

East Thames Housing / Epping Forest District Council  
Housing Delivery Programme

Feasibility Report

**Site: Thatchers Close, Debden IG10 2JH**

**Rev: A**

## Contents

---

1. Introduction and Confirmation of Brief
2. Existing Site and Surroundings
3. Proposals
4. Planning Issues and Risks
5. Impact/Implications of Statutory Services
6. Site Access and Buildability Issues
7. Neighbourly Matters and Party Walls
8. Proposed Procurement Route
9. Impact on Parking
10. Legals
11. Costs
12. Recommendations and Conclusions

## Appendices

- A: Development Proposals – Drawings 612.023/P2-20A
- B: Site Photographs
- C: Existing Site Plan : 201206014 - AT
- D: Statutory Services Information
- E: Information on Possible Contamination
- F: Cost Build-up

## 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 part of Debden approximately half a mile north of Debden station.
- 2.2. The site consists of tarmac hardstanding and it is used for parking. It includes two trees and it is reached by Thatchers Close which provides good access. The site is abutted by the rear gardens of adjoining housing on all four sides. There are trees within adjoining sites overhanging the site.
- 2.3. The site itself is level but there is a change in levels at adjoining sites, the land to the east is at a slightly higher level and the land to the west is at a lower level. Neighbouring housing is two storey terraced with front and rear gardens.
- 2.4. It is noted that adjacent properties predominantly have private driveways for off road parking.

## 3.0 Proposals

- 3.1. Read in conjunction with drawings 612.023/P2-20A attached at Appendix A.
- 3.2. The proposals are :  
  
Erection of a 1 x two storey 3 bedroom houses each with gardens. Provision of 2 parking spaces and access/landscaping

## 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 does not lie in a Flood Zone 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 Debden 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 a small family home with rear garden and 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 not pointed out any watercourses which cross the site.

5.3.1. National Grid: No apparatus appears to be located on the site.

5.3.2. UK Power Networks: There do not appear to be any installations on the site.

5.3.3. Virgin Media: No apparatus appears to be located on the site.

5.4. Thames Water: No drains or sewers are located on any part 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. From EDFC records, the site is not one highlighted as having a particular risk of contamination, however we would recommend that a minimum of a desk top study is undertaken at the appropriate time.

## **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/P2-20A 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 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 may be considered to 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. As referenced above, the majority of adjacent housing has allocated off road parking.

**10.0 Legals**

10.1. There is access currently from No. 4 Hanson Drive for which it is advised that any rights of way would be extinguished by way of appropriation of the land.

**11.0 Costs**

11.1. It is considered that a budget of £195,300.00 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. 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:



Pellings LLP

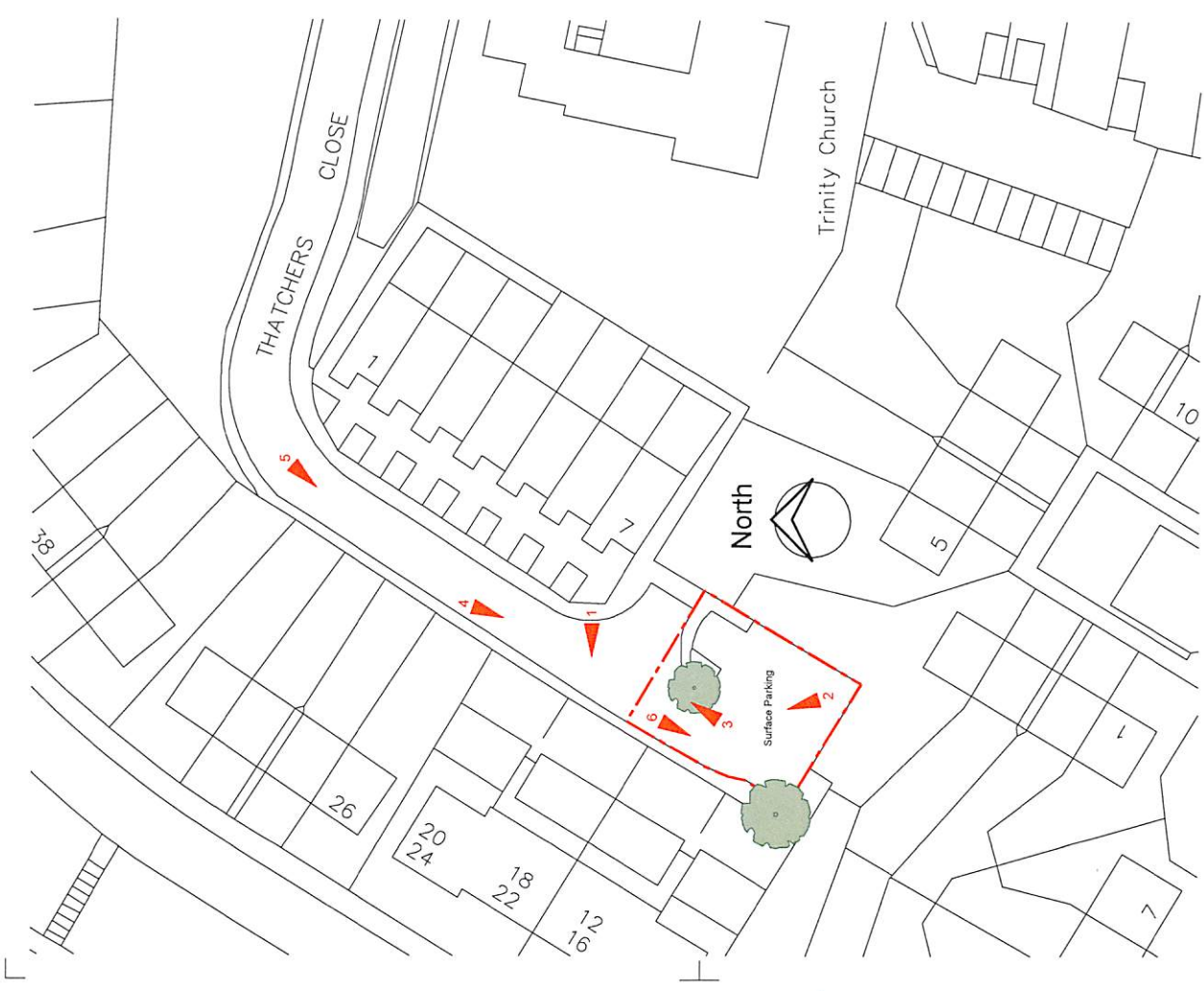
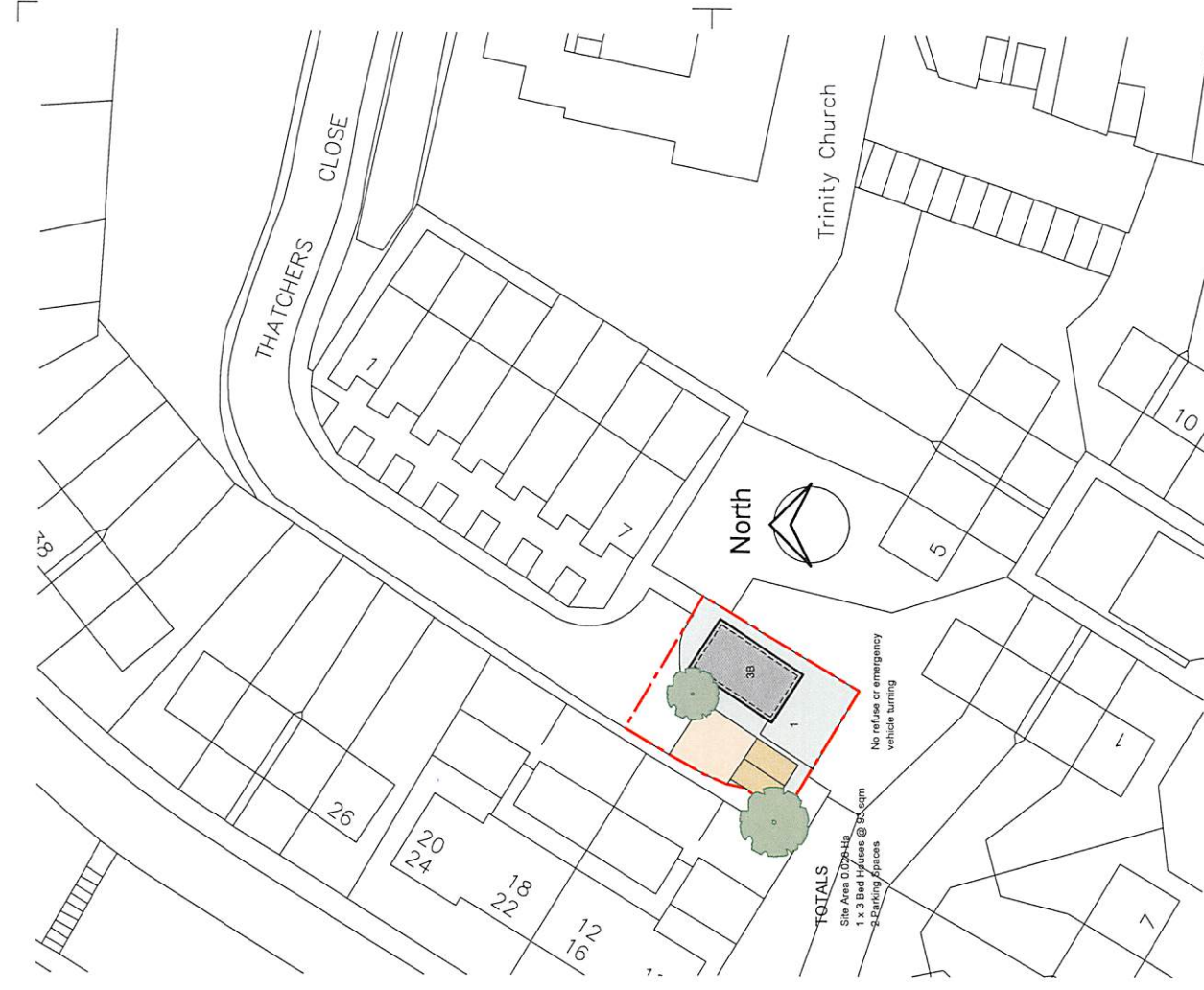
Date:

20<sup>th</sup> October 2014

# Appendix A

Development Proposals

Drawings 612.023/P2-20A



Architecture & Planning ■ Building Surveying ■ Project Management ■ Cost Consultancy ■ CDM Coordination <b>Pellings LLP</b> ■ Royal Family Way, L1P 1PY Liverpool L10 1JL ■ Tel: 0151 8310318 ■ www.pellings.co.uk				
PROJECT <b>EFDC House Building Programme</b>	DATE NOV 2013	SCALE 1:500	DRAWN HP	CHECKED UK
CLIENT <b>East Thames HA</b>	TITLE <b>Existing and Proposed Plans</b>			
LOCATION <b>Thatchers Close</b>				
<b>612 023 P2-20   A</b>				

Rev -	Date -	Description -

**PRELIMINARY**

NOTES:  
 Report all discrepancies, errors and omissions.  
 Do not scale from this drawing.  
 Verify all dimensions on site before commencing any work or  
 carrying out any other work.  
 All engineering drawings 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



## **Appendix B**

### **Site Photographs**

## Appendix B - Site Photographs

1.



