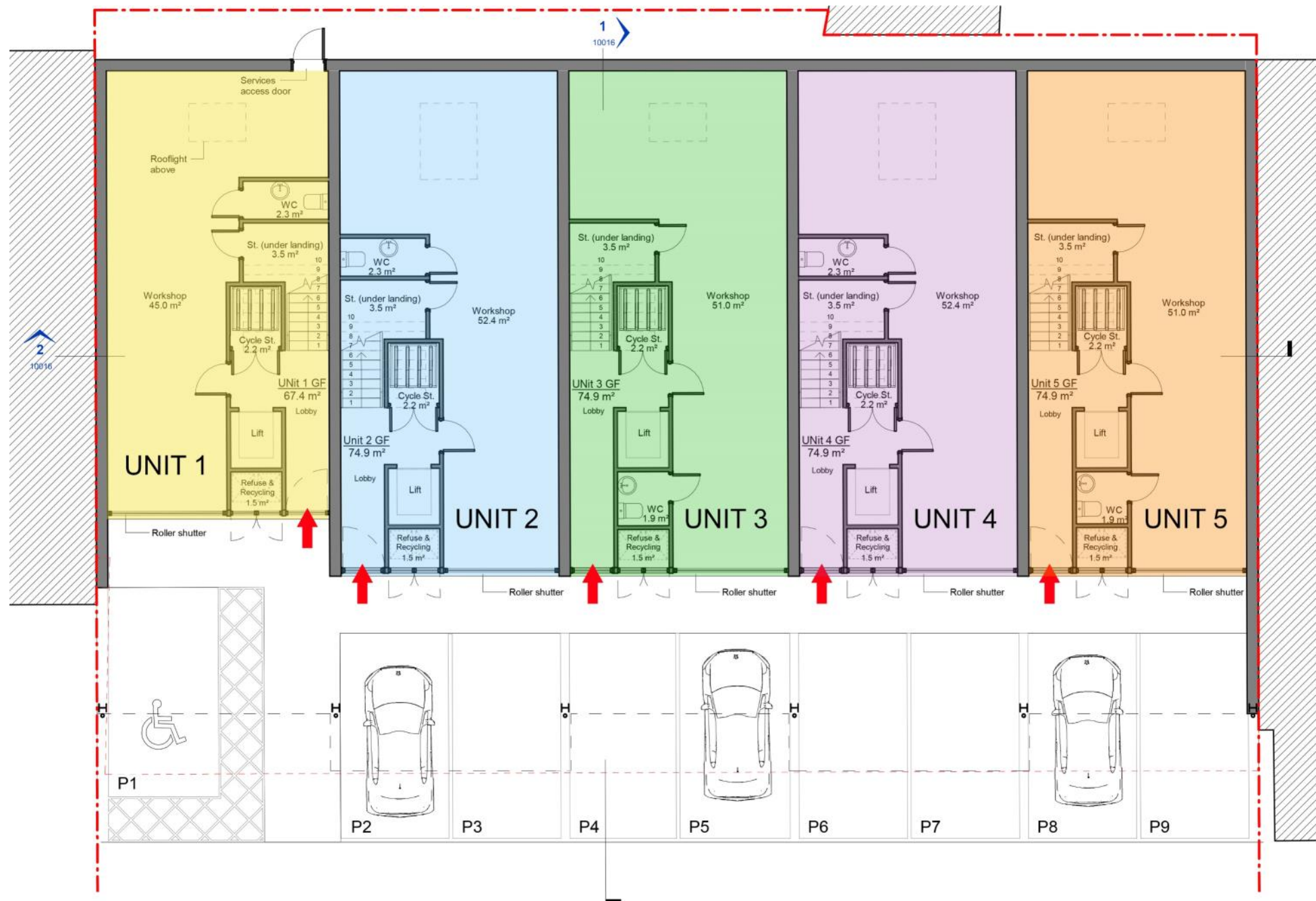
'there would be no adverse overshadowing impact to any of the adjacent gardens tested off Golding's Hill. The results of the assessment also indicate that the rear gardens of 3 Golding's Hill and 5 Golding's Hill would receive more hours of sunlight after development of the proposed scheme than they do currently.'

