

Supplementary Committee Agenda



**Epping Forest
District Council**

Council Housebuilding Cabinet Committee Monday, 14th June, 2021

Place: Conference Room, Civic Offices, High Street, Epping

Time: 7.00 pm

Democratic Services: Jackie Leither Tel: 01992 564756
Email: democraticservices@eppingforestdc.gov.uk

6. COUNCIL HOUSE BUILDING PROGRESS REPORT - PHASES 3 - 5 (Pages 3 - 80)

Appendices to the report.

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**EPPING FOREST DISTRICT COUNCIL &
PRISTINE LONDON**
BROMEFIELD COURT

CAPACITY STUDY
BROMEFIELD COURT, WALTHAM ABBEY
EN9 3HA

JUNE 2021



This RIBA Stage 1 report has been prepared by ECD Architects on behalf of Epping Forest District Council

Client:
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Submitted by:
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Author	Reviewer	Date	Rev.	Notes
BA	GA	02/06/21	P01	First Issue

- ① Communal Refuse Store
- ② Communal Cycle Store
- ③ Communal Amenity Space
- ④ Private Rear Garden with Bin and Cycle store provision

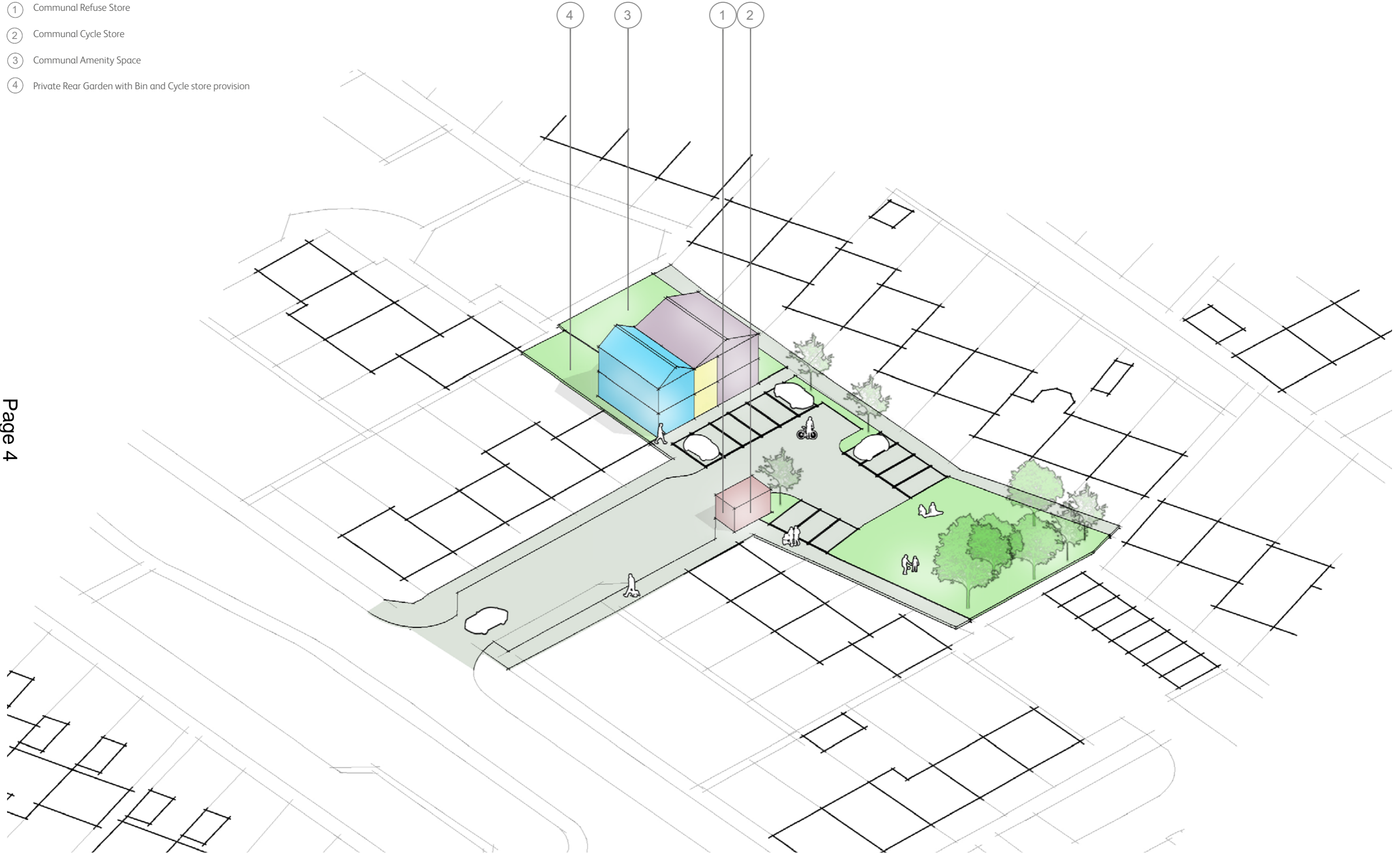


Figure 1 - Proposed Massing View

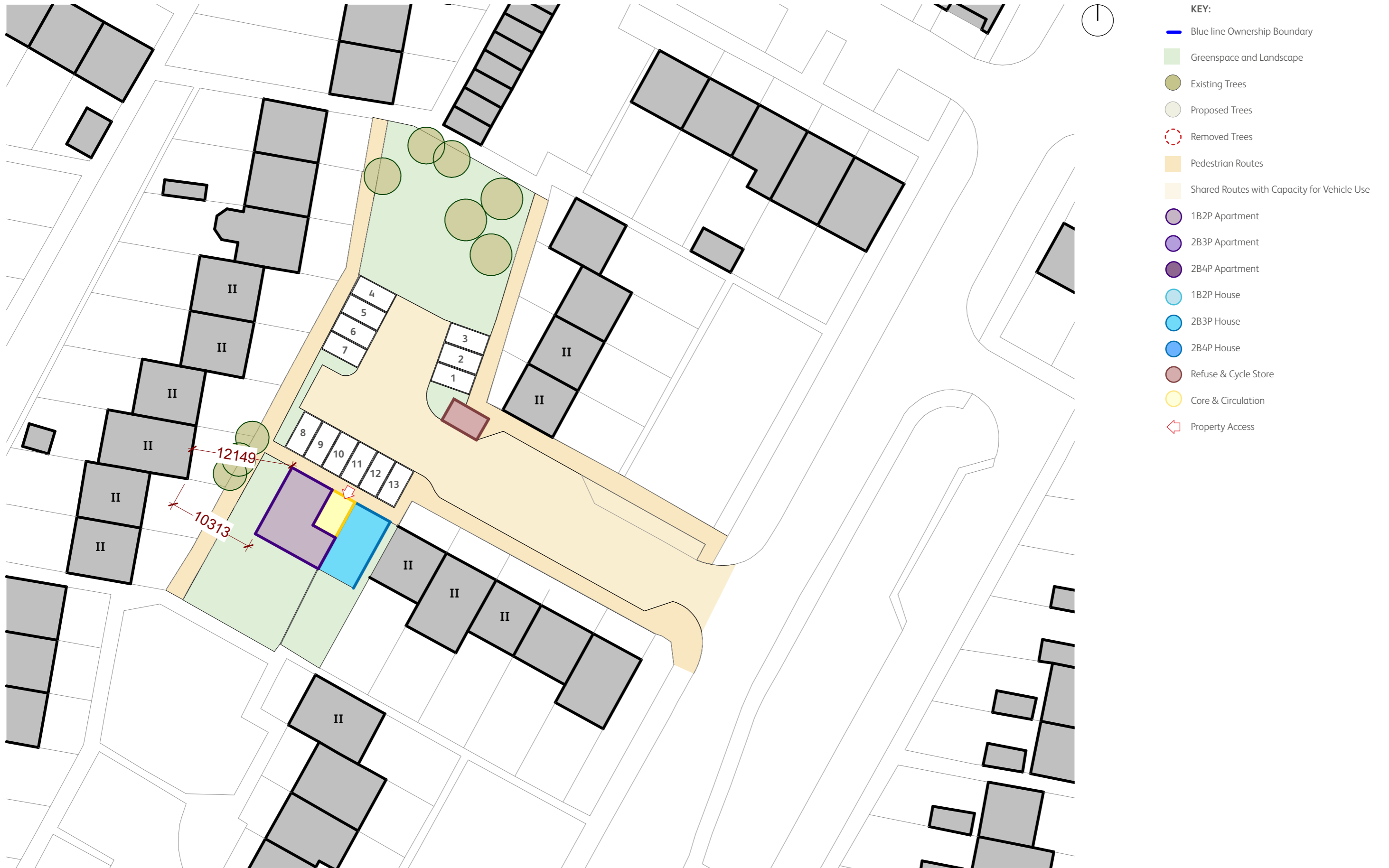


Figure 2 - Proposed Ground Floor Plan

EXECUTIVE SUMMARY

Provision:

- 3no units: 2no apartments 1B2p and 1no house 2B3P
- 13no parking spaces (5no parking spaces required for the development, additionally 8 out of 10no existing parking spaces on site have been retained)
- 4no cycle spaces in communal storage for the flats and private cycle spaces accommodated in the rear garden of the house

Project Risks:

- Sprinkler provision required to comply with Approved Document B. Vehicle tracking required to explore the possibility of the fire engine being able to reverse in the site and avoid the need of sprinkler provision
- Management Refuse Strategy required to comply with Approved Document H and EFDC Good practice for developers 'Waste and Recycling provisions for new residential & business developments'. Vehicle tracking required to explore the possibility of the refuse track being able to reverse in the site and avoid the need of sprinkler provision

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		
			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	2	13 parking spaces	1	0.25	14 sqm	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	1		2	0.25		(1)	(0)	-	-	-
Houses 2B4P	0		2	0.25		(1)	(0)	-	-	-
Total	3 units		5	14 sqm		4	2	314	314	46
				6 sqm		8 sqm				
						14 sqm				

* No DDA parking spaces provided as not DDA units are proposed

⁽¹⁾ 8no out of 10no 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	5.71	76.70	4.51	5.71	70.2	60.2
	Sprinkler provision required ^(1,2)		Standard parking provision	Management Refuse Strategy Required ⁽²⁾		

