

East Thames Housing / Epping Forest District Council
Housing Delivery Programme

Feasibility Report

Site: Garages 1-19 Pentlow Way, Buckhurst Hill IG9 6BZ

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 500m north of Buckhurst Hill station.
- 2.2. The site consists of 10 garages and hardstanding and it is accessed by way of a 4m wide vehicular access on Pentlow Way. The site adjoins residential plots on two sides (a semi-detached house with garden and three storey flats with communal parking) and there is a green walk to the rear. The area in general is residential with two storey houses and three storey flats of various styles. There is a small shopping parade 30m to the west.
- 2.3. There are a number of services difficulties on the site as outlined in Section 5.0 below.

3.0 Proposals

- 3.1. Read in conjunction with drawings 612.023.P2-5A attached at Appendix A.
- 3.2. The proposals are :

Erection of a two storey building comprising 4 x 1 bed flats
Provision of 16 parking spaces and communal amenity area. Please note that proposed parking makes use of some of the grass verge area in front of the existing accommodation.

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 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 have pointed out the existence of an underground culvert which crosses the site (see Thames Water response below).
- 5.3.1. National Grid: There are cables which cross under the site, serving the electricity sub-station on the site, this is located on drawing 612.023/P2-5A
- 5.3.2. UK Power Networks: There are cables which cross under the site, serving the electricity sub-station on the site.
- 5.3.3. Virgin Media: No apparatus appears to cross the site
- 5.4. Thames Water: Plans indicate that a substantial foul sewer crosses the site , close to its entrance

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, with also some retail elements nearby 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.

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/P2-5A, Party Wall matters will be relevant to development, particularly adjacent to 25/29 Pentlow Way.

7.3. Confirmation of ownership will be required in due course.

7.4. Such Party Wall matters may be undertaken ahead of the build contract by direct appointment by EFDC, or included as a requirement for the contractor to deal with within the build contract. This later approach, however, would carry increased risk to programme and cost.

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.
- 9.5. As highlighted above, the proposals add parking on areas of existing grassed verge. We have taken the opportunity of adding parking provision over the level of parking needed to meet Planning standards, and to improve the parking provision in the area as a whole.

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. Proposals include development of an area that is currently given over to drying/bin storage and these would need to be relocated. There is reference that the leases give access to leaseholders to this area but we assume that these can be adjusted to facilitate access to any revised drying/bin compound area.
- 10.4. The existing substation is unaffected by proposals although an alteration maybe required to UKPN access easement.
- 11.0 **Costs**
- 11.1. It is considered that a budget of £525,900.00 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:


.....
Pellings LLP

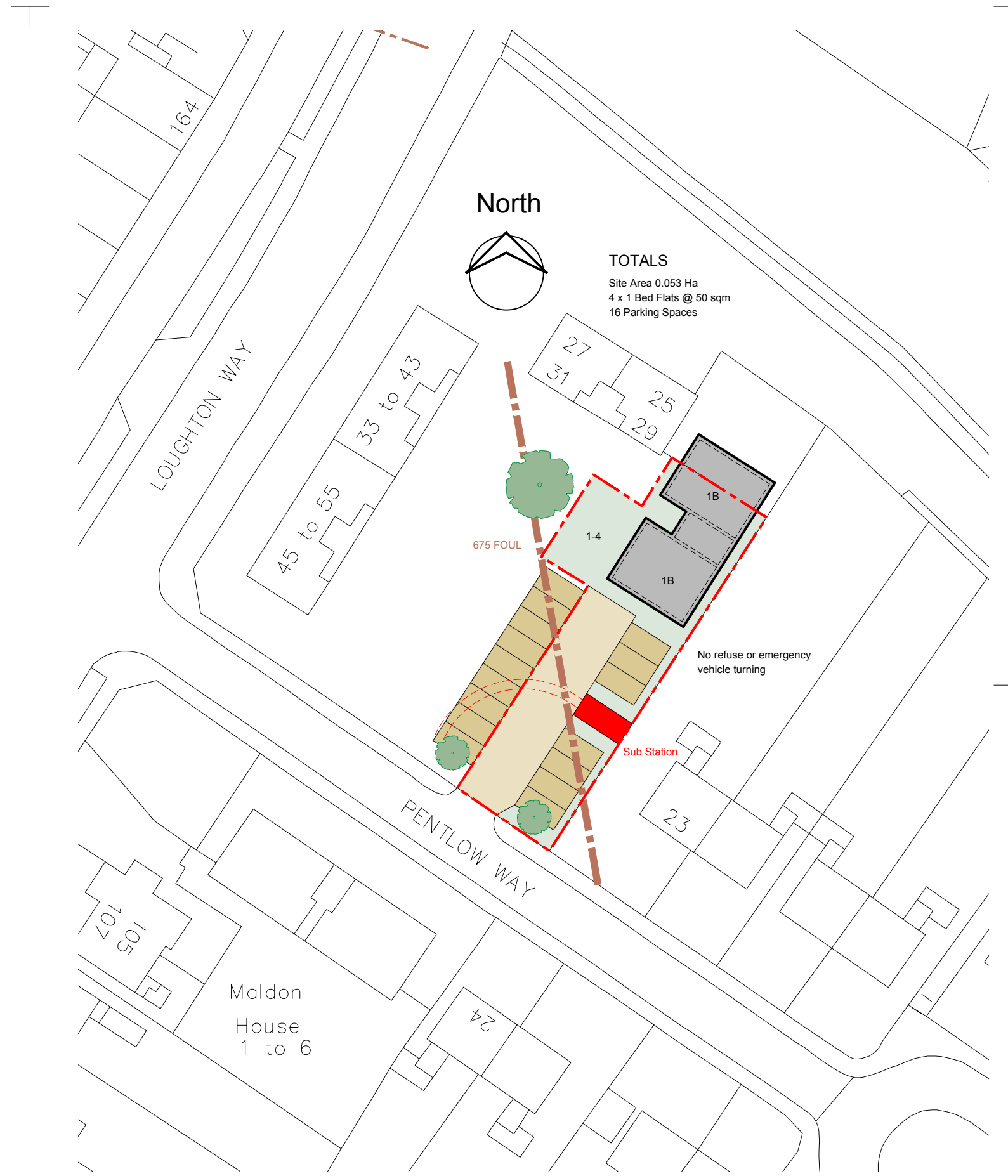
Date:

