

Supplementary Committee Agenda



**Epping Forest
District Council**

Council Housebuilding Cabinet Committee Thursday, 5th April, 2018

Place: Council Chamber, Civic Offices, High Street, Epping

Time: 7.00 pm

Democratic Services: Jackie Leither Tel: 01992 564756
Email: democraticservices@eppingforestdc.gov.uk

6.a CHB-008 Sites for resubmission to planning April 2018 (2) (Pages 3 - 46)

(Director of Communities) To consider the attached report, CHB-008-2017/18.

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Report to the Council Housebuilding Cabinet Committee



Report reference: CHB-008-2017/18
Date of meeting: 05 April 2018

**Epping Forest
District Council**

Portfolio: Housing

Subject: Resubmission of development sites for planning

Responsible Officer: Matt Rudgyard (01992 564000)
Housing Development Manager

Democratic Services: Jackie Leither (01992 564756)

Recommendations/Decisions Required:

(1) That the garage sites, either previously withdrawn or refused planning permission be redesigned and resubmitted for planning approval, at the following locations:

- a. Garage site to the rear of 80-98 and 100-112 Hillyfields, Loughton – development of 2no. 2 bed-houses;
- b. Garage site to the rear of 109 to 127 Pyrles Lane (Site A), Loughton – development of 2no. 2 bed-houses;
- c. Garage site to rear of 100 to 108 Pyrles Lane (Site B), Loughton – development of 3no. 3 bed-houses;
- d. Garage site at Hornbeam Close (Site A), Buckhurst Hill (adjacent to 6 Cascade Close) – development of 2no. 2 bed-houses;
- e. Garage site adjacent to 25 Colvers, Matching Green – development of 3no. 2-bed houses;
- f. Garage site at Gant Court, Waltham Abbey – development of 3no. 2-bed houses;
- g. Garage site at Mallion Court, Waltham Abbey – development of 4no. 2-bed houses;
- h. Garage site adjacent to 44 Palmers Grove, Nazeing – development of 3no. 3-bed houses and 1no. 2-bed house;
- i. Garage site adjacent to 52 Hansells Mead and 2 Parkfields, Roydon – development of 2no. 3-bed houses;
- j. Garage site adjacent to 14A Pound Close Nazeing – development of 2no. 3-bed houses and 2no. 2-bed houses;
- k. Garage site at St Thomas's Close, Waltham Abbey – development of 2no. 3-bed houses and 1no. 2-bed house; and

I. Garage site adjacent to 36 Springfield (Site B), Epping – development of 2no. 1-bed bungalows.

Executive Summary:

Each of the sites at Hillyfields, Pyrles Lane (Sites A and B) in Loughton; Hornbeam Close (Site A) in Buckhurst Court; Colvers in Matching Green; Gant Court, Mallion Court and St Thomas's Close in Waltham Abbey; Palmers Grove and Pound Close in Nazeing; Hansells Mead/Parkfields in Roydon and Springfield in Epping have been identified previously as being undevelopable, either because they were refused planning permission or were withdrawn prior to a decision being made. The Cabinet Committee has delegated authority within its Terms of Reference to explore all potential future use of the sites.

Reasons for Proposed Decision:

The Cabinet Committee is required to decide on the future use of garage sites that have previously been refused planning permission but are to be re-submitted with the reasons for planning refusal being taken into account in the new application in line with the Council's Policy.

Other Options for Action:

To adopt any other of the options within the existing Policy on the future use of undevelopable sites, as set out in the body of the report.

Report:

1. Where any of the Council's development sites identified for Council house-building is not developable for any of the reasons below, then the Cabinet Committee must decide on its future use:

- i. They do not receive planning permission;
- ii. They are not financially viable for the Council to develop based on a development appraisal; or
- iii. The Cabinet Committee considers for whatever reason, the site should not be developed for Council housing

2. The options already agreed by the Cabinet Committee are as follows:

- b. To sell the site for social housing to a Housing Association in return for a capital receipt to fund future Council house-building and to gain nomination rights for Council housing applicants;
- c. To sell the site for private development, either for residential or other use in return for a capital receipt to fund future Council house-building;
- d. To divide up the site and sell the land to local residents to extend their private gardens in return for a capital receipt to fund future Council house-building;
- e. To demolish the garages, re-surface and mark out the land and to leave the site as open car parking for local residents;
- f. To sell the site to a Town or Parish Council for their own purposes (eg. public amenity space) in return for a capital receipt to fund future Council house-building; or
- g. To continue to market and rent the garages to local residents

3. A further option that is now available to the Cabinet Committee is to submit a new planning application for each of the sites which were either withdrawn or were refused by the relevant

Area Planning Committee, since the Council's Constitution has recently been amended allowing any future planning applications that are refused permission at the relevant Area Planning Committee to be referred to District Development Management Committee (DDMC) as the Council's appeal mechanism.

4. Each of the sites at Hillyfields, Pyrles Lane (Sites A and B) in Loughton; Hornbeam Close (Site A) in Buckhurst Court; Colvers in Matching Green; Gant Court, Mallion Court and St Thomas's Close in Waltham Abbey; Palmers Grove and Pound Close in Nazeing; Hansells Mead/Parkfields in Roydon and Springfields in Epping have been identified as being undevelopable, either because they did not, or are not likely to receive planning permission. The reasons are set out below:

Hillyfields, Loughton

5. The site at Hillyfields, Loughton (see appendix A) has 12 x garages was approved by the Cabinet Committee in November 2014 to provide 2 x 2-bed houses has been referred back to the Cabinet Committee as the Planning Officers felt they could not recommend approval for the scheme on the grounds the access road is too narrow to support the development and significant overlooking issues. Photographs of the existing site can be seen at appendix A.

6. In view of the high percentage of vacant garages (50%), it is likely that our new framework partners will be able to design a scheme that can overcome the concerns of the Planning Officers by employing creative designs and as such it is recommended that the site be redesigned and submitted for planning approval.

Pyrles Lane - Site A, Loughton

7. The site at Pyrles Lane – Site A, Loughton (see appendix B) which has 12 no. garages, of as approved by the Cabinet Committee in November 2014 to provide 2 x 2-bed houses and has now been referred back to the Cabinet Committee as the Area Planning Committee (South) refused planning permission on the grounds of 1. By reason of its height, siting and design, the proposed dwelling houses would appear as an overbearing, intrusive and alien form of development that would detract from outlook from adjacent gardens and flats and from the character and appearance of the locality. Accordingly, the proposal is contrary to Local Plan and Alterations policies CP2(v), DBE1, DBE2 and DBE9.; and 2. By reason of the failure of the proposal to make appropriate provision within the locality for the parking of cars displaced from the application site, including informal parking on the access way and hardstanding adjacent to the garages, the proposal would be likely to exacerbate parking stress in the locality. As a consequence, the proposal would cause harm to the character of the locality and the amenities enjoyed by local residents. Accordingly, the proposal is an unsustainable form of development, contrary to policies CP3(v) and DBE2 of the Local Plan and Alterations, which are consistent with the National Planning Policy Framework. Photographs of the existing site can be seen at appendix B.

8. It is likely that our new framework partners will be able to design a scheme that can overcome the reason for the planning refusal, by employing creative designs and as such it is recommended that the site be redesigned and submitted for planning approval.

Pyrles Lane - Site B, Loughton

9. The site at Pyrles Lane – Site B, Loughton (see appendix C) which has 28 no. garages was approved by the Cabinet Committee in November 2014 to provide 3 x 3-bed houses and has now been referred back to the Cabinet Committee as the Area Planning Committee

(South) refused planning permission on the grounds of 1. The cumulative impact of the means of accessing the development site, comprising of an access way of considerable length and narrow width, insufficient to allow cars to pass each other, together with the absence of a turning area within the site is likely to result in significant conflict between vehicles, pedestrians and cyclists. Such conflict would be harmful to the safe and free flow of traffic on both Pyrles Lane and the access way, contrary to Local Plan and Alterations policy ST6, which is consistent with the National Planning Policy Framework; 2. Insufficient details of the means of storing refuse is submitted and, having regard to the highly constrained access arrangements for the site, it seems likely that the indicated refuse storage proposals on collection days would exacerbate the harm identified in the first reason for refusal that the access arrangements would cause to the interests of safety. Accordingly, the proposal is contrary to Local Plan and Alterations policy ST6, which is consistent with the National Planning Policy Framework; and 3. By reason of its bulk, scale, height and siting adjacent to the ends of rear gardens of houses on Pyrles Green, Pyrles Lane and Grosvenor Drive, it is likely the proposal would appear excessively overbearing when seen from the gardens of 11, 12 and 13 Pyrles Green, 102, 104, 106 and 108 Pyrles Lane and 31, 33, 35, 37 and 39 Grosvenor Drive. Accordingly, the proposal would be harmful to the living conditions of those dwellings, contrary to Local Plan and Alteration policy DBE9, which is consistent with the National Planning Policy Framework.⁹

10. It is likely that our new framework partners will be able to design a scheme that can overcome the reason for the planning refusal, by employing creative designs and as such it is recommended that the site be redesigned and submitted for planning approval. Photographs of the existing site can be seen at appendix C.