2.



3.



4.



5.

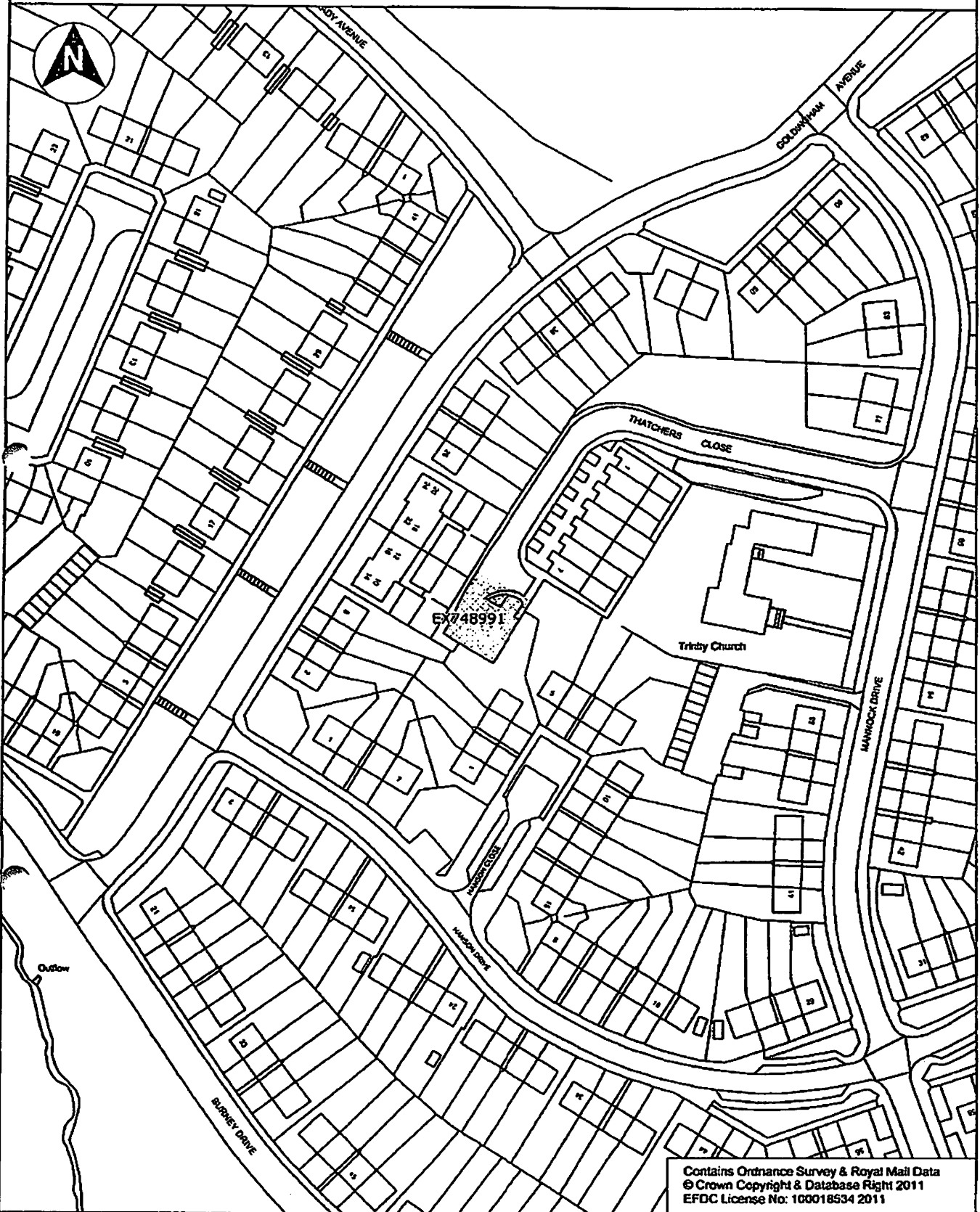


6.



## Appendix C

### Existing Site Plan



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

<p>Directorate of Environment &amp; Street Scene Civic Offices High Street Epping, Essex, CM16 4BZ Tel. 01992 564000</p>	<p><b>Project</b> Potential Site for Council House Building Program</p> <p><b>Drawing No.</b> 201206014 - AT</p>	<p><b>Content</b> Thatchers Close Loughton</p>	<p><b>Date</b> 04/07/12</p> <p><b>Scale</b> 1:1250 @ A4</p> <p><b>Drawn By</b> Robert Irwin</p>
--	--	--	---

## 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](mailto:plantprotection@nationalgrid.com)  
Telephone: +44 (0)800 688588

National Grid Electricity Emergency Number:  
0800 40 40 80\*

National Gas Emergency Number:  
0800 111 999\*

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

[www.nationalgrid.com](http://www.nationalgrid.com)

Date: 23/10/2013  
Our Ref: NL\_TE\_Z6\_3SW\_041932  
Your Ref: AG/DH/612.023/02

**RE: Proposed Works, IG10 2JH,thatchers close,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 2008000



## **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](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: 544093, 197171

