



TEAM

CONTENTS



Countryside

Countryside House, The Drive, Brentwood CMI3 3AT T. +44 (0)1277 260000

www.countryside-properties.com



London Studio 23-25 Great Sutton Street, London ECIV 0DN T. +44 (0)20 7017 1780 F. +44 (0)20 7017 1781

www.jtp.co.uk

PROJECT CODE	01460
CREATED BY	ABL/DOS
CHECKED BY	DEC
ISSUE TYPE	DRAFT
ISSUED ON	MARCH 2018

DISCLAIMER:

This report has been prepared for the sole use of Countryside and for the intended purposes as stated in the agreement between Countryside and JTP. No responsibility or liability is accepted towards any other person in respect of the use of this report or for reliance on the information contained in this report by any other person or for any other purpose. The use of this report by unauthorised third parties without written authorisation from JTP shall be at their own risk, and JTP accept no duty of care to any such third party. This document may contain photographs of and/or quotes from participants in the Community Planning process. Publication is intended as a record of the event(s) rather than a representation of the views of the subject(s)

I.	BACKGROUND	05
2.	SITE ANALYSIS	10
3.	DENSITY ANALYSIS	14
4.	JTP CASE STUDIES	16
5.	DESIGN PRINCIPLES	20
6.	DESIGN DEVELOPMENT	24
APP	ENDIX	
A.	JTP TRACK RECORD	33



