



BROOK FARM, DAWS HEATH ROAD

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Document 100 covers Riba Stage 1, looking in depth at the surrounding context and site condition. Evaluating these aspects and taking them forward to influence and shape the proposal.

DAP  
ARCHITECTURE LTD

Land at Brook Farm

Site Analysis Section

Countryside Partnerships

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106.0

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RIBA STAGE 1  
PREPARATION + BRIEF









## SPECIALIST CONSULTANTS

The applicant has commissioned a team of specialist consultants to advise on the preparation of the application:

### **Architecture and Urban Design -**

#### **DAP Architecture**

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CM1 7FA



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#### **Phase 2 Planning**

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### **Highway and Drainage Engineers**

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## **Agriculture**

### **Ruskins Tree Consultancy**

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Warley St  
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Brentwood  
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## **Lighting**

### **MMA Lighting Consultancy**

99 Old Bath Rd  
Charvil  
Reading  
RG10 9QN



**LIGHTING CONSULTANCY**  
Exterior Lighting Design Specialists

# 1.1

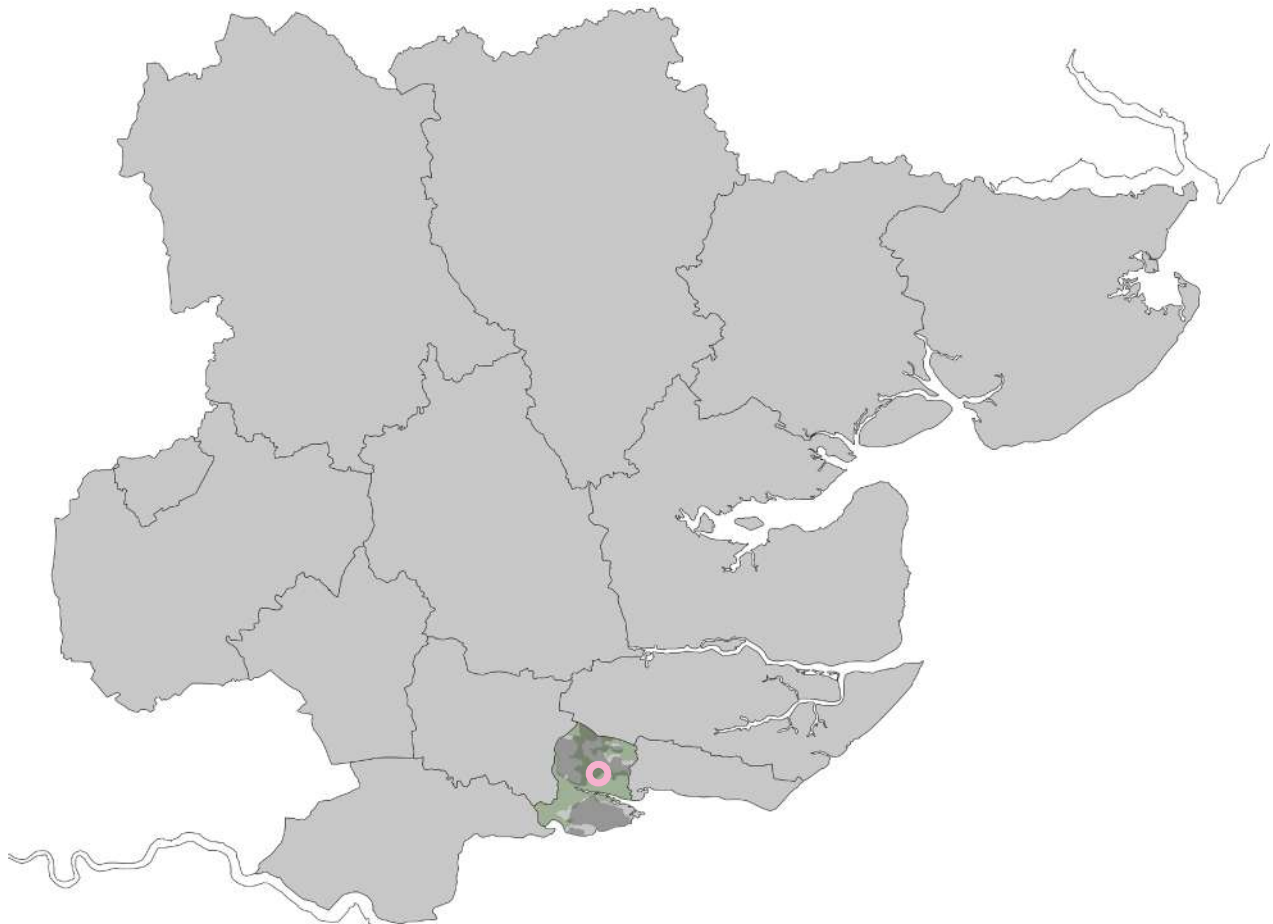
## SITE LOCATION

### SITE ADDRESS

Land at Brook Farm  
Daws Heath Road  
Daws Heath

### ADMINISTRATIVE AREA

The site is situated within Castle Point Borough Council.



Map to show site location within Essex County





Existing Site Photo - Site Entrance



## 1.2 SITE WALK OVER

This section is a record of the site visit including details of the site and immediate vicinity.

Check site boundary against the title plan

Notes:



Confirm land ownership (wider / multiple ownership) and restrictions (third-party access)

Notes:



Nature of site (town centre, urban, suburban, rural, edge of settlement, infill, river or waterfront etc) Notes:



Condition of site (greenfield / brownfield)

Notes: Greenfield for the most part, although there are farm buildings and stables to the entrance.