1st October 2014
.....

Appendix A

Development Proposals

Drawings 612.023.P2-5A



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 Pentlow Way	DATE	NOV 2013
		SCALE	1:500 @A3
		DRAWN	NP
		CHK	
DRAWING No		612 023 P2-5 A	

Appendix B

Site Photographs

Appendix B - Site Photographs

1.



2.



3.



4.



5.

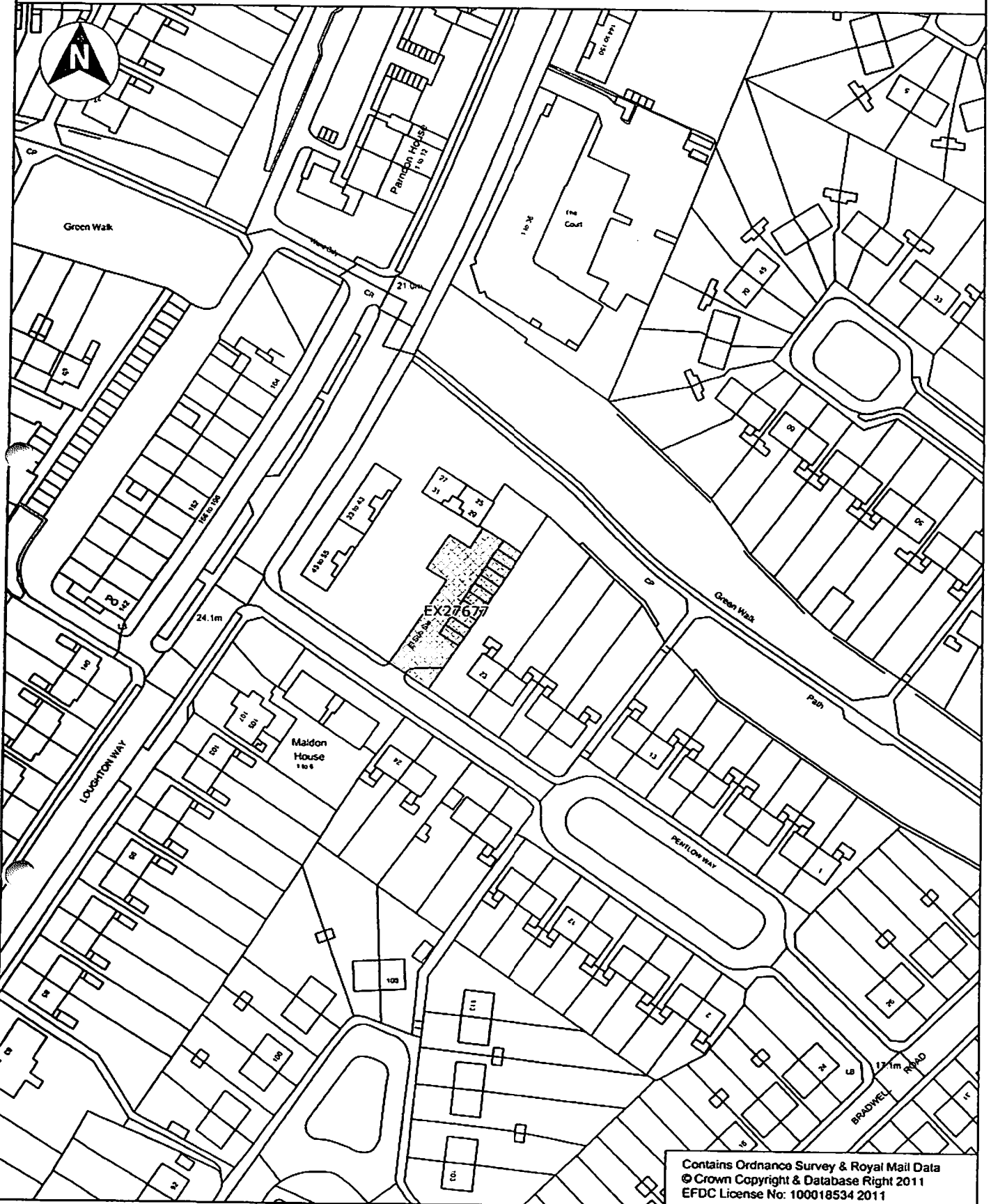


6.



