

## 3.0 PROPOSALS

### 3.2 OPTION 0: DO NOTHING (BASELINE)

This option is provided to give the baseline for any potential development option to start from. We understand the council have an ambition to develop their existing site and relocate all or the majority of their functions to a new development elsewhere in Epping.



Epping DC Existing Accommodation Area Schedule

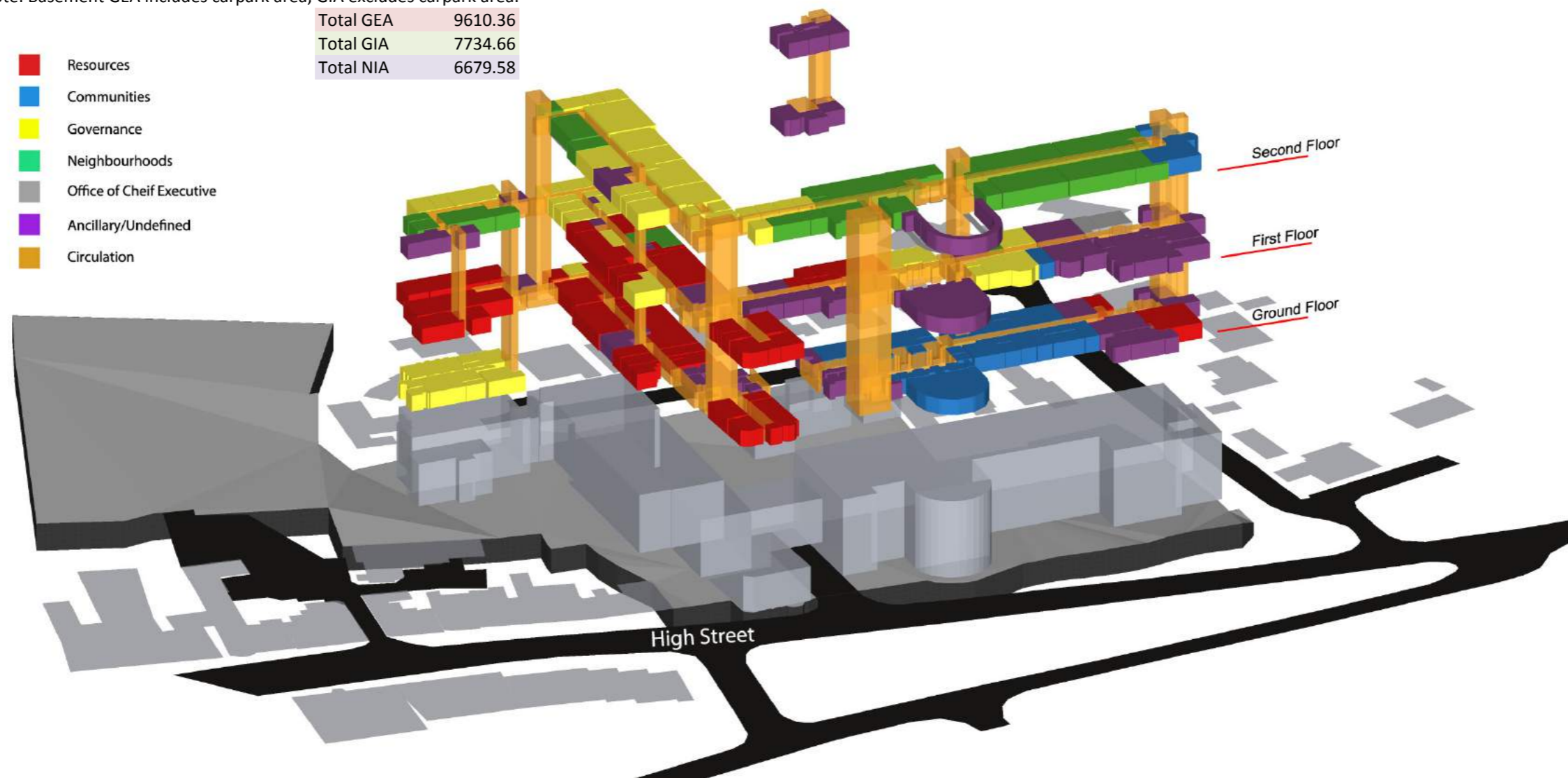
Floor Levels	Civic Building			Conder Building and Rear Extension			Homefield House		
	GEA	GIA	NIA	GEA	GIA	NIA	GEA	GIA	NIA
Basement	1569.05	199.5		247.37	218.62	202.06			
Ground Level	1359.60	1295.17	1108.18	1365.17	1274.98	1173.17	86.12	74.57	62.08
First Floor	1439.43	1356.96	1171.57	1283.15	1176.43	1081.64	96.52	84.14	70.5
Second Floor	1347.28	1276.69	1124.18	816.67	777.6	686.2			

GEA - Gross External Area  
GIA - Gross Internal Area

note: Basement GEA includes carpark area, GIA excludes carpark area.

Total GEA	9610.36
Total GIA	7734.66
Total NIA	6679.58

- Resources
- Communities
- Governance
- Neighbourhoods
- Office of Cheif Executive
- Ancillary/Undefined
- Circulation



## 3.0 PROPOSALS

### 3.3. OPTION 1 - DO MINIMUM

The minimum approach involves continuing to occupy their existing facilities and undertaking refurbishment works to implement more agile ways of working. We have carried out a preliminary space planning exercise to look at ways of making the current accommodation in Epping more efficient with agile forms of working as outlined on the previous pages. We have worked on the basis that there are 458 staff to cater for with an 8:10 workstation:staff ratio. Staff associated with housing, 42 none tradesmen staff, are likely to be accommodated in a new housing hub based at the North Weald airfield site.

Working on the basis of an allowance of 10sqm net internal area (NIA) per workstation, this equates to a spatial need of 3665sqm NIA.

We've also made allowance on top of the above area of 330sqm NIA for the chambers and members area as these are provisions not usually accommodated within office developments.

Due to this being a refurbishment of an existing building, there are going to be inefficiencies in trying to accommodate everything into their space. Therefore, we have increased the circulation and core to 30% from 17.5% mean average for the new build options.

This equates to a Gross Internal Area (GIA) accommodation requirement of 5193.5 sqm and can be provided for in the rear extension building, Conder building and the Civic building up to the line of the Chambers.

As can be seen on the adjacent page, we have shown an overall area for the council of 5413sqm GIA depicted in blue. This gives a potential surplus of 219.5sqm GIA above what is needed by the council.

This will free up the Civic building from the Chambers to the end of the building for rental opportunities which equates to circa 2,150sqm over 3 floors.

The division line proposed on the plans adjacent appears to work well in terms of providing the necessary fire egress and toilet provisions for the two separate accommodations. Therefore, we would recommend that the surplus space be kept in council ownership for future expansion or other use.

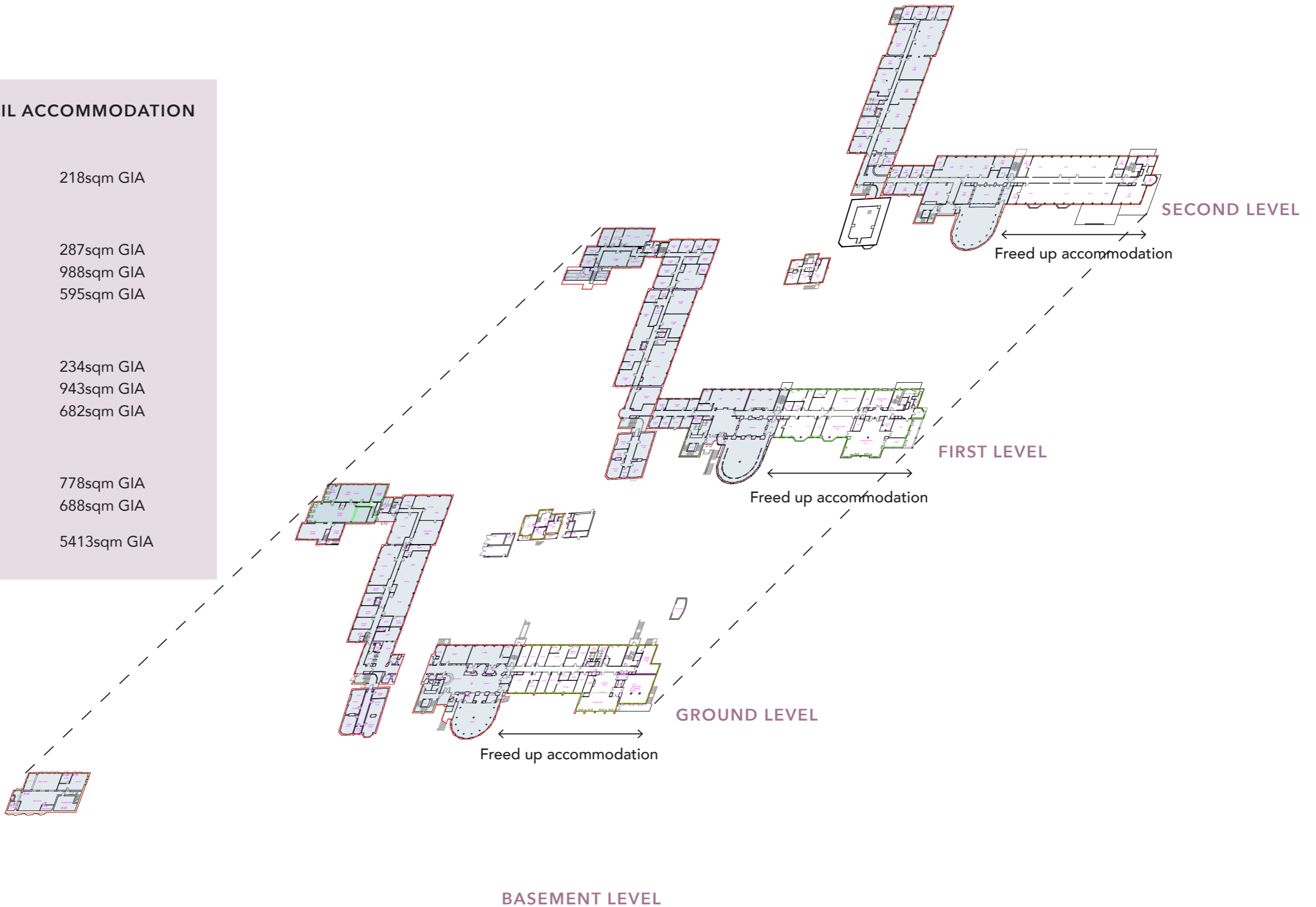
Similarly, the Council could occupy all of the Civic building and part of the Conder building, leaving the rest of the Conder building and Extension building for renting out to a third party. However, consideration should be given to fire egress with the possible need for an additional vertical circulation core in the Conder building on the separation line and its likely that this part of the building would prove less attractive to prospective tenants.



Merits	<p>Provides a reduced office footprint and makes a more efficient use of space.</p> <p>Provides additional income by being able to rent the 2150sqm GIA surplus space.</p> <p>Disruption to staff from a relocation is minimised compared to a full relocation.</p>
Demerits	<p>The existing buildings will reduce the efficiency of total floor space achieved through agile working, hence 30% circulation and core.</p> <p>The Civic Offices site cannot be made available for alternative development.</p> <p>The existing fabric of the building is almost certainly not up to today's environmental standards, increasing the cost of energy consumption.</p> <p>Market for third party office space may be limited in Epping unless a suitable partner organisation can be identified.</p> <p>Capital cost of providing a new Housing hub in North Weald.</p>

**CONDENSED COUNCIL ACCOMMODATION**

<b>Basement</b>	
Rear Extension Building	218sqm GIA
<b>Ground Floor</b>	
Rear Extension Building	287sqm GIA
Conder Building	988sqm GIA
Civic Building	595sqm GIA
<b>First Floor</b>	
Rear Extension Building	234sqm GIA
Conder Building	943sqm GIA
Civic Building	682sqm GIA
<b>Second Floor</b>	
Conder Building	778sqm GIA
Civic Building	688sqm GIA
<b>Total</b>	<b>5413sqm GIA</b>



## 3.0 PROPOSALS

### 3.4. OPTION 2: FULL RELOCATION OF HQ

Relocation of all Council functions to another site and redevelopment of the existing Epping High Street site into a mixed use scheme that offers the greatest return value to make the new build development (potentially at North Weald airfield) either cost neutral or provide a profit once complete.

We have carried out a background study for relocating all council accommodation and services to the North Weald airfield site as outlined in an earlier section of this document.

Taking our initial idea from the form of a propeller as the concept and keeping the relationship with the airfield site, we have designed a building that reflects this form.

With sustainability in mind, this creates a very efficient but dynamic concept that provides a central hub of activity with the main work areas and clusters on the propeller wings.

The aerofoil curvature of the propeller is created using a curved transparent secondary skin system that helps create an energy efficient building by providing solar shading in the summer months.

The new build option caters for 500 staff, which includes for the Housing hub who are currently identified for a separate purpose built facility within North Weald.

Each floor plate is identical in layout to help provide a flexible solution that can provide expansion or contraction as the council's needs change.

Generally the lower floors are for public facing services with upper floors being more private for back of house and confidential functions.

Sustainability should be at the forefront of the Council's message in delivering a new building. The building should meet stringent green credentials eg. BREEAM Excellent or Outstanding, which helps to portray the message that the Council are showing corporate responsibility to their constituents in providing a very energy efficient building that minimises their carbon footprint and means that green building practises are employed. There is also the social agenda of providing an environment that optimises the quality of life not only for the Council's employees but also for the public that visits their building.

A site of 3 acres is anticipated to accommodate for the provision of 200 carpark spaces and 60 cycle spaces.

As mentioned in the previous section, a link road from Epping Road A181 is proposed to allow for direct connectivity and prevent the need for an elongated and unsuitable approach through a housing estate and country lanes. By locating the building to the south end of the airfield, it becomes the gateway building and a catalyst for further development of the airfield as outlined in Allies and Morrison's masterplan.

To cater for the staff and accommodation needs we have calculated 2 forms of efficiency for working out the provision. Each provision allows for 10sqm NIA per desk. These are shown over the page

The development of the existing Epping High Street site is explored further in Option 3.3a & b.



Option 2	
Merits	All Council HQ functions co-located under one roof in a single new build office. The Civic Offices site is vacated and alternative uses/income potential maximised. Potential to optimise the quality, efficiency and flexibility of the new office through the design process. Ability to maximise agile working and cultural change through the design of the new office. Contributes to economic development and Local Plan on both the Civic Offices site and at North Weald. Avoids the need for capital investment in a new Housing hub at North Weald. Potential catalyst for development at North Weald.
Demerits	Public perception of vacating the Civic Offices site and investing in new accommodation. Staff relocation to a new site outside Epping town centre with associated travel to work concerns. Politics of a move away from the historic seat of the Council in Epping town centre. Large scale capital investment required across both sites and associated cost of borrowing.

# 3.0 PROPOSALS

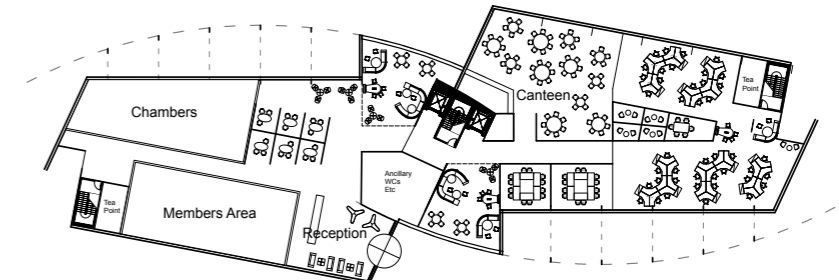
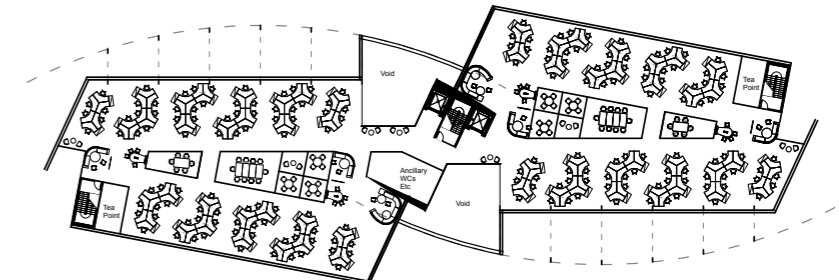
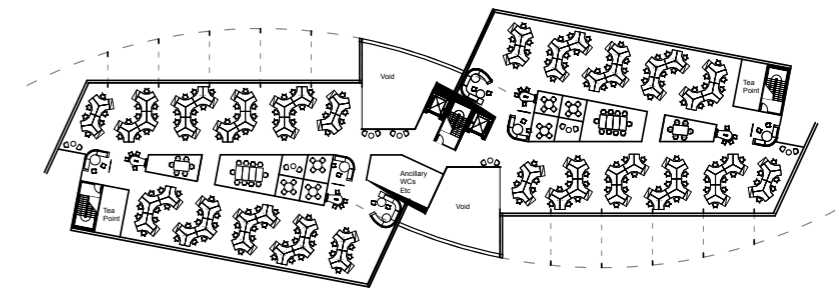
## Floor Plans

8:10 workstation:staff ratio

This equates to 5088sqm GIA which caters for 330sqm NIA for a chambers and members area within the building and 17.5% circulation.

The accommodation is provided over 3 floors at 1700sqm GIA. All workstations are located within 7.5m of an external window with communicative and collaborative working zones located within the central areas of the floor plates.

5100 sq m GIA  
500 Staff  
400 Desks  
Chambers & Members Area



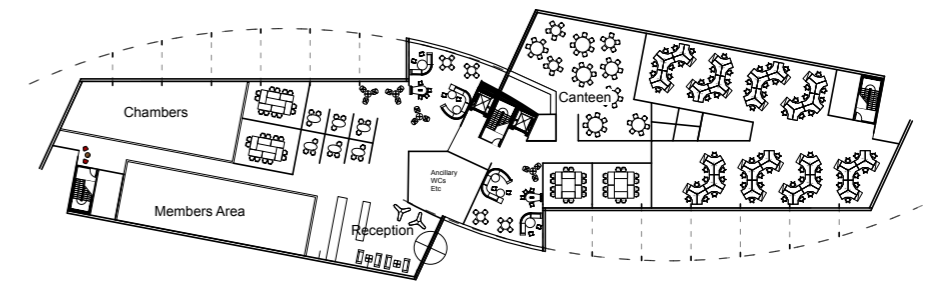
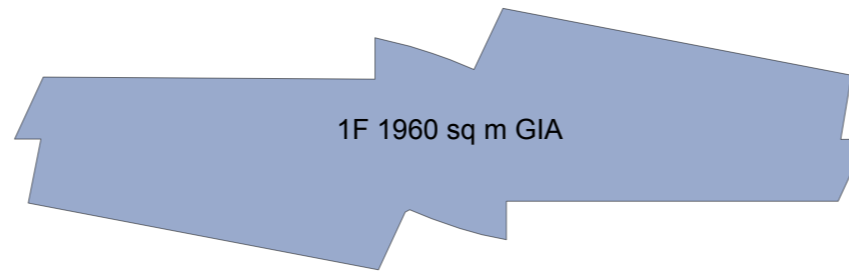
Floor Plans

6:10 workstation:staff ratio

This equates to 3913sqm GIA which caters for 330sqm NIA for a chambers and members area within the building and 17.5% circulation.

