

HIGHAMS PARK PLAN AREA POTENTIAL SITES FOR DEVELOPMENT



POTENTIAL SITES FOR DEVELOPMENT IN THE HP PLAN AREA

Table 1.

Site	Existing Use	Possible Future Use	Constraints	Guiding Principles
Site 1: 190-196 Larkshall Road	A vehicle repair garage and a car wash.	Residential	<ul style="list-style-type: none"> • Railway line adjacent • Height of adjacent residential property • Overlooking of St Anne's Church garden • Reservation for potential "Hatch Lane halt" on rail line 	<ul style="list-style-type: none"> • Design to respect the style and materials of the neighbouring residential property • Not to exceed two stories plus pitched roof adjacent to neighbouring residential property. Potential for up to four storeys adjacent to the railway line. • Rear building line not to extend behind the rear building line of neighbouring residential property
Site 2: 470 – 510 Larkshall Road	A mixture of town centre uses, business and residential	<ul style="list-style-type: none"> • Residential above retail • Office above retail 	<ul style="list-style-type: none"> • Railway line adjacent • Height of neighbouring and facing residential buildings • Impact on locally important buildings (Signal Box, Station) • Impact on properties south/east of the railway line 	<ul style="list-style-type: none"> • Active ground floor frontage • Adequate parking to be provided for residents, staff and visitors within the site • Maximum four storeys (ground floor commercial, upper floors residential or commercial) • Maximum two storeys at southern end to reduce impact on Signal Box and existing retail buildings in The Broadway. • Include access to the northbound platform from Larkshall Road • Adequate parking provision to avoid knock-on impact on neighbouring streets where no controlled parking exists
Site 3: Aldriche Way Estate	Residential	The redevelopment of the estate could provide more homes, more energy efficient homes and a mix of homes better suited to the mix of households in the Area.	<ul style="list-style-type: none"> • The site is already intensively developed 	<ul style="list-style-type: none"> • Any redevelopment proposals ought to be developed in partnership with the residents using an "Enquiry by Design" process, fully engaging residents of the estate and surrounding streets in the process, with the aim of developing design principles, layouts and general parameters regarding the mix of home type and tenure, prior to seeking delivery partners. • The most significant gain which could be captured from a comprehensive redevelopment of the estate would be to reconnect it to the surrounding, traditional street patterns and remove the isolation the existing layout creates. Specifically, a link through Celebration Way and Jacks Farm Way to Highams Park District Centre through the newly built Tesco

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				<p>development would greatly reduce the sense of isolation.</p> <ul style="list-style-type: none"> The existing estate character is generally disliked by most in the local community. Any redevelopment should seek to provide high-density terraced housing and low to mid-rise apartments blocks (not exceeding five storeys), to better reflect the character of the wider local area, as defined in their Character Assessments. Adequate parking provision to avoid knock-on impact on neighbouring streets where no controlled parking exists
Site 4: 2 Winchester Road / 3 Selwyn Avenue	Warehouse	<ul style="list-style-type: none"> Residential Commercial Community 	<ul style="list-style-type: none"> Overlooking of/by adjacent properties Access/parking 	<ul style="list-style-type: none"> Height restricted to two storeys with pitched roof to match adjacent property. Adequate parking provision to avoid knock-on impact on neighbouring streets where no controlled parking exists
Site 5: Best Western Epping Forest Hotel, Oak Hill	Hotel	<ul style="list-style-type: none"> Residential including family houses Sheltered Accommodation for elderly and disabled people. 	<ul style="list-style-type: none"> Access/parking 	<ul style="list-style-type: none"> Reduce the height of buildings to no more than four storeys (with flat roofs) or three storeys plus pitched roofs to remove existing visual intrusion above the Epping Forest canopy Adequate parking provision to avoid knock-on impact on neighbouring streets where no controlled parking exists
Site 6: 275 Hale End Road (former care home)	Residential care (C4)	Residential (C3)	<ul style="list-style-type: none"> Access and parking 	<ul style="list-style-type: none"> Height should be restricted to two storeys plus a pitched roof in keeping with the surrounding properties. Adequate parking provision to avoid knock-on impact on neighbouring streets where no controlled parking exists
Site 7: Arches under Wadham Road Bridge and adjacent railway land north of A406 structure	No existing use	<ul style="list-style-type: none"> Commercial/Industrial /Storage Workshops 	<ul style="list-style-type: none"> Adequate separation from the bridge structure Access/parking 	<ul style="list-style-type: none"> Create enclosure suitable for commercial use There is an existing link on the South side of Wadham Bridge which could be improved.
Site 8 Winchester road Corner with Cavendish	Former GP surgery, retail flats over	<ul style="list-style-type: none"> Ground floor commercial use Residential above 	<ul style="list-style-type: none"> Overlooking of rear gardens in Cavendish Road Access/parking 	<ul style="list-style-type: none"> Development up to three storeys with a flat roof or two plus a pitched or mansard roof Adequate parking provision to avoid knock-on impact on neighbouring streets where no controlled parking exists

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Site 9 Winchester Road TFC to corner	Mixed retail/commercial and residential	<ul style="list-style-type: none"> • Ground floor commercial use • Upper floors residential or commercial use 	<ul style="list-style-type: none"> • Overlooking of residential gardens to the west • Access/parking 	<ul style="list-style-type: none"> • Development of up to three storeys with a flat roof or two storeys with a pitched or mansard roof • Active ground floor frontage • Adequate parking provision to avoid knock-on impact on neighbouring streets where no controlled parking exists
Site 10 HP Motors to Coffee Treasure	Retail ground floor with mix of offices and residential above	<ul style="list-style-type: none"> • Ground floor commercial use • Upper floors residential or commercial use 	<ul style="list-style-type: none"> • Railway to the rear • Impact on rear gardens south of the site and in Beech Hall Road • Access/parking 	<ul style="list-style-type: none"> • Development up to four storeys with flat roof or three plus pitched or mansard roof on Winchester Road frontage, lower to the rear • Active ground floor frontage • Adequate parking provision to avoid knock-on impact on neighbouring streets where no controlled parking exists