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 - d

Content
 Pentlow Way
 Buckhurst Hill

Date
 04/07/12

Scale
 1:1250 @ A4

Drawn By
 Robert Irwin

Appendix D

Statutory Services Information



Plant Protection
National Grid
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@nationalgrid.com
Telephone: +44 (0)800 688588

Adam Greenhalgh
Pellings
24 Widmore Road
Bromley
Kent
BR1 1RY

National Grid Electricity Emergency Number:
0800 40 40 90*

National Gas Emergency Number:
0800 111 999*

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.nationalgrid.com

Date: 24/10/2013
Our Ref: NL_TE_Z6_3SW_042144
Your Ref: PENTLOW WAY

RE: Proposed Works, IG9 6BZ,pentlow way,buckhurst hill,essex

Thank you for your enquiry which was received on 17/10/2013.

Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to National Grid Electricity Transmission plc's and National Grid Gas plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.

For details of National Grid's network areas please see the National Grid website (<http://www.nationalgrid.com/uk/Gas/Safety/work/>) or the enclosed documentation.

As your works are at a "proposed" stage, any maps and guidance provided are for information purposes only. This is not approval to commence work. You must submit a "Scheduled Works" enquiry at the earliest opportunity and failure to do this may lead to disruption to your plans and works. National Grid will endeavour to provide an initial assessment within 14 days of receipt of a Scheduled Works enquiry and dependent on the outcome of this, further consultation may be required.

In any event, for safety and legal reasons, works must not be carried out until a Scheduled Works enquiry has been completed and final response received.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to National Grid Electricity Transmission plc (NGET) and National Grid Gas plc (NGG) apparatus. This assessment does **NOT** include:

- National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact National Grid.
- Gas service pipes and related apparatus
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on the National Grid Website (<http://www.nationalgrid.com/NR/rdonlyres/6D6525F9-59EB-4825-BA89-DBD7E68882C7/51319/EssentialGuidance.pdf>).

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to National Grid's easements or wayleaves nor any planning or building regulations applications.

NGG and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the National Grid Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

National Grid Plant Protection Team

ASSESSMENT

Affected Apparatus

The National Grid apparatus that has been identified as being in the vicinity of your proposed works is:

- High or Intermediate pressure (above 2 bar) Gas Pipelines and associated equipment
- Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

Requirements

BEFORE carrying out any work you must:

- Carefully read these requirements including the attached guidance documents and maps showing the location of National Grid apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 - 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

High Pressure Gas Pipelines Guidance:

If working in the vicinity of a high pressure gas pipeline the following document must be followed: 'Specification for Safe Working in the Vicinity of National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties' (SSW22). This can be obtained from:
http://www.nationalgrid.com/NR/rdonlyres/50ACAC0A-ED26-41A7-91FA-83163A98270F/23790/TSPSSW22_J537_Rev0807.pdf

Excavating Safely - Avoiding injury when working near gas pipes:

http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf

Standard Guidance

Essential Guidance document:

<http://www.nationalgrid.com/NR/rdonlyres/6D6525F9-59EB-4825-BA89-DBD7E68882C7/51319/EssentialGuidance.pdf>

General Guidance document:

<http://www.nationalgrid.com/NR/rdonlyres/55C13C4D-A1AA-4B13-BFDA-1CF59F88B326/51318/GeneralGuidance.pdf>

Excavating Safely in the vicinity of gas pipes guidance (Credit card):