The accommodation is provided over 2 floors at 1960sqm GIA. All workstations are located within 7.5m of an external window with communicative and collaborative working zones located within the central areas of the floor plates.

3920 sq m GIA  
500 Staff  
300 Desks





## 3.0 PROPOSALS

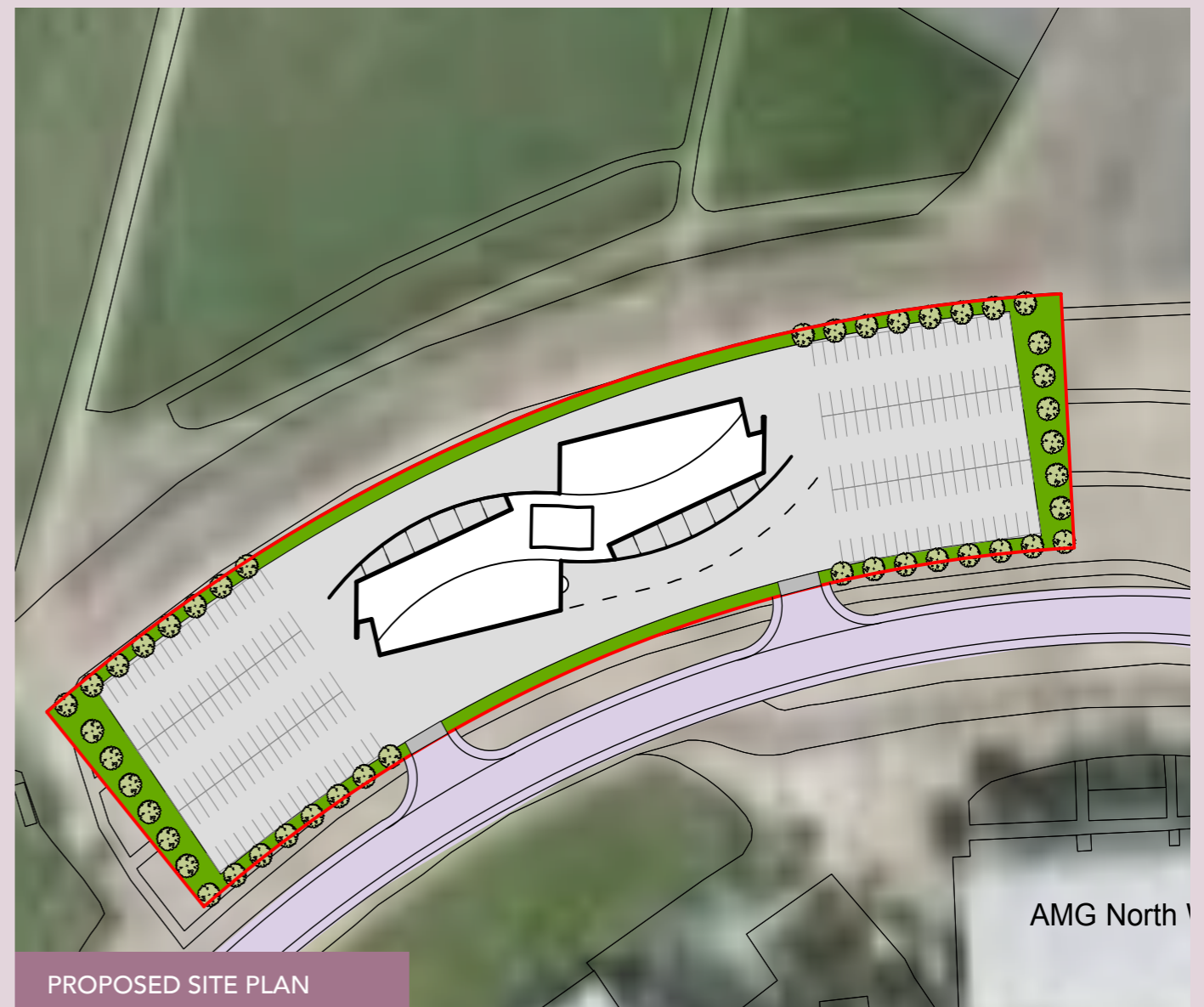
### The Site

The figures below show the proposed location of the site and an indicative layout of the proposed building. It is sited to take best advantage of the views across the airfield and beyond as well as optimising visibility as you enter the site off the road. A new access link road from the B181 links to the roundabout of Merlin Way, giving direct and suitable access from the south of the airfield.

This also shortens the distance from Epping High Street dramatically and will prevent a build up of traffic through North Weald Bassett.

Taking reference to ECC's Parking Standards the development will need to cater for 200 parking spaces and 60 cycle spaces.

This therefore needs a site area of circa 3 acres.





## 3.5 OPTION 3A: PART RELOCATION OF HQ; RETAIN CORE FRONT OFFICE PRESENCE IN Civic Offices

This option consists of a new build development potentially to the North Weald airfield site and a redevelopment of the existing Epping High Street site, whilst retaining 'core' council services within the existing Epping High Street redevelopment. The new build development is explored in option 2 of this document.

The core services include the chambers, members area, democratic services, electoral offices and customer services. These services equate to a need of circa 25 workstations and a Net Internal Area (NIA) of circa 1525sqm.

Therefore, the new build development at North Weald Airfield will cater for 475 staff and will exclude the need to provide for the Chambers and Members area as this can be catered for in the Epping High Street accommodation.

As in option 2, the new build option is presented as two efficiency models:

1. 8:10 workstation:staff ratio

This equates to a need for 4465sqm GIA.

2. 6:10 workstation:staff ratio

This equates to a need for 3349sqm GIA.

Although the areas differ from Option 2 for the full relocation of the council services, the design, scale and proportion of the building will generally remain the same .

The redevelopment of the Epping Civic site provides circa 2000sqm of retail/commercial space to the ground floor road frontage. This can therefore be partially taken up by the council core services with the remainder let for commercial/retail activities that are either non-council related or a partner of the council services.

A number of options have been explored regarding the mix of development, with a mainly residential option that provides 1 and 2 bedroom apartments and 3 bedroom townhouses with commercial/retail space along the ground floor road frontage. Secondly, a mix of commercial/retail on the ground floor road frontage, a hotel, 1 and 2 bedroom apartments and 3 bedroom townhouses in another.

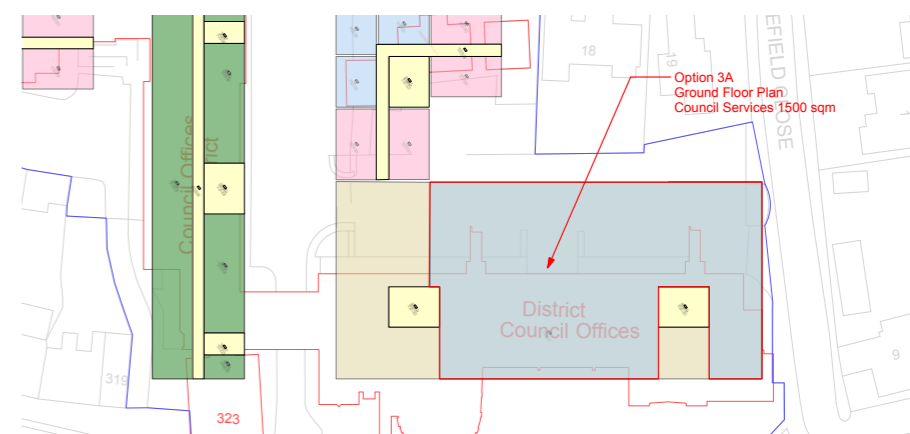
Please refer to PwC's findings and recommendations for a detailed appraisal of which option provides the greatest return value to Epping Forest District Council.

The following options show a much denser scheme than previous studies have shown. However, they reflect comments from the planners to date providing a more dense development to protect the surrounding green belt from development. If a scheme is to proceed to outline planning consent, further detailed work would be necessary with the Council's planning officers to ensure that the overall development preserves the character of the Conservation Area.

Options for increasing the development potential have been explored, which have considered the viability of purchasing the two bungalows in the top right hand corner of the site along Homefield Close and the GP Surgery site in the bottom left hand corner. - see adjacent. Further details of the potential development have been explored at the end of this section..

Adjacent shows the proposed location of the council's services if retained on the site as per option 3.3a. As shown circa 500sqm of retail/commercial space remains unused by the council and can be let for other retail/commercial activities.

The following massing diagrams are shown to illustrate the potential scale of massing for the site and not necessarily the aesthetic, which will be developed if this option is progressed.



Option 3a	
Merits	<p>The Civic Offices site is largely vacated, with alternative uses realised across the site.</p> <p>Potential to optimise the quality, efficiency and flexibility of the new office through the design process (slightly less than option 2).</p> <p>Ability to maximise agile working and cultural changes through design of the new office.</p> <p>Contributes to economic development and the Local Plan on both the Civic Offices site and at North Weald.</p> <p>Retains a Council presence on the historic seat of the Council at Epping.</p> <p>Avoids the need for capital investment in a new Housing hub at North Weald.</p>
Demerits	<p>Splits Council HQ functions across two sites.</p> <p>Public perception of vacating most of the Civic Offices site and investing in new accommodation.</p> <p>Staff relocation to a new site outside Epping town centre with associated travel to work concerns.</p> <p>Rent payable for Civic Offices retail/office space which would otherwise be let to a paying tenant.</p> <p>Significant amount of capital investment across both sites and associated cost of borrowing.</p> <p>There will be a period when the Council will not have a presence in the town centre while the Civic Offices site is being developed.</p> <p>Inefficiencies of operating two sites.</p>

**Option 3a 1 - Mainly residential Option**

	1 Bed Apartments		2 bed Apartments		Council Core Services	Commercial/Retail	Core and Circulation	Hotel		Townhouses		Total GIA Area
	Area NIA	No.	Area NIA	No.				Area	No.	Area NIA	No.	
<b>Building Number 1</b>												
Ground Floor	52	3	72	4	1525	414	297					2680
First Floor	52	17	72	10			420					2024
Second Floor	52	17	72	10			420					2024
Third Floor	52	17	72	8			398					1858
Fourth Floor	52	10	72	6			251					1203
Fifth Floor	52	5	72	2			117					521
Sixth Floor	52	5	72	2			117					521
<b>Totals</b>	<b>3848</b>		<b>3024</b>		<b>1525</b>	<b>414</b>	<b>2021</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>10831</b>

	1 Bed Apartments		2 bed Apartments		Council Core Services	Commercial/Retail	Core and Circulation	Hotel		Townhouses		Total GIA Area
	Area NIA	No.	Area NIA	No.				Area	No.	Area NIA	No.	
<b>Building Number 2</b>												
Lower Ground Floor	52	8	72	4			221					925
Ground Floor	52	13	72	6			341					1449
First Floor	52	13	72	6			341					1449
Second Floor	52	13	72	6			341					1449
Third Floor	52	5	72	2			122					526
<b>Totals</b>	<b>2704</b>		<b>1728</b>		<b>0</b>	<b>0</b>	<b>1366</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>5798</b>

	1 Bed Apartments		2 bed Apartments		Council Core Services	Commercial/Retail	Core and Circulation	Hotel		Townhouses		Total GIA Area
	Area NIA	No.	Area NIA	No.				Area	No.	Area NIA	No.	
<b>Townhouses</b>												
Ground Floor	52	0	72	0						44	25	1100
First Floor	52	0	72	0						44	25	1100
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>88</b>	<b>2200</b>	<b>2200</b>

**Option 3a 2 - Residential and Hotel Option**

	1 Bed Apartments		2 bed Apartments		Council Core Services	Commercial/Retail	Core and Circulation	Hotel		Townhouses		Total GIA Area
	Area NIA	No.	Area NIA	No.				Area	No.	Area NIA	No.	
<b>Building Number 1</b>												
Ground Floor	52	3	72	4	1515	414	297					2680
First Floor	52	17	72	10			420					2024
Second Floor	52	17	72	10			420					2024
Third Floor	52	17	72	8			398					1858
Fourth Floor	52	10	72	6			251					1203
Fifth Floor	52	5	72	2			117					521
Sixth Floor	52	5	72	2			117					521
<b>Totals</b>	<b>3848</b>		<b>3024</b>		<b>1525</b>	<b>414</b>	<b>2020</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>10831</b>

	1 Bed Apartments		2 bed Apartments		Council Core Services	Commercial/Retail	Core and Circulation	Hotel		Townhouses		Total GIA Area
	Area NIA	No.	Area NIA	No.				Area	No.	Area NIA	No.	
<b>Building Number 2</b>												
Ground Floor	52	1	72	4			107					447
First Floor	52	1	72	4			107					447
Second Floor	52	1	72	4			107					447
Third Floor	52	1	72	4			107					447
<b>Totals</b>	<b>208</b>		<b>1152</b>		<b>0</b>	<b>0</b>	<b>428</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>1788</b>

	1 Bed Apartments		2 bed Apartments		Council Core Services	Commercial/Retail	Core and Circulation	Hotel		Townhouses		Total GIA Area
	Area NIA	No.	Area NIA	No.				Area	No.	Area NIA	No.	
<b>Hotel</b>												
Ground Floor							205	679	1			884
First Floor							205	22	28			821
Second Floor							205	22	28			821
Third Floor							205	22	28			821
Fourth Floor							205	22	28			821
<b>Total</b>							<b>1025</b>	<b>3143</b>				<b>4168</b>

	1 Bed Apartments		2 bed Apartments		Council Core Services	Commercial/Retail	Core and Circulation	Hotel		Townhouses		Total GIA Area
	Area NIA	No.	Area NIA	No.				Area	No.	Area NIA	No.	
<b>Townhouses</b>												
Ground Floor	52	0	72	0						44	25	1100
First Floor	52	0	72	0						44	25	1100
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>88</b>	<b>2200</b>	<b>2200</b>

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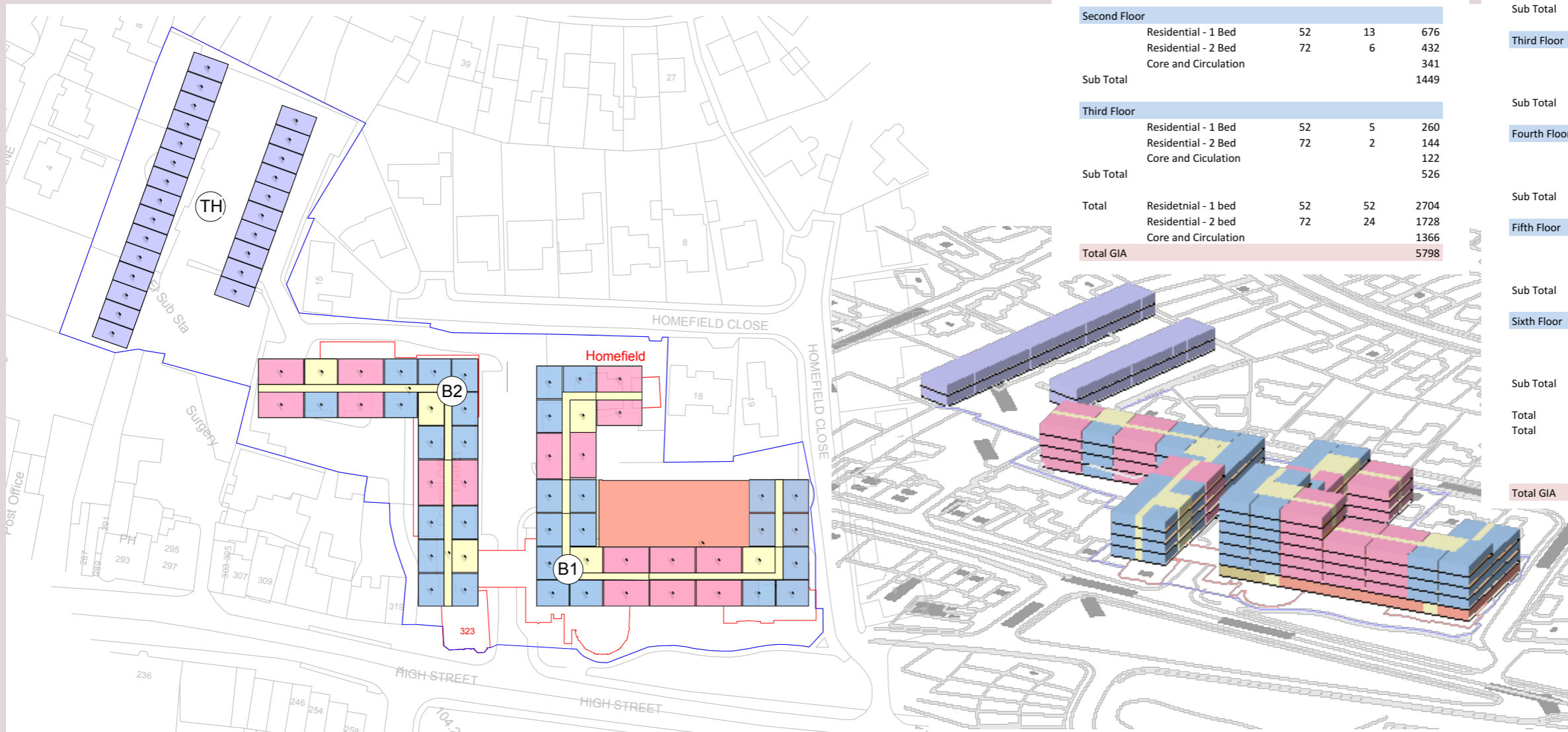
## 3A 1

The below option depicts a full residential option with commercial/retail space to the ground floor road frontage. This can accommodate either council core services or non-council related commercial/retail space.

