Supplementary Committee Agenda



Council Housebuilding Cabinet Committee Monday, 14th June, 2021

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

Time: 7.00 pm

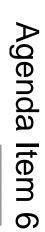
Democratic Services: Jackie Leither Tel: 01992 564756

Email: democraticservices@eppingforestdc.gov.uk

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

Appendices to the report.







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**

Submitted by: Client:

Epping Forest District Council Studio 3, Blue Lion Place 323 High Street,

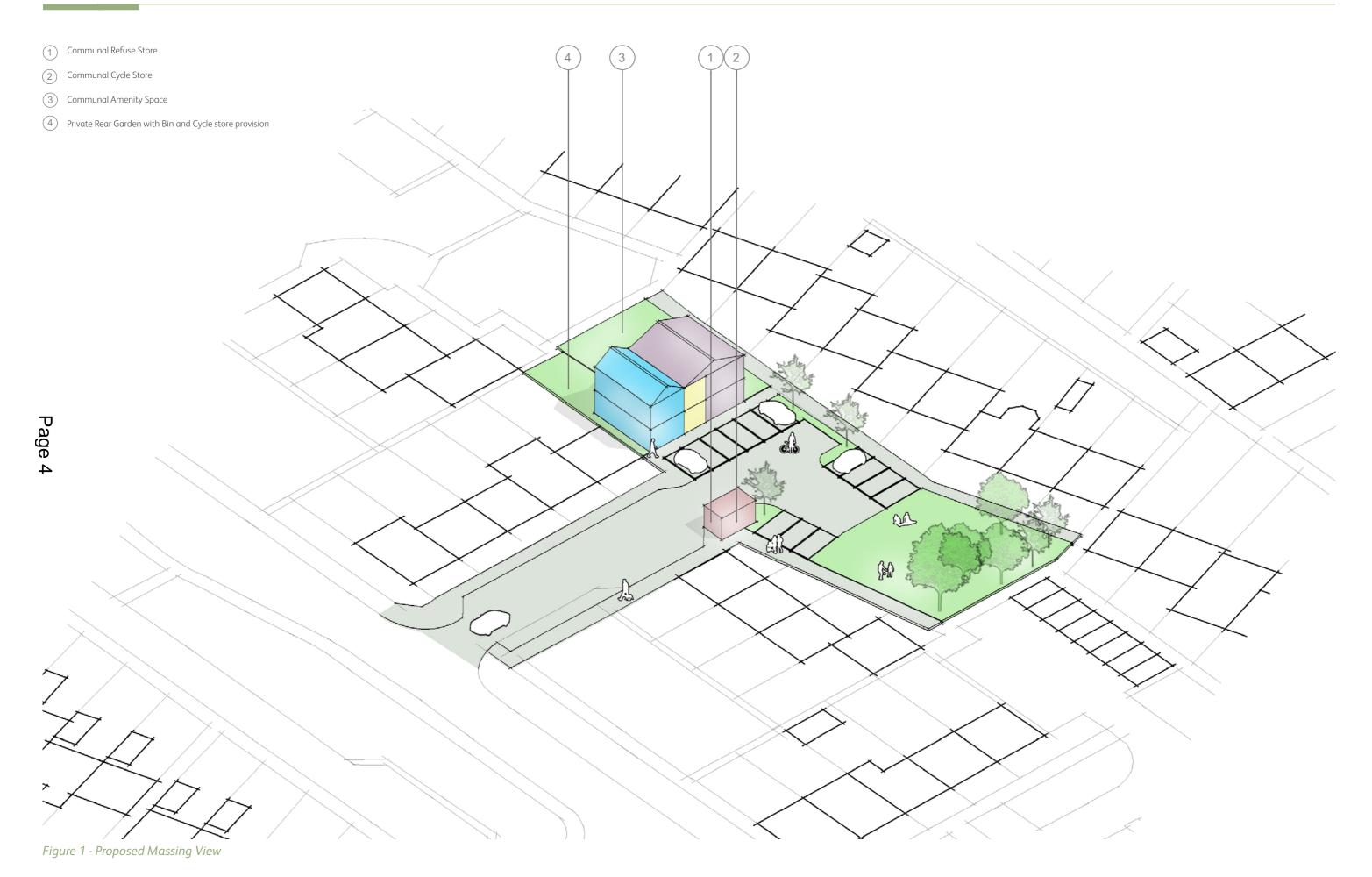
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CM16 4BZ London SE1 4PU

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ECD Architects

Author	Reviewer	Reviewer Date		Notes
ВА	GA	02/06/21	P01	First Issue



3



Figure 2 - Proposed Ground Floor Plan

Bromefield Court | Capacity Study | June 2021

Provision:

- 3no units: 2no aparments 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

ĺ	Dwellings		Parking *				Cycle + Wa	ste Storage		
			Eccov Darkin	a Standards		Commu	nal Cycle		Communal Wast	e
			LSSEX PUIKIII	Essex Parking Standards		Essex Parkin	ıg Standards	EFDC V	Vaste and Recyclir	ng Guide
	Proposal	Proposal (1)	Residents	Visitors	Proposal	Residents	Visitor	Refuse (1100L)	Dry Recyclables (1100L)	Kitchen Waste (180L)
Flats 1B2P	2		1	0.25		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)	-	-	-
			4	1		2	2	314	314	46
Total							4	1 x 1100L	1 x 1100L	1 x 180L
'5tai	3	13	,	5		6 sqm		8 sqm		
	units	parking spaces			14 sqm		14 sqm			

 $^{^{\}ast}$ No DDA parking spaces provided as not DDA units are proposed

Figure 3 - Provision Schedule

	Fi	re	Reduced Parking	Refuse			
	Access Road	Distance (m)	Distance from train/tube station	Access Road	Containers	Carry distance (m)	
	Width (m)	Distance (III)	(km)	Width (m)	distance (m)		
Requirement	≥ 3.70	≤ 65.00	≤ 1	≥ 4.50	≤ 10.00	≤ 25.00	
Droposal	5.71 76.70		4.51	5.71	70.2	60.2	
Proposal	Sprinkler provision required (1,2)		Standard parking provision	tandard parking provision Management Re		lefuse Strategy Required ⁽²⁾	

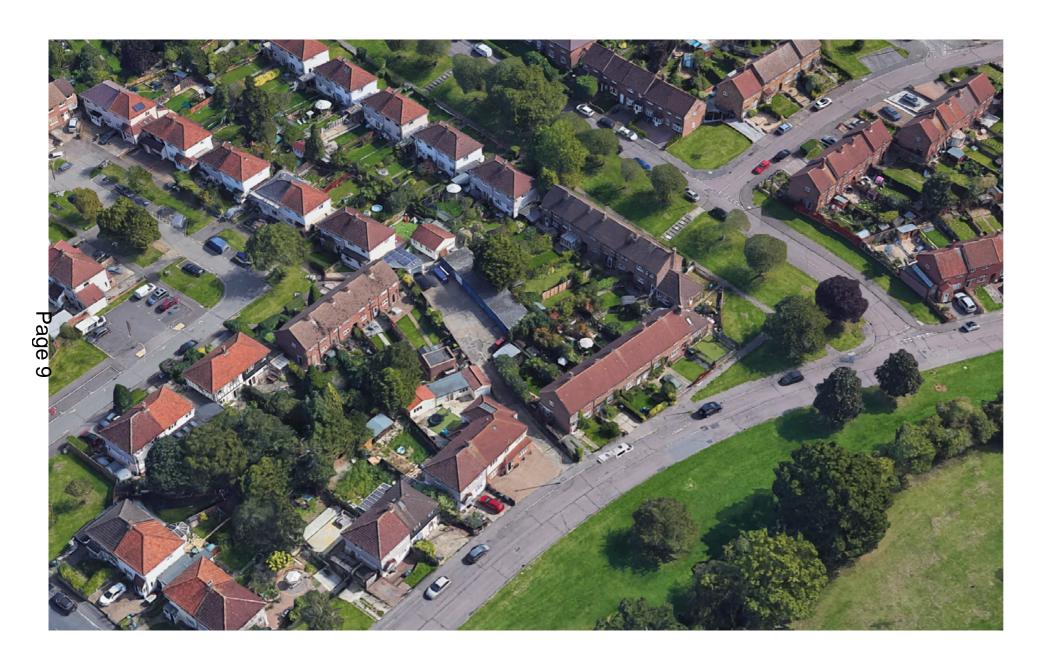
⁽¹⁾ Possibility of avoiding the the need of sprinklers in the house, further design of internal layout necessary to confirm this

Figure 4 - Compliance Schedule

⁽¹⁾ 8no out of 10no of existing parking spaces retained + 5no parking spaces required for the development

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





BURNEY DRIVE

CAPACITY STUDY

BURNEY DRIVE, LOUGHTON IG10 2DU

JUNE 2021



Epping Forest District Council



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

Client: Submitted by:

323 High Street, Studio 3, Blue Lion Place

Epping, 237 Long Lane

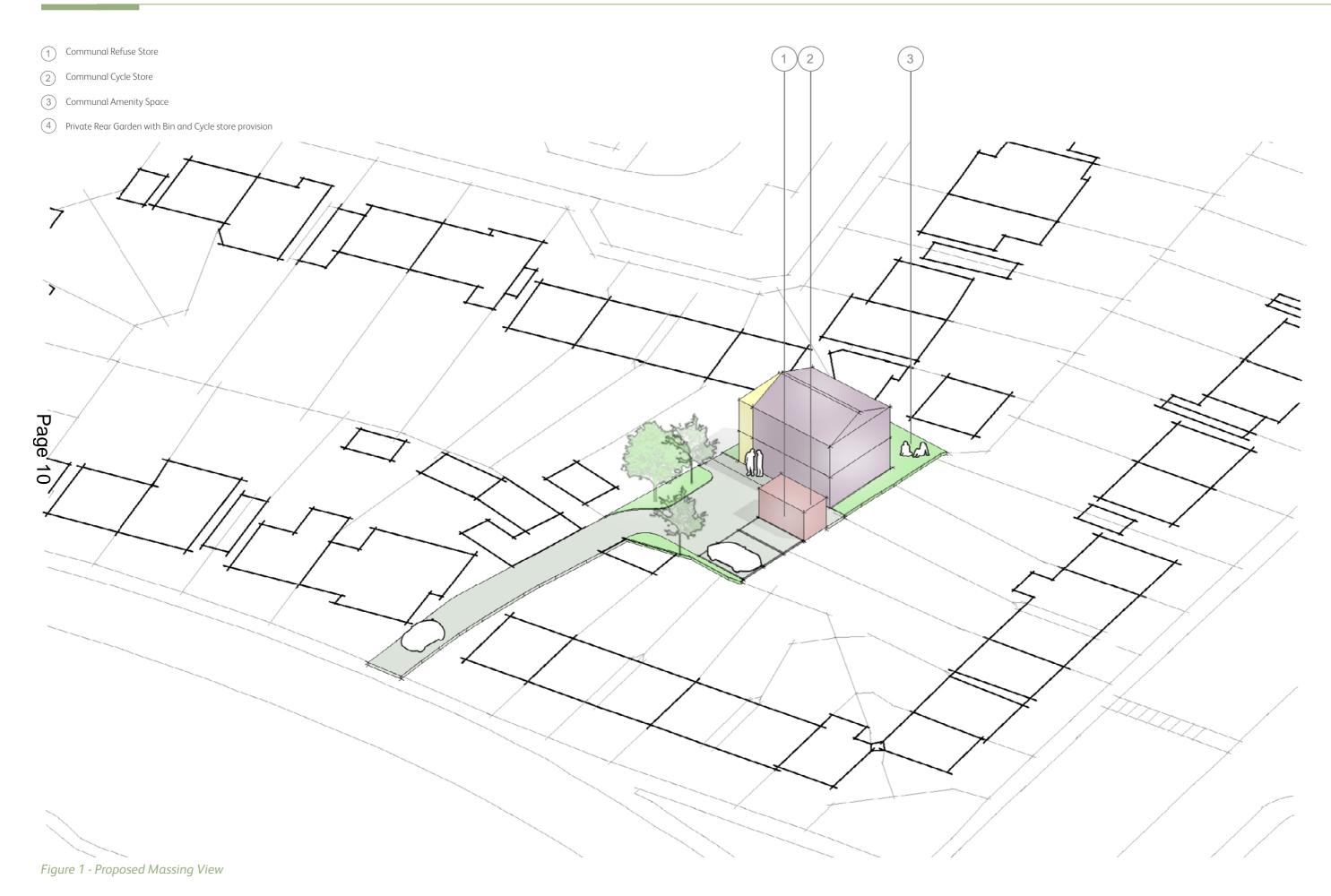
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ECD Architects

Author	Reviewer	ver Date		Notes
ВА	GA	02/06/21	P01	First Issue





KEY:

Blue line Ownership Boundary

Greenspace and Landscape

Existing Trees

Proposed Trees

Removed Trees

Pedestrian Routes

Shared Routes with Capacity for Vehicle Use

1B2P Apartment

2B3P Apartment

2B4P Apartment

Refuse & Cycle Store
Core & Circulation

1B2P House

2B3P House

2B4P House

Property Access

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

i	D III:	l	D==l::== *				Cycle - May	sta Ctaraga		
	Dwellings		Parking *				Cycle + Was			
			Eccay Darkin	g Standards			nal Cycle		Communal Wast	
			LSSEX FUIRIII	g Staridards		Essex Parkin	ıg Standards	EFDC W	aste and Recyclir	ng Guide
	Proposal	Proposal	Residents	Visitors	Proposal	Residents	Visitor	Refuse (1100L)	Dry Recyclables (1100L)	Kitchen Waste (180L)
Flats 1B2P	2		1	0.25		1	1	157	157	23
Flats 2B3P	0	1	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)	-	-	-
			2	1		2	2	314	314	46
Total						-	4	1 x 1100L	1 x 1100L	1 x 180L
Iotal	2	3	3			6 sqm		8 sqm		
	units	parking spaces			14 sqm		14	sqm		

 $^{^{\}ast}$ No DDA parking spaces provided as not DDA units are proposed

Figure 3 - Provision Schedule

	Fi	re	Reduced Parking	Refuse				
	Access Road	Distance (m)	Distance from train/tube station		Containers	Carry distance		
	Width (m)	Distance (m)	(km)	Width (m)	distance (m)	(m)		
Requirement	≥ 3.70 ≤ 45.00		<u>≤</u> 1	≥ 4.50	≤ 10.00	≤ 25.00		
Droposal	3.41 61.98		1.45	3.41	45	35		
Proposal	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





CASTELL ROAD

CAPACITY STUDY

CASTELL ROAD, LOUGHTON IG10 2LT

JUNE 2021





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

Client: Submitted by: Epping Forest District Council ECD Architects

323 High Street, Studio 3, Blue Lion Place

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Author	Reviewer	wer Date		Notes
ВА	GA	02/06/21	P01	First Issue

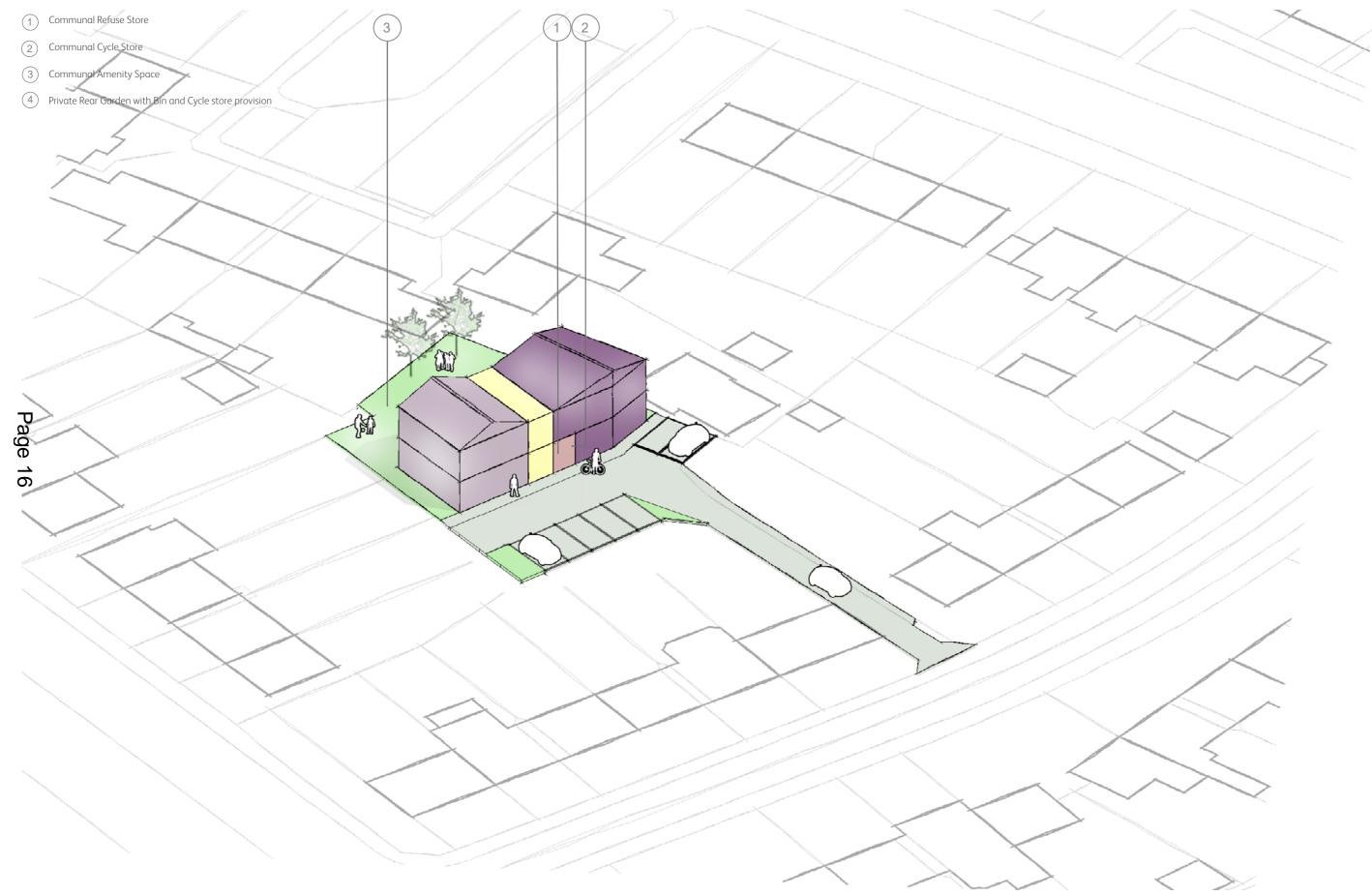


Figure 1 - Proposed Massing View

3



Figure 2 - Proposed Ground Floor Plan

Castell Road | Capacity Study | June 2021

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 + Wa	ste Storage		
			Eccoy Darkin	g Standards		Commur	nal Cycle	Communal Waste		
			LSSEX PUIKIII	y standards		Essex Parkin	Essex Parking Standards		Vaste and Recyclir	ng Guide
	Proposal	Proposal	Residents	Visitors	Proposal	Residents	Visitor	Refuse (1100L)	Dry Recyclables (1100L)	Kitchen Waste (180L)
Flats 1B2P	2		1	0.25		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)	-	-	-
			6	1		4	4	628	628	92
Total		(1)				8	3	1 x 1100L	1 x 1100L	1 x 180L
Iotai	4	7 ⁽¹⁾	7	7		12	sqm		3 sqm	·
	units	parking spaces			20 sgm		20	sqm		