Hornbeam Close – Site A, Buckhurst Hill

11. The site at Hornbeam Close – Site A, Buckhurst Hill (see appendix D) has 24 x garages was approved by the Cabinet Committee in October 2014 to provide 2 x 2-bed houses has been referred back to the Cabinet Committee as there are three other garage sites in close proximity, which when developed may add parking stress in the area. Photographs of the existing site can be seen at appendix D.

12. It may be possible to undertake a more detailed review of the parking in the area and our new framework partners come up with a scheme that can overcome the parking stress concerns by employing creative designs and as such it is recommended that the site be redesigned and submitted for planning approval.

Colvers, Matching Green

13. The site at Colvers, Matching Green (see appendix E) which has 18 no. garages was approved by the Cabinet Committee in June 2015 to provide 2 x 2-bed houses and has now been referred back to the Cabinet Committee as the Area Planning Committee (North) refused planning permission on the grounds of 1. The proposed development results in the loss of 18 garages and the introduction of 2 new dwellings with the provision of only 10 new parking spaces, and will significantly exacerbate the level of parking stress in an area where there is already excessive on street parking. As such the development is likely to be detrimental to highway safety and the character and amenity of the area contrary to policies ST4, ST6 and CP2 of the Adopted Local Plan and Alterations.

14. It is likely that our new framework partners will be able to design a scheme that can overcome the reason for the planning refusal, by employing creative designs and as such it is recommended that the site be redesigned and submitted for planning approval. Photographs of the existing site can be seen at appendix E.

Gant Court, Waltham Abbey

15. The site at Gant Court, Waltham Abbey (see appendix F) which has 20 no. garages was approved by the Cabinet Committee in March 2016 to provide 3 x 2-bed houses and has now been referred back to the Cabinet Committee as the Area Planning Committee (North) refused planning permission on the grounds of 1. The proposed scheme would see the removal of 20 car parking spaces from this estate. This would cause an unacceptable loss of parking spaces with harm to the on street parking, highway safety and the amenities of neighbours and is contrary to policies CP2 and ST6 of the adopted local plan and alterations. Photographs of the existing site can be seen at appendix F.

16. It is likely that our new framework partners will be able to design a scheme that can overcome the reason for the planning refusal, by employing creative designs and as such it is recommended that the site be redesigned and submitted for planning approval.

Mallion Court, Waltham Abbey

17. The site at Mallion Court, Waltham Abbey (see appendix G) which has 29 no. garages was approved by the Cabinet Committee in March 2016 to provide 4 x 2-bed houses and has now been referred back to the Cabinet Committee as the Area Planning Committee (North) refused planning permission on the grounds of 1. The proposed scheme would see the removal of the public open space between 8 - 9 Mallion Court and its replacement by a parking area. This would cause unacceptable harm to the character and appearance of the street scene in this location by removing an area for recreation and softening in the urban area and is contrary to policies CP2 and DBE10 of the adopted local plan and alterations; and 2. The proposed scheme would see the reception of 4 no. 2 storey houses on garage sites. This would cause unacceptable harm to the character and appearance of the street scene in this location due to the cramped sites and incongruous siting of detached dwellings in this area of terraces and is contrary to policies CP2 and DBE10 of the adopted local plan and alterations. Photographs of the existing site can be seen at appendix G.

18. It is likely that our new framework partners will be able to design a scheme that can overcome the reason for the planning refusal, by employing creative designs and as such it is recommended that the site be redesigned and submitted for planning approval.

44 Palmers Green, Nazeing

19. The site at 44 Palmers Green, Nazeing (see appendix H) which has 25 no. garages was approved by the Cabinet Committee in June 2016 to provide 3 x 3-bed houses and 1 x 2-bed house and has now been referred back to the Cabinet Committee as the Area Planning Committee (North) refused planning permission on the grounds of 1. The application would have an unacceptable adverse impact on the amenity and character of the area by the removal of the parking and garage area which was specifically designed as an integrated aspect of the estate, contrary to policies CP2, CP3 & DBE2 of the adopted Local Plan and alterations; 2. The application would result in an unsafe impact on traffic using the single track access to the site as vehicles would be forced to reverse onto Palmers Grove as there are no passing spaces, contrary to policy ST4 of the adopted Local Plan and alterations; and 3. The application would result in an unacceptable loss of vehicle parking, contrary to policy ST6 of the adopted Local Plan and alterations. Photographs of the existing site can be seen at appendix H.

20. It is likely that our new framework partners will be able to design a scheme that can overcome the reason for the planning refusal, by employing creative designs and as such it is recommended that the site be redesigned and submitted for planning approval.

52 Hansells Mead/2 Parkfields Roydon

21. The site at 52 Hansells Mead/2 Parkfields, Roydon (see appendix I) which has 16 no. garages was approved by the Cabinet Committee in June 2016 to provide 3 x 3-bed houses and has now been referred back to the Cabinet Committee as the Area Planning Committee (North) refused planning permission on the grounds of 1. The use of the existing access for the two new dwellings will create a potential for cars reversing onto Hansells Mead and Parkfields. The proposal would therefore be detrimental to highway safety contrary to policy ST4 of the Adopted Local Plans and Alterations; and 2. The proposal includes the loss of 16 existing garages which would cause a significant and unacceptable displacement of existing parking in the locality and would create a substantial demand for on street parking on Hansells Mead and Parkfields, which will cause harm to the locality. The proposal is therefore contrary to policy ST6 of the Adopted Local Plan and Alterations. Photographs of the existing site can be seen at appendix I.

22. It is likely that our new framework partners will be able to design a scheme that can overcome the reason for the planning refusal, by employing creative designs and as such it is recommended that the site be redesigned and submitted for planning approval.

14A Pound Close, Nazeing

23. The site at 14A Pound Close, Nazeing (see appendix J) which has 12 no. garages was approved by the Cabinet Committee in June 2016 to provide 2 x 3-bed houses and 2 x 2-bed houses and has now been referred back to the Cabinet Committee as the Area Planning Committee (North) refused planning permission on the grounds of 1. This is a cramped form of development which will have an adverse impact on the character and appearance of the area, street scene and neighbouring amenity contrary to policies CP2, CP3, CP6, CP7, DBE1 & DBE2 of the adopted Local Plan and alterations; and 2. The proposed scheme would have an unacceptably adverse impact on both highway safety and parking provision in this crowded and congested area, contrary to policies ST4 & ST6 of the adopted Local Plan and alterations. Photographs of the existing site can be seen at appendix J.

24. It is likely that our new framework partners will be able to design a scheme that can overcome the reason for the planning refusal, by employing creative designs and as such it is recommended that the site be redesigned and submitted for planning approval.

St. Thomas's Close, Waltham Abbey

25. The site at St. Thomas's Close, Waltham Abbey (see appendix K) which has 12 no. garages was approved by the Cabinet Committee in March 2016 to provide 2 x 3-bed houses and 3 x 2-bed houses and has now been referred back to the Cabinet Committee as the Area Planning Committee (North) refused planning permission on the grounds of 1. The proposed development would be out of keeping with the street scene and the surrounding estate, and would also be a cramped form of development on this restricted site contrary to policies DBE1, 2, CP2 of the adopted local plan and alterations. Photographs of the existing site can be seen at appendix K.

26. It is likely that our new framework partners will be able to design a scheme that can overcome the reason for the planning refusal, by employing creative designs and as such it is recommended that the site be redesigned and submitted for planning approval.

Springfield (Site B), Epping

27. The site at Springfield – Site B, Epping (see appendix L) has 24 x garages was approved by the Cabinet Committee in December 2014 to provide 2 x 1-bed detached chalet

bungalows has been referred back to the Cabinet Committee as there was one other garage sites in close proximity, which when developed may add parking stress in the area. The Cabinet Committee later agreed to demolish the garages and create off street parking on the site and offer the spaces to residents for rent at a rate of £500 per space in the first year and then £250 per year thereafter. Photographs of the existing site can be seen at appendix L.

28. Having created the off street parking spaces, local residents were offered the parking bays in line with the Council Policy. However, there was no take-up. This was then offered out to a wider area of residents, again without any interest. The spaces remain vacant. In view of the lack of demand for the parking spaces it is recommended that this scheme be resurrected and resubmitted for Planning Permission based on the original design that was approved by the Cabinet Committee in October 2014.

Resource Implications:

Each site approved for redesign and resubmission for planning approval will trigger fees from our framework partners as well as a planning fee for each application. These fees will be met from the existing Capital Programme for Council House-building.

Legal and Governance Implications:

Within its Terms of Reference, the House-Building Cabinet Committee is to consider the future use of each garage site for the purpose of Council House-building, and where a site is found to be unsuitable then they are to decide on its future use.

