



**EPPING FOREST DISTRICT COUNCIL &
PRISTINE LONDON**

BROMEFIELD COURT

CAPACITY STUDY
BROMEFIELD COURT, WALTHAM ABBEY
EN9 3HA

JUNE 2021



This RIBA Stage 1 report has been prepared by ECD Architects on behalf of Epping Forest District Council

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Author	Reviewer	Date	Rev.	Notes
BA	GA	02/06/21	P01	First Issue

- ① Communal Refuse Store
- ② Communal Cycle Store
- ③ Communal Amenity Space
- ④ Private Rear Garden with Bin and Cycle store provision

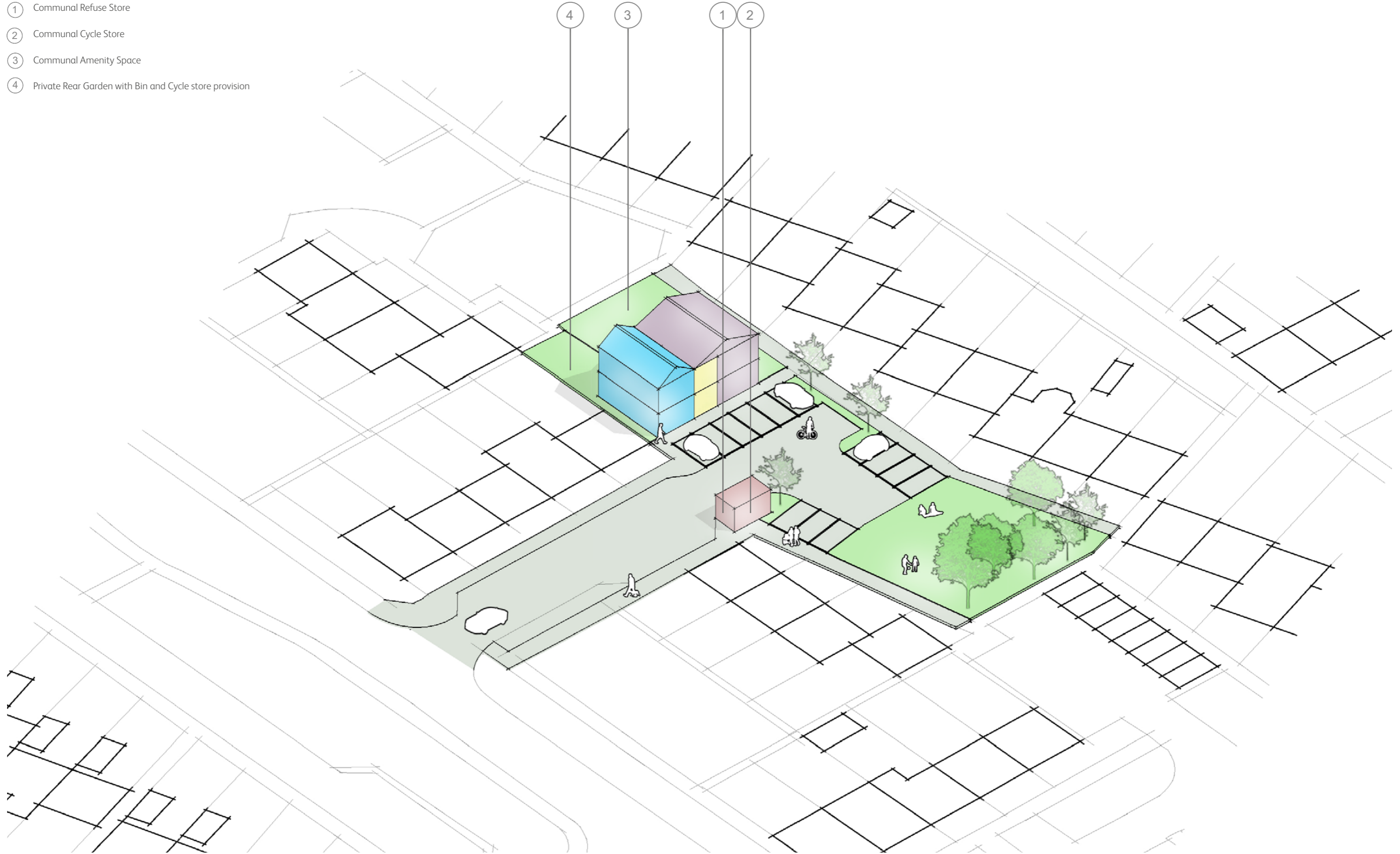


Figure 1 - Proposed Massing View

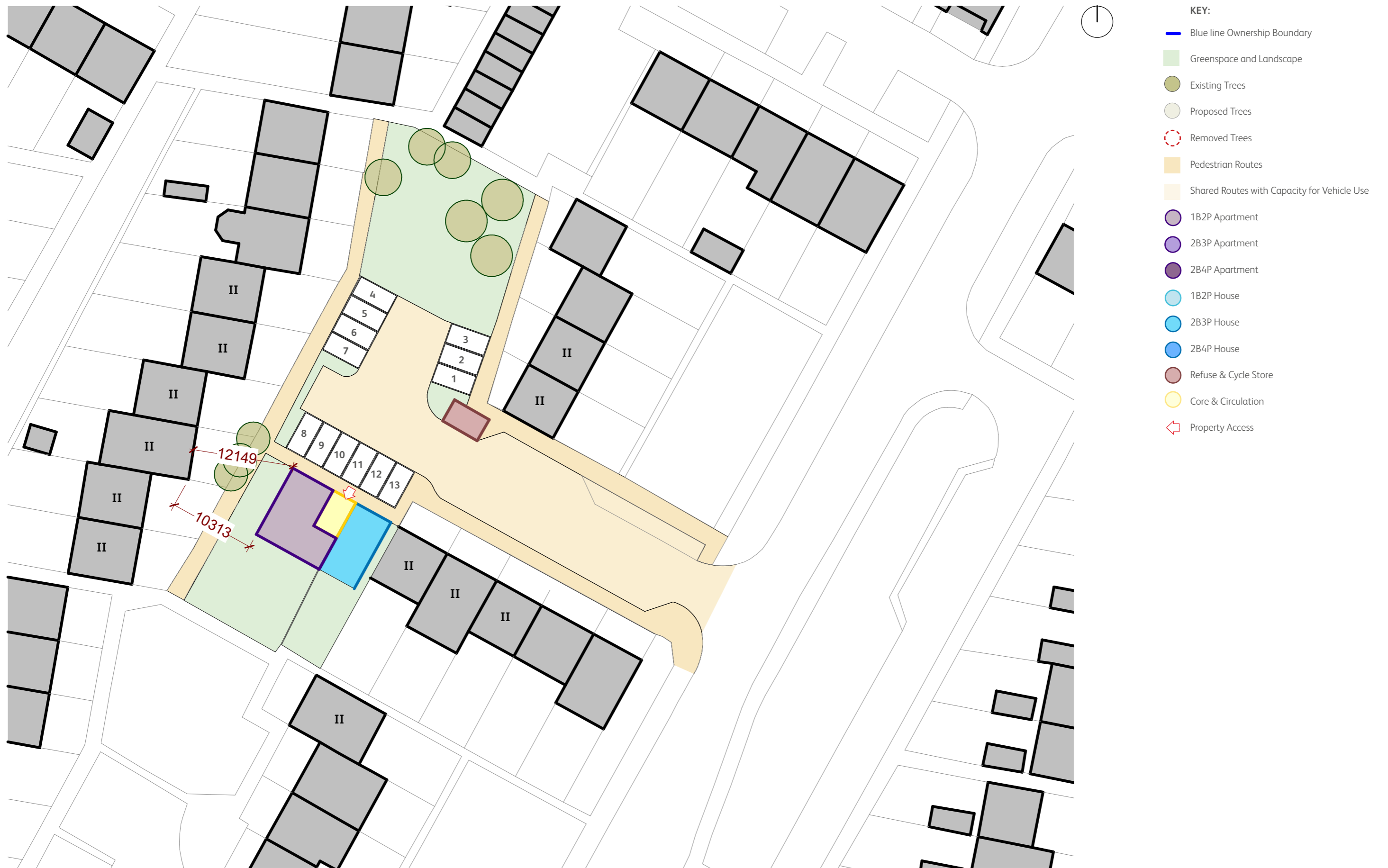


Figure 2 - Proposed Ground Floor Plan

EXECUTIVE SUMMARY

Provision:

- 3no units: 2no apartments 1B2p and 1no house 2B3P
- 13no parking spaces (5no parking spaces required for the development, additionally 8 out of 10no existing parking spaces on site have been retained)
- 4no cycle spaces in communal storage for the flats and private cycle spaces accommodated in the rear garden of the house

Project Risks:

- Sprinkler provision required to comply with Approved Document B. Vehicle tracking required to explore the possibility of the fire engine being able to reverse in the site and avoid the need of sprinkler provision
- Management Refuse Strategy required to comply with Approved Document H and EFDC Good practice for developers 'Waste and Recycling provisions for new residential & business developments'. Vehicle tracking required to explore the possibility of the refuse track being able to reverse in the site and avoid the need of sprinkler provision
