

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

Feasibility Report

Site: 25-38 (Garages) Hornbeam Close, Buckhurst Hill (Site B)

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 on the eastern side of Buckhurst Hill in a residential area comprising houses and flats approximately 600m south of Buckhurst Hill station.
- 2.2. The site consists of 14 garages and hardstanding and it is accessed by way of a 4.5m driveway between residential sites (no. 2 Hornbeam Road and Hornbeam House). There is a 'pump house' on the northern side of the site believed to pump drainage. The site adjoins residential plots (no. 2 Hornbeam Road and the neighbouring houses are two storey terraced and Hornbeam House is a five storey block of flats with communal amenity space). To the east is open space.

3.0 Proposals

- 3.1. Read in conjunction with drawing 612.023/P2-2A attached at Appendix A.
- 3.2. The proposals are :

2 x 3 bed houses, 2 storey
Provision of 11 parking spaces and garden/landscaped areas

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 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 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 Buckhurst Hill 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 do not note any significant constraints but recommend measures to achieve water efficiency and the use of Sustainable Urban Drainage systems.

5.3.1. National Grid: No apparatus appears to cross the site

5.3.2. UK Power Networks: No apparatus appears to cross the site

5.3.3. Virgin Media: No apparatus appears to cross the site

5.4. Thames Water: Plans indicate that a pressure main and sewer connected to the pump house cross the northern side 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, and also a former horticultural nursery. Possible contaminants in respect of the former use as a nursery are summarised and indicated within the note produced by EFDC Planning and Economic Development Directorate at Appendix E.
- 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.
- 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.
- 6.8. As indicated above, the site includes a Thames Water pumping station, indicating that the drainage in the area is pumped and not gravity. New proposed accommodation is therefore likely to require similar pumped drainage.

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/P2-2A it is not considered that Party Wall matters will be relevant.

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 would appear to more than 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.

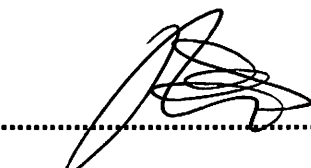
10.3. The report has identified a pedestrian access into the allotment area to the rear of the site. The access is largely unaffected by proposals, but it may be prudent to move the access point to improve its location. This can be dealt with at time of detailed planning application.