Townhouses			
	NIA per unit	No of Units	GIA
<b>Ground Floor</b>			
Townhouse	44	25	1100
<b>Sub Total</b>			<b>1100</b>
<b>First Floor</b>			
Townhouses	44	25	1100
<b>Sub Total</b>			<b>1100</b>
<b>Total</b>	<b>Townhouse</b>	<b>88</b>	<b>2200</b>
<b>Total GIA</b>			<b>2200</b>

Apartment Building 2			
	NIA per unit	No of Units	GIA
<b>Lower Ground Floor</b>			
Residential - 1 Bed	52	8	416
Residential - 2 bed	72	4	288
Core and Cicalution			221
<b>Sub Total</b>			<b>925</b>
<b>Ground Floor</b>			
Residential - 1 Bed	52	13	676
Residential - 2 bed	72	6	432
Core and Cicalution			341
<b>Sub Total</b>			<b>1449</b>
<b>First Floor</b>			
Residential - 1 Bed	52	13	676
Residential - 2 Bed	72	6	432
Core and Cicalution			341
<b>Sub Total</b>			<b>1449</b>
<b>Second Floor</b>			
Residential - 1 Bed	52	13	676
Residential - 2 Bed	72	6	432
Core and Cicalution			341
<b>Sub Total</b>			<b>1449</b>
<b>Third Floor</b>			
Residential - 1 Bed	52	5	260
Residential - 2 Bed	72	2	144
Core and Cicalution			122
<b>Sub Total</b>			<b>526</b>
<b>Total</b>	<b>Residential - 1 bed</b>	<b>52</b>	<b>2704</b>
	<b>Residential - 2 bed</b>	<b>72</b>	<b>1728</b>
	<b>Core and Cicalution</b>		<b>1366</b>
<b>Total GIA</b>			<b>5798</b>

Apartment Building 1			
	NIA per unit	No of Units	GIA
<b>Ground Floor</b>			
Council Core Services	1525	1	1525
Commercial/Retail	414	1	414
Residential - 1 Bed	52	3	156
Residential - 2 bed	72	4	288
Core and Cicalution			297
<b>Sub Total</b>			<b>2680</b>
<b>First Floor</b>			
Residential - 1 Bed	52	17	884
Residential - 2 Bed	72	10	720
Core and Cicalution			420
<b>Sub Total</b>			<b>2024</b>
<b>Second Floor</b>			
Residential - 1 Bed	52	17	884
Residential - 2 Bed	72	10	720
Core and Cicalution			420
<b>Sub Total</b>			<b>2024</b>
<b>Third Floor</b>			
Residential - 1 Bed	52	17	884
Residential - 2 Bed	72	8	576
Core and Cicalution			398
<b>Sub Total</b>			<b>1858</b>
<b>Fourth Floor</b>			
Residential - 1 Bed	52	10	520
Residential - 2 Bed	72	6	432
Core and Cicalution			251
<b>Sub Total</b>			<b>1203</b>
<b>Fifth Floor</b>			
Residential - 1 Bed	52	5	260
Residential - 2 Bed	72	2	144
Core and Cicalution			117
<b>Sub Total</b>			<b>521</b>
<b>Sixth Floor</b>			
Residential - 1 Bed	52	5	260
Residential - 2 Bed	72	2	144
Core and Cicalution			117
<b>Sub Total</b>			<b>521</b>
<b>Total</b>	<b>Council Core Services</b>	<b>1525</b>	<b>1525</b>
<b>Total</b>	<b>Commercial</b>	<b>414</b>	<b>414</b>
	<b>Residential - 1 bed</b>	<b>52</b>	<b>3848</b>
	<b>Residential - 2 bed</b>	<b>72</b>	<b>3024</b>
	<b>Core and Cicalution</b>		<b>2021</b>
<b>Total GIA</b>			<b>10832</b>





THE ABOVE IMAGE DEPICTS A POTENTIAL ALLOCATION OF WHERE 40% AFFORDABLE HOUSING OVER THE SCHEME COULD BE LOCATED.



SKETCH IMAGE FROM HIGH STREET OF FRONT ELEVATION

# 3.0 PROPOSALS

## 3A 2

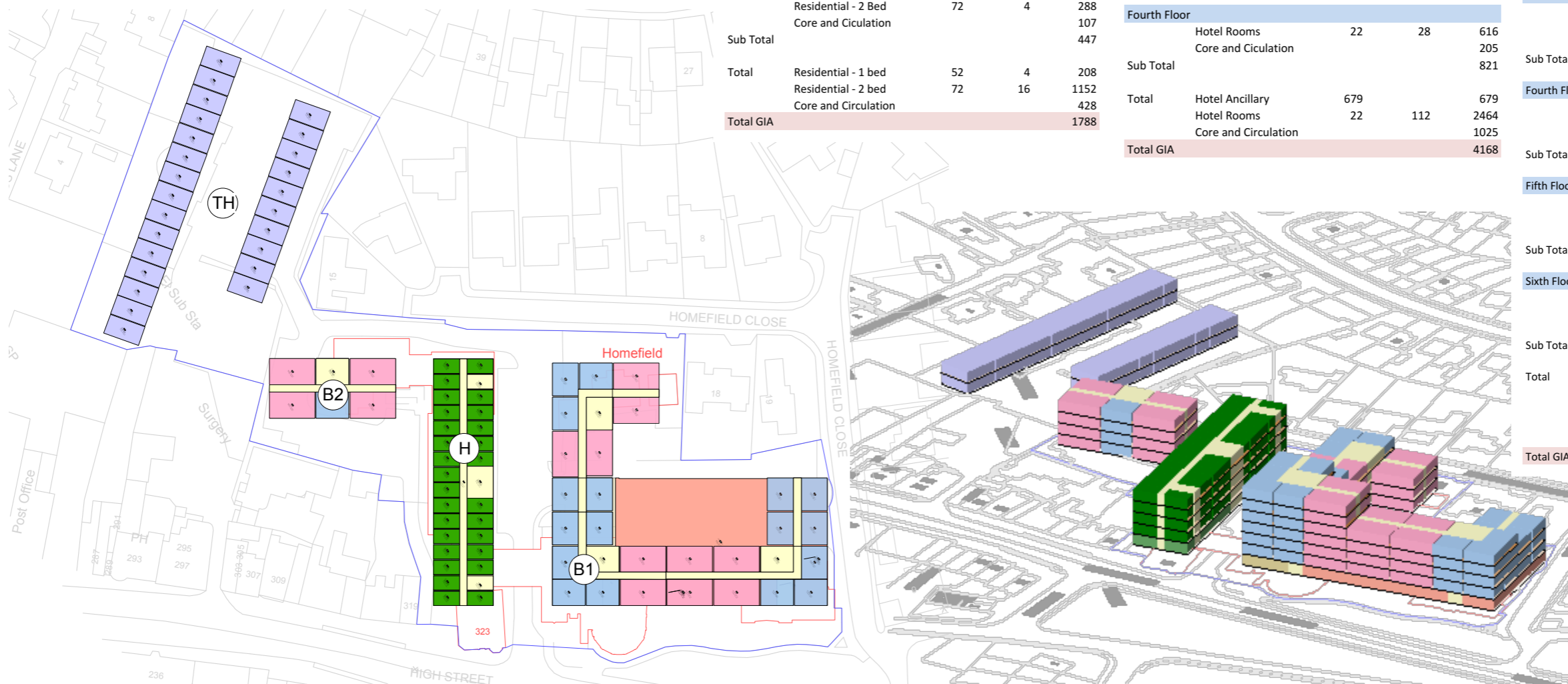
The below option depicts a mix of residential, hotel and commercial/retail space to the ground floor road frontage. The commercial/retail accommodation can either be for council core services or non-council related commercial/retail space.

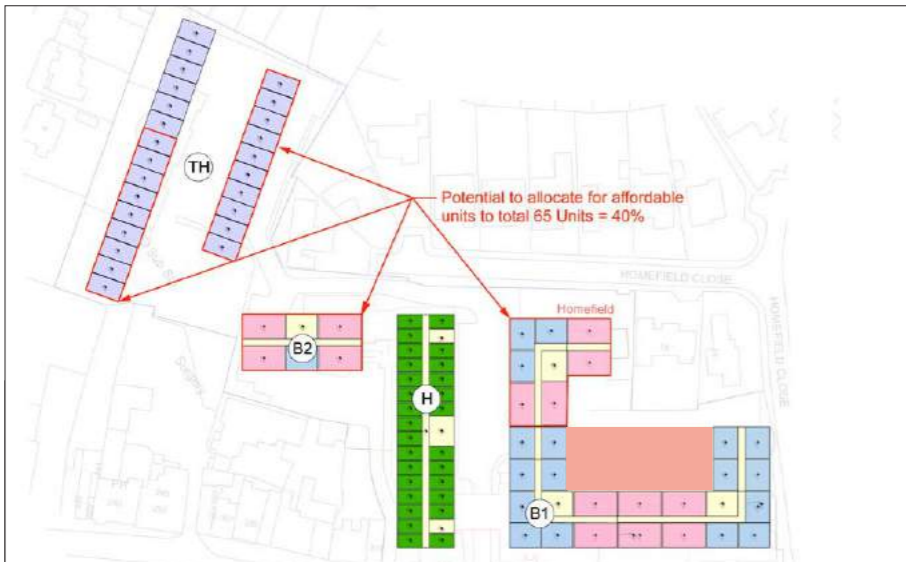
Townhouses			
	NIA per unit	No of Units	GIA
<b>Ground Floor</b>			
Townhouse	44	25	1100
<b>Sub Total</b>			<b>1100</b>
<b>First Floor</b>			
Townhouses	44	25	1100
<b>Sub Total</b>			<b>1100</b>
<b>Total</b>	<b>88</b>	<b>25</b>	<b>2200</b>
<b>Total GIA</b>			<b>2200</b>

Apartment Building 2			
	NIA per unit	No of Units	GIA
<b>Ground Floor</b>			
Residential - 1 Bed	52	1	52
Residential - 2 bed	72	4	288
Core and Cicalution			107
<b>Sub Total</b>			<b>447</b>
<b>First Floor</b>			
Residential - 1 Bed	52	1	52
Residential - 2 Bed	72	4	288
Core and Circulation			107
<b>Sub Total</b>			<b>447</b>
<b>Second Floor</b>			
Residential - 1 Bed	52	1	52
Residential - 2 Bed	72	4	288
Core and Circulation			107
<b>Sub Total</b>			<b>447</b>
<b>Third Floor</b>			
Residential - 1 Bed	52	1	52
Residential - 2 Bed	72	4	288
Core and Cicalution			107
<b>Sub Total</b>			<b>447</b>
<b>Total</b>			
Residential - 1 bed	52	4	208
Residential - 2 bed	72	16	1152
Core and Circulation			428
<b>Total GIA</b>			<b>1788</b>

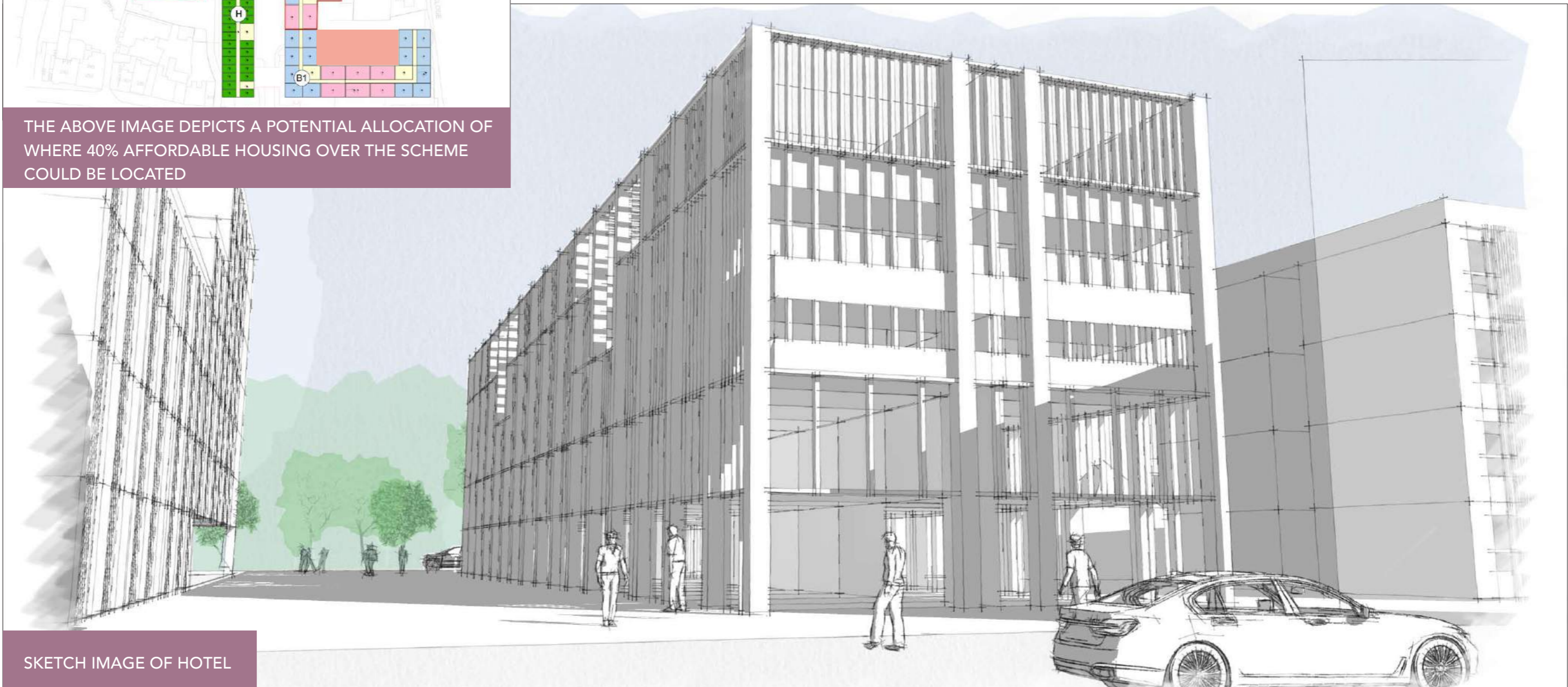
Hotel			
	NIA per unit	No of Units	GIA
<b>Ground Floor</b>			
Hotel Ancillary	679		679
Core and Circulation			205
<b>Sub Total</b>			<b>884</b>
<b>First Floor</b>			
Hotel Rooms	22	28	616
Core and Circulation			205
<b>Sub Total</b>			<b>821</b>
<b>205</b>			
Hotel Rooms	22	28	616
Core and Circulation			205
<b>Sub Total</b>			<b>821</b>
<b>Third Floor</b>			
Hotel Rooms	22	28	616
Core and Cicalution			205
<b>Sub Total</b>			<b>821</b>
<b>Fourth Floor</b>			
Hotel Rooms	22	28	616
Core and Cicalution			205
<b>Sub Total</b>			<b>821</b>
<b>Total</b>			
Hotel Ancillary	679		679
Hotel Rooms	22	112	2464
Core and Circulation			1025
<b>Total GIA</b>			<b>4168</b>

Apartment Building 1			
	NIA per unit	No of Units	GIA
<b>Ground Floor</b>			
Council Core Services	1525	1	1525
Commercial/Retail	414	1	414
Residential - 1 Bed	52	3	156
Residential - 2 bed	72	4	288
Core and Circulation			297
<b>Sub Total</b>			<b>2680</b>
<b>First Floor</b>			
Residential - 1 Bed	52	17	884
Residential - 2 Bed	72	10	720
Core and Circulation			420
<b>Sub Total</b>			<b>2024</b>
<b>Second Floor</b>			
Residential - 1 Bed	52	17	884
Residential - 2 Bed	72	10	720
Core and Circulation			420
<b>Sub Total</b>			<b>2024</b>
<b>Third Floor</b>			
Residential - 1 Bed	52	17	884
Residential - 2 Bed	72	8	576
Core and Circulation			398
<b>Sub Total</b>			<b>1858</b>
<b>Fourth Floor</b>			
Residential - 1 Bed	52	10	520
Residential - 2 Bed	72	6	432
Core and Cicalution			251
<b>Sub Total</b>			<b>1203</b>
<b>Fifth Floor</b>			
Residential - 1 Bed	52	5	260
Residential - 2 Bed	72	2	144
Core and Circulation			117
<b>Sub Total</b>			<b>521</b>
<b>Sixth Floor</b>			
Residential - 1 Bed	52	5	260
Residential - 2 Bed	72	2	144
Core and Circulation			117
<b>Sub Total</b>			<b>521</b>
<b>Total</b>			
Council Core Services	1525	1	1525
Commercial	414		414
Residential - 1 bed	52	74	3848
Residential - 2 bed	72	42	3024
Core and Circulation			2020
<b>Total GIA</b>			<b>10831</b>





THE ABOVE IMAGE DEPICTS A POTENTIAL ALLOCATION OF WHERE 40% AFFORDABLE HOUSING OVER THE SCHEME COULD BE LOCATED



SKETCH IMAGE OF HOTEL



# 3.0 PROPOSALS



VISUAL IMAGE OF EPPING HIGH STREET SITE SHOWING POTENTIAL MASSING OF HOUSING AND HOTEL



# 3.0 PROPOSALS

The below shows how the mix of residential, hotel and commercial development can be maximised with the purchase of the GP surgery and 2 houses. This creates a potential increase of:

GP Surgery site - x4 two bedroom apartments and x12 one bedroom apartments.