BACKGROUND THE SITE



ARTIST IMPRESSION

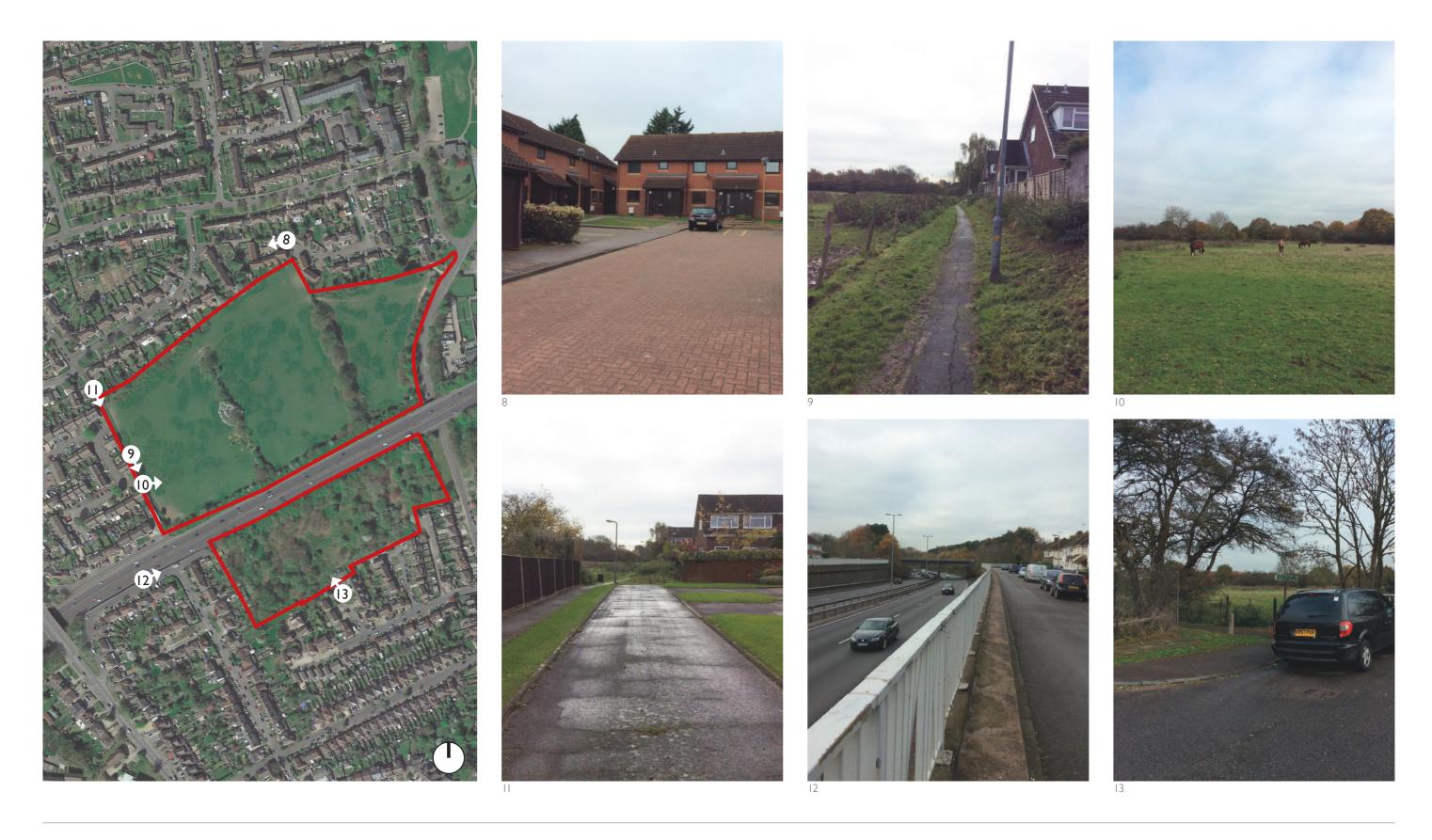
THE SITE AND ITS SURROUNDINGS

The site is an undeveloped piece of land surrounded by low-density residential and leisure developments of Brentwood. Brentwood town centre sits less than a mile to the south and is accessible by public footpaths and by car or bus.

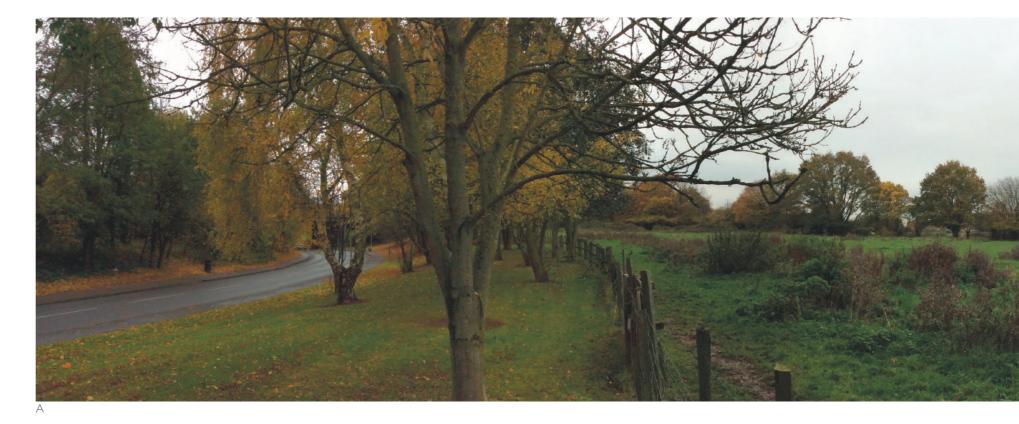
Most notabley, the site is split in two by the AI2, and currently connected by two neighbouring underpasses, which are not within the red line boundary. The northern parcel is larger in size and is divided by two hedgerows with a slight cross fall running from west to east. The southern parcel is currently covered in dense vegitation with its access via two existing streets.

The residential developments around the site are mostly two-storey and a mixture of contemporary and 1930s style homes. To the east of the northern parcel there is a Dog Training Facility and The Brentwood Centre which is a community facility.

















SITE ANALYSIS BUILDING USES





Residential Area

Community Centre

Commercial/ Retail

Education

SITE ANALYSIS BUILDING HEIGHTS



SITE ANALYSIS CONSTRAINTS

CONSTRAINTS

The site is constrained by a multitude of factors, mainly relating to noise, drainage, overlooking, and terrain.

There are proposals for a network of sewers, ditches and swales to cover the site, which while not finalised, would considerably shape any designs on the site. There are also existing Anglian Water pipes and sewer that cross the site, serving neighbouring properties.

The terrain on the southern site is largely flat, with a moderate incline passing the northern site, with a total height difference of approximately 7 metres.

A noise impact study has identified two bands neighbouring the A12 where development would not be permitted other than for landscaping or car parking, as well as a recommended minimum extent of acoustic barrier neighbouring the road.

On the southern site there is currently dense vegetation, while the northern site there are mature trees on the edges of and bisecting the site.

There are multiple neighbouring residential properties where possible overlooking onto back gardens will be considered.