11.0 **Costs**

11.1. It is considered that a budget of £575,100.00 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**

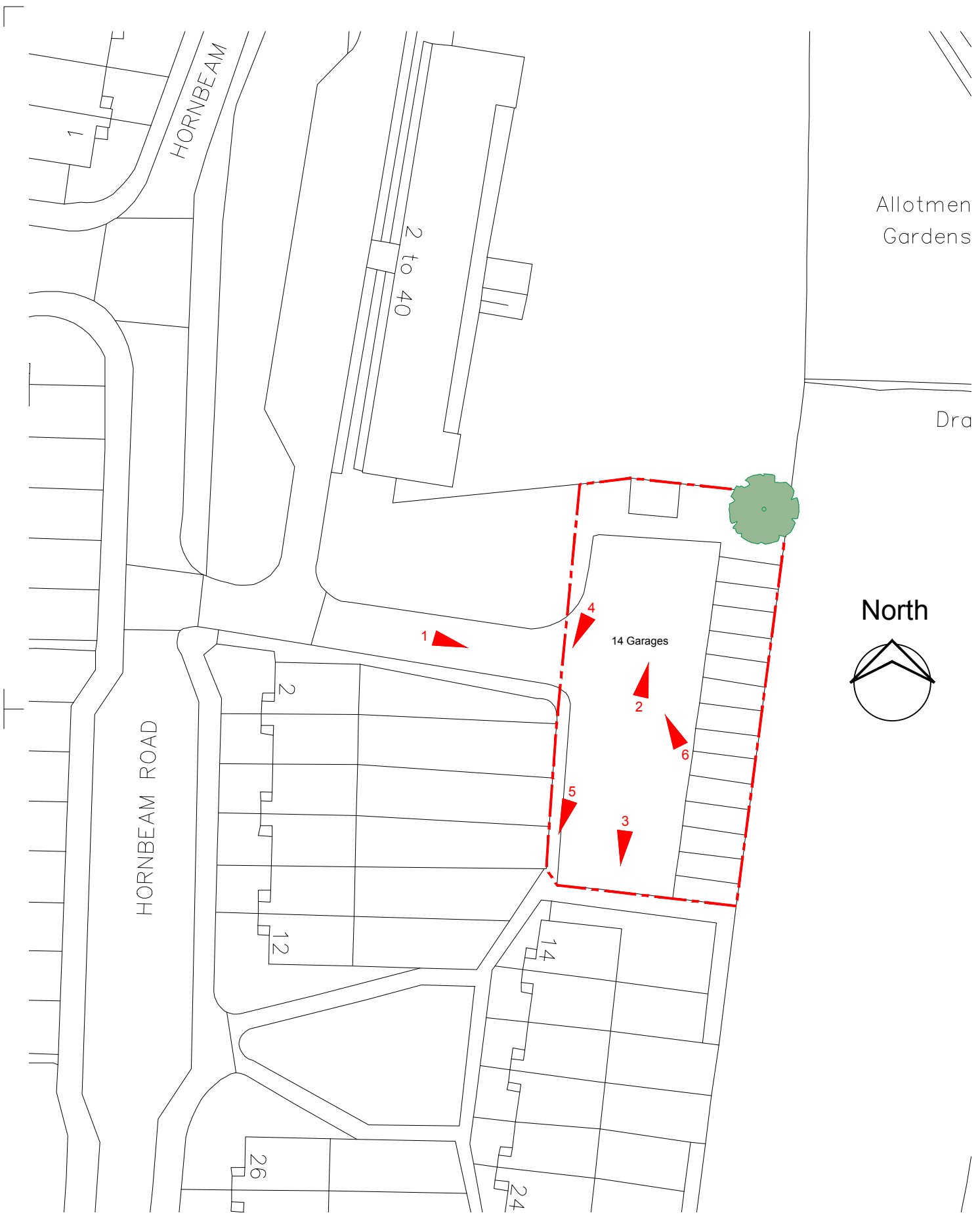
12.1. Subject to an overall lifetime cost appraisal, we conclude that the site appears to have economic development opportunities and we recommend is considered for taking forward to planning application stage, with a view to incorporating into the overall programme.

Signed:  Date: 1st October 2014 -
Pellings LLP

Appendix A

Development Proposals

Drawings 612.023/P2-2A



TOTALS
 Site Area 0.085 Ha
 3 x 3 Bed Houses @ 93 sqm
 11 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
-	--/--		



Pellings LLP 24 Widmore Road Bromley Kent BR1 1RY t 020 8460 9114 f 020 8313 0019 e bromley@pellings.co.uk www.pellings.co.uk		Architecture & Planning ■ Building Surveying ■ Project Management ■ Cost Consultancy ■ CDM Co-ordination			
CLIENT	East Thames HA	PROJECT	EFDC House Building Programme		
TITLE	Existing and Proposed Plans Hornbeam Road	DATE	NOV 2013	SCALE	1:500 @A3
		DRAWN	NP	CHK	
		DRAWING No	612 023 P2-2		A

Appendix B

Site Photographs

Appendix B - Site Photographs

1.



2.



3.



4.



5.