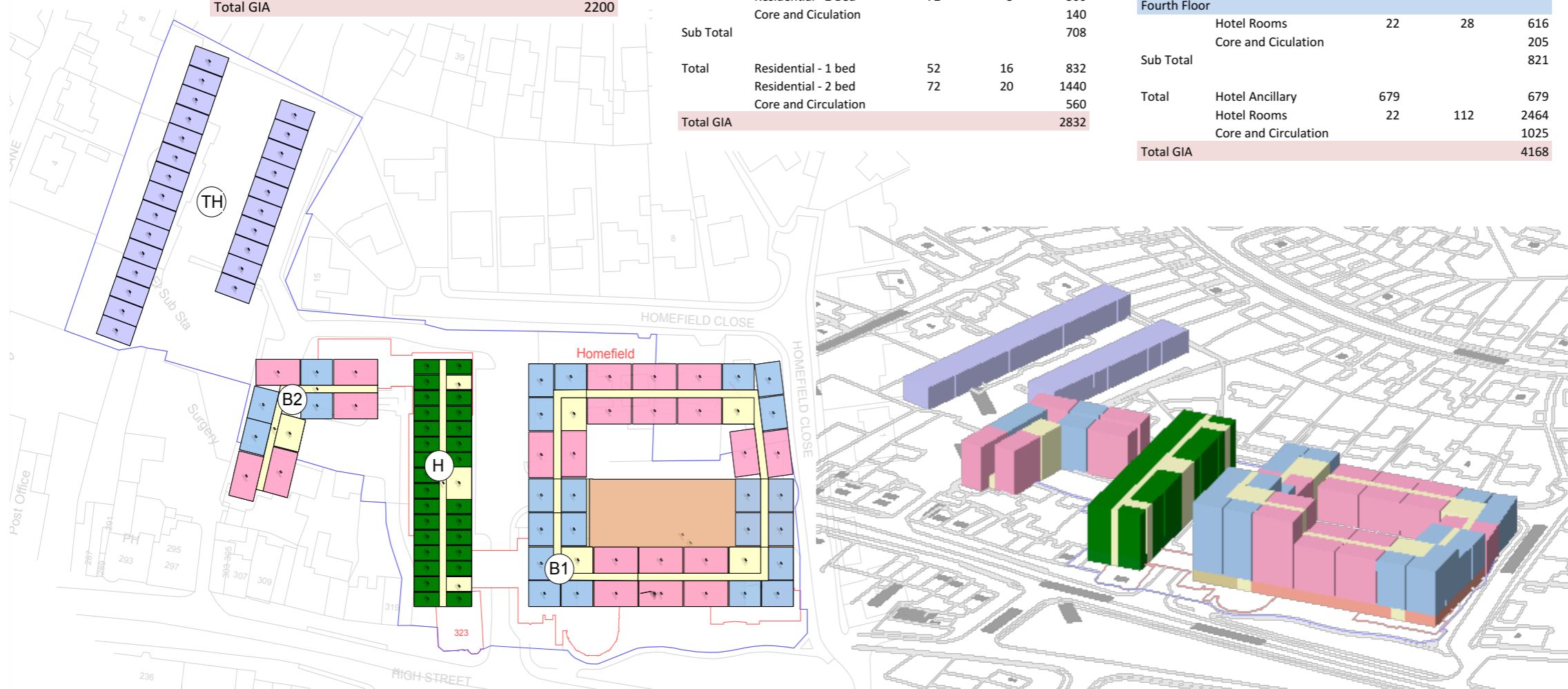
2 Houses sites - x18 two bedroom apartments and x9 one bedroom apartments.

Townhouses				
	NIA per unit	No of Units	GIA	
<b>Ground Floor</b>				
Townhouse	44	25	1100	
<b>Sub Total</b>			<b>1100</b>	
<b>First Floor</b>				
Townhouses	44	25	1100	
<b>Sub Total</b>			<b>1100</b>	
<b>Total</b>	<b>Townhouse</b>	<b>88</b>	<b>25</b>	<b>2200</b>
<b>Total GIA</b>				<b>2200</b>

Apartment Building 2				
	NIA per unit	No of Units	GIA	
<b>Ground Floor</b>				
Residential - 1 Bed	52	4	208	
Residential - 2 bed	72	5	360	
Core and Cicalution			140	
<b>Sub Total</b>			<b>708</b>	
<b>First Floor</b>				
Residential - 1 Bed	52	4	208	
Residential - 2 Bed	72	5	360	
Core and Circulation			140	
<b>Sub Total</b>			<b>708</b>	
<b>Second Floor</b>				
Residential - 1 Bed	52	4	208	
Residential - 2 Bed	72	5	360	
Core and Circulation			140	
<b>Sub Total</b>			<b>708</b>	
<b>Third Floor</b>				
Residential - 1 Bed	52	4	208	
Residential - 2 Bed	72	5	360	
Core and Cicalution			140	
<b>Sub Total</b>			<b>708</b>	
<b>Total</b>	<b>Residential - 1 bed</b>	<b>52</b>	<b>16</b>	<b>832</b>
	<b>Residential - 2 bed</b>	<b>72</b>	<b>20</b>	<b>1440</b>
	<b>Core and Cicalution</b>			<b>560</b>
<b>Total GIA</b>				<b>2832</b>

Hotel				
	NIA per unit	No of Units	GIA	
<b>Ground Floor</b>				
Hotel Ancillary		679	679	
Core and Circulation			205	
<b>Sub Total</b>			<b>884</b>	
<b>First Floor</b>				
Hotel Rooms	22	28	616	
Core and Circulation			205	
<b>Sub Total</b>			<b>821</b>	
<b>205</b>				
Hotel Rooms	22	28	616	
Core and Circulation			205	
<b>Sub Total</b>			<b>821</b>	
<b>Third Floor</b>				
Hotel Rooms	22	28	616	
Core and Cicalution			205	
<b>Sub Total</b>			<b>821</b>	
<b>Fourth Floor</b>				
Hotel Rooms	22	28	616	
Core and Cicalution			205	
<b>Sub Total</b>			<b>821</b>	
<b>Total</b>	<b>Hotel Ancillary</b>	<b>679</b>		<b>679</b>
	<b>Hotel Rooms</b>	<b>22</b>	<b>112</b>	<b>2464</b>
	<b>Core and Circulation</b>			<b>1025</b>
<b>Total GIA</b>				<b>4168</b>

Apartment Building 1				
	NIA per unit	No of Units	GIA	
<b>Ground Floor</b>				
Council Core Services	1525	1	1525	
Commercial/Retail	414	1	414	
Residential - 1 Bed	52	6	312	
Residential - 2 bed	72	10	720	
Core and Circulation			450	
<b>Sub Total</b>			<b>3421</b>	
<b>First Floor</b>				
Residential - 1 Bed	52	20	1040	
Residential - 2 Bed	72	16	1152	
Core and Circulation			573	
<b>Sub Total</b>			<b>2765</b>	
<b>Second Floor</b>				
Residential - 1 Bed	52	20	1040	
Residential - 2 Bed	72	16	1152	
Core and Circulation			573	
<b>Sub Total</b>			<b>2765</b>	
<b>Third Floor</b>				
Residential - 1 Bed	52	17	884	
Residential - 2 Bed	72	8	576	
Core and Cicalution			398	
<b>Sub Total</b>			<b>1858</b>	
<b>Fourth Floor</b>				
Residential - 1 Bed	52	10	520	
Residential - 2 Bed	72	6	432	
Core and Cicalution			251	
<b>Sub Total</b>			<b>1203</b>	
<b>Fifth Floor</b>				
Residential - 1 Bed	52	5	260	
Residential - 2 Bed	72	2	144	
Core and Cicalution			117	
<b>Sub Total</b>			<b>521</b>	
<b>Sixth Floor</b>				
Residential - 1 Bed	52	5	260	
Residential - 2 Bed	72	2	144	
Core and Cicalution			117	
<b>Sub Total</b>			<b>521</b>	
<b>Total</b>	<b>Council Core Services</b>	<b>1525</b>	<b>1</b>	<b>1525</b>
	<b>Commercial/Retail</b>	<b>414</b>		<b>414</b>
	<b>Residential - 1 bed</b>	<b>52</b>	<b>83</b>	<b>4316</b>
	<b>Residential - 2 bed</b>	<b>72</b>	<b>60</b>	<b>4320</b>
	<b>Core and Circulation</b>			<b>2479</b>
<b>Total GIA</b>				<b>13054</b>

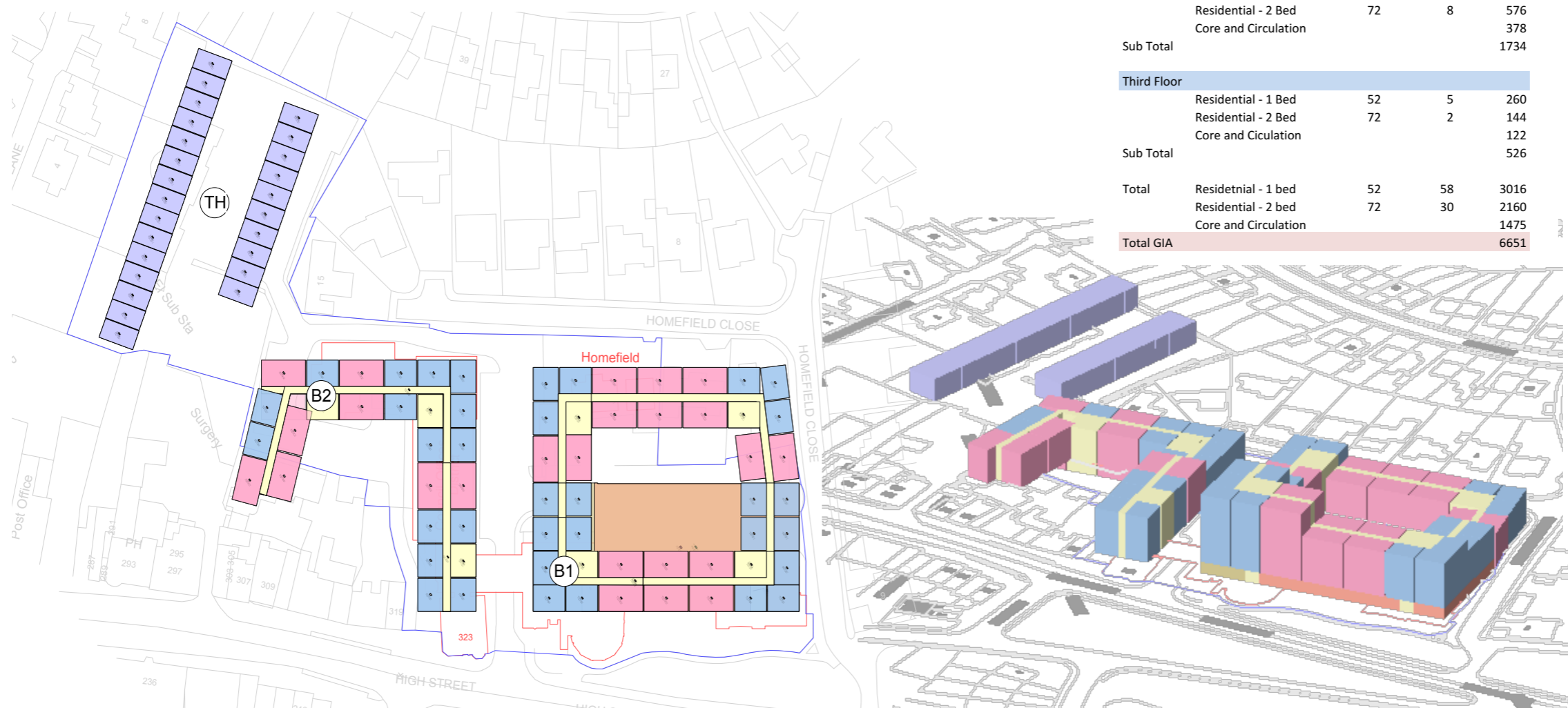


The below shows how the mix of residential and commercial development can be maximised with the purchase of the GP surgery and 2 houses. This creates a potential increase of:  
 GP Surgery site - x8 two bedroom apartments and x8 one bedroom apartments.  
 2 Houses sites - x18 two bedroom apartments and x9 one bedroom apartments.

Townhouses			
	NIA per unit	No of Units	GIA
<b>Ground Floor</b>			
Townhouse	44	25	1100
<b>Sub Total</b>			<b>1100</b>
<b>First Floor</b>			
Townhouses	44	25	1100
<b>Sub Total</b>			<b>1100</b>
<b>Total</b>	<b>Townhouse</b>	<b>88</b>	<b>2200</b>
<b>Total GIA</b>			<b>2200</b>

Apartment Building 2			
	NIA per unit	No of Units	GIA
<b>Lower Ground Floor</b>			
Residential - 1 Bed	52	8	416
Residential - 2 bed	72	4	288
Core and Ciculation			221
<b>Sub Total</b>			<b>925</b>
<b>Ground Floor</b>			
Residential - 1 Bed	52	15	780
Residential - 2 bed	72	8	576
Core and Ciculation			378
<b>Sub Total</b>			<b>1734</b>
<b>First Floor</b>			
Residential - 1 Bed	52	15	780
Residential - 2 Bed	72	8	576
Core and Ciculation			378
<b>Sub Total</b>			<b>1734</b>
<b>Second Floor</b>			
Residential - 1 Bed	52	15	780
Residential - 2 Bed	72	8	576
Core and Ciculation			378
<b>Sub Total</b>			<b>1734</b>
<b>Third Floor</b>			
Residential - 1 Bed	52	5	260
Residential - 2 Bed	72	2	144
Core and Ciculation			122
<b>Sub Total</b>			<b>526</b>
<b>Total</b>	<b>Residential - 1 bed</b>	<b>52</b>	<b>3016</b>
	<b>Residential - 2 bed</b>	<b>72</b>	<b>2160</b>
	<b>Core and Ciculation</b>		<b>1475</b>
<b>Total GIA</b>			<b>6651</b>

Apartment Building 1			
	NIA per unit	No of Units	GIA
<b>Ground Floor</b>			
Council Core Services	1525	1	1525
Commercial/Retail	413	1	413
Residential - 1 Bed	52	6	312
Residential - 2 bed	72	10	720
Core and Ciculation			450
<b>Sub Total</b>			<b>3420</b>
<b>First Floor</b>			
Residential - 1 Bed	52	20	1040
Residential - 2 Bed	72	16	1152
Core and Ciculation			573
<b>Sub Total</b>			<b>2765</b>
<b>Second Floor</b>			
Residential - 1 Bed	52	20	1040
Residential - 2 Bed	72	16	1152
Core and Ciculation			573
<b>Sub Total</b>			<b>2765</b>
<b>Third Floor</b>			
Residential - 1 Bed	52	17	884
Residential - 2 Bed	72	8	576
Core and Ciculation			398
<b>Sub Total</b>			<b>1858</b>
<b>Fourth Floor</b>			
Residential - 1 Bed	52	10	520
Residential - 2 Bed	72	6	432
Core and Ciculation			250
<b>Sub Total</b>			<b>1202</b>
<b>Fifth Floor</b>			
Residential - 1 Bed	52	5	260
Residential - 2 Bed	72	2	144
Core and Ciculation			117
<b>Sub Total</b>			<b>521</b>
<b>Sixth Floor</b>			
Residential - 1 Bed	52	5	260
Residential - 2 Bed	72	2	144
Core and Ciculation			117
<b>Sub Total</b>			<b>521</b>
<b>Total</b>	<b>Council Core Services</b>	<b>1525</b>	<b>1</b>
	<b>Commercial/Retail</b>	<b>413</b>	<b>413</b>
	<b>Residential - 1 bed</b>	<b>52</b>	<b>83</b>
	<b>Residential - 2 bed</b>	<b>72</b>	<b>60</b>
	<b>Core and Ciculation</b>		<b>2478</b>
<b>Total GIA</b>			<b>13052</b>



# 3.0 PROPOSALS

## 3.6 OPTION 3B - PART RELOCATION OF HQ; RETAIN CORE FRONT OFFICE PRESENCE IN TOWN

This option consists of a new build development potentially to the North Weald airfield site and a redevelopment of the existing Epping High Street site, and seeking rental accommodation on the High Street for the 'core' Council services. The new build development is explored in option 2 of this document.

The core services include the chambers, members area, democratic services, electoral offices and customer services. These services equate to a need of circa 25 workstations and a Net Internal Area of circa 1525sqm.

Therefore, the new build development at North Weald Airfield will cater for 475 staff and will exclude the need to provide for the Chambers and Members area as this can be catered for in the Epping High Street accommodation.

As in option 2, the new build option is presented as two models:

1. 8:10 workstation:staff ratio. This equates to a need for 4465sqm GIA.
2. 6:10 workstation:staff ratio. This equates to a need for 3349sqm GIA.

Although the areas differ from Option 2 for the full relocation of the council services, the design, scale and proportion of the building will generally remain the same.

The Council will need to seek suitable rental accommodation on or off the High Street with a gross internal area of circa 1525sqm. This will present a challenge and may need to increase the proposed area to be accommodated suitably due to potential inefficiencies in the buildings' layout. Following a conversation with Alison Blom-Cooper of Fortismere Associates a potential option for this is the Police Station, which has recently become redundant and may be available for renting.

A number of options have been explored regarding the mix of development, with a mainly residential option that provides 1 and 2 bedroom apartments and 3 bedroom townhouses with commercial/retail space along the ground floor road frontage. Secondly, a mix of commercial/retail on the ground floor road frontage, a hotel, 1 and 2 bedroom apartments and 3 bedroom townhouses in another. Please refer to PwC's findings and recommendations for a detailed appraisal of which option provided the greatest return value to Epping Forest District Council.

The following options show a much denser scheme than previous studies have shown. However, they reflect comments from the planners to date providing a more dense development to protect the surrounding green belt from development. If a scheme is to proceed to outline planning consent, further detailed work would be necessary with the Council's planning officers to ensure that the overall development preserves the character of the Conservation Area.

Options for increasing the development potential have been explored, which have considered the viability of purchasing the two bungalows in the top right hand corner of the site along Homefield Close and the GP Surgery site in the bottom left hand corner - see adjacent. Further details of the potential development have been explored at the end of this section.

The following massing diagrams are shown to illustrate the potential scale of massing for the site and not necessarily the aesthetic, which will be developed if this option is progressed.



