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**EPPING FOREST DISTRICT COUNCIL &  
PRISTINE LONDON**

**PYRLES LANE A**

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**CAPACITY STUDY**

PYRLES LANE A, LOUGHTON  
IG10 2NW

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JUNE 2021

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

Client:  
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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

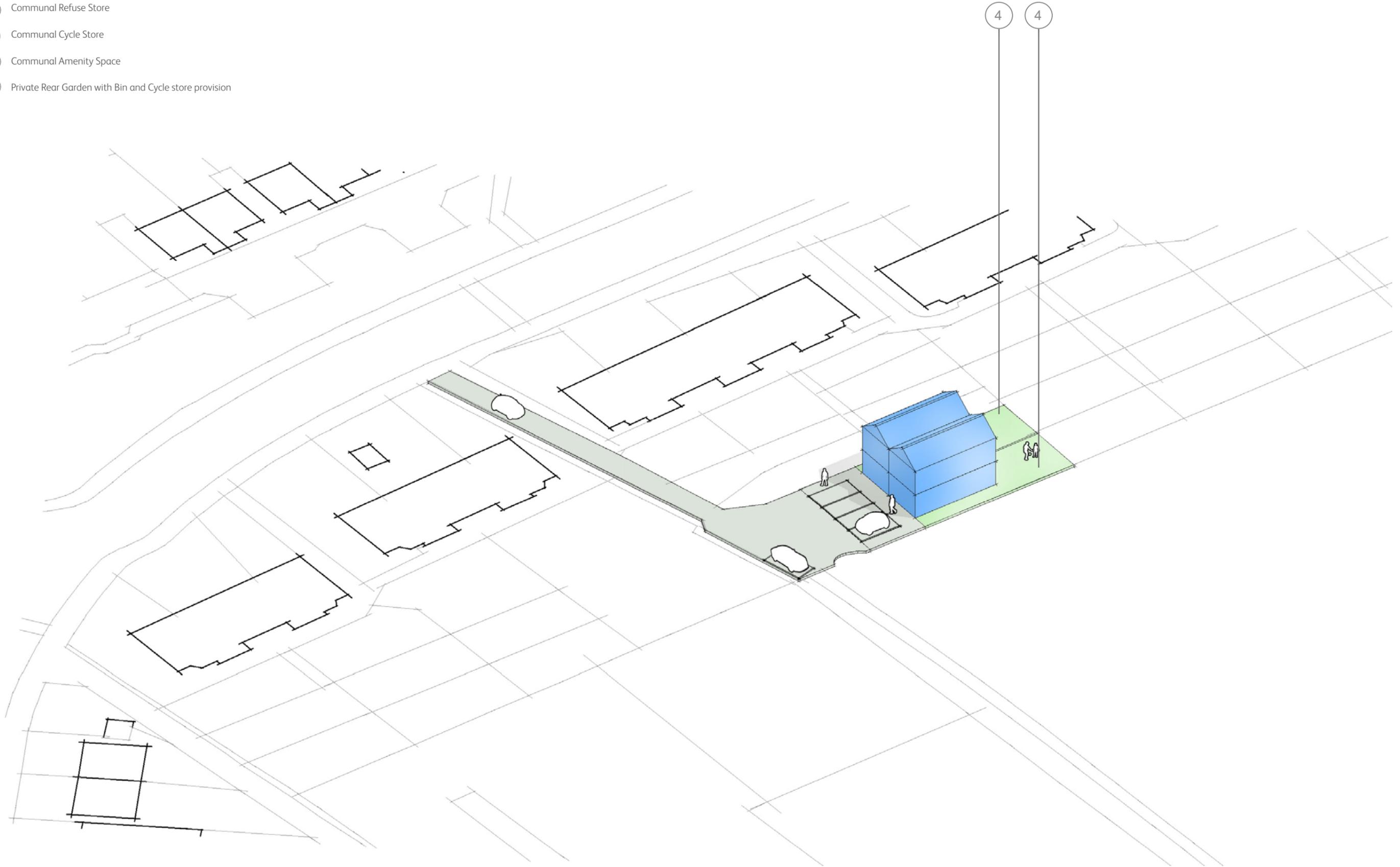


Figure 1 - Proposed Massing View

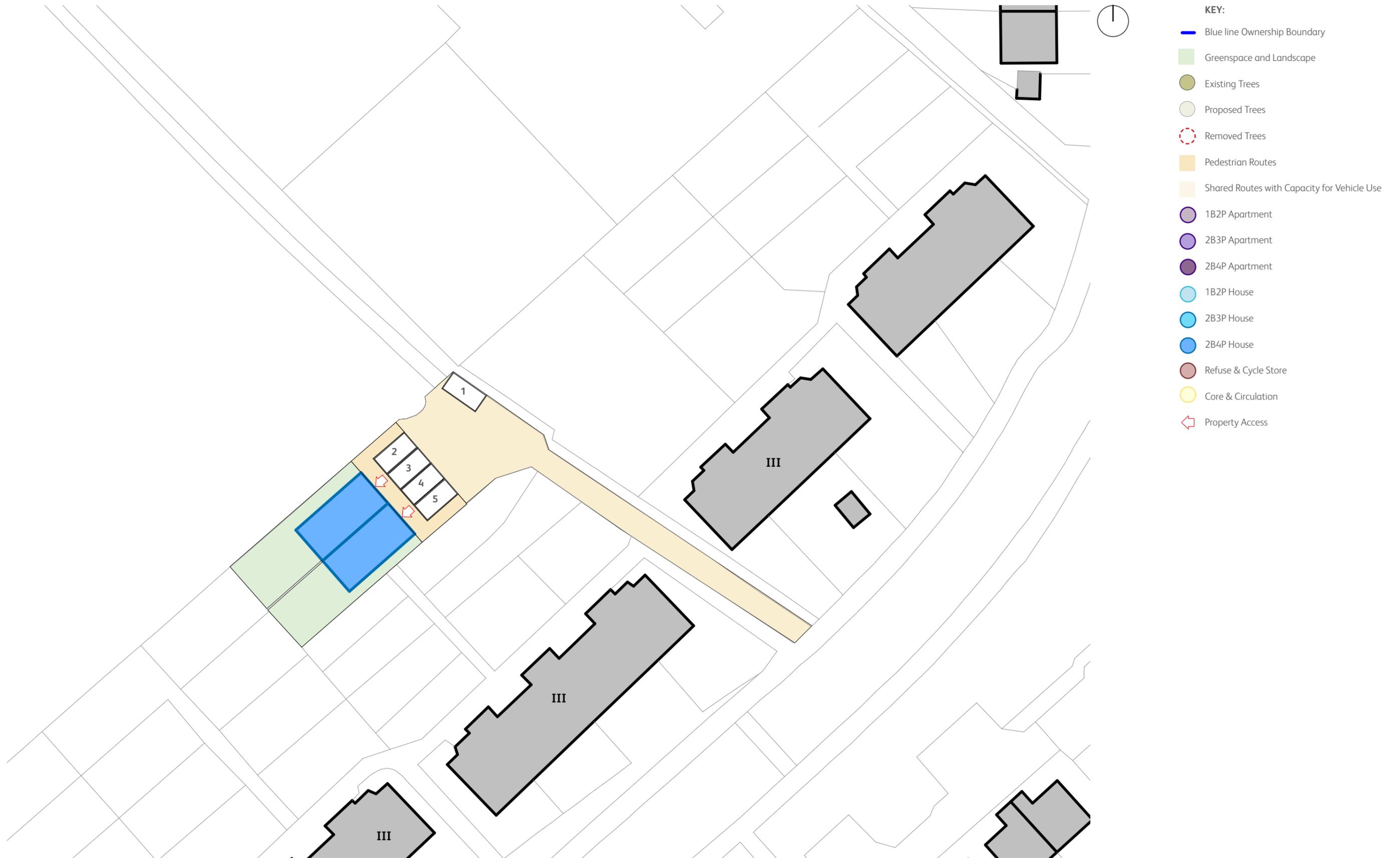


Figure 2 - Proposed Ground Floor Plan

**EXECUTIVE SUMMARY**

Provision:

- 2no houses 2B4P
- 5no parking spaces
- Private cycle spaces accommodated in the rear gardens

Project Risks:

- Sprinkler provision required to comply with Approved Document B
- 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

	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)
<b>Flats 1B2P</b>	0	5	1	0.25	Cycle and Refuse Storage provided in the private rear gardens, with collection area at the front	1	1	157	157	23
<b>Flats 2B3P</b>	0		2	0.25		1	1	157	157	23
<b>Flats 2B4P</b>	0		2	0.25		1	1	157	157	23
<b>Houses 1B2P</b>	0		1	0.25		(1)	(0)	-	-	-
<b>Houses 2B3P</b>	0		2	0.25		(1)	(0)	-	-	-
<b>Houses 2B4P</b>	2		2	0.25		(1)	(0)	-	-	-
<b>Total</b>	<b>2</b> units		<b>5</b> parking spaces	<b>5</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
						0 sqm		0 sqm		
<b>No communal cycle and waste provision required</b>										

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

Figure 3 - 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	4.36	86.41	1.45	4.36	65.95	55.95
		<b>Sprinkler provision required</b>	<b>Standard parking provision</b>	<b>Refuse Strategy requires further consideration</b>		

Figure 4 - Compliance Schedule