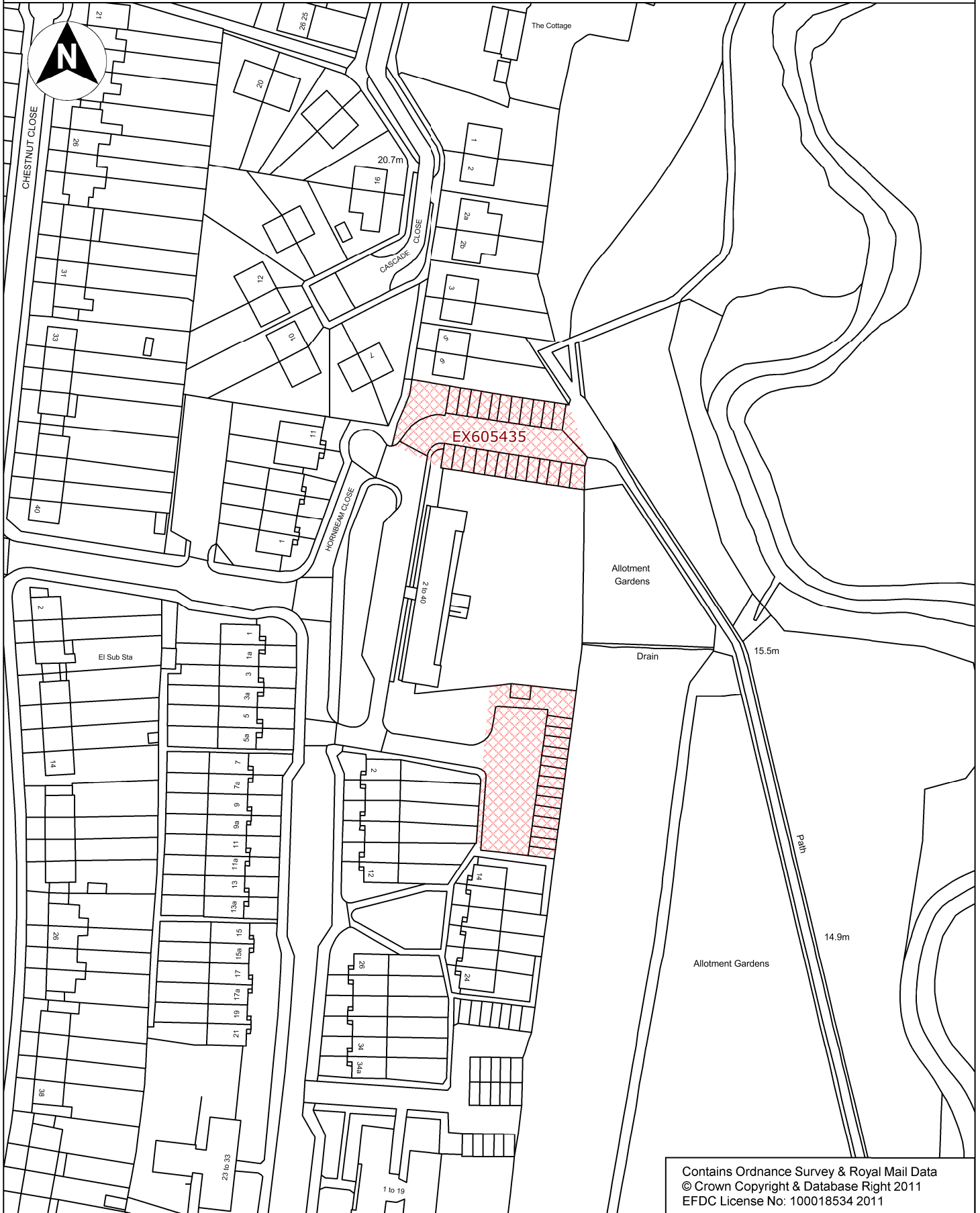


6.



