

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

Feasibility Report

Site: Queensway, Ongar CM5 0BP

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	Date	Initial
Written by	14/01/15	NP
Checked by	04/02/15	IJC

Please note:

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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 6-10 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 has been instructed to progress feasibility studies to all 59 sites, 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 within Chipping Ongar to the centre of houses fronting St Peters Avenue and Queensway which are located to the north of Chipping Ongar.

The site is accessed from Queensway and has pedestrian access to St Peters Avenue and is formed of garage blocks to two sides with hardstanding between.
- 2.2. The general surrounding area consists of apartments, semi-detached and terraced dwellings dating from the 1950's.
- 2.3. The site is used by the local youth population and is generally untidy and unloved.

3.0 Proposals

- 3.1. The proposals are as shown on drawing 612.023/P4-30 Revision A and comprise :
 - 4 x 2 bed 2-storey semi-detached houses @ 77m²
 - 12 parking spaces
- 3.2. Due to the constraints of the site, it is unlikely that turning space for fire appliances and refuse vehicles will be achieved. Accordingly a sprinkler system may need to be provided.
- 3.3. Design proposals have retained the pedestrian access to St Peters Avenue.
- 3.4. Proposals currently maintain the vehicular access on to the site from the rear gardens of adjoining properties.

4.0 Planning Issues and Risks

- 4.1. The adopted Development Plan for Epping Forest Council is the Combined Local Plan 1998 and Local Plan Alterations 2006.
- 4.2. The site is not identified as being within a flood zone.

4.3. The site has no site specific policies however consideration will need to be given to the following policies where they comply with the NPPF:

- ST4 (Road Safety) – States the 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.
- CP7 (Urban Form and Quality) – Encourages the efficient use of existing built-up areas by the recycling of vacant, derelict, degraded and under-used land to accommodate the redevelopment of and re-use of urban sites, which are no longer appropriate to their existing or proposed use in the foreseeable future, for alternative land uses.
- H4A (Dwelling Mix) – States the needs for a range of dwellings, including an appropriate proportion of smaller dwellings, to meet identified housing need on a site-by-site basis.

4.4. It will be necessary to undertake a parking survey and prepare a transport statement to demonstrate that the loss of parking would not be detrimental to highway conditions or the amenities in the area because of a lack of parking.

4.5. The site is within the urban area and would comply with policy CP7.

4.6. The site would comply with policy H4A providing additional family housing.

5.0 **Impact/Implications of Statutory Services**

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

- Vodaphone
- BT Openreach
- National Grid
- UK Power Networks
- Virgin Media
- National Grid
- Scottish and Southern Energy (SSE)
- Environment Agency
- Thames Water

Responses have been received as follows :

5.2. Vodaphone: No issues.

5.3. BT Openreach: No issues.

5.4. National Grid: No issues.

5.5. UK Power Networks: No issues.

5.6. Virgin Media: No response

5.7. SSE: No issue

5.8. Environment Agency: No response

5.9. Thames Water: No issue

- 5.10. 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. Possible contaminants indicated within the note produced by EFDC Planning and Economic Development Directorate at Appendix D.
- 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. From proposals on Drawing 612.023/P4-30 Revision A we do not consider that Party Wall matters will be relevant to development proposals.

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 3 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 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.

9.5. Cycle parking will need to be provided at 1 secure covered space per dwelling if a garage or secure area is not provided within the curtilage of the dwelling.

1 covered visitor cycle space will need to be provided per 8 dwellings if no secure space is provided for each dwelling.

10.0 **Legals**

10.1. We have not been provided with a Housing Management Report and Legals Checklist for this site.

10.2. Legal matters would therefore need to be checked to ensure there are no encumbrances that affect redevelopment of the site.

11.0 **Costs**

11.1. It is considered that a budget of 833,000.00 should be allowed for this scheme, inclusive of contractor design fees, but exclusive of professional fees and VAT. Please refer to Appendix E.

