



THE OLD LAUNDRY
BOWER HILL
EPPING

NATIONAL DESIGN GUIDE RESPONSE

March 2020



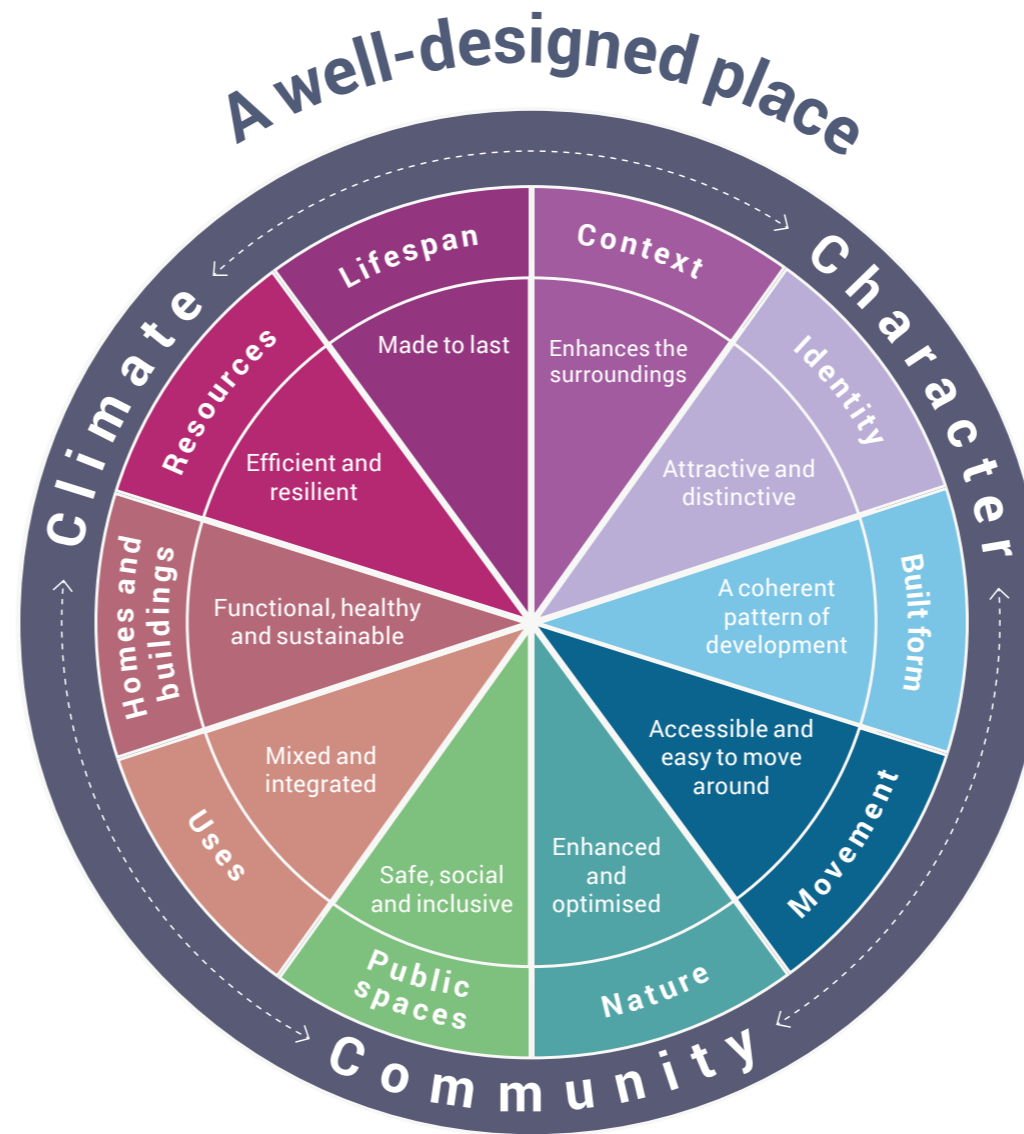


Introducing the ten characteristics

35 Well-designed places have individual characteristics which work together to create its physical **Character**. The ten characteristics help to nurture and sustain a sense of **Community**. They work to positively address environmental issues affecting **Climate**. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

36 The ten characteristics set out in Part 2 are:

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.



The ten characteristics of well-designed places

The National Design Guides sets out ten characteristics which contribute to the themes for good design set out in the National Planning Policy Framework. This document sets out how the proposals for the Old Laundry site have sought to address those characteristics.

