

East Thames Housing / Epping Forest District Council
Housing Delivery Programme

Feasibility Report

**Site: Site A & B Langley Meadows Amenity Area,
Loughton IG10 2DL**

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 sites are located in a residential part of Debden approximately one kilometre to the north east of Debden station.
- 2.2. The sites consist of two areas of land adjoining a two storey terraced residential building.
- 2.3. Site A is a grassed area with two trees and it is located at the entrance to Langley Meadow at the northern end of the terrace and Site B consists of hardstanding and it has access onto Langley Meadow to the rear. The area in general consists of two storey housing with front and rear gardens although the immediately adjoining site to the south comprises a single storey building and hardstanding.
- 2.4. Site B is considered to be regularly used for parking by residents of existing properties and was in use for parking at time of our inspection.
- 2.5. There is a mature tree overhanging Site B although not located within the site boundary.

3.0 Proposals

- 3.1. Read in conjunction with drawings 612.023/P2-21B attached at Appendix A.
- 3.2. The proposals are :

Erection of a two storey building comprising 2 x 1 bedroom flats with gardens, and as a continuation of the existing terrace. Provision of 6 parking spaces and access/landscaping. Parking split across Sites A and B.

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 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 lie in a 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 Debden 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 a two storey building with two flats with 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 has not pointed out any watercourses which cross the site.

- 5.3.1. National Grid: No apparatus appears to be located on the site.

- 5.3.2. UK Power Networks: There do not appear to be any installations on the site.

- 5.3.3. Virgin Media: No apparatus appears to be located on the site, but is within the footpath in front of Site A and may be affected.

- 5.4. Thames Water: A foul sewer and a surface sewer cross Site B.

- 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. From EDF records, the site is not one highlighted as having a particular risk of contamination, however we would recommend that a minimum of a desk top study is undertaken at the appropriate time.

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 612.023/P2-21B, Party Wall matters will be relevant to development proposals.
- 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. The provision of 6 car parking spaces may be considered to provide for the new flats and include an element of replacement parking. The proposals may be considered to 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. It is noted that the lease of 26 Langley Meadows gives right of parking for residents, believed to be within Site B (Site B as denoted within Pellings LLP report). A Deed of Variation may be required to remove this right which may have an impact on the leaseholder property value.

10.2. It is noted that there is a Wayleave in place with NTL for access for maintenance to communications equipment, and the impact of this on proposals needs to be ascertained.

Note: Wayleave appears to have expired in 2013.

10.3. It is recommended that the site be appropriated for planning purposes.

11.0 **Costs**


11.1. It is considered that a budget of £229,000.00 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 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.

However, we do not recommend that Site B is considered further other than formalised parking, due to inevitable issues with loss of parking in the area and the existence of Thames Water sewer apparatus on the site.

Signed:

A handwritten signature in black ink, appearing to be 'Pellings', written over a dotted line.

Date:

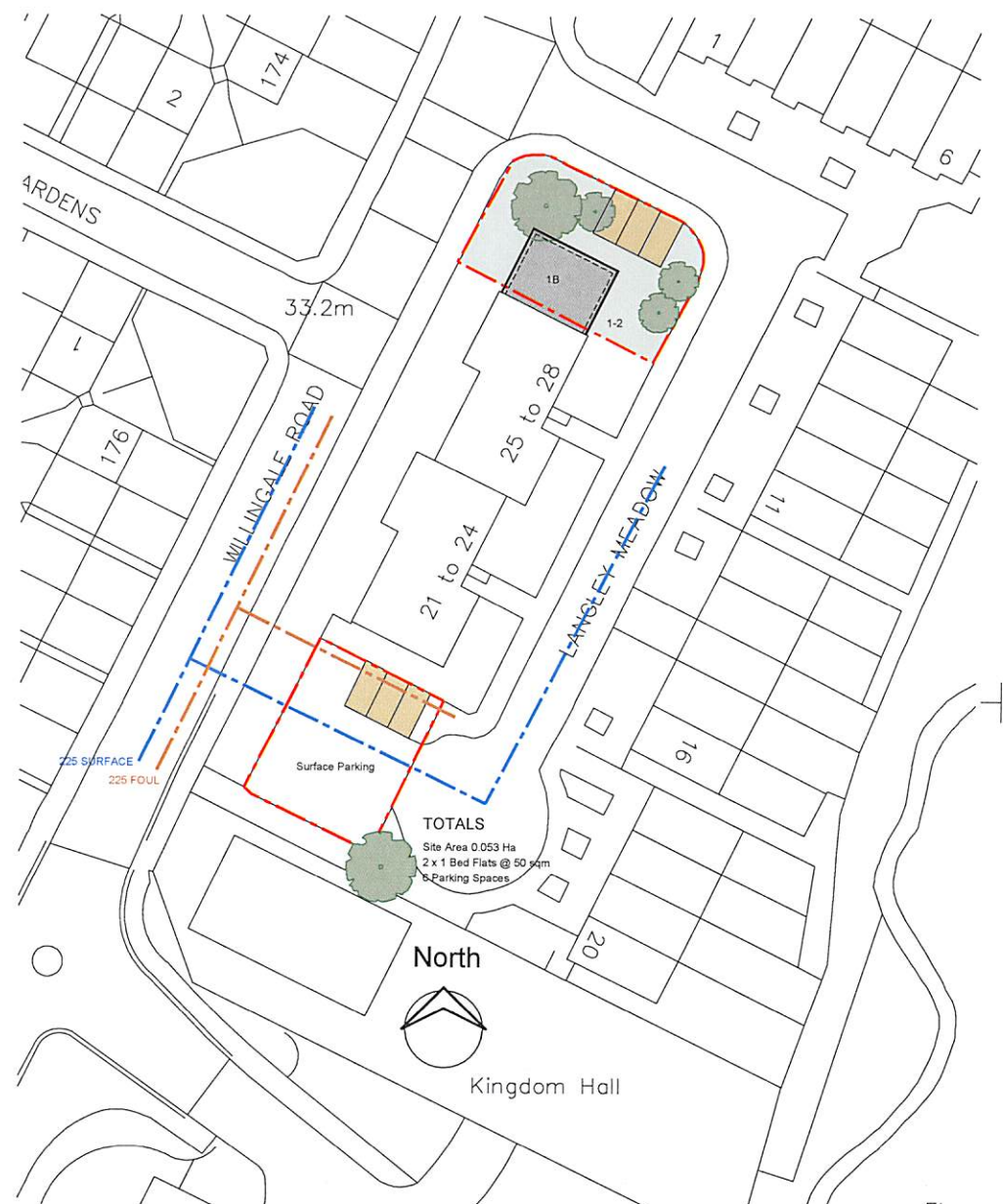
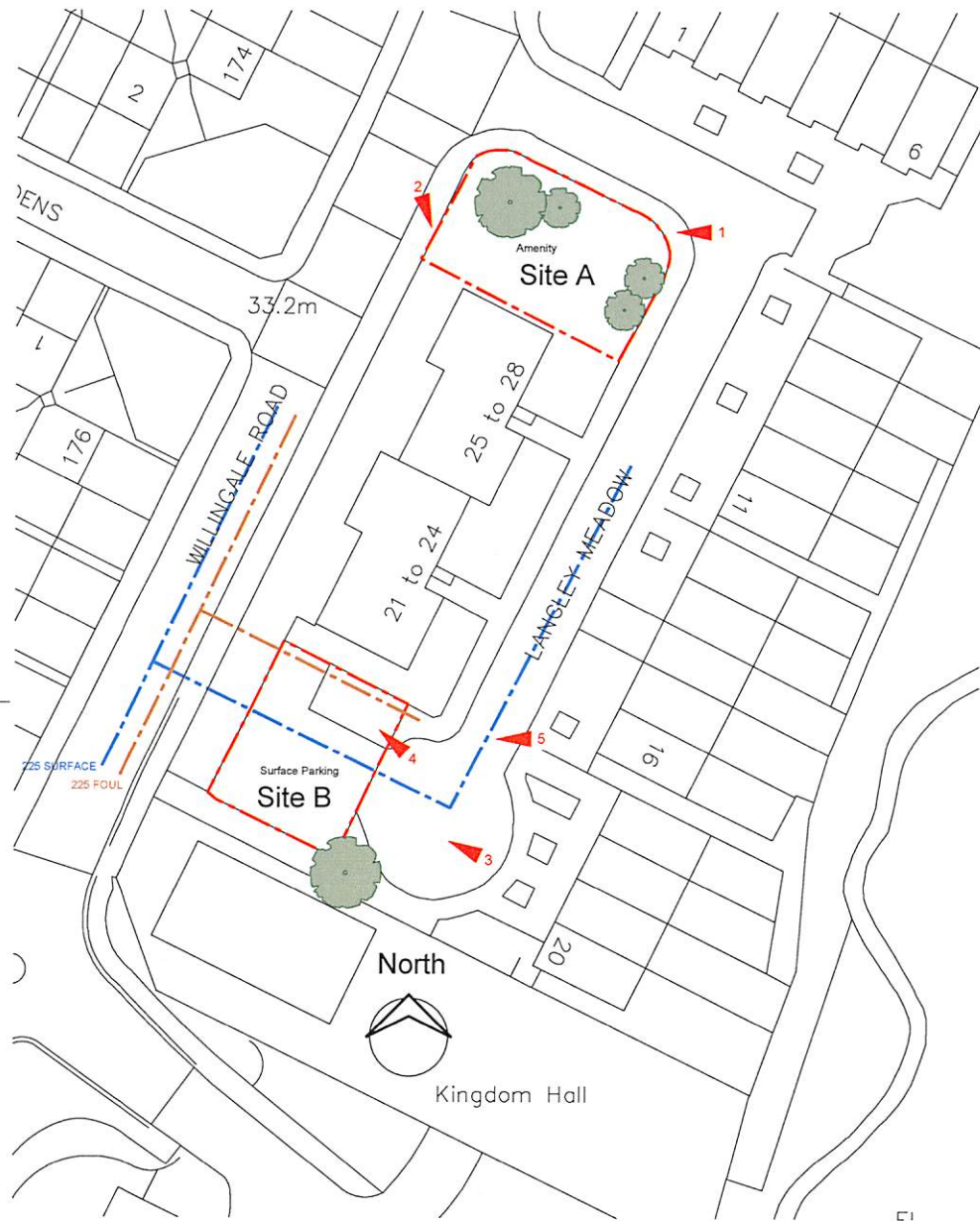
4th November 2014

