

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

Feasibility Report

Site: 581-591 Marlescroft Way, Loughton IG10 3LZ

Rev: A

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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 site is located in a residential estate 500m to the west of Debden station.
- 2.2. The site consists of 11 single garages with some forming part of the lower ground floor footprint of a four storey block of flats. Immediately in front of the site is a hardstanding/road which serves the estate and to the west is a footpath and a grassed area.
- 2.3. The surrounding estate consists of flat roofed concrete panelled two storey houses and four storey flats.

3.0 Proposals

- 3.1. Read in conjunction with drawings 612.023.P2-11B attached at Appendix A.
- 3.2. The proposals are :

Conversion of garages into 2 x 2 bedroom lower ground floor flats and provision of 4 car parking spaces on adjoining grassed area.

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 partly lies in Flood Zone 2 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 Loughton 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 small family homes with 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 pointed out that the site partly lies in Flood Zone 2 and that the Sequential Test will have to be passed and a satisfactory Flood Risk Assessment submitted.
- 5.3.1. National Grid: No apparatus appears to be located on the site.
- 5.3.2. UK Power Networks: No apparatus appears to be located on the site.
- 5.3.3. Virgin Media: There is a cable along the southern part of the site.
- 5.4. Thames Water: There are no drains/sewers on the site. There is a foul water sewer approximately 3.5m in front of the site.
- 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. Further to initial enquiries made to EFDC, some potential contamination issues have been highlighted with use of the domestic garages, and also a former horticultural nursery. Possible contaminants in respect of the former use as a nursery are summarised and indicated within the note produced by EFDC Planning and Economic Development Directorate at Appendix E.
- 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. Potentially, part of the site may be located within the lower ground floor of the existing building. The integrity and longevity of the existing building structure will need to be checked to ensure proposed accommodation is not compromised, and the impact on thermal and acoustic issues would also need to be considered. In addition, it should be assumed that domestic services serving the existing building might need to be altered, and/or enhanced to accommodate increased capacities.

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/P2-11B, Party Wall matters will be relevant to development, particularly below ground floor accommodation of the existing building.
- 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 proposals would quite possibly 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. We have been provided with a Summary Report of legal matters from EFDC Solicitors. The report makes reference to the suggested appropriation of land for planning purposes which would extinguish any prior rights of way.
- 10.2. The report makes reference to possible rights of light risk. A blanket policy against such risk might be considered.

10.3. Housing Management Report advises of access to existing unit by way of 2 external staircases. However, these are unaffected by the proposals.

10.4. No rights of way or access specifically identified.

10.5. It is noted that there appears to be significant surface water flooding risk from ground water and the site is within Flood Zone 2.

11.0 Costs

11.1. It is considered that a budget of £318,300.00 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. It is considered that, whilst there are options to develop this site, there are difficulties in achieving an economic solution together with issues of the site sitting in the flood plain, possibly leading to solutions that have been constructed to date. We would suggest that other sites may be more suitable and would offer more viable opportunities for new housing.

Signed:


.....