3.1.2.3 - Overlooking and Loss of Privacy

The [re-app advice also makes reference to overlooking/ loss of privacy:

"It is also considered that harmful overlooking / loss of privacy would occur from proposed first and second floor windows. It is not considered that the proposed window treatments would prevent overlooking of the neighbouring residential properties on Goldings Hill".

This proposal addresses that issue as all windows facing the rear gardens of the properties on Goldings Hill are at a minimum cill high of 1700mm from the floor or stairs landing. Therefore there is no potential for overlooking of the houses or gardens behind.



Proposed ground floor plan

3.1.3 - Internal Layout

As mentioned before, the building is subdivided into 5 units. The ground floor steps in to create 9 car parking spaces, one of them being DDA compliant.

The DDA car parking space is located close to the site entrance, at the south and in front of unit 1. There is a pavement between this parking space and the remaining 8 spaces. This pavement connects with the pavement located along the units.

Every unit is independent from the others and has its own entrance. This entrance opens to an entrance lobby where the staircase and lift are located, allowing connection with the floors above.

At the ground floor is located the workshop, that can be accessed by the entrance lobby or by the front opening with a roller shutter door. Every workshop has at this level its own WC.

At this level it is also located the cycle stores and refuse & recycling stores.

Unit 1 has a service access door to the rear area for the purpose of building maintenance.



Proposed first floor plan



Proposed second floor plan

3.1.3 - Internal Layout (continued)

The building is designed to be flexible in its use, to appeal to a variety of different businesses in the approved use class.

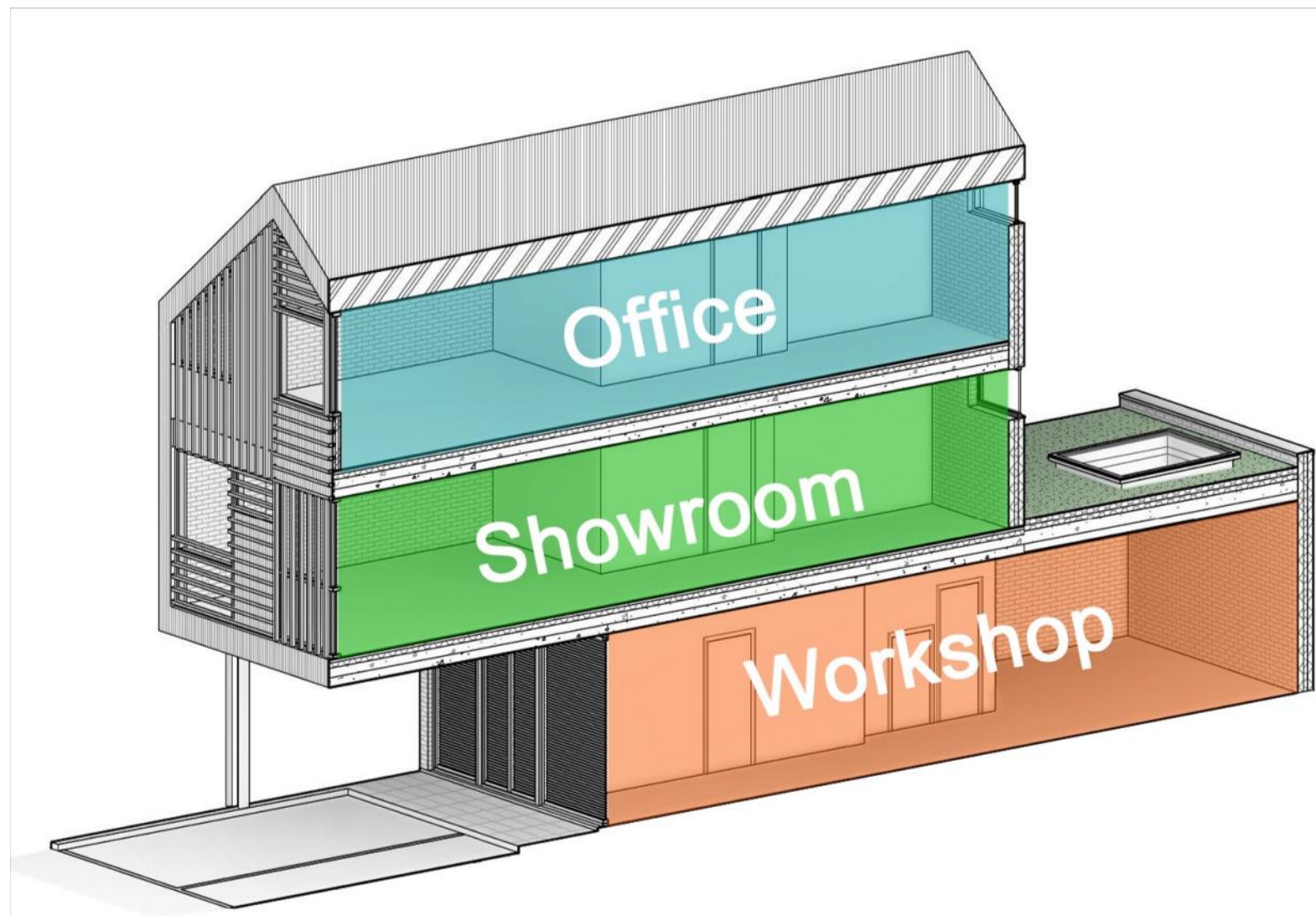
We are designating the first floor as showroom which is a large open plan space. There is another WC on this floor accessed from each circulation core.