- No DDA parking spaces provided as not DDA units are proposed

	Dwellings		Parking *		Cycle + Waste Storage					
	Proposal	Proposal ⁽¹⁾	Essex Parking Standards		Proposal	Communal Cycle		Communal Waste		
			Essex Parking Standards			Essex Parking Standards		EFDC Waste and Recycling Guide		
			Residents	Visitors		Residents	Visitor	Refuse (1100L)	Dry Recyclables (1100L)	Kitchen Waste (180L)
Flats 1B2P	2	13 parking spaces	1	0.25	14 sqm	1	1	157	157	23
Flats 2B3P	0		2	0.25		1	1	157	157	23
Flats 2B4P	0		2	0.25		1	1	157	157	23
Houses 1B2P	0		1	0.25		(1)	(0)	-	-	-
Houses 2B3P	1		2	0.25		(1)	(0)	-	-	-
Houses 2B4P	0		2	0.25		(1)	(0)	-	-	-
			4	1		2	2	314	314	46
Total	3 units		5			4		1 x 1100L	1 x 1100L	1 x 180L
						6 sqm		8 sqm		
						14 sqm				

* No DDA parking spaces provided as not DDA units are proposed

⁽¹⁾ 8no out of 10no of existing parking spaces retained + 5no parking spaces required for the development

Figure 3 - Provision Schedule

	Fire		Reduced Parking	Refuse		
	Access Road Width (m)	Distance (m)	Distance from train/tube station (km)	Access Road Width (m)	Containers distance (m)	Carry distance (m)
Requirement	≥ 3.70	≤ 65.00	≤ 1	≥ 4.50	≤ 10.00	≤ 25.00
Proposal	5.71	76.70	4.51	5.71	70.2	60.2
	Sprinkler provision required ^(1,2)		Standard parking provision	Management Refuse Strategy Required ⁽²⁾		

⁽¹⁾ Possibility of avoiding the the need of sprinklers in the house, further design of internal layout necessary to confirm this

⁽²⁾ Vehicle tracking required to explore the possibility of the fire engine and refuse track being able to reverse

Figure 4 - Compliance Schedule

