



**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

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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

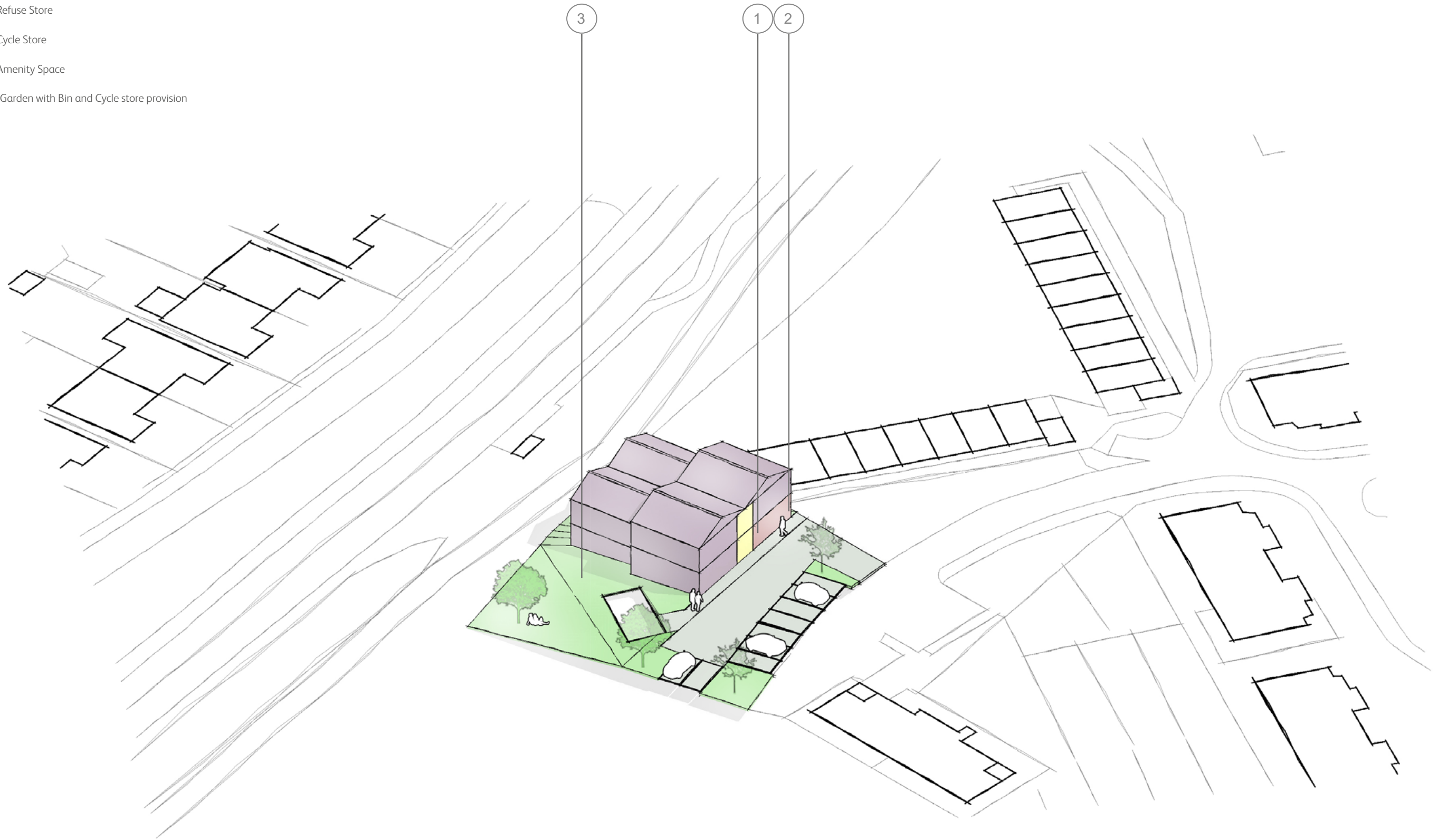


Figure 1 - Proposed Massing View



Figure 2 - Proposed Ground Floor Plan

EXECUTIVE SUMMARY

Provision:

- 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	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		39 sqm	7	7	1099	1099
						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

