

**East Thames Housing / Epping Forest District Council
Housing Delivery Programme**

Feasibility Report

Site: 354-380 (Garages) Whitehills Road, Loughton IG10 1TU

Rev: A

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1.0 Introduction and Confirmation of Brief

- 1.1. Pellings LLP are appointed as part of East Thames Group Technical Team in respect of delivery of Development Agent services to Epping Forest District Council for a six year housing delivery programme.
- 1.2. Following initial appraisal by EFDC, 59 sites have been identified as having possible development potential, with a further number of sites in reserve.
- 1.3. Pellings LLP have been instructed to progress feasibility studies to all 59 sites and which will assist in establishing the extent and timing of the overall programme.
- 1.4. Our instructions are in accordance with our fee tender of 13 August 2012, against the previously prepared tender documentation, and email confirmation of 9 April 2013.

2.0 Existing Site and Surroundings

- 2.1. The site is located in a residential area 750m to the north of Debden station in Loughton.
- 2.2. The site consists of 26 garages and hardstanding and it is accessed by way of a 2.5m driveway between properties on Whitehills Road. The site is adjoined by residential plots on three sides and a school on its southern side. The area in general consists of two storey family houses (semi-detached and detached) with front and rear gardens.
- 2.3. There are some mature trees on or adjacent to the site which may need to be recognised in final design.

3.0 Proposals

- 3.1. Read in conjunction with drawings 612.023.P2-13A attached at Appendix A.
- 3.2. The proposals are :

Erection of a 3 x two storey 3 bedroom detached houses each with gardens
Provision of 6 parking spaces and access/landscaping

4.0 Planning Issues and Risks

Relevant Planning Policies/Considerations

- 4.1. The adopted Development Plan for Epping Forest District Council is the Combined Local Plan 1998 and Local Plan Alterations 2006.
- 4.2. The site is not located in a Conservation Area and it is not designated for any particular purposes in the Epping Forest District Council Combined Local Plan 1998 and Local Plan Alterations 2006. The site does not lie in a Flood Zone on the Environment Agency Flood Map.
- 4.3. There are no specific policies which prevent the loss of existing garages although policy ST4 (Road Safety) states that planning permission will only be granted where there will be no adverse effects on the highway, traffic congestion or harm to the character or appearance of the area. Parking spaces to meet with the Council's standards are proposed for the new dwellings.

- 4.4. It will be necessary to undertake a Parking Survey and to prepare a Transport Statement to demonstrate that the loss of the garages and proposed development would not cause any parking shortfalls or harm to highway conditions or the amenities of the area.
- 4.5. The site is located in the settlement of Loughton and the proposal would be consistent with policy CP7 which encourages the efficient use of existing built-up areas by the 'recycling of vacant, derelict, degraded and under-used land to accommodate the development' and the 're-use of urban sites, which are no longer appropriate to their existing or proposed use in the foreseeable future, for alternative land uses'.
- 4.6. The proposal would comply with policy H4A which states the need for a range of dwellings, including an appropriate proportion of smaller dwellings, to meet identified housing need on a site-by-site basis.
- 4.7. The development of small family homes with rear gardens and private and communal parking would be in keeping with the character and appearance of the area and may comply with Epping Forest's design policies and guidance.

5.0 **Impact/Implications of Statutory Services**

5.1. We have undertaken statutory services enquiries to the following:

- Southern Gas
- Cable and Wireless
- Virgin Media
- Thames Water
- BT
- National Grid
- Scottish and Southern Energy
- Environment Agency
- UK Power Networks

5.2. Responses received to date are from the Environment Agency, National Grid, UK Power Networks, Virgin Media and Thames Water.

5.3. The Environment Agency has not pointed out any watercourses which cross the site.

5.3.1. National Grid: No apparatus appears to be located on the site.

5.3.2. UK Power Networks: There do not appear to be any installations on the site, although there is believed to be a substation adjacent to the site access road.

5.3.3. Virgin Media: No apparatus appears to be located on the site.

5.4. Thames Water: No drains or sewers are located on any part of the site.

5.5. It should be noted there are a number of responses to enquiries that, at time of preparation of this report, have not yet been received.

6.0 **Site Access and Buildability Issues**

6.1. The site is accessed from existing site roads and there would not appear to be any particular difficulties for the normal level and size of construction traffic associated with a development of this nature.