Appendix C

Existing Site Plan



Contains Ordnance Survey & Royal Mail Data
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EFDC License No: 100018534 2011

Directorate of Environment & Street Scene
Civic Offices
High Street
Epping, Essex,
CM16 4BZ
Tel. 01992 564000

Project
Potential Site for Council House
Building Program

Drawing No.
201206014 - B

Content
Hornbeam Close
Buckhurst Hill

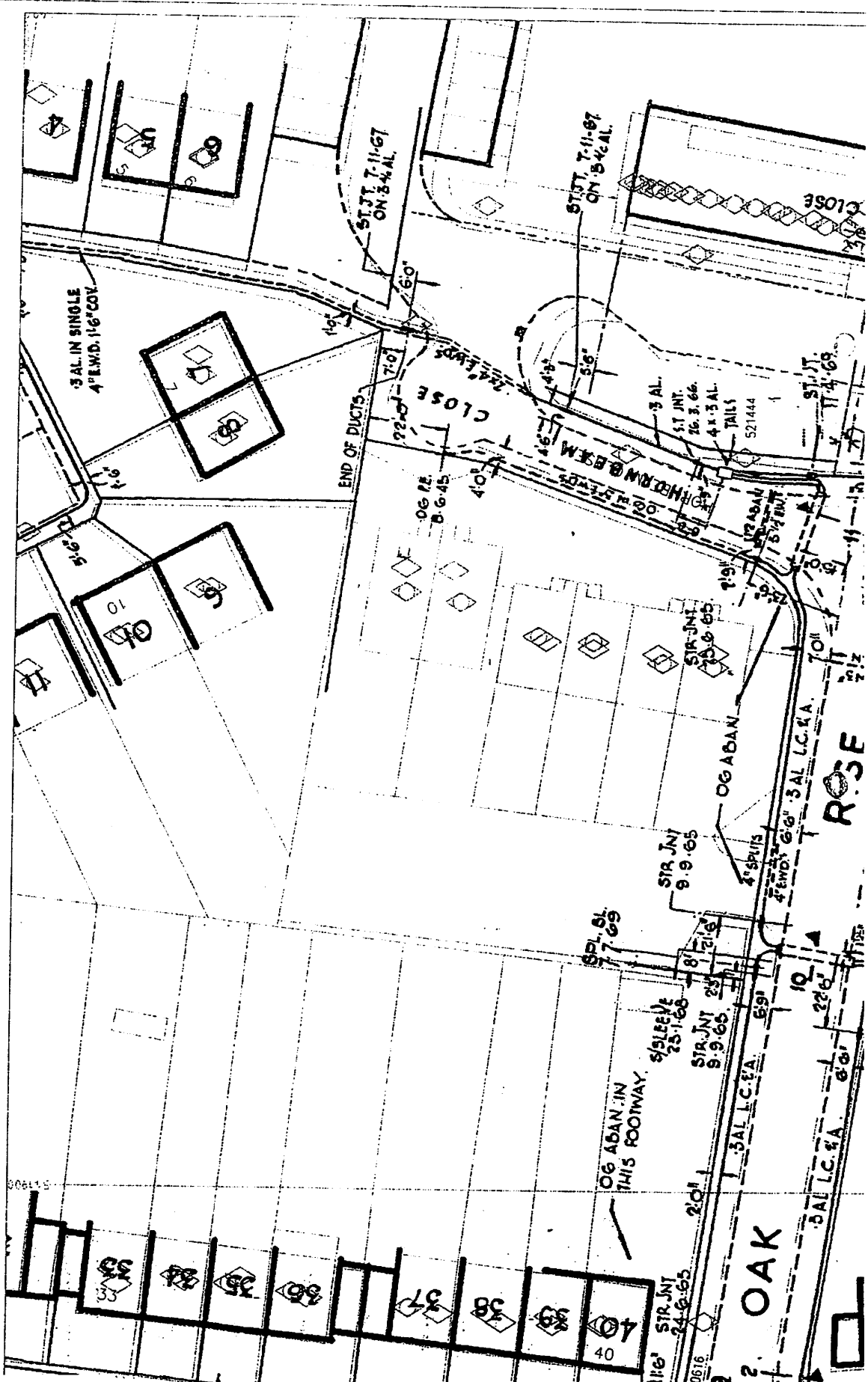
Date
04/07/12

Scale
1:1250 @ A4

Drawn By
Robert Irwin

Appendix D

Statutory Services Information



51920

2 OAK

ROSE

35
36
37
38
39
40

40

5 SLEEVE

25-1-66

STR. JNT 24-6-65

9-9-65

STR. JNT

9-9-65

OG ABAN

4' SPLS

STR. JNT

15-9-65

OG ABAN

2' SPLS

3 AL

ST. INT.