^{*} No DDA parking spaces provided as not DDA units are proposed

Figure 3 - Provision Schedule

	Fi	re	Reduced Parking	Refuse			
	Access Road	Distance (m)	Distance from train/tube station	Access Road	Containers	Carry distance	
	Width (m)	Distance (III)	(km)	Width (m)	distance (m)	(m)	
Requirement	≥ 3.70	≤ 45.00	≤ 1	≥ 4.50	≤ 10.00	≤ 25.00	
Droposal	3.05 66.39		1.93	3.05	44.39	34.39	
Proposal	Sprinkler provision required (1)		Standard parking provision	Management Refuse Strategy Require			

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

Figure 4 - Compliance Schedule

⁽¹⁾ Vehicle tracking required





FAIRFIELD ROAD

CAPACITY STUDY

FAIRFIELD ROAD, ONGAR CM5 9HJ

JUNE 2021





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

Client: Submitted by:

Epping Forest District Council ECD Architects

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Author	Reviewer	iewer Date		Notes
ВА	GA	02/06/21	P01	First Issue

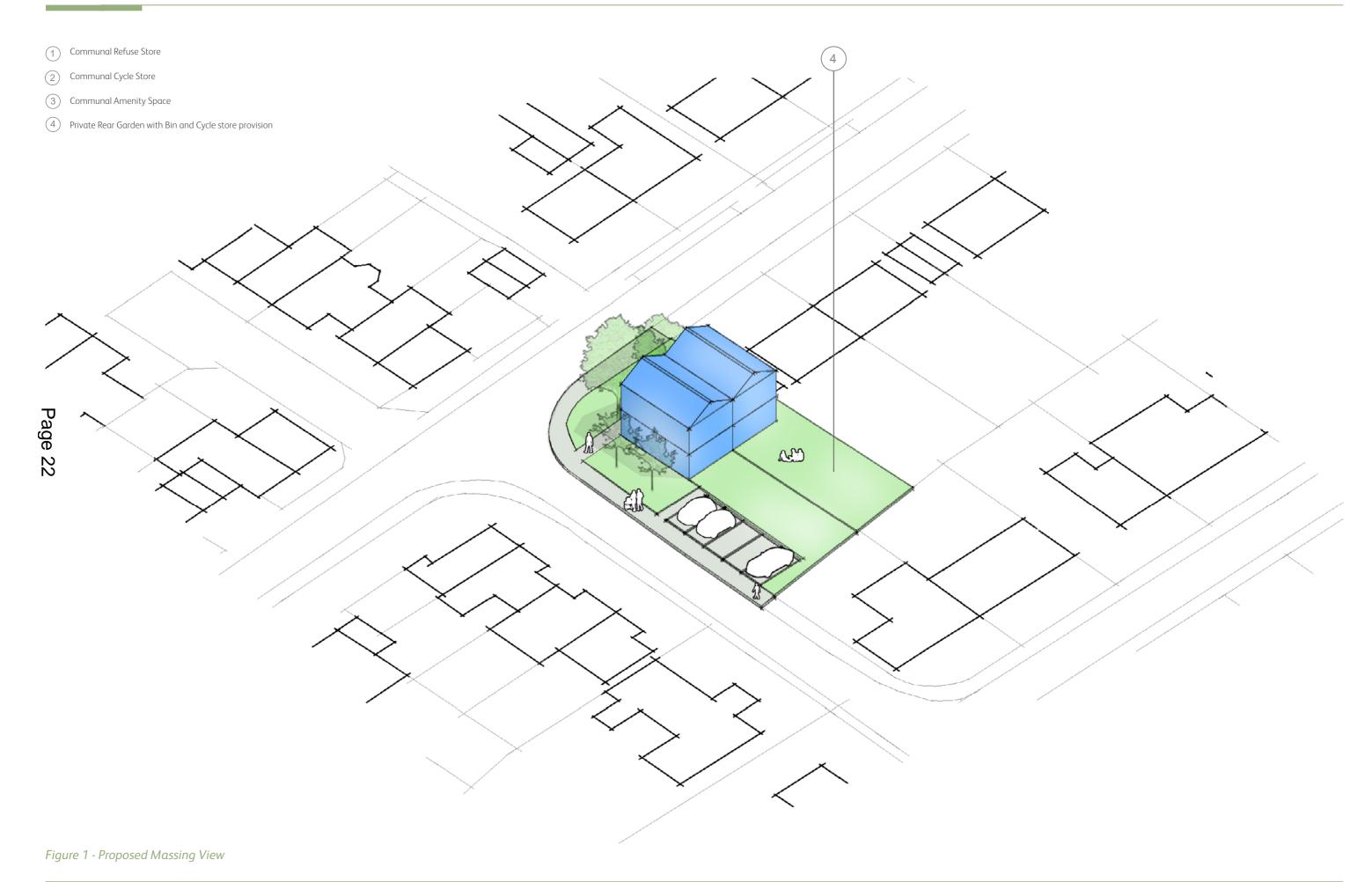




Figure 2 - Proposed Ground Floor Plan

KEY:

Blue line Ownership Boundary

Greenspace and Landscape

Existing Trees

Proposed Trees

Removed Trees

Pedestrian Routes

Shared Routes with Capacity for Vehicle Use

1B2P Apartment

2B3P Apartment

2B4P Apartment

1B2P House

2B3P House

2B4P House

Refuse & Cycle Store

Core & Circulation

Property Access

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 + Was	ste Storage		
			<u> </u>	a Ctandards		Commu	nal Cycle		Communal Waste	e
			Essex Parkin			Essex Parkin	g Standards	EFDC V	Waste and Recyclir	ng Guide
	Proposal (1)	Proposal	Residents	Visitors	Proposal	Residents	Visitor	Refuse (1100L)	Dry Recyclables (1100L)	Kitchen Waste (180L)
Flats 1B2P	0		1	0.25	Cuelo and	1	1	157	157	23
Flats 2B3P	0		2	0.25		1	1	157	157	23
Flats 2B4P	0		2	0.25	Cycle and Refuse Storage	1	1	157	157	23
Houses 1B2P	0		1	0.25	provided in the	(1)	(0)	,	-	-
Houses 2B3P	0		2	0.25	private rear	(1)	(0)	•	-	-
Houses 2B4P	2		2	0.25	gardens, with	(1)	(0)	1	-	-
			4	1	collection area	0	0	0	0	0
Total					at the front	`)	0	0	0
1364	2	5	·	5			sqm	0 sqm		
	units	parking spaces				<u> </u>	No communal cycle and waste provision requie			

 $^{^{\}star}\,\mbox{No DDA}$ parking spaces provided as not DDA units are proposed

Figure 3 - Provision Schedule

	Fi	re	Reduced Parking	Refuse			
	Access Road	Distance (m)	Distance from train/tube station	Access Road	Containers	Carry distance	
	Width (m) Distance (m)		(km)	Width (m)	distance (m)	(m)	
Requirement	≥ 3.70	≤ 45.00	<u>≤</u> 1	≥ 4.50	≤ 10.00	≤ 25.00	
Proposal	N/A 26.50		11.43	N/A	N/A	20.00	
Proposui	No sprinkler provision required		Standard parking provision	No Management Refuse Strategy Require			

Figure 4 - Compliance Schedule





HORNBEAM CLOSE A

CAPACITY STUDY

HORNBEAM CLOSE A, BUCKHURST HILL IG9 6JS

JUNE 2021



Epping Forest District Council



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

Client: Submitted by:

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ECD Architects

Author	Reviewer	Dαte		Notes		
ВА	BA GA 02/06/		P01	First Issue		





Figure 2 - Proposed Ground Floor Plan

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

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İ	Dwellings	Parking *			Cycle + Waste Storage							
	<u> </u>		Essex Parking Standards			Commur	nal Cycle	Communal Waste				
			LSSEX PUIKITI	<u> </u>		Fulking Standards		Essex Parkin	g Standards	EFDC V	Vaste and Recyclin	ng Guide
	Proposal	Proposal	Residents	Visitors	Proposal	Residents	Visitor	Refuse (1100L)	Dry Recyclables (1100L)	Kitchen Waste (180L)		
Flats 1B2P	14		1	0.25		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)	-	-	-		
			14	4		14	14	2198	2198	322		
Total		(1)				28		2 x 1100L	2 x 1100L	2 x 180L		
Total	14	18 ⁽¹⁾	1	8		42	sqm		5 sqm			
	units	parking spaces			57 sqm		57 sqm					