⁽¹⁾ Possibility of avoiding the the need of sprinklers in the house, further design of internal layout necessary to confirm this

⁽²⁾ Vehicle tracking required to explore the possibility of the fire engine and refuse track being able to reverse

Figure 4 - Compliance Schedule



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**EPPING FOREST DISTRICT COUNCIL &
PRISTINE LONDON**
BURNEY DRIVE

CAPACITY STUDY
BURNEY DRIVE, LOUGHTON
IG10 2DU

JUNE 2021



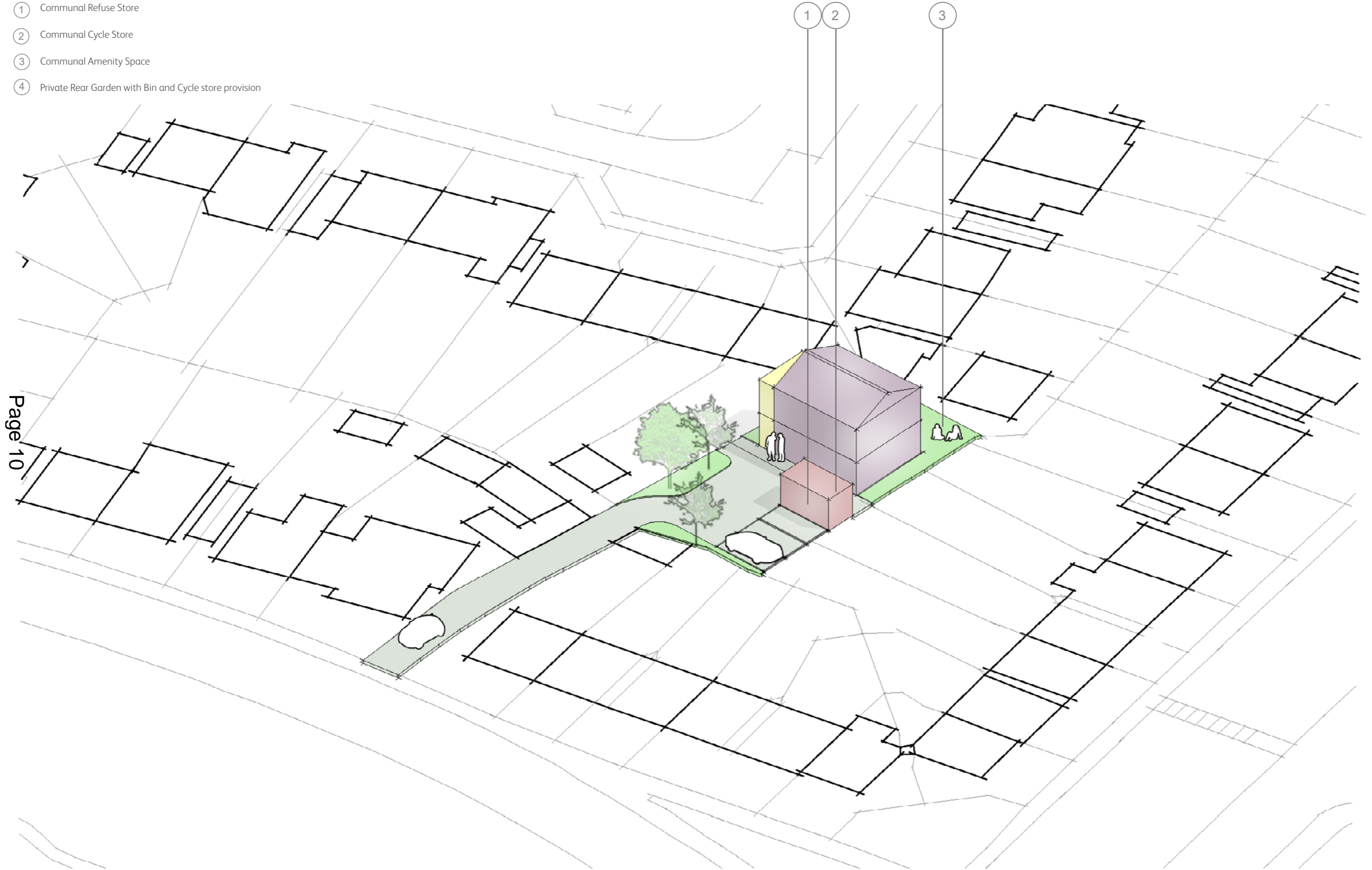
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- ① Communal Refuse Store
- ② Communal Cycle Store
- ③ Communal Amenity Space
- ④ Private Rear Garden with Bin and Cycle store provision



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Figure 1 - Proposed Massing View



Figure 2 - Proposed Ground Floor Plan

EXECUTIVE SUMMARY

Provision:

- 2no apartment units 1B2P
- 3no parking spaces
- 4no cycle spaces

Project Risks:

- Sprinkler provision required to comply with Approved Document B. Possibility to widen the access road to avoid the need of sprinklers provision
- Management refuse strategy required 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	2	3	1	0.25	14 sqm	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	0		2	0.25		(1)	(0)	-	-	-
Houses 2B4P	0		2	1		2	2	314	314	46
Total	2 units	3 parking spaces	3		14 sqm	4		1 x 1100L	1 x 1100L	1 x 180L
						6 sqm		8 sqm		
						14 sqm				

* 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	3.41	61.98	1.45	3.41	45	35
	Sprinkler provision required ⁽¹⁾		Standard parking provision	Management Refuse Strategy Required		

⁽¹⁾ Possibility of increasing the access road to 3.70m to avoid the need of sprinkler provision

Figure 4 - Compliance Schedule



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**EPPING FOREST DISTRICT COUNCIL &
PRISTINE LONDON
CASTELL ROAD**

**CAPACITY STUDY
CASTELL ROAD, LOUGHTON
IG10 2LT**

JUNE 2021



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- ② Communal Cycle Store
- ③ Communal Amenity Space
- ④ Private Rear Garden with Bin and Cycle store provision

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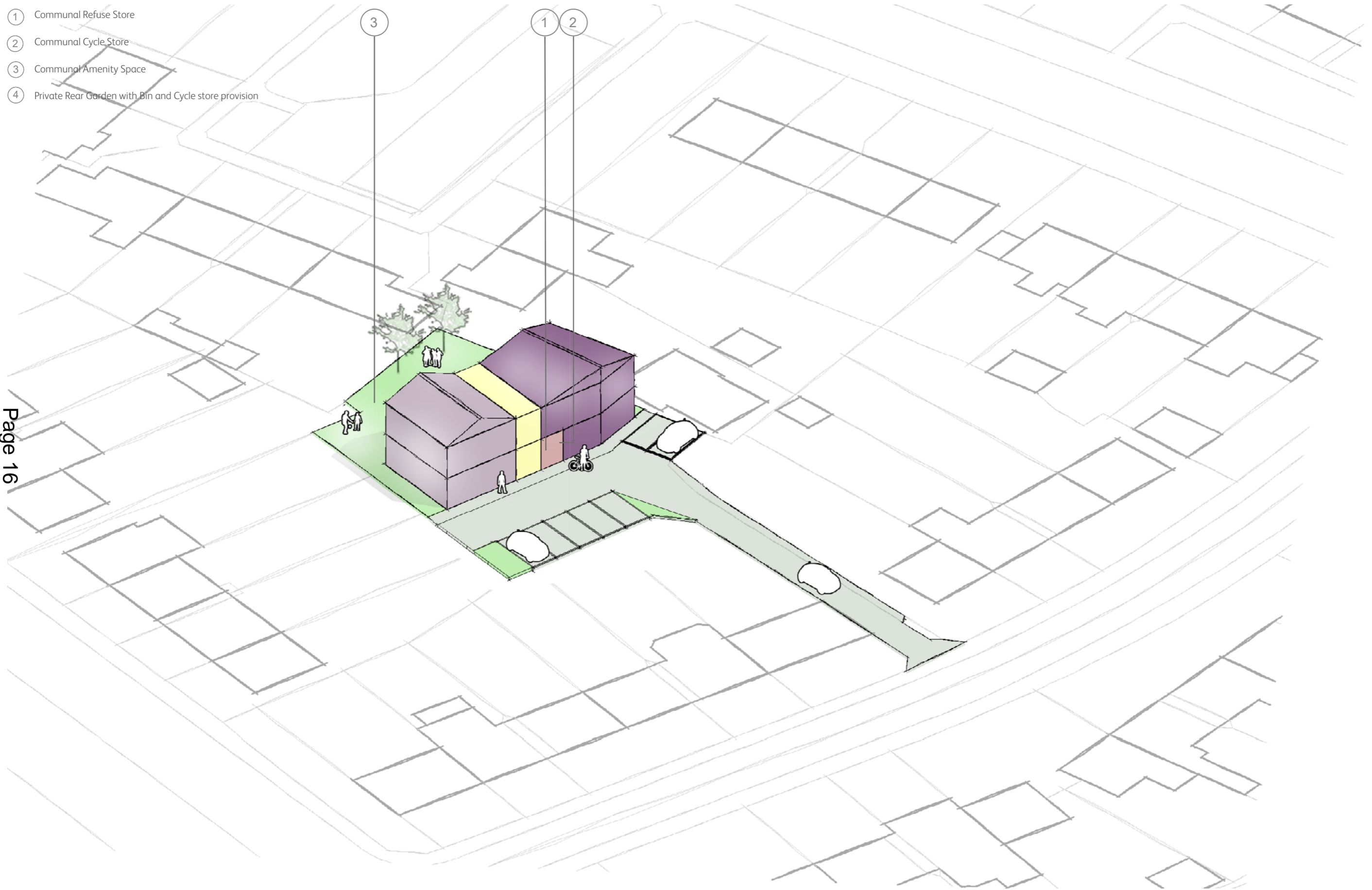
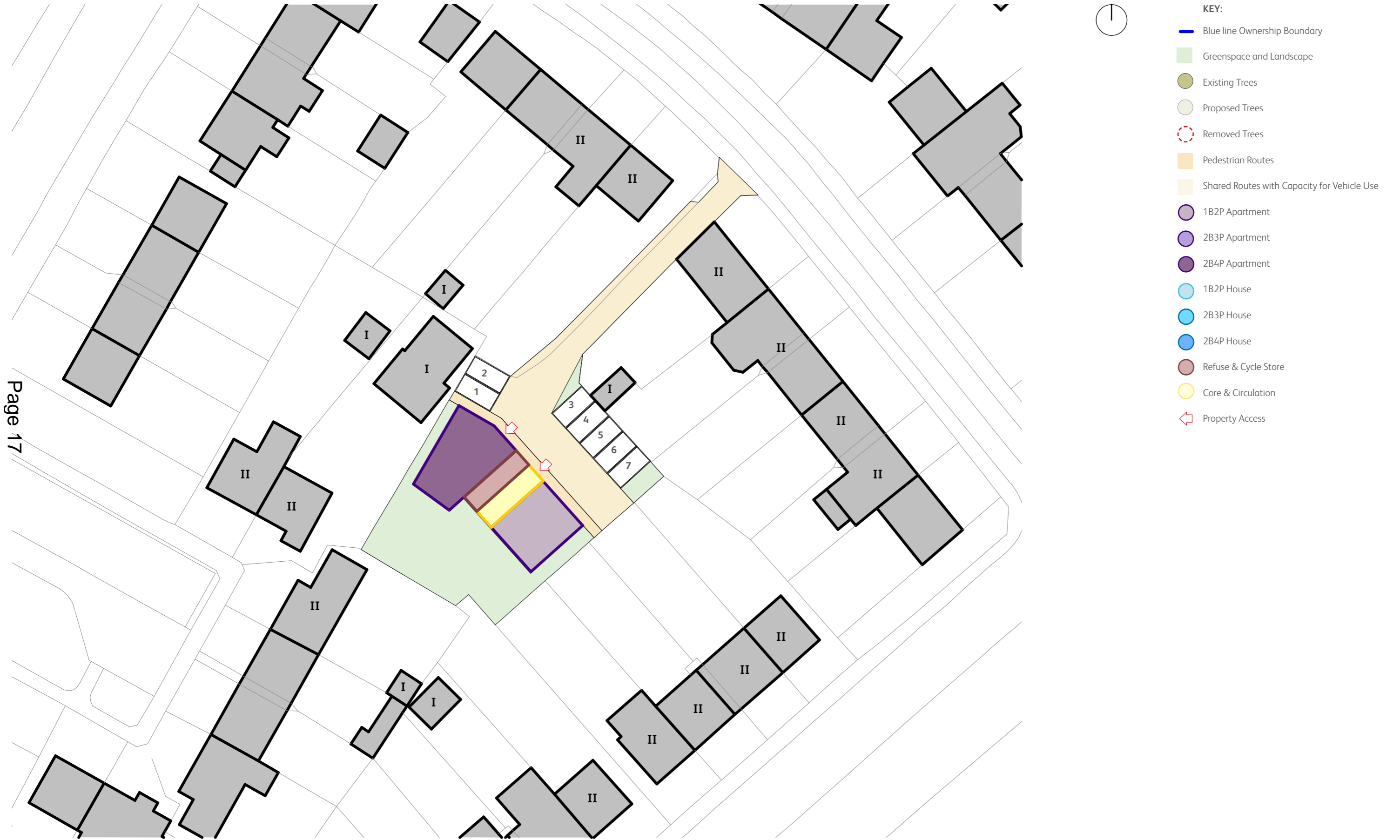


