

East Thames Housing / Epping Forest District Council  
Housing Delivery Programme

Feasibility Report

**Site: Marden Close IG7 6ER**

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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. Marden Close comprises 2 small blocks of bed-sits and has been added to the original programme of garage sites as having opportunity for conversion to 1 bed flats. We understand that the property is available to EFDC on a maximum 45 year lease and this would therefore be the required lifespan of principle elements. Pellings LLP have been instructed to look at the feasibility of conversion.

## **2.0 Existing Accommodation**

- 2.1. Marden Close is a small development consisting of 2 two storey blocks on Lambourne Road, Chigwell. The two blocks provide a total of 20 bedsit units, 1 block containing 12 units and the other 8. Access to the ground floor units is from a shared porch, each serving two flats and protected by a concrete canopy with steel support. The upper units are accessed via a shared hallway and staircase at the rear. The upper units have benefit of a door entry system. At the rear are store shed, located either side of the shared access leading to the upper flats.
- 2.2. Car parking is provided at the front of the blocks.
- 2.3. The blocks are of traditional construction. Cavity masonry under interlocking tiles covering pitched roofs. The smaller block has painted render panels on the car park elevation, up to ground floor ceiling level, with shingles above. Windows are double glazed PVCU units, ground floor doors are of PVC and security doors at the rear are of timber. Rainwater goods are a mixture of PVC gutters with some metal downpipes.
- 2.4. Each bedsit unit has a fireplace now generally blocked and served by brick-built chimney stacks.
- 2.5. Access to the bedsit area is from a porch, either at the front, on the ground floor or at mid-point on the upper floors from the shared staircase. Bathroom and kitchen are accessed from an internal hall.
- 2.6. Boilers for the heating system and hot water are located in the store rooms for the ground floor units and within the kitchen in the first floor units.

## **3.0 Proposals**

- 3.1. Read in conjunction with Drawings 612.020/SK2A and SK3 attached at Appendix A.
- 3.2. The proposal is to convert each pair of bedsit units into a 1-bed two person flat which will result in units approximating to 60sqm, although the ground floor unit will be slightly smaller due to the staircase leading to the upper flats.
- 3.3. On the ground floor, an opening will be formed through the former party wall to access the bedroom and bathroom. Non load bearing partitions will be demolished on each floor to be replaced by new partitions to suit the revised layout. No major structural works other than forming the opening in the ground floor unit are envisaged.

- 3.4. The upper unit will have an entrance door at ground level, at the rear as existing. Store sheds and rear entrance lobby would be demolished and a new porch and two smaller store sheds erected to one side of the upper entrance.
- 3.5. New services would be required, together with new kitchen and bathroom facilities.
- 3.6. The works will be covered by the Building Regulations and will require upgrade for thermal and acoustic properties. It is envisaged that thermal upgrade will be a combination of cavity wall insulation and external insulated render systems. Acoustic solutions available are resilient bar and suspended ceiling systems. Alterations are proposed to external areas to achieve 14 car park spaces, including 1 disabled person's bay. This would necessitate a slight realignment of the access road.
- 3.7. Principal elements of the structure are in sound condition, although some prudent maintenance would be required on overhauling the roof, pointing of brickwork and overhaul of windows. Internally replacement of finishes would be required as part of the alteration works.

#### **4.0 Planning Issues and Risks**

- 4.1. The site is essentially rectangular in shape, measuring 40m in width and 42m in depth. The site area is 0.168 hectares.
- 4.2. The site is located within the built-up area of Chigwell Row which is a settlement surrounded by Green Belt. The surrounding area comprises a range of low-rise two storey family housing, generally from the 20<sup>th</sup> century.
- 4.3. In the north east corner of the site there is a gate which leads to a footpath which leads to a community building (Faversham Hall) and immediately to the rear of the site is open space which is designated Green Belt. 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 comprise any Listed Buildings. It is not located in a Flood Zone on the Environment Agency Flood Map.
- 4.4. The adopted Development Plan for Epping Forest District Council is the Combined Local Plan 1998 and Local Plan Alterations 2006.
- 4.5. There are no specific policies which seek to resist the loss of bedsits and the proposal to provide ten new units of affordable housing would comply with Epping Forest's adopted planning policies and would serve to meet the Council's housing needs.
- 4.6. The site is located in the settlement of Chigwell Row and the re-use of the existing buildings would be consistent with policy H2 which states the Council's aim to deliver at least 70% of all new housing on previously developed sites. Policy CP7 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.'

