

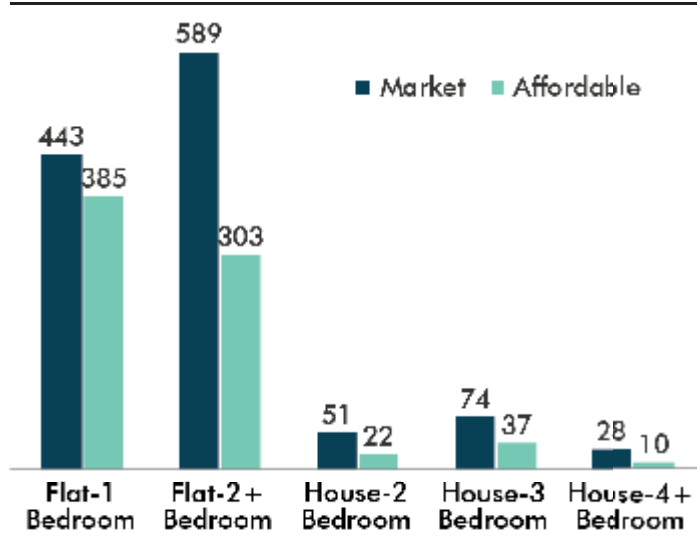
Appendix 8:

Opportunity site visualisations,
capacity, and viability analysis

The Pilot Sites

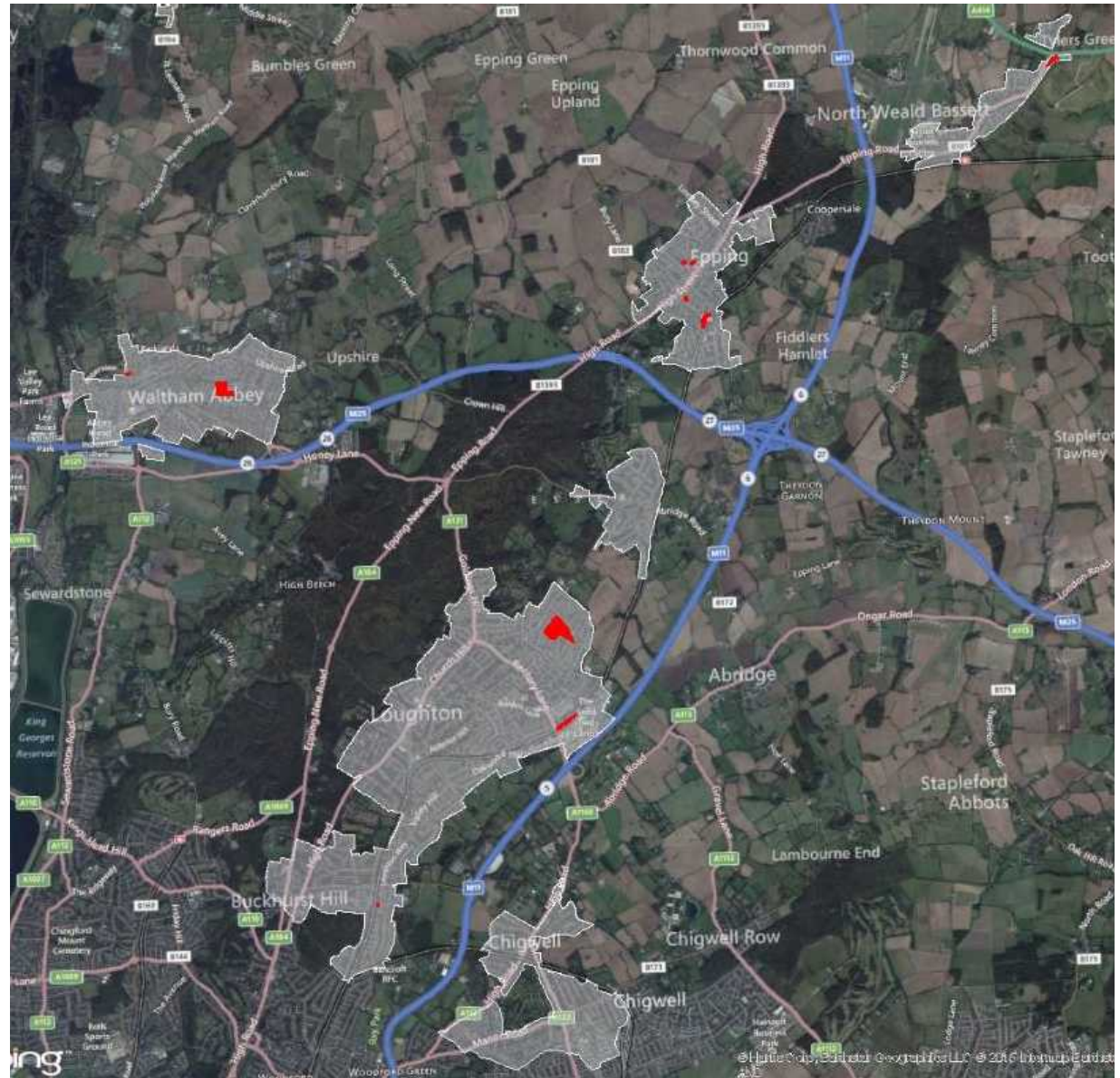
Site Name	Settlement	Site Size (Ha)	Development Strategy
Buckhurst Hill Station	Buckhurst Hill	0.20	Small Site / Sustainable
Waltham Abbey Community Centre	Waltham Abbey	0.44	Small Site / Sustainable
Epping Station	Epping	1.58	Car Park / Sustainable Location
Baker's Lane Car Parks	Epping	0.86	Car Park / Sustainable Location
Debden Station	Loughton	1.60	Car Park / Sustainable Location
Colebrook Lane Amenity Open Space	Loughton	8.60	Large Site / Sustainable
Epping Sports Centre	Epping	0.43	Small Site / Sustainable
North Weald Industrial	North Weald	1.10	Large Site / Less Sustainable
Limes Estate	Chigwell	1.99	Large Site / Sustainable
Tesco Car Park	Waltham Abbey	1.52	Large Site / Less Sustainable
EFDC Offices and Car Park	Epping	0.99	Small Site / Sustainable