 $^{^{\}ast}$ No DDA parking spaces provided as not DDA units are proposed

Figure 3 - Provision Schedule

	Fi	re	Reduced Parking	Refuse (1)			
	Access Road	Distance (m)	Distance from train/tube	Access Road	Containers	Carry distance	
	Width (m)	Distance (III)	station (km)	Width (m)	distance (m)	(m)	
Requirement	≥ 3.70	≤ 65.00	≤ 1	≥ 4.50	≤ 10.00	≤ 25.00	
Droposal	6.00	55.84	3.22	4.54	3	19	
Proposal	No sprinkler prov	vision required (1)	Standard parking provision	No Management Refuse Strategy Require			

⁽¹⁾ Accounting with dry riser provision

Figure 4 - Compliance Schedule

⁽¹⁾ Vehicle tracking requiered





HYDE MEAD

CAPACITY STUDY

HYDE MEAD, WALTHAM ABBEY EN9 2LA

JUNE 2021



Epping Forest District Council



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Client: Submitted by:

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ECD Architects

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



Hyde Meαd | Capacity Study | June 2021

3



Hyde Meαd | Capacity Study | June 2021

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 + Wa	ste Storage		
	3		Essex Parking Standards			Commur	nal Cycle	Communal Waste		
			ESSEX PUIKIII	ssex ruiking stundulds		Essex Parking Standards		EFDC Waste and Recycling Guide		
	Proposal ⁽¹⁾	Proposal	Residents	Visitors	Proposal	Residents	Visitor	Refuse (1100L)	Dry Recyclables (1100L)	Kitchen Waste (180L)
Flats 1B2P	6		1	0.25		1	1	157	157	23
Flats 2B3P	0]	2	0.25		1	1	157	157	23
Flats 2B4P	0	1	2	0.25		1	1	157	157	23
Houses 1B2P	0] [1	0.25		(1)	(0)	-	-	-
Houses 2B3P	0	1	2	0.25		(1)	(0)	-	-	-
Houses 2B4P	0] [2	0.25		(1)	(0)	-	-	-
] [6	2		6	6	942	942	138
Total						12		1 x 1100L	1 x 1100L	1 x 180L
'5tai	6	8		3		18	sqm	8 sqm		
	units	parking spaces			26 sqm	26 sqm				

Figure 3 - Provision Schedule

	Fire		Reduced Parking	Refuse ⁽¹⁾			
	Access Road Width (m) Distance (m)		Distance from train/tube station	Access Road	Containers	Carry distance	
			(km)	Width (m)	distance (m)	(m)	
Requirement	≥ 3.70	≤ 65.00	≤ 1	≥ 4.50	≤ 10.00	≤ 25.00	
Proposal	3.70 92.39 Sprinkler provision required		2.74	3.70	60.29	50.29	
Proposul			Standard parking provision	Management Refuse Strategy Requi		gy Required	

Figure 4 - Compliance Schedule

^{*} 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

EXECUTIVE SUMMARY EAST SITE

Provision:

- 1no house 1B2P
- 1no 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 + Wa	ste Storage		
Γ			Essay Parkir	ng Standards			nal Cycle		Communal Wast	
			LSSEX FUIKII	ig Sturidurus		Essex Parkir	ng Standards	EFDC \	Waste and Recyclir	ng Guide
Proposal	Proposal	Proposal	Residents	Visitors	Proposal	Residents	Visitor	Refuse (1100L)	Dry Recyclables (1100L)	Kitchen Waste (180L)
Flats 1B2P	0		1	0.25		1	1	157	157	23
Flats 2B3P	0]	2	0.25	Cycle and	1	1	157	157	23
Flats 2B4P	0]	2	0.25	Refuse Storage	1	1	157	157	23
Houses 1B2P	1		1	0.25	provided in the	(1)	(0)	-	-	-
Houses 2B3P	0]	2	0.25	private rear	(1)	(0)	-	-	-
Houses 2B4P	0		2	0.25	garden, with	(1)	(0)	-	-	-
			1	0	collection area	0	0	0	0	0
Total					at the front		0	0	0	0
'0''	1	1 1		1			sqm		0 sqm	
	units	parking spaces					No communal cy	cle and waste	provision requiere	d

^{*} No DDA parking spaces provided as not DDA units are proposed

Figure 5 - Provision Schedule

	Fire		Reduced Parking	Refuse			
	Access Road	Access Road Distance from train/tube station		Access Road	Containers	Carry distance	
	Width (m)	Distance (m)	(km)	Width (m)	distance (m)	(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	
Proposui	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





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

Client: Submitted by:

Epping Forest District Council ECD Architects

323 High Street, Studio 3, Blue Lion Place

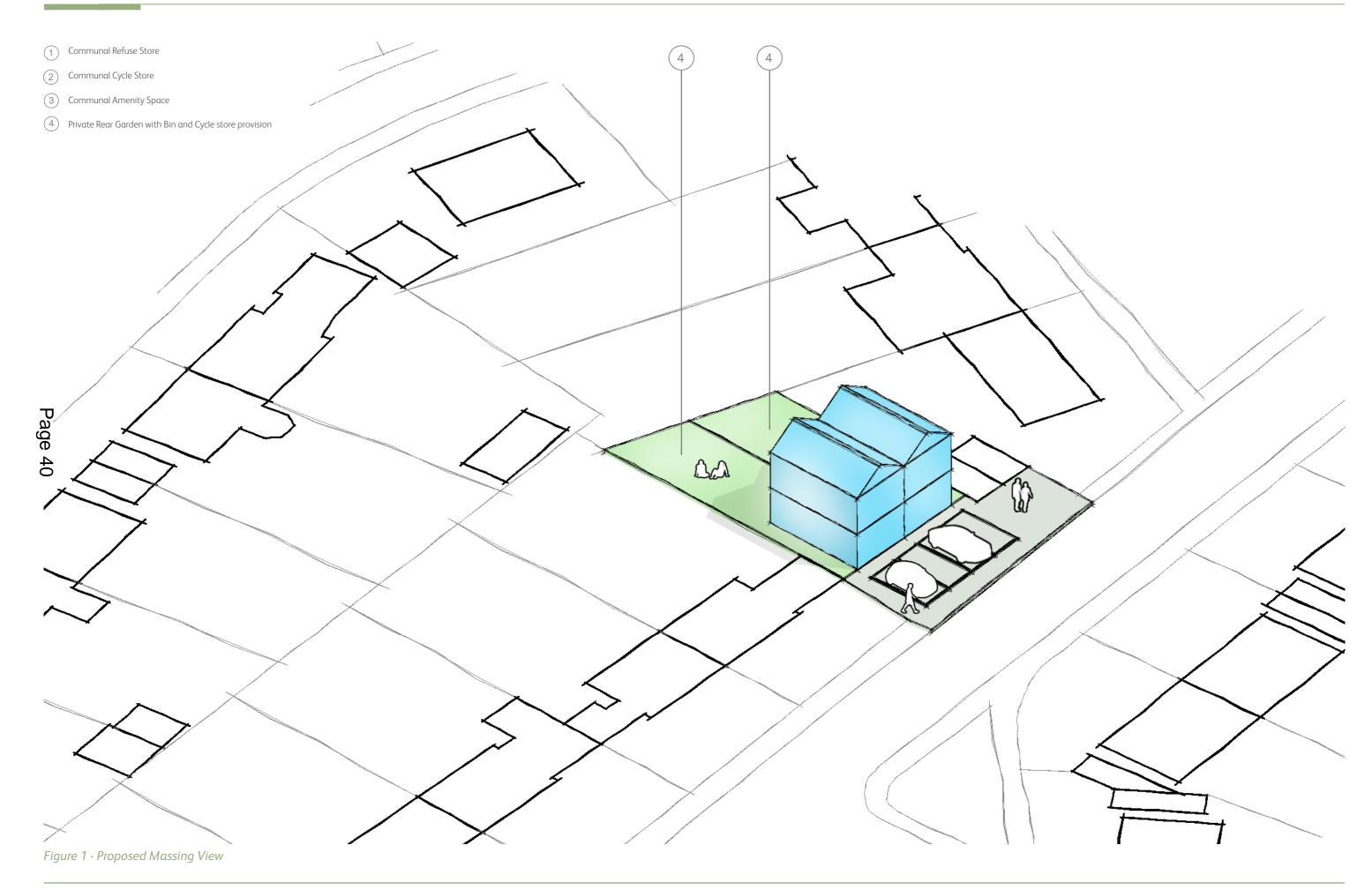
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Author	Reviewer	Date	Rev.	Notes
ВА	GA	02/06/21	P01	First Issue





KEY:

Blue line Ownership Boundary

Greenspace and Landscape

Existing Trees

Proposed Trees

Removed Trees

Pedestrian Routes

Shared Routes with Capacity for Vehicle Use

1B2P Apartment

2B3P Apartment

2B4P Apartment

1B2P House

2B3P House

2B4P House

Refuse & Cycle Store

Core & Circulation

Property Access

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

i	Describeration		Darkina *				Cycle + Was	to Ctorago			
	Dwellings		Parking *		Cycle + Waste Storage						
			Eccoy Darkin	g Standards		Commur	nal Cycle	Communal Waste			
			LSSEX FUIKII	ig standards		Essex Parking Standards		EFDC V	Vaste and Recyclir	ng Guide	
	Proposal	Proposal	Residents	Visitors	Proposal	Residents	Visitor	Refuse (1100L)	Dry Recyclables (1100L)	Kitchen Waste (180L)	
Flats 1B2P	0		1	0.25		1	1	157	157	23	
Flats 2B3P	0		2	0.25	Cyclo and	1	1	157	157	23	
Flats 2B4P	0		2	0.25	Cycle and Refuse Storage	1	1	157	157	23	
Houses 1B2P	0		1	0.25	provided in the	(1)	(0)	-	-	-	
Houses 2B3P	2		2	0.25	private rear	(1)	(0)	-	-	-	
Houses 2B4P	0		2	0.25	gardens, with	(1)	(0)	-	-	-	
			4	1	collection area	0	0	0	0	0	
Total		(1)		(4)	at the front	()	0	0	0	
1000	2	4 ⁽¹⁾	5 ⁽¹⁾			0 sqm		0 sqm			
	units	parking spaces				N	No communal cy	cle and waste p	rovision requiere	d	

