

East Thames Housing / Epping Forest District Council
Housing Delivery Programme

Feasibility Report

Site: Roundhills, Waltham Abbey
Sites 4, 5, 6 and 7, EN9 1TD

Ref: IJC/dh/612.023/FR04 (rev B)

Date: June 2013

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1.0 Introduction and Confirmation of Brief

- 1.1. Pellings LLP are appointed as part of East Thames Group Technical Team in respect of delivery of Development Agent services to Epping Forest District Council for a six year housing delivery programme.
- 1.2. Following initial appraisal by EFDC, 59 sites have been identified as having possible development potential, with a further number of sites in reserve.
- 1.3. Pellings LLP have been instructed to progress feasibility studies to all 59 sites and which will assist in establishing the extent and timing of the overall programme.
- 1.4. Our instructions are in accordance with our fee tender of 13 August 2012, against the previously prepared tender documentation, and email confirmation of 9 April 2013.

2.0 Existing Site and Surroundings

- 2.1. Roundhills is a residential estate comprising a mix of two and three storey houses and flats. Two storey houses surround all four of the sites.
- 2.2. The sites are not located in a Conservation Area and they are not designated for any particular purposes in the Epping Forest District Council Combined Local Plan 1998 and Local Plan Alterations 2006. The sites do not lie in Flood Zones on the Environment Agency Flood Map.
- 2.3. The sites consist of garages with associated access and grassed/paved areas in the Roundhills Estate in Waltham Abbey.
- 2.4. Three separate sites have been outlined consisting of :
 - i. **Site 4:** 16 single garages, hard surfaced parking and access (also providing pedestrian access).
 - ii. **Site 5:** 13 single garages, hard surfaced access/turning areas (also providing pedestrian access)
 - iii. **Site 7:** 32 single garages, road and external parking space (also providing pedestrian access).
- 2.5. The sites all adjoin the highway and other boundaries are formed by adjoining housing. There are public footways within a number of the sites and the sites serve to provide pedestrian access within the estate and also from neighbouring houses to the highway.
- 2.6. Site 4 has a wide grass verge adjacent to the highway where there are a number of mature trees.

3.0 **Proposals**

3.1. Read in conjunction with drawings 612.020 SK5A, SK6 and SK7A attached at Appendix A.

3.2. The proposals are :

- Site 4 2 x 3B Houses with 7 parking spaces
- Site 5 2 x 3B Houses with 6 parking spaces
- Site 6 Retention of substation and access thereto, together with provision of 52 parking spaces
- Site 7 6 x 2B Houses with provision of 17 parking spaces.

Provision of 16 parking spaces to support site wide parking provision.

4.0 **Planning Issues and Risks**

Relevant Planning Policies/Considerations

4.1. The adopted Development Plan for Epping Forest District Council is the Combined Local Plan 1998 and Local Plan Alterations 2006.

4.2. There are no specific policies which prevent the loss of existing garages although policy ST4 (Road Safety) states that planning permission will only be granted where there will be no adverse effects on the highway, traffic congestion or harm to the character or appearance of the area. Parking spaces to meet with the Council's standards are proposed for the new dwellings.

4.3. It will be necessary to undertake a Parking Survey and to prepare a Transport Statement to demonstrate that the loss of the garages and proposed development would not cause any parking shortfalls or harm to highway conditions or the amenities of the area.

4.4. The site is located in the settlement of Waltham Abbey and the proposal would be consistent with policy CP7 which encourages the efficient use of existing built-up areas by the 'recycling of vacant, derelict, degraded and under-used land to accommodate the development' and the 're-use of urban sites, which are no longer appropriate to their existing or proposed use in the foreseeable future, for alternative land uses'.

4.5. The proposal would comply with policy H4A which states the need for a range of dwellings, including an appropriate proportion of smaller dwellings, to meet identified housing need on a site-by-site basis.

4.6. The development of small family homes with rear gardens and private and communal parking would be in keeping with the character and appearance of the area and may comply with Epping Forest's design policies and guidance.

