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**EPPING FOREST DISTRICT COUNCIL &  
PRISTINE LONDON**

**FAIRFIELD ROAD**

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**CAPACITY STUDY**  
FAIRFIELD ROAD, ONGAR  
CM5 9HJ

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JUNE 2021

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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

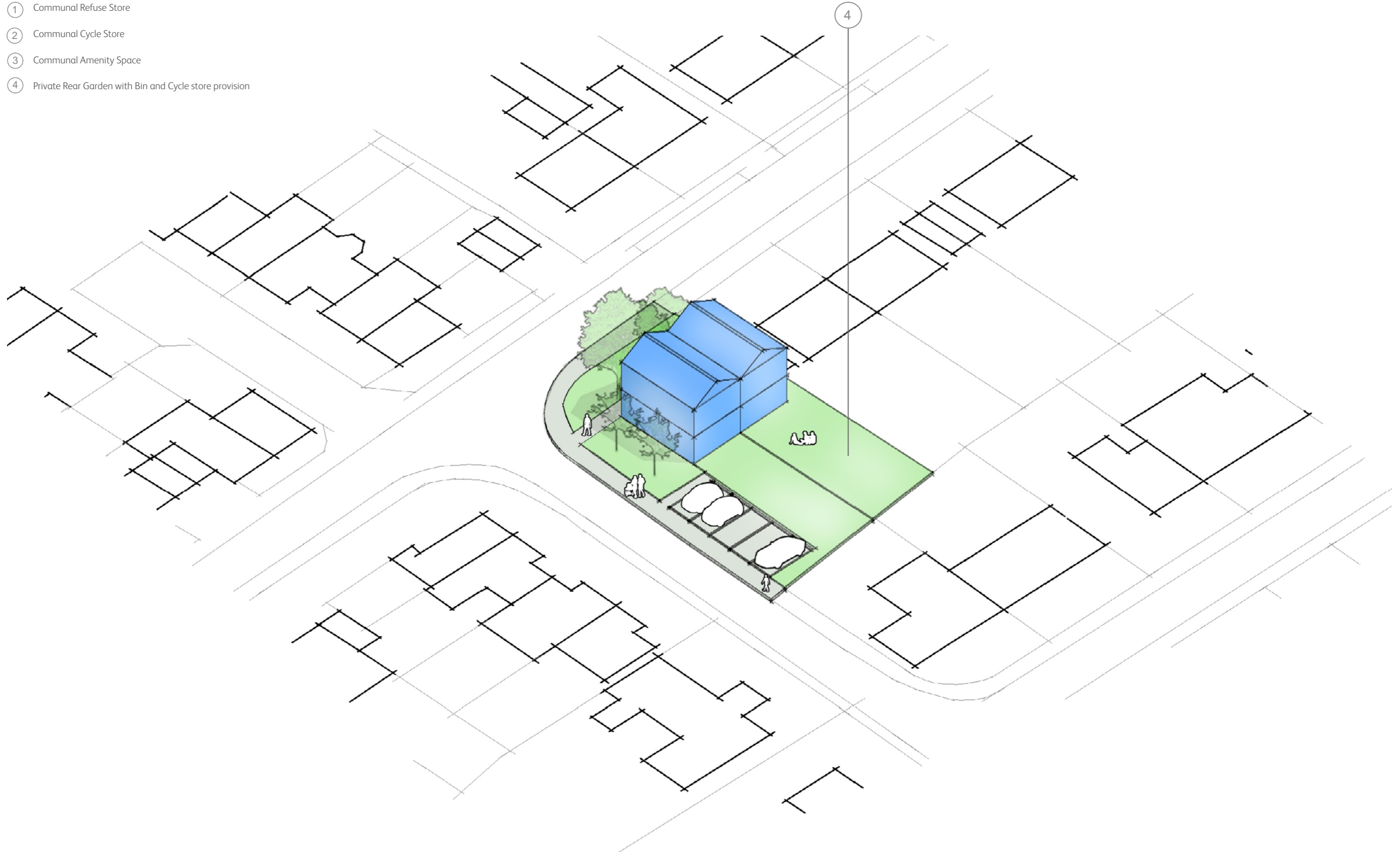


Figure 1 - Proposed Massing View



Figure 2 - Proposed Ground Floor Plan

**EXECUTIVE SUMMARY**

Provision:

- 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 <sup>(1)</sup>	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)
<b>Flats 1B2P</b>	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
<b>Flats 2B3P</b>	0		2	0.25		1	1	157	157	23
<b>Flats 2B4P</b>	0		2	0.25		1	1	157	157	23
<b>Houses 1B2P</b>	0		1	0.25		(1)	(0)	-	-	-
<b>Houses 2B3P</b>	0		2	0.25		(1)	(0)	-	-	-
<b>Houses 2B4P</b>	2		2	0.25		(1)	(0)	-	-	-
<b>Houses 2B4P</b>			4	1		0	0	0	0	0
<b>Total</b>	<b>2</b> units	<b>5</b> parking spaces	<b>5</b>		<b>0</b> 0 sqm		<b>0</b> 0 sqm			
<b>No communal cycle and waste provision required</b>										

\* 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
		<b>No sprinkler provision required</b>	<b>Standard parking provision</b>	<b>No Management Refuse Strategy Required</b>		

Figure 4 - Compliance Schedule

