

Surplus NHS Land at Warley Hill, Brentwood

Urban Design Strategy

March 2016





Aerial Photograph of Warley Hospital Site and context (Google Earth)

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Photograph of vacant surplus land at Warley Hospital

2.0 Introduction

Warley Hospital site, which forms the subject of this study, is a vacant area of land within Brentwood, currently owned by the NHS South Essex.

residential community and contribute towards the housing needs of Brentwood Borough.

The vacant 2.128 hectare site was originally developed by a public authority to initially house doctors and nurses, with a selection of vacant 1930's and 1950's buildings located within the site area. More recently the buildings have also been used for various NHS healthcare-related purposes, including a drop-in service and care for people with learning disabilities. This was the case up until February 2013 when the need for the facility by the NHS ceased and the properties were vacated.

The fenced site is currently inaccessible to the public and although the site is maintained, the built elements continue to fall into disrepair and are inhabitable in their current form.

The aim of this study is to demonstrate how, through a careful process of planning, assessment and design, the site can be sensitively transformed to support a new

3.0 The Site

3.1 Site Context

The site is situated within Warley to the south of Brentwood Town Centre. Access is off the B186 north-south highway and the site takes up an area of 2.128 hectares (5.26 acres).

The site is within 15 minutes walking distance of Brentwood High Street and 12 minutes walk from Brentwood Railway Station. Bus stops are located within two minutes walk of the site along the B186.

Brentwood Health Centre and Warley County Primary School are within five minutes walking distance of the site.

Warley Playing Fields, Warley Country Park and Thorndon Country Park are located nearby, each offering access to high quality Public Open Space.



Images 1-5 Description

1. View along Brentwood High Street, 15 minutes walk from the site
2. The Visitors Centre at Thorndon Country Park to the east.
3. Warley County Primary School, within five minutes walking distance of the site.
4. View of Beechwood Surgery, five minutes walking distance from the site.
5. View of Brentwood Train Station, 12 minutes walking distance from the site.



Site Context Plan

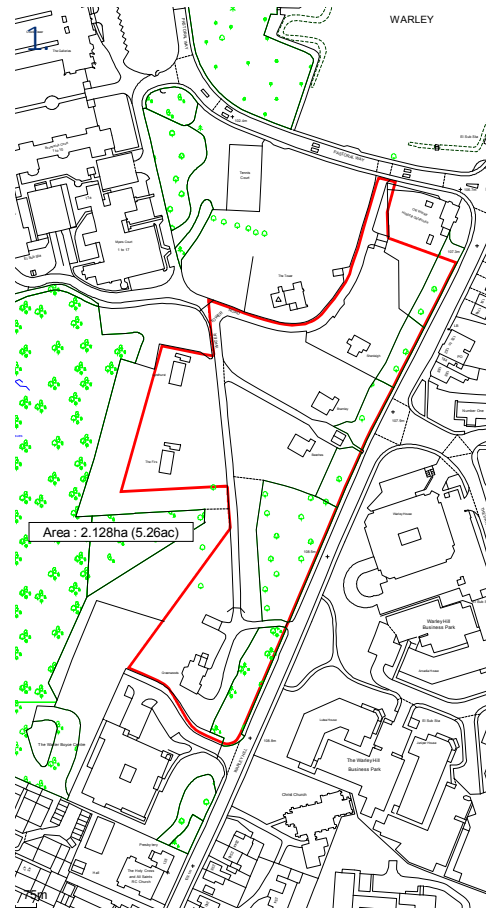
3.2 Landmark Features and Connections

The elongated north-south site is well wooded with mature trees and vegetation throughout the site area.

Ancient woodland in the form of Clement's Wood runs along the western site boundary bordering the site.

Neighbouring Listed structures include a 30 metre high Victorian Water Tower which overlooks the northern portion of the site, the Victorian-era Warley Hospital located 250 metres to the north-west boundary and the Holy Cross and All Saints Church located 150 metres from the southern site boundary.

The primary site access connects with Pastoral Way to the north and travels through the site via Water Tower Road terminating to the south. A public footpath walking route runs through Clement's Wood to the west with public bus stops to the eastern site boundary along the B186 and at Pastoral Way to the north. Two closed and gated accesses connect directly onto the B186 to the east.



Images 1-5

1. OS Map showing the extent of the site redline area.
2. Holy Cross and All Saints Church located close to the southern boundary of the site.
3. View of the residential converted Listed Building of Warley Hospital to the north-west of the site.
4. View along the public footpath leading through Clement's Wood to the west of the site.
5. View of the approximately 7-storey (30m high) Grade II Listed Victorian Water Tower to the northern site boundary.