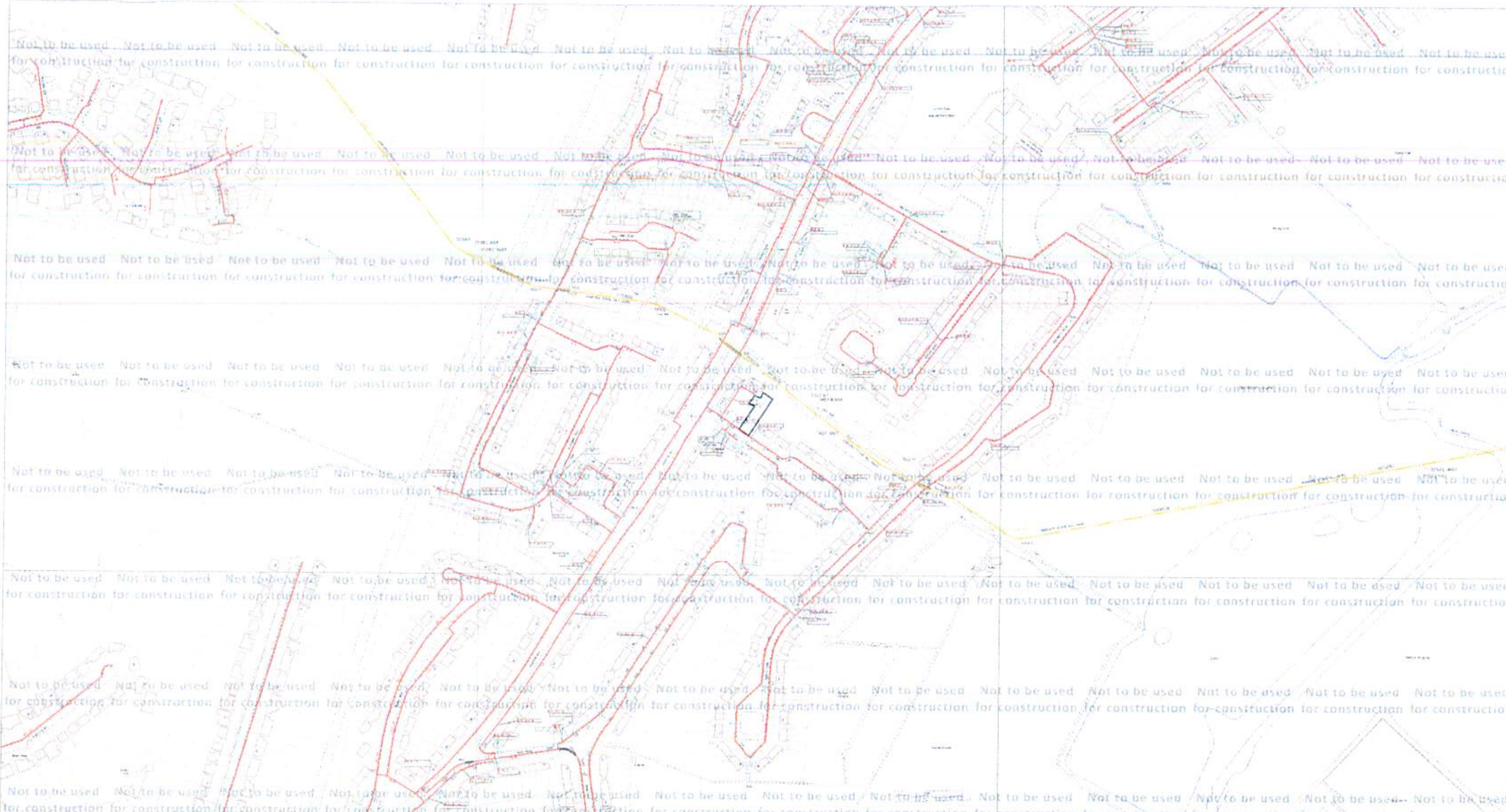
<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

Excavating Safely in the vicinity of electricity cables guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the National Grid Website:

<http://www.nationalgrid.com/uk/Gas/Safety/work/downloads/>



ID: NL_TE_Z6_3SW_042144
 USER: roy.x.jones
 DATE: 24/10/2013
 DATA DATE: 15/10/2013
 REF: PENTLOW WAY
 MAP REF: TQ4294
 CENTRE: 542265, 194655

View extent: 1445m, 785m

LP MAINS
 MP MAINS
 IP MAINS
 LHP MAINS
 NHP MAINS

0m 100m
 Approximate scale 1:5000
 on A4 Colour Landscape

Map not to be used for construction

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.



Map 1 of 1 (GAS)
 MAPS Plot Server Version 1.7.6

nationalgrid

Requested by: Pellings

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

Adam Greenhalgh

From: Trevor Baker <tjbaker@eppingforestdc.gov.uk>
Sent: 08 November 2013 14:15
To: Adam Greenhalgh
Cc: Lee Savill; John Hayes; Matt Little
Subject: FW: OS Extracts - Pentlow Way/Loughton Way, Loughton
Attachments: 119023 (2).pdf; CANONB08A3B_LDAPMAIL_11062013-144839.pdf; Public Sewer extracts.pdf

Dear Mr Greenhalgh

Thank you for your email of yesterday concerning the potential development of the above sites.

The EA are partially correct in their statement, and I enclose for your perusal extracts from Thames Waters Public Sewer Records.

The 750/825mm diameter "drains" running west to east on the northern edges of both sites, are on the face of it culverted watercourses and given that on the whole they run under Epping Forest District Council land they would be the responsibility of this organisation. However, if there were circumstances that dictated a more in-depth analysis of their status, as the drains effectively operate as public surface water sewers taking all manner of surface and highway water run off, this team on behalf of EFDC would potentially challenge Thames' designation that they are "private" assets. However, in the short term and for your purposes they would be designated as assets under the control of this team on behalf of EFDC's Housing directorate.

Notwithstanding the above, for the Loughton Way site the drain is at the northern edge of the site and within the "green corridor" that I doubt would be subject to above ground development anyway.

For Pentlow Way, the drain is well away from the sites northern boundary and would not be directly affected. What is of more importance for this location is the indicated presence of a 675mm diameter public foul water sewer running diagonally across the site at a depth of approx 2.3m to invert. Should any development be proposed over the line of the sewer then Thames Water must be consulted and advice sought.

I trust the above is self-explanatory, but should you require any further assistance, please feel free to contact this team again

Kind regards

Trevor Baker
Land Drainage Engineer

Epping Forest District Council
Civic Offices
High Street
Epping
Essex
CM16 4BZ

P: 01992 564048 (DD)
P: 01992 564608 (Customer Services)
E: tjbaker@eppingforestdc.gov.uk

creating a better place



Adam Greenhalgh
Pellings LLP
24 Widmore Road
Bromley
Kent
BR1 1RY

Our refs: NE/2013/119023/01-L01
NE/2013/119024/01-L01
Your ref: AG/dh/612.023/05
Date: 5 November 2013

Dear Adam,

Enquiry for proposed redevelopment of two sites: *Rear of Shops, Loughton Way, Buckhurst Hill* and *Pentlow Way, Buckhurst Hill*

Thank you for consulting us with details of the above sites. In addition to our comments that we have already provided to you for the majority of the sites you consulted us with, these sites also appear to have a culverted watercourse running through them. These features will require additional investigations prior to any redevelopment.