Figure 1 - Proposed Massing View



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Figure 2 - Proposed Ground Floor Plan

EXECUTIVE SUMMARY

Provision:

- 4no apartment units: 2no 1B2P and 2no 2B4P
- 7no parking spaces
- 8no cycle spaces

Project Risks:

- Sprinkler provision required to comply with Approved Document B. Possibility to widen the access road to avoid the need of sprinklers provision
- Management refuse strategy required 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
- Vehicle tracking required

	Dwellings		Parking *		Cycle + Waste Storage					
	Proposal	Proposal	Essex Parking Standards		Proposal	Communal Cycle		Communal Waste		
			Residents	Visitors		Essex Parking Standards		EFDC Waste and Recycling Guide		
					Residents	Visitor	Refuse (1100L)	Dry Recyclables (1100L)	Kitchen Waste (180L)	
Flats 1B2P	2	7 ⁽¹⁾ parking spaces	1	0.25	20 sqm	1	1	157	157	23
Flats 2B3P	0		2	0.25		1	1	157	157	23
Flats 2B4P	2		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	0		2	0.25		(1)	(0)	-	-	-
Total	4 units			6		1	8	4	628	628
			7		12 sqm		8 sqm			
					20 sqm					

* No DDA parking spaces provided as not DDA units are proposed
⁽¹⁾ Vehicle tracking required

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	3.05	66.39	1.93	3.05	44.39	34.39
	Sprinkler provision required⁽¹⁾		Standard parking provision	Management Refuse Strategy Required		

(1) Potential of widen access road to avoid the need of sprinkler provision

Figure 4 - Compliance Schedule



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**EPPING FOREST DISTRICT COUNCIL &
PRISTINE LONDON**
FAIRFIELD ROAD

CAPACITY STUDY
FAIRFIELD ROAD, ONGAR
CM5 9HJ

JUNE 2021



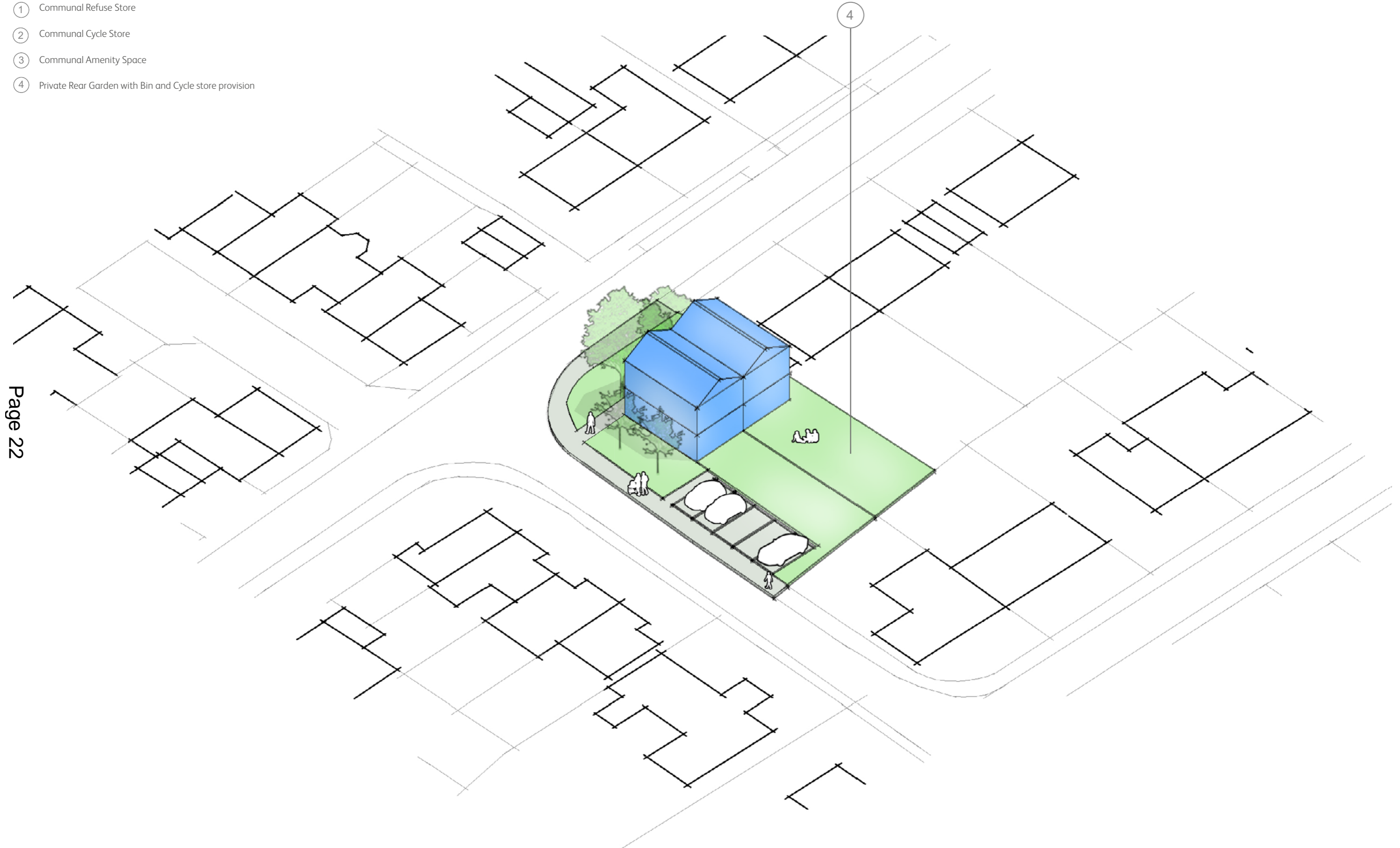
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- ① Communal Refuse Store
- ② Communal Cycle Store
- ③ Communal Amenity Space
- ④ Private Rear Garden with Bin and Cycle store provision



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Figure 1 - Proposed Massing View



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Figure 2 - Proposed Ground Floor Plan

EXECUTIVE SUMMARY

Provision:

- 2no houses 2B4P
- 5no parking spaces
- Private cycle spaces accommodated in the rear gardens

Project Risks:

- No DDA parking spaces provided as not DDA units are proposed

	Dwellings		Parking *		Cycle + Waste Storage					
	Proposal ⁽¹⁾	Proposal	Essex Parking Standards		Proposal	Communal Cycle		Communal Waste		
			Residents	Visitors		Essex Parking Standards		EFDC Waste and Recycling Guide		
						Residents	Visitor	Refuse (1100L)	Dry Recyclables (1100L)	Kitchen Waste (180L)
Flats 1B2P	0	5	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	0		2	0.25		(1)	(0)	-	-	-
Houses 2B4P	2		2	0.25		(1)	(0)	-	-	-
Total	2 units		5 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

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	N/A	26.50	11.43	N/A	N/A	20.00
No sprinkler provision required			Standard parking provision	No Management Refuse Strategy Required		

Figure 4 - Compliance Schedule



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**EPPING FOREST DISTRICT COUNCIL &
PRISTINE LONDON**
HORNBEAM CLOSE A

