

East Thames Housing / Epping Forest District Council
Housing Delivery Programme

Feasibility Report

Site: Harveyfields EN9 1HP

Contents

1. Introduction and Confirmation of Brief
2. Existing Site and Surroundings
3. Proposals
4. Planning Issues and Risks
5. Impact/Implications of Statutory Services
6. Site Access and Buildability Issues
7. Neighbourly Matters and Party Walls
8. Proposed Procurement Route
9. Impact on Parking
10. Costs
11. Recommendations and Conclusions

Appendices

- A: Development Proposals – Drawing 612.020/SK4A
- B: Site Photographs
- C: Existing Site Plan
- D: Statutory Services Information
- E: Cost Build-up

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. The site lies in a residential area comprising two and three storey houses and flats. There are two storey houses with individual gardens on King George Road and there are three storey flats with communal amenity areas on Harveyfields.
- 2.2. The site is not located in a Conservation Area and it is not designated for any particular purposes in the Epping Forest District Council Combined Local Plan 1998 and Local Plan Alterations 2006. The site does not comprise any Listed Buildings. It is not located in a Flood Zone on the Environment Agency Flood Map.
- 2.3. The site is 35m in length and 25m in width and it comprises 40 single garages on hardstanding. The site is adjoined by the highway (Harveyfields on the west and north sides and King George Road on the east side) and the garden of a house on its southern side.
- 2.4. Vehicular access to the site is from Harveyfields to the west, there being bollards on the boundary with King George Road on the eastern side.

3.0 Proposals

- 3.1. Read in conjunction with Drawing 612.020/SK4A attached at Appendix A.
- 3.2. The proposal is for the demolition of the existing garages and the erection of a three storey block of affordable flats. The new building would be sited approximately in the centre of the site with 15 surface level parking spaces and soft landscaped areas also being provided. The car parking spaces would be accessible from Harveyfields (north) and King George Road (west). Details of design and appearance, access and materials would be submitted with a full planning application.

4.0 Planning Issues and Risks

- 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. It will be necessary to undertake a Parking Survey/Transport Statement to demonstrate that the loss of the garages would not cause any harm to the amenities or safety of the area.
- 4.3. The site is located in the settlement of Waltham Abbey and the proposal would be consistent with policy H2 which states the Council's aim to deliver at least 70% of all new housing on previously developed sites. Policy CP7 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.'
- 4.4. 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. The need for small dwellings is also identified in the Council's Strategic Housing Market Assessment which calls for the provision of a higher proportion of smaller housing in the delivery of affordable housing in the Borough.
- 4.5. A three storey flatted development could potentially be appropriate and may comply with Epping Forest's design policies and guidance. There are three storey flatted developments in the vicinity and the proposal would not cause any significant harm to the appearance or amenities of the area. No trees would be affected and there would be no increased risk of flooding.

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, UK Power Networks and Cable and Wireless.
- 5.3. UKPN – there is no indication of any primary cables affecting the developable area of the site.
- 5.4. Thames Water – there is no indication of any Thames Water apparatus affecting the site.
- 5.5. Cable and Wireless – Cable and Wireless have indicated that they have no apparatus on the site.

- 5.6. 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 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 previous use of the domestic garages, and also adjacent to a landfill site.
- 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 and to deal with any gasses.

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/SK4A, we do not consider that the Party Wall Act would be invoked.

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 existing arrangement comprises of 4 terraces of 40 garages (total), with additional informal street parking.
- 9.2. Proposals are to introduce 15 parking spaces to support 9 new units of accommodation.
- 9.3. 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.
- 9.4. 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)
- 9.5. 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.
- 9.6. 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 £1,113,000.00 should be allowed for this scheme, inclusive of contractor design fees, but exclusive of professional fees and VAT. Please refer to build-up at Appendix E.

11.0 **Recommendations and Conclusions**

- 11.1. Subject to an overall lifetime cost appraisal, we conclude that this site appears 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:



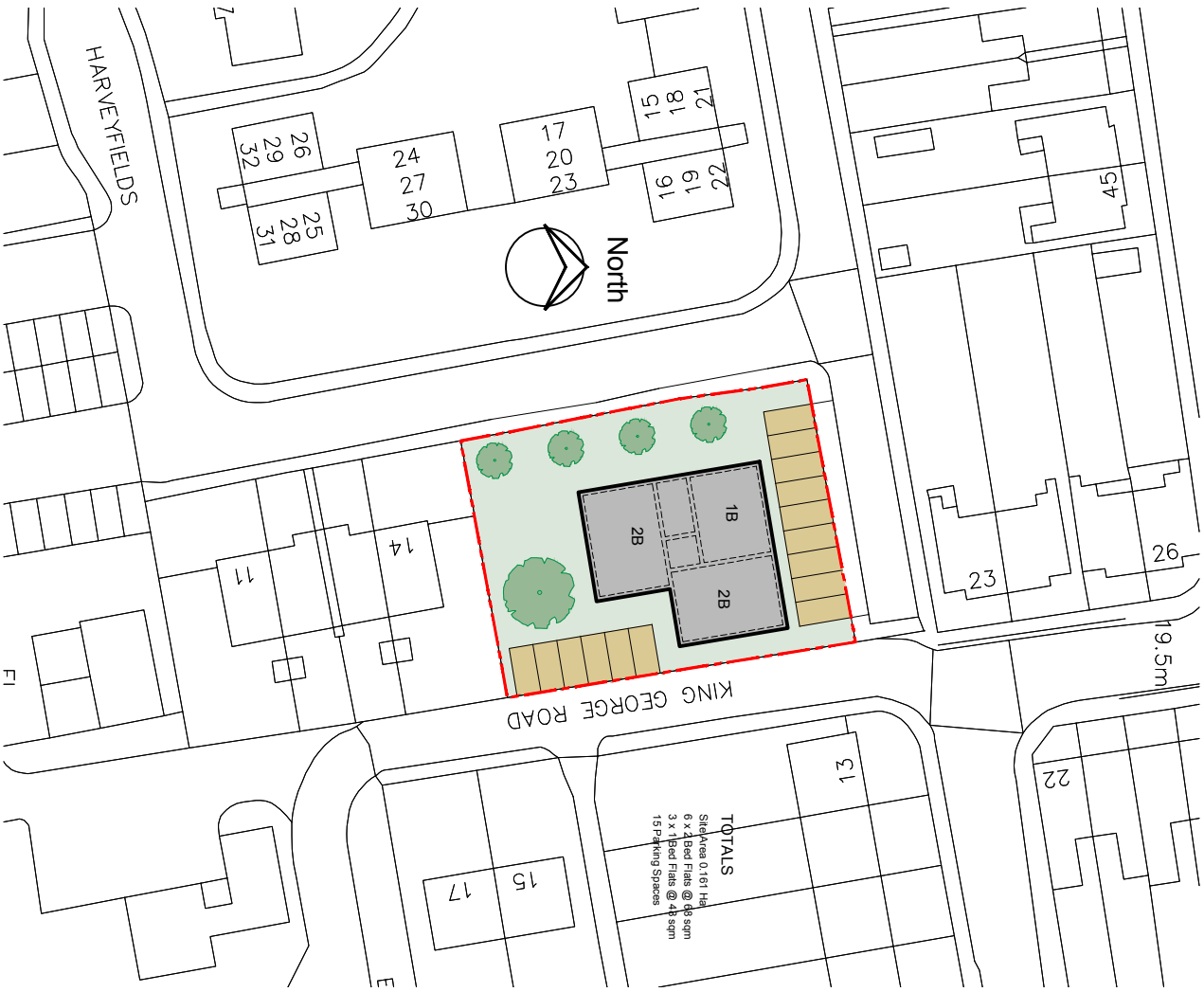