Pellings LLP

Appendix A

Development Proposals

Drawings 612.023/P2-21B



NOTES:

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.

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PRELIMINARY

Rev Date Description

1 11/11/13

Name

Pellings

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www.pellings.co.uk

Architecture & Planning • Building Surveying • Project Management •
Cost Consultancy • CDM Co-ordination

CLIENT East Thames HA

PROJECT EFDC House Building Programme

TITLE Existing and Proposed Plans
Langley Meadow Site A and B

DATE NOV 2013 SCALE 1:500 @A3 DRAWN NP

DRAWING NO 612|023|P2-21 |B

Appendix B

Site Photographs

Appendix B - Site Photographs

1.



2.



3.



4.

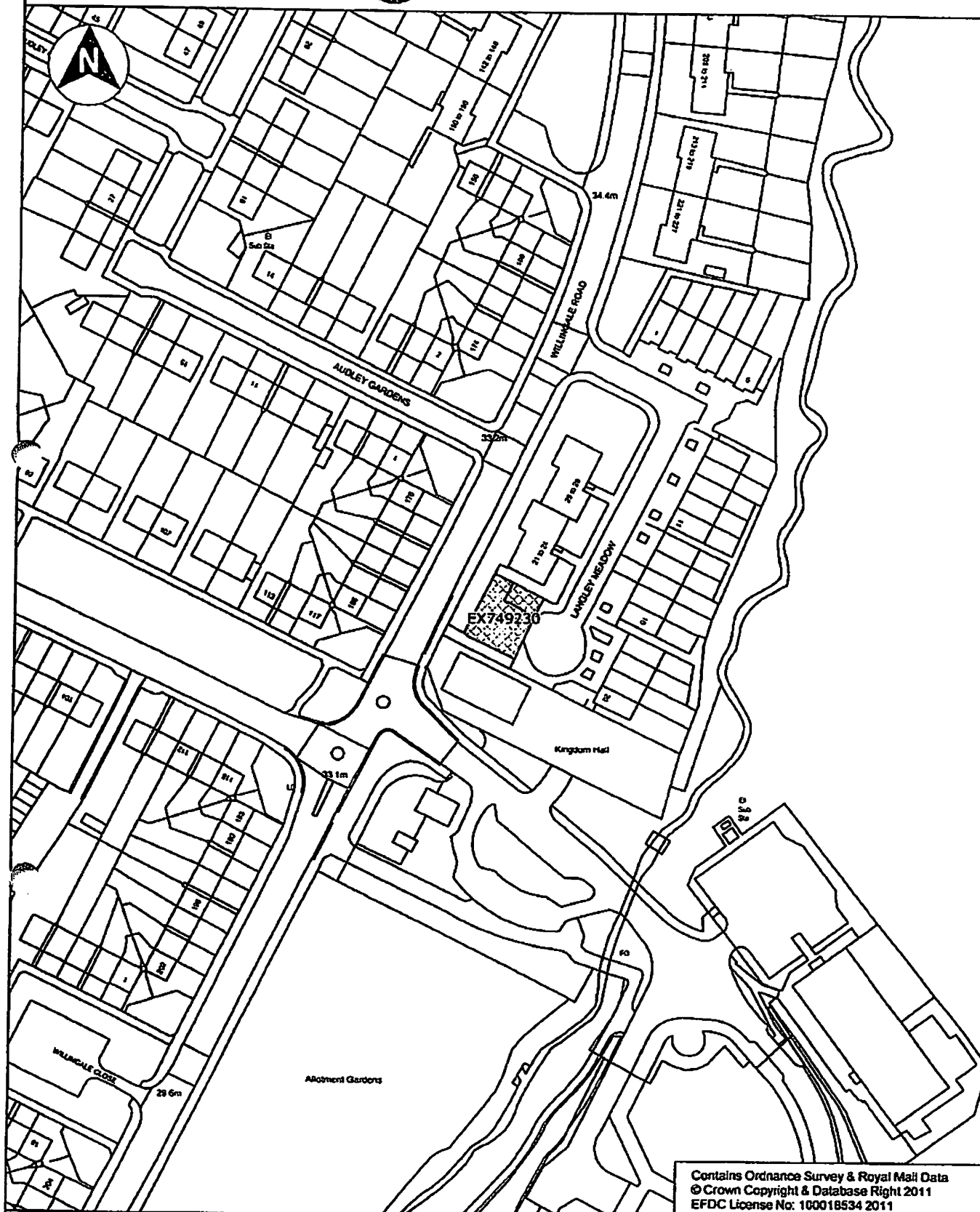


5.