As discussed above, our maps indicate that there is a culverted ordinary watercourse that runs through both of these sites. We would expect the applicant to open up any culverts running through the site where feasible, naturalise the watercourse and provide a sufficient development-free buffer zone adjacent to the newly restored watercourse. If the applicant is unable to open up the culvert, full justification should be provided and alternative mitigation or compensation should be provided. Responsibility for ordinary watercourses has now been passed to the Lead Local Flood Authority (Essex County Council in this case), who would need to agree to any proposals outlined for the watercourse.

The culverted watercourse, which runs north-west to south-east through the site, feeds directly into the River Roding. Under the Water Framework Directive, the River Roding is currently at 'poor' ecological status, with a target of achieving 'good' ecological status (gaining two descriptive classes) by a 2027 deadline. Given this, we strongly support any projects that positively enhance the River Roding or the watercourses in the Roding catchment.

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.

We suggest you use water efficiency measures and aim to achieve 105 litres/person/day. This is equivalent to level 3/4 for water within the Code for Sustainable Homes. Achieving this standard within new homes can be accomplished at very little additional cost, and is significantly cheaper than retrofitting such measures later.

Environment Agency
Apollo Court, 2 Bishops Sq Business park, Hatfield, Herts, AL10 9EX.



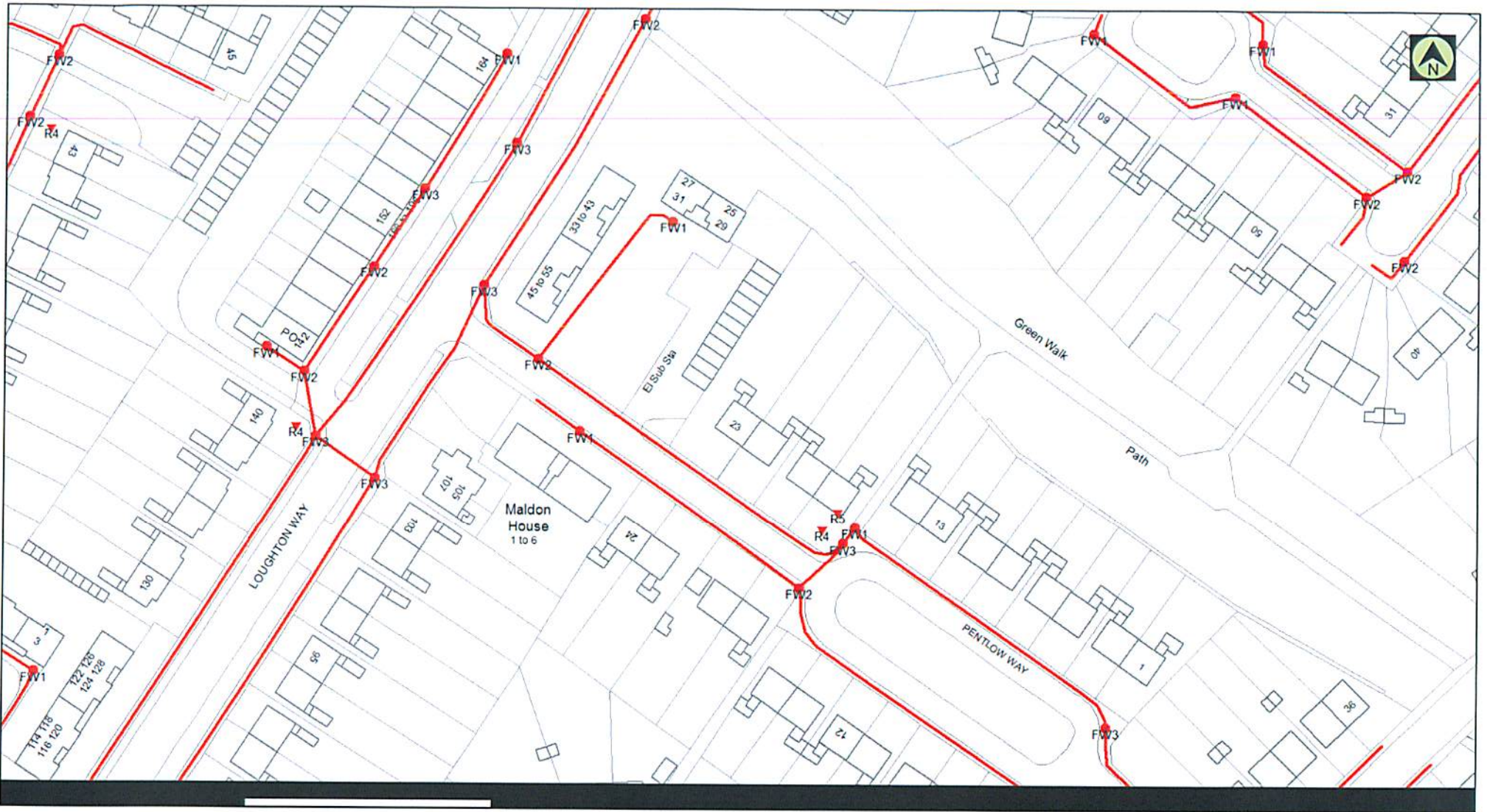
Every opportunity should be taken to maximise Sustainable Drainage Systems (SuDS) such as green roofs, ponds, swales and permeable pavements, to alleviate surface water runoff. I have previously provided you with a copy of our SuDS guidance, which contains the SuDS hierarchy, to help you with your designs. 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 both of the sites are 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.