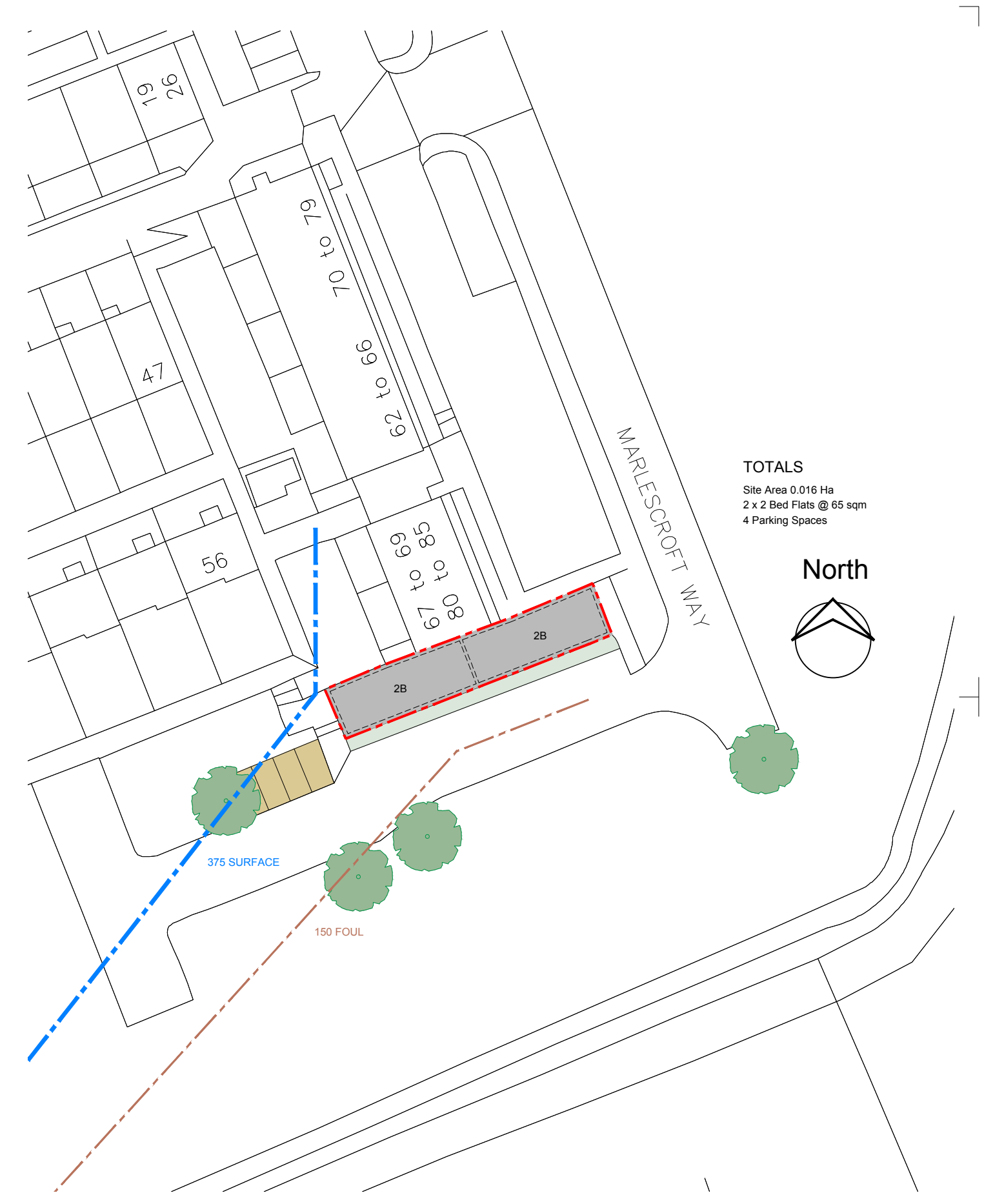
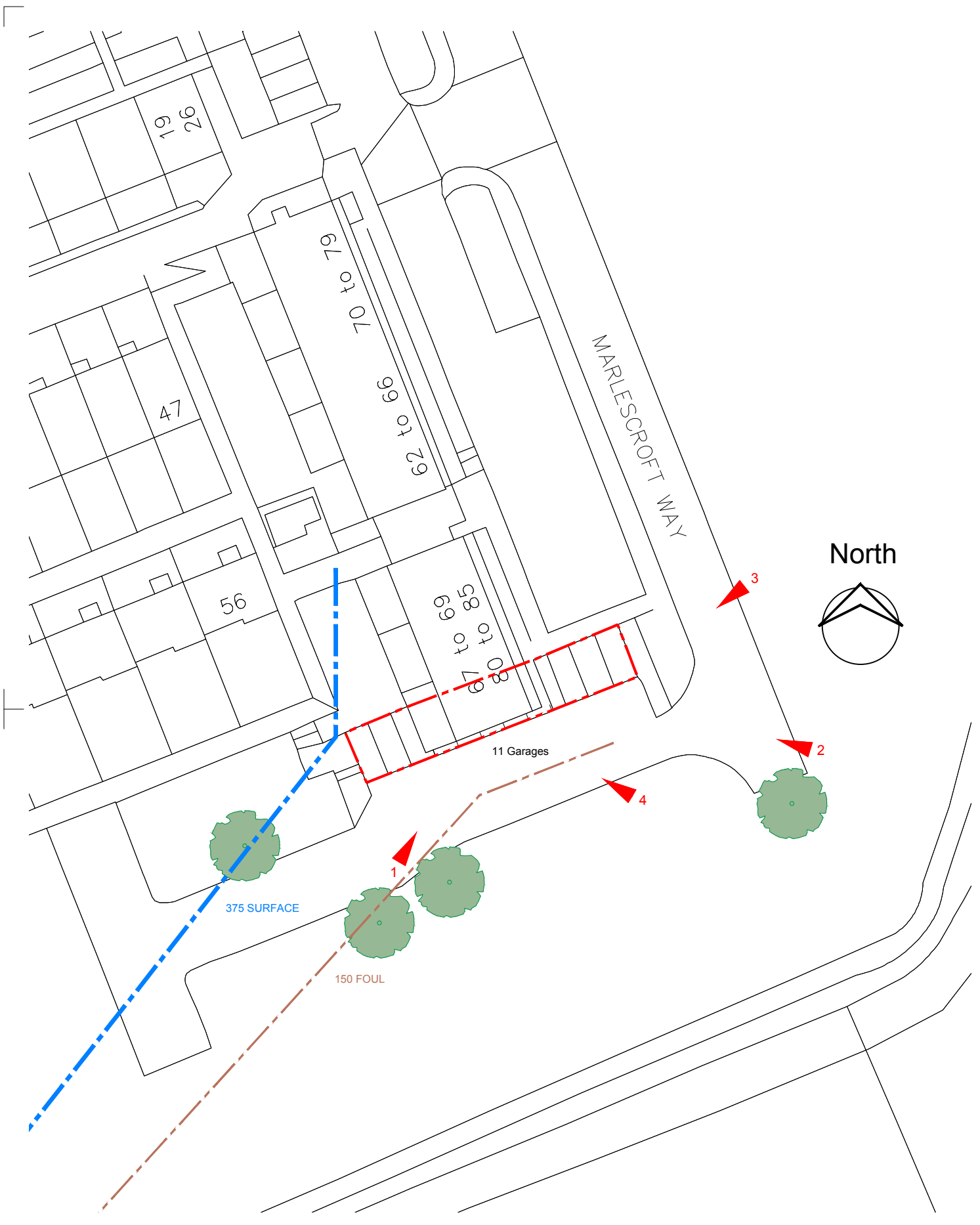
Pellings LLP

