

FEASIBILITY STUDY

DODDINGHURST ROAD, BRENTWOOD

Prepared for



COUNTRYSIDE

Places People Love

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A12

TO CHELMSFORD

TO CHELMSFORD

SHENFIELD

TO LONDON
M25

BRENTWOOD

TO LONDON
LIVERPOOL STREET





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 notably, the site is split in two by the A12, 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 vegetation 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.

BACKGROUND SITE PHOTOS



1



2



3



4



5



6

BACKGROUND SITE PHOTOS



8



9



10



11



12



13

BACKGROUND SITE PHOTOS



A



B


BACKGROUND SITE PHOTOS



SITE ANALYSIS

BUILDING USES



-  Residential Area
-  Education
-  Community Centre
-  Commercial/ Retail

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.

- Site boundary
- Potential surface water sewer and swales (to be confirmed)
- - - Possible attenuation
- Possible infiltration ditch
- Anglian Water existing FW sewer
- - - Anglian Water existing SW sewer
- Existing trees
- - - Noise buffer zone from A12
- Recommended minimum extent of acoustic barrier
- Topography lines (1m increments)
- Neighbouring back gardens - possible overlooking