4.7. The proposal would bring back into use existing disused housing. The proposal would maximise the use of the buildings within the Housing Group's standards and it would provide units for small households as identified by the Council in its Strategic Housing Market Assessment.

4.8. As no significant external alterations are proposed there would be no harm to the appearance or amenities of the area, and it is not considered that there would be any adverse effects on the highway. No trees would be affected and there would be no increased risk of flooding.

## 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 Thames Water, UK Power Networks and Cable and Wireless.

5.3. UKPN – there is no indication of any primary cables affecting the developable area of the site.

5.4. Thames Water – there are no services indicated that would appear to affect proposals.

5.5. Cable and Wireless – Cable and Wireless have indicated that they have no apparatus on the site.

5.6. 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. Due to the age of the buildings, we consider there may be asbestos present and a pre-demolition survey will need to be commissioned prior to any works commencing.

## **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 612.020/SK2A, any Party Wall matters would be limited to demolition of the store sheds serving plots 1-8 and the impact on No 63 Lambourne Road.
- 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.
- 8.8. Due to its nature of alteration works, it may be worth considering procuring Marden Close on a "one off" contract.

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. Against these standards, the current proposals currently comply. The site is within an area where on street parking is available.

9.4. Should the site move forward to planning application stages, it is recommended that travel and transport statements and assessments will be required, at which point parking provision requirements can be defined more accurately.

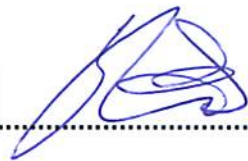
10.0 **Costs**

10.1. It is considered that a budget of £445,200.00 should be allowed for this scheme, inclusive of contractor design fees, but exclusive of professional fees and VAT. Please refer to Appendix E.

11.0 **Recommendations and Conclusions**

11.1. Subject to an overall lifetime cost appraisal, we conclude that this 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

