

**East Thames Housing / Epping Forest District Council
Housing Delivery Programme**

Feasibility Report

Site: 1-22 (Garages) Hornbeam House, Buckhurst Hill, IG9 6JT

Rev: B

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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. The site is located on the eastern side of Buckhurst Hill in a residential area comprising houses and flats approximately 700m south of Buckhurst Hill station.
- 2.2. The site consists of 22 garages and hardstanding and it is accessed by way of a 4.5m driveway between residential sites (No. 34 Hornbeam Road and Hornbeam House). The site adjoins residential plots (No. 24 Hornbeam Road and the neighbouring houses are two storey terraced and Hornbeam House is a four/five storey block of flats with communal amenity space). To the east is open space.

There is some vehicular access to the rear of properties 26 – 34a Hornbeam Road.

3.0 Proposals

- 3.1. Read in conjunction with drawings 612.023.P2-3B attached at Appendix A.
- 3.2. The proposals are :

2 x 2 bed house, 2 storey at 77m² each
Provision of 10 parking spaces and garden/landscaped areas

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. The site is not located in a Conservation Area 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 lie in Flood Zone on the Environment Agency Flood Map.
- 4.3. 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.

- 4.4. 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.
- 4.5. The site is located in the settlement of Buckhurst Hill 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'.
- 4.6. 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.
- 4.7. 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.

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 the Environment Agency, National Grid, UK Power Networks, Virgin Media and Thames Water.
- 5.3. The Environment Agency do not note any significant constraints but recommend measures to achieve water efficiency and the use of Sustainable Urban Drainage systems.
- 5.3.1. National Grid: No apparatus appears to cross the site
- 5.3.2. UK Power Networks: There is a possible main crossing the site (as indicated on the drawings) which requires further clarity prior to design proposals being finalised.
- 5.3.3. Virgin Media: No apparatus appears to cross the site
- 5.4. Thames Water: No apparatus appears to cross the site.
- 5.5. 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 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.
- 6.7. The site is accessed by way of a narrow driveway and as at present, our proposals do not include a turning head for refuse or emergency vehicles. Accordingly, subject to detailed design, an independent refuse storage area may be required along with sprinkler provision to the new houses for fire protection.

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. It should be noted that proposals may remove the vehicular access afforded to some properties to the rear of Hornbeam Road and the legal right of such access should be checked.
- 7.3. From proposals on Drawing 612.023/P2-3B it is not considered that Party Wall matters will be relevant.

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 over arching 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. The proposals would appear to more than meet the Council's parking standards for new development.
- 9.4. However, should the site move forward to planning application stages, it is recommended that a Transport Statement be undertaken, including parking surveys, to demonstrate that the loss of the garages will not give rise to any planning or highway problems.

10.0 Legals

- 10.1. We have been provided with a Summary Report of legal matters from EFDC Solicitors. The report makes reference to the suggested appropriation of land for planning purposes which would extinguish any prior rights of way.
- 10.2. The report makes reference to possible rights of light risk. A blanket policy against such risk might be considered.
- 10.3. There are vehicular accesses to the rear particularly of Nos. 32 and 34 Hornbeam Road. There is some contradiction within the Legals Report advising how these should be dealt with. Item 5.6 appears to indicate that a Deed of Variation would

be required although earlier advice advises that the rights of way would be extinguished on appropriation of the land. This therefore requires clarification.


11.0 Costs

- 11.1. It is considered that a budget of £320,000.00 should be allowed for this scheme, inclusive of contractor design fees, but exclusive of professional fees and VAT. Please refer to Appendix F.

12.0 Recommendations and Conclusions

- 12.1. Subject to an overall lifetime cost appraisal, we conclude that the 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:


.....
Pellings LLP

Date: 31st October 2014.

Appendix A

Development Proposals

Drawings 612.023.P2-3B



Report all discrepancies, errors and omissions.
Do not scale from this drawing.
Verify all dimensions 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

Rev	Date	Description
.	-1/-	



Pellings

Pellings LLP One West Bromley Road B81L 9PY T +44 (0)20 8426 9141 F +44 (0)20 3513 1018 E enquiry@pellings.co.uk www.pellings.co.uk	Architects & Planning ■ Building Surveying & Project Management ■ Cost Consulting ■ CM ■ Cooperation
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CLIENT	TITLE	DATES	SCALE	NOV 2013	@A3	FORM	NP
East Thames HA	Existing and Proposed Plans Hornbeam House	DATE	SCALE	NOV 2013	@A3	FORM	NP
612 023 P2-3							B

Appendix B

Site Photographs

Appendix B - Site Photographs

1.