Safer, Cleaner and Greener Implications:

The future use of under-utilised garage sites that do not have redevelopment potential, need to be considered so as to make the best possible use of the site and enhance the environment. These sites are currently subject to much anti-social behaviour by way of fly-tipping and general nuisance complaints.

Consultation Undertaken:

Ward Councillors have been consulted on the initial feasibility studies and will be invited to participate in the discussions around this proposed way forward. Residents will be consultation via the new planning applications, which will seek to take into account the reasons for either withdrawal or rejection of the original proposals.

Planning Officers will be consulted by way of Pre-application discussion as part of the detailed design stages.

Background Papers:

Previous feasibility study documents relating to each of the sites, along with minutes of the Cabinet Committee meetings and the various Area Planning Sub-Committees

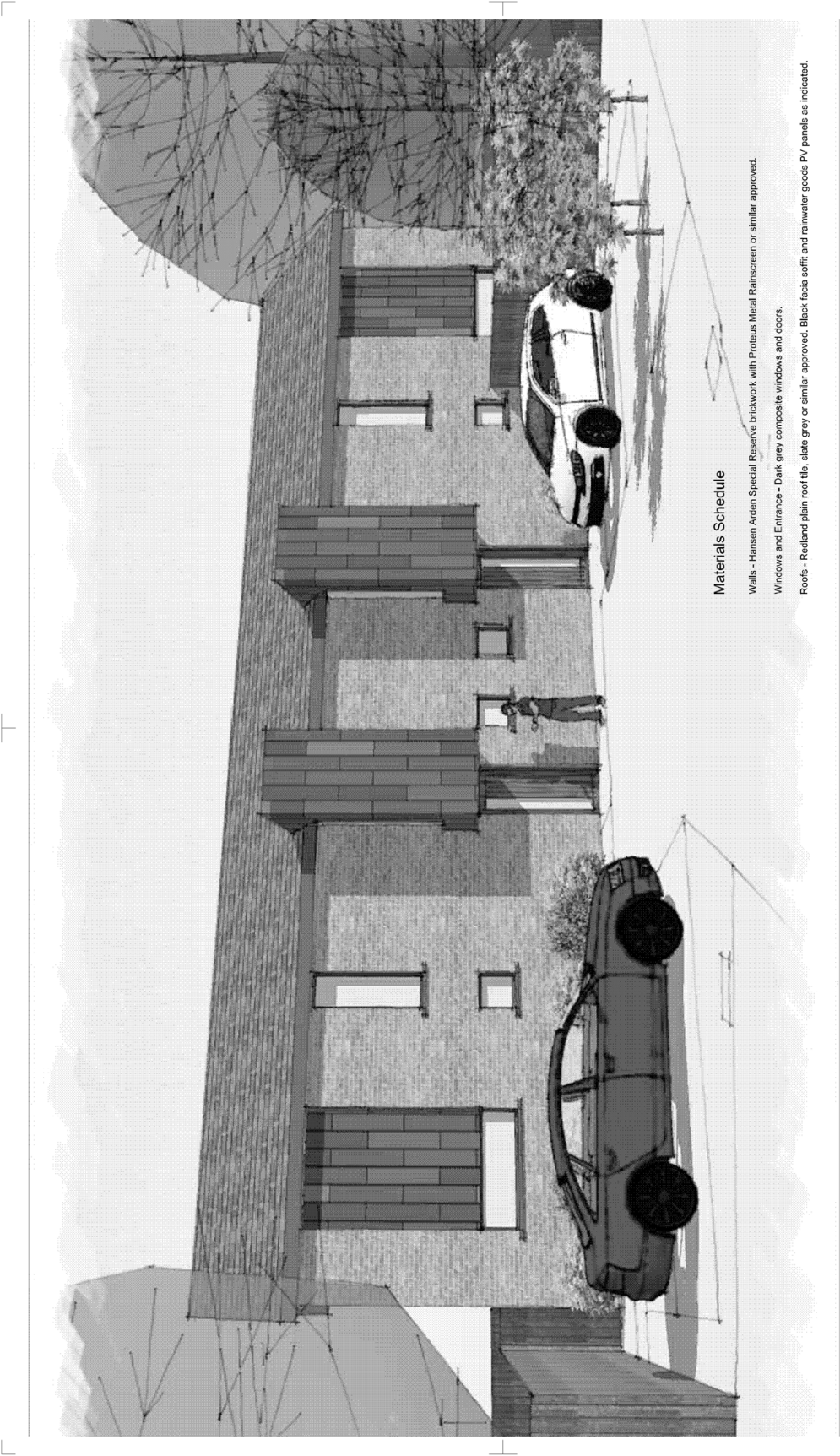
Risk Management:

The only risks that apply are with unforeseen costs associated with the demolition of the existing garages and any land retaining structures that may be required once removed.

Equality Analysis

The Equality Act 2010 requires that the Public Sector Equality Duty is actively applied in decision-making. This means that the equality information provided to accompany this report is essential reading for all members involved in the consideration of this report. The equality information is provided as an Appendix to the report and is included on the main agenda.





Materials Schedule

- Walls - Hansen Arden Special Reserve brickwork with Protus Metal Rainscreen or similar approved.
- Windows and Entrance - Dark grey composite windows and doors.
- Roofs - Redland plain roof tile, slate grey or similar approved. Black fascia soffit and rainwater goods PV panels as indicated.

NOTES:
Report all discrepancies, errors and omissions.
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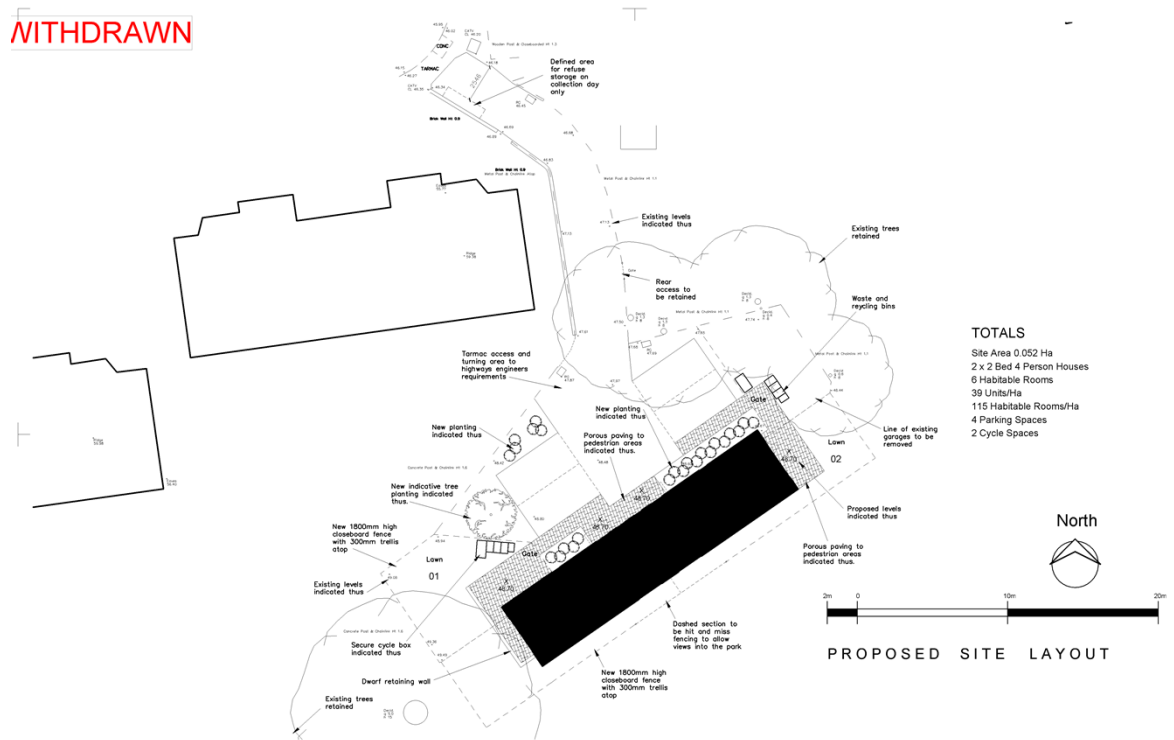
Rev	Date	Description	Name
1	11/11/2016	11/11/2016	



Pellings

East Thames HA			
PROJECT	DATE	SCALE	STATUS
Proposed Perspective Hillfields, Loughton	SEP 2016	NTS @ A3	NP
612 059 PL05			B