26-3-66

4x3 AL

TAILS

521484

END OF DUCTS

22'-0"

7'-0"

24' FEWD

CLOSE

40'

OG ABAN

OG ABAN

OG ABAN

OG ABAN

OG ABAN

OG ABAN

OG ABAN

OG ABAN

OG ABAN

ST. JT. 7-11-67

ON 3/4" AL

ST. JT. 7-11-67

ON 3/4" AL

CLOSE

CLOSE

ST. JT.

11-4-69

ST. JT.

11-4-69

ST. JT.

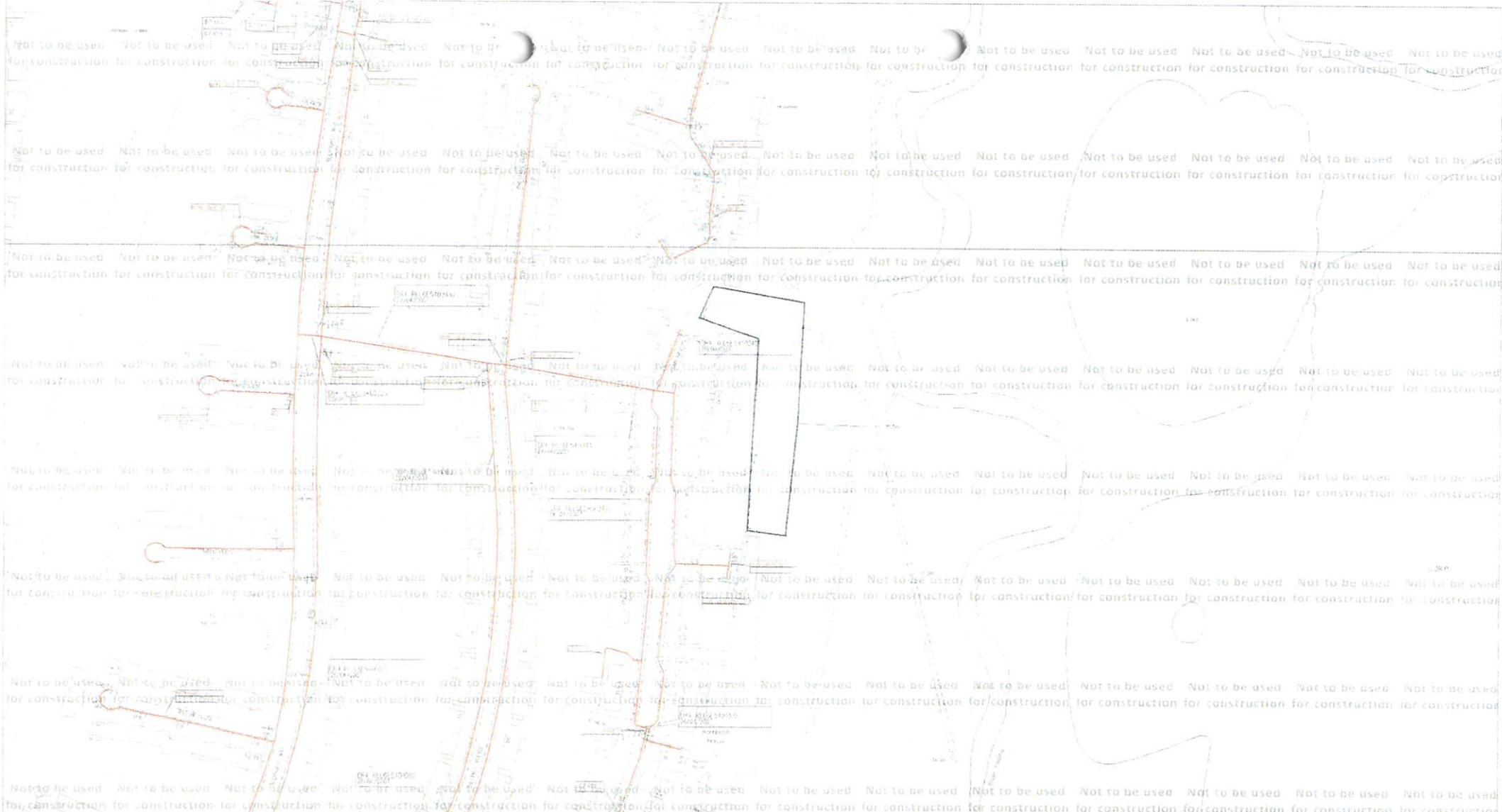
11-4-69

ST. JT.

11-4-69

ST. JT.

11-4-69



ID: NL_TE_Z6_3SW_042143		View extent: 723m, 393m	Map not to be used for construction	Map 1 of 1 (GAS)
USER: roy.x.jones	LP MAINS		<p>This plan shows those pipes owned by National Grid Gas plc in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Gas plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p>	<p>MAPS Plot Server Version 1.7.6</p> <p>Requested by: Pellings</p> <p>This plan is reproduced from or based on the OS map by National Grid Gas plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886</p>
DATE: 24/10/2013	MP MAINS			
DATA DATE: 15/10/2013	IP MAINS			
REF: HORNBEAM CLOSE	LHP MAINS			
MAP REF: TQ4193	NHP MAINS			
CENTRE: 541998, 193421	<p>Approximate scale 1:2500 on A4 Colour Landscape</p>			
Valve Depth of Cover Syphon Diameter Change Material Change				

Adam Greenhalgh

From: SPHatfield <SPHatfield@environment-agency.gov.uk>
Sent: 23 October 2013 17:49
To: Adam Greenhalgh
Subject: RE: Epping Forest DC - potential development sites

Dear Adam,

Further to your letters dated 16 October (your ref: AG/dh/612.023/05), we have the following comments to make on the specific sites listed below (please note that comments on three sites – Rear of shops, Loughton Way, Buckhurst Hill; Pentlow Way, Buckhurst Hill and Site B, Marlescroft Way, Loughton – will follow on or before 7 November due to additional site constraints).