- 6.2. Areas should be available for contractor's site set up and accommodation.
- 6.3. The site is within a primarily residential area and, accordingly, any appointed contractor should use all best endeavours to act in a considerate manner and within normal working hours.
- 6.4. Further to initial enquiries made to EFDC, some potential contamination issues have been highlighted with use of the domestic garages.
- 6.5. Possible contaminants in respect of the previous use of the garage site may include asbestos, ash and clinker, hydro-carbons from vehicle maintenance and the like, please see Appendix E.
- 6.6. Accordingly, suitable site investigation will need to be undertaken ahead of any proposals to take this site forward and specific recommendations made to deal with any contamination found, whether by capping or removal from site.
- 6.7. The site is accessed by way of a narrow driveway and as at present, our proposals do not include a turning head for refuse or emergency vehicles. Accordingly, subject to detailed design, an independent refuse storage area may be required along with sprinkler provision to the new houses for fire protection.

7.0 Neighbourly Matters and Party Walls

- 7.1. As above, the proposed development site is within a primarily residential area and the appointed contractor should act in a considerate manner. It is proposed that restrictions on working hours, noise levels, requirement for resident liaison and similar matters will be included within contract documentation.
- 7.2. From proposals on Drawing 612.023/P2-13A it is not considered that Party Wall matters will be relevant to the development.

8.0 Proposed Procurement Route

- 8.1. It is understood that development works will be procured by way of the East Thames Housing Group existing contractor framework arrangements.
- 8.2. It is proposed that works shall be procured on a Design and Build basis with the contractors taking forward RIBA Stage D planning consent drawings into detailed design and construction delivery on site.
- 8.3. Schemes shall be designed to a set of Employer's Requirements to be subsequently confirmed but which substantially shall be formed from existing East Thames Housing Group Design Standards and Employer's Requirement documentation.
- 8.4. It is proposed that all site preparation works will be included within individual contract packages including any required demolitions, adjustment of statutory services, highways works and boundary maintenance/reinstatement/provision.
- 8.5. On completion of the feasibility studies for the whole programme, further recommendations will be made in terms of how works are packaged to ensure size of work packages are optimised for ensuring maximum economies for East Thames Housing Group and EFDC.

8.6. It is considered, at this stage, that this may be by way of a mix of different sized contractors dependent upon the numbers and geographical location of individual works packages.

8.7. Works will be administered by Pellings LLP as Employer's Agent acting in accordance with East Thames Housing Group terms of appointment and the overarching requirements of the Development Agency agreement.

9.0 **Impact on Parking**

9.1. The Council's currently adopted parking standards are contained within Essex County Council's Parking Standards Design and Good Practice Guide – September 2009. These revised standards were adopted by the Council as statutory planning guidance in February 2012.

9.2. Flats and houses have the same parking standard as follows:

- 1 bedroom accommodation – 1 space per dwelling
- 2 bedroom accommodation and above – 2 spaces per dwelling
- Visitor parking – 0.25 spaces per dwelling (rounded up to the nearest whole number)

9.3. The proposals may be considered to meet the Council's parking standards for new development.

9.4. However, should the site move forward to planning application stages, it is recommended that a Transport Statement be undertaken, including parking surveys, to demonstrate that the loss of the garages will not give rise to any planning or highway problems.

10.0 **Legals**

10.1. We have been provided with a Summary Report of legal matters from EFDC Solicitors. The report makes reference to the suggested appropriation of land for planning purposes which would extinguish any prior rights of way.

10.2. The report makes reference to possible rights of light risk. A blanket policy against such risk might be considered.


10.3. There is existing access from No. 70 Whitehills Road into a proposed private garden. However, it is advised that this would be extinguished on appropriation of the land.

11.0 **Costs**

11.1. It is considered that a budget of £612,000.00 should be allowed for this scheme, inclusive of contractor design fees, but exclusive of professional fees and VAT. Please refer to Appendix F.