Site form (size, shape, topography)

Notes:



Vehicular access (existing access / roads, grade / capacity of road taking access from, visibility)

Notes: One vehicular access to the west of the site, along Daws Heath Road



Pedestrian access (access points, public rights of way, desire lines, permissive routes)

Notes:



Buildings (height, character, condition, associated amenity, landmarks or notable buildings)

Notes: Existing farm house + associated outbuildings



Uses (existing / future uses, similar / complementary, conflicting / nuisance / hazardous)

Notes:



Views (existing / future, to and from site)

Notes: Views onto the site from the rear of the properties along Fairmead Avenue



Other structures (walls, fences, gates)

Notes: Track road through the centre of the site



Utilities (pylons, cables, masts, drains, manhole covers, sub-stations, lamp posts etc)

Notes:



Trees, hedgerows and landscaping (on/off site, on boundary, quality, height, continuity, RPA's, native species, TPO / protected) Notes: hedgerows breaking up the fields



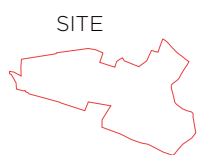
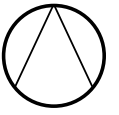
Ponds, watercourses, ditches (flood risk, existing / future drainage / discharge points)

Notes: water course to the site boundary on the south



Environmental considerations (shading, solar orientation / sun path, prevailing wind, micro-climate) Notes:





SITE

TREES



ANIMAL HABITATS



VIEWS ACROSS THE SITE



HEDGES



WOODLAND



GARDENS BACKING ONTO THE SITE



TRACK ROAD



BUILDINGS



SITE ACCESS





## 1.3 HISTORICAL CONTEXT

In 1848, the population of Hadleigh, Essex totalled 366 inhabitants. Hadleigh is known for its castle, and its country park to the south of the town centre. This gives its name to the local government district of Castle Point, with views overlooking the Thames Estuary.

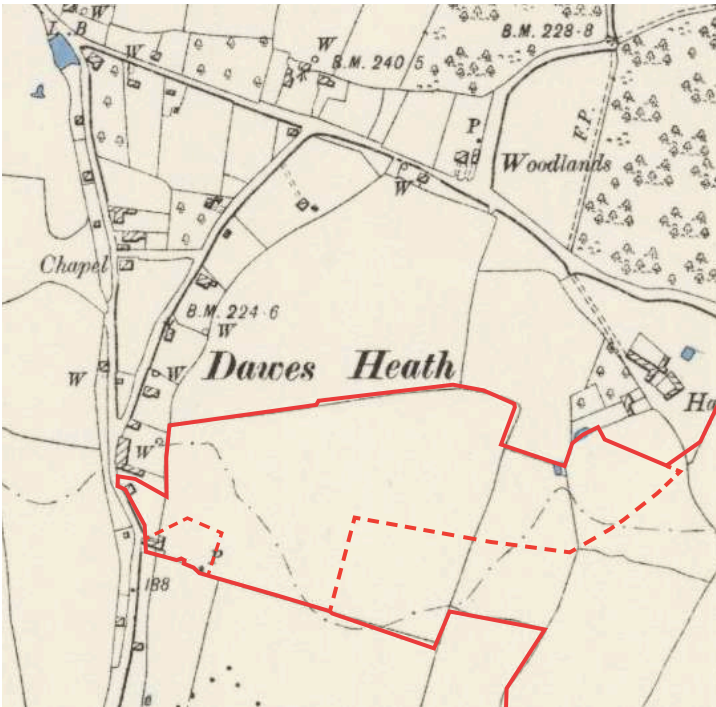
Another building of note is the Church of St James the Less. The church remains picturesque and its neighbouring street layout resembles St Clement Danes in that it stands in the middle of a bustling high street. However, it has a considerably larger churchyard.

Hadleigh is a town in southeast Essex with a current population of about 18,300. It is situated in-between the A12 to the north and A13 to the south.

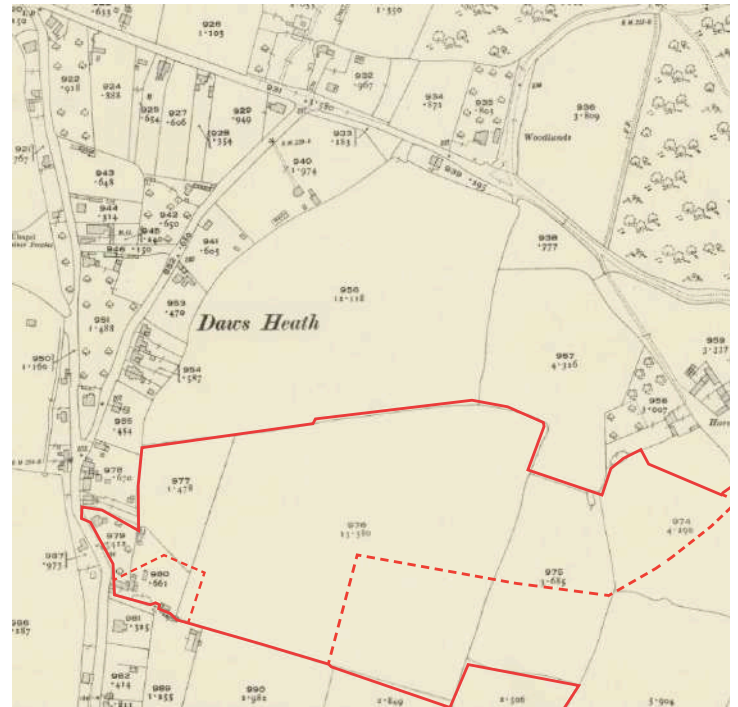
The illustrative maps indicate the growth of Hadleigh Town since 1923. It also displays the progression of development to the site surround areas.