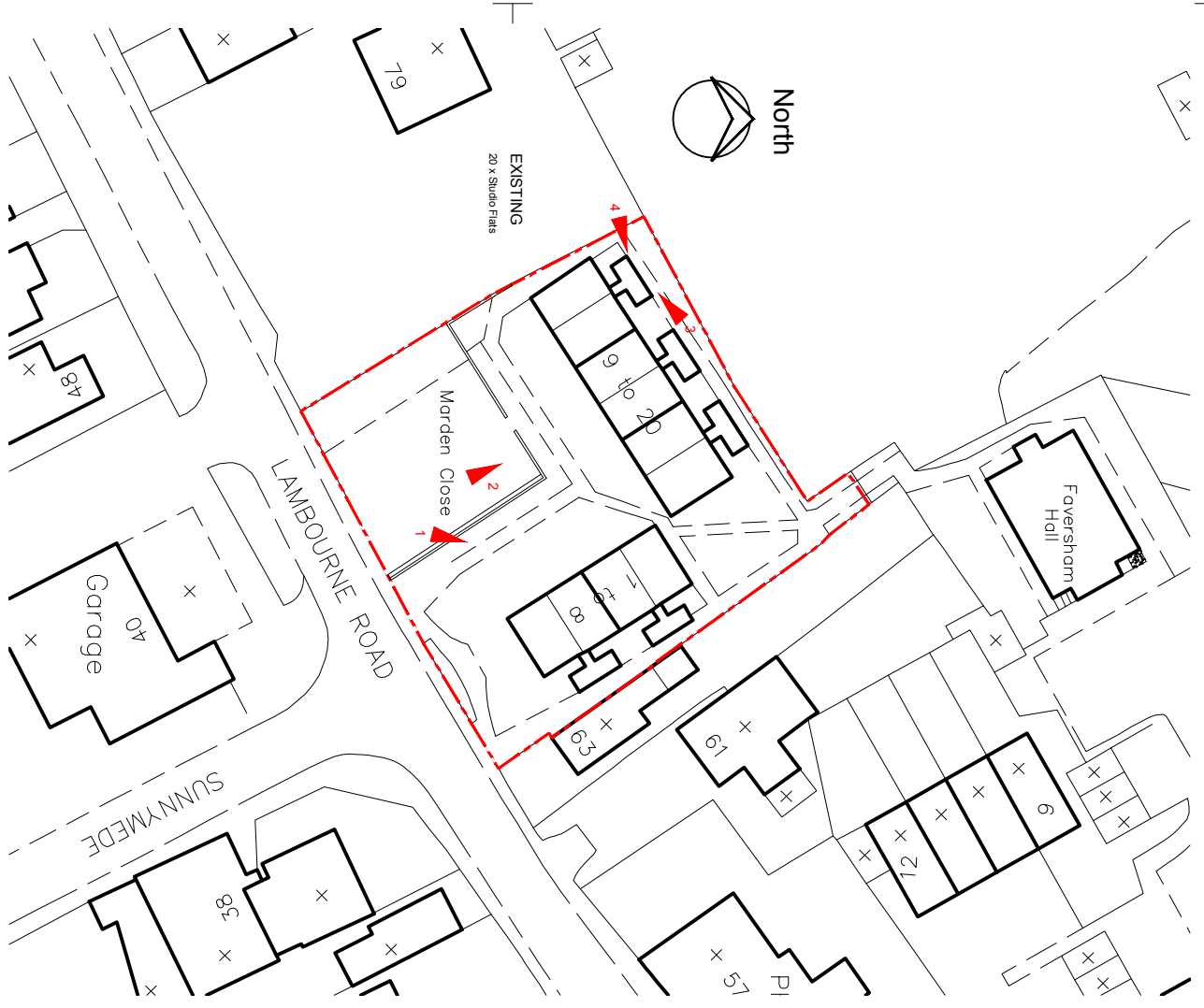
Date

24<sup>th</sup> April 2013

## **Appendix A**

**Development Proposals – Drawing 612.020/SK2A and SK3**





EXISTING  
20 x Studio Flats

Marden Close

LAMBOURNE ROAD

SUNNYMEDE

Garage 04

Garage 84

Faversham Hall

6

12

51



TOTALS  
Site Area 0.161 Ha  
10 x 1 Bed Flats @ 50 sqm  
12 Parking Spaces

LAMBOURNE ROAD

SUNNYMEDE

Garage 04

Garage 84

Faversham Hall

6

12

51

NOTES  
Report all discrepancies, errors and omissions  
Do not scale from this drawing  
Use the drawing for reference only. Do not use for construction  
All materials, components and workmanship are to comply with  
all the relevant British Standards, Codes of Practice, and  
appropriate manufacturer's recommendations that from time to  
time shall apply.  
For all specialist work, see relevant drawings.

PRELIMINARY

Rev	Date	Description
-	-	-

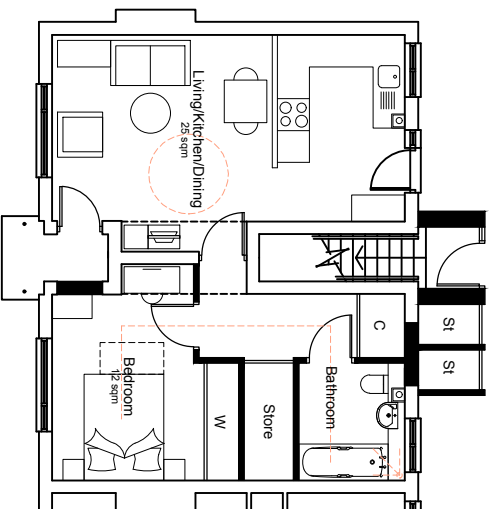
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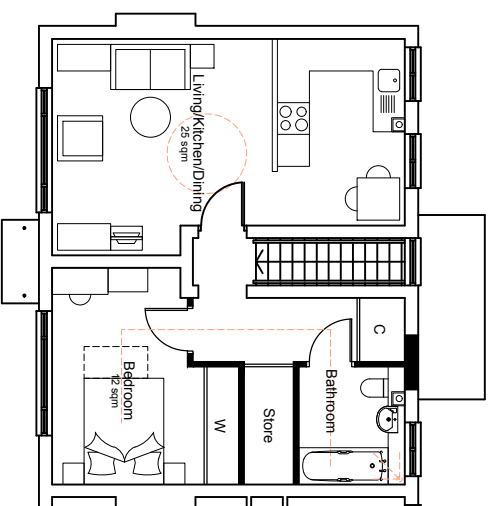
Pellings Ltd  
East Thames HA  
Marden Close Site  
Lambourne Road, Chigwell