Date: 1st October 2014

Appendix A

Development Proposals

Drawings 612.023.P2-11B



TOTALS
 Site Area 0.016 Ha
 2 x 2 Bed Flats @ 65 sqm
 4 Parking Spaces

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.
 This drawing and design are copyright of PELLINGS LLP

PRELIMINARY

Rev	Date	Description	Name
-	--/--		



Pellings LLP 24 Widmore Road Bromley Kent BR1 1RY t 020 8460 9114 f 020 8313 0019 e bromley@pellings.co.uk 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 Marlescroft Way	DATE	NOV 2013	SCALE	1:500 @A3
		DRAWN	NP	CHK	
DRAWING No		612 023 P2-11 B			

Appendix B

Site Photographs

Appendix B - Site Photographs

1.



2.



3.



4.



Appendix C

Existing Site Plan



Contains Ordnance Survey & Royal Mail Data
© Crown Copyright & Database Right 2011
EFDC License No: 100018534 2011

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 - AN

Content
Site B
Marlescroft Way
Loughton

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

Appendix D

Statutory Services Information

nationalgrid

Adam Greenhalgh
Pellings
24 Widmore Road
Bromley
Kent
BR1 1RY

Plant Protection
National Grid
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@nationalgrid.com
Telephone: +44 (0)800 688588

National Grid Electricity Emergency Number:
0800 40 40 90*

National Gas Emergency Number:
0800 111 999*

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.nationalgrid.com

Date: 23/10/2013

Our Ref: NL_TE_Z6_3SW_041933

Your Ref: AG/DH/612.023/02

RE: Proposed Works, IG10 3LZ,site B,marlescroft way,loughton,essex

Thank you for your enquiry which was received on 17/10/2013.

Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to National Grid Electricity Transmission plc's and National Grid Gas plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.

For details of National Grid's network areas please see the National Grid website (<http://www.nationalgrid.com/uk/Gas/Safety/work/>) or the enclosed documentation.

As your works are at a "proposed" stage, any maps and guidance provided are for information purposes only. This is not approval to commence work. You must submit a "Scheduled Works" enquiry at the earliest opportunity and failure to do this may lead to disruption to your plans and works. National Grid will endeavour to provide an initial assessment within 14 days of receipt of a Scheduled Works enquiry and dependent on the outcome of this, further consultation may be required.

In any event, for safety and legal reasons, works must not be carried out until a Scheduled Works enquiry has been completed and final response received.

National Grid is a trading name for:
National Grid Electricity Transmission plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2366977

National Grid is a trading name for:
National Grid Gas plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2006000

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to National Grid Electricity Transmission plc (NGET) and National Grid Gas plc (NGG) apparatus. This assessment does **NOT** include:

- National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact National Grid.
- Gas service pipes and related apparatus
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on the National Grid Website (<http://www.nationalgrid.com/NR/rdonlyres/6D6525F9-59EB-4825-BA89-DBD7E68882C7/51319/EssentialGuidance.pdf>).

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to National Grid's easements or wayleaves nor any planning or building regulations applications.

NGG and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the National Grid Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

National Grid Plant Protection Team

ASSESSMENT

Affected Apparatus

The National Grid apparatus that has been identified as being in the vicinity of your proposed works is:

- Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

Requirements

BEFORE carrying out any work you must:

- Carefully read these requirements including the attached guidance documents and maps showing the location of National Grid apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 - 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

Excavating Safely - Avoiding injury when working near gas pipes:

http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf

Standard Guidance

Essential Guidance document:

<http://www.nationalgrid.com/NR/rdonlyres/6D6525F9-59EB-4825-BA89-DBD7E68882C7/51319/EssentialGuidance.pdf>

General Guidance document:

<http://www.nationalgrid.com/NR/rdonlyres/55C13C4D-A1AA-4B13-BFDA-1CF59F88B326/51318/GeneralGuidance.pdf>

Excavating Safely in the vicinity of gas pipes guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

Excavating Safely in the vicinity of electricity cables guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the National Grid Website:

<http://www.nationalgrid.com/uk/Gas/Safety/work/downloads/>

ENQUIRY SUMMARY

Received Date

17/10/2013

Your Reference

AG/DH/612.023/02

Location

Centre Point: 543664, 195608

X Extent: 41

Y Extent: 24

Postcode: IG10 3LZ

Location Description: IG10 3LZ,site B,marlescroft way,loughton,essex

Map Options

Paper Size: A4

Orientation: LANDSCAPE

Requested Scale: 500

Actual Scale: 1:1250 (GAS)

Real World Extents: 361m x 196m (GAS)