X Extent: 23

Y Extent: 25

Postcode: IG10 2JH

Location Description: IG10 2JH,thatchers close,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

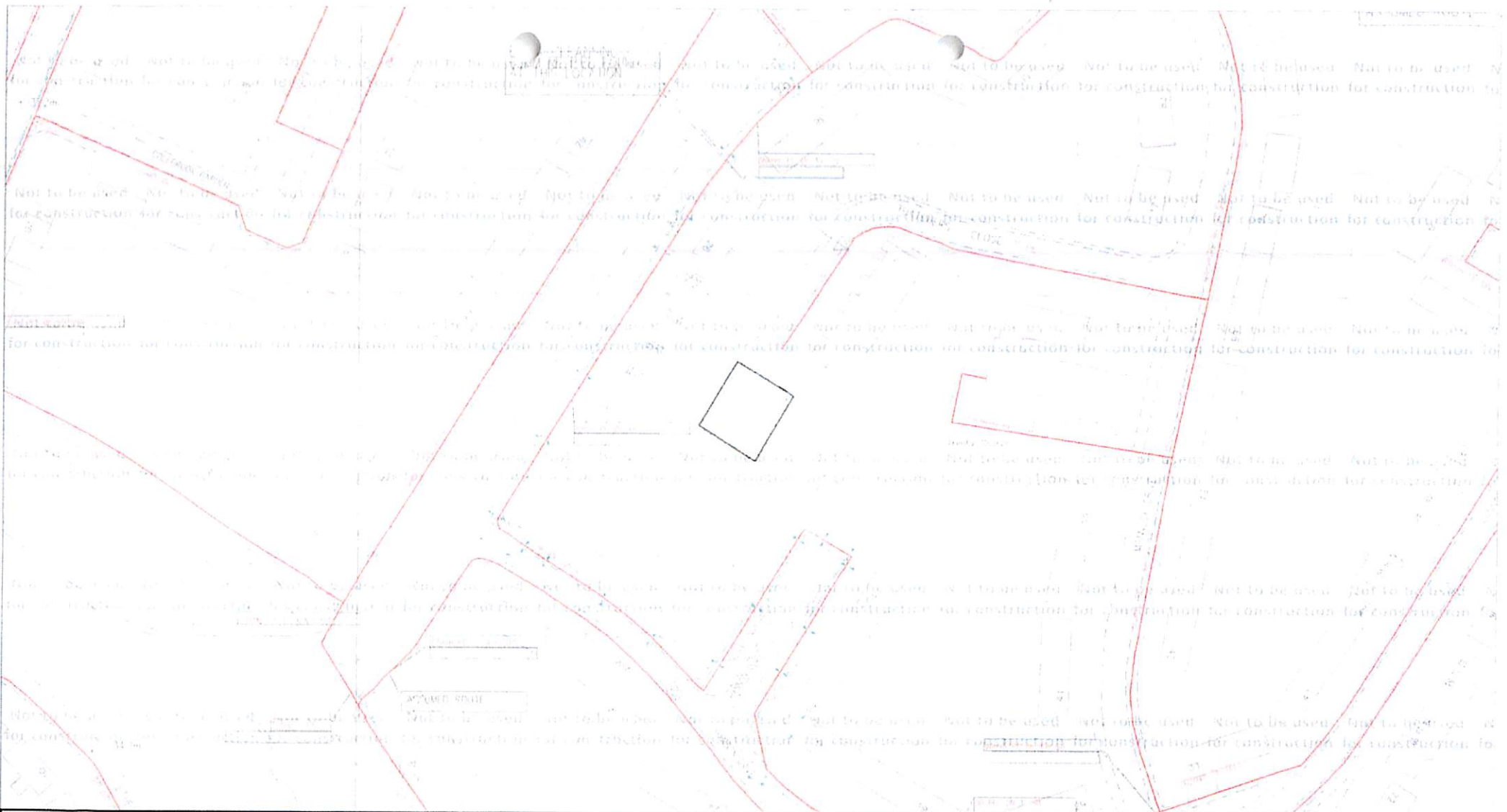
Proposed Works

## Activity Type

General Excavation

## Work Types

Work Type: Plans Only



ID: NL_TE_Z6_3SW_041932		View extent: 361m, 196m		<b>Map not to be used for construction</b>		Map 1 of 1 (GAS)			
USER: roy.x.jones		LP MAINS		<p>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.</p>				MAPS Plot Server Version 1.7.6	
DATE: 23/10/2013		MP MAINS						nationalgrid	
DATA DATE: 15/10/2013		IP MAINS						Requested by: Pellings	
REF: AG/DH/612.023/02		LHP MAINS						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 REF: TQ4497		NHP MAINS							
CENTRE: 544094, 197171		<p>Approximate scale 1:1250 on A4 Colour Landscape</p>							
Valve Depth of Cover Syphon Diameter Change Material Change									

## Adam Greenhalgh

---

**From:** SPHatfield <SPHatfield@environment-agency.gov.uk>  
**Sent:** 23 October 2013 17:49  
**To:** Adam Greenhalgh  
**Subject:** RE: Epping Forest DC - potential development sites

Dear Adam,

Further to your letters dated 16 October (your ref: AG/dh/612.023/05), we have the following comments to make on the specific sites listed below (please note that comments on three sites – Rear of shops, Loughton Way, Buckhurst Hill; Pentlow Way, Buckhurst Hill and Site B, Marlescroft Way, Loughton – will follow on or before 7 November due to additional site constraints).