### Option 3b

Merits	<p>The Civic Offices site is completely vacated, with alternative uses realised across the site.</p> <p>Potential to optimise the quality, efficiency and flexibility of the new office through the design process (slightly less than option 2).</p> <p>Ability to maximise agile working and cultural changes through design of the new office.</p> <p>Contributes to economic development and the Local Plan on both the Civic Offices site and at North Weald.</p> <p>Retains a Council presence on the historic seat of the Council at Epping.</p> <p>Avoids the need for capital investment in a new Housing hub at North Weald.</p>
	<p>Splits Council HQ functions across two sites.</p> <p>Public perception of vacating most of the Civic Offices site and investing in new accommodation.</p> <p>Staff relocation to a new site outside Epping town centre with associated travel to work concerns.</p> <p>Need to identify a suitable customer-facing town centre office.</p> <p>Rent payable for third party office space if not under Council ownership.</p> <p>Significant amount of capital investment across both sites and associated cost of borrowing.</p>
Demerits	

**Option 3b 1 - Mainly residential Option**

	1 Bed Apartments		2 bed Apartments		Commercial/ Retail	Core and Circulation	Hotel		Townhouses		Total GIA Area
	Area NIA	No.	Area NIA	No.			Area	No.	Area NIA	No.	
<b>Building Number 1</b>											
Ground Floor	52	3	72	4	2005	231					2680
First Floor	52	17	72	10		420					2024
Second Floor	52	17	72	10		420					2024
Third Floor	52	17	72	8		398					1858
Fourth Floor	52	10	72	6		251					1203
Fifth Floor	52	5	72	2		117					521
Sixth Floor	52	5	72	2		117					521
<b>Totals</b>	<b>3848</b>		<b>3024</b>		<b>2005</b>	<b>1954</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>10831</b>

	1 Bed Apartments		2 bed Apartments		Commercial/ Retail	Core and Circulation	Hotel		Townhouses		Total GIA Area
	Area NIA	No.	Area NIA	No.			Area	No.	Area NIA	No.	
<b>Building Number 2</b>											
Lower Ground Floor	52	8	72	4		221					925
Ground Floor	52	13	72	6		341					1449
First Floor	52	13	72	6		341					1449
Second Floor	52	13	72	6		341					1449
Third Floor	52	5	72	2		122					526
<b>Totals</b>	<b>2704</b>		<b>1728</b>		<b>0</b>	<b>1366</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>5798</b>

	1 Bed Apartments		2 bed Apartments		Commercial/ Retail	Core and Circulation	Hotel		Townhouses		Total GIA Area
	Area NIA	No.	Area NIA	No.			Area	No.	Area NIA	No.	
<b>Townhouses</b>											
Ground Floor	52	0	72	0					44	25	1100
First Floor	52	0	72	0					44	25	1100
<b>Totals</b>	<b>0</b>		<b>0</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>88</b>	<b>2200</b>	<b>2200</b>

**Option 3b 2 - Residential and Hotel Option**

	1 Bed Apartments		2 bed Apartments		Commercial/ Retail	Core and Circulation	Hotel		Townhouses		Total GIA Area
	Area NIA	No.	Area NIA	No.			Area	No.	Area NIA	No.	
<b>Building Number 1</b>											
Ground Floor	52	3	72	4	2005	231					2680
First Floor	52	17	72	10		420					2024
Second Floor	52	17	72	10		420					2024
Third Floor	52	17	72	8		398					1858
Fourth Floor	52	10	72	6		251					1203
Fifth Floor	52	5	72	2		117					521
Sixth Floor	52	5	72	2		117					521
<b>Totals</b>	<b>3848</b>		<b>3024</b>		<b>2005</b>	<b>1954</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>10831</b>

	1 Bed Apartments		2 bed Apartments		Commercial/ Retail	Core and Circulation	Hotel		Townhouses		Total GIA Area
	Area NIA	No.	Area NIA	No.			Area	No.	Area NIA	No.	
<b>Building Number 2</b>											
Ground Floor	52	1	72	4		107					447
First Floor	52	1	72	4		107					447
Second Floor	52	1	72	4		107					447
Third Floor	52	1	72	4		107					447
<b>Totals</b>	<b>208</b>		<b>1152</b>		<b>0</b>	<b>428</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>1788</b>

	1 Bed Apartments		2 bed Apartments		Commercial/ Retail	Core and Circulation	Hotel		Townhouses		Total GIA Area
	Area NIA	No.	Area NIA	No.			Area	No.	Area NIA	No.	
<b>Hotel</b>											
Ground Floor						205	679	1			884
First Floor						205	22	28			821
Second Floor						205	22	28			821
Third Floor						205	22	28			821
Fourth Floor						205	22	28			821
<b>Total</b>	<b>0</b>		<b>0</b>		<b>0</b>	<b>1025</b>	<b>3143</b>	<b>0</b>	<b>0</b>		<b>4168</b>

	1 Bed Apartments		2 bed Apartments		Commercial/ Retail	Core and Circulation	Hotel		Townhouses		Total GIA Area
	Area NIA	No.	Area NIA	No.			Area	No.	Area NIA	No.	
<b>Townhouses</b>											
Ground Floor	52	0	72	0					44	25	1100
First Floor	52	0	72	0					44	25	1100
<b>Totals</b>	<b>0</b>		<b>0</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>88</b>	<b>2200</b>	<b>2200</b>

# 3.0 PROPOSALS

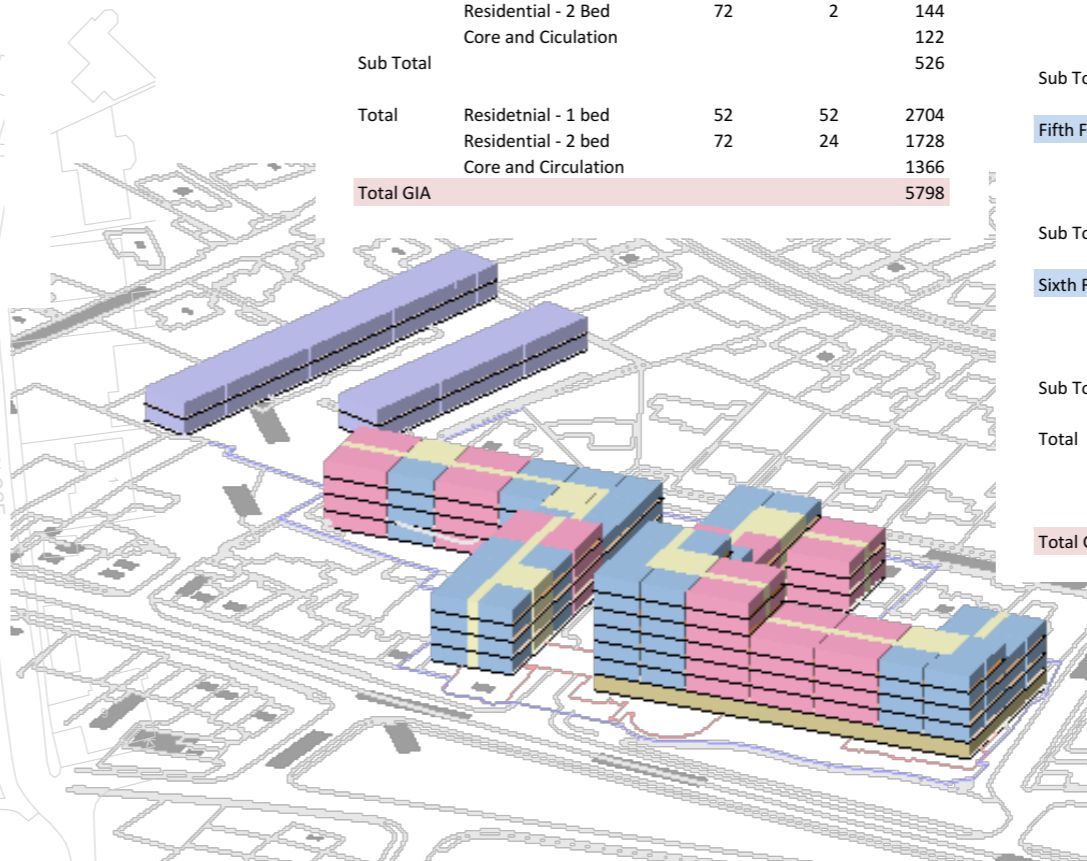
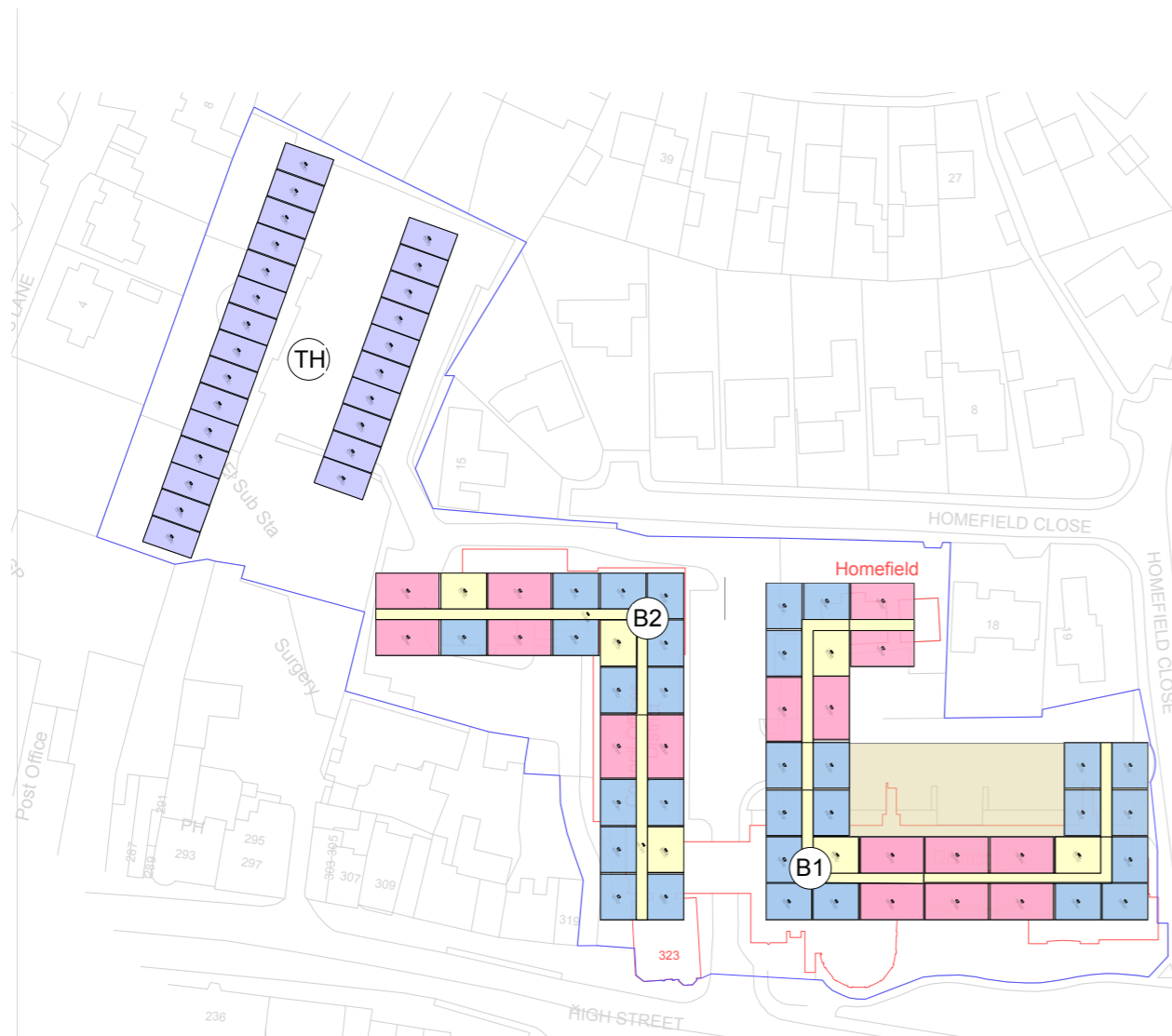
## 3B 1

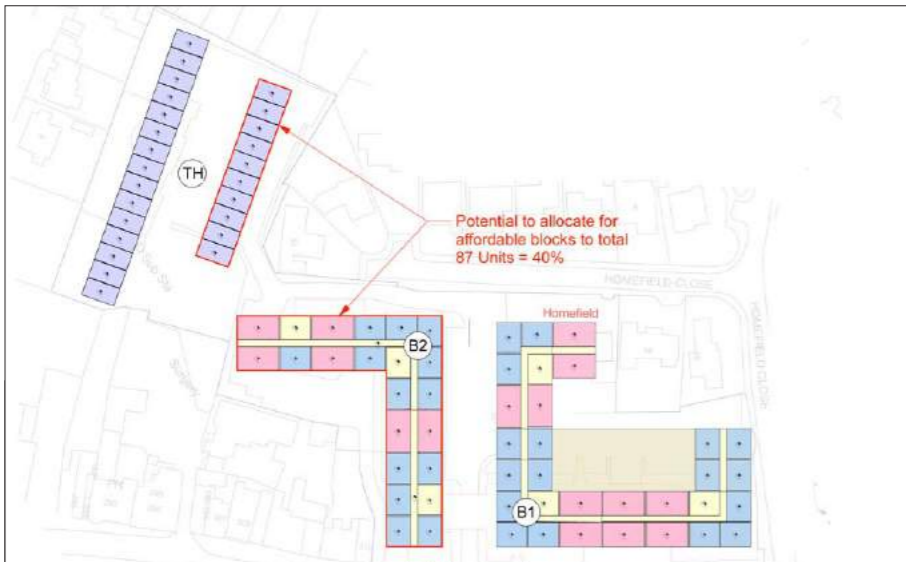
The below option depicts a full residential option with commercial/retail space to the ground floor road frontage. This can accommodate either council core services or non-council related commercial/retail space.

Townhouses				
	NIA per unit	No of Units	GIA	
<b>Ground Floor</b>				
Townhouse	44	25	1100	
<b>Sub Total</b>			<b>1100</b>	
<b>First Floor</b>				
Townhouses	44	25	1100	
<b>Sub Total</b>			<b>1100</b>	
<b>Total</b>	<b>88</b>	<b>25</b>	<b>2200</b>	
<b>Total GIA</b>			<b>2200</b>	

Apartment Building 2				
	NIA per unit	No of Units	GIA	
<b>Lower Ground Floor</b>				
Residential - 1 Bed	52	8	416	
Residential - 2 bed	72	4	288	
Core and Ciculation			221	
<b>Sub Total</b>			<b>925</b>	
<b>Ground Floor</b>				
Residential - 1 Bed	52	13	676	
Residential - 2 bed	72	6	432	
Core and Ciculation			341	
<b>Sub Total</b>			<b>1449</b>	
<b>First Floor</b>				
Residential - 1 Bed	52	13	676	
Residential - 2 Bed	72	6	432	
Core and Ciculation			341	
<b>Sub Total</b>			<b>1449</b>	
<b>Second Floor</b>				
Residential - 1 Bed	52	13	676	
Residential - 2 Bed	72	6	432	
Core and Ciculation			341	
<b>Sub Total</b>			<b>1449</b>	
<b>Third Floor</b>				
Residential - 1 Bed	52	5	260	
Residential - 2 Bed	72	2	144	
Core and Ciculation			122	
<b>Sub Total</b>			<b>526</b>	
<b>Total</b>	<b>Residential - 1 bed</b>	<b>52</b>	<b>52</b>	<b>2704</b>
	<b>Residential - 2 bed</b>	<b>72</b>	<b>24</b>	<b>1728</b>
	<b>Core and Ciculation</b>			<b>1366</b>
<b>Total GIA</b>				<b>5798</b>

Apartment Building 1				
	NIA per unit	No of Units	GIA	
<b>Ground Floor</b>				
Commercial	2005		2005	
Residential - 1 Bed	52	3	156	
Residential - 2 bed	72	4	288	
Core and Ciculation			231	
<b>Sub Total</b>			<b>2680</b>	
<b>First Floor</b>				
Residential - 1 Bed	52	17	884	
Residential - 2 Bed	72	10	720	
Core and Ciculation			420	
<b>Sub Total</b>			<b>2024</b>	
<b>Second Floor</b>				
Residential - 1 Bed	52	17	884	
Residential - 2 Bed	72	10	720	
Core and Ciculation			420	
<b>Sub Total</b>			<b>2024</b>	
<b>Third Floor</b>				
Residential - 1 Bed	52	17	884	
Residential - 2 Bed	72	8	576	
Core and Ciculation			398	
<b>Sub Total</b>			<b>1858</b>	
<b>Fourth Floor</b>				
Residential - 1 Bed	52	10	520	
Residential - 2 Bed	72	6	432	
Core and Ciculation			251	
<b>Sub Total</b>			<b>1203</b>	
<b>Fifth Floor</b>				
Residential - 1 Bed	52	5	260	
Residential - 2 Bed	72	2	144	
Core and Ciculation			117	
<b>Sub Total</b>			<b>521</b>	
<b>Sixth Floor</b>				
Residential - 1 Bed	52	5	260	
Residential - 2 Bed	72	2	144	
Core and Ciculation			117	
<b>Sub Total</b>			<b>521</b>	
<b>Total</b>	<b>Commercial</b>	<b>2005</b>		<b>2005</b>
	<b>Residential - 1 bed</b>	<b>52</b>	<b>74</b>	<b>3848</b>
	<b>Residential - 2 bed</b>	<b>72</b>	<b>42</b>	<b>3024</b>
	<b>Core and Ciculation</b>			<b>1954</b>
<b>Total GIA</b>				<b>10831</b>





THE ABOVE IMAGE DEPICTS A POTENTIAL ALLOCATION OF WHERE 40% AFFORDABLE HOUSING OVER THE SCHEME COULD BE LOCATED.



SKETCH IMAGE FROM HIGH STREET OF FRONT ELEVATION



# 3.0 PROPOSALS

## 3B 2

The below option depicts a mix of residential, hotel and commercial/retail space to the ground floor road frontage. The commercial/retail accommodate can either be for council core services or non-council related commercial/retail space.