1.0 Context

2.0 Identity

3.0 Built Form

4.0 Movement

5.0 Nature

6.0 Public Spaces

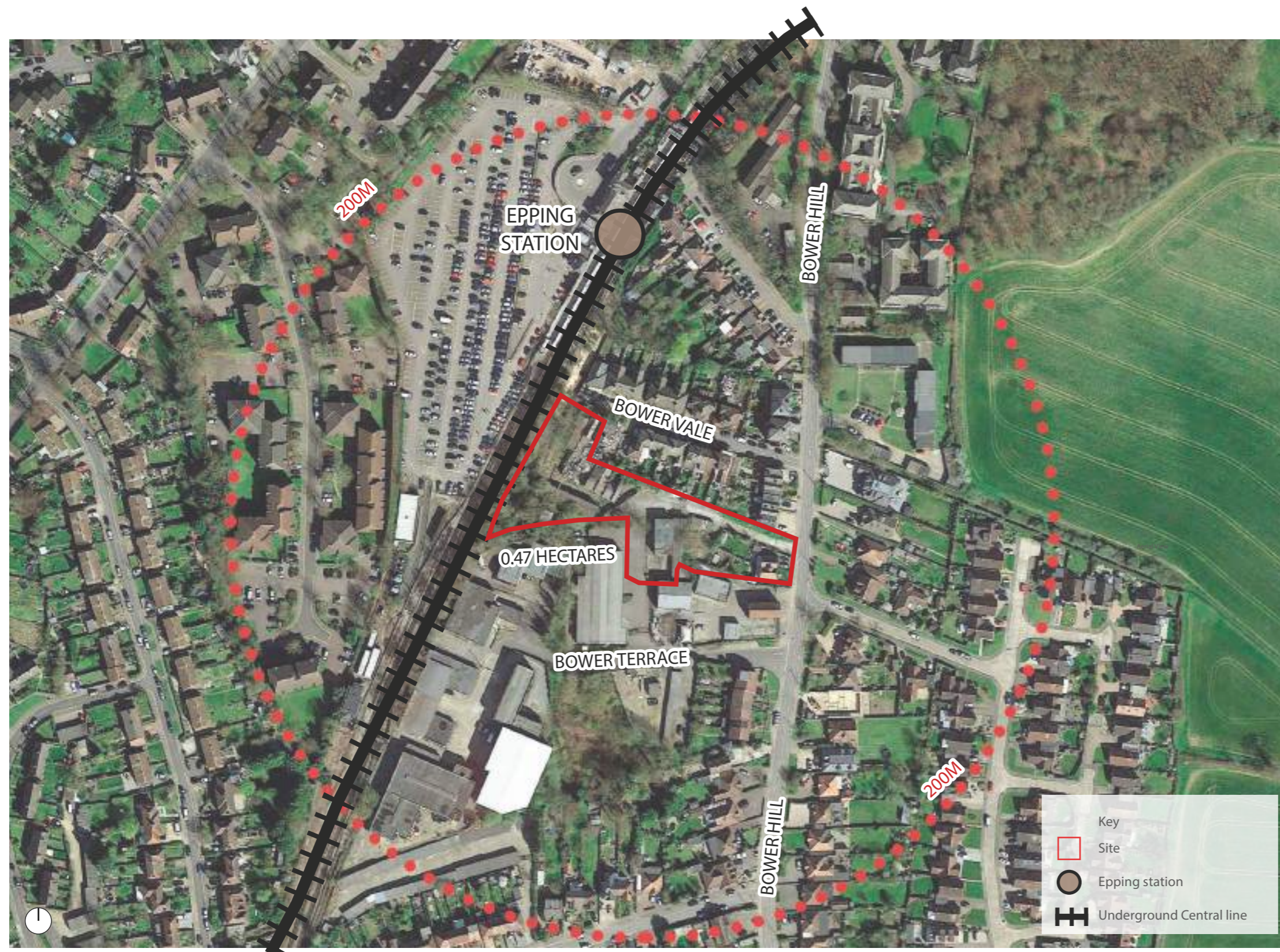
7.0 Uses

8.0 Homes & Buildings

9.0 Resources

10.0 Lifespan

1.0 CONTEXT



The site is located on Bower Hill and is approximately 0.47 hectare in area. It is within an urban location less than a mile south of Epping town centre within a 10 minute walk to Epping high street offering excellent local services and facilities.

Epping underground station is within close walking proximity to the site within a 5 minute walk offering excellent transport connections to London and surrounding area. The station is the north-eastern terminus of the Central Line, and takes 45 minutes westbound to reach Central London.

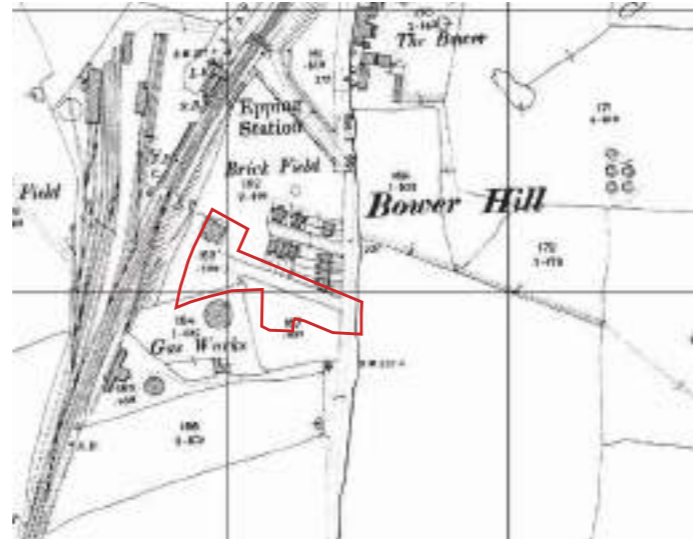
Access into the site is available from Bower Hill to the east and Bower Vale to the North. To the west, the site abuts railway lines.

Since the early 20th Century the site has been the home to the Epping Sanitary Steam Laundry Company, housing a number of laundry buildings. After the business closed down, a fire broke out in the abandoned buildings in 2014 and they have since been left derelict.

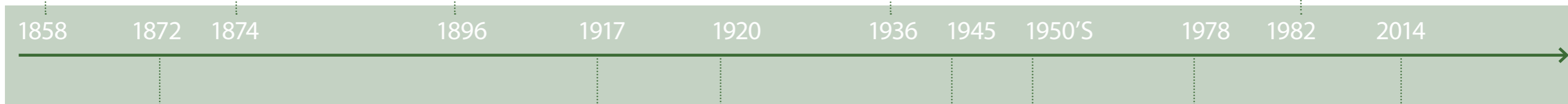
1.0 CONTEXT

William Cottis founded William Cottis and Sons of Epping. Cottis Ironworks was established producing metal products for export

After a couple of moves they built a foundry on what is now called Cottis Lane



After being operated by other owners the foundry closed in 1982 and the Cottis hardware store closed in 1977