Sites: Burton Road, Debden
White Hills, Loughton
Thatchers Close, Loughton
Site A, Pyries (**note:** should be 'Pyrles') Lane, Loughton
Site B, Pyries (**note:** should be 'Pyrles') Lane, Loughton
Site A, Chequers Road, Loughton
Site B, Chequers Road, Loughton
Site A, Langley Meadow, Loughton
Site B, Langley Meadow, Loughton
Hornbeam Close, Buckhurst Hill
Hornbeam House, Hornbeam Road, Buckhurst Hill
Bourne House, Hornbeam Road, Buckhurst Hill
Bushfields, Loughton
Etheridge Road, Loughton
Lower Alderton Hall Lane, Loughton
Ladyfields, Loughton
Kirby Close, Loughton
Chester Road, Loughton
Hillyfields, Loughton

Comments

As we are in an area of serious water stress, we endorse the efficient use of water resources. Residential developments such as your proposal should take advantage of water efficient technologies. This is in line with Epping Forest's local policy CP5 which states that the efficient use of water is encouraged through water efficient appliances and rainwater harvesting for example.

Every opportunity should be taken to maximise Sustainable Drainage Systems (SuDS) such as green roofs, ponds, swales and permeable pavements, to alleviate surface water runoff. I have attached a copy of our SuDS guidance, which contains the SuDS hierarchy, to help you with your designs. The methods at the top of the hierarchy are preferred because they are beneficial in terms of sustainability and biodiversity. The hierarchy should be used in descending order. Tanks should only be used as a last resort. Epping Forest's local policy U3B on sustainable drainage systems advocates this approach.