**Sites:** Burton Road, Debden  
White Hills, Loughton  
Thatchers Close, Loughton  
Site A, Pyries (note: should be 'Pyrles') Lane, Loughton  
Site B, Pyries (note: should be 'Pyrles') Lane, Loughton  
Site A, Chequers Road, Loughton  
Site B, Chequers Road, Loughton  
Site A, Langley Meadow, Loughton  
Site B, Langley Meadow, Loughton  
Hornbeam Close, Buckhurst Hill  
Hornbeam House, Hornbeam Road, Buckhurst Hill  
Bourne House, Hornbeam Road, Buckhurst Hill  
Bushfields, Loughton  
Etheridge Road, Loughton  
Lower Alderton Hall Lane, Loughton  
Ladyfields, Loughton  
Kirby Close, Loughton  
Chester Road, Loughton  
Hillyfields, Loughton

### Comments

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.

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 attached 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.

As the sites are all under a hectare in Flood Zone 1, they fall within cell F5 of our Flood Risk Standing Advice consultation matrix. Epping Forest Local Planning Authority will therefore be responsible for assessing flood risk at these sites.


Kind regards,

**Clark Gordon**  
Sustainable Places Planning Advisor  
Environment Agency  
North East Thames Area - Hatfield Team  
01707 632308



The climate is changing. Are you?

A support service of the Environment Agency  
[www.environmentagency.gov.uk/climateready](http://www.environmentagency.gov.uk/climateready)

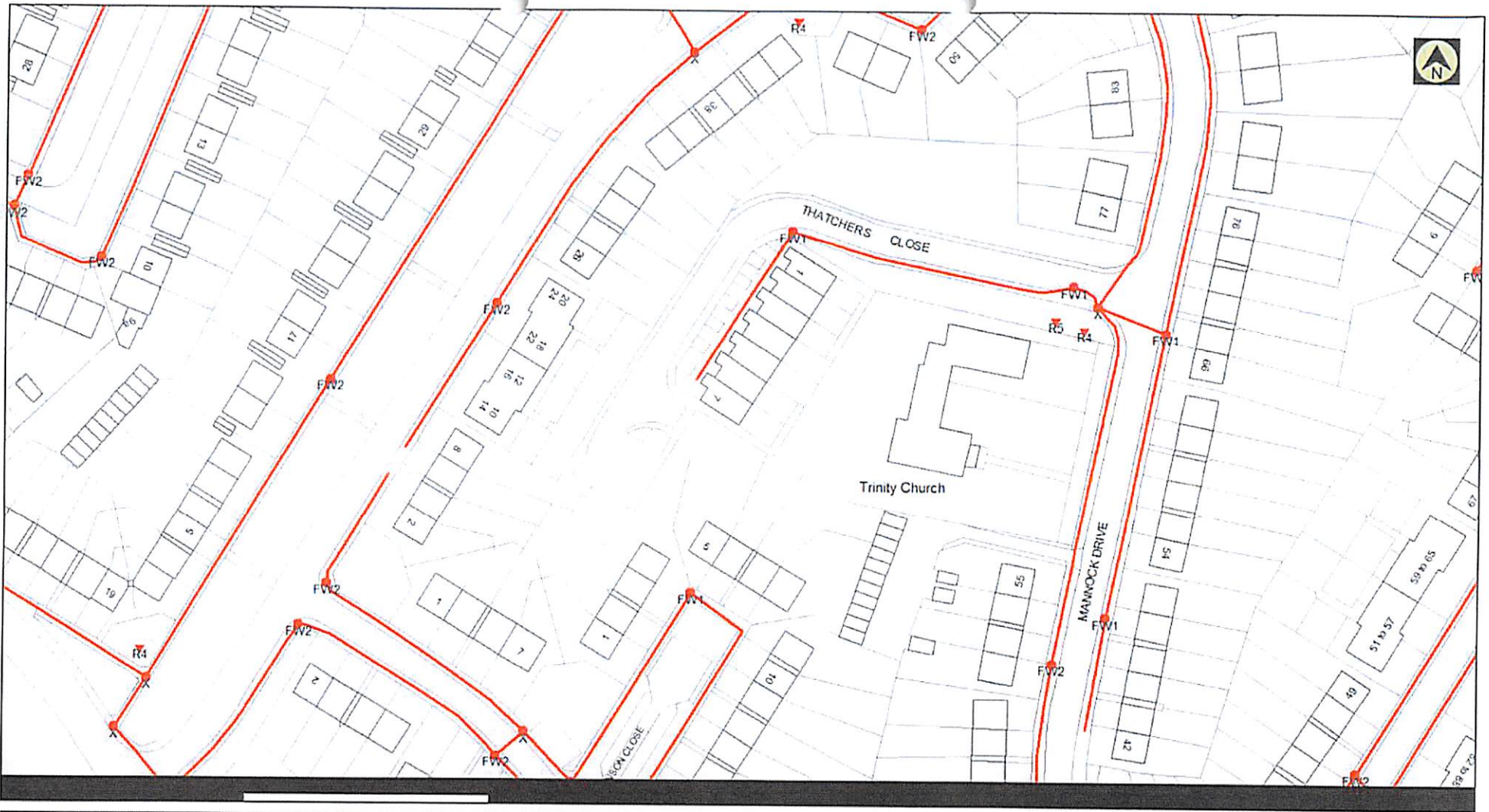
 please consider the environment - do you really need to print this email?