The second floor has a very similar arrangement, however we are designating the space as office.

At the first and second floors the main source of natural light and outlook is at the front facing east elevation with the large glazed wall.

All windows on the west elevation are at high level with a cill level a minimum of 1700mm from the floor to prevent overlooking to the rear. However these windows a good level of natural light and ventilation.

...



Typical Unit arrangement — 3D section

3.1.4 - Schedule of areas

The proposed areas for this scheme are :

Unit 1 = 214.5m²

Unit 2 = 220.3m²

Unit 3 = 220.3m²

Unit 4 = 220.3m²

Unit 5 = 220.3m²

Unit number	Use	GF GIA (m2)	FF GIA (m2)	SF GIA (m2)	Total (m2)
1	E(g)	67.4	74.0	74.0	214.5
2	E(g)	74.9	72.7	72.7	220.3
2	E(g)	74.9	72.7	72.7	220.3
4	E(g)	74.9	72.7	72.7	220.3
5	E(g)	74.9	72.7	72.7	220.3



View from the Auto repair centre



View from Rectory Lane



View from the Car parking

3.1.5 - Context and Street Scene

The proposed building replaces an existing outdated industrial building.

Despite having a contemporary approach and being a three-storey building, its mass was developed, as explained before to sit harmoniously on the site and to relate well with the neighbouring buildings, that are generally of a similar height to the proposed.

We are showing some photomontages on this page, that we believe prove how the proposed building sits well on the site and within its context.

It is a contemporary building in a commercial/industrial context and will be a positive addition to the area.



Aerial view — photomontage showing the proposed in context



Aerial view — photomontage showing the proposed in context

3.1.7 - Context and Street Scene (continued)

Apart from the elevation/section of drawings 1134-CYA-AA-ZZ-DR-A-10018 and 3d views showing the proposed with its context on drawings 1134-CYA-AA-XX-DR-A-10020 and 1134-CYA-AA-XX-DR-A-10021, we developed two photomontages that can be seen in this page, using Google Earth images. These views show how the proposed building sits well on the site and within its immediate and wider context.

4.0 Precedent and Materiality



*Zinc House in Lancashire, by Proctor & Shaw Architects
(David Millington Photography Ltd 2018)*



*House XL, Leskovec Pri Krskem, Slovenia, by SoNo Architects
(<https://www.swisspearl.com/lookbook/house-xl>)*

4.1 Precedents and Materiality

The images on this page use source imagery to support our CGIs to give an idea of what we would intend to achieve in the design.

We would expect conditions to be applied to any planning approval to confirm the exact materials to be used.