4.7. Subject to the retention of the existing trees at Site 4, and the provision of new planting the development would comply with the Council's landscaping policies and given that the sites are not within a flood zone on the EA map there should be no insurmountable flood risk issues.

5.0 Impact/Implications of Statutory Services

5.1. We have undertaken statutory services enquiries to the following:

- Southern Gas
- Cable and Wireless
- Virgin Media
- Thames Water
- BT
- National Grid
- Scottish and Southern Energy
- Environment Agency
- UK Power Networks

5.2. Responses received to date are from Thames Water, National Grid and the Environment Agency.

5.2.1. National Grid: There is an indication that there is a possibility of low or medium gas apparatus in the vicinity. This would require relocation to facilitate development.

5.3. Thames Water: There is apparatus crossing the site. Our proposals reflect the position of these services as indicated on drawings, whilst further detailed information will be required to ascertain the exact location prior to taking any designs forward to planning application stage.

5.4. It should be noted there are a number of responses to enquiries that, at time of preparation of this report, have not yet been received.

6.0 Site Access and Buildability Issues

6.1. The site is accessed from existing site roads and there would not appear to be any particular difficulties for the normal level and size of construction traffic associated with a development of this nature.

6.2. Areas should be available for contractor's site set up and accommodation.

6.3. The site is within a primarily residential area, with also some retail elements nearby and, accordingly, any appointed contractor should use all best endeavours to act in a considerate manner and within normal working hours.

6.4. Further to initial enquiries made to EFDC, some potential contamination issues have been highlighted with use of the domestic garages, and also a former horticultural nursery. Possible contaminants in respect of the former use as a nursery are summarised and indicated within the note produced by EFDC Planning and Economic Development Directorate at Appendix E.

6.5. Possible contaminants in respect of the previous use of the garage site may include asbestos, ash and clinker, hydro-carbons from vehicle maintenance and the like.

6.6. Accordingly, suitable site investigation will need to be undertaken ahead of any proposals to take this site forward and specific recommendations made to deal with any contamination found, whether by capping or removal from site.

7.0 Neighbourly Matters and Party Walls

- 7.1. As above, the proposed development site is within a primarily residential area and the appointed contractor should act in a considerate manner. It is proposed that restrictions on working hours, noise levels, requirement for resident liaison and similar matters will be included within contract documentation.
- 7.2. From proposals on Drawing 612.020/SK6, Party Wall matters will be relevant to development, particularly of Site 7.
- 7.3. Confirmation of ownership will be required in due course.
- 7.4. Such Party Wall matters may be undertaken ahead of the build contract by direct appointment by EFDC, or included as a requirement for the contractor to deal with within the build contract. This later approach, however, would carry increased risk to programme and cost.

8.0 Proposed Procurement Route

- 8.1. It is understood that development works will be procured by way of the East Thames Housing Group existing contractor framework arrangements.
- 8.2. It is proposed that works shall be procured on a Design and Build basis with the contractors taking forward RIBA Stage D planning consent drawings into detailed design and construction delivery on site.
- 8.3. Schemes shall be designed to a set of Employer's Requirements to be subsequently confirmed but which substantially shall be formed from existing East Thames Housing Group Design Standards and Employer's Requirement documentation.
- 8.4. It is proposed that all site preparation works will be included within individual contract packages including any required demolitions, adjustment of statutory services, highways works and boundary maintenance/reinstatement/provision.
- 8.5. On completion of the feasibility studies for the whole programme, further recommendations will be made in terms of how works are packaged to ensure size of work packages are optimised for ensuring maximum economies for East Thames Housing Group and EFDC.
- 8.6. It is considered, at this stage, that this may be by way of a mix of different sized contractors dependent upon the numbers and geographical location of individual works packages.
- 8.7. Works will be administered by Pellings LLP as Employer's Agent acting in accordance with East Thames Housing Group terms of appointment and the overarching requirements of the Development Agency agreement.

9.0 Impact on Parking

- 9.1. The Council's currently adopted parking standards are contained within Essex County Council's Parking Standards Design and Good Practice Guide – September 2009. These revised standards were adopted by the Council as statutory planning guidance in February 2012.