Architecture & Planning ■ Building Services ■ Project Management  
East Thames HA  
EPDC House Building Programme  
612|020|SK2 | A

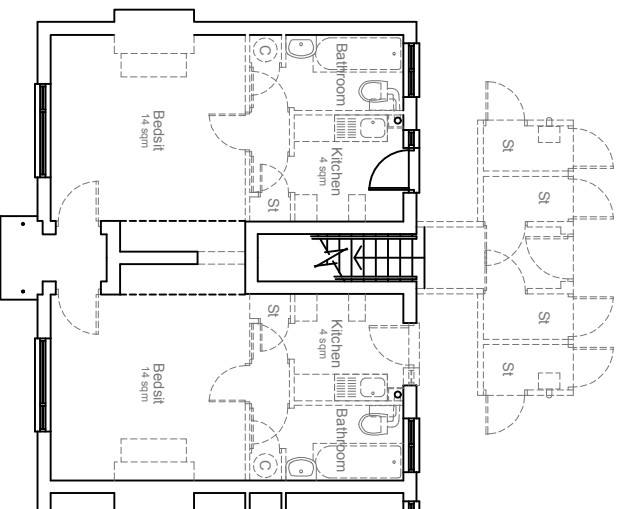
This drawing and design are copyright of PELLINGS LLP



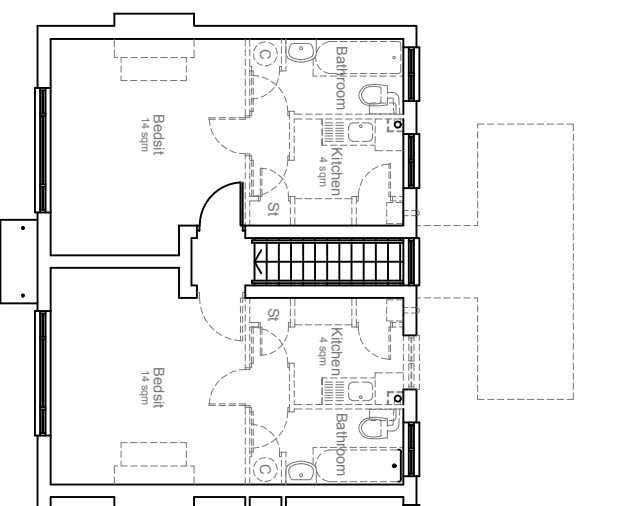
Proposed Ground Floor - 1B 2P Flat @ 50sqm



Proposed First Floor - 1B 2P Flat @ 50sqm



Existing Ground Floor - 2 x Studio Flat @ 25sqm



Existing First Floor - 2 x Studio Flat @ 25sqm

NOTES

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

PRELIMINARY

Rev Date Description

- - -

Name



Pellings LLP  
East Thames HA  
Marden Close Site  
Lambourne Road, Chigwell

Architecture & Planning ■ Building Services ■ Project Management  
Cosh Consulting ■ Civil Commission

CLIENT	PROJECT	DATE	SCALE	DRAWING NO.	CHK
East Thames HA	EPDC House Building Programme	MAR 2013	1:200 @ A3	NP	
612 020 SK3					

