



Humphreys & Sons Ltd Chartered Surveyors



Brentwood Planning Department  
Town Hall  
Ingrave Road  
Brentwood  
Essex CM15 8AY

29 August 2013

Dear Mr Drane,

**4 Nags Head Lane CM14 5NJ – Development of 5 New Dwellinghouse**  
**Our Ref: 13-4-5NJ**

Further to our recent discussions regarding the above proposed development, I am writing to confirm the outline details of the project. The scheme involves the demolition of the existing property at 4 Nags Head Lane CM14 5NJ, to make way for an access road serving the large, rear portion of the plot. Both the existing property and the entire plot are within the ownership of the homeowner Mr Paul Saville. The rear portion of the plot will accommodate 5 no. new two storey dwellinghouses and single storey garages. Ample garden and amenity space is provided, with full off street parking provision achieved by the scheme.

From a planning perspective the scheme has no obvious issues and provides a good level of accommodation, in addition to contributing to the character and amenity of the local area with minimal visual impact, as the plot is invisible from the road. Indeed the loss of the existing property actually reduces the perceived urbanisation of the area from the public road, with the proposed development being visible to the immediately adjoining neighbours only.

The site also benefits from recently upgraded acoustic barriers and noise attenuation measures, which mitigates any atmospheric noise from the nearby motorway.

From a technical standpoint, although the scheme is of course still in the preliminary stages, there would not appear to be any building regulations issues or limitations with regard to the actual build, analysis of the most important regulations as follows:

Part A: It is envisaged that the subsoil will be high volume change potential clay, which is typical of the location and will require either a deep trench or piled foundation design.

Part B: Fire authority access provisions will be sufficient, with a new access road and turning head provided

Part C: The site is unlikely to contain any significant contamination, that could not be easily remediated using standard practices.

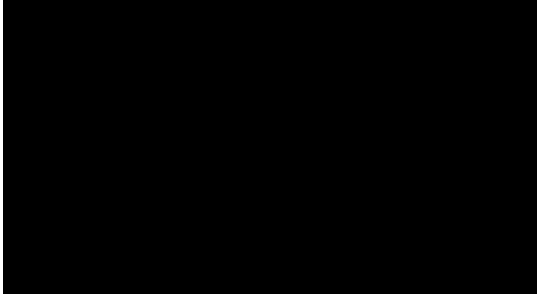
Part H: The drainage strategy would be as per the other plots on the road, with foulwater connection into the existing public sewer. Dependant on water authority permissions and sub-soil conditions, the surfacewater discharge will be into either the public sewer or a SUDS compliant sustainable urban drainage system (eg. Soakaways)

Part M: Compliance with Part M and indeed the Code for Sustainable Homes can easily be achieved on this site.

In conclusion we feel that the project has great potential and faces no significant issues or obstacles, is economically viable and delivers an excellent standard of accommodation, which is needed by the borough.

Hopefully the above provides you with sufficient information to assess our scheme, however if you wish to further discuss any of the above please do not hesitate to contact us.

Kind regards,



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