12.0 **Recommendations and Conclusions**

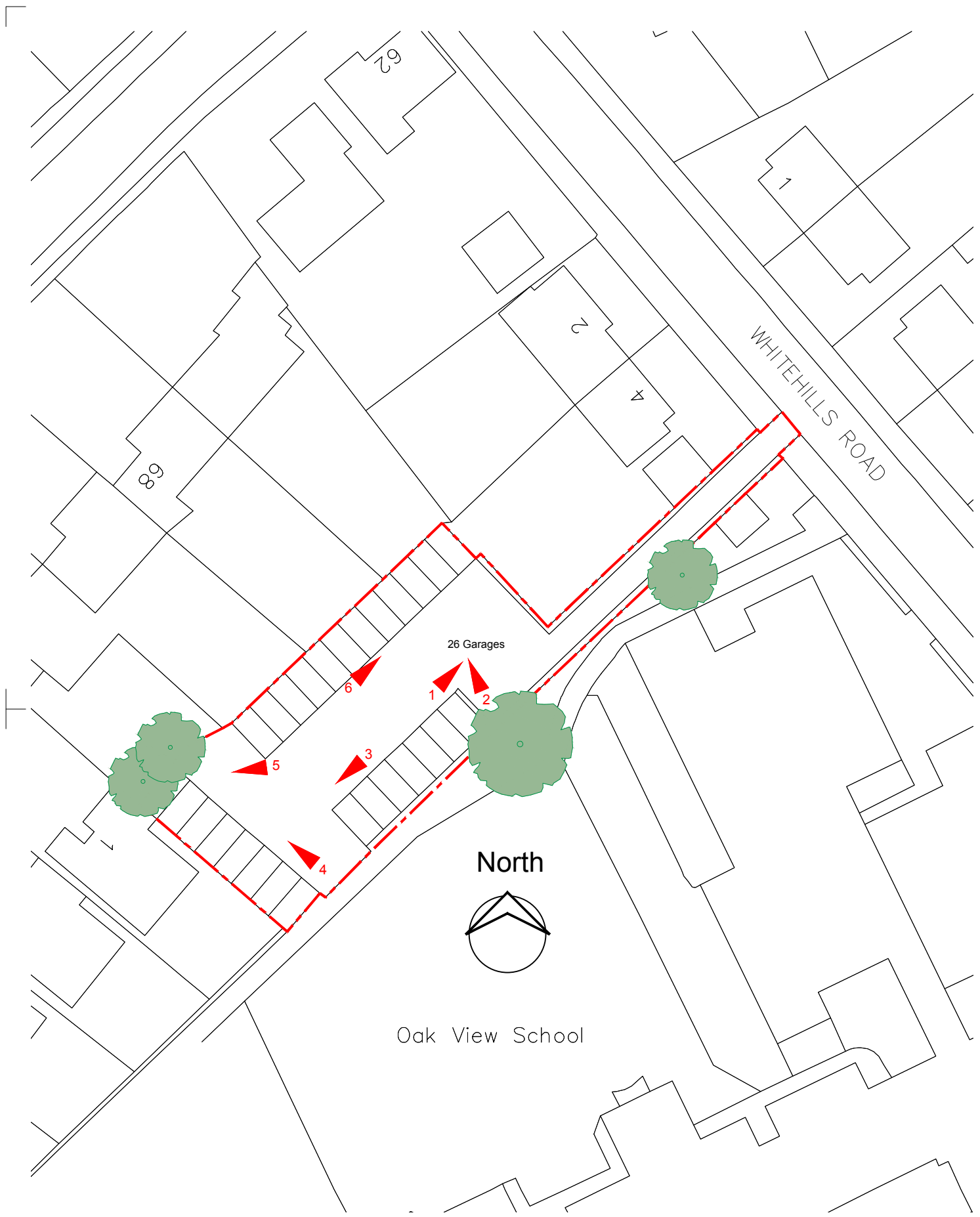
12.1. Subject to an overall lifetime cost appraisal, we conclude that the site appears to have economic development opportunities and we recommend is considered for taking forward to planning application stage, with a view to incorporating into the overall programme.