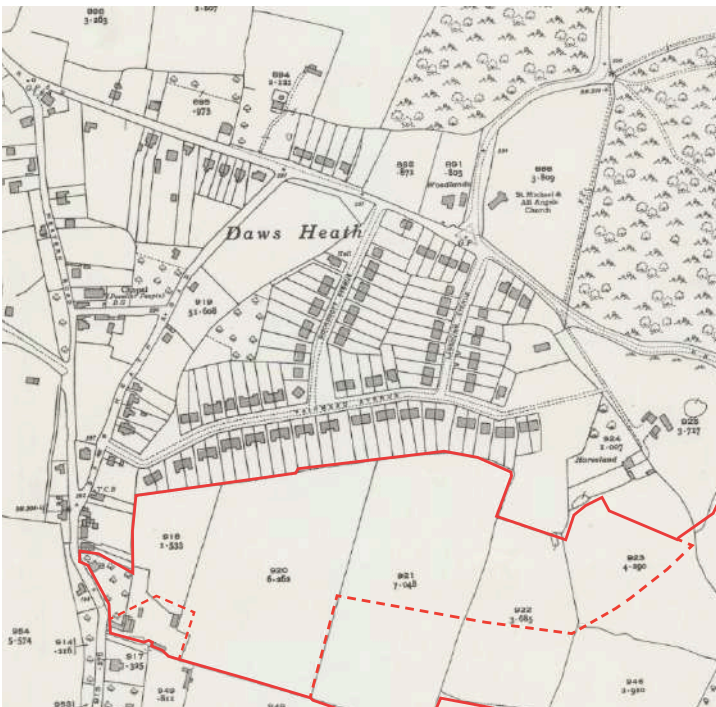
Fig 1.31 - Photo of Hadleigh Castle



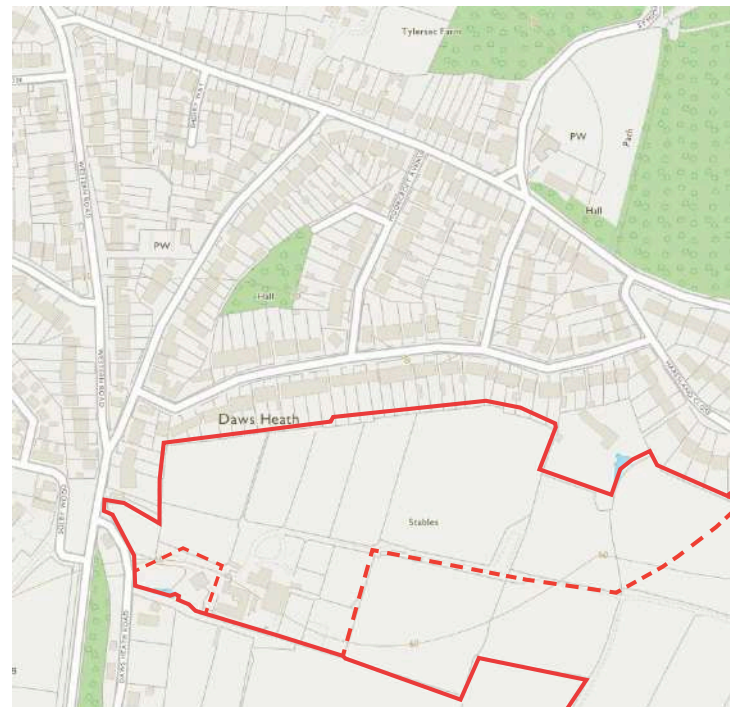
Historical Map of Daws Heath in 1898



Historical Map of Daws Heath in 1923



Historical Map of Daws Heath in 1947



Present Map of Daws Heath in 2021



## 1.4 MOVEMENT + ACCESSIBILITY

Daws Heath Road is the main spine road that runs past the site connecting to the town centre of Hadleigh to the south and Daws Heath to the north. Daws Heath Road directly connects to the A13 to the south of the site. This provides wider links to Southend-on-Sea which is approx. a 17minute drive either via the A13 or A127. Also the A13 provides access to Benfleet to the west.

From a pedestrian perspective, there are established pavements running both north and south alongside Daws Heath Road. These run into Hadleigh Town Centre and also up to Daws Heath. The walking distance from the site to Hadleigh Town Centre is approx. 24minutes. Furthermore, a public right of way can be accessed just south along Daws Heath Road connecting to West Wood.

There is also 2no. bus stops just north of the site entrance along Daws Heath Road. This bus stop provides access to Southend and also Chelmsford City Centre.

### CONCLUSIONS

The site is well connected to the immediate areas of Hadleigh Town Centre and Daws Heath. From a wider context, Southend and Benfleet are assessable by vehicle and public transport. Finally, both roads and public rights of way provide opportunity for walks in the local woods, for example Dodds Grove and Pound Wood which are all in walking distance.