Yours sincerely,

Clark Gordon
Sustainable Places Planning Advisor

Direct dial 01707 632308
E-mail SPHatfield@environment-agency.gov.uk



(c) Crown Copyright and database rights 2011 Ordnance Survey 100019209

Date: 24/10/13

Scale: 1:1083

Map Centre: 542273.3,194641.7

Data updated: 25/08/13

Telecoms Plan A4

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 warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the Affected Postcodes pdf, which can be downloaded from this 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, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan.

This plan is produced by Virgin Media Limited from Ordnance Survey © Crown Copyright 100019209

Duct, Trench



Chamber

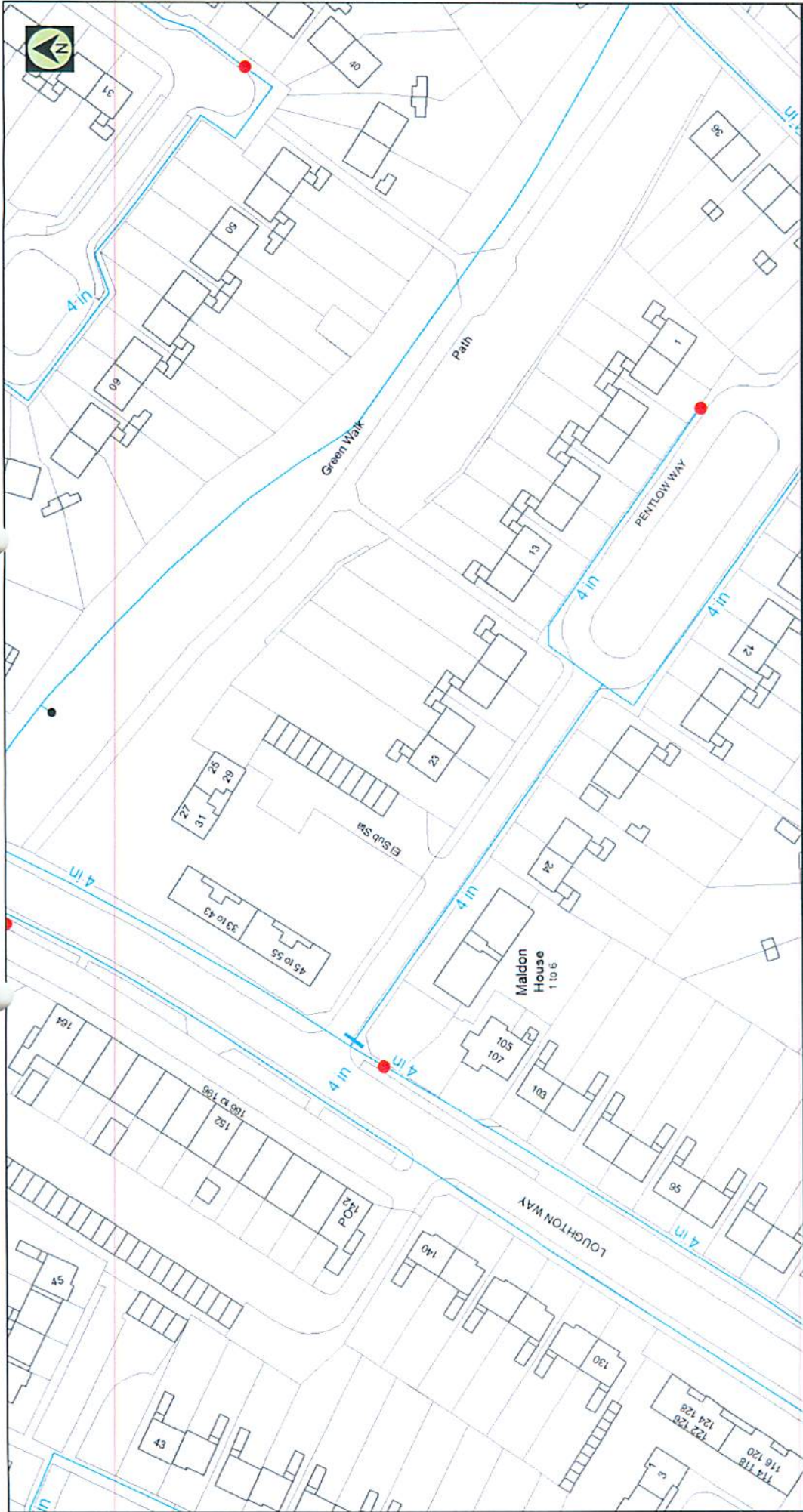


Cabinet



agreenhalgh@pellings.co.uk



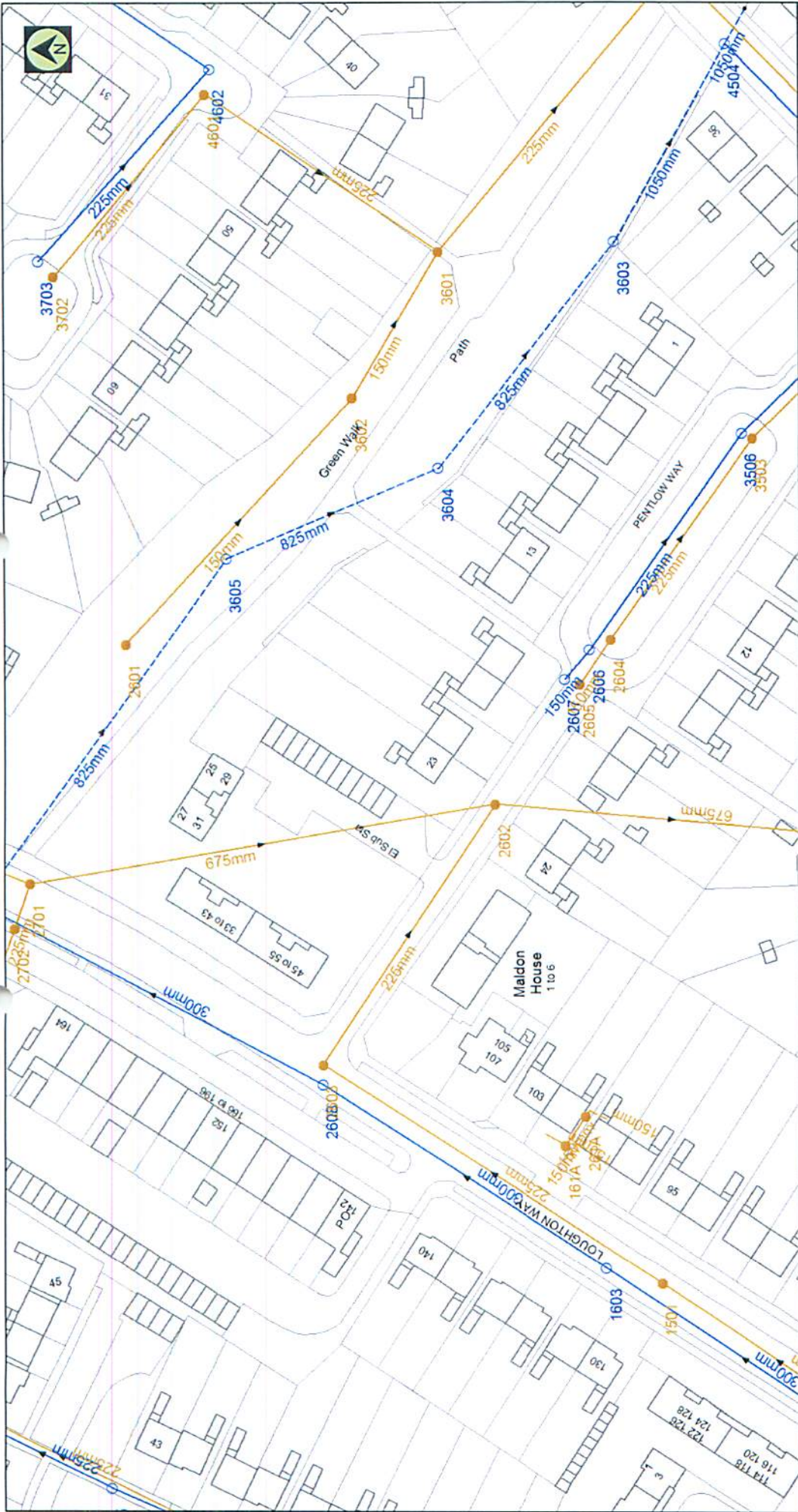


agreenhaigh@pellings.co.uk

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

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.