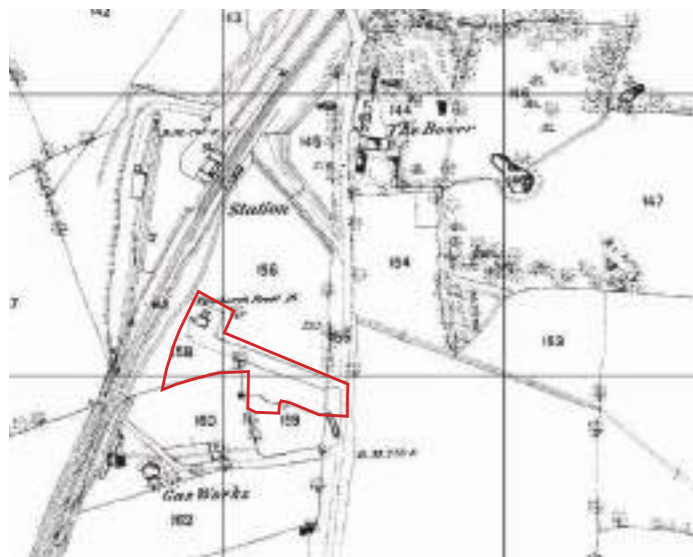


Crispus Cottis died in 1917 and the company continued to prosper under Crispus' son C.J. Cottis

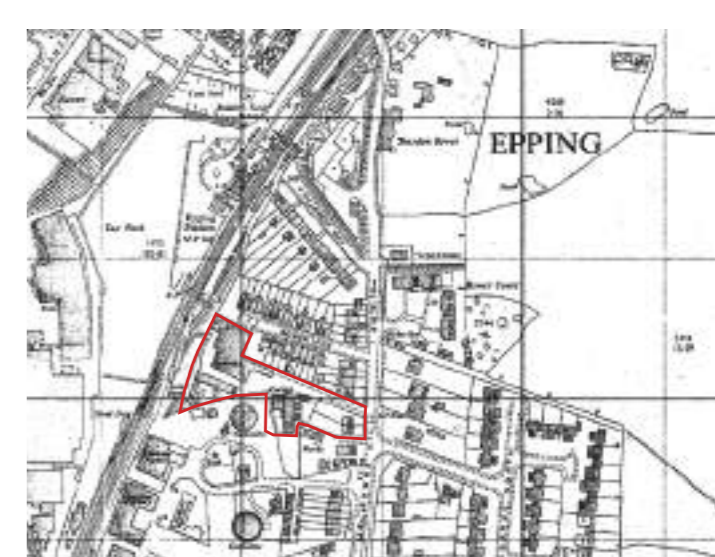
C.J Cottis died in 1945

Changes from the 1950s onwards led to a decline in the business

Fire broke out at the abandoned laundry building



Crispus set up the Epping Sanitary Steam Laundry Company in Bower Vale. He was also Chairman of the Epping Sanitary Steam Laundry Committee



1.0 CONTEXT



View looking south down Bower Hill



View from site entrance looking north up Bower Hill

This is an urban infill site with a surrounding context that incorporates both residential and industrial uses.

To the north on Bower Vale, residential uses are typically 2-storey terraced houses, whilst to the east, on Bower Hill, the characteristic is predominantly 2-storey semi-detached houses.

To the south, the context is commercial, with a number of larger footprint buildings housing industrial and other commercial uses.

The site itself contains a number of (largely derelict) existing industrial buildings. These served the historical use as a commercial laundry