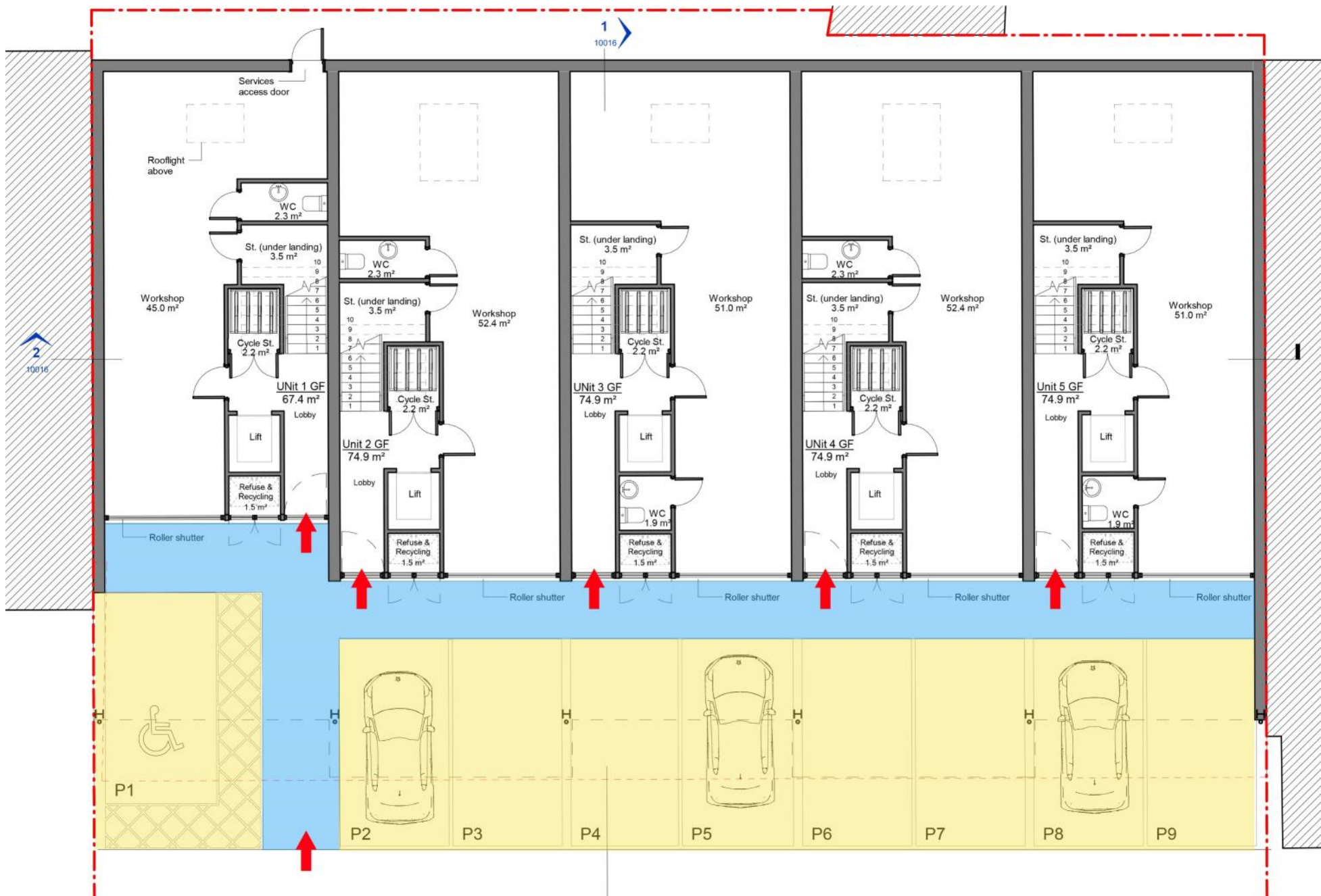


Beaulieu Park, Chelmsford (<https://www.beaulieu.uk.com/>)



Beaulieu Park, Chelmsford (<https://www.beaulieu.uk.com/>)

5.0 Access



Proposed ground floor plan

5.1 Location

The site has good transport connections. The proposed Units would be 21 minutes' walk from Debden Station and Loughton tube station is 10 minutes by bus. Bus stops are close by at Rectory lane and Church Hill. It also has good connections by car with the M11 being only a few minutes away

5.2 Access to Units

All 5 units have direct access to the street through an individual main access door at ground floor level that opens to an entrance lobby. Also, at ground floor level access can be via a roller shutter door that gives access to the workshop area.

