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**EPPING FOREST DISTRICT COUNCIL &  
PRISTINE LONDON**

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**CASTELL ROAD**

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**CAPACITY STUDY**  
CASTELL ROAD, LOUGHTON  
IG10 2LT

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JUNE 2021

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

Client:  
**Epping Forest District Council**  
323 High Street,  
Epping,  
CM16 4BZ

Submitted by:  
**ECD Architects**  
Studio 3, Blue Lion Place  
237 Long Lane  
London  
SE1 4PU  
t:020 79397500  
www.ecda.co.uk

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

# PROPOSAL

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

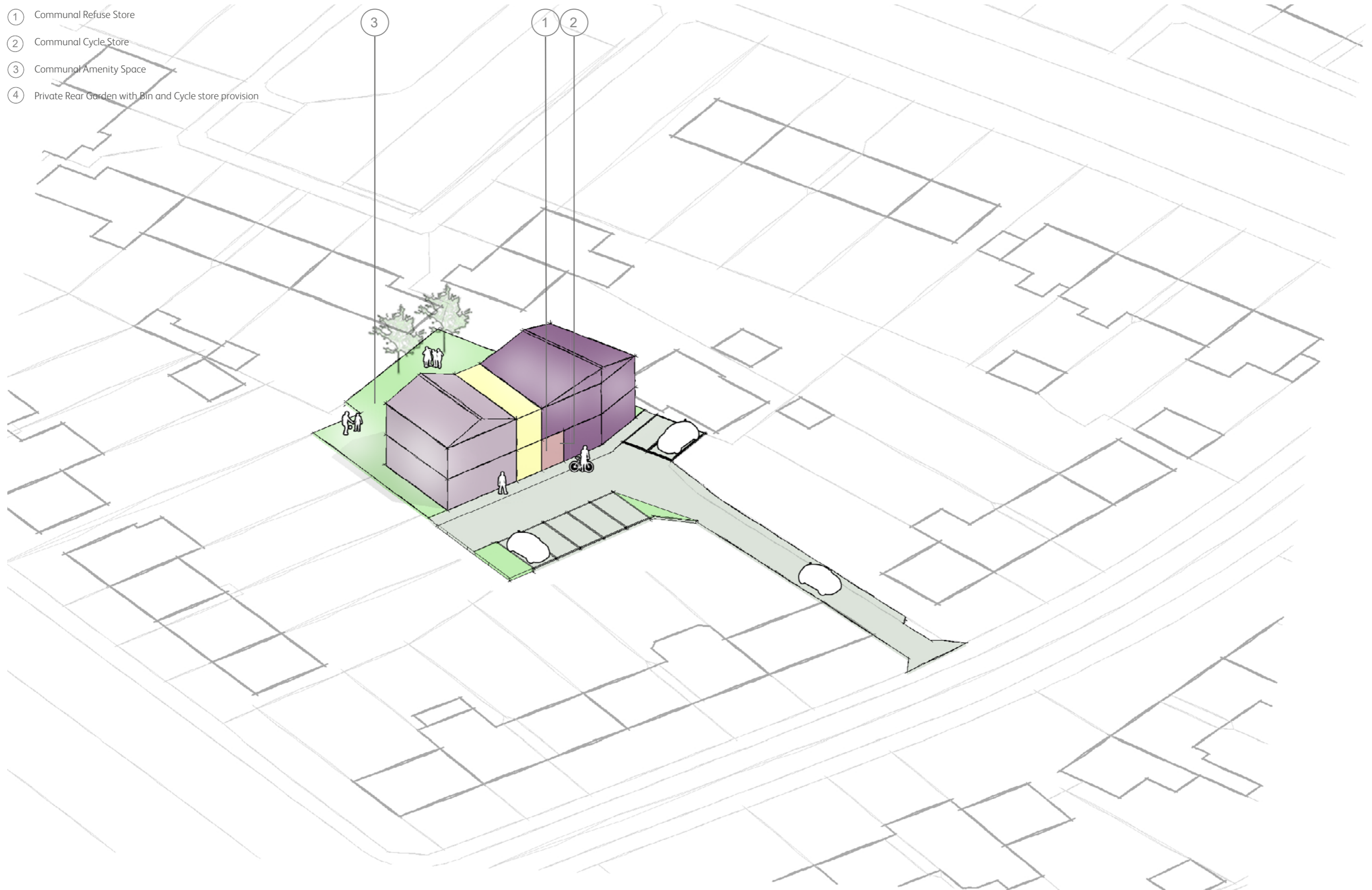


Figure 1 - Proposed Massing View

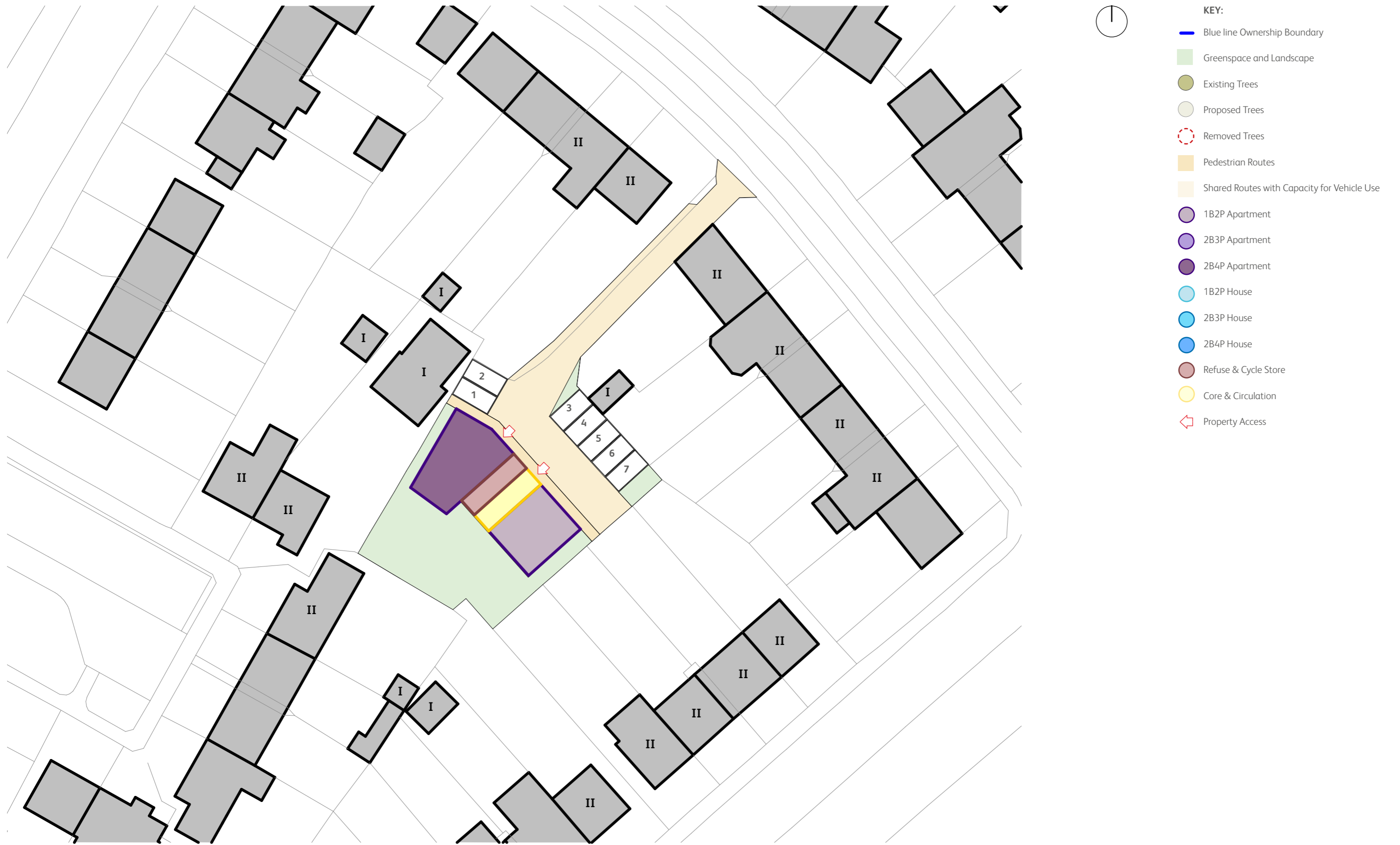


Figure 2 - Proposed Ground Floor Plan

**EXECUTIVE SUMMARY**

Provision:

- 4no apartment units: 2no 1B2P and 2no 2B4P
- 7no parking spaces
- 8no cycle spaces

Project Risks:

- Sprinkler provision required to comply with Approved Document B. Possibility to widen the access road to avoid the need of sprinklers 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'