2.



3.



4.



5.



6.

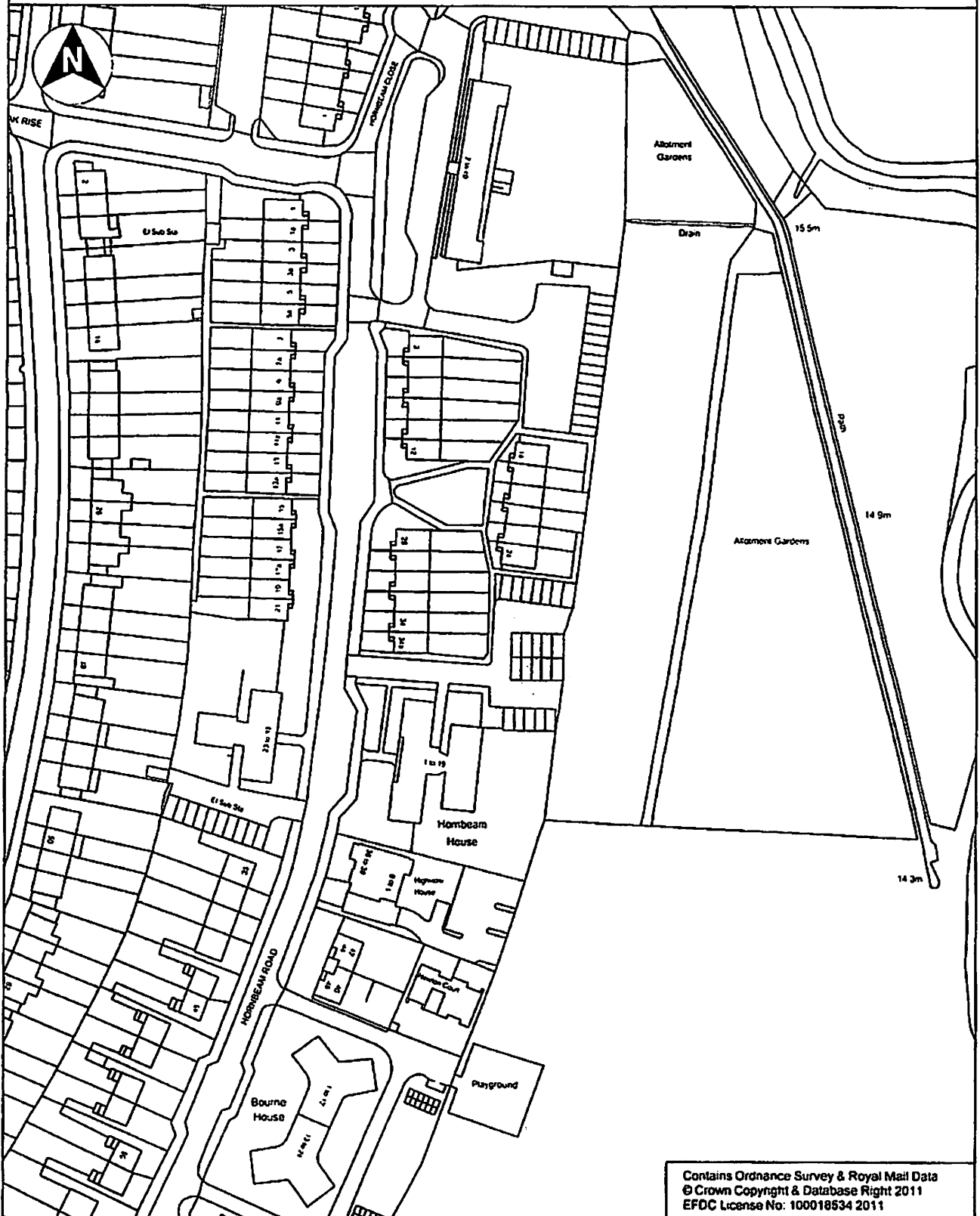


Appendix C

Existing Site Plan



Epping Forest
District Council



Contains Ordnance Survey & Royal Mail Data
© Crown Copyright & Database Right 2011
EFDC License No: 100018534 2011

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 - C

Content
Hornbeam House
Buckhurst Hill

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

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 90*

National Gas Emergency Number:
0800 111 999*

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

www.nationalgrid.com

Date: 24/10/2013
Our Ref: NL_TE_Z6_3SW_042170
Your Ref: HORNBEAM HOUSE

RE: Proposed Works, IG9 6JU

Thank you for your enquiry which was received on 17/10/2013.