As the sites are all under a hectare in Flood Zone 1, they fall within cell F5 of our Flood Risk Standing Advice consultation matrix. Epping Forest Local Planning Authority will therefore be responsible for assessing flood risk at these sites.

Kind regards,

Clark Gordon
Sustainable Places Planning Advisor
Environment Agency
North East Thames Area - Hatfield Team
01707 632308



The climate is changing. Are you?

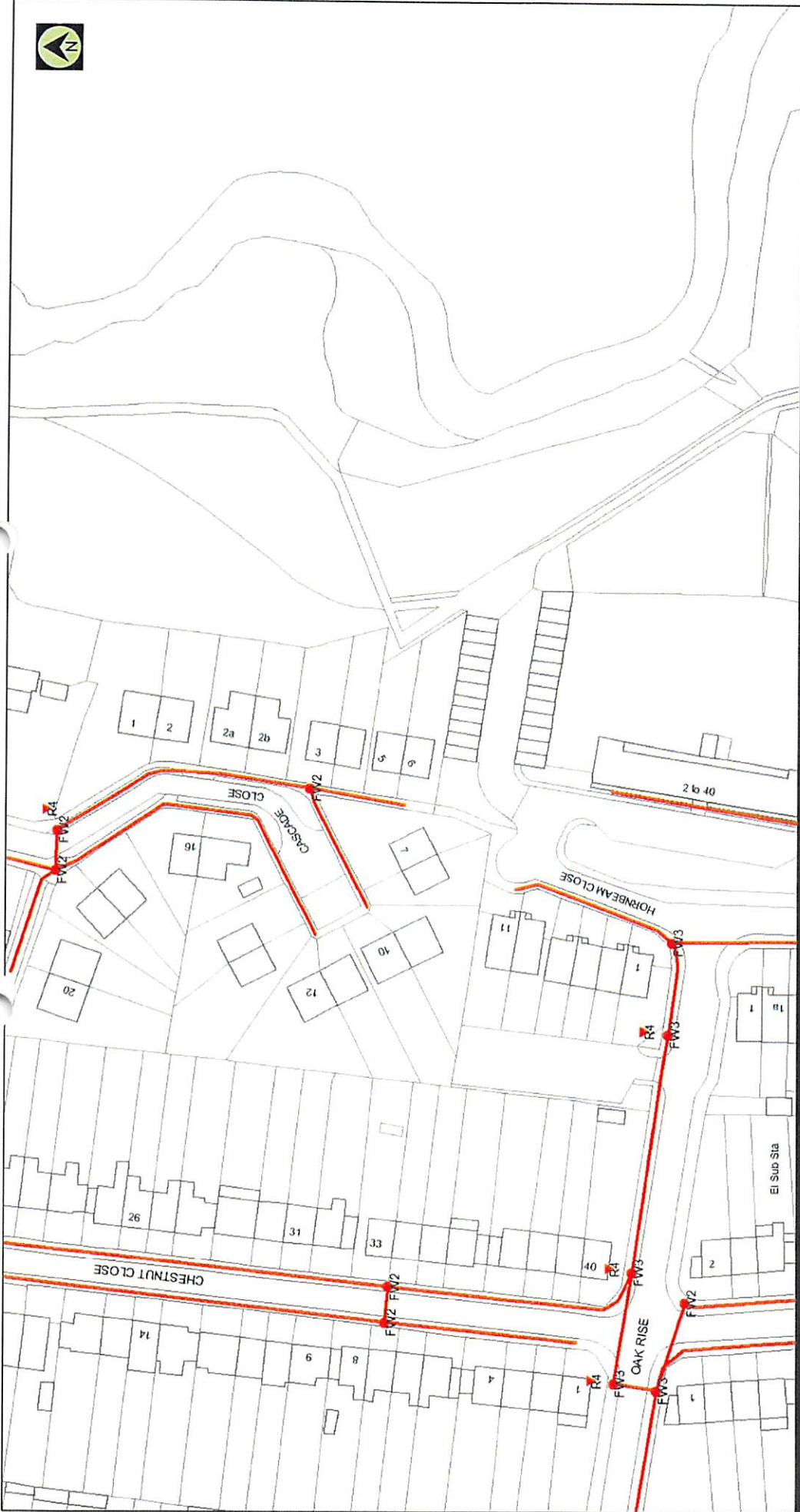
A support service led by the Environment Agency
www.environment-agency.gov.uk/climate-ready