CAPACITY STUDY
HORNBEAM CLOSE A, BUCKHURST HILL
IG9 6JS

JUNE 2021



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Figure 1 - Proposed Massing View



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Figure 2 - Proposed Ground Floor Plan

EXECUTIVE SUMMARY

Provision:

- 14no apartment units 1B2P
- 18no parking spaces
- 28no cycle spaces

Project Risks:

- Vehicle tracking required
- Dry riser provision required
- 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	14	18 ⁽¹⁾ parking spaces	1	0.25	57 sqm	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	0		2	0.25		(1)	(0)	-	-	-
Total	14 units		14	4		14	14	2198	2198	322
			18			28		2 x 1100L	2 x 1100L	2 x 180L
						42 sqm		15 sqm		
						57 sqm				

* No DDA parking spaces provided as not DDA units are proposed

⁽¹⁾ Vehicle tracking required

Figure 3 - Provision Schedule

	Fire		Reduced Parking	Refuse ⁽¹⁾		
	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	6.00	55.84	3.22	4.54	3	19
	No sprinkler provision required⁽¹⁾		Standard parking provision	No Management Refuse Strategy Required		

⁽¹⁾ Accounting with dry riser provision

Figure 4 - Compliance Schedule



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**EPPING FOREST DISTRICT COUNCIL &
PRISTINE LONDON**
HYDE MEAD

CAPACITY STUDY
HYDE MEAD, WALTHAM ABBEY
EN9 2LA

JUNE 2021



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Figure 1 - Proposed Massing View



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Figure 2 - Proposed Ground Floor Plan

EXECUTIVE SUMMARY WEST SITE

Provision:

- 6no apartment units 1B2P
- 8no parking spaces
- 12no cycle spaces

Project Risks:

- Site partially in Flood Zone 2, a flood risk assessment must be carry out for any development in the site
- Sprinkler provision required to comply with Approved Document B
- Management refuse strategy required 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 ⁽¹⁾	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	6	8	1	0.25	26	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	0		2	0.25		(1)	(0)	-	-	-
Total	6 units		8 parking spaces	8		26 sqm	6	6	942	942
						12		1 x 1100L	1 x 1100L	1 x 180L
						18 sqm		8 sqm		
						26 sqm				

* No DDA parking spaces provided as not DDA units are proposed

⁽¹⁾ Flood Zone 2 - a flood risk assessment must be carry out for any development in this flood risk zone

Figure 3 - Provision Schedule

	Fire		Reduced Parking	Refuse ⁽¹⁾		
	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	3.70	92.39	2.74	3.70	60.29	50.29
		Sprinkler provision required	Standard parking provision	Management Refuse Strategy Required		

Figure 4 - Compliance Schedule

EXECUTIVE SUMMARY EAST SITE

Provision:

- 1 no house 1B2P
- 1 no parking spaces
- Private cycle spaces accommodated in the rear garden

Project Risks:

- 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
- Arboriculturalist advice to ensure all trees stability

	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	1	1	0.25	Cycle and Refuse Storage provided in the private rear garden, 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	1		1	0.25		(1)	(0)	-	-	-
Houses 2B3P	0		2	0.25		(1)	(0)	-	-	-
Houses 2B4P	0		2	0.25		(1)	(0)	-	-	-
Total	1 units		1 parking spaces	1		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

Figure 5 - 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	3.70	59.80	2.90	3.70	50.23	40.23
	No sprinkler provision required		Standard parking provision	Refuse Strategy requires further consideration		

Figure 6 - Compliance Schedule





**EPPING FOREST DISTRICT COUNCIL &
PRISTINE LONDON
CENTRE DRIVE**

CAPACITY STUDY
CENTRE DRIVE, EPPING
CM16 4JH

JUNE 2021



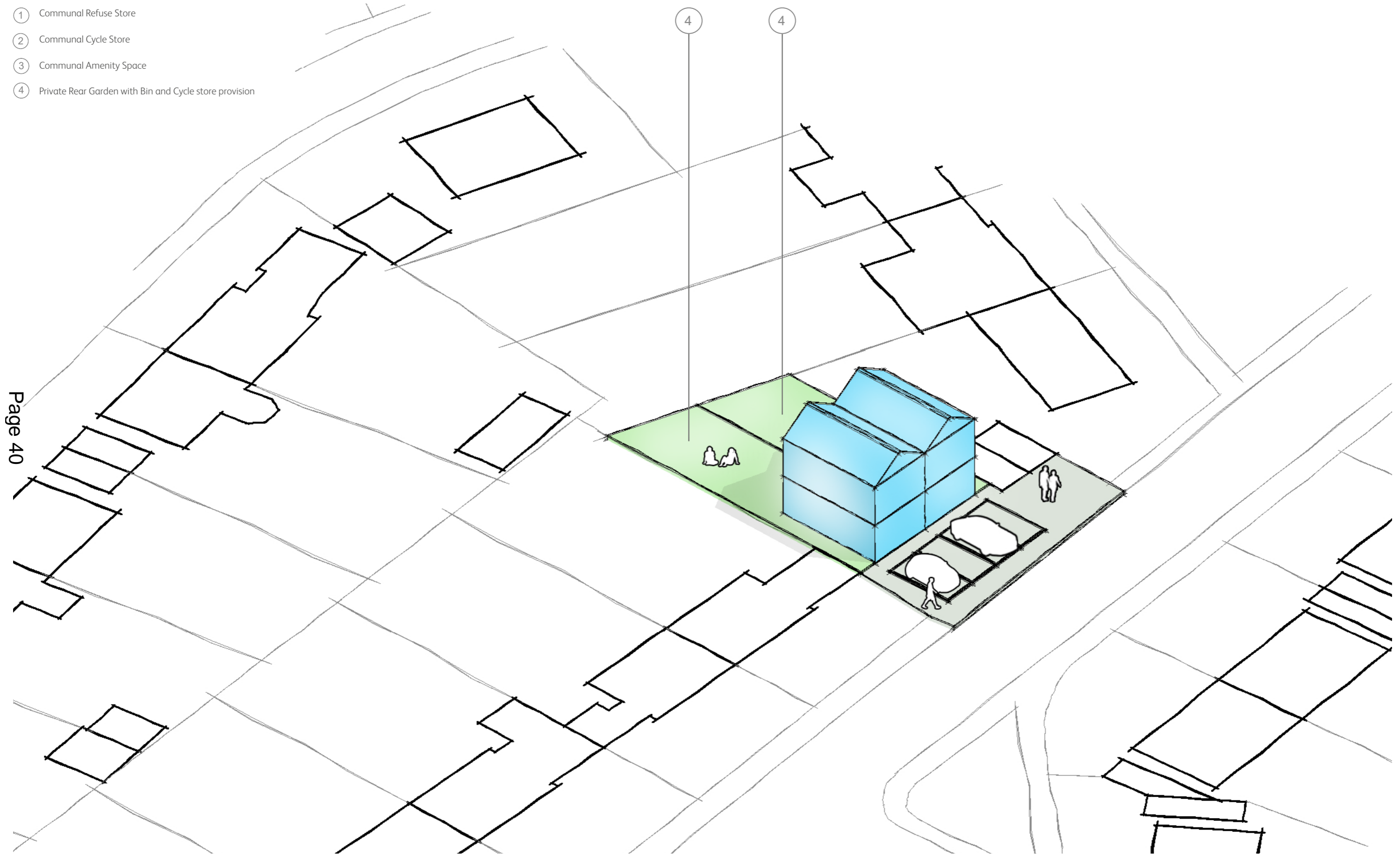
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Figure 1 - Proposed Massing View



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Figure 2 - Proposed Ground Floor Plan

EXECUTIVE SUMMARY

Provision:

- 2no houses 2B3P
- 4no parking spaces (reduced parking requires 2no parking spaces)
- Private cycle spaces accommodated in the rear gardens

Project Risks:

- Due to the short distance from the site to a train/tube station (less than 1km) and based on previous discussions with Epping Forest Planning Authority, this site is assumed to be eligible for reduced parking: 1no parking spaces for 2bedroom or above properties and no-parking for 1bedroom properties
- 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		
			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	4 ⁽¹⁾ parking spaces	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			4		1		0	0	0
			5 ⁽¹⁾			0 sqm		0 sqm		
			No communal cycle and waste provision required							

* No DDA parking spaces provided as not DDA units are proposed

⁽¹⁾ Eligible for reduced parking provision: 1 parking space per each 2 bedrooms unit = 2 parking spaces

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	N/A	25.10	0.64	N/A	N/A	6.50
	No sprinkler provision required		Eligible for Reduced Parking	No Management Refuse Strategy Required		

Figure 4 - Compliance Schedule



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EPPING FOREST DISTRICT COUNCIL &
PRISTINE LONDON
OAKLEY COURT

CAPACITY STUDY
OAKLEY COURT, LOUGHTON
IG10 2PY

JUNE 2021



This RIBA Stage 1 report has been prepared by ECD Architects on behalf of Epping Forest District Council

Client:
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323 High Street,
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Submitted by:
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Author	Reviewer	Date	Rev.	Notes
BA	GA	02/06/21	P01	First Issue

- ① Communal Refuse Store
- ② Communal Cycle Store
- ③ Communal Amenity Space
- ④ Private Rear Garden with Bin and Cycle store provision