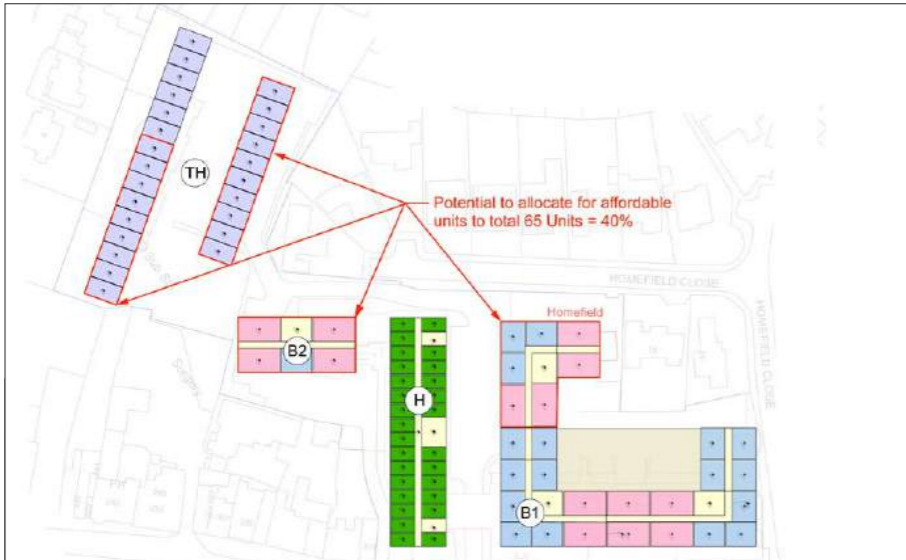
Townhouses				
	NIA per unit	No of Units	GIA	
<b>Ground Floor</b>				
Townhouse	44	25	1100	
<b>Sub Total</b>			<b>1100</b>	
<b>First Floor</b>				
Townhouses	44	25	1100	
<b>Sub Total</b>			<b>1100</b>	
<b>Total</b>	<b>88</b>	<b>25</b>	<b>2200</b>	
<b>Total GIA</b>			<b>2200</b>	

Apartment Building 2				
	NIA per unit	No of Units	GIA	
<b>Ground Floor</b>				
Residential - 1 Bed	52	1	52	
Residential - 2 bed	72	4	288	
Core and Ciculation			107	
<b>Sub Total</b>			<b>447</b>	
<b>First Floor</b>				
Residential - 1 Bed	52	1	52	
Residential - 2 Bed	72	4	288	
Core and Ciculation			107	
<b>Sub Total</b>			<b>447</b>	
<b>Second Floor</b>				
Residential - 1 Bed	52	1	52	
Residential - 2 Bed	72	4	288	
Core and Ciculation			107	
<b>Sub Total</b>			<b>447</b>	
<b>Third Floor</b>				
Residential - 1 Bed	52	1	52	
Residential - 2 Bed	72	4	288	
Core and Ciculation			107	
<b>Sub Total</b>			<b>447</b>	
<b>Total</b>		<b>4</b>	<b>208</b>	
		<b>16</b>	<b>1152</b>	
			<b>428</b>	
<b>Total GIA</b>			<b>1788</b>	

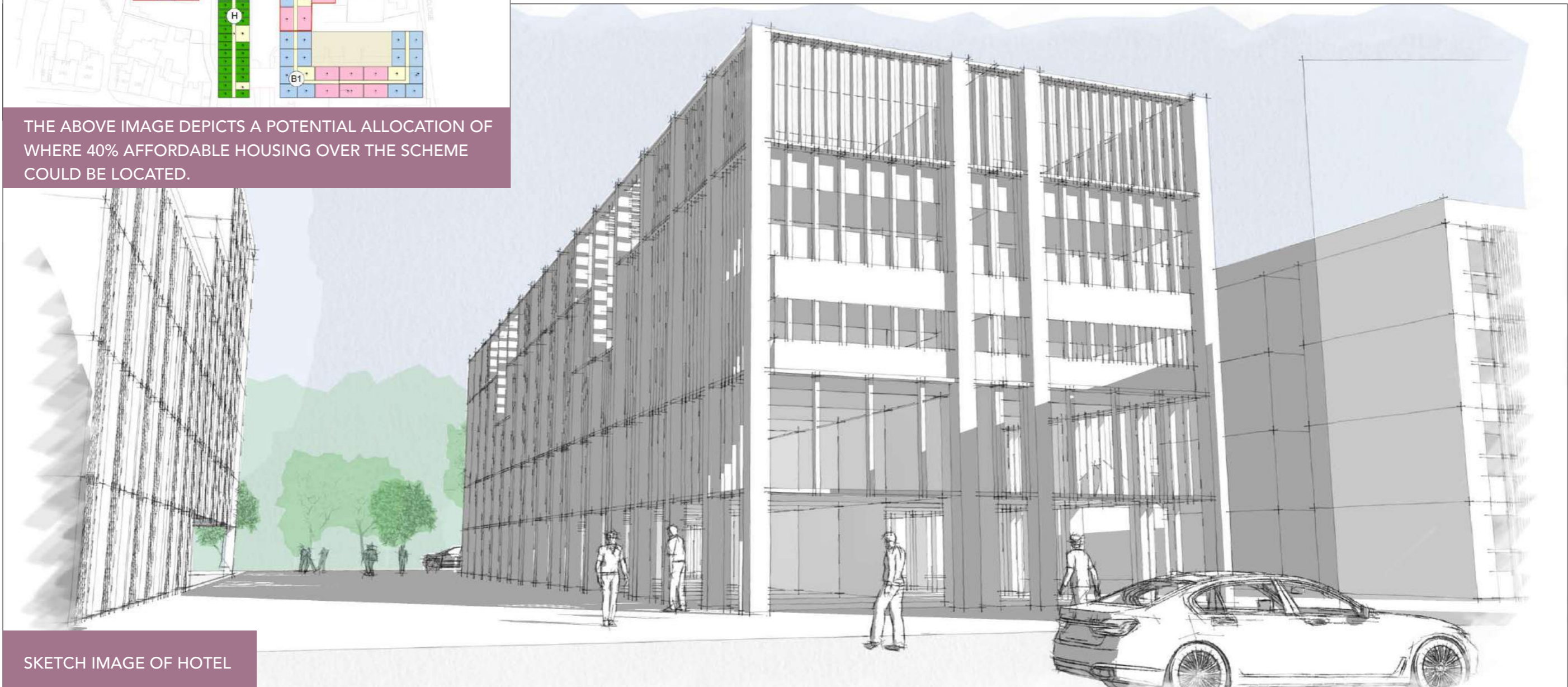
Hotel				
	NIA per unit	No of Units	GIA	
<b>Ground Floor</b>				
Hotel Ancillary	679		679	
Core and Ciculation			205	
<b>Sub Total</b>			<b>884</b>	
<b>First Floor</b>				
Hotel Rooms	22	28	616	
Core and Ciculation			205	
<b>Sub Total</b>			<b>821</b>	
<b>205</b>				
Hotel Rooms	22	28	616	
Core and Ciculation			205	
<b>Sub Total</b>			<b>821</b>	
<b>Third Floor</b>				
Hotel Rooms	22	28	616	
Core and Ciculation			205	
<b>Sub Total</b>			<b>821</b>	
<b>Fourth Floor</b>				
Hotel Rooms	22	28	616	
Core and Ciculation			205	
<b>Sub Total</b>			<b>821</b>	
<b>Total</b>			<b>679</b>	<b>679</b>
		<b>112</b>	<b>2464</b>	
			<b>1025</b>	
<b>Total GIA</b>			<b>4168</b>	

Apartment Building 1				
	NIA per unit	No of Units	GIA	
<b>Ground Floor</b>				
Commercial	2005		2005	
Residential - 1 Bed	52	3	156	
Residential - 2 bed	72	4	288	
Core and Ciculation			231	
<b>Sub Total</b>			<b>2680</b>	
<b>First Floor</b>				
Residential - 1 Bed	52	17	884	
Residential - 2 Bed	72	10	720	
Core and Ciculation			420	
<b>Sub Total</b>			<b>2024</b>	
<b>Second Floor</b>				
Residential - 1 Bed	52	17	884	
Residential - 2 Bed	72	10	720	
Core and Ciculation			420	
<b>Sub Total</b>			<b>2024</b>	
<b>Third Floor</b>				
Residential - 1 Bed	52	17	884	
Residential - 2 Bed	72	8	576	
Core and Ciculation			398	
<b>Sub Total</b>			<b>1858</b>	
<b>Fourth Floor</b>				
Residential - 1 Bed	52	10	520	
Residential - 2 Bed	72	6	432	
Core and Ciculation			251	
<b>Sub Total</b>			<b>1203</b>	
<b>Fifth Floor</b>				
Residential - 1 Bed	52	5	260	
Residential - 2 Bed	72	2	144	
Core and Ciculation			117	
<b>Sub Total</b>			<b>521</b>	
<b>Sixth Floor</b>				
Residential - 1 Bed	52	5	260	
Residential - 2 Bed	72	2	144	
Core and Ciculation			117	
<b>Sub Total</b>			<b>521</b>	
<b>Total</b>			<b>2005</b>	<b>2005</b>
		<b>74</b>	<b>3848</b>	
		<b>42</b>	<b>3024</b>	
			<b>1954</b>	
<b>Total GIA</b>			<b>10831</b>	





THE ABOVE IMAGE DEPICTS A POTENTIAL ALLOCATION OF WHERE 40% AFFORDABLE HOUSING OVER THE SCHEME COULD BE LOCATED.



SKETCH IMAGE OF HOTEL

# 3.0 PROPOSALS



VISUAL IMAGE OF EPPING HIGH STREET SITE SHOWING POTENTIAL MASSING OF HOUSING AND HOTEL



# 3.0 PROPOSALS

The below shows how the mix of residential, hotel and commercial development can be maximised with the purchase of the GP surgery and 2 houses. This creates a potential increase of:

GP Surgery site - x4 two bedroom apartments and x12 one bedroom apartments.

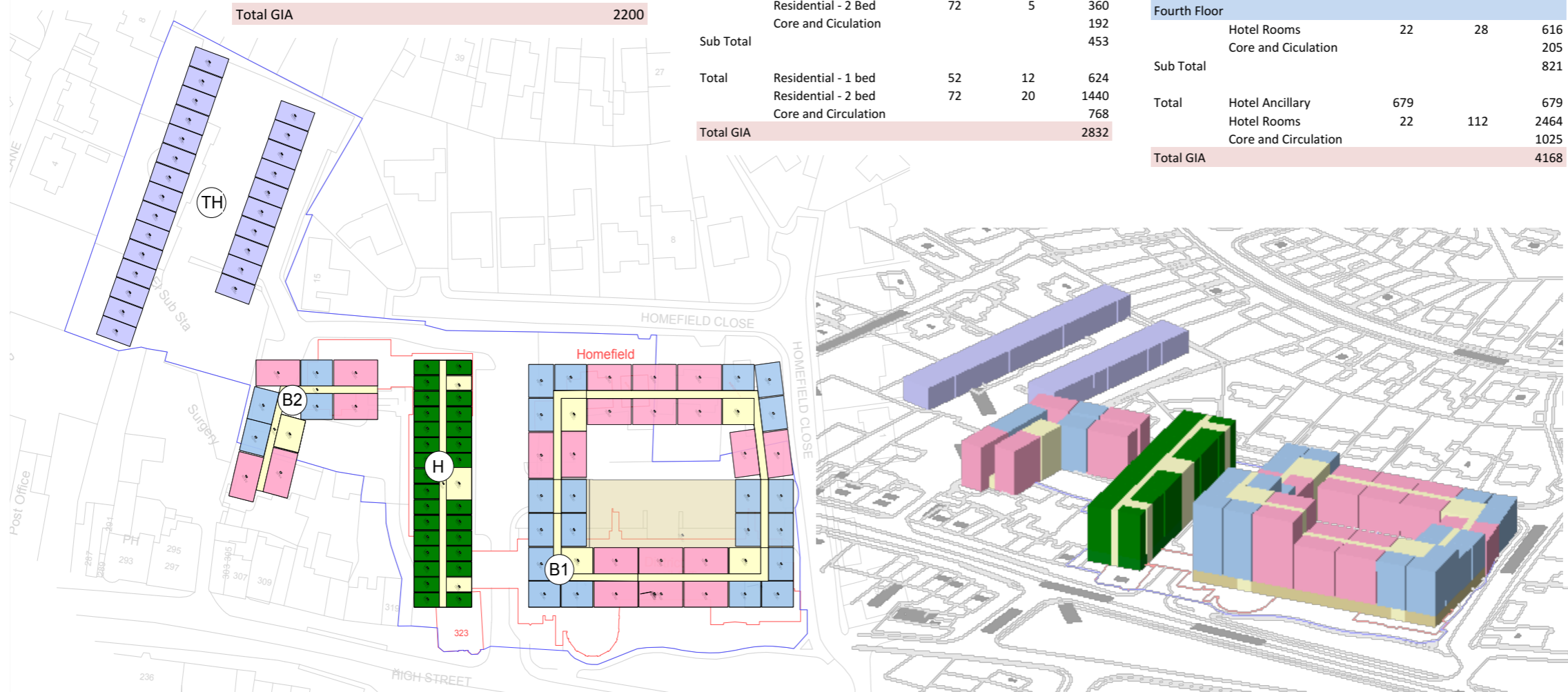
2 Houses sites - x18 two bedroom apartments and x9 one bedroom apartments.

Townhouses				
	NIA per unit	No of Units	GIA	
<b>Ground Floor</b>				
Townhouse	44	25	1100	
<b>Sub Total</b>			<b>1100</b>	
<b>First Floor</b>				
Townhouses	44	25	1100	
<b>Sub Total</b>			<b>1100</b>	
<b>Total</b>	<b>Townhouse</b>	<b>88</b>	<b>25</b>	<b>2200</b>
<b>Total GIA</b>				<b>2200</b>

Apartment Building 2				
	NIA per unit	No of Units	GIA	
<b>Ground Floor</b>				
Residential - 1 Bed	52	3	156	
Residential - 2 bed	72	5	360	
Core and Cicalation			192	
<b>Sub Total</b>			<b>708</b>	
<b>First Floor</b>				
Residential - 1 Bed	52	3	156	
Residential - 2 Bed	72	5	360	
Core and Circulation			192	
<b>Sub Total</b>			<b>2064</b>	
<b>Second Floor</b>				
Residential - 1 Bed	52	3	156	
Residential - 2 Bed	72	5	360	
Core and Circulation			192	
<b>Sub Total</b>			<b>453</b>	
<b>Third Floor</b>				
Residential - 1 Bed	52	3	156	
Residential - 2 Bed	72	5	360	
Core and Cicalation			192	
<b>Sub Total</b>			<b>453</b>	
<b>Total</b>	<b>Residential - 1 bed</b>	<b>52</b>	<b>12</b>	<b>624</b>
	<b>Residential - 2 bed</b>	<b>72</b>	<b>20</b>	<b>1440</b>
	<b>Core and Circulation</b>			<b>768</b>
<b>Total GIA</b>				<b>2832</b>

Hotel				
	NIA per unit	No of Units	GIA	
<b>Ground Floor</b>				
Hotel Ancillary		679	679	
Core and Circulation			205	
<b>Sub Total</b>			<b>884</b>	
<b>First Floor</b>				
Hotel Rooms	22	28	616	
Core and Circulation			205	
<b>Sub Total</b>			<b>821</b>	
<b>205</b>				
Hotel Rooms	22	28	616	
Core and Circulation			205	
<b>Sub Total</b>			<b>821</b>	
<b>Third Floor</b>				
Hotel Rooms	22	28	616	
Core and Cicalation			205	
<b>Sub Total</b>			<b>821</b>	
<b>Fourth Floor</b>				
Hotel Rooms	22	28	616	
Core and Circulation			205	
<b>Sub Total</b>			<b>821</b>	
<b>Total</b>	<b>Hotel Ancillary</b>	<b>679</b>	<b>679</b>	
	<b>Hotel Rooms</b>	<b>22</b>	<b>112</b>	<b>2464</b>
	<b>Core and Circulation</b>			<b>1025</b>
<b>Total GIA</b>				<b>4168</b>

Apartment Building 1				
	NIA per unit	No of Units	GIA	
<b>Ground Floor</b>				
Commercial		2005	2005	
Residential - 1 Bed	52	6	312	
Residential - 2 bed	72	10	720	
Core and Circulation			384	
<b>Sub Total</b>			<b>3421</b>	
<b>First Floor</b>				
Residential - 1 Bed	52	20	1040	
Residential - 2 Bed	72	16	1152	
Core and Circulation			573	
<b>Sub Total</b>			<b>2765</b>	
<b>Second Floor</b>				
Residential - 1 Bed	52	20	1040	
Residential - 2 Bed	72	16	1152	
Core and Circulation			573	
<b>Sub Total</b>			<b>2765</b>	
<b>Third Floor</b>				
Residential - 1 Bed	52	17	884	
Residential - 2 Bed	72	8	576	
Core and Circulation			398	
<b>Sub Total</b>			<b>1858</b>	
<b>Fourth Floor</b>				
Residential - 1 Bed	52	10	520	
Residential - 2 Bed	72	6	432	
Core and Circulation			251	
<b>Sub Total</b>			<b>1203</b>	
<b>Fifth Floor</b>				
Residential - 1 Bed	52	5	260	
Residential - 2 Bed	72	2	144	
Core and Cicalation			117	
<b>Sub Total</b>			<b>521</b>	
<b>Sixth Floor</b>				
Residential - 1 Bed	52	5	260	
Residential - 2 Bed	72	2	144	
Core and Cicalation			117	
<b>Sub Total</b>			<b>521</b>	
<b>Total</b>	<b>Commercial</b>	<b>2005</b>	<b>2005</b>	
	<b>Residential - 1 bed</b>	<b>52</b>	<b>83</b>	<b>4316</b>
	<b>Residential - 2 bed</b>	<b>72</b>	<b>60</b>	<b>4320</b>
	<b>Core and Circulation</b>			<b>2413</b>
<b>Total GIA</b>				<b>13054</b>

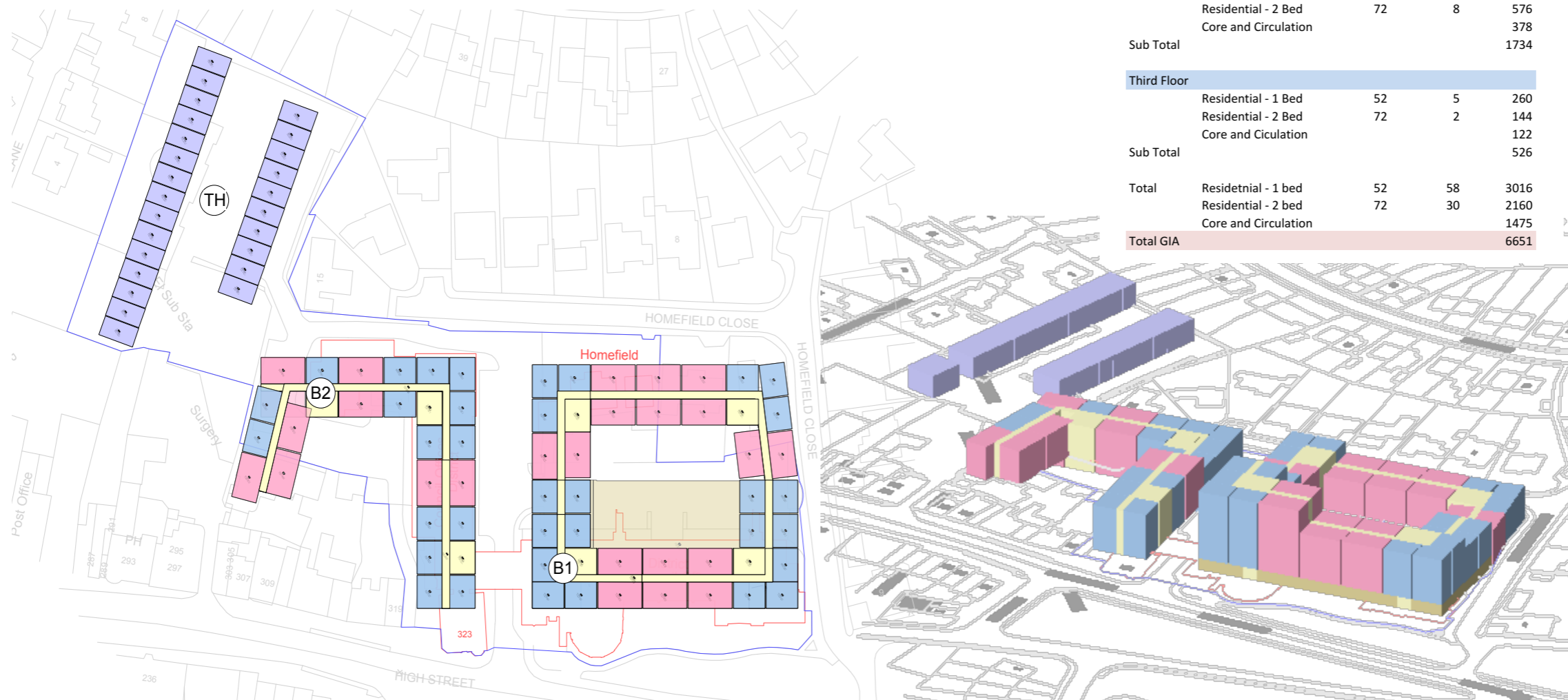


The below shows how the mix of residential and commercial development can be maximised with the purchase of the GP surgery and 2 houses. This creates a potential increase of:  
 GP Surgery site - x8 two bedroom apartments and x8 one bedroom apartments.  
 2 Houses sites - x18 two bedroom apartments and x9 one bedroom apartments.