WITHDRAWN



NOTES

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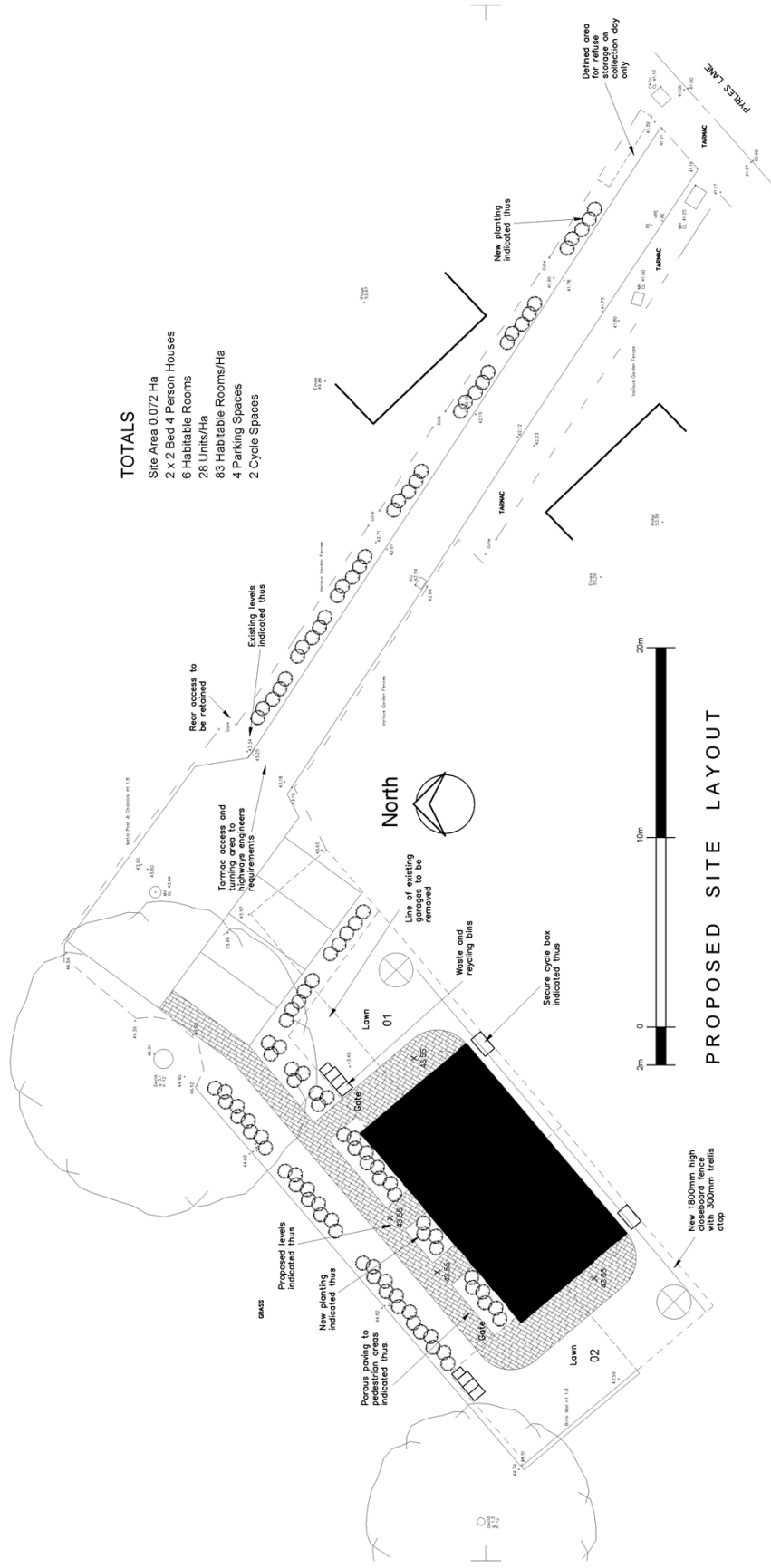
PRELIMINARY

Rev	Date	Description	Name
1	14/11/15	Issue for planning	

Pellings

East Thames HA		EFDC House Building Programme	
100	Proposed Site Layout	001	AUG 2015
100	Hillyfields, Loughton	1:200	04/15 NP
612 059 PL03		A	





- TOTALS**
- Site Area 0.072 Ha
 - 2 x 2 Bed 4 Person Houses
 - 6 Habitable Rooms
 - 28 Units/Ha
 - 83 Habitable Rooms/Ha
 - 4 Parking Spaces
 - 2 Cycle Spaces

PROPOSED SITE LAYOUT

NOTES

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PRELIMINARY

Rev	Date	Description
-	-	-

Name

Pellings

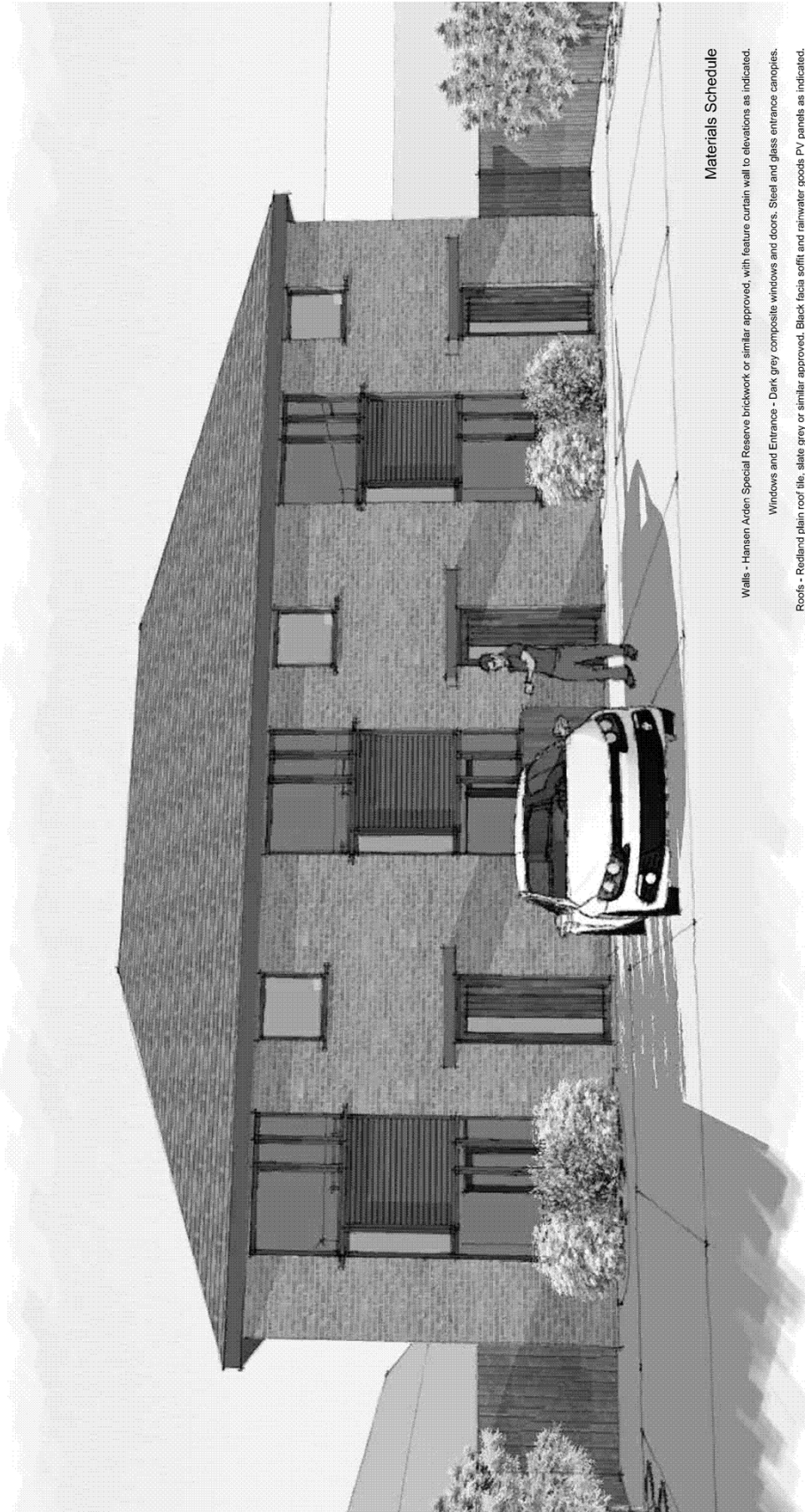
PROJECT	East Thames HA	EPDC House Building Programme
TITLE	Proposed Site Layout	SCALE: 1:200 @A3
DATE	AUG 2015	DATE
DESIGNER	Pyrites Lane Site A, Loughton	612 061 PL03 A