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 purposes only. This is not approval to commence work. 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 14 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.

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/>

ENQUIRY SUMMARY

Received Date

17/10/2013

Your Reference

HORNBEAM HOUSE

Location

Centre Point: 541997, 193306

X Extent: 22

Y Extent: 34

Postcode: IG9 6JU

Location Description: IG9 6JU

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: Pellings

Contact Name: Adam Greenhalgh

Email Address: bromley@pellings.co.uk

Telephone: 0208 460 9114

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

Description of Works

MAP FOR INFORMATION PURPOSES

Enquiry Type

Proposed Works

Activity Type

General Excavation

Work Types

Work Type: Plans Only

Adam Greenhalgh

From: SPHatfield <SPHatfield@environment-agency.gov.uk>
Sent: 23 October 2013 17:49
To: Adam Greenhalgh
Subject: RE: Epping Forest DC - potential development sites

Dear Adam,

Further to your letters dated 16 October (your ref: AG/dh/612.023/05), we have the following comments to make on the specific sites listed below (please note that comments on three sites – Rear of shops, Loughton Way, Buckhurst Hill; Pentlow Way, Buckhurst Hill and Site B, Marlescroft Way, Loughton – will follow on or before 7 November due to additional site constraints).

Sites: Burton Road, Debden
White Hills, Loughton
Thatchers Close, Loughton
Site A, Pyries (note: should be 'Pyries') Lane, Loughton
Site B, Pyries (note: should be 'Pyries') Lane, Loughton
Site A, Chequers Road, Loughton
Site B, Chequers Road, Loughton
Site A, Langley Meadow, Loughton
Site B, Langley Meadow, Loughton
Hornbeam Close, Buckhurst Hill
Hornbeam House, Hornbeam Road, Buckhurst Hill
Bourne House, Hornbeam Road, Buckhurst Hill
Bushfields, Loughton
Etheridge Road, Loughton
Lower Alderton Hall Lane, Loughton
Ladyfields, Loughton
Kirby Close, Loughton
Chester Road, Loughton
Hillyfields, Loughton

Comments

As we are in an area of serious water stress, we endorse the efficient use of water resources. Residential developments such as your proposal should take advantage of water efficient technologies. This is in line with Epping Forest's local policy CP5 which states that the efficient use of water is encouraged through water efficient appliances and rainwater harvesting for example.

Every opportunity should be taken to maximise Sustainable Drainage Systems (SuDS) such as green roofs, ponds, swales and permeable pavements, to alleviate surface water runoff. I have attached a copy of our SuDS guidance, which contains the SuDS hierarchy, to help you with your designs. The methods at the top of the hierarchy are preferred because they are beneficial in terms of sustainability and biodiversity. The hierarchy should be used in descending order. Tanks should only be used as a last resort. Epping Forest's local policy U3B on sustainable drainage systems advocates this approach.

As the sites are all under a hectare in Flood Zone 1, they fall within cell F5 of our Flood Risk Standing Advice consultation matrix. Epping Forest Local Planning Authority will therefore be responsible for assessing flood risk at these sites.

Kind regards,

Clark Gordon
Sustainable Places Planning Advisor
Environment Agency
North East Thames Area - Hatfield Team
01707 632308



The climate is changing. Are you?