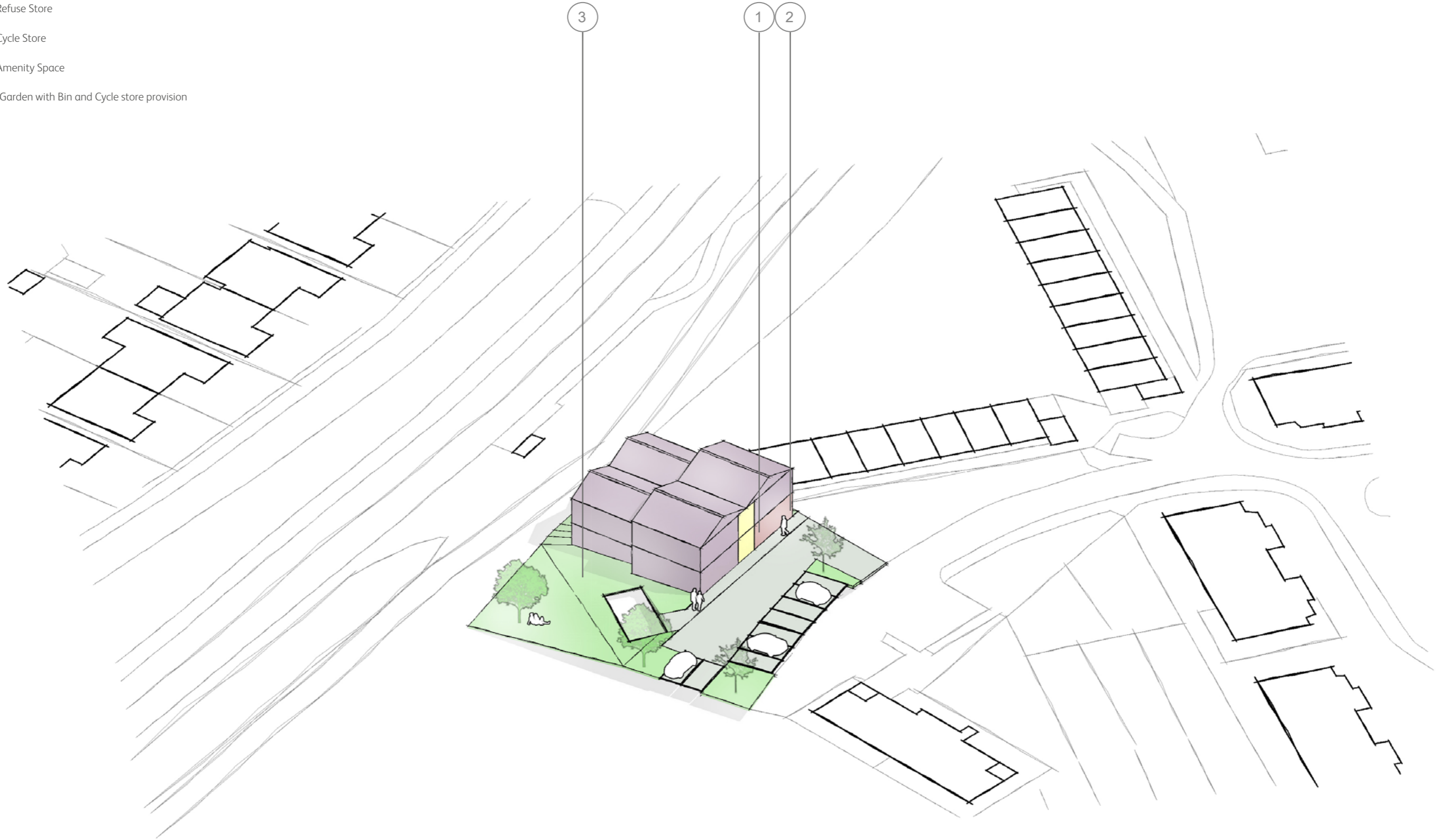


Figure 1 - Proposed Massing View



Figure 2 - Proposed Ground Floor Plan

EXECUTIVE SUMMARY

Provision:

- 7no apartment units 1B2P
- 9no parking spaces
- 14no cycle spaces

Project Risks:

- It is strongly recommended to purchase the bungalow left on the site and reconfigure the proposal. The proposed scheme significantly reduces the outlook from the bungalow and it is unlikely to be approved by the Planning Authority
- Sprinkler provision required to comply with Approved Document B. Possibility of providing a dry rier to avoid the need of sprinklers provison, further design of internal layouts necessary to confirm this
- Fire Consultant confirmation required on the omission of the staircase lobby at each level
- Management refuse strategy required to comply with Approved Document H and EFDC Good practice for developers 'Waste and Recycling provisions

	Dwellings		Parking *		Cycle + Waste Storage					
	Proposal	Proposal	Essex Parking Standards		Proposal	Communal Cycle		Communal Waste		
			Essex Parking Standards			EFDC Waste and Recycling Guide				
			Residents	Visitors		Residents	Visitor	Refuse (1100L)	Dry Recyclables (1100L)	Kitchen Waste (180L)
Flats 1B2P	7	9	1	0.25	39 sqm	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	0		2	0.25		(1)	(0)	-	-	-
Total	7 units		9 parking spaces	9		7	7	1099	1099	161
						14		2 x 1100L	2 x 1100L	2 x 180L
						21 sqm		15 sqm		
						36 sqm				

* No DDA parking spaces provided as not DDA units are proposed

Figure 3 - Provision Schedule

	Fire ⁽¹⁾		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	4.89	83.70	1.93	4.89	57.7	47.7
	Sprinkler provision required ⁽²⁾		Standard parking provision	Management Refuse Strategy Required		

⁽¹⁾ Fire Consultant to confirm that half storey heights are considered different storeys and, therefore, the lobby between the common stair and flat entrances is not required

⁽²⁾ Possibility of providing a dry riser to avoid the the need of sprinklers, further design of internal layouts necessary to confirm this

Figure 4 - Compliance Schedule



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**EPPING FOREST DISTRICT COUNCIL &
PRISTINE LONDON**

PYRLES LANE A

CAPACITY STUDY
PYRLES LANE A, LOUGHTON
IG10 2NW

JUNE 2021



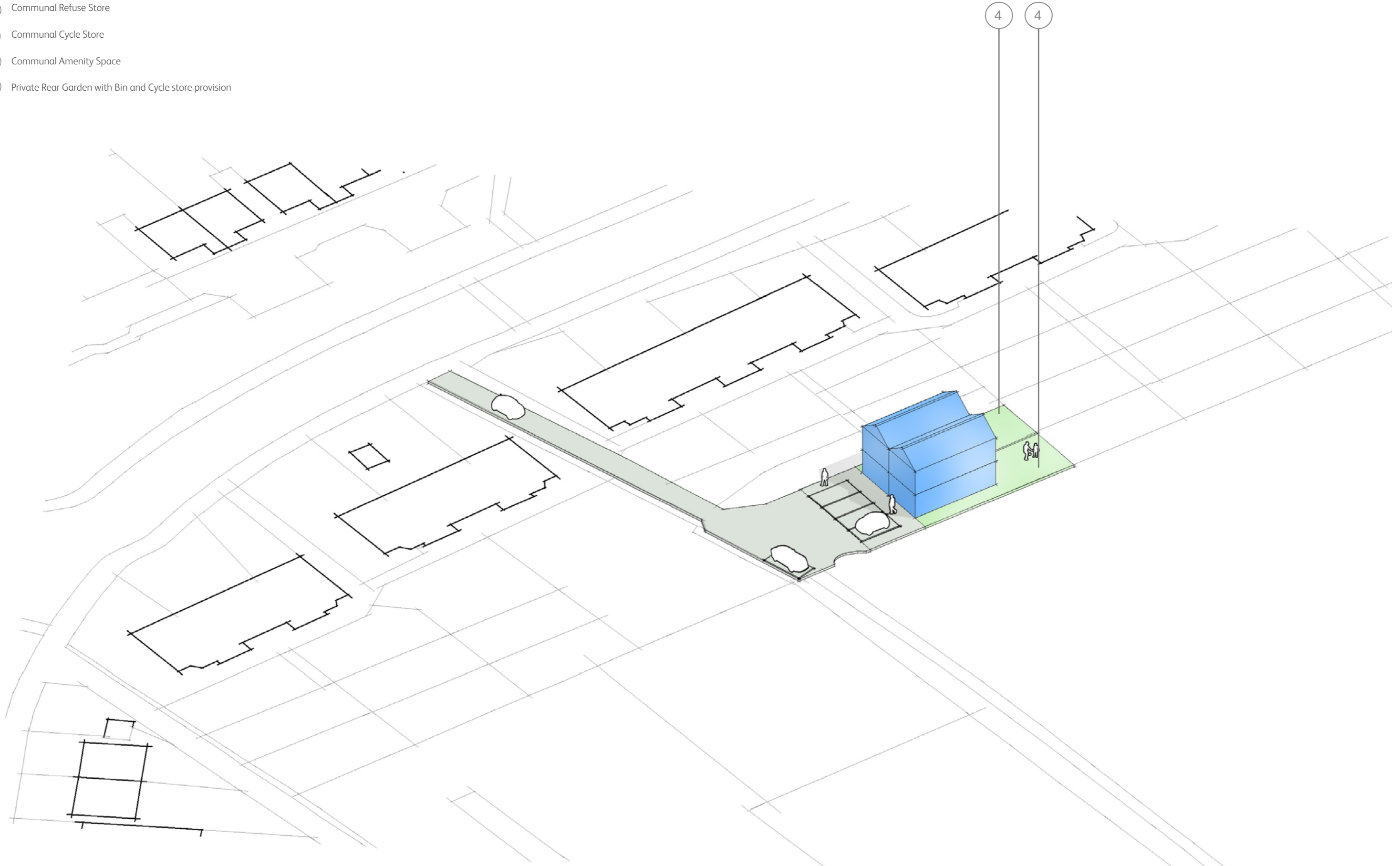
This RIBA Stage 1 report has been prepared by ECD Architects on behalf of Epping Forest District Council

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Author	Reviewer	Date	Rev.	Notes
BA	GA	02/06/21	P01	First Issue

- ① Communal Refuse Store
- ② Communal Cycle Store
- ③ Communal Amenity Space
- ④ Private Rear Garden with Bin and Cycle store provision



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Figure 1 - Proposed Massing View