Warley Hospital
Residential
Development

Bus Stop

Pastoral Way

Victorian
Water Tower

Clement's Wood

Water Tower Road

B186

Countryside
Properties Plc

Chindits Lane

LA Fitness

Warley County
Primary School

Bus Stop

Bus Stop

The Drive

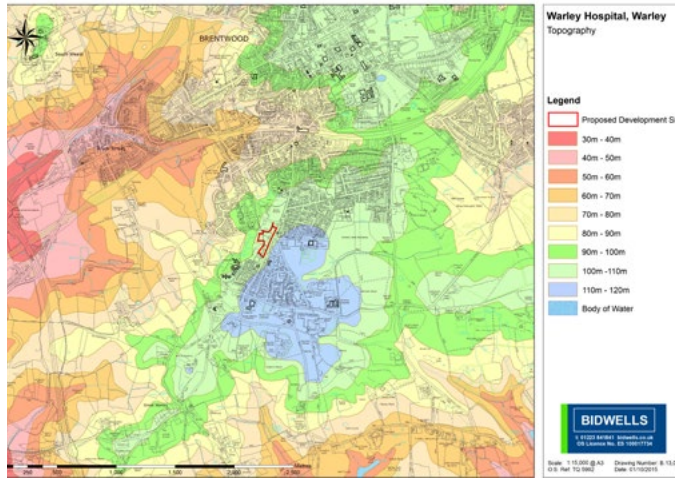
Warley
Playing Fields

Holy Cross and
All Saints

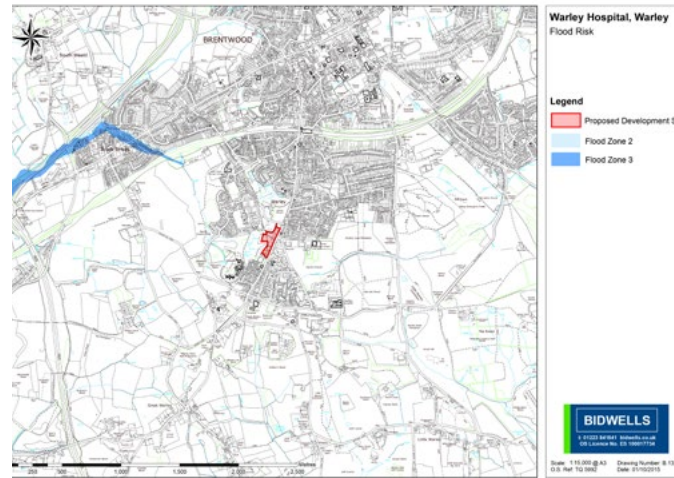
Christ Church

3.3 Baseline Mapping Study

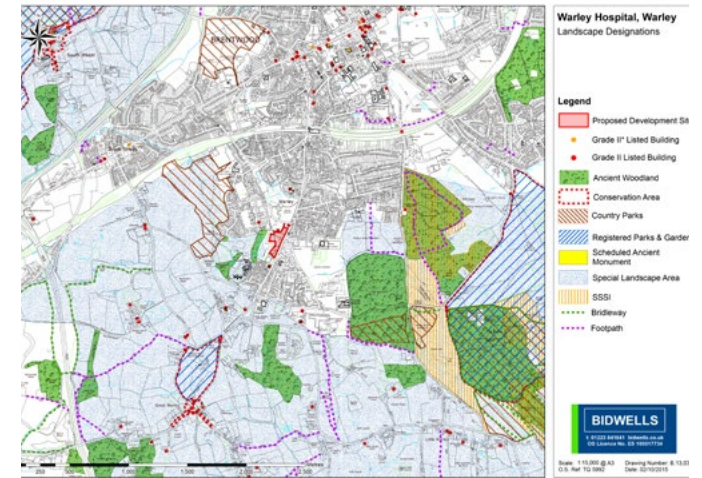
Topographical Mapping



Flood Risk Mapping



Designations Mapping

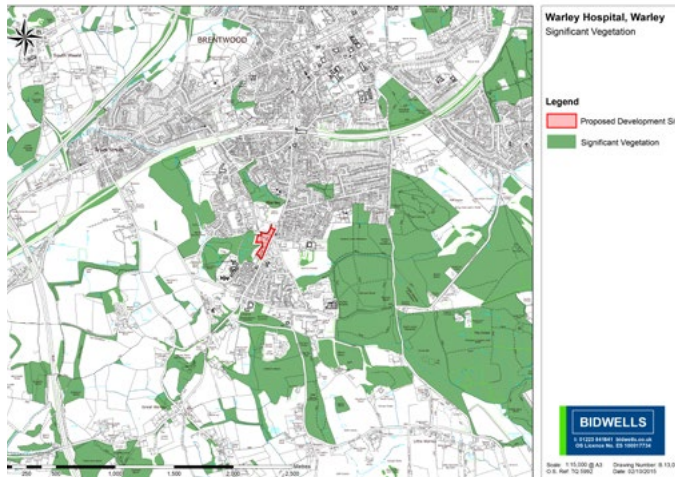


The topographical survey indicates an area of higher ground to the east/ south-east of the site. The site sits at a level of 100-110 metres AOD with levels falling away to the west down to the river valley which sits at a level of 30-40m AOD.

The site does not lie within a designated flood zone, due to the prominent location on higher ground away from watercourses.

The designations mapping for the site indicates an area of Ancient Woodland situated approximately 50metres from the western site boundary within Clements Wood. There is a 'Special Landscape Area' designation over much of the land to the west and south of the site, however the site lies outside of this boundary. Warley Hospital and the Holy Cross and All Saints Church are two Grade II Listed buildings located within the sites vicinity.

Flood Risk Mapping



Woodland and vegetation encloses the sites western boundary in the form of Clements Wood. A significant wooded area is located to the east at Thornden Country Park.

Historical Mapping

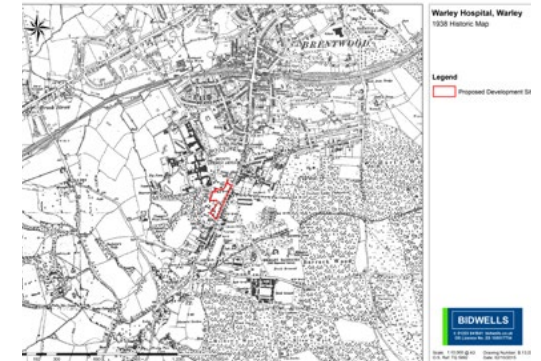
The 1881 map shows a wooded rural site forming part of the grounds of the 'County Lunatic Asylum' with a Public House located opposite the site at the corner of Chindits Lane.

