



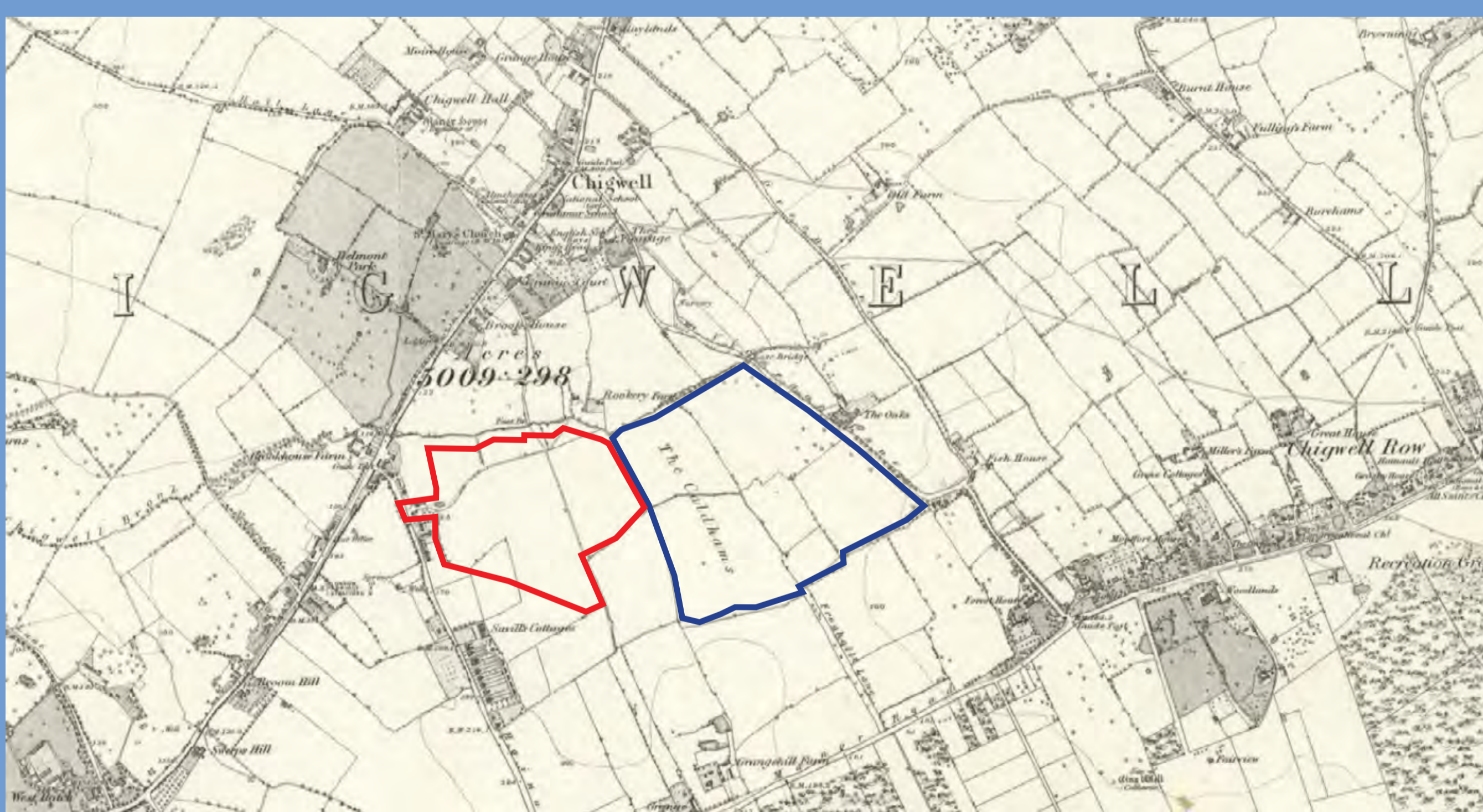
CHIGWELL BROOK PARK

Welcome to this public exhibition which is for the benefit of Chigwell residents to view and comment upon plans that propose to deliver a housing-led, mixed use, development on land south of Courtland Drive.