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 :


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For Pellings LLP

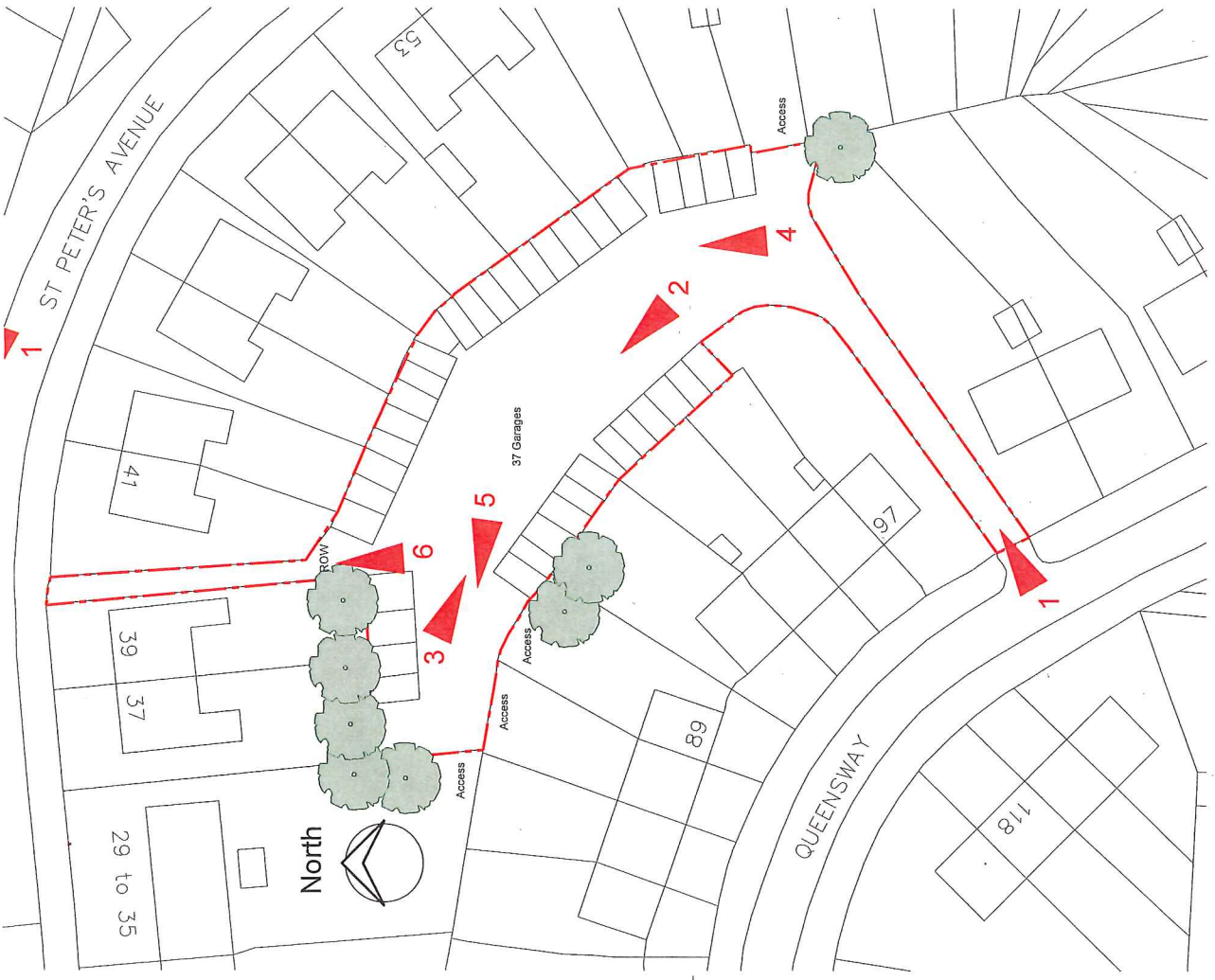
Date :