By 1938 the site area has changed very little, but for the addition of Greenwoods house to the southern end of the site area. Warley Hospital has expanded significantly to the north and the town of Brentwood has expanded in particular to the east with new residential development.

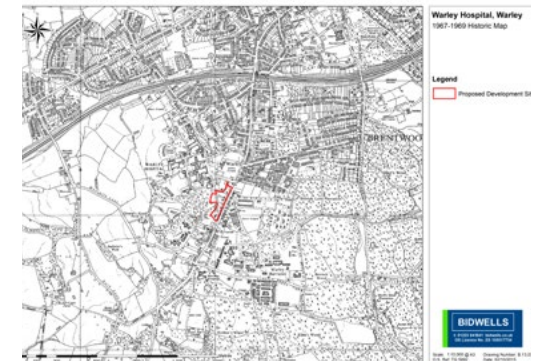
By 1967-69 the conurbation of Brentwood has expanded significantly with new residential development to the north, west and east. Further residential development associated with the Warley Hospital has occurred within the site area in the form of residential accommodation.

Since the late 1960's a series of new commercial buildings have been developed opposite the site which front onto Warley Road, together with a recent residential development to the south of Clement's Wood.

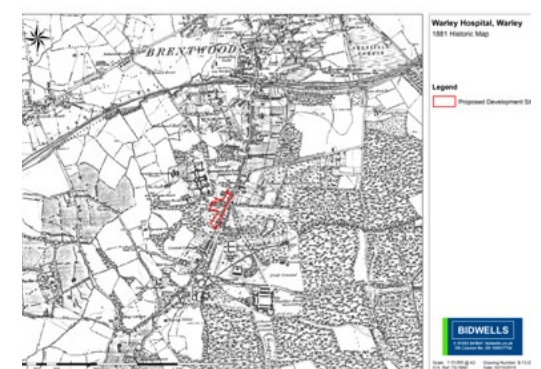
1881



1938



1967-69



4.0 Planning Context

Planning Context

- The site lies within the Green Belt but it is previously developed, vacant land within an existing urban area.
- The existing buildings could be re-used or redeveloped now, but current Green Belt constraints would limit the amount of development that could be achieved and would not allow best use of the site.
- This site no longer serves the purposes of including land within the Green Belt, in simple terms because it is previously developed, vacant land and is largely surrounded by other development. Brentwood Borough Council's Green Belt Review confirms that the site serves a limited Green Belt function and is amongst the least sensitive of those being considered for development in Green Belt policy terms.
- The site is therefore being promoted for Green Belt release to ensure the opportunity to make a greater contribution towards housing needs on a sustainable, vacant, brownfield

site can be realised.

New Local Plan

The Borough Council is currently consulting on a draft replacement Local Plan proposing 7,240 new homes across the period 2013 – 2033 in order to meet objectively assessed housing need. Of this amount:

- 3,889 new homes are currently proposed to be delivered through allocations on Green Belt land – 54% of the total housing need; and
- Brownfield land in the Green Belt would accommodate only 97 of these new homes – that equates to only 2.5% of the total housing needed across the Plan period.

The draft Plan's spatial strategy proposes to focus new development on land within the Borough's Transport Corridors. Within the A12 Transport Corridor, Brentwood and Shenfield will be the main focus for development because they are considered to be sustainable locations for growth. They have excellent transport links, access to jobs and services and

town centre facilities. Development in the Wider Brentwood Urban Area would support redevelopment and regeneration, underpin the viability of the town centre and provide opportunities for development where access to services and jobs is greatest.

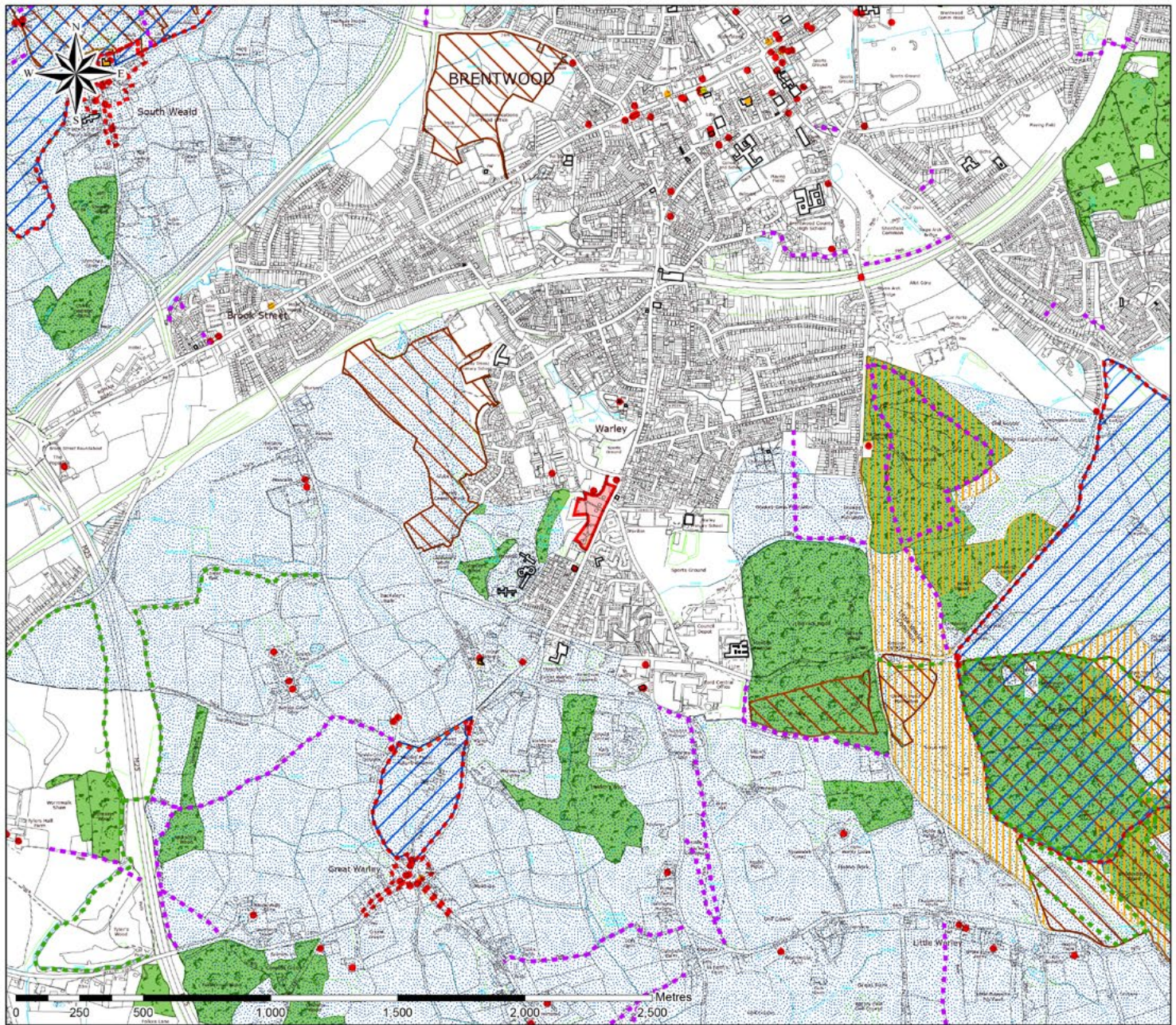
The draft Plan's spatial strategy proposes a sequential approach to the consideration of sites put forward. The Council considers that all suitable and available brownfield locations should be brought forward first, followed by brownfield sites in the Green Belt, ahead of greenfield Green Belt land.