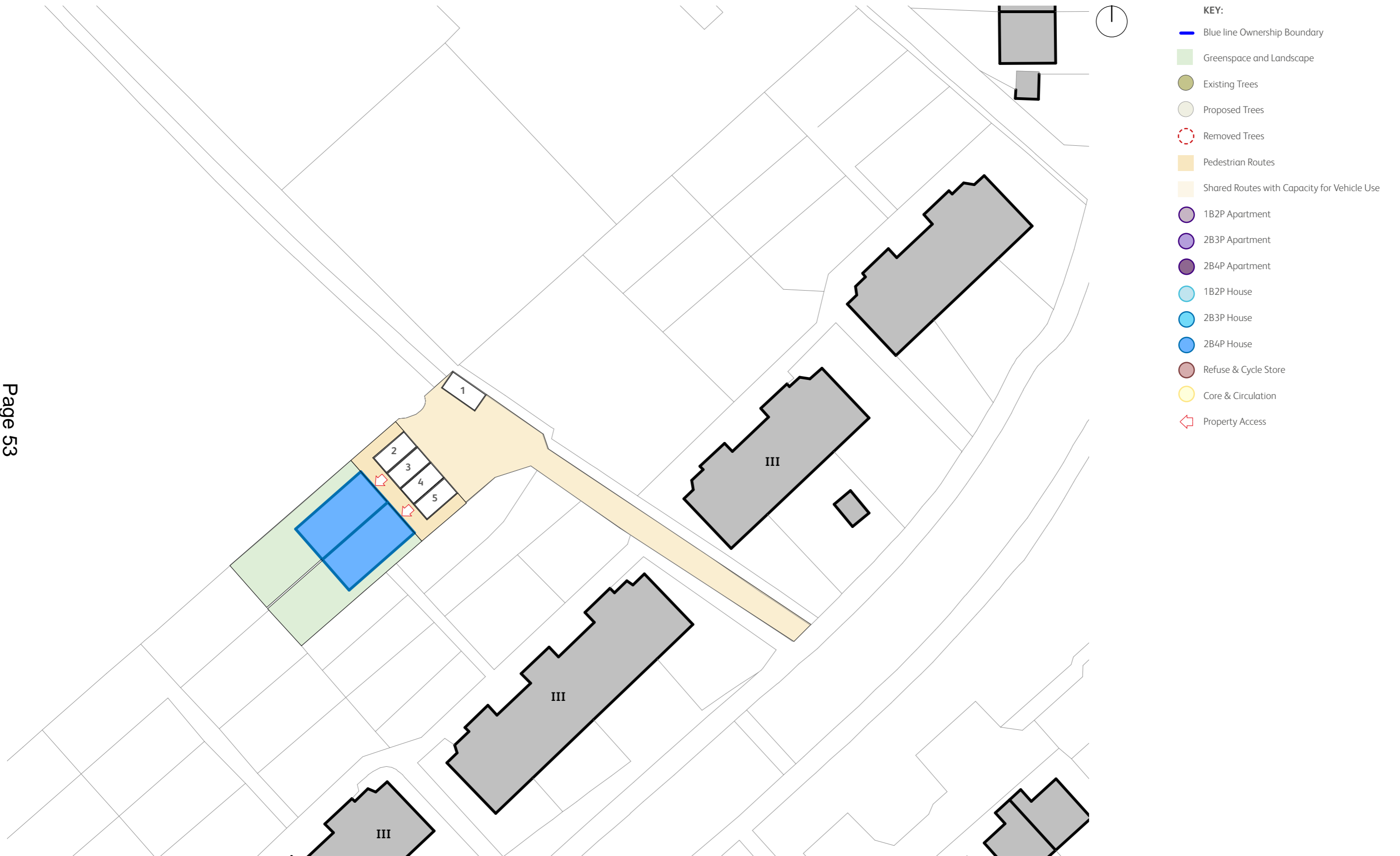


Figure 2 - Proposed Ground Floor Plan

EXECUTIVE SUMMARY

Provision:

- 2no houses 2B4P
- 5no 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		
			Residents	Visitors		Essex Parking Standards		EFDC Waste and Recycling Guide		
						Residents	Visitor	Refuse (1100L)	Dry Recyclables (1100L)	Kitchen Waste (180L)
Flats 1B2P	0	5	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	0		2	0.25		(1)	(0)	-	-	-
Houses 2B4P	2		2	0.25		(1)	(0)	-	-	-
Total	2 units		5 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

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	4.36	86.41	1.45	4.36	65.95	55.95
		Sprinkler provision required	Standard parking provision	Refuse Strategy requires further consideration		

Figure 4 - Compliance Schedule



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**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

- ① Communal Refuse Store
- ② Communal Cycle Store
- ③ Communal Amenity Space
- ④ Private Rear Garden
- ⑤ Private Bin and Cycle Store

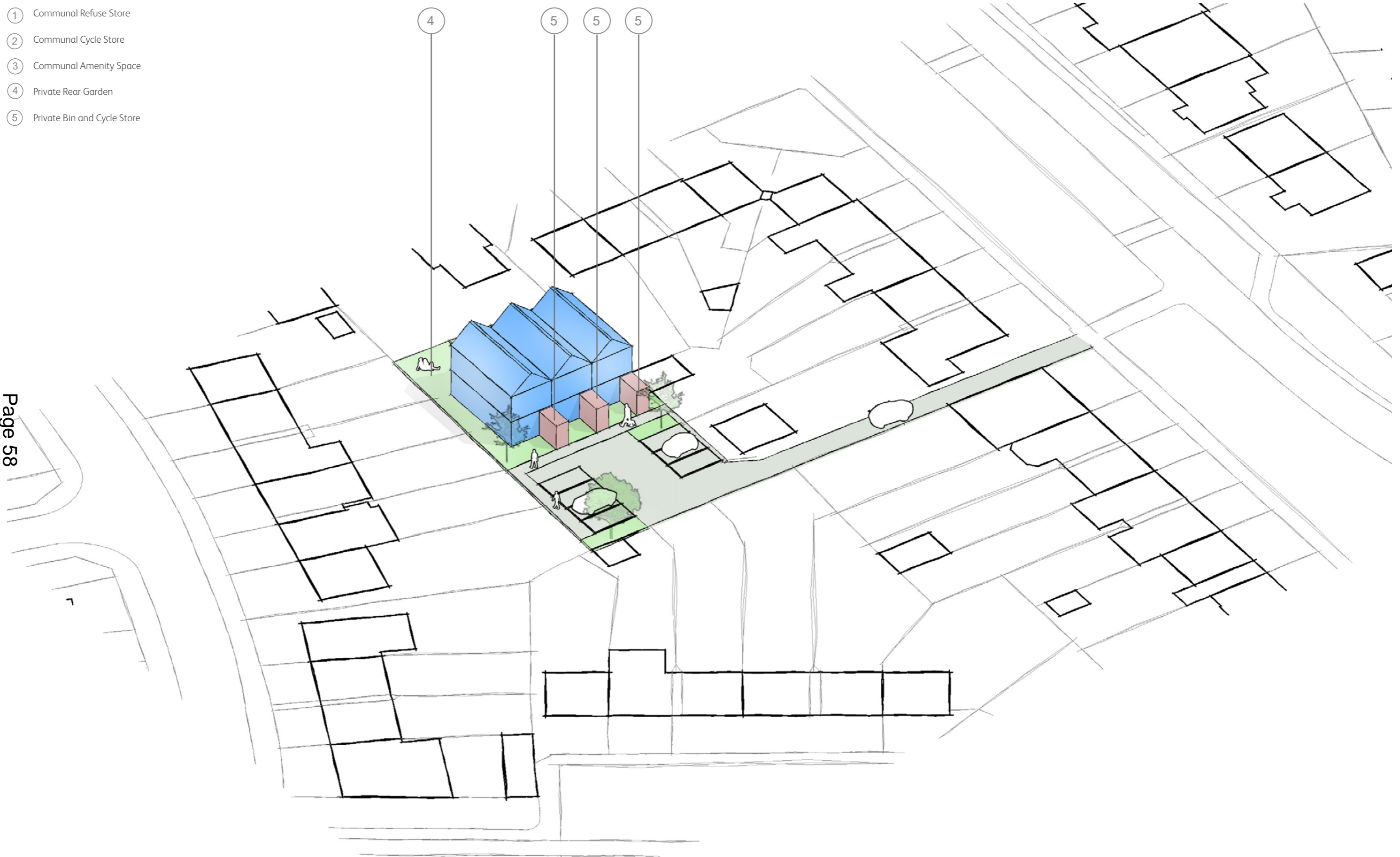


Figure 1 - Proposed Massing View



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		7	6		1	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

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



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**EPPING FOREST DISTRICT COUNCIL &
PRISTINE LONDON**
BEECHFIELD WALK

CAPACITY STUDY
BEECHFIELD WALK, WALTHAM ABBEY
EN9 3AA

JUNE 2021



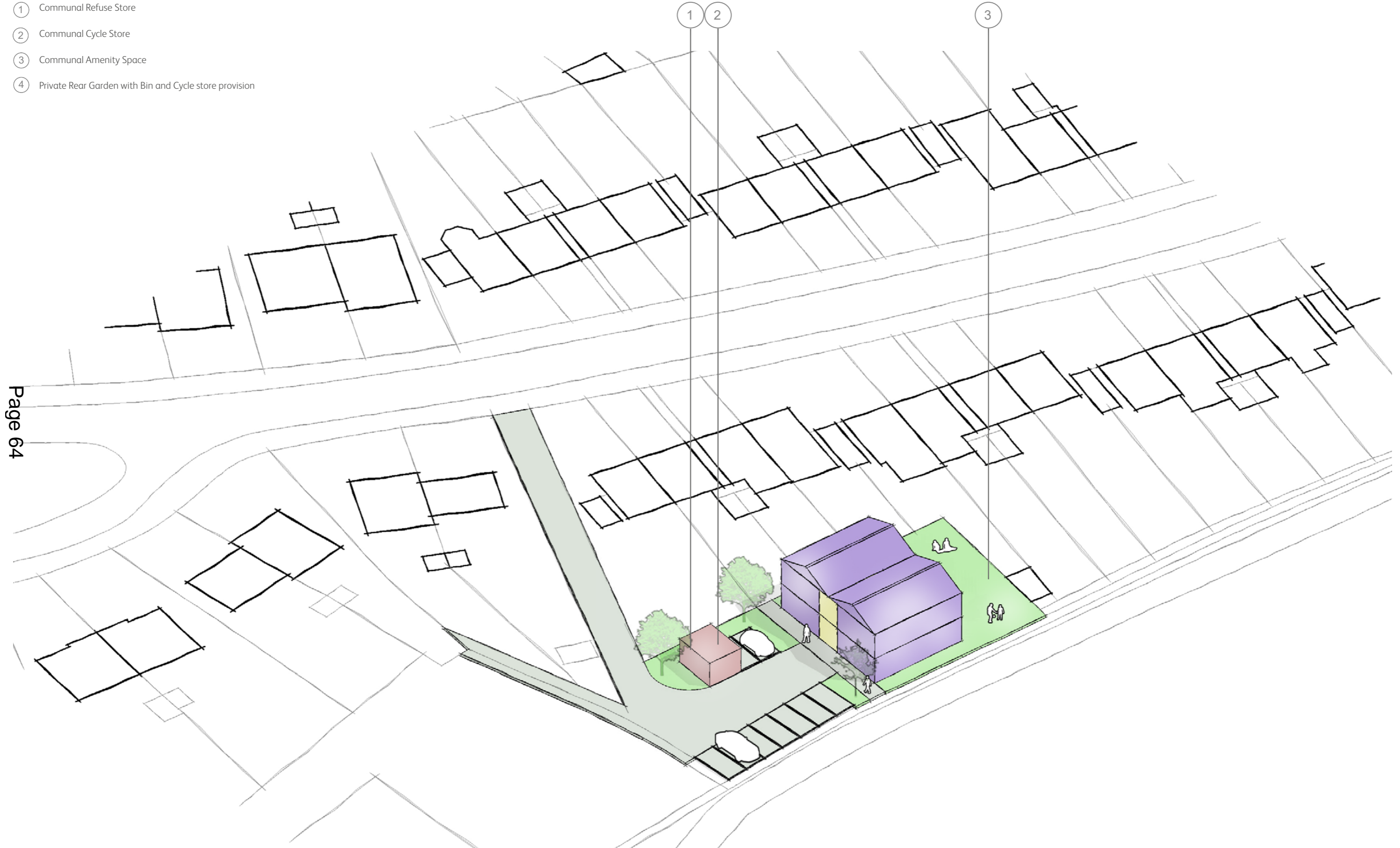
This RIBA Stage 1 report has been prepared by ECD Architects on behalf of Epping Forest District Council