Houses along Bower Vale



Neighbouring property to the sites entrance



Houses along Bower Vale



View of the neighbouring commercial buildings

1.0 CONTEXT



Site entrance



Neighbouring property backing onto site



Existing laundry building facing onto Bower Vale



Existing residential buildings located on the site



Vegetation buffer to the train line

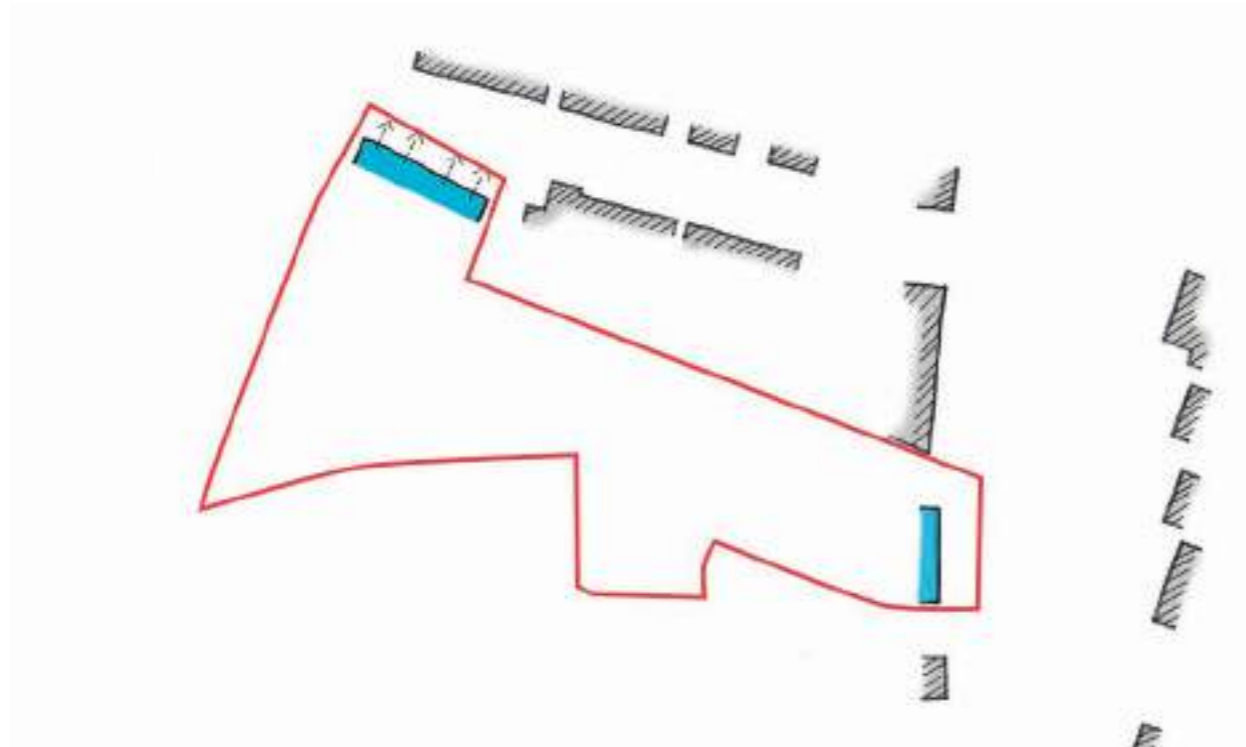


Site sloping up to vegetation buffer and train line

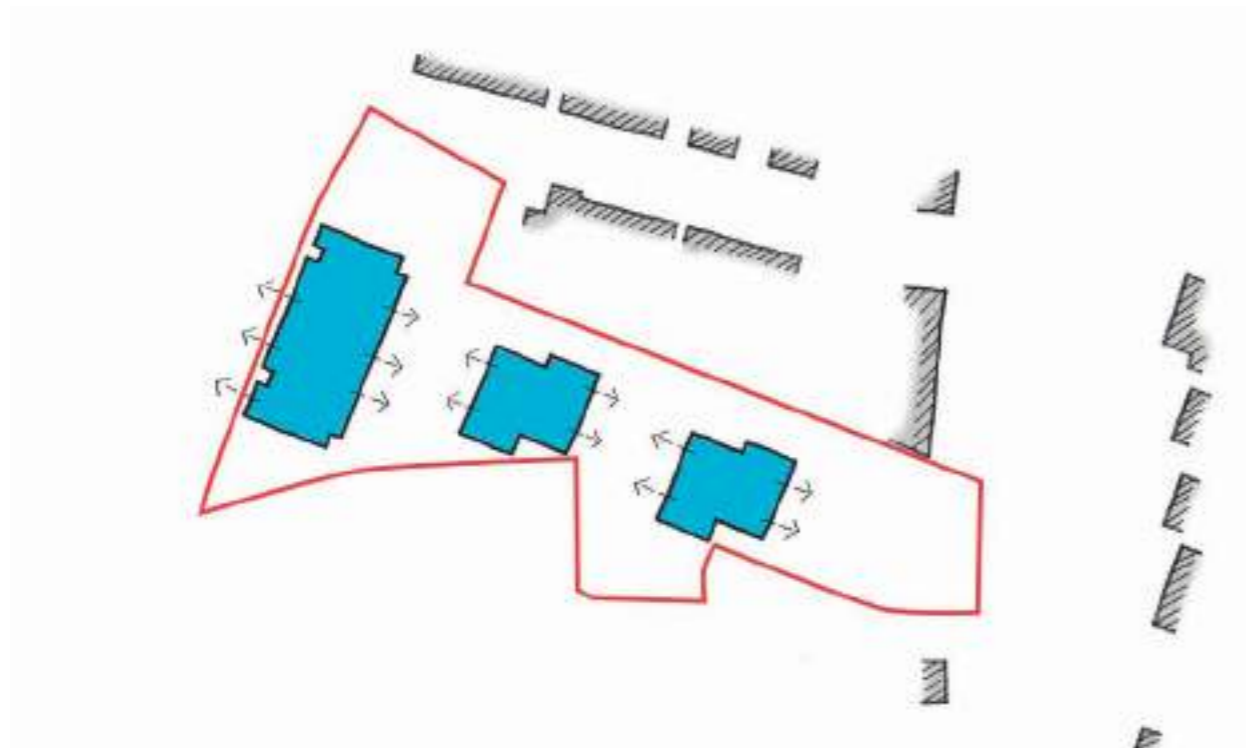


Inside one of the industrial buildings

1.0 CONTEXT



Integrate with existing residential street frontages on Bower Hill and Bower Vale



Introduce new architectural forms relating the industrial/commercial context to the south.

Acknowledging the two different contexts that the site straddles, the scheme has been developed in two parts.

1. Facing Bower Hill and Bower Vale, the aim has been to integrate with the existing residential streetfronts and urban grain by providing building types, scale and materials in keeping with adjacent properties. A pair of semi-detached houses are proposed on Bower Hill. A terrace of four houses is proposed on Bower Vale.
2. Within the site, acknowledging the historic industrial site usage and larger-footprint commercial buildings to the south, the proposed residential buildings take on more contemporary architectural forms. Two medium-sized villa blocks provide a transition to a larger-scale building on the western edge of the site, adjacent to the railway.

The introduction of larger-scale residential development away from the sensitive edges of the site allows the site to deliver housing at a greater density. This is a good site on which to maximise housing delivery as it:

- Has good public transport links (Epping Station and bus services on Bower Hill).
- Is a brownfield site.
- Is not in a flood zone
- Is not in a conservation area.

2.0 IDENTITY



A – Domestic Form

Predominant two storey houses
Variation of roof pitch: Pitched roof and two storey gable roof
Two Storey Bay
Repetitive Form
Creates a unique silhouette

Primary Material

Predominant red brickwork
Elements of white render/white painted brickwork

As noted in section 1.0, the site provides a transition between two different contexts - one residential and one commercial.

Around the perimeter of the site, the scheme has been designed to integrate with the existing, adjacent streetscenes. To enable this, studies were undertaken to develop an understanding of the local vernacular, looking at building forms materials and typical details.

This local identity is reflected on Bower Hill with a pair of semi-detached houses, in red brickwork, with gables face the street. On Bower Vale, the proposed buildings are again red brick, but in keeping with the character of this street, the form is of terraced housing, with roofs facing the street. On both sets of houses, bay windows are incorporated, refelcted details of adjacent housing.



Proposed buidings on Bower Hill and Bower Vale have been designed to integrate with the adjacent streetscene in terms of heights, building forms and materials

2.0 IDENTITY



Within the site, a new typology and character is introduced to maximise the delivery of housing in this sustainable and well-connected location. Taking its cue from the more commercial/ industrial context and site history, this typology nonetheless offers features such as brickwork, varied roofscape and bay window details that relate to the more traditional residential context.