- 9.2. Flats and houses have the same parking standard as follows:
- 1 bedroom accommodation – 1 space per dwelling
 - 2 bedroom accommodation and above – 2 spaces per dwelling
 - Visitor parking – 0.25 spaces per dwelling (rounded up to the nearest whole number)
- 9.3. Against these standards, the current proposals potentially fall short of visitor parking spaces. The site is within an area where on street parking is available.
- 9.4. Should the site move forward to planning application stages, it is recommended that travel and transport statements and assessments will be required, at which point parking provision requirements can be defined more accurately.
- 10.0 **Costs**
- 10.1. It is considered that a budget of £1,412,000 should be allowed for this scheme, inclusive of contractor design fees, but exclusive of professional fees and VAT. Please refer to Appendix F.
- 11.0 **Recommendations and Conclusions**
- 11.1. Subject to an overall lifetime cost appraisal, we conclude that these sites appear to have economic development opportunities and we recommend is considered for taking forward to planning application stage, with a view to incorporating into the overall programme.

Signed:



Pellings LLP

Date:

21st June 2013

Appendix A

Development Proposals

Drawings 612.020/SK5B, SK6A and SK7A



NOTES

Report all discrepancies, errors and omissions
Do not scale from this drawing
Do not use this drawing on site before commencing any work or
preparing shop drawings

All materials, components and workmanship are to comply with
all the relevant British Standards, Codes of Practice, and
appropriate manufacturers' recommendations that from time to
time shall apply.
For all specialist work, see relevant drawings.

This drawing and design are copyright of PELLINGS LLP

PRELIMINARY

Rev	Date	Description	Name
-	-	-	-



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Architecture & Planning ■ Building Surveying ■ Project Management ■
Cost Consultancy ■ Civil Coordination

CLIENT	East Thames HA	PROJECT	EPDC House Building Programme
TITLE	Existing Roundhills Sites	DATE	MAY 2013
LOCATION	Waltham Abbey	SCALE	1:200 @A3
		DRAWN BY	NP
		CHECKED BY	SK5
		DATE	B



PRELIMINARY

NOTES

Report all discrepancies, errors and omissions.
Do not scale from this drawing.
All dimensions are to be confirmed on site before commencing any work or preparing shop drawings.
All materials, components and workmanship are to comply with all the relevant British Standards. Codes of Practice, and appropriate manufacturers' recommendations that from time to time shall apply.
For all specialist work, see relevant drawings.

Rev Date Description

Name

Pellings

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Cost Consulting ■ Civil Consultation

Client:
East Thames HA
Proposed Roundhills Siles
Waltham Abbey

Project:
EPDC House Building Programme
Date: MAY 2013
Scale: 1:500
Drawn: NP
Checked: SK6
Approved: A



TOTALS
Site Area 0.072 Ha
2 x 3 Bed Houses @ 93 sqm
7 Parking Spaces

NOTES

Report all discrepancies, errors and omissions.
Do not scale from this drawing.
Do not construct or build on site before commencing any work or preparing shop drawings.
All materials, components and workmanship are to comply with all the relevant British Standards, Codes of Practice, and appropriate manufacturers' recommendations that from time to time shall apply.
For all specialist work, see relevant drawings.

PRELIMINARY

Rev Date Description

- - -

Name



Pellings LLP
East Thames HA
1020 8460 9144 f 020 5313 0019 e eastth@pellings.co.uk
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East Thames HA
Existing and Proposed Roundhills
Site Valhram Abbey

Architecture & Planning ■ Building Surveying ■ Project Management ■
Cost Consulting ■ Civil Coordination

PROJECT
EPDC House Building Programme
DATE MAY 2013 SCALE 1:500 @A3 DRAWN NP CHK
WORK NO 612/020/SK7 A