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

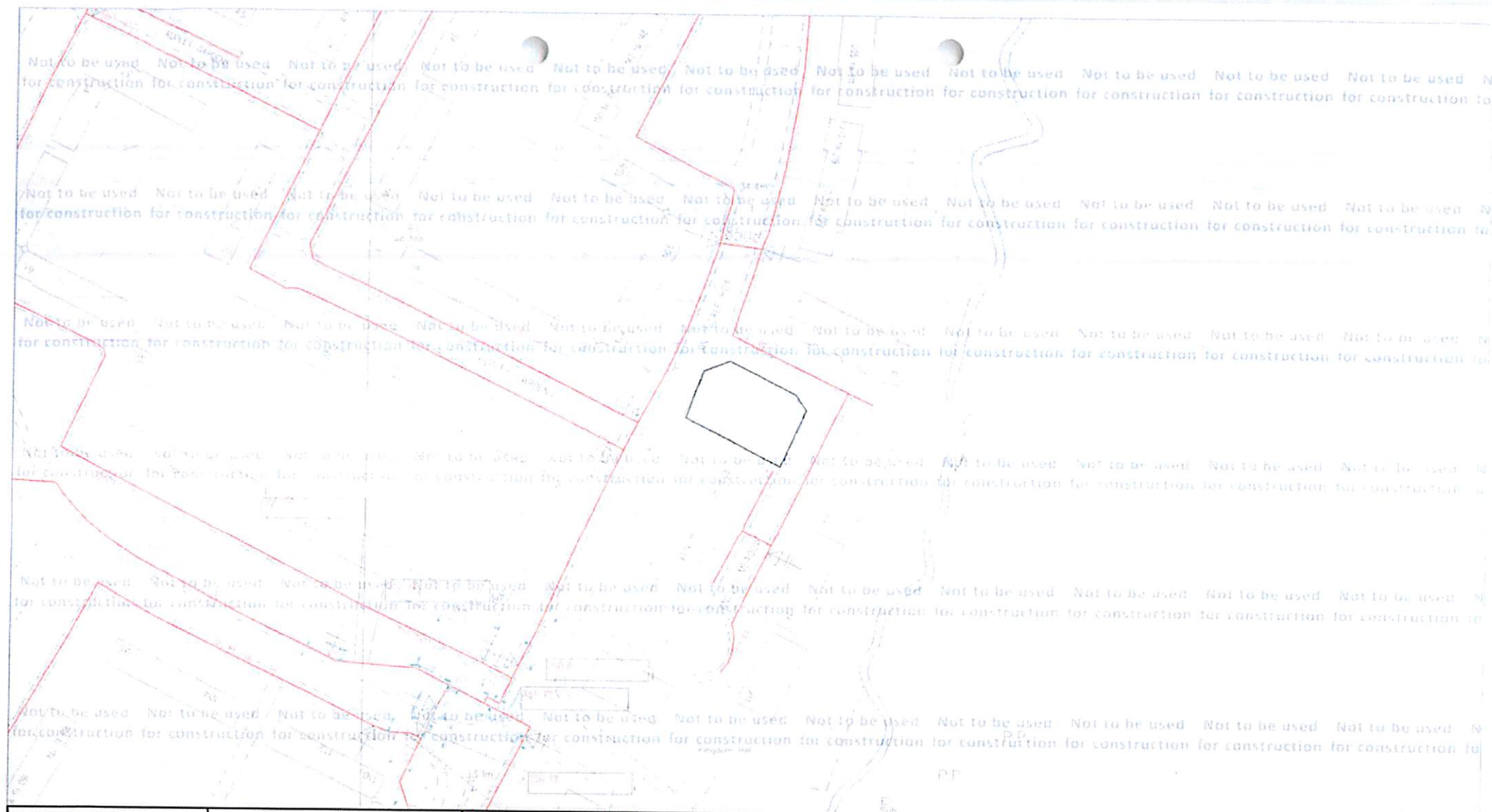
Drawing No.
201206014 - L


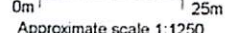





Content
Site A
Langley Meadow
Loughton

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

Appendix D

Statutory Services Information



ID: NL_TE_Z6_3SW_041958	View extent: 361m, 196m	Map not to be used for construction	Map 1 of 1 (GAS)
USER: laura.altenhofen	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: 23/10/2013	MP MAINS		
DATA DATE: 15/10/2013	IP MAINS		
REF: Site B Langley Meadow, Ia079	LHP MAINS		
MAP REF: TQ4497	NHP MAINS		
CENTRE: 544593, 197286	 Approximate scale 1:1250 on A4 Colour Landscape		Requested by: Pellings