please consider the environment - do you really need to print this email?

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else.

We have checked this email and its attachments for viruses. But you should still check any attachment before opening it.

We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.



agreenhalgh@pellings.co.uk

Date: 24/10/13

Map Centre: 541988,193484.6

Scale: 1:1083

Data updated: 25/08/13

Important information - please read
 The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot guarantee that the positions of all apparatus are correct. The plan is based on data from Ordnance Survey and other sources. Power cables have been placed inside green, rather than black, ducting. Further details can be found using the 'Allcables' Postcodes pdf, which can be downloaded from the website.
 Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, we do not accept any liability for any damage or loss of service to any premises or telecommunications in the plan or for any loss or damage caused or arising from the use of any or any reliance on this plan.
 This plan is produced by Virgin Media Limited from Ordnance Survey © Crown Copyright 100019209

Duct, Trench

Chamber

Cabinet



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Date: 23/10/13

Scale: 1:1083

Map Centre: 541988,193484.6

Data updated: 16/08/13

Clean Water Plan A4

Based on the Ordnance Survey Map with the sanction of the Controller of H.M. Stationary Office License Number:- 100019345. This map is to be used for the purposes of viewing the location of Thames Water plant only. Any other uses of the map data or further copies are not permitted. The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. This information is valid for the date printed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified on site before any works are undertaken.

Water Main		Meter	
Private Water		Valve	
Proposed Water		Hydrant	
Abandoned Asset		End Item	

agreenhalgh@pellings.co.uk





Data updated: 16/08/13

Map Centre: 541988, 193484.6

Scale: 1:1083

Date: 23/10/13

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agreenhalgh@pellings.co.uk

	Foul Manhole
	Surface Manhole
	Combined Manhole
	Abandoned Manhole
	Other Manhole
	End Item
	S104 Boundary

Based on the Ordnance Survey Map with the sanction of the Controller of H.M. Stationary Office License Number:- 100019345. This map is to be used for the purposes of viewing the location of Thames Water plant only. Any other uses of the map data or further copies are not permitted. The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. This information is valid for the date printed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified on site before any works are undertaken.

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

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	223 m ²	50	11,132
2.2	Site clearance	623 m ²	10	6,227
1.2	Allowance for removal of asbestos	14 No	800	11,200
	Sub-total		say	30,000
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)	188 m ²	40	8,000
4.2	Communal Gardens	281 m ²	30	8,000
4.3	Access road, parking and turning	266 m ²	65	17,000
4.4	Pedestrian paving	0 m ²	50	Incl.
4.5	Cross over / highways adaptations	2 item	2,000	4,000
4.6	Allowance for contaminated ground	0 item		Excl.
4.7	Boundary treatment (fencing/walls)	117 m	160	19,000
4.8	Allowance for achieving CfSh Level 3	3 nr	4,500	14,000
	Sub-total		say	70,000
		£/m2	£/ft2	
INDICATIVE CONSTRUCTION COST				450,000
CONTINGENCY @ 5%				20,000
CONTRACTORS DESIGN FEES @ 8%				37,600
PRELIMS AND OVERHEADS AT 15%				67,500
TOTAL INDICATIVE CONSTRUCTION COST				575,100
				2,061

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
 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