This is an ideal and direct opportunity to speak with members of the consultant team and provide your comments on the proposals. If you have any questions we are here to help and answer your queries.

To ensure your views are fully taken into account, we would also ask you to fill in a questionnaire before you leave, place it in the box provided or give it to a member of the team.

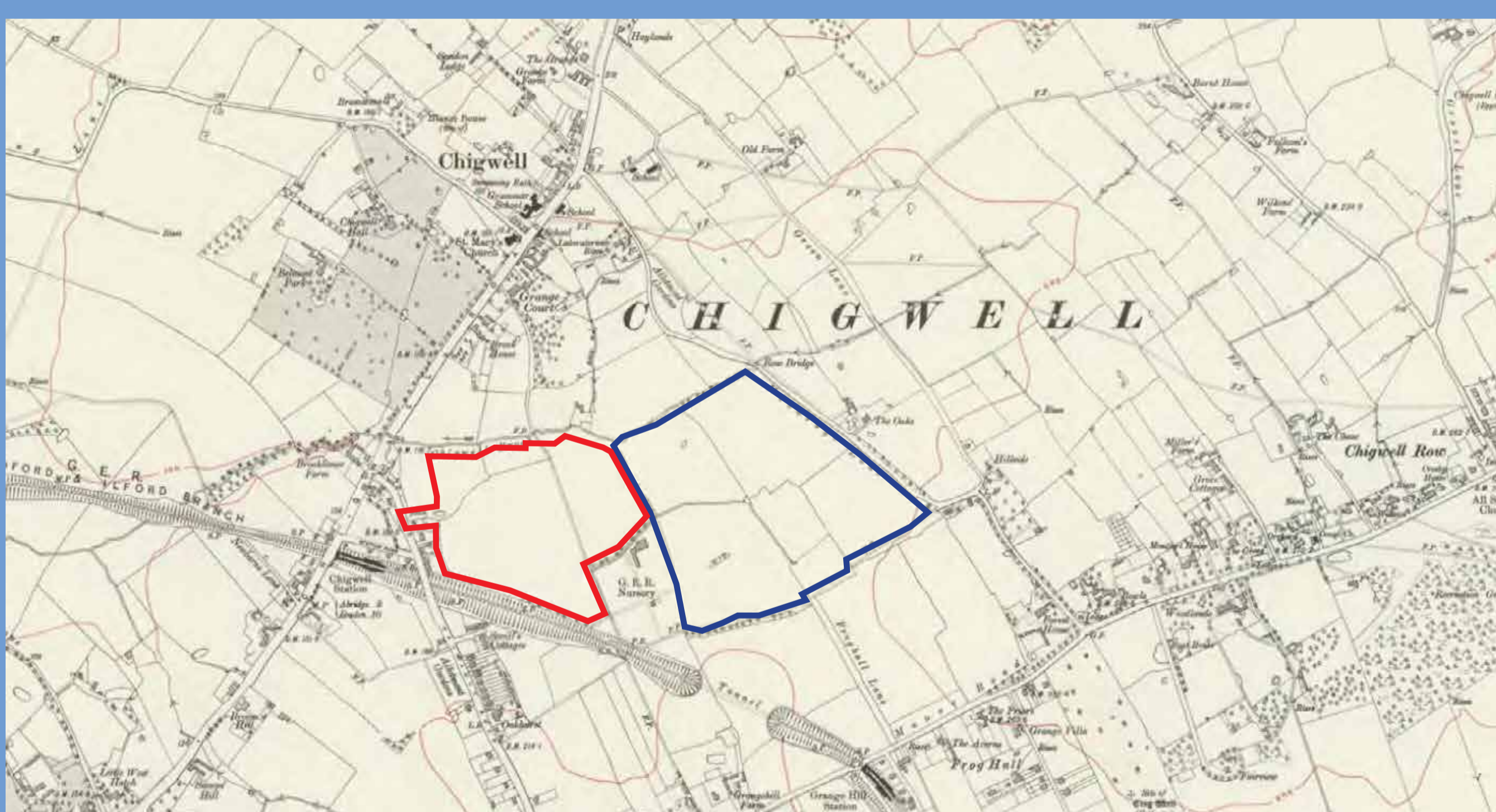
Thank you for taking the time to come to the exhibition.