4th February 2015
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Appendix A

Development Proposals

Drawings 612.023/P4-30 Revision A



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

Pellings LLP
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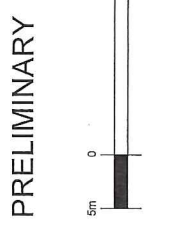
PROJECT: EFDC House Building
 DATE: DEC 2014
 SCALE: 1:500
 DRAWN: NP
 CHECKED: GK

TITLE: Existing and Proposed Plans
 Queensway
 Ongar

612 023 P4-30 | A

Pellings

Rev	Date	Description	Name
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NOTES:
 Report all discrepancies, errors and omissions
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 Do not use this drawing for any work 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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Appendix B

Site Photographs

Appendix B - Site Photographs

1.



2.



3.



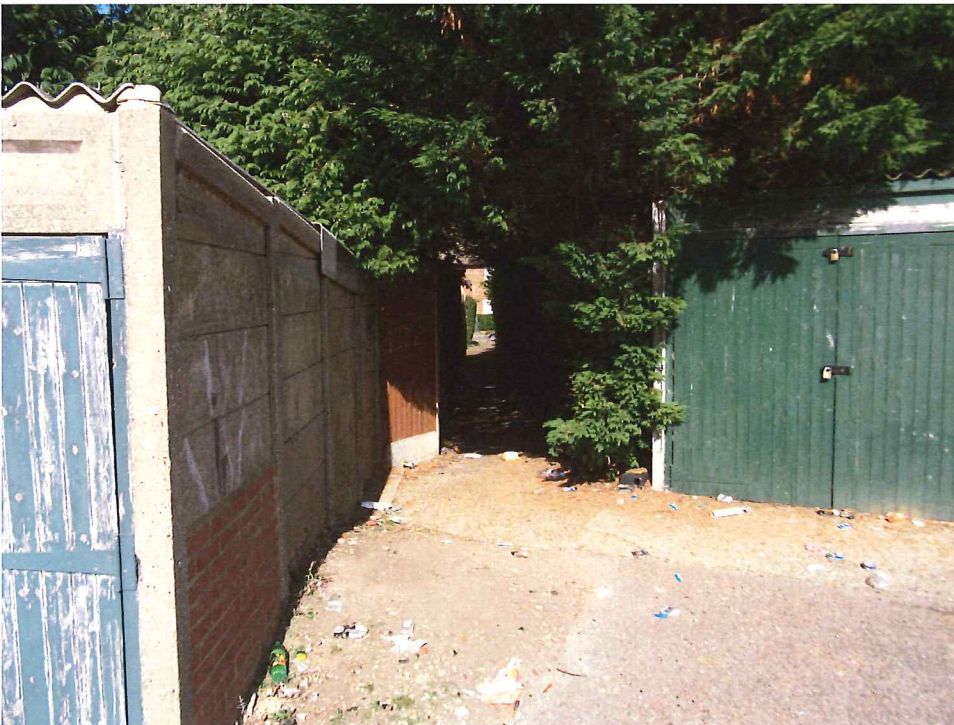
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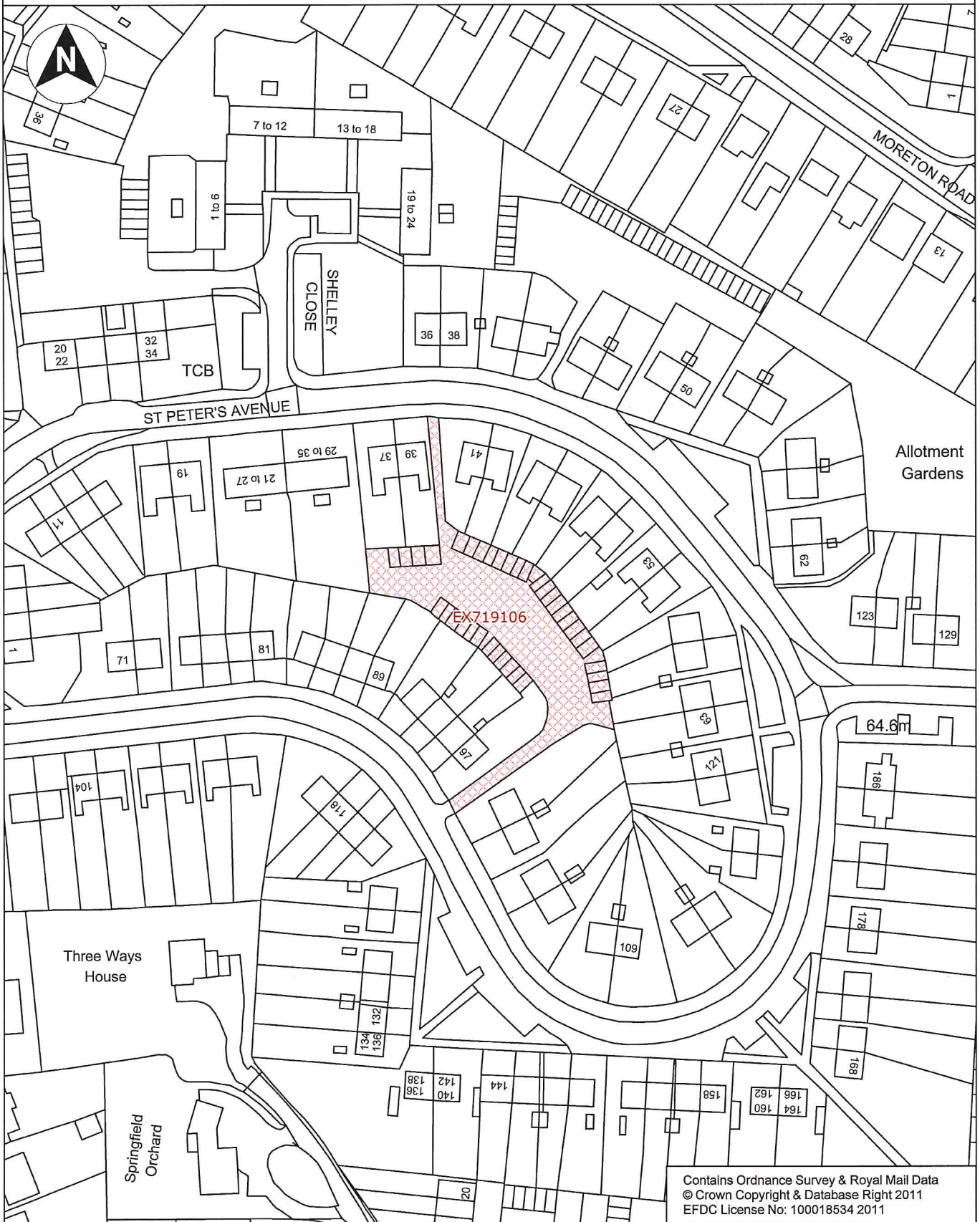