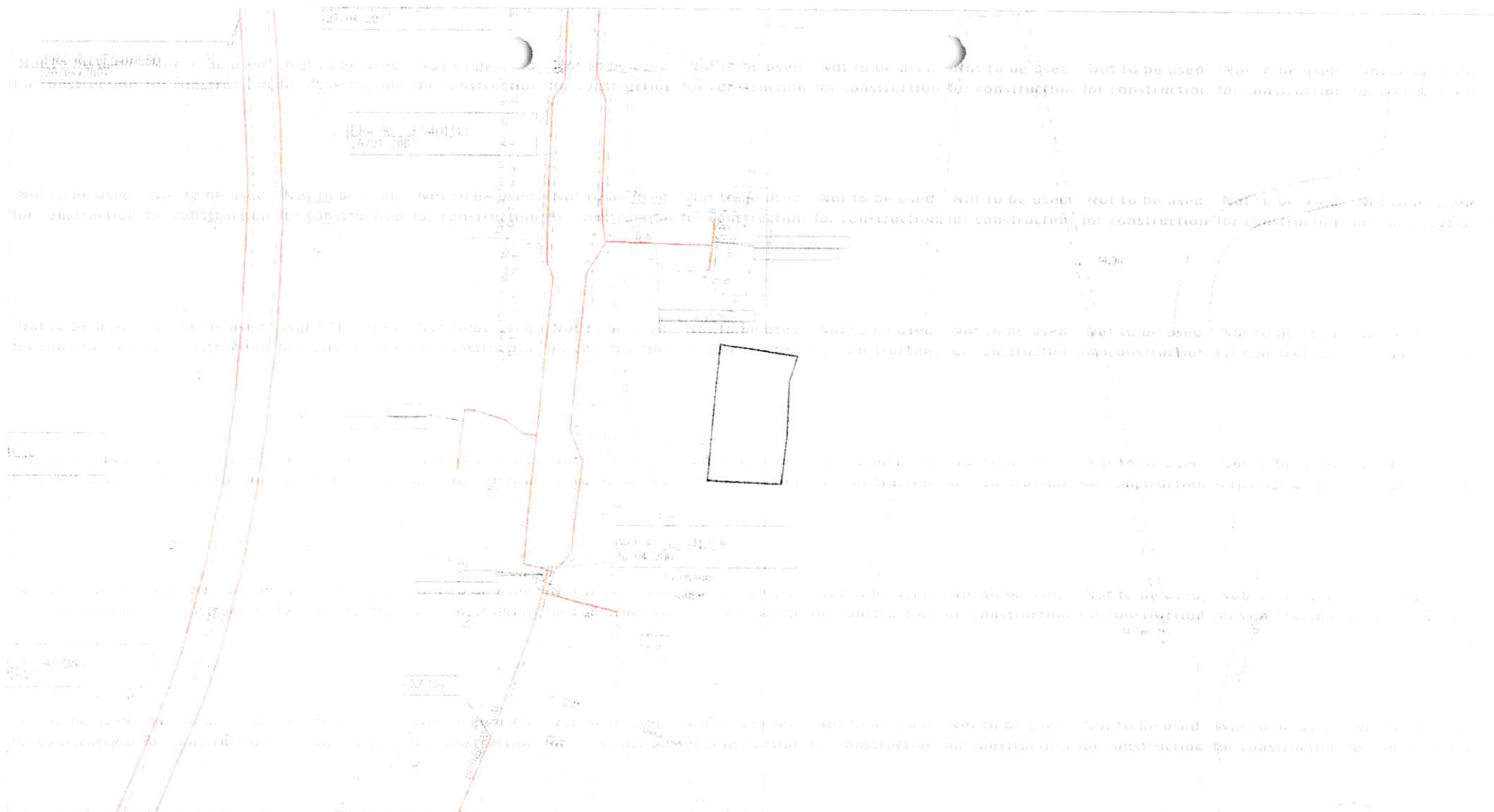
A support service led by the Environment Agency
www.environmental.gov.uk







♻️ please consider the environment - do you really need to print this email?

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else.

We have checked this email and its attachments for viruses. But you should still check any attachment before opening it.

We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.



ID: NL_TE_Z6_3SW_042170		View extent: 361m, 196m		Map not to be used for construction		Map 1 of 1 (GAS)			
USER: roy.x.jones		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 1.7.6			
DATE: 24/10/2013		MP MAINS							
DATA DATE: 15/10/2013		IP MAINS							
REF: HORNBEAM HOUSE		LHP MAINS							
		NHP MAINS							
MAP REF: TQ4193 CENTRE: 541997, 193305		<div><div>0m</div><div>25m</div><div>Approximate scale 1:1250 on A4 Colour Landscape</div></div>				Requested by: Pellings			
Valve 		Depth of Cover 							
Syphon		Diameter Change		Material Change					



(c) Crown Copyright and database rights 2011 Ordnance Survey 100010209

Date: 24/10/13

Scale: 1:1083

Map Centre: 541970.2,193359.7

Data updated: 25/08/13

Telecoms Plan A4

Important information - please read

The purpose of this plan is to identify Virgin Media equipment. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that when Virgin Media equipment there may be instances where existing underground power cables have been placed inside green, rather than black ducting. Further details can be found using the 'Affected Properties' pdf, which can be downloaded from the website.

Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media equipment. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, we accept no liability for any damage or loss caused or arising from the use of and/or any reliance on this plan.

This plan is produced by Virgin Media Limited from Ordnance Survey © Crown Copyright 100010209

Duct, Trench



Chamber



Cabinet



agreenhalgh@pellings.co.uk





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Date: 23/10/13

Scale: 1:1083

Map Centre: 541970.2,193359.7

Data updated: 16/08/13

Clean Water Plan A4

Based on the Ordnance Survey Map with the sanction of the Controller of H.M. Stationary Office License Number:- 100019345. This map is to be used for the purposes of viewing the location of Thames Water plant only. Any other uses of the map data or further copies are not permitted. The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. This information is valid for the date printed. 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 on site before any works are undertaken.

Water Main		Meter	
Private Water		Valve	
Proposed Water		Hydrant	
Abandoned Asset		End Item	

agreenhalgh@pellings.co.uk





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Date: 23/10/13

Scale: 1:1083

Map Centre: 541970.2,193359.7

Data updated: 16/08/13

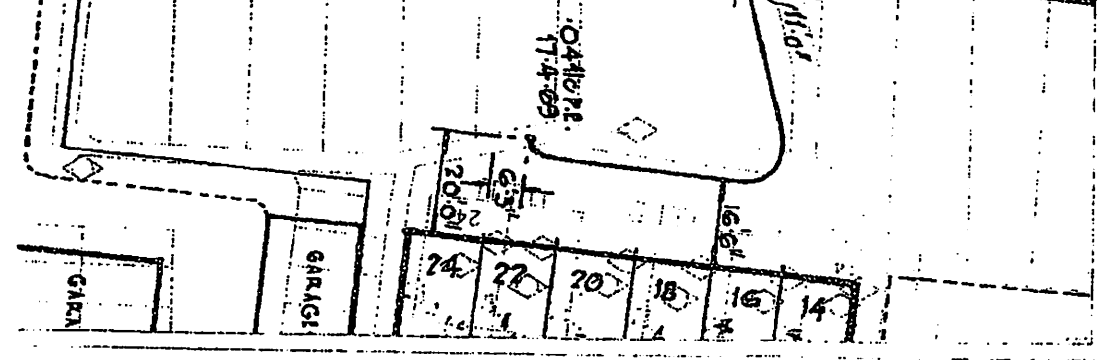
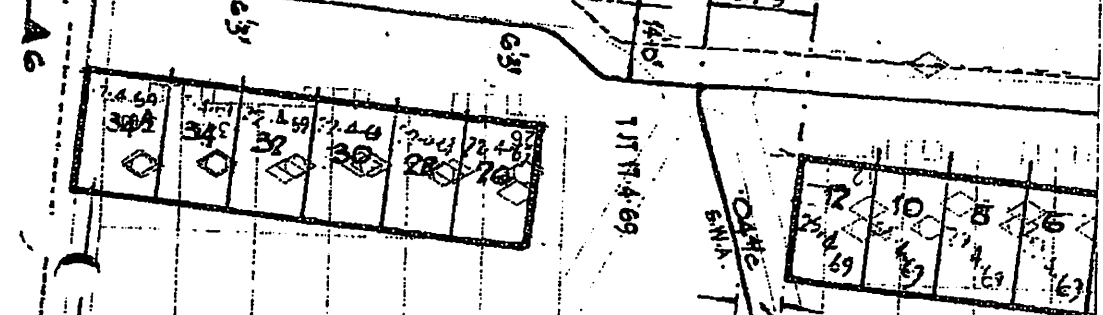
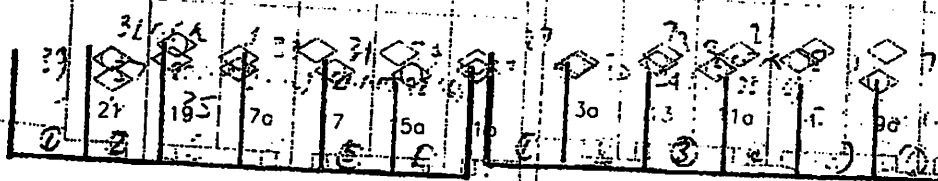
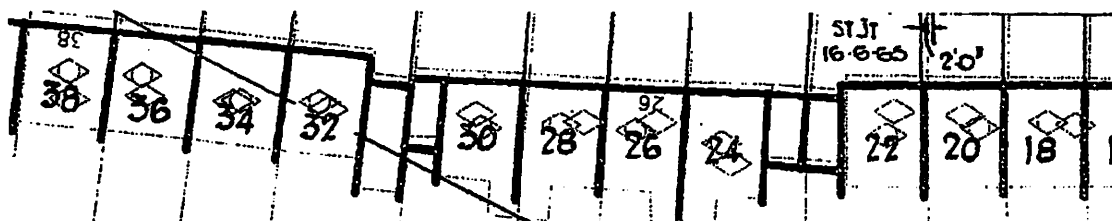
Wastewater Plan A4