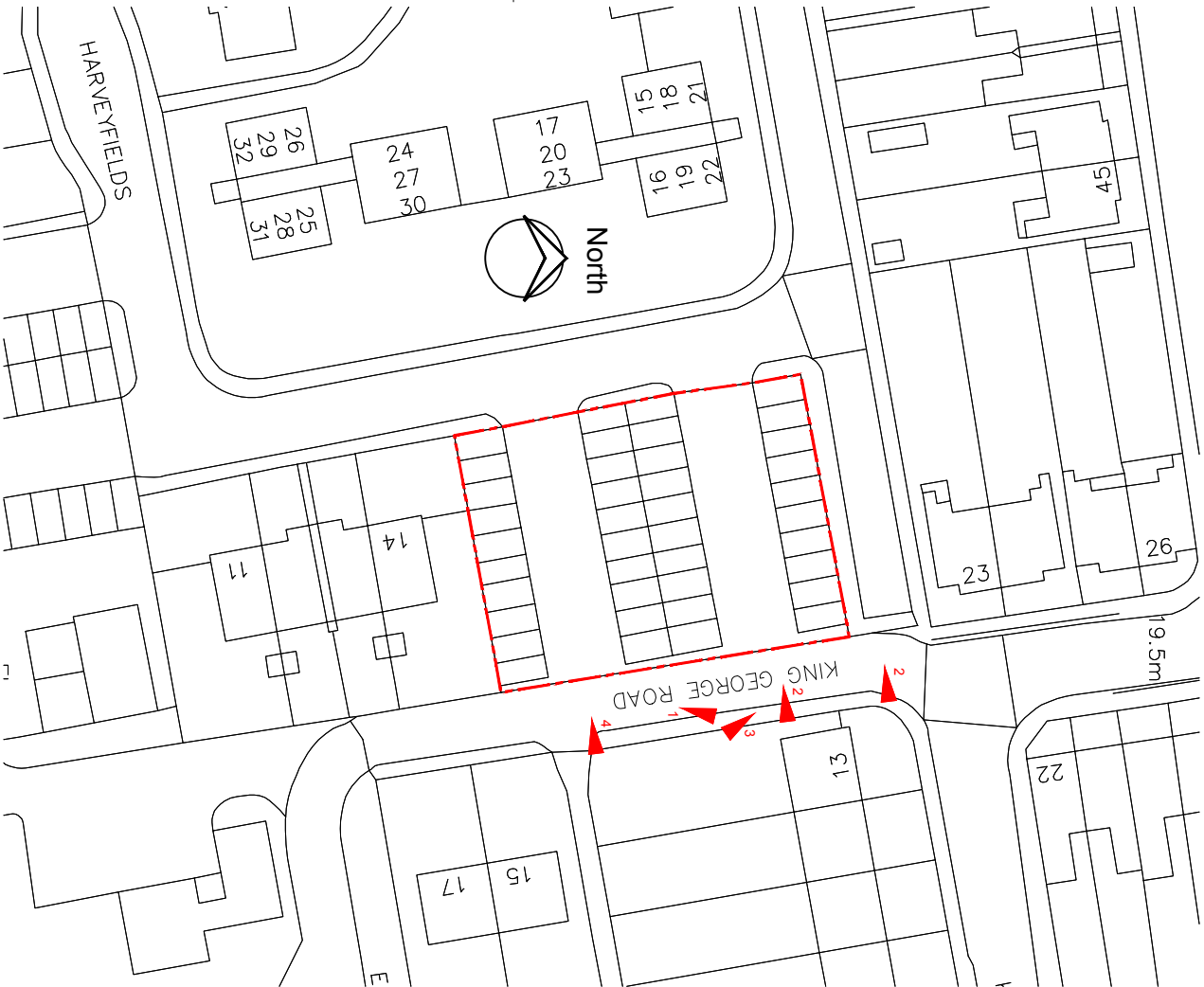
Date:

24th April 2013

Pellings LLP

Appendix A

Development Proposals – Drawing 612.020/SK4A



NOTES

Report all discrepancies, errors and omissions
Do not scale from this drawing
This drawing is for information only and should not be used for any other purpose without the written consent of Pellings Ltd

PRELIMINARY

Rev Date Description

Name

Pellings

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www.pellings.co.uk

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

CLIENT	EAST THAMES HA	PROJECT	EPDC House Building Programme
TITLE	Harvefields Site	DATE	MAR 2013
WORTHINGTON	Waltham Abbey	SCALE	1:500 @A3
		DRAWN BY	NP
		CHECKED BY	NP
		DATE	612/020/SK4
		STATUS	A

Appendix B

Site Photographs

Appendix B - Site Photographs

General views to garages and surrounding residential use



General views to garages and surrounding residential use

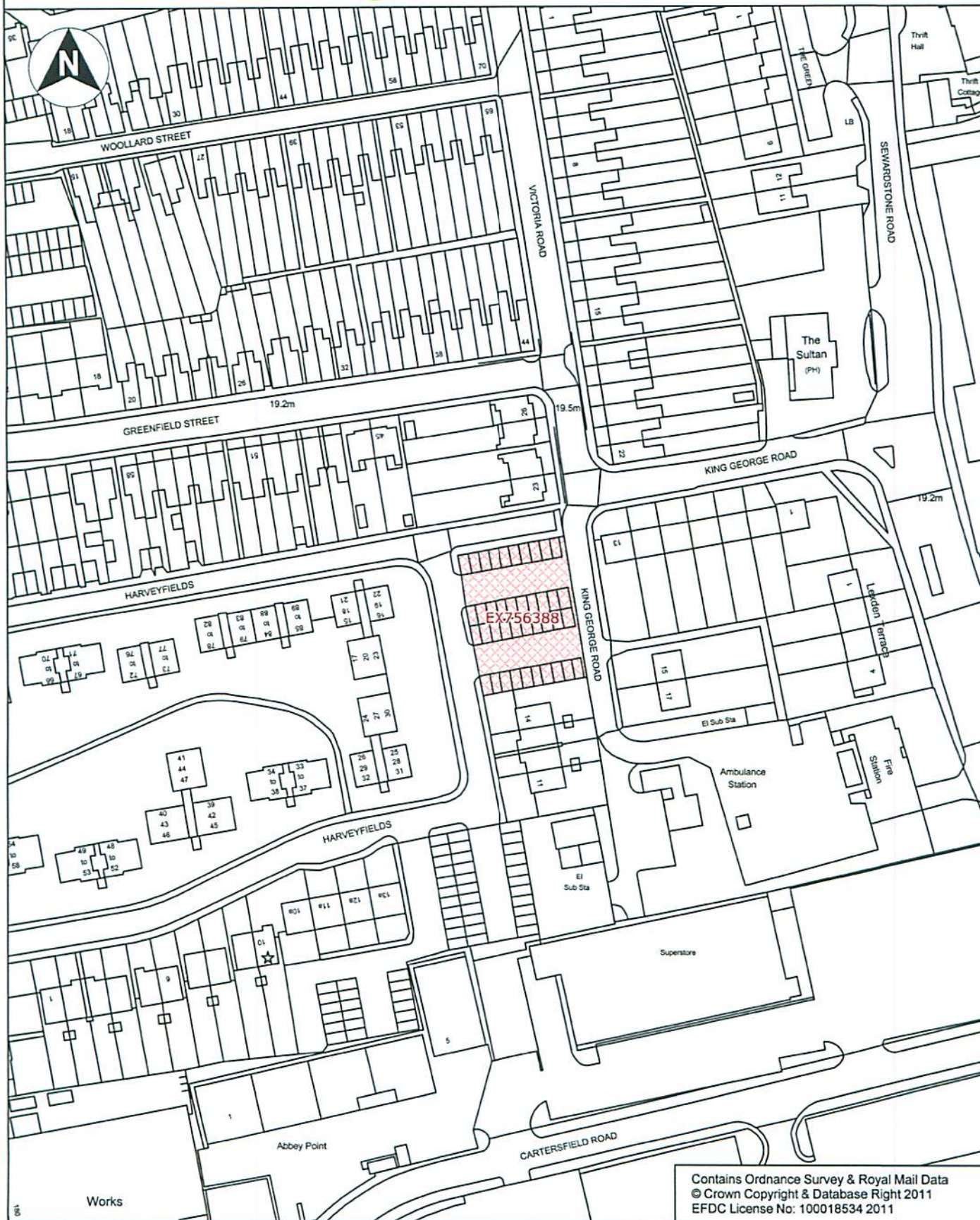


General views to garages and surrounding residential use



Appendix C

Existing Site Plan



Contains Ordnance Survey & Royal Mail Data
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Directorate of Environment & Street Scene
Civic Offices
High Street
Epping, Essex,
CM16 4BZ
Tel. 01992 564000

Project
Potential Site for Council House
Building Program

Drawing No.
201206014 - T

Content
Harveyfields
Waltham Abbey

Date
04/07/12
Scale
1:1250 @ A4
Drawn By
Robert Irwin

Appendix D

Statutory Services Information

From: Bromley General
Sent: 13 March 2013 08:52
To: Adam Greenhalgh
Subject: FW: AG/srs/612.020/L02B; Site of 40 Garages adjacent to No. 14 Harveyfields, Waltham Abbey, EN9 1HN;
Attachments: Scan-to-Me from 10.30.9.247 2013-03-04 095552.pdf

From: Kumar, Krishnaraj [mailto:Krishnaraj.Kumar@atkinsglobal.com]
Sent: 13 March 2013 05:11
To: Bromley General
Subject: RE: AG/srs/612.020/L02B; Site of 40 Garages adjacent to No. 14 Harveyfields, Waltham Abbey, EN9 1HN;

Please note - We have created an electronic response for you in reply to your postal enquiry. For ALL future plant enquiry requests please email to osm.enquiries@atkinsglobal.com

Please accept this email as confirmation that Cable&Wireless Worldwide does not have apparatus within the boundary of your proposed works detailed in the reference/location above.
For all future requests please include a 12-digit grid reference and location details within the body of the actual email.
Many Thanks,

The Plant Enquiry Team

ATKINS (working on behalf of Cable & Wireless Worldwide)



Email: osm.enquiries@atkinsglobal.com
The Hub, 500 Park Avenue, Almondsbury, Bristol, BS32 4RZ
Tel: +44 (0)1454 662 881 | Fax: +44 (0)1454 66330
Web: www.atkinsglobal.com

PLEASE NOTE:

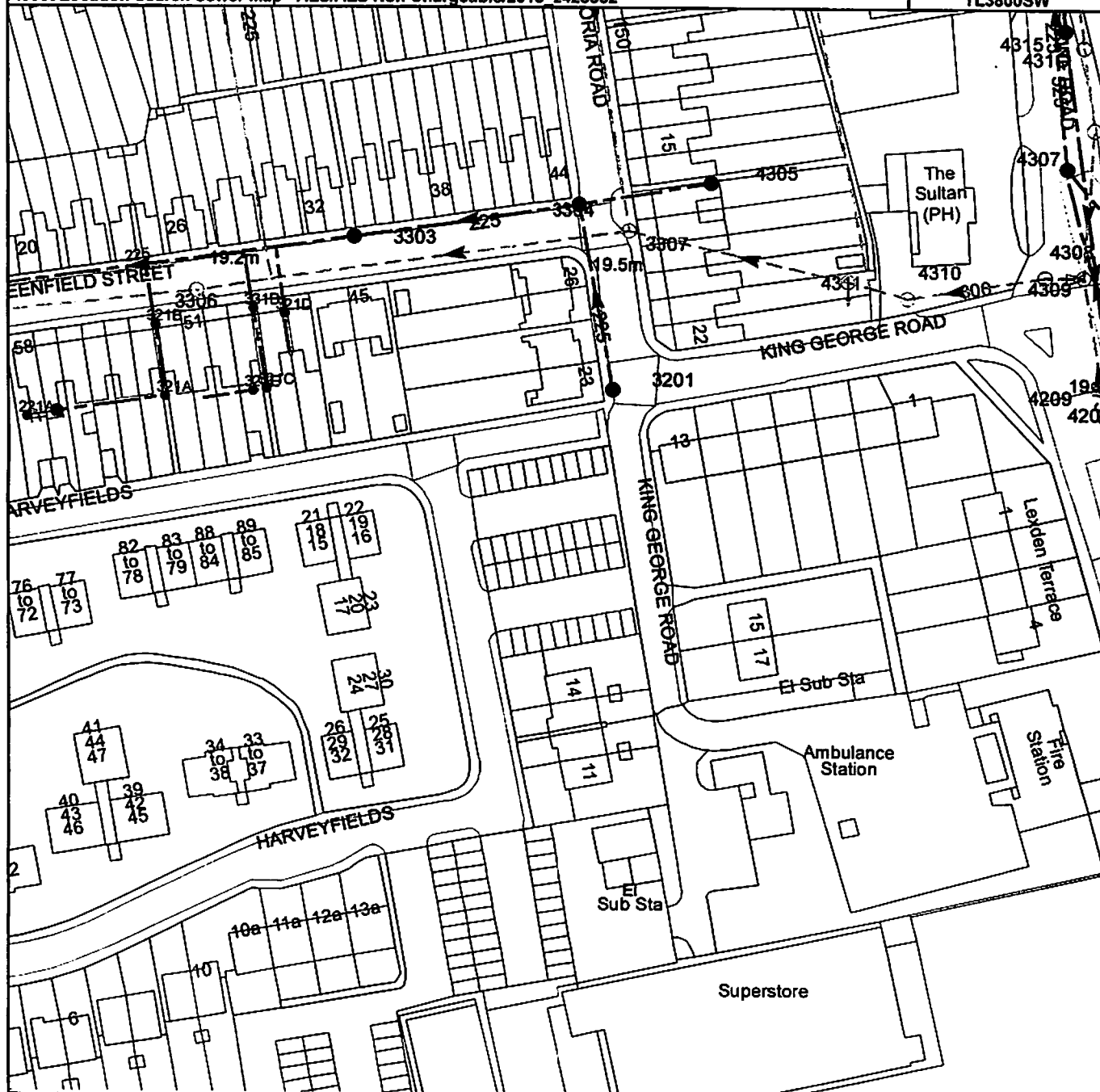
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From: Alison.Friend@atkinsglobal.com [mailto:Alison.Friend@atkinsglobal.com]
Sent: 04 March 2013 14:26
To: Friend, Alison
Subject: Scan-to-Me from 10.30.9.247 2013-03-04 095552