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PRELIMINARY

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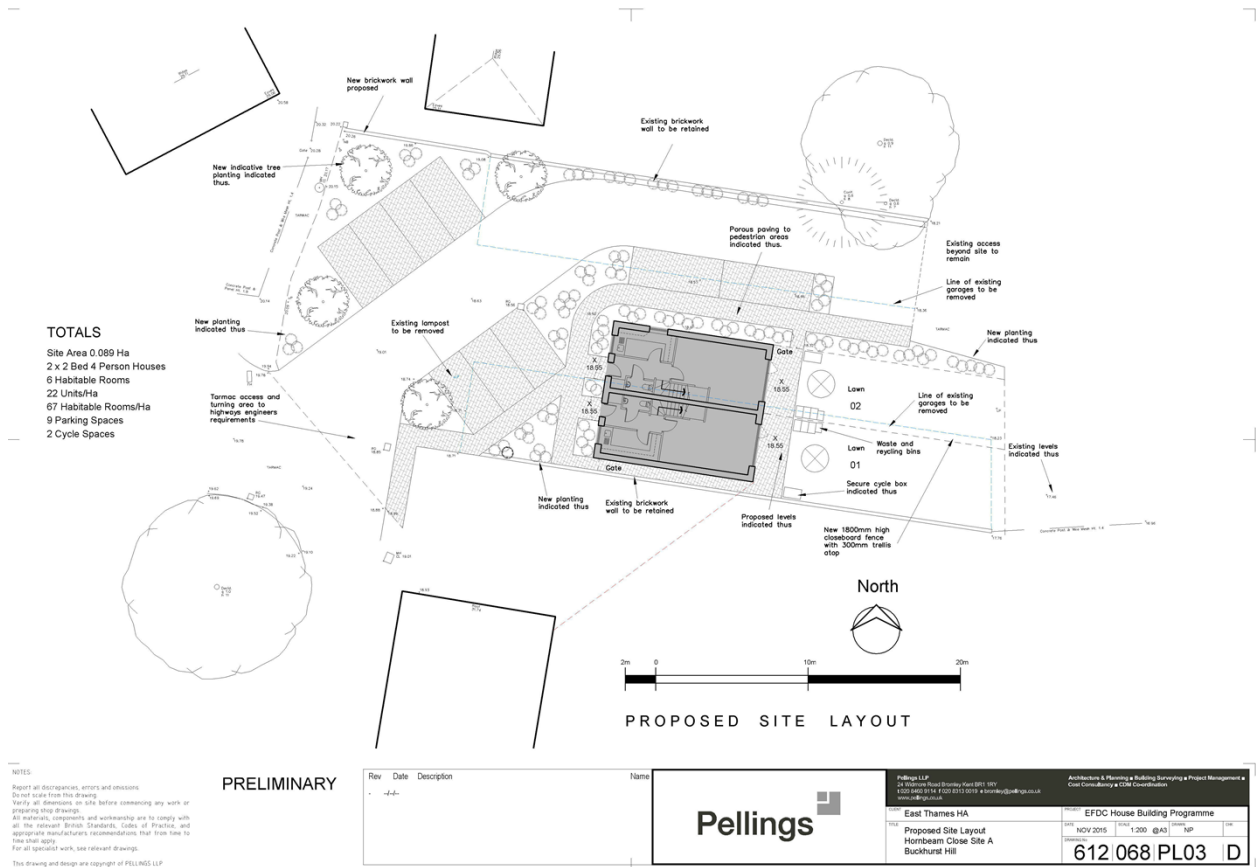
Rev	Date	Description	Name
1	11-1-00		



CLIENT	East Thames HA									
TITLE	Proposed Perspective Pyrites Lane Site B									
PROJECT	EFDC House Building Programme									
DATE	SEP 2015	SCALE	NTS	@A3	SHEET	NP	CASE			
DRAWING NO.	612 062 PL05 B									

Appendix D









Materials Schedule

- Walls - Hansen Arden Special Reserve brickwork or similar approved, with timber box to elevations as indicated. Steel columns
- Windows and Entrance - Dark grey composite windows and doors.
- Roofs - Sedum roof system. Black fascia soffit and rainwater goods PV panels as indicated.

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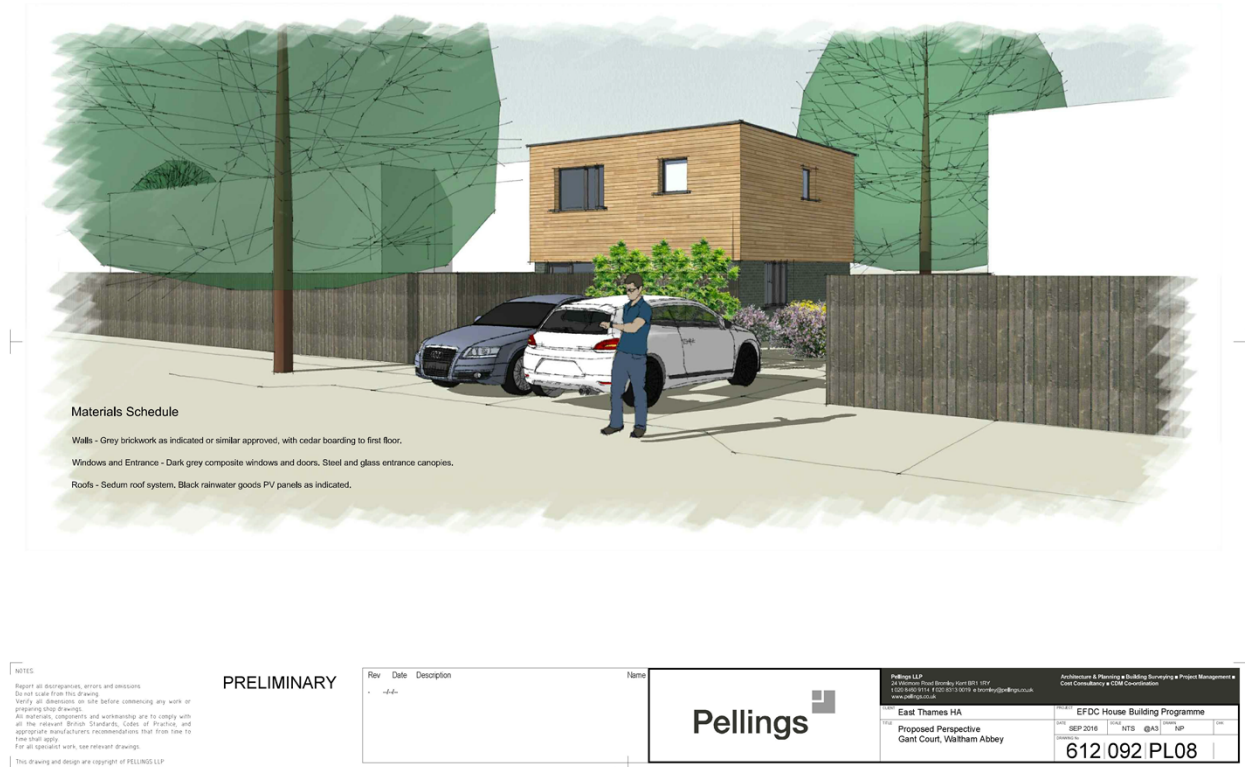
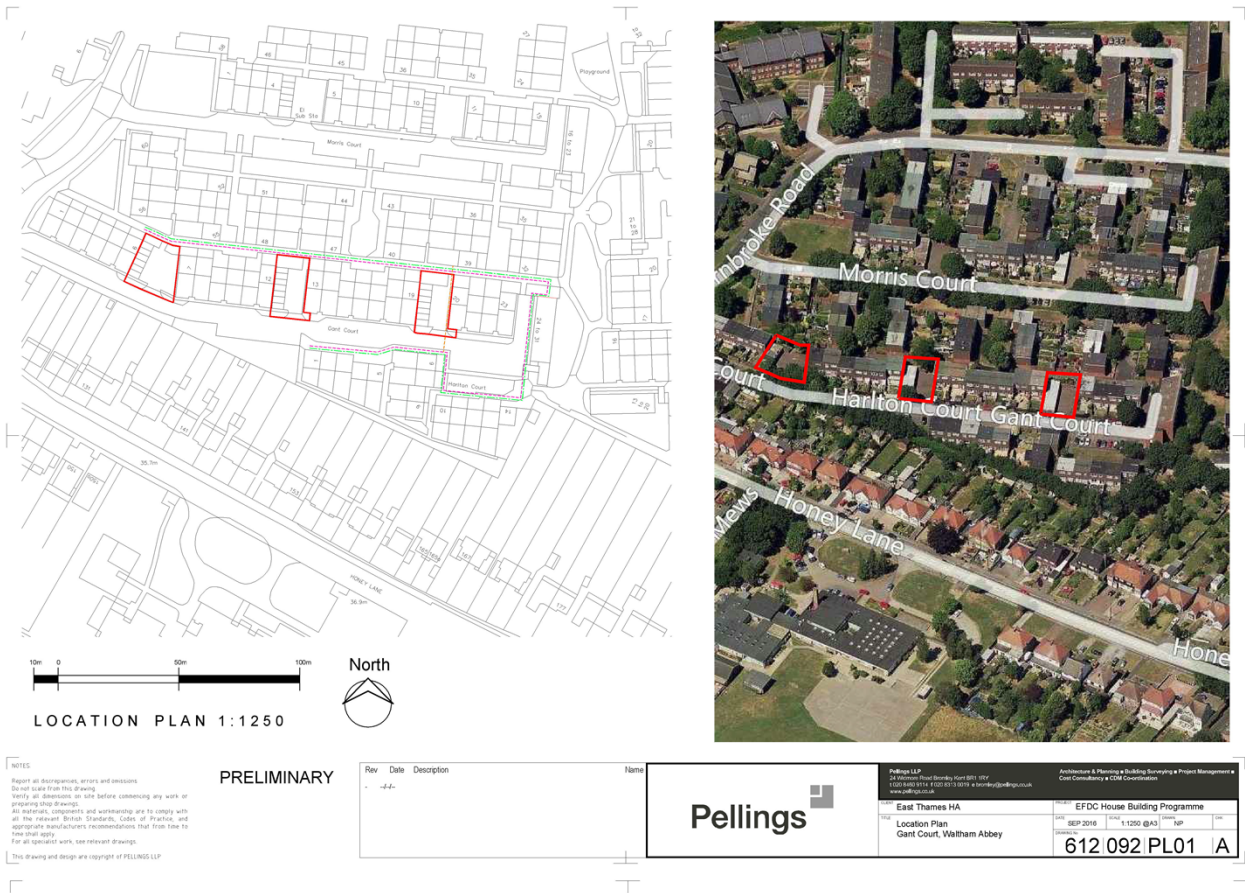
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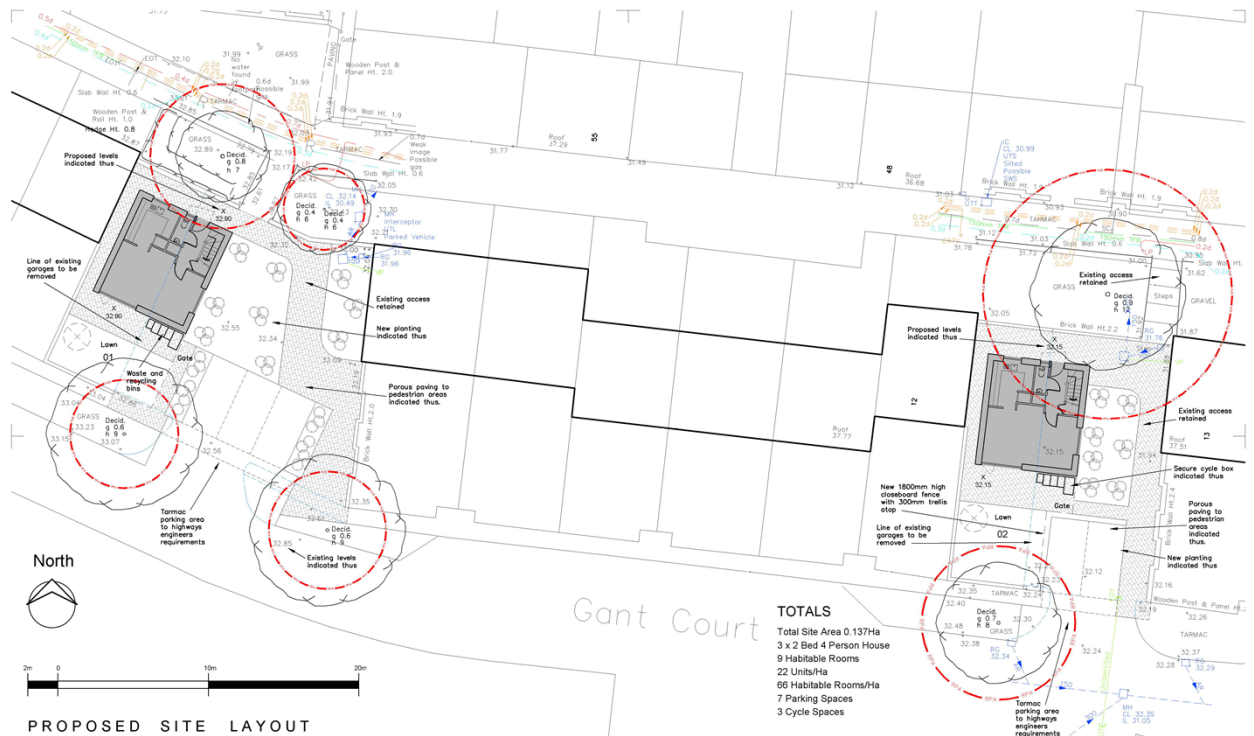
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**Pellings**