Pilot Site Yield at a Glance



Pilot Site Development Yield

Housing Units	1,942
Retail Sqm	8,340
Existing Parking Spaces Removed	272
New Parking Spaces Added	1,425
Parking Net Change	+1,153



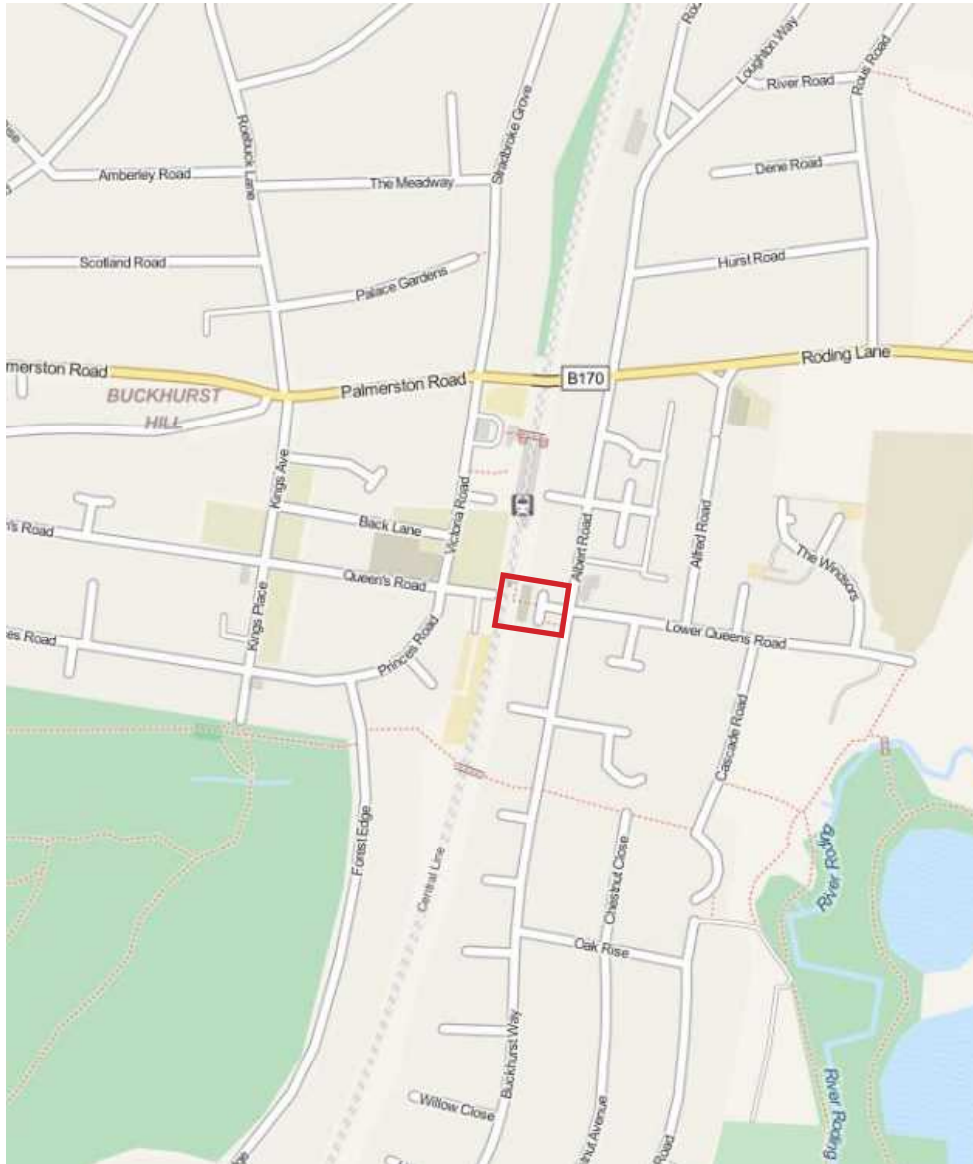
Buckhurst Hill Station

Settlement: **Buckhurst Hill**

Site Size: **0.20 Ha**

Development Strategy: **Small Site / Sustainable**

Site Context



Visualisations

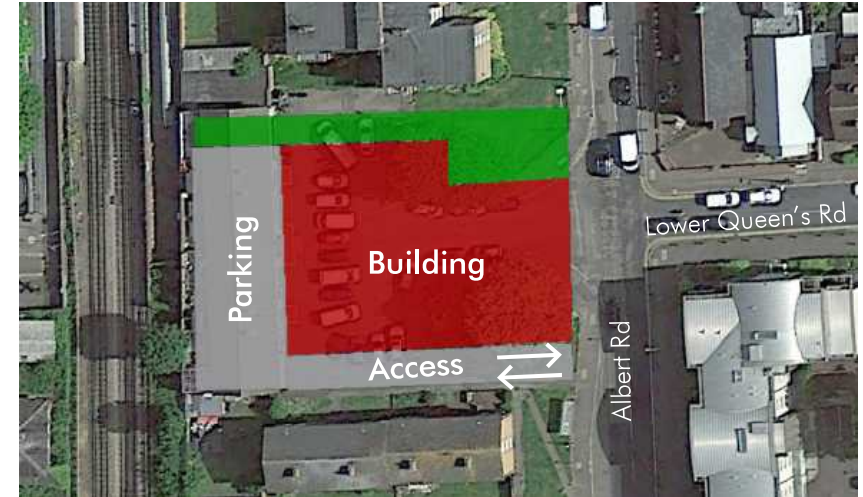


Improved Pavements & Crossings



Potential Future

Site Plan



Capacity Analysis

Development Scheme	
Housing Units	40
Retail Sqm	353
Office Sqm	0
Parking Type	Surface / Tuck-Under
Parking Spaces Existing	20
Parking Spaces New	20
Parking Net Change	+0
Total Valuation	£8,972,669

