



**EPPING FOREST DISTRICT COUNCIL &
PRISTINE LONDON**

WRANGLEY COURT

CAPACITY STUDY
WRANGLEY COURT, WALTHAM ABBEY
EN9 3HF

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

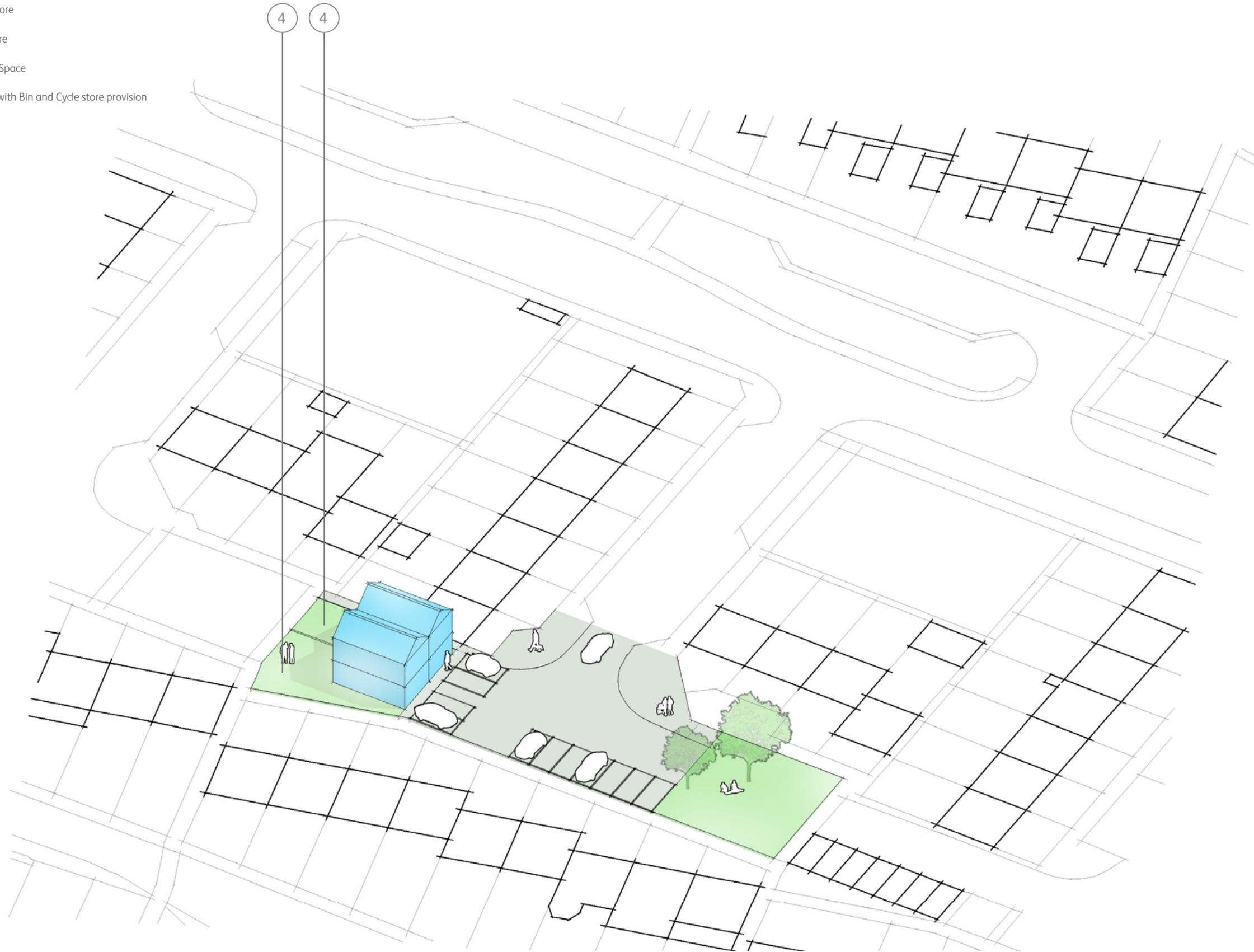


Figure 1 - Proposed Massing View

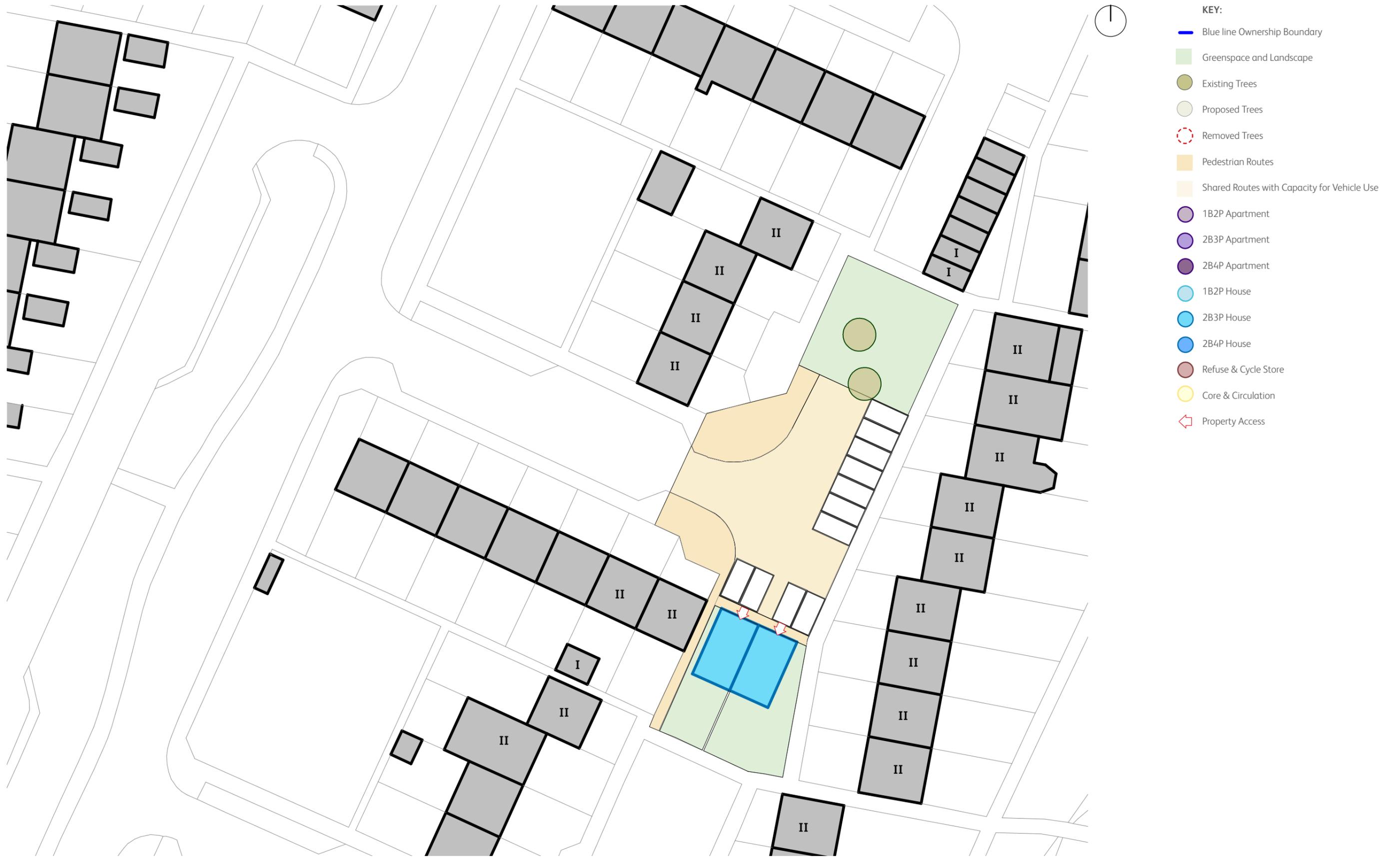


Figure 2 - Proposed Ground Floor Plan

EXECUTIVE SUMMARY

Provision:

- 2no houses 2B3P
- 11no parking spaces (5no parking spaces required for the development, additionally 6no existing parking spaces on site have been retained)
- 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 ⁽¹⁾	Essex Parking Standards		Proposal	Communal Cycle		Communal Waste		
			Residents	Visitors		Essex Parking Standards		EFDC Waste and Recycling Guide		
			Residents	Visitors		Residents	Visitor	Refuse (1100L)	Dry Recyclables (1100L)	Kitchen Waste (180L)
Flats 1B2P	0		1	0.25	Cycle and Refuse Storage provided in the private rear gardens, 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	0		1	0.25		(1)	(0)	-	-	-
Houses 2B3P	2		2	0.25		(1)	(0)	-	-	-
Houses 2B4P	0		2	0.25		(1)	(0)	-	-	-
Total	2 units	11 parking spaces	5			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
⁽¹⁾ 6no of existing parking spaces retained + 5no parking spaces required for the development

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	5.65	89.30	4.67	5.65	73.30	63.30
		Sprinkler provision required	Standard parking provision	Refuse Strategy requires further consideration		

Figure 4 - Compliance Schedule