Valve  Depth of Cover  Syphon  Diameter Change  Material Change 			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

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 'Pyrles') Lane, Loughton
Site B, Pyries (note: should be 'Pyrles') 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.

We suggest you use water efficiency measures and aim to achieve 105 litres/person/day. This is equivalent to level 3/4 for water within the Code for Sustainable Homes. Achieving this standard within new homes can be accomplished at very little additional cost, and is significantly cheaper than retrofitting such measures later.

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?

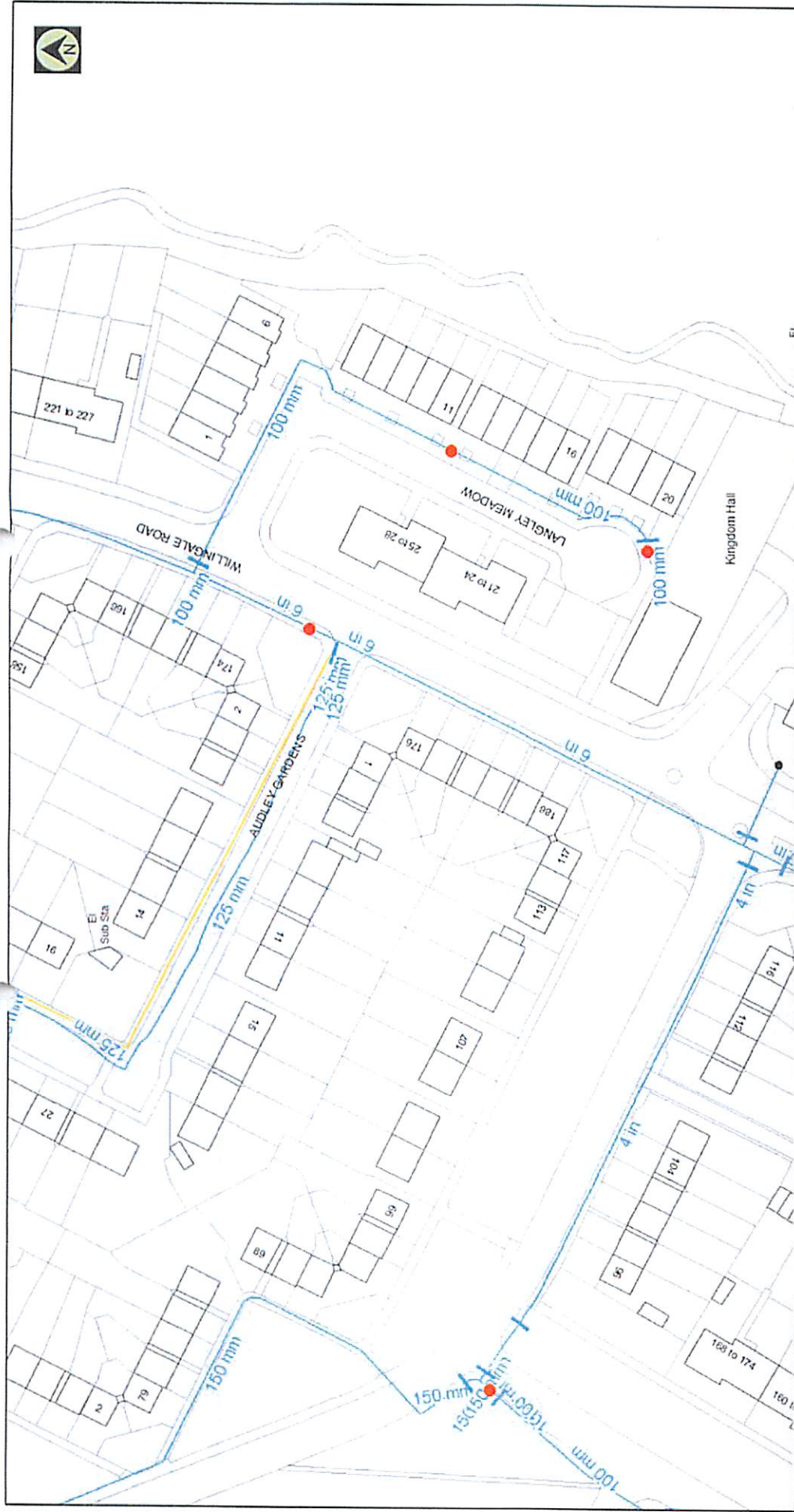
A support service led by the Environment Agency
www.environment-agency.gov.uk/climate-ready