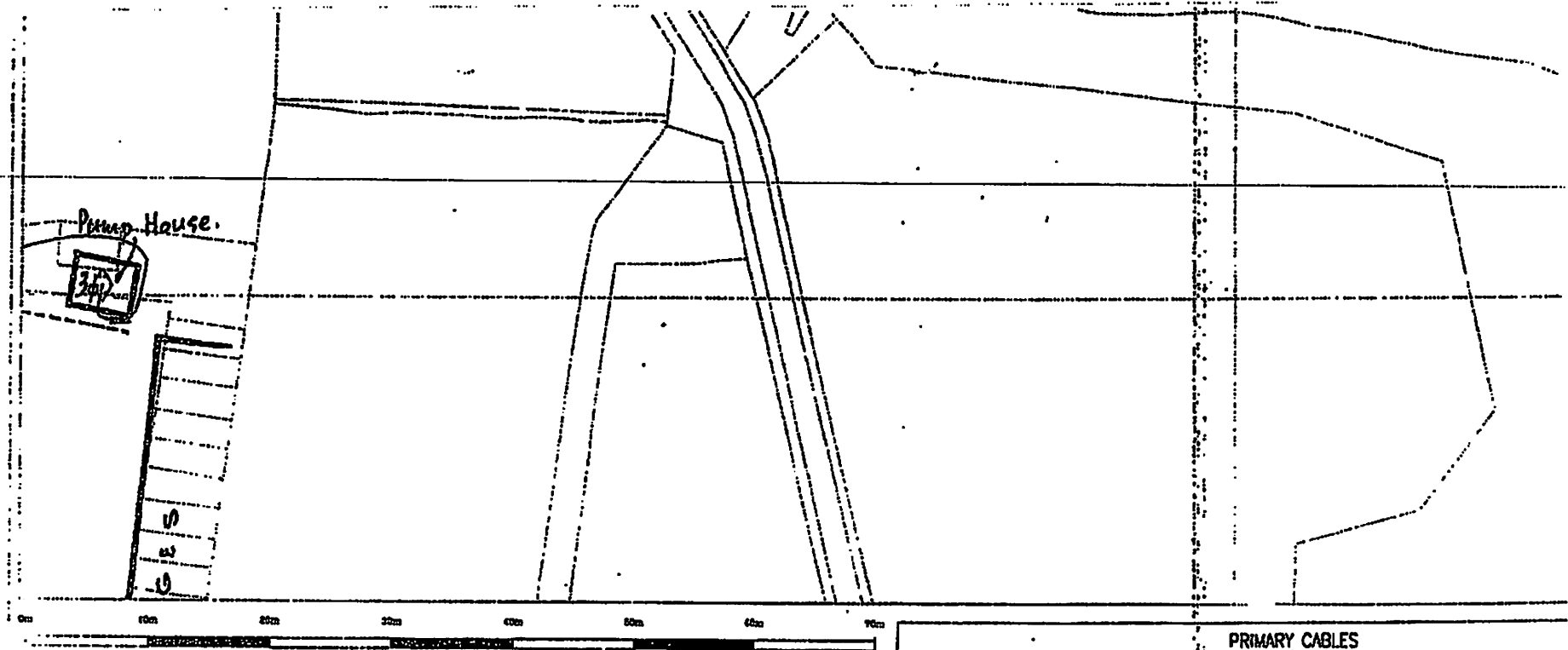
Based on the Ordnance Survey Map with the sanction of the Controller of H.M. Stationary Office License Number:- 100019345. This map is to be used for the purposes of viewing the location of Thames Water plant only. Any other uses of the map data or further copies are not permitted. The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. This information is valid for the date printed. 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 on site before any works are undertaken.