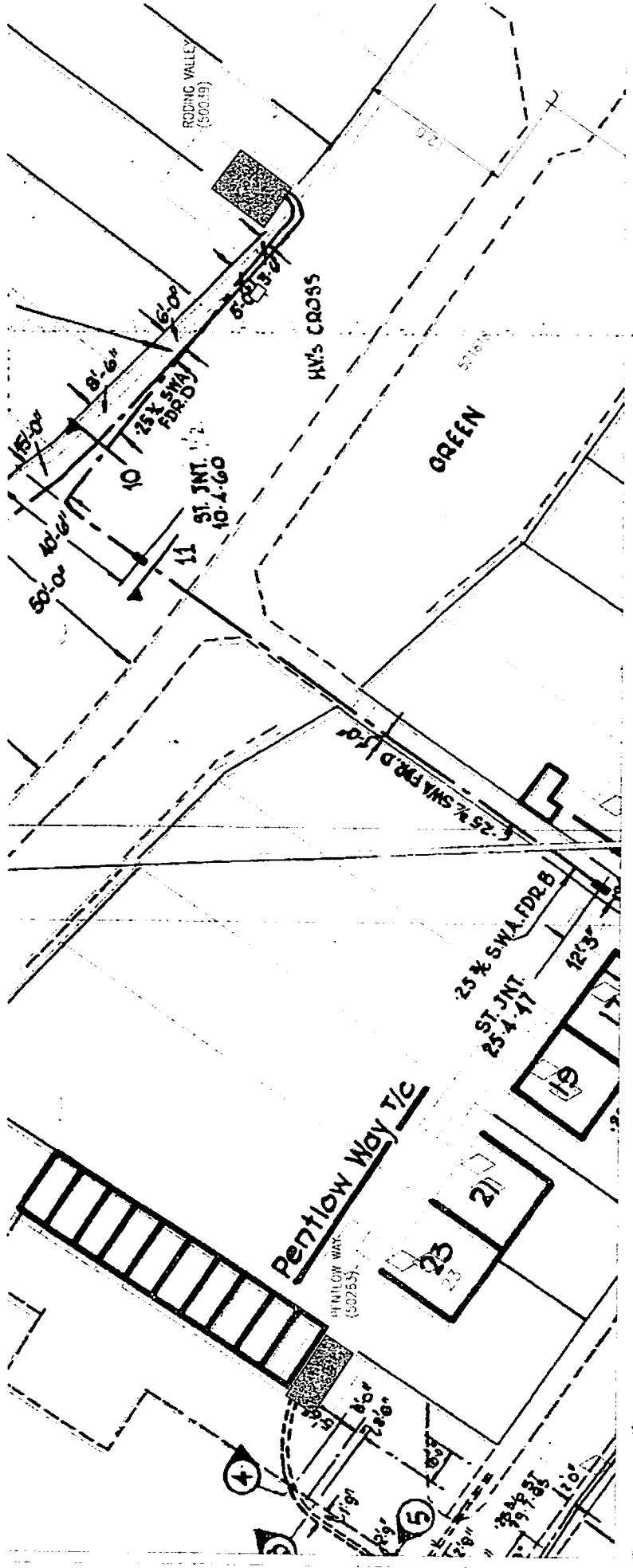


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Based on the Ordnance Survey Map with the sanction of the Controller of H.M. Stationary Office License Number: 100019345. This map is to be used for the purposes of viewing the location of Thames Water plant only. Any other uses of the map data or 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.

Foul Sewer	Foul Manhole	agreenhalgh@pellings.co.uk
Surface Sewer	Surface Manhole	
Combined Sewer	Combined Manhole	
Abandoned Sewer	Abandoned Manhole	
Pressure Main	Other Manhole	
Private Asset (Colour denotes effluent type)	End Item	
Proposed Asset (Colour denotes effluent type)	S104 Boundary	





PRIMARY CABLES
 EXTRA HIGH VOLTAGE CABLES (EHV) 22,000 TO 132,000 Volts.
 Depth normally 750mm cover in carriageway & 600mm cover in footway.
 Before digging within one metre of these cable routes telephone 0800 056 5866 in order that the Company's apparatus may be any necessary protection works agreed.

N.B. THRUST BORERS OR MOLES MUST NOT BE USED WITHIN THE VICINITY OF BELONGING TO UK POWER NETWORKS WITHOUT FIRST CONTACTING THIS COMPANY

1. The position of the apparatus shown on this drawing is believed to be correct; landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cat prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical picks until the exact location of all cables have been determined.
4. It must be assumed that there is a service cable into each property, lamp sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information provided must be given to all people working near UK Power Networks equipment. Do not use plans more than 3 months after the issue date for excavation.
7. Please be aware that electric cables/lines belonging to other owners of electricity distribution systems may be present and it is your responsibility to identify them.

Plotted On : 22/10/2013

Plotted By : Kov Singh

Plot Description : Contents of plot menu line title_line_1

Contents of plot menu line title_line_2

Map Centre : IQ4294NW

UK Power Networks
 Plan Provision
 Fore Hamlet
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This drawing is the property of UK Power Networks. It is not to be used for any other purpose without the written consent of UK Power Networks.

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.

There is further possible contamination from the existing substation on the site.

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	200	2,153
Allowance for communal space @ 20%	40	431
Affordable House Units	0	0
TOTAL GIA	240	2,583

Item	Element	Qty Unit	Rate £/unit	Total £
1.0 Demolition				
1.1	Demolition	145 m ²	50	7,272
2.2	Site clearance	397 m ²	10	3,971
1.2	Allowance for removal of asbestos	10 No	800	8,000
	Sub-total		say	20,000
2.0 Affordable Flat units (04 nr. units)				
2.1	Flats Private areas	200 m ²	1,350	270,000
2.2	Flats communal areas (20% allowed)	40 m ²	900	36,000
	Sub-total		say	310,000
3.0 Affordable House units (xx nr. units)				
3.1	House areas	0 m ²	1,250	0
	Sub-total		say	0
4.0 Abnormals / E/o and External Works				
4.1	Private gardens (incl. fencing)	0 m ²	40	0
4.2	Communal Gardens	187 m ²	30	6,000
4.3	Access road, parking and turning	332 m ²	65	22,000
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)	200 m	160	32,000
4.8	Allowance for achieving CfSh Level 3	4 nr	4,500	18,000
	Sub-total		say	80,000
		£/m2	£/ft2	
	INDICATIVE CONSTRUCTION COST			410,000
	CONTINGENCY @ 5%			20,000
	CONTRACTORS DESIGN FEES @ 8%			34,400
	PRELIMS AND OVERHEADS AT 15%			61,500
	TOTAL INDICATIVE CONSTRUCTION COST	2,191		525,900

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