Taking this planning context into account, the site is ideally placed for Green Belt release and allocation for housing development for the following reasons:

- The site comprises vacant, previously developed surplus NHS land associated with the former use of the adjacent Warley Hospital which has now been developed for housing.
- The site is located in a highly sustainable location on the edge of Brentwood's urban area, within

walking distance of Brentwood Station, adjacent to a main bus route and close to primary and schools, employment and community facilities.

- The site performs a limited Green Belt function. It would be suitable for residential redevelopment even if it remained within the Green Belt, but this would not make best use of previously developed land.



Warley Hospital, Warley Landscape Designations

Legend

- Proposed Development Site
- Grade II* Listed Building
- Grade II Listed Building
- Ancient Woodland
- Conservation Area
- Country Parks
- Registered Parks & Gardens
- Scheduled Ancient Monument
- Special Landscape Area
- SSSI
- Brideway
- Footpath

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Scale: 1:15,000 @ A3 Drawing Number: B.13.031
O.S. Ref: TQ 5992 Date: 02/10/2015

Map of Brentwood showing designated sites in the site vicinity.

5.0 Consultants' Reports

5.1 Topographical Survey

A Topographical Survey of the site was completed by Survey Solutions, dated 17 April 2015.

The Topographical Survey for the site acts as this basis for the Arboricultural Survey, together with providing an accurate base for development of the master plan proposals for the site.

The digital survey records the following information within the site area:-

- Individual tree trunks and crown spread;
- The extents of groups of denser woodland and vegetation, including hedgerows;
- Contours and spot levels within the site area and at key access points;
- Building envelopes, steps, ramps and associated hard surfaced curtilage, including finished floor levels (FFL), threshold levels (THL) and roof levels (RL);
- The extents of roadways and footpaths;
- Hard surfacing types;
- Site boundaries;
- Lamp posts;
- Covers to buried utilities.



Survey Solutions Topographical Site Survey, April 2015

5.2 Arboriculture Survey

A Tree Survey and Constraints Plan for the site was conducted by Hayden's Arboricultural Consultants, dated 29 April 2015.

TPO

A Tree Preservation order Ref TPO 10/91 exists on the site which requires that the written permission of Brentwood Borough Council must be gained prior to any future surgery or felling of trees.

The report records a significant number of trees within the redline site area as follows:-

As part of this survey a total of fifty five individual trees, ten groups of trees, seven areas of trees, five hedges and one woodland have been identified.