- No DDA parking spaces provided as not DDA units are proposed
- Vehicle tracking required

	Dwellings		Parking *		Cycle + Waste Storage					
	Proposal	Proposal	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)
<b>Flats 1B2P</b>	2	7 <sup>(1)</sup> parking spaces	1	0.25	20 sqm	1	1	157	157	23
<b>Flats 2B3P</b>	0		2	0.25		1	1	157	157	23
<b>Flats 2B4P</b>	2		2	0.25		1	1	157	157	23
<b>Houses 1B2P</b>	0		1	0.25		(1)	(0)	-	-	-
<b>Houses 2B3P</b>	0		2	0.25		(1)	(0)	-	-	-
<b>Houses 2B4P</b>	0		2	0.25		(1)	(0)	-	-	-
<b>Total</b>	<b>4 units</b>			<b>6</b>		<b>1</b>		<b>4</b>	<b>4</b>	<b>628</b>
			<b>7</b>			<b>8</b>		<b>1 x 1100L</b>	<b>1 x 1100L</b>	<b>1 x 180L</b>
						<b>12 sqm</b>		<b>8 sqm</b>		
						<b>20 sqm</b>				

\* No DDA parking spaces provided as not DDA units are proposed  
<sup>(1)</sup> Vehicle tracking required

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	≤ 45.00	≤ 1	≥ 4.50	≤ 10.00	≤ 25.00
Proposal	<b>3.05</b>	<b>66.39</b>	<b>1.93</b>	<b>3.05</b>	<b>44.39</b>	<b>34.39</b>
	<b>Sprinkler provision required<sup>(1)</sup></b>		<b>Standard parking provision</b>	<b>Management Refuse Strategy Required</b>		

(1) Potential of widen access road to avoid the need of sprinkler provision

Figure 4 - Compliance Schedule