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

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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.



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 other 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: 24/10/13

Scale: 1:1083

Map Centre: 544598.3,197214.5

Data updated: 25/08/13

Telecoms Plan A4

Important information - please read

The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where main voltage 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 this 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 apparatus. 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, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan.

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Duct, Trench



Chamber

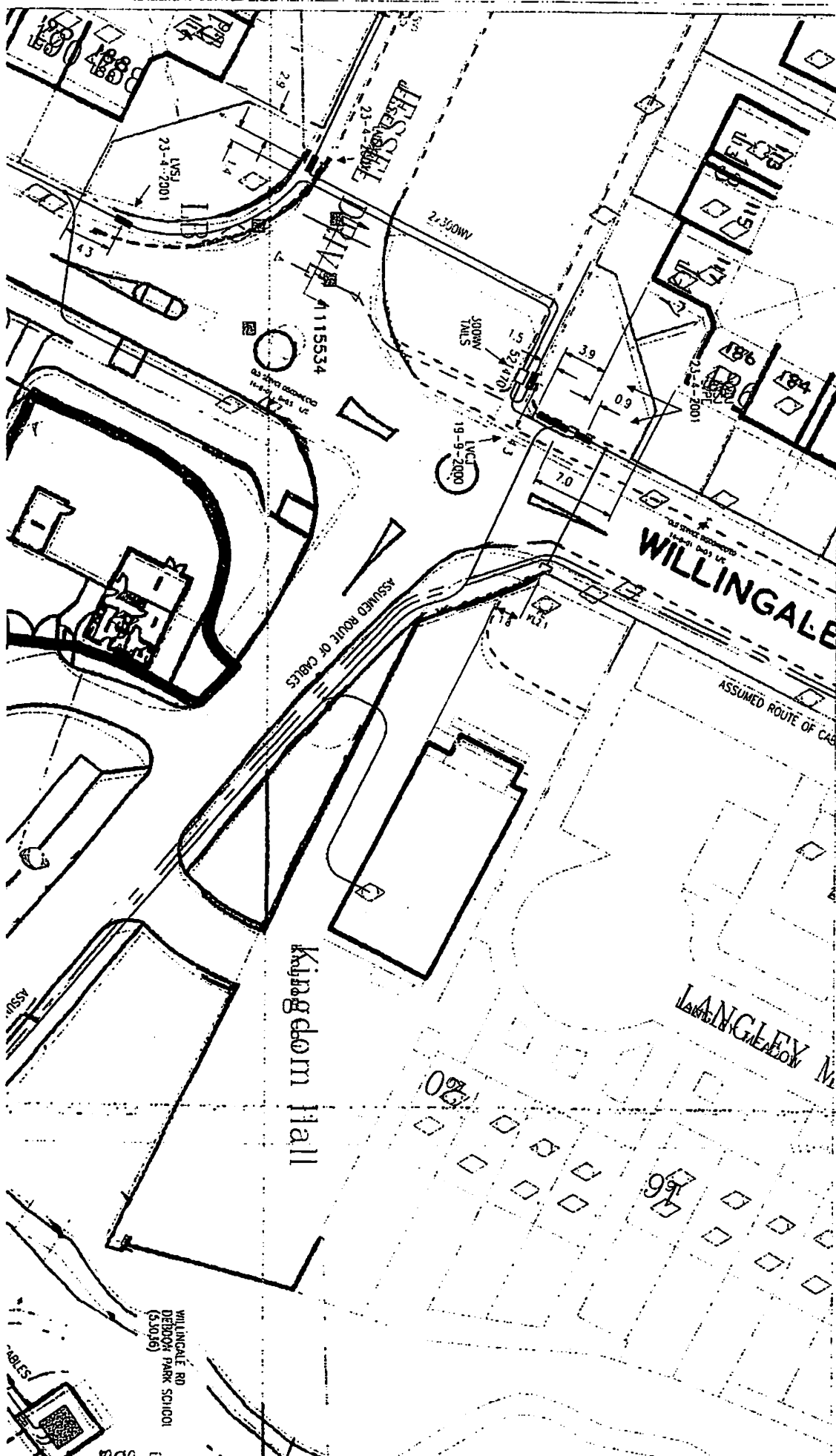


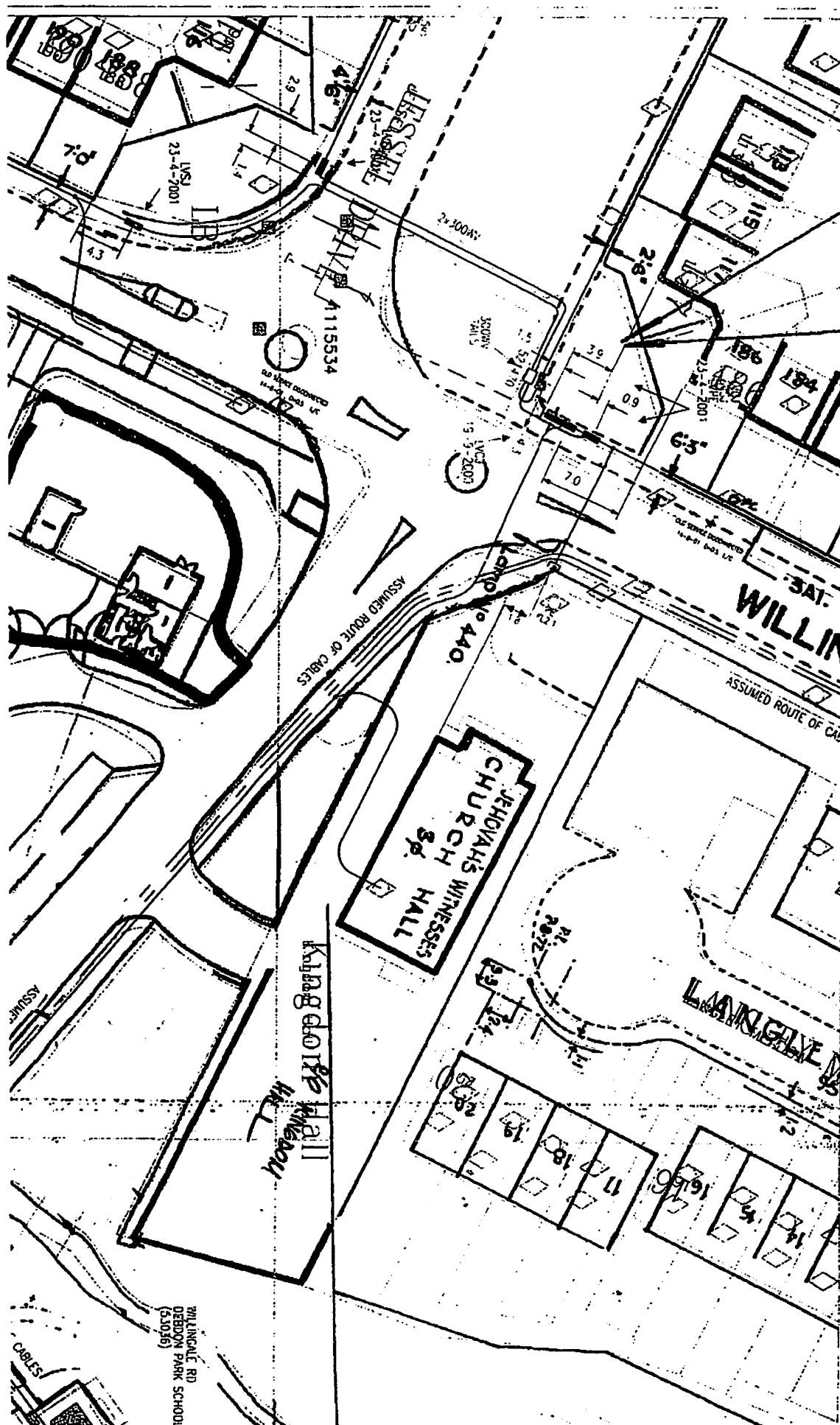
Cabinet



agreenhalgh@pellings.co.uk







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 1 Bed Apartments
and 6Nr parking Spaces**