1866



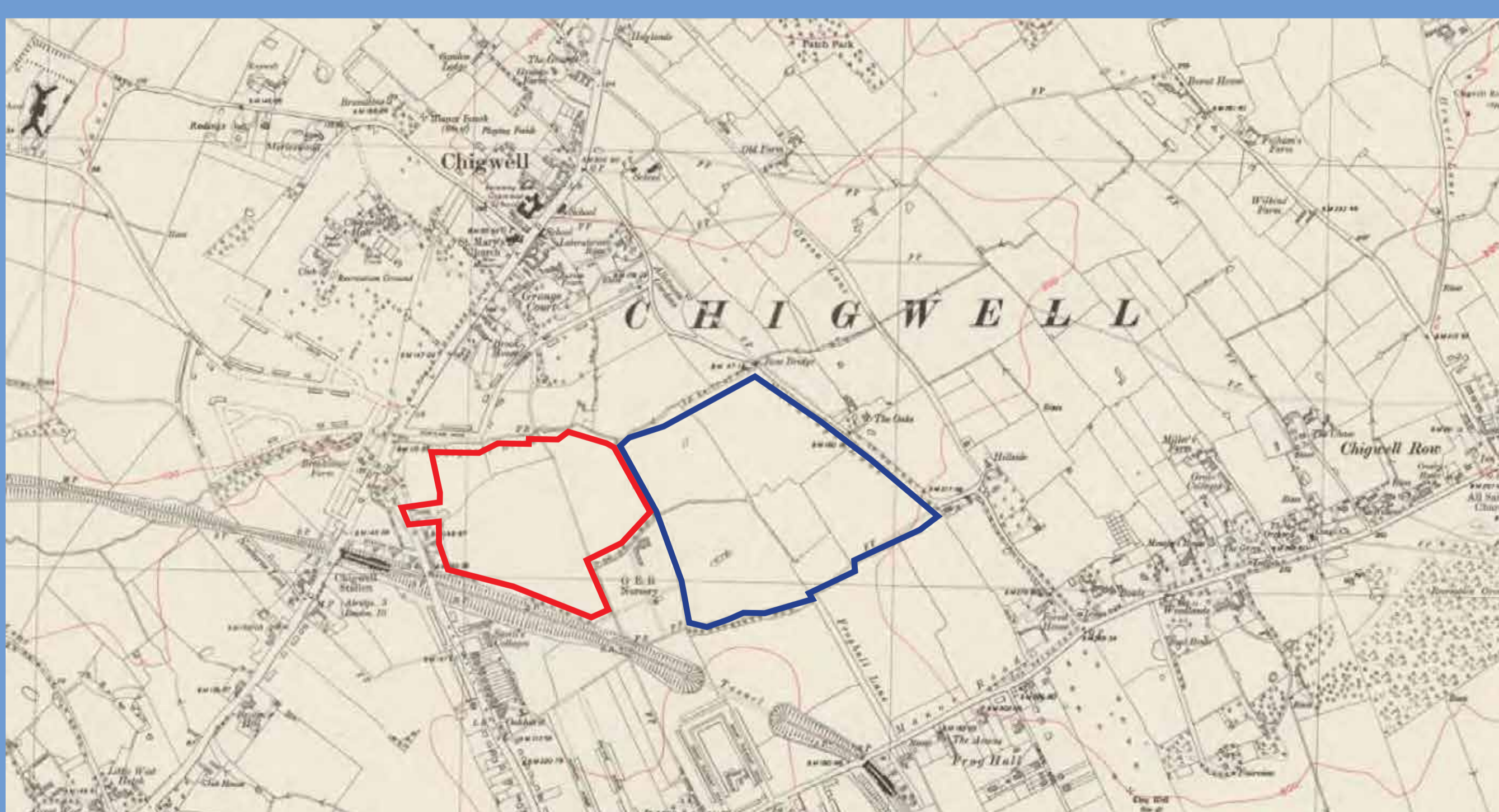
Local Shops on Brook Parade



1921



Chigwell Parish Council



1946



Chigwell Library



2016



Railway Line



Footbridge