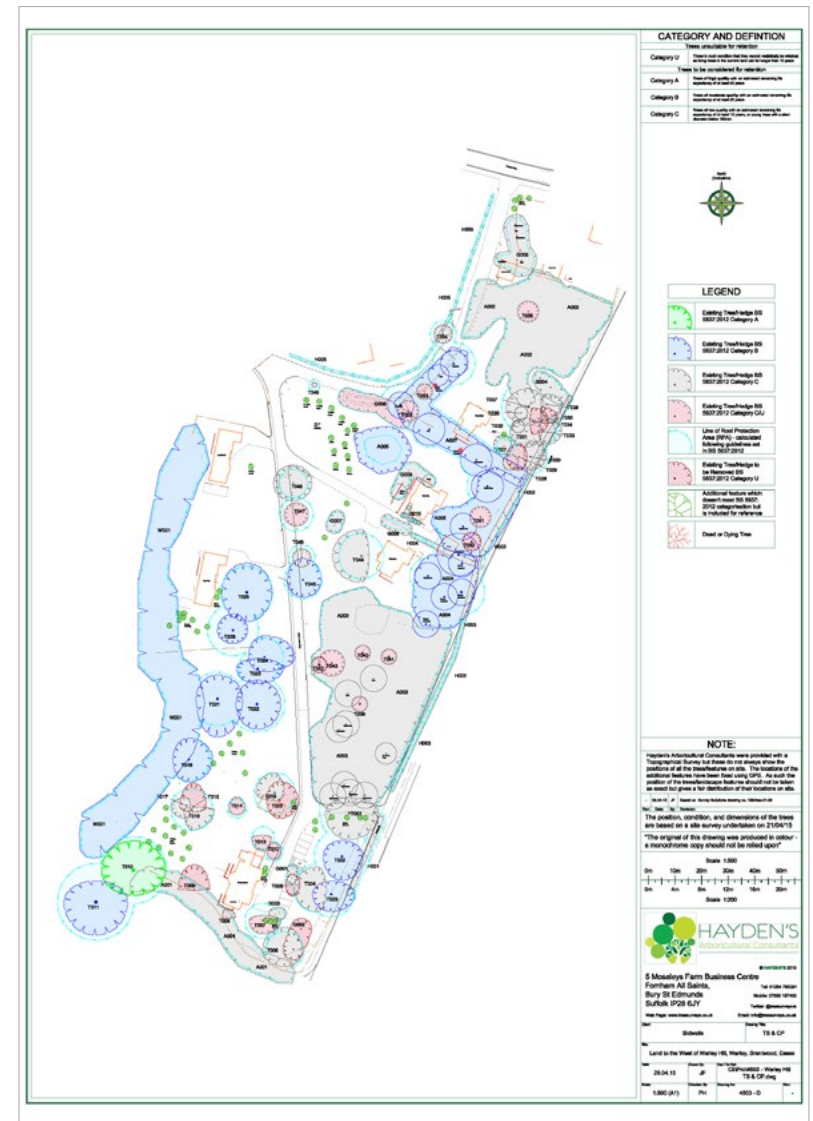
The report makes the following conclusion regarding development of the site:-

Ideally, all development should take place outside the RPA of the trees considered most worthy or appropriate for retention thus allowing a traditional construction process.

The report makes the following recommendations:-

It is recommended that the siting and design of the layout considers the presence of trees, particularly the highest quality, and where feasible seeks to incorporate them within any proposed development.

The report included a Tree Survey and Constraints Plan (see adjacent) which helped to identify the developable area of the site. Whilst there are a number of good quality Category A and B trees which must be retained, many are poorer quality (Category C and below) which can be removed and replaced with better quality trees as part of development.



Haydens' Tree Survey and Constraints Plan, April 2015

5.3 Heritage

A Heritage Assessment was produced in October 2015 by Heritage Collective.

The assessment establishes the various levels of heritage interest to be attached to a group of mid-20th century buildings within the site boundary, some of which are curtilage listed as a result of their former relationship with the Grade II listed Warley Hospital buildings.

The six buildings on site fall into three categories;

- 1935-era brick 2-storey buildings built as accommodation for senior staff and administrators of the hospital. Shenleigh, Bramley and Beeches properties.;
- 1948-era brick 2-storey buildings built as accommodation for senior staff. The Firs and Lyndhurst properties;
- 1930-era Greenwoods 2-storey brick building of a unique design to the site and more architecturally accomplished design.

The reports makes the following conclusions and recommendations:-

- The Firs and Lyndhurst date after 1948 and are not listed, therefore these buildings could be demolished;
- Shenleigh, Bramley and Beeches are



dated before 1948 therefore are treated as curtilage listed and designated as heritage assets through the NPPF. Consent would be required for their demolition although they are relatively ordinary in appearance;

- Greenwoods is treated as a listed building also, however given its architectural quality weight should be afforded to preservation.

The outcomes of these assessments have been discussed with the Council's Conservation Officer to build consensus on the appropriate approach to the retention and replacement of the existing buildings. This is discussed further in Section 9.



Extract from the Heritage Report showing building present on site

Off-Site Heritage Buildings

Warley Hospital

- Now listed grade II and converted into residential uses, the former Warley Hospital is the earliest historic building in the vicinity of the SEPT site. It was developed in several phases between 1851 and 1936, the early period being influenced by the use of red brick in a medieval Tudor style. The grade II listed gate lodge was conceived in a similar manner with a small corner turret, and the slightly later water tower, also listed grade II, was built on a massive scale with Gothic machicolations and a roof profile resonant of a fortification in a medieval Italian hill town. These substantial structures form a group.

Holy Cross and All Saints Church

- The Church of Holy Cross and All Saints is set to the south of the former hospital, in a rather different area characterised by 19th century housing along the frontage of Warley Hill. It is near Christ Church, which is an unlisted building on the east side of Warley Hill.

- It can be predicted with a high degree of confidence that the redevelopment of the SEPT site will have no more than a neutral or small effect on the setting and significance of the listed buildings described above. The churches and the water tower are tall and substantial structures that dominate their surroundings and which have a robust character. The former hospital itself is massive, and is some way from the SEPT site. Using the advantage of the downward slope to the west, and the filtering effect of trees and boundaries along Warley Hill, it should be possible to design new buildings that will not harm the setting or significance of the listed buildings.

Gate Lodge

- The gate lodge to the former hospital is a smaller building, but it already has a very open aspect on the north side and there is sufficient visual protection from existing trees and shrubs on the south side to be confident that its setting can be preserved.

Conclusion

- On present evidence there is every reason to believe that the listed buildings can be preserved for the purposes of section 66(1) of the Act in the event that the SEPT site is redeveloped.