Recipients

pprsteam@uk.ngrid.com

Enquirer Details

Organisation Name: Pellings

Contact Name: Adam Greenhalgh

Email Address: bromley@pellings.co.uk

Telephone: 0208 460 9114

Address: 24 Widmore Road, Bromley, Kent, BR1 1RY

Description of Works

MAP FOR INFORMATION PURPOSES

Enquiry Type

Proposed Works

Activity Type

General Excavation

Work Types

Work Type: Plans Only

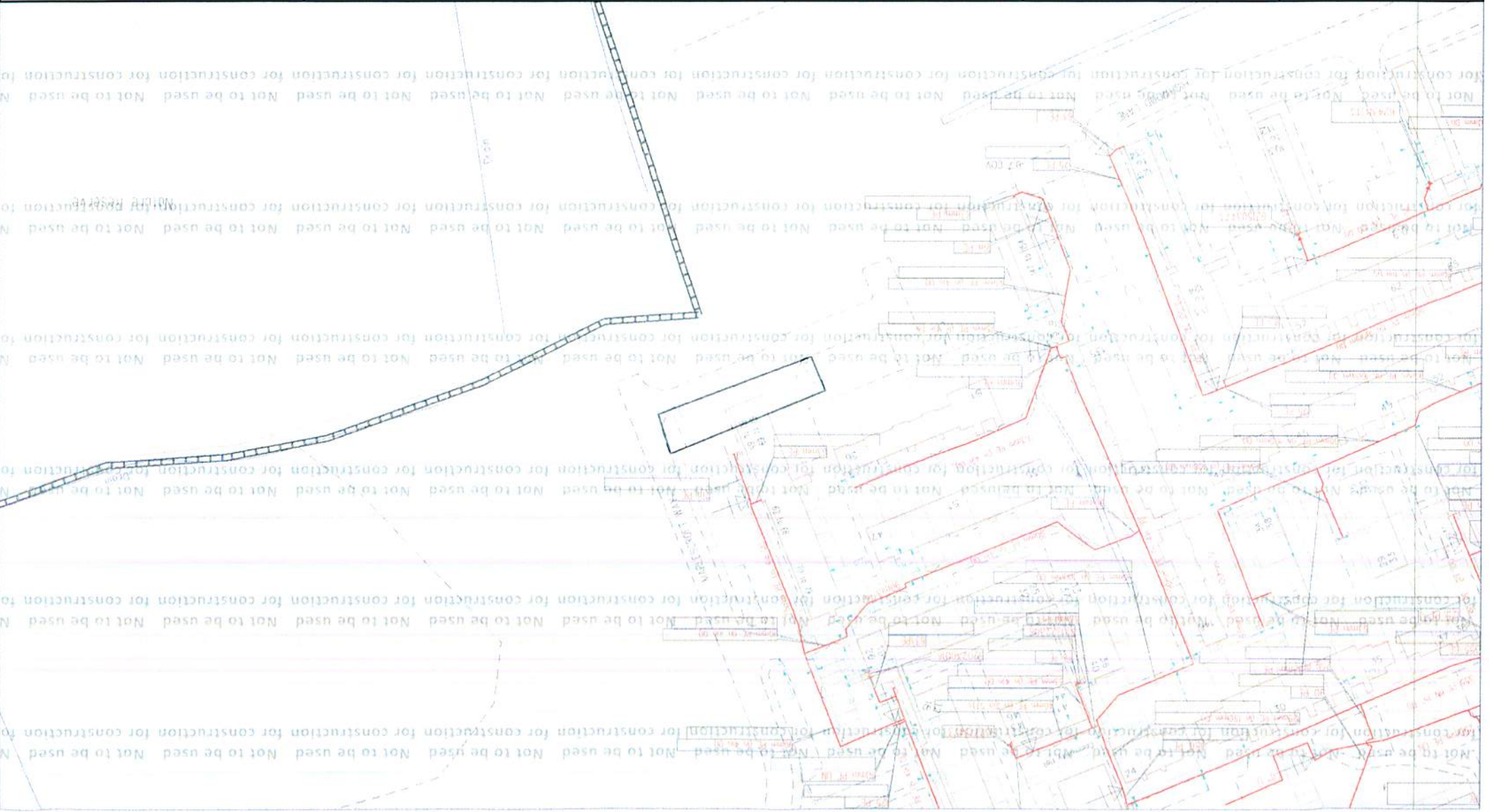
- 1 Hornbeam Close ✓
- 2 Hornbeam Rd
- 3 Hornbeam House ✓
- 4 Barne House ✓
- 5 Pentlow way ✓
- 6 ~~Steps~~ r/o Loughton Way ✓
- 7 Kirby Close ✓
- 8 Lower Alderton Hall Lane ✓
- 9 Bushfield ✓
- 10 Creakers Road Site B ✓
- 11 Marlescroft Way
- 12 Creakers Road Site A
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Map 1 of 1 (GAS)
 MAPS Plot Server Version 1.7.6
 nationalgrid
 Requested by: Fellings
 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

Map not to be used for construction

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.

ID: NL_TE_Z6_3SW_041933	View extent: 361m, 196m
USER: roy.x.jones	LP MAINS MP MAINS IP MAINS LHP MAINS NHP MAINS
DATE: 23/10/2013	Approximate scale 1:1250 on A4 Colour Landscape
DATA DATE: 15/10/2013	0m 25m
REF: AG/DH/612.023/02	Valve Depth of Syphon Diameter Change Material Change
MAP REF: TQ4395	
CENTRE: 543664, 195609	



creating a better place



Adam Greenhalgh
Pellings LLP
24 Widmore Road
Bromley
Kent
BR1 1RY

Our ref: NE/2013/119025/01-L01
Your ref: AG/dh/612.023/05
Date: 5 November 2013

Dear Adam,

Enquiry for proposed development of 'Site B', Marlescroft Way, Loughton.

