



**EPPING FOREST DISTRICT COUNCIL &
PRISTINE LONDON**

PYRLES LANE B

CAPACITY STUDY

PYRLES LANE B, LOUGHTON

IG10 2NW

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
- ⑤ Private Bin and Cycle Store



Figure 1 - Proposed Massing View



Figure 2 - Proposed Ground Floor Plan

EXECUTIVE SUMMARY

Provision:

- 3no houses 2B4P
- 7no 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)
Flats 1B2P	0	7 parking spaces	1	0.25	Cycle and Refuse Storage provided individually 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	0		1	0.25		(1)	(0)	-	-	-
Houses 2B3P	0		2	0.25		(1)	(0)	-	-	-
Houses 2B4P	3		2	0.25		(1)	(0)	-	-	-
Total	3 units			6		1		0	0	0
			7			0 sqm	0 sqm	No communal cycle and waste provision required		

* 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	≤ 45.00	≤ 1	≥ 4.50	≤ 10.00	≤ 25.00
Proposal	2.72	90.55	1.93	2.72	78.55	68.55
	Sprinkler provision required		Standard parking provision	Refuse Strategy requires further consideration		

Figure 4 - Compliance Schedule