## **Appendix B**

### **Site Photographs**

## Appendix B - Site Photographs

General views to front



Rear store areas



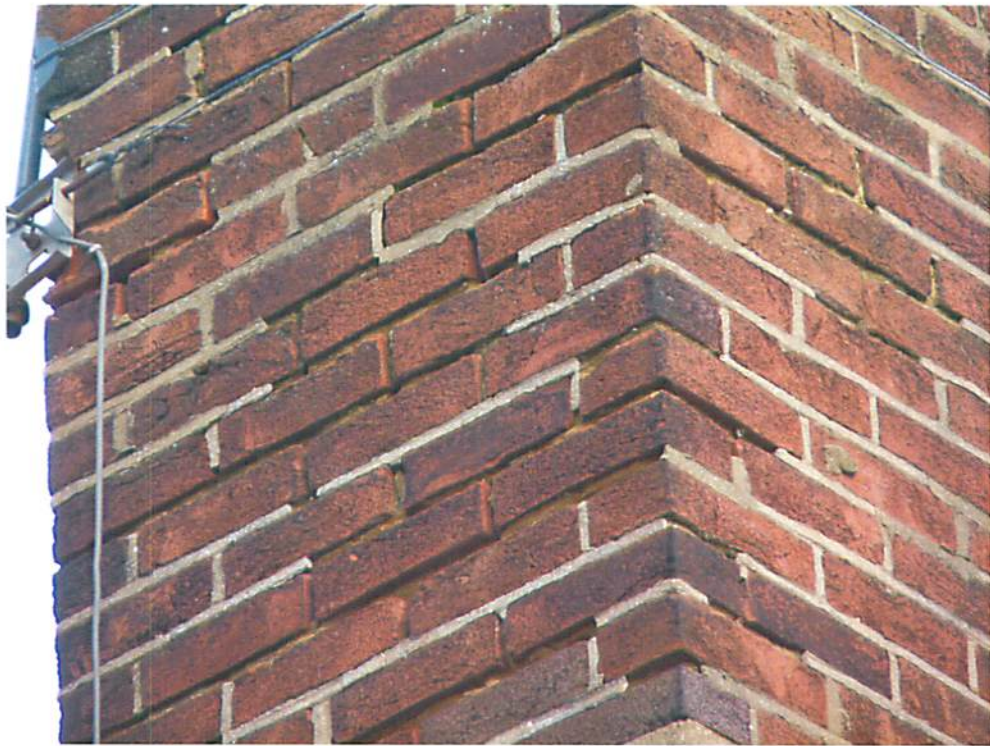
Shingles to front elevation



Deterioration to canopy structures



Re-pointing required to chimney stacks and elevations





Re-pointing required to chimney stacks and elevations



# **Appendix C**

## **Existing Site Plan**



**Housing Services**  
 Civic Offices,  
 High Street, Epping,  
 Essex, CH15 4JZ.  
 Tel. 01992 564000.

**Notes**

The material contained in this plan has been prepared for use as a planning application and is not to be used for any other purpose. It is the responsibility of the user to ensure that the information is correct and up to date. The Council is not responsible for any loss or damage arising from the use of this plan.