Existing Site Entrance



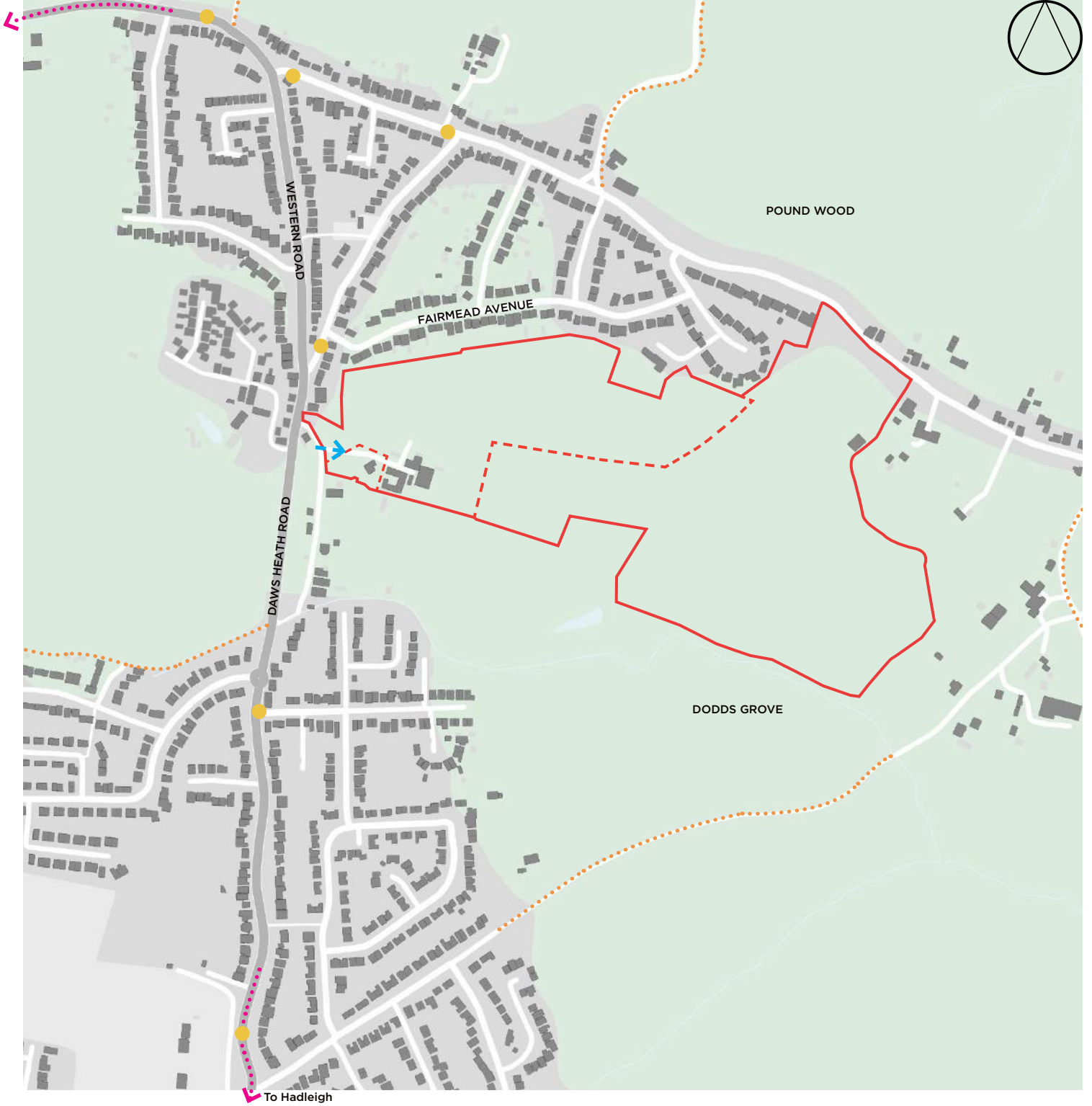
Bus stop Daws Heath Road



Daws Heath Road junction



To A127



SITE

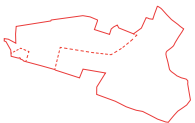
MAIN ROAD

PROW

SITE ACCESS

MINOR ROADS

BUS STOP



## 1.5 LAND USES

The site is currently used for agricultural purposes, with one residential dwelling located close to the site entrance, other buildings on the site include associated agriculture outbuildings/ barns and storage areas for caravans.

Land at Brook Farm is allocated for residential purposes within the Local Plan HO14.

Hadleigh Town Centre is just a 3-minute drive from the site. The town centre features a Morrison's and Lidl for food shopping, the Hollies Surgery and various cafés and restaurants. The renowned Hadleigh Castle is also located in south Hadleigh and is just 7-minutes away by car.

There are 3 schools and 1 college in close proximity; Westwood Academy, Hadleigh Junior School, Hadleigh Infants and Nursery School and South Essex College.

The local neighbourhood has a range of recreational institutions to offer. Hadleigh Bowls Club and Hadleigh + Thundersley Cricket Club are located within the town centre. Also, The Deanes Sports Centre and Virgin Active are within driving distance to the west of the site.

### Conclusions

There are a wide range of local services providing recreation, education, retail and potential employment services. With the majority being within walking distance, or are otherwise assessable via vehicle. The newly developed site for 46no. dwellings across Daws Heath Road further reinforce the sites access to the local context.



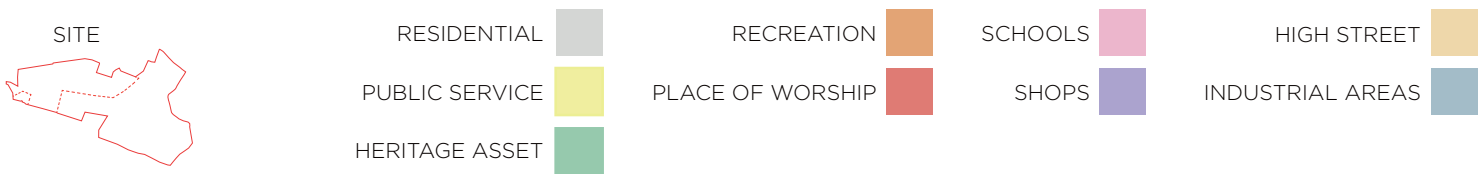
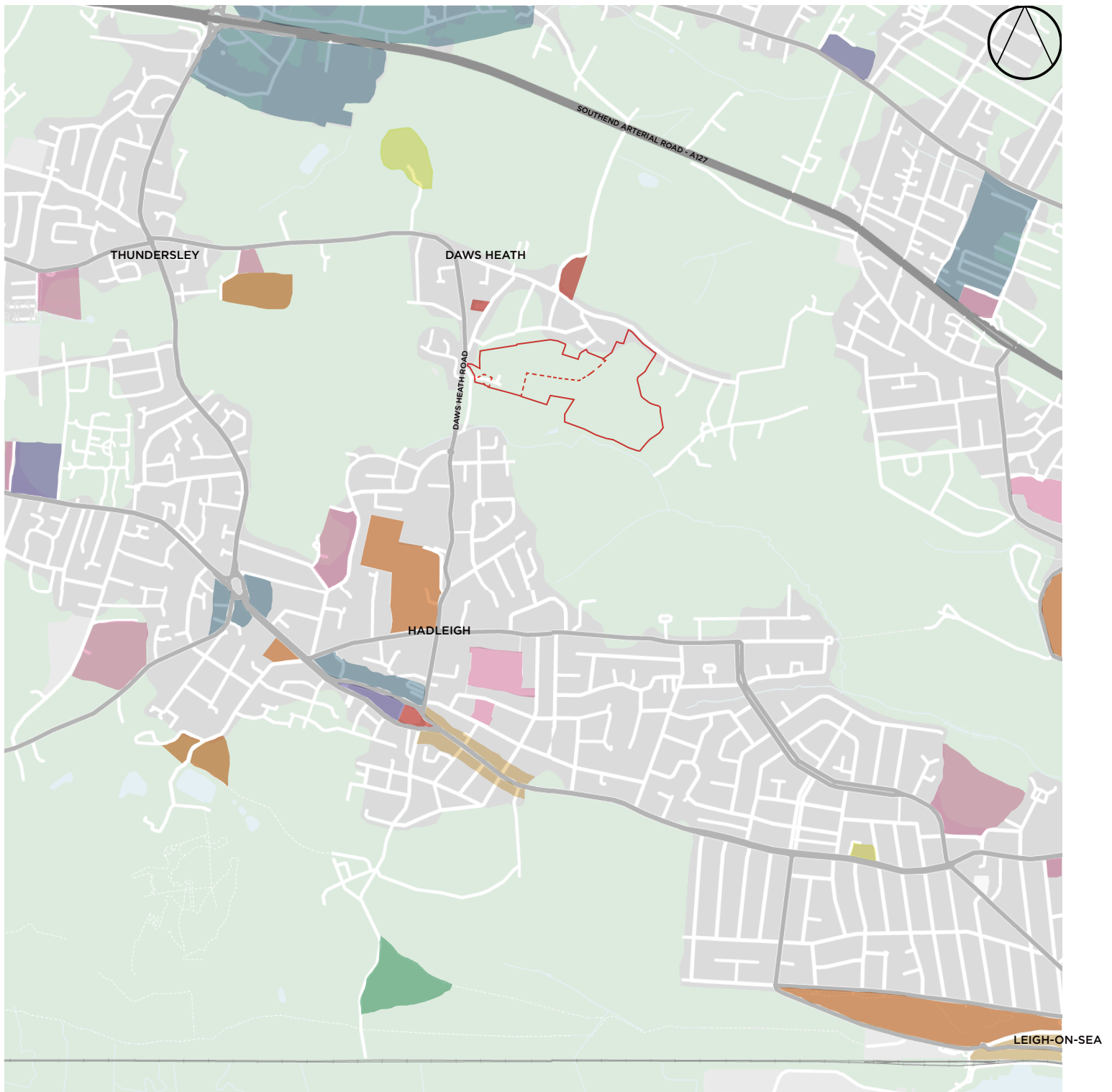
Hadleigh Town Centre