These new buildings are well-designed, high quality additions to the local area, providing visual interest on their elevations and acknowledging a different historic use in this part of Epping



3.0 BUILT FORM



The proposals, in line with the National Design Guide offer a compact and sustainable form of development, accessible to local public transport, services and facilities.

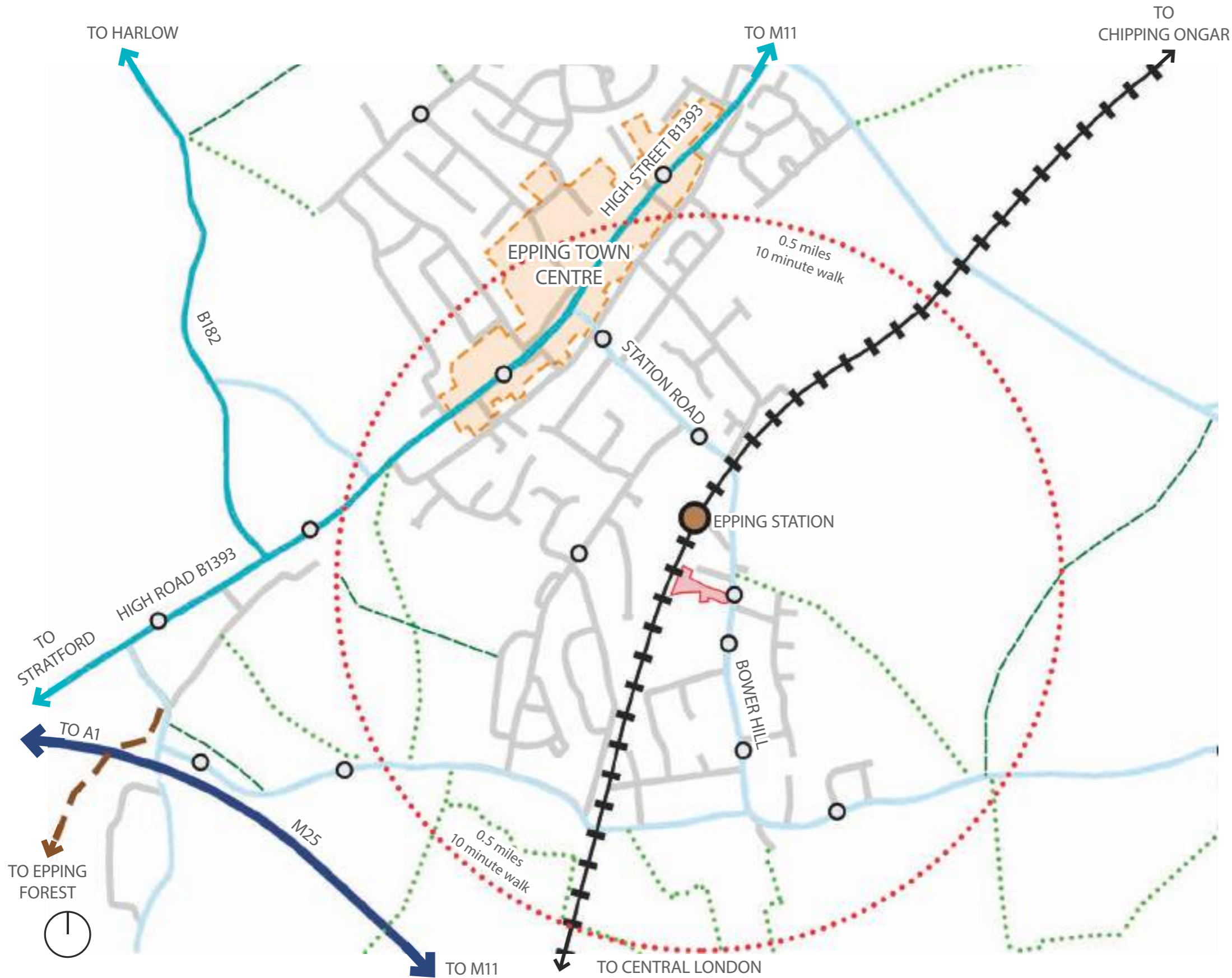
The masterplan is set out around a single access road, acting as the spine for the development. A series of buildings are arranged off this primary route, with landscaped spaces inbetween. This provides a coherent and legible framework to the development.

In terms of massing, the proposals follow the same principles outlined already. Smaller, traditional-scale buildings are provided on Bower Hill and Bower Vale to integrate with existing street scenes and not look out of scale. In the centre of the site, slightly larger villa blocks provide a transition in scale up to a larger building adjacent to the railway in the least sensitive part of the site. Within Block B itself, the massing has been stepped down to the north to provide a transition in scale down to Block A.



The buildings step up in scale from Bower Vale to the railway

4.0 MOVEMENT



The site is well located for road, rail and bus connections. Local facilities are within walking distance.

Road

The site is accessed from the eastern edge off the main road Bower Hill. This road has direct connections to Epping Station and the Town centre located within a 2 minute drive. There are also excellent links to the wider area with good connections to the M25 and M11.

Rail

Epping underground station (Central Line) has frequent tubes departing every 5-10 minutes with direct connections to London Liverpool Street Station (37 minutes). Epping Station is the terminus of the central line.

Bus

The nearest bus stop is directly on the eastern edge of the site along Bower Hill with services running to Harlow and Ongar. There are also several other bus services that run through Epping and connect to surrounding towns such as Shenfield and Waltham Cross.

Walking

Epping Station is within a 5 minutes walk and 10 minutes walk to the town centre. There are several public footpaths that connect to the surrounding area and a recreational route that runs south to Epping forest.