Thank you for consulting us with details of the above site. In addition to our comments that we have already provided to you for the majority of the sites you consulted us with, this site is also partially in Flood Zone 2 from the nearby River Roding. This will require Epping Forest District Council to undertake a flood risk Sequential Test (ST), and a Flood Risk Assessment (FRA) to be submitted with any planning application.

As discussed above, this site is partially in Flood Zone 2, an area of medium fluvial risk, from the nearby River Roding. Given this, Epping Forest District Council (EFDC) will need to undertake a ST to determine whether there are other available sites that are at a lower risk of flooding, where these sites should be developed before those located in a Flood Zone. Alternatively, you can carry out a ST yourselves with the agreement of – and to the satisfaction of – the EFDC planning case officer. Further details about the requirements of the ST can be found [here: http://www.environment-agency.gov.uk/static/documents/Sequential_test_process_4.pdf](http://www.environment-agency.gov.uk/static/documents/Sequential_test_process_4.pdf).

If the site passes the ST, you should use a sequential approach to site layout to locate all of the built development in the areas of lowest flood risk within the site boundary.

Additionally, an FRA would need to be submitted with any application. Further details about the requirements for an FRA for residential developments in Flood Zone 2 can be found here: http://www.environment-agency.gov.uk/static/documents/Utility/MoreVulnerable_v3.1.pdf.

As the site is in Flood Zone 2 and less than one hectare, we would pass the responsibility for assessing flood risk to EFDC in this case, so the FRA will need to be completed to their satisfaction.

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.

Environment Agency
Apollo Court, 2 Bishops Sq Business park, Hatfield, Herts, AL10 9EX.



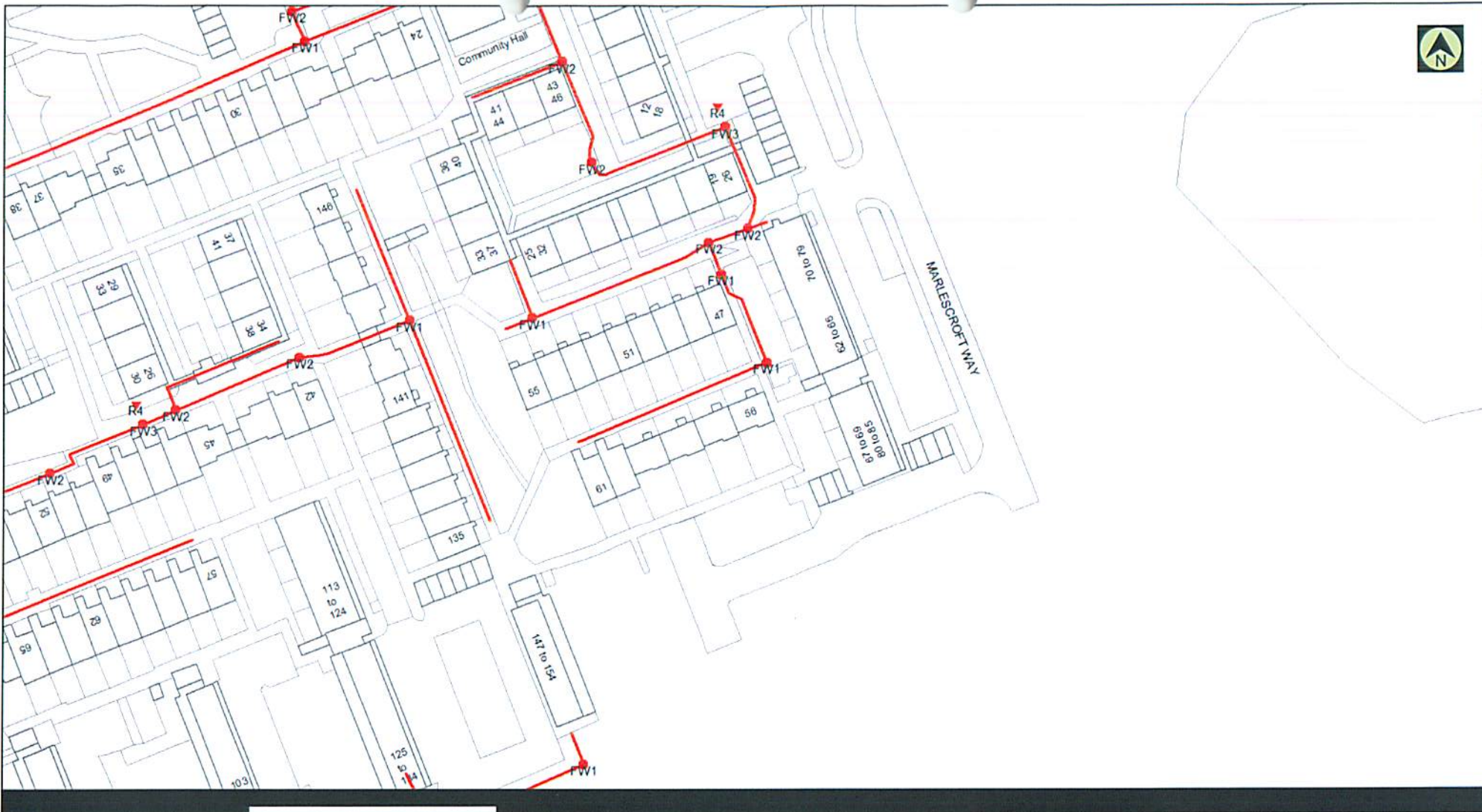
We suggest you use water efficiency measures and aim to achieve 105 litres/person/day. This is equivalent to level 3/4 for water within the Code for Sustainable Homes. Achieving this standard within new homes can be accomplished at very little additional cost, and is significantly cheaper than retrofitting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