Appendix B

Site Photographs

Appendix B - Site Photographs

General Views to existing garages and surrounding 2 storey housing



Photograph No. 1



Photograph No. 2



Photograph No. 3



Photograph No. 4



Photograph No. 5



Photograph No. 9



Photograph No. 10



Photograph No. 11



Photograph No. 12

Appendix C

Existing Site Plan

Appendix D

Statutory Services Information



Adam Greenhalgh
pellings
24 Widmore Road
Bromley
Kent
BR1 1RY

Plant Protection
National Grid
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@nationalgrid.com
Telephone: +44 (0)800 688588

National Grid Electricity Emergency Number:
0800 40 40 80*

National Gas Emergency Number:
0800 111 999*

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.nationalgrid.com

Date: 16/05/2013
Our Ref: NL_TE_Z6_2S_26580
Your Ref: AG/DH/612023/01A - WR022

RE: Proposed Works, EN9 1TD ROUNDHILLS, LONDON

Thank you for your enquiry which was received on 07/05/2013.

Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to National Grid Electricity Transmission plc's and National Grid Gas plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.

For details of National Grid's network areas please see the National Grid website (<http://www.nationalgrid.com/uk/Gas/Safety/work/>) or the enclosed documentation.

As your works are at a "proposed" stage, any maps and guidance provided are for information only. You must submit a "Scheduled Works" enquiry at the earliest opportunity and failure to do this may lead to disruption to your plans and works. National Grid will endeavour to provide an initial assessment within 10 working days of receipt of a Scheduled Works enquiry and dependent on the outcome of this, further consultation may be required.

In any event, for safety and legal reasons works must not be carried out until a Scheduled Works enquiry has been completed and final response received.

National Grid is a trading name for:
National Grid Electricity Transmission plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2366977

National Grid is a trading name for:
National Grid Gas plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2006000

Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL's terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0845 9200 800.

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If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0121 345 1000 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

Ways to pay your bill

Credit Card	BACS Payment	Telephone Banking	Cheque
Call 0845 070 9148 quoting your invoice number starting CBA or ADS.	Account number 90478703 Sort code 60-00-01 A remittance advice must be sent to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW. or email ps.billing@thameswater.co.uk	By calling your bank and quoting: Account number 90478703 Sort code 60-00-01 and your invoice number	Made payable to 'Thames Water Utilities Ltd' Write your Thames Water account number on the back. Send to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW or by DX to 151280 Slough 13

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to National Grid Electricity Transmission plc (NGET) and National Grid Gas plc (NGG) apparatus. This assessment does NOT include:

- National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact National Grid.
- Gas service pipes and related apparatus
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on the National Grid Website (<http://www.nationalgrid.com/NR/rdonlyres/6D6525F9-59EB-4825-BA89-DBD7E68882C7/51319/EssentialGuidance.pdf>).

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to National Grid's easements or wayleaves nor any planning or building regulations applications.

NGG and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the National Grid Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

National Grid Plant Protection Team

ASSESSMENT

Affected Apparatus

The National Grid apparatus that has been identified as being in the vicinity of your proposed works is:

- Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

Requirements

BEFORE carrying out any work you must:

- Carefully read these requirements including the attached guidance documents and maps showing the location of National Grid apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

Excavating Safely - Avoiding injury when working near gas pipes:
http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf

Standard Guidance

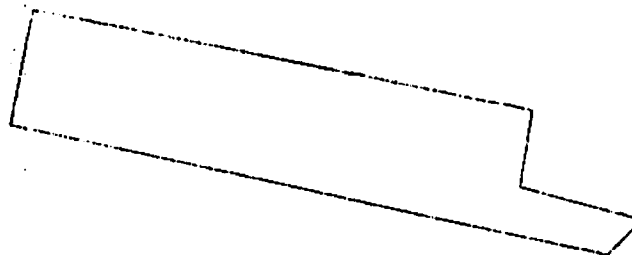
Essential Guidance document:
<http://www.nationalgrid.com/NR/rdonlyres/6D6525F9-59EB-4825-BA89-DBD7E68882C7/51319/EssentialGuidance.pdf>







General Guidance document:
<http://www.nationalgrid.com/NR/rdonlyres/55C13C4D-A1AA-4B13-BFDA-1CF59F88B326/51318/GeneralGuidance.pdf>