Feed Sewer	—	Feed Manhole	●
Surface Sewer	—	Surface Manhole	○
Confined Sewer	—	Confined Manhole	●
Abandoned Sewer	—	Abandoned Manhole	●
Private Main	—	Other Manhole	●
Private Asset	—	End Item	●
Other Service Asset Type	—	STB Boundary	—
Other Service Asset Type	—		

agreenhalgh@pellings.co.uk







Plotted On : 22/10/2013

Plotted By : Kav Singh

Plot Description : Contents of plot menu line title_line_1

Contents of plot menu line title_line_2

Map Centre : TQ4293SW

UK Power Networks
Plan Provision
Fore Hamlet
IPSWICH
Suffolk
IP3 8AA
Tel 0800 0565 866
Fax 08701 963782



If a symbol is to be used in a drawing, it must be defined in the legend. If a symbol is not defined in the legend, it must not be used.

PRIMARY CABLES EXTRA HIGH VOLTAGE CABLES (EHV) 22,000 TO 132,000 Volts

Depth normally 750mm cover in carriageway & 600mm cover in footway.

Before digging within one metre of these cable routes
Telephone 0800 056 5866 in order that the Company's apparatus may be located
any necessary protection works agreed.

N.B. THRUST BORERS OR MOLES MUST NOT BE USED WITHIN THE VICINITY OF ANY CABLES BELONGING TO UK POWER NETWORKS WITHOUT FIRST CONTACTING THIS COMPANY.

1. The position of the apparatus shown on this drawing is believed to be correct but landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified – use approved cable avoidance equipment prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical picks until the exact location of all cables have been determined.
4. It must be assumed that there is a service cable into each property, lamp column sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information provided must be given to all people working near UK Power Networks equipment. Do not use plans more than 3 months after the issue date for excavation.
7. Please be aware that electric cables/lines belonging to other owners of licensed distribution systems may be present and it is your responsibility to identify their location.

Appendix E

Information on Possible Contamination

Information on possible contamination has been forwarded by Epping Forest District Council by way of email of 22nd May 2013, giving information on potential contamination across all the primary sites.

This clarifies possible ground contamination derived from asbestos, made ground, hydrocarbons, petroleum hydrocarbons and the like.

It is likely that any Planning Consent will carry a Condition that all contamination issues are to be remediated.

Accordingly, we recommend that initial site investigation is undertaken for all sites that move forward to Planning Applications.

Appendix F

Cost Build-up

FEASIBILITY ESTIMATE

**Epping Forest
Phase 3 Feasibility Studies**

**Garage Infill Site:
Block of 2Nr 2 Bed Houses
and 10Nr parking Spaces**

at

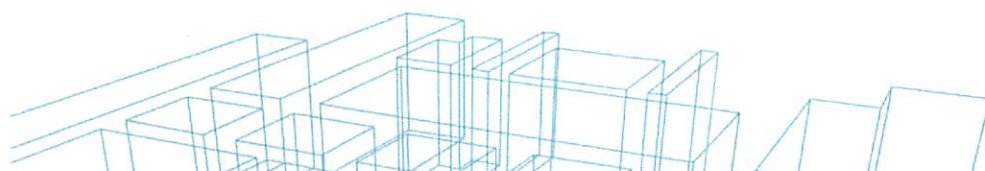
**Hornbeam House
Buckhurst Hill**

for

East Thames HA

Option B, Issue 01A

October 2014



Pellings 

FEASIBILITY ESTIMATE (Option B, Issue 01)

East Thames HA

Hornbeam House, Buckhurst Hill



Accommodation Summary	Nr	m2	ft2
Affordable Apartments			
Affordable Houses	2	154	1,658
TOTAL GIFA	2	154	1,658