Yours sincerely,

Clark Gordon
Sustainable Places Planning Advisor

Direct dial 01707 632308
E-mail SPHatfield@environment-agency.gov.uk



(c) Crown Copyright and database rights 2011 Ordnance Survey 100019209

Date: 24/10/13

Scale: 1:1083

Map Centre: 543635.9,195621.3

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 mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the 'Affected Postcodes.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.

This plan is produced by Virgin Media Limited from Ordnance Survey © Crown Copyright 100019209

Duct, Trench



Chamber

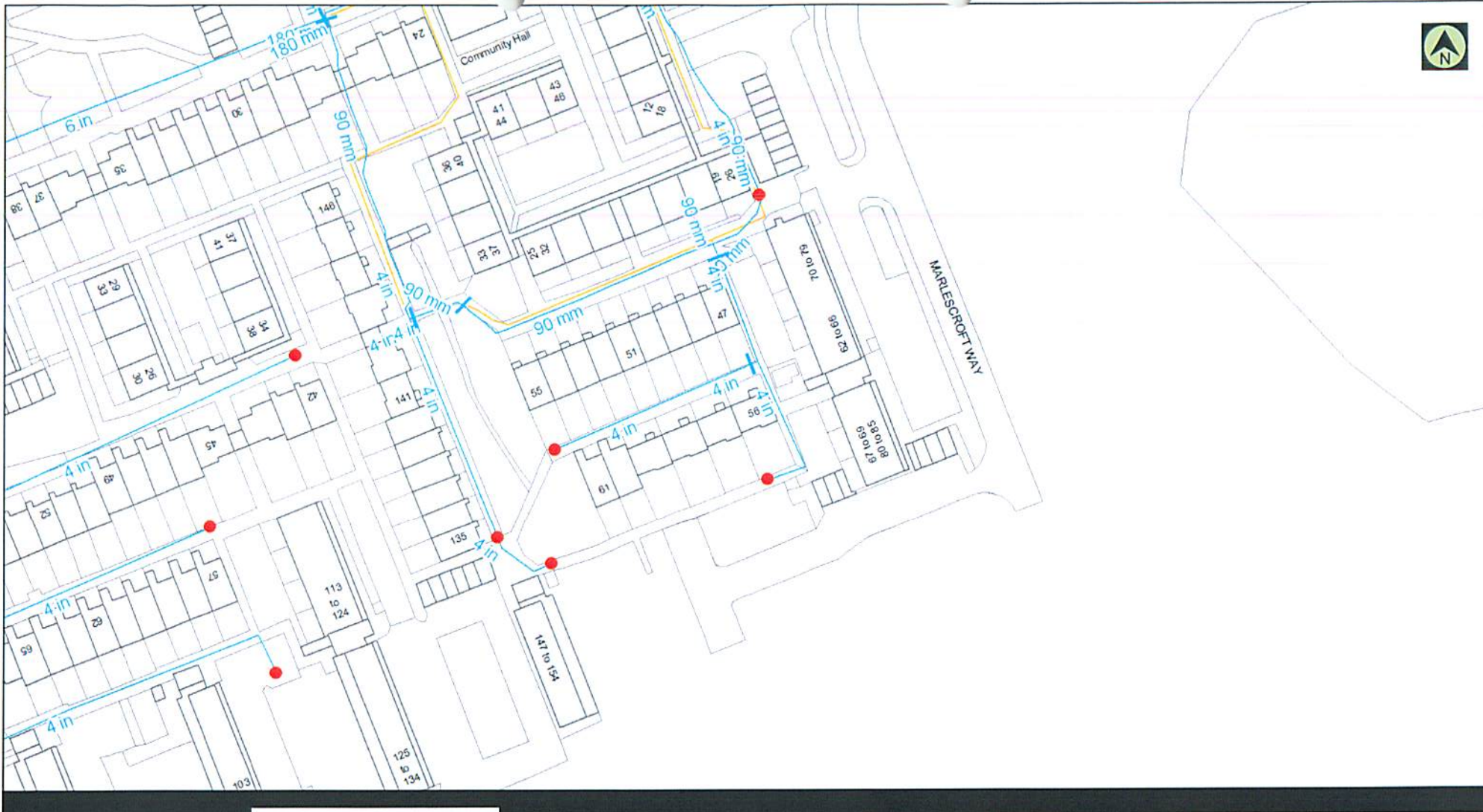


Cabinet



agreenhalgh@pellings.co.uk





(c) Crown Copyright and database rights 2012 Ordnance Survey 100019345 Date: 23/10/13 Scale: 1:1083 Map Centre: 543635.9,195621.3 Data updated: 16/08/13 Clean Water Plan A4