5.3 Access within the units

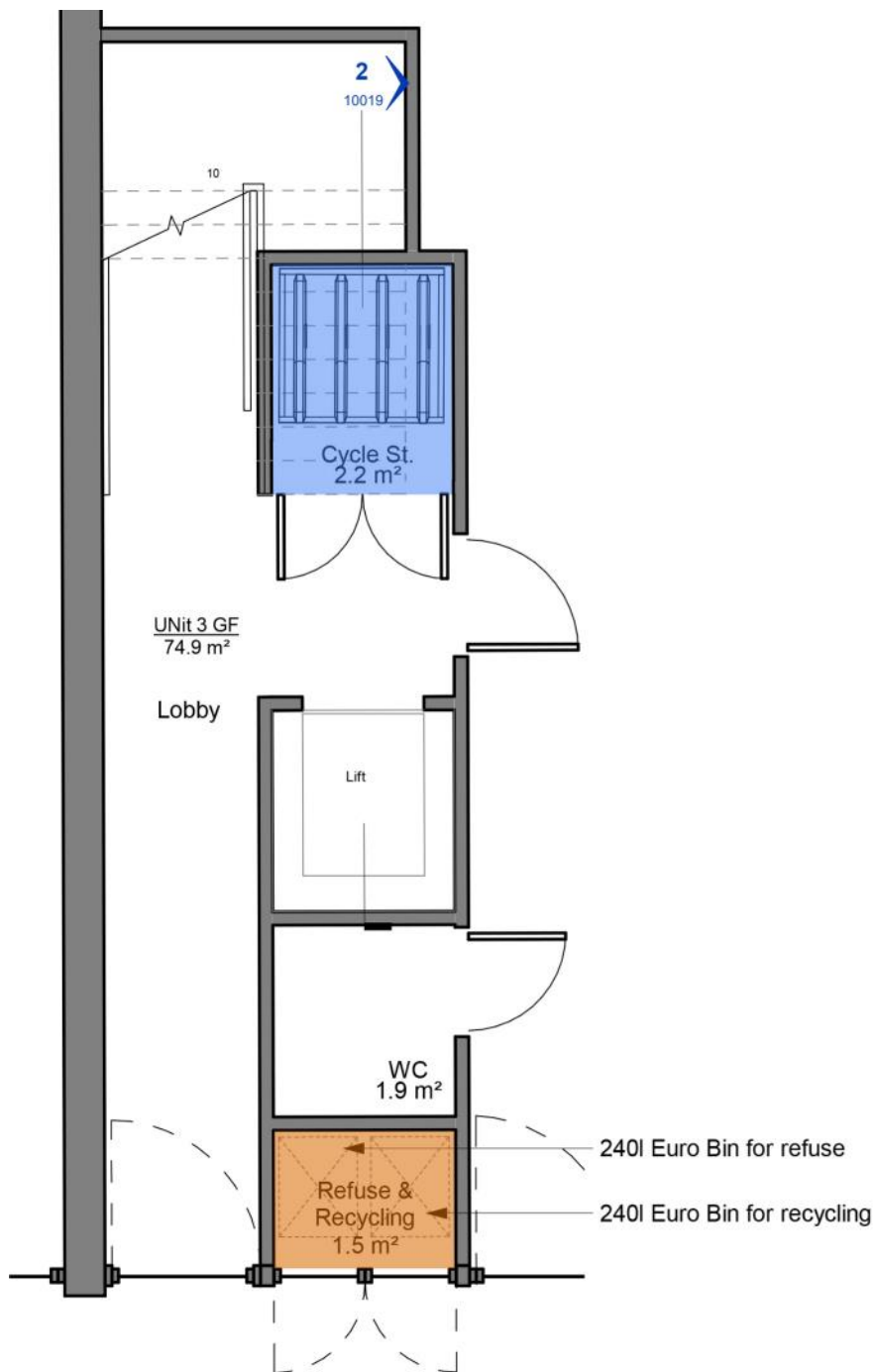
At ground floor level the entrance lobby connects the main entrance door with the stairs designed to ambulant disabled standards and a with a small platform lift.

