



**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:
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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

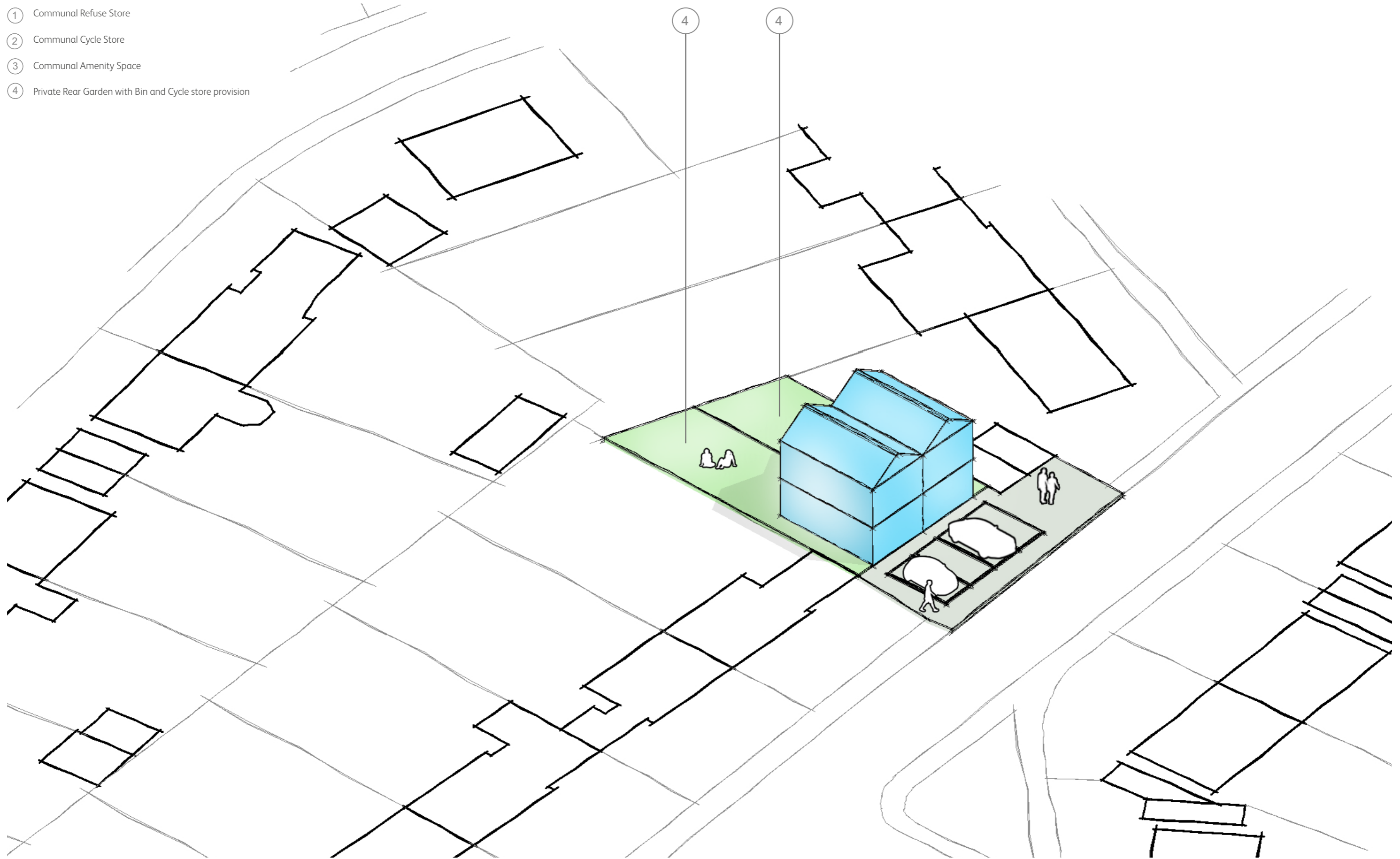


Figure 1 - Proposed Massing View



Figure 2 - Proposed Ground Floor Plan

EXECUTIVE SUMMARY

Provision:

- 2no 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	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