Key	
	Site
	Motorway
	B roads
	Minor roads
	Other roads
	Town centre
	Train station
	Bus Stops
	Underground Central Line
	Public footpath
	Bridleway
	Recreational route

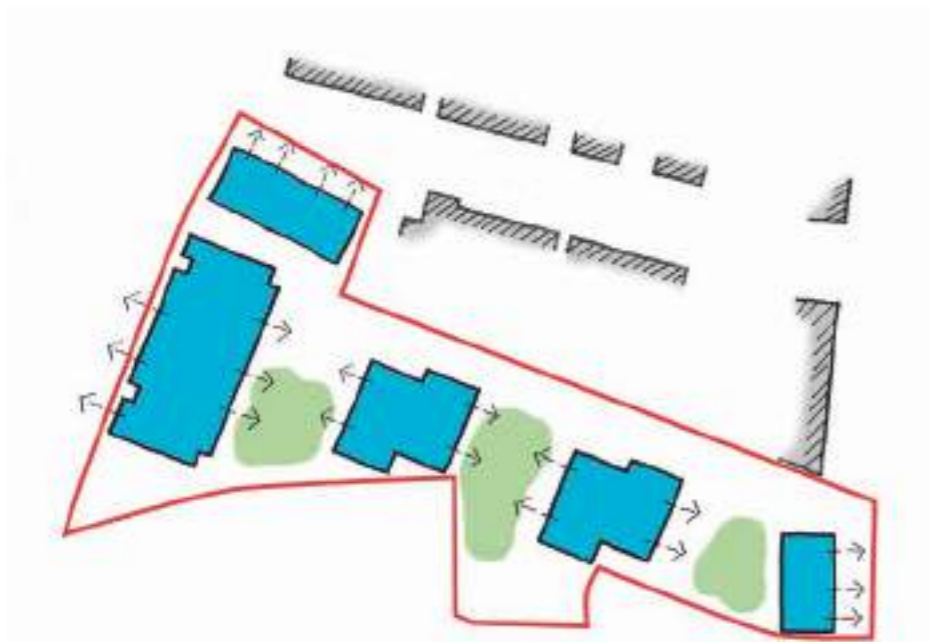
4.0 MOVEMENT



Access and connectivity opportunities are limited for this site, with minimal frontage onto existing streets. The scheme therefore utilises the existing access point onto Bower Hill, with a single street providing access into the scheme.

As outlined in section 3.0, this street and the landscaped spaces off it, establish a clear movement structure and hierarchy of spaces. The street incorporates green infrastructure, including street trees, to soften the impact of car parking. It also provides simple servicing access.

The street is designed as a 'shared space' to prioritise pedestrians and cyclists alongside vehicles at slow speeds. Speed control measures such as road narrowing will discourage vehicle speeds. Active transport is also encouraged through reduced parking levels and provision of cycle parking at ground floor in all the residential buildings.



5.0 NATURE + 6.0 PUBLIC SPACES



Primary landscape/public space between blocks C and D

The proposals integrate nature into the site in a variety of ways.

- Screen planting to the northern boundary.
- Street trees where possible along the southern edge of the access road.
- A series of landscaped spaces inbetween the residential blocks, including:
 - A primary landscaped space between blocks C and D, including informal playspace
 - A wildlife garden between blocks D and E.
 - A landscaped podium between blocks B and C.

These spaces are easily accessible and provide a range of important amenity space for residents, both visually and physically. They are well overlooked by apartments, providing natural surveillance, resulting in pleasant, safe public spaces which promote social interaction .

5.0 NATURE + 6.0 PUBLIC SPACES



Landscaping is an integral part of the Old Laundry development proposals and will aid in the rapid integration of the new buildings in their urban setting.

The key objectives of the landscape strategy are:

- Create a strong identity and sense of place
- Develop a site wide response to the overall urban context and reflect this where possible in the approach to landscape treatments.
- Provide high quality and secure private and communal residential gardens.
- Provide uncluttered spaces that use high quality, sustainable materials which reflect the surrounding environments.
- Provide active edges along the ground floor to promote a safe and attractive public realm at ground level.

The proposed landscaped environment surrounding the built form can be

considered as a series of components:

Public realm

The intention is to create a high-quality pedestrian priority access to the development with block paved surfaces, exposed aggregate channels, edges and kerb unit detailing and greening in the form of new clipped hedges and feature trees.

The Communal Garden (Level 01 Podium)

The Communal Residential Garden will provide a private leisure space for resident use. Treatment of the garden will complement the surrounding architectural materials and form, and will provide opportunities for quiet seating.

Clipped formal hedgerows in planters will define the private garden terraces, with the terrace areas paved in permeable exposed aggregate slabs. Seating in the central areas will be primarily timber and steel.

Planting arrangements will concentrate on specimen bushes with strong architectural form supplemented by herbaceous, shrub and grass species. The bushes will be used carefully in the courtyard to humanise the landscape, provide shelter, summer shade and the delight of seasonal interest. A range of flowering and berrying varieties have been included to promote local biodiversity.

Subtle feature lighting will define the communal spaces at night time and will allow safe pedestrian passage to the residential cores from the car park areas. Boundary and screening details to the private terraces will match adjacent architectural details and will comprise steel and timber sections. Defensive planting will be provided to all inactive facades facing the courtyard and terrace areas, which will comprise thorny rose and Berberis species.

Residents Communal Garden at street level

The communal garden at street level will be defined by tall pleached trees and hedging to create framed views and localised screening. The potential for including small planting beds for 'grow your own' schemes will be explored. To complement the hardscaped areas, seating will encourage social use of the space and will include static "play on the way" elements.