Signed:  Date: 1st October 2014
Pellings LLP

Appendix A

Development Proposals

Drawings 612.023/P2-13A



TOTALS
 Site Area 0.091 Ha
 3 x 3 Bed Houses @ 93 sqm
 6 Parking Spaces

NOTES:
 Report all discrepancies, errors and omissions
 Do not scale from this drawing.
 Verify all dimensions on site before commencing any work or preparing shop drawings.
 All materials, components and workmanship are to comply with all the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
 For all specialist work, see relevant drawings.
 This drawing and design are copyright of PELLINGS LLP

PRELIMINARY

Rev	Date	Description	Name
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CLIENT	East Thames HA	PROJECT	EFDC House Building Programme		
TITLE	Existing and Proposed Plans Whitehills Road	DATE	NOV 2013	SCALE	1:500 @A3
		DRAWN	NP	CHK	
DRAWING No		612 023 P2-13 A			

Appendix B

Site Photographs

Appendix B - Site Photographs

1.



2.



3.



4.



5.

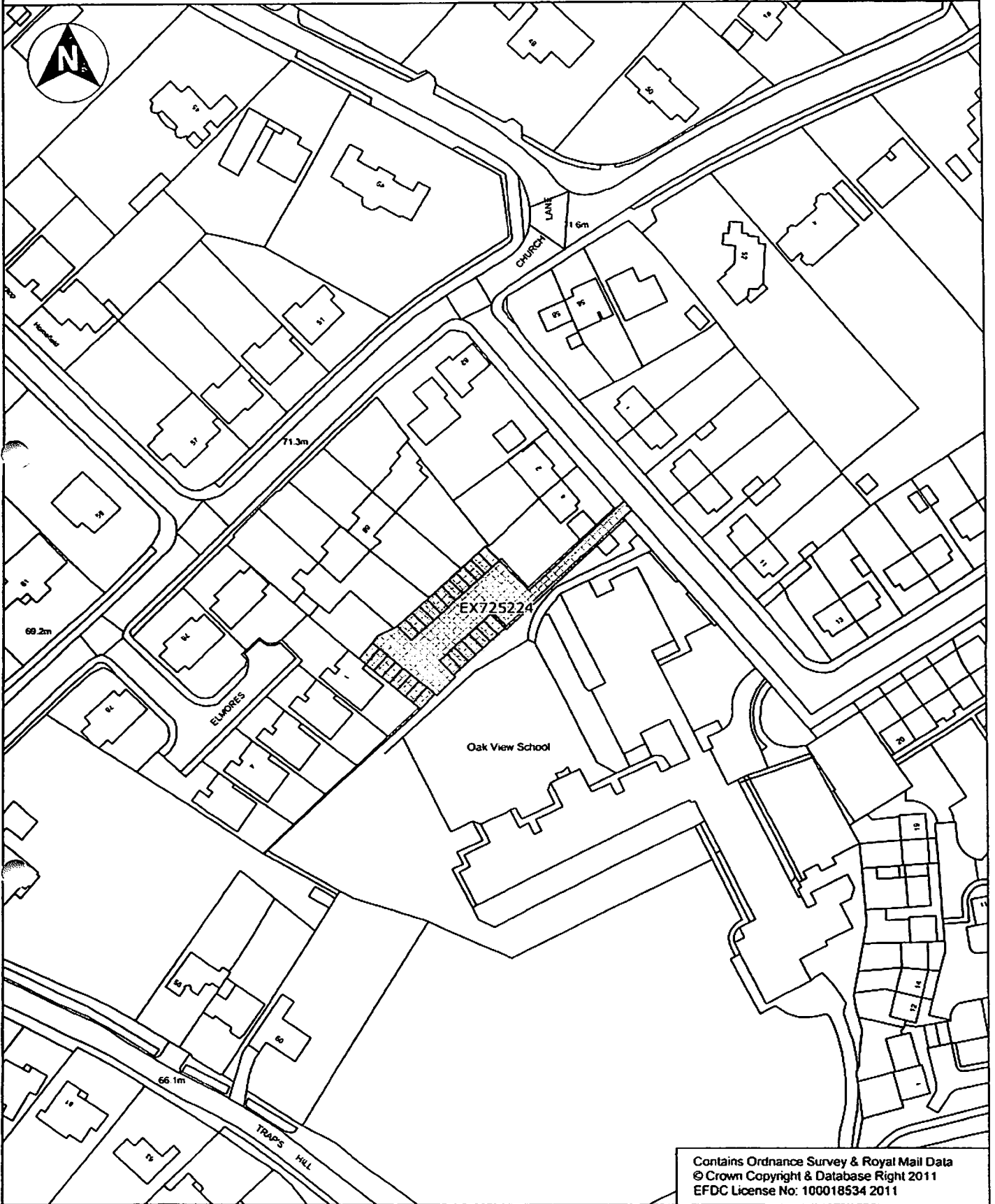


6.