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East Thames HA Proposed Perspective Colours Matching Green		EFDC House Building Programme	
Project No	612 084 PL06	Issue	A
Client	East Thames HA	Date	MAY 2016
Drawn by	NTS @A3	Checked by	NTS @A3
Scale	1:50	Project No	612 084 PL06

Appendix F





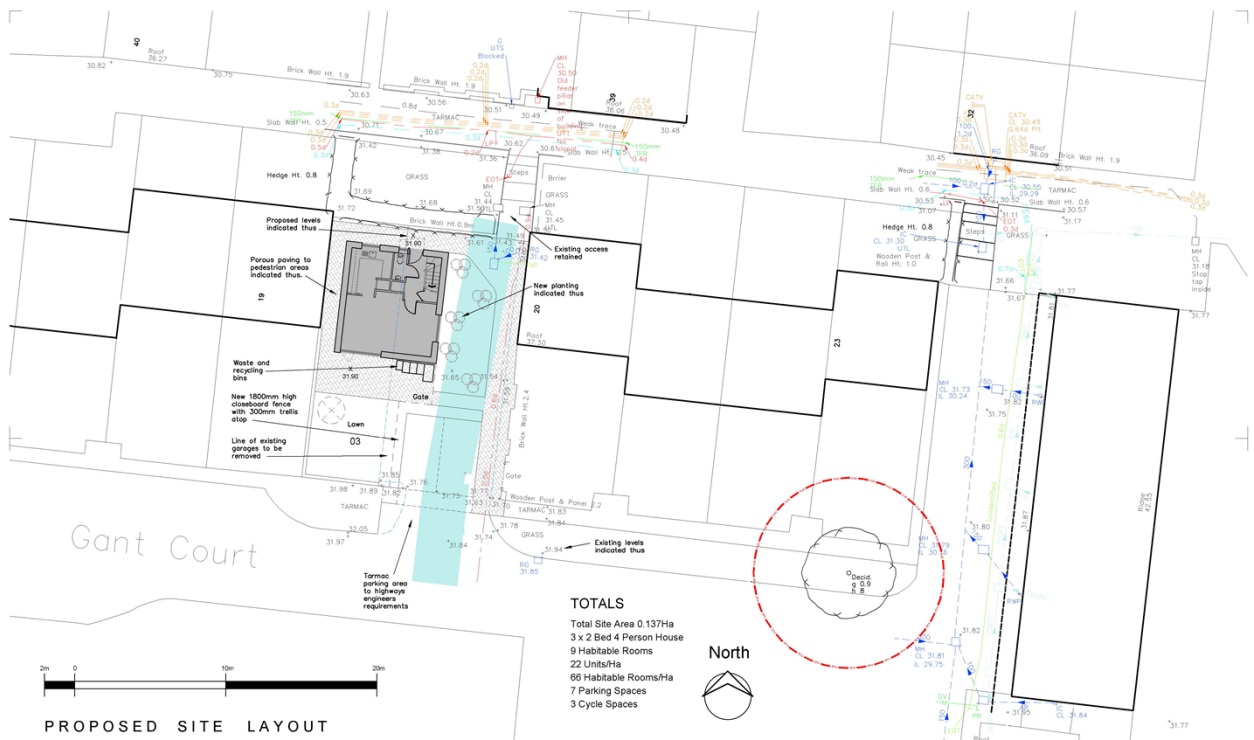
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PRELIMINARY

Rev	Date	Description	Name
1	11/10/18	Issue for planning	Pellings

Pellings

East Thames HA		EFDC House Building Programme	
Proposed Site Layout Sheet 1 of 2 Gant Court, Valtham Abbey		SEP 2018	1:200 (A3) NP
		612 092 PL04 C	