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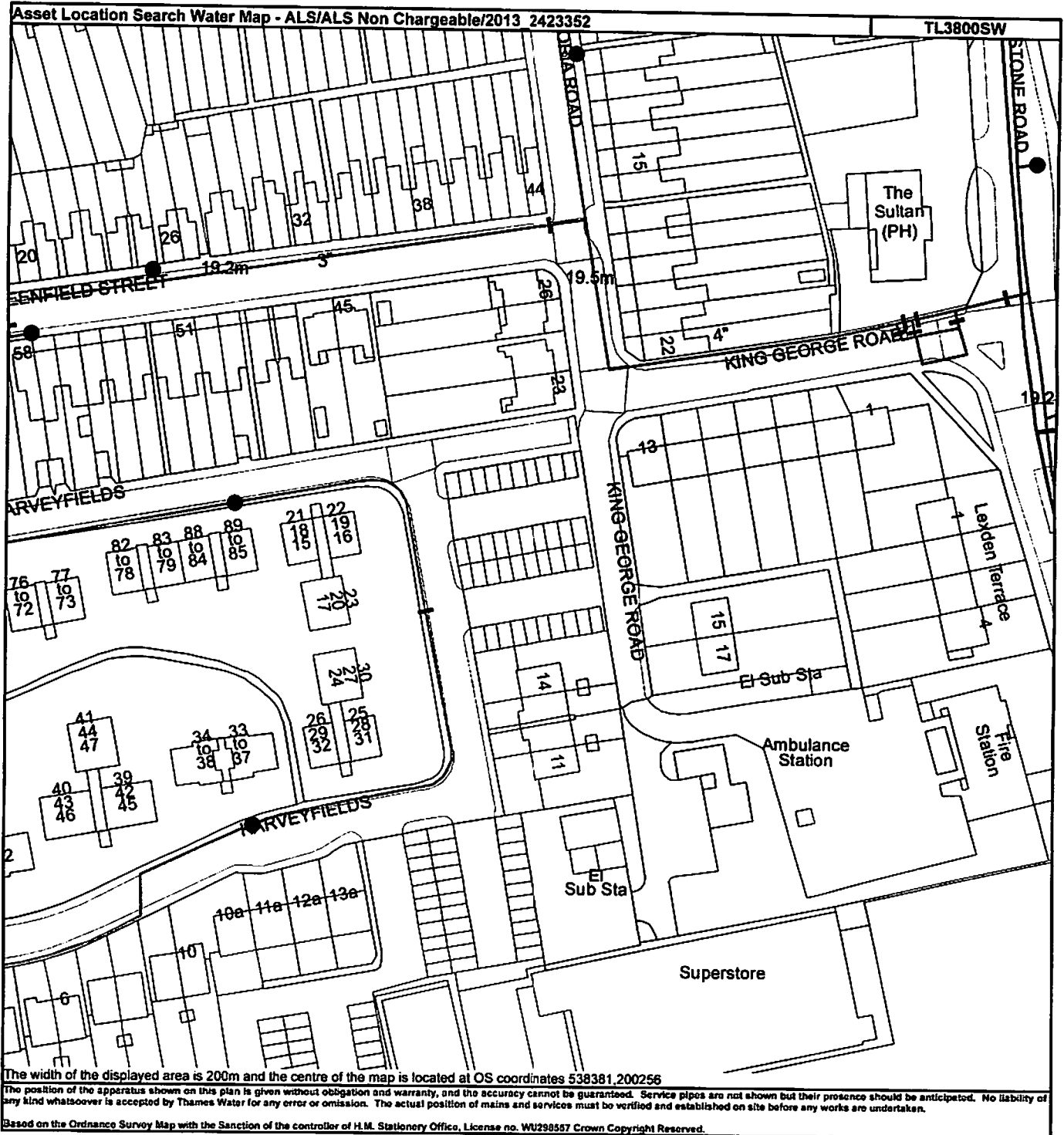
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The width of the displayed area is 200m and the centre of the map is located at OS coordinates 538381,200256

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.