^{*} No DDA parking spaces provided as not DDA units are proposed

Figure 3 - Provision Schedule

	Fi	re	Reduced Parking	Refuse			
	Access Road	Access Road Distance from train/tube station		Access Road	Containers	Carry distance	
	Width (m)	Distance (m)	(km)	Width (m)	distance (m)	(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	
FTOPOSUI	No sprinkler provision required		Eligible for Reduced Parking	No Management Refuse Strategy Required			

Figure 4 - Compliance Schedule

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





EPPING FOREST DISTRICT COUNCIL & PRISTINE LONDON

OAKLEY COURT

CAPACITY STUDY

OAKLEY COURT, LOUGHTON

IG10 2PY

JUNE 2021



Epping Forest District Council



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

Submitted by: Client: **ECD** Architects

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

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 + Was	ste Storage		
			Essex Parking Standards			Commu	nal Cycle	Communal Waste		
			LSSEX FUIKII	ig standards		Essex Parking Standards		EFDC V	Vaste and Recyclii	ng Guide
	Proposal	Proposal	Residents	Visitors	Proposal	Residents	Visitor	Refuse (1100L)	Dry Recyclables (1100L)	Kitchen Waste (180L)
Flats 1B2P	7		1	0.25		1	1	157	157	23
Flats 2B3P	0	1	2	0.25		1	1	157	157	23
Flats 2B4P	0	1	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)	-	-	-
			7	2		7	7	1099	1099	161
Total							4	2 x 1100L	2 x 1100L	2 x 180L
'5tu	7	9	9			21	sqm	15 sqm		
	units	parking spaces			39 sqm		36	sqm		

 $^{^{\}ast}$ No DDA parking spaces provided as not DDA units are proposed

Figure 3 - Provision Schedule

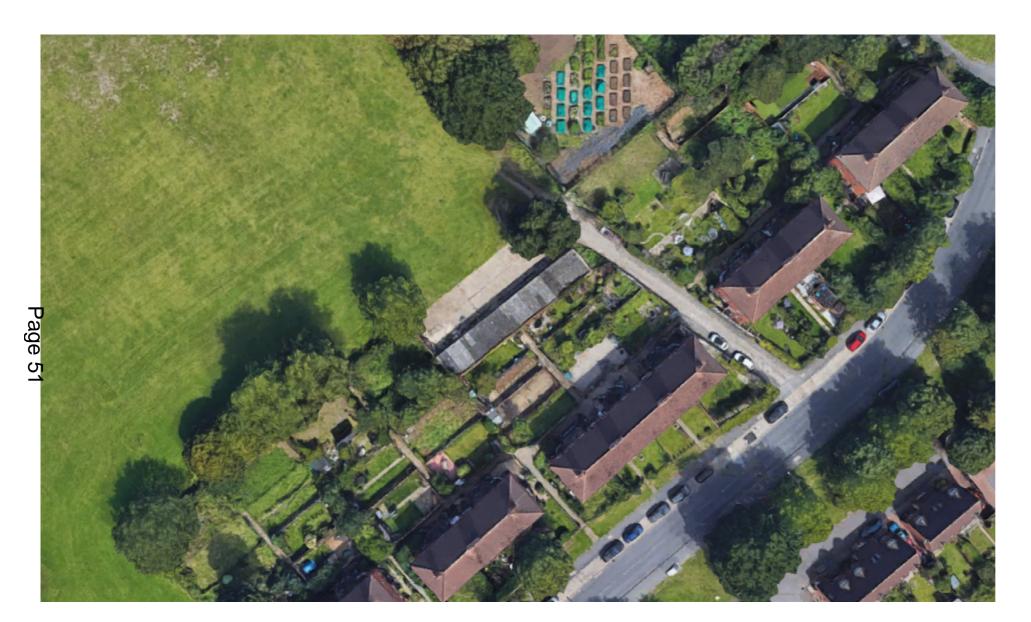
	Fire ⁽¹⁾		Reduced Parking	Refuse			
	Access Road	Road Distance from train/tube station		Access Road	Containers	Carry distance	
	Width (m) Distance (m)		(km)	Width (m)	distance (m)	(m)	
Requirement	≥ 3.70	≤ 65.00	≤ 1	≥ 4.50	≤ 10.00	≤ 25.00	
Droposal	4.89	83.70	1.93	4.89	57.7	47.7	
Proposal	Sprinkler provision 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

Figure 4 - Compliance Schedule

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





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

Client: Submitted by: Epping Forest District Council ECD Architects

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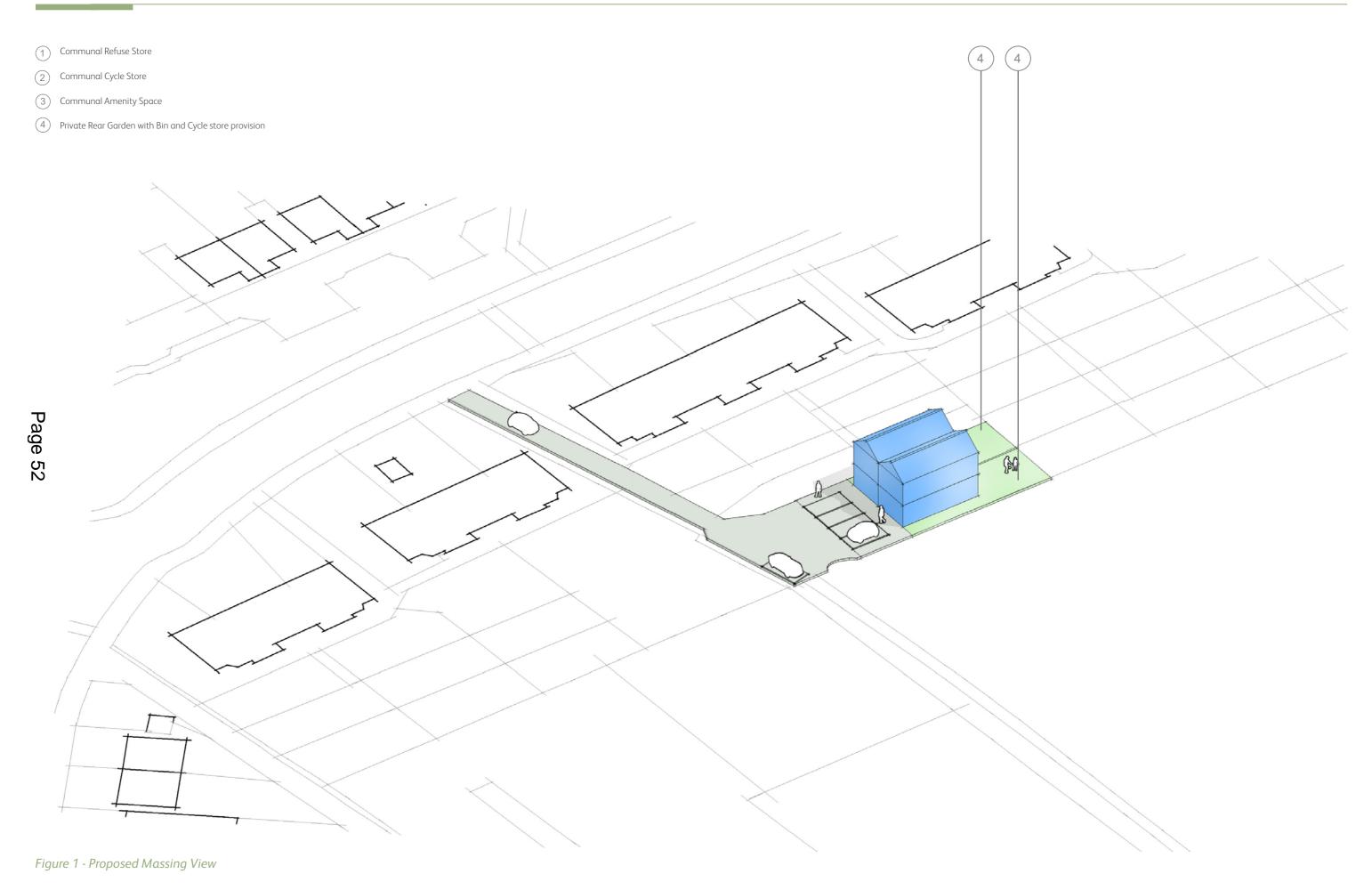
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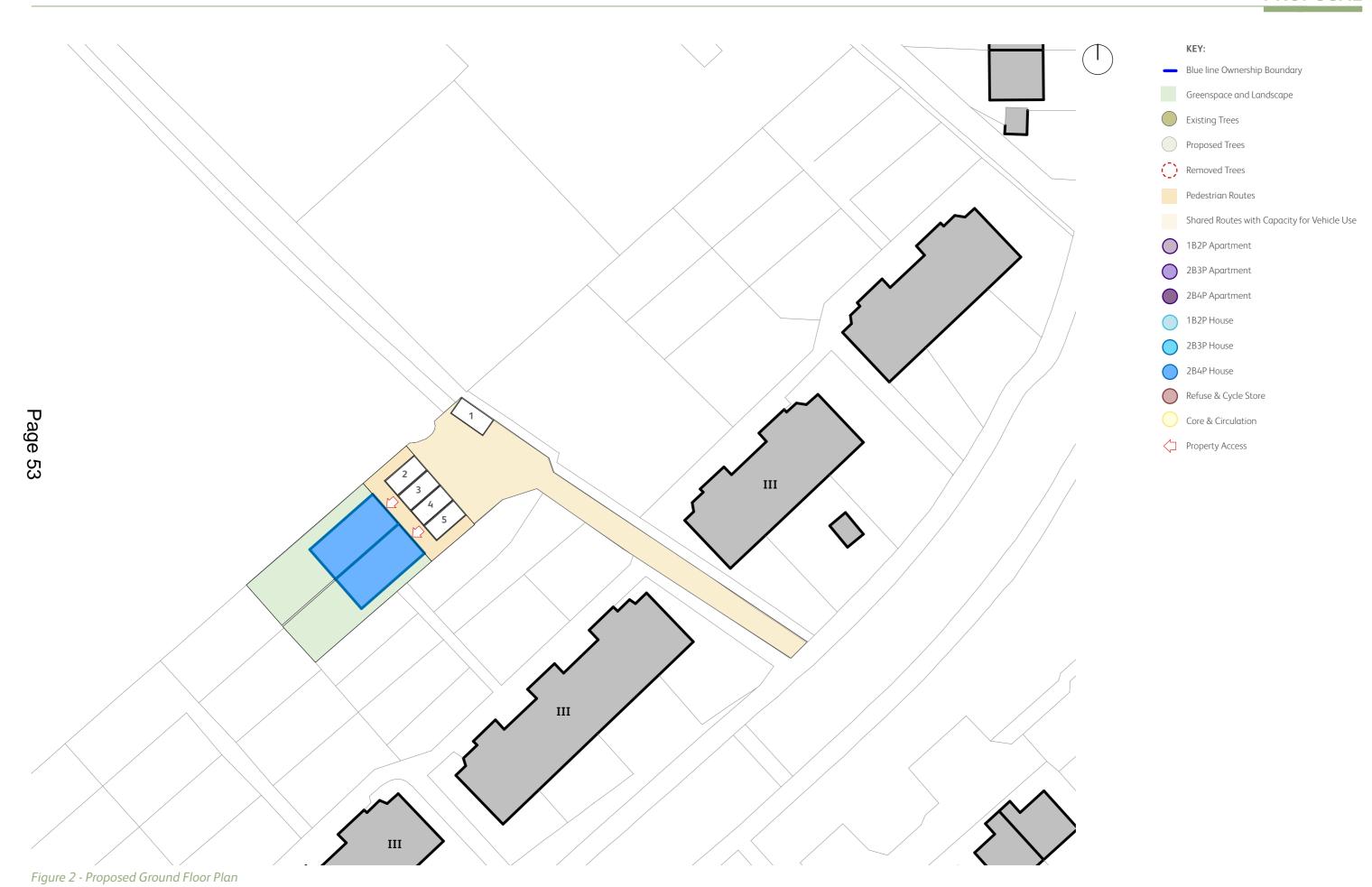
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Author	Reviewer	Date	Rev.	Notes
ВА	GA	02/06/21	P01	First Issue