7.0 USES

PRIVATE						
Block	A	B	C	D	E	Totals
IBIP Apartment			3	3		6
IB2P Apartment		5	2	2		9
2B3P Apartment		2	4			6
2B4P Apartment		6	3	6		15
3B5P House	4				2	6
Totals	4	13	12	11	2	42

AFFORDABLE RENT						
Block	A	B	C	D	E	Totals
IB2P Apartment		7				7
2B3P Apartment		5				5
Totals		12				12

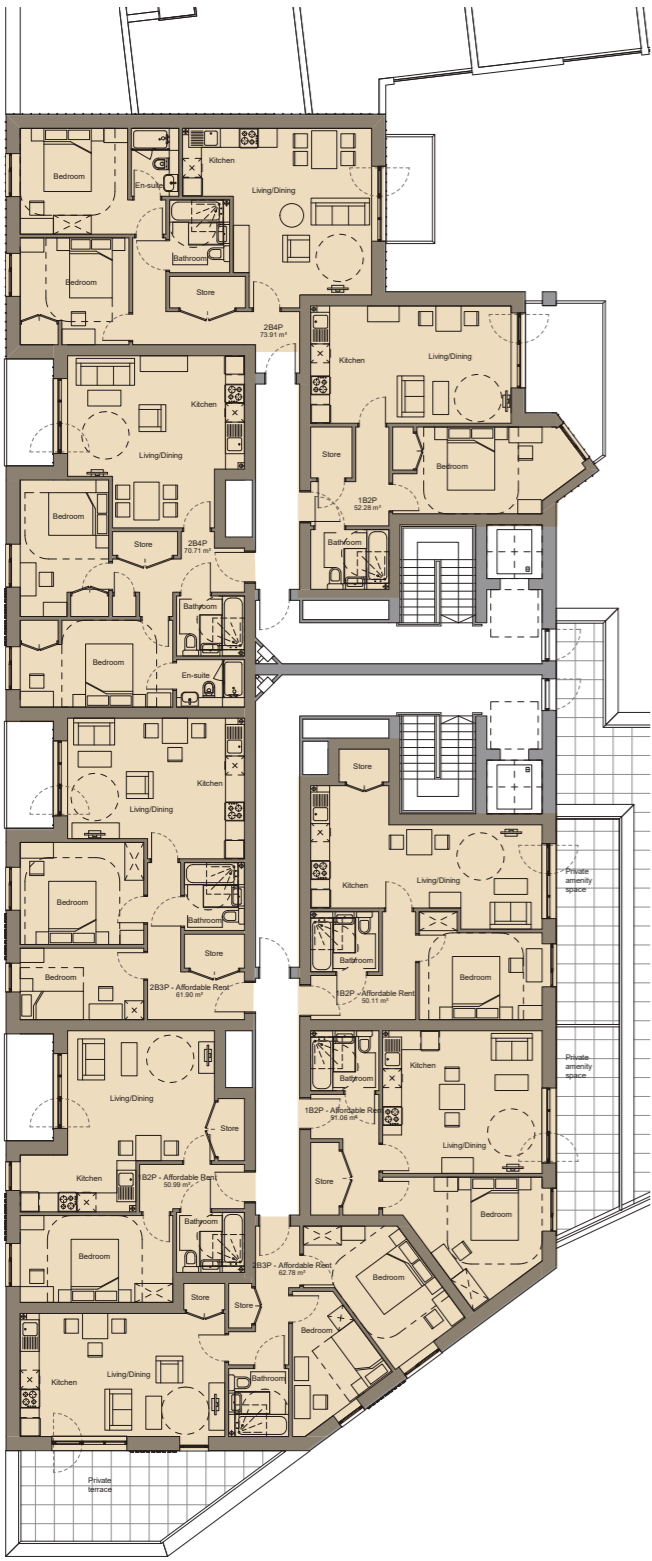
SHARED OWNERSHIP						
Block	A	B	C	D	E	Totals
IB2P Apartment		3				3
2B3P Apartment		1				1
Totals		4				4

Overall Total	4	29	12	11	2	58
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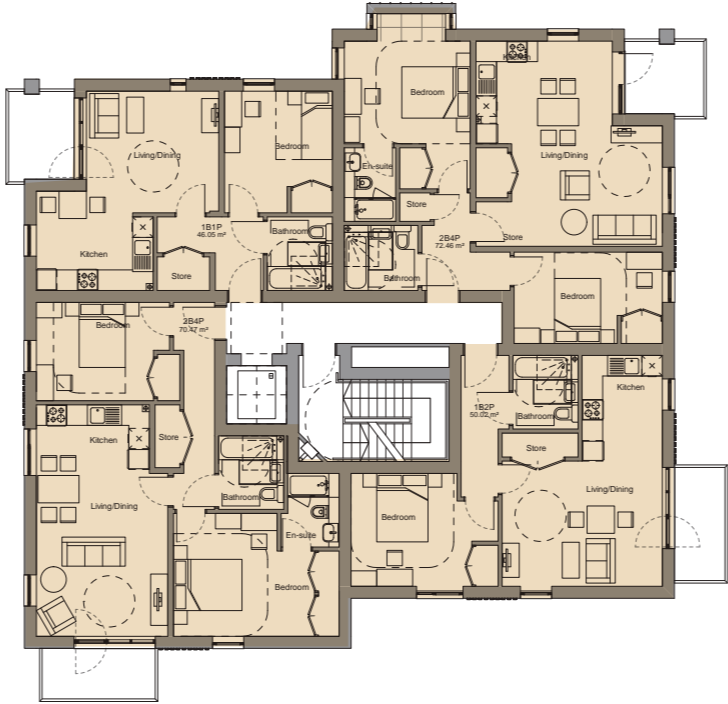
The site is relatively small, and the location is not particularly suited to mixed uses, particularly with limited access options. Therefore the proposed development is 100% residential.

Within this however, the proposals offer a mixture of houses and apartments of varying sizes. There is also a mix of tenures - private, shared ownership and affordable rent. These are well-integrated and designed to the same high quality to create tenure neutral homes and provide a socially inclusive development.