Townhouses				
	NIA per unit	No of Units	GIA	
<b>Ground Floor</b>				
Townhouse	44	25	1100	
<b>Sub Total</b>			<b>1100</b>	
<b>First Floor</b>				
Townhouses	44	25	1100	
<b>Sub Total</b>			<b>1100</b>	
<b>Total</b>	<b>Townhouse</b>	<b>88</b>	<b>25</b>	<b>2200</b>
<b>Total GIA</b>				<b>2200</b>

Apartment Building 2				
	NIA per unit	No of Units	GIA	
<b>Lower Ground Floor</b>				
Residential - 1 Bed	52	8	416	
Residential - 2 bed	72	4	288	
Core and Cicalution			221	
<b>Sub Total</b>			<b>925</b>	
<b>Ground Floor</b>				
Residential - 1 Bed	52	15	780	
Residential - 2 bed	72	8	576	
Core and Cicalution			378	
<b>Sub Total</b>			<b>1734</b>	
<b>First Floor</b>				
Residential - 1 Bed	52	15	780	
Residential - 2 Bed	72	8	576	
Core and Cicalution			378	
<b>Sub Total</b>			<b>1734</b>	
<b>Second Floor</b>				
Residential - 1 Bed	52	15	780	
Residential - 2 Bed	72	8	576	
Core and Cicalution			378	
<b>Sub Total</b>			<b>1734</b>	
<b>Third Floor</b>				
Residential - 1 Bed	52	5	260	
Residential - 2 Bed	72	2	144	
Core and Cicalution			122	
<b>Sub Total</b>			<b>526</b>	
<b>Total</b>	<b>Residential - 1 bed</b>	<b>52</b>	<b>58</b>	<b>3016</b>
	<b>Residential - 2 bed</b>	<b>72</b>	<b>30</b>	<b>2160</b>
	<b>Core and Cicalution</b>			<b>1475</b>
<b>Total GIA</b>				<b>6651</b>

Apartment Building 1				
	NIA per unit	No of Units	GIA	
<b>Ground Floor</b>				
Commercial	1938		1938	
Residential - 1 Bed	52	6	312	
Residential - 2 bed	72	10	720	
Core and Cicalution			450	
<b>Sub Total</b>			<b>3420</b>	
<b>First Floor</b>				
Residential - 1 Bed	52	20	1040	
Residential - 2 Bed	72	16	1152	
Core and Cicalution			573	
<b>Sub Total</b>			<b>2765</b>	
<b>Second Floor</b>				
Residential - 1 Bed	52	20	1040	
Residential - 2 Bed	72	16	1152	
Core and Cicalution			573	
<b>Sub Total</b>			<b>2765</b>	
<b>Third Floor</b>				
Residential - 1 Bed	52	17	884	
Residential - 2 Bed	72	8	576	
Core and Cicalution			398	
<b>Sub Total</b>			<b>1858</b>	
<b>Fourth Floor</b>				
Residential - 1 Bed	52	10	520	
Residential - 2 Bed	72	6	432	
Core and Cicalution			250	
<b>Sub Total</b>			<b>1202</b>	
<b>Fifth Floor</b>				
Residential - 1 Bed	52	5	260	
Residential - 2 Bed	72	2	144	
Core and Cicalution			117	
<b>Sub Total</b>			<b>521</b>	
<b>Sixth Floor</b>				
Residential - 1 Bed	52	5	260	
Residential - 2 Bed	72	2	144	
Core and Cicalution			117	
<b>Sub Total</b>			<b>521</b>	
<b>Total</b>	<b>Commercial</b>	<b>1938</b>		<b>1938</b>
	<b>Residential - 1 bed</b>	<b>52</b>	<b>83</b>	<b>4316</b>
	<b>Residential - 2 bed</b>	<b>72</b>	<b>60</b>	<b>4320</b>
	<b>Core and Cicalution</b>			<b>2478</b>
<b>Total GIA</b>				<b>13052</b>



## 3.0 PROPOSALS

### 3.7 OPTION 4 - OPTIMISE USE OF THE CIVIC BUILDING AND NEW HOUSING HUB

This option consists of two parts:

1. Utilising the new Housing Hub and a refurbished Civic building (excluding the bridge space over the entrance archway) to provide an agile working environment through design interventions and a cultural change, similar to what is proposed in Option 2 for a new build but with the constraints of working with the existing Civic Building.
2. The development of the rest of the site into residential apartments and townhouses.

#### Civic Offices

Two sub-options for the Civic Offices have been progressed in this option.

4.1 Working with the existing Civic Building and the new Housing Hub to maximise the potential under their existing constraints with a workstation:staff ratio that suits the area of the buildings.

4.2 Working with the existing Civic Building and the new Housing Hub, but also providing an extension onto the Civic Building to provide an increased number of workstations, which provides a more suitable workstation:staff ratio.

There are 500 staff in total currently located on the Epping High Street Civic site. The proposed new Housing Hub will cater for 82 desks, with 42 Housing Staff (excluding tradesmen) already identified to move to this Hub. Therefore the refurbished Civic building and the remaining space within the Housing Hub will need to cater for 458 staff.

We have looked to try and make each floor plate identical in layout to help provide a flexible solution that can provide expansion or contraction as the council's needs change.

Generally within the Civic Building the lower floors are for public facing services with upper floors being more private for back of house and confidential functions.

Both options for the Civic Building allow to infill the atrium space above the reception, keep the existing Chambers, members area and canteen, whilst opening up the majority of the floors where possible to allow for open plan agile working.

Sustainability should be at the forefront of the Council's message in delivering a refurbishment of this scale. The building should strive to meet stringent green credentials eg. BREEAM Refurbishment Excellent or Outstanding, which helps to portray the message that the Council are showing corporate responsibility to their constituents in striving to provide an energy efficient building that minimises their carbon footprint and means that green building practises are employed. There is also the social agenda of providing an environment that optimises the quality of life not only for the Council's employees but also for the public that visits their building.

#### Option 4.1

Due to this being a refurbishment, there will be inefficiencies in providing the optimum layout for the area the building offers. The layout allows for 250 workstations to fit within the existing Civic Building over 3711sqm GIA. With the Housing Hub catering for 82 desks, this provides a total of 332 desks over the two sites.

To cater for the amount of staff over the two buildings, a much denser workstation:staff ratio than Option 2 proposes will be required at 6.6:10.

This dense ratio will be a significant cultural change to the current staff environment.

However, if an 8:10 workstation:staff ratio is provided, the existing Civic Centre and Housing Hub will only accommodate circa 415 staff, a shortfall of 85 staff or 68 workstations.

#### Option 4.2

The provision of an extension onto what is proposed for Option 4.1 allows for 358 workstations over 4605sqm GIA. The extension is proposed adjacent to Homefield Close on the rear right hand side of the existing building. The extension has been sited in this location as it will provide the most efficient layout for parking and circulation around the site to minimise inefficiency. It will tie in aesthetically with the existing Civic building to provide a seamless appearance. This will create 885sqm GIA and 108 workstations. It also has the benefit that while being constructed, it will have the least disruption to the Council's operation and enables continuity of services.

Therefore with the Housing Hub catering for 82 desks, a total of 440 workstations will be provided over the two buildings. This allows for much best workstation:staff ratio at 8.8:10.

However, to create the necessary parking under Essex County Council standards and based on the increased building area. It will require the Council to purchase the two bungalows at the rear top right hand corner of the site to facilitate this expansion or take out some of the proposed residential development prospects.

The following massing diagrams are shown to illustrate the potential scale of massing for the site and not necessarily the aesthetic, which will be developed if this option is progressed.

**Residential Development**

For the rest of the site to be developed into residential apartments and townhouses there are a number of aspects to consider.

**i. Great Crested and Smooth Newts.**

We have assumed that the medium population of Great Crested and Smooth Newts can be re-accommodated under the provision of a Natural England licence to a suitable location close-by as part of the proposed works as this will be best for the Great Crested Newts and for the development as a whole.

**ii. Sub Station**

As part of the works, the re-siting of the sub station is required to enable the positioning of the townhouses to the rear area of the site.

**iii. Parking**

As with Option 2 & 3, little parking has been provided for the residential accommodation with some parking to the townhouses and minimal parking to the apartments.

**iv. Doctors Surgery**

As with Options 3.1 and 3.2 there is an option to utilise the doctors surgery's land and increase the apartment building density.

The proposed apartment building to the front of the site will match the massing of the existing Civic building and will line through with the front entrance staircore. This is slightly set back from the line of the current existing house but creates a focal point for both the civic building and apartment buildings.

A number of options have been explored regarding the mix of development for the residential mix. The best mix appears to be 3 bedroom townhouses to the rear of the site where the density needs to be lower where they back onto the residential properties. A 4 storey apartment building with a mix of 1-2 bedroom apartments is proposed towards the front of the site where the density is much greater backing onto the commercial properties of the High Street.



Option 4	
Merits	The Civic Building is re-utilised to accommodate as much of the staff as possible. Providing a reduced office footprint with agile working and a change in culture.
	Provides prospects for redeveloping the rest of the site left vacant by only utilising the Civic Building.
	Disruption to staff from a relocation is minimised compared to a full relocation.
	Retains a Council presence on the historic seat of the Council at Epping.
Demerits	Splits Council HQ functions across two sites. (Will need to utilise the Housing Hub).
	The existing Civic Building will reduce efficiency of the total floor space achieved through agile working of circa 1.5sqm per desk (compared with option 2).
	Disruption to staff during the redevelopment of the rest of the site into residential accommodation
	The existing fabric of the building is almost certainly not up to today's environmental standards, increasing the cost of energy consumption.
	The need to purchase 2 residential properties at the rear of the site to accommodate parking if a 8:10 workstation:staff ratio is sort.
The costs associated with the extension and the disruption to the Civic building while it's developed.	
Significant amount of capital investment and associated cost of borrowing.	

Option 4 - Residential Option							
	1 Bed Apartments		2 bed Apartments		Core and Circulation	Townhouses	Total GIA Area
	Area NIA	No.	Area NIA	No.	Area NIA	Area NIA	No.
<b>Building Number 1</b>							
Ground Floor	52	8	72	5	290		1066
First Floor	52	8	72	5	290		1066
Second Floor	52	8	72	5	290		1066
Third Floor	52	8	72	5	290		1066
Fourth Floor	52	7	72	5	273		997
<b>Totals</b>		<b>2028</b>		<b>1800</b>	<b>1433</b>	<b>0</b>	<b>5261</b>

	1 Bed Apartments		2 bed Apartments		Core and Circulation	Townhouses	Total GIA Area
	Area NIA	No.	Area NIA	No.	Area NIA	Area NIA	No.
<b>Townhouses</b>							
Ground Floor	52	0	72	0		44	25
First Floor	52	0	72	0		44	25
<b>Totals</b>		<b>0</b>		<b>0</b>	<b>0</b>	<b>2200</b>	<b>2200</b>

Option 4.1 - Civic Building				
	Office Space	Commercial/Retail	Core and Circulation	Total GIA Area
	Area NIA	Area NIA	Area NIA	
<b>Civic Building Capacity</b>				
Ground Floor		875	420	1295
First Floor		964	284	1248
Second Floor		935	233	1168
<b>Totals</b>		<b>2774</b>	<b>0</b>	<b>3711</b>

Option 4.2 - Civic Building with Extension				
	Office Space	Commercial/Retail	Core and Circulation	Total GIA Area
	Area NIA	Area NIA	Area NIA	
<b>Civic Building Capacity</b>				
Ground Floor	1076		517	1593
First Floor	1194		352	1546
Second Floor	1176		290	1466
<b>Totals</b>	<b>3446</b>	<b>0</b>	<b>1159</b>	<b>4605</b>

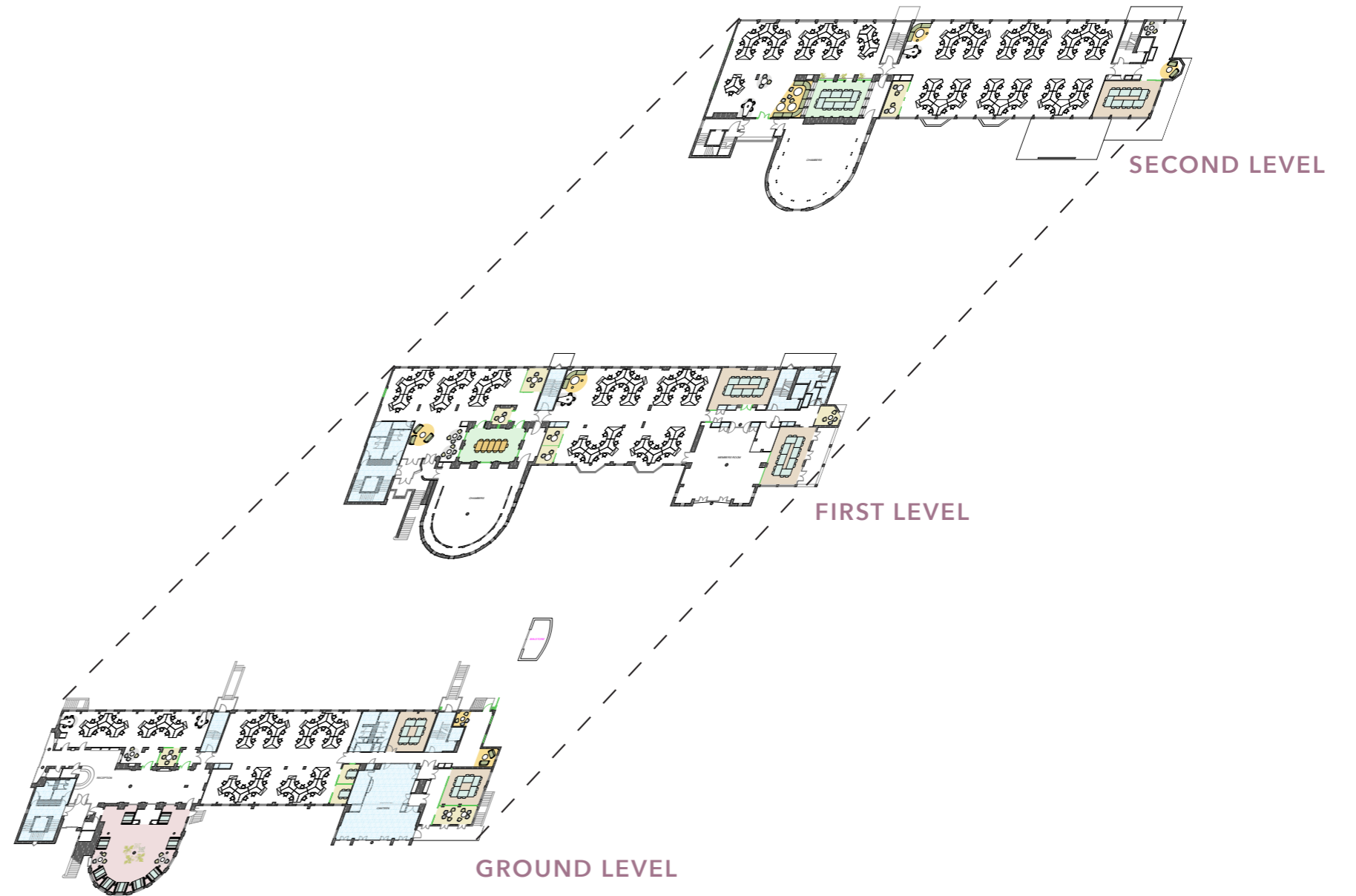


# 3.0 PROPOSALS

## OPTION 4.1

### COUNCIL ACCOMMODATION IN CIVIC BUILDING

Ground Floor	
Civic Building	1295sqm GIA
Desks	No. 66
First Floor	
Civic Building	1248sqm GIA
Desks	No. 74
Second Floor	
Civic Building	1168sqm GIA
Desks	No. 110
Total	3584sqm GIA
Total of Desks	No. 250