Westwood Academy



Morrisons Supermarket Hadleigh





## 1.6 ENVIRONMENTAL DESIGNATIONS

The site is under the Draft Local Plan HO14 and is located within the current extent of the Green Belt to the east of Daws Heath Road.

### GREEN BELT

A Statement of Common Ground between Castle Point Borough Council and Countryside Properties in respect of Local Plan allocation HO14 – Land at Brook Farm in April 2021.

The outcomes and conclusions were that CPBC and CP are therefore satisfied that within the context of the policy requirements of the Local Plan allocation HO14 constitutes a sustainable development proposal.

The site lies within Flood Zone 1.

### SSSI

To the south of the site, Dodds Grove is a Site of Special Scientific Interest as part of The Essex Wildlife Trust Nature Reserve featuring a woodland area, golf course and riding stables. Also, just north of Daws Heath is also a nature reserve, Pound Wood. This nature reserve is part of the Daws Heath Living Landscape and lies next to two of our other nature reserves; Tile Wood and Little Haven, together they act as wildlife corridors in an urban part of Essex.

### LOCAL HERITAGE

South of the site lies Hadleigh Castle. A grade I listed building, a ruined fortification in the English county of Essex, overlooking the Thames Estuary from south of the town of Hadleigh. Built after 1215 during the reign of Henry III by Hubert de Burgh.

Also within the centre of Hadleigh, lies Grade II listed Hadleigh War Memorial (WMO/101930). And St James the Less, a grade I listed church near the town centre.

### CONCLUSIONS

Whilst none of these heritage assets are within the immediate vicinity of the site, it is useful to consider the history of Hadleigh within the analysis of the local context, heritage and environmental designations.



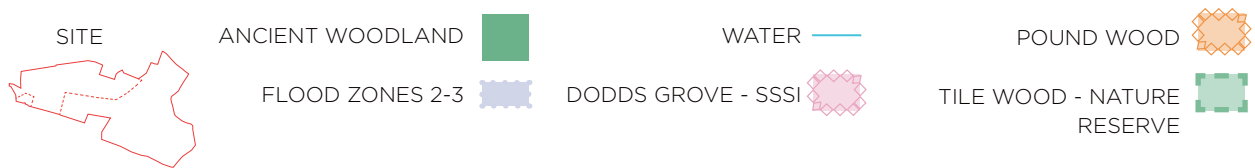
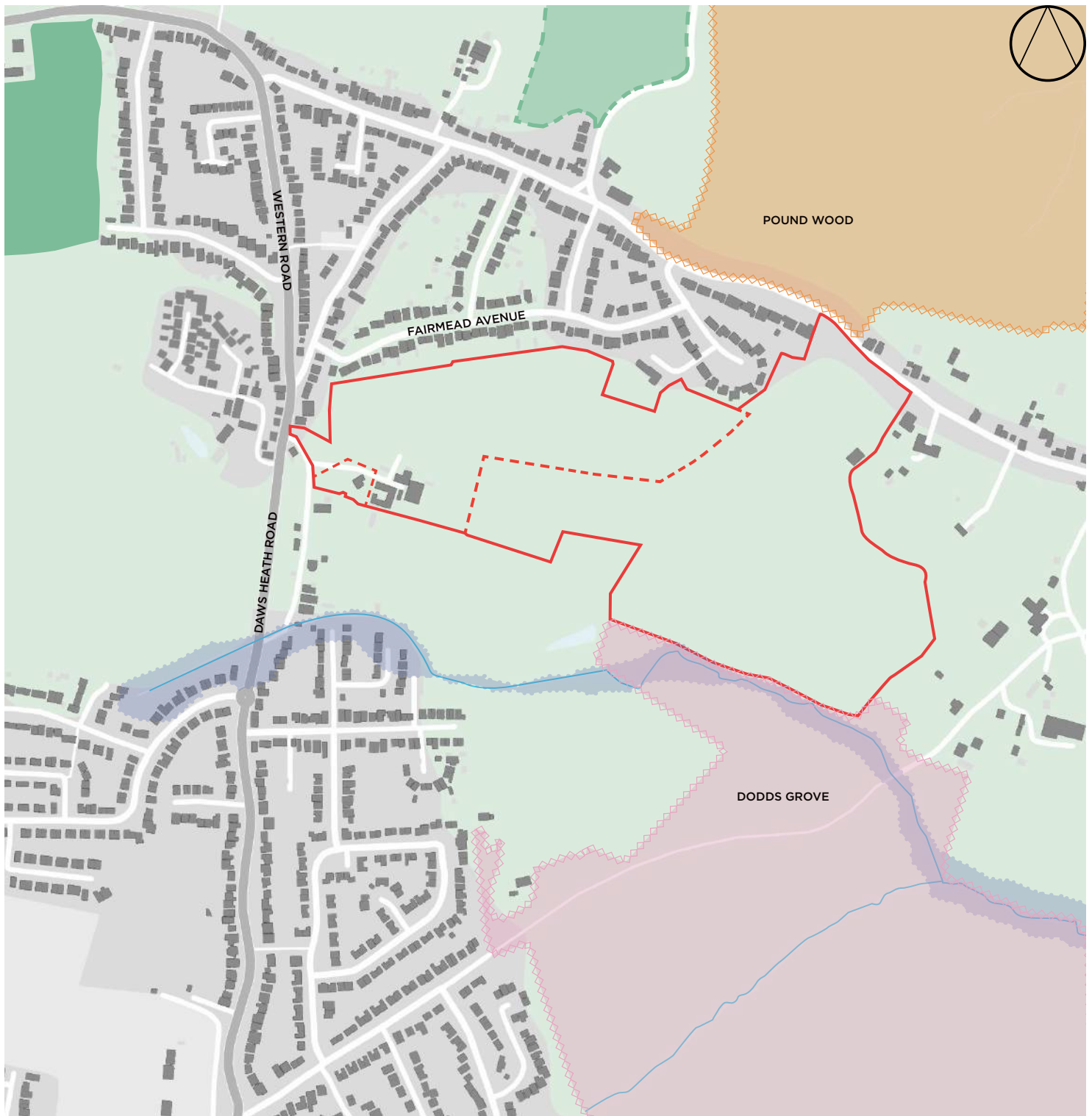
Dodds Grove SSSI south of site



St James the Less Hadleigh



Hadleigh Castle





## 1.7 ARCHITECTURAL PRECEDENTS

### SOLBYWOOD FARM, DAWS HEATH

Solbywood Farm is a 46no. unit residential development located to the western side of Daws Heath and adjacent to the application site.