5.4 Car parking ^(a)

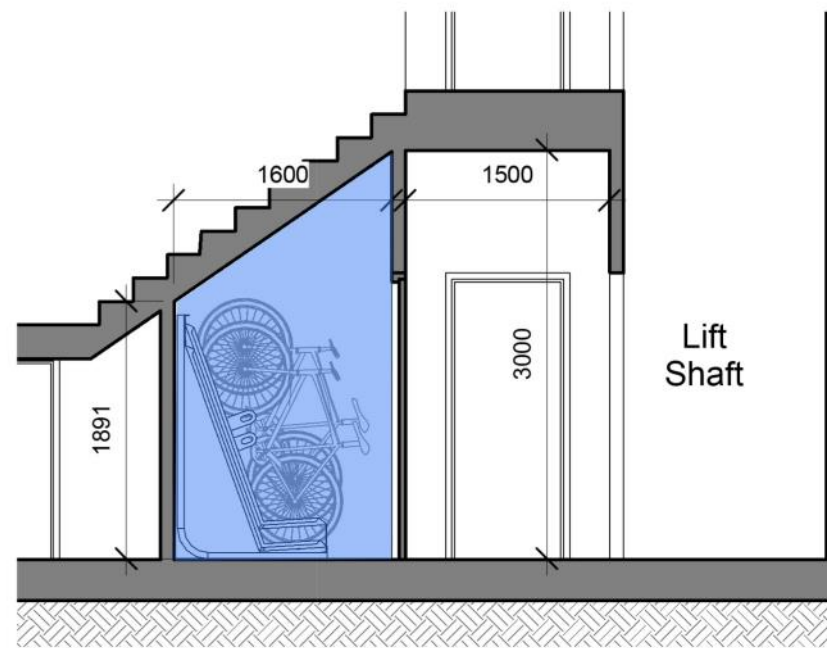
The site is located in a sustainable location in Loughton, with an acceptable walking distance to the London underground and with a few bus stops close by.

We propose communal car parking with 9 spaces, part undercroft. One of the spaces (P1) was designed to be DDA compliant.

Continued ...



Typical Ground floor arrangement



Typical cycle store section

5.5 Cycle Parking ^(a)

Each Unit has its own cycle store for 4 cycles. As can be seen in the plan and section on this page, the cycle store is located under the stairs and accessed from the access lobby. The cycles will be placed on the semi-vertical cycle racks that will be installed.

5.6 Access for Servicing: Refuse ^(a)

As with the cycle storage, each unit has its own refuse & recycling store that can be opened from the exterior and is big enough to store two 240l Eurobins.

^(a) Please see also transport statement prepared by Markides Associates that supports this application.

6.0 Sustainability



Biodiverse wildflower seeded planting

6.0 Sustainability

The proposed design has a sustainable design approach, with all units having a double aspect, improving the natural ventilation and increasing the amount of natural light. In addition to that, a biodiverse green roof is proposed on the first floor to act as a rainwater basin, to attenuate the flow of water and cause a slow release of the water into the drainage system and to contribute towards the biodiversity of the site.

A biodiverse wildflower seeded planting is desired for attractiveness and increased biodiversity and can be mixed in with sedum to provide all-year around presence. An annual maintenance strategy will be part of the grounds maintenance as a whole.

Photovoltaic renewable energy and ASHP will be also provided for a more efficient and sustainable use of energy for the building.

7.0 Summary



7.0 Summary

This report has been prepared to support the demolition of the existing tired industrial building and the regeneration of the site, providing five new class E units in an identified employment zone.

The new building will invigorate the area with its contemporary presence, and will sit harmoniously in its context.

It will also be a positive addition to help to solidify the urban character in this part of the borough and will enhance the employment potential of the site.

www.cooleyarchitects.com