Pyrles Lane A | Capacity Study | June 2021



Pyrles Lane A | Capacity Study | June 2021

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 + Was	ste Storage		
			Eccov Darkin	a Ctandards		Communal Cycle		Communal Waste		
			Essex Parking Standards			Essex Parkin	ig Standards	EFDC V	Vaste and Recyclir	ng Guide
	Proposal	Proposal	Residents	Visitors	Proposal	Residents	Visitor	Refuse (1100L)	Dry Recyclables (1100L)	Kitchen Waste (180L)
Flats 1B2P	0		1	0.25		1	1	157	157	23
Flats 2B3P	0		2	0.25	Cuelo and	1	1	157	157	23
Flats 2B4P	0		2	0.25	Cycle and Refuse Storage	1	1	157	157	23
Houses 1B2P	0		1	0.25	provided in the	(1)	(0)	-	-	-
Houses 2B3P	0		2	0.25	private rear	(1)	(0)	-	-	-
Houses 2B4P	2		2	0.25	gardens, with	(1)	(0)	-	-	-
			4	1	collection area	0	0	0	0	0
Total					at the front	(0	0	0	0
Total	2	5	5				sqm) sqm	·
	units	parkina spaces				1	No communal cy	cle and waste p	rovision requiere	d

 $^{^{\}star}$ No DDA parking spaces provided as not DDA units are proposed

Figure 3 - Provision Schedule

	Fire		Reduced Parking	Refuse			
	Access Road	ccess Road Distance (m) Distance from train/tube station		Access Road	Containers	Carry distance	
	Width (m)	Distance (III)	(km)	Width (m)	distance (m)	(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	
FTOPOSUI	Sprinkler provision required		Standard parking provision	Refuse Strategy requires further consideration			

Figure 4 - Compliance Schedule





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

Client: Submitted by: Epping Forest District Council ECD Architects

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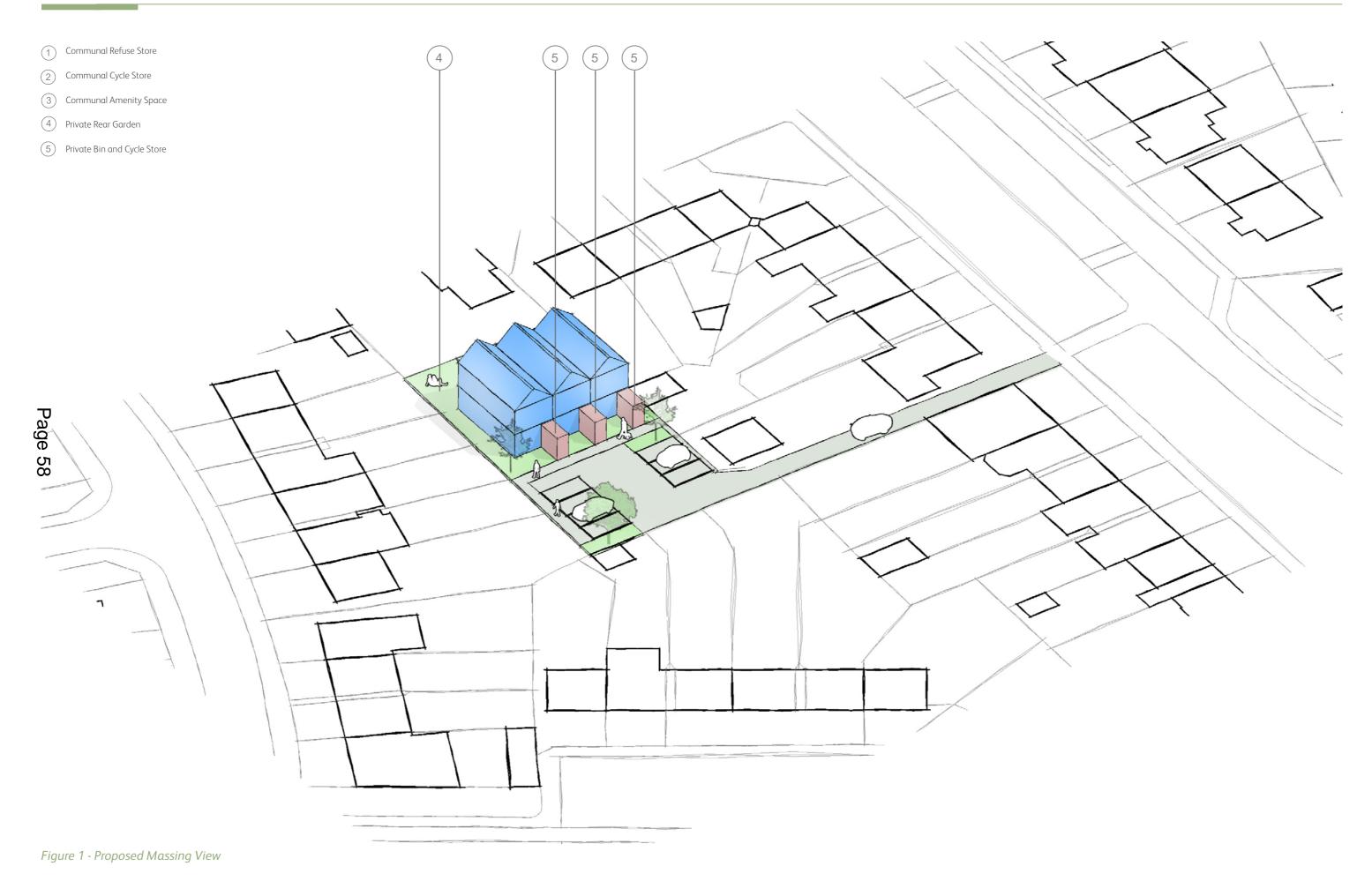
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Author	Reviewer	Date	Rev.	Notes
ВА	GA	02/06/21	P01	First Issue



