



**EPPING FOREST DISTRICT COUNCIL &
PRISTINE LONDON**

HYDE MEAD

CAPACITY STUDY

HYDE MEAD, WALTHAM ABBEY

EN9 2LA

JUNE 2021



This RIBA Stage 1 report has been prepared by ECD Architects on behalf of Epping Forest District Council

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Author	Reviewer	Date	Rev.	Notes
BA	GA	02/06/21	P01	First Issue

PROPOSAL

- ① Communal Refuse Store
- ② Communal Cycle Store
- ③ Communal Amenity Space
- ④ Private Rear Garden with Bin and Cycle store provision

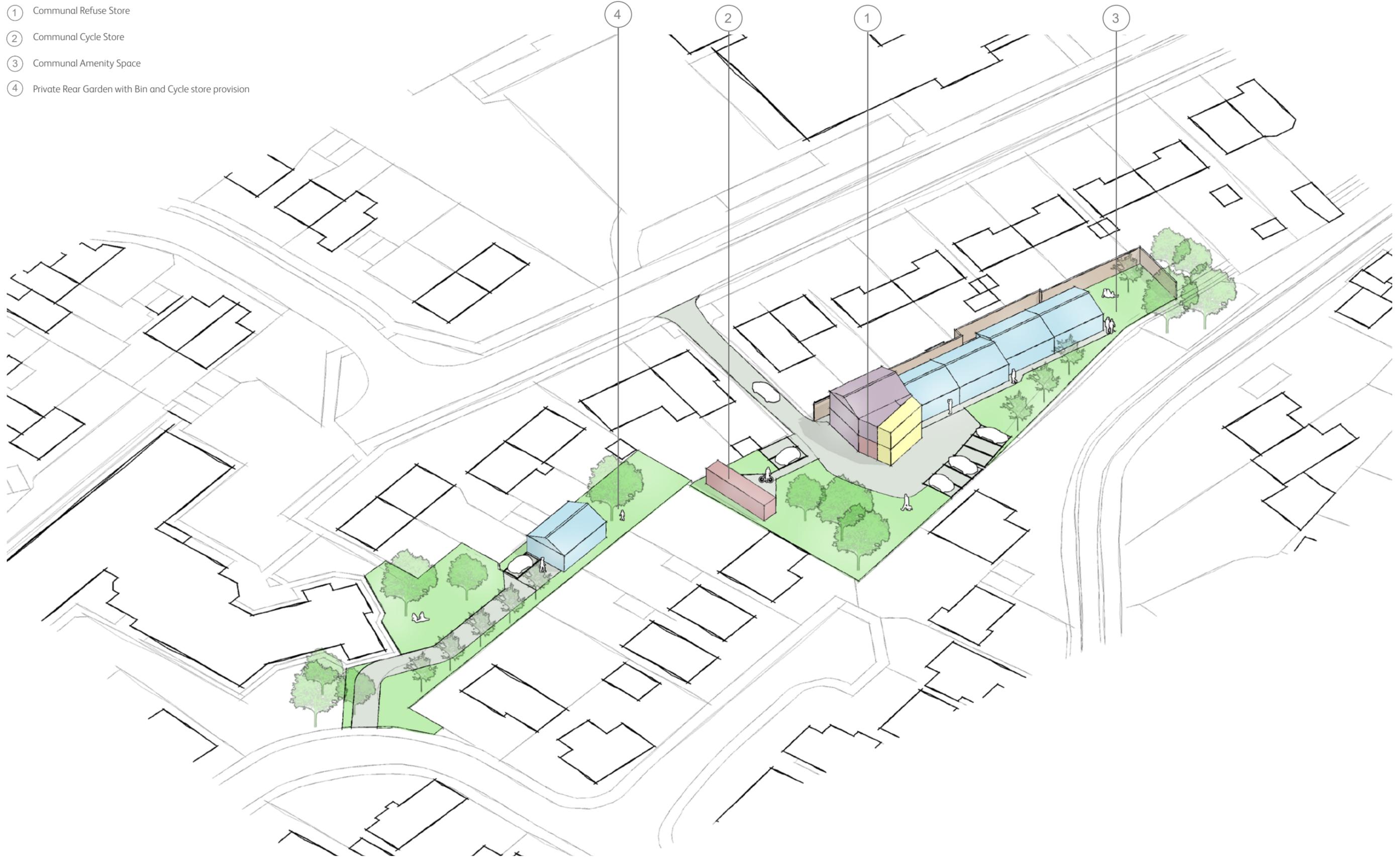


Figure 1 - Proposed Massing View



Figure 2 - Proposed Ground Floor Plan

EXECUTIVE SUMMARY WEST SITE

Provision:

- 6no apartment units 1B2P
- 8no parking spaces
- 12no cycle spaces

Project Risks:

- Site partially in Flood Zone 2, a flood risk assessment must be carry out for any development in the site
- Sprinkler provision required to comply with Approved Document B
- Management refuse strategy required to comply with Approved Document H and EFDC Good practice for developers 'Waste and Recycling provisions for new residential & business developments'
- No DDA parking spaces provided as not DDA units are proposed

	Dwellings		Parking *		Cycle + Waste Storage					
	Proposal ⁽¹⁾	Proposal	Essex Parking Standards		Proposal	Communal Cycle		Communal Waste		
			Essex Parking Standards			Essex Parking Standards		EFDC Waste and Recycling Guide		
			Residents	Visitors		Residents	Visitor	Refuse (1100L)	Dry Recyclables (1100L)	Kitchen Waste (180L)
Flats 1B2P	6	8	1	0.25	26	1	1	157	157	23
Flats 2B3P	0		2	0.25		1	1	157	157	23
Flats 2B4P	0		2	0.25		1	1	157	157	23
Houses 1B2P	0		1	0.25		(1)	(0)	-	-	-
Houses 2B3P	0		2	0.25		(1)	(0)	-	-	-
Houses 2B4P	0		2	0.25		(1)	(0)	-	-	-
Total	6 units		8 parking spaces	8		26 sqm	6	6	942	942
						12		1 x 1100L	1 x 1100L	1 x 180L
						18 sqm		8 sqm		
						26 sqm				

* No DDA parking spaces provided as not DDA units are proposed

⁽¹⁾ Flood Zone 2 - a flood risk assessment must be carry out for any development in this flood risk zone

Figure 3 - Provision Schedule

	Fire		Reduced Parking	Refuse ⁽¹⁾		
	Access Road Width (m)	Distance (m)	Distance from train/tube station (km)	Access Road Width (m)	Containers distance (m)	Carry distance (m)
Requirement	≥ 3.70	≤ 65.00	≤ 1	≥ 4.50	≤ 10.00	≤ 25.00
Proposal	3.70	92.39	2.74	3.70	60.29	50.29
		Sprinkler provision required	Standard parking provision	Management Refuse Strategy Required		

Figure 4 - Compliance Schedule

EXECUTIVE SUMMARY EAST SITE

Provision:

- 1 no house 1B2P
- 1 no parking spaces
- Private cycle spaces accommodated in the rear garden

Project Risks:

- Refuse Strategy requires further consideration to comply with Approved Document H and EFDC Good practice for developers 'Waste and Recycling provisions for new residential & business developments'
- No DDA parking spaces provided as not DDA units are proposed
- Arboriculturalist advice to ensure all trees stability

	Dwellings		Parking *		Cycle + Waste Storage					
	Proposal	Proposal	Essex Parking Standards		Proposal	Communal Cycle		Communal Waste		
			Essex Parking Standards			Essex Parking Standards		EFDC Waste and Recycling Guide		
			Residents	Visitors		Residents	Visitor	Refuse (1100L)	Dry Recyclables (1100L)	Kitchen Waste (180L)
Flats 1B2P	0	1	1	0.25	Cycle and Refuse Storage provided in the private rear garden, with collection area at the front	1	1	157	157	23
Flats 2B3P	0		2	0.25		1	1	157	157	23
Flats 2B4P	0		2	0.25		1	1	157	157	23
Houses 1B2P	1		1	0.25		(1)	(0)	-	-	-
Houses 2B3P	0		2	0.25		(1)	(0)	-	-	-
Houses 2B4P	0		2	0.25		(1)	(0)	-	-	-
Total	1 units		1 parking spaces	1		0	0	0	0	0
						0 sqm		0 sqm		
No communal cycle and waste provision required										

* No DDA parking spaces provided as not DDA units are proposed

Figure 5 - Provision Schedule

	Fire		Reduced Parking	Refuse		
	Access Road Width (m)	Distance (m)	Distance from train/tube station (km)	Access Road Width (m)	Containers distance (m)	Carry distance (m)
Requirement	≥ 3.70	≤ 65.00	≤ 1	≥ 4.50	≤ 10.00	≤ 25.00
Proposal	3.70	59.80	2.90	3.70	50.23	40.23
No sprinkler provision required			Standard parking provision	Refuse Strategy requires further consideration		

Figure 6 - Compliance Schedule