A main access road is located off Daws Heath to the south of the site and connects to shared surface roads to the north. Dwellings mainly front the internal road with gardens backing onto all boundaries.

Dwellings are between 2-2.5 stories in height and are of traditional style featuring red and yellow bricks with red and brown roof tiles. Detailing includes brick headers, plinths and stone details. Some houses feature chimneys.

Parking is located to the side of each dwelling in a tandem form with garages to the end of gardens. A change in material between the internal roads and parking is used.

### CONCLUSIONS

Setting a precedent for density, scale and architectural design, Solbywood provides key principles which will provide basis for Brook Farm.



Storey dwellings along main road



Shared surface with small front gardens



Variety of materials used on fenestration design



## THE CHASE, HADLEIGH

Along The Chase in Benfleet, a 19no. unit residential development was granted. The application was to demolish the existing buildings and replace with traditional style large 3,4 + 5 bed dwellings. A singular access road via The Chase leads down the road with dwellings either side. Gardens for the dwellings backs onto farmland to the east and a garden to the west.

The dwellings located at the front of the site are 2.5 stories in height and steps down to 2-stories then 1-storey as you go further north.

The material palette includes red and yellow brick, feature elements of render and grey and brown roof tiles. Given the wide range of housing, materiality and scale of Daws Heath, this palette is deemed suitable for new developments.

As highlighted in the third image the proposal removed large areas of the existing boundary vegetation and the eastern edge is visible across the farmland.

## CONCLUSIONS

A key consideration is to retain vegetation and trees where appropriate to help screen the development from external view. The proposed material palette uses traditional colours and the fenestration design uses small detailing such as stone cills and brick headers.



Yellow brick with stone details and brick headers



Site entrance with 2.5 storey dwellings



Open boundary with dwellings seen from The Chase

## 1.8 CHARACTER + LOCAL VERNACULAR

Hadleigh has a wide ranging vernacular, with private dwellings traditionally being 1 - 3 stories in height. Hadleigh Castle, a Grade I listed building, although having significant historic importance for the local area does not provide beneficial architectural precedent to help inform design proposals moving forward.

Within the immediate vicinity of the site, a mixture of bricks, coloured renders, hanging tiles and cladding elements can be found. Local fenestration details include brick and stone headers to windows, timber detailing to gable ends. Smaller instances of the use of brick quoin details can be found locally and in the wider context of Hadleigh.

The sites natural enclosure and defined landscaping from Daws Heath Road provides opportunity to create its own identity for the proposal.



2 Storey Dwelling at Solby Wood



3 Storey dwelling on Haresland Close



1 Storey Dwelling on Fairmead Avenue







Hadleigh Castle



## 1.8 CHARACTER + LOCAL VERNACULAR

### DAWS HEATH ROAD

Daws Heath Road has a mixed vernacular, with a range of bungalows to larger 3-storey houses. The dwellings lack a sense of particular design, with a large range of materials and architectural details along the road.

The existing dwellings along the road are mainly 2-storey dwellings and 1.5 storey bungalows, with a mix of coloured renders, red and yellow brick with dark clay roof tiles. There is also a mix of white weatherboarding, mainly used as a detail on the rendered buildings.

The Solby Wood Development (opposite the site) sets a more traditional character, due to its close proximity to the site, it would be good to draw from the traditional character of the design when furthering our proposals, this would create more of a local identity for Daws Heath.

### CONCLUSIONS

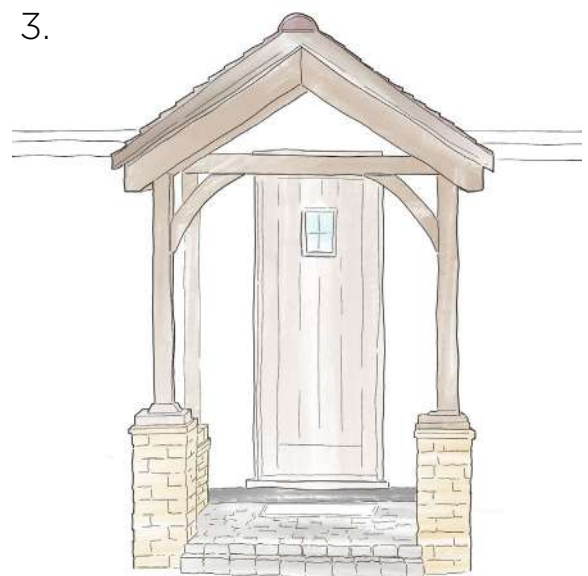
In summary, there is clear opportunity to enhance the character of the local area. The scheme adjacent to the site provides an exemplar proposal in density, scale and architectural style.



Houses along Daws Heath Road.



'The Lodge' along Daws Heath Road.



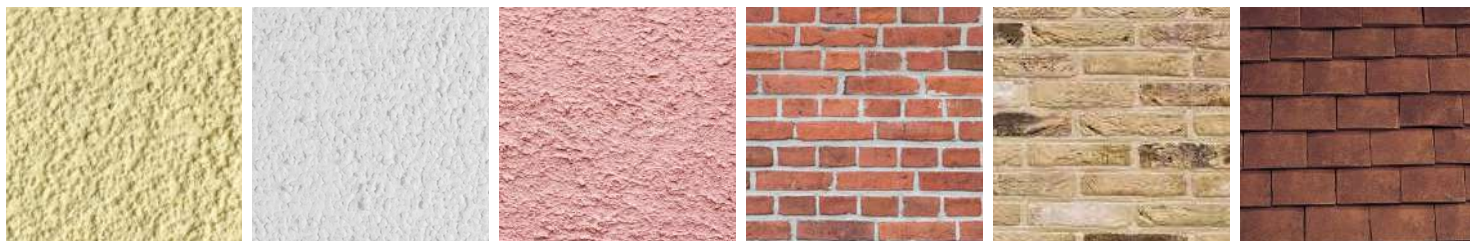
Porch detail



4.



