

4.0 DELIVERY

We have outlined below potential next steps for consideration for each of the options. Our recommendation is that the Council explore all of the options further to understand their feasibility. This is in case the preferred option becomes untenable due to unforeseen circumstances and could reduce the amount of abortive time.

Option 1

This option explores the reuse of their existing accommodation, while implementing a cultural change within the Council to provide a more agile and efficient way of working. To implement this, we would recommend consultation with all the main departments where we can present agile working solutions to gain an understanding of their needs. From this we can create a brief and develop a design that suits their requirements. We will also in parallel survey the existing buildings to understand fully their structure to see how flexible the existing buildings can be to enable open plan and agile working.

A phased programme of works would need to be agreed to allow for the works to be implemented. Only at the end of the phased works would the rentable space of circa 2150sqm be realised, as this space can be used as decant during the works.

Option 2

We would recommend first looking into key aspects of how to unlock the development with the link road, transport links and planning potential. In parallel with this, we can give a presentation to the council for cultural change through agile and efficient ways of working to gain an understanding of their brief and understand how efficient we can approach the design. Once this is understood, we can then develop the design for planning.

This new office development would need to be implemented before the existing Epping High Street site is developed.

Option 3a

To progress this option a programme will need to be established for the development to understand the effect on the council this will have. The needs of Option 2 will be progressed in parallel so that a full picture of the development can be realised. With early consultation with all the major stakeholders including the planning department, preferred housing partner, preferred hotelier etc, the development can be firmed up and progressed. Early investigations into Ecology, Statutory Services and whether or not the adjacent pieces of land can be purchased need to be explored to enable the scheme to progress. An understanding of where the Council's core services are to be temporary housed during the development needs to be understood too.

Option 3b

Similar to Option 3a in terms of programme, however the Council's core services are to be relocated into suitable rental accommodation along the High Street, subject to being able to find suitable space.

Option 4

Similar to Option 1, this option utilises the existing Civic Building and retains the majority of services on the High Street Civic site, but with the additional provision of a Housing Hub at North Weald airfield site. Consultation with all main departments will be required to present and discuss ways of providing more agile and efficient ways of working. From this we will gain an understanding of their needs. Two sub-options have been presented in this option to show that if only the existing Civic Building and the proposed new Housing Hub is utilised, there will be a need to look at a much greater workstation:staff ratio of 6.6:10. By providing an extension onto the rear of the Civic Building, we can reduce the ratio to a more manageable solution of 8.8:10 that wont be as much of a dramatic cultural change to the Council.

With early consultation of all the major stakeholders including the planning department and preferred housing partner, the development can be firmed up and progressed. Early investigations into Ecology, Statutory Services and whether or not the adjacent pieces of land can be purchased need to be explored to enable the scheme to progress.

There will need to be consideration on how the Council will operate to minimise disruption while the residential development is progressed. Also, if the extension in Option 4.2 is developed, consideration will be necessary to understand how this will impact on the Council's services located adjacent to where the extension is proposed.

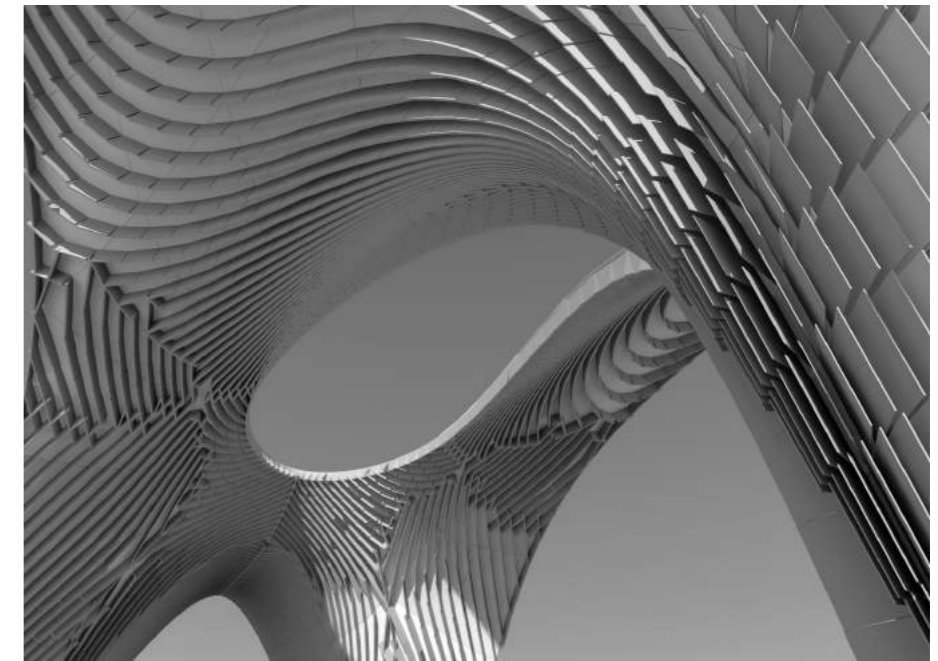
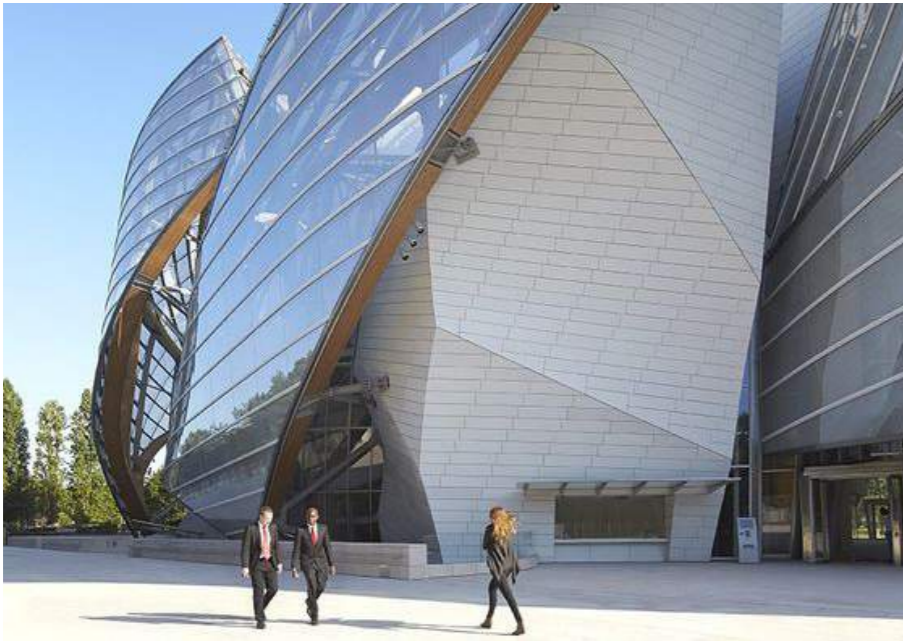
5.0 PRECEDENTS

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EXAMPLE IMAGE OF HOUSING SCHEMES THAT REFLECT THE AESTHETIC AND QUALITY WE ENVISAGE



EXAMPLE IMAGE OF FACADE TREATMENTS THAT REFLECT THE AESTHETIC AND QUALITY WE ENVISAGE FOR THE NEW BUILD OFFICE DEVELOPMENT





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