Client:
Epping Forest District Council
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Author	Reviewer	Date	Rev.	Notes
BA	GA	02/06/21	P01	First Issue

- ① Communal Refuse Store
- ② Communal Cycle Store
- ③ Communal Amenity Space
- ④ Private Rear Garden with Bin and Cycle store provision



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Figure 1 - Proposed Massing View



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Figure 2 - Proposed Ground Floor Plan

EXECUTIVE SUMMARY

Provision:

- 4no apartment units 2B3P
- 9no parking spaces
- 8no cycle spaces

Project Risks:

- Sprinkler provision required to comply with Approved Document B
- Management refuse strategy required 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	9	1	0.25	20	1	1	157	157	23
Flats 2B3P	4		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	0		2	0.25		(1)	(0)	-	-	-
Total	4 units		9 parking spaces	9		20 sqm	4	4	628	628
						8		1 x 1100L	1 x 1100L	1 x 180L
						12 sqm		8 sqm		
						20 sqm				

* 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	≤ 65.00	≤ 1	≥ 4.50	≤ 10.00	≤ 25.00
Proposal	3.86	93.40	3.22	3.86	58.94	12.5
		Sprinkler provision required	Standard parking provision	Management Refuse Strategy Required		

Figure 4 - Compliance Schedule



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**EPPING FOREST DISTRICT COUNCIL &
PRISTINE LONDON**
SHINGLE COURT

CAPACITY STUDY
SHINGLE COURT, WALTHAM ABBEY
EN9 3HF

JUNE 2021



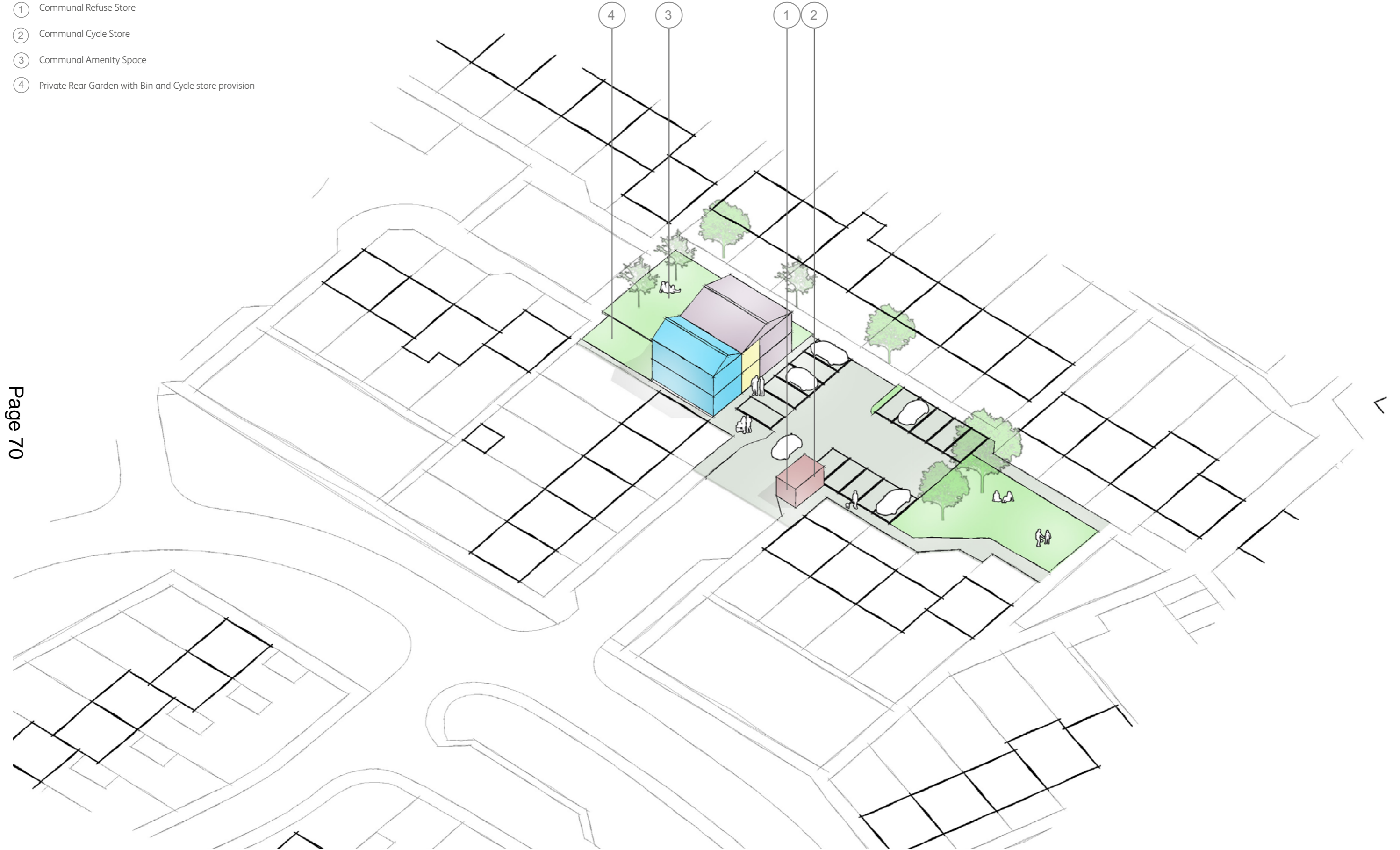
This RIBA Stage 1 report has been prepared by ECD Architects on behalf of Epping Forest District Council

Client:
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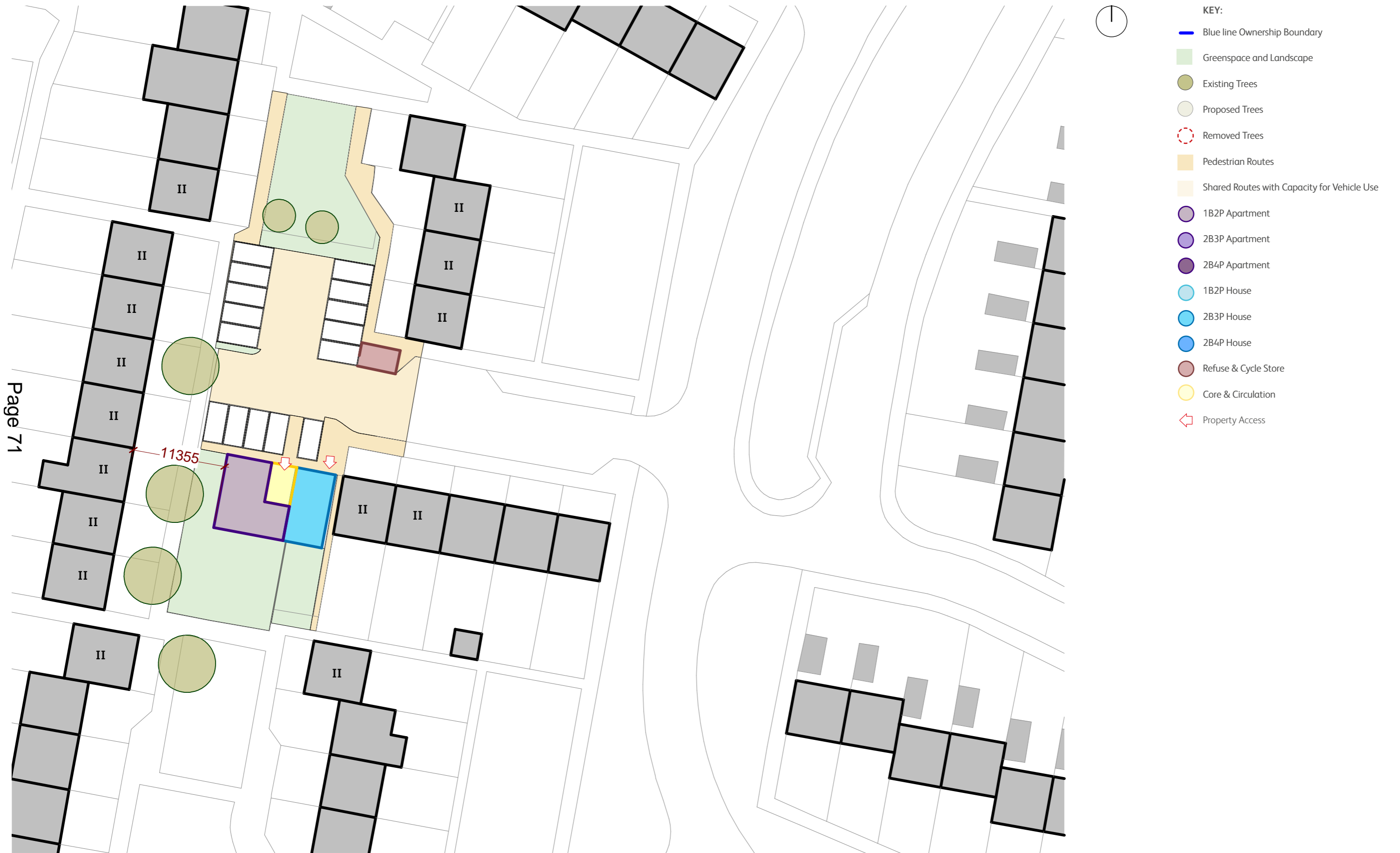
Author	Reviewer	Date	Rev.	Notes
BA	GA	02/06/21	P01	First Issue