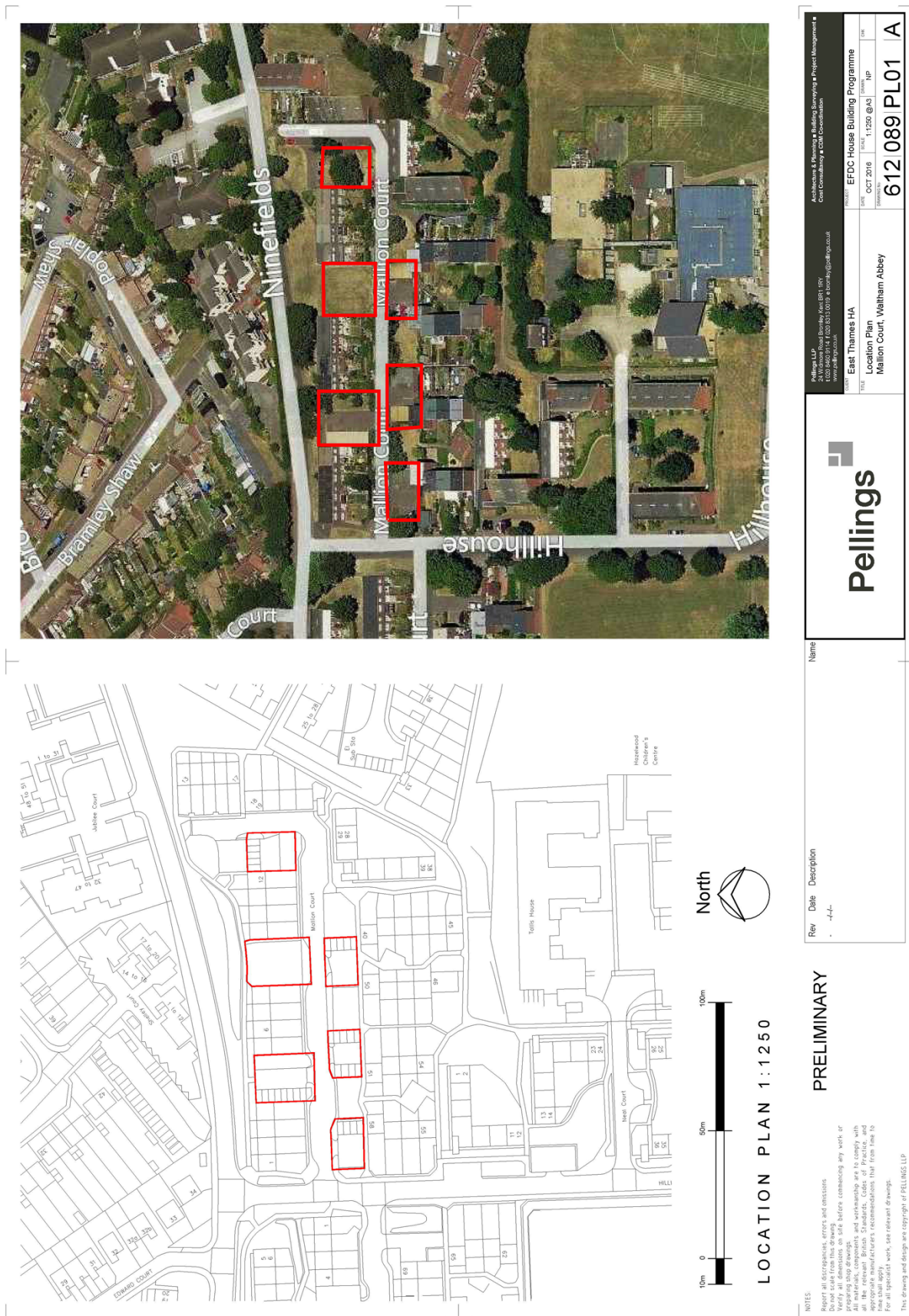
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PRELIMINARY

Rev	Date	Description	Name
1	11/10/18	Issue for planning	Pellings

Pellings

East Thames HA		EFDC House Building Programme	
Proposed Site Layout Sheet 2 of 2 Gant Court, Valtham Abbey		SEP 2018	1:200 (A3) NP
		612 092 PL05 C	





Materials Schedule

- Walls - Grey brickwork as indicated or similar approved, with cedar boarding to first floor.
- Windows and Entrance - Dark grey composite windows and doors. Steel and glass entrance canopies.
- Roofs - Sedum roof system. Black rainwater goods PV panels as indicated.

NOTES

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Name

Rev Date Description

1 11/11/2016

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East Thames HA

Proposed Perspective
Mallion Court, Waltham Abbey

EFDC House Building Programme

NOV 2016 NOV 2016 NOV 2016 NOV 2016

612 089 PL08

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PRELIMINARY

LOCATION PLAN 1:1250

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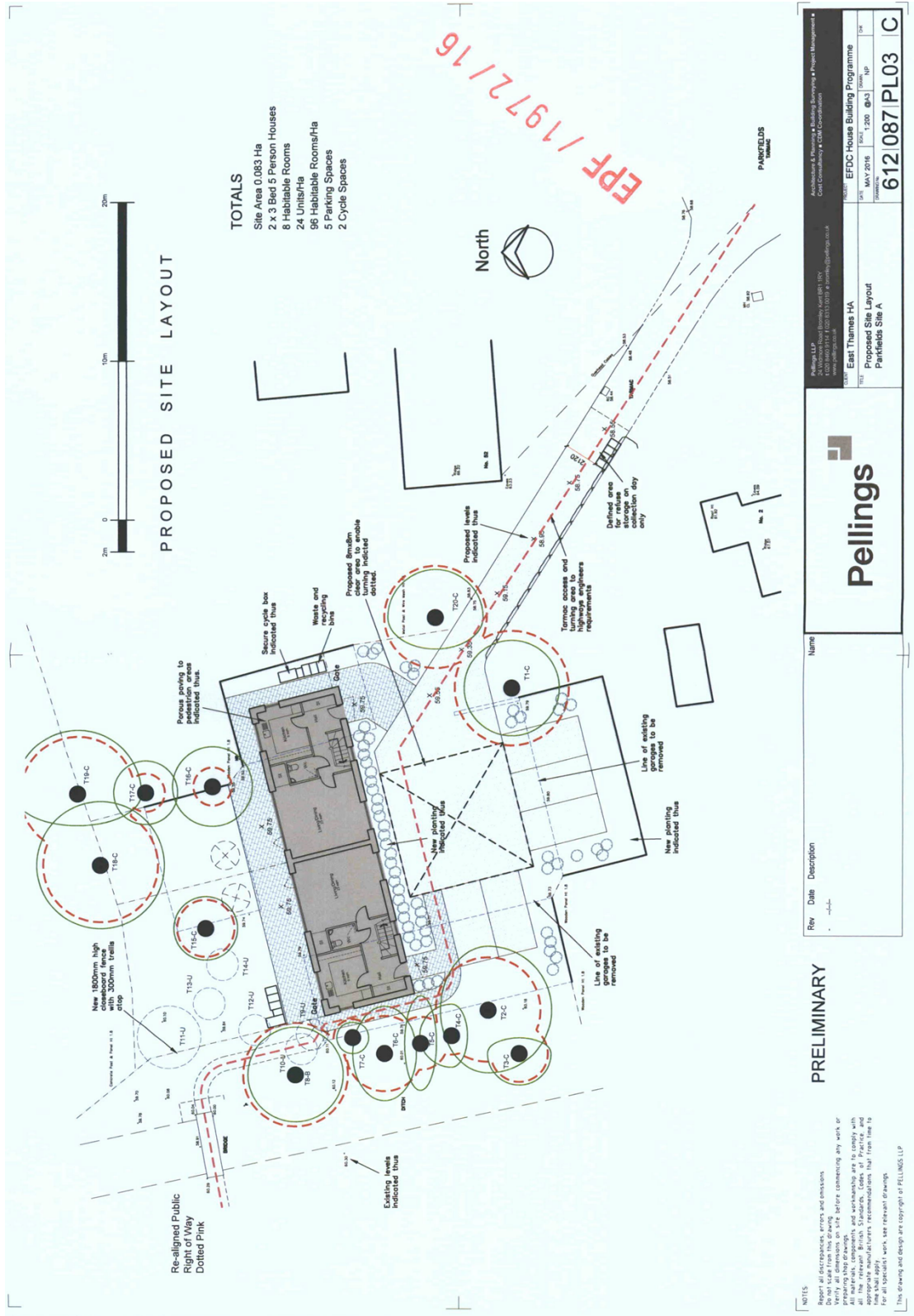
PRELIMINARY

Rev	Date	Description	Name
1	11/11/2016	11/11/2016	11/11/2016

**Pellings**

East Thames HA			
Proposed 3D Visual			
Palmer's Grove, Nazeing			
DATE	DATE	DATE	DATE
MAY 2016	MAY 2016	MAY 2016	MAY 2016
DESIGNED	DRAWN	CHECKED	APPROVED
612 085 PL05 A			





TOTALS

Site Area 0.083 Ha
2 x 3 Bed 5 Person Houses
8 Habitable Rooms
24 Units/Ha
96 Habitable Rooms/Ha
5 Parking Spaces
2 Cycle Spaces

NOTES
Report all discrepancies, errors, and omissions.
Verify all dimensions on site before commencing any work or
All existing site drawings, plans, and worksheets are to comply with
all the relevant British Standards, Codes of Practice, and
For all specialist work, see relevant drawings.