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else.

We have checked this email and its attachments for viruses. But you should still check any attachment before opening it.

We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.





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

Date: 24/10/13

Scale: 1:1083

Map Centre: 544117.2,197179.8

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 whilst Virgin Media apparatus there may be instances where main 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 100319209

Duct, Trench



Chamber

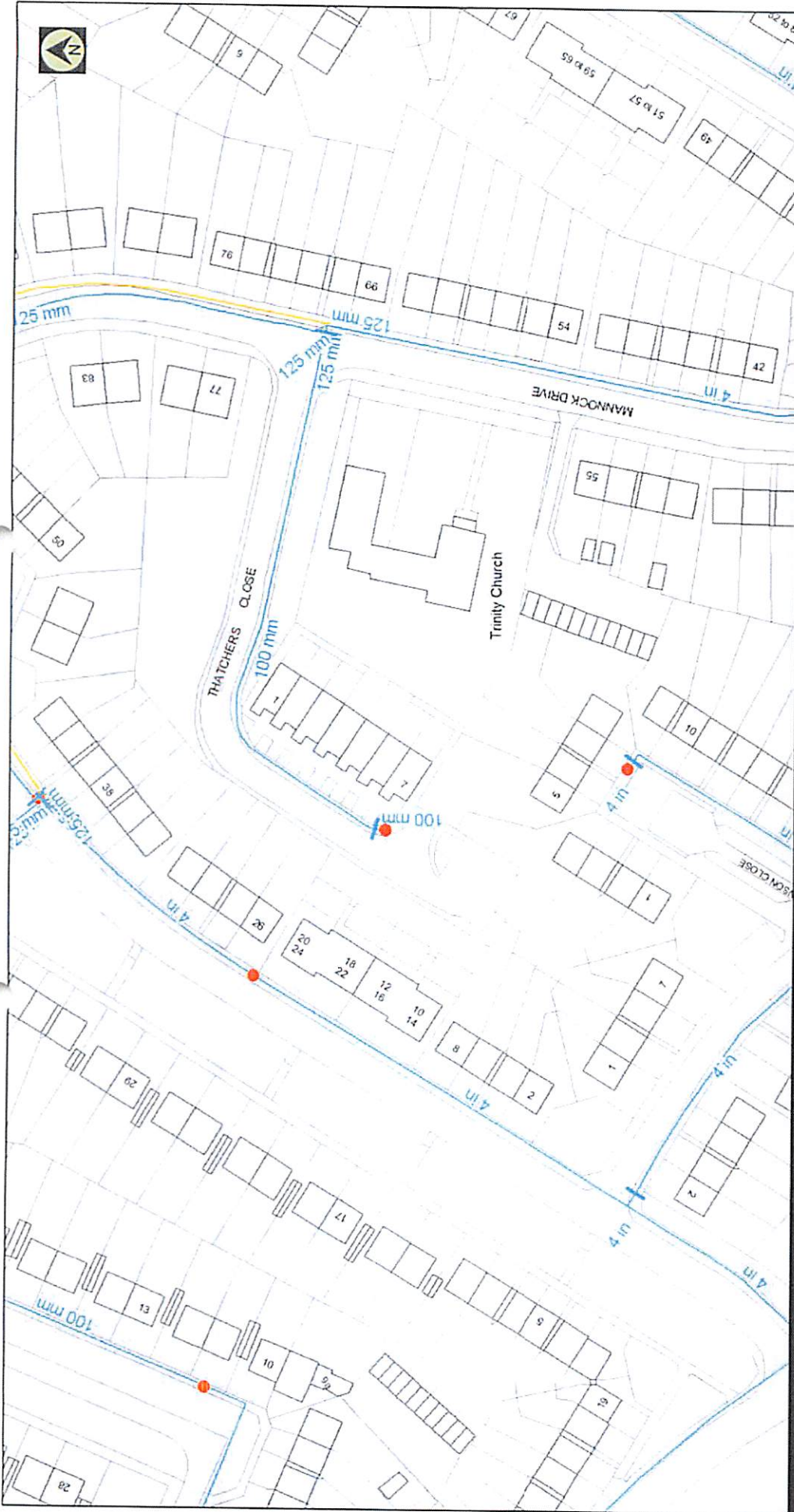


Cabinet



agreenhalgh@pellings.co.uk





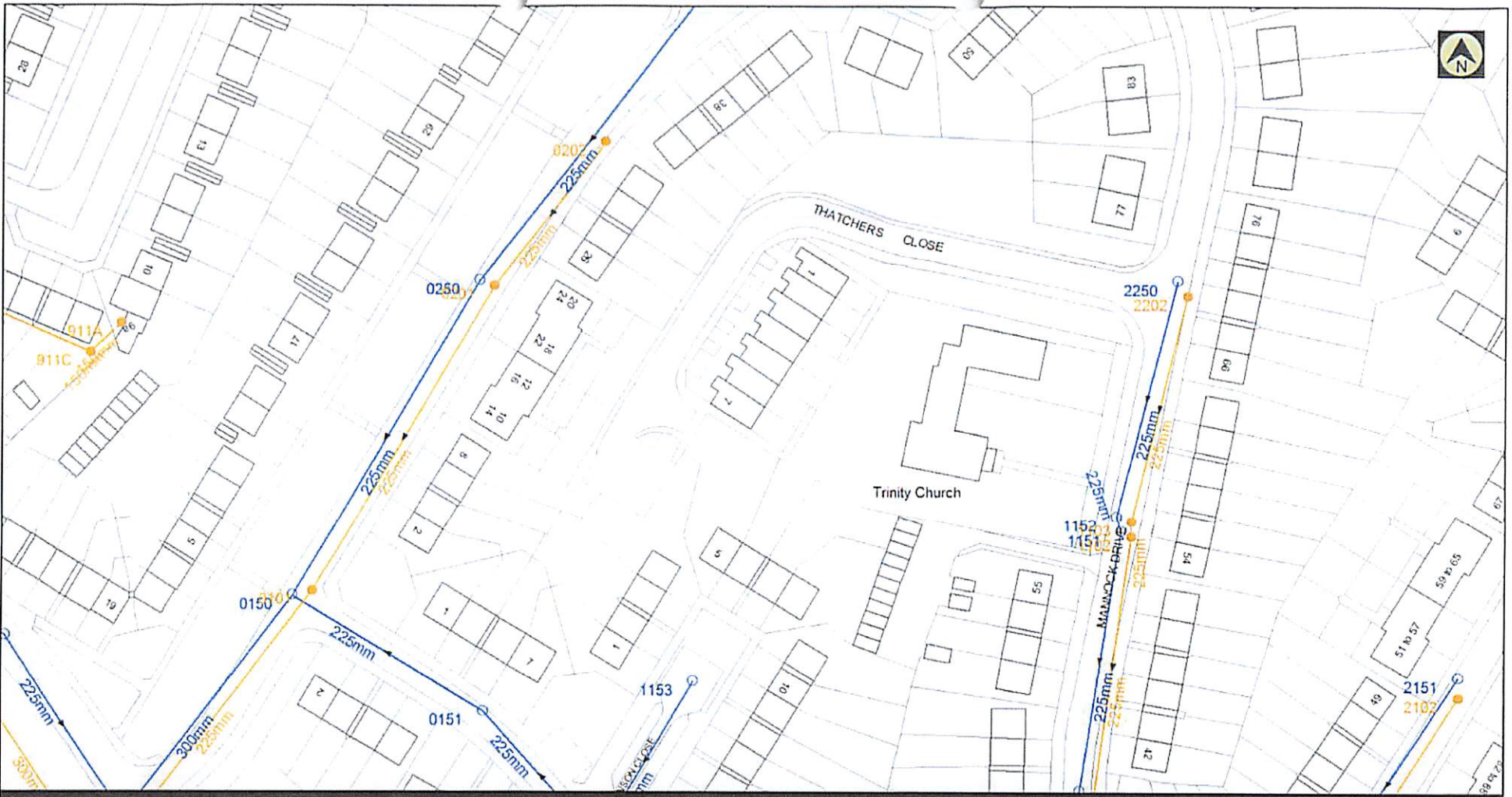
Date: 23/10/13 Scale: 1:1083 Map Centre: 544117.2, 197179.8 Data updated: 16/08/13

agreenhalgh@peellings.co.uk



Water Main		Meter	
Private Water		Valve	
Proposed Water		Hydrant	
Abandoned Asset		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.



(c) Crown Copyright and database rights 2012 Ordnance Survey 100019345 Date: 23/10/13 Scale: 1:1083 Map Centre: 544117.2,197179.8 Data updated: 16/08/13 Wastewater 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.

Foul Sewer		Foul Manhole	
Surface Sewer		Surface Manhole	
Combined Sewer		Combined Manhole	
Abandoned Sewer		Abandoned Manhole	
Pressure Main		Other Manhole	
Private Asset (Colour denotes effluent type)		End Item	
Proposed Asset (Colour denotes effluent type)		S104 Boundary	