**Revisions**

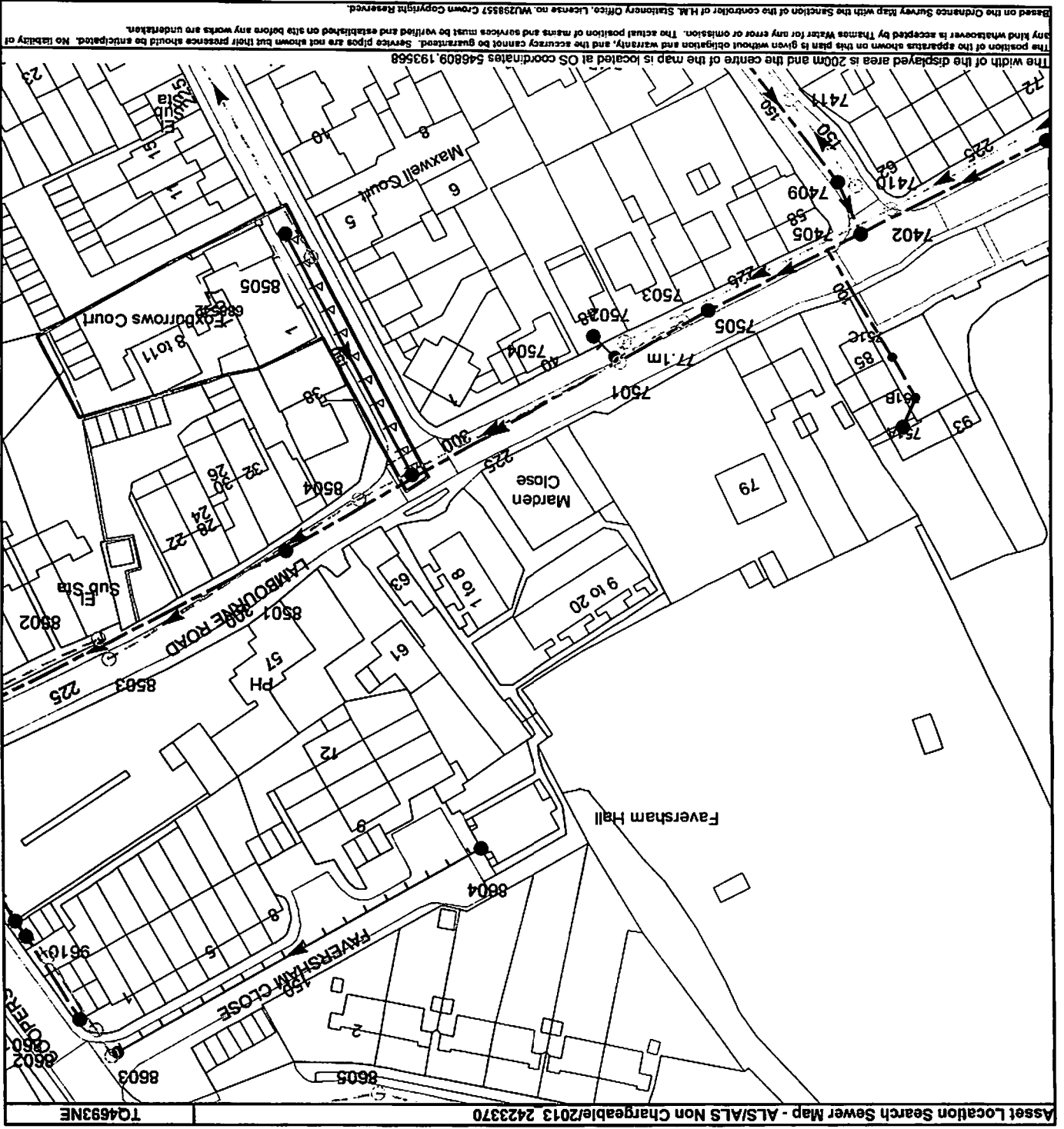
**Project**  
 Faversham Hall, Faversham Close, and  
 Marden Close, Lambourne Road,  
 Chawell, Essex