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 further 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



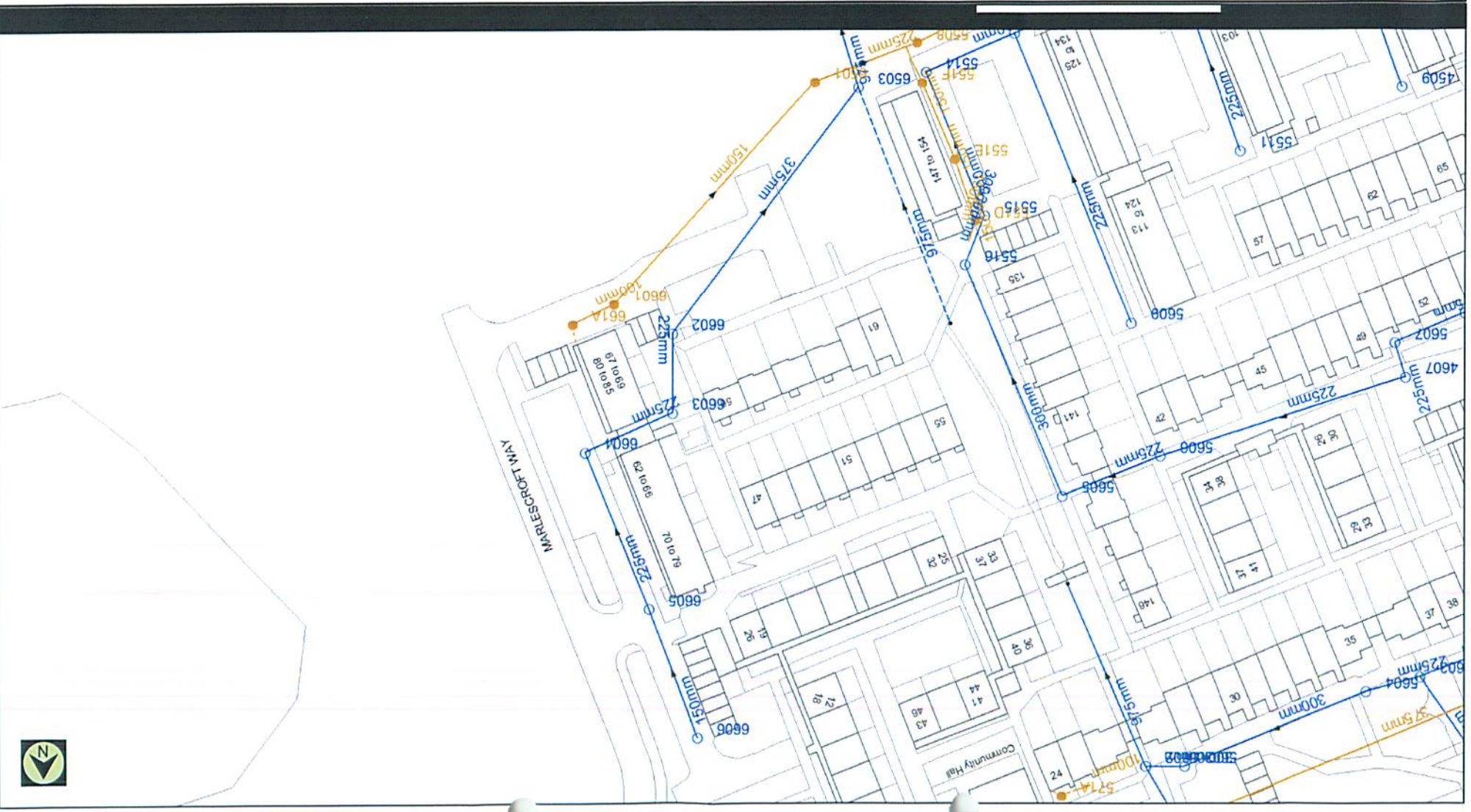


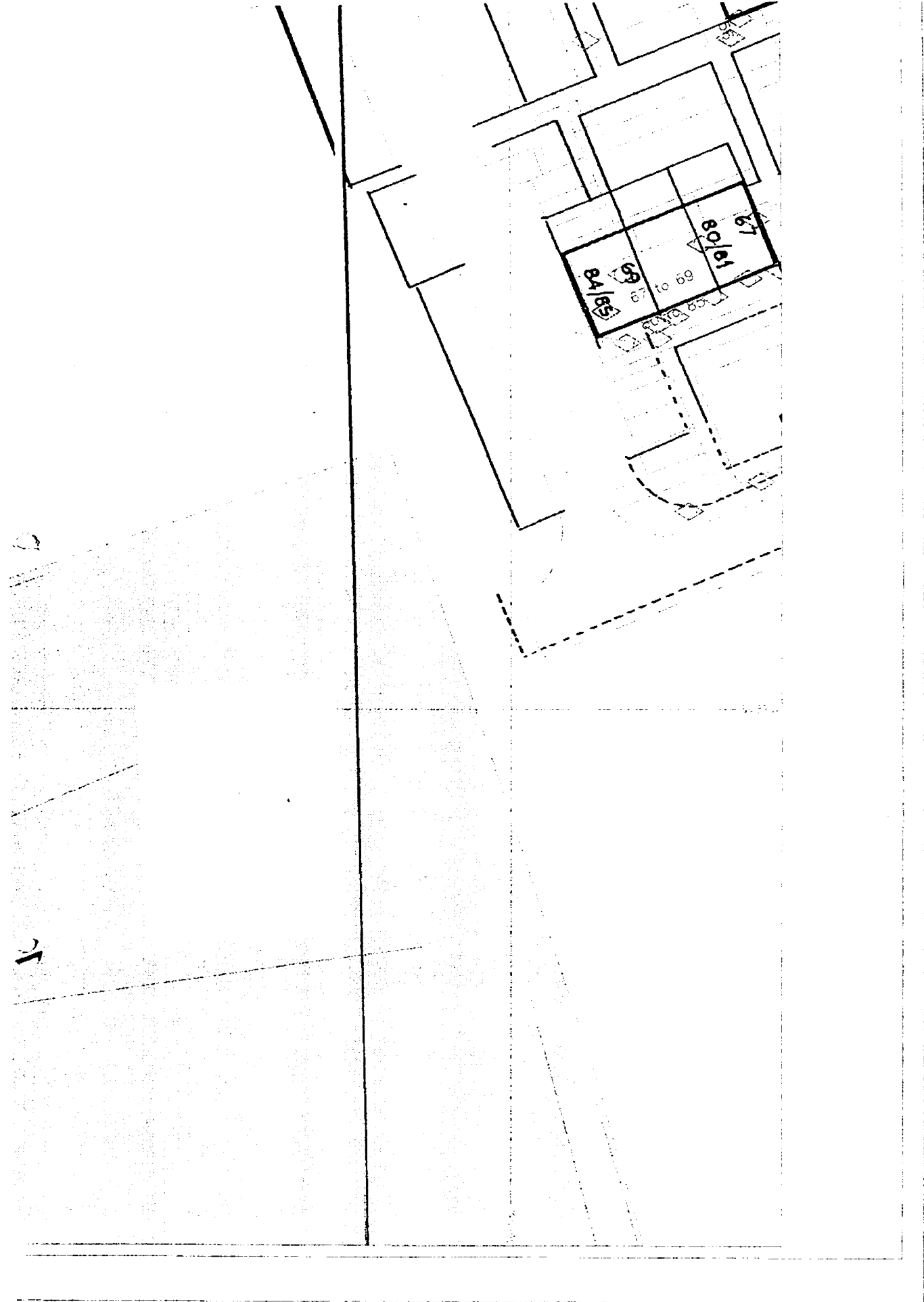
agreenhagh@pellings.co.uk

	Four Manhole
	Surface Sewer
	Combined Sewer
	Abandoned Sewer
	Other Manhole
	Private Asset (Colour denotes asset type)
	Proposed Asset (Colour denotes asset type)
	S104 Boundary
	End Item

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 further 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.

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84/85

81 to 89

80/81

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71

72

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

Gross Internal floor area	m2	ft2
Affordable Flat Units	130	1,399
Allowance for communal space @ 20%	26	280
Affordable House Units	0	0
TOTAL GIA	156	1,679

Item	Element	Qty	Unit	Rate £/unit	Total £
1.0 Demolition					
1.1	Demolition	163	m ²	50	8,139
2.2	Site clearance	53	m ²	10	532
1.2	Allowance for removal of asbestos	8	No	800	6,400
	Sub-total			say	20,000
2.0 Affordable Flat units (02 nr. units)					
2.1	Flats Private areas	130	m ²	1,350	176,000
2.2	Flats communal areas (20% allowed)	26	m ²	900	23,000
	Sub-total			say	200,000