at

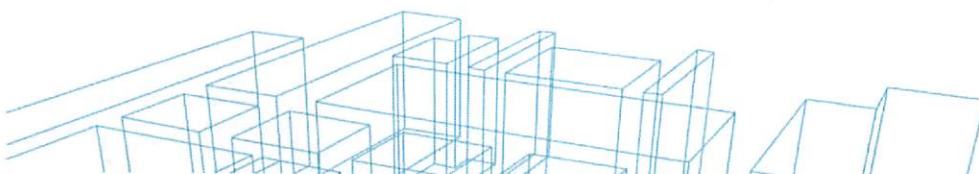
**Langley Meadows,
Sites A and B**

for

East Thames HA

Issue 02

October 2014



Pellings 

Accommodation Summary	Nr	m2	ft2	
Affordable Apartments	2	120	1,292] see accommodation] schedule below
Affordable Houses				
TOTAL GIFA	2	120	1,292	

BUDGET COST ALLOWANCES

Item	Description	Qty	Unit	Rate	Totals
1.00 Enabling Works					
1.01	Demolition of existing garages		Nr	£650	
1.02	Allowance for removal of asbestos		Nr	£350	
1.03	Site clearance	522	m2	£10	£5,220
	Sub-total				£5,220
2.00 Construction					
2.01	Apartments				
	Private areas	100	m2	£1,150	£115,000
	Communal areas (20% allowed)	20	m2	£750	£15,000
2.02	Houses		m2	£1,050	
	Sub-total				£130,000
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		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	2	Nr	£2,500	excluded
3.07	Balconies (average 4m2 each)		Nr	£2,500	no allowance
3.08	PV panels to roof		m2	£750	no allowance
3.09	Extra Over for thin joint construction	2	Nr	£400	no allowance
	Sub-total				
4.00 External Works	(see build up overleaf)				£34,315
5.00 Contractor's Preliminaries					
5.01	Site set up, running costs, management, etc.	34	weeks	£750	£25,500
5.02	Scaffolding	189	m2	£30	£5,670
5.03	Hoardings	128	m	£60	£7,680
	Sub-total				£38,850
			£/m2	£/ft2	
	INDICATIVE CONSTRUCTION COST		1,737	161	208,385
	(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%	£10,419
6.04	Contractor's Design Fees			6.0%	£10,172
	Totals				£228,976
			£/unit	£/m2	
	TOTAL INDICATIVE BUDGET COST	(say)	114,500	1,908	£229,000
	Refer to below for Clarifications, Assumptions and Exclusions				

EXTERNAL WORKS

Item	Description	Qty	Unit	Rate	Totals
4.01	Private gardens (incl. fencing)		m2	£45	
4.02	Communal soft landscaping	201	m2	£20	£4,020
4.03	Semi mature trees		Nr	£450	
4.04	Allowance for communal drying area		Item	£3,500	
4.05	Access road, parking and turning	73	m2	£55	£4,015
4.06	Pedestrian paving		m2	£45	included
4.07	Cross over / highways adaptations	1	Item	£3,000	£3,000
4.08	Boundary treatment (fencing/walls)	128	m	£120	£15,360
4.09	External bins store and composter		Nr	£2,500	
4.10	Cycle store		Nr	£1,500	
4.11	Foul water drainage	120	m2	£75	included
4.12	External surface water drainage	73	m2	£40	£2,920
4.13	Utilities mains supplies	2	Nr	£2,500	£5,000
4.14	New Substation		Nr		Excluded
				Sub-total	£34,315

ACCOMMODATION SCHEDULE

Description	Nr	GIA	Sub-Totals	Totals
Flats/Maisonettes				
1B 2P Flat	2 Nr	50 m ²	100	
2B 4P Flat		70 m ²		
	2 Nr		100	
Allowance for communal space		20%	20	
				120
Houses				
2B 4P House		77 m ²		
3B 5P House				
	2 Nr			120

CLARIFICATIONS AND ASSUMPTIONS

Estimate based on:

Pellings Drawings 612.023 P2-21 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.