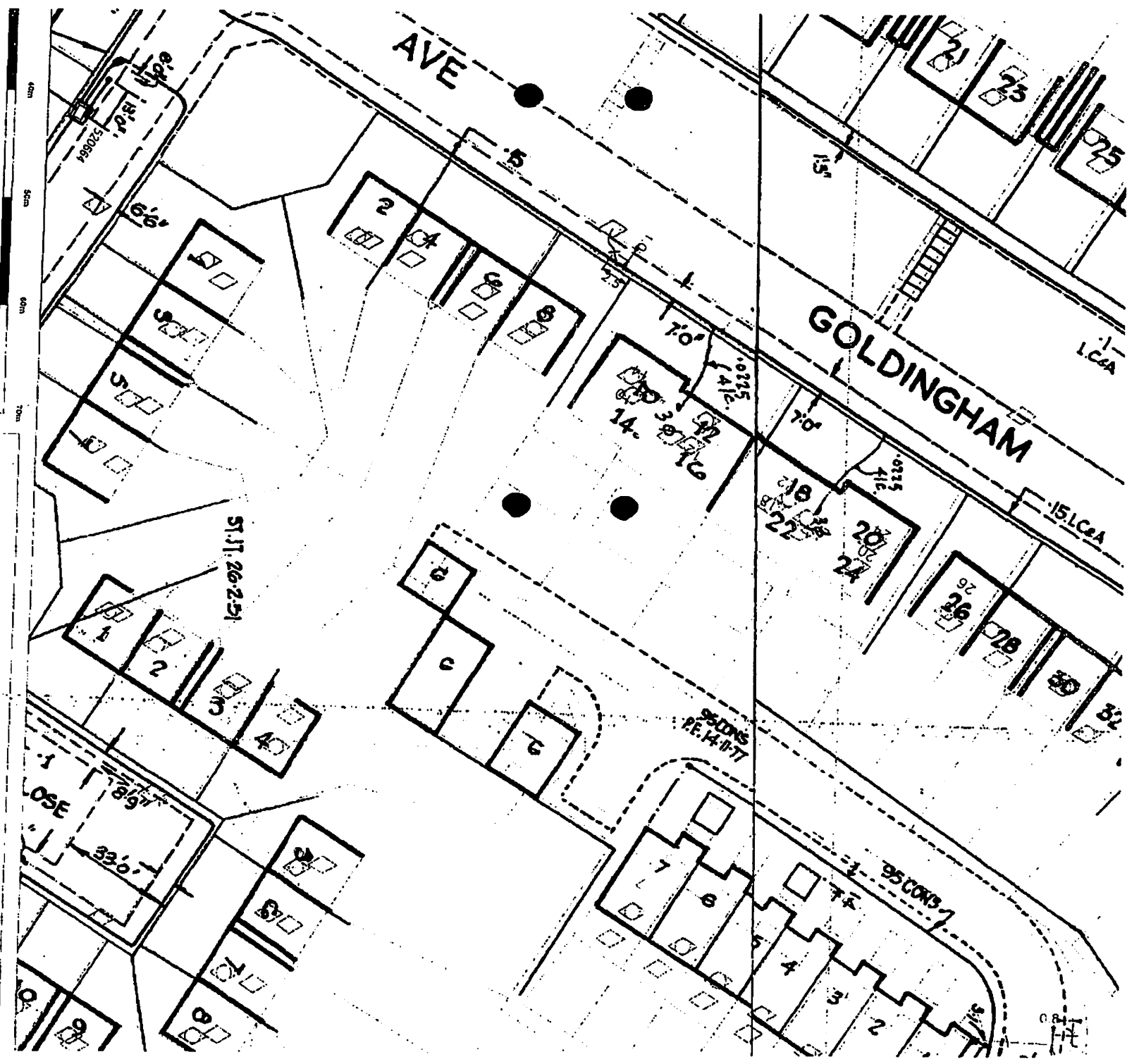
agreenhalgh@pellings.co.uk

---



---





: 22/10/2015  
 : Kav Singh  
 : Contents of plot menu line title\_line.1  
 : Contents of plot menu line title\_line.2  
 : 1044975W

EXTRA HIGH VOLTAGE CABLES (EHV) 22,000 TO 132,000 Volts  
 Depth normally 750mm cover + carriageway & 600mm cover in footway.  
 Before digging within one metre of these cable routes  
 Telephone 0800 056 5866 in order that the Company's apparatus may be located on  
 any necessary protection works agreed.

PRIVATE CABLES  
 EXTRA HIGH VOLTAGE CABLES (EHV) 22,000 TO 132,000 Volts  
 BELONGING TO UK POWER NETWORKS WITHOUT FIRST CONTACTING THIS COMPANY.

1. The position of the apparatus shown on this drawing is believed to be correct but the  
 landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cable avoidance  
 prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools  
 picks until the exact location of all cables have been determined.

to each property, lamp column or  
 see otherwise by UK Power Network  
 be working near UK Power Network

## 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

Thatchers Close, Epping Forest  
Indicative Estimate of Cost  
for East Thames HA



Gross Internal floor area	m2	ft2
Affordable Flat Units	0	0
Allowance for communal space @ 20%	0	0
Affordable House Units	93	1,001
<b>TOTAL GIA</b>	<b>93</b>	<b>1,001</b>

Item	Element	Qty	Unit	Rate £/unit	Total £
<b>1.0 Demolition</b>					
1.1	Demolition	0	m <sup>2</sup>	50	0
2.2	Site clearance	285	m <sup>2</sup>	10	2,845
1.2	Allowance for removal of asbestos	0	Per roof	1,000	0
	<b>Sub-total</b>			<b>say</b>	<b>0</b>
<b>2.0 Affordable Flat units (xx nr. units)</b>					
2.1	Flats Private areas	0	m <sup>2</sup>	1,350	0
2.2	Flats communal areas (20% allowed)	0	m <sup>2</sup>	900	0
	<b>Sub-total</b>			<b>say</b>	<b>0</b>
<b>3.0 Affordable House units (01 nr. units)</b>					
3.1	House areas	93	m <sup>2</sup>	1,250	116,000
	<b>Sub-total</b>			<b>say</b>	<b>120,000</b>
<b>4.0 Abnormals / E/o and External Works</b>					
4.1	Private gardens (incl. fencing)	127	m <sup>2</sup>	40	5,000
4.2	Communal Gardens	0	m <sup>2</sup>	30	0
4.3	Access road, parking and turning	67	m <sup>2</sup>	65	4,000
4.4	Pedestrian paving	0	m <sup>2</sup>	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)	68	m	160	11,000
4.8	Allowance for achieving CfSh Level 3	1	nr	4,500	5,000
	<b>Sub-total</b>			<b>say</b>	<b>30,000</b>
				£/m <sup>2</sup>	£/ft <sup>2</sup>
<b>INDICATIVE CONSTRUCTION COST</b>					<b>150,000</b>
CONTINGENCY @ 5%					10,000
CONTRACTORS DESIGN FEES @ 8%					12,800
PRELIMS AND OVERHEADS AT 15%					22,500
<b>TOTAL INDICATIVE CONSTRUCTION COST</b>					<b>195,300</b>

**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 Q3 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 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

Asbestos (except removal of low risk asbestos roofs priced above) and 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