



**EPPING FOREST DISTRICT COUNCIL &
PRISTINE LONDON**

BURNEY DRIVE

CAPACITY STUDY
BURNEY DRIVE, LOUGHTON
IG10 2DU

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
323 High Street,
Epping,
CM16 4BZ

Submitted by:
ECD Architects
Studio 3, Blue Lion Place
237 Long Lane
London
SE1 4PU
t:020 79397500
www.ecda.co.uk

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

PROPOSAL

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

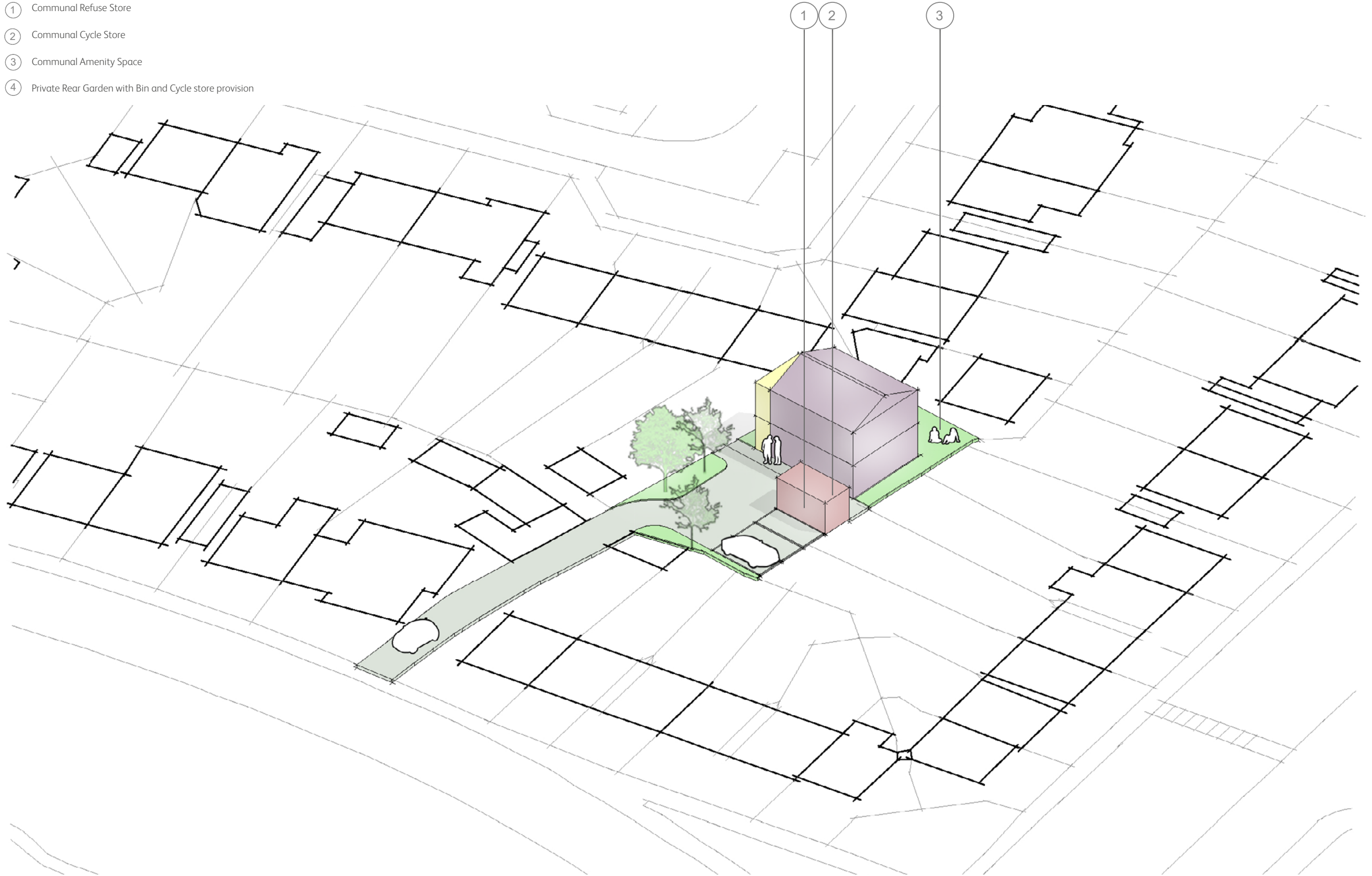


Figure 1 - Proposed Massing View



Figure 2 - Proposed Ground Floor Plan

EXECUTIVE SUMMARY

Provision:

- 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