# 3.0 PROPOSALS

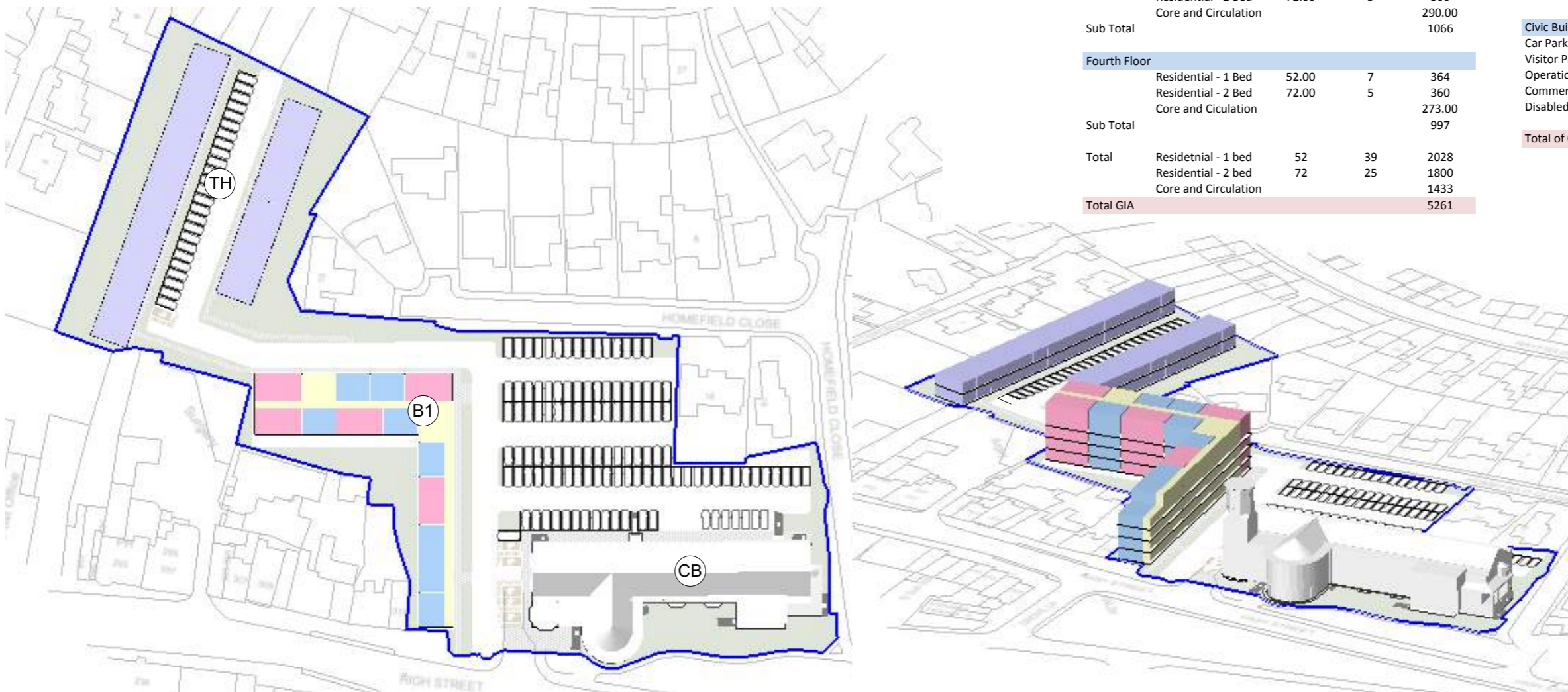
## OPTION 4.1

Townhouses				
		NIA per unit	No of Units	GIA
<b>Ground Floor</b>				
	Townhouse	44	25	1100
Sub Total				1100
<b>First Floor</b>				
	Townhouses	44	25	1100
Sub Total				1100
Total				2200
Total GIA				2200

Apartment Building				
		NIA per unit	No of Units	GIA
<b>Ground Floor</b>				
	Residential - 1 Bed	52.00	8	416
	Residential - 2 bed	72.00	5	360
	Core and Cicalution			290.00
Sub Total				1066
<b>First Floor</b>				
	Residential - 1 Bed	52.00	8	416
	Residential - 2 bed	72.00	5	360
	Core and Cicalution			290.00
Sub Total				1066
<b>Second Floor</b>				
	Residential - 1 Bed	52.00	8	416
	Residential - 2 Bed	72.00	5	360
	Core and Circulation			290.00
Sub Total				1066
<b>Third Floor</b>				
	Residential - 1 Bed	52.00	8	416
	Residential - 2 Bed	72.00	5	360
	Core and Circulation			290.00
Sub Total				1066
<b>Fourth Floor</b>				
	Residential - 1 Bed	52.00	7	364
	Residential - 2 Bed	72.00	5	360
	Core and Cicalution			273.00
Sub Total				997
Total				2028
	Residetrial - 1 bed	52	39	2028
	Residential - 2 bed	72	25	1800
	Core and Circulation			1433
Total GIA				5261

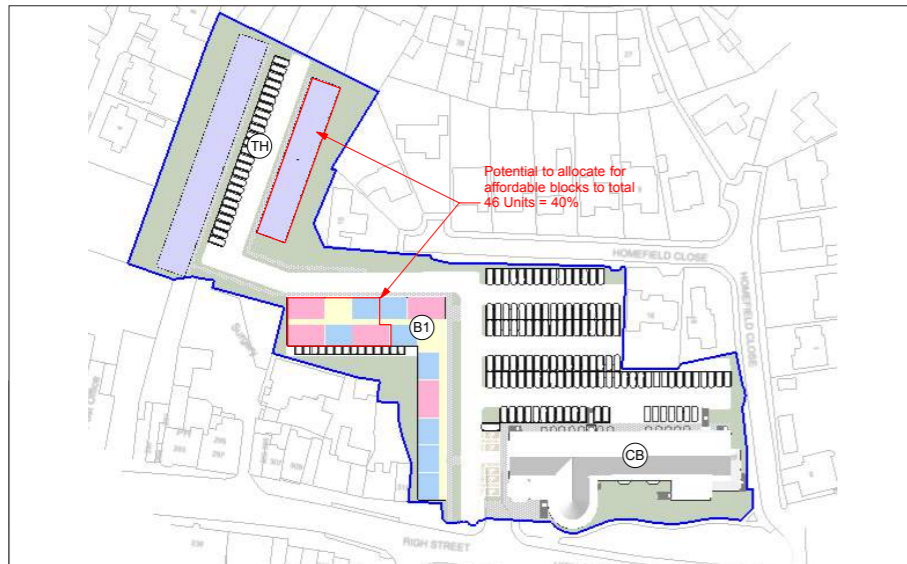
Civic Building	
	GIA
Ground Floor	1295
First Floor	1248
Second Floor	1168
<b>Total GIA</b>	<b>3711</b>

Car Parking	
	No.
Townhouses	25
Car Parking	1
Disabled Car Parking	1
<b>Apartment Building</b>	
Car Parking	21
Disabled Car Parking	1
<b>Civic Building</b>	
Car Parking	129
Visitor Parking	13
Operational Parking	4
Commercial Parking	1
Disabled Car Parking	5
<b>Total of Car Park Spaces</b>	<b>200</b>



# 3.0 PROPOSALS

## OPTION 4.1



THE ABOVE IMAGE DEPICTS A POTENTIAL ALLOCATION OF WHERE 40% AFFORDABLE HOUSING OVER THE SCHEME COULD BE LOCATED.



SKETCH IMAGE FROM HIGH STREET OF FRONT ELEVATION

OPTION 4.1

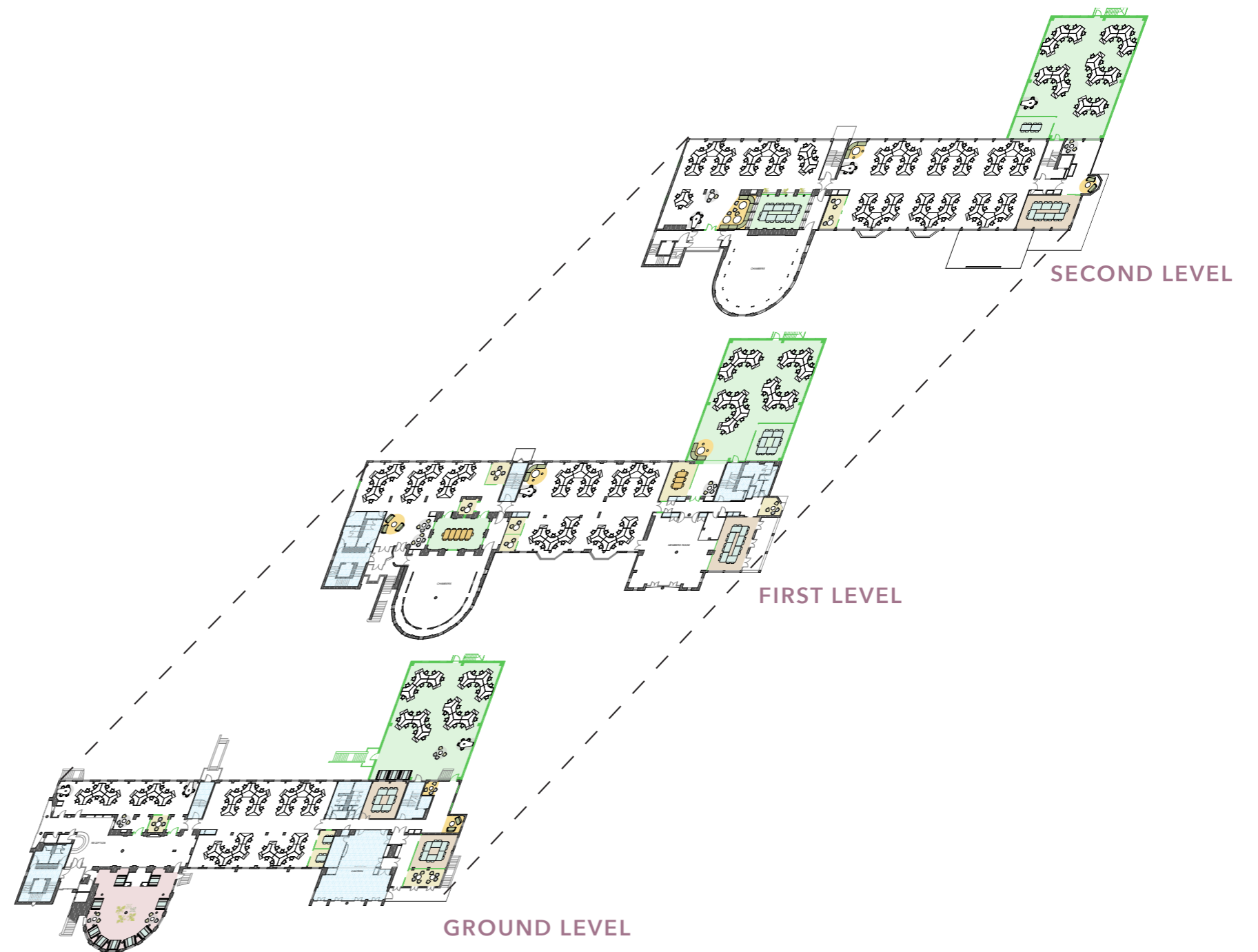


VISUAL IMAGE OF EPPING HIGH STREET SITE SHOWING POTENTIAL MASSING OF HOUSING AND EXISTING CIVIC BUILDING

OPTION 4.2

**COUNCIL ACCOMMODATION IN CIVIC BUILDING WITH EXTENSION**

Ground Floor	
Extension	298sqm GIA
Civic Building	1295sqm GIA
Desks	No. 100
First Floor	
Extension	298sqm GIA
Civic Building	1248sqm GIA
Desks	No. 111
Second Floor	
Extension	298sqm GIA
Civic Building	1168sqm GIA
Desks	No. 147
Total	4,605sqm GIA
Total of Desks	No. 358



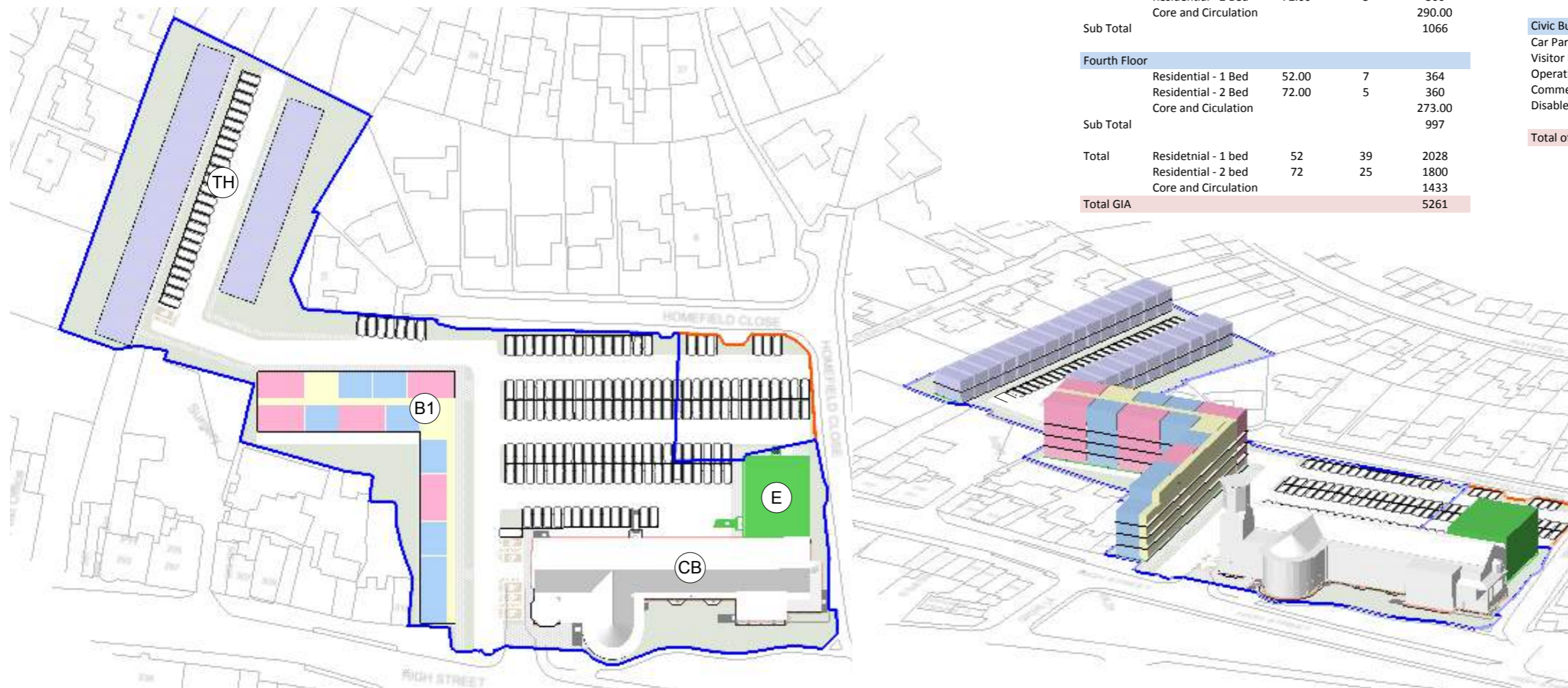
## OPTION 4.2

Townhouses			
	NIA per unit	No of Units	GIA
<b>Ground Floor</b>			
Townhouse	44	25	1100
<b>Sub Total</b>			<b>1100</b>
<b>First Floor</b>			
Townhouses	44	25	1100
<b>Sub Total</b>			<b>1100</b>
<b>Total</b>	<b>88</b>	<b>25</b>	<b>2200</b>
<b>Total GIA</b>			<b>2200</b>

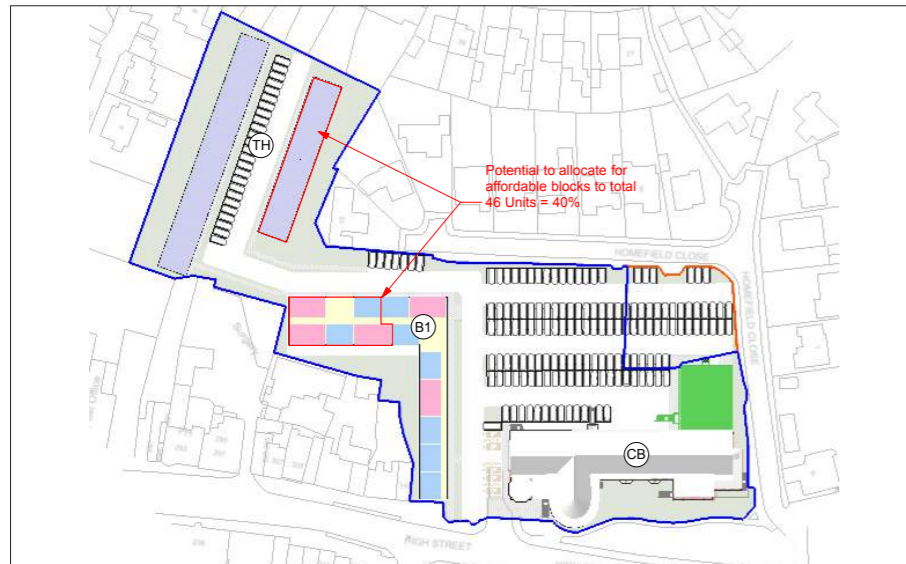
Apartment Building				
	NIA per unit	No of Units	GIA	
<b>Ground Floor</b>				
Residential - 1 Bed	52.00	8	416	
Residential - 2 bed	72.00	5	360	
Core and Ciculation			290.00	
<b>Sub Total</b>			<b>1066</b>	
<b>First Floor</b>				
Residential - 1 Bed	52.00	8	416	
Residential - 2 bed	72.00	5	360	
Core and Ciculation			290.00	
<b>Sub Total</b>			<b>1066</b>	
<b>Second Floor</b>				
Residential - 1 Bed	52.00	8	416	
Residential - 2 Bed	72.00	5	360	
Core and Circulation			290.00	
<b>Sub Total</b>			<b>1066</b>	
<b>Third Floor</b>				
Residential - 1 Bed	52.00	8	416	
Residential - 2 Bed	72.00	5	360	
Core and Circulation			290.00	
<b>Sub Total</b>			<b>1066</b>	
<b>Fourth Floor</b>				
Residential - 1 Bed	52.00	7	364	
Residential - 2 Bed	72.00	5	360	
Core and Ciculation			273.00	
<b>Sub Total</b>			<b>997</b>	
<b>Total</b>	<b>Residetrial - 1 bed</b>	<b>52</b>	<b>39</b>	<b>2028</b>
	<b>Residential - 2 bed</b>	<b>72</b>	<b>25</b>	<b>1800</b>
	<b>Core and Circulation</b>			<b>1433</b>
<b>Total GIA</b>				<b>5261</b>

Civic Building with Extension	
	GIA
<b>Ground Floor</b>	1593
<b>First Floor</b>	1546
<b>Second Floor</b>	1466
<b>Total GIA</b>	<b>4605</b>

Car Parking	
	No.
<b>Townhouses</b>	
Car Parking	25
Disabled Car Parking	1
<b>Apartment Building</b>	
Car Parking	21
Disabled Car Parking	1
<b>Civic Building</b>	
Car Parking	162
Visitor Parking	15
Operational Parking	5
Commercial Parking	1
Disabled Car Parking	7
<b>Total of Car Park Spaces</b>	<b>238</b>



OPTION 4.2



THE ABOVE IMAGE DEPICTS A POTENTIAL ALLOCATION OF WHERE 40% AFFORDABLE HOUSING OVER THE SCHEME COULD BE LOCATED.



SKETCH IMAGE FROM HIGH STREET OF FRONT ELEVATION

OPTION 4.2



VISUAL IMAGE OF EPPING HIGH STREET SITE SHOWING POTENTIAL MASSING OF HOUSING AND EXISTING CIVIC BUILDING WITH EXTENSION