Solby Wood front elevation.



Daws Heath Road Selection of Materiality.



Fenestration Details

## 1.9 BUILT FEATURES

There is a total of four buildings on the site. One building is used for residence whilst the others are agricultural buildings and stables. The residential dwelling is a two-storey pitched roof property. The stables and other agricultural buildings are one storey in height.

All existing farm buildings are to be removed with the residential dwelling to remain.

In summary, to the north of the site lies residential area of Daws Heath whilst to the south is Dodds Grove and Great Wood.

The one neighbour closest to the southern boundary is secluded by dense vegetation and trees and sits just south-west of the existing residence on site.

Properties along Daws Heath Road and Fairmead Avenue have their gardens backing onto the sites northern boundary. The boundary features large and mature trees with vegetation that aids in naturally screening the site however, there may be overlooking onto the site.

Also, north of the site and along Haresland Close, sits several private gardens backing onto the sites boundary. The existing dwelling farthest west is heavily screened by vegetation. Some properties along Haresland Close do not benefit from trees or vegetation backing onto the site boundary. Consideration into their outlook will be looked at through emerging proposals.

The site boundary extends north-east towards Bramble Road. Residential properties sparsely line Bramble Road in comparison to other roads in the local area. Emerging masterplan layouts undertaken by others highlights that this area will not include built environment with proposals displaying this area for heathland and grassland.

In conclusion, careful consideration to the private gardens along the northern boundary is of great importance to the scheme. Furthermore, the integration with the open space and woodland areas to the south will also need consideration.



Existing Agricultural Buildings

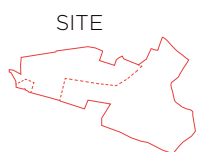
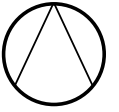


Existing caravan parking



Rear Gardens along Fairmead avenue on the northern boundary





## 1.10 NATURAL FEATURES

The site is mainly open field with continuous vegetation along the boundary. Agricultural structures are focused to the west of the site.

Given the land is designated Green Belt, existing and proposed vegetation and wildlife corridors are an important element of any design proposal for the site. The retention of boundary trees and vegetation will be essential to the site development. Also, the existing hedgerows within the site are an important and defined feature and proposals should aim to retain as much hedgerow as possible.

The topography of the site generally slopes from north to south, with the central spine element of the site sloping from west to east. The topography and orientation of the built development will need to be considered to reduce the use of retaining walls and provide a cost-effective solution.

The sun path moves over the site from a south-easterly to south-westerly direction, and there is no significant built or natural features that will block light from reach the developable area of the site. Orientation of glazing to habitable rooms and gardens within the design will maximise natural light reaching the key areas of the site for future users.

There are no existing ponds or rivers within or near the site. There is a small stream that runs west to east along the southern boundary. This separates the site from Dodds Grove. Also, there is a Badger set located on the northern boundary and close to the rear gardens of Harelands Close. Finally, there is significant dormice population within Dodds Grove.

### CONCLUSIONS

The natural features of the site and immediate context have been examined with the main considerations of any design proposals will need to include the retention existing hedgerows (where possible) and mature boundary trees. Even though the hedgerows will make the design more challenging, it is not impossible to retain the vast majority of the existing vegetation and integrate within the design. Also as highlighted above, there is little that will inhibit the design or use of the site.



Existing Site Photo

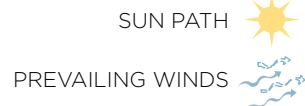
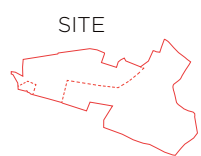


Views to the north



View across the site





## 1.11 SITE ACCESS

Daws Heath Road is a single carriageway road with an effective running width of 6.0 meters. It is subject to a 30mph speed limit at the site entrance. Also, the road adjacent to the site entrance benefits from street lighting and a continuous footpath to both sides of the road.

Access would be taken directly from Daws Heath Road to the west of the site. As indicated in the diagram on the following page; the site access has several considerations to take into account. These considerations are explained below;

Firstly, the close proximity to no.430 Daws Heath Road; The existing road bends close behind the existing property. Consideration to allow for a greater buffer to the house should be considered. Secondly, Daws Heath Road provides access to 6 no. dwellings off the main road. Although, these houses can be currently accessed in 2 no. locations, the proposed site access will be required to consider access for the residents. Finally, existing trees line the boundaries to the west and close to the site entrance. A tree survey will determine and aid to produce the optimal route into the site with minimal disruption to existing mature trees.

There is good pedestrian access to the site, with Daws Heath Road providing walking access to Hadleigh and Daws Heath.

### CONCLUSIONS

In conclusion, the analysis demonstrates that the proposed development is suitably located to access key services, facilities and amenities by means other than private vehicles, it is also suitably accessible from existing infrastructure with the addition of a single junction to the west of the site.



Existing Site Entrance

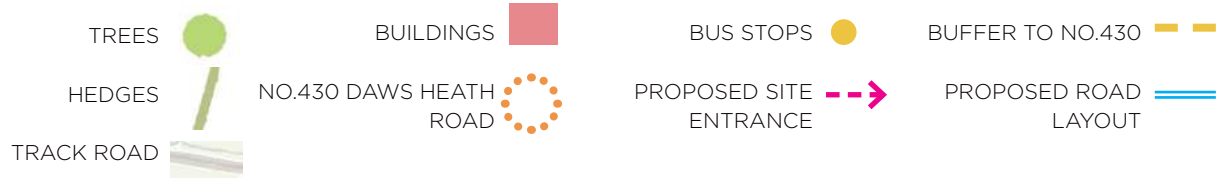
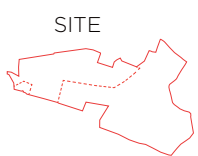
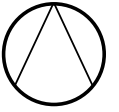


Existing Site Entrance



Road towards Daws Heath Road





## 1.12 VIEWS

The mature trees and vegetation that lines the boundaries will provide natural screening looking inwards and outwards of the site. Key consideration will be made to the northern boundary to minimise overlooking for the residents along Fairmead Avenue. There is also opportunity to take advantage of the views looking south and south-east when designing the proposed layout.