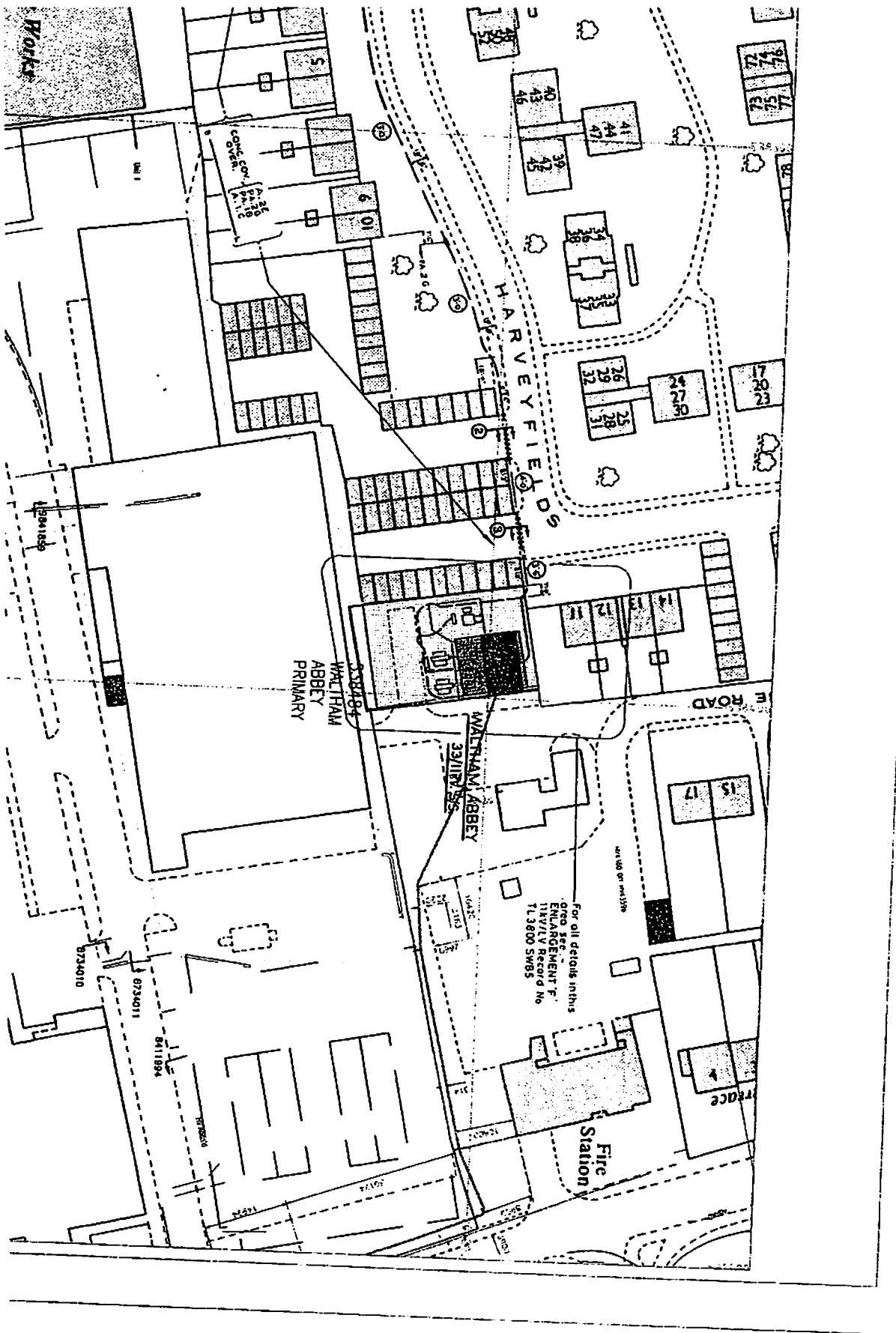
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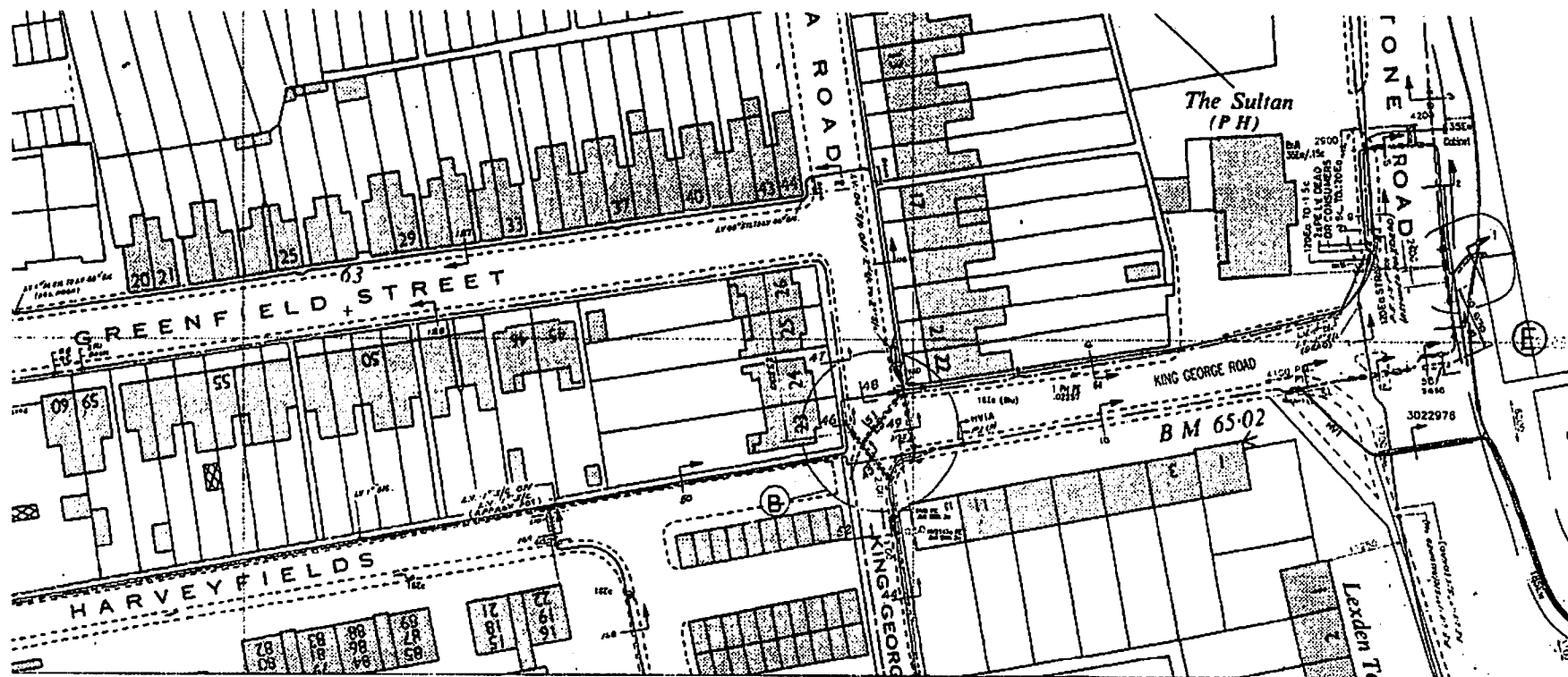