Excavating Safely in the vicinity of gas pipes guidance (Credit card):
<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

Excavating Safely in the vicinity of electricity cables guidance (Credit card):
<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the National Grid Website:
<http://www.nationalgrid.com/uk/Gas/Safety/work/downloads/>



ID: NL_TE_Z6_2S_26580		View extent: 361m, 196m		National Grid apparatus should not be affected		Map 1 of 1 (GAS)			
USER: wayne.ridgeway		LP MAINS		<p>This plan shows those pipes owned by National Grid Gas plc in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Gas plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p>		MAPS Plot Server Version 1.7.4			
DATE: 16/05/2013		MP MAINS							
DATA DATE: 13/05/2013		IP MAINS							
REF: AG/DH/612023/01A - WR022		LHP MAINS							
MAP REF: TQ3999		NHP MAINS							
CENTRE: 539055, 199990		<p>0m 25m Approximate scale 1:1250 on A4 Colour Landscape</p>				Requested by: pelling			
						This plan is reproduced from or based on the OS map by National Grid Gas plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886			
Valve 		Depth of Cover 		Syphon 		Diameter Change 		Material Change 	

ENQUIRY SUMMARY

Received Date

07/05/2013

Your Reference

AG/DH/612023/01A - WR022

Location

Centre Point: 539055, 199990

X Extent: 116

Y Extent: 44

Postcode: EN9 1TD

Location Description: EN9 1TD ROUNDHILLS, LONDON

Map Options

Paper Size: A4

Orientation: LANDSCAPE

Requested Scale: 500

Actual Scale: 1:1250 (GAS)

Real World Extents: 361m x 196m (GAS)

Recipients

pprsteam@uk.ngrid.com

Enquirer Details

Organisation Name: pelling

Contact Name: Adam Greenhalgh

Email Address: bromley@pelling.co.uk

Telephone: 0208 460 9114

Address: 24 Widmore Road, Bromley, Kent, BR1 1RY

Description of Works

SITE DEVELOPMENT PLANNED . PLANS REQUIRED

Enquiry Type

Proposed Works

Activity Type

General Excavation

Work Types

Work Type: Non-invasive Works (existing infrastructure)

creating a better place



Environment
Agency

Adam Greenhalgh
Pellings LLP
24 Widmore Road
Bromley
Kent
BR1 1RY

Our ref: NE/2013/117826/01-L01
Your ref: AG/dh/612.023/01H
Date: 22 May 2013

Dear Adam

Pre-development enquiry for site EX753407 at Roundhills, Waltham Abbey.

Thank you for sending us your enquiry. We appreciate the opportunity to comment on schemes early on so that any issues can be addressed before the planning application stage. We would not expect to be consulted on an application for a residential scheme at this site.

As the site is under a hectare in size and in Flood Zone 1, Epping Forest council are responsible for flood risk at this site. Any development should maximise the use of Sustainable Drainage Systems (SuDS) and achieve a greenfield runoff rate. I have attached our SuDS guidance, which includes the SuDS hierarchy (on page four) for you to use. You should use the hierarchy in a descending order to determine which techniques will be used on site. Any obstacles to the use of the most sustainable technique will have to be fully justified. Infiltration techniques may be difficult to accomplish given that the site is underlain by London Clay. The use of SuDS is supported by Epping Forest Local Plan policy U3B.

Any development will also have to fully incorporate water efficient technology. Techniques such as low flow/aerated taps, dual flush toilets, rainwater harvesting and efficient appliances should be used. You should aim to achieve 105 litres per head per day, equivalent to levels 3/4 of the Code for Sustainable Homes. This can be done at little extra cost and can do a lot to reduce overall demand. Doing this is in line with Epping Forest Local Plan policy CP5.

Please feel free to contact me if you have any questions.

Yours sincerely

Jean-Pascal Beecroft
Sustainable Places Planning Advisor

Direct dial 01707 632392
e-mail SPHatfield@environment-agency.gov.uk





The width of the displayed area is 200m and the centre of the map is located at OS coordinates 539078,200049

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office. License no. WU291557 Crown Copyright Reserved.