] see accommodation
] schedule below

BUDGET COST ALLOWANCES

Item	Description	Qty	Unit	Rate	Totals
1.00 Enabling Works					
1.01	Demolition of existing garages	22	Nr	£650	£14,300
1.02	Allowance for removal of asbestos	22	Nr	£350	£7,700
1.03	Site clearance	693	m2	£15	£10,395
	Sub-total				£32,395
2.00 Construction					
2.01	Apartments				
	Private areas		m2	£1,150	
	Communal areas (20% allowed)		m2	£750	
2.02	Houses	154	m2	£1,050	£161,700
	Sub-total				£161,700
3.00 Abnormals					
3.01	Allowance for contaminated ground		Item		Excluded
3.02	Extra Over for wall:floor ratio (> 85%)		m2	£250	no allowance
3.03	Allowance for enhanced external wall finish	194	m2	£30	no allowance
3.04	Extra for wheelchair unit adaptations		Nr	£6,000	no allowance
3.05	Passenger lift serving apartments		Nr	£75,000	no allowance
3.06	Measures to achieve CfSH Level 4	20	Nr	£2,500	excluded
3.07	Balconies (average 4m2 each)	12	Nr	£2,500	no allowance
3.08	PV panels to roof		m2	£750	no allowance
3.09	Extra Over for thin joint construction	20	Nr	£400	no allowance
	Sub-total				
4.00 External Works	(see build up overleaf)				£59,242
5.00 Contractor's Preliminaries					
5.01	Site set up, running costs, management, etc.	34	weeks	£750	£25,500
5.02	Scaffolding	202	m2	£30	£6,074
5.03	Hoardings	114	m	£60	£6,840
	Sub-total				£38,414
			£/m2	£/ft2	
	INDICATIVE CONSTRUCTION COST		1,894	176	291,751
	(Excluding FF&E, Fees, etc.)				
6.00 Other Costs					
6.01	Client FF&E (white goods, etc.)		Item		Excluded
6.02	Telecoms / ICT / Security		Item		Excluded
6.03	Contingency Allowance			5.0%	£14,588
6.04	Contractor's Design Fees			4.5%	£11,400
	Totals				£317,738
			£/unit	£/m2	
	TOTAL INDICATIVE BUDGET COST	(say)	160,000	2,078	£320,000
	Refer to below for Clarifications, Assumptions and Exclusions				

EXTERNAL WORKS

Item	Description	Qty	Unit	Rate	Totals
4.01	Private gardens (incl. fencing)	170	m2	£45	£7,650
4.02	Communal soft landscaping	195	m2	£20	£3,900
4.03	Semi mature trees	4	Nr	£450	£1,800
4.04	Allowance for communal drying area		Item	£3,500	
4.05	Access road, parking and turning	235	m2	£55	£12,925
4.06	Pedestrian paving	97	m2	£45	included
4.07	Cross over / highways adaptations	1	Item	£1,000	£1,000
4.08	Boundary treatment (fencing/walls)	114	m	£120	£13,680
4.09	External bins store and composter		Nr	£2,500	
4.10	Cycle store		Nr	£1,500	
4.11	Foul water drainage	154	m2	£75	included
4.12	External surface water drainage	332	m2	£40	£13,287
4.13	Utilities mains supplies	2	Nr	£2,500	£5,000
4.14	New Substation		Nr		Excluded
				Sub-total	£59,242

ACCOMMODATION SCHEDULE

Description	Nr	GIA	Sub-Totals	Totals
Flats/Maisonettes				
1B 2P Flat		50 m ²		
2B 4P Flat		70 m ²		
Allowance for communal space		20%		
Houses				
2B 4P House	2 Nr	77 m ²	154	
3B 5P House				
	2 Nr			154
	2 Nr			154

CLARIFICATIONS AND ASSUMPTIONS

Estimate based on:

Pellings Drawings 612.023 P2-3 revision B

We have not had an opportunity to visit the site but photographs have been made available. We have also utilised Google Earth to inform allowances.

GIFA is approximate due to early stage of design

Costs are based on a Q4 2014 start on site (e.g. no allowance for inflation)

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 3

Cost include for 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

Assumed no Asbestos removal required, unless otherwise stated

No allowance has been made for designated child play space

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 statutory bodies

Costs of Section 106, 278 and other Agreement(s) or Community Infrastructure Levy charges

Commercial Commentary

PLLP is mindful that the construction industry is becoming increasingly volatile. We are seeing increasingly lengthy lead in times for materials (in particular due to reduced brick and block stocks) which is having an effect on tender prices.

That said this project is likely to be attractive to the Contractors' various supply chains and should therefore stimulate an element of healthy competition.

However, we would suggest that the Client retains a reasonable, undeclared Contingency to offset the potential risk that market forces will increase tender prices.