Appendix C

Existing Site Plan



Contains Ordnance Survey & Royal Mail Data
 © Crown Copyright & Database Right 2011
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<p>Directorate of Environment & Street Scene Civic Offices High Street Epping, Essex, CM16 4BZ Tel. 01992 564000</p>	<p>Project Potential Site for Council House Building Program</p> <p>Drawing No. 201206014 - AV</p>	<p>Content White Hills Loughton</p>	<p>Date 04/07/12</p> <p>Scale 1:1250 @ A4</p> <p>Drawn By Robert Irwin</p>
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Appendix D

Statutory Services Information

Appendix E

Information on Possible Contamination

Information on possible contamination has been forwarded by Epping Forest District Council by way of email of 22nd May 2013, giving information on potential contamination across all the primary sites.

This clarifies possible ground contamination derived from asbestos, made ground, hydrocarbons, petroleum hydrocarbons and the like.

It is likely that any Planning Consent will carry a Condition that all contamination issues are to be remediated.

Accordingly, we recommend that initial site investigation is undertaken for all sites that move forward to Planning Applications.

Appendix F

Cost Build-up

Whitehills Road, Epping Forest
Indicative Estimate of Cost
for East Thames HA



Friday, 6 December 13

Gross Internal floor area	m2	ft2
Affordable Flat Units	0	0
Allowance for communal space @ 20%	0	0
Affordable House Units	279	3,003
TOTAL GIA	279	3,003

Item	Element	Qty Unit	Rate £/unit	Total £
1.0 Demolition				
1.1	Demolition	340 m ²	50	16,976
2.2	Site clearance	600 m ²	10	6,000
1.2	Allowance for removal of asbestos	26 Per roof	1,000	26,000
	Sub-total		say	50,000
2.0 Affordable Flat units (xx nr. units)				
2.1	Flats Private areas	0 m ²	1,350	0
2.2	Flats communal areas (20% allowed)	0 m ²	900	0
	Sub-total		say	0
3.0 Affordable House units (03 nr. units)				
3.1	House areas	279 m ²	1,250	349,000
	Sub-total		say	350,000
4.0 Abnormals / E/o and External Works				
4.1	Private gardens (incl. fencing)	465 m ²	40	19,000
4.2	Communal Gardens	56 m ²	30	2,000
4.3	Access road, parking and turning	269 m ²	65	17,000
4.4	Pedestrian paving	0 m ²	50	Incl.
4.5	Cross over / highways adaptations	1 item	2,000	2,000
4.6	Allowance for contaminated ground	0 item		Excl.
4.7	Boundary treatment (fencing/walls)	187 m	160	30,000
4.8	Allowance for achieving CfSh Level 3	3 nr	4,500	14,000
	Sub-total		say	80,000
			£/m2	£/ft2
	INDICATIVE CONSTRUCTION COST			480,000
	CONTINGENCY @ 5%			20,000
	CONTRACTORS DESIGN FEES @ 8%			40,000
	PRELIMS AND OVERHEADS AT 15%			72,000
	TOTAL INDICATIVE CONSTRUCTION COST		2,194	612,000

Clarifications and Assumptions

Estimate based on Pellings Feasibility drawings and standard ETG specifications

GIA is approximate due to early stage of design

Costs are based on a Q3 2014 start on site

Costs are based on a Single Stage Competitive D&B procurement route

Costs are based on a Contractor 'best programme' contract period

All units assumed to achieve Code for sustainable Homes Level 3

It is assumed that a traditional construction (concrete strip foundations, brick/block walls, timber floor structure, sloped tiled roofs) will be used

Contractors design fees are based upon appointment with planning consent under JCT D&B contract

Assumed no Party Wall or Rights of Lights issues

Exclusions

Clients professional fees (including statutory fees)

VAT

Asbestos (except removal of low risk asbestos roofs priced above) and hazardous material removal

Excludes any off-site works

Provision of loose fittings and furnishings

Costs of compliance of any conditions imposed by TFL or other statutory bodies

Costs of Section 106, S108, S278 Agreement(s) or Community Infrastructure Levy charges