6.



Appendix C

Existing Site Plan



Contains Ordnance Survey & Royal Mail Data
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<p>Directorate of Environment & Street Scene Civic Offices High Street Epping, Essex, CM16 4BZ Tel. 01992 564000</p>	<p>Project Potential Site for Council House Building Program</p> <p>Drawing No. 201206014 - BE</p>	<p>Content Queensway Ongar</p>	<p>Date 04/07/12</p> <p>Scale 1:1250 @ A4</p> <p>Drawn By Robert Irwin</p>
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Appendix D

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 E

Cost Build-up

Queensway Ongar

Accommodation Summary	Nr	m2	ft2	
Affordable Apartments] see accommodation
Affordable Houses	4	308	3,315	
Bungalows] schedule below
TOTAL GIFA	4	308	3,315	

BUDGET COST ALLOWANCES

Item	Description	Qty	Unit	Rate	Totals
1.00 Enabling Works					
1.01	Demolition of existing garages	37	Nr	£650	£24,050
1.02	Allowance for removal of asbestos	37	Nr	£350	£12,950
1.03	Site clearance	1,584	m2	£15	£23,760
				Sub-total	£60,760
2.00 Construction					
2.01	Apartments				
	Private areas		m2	£1,150	
	Communal areas (20% allowed)		m2	£750	
2.02	Houses	308	m2	£1,050	£323,400
2.03	Bunglaows		m2	£950	
				Sub-total	£323,400
3.00 Abnormals					
3.01	Allowance for contaminated ground		Item		Excluded
3.02	Extra Over for wall:floor ratio (> 85%)	170	m2	£250	£42,500
3.03	Allowance for enhanced external fabric 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	not required
3.06	Measures to achieve CfSH Level 4	4	Nr	£2,500	£10,000
3.07	Balconies (average 4m2 each)		Nr	£2,200	no allowance
3.08	PV panels to roof		m2	£750	no allowance
3.09	Extra Over for thin joint construction		Nr	£400	no allowance
3.10	Extra over cost for excavating and removing tarmac road surface	1,134	m2	£20	£22,680
				Sub-total	£75,180
4.00 External Works	(see build up overleaf)				£213,185
5.00 Contractor's Preliminaries					
5.01	Site set up, running costs, management, etc.	40	weeks	£1,605	£64,200
5.02	Scaffolding	432	m2	£30	£12,960
5.03	Hoardings	305	m	£60	£18,300
				Sub-total	£95,460
				£/m2	£/ft2
INDICATIVE CONSTRUCTION COST				2,493	232
(Excluding FF&E, Fees, etc.)					767,985

Queensway Ongar

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%	£38,399
6.04 Contractor's Design Fees		4.0%	£26,901

Totals £833,285

TOTAL INDICATIVE BUDGET COST (say) 208,250 2,705 £833,000

Refer to below for Clarifications, Assumptions and Exclusions

EXTERNAL WORKS

Item	Description	Qty	Unit	Rate	Totals
4.01	Private gardens (incl. fencing)	374	m2	£45	£16,830
4.02	Communal soft landscaping	611	m2	£25	£15,275
4.03	Allowance for planting		Item	£1,500	no allowance
4.04	Allowance for communal drying area		Nr	£3,500	no allowance
4.05	Access road, parking and turning - adaptations	707	m2	£65	£45,955
4.06	Pedestrian paving - adaptations	223	m2	£45	£10,035
4.07	Cross over / highways adaptations		Item	£1,500	
4.08	Boundary treatment (fencing/walls)	305	m	£120	£36,600
4.09	External bins store		Nr	£2,500	no allowance
4.10	Cycle store		Nr	£1,500	no allowance
4.11	Foul water drainage	308	m2	£65	£20,020
4.12	External surface water drainage	1,113	m2	£40	£44,520
4.13	Attenuation tanks, etc		Item		excluded
4.14	External lighting	930	m2	£15	£13,950
4.15	Utilities mains supplies	4	Nr	£2,500	£10,000
4.16	New Substation		Nr		Excluded
Sub-total					£213,185

ACCOMMODATION SCHEDULE

Description	Nr	GIA	Sub-Totals	Totals
Flats/Maisonettes				
1B 2P Flat		53 m ²		
2B 4P Flat		73 m ²		
Allowance for communal space				
Houses				
2B 4P House	4 Nr	77 m ²	308	
3B 5P House		93 m ²		308
	4 Nr			
Bungalow: 2B				
	4 Nr			308

CLARIFICATIONS AND ASSUMPTIONS

Estimate based on:

6Pellings Drawing No. 612023.P4-30 Rev A

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 1Q 2015 prices with no allowance for future cost fluctuations

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 OH&P @ 7%

It is assumed that a traditional construction (concrete strip foundations, brick/block walls, timber or beam / block floor

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

PLL P 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.