**Content**  
 Existing location plan

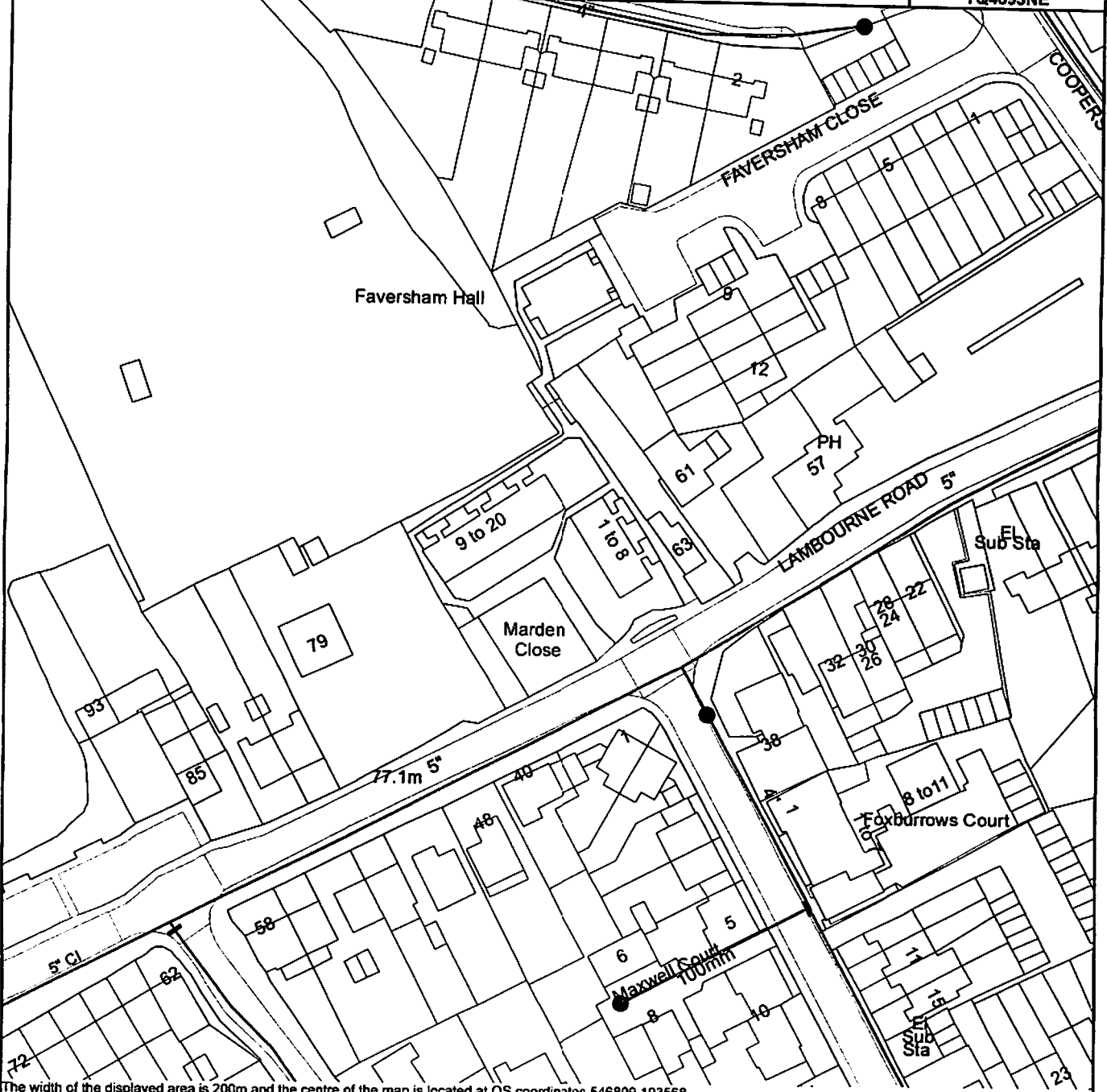
Design	Drawn	Checked
JPH	JPH	
Date	Scale	CAD File
05.2010	1:500	WardC1001
<b>Project No.</b> 3067		
<b>Drawing No.</b>		<b>Rev</b>

# **Appendix D**

## **Statutory Services Information**



The width of the displayed area is 200m and the centre of the map is located at OS coordinates 546809, 193568. The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. 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 manns and services must be verified and established on site before any works are undertaken. Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. W129357 Crown Copyright Reserved.



The width of the displayed area is 200m and the centre of the map is located at OS coordinates 546809,193568  
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. 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 and established on site before any works are undertaken.  
Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, Licence no. WU298557 Crown Copyright Reserved.