Pyrles Lane B | Capacity Study | June 2021

3



Figure 2 - Proposed Ground Floor Plan

Pyrles Lαne B | Capacity Study | June 2021

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 + Was	ste Storage		
			Essex Parking Standards			Communal Cycle Essex Parking Standards		Communal Waste EFDC Waste and Recycling Guide		
	Proposal	Proposal	Residents	Visitors	Proposal	Residents	Visitor	Refuse (1100L)	Dry Recyclables (1100L)	Kitchen Waste (180L)
Flats 1B2P	0		1	0.25		1	1	157	157	23
Flats 2B3P	0		2	0.25		1	1	157	157	23
Flats 2B4P	0		2	0.25	Cycle and	1	1	157	157	23
Houses 1B2P	0		1	0.25	Refuse Storage	(1)	(0)	-	-	-
Houses 2B3P	0		2	0.25	provided	(1)	(0)	-	-	-
Houses 2B4P	3		2	0.25	individually at	(1)	(0)	-	-	-
			6	1	the front	0	0	0	0	0
Total	_	_		_		()	0	0	0
	3 units	parkina spaces		7			sqm No communal cv	0 sqm ycle and waste provision requiered		

 $^{^{\}ast}$ No DDA parking spaces provided as not DDA units are proposed

Figure 3 - Provision Schedule

	Fi	re	Reduced Parking	Refuse			
	Access Road	Distance (m)	Distance from train/tube station	Access Road	Containers	Carry distance	
	Width (m)	Distance (m)	(km)	Width (m)	distance (m)	(m)	
Requirement	≥ 3.70	≤ 45.00	<u>≤</u> 1	≥ 4.50	≤ 10.00	≤ 25.00	
Proposal	2.72 90.55		1.93	2.72	78.55	68.55	
Proposul	Sprinkler prov	rision required	Standard parking provision	Refuse Strategy requires further consider			

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

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ВА	GA 02/06/21		P01	First Issue		

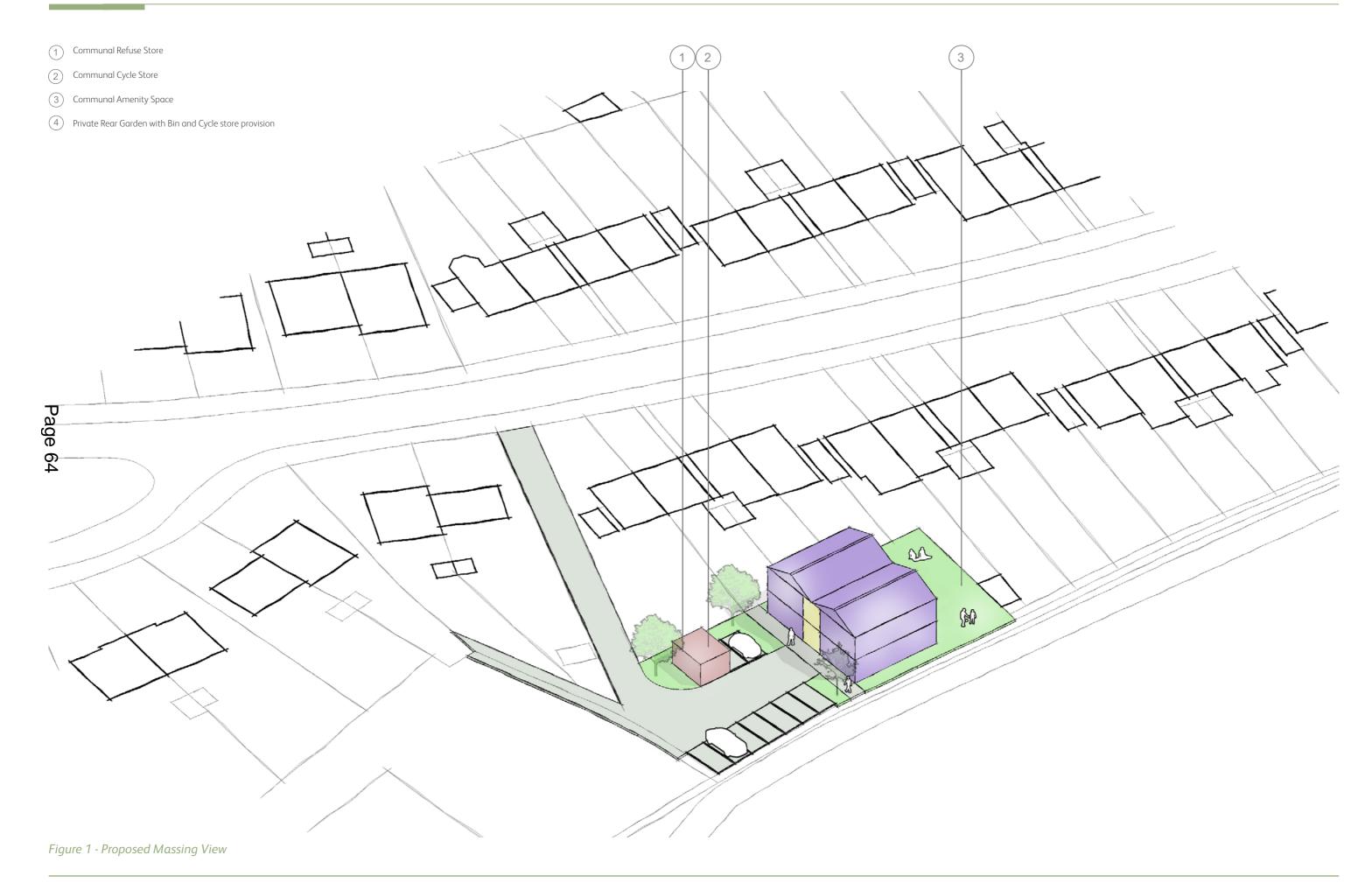




Figure 2 - Proposed Ground Floor Plan

Beechfield Walk | Capacity Study | June 2021

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 + Was	ste Storage		
			Eccov Darkin	a Ctandards		Commu	nal Cycle	Communal Waste		
			ESSEX PUIKIII	Essex Parking Standards		Essex Parkin	Essex Parking Standards		Vaste and Recyclir	ng Guide
	Proposal	Proposal	Residents	Visitors	Proposal	Residents	Visitor	Refuse (1100L)	Dry Recyclables (1100L)	Kitchen Waste (180L)
Flats 1B2P	0		1	0.25		1	1	157	157	23
Flats 2B3P	4	1	2	0.25	1	1	1	157	157	23
Flats 2B4P	0	1	2	0.25		1	1	157	157	23
Houses 1B2P	0		1	0.25		(1)	(0)	-	-	-
Houses 2B3P	0	1	2	0.25		(1)	(0)	-	-	-
Houses 2B4P	0		2	0.25		(1)	(0)	-	-	-
			8	1		4	4	628	628	92
Total					· ·	3	1 x 1100L	1 x 1100L	1 x 180L	
Total	4	9		9		12	sqm	8 sqm		
	units	parkina spaces			20 sam		20 sgm			

 $^{^{\}star}$ No DDA parking spaces provided as not DDA units are proposed

Figure 3 - Provision Schedule

	Fi	re	Reduced Parking	Refuse			
	Access Road	Distance (m)	Distance from train/tube station	Access Road	Containers	Carry distance	
	Width (m)	Distance (m)	(km)	Width (m)	distance (m)	(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	
Proposui	Sprinkler prov	rision required	Standard parking provision	Management Refuse Strategy Requi		gy Required	