ALS Water Map Key

Water Pipes (Operated & Maintained by Thames Water)

	Distribution Main: The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
	Trunk Main: A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
	Supply Main: A supply main indicates that the water main is used as a supply for a single property or group of properties.
	Fire Main: Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
	Metered Pipe: A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
	Transmission Tunnel: A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
	Proposed Main: A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER

Up to 150mm (6")
150mm (6") - 225mm (9")
225mm (9") - 300mm (12")
300mm (12") - 375mm (15")
375mm (15") - 450mm (18")
450mm (18") - 525mm (21")
525mm (21") - 600mm (24")
600mm (24") - 675mm (27")
675mm (27") - 750mm (30")
750mm (30") - 825mm (33")
825mm (33") - 900mm (36")
900mm (36") - 975mm (39")
975mm (39") - 1050mm (42")
1050mm (42") - 1125mm (45")
1125mm (45") - 1200mm (48")
1200mm (48") - 1275mm (51")
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Appendix E

Information on Possible Contamination

Ian Collins

From: John Hayes [JHayes@eppingforestdc.gov.uk]
Sent: 04 June 2013 10:23
To: Ian Collins
Cc: Neal Penfold; Adam Greenhalgh; Georg Herrmann (Georg.Herrmann@east-thames.co.uk); Zaeda Gul; Paul Pledger
Subject: FW: EFDC House Building Programme
Attachments: EFDC Horticultural Nurseries.doc

Ian

'Previous correspondence' refers to the email below that was sent out back in March (see below). Neal was included, but yourself and Adam was missed. Sorry.

I believe that all sites on the Primary List have now been commented upon.

Regards,

John

From: Jane Gravelle
Sent: 18 March 2013 15:42
To: John Hayes
Cc: Zaeda Gul; Paul Pledger; npenfold@pellings.co.uk; Georg Herrmann (Georg.Herrmann@east-thames.co.uk)
Subject: RE: EFDC House Building Programme

John

I have had a quick look and all sites have been identified as potentially contaminated from the following uses:

a) Roundhills, Waltham Abbey (the former Red Cross site)

- Former Horticultural Nursery (see attached leaflet)
- Domestic Garages
 - Made Ground (asbestos cement, ash & clinker, tarmac)
 - car repairs/maintenance (hydrocarbons etc)
 - broken asbestos roofing

b) Roundhills (site 4) opposite 198 Roundhills.

- Former Horticultural Nursery (see attached leaflet)
- Domestic Garages
 - Made Ground (asbestos cement, ash & clinker, tarmac)
 - car repairs/maintenance (hydrocarbons etc)
 - broken asbestos roofing

c) Roundhills (site 5) rear of 89-95 Roundhills.

- Former Horticultural Nursery (see attached leaflet)
- Domestic Garages
 - Made Ground (asbestos cement, ash & clinker, tarmac)
 - car repairs/maintenance (hydrocarbons etc)
 - broken asbestos roofing

d) Roundhills (site 6) between 15-17 Greenleas.

- Former Horticultural Nursery (see attached leaflet)
- Domestic Garages
 - Made Ground (asbestos cement, ash & clinker, tarmac)

- car repairs/maintenance (hydrocarbons etc)
 - broken asbestos roofing
- Electric Sub Station (Transformer oils & PCBs)

e) Roundhills (site 7) between 79-81 Roundhills

- Former Horticultural Nursery (see attached leaflet)
- Domestic Garages
 - Made Ground (asbestos cement, ash & clinker, tarmac)
 - car repairs/maintenance (hydrocarbons etc)
 - broken asbestos roofing

f) Harveyfields, Waltham Abbey

- All Garage sites located within 250m of gassing landfill site (Townmead) with potential pathways via underlying Taplow Gravel and sewer bedding.
 - Landfill Gases
- All sites former domestic garage use
 - Made Ground (asbestos cement, ash & clinker, tarmac)
 - car repairs/maintenance (hydrocarbons etc)
 - broken asbestos roofing
- All sites potential pesticides in underlying gravel aquifer (migrating from PBI site, elevated concentrations found during investigation of 1 Cartersfield Road)

Additionally:

- Site to rear of 10A-12A Harveyfields:
 - onsite infilled pond
 - offsite former horticultural nursery, engineering works, industrial works with underground tanks to S and E
- Site between 12A and 11 Harveyfields:
 - offsite horticultural nursery, engineering works, industrial works with underground tanks to S
 - offsite electric sub station (transformer oils & PCBs) and Fire/ambulance Station below ground fuel tanks to East.