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The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted 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.

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ADVICE TO CONTRACTORS ON AVOIDING DANGER FROM BURIED ELECTRICITY CABLES.

- 1) Do have cable drawings with you on site and check them before you start the excavation.
- 2) Do have a cable locator tool on site and use it to help you.
- 3) Mark out the location of electricity cables.
- 4) Do not use a mechanical excavator within 0.5m of electricity cables.
- 5) Use spades and shovels in preference to other tools.
- 6) Never disturb electricity cables and joints or their protective covers.

IF IN DOUBT - ASK! PHONE 0800 056 5866
EMERGENCY - If you damage a cable or line
Phone 0800 780 0780 (24hrs) URGENTLY

These basic safety precautions are explained in detail in the HSE booklet. HS(G)47 - Avoiding Danger from Underground Services, a copy of which may be obtained from your supervisor or HMSO.

Please be aware that electric lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

Appendix E

Cost Build-up

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



24 April 2013

Gross Internal floor area	m2	ft2
Affordable Flat Units	552	5,942
Allowance for communal space @ 20%	110	1,188
Affordable House Units		0
TOTAL GIA	662	7,130

Item	Element	Qty Unit	Rate £/unit	Total £
1.0 Demolition				
1.1	Demolition of existing garages	922 m ²	40	37,000
1.2	Allowance for removal of asbestos	40 nr	300	12,000
	Sub-total		say	50,000
2.0 Affordable Flat units (9nr units)				
2.1	Flats Private areas	552 m ²	1,400	773,000
2.2	Flats communal areas (20% allowed)	110 m ²	900	99,000
	Sub-total		say	870,000
3.0 Affordable House units (xxnr units)				
3.1	House areas	0 m ²	1,250	0
	Sub-total		say	0
4.0 Abnormals / E/o and External Works				
4.1	Private gardens (incl. fencing)	0 m ²	40	0
4.2	Communal Gardens	482 m ²	30	14,000
4.3	Access road, parking and turning	178 m ²	65	12,000
4.4	Pedestrian paving	0 m ²	50	Incl.
4.5	Cross over / highways adaption	1 item	15,000	15,000
4.6	Allowance for contaminated ground	1 item		Excl.
4.7	Boundary treatment (fencing/walls)	60 m	160	10,000
4.8	Allowance for achieving CfSh Level 3	9 nr	3,000	27,000
	Sub-total		say	80,000
		£/m2	£/ft2	
	INDICATIVE CONSTRUCTION COST	1,510	140	1,000,000
	CONTINGENCY @ 5%			50,000
	CONTRACTORS DESIGN FEES @ 6%			63,000
	TOTAL INDICATIVE CONSTRUCTION COST	1,680	156	1,113,000

Clarifications and Assumptions

Estimate based on Pellings Feasibility drawings and standard MHS 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