5.4 Ecology

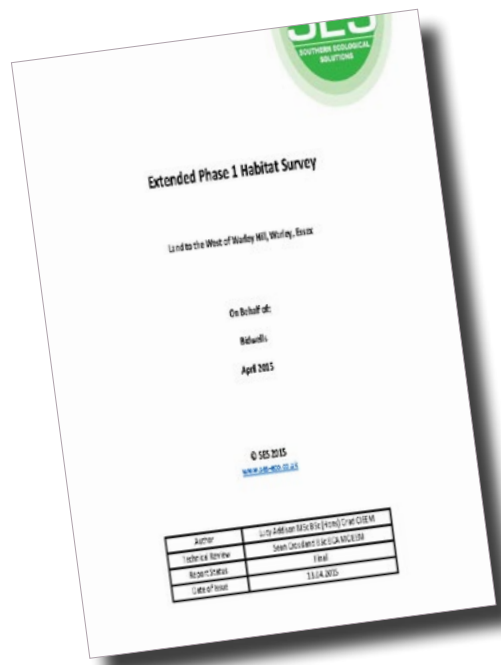
A Phase 1 Habitat Survey was completed in April 2015 by Southern Ecological Solutions (SES).

The objectives of the study were to:-

- Map ecological features;
- Assess species of ecological concern;
- Identify legal, planning and nature conservation constraints;
- Determine the need for further surveys and mitigation;
- Determine any further ecological issues.

The main conclusions from the survey are:-

- The site area consists of amenity grassland with scattered trees, mixed plantation woodland, hedgerows, buildings and areas of hard-standing;
- The majority of the site is thought likely to be of low biodiversity value (dominated by closely mown amenity grassland- shown with yellow shading on plan opposite) but some habitats are of more value and future surveys for bats, birds and mammals will be

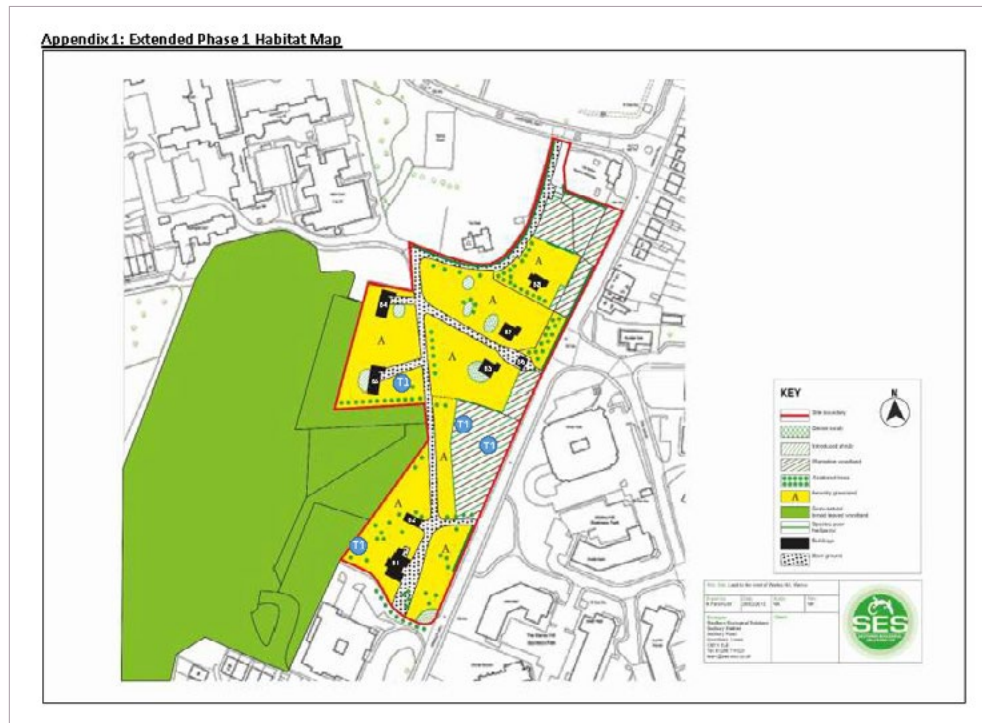


necessary;

- Ancient woodland exists along the west site boundary.

The key recommendations of the survey are:

- Development should seek to make a positive contribution towards site biodiversity;
- Protect and conserve bats, birds and breeding mammals and improve habitats for these species;



SES Extended Phase 1 Habitat Map

- Retention/ protection of existing trees, including woodland blocks;
- Provide appropriate levels of green space to mitigate off-site need;
- Planting/ enhancement of ancient woodland to the western site boundary.

5.5 Highways

An Access Appraisal was conducted by Journey Transport Planning in July 2015.



The appraisal considers:

- Transport and access implications of developing this site for residential purposes, up to 60 dwellings;
- The impact in terms of traffic on the wider highway network;
- Deliverability issues with respect to the proposals;
- Compatibility with the Essex Design Guide.

The main conclusions of the document are as follows:-

- Appropriate access can be achieved in accordance with the Essex Design Guide via a Type 4 Access Road or a Type 5 Minor Access;
- There are no over-riding safety concerns;
- The site is considered to be a suitable location for residential development in the context of its proximity to a range of essential services and

amenities by means other than a private car;

- Car parking and cycle parking can be provided in accordance with ECC current requirements.
- It is considered there are no significant or substantive access or transport issues preventing residential development of the site.

Following initial discussions with the Highway Authority, it has been agreed that the principal vehicular access should be retained via Pastoral Way.

South Essex Partnerships NHS Trust
Land to the West of Warley Hill, Brentwood
July 2015



two 2.0m footways to serve the proposals. A Type 3 turning head would also need to be provided within the development.

- 4.12 An examination of the site and its current access arrangements indicates that such an access could be provided within the confines of the site ownership if required.
- 4.13 In consideration of the development proposals for the site, dependent on the number of units proposed, then either access options would be considered suitable for providing access to the proposal.
- 4.14 In any event, either access option would need to be constructed to adoptable standard in accordance with Essex County Council guidance.