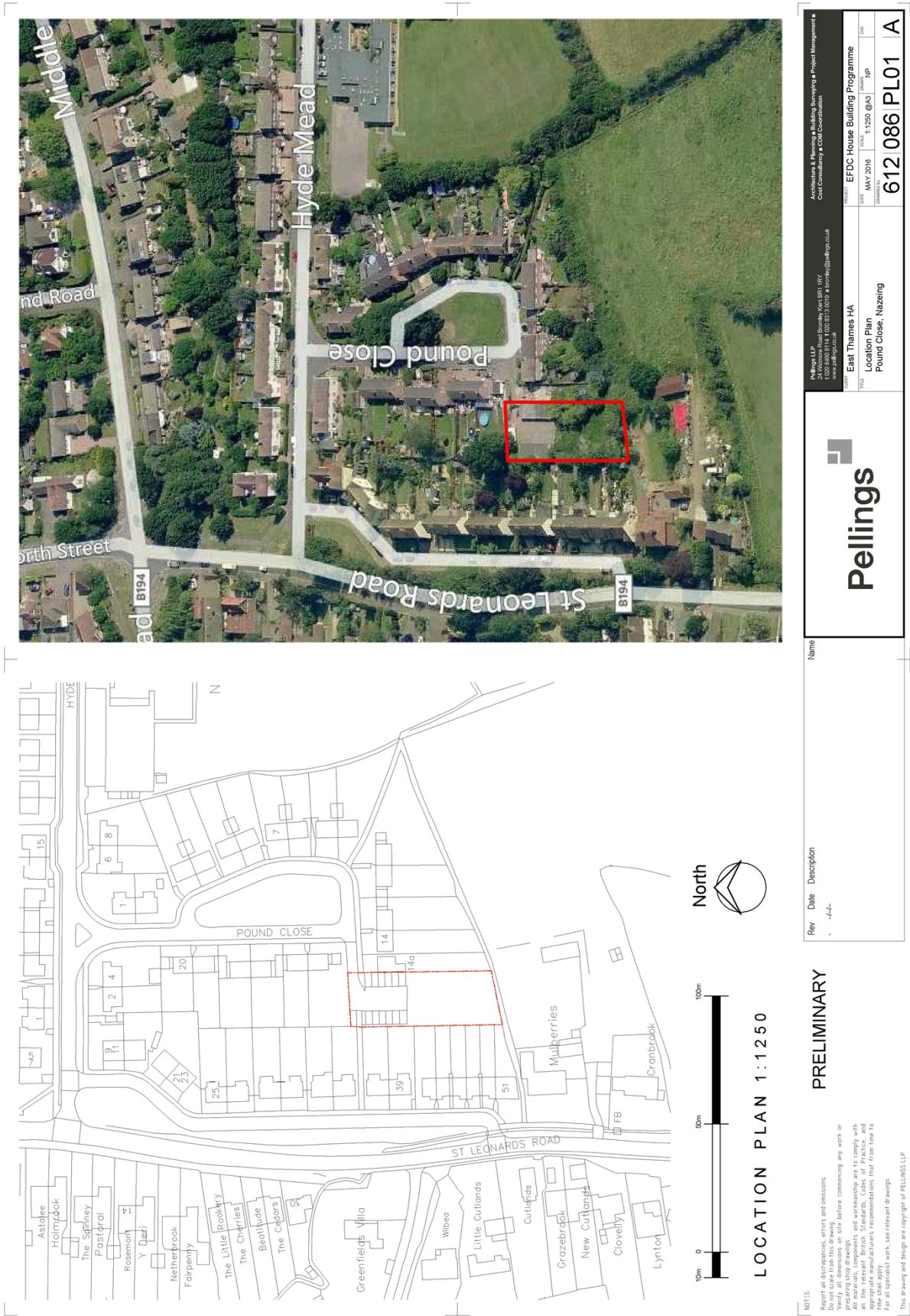
PRELIMINARY

Rev	Date	Description
1	10/05/2016	Issue for comment

**Pellings**

Name: _____

Pellings LLP 25 Wilton Road, London SW1E 6JY 020 7493 8888 www.pellings.co.uk		Architecture & Planning • Building Services • Project Management • Cost Consultancy & CDM Coordination	
Client	East Thames HA	Project	EFDC House Building Programme
Drawn	MAY 2016	Scale	1:200 @ A3
Sheet	Proposed Site Layout Parkfields Site A	Sheet No.	61210871PL03 C





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2. The architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by any other source.

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PRELIMINARY

Rev	Date	Description	Notes
1	10/10/20	Initial	

Pellings

Project Information			
Project Name: 612 086 PL07 IB			
Project Location: 612 086 PL07 IB			
Project Status: 612 086 PL07 IB			
Project Date: 612 086 PL07 IB			
Project Author: 612 086 PL07 IB			
Project Reviewer: 612 086 PL07 IB			
Project Approver: 612 086 PL07 IB			
Project Date: 612 086 PL07 IB			
Project Author: 612 086 PL07 IB			
Project Reviewer: 612 086 PL07 IB			
Project Approver: 612 086 PL07 IB			



Materials Schedule

- Walls - Hansen Asten Special Reserve Brickwork or similar approved with feature curtain wall to front elevation as indicated.
- Windows and Entrance - Dark grey composite windows and doors, reveals to be no less than 100mm. Metal entrance canopyes RAL 7012. Main entrance door to be timber as indicated.
- Roofs - Redland plain roof tile, slate grey or similar approved. Black fascia soffit and rainwater goods PV panels as indicated.



NOTES:

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the relevant building regulations and from time to
time shall apply.
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PRELIMINARY

Rev Date Description

- -4-

Name

Pellings

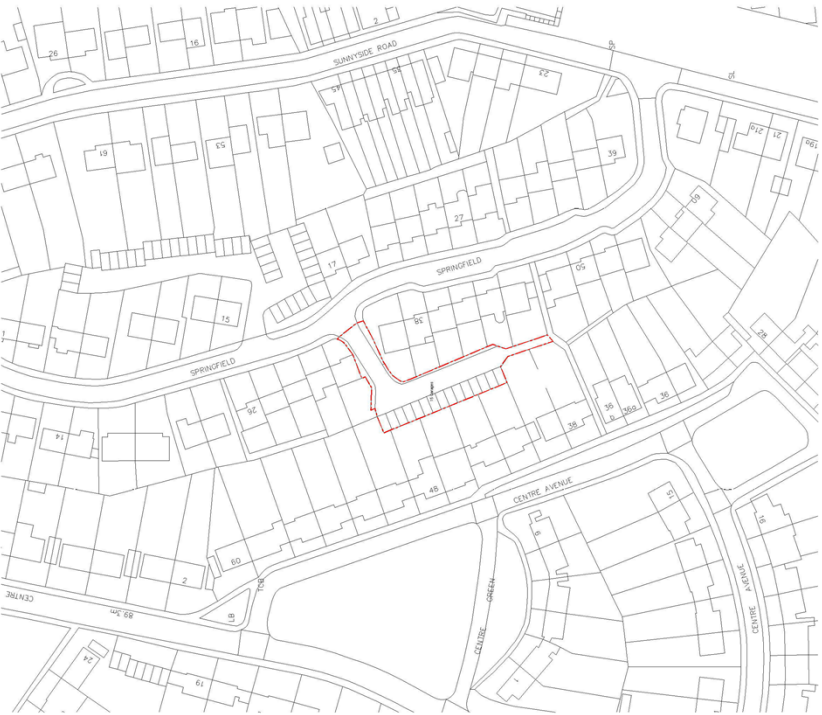
East Thames HA
Proposed Perspective
St Thomas's Close, Waltham Abbey

Architect: PELLINGS LLP
1000 096 9114 / 020 8713 0019 • info@pellings.co.uk
Cost Consultant: PELLINGS LLP

Project: EFDC House Building Programme
Date: NOV 2016
Scale: NTS
Drawn: NP
Check: OK

612 096 PL09





10m 0 50m 100m

LOCATION PLAN 1:1250

NOTES:
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PRELIMINARY

Rev	Date	Description
1	11/06/2015	Issue for information

Name

Pellings

EFDC House Building Programme

Project	Client	Contract No.	Drawn By	Check By	Date
East Thames HA	EFDC	11250 @A3	DK	DK	11/06/2015

Location Plan,
Springfield Site B

612 045 PL01 A



Materials Schedule

- Walls - Hansen Arden Special Reserve brickwork or similar approved, with timber detail as indicated.
- Windows and Doors - Dark grey double glazed composite windows and doors. Main entrance doors to be timber as indicated.
- Roofs - Redland plain roof tile, slate grey or similar approved. Black fascia soffit and rainwater goods PV panels as indicated.

NOTES:
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PRELIMINARY

Rev	Date	Description	Name
1	14/06/2015		



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Architects, Surveyors & Building Supervisors • Project Management • Cost Consultancy • CDM Coordination

East Thames HA
Indicative Perspective
Springfield Site B

EFDC House Building Programme
June 2015

DATE	REV	NTS	GA3	DK	DR
14/06/2015	1				

612 045 PL05 B

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