The existing hedgerows within the site, will be retained (where possible and appropriate) to also provide privacy within the development itself. Emerging proposals should look to back property gardens onto these existing hedgerows. They can also be used to define character areas within the site.

Views from the south, within the Dodds Grove will mainly overlook grassland and landscaped green space. Grasslands and heathlands will provide a green buffer to the built development focused to the north of the site.

The site entrance will use the existing vegetation to minimise and obscure the majority of the built development from Daws Heath Road.



View across the site



View across the site



View across the site onto rear gardens





4.



View across the site

5.



View across the site onto rear gardens

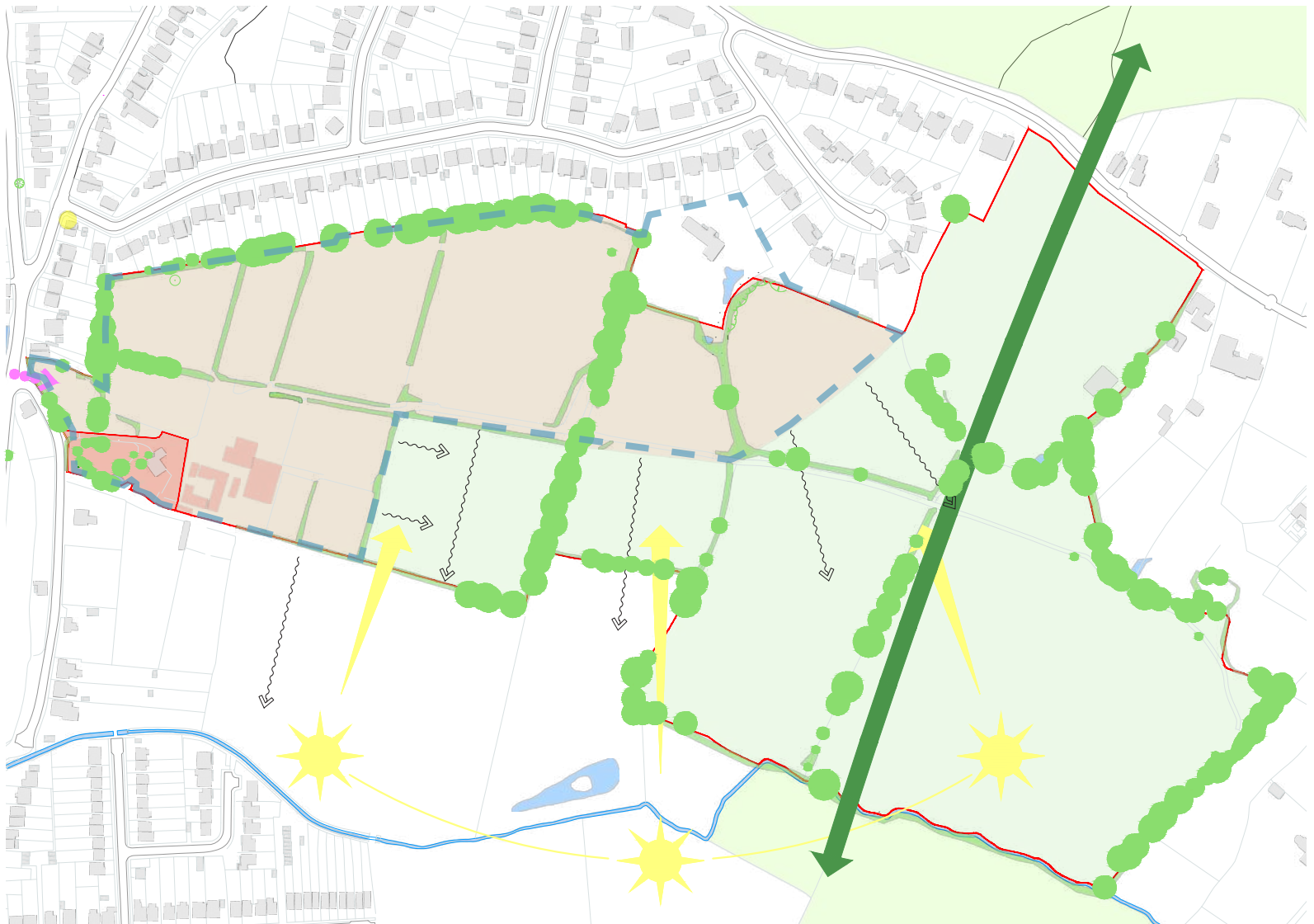
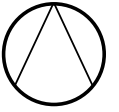
## 1.13 OPPORTUNITIES

This section highlights the positive attributes of the site that should be retained or enhanced and opportunities to offer a responsive proposal. The opportunities have been highlighted on the diagram on the adjacent page.

### OPPORTUNITIES

- Potential to provide a development which naturally blends within the residential context to the north whilst considering the natural landscape to the south of the site.
- The site sits between Hadleigh and Daws Heath and benefits from good transport links to the local amenities and wider towns. Potential to provide easy access to the surrounding natural landscape, sources of leisure and local employment areas.
- Existing vegetation both within the site and along the boundary can offer natural screening and a defined landscaped element within the proposal.
- Potential to take advantage of the views to the south and south -west towards Dodds Grove.
- A considered site access and natural vegetation secludes the site from view along Daws Heath Road.
- Potential to provide a wildlife corridor spanning north - south from Pound Wood to Dodds Grove.
- Enhancement of the local character and identity with a high-quality development. Taking cues from the existing local vernacular and the recently completed development - Solby Wood.





## 1.14 CONSTRAINTS

This section highlights the problematic issues that may require mitigation or a bespoke design solution. The constraints have been highlighted on the diagram on the adjacent page.

### CONSTRAINTS

- Site lies within the Green Belt.
- The overlooking from rear gardens along Fairmead Avenue must be considered in the layout and provide a suitable buffer along the northern boundary.
- Sewer to north-east of corner will require diverting.
- Existing trees and their root protection areas. Although, these are mainly focused to the site boundaries.
- Retention of the vegetation and defined hedgerows could restrict the sites layout.
- Location of the new site access is limited and any design should consider the adjacent development and properties, boundary extents and the retained dwelling.
- Consideration into the site layout taking into account the open green space feature across the southern boundary.