Trip Generation

- 4.15 In accordance with the requirements set out in the Guidance for Transport Assessment (DfT 2007), the proposals have been considered with respect to the likely level of trips that could be generated and the impact they would have on the local highway network.
- 4.16 The travel demand that could be associated with the residential use has been considered in detail and assessed utilising data from the TRICS trip generation database. Sites within the database have been interrogated to consider those that are similar in location and size to the proposal being considered.
- 4.17 Table 4.1 summarises the trip generation rates and provides an estimate of vehicular movements that could be associated with a 60 residential unit development.

Table 4.1 TRICS Residential Use Trip Rate and Forecast Generation Summary

	AM Peak (08:00-09:00)		PM Peak (17:00-18:00)	
	Arrivals	Departures	Arrivals	Departures
Residential Trip Rate	0.153	0.398	0.351	0.202
Residential trips 60 Units	10	24	21	12

- 4.18 Table 4.1 indicates that a 60 unit residential development could result in up to 34 vehicular trips in the AM peak and in the PM peak, 33 vehicular trips. The data obtained from TRICS is shown in Appendix 4.

Extract from the Access Appraisal document showing projected trip generation

6.0 Summary of Site Constraints

We have drawn the following conclusions from the site, planning context and site survey information:-

1. GREEN BELT | The site falls under Green Belt related restrictions. This is currently subject to review via the emerging local plan.
2. ARBORICULTURE | There are significant existing trees on site with related constraints, particularly Category A and B to be retained and the presence of Tree Preservation Order TPO 10/91. Protection of Ancient Woodland within Clement's Wood.
3. HERITAGE | Protection of heritage building 'Greenwoods' and the setting of the Listed Victorian Water Tower.
4. BIODIVERSITY AND OPEN SPACE | Enhancements are needed to improve site biodiversity and the retention of existing green open space needs to be considered.
5. SPECIES SURVEYS | Bats, birds and breeding mammals surveys are necessary which may determine further ecological constraints.
6. CYCLISTS AND PEDESTRIANS | It is necessary to provide adequate circulation routes and provision for cyclists and pedestrians.
7. PUBLIC TRANSPORT | Pedestrian connections to Warley Hill are necessary for pedestrians to access public transport bus routes.

7.0 Understanding the Site

7.1 Existing Site Characteristics

A walkover and photographic survey was undertaken in September 2015 to assess the site's characteristics.

The Listed Water Tower is highly prominent to the northern part of the site, looming over the vacant green space in this area. The site is heavily wooded with mature trees and canopies shrouding the western and eastern boundaries. Views through the site open and close as lower level vegetation creates visual windows.

The eastern boundary is heavily screened from the road with no views in or out from ground level.

The roadway is meandering at the point of site entry to the north before it straightens and traverses from north to south in a heavily engineered appearance which is not in keeping with the rural nature of the site.

The existing houses and built structures appear in clusters at openings amongst the trees. Ground levels slope away steeply towards the western boundary.


















Images 1-4

1. Mature trees to the centre of the site with views beneath looking south across mown amenity grassland.
2. View towards the northern boundary along a tarmac access route gated onto the B186.
3. View along the linear highway through the site looking south towards Greenwoods 1930's listed building.
4. View towards Greenwoods looking south-east from the western site boundary from where the sloping site can be appreciated.

7.2 Opportunities and Constraints Plan



Legend

-  Proposed Site
-  Existing Vegetation External to the Site
-  High Quality Trees Within the Site (Grades A and B)
-  Low Quality Trees Within the Site (Grades C and U)
-  Existing Building to be Removed
-  Existing Buildings to be Retained
-  Existing Primary Circulation - Water Tower Road
-  Secondary Access and Circulation
-  Important Views to the Water Tower
-  Views from Existing Properties to the Site
-  Sloping Landform
-  Existing Waterbodied (Wid-tributaries)
-  Existing Green Space
-  Residential and Business facades to site
-  The Water Tower - Important Visual Landmark

8.0 Master Plan Strategy

8.1 Master Plan Drivers

FOLLOWING AN APPRAISAL OF THE SITE IT HAS BEEN DETERMINED THAT THE PROPOSED MASTER PLAN DESIGN SHOULD SEEK TO:

1. CAPITALISE ON THE UNIQUE RELATIONSHIP WITH THE LISTED VICTORIAN WATER TOWER, TO INSPIRE A GENUINE CHARACTER AND SENSE OF PLACE FOR THE DEVELOPMENT;
2. PRESERVE THE NATURAL AND HERITAGE ASSETS WITHIN THE SITE;
3. CREATE NEW AND ENHANCED HABITATS WHERE APPROPRIATE;
4. MINIMISE IMPACTS OF INCREASED URBANISATION THROUGH USE OF SUSTAINABLE DESIGN SOLUTIONS;
5. INCORPORATE A STRONG LANDSCAPE AND OPEN SPACE STRUCTURE TO MINIMISE THE IMPACT OF DEVELOPMENT UPON NEIGHBOURING AREAS WHILST CREATING A LANDSCAPE-LED DEVELOPMENT, ENCOURAGING EQUITABLE ACCESS TO GREEN SPACE; AND
6. BECOME A COMMUNITY FOCUSED DEVELOPMENT WHERE PEOPLE WILL WANT TO LIVE, OF WHICH THEY CAN FEEL PROUD AND WHICH CONTRIBUTES POSITIVELY TO THE TOWN OF BRENTWOOD.