# **Appendix E**

## **Cost Build-up**

Marden Close, Lambourne Road  
Indicative Estimate of Cost  
for East Thames HA



24 April 2013

		m2	ft2
Gross Internal floor area			
Ground Floor Affordable Flats	5Nr @ 58.4m <sup>2</sup>	292	3,143
First Floor Affordable Flats	5Nr @ 62.7m <sup>2</sup>	314	3,375
<b>TOTAL GIA</b>		<b>606</b>	<b>6,518</b>

Item	Element	Qty Unit	Rate £/unit	Total £
<b>1.0 Demolition</b>				
1.1	Demolition of existing outbuildings	82 m <sup>2</sup>	80	7,000
1.2	Demolition of chimneys & breasts	10 nr	3,000	30,000
1.3	Allowance for removal of asbestos	1 item	-	Excl.
	<b>Sub-total</b>		<b>say</b>	<b>40,000</b>
<b>2.0 Stripping Out</b>				
2.1	Demolition of internal walls	246 m <sup>2</sup>	15	4,000
2.2	Strip out kitchens	20 nr	100	2,000
2.3	Strip out bathrooms	20 nr	100	2,000
2.4	Remove rear access doors	10 nr	50	1,000
2.5	Strip out existing ground floors	292 m <sup>2</sup>	40	12,000
2.6	Strip/chase out all M&E	20 nr	150	3,000
	<b>Sub-total</b>		<b>say</b>	<b>20,000</b>
<b>3.0 Alterations</b>				
3.1	Cavity fill to all external walls	600 m <sup>2</sup>	20	12,000
3.2	Install new window in lieu of rear doors	5 nr	500	3,000
3.3	Break out blockwork to openings, incl lintel	15 nr	250	4,000
3.4	Block up front entrance door openings	5 nr	300	2,000
3.5	New front entrance doors	10 nr	500	5,000
3.6	Install new canopies to entrances	10 nr	300	3,000
3.7	Repairs & insulation to roof	314 item	60	19,000
3.8	Lay new insulated floor	292 m <sup>2</sup>	50	15,000
3.9	Acoustically upgrade ground floor ceilings	292 m <sup>2</sup>	50	15,000
3.10	New plasterboard partitions	366 m <sup>2</sup>	60	22,000
3.11	Re-line/plaster brick/block walls	20 m <sup>2</sup>	25	1,000
3.12	Install new kitchens	10 nr	4,500	45,000
3.13	Install new bathrooms	10 nr	3,500	35,000
3.14	New internal doors	80 nr	350	28,000
3.15	Floor Finishes	606 m <sup>2</sup>	40	24,000
3.16	Decorations to Walls and Ceilings	10 nr	700	7,000
3.17	Install new M&E	10 nr	4,000	40,000
3.18	BWIC	1 item	10,000	10,000
	<b>Sub-total</b>		<b>say</b>	<b>290,000</b>
<b>4.0 Abnormals / E/o and External Works</b>				
4.1	Making good to hard & soft landscaping	1 item	10,000	10,000
4.2	Install new external bin stores	5 nr	2,500	13,000
4.3	Allowance for achieving CfSh Level 3	10 nr	3,000	30,000
	<b>Sub-total</b>		<b>say</b>	<b>50,000</b>
		<b>£/m2</b>	<b>£/ft2</b>	
	<b>INDICATIVE CONSTRUCTION COST</b>	<b>661</b>	<b>61</b>	<b>400,000</b>
	CONTINGENCY @ 5%			20,000
	CONTRACTORS DESIGN FEES @ 6%			25,200
	<b>TOTAL INDICATIVE CONSTRUCTION COST</b>	<b>735</b>	<b>68</b>	<b>445,200</b>



Marden Close, Lambourne Road  
Indicative Estimate of Cost  
for East Thames HA



**Clarifications and Assumptions**

Estimate based on Epping Forest District Council Feasibility drawing and standard specifications  
GIA is approximate due to early stage of design  
Costs are based on a Q1 2014 start on site  
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 Preliminaries and OH&P @ 7%  
Assumed floor to ceiling heights of 2.4m  
Contractors design fees are based upon appointment with planning consent under JCT D&B contract  
Assumed minimal works required to the external envelope

**Exclusions**

Clients professional fees (including statutory fees)  
VAT  
Asbestos and hazardous material removal  
Excludes any landscaping other than those stated and excludes off-site works  
Provision of loose fittings and furnishings  
Costs of compliance of any conditions imposed by TFL or other statutory bodies  
Costs of Section 106, S108, S278 Agreement(s) or Community Infrastructure Levy charges