3.0 Affordable House units (xx nr. units)					
3.1	House areas	0	m ²	1,250	0
	Sub-total			say	0
4.0 Abnormals / E/o and External Works					
4.1	Private gardens (incl. fencing)	0	m ²	40	0
4.2	Communal Gardens	49	m ²	30	1,000
4.3	Access road, parking and turning	53	m ²	65	3,000
4.4	Pedestrian paving	0	m ²	50	Incl.
4.5	Cross over / highways adaptations	2	item	2,000	4,000
4.6	Allowance for contaminated ground	0	item		Excl.
4.7	Boundary treatment (fencing/walls)	73	m	160	12,000
4.8	Allowance for achieving CfSh Level 3	2	nr	4,500	9,000
	Sub-total			say	30,000
			£/m2	£/ft2	
INDICATIVE CONSTRUCTION COST					250,000
CONTINGENCY @ 5%					10,000
CONTRACTORS DESIGN FEES @ 8%					20,800
PRELIMS AND OVERHEADS AT 15%					37,500
TOTAL INDICATIVE CONSTRUCTION COST					318,300
					2,040

Clarifications and Assumptions

Estimate based on Pellings Feasibility drawings and standard ETG specifications
 GIA is approximate due to early stage of design
 Costs are based on a Q32014 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 3
 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

Exclusions

Clients professional fees (including statutory fees)
 VAT
 Hazardous material removal
 Excludes any 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