- ① Communal Refuse Store
- ② Communal Cycle Store
- ③ Communal Amenity Space
- ④ Private Rear Garden with Bin and Cycle store provision



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Figure 1 - Proposed Massing View



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Figure 2 - Proposed Ground Floor Plan

EXECUTIVE SUMMARY

Provision:

- 3no units: 2no apartments 1B2p and 1no house 2B3P
- 15no parking spaces (5no parking spaces required for the development, additionally 10no existing parking spaces on site have been retained)
- 4no cycle spaces in communal storage for the flats and private cycle spaces accommodated in the rear garden of the house

Project Risks:

- Sprinkler provision required to comply with Approved Document B
- Management Refuse Strategy required 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	Visitor	Refuse (1100L)	Dry Recyclables (1100L)	Kitchen Waste (180L)	
Flats 1B2P	2	15	1	0.25	14 sqm	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	1		2	0.25		(1)	(0)	-	-	-
Houses 2B4P	0		2	0.25		(1)	(0)	-	-	-
Total	3 units		15 parking spaces	5		14 sqm	2	2	314	314
						4		1 x 1100L	1 x 1100L	1 x 180L
						6 sqm		8 sqm		
						14 sqm				

* No DDA parking spaces provided as not DDA units are proposed
⁽¹⁾ 10no 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	5.62	79.85	4.67	5.62	71.85	61.85
	Sprinkler provision required		Standard parking provision	Management Refuse Strategy Required		

Figure 4 - Compliance Schedule



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**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

- ① Communal Refuse Store
- ② Communal Cycle Store
- ③ Communal Amenity Space
- ④ Private Rear Garden with Bin and Cycle store provision

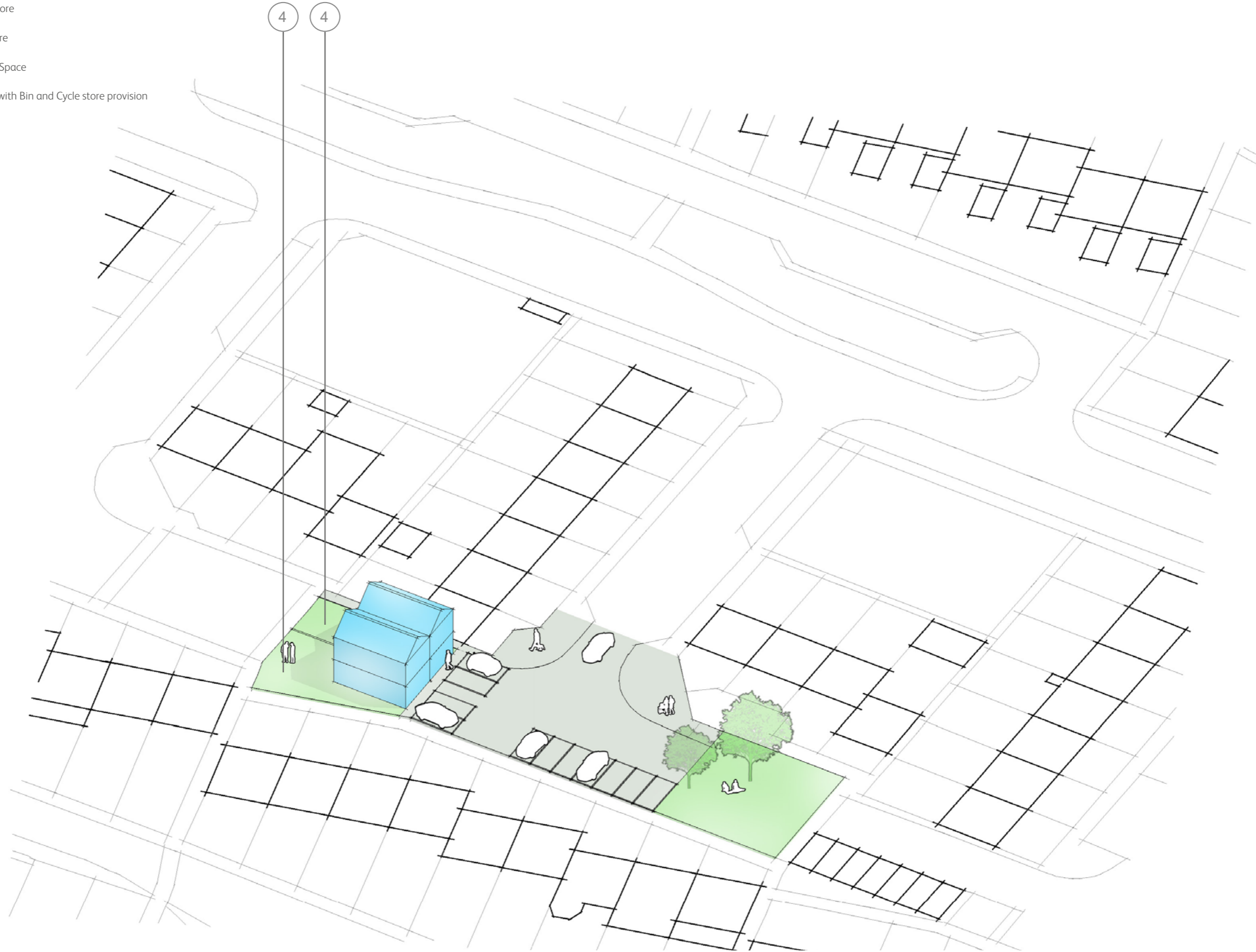
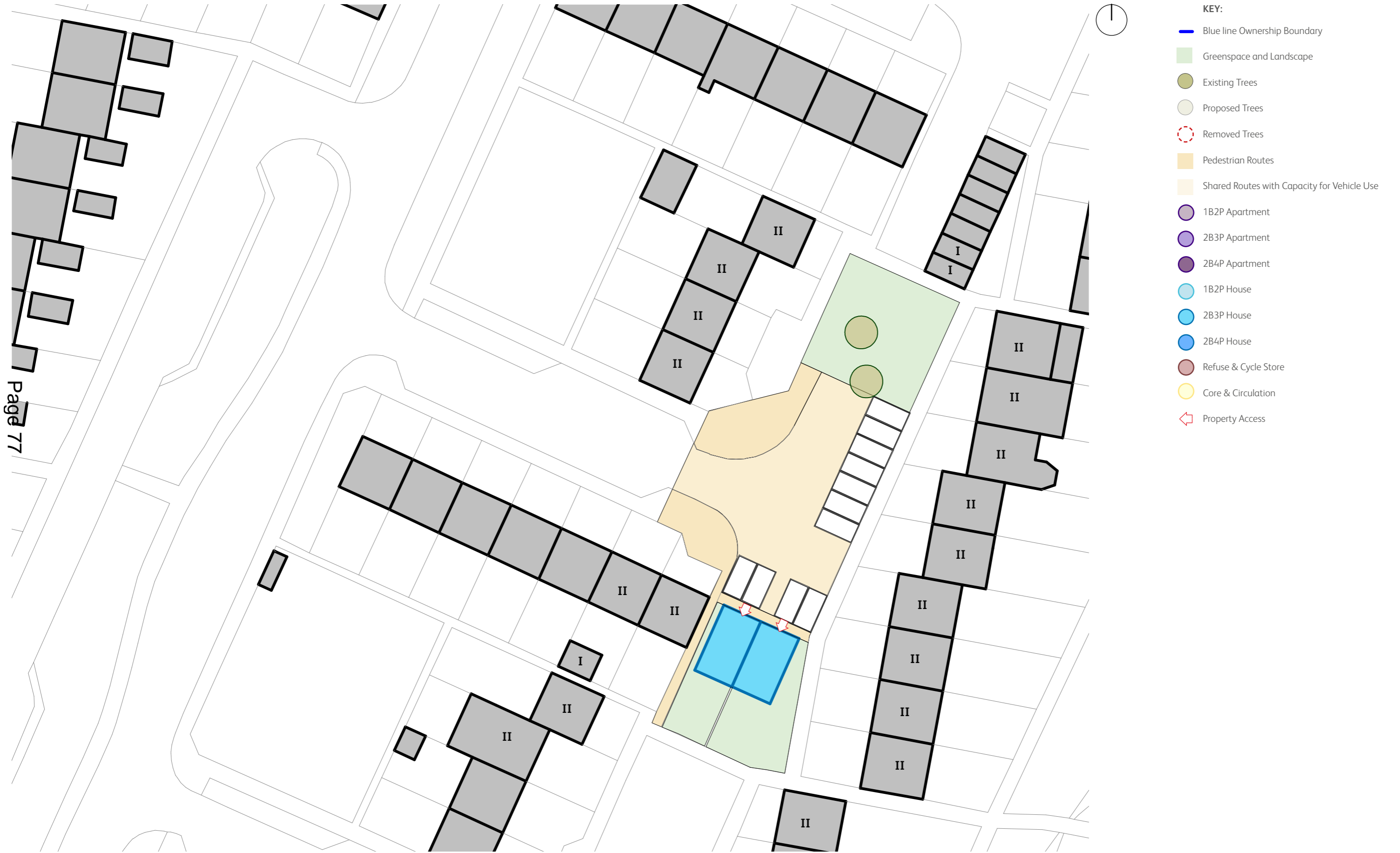


Figure 1 - Proposed Massing View



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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



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