There could also be other potentially contaminating uses (I would have to check historic planning records etc)

Let me know if you have any queries or require any additional information.

Regards

Jane Gravelle
x4036

From: John Hayes
Sent: 18 March 2013 14:32
To: Jane Gravelle
Cc: Zaeda Gul; Paul Pledger; npenfold@pellings.co.uk; Georg Herrmann (Georg.Herrmann@east-thames.co.uk)
Subject: FW: EFDC House Building Programme

Hi Jane

Further to my email below and our telephone conversation from earlier today, I wish to confirm the following:

1) I recognise that you have commenced the preparation of a contamination schedule. However, I can confirm that there is no desperate hurry to finalise the said schedule.

Appendix F

Cost Build-up

Roundhills Garage Site, Waltham Abbey
Indicative Estimate of Cost
for East Thames HA

Pellings

03 June 2013

Gross Internal floor area	m2	ft2
Affordable Flat Units	0	0
Allowance for communal space @ 20%	0	0
Affordable House Units	834	8,977
TOTAL GIA	834	8,977

Item	Element	Qty Unit	Rate £/unit	Total £
1.0 Demolition				
1.1	Demolition of existing garages	805 m ²	40	32,000
1.2	Allowance for removal of asbestos	61 nr	300	18,000
	Sub-total		say	50,000
2.0 Affordable Flat units (xxnr units)				
2.1	Flats Private areas	0 m ²	1,400	0
2.2	Flats communal areas (20% allowed)	0 m ²	900	0
	Sub-total		say	0
3.0 Affordable House units (10nr units)				
3.1	House areas	834 m ²	1,250	1,043,000
	Sub-total		say	1,040,000
4.0 Abnormals / E/o and External Works				
4.1	Private gardens (incl. fencing)	2,000 m ²	40	80,000
4.2	Communal Gardens	0 m ²	30	Incl.
4.3	Access road, parking and turning	1,100 m ²	65	72,000
4.4	Pedestrian paving	0 m ²	50	Incl.
4.5	Cross over / highways adaptations	1 item	40,000	40,000
4.6	Allowance for contaminated ground	1 item		Excl.
4.7	Boundary treatment (fencing/walls) 4.8	620 m	160	99,000
4.8	Allowance for achieving CfSh Level 4	10 nr	3,000	30,000
	Sub-total		say	182,000
INDICATIVE CONSTRUCTION COST		£/m2	£/ft2	
		1,525	142	1,272,000
CONTINGENCY @ 5%				64,000
CONTRACTORS DESIGN FEES @ 6%				76,000
TOTAL INDICATIVE CONSTRUCTION COST		1,693	157	1,412,000

Clarifications and Assumptions

Estimate based on Pellings Feasibility drawings and standard specifications

GIA is approximate due to early stage of design

Costs are based on a Q1 2014 start on site

Costs are based on a Single Stage Competitive D&B procurement route

Costs are based on a Contractor 'best programme' contract period

All units assumed to achieve Code for sustainable Homes Level 4

Cost include for Preliminaries and OH&P @ 7%

It is assumed that a traditional construction (concrete strip foundations, brick/block walls, timber floor structure, sloped tiled roofs) will be used

Contractors design fees are based upon appointment with planning consent under JCT D&B contract

Assumed no Party Wall or Rights of Lights issues

Exclusions

Clients professional fees (including statutory fees)

VAT

Excludes any off-site works

Provision of loose fittings and furnishings

Costs of compliance of any conditions imposed by TFL or other statutory bodies

Costs of Section 106, S108, S278 Agreement(s) or Community Infrastructure Levy charges