8.0 HOMES & BUILDINGS



Block B



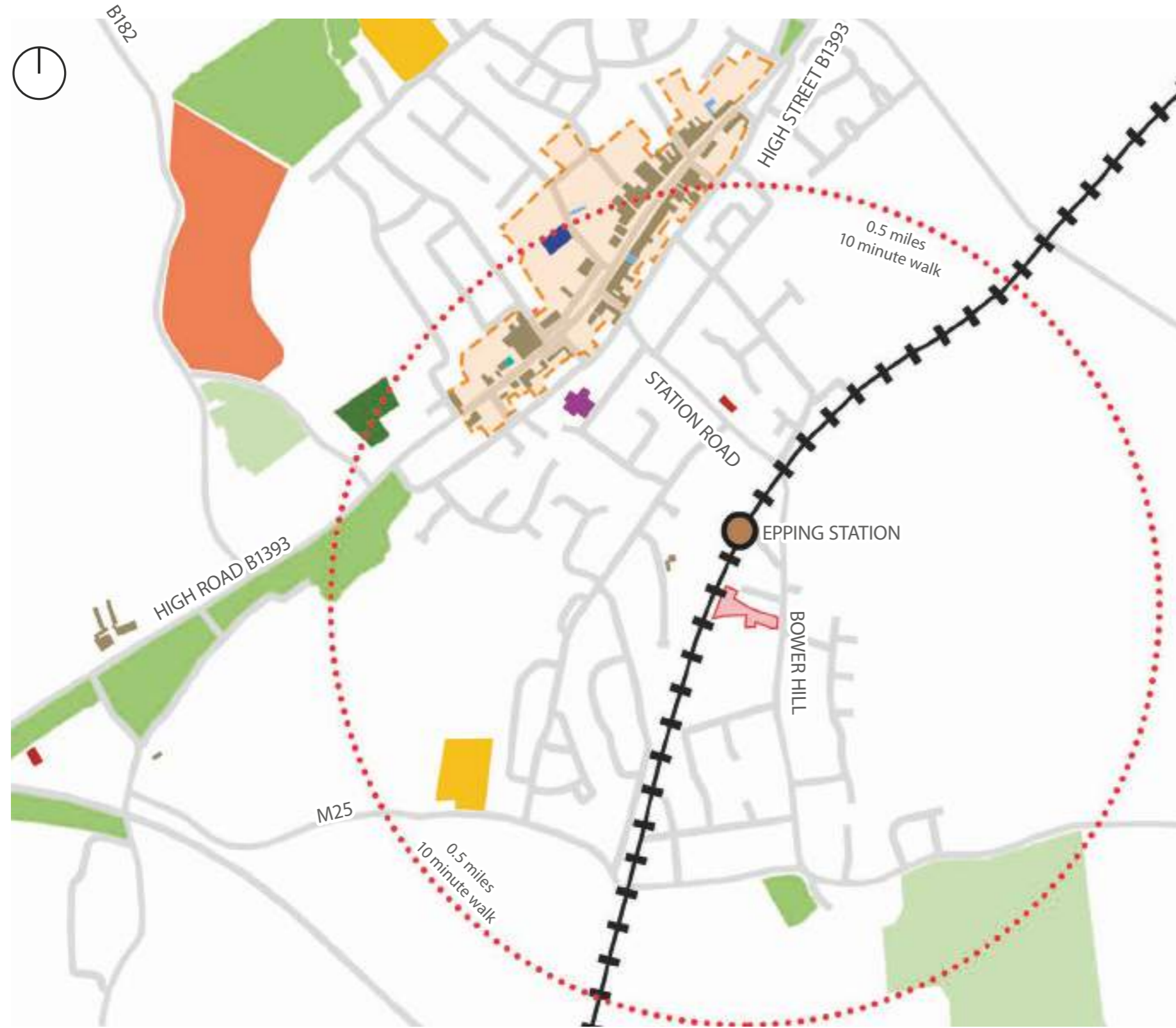
Block D

All homes in the proposed scheme have been designed to meet the space standards set out in the government’s Technical housing standards – Nationally Described Space Standard, to ensure that they are of an adequate size to meet the needs of a diverse range of users. They are also all designed to comply with the requirements of Part M4(2), ensuring that they are adaptable to the changing needs of their occupants over time.

75% of homes are dual aspect and generously-sized windows are provided throughout, ensuring a high quality of internal amenity.

All homes are provided with usable private external amenity space, with a minimum depth of 1.5m. In addition to this, landscaped spaces are provided inbetween the buildings, offering visual amenity and spaces for social interaction.

9.0 RESOURCES



- Key
- Site boundary
 - Roads
 - Town centre
 - Train station
 - Underground Central Line
 - Primary School
 - Secondary School
 - Allotments
 - Public Parks
 - Sports Ground
 - Sports centre
 - Commercial
 - Hospital
 - Doctors and dentist
 - Care home
 - Community centre

Local Facilities

The site is an existing brownfield site with no flooding issues and its reuse for residential development delivers much-needed housing without having to build on greenfield sites.

The site is within a 10 minute walk from Epping High Street which offers a wide variety of restaurants, cafes, food stores, retail and community facilities. A primary school, public park and sports ground are all located within a 10 minute walk. It is also very conveniently located for access to Epping Station which is on the Central Line into London. This reduces car use and its associated pollution and also supports health and well-being.

In addition to the location, reduced car use is encouraged through reduced resident parking and provision of a car club parking space.

With the sustainable location in mind, The number of homes on the site has been maximised for efficient housing delivery.

As noted in the previous section, the homes are designed to comply with Nationally Described Space Standards and Part M4(2) to ensure that they are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste.

It is proposed that all car parking spaces are to be provided as electric charging ready from the outset. This will assist in the transition of vehicles to non-carbon fuels, encouraging their uptake at an earlier point in time.

10.0 LIFESPAN



The scheme has been designed using primarily brickwork, a robust and durable material, which is easy to look after.

The homes have been designed to comply with Part M4(2) to ensure that they are fit for purpose and adaptable to their users' changing needs.

Due to the site's access arrangements, it is inward-looking and set back from main roads. This creates a clear delineation between the general public and communal spaces within the scheme. This will ensure that residents will use, value and take ownership of the scheme's amenity spaces.