Figure 4 - Compliance Schedule

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EPPING FOREST DISTRICT COUNCIL & PRISTINE LONDON

SHINGLE COURT

CAPACITY STUDY

SHINGLE COURT, WALTHAM ABBEY

EN93HF

JUNE 2021





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

Client: Submitted by: Epping Forest District Council ECD Architects

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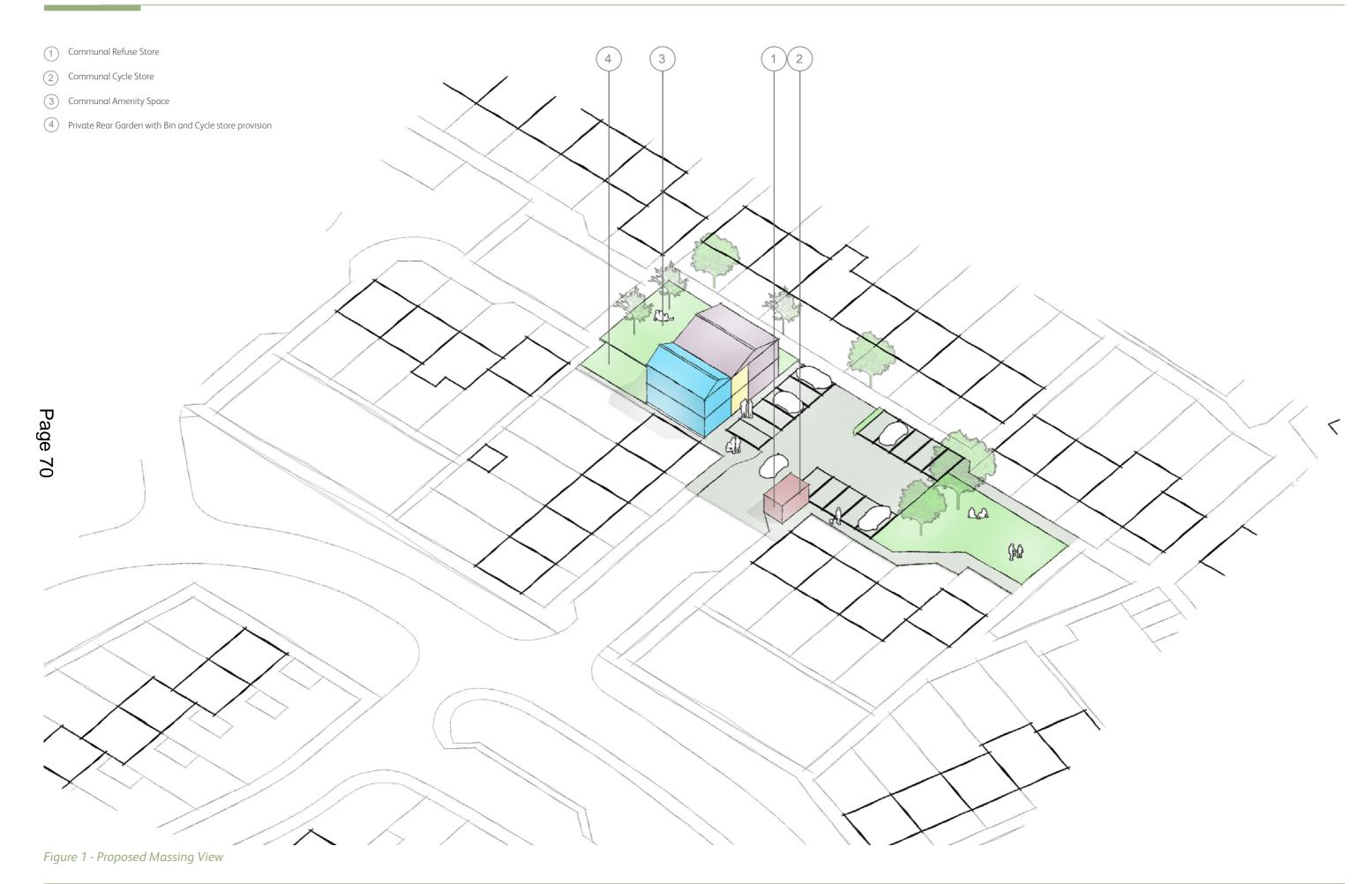
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Author	Reviewer	Reviewer Date		Notes		
ВА	GA	GA 02/06/21		First Issue		



3

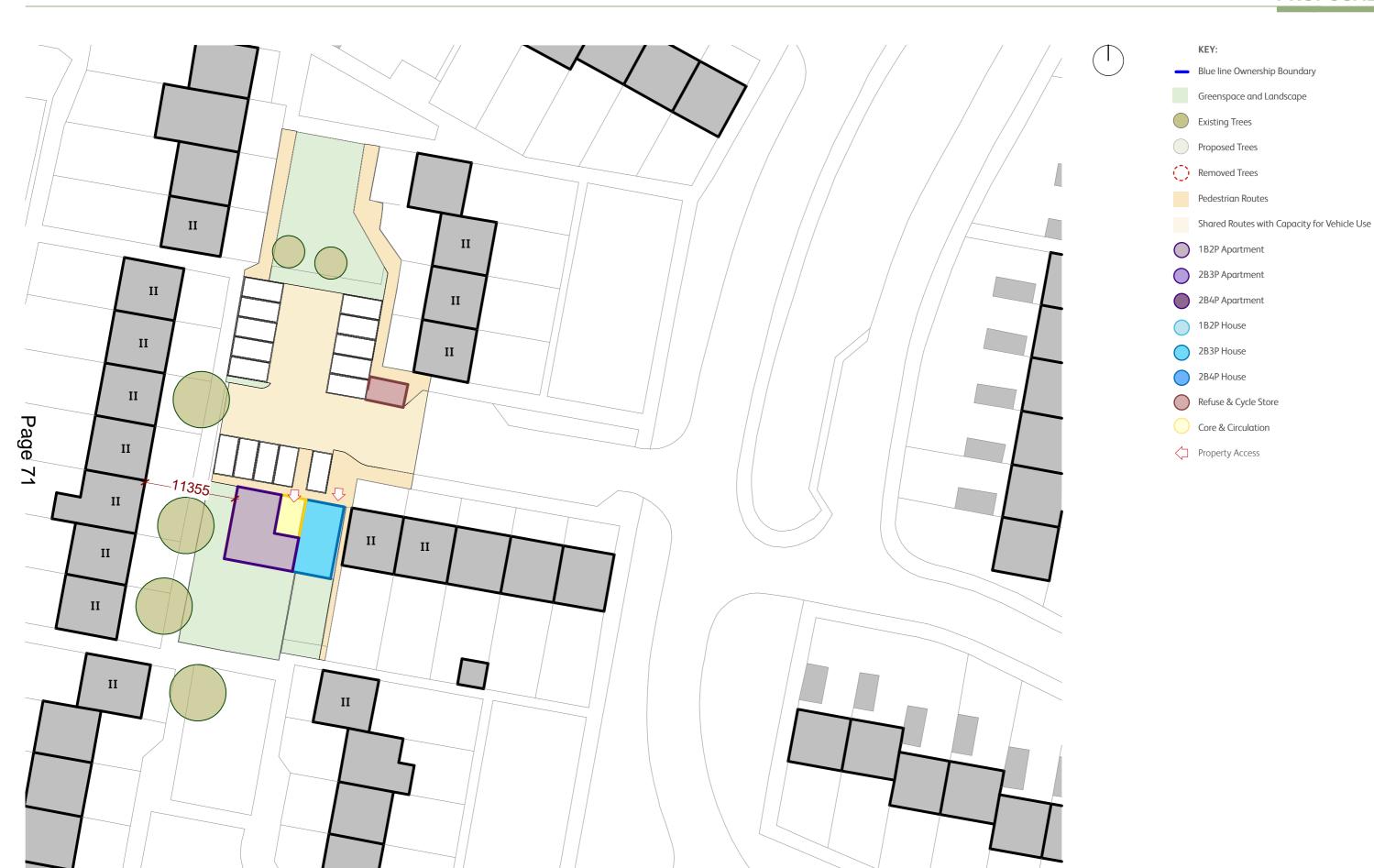


Figure 2 - Proposed Ground Floor Plan

Shingle Court | Capacity Study | June 2021

EXECUTIVE SUMMARY

Provision:

- 3no units: 2no aparments 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 + Wa	ste Storage		
			Eccov Darkin	a Standards		Communal Cycle		Communal Waste		
		(4)	Essex Parking Standards			Essex Parking Standards		EFDC V	aste and Recyclir	ng Guide
	Proposal	Proposal ⁽¹⁾	Residents	Visitors	Proposal	Residents	Visitor	Refuse (1100L)	Dry Recyclables (1100L)	Kitchen Waste (180L)
Flats 1B2P	2		1	0.25		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)	-	-	-
			4	1		2	2	314	314	46
Total							4	1 x 1100L	1 x 1100L	1 x 180L
1000	3	15	· ·	5		6 sqm		8 sqm		
	units	parking spaces			14 sqm		14	sqm		

^{*} No DDA parking spaces provided as not DDA units are proposed

Figure 3 - Provision Schedule

		Fire		Reduced Parking	Refuse			
		Access Road	Distance (m)	Distance from train/tube station	Access Road	Containers	Carry distance	
		Width (m) Distance (m)		(km)	Width (m)	distance (m)	(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 Requ			

Figure 4 - Compliance Schedule

^{(1) 10}no of existing parking spaces retained + 5no parking spaces required for the development





EPPING FOREST DISTRICT COUNCIL & PRISTINE LONDON

WRANGLEY COURT

CAPACITY STUDY

WRANGLEY COURT, WALTHAM ABBEY

EN93HF

JUNE 2021





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

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ECD Architects

Author	Reviewer	er Date		Notes
ВА	GA	02/06/21	P01	First Issue

Figure 1 - Proposed Massing View



Wrangley Court | Capacity Study | June 2021

Figure 2 - Proposed Ground Floor Plan

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 + Was	te Storage				
			Eccov Darkin	a Ctandards		Commu	nal Cycle		Communal Waste	2		
			Essex Parking Standards			Essex Parkin	ig Standards	EFDC V	Vaste and Recyclir	ng Guide		
	Proposal	Proposal ⁽¹⁾	Residents	Visitors	Proposal	Residents	Visitor	Refuse (1100L)	Dry Recyclables (1100L)	Kitchen Waste (180L)		
Flats 1B2P	0		1	0.25		1	1	157	157	23		
Flats 2B3P	0		2	0.25	Coole and	1	1	157	157	23		
Flats 2B4P	0		2	0.25	Cycle and Refuse Storage	1	1	157	157	23		
Houses 1B2P	0		1	0.25	provided in the	(1)	(0)	-	-	-		
Houses 2B3P	2		2	0.25	private rear	(1)	(0)	-	-	-		
Houses 2B4P	0		2	0.25	gardens, with	(1)	(0)	-	-	-		
			4	1	collection area	0	0	0	0	0		
Total					at the front		0	0	0	0		
Total	2	11	!	5		0	sqm	() sqm			
1	units	narkina snaces					No communal cy	cle and waste r	No communal cycle and waste provision requiered			

^{*} No DDA parking spaces provided as not DDA units are proposed

Figure 3 - Provision Schedule

	Fi	re	Reduced Parking	Refuse			
	Access Road	Distance (m)	Distance from train/tube station	Access Road	Containers	Carry distance	
	Width (m)	Distance (III)	(km)	Width (m)	distance (m)	(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	
Proposui	Sprinkler provision required		Standard parking provision	Refuse Strategy requires further consid		r consideration	

Figure 4 - Compliance Schedule

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^{(1) 6}no of existing parking spaces retained + 5no parking spaces required for the development