8.2 Master Plan Strategy Diagram



Legend

-  Proposed site
-  Existing vegetation external to the site
-  Trees to be retained
-  Proposed new vegetation
-  Existing open space
-  Proposed new open space
-  The Water Tower - important visual landmark
-  Proposed primary access and circulation
-  Private access for retained building
-  Sequential views of the tower from the access road
- (A)** Parcel A - 1 and 2 bedroom apartments
Area: 0.19ha
- (B)** Parcel B B - 2 and 3 bedroom houses
Area: 0.28ha
- (C)** Parcel C - 2, 3 and 4 bedroom houses
Area: 0.48ha
- (D)** Parcel D - retained listed building
Area: 0.16ha

9.0 Consultation - Brentwood District Council

Consultation

To ensure consensus could be achieved on the analysis of constraints undertaken and the emerging masterplan proposals, the design team undertook consultation with Planning, Design and Conservation and Arboricultural Officers at Brentwood Borough Council in 2015. A site visit was conducted in October 2015 to discuss the site's heritage constraints and potential design responses. A presentation of initial proposals followed two months later.

Feedback obtained following the presentation was positive, indicating that the proposals were broadly acceptable subject to the need for further discussion and refinement through the development control process once the Local Plan review is complete.



Images 1-5 taken at the time of the site visit.

1. View of the Listed Victorian Water Tower to the northern site boundary.
2. View towards the adjacent Warley Hospital residential site from the north-west site boundary.
3. View to the rear of Greenwoods house.
4. View from Water Tower Road looking south towards Beeches house.
5. View along the western site boundary onto Clement's Wood.

9.1 Site Meeting

An initial pre-application meeting took place on 30 October 2015 at the site.

In attendance were:-

- Jonathan Quilter- Senior Planning Policy Officer, Brentwood Borough Council
- Paulette McAllister- Historic Buildings, Conservation & Design Officer, Brentwood Borough Council
- Johnny Clayton- Urban Designer
- Sam Metson- Planning Consultant
- Jonathan Edis- Heritage Collective
- Ian Crocket- SEPT

During the site walkover the following observations were made:-

- The significant number of mature existing trees, works and removal of which would require liaison with the council's arboricultural officer.
- The prominence of the Listed Water Tower and the opportunity to enhance its setting, together with glimpsed views from Warley Hill.
- The engineered nature of the highway and how this might be softened.
- The importance of Greenwoods as a heritage asset, but the limited interest presented by the remaining existing buildings.

9.2 Presentation and Consultation

A pre-application consultation meeting took place at Brentwood District Council Offices on Monday 7 December 2015.

In attendance were:-

- Jonathan Quilter- Senior Planning Policy Officer, Brentwood Borough Council
- Paulette McAllister- Historic Buildings, Conservation & Design Officer, Brentwood Borough Council
- Alan Marsh- Arboricultural Assistant
- Johnny Clayton- Urban Designer
- Sam Metson- Planning Consultant
- Jonathan Edis- Heritage Collective
- Ian Crocket- SEPT

The initial feedback from the Planning Officer includes:-

- The site lies within the Green Belt which will require significant consideration when deciding upon the suitability for releasing this for development in the Local Plan.
- The presence of a number of Listed Buildings and trees on the site is an important consideration.

The initial Design and Conservation observations received from the Historic Buildings, Conservation and Design consultant are as follows:-

- In principal agreement to demolition of the redundant existing buildings, subject to conditions surveys taking place; with the exception of Greenwoods which has architectural merit;

- Acknowledgement that whilst the buildings fulfilled a purpose associated with the operations of the hospital, the buildings are no longer contributing to the historic environment;
- No encroachment upon the Water Tower should be evident within a future layout. Opportunity to establish a more suitable thoroughfare which visually connects with the Water Tower through enhancements to the landscape setting.
- Future development proposals should be mindful of building placement and form to ensure soft edges are retained to Warley Hill and the Tower;
- A schedule of retention of trees would be needed in close liaison with the Arboricultural Officer.

10.0 Concept Master Plan

10.1 Master Plan Proving Layout



10.2 Master Plan Concept Layout

Indicative Housing Schedule

Beds	Area	No.
1-bed	50sqm	6
2-bed	70sqm	12
3-bed	90sqm	17
4-bed	110sqm	4
5 bed	125sqm+	1
2 bed	Live-Work Unit (LW)	3
Total		43 units



11.0 Master Plan Visual

The rendered sketch opposite demonstrates a high level aerial view of the site with the proposed development superimposed within the site area.

It is evident that a carefully designed residential development of 40-45 dwellings could be integrated within the site area, whilst respecting the established site constraints including;

- Protection of the existing listed building Greenwoods (north of view);
- Creating a more appropriate and grander setting for the Listed Water Tower through the careful placement of buildings and open space;
- Protection and retention of existing trees, introduction of a new planting scheme and biodiversity measures;
- Integration of a mix of dwelling types including detached houses, town houses, and live-work units;
- Creation of a more curvaceous form to the site access road and greater connectivity to the wider area.



Illustrated rendered view of the outline development proposals

12.0 Conclusions

The site is surplus, previously developed, NHS land in a highly sustainable location on the edge of the Brentwood Urban Area. The Council's spatial strategy proposes to allocate greenfield sites in the Green Belt for housing in less sustainable locations whilst ignoring this site, so this presents a major conflict with the spatial strategy. This Urban Design Framework explains the thorough process of analysis of the site's main constraints and opportunities and proposes an initial masterplan for its development demonstrating how they can be satisfactorily addressed.

We have consulted with Brentwood Borough Council's Planning, Conservation and Arboricultural Officers and the Highways Authority as the masterplan was prepared and received positive feedback, confirming that a scheme for around 40 dwellings was likely to be broadly acceptable subject to a review of the site's Green Belt status.

The Local Plan review process therefore provides an excellent opportunity to de-allocate the site from the Green Belt and re-allocate it for approximately 40 dwellings, as per the urban design principles contained in this document.

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