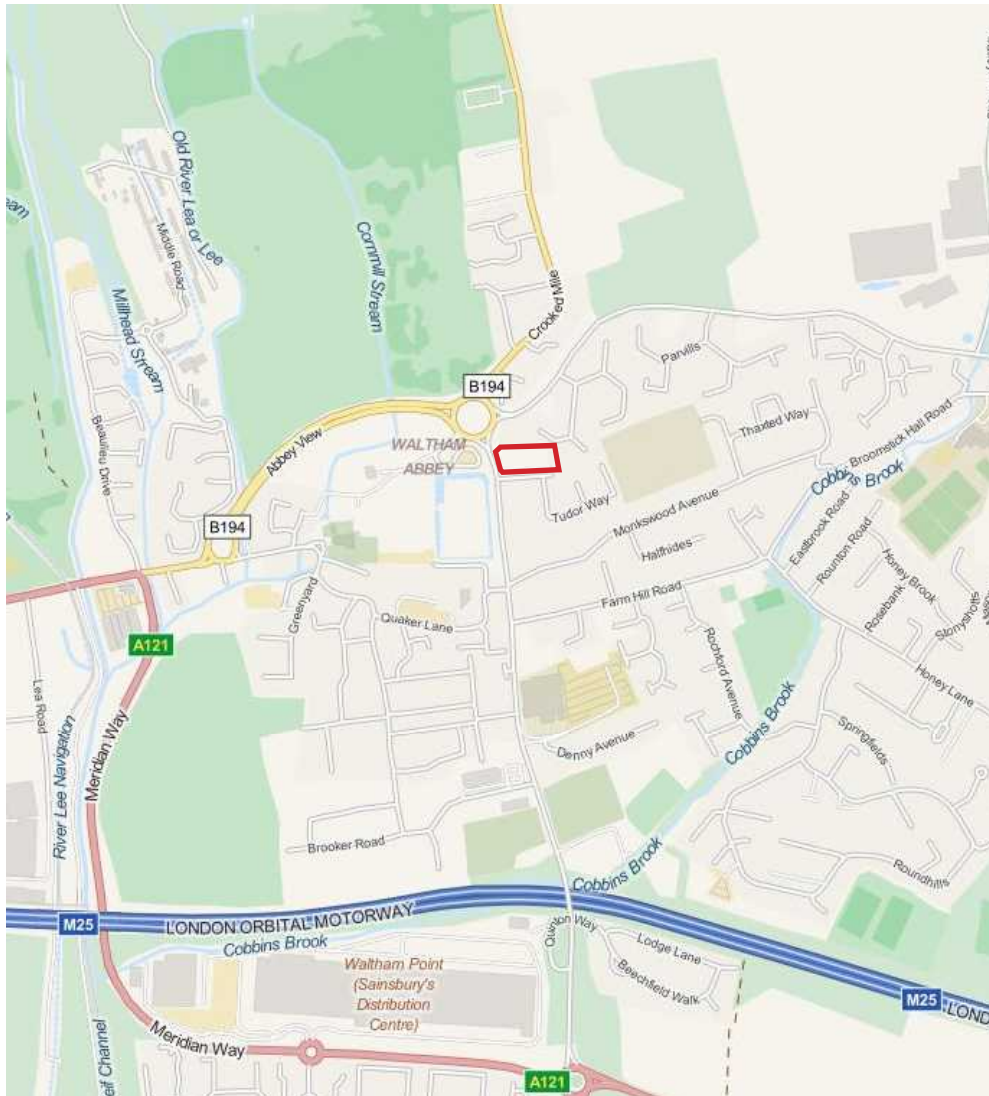
Market Housing	
Flats	24
1 Bedroom	14
2 Bedroom	8
3+ Bedroom	2
Houses	0
2 Bedroom	0
3 Bedroom	0
4+ Bedroom	0

Affordable Housing	
Flats	16
Houses	0

Waltham Abbey Community Centre

Settlement: **Waltham Abbey**
Site Size: **0.4 Ha**
Development Strategy: **Small Site / Sustainable**

Site Context



Visualisations



Improved Pavements & Crossings



Potential Future

Site Plan



Capacity Analysis

Development Scheme	
Housing Units	53
Retail Sqm	0
Office Sqm	0
Parking Type	Surface
Parking Spaces Existing	20
Parking Spaces New	53
Parking Net Change	+33
Total Valuation	£14,807,125

Market Housing	
Flats	20
1 Bedroom	11
2 Bedroom	5
3+ Bedroom	3
Houses	12
2 Bedroom	12
3 Bedroom	0
4+ Bedroom	0

Affordable Housing	
Flats	13
Houses	8

Epping Station

Settlement: **Epping**

Site Size: **1.58 Ha**

Development Strategy: **Car Park / Sustainable**

Site Context



Visualisations

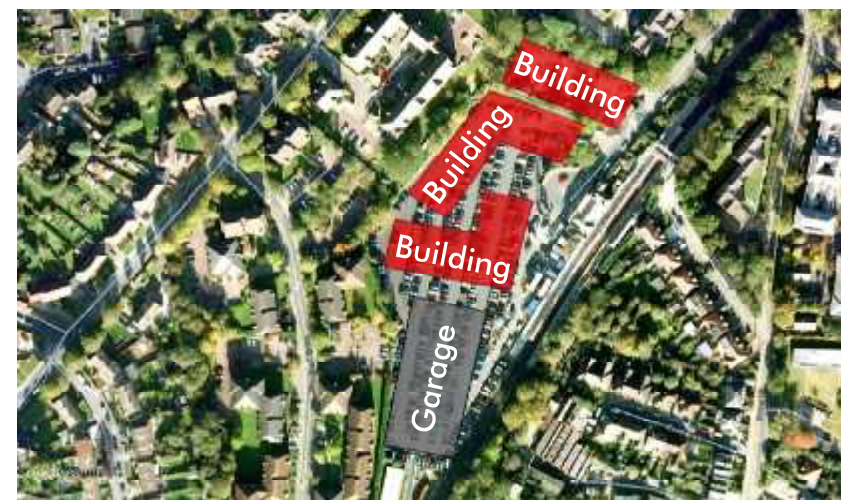


Phase 1 - Parking Garage



Phase 2 - Full Build Out

Site Plan



Capacity Analysis

Development Scheme	
Housing Units	206
Retail Sqm	1,412
Office Sqm	0
Parking Type	Garage
Parking Spaces Existing	519
Parking Spaces New	609
Parking Net Change	+90
Total Valuation	£40,070,506

Market Housing	
Flats	124
1 Bedroom	72
2 Bedroom	41
3+ Bedroom	10
Houses	0
2 Bedroom	0
3 Bedroom	0
4+ Bedroom	0

Affordable Housing	
Flats	82
Houses	0

Baker's Lane Car Parks

Settlement: **Epping**

Site Size: **0.86 Ha**

Development Strategy: **Car Park / Sustainable**

Site Context



Visualisations - West Lot



Site Plan



Capacity Analysis

Development Scheme	
Housing Units	37
Retail Sqm	0
Office Sqm	0
Parking Type	Garage
Parking Spaces Existing	344
Parking Spaces New	630
Parking Net Change	+286
Total Valuation	£13,289,306

Market Housing	
Flats	14
1 Bedroom	7
2 Bedroom	5
3+ Bedroom	2
Houses	13
2 Bedroom	3
3 Bedroom	6
4+ Bedroom	3

Affordable Housing	
Flats	10
Houses	0

Visualisations



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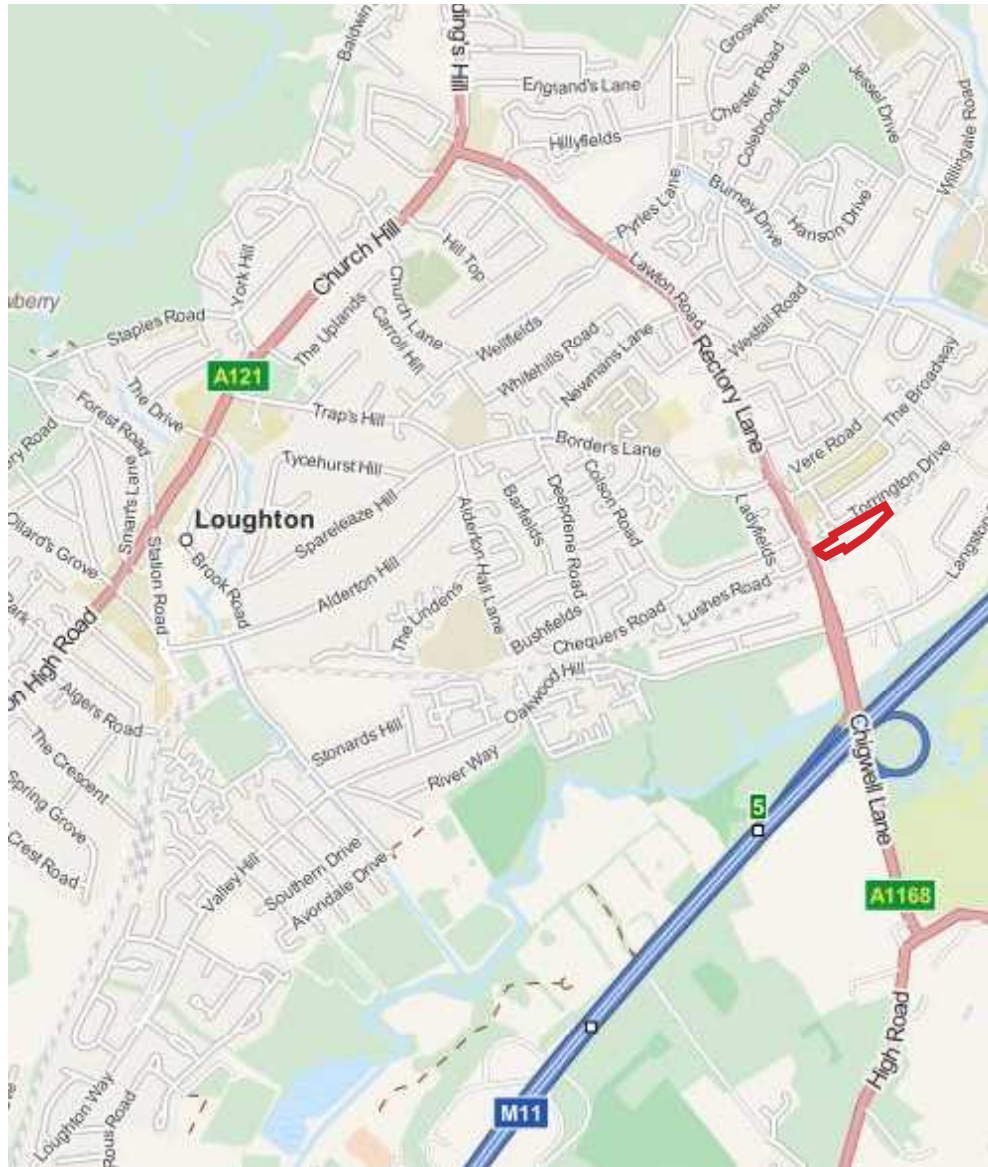
Debden Station

Settlement: **Loughton**

Site Size: **1.60 Ha**

Development Strategy: **Car Park / Sustainable**

Site Context

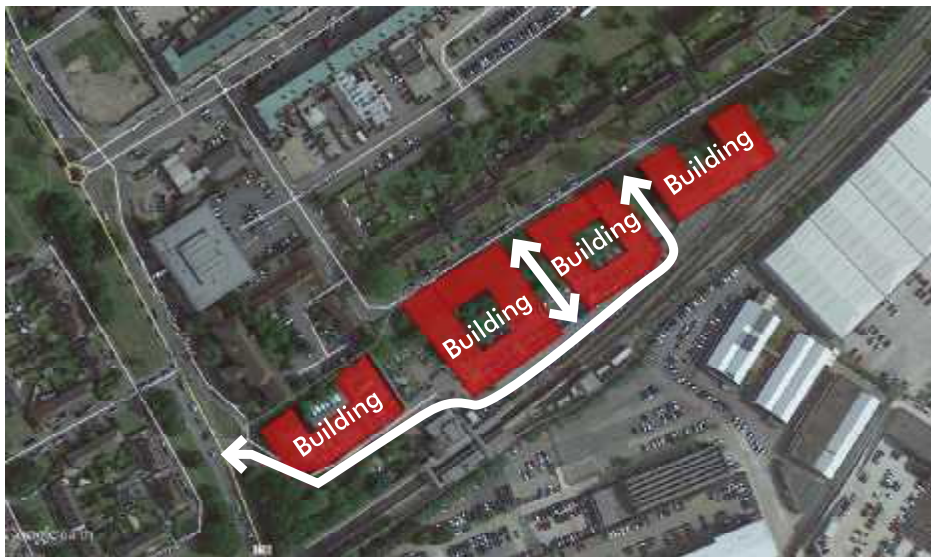


Visualisations



Potential Future

Site Plan



Appendix: Opportunity Site Visualisations, Capacity, and Viability Analysis

Capacity Analysis

Development Scheme

Housing Units	265
Retail Sqm	2,811
Office Sqm	0
Parking Type	Underground
Parking Spaces Existing	188
Parking Spaces New	369
Parking Net Change	+181
Total Valuation	£59,509,324

Market Housing

Flats	159
1 Bedroom	53
2 Bedroom	53
3+ Bedroom	53
Houses	0
2 Bedroom	0
3 Bedroom	0
4+ Bedroom	0

Affordable Housing

Flats	106
Houses	0

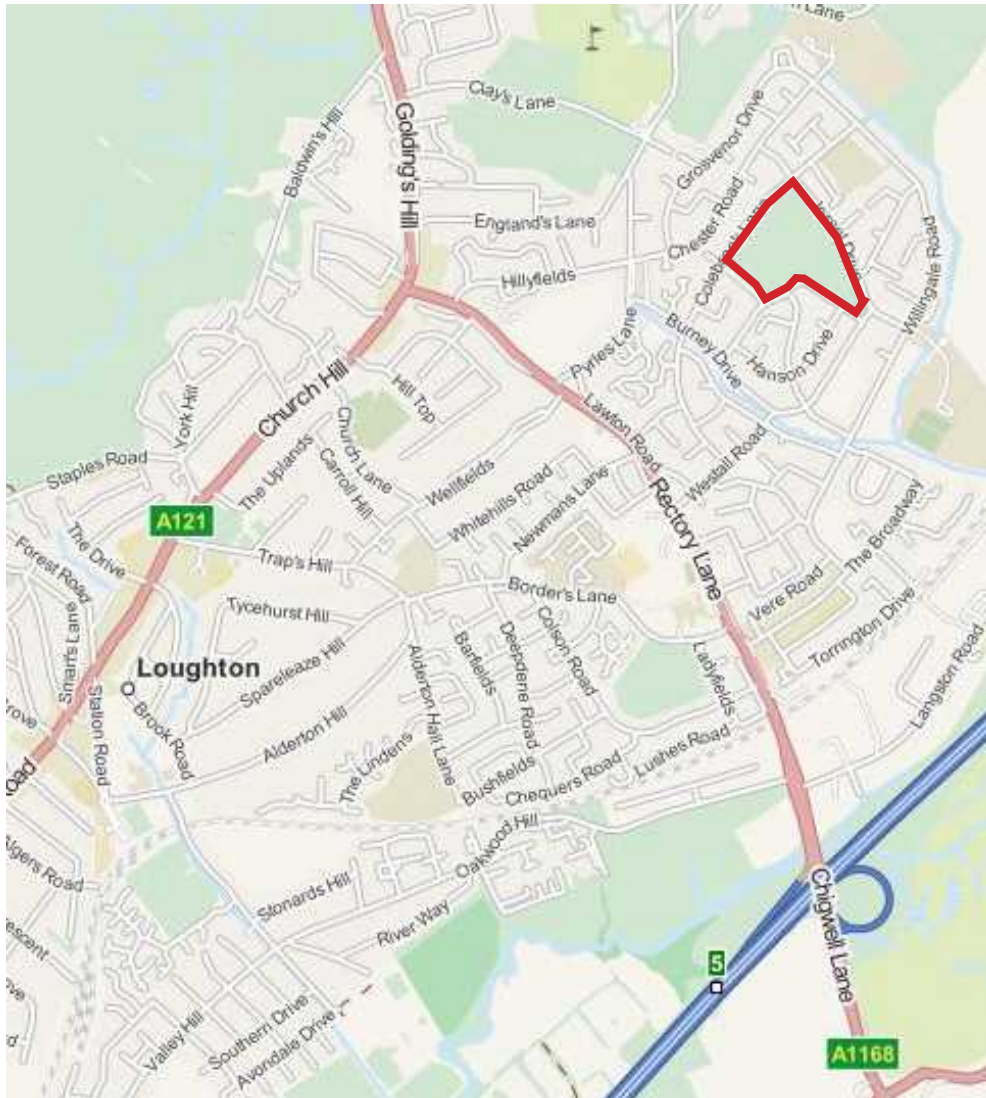
Colebrook Lane Amenity Open Space

Settlement: **Loughton**

Site Size: **8.60 Ha**

Development Strategy: **Large Site / Sustainable**

Site Context



Visualisations - West Lot



Site Plan



Capacity Analysis

Development Scheme

	Higher Intensity	Lower Intensity
Housing Units	811	306
Retail Sqm	2,249	0
Office Sqm	0	0
Parking Type	Underground / Tuck-Under / Surface	Surface
Parking Spaces Existing	0	0
Parking Spaces New	642	305
Parking Net Change	+642	+305
Total Valuation	£209,552,162	£129,147,024

Market Housing

	Higher Intensity	Lower Intensity
Flats	406	0
1 Bedroom	199	0
2 Bedroom	186	0
3+ Bedroom	21	0
Houses	80	184
2 Bedroom	20	48
3 Bedroom	47	106
4+ Bedroom	13	30

Affordable Housing

	Higher Intensity	Lower Intensity
Flats	271	0
Houses	54	122

Epping Sports Centre

Settlement: **Epping**

Site Size: **0.43 Ha**

Development Strategy: **Small Site / Sustainable**

Site Context



Visualisations



Improved Pavements



Potential Future

Site Plan



Capacity Analysis

Development Scheme

Housing Units	94
Retail Sqm	0
Office Sqm	0
Parking Type	Surface / Tuck-Under
Parking Spaces Existing	55
Parking Spaces New	70
Parking Net Change	+15
Total Valuation	£21,549,304

Market Housing

Flats	56
1 Bedroom	23
2 Bedroom	19
3+ Bedroom	14
Houses	0
2 Bedroom	0
3 Bedroom	0
4+ Bedroom	0

Affordable Housing

Flats	37
Houses	0

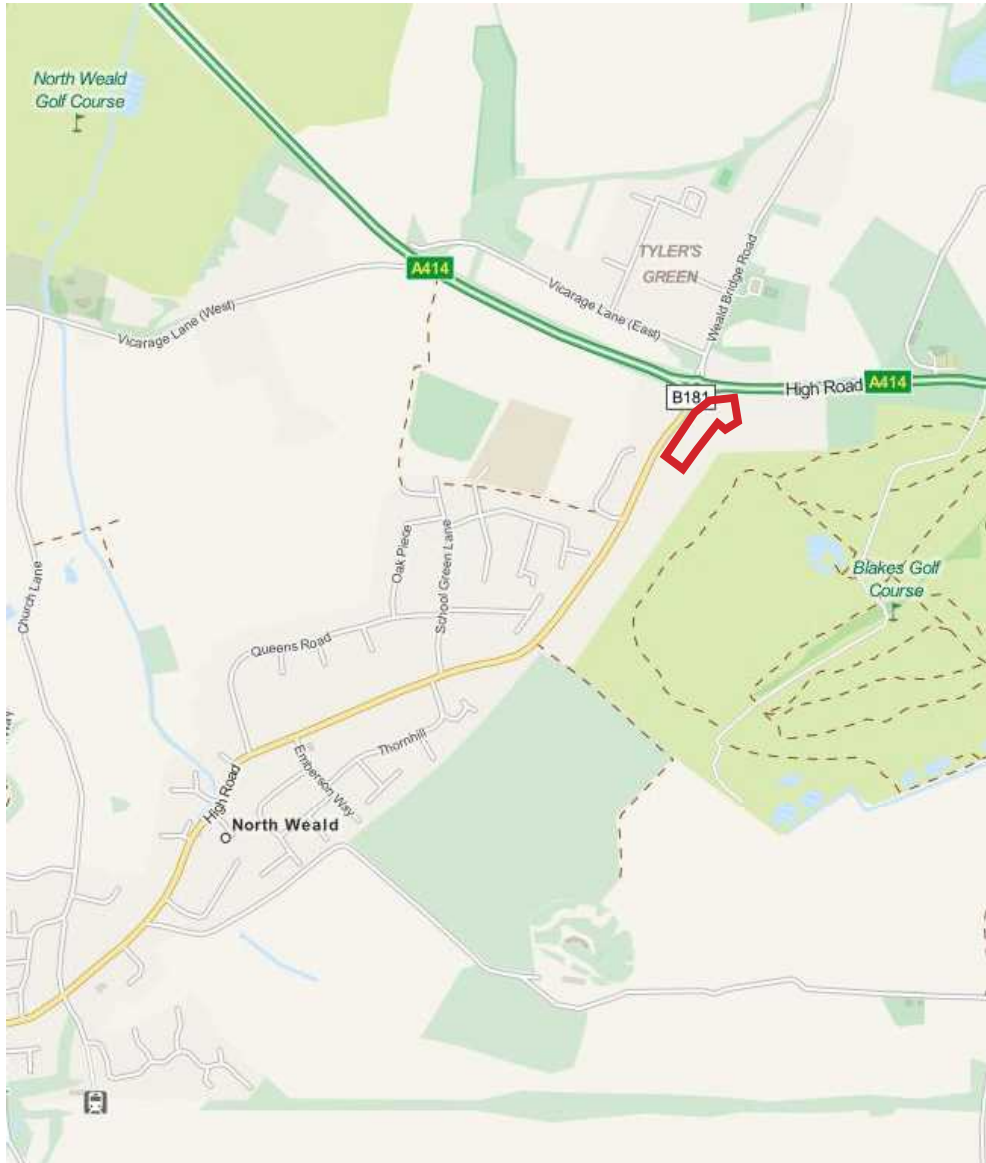
North Weald Industrial Site

Settlement: **North Weald**

Site Size: **1.10 Ha**

Development Strategy: **Large Site / Less Sustainable**

Site Context



Visualisations



Improved Pavements



Potential Future

Capacity Analysis

Development Scheme

Housing Units	93
Retail Sqm	0
Office Sqm	0
Parking Type	Surface
Parking Spaces Existing	40
Parking Spaces New	93
Parking Net Change	+53
Total Valuation	£24,796,126

Market Housing

Flats	49
1 Bedroom	12
2 Bedroom	20
3+ Bedroom	16
Houses	11
2 Bedroom	2
3 Bedroom	6
4+ Bedroom	3

Affordable Housing

Flats	33
Houses	0

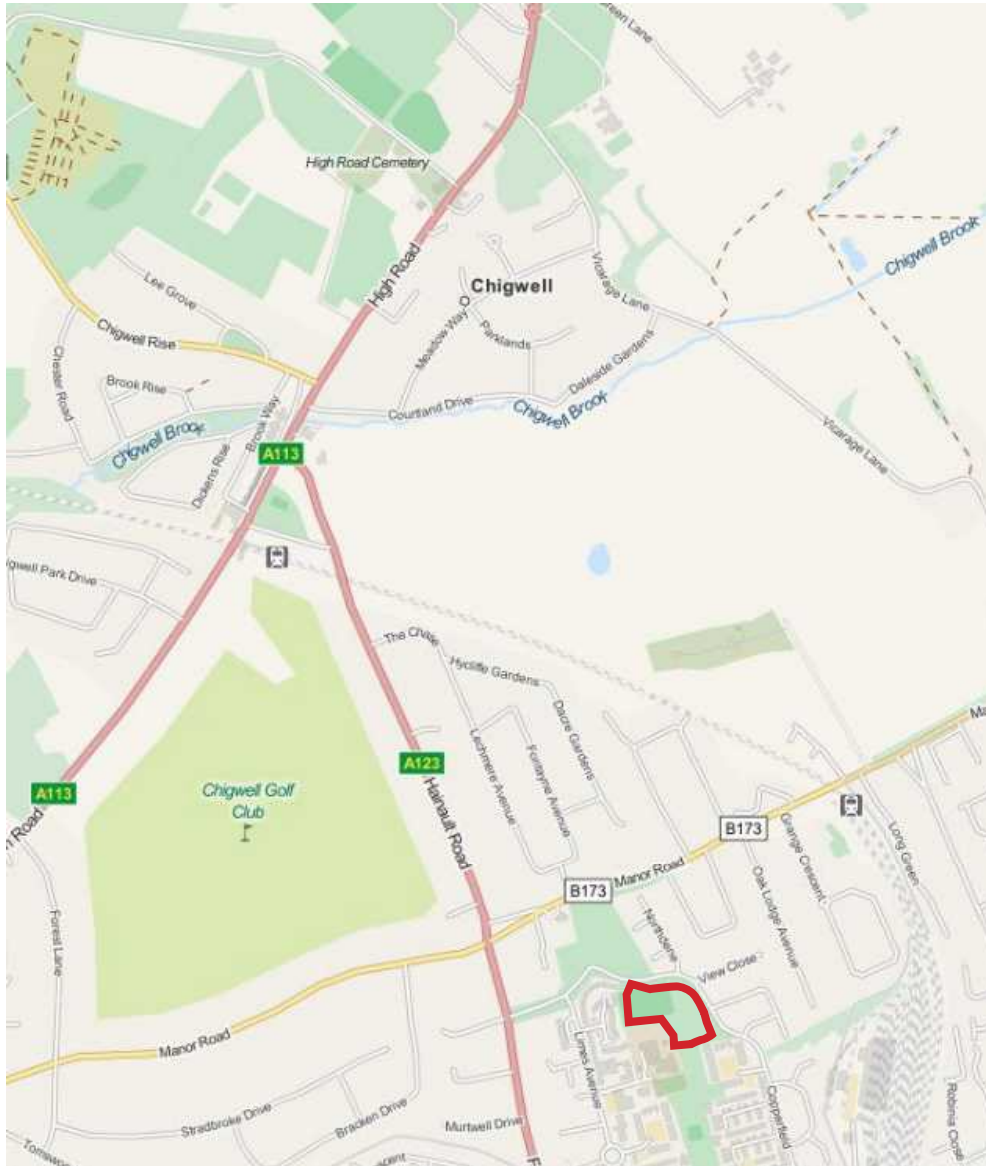
Limes Estate

Settlement: **Chigwell**

Site Size: **1.99 Ha**

Development Strategy: **Large Site / Sustainable**

Site Context



Visualisations



Potential Future - 3 Storey Flats



Potential Future - 4 Storey Flats

Site Plan



Capacity Analysis

Development Scheme	
Housing Units	125
Retail Sqm	0
Office Sqm	0
Parking Type	Surface / Tuck-Under
Parking Spaces Existing	0
Parking Spaces New	125
Parking Net Change	+125
Total Valuation	£33,065,364

Market Housing	
Flats	68
1 Bedroom	17
2 Bedroom	17
3+ Bedroom	34
Houses	11
2 Bedroom	2
3 Bedroom	6
4+ Bedroom	3

Affordable Housing	
Flats	46
Houses	0

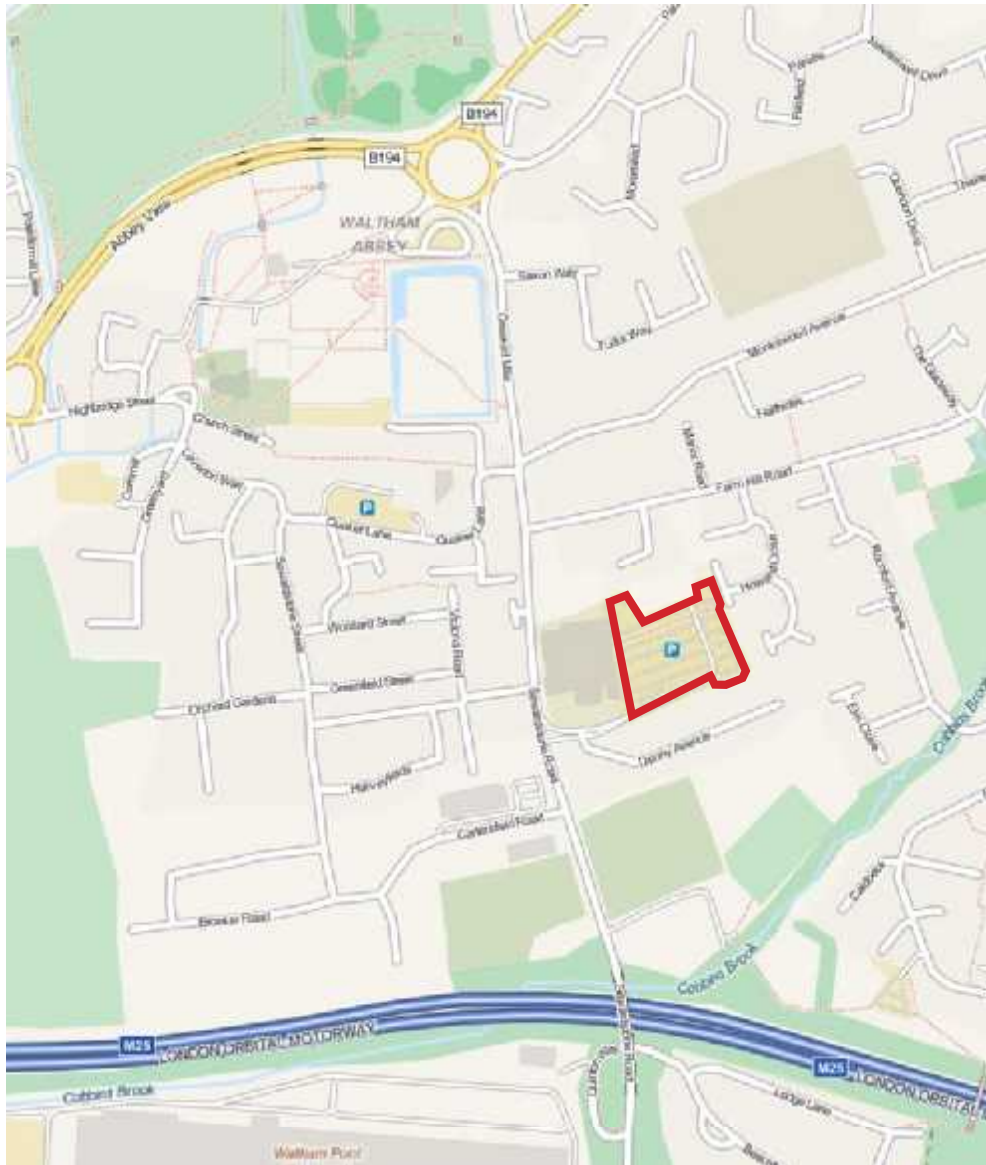
Tesco Car Park

Settlement: **Waltham Abbey**

Site Size: **1.52 Ha**

Development Strategy: **Large Site / Less Sustainable**

Site Context



Visualisations



Walkway Improvements



Potential Future

Site Plan



Capacity Analysis

Development Scheme	
Housing Units	90
Retail Sqm	584
Office Sqm	0
Parking Type	Surface / Tuck-Under
Parking Spaces Existing	291
Parking Spaces New	91
Parking Net Change	-200
Total Valuation	£20,462,988

Market Housing	
Flats	42
1 Bedroom	11
2 Bedroom	11
3+ Bedroom	21
Houses	11
2 Bedroom	4
3 Bedroom	4
4+ Bedroom	4

Affordable Housing	
Flats	28
Houses	8

EFDC Offices & Car Park

Settlement: **Epping**

Site Size: **0.99 Ha**

Development Strategy: **Small Site / Sustainable**

Site Context



Development Concepts A, B, & C



Concept A

Terraced Homes (2 and 3 bedroom)	13
Flats (4 storey / 1, 2, 3 bedroom)	0
Garage (3 storey)	0

Concept B

Terraced Homes (2 and 3 bedroom)	13
Flats (4 storey / 1, 2, 3 bedroom)	65
Garage (3 storey)	220

Concept C

Terraced Homes (2 and 3 bedroom)	13
Flats (4 storey / 1, 2, 3 bedroom)	115
Retail Space (facing high street)	1,000 sqm

Development Concepts D & E



Visualisations D & E



Capacity Analysis for Concept E

Development Scheme	
Housing Units	128
Retail Sqm	931
Office Sqm	0
Parking Type	Surface . Tuck-Under
Parking Spaces Existing	160
Parking Spaces New	88
Parking Net Change	-72
Total Valuation	£20,462,988

Market Housing	
Flats	69
1 Bedroom	23
2 Bedroom	23
3+ Bedroom	23
Houses	13
2 Bedroom	5
3 Bedroom	69
4+ Bedroom	23
Affordable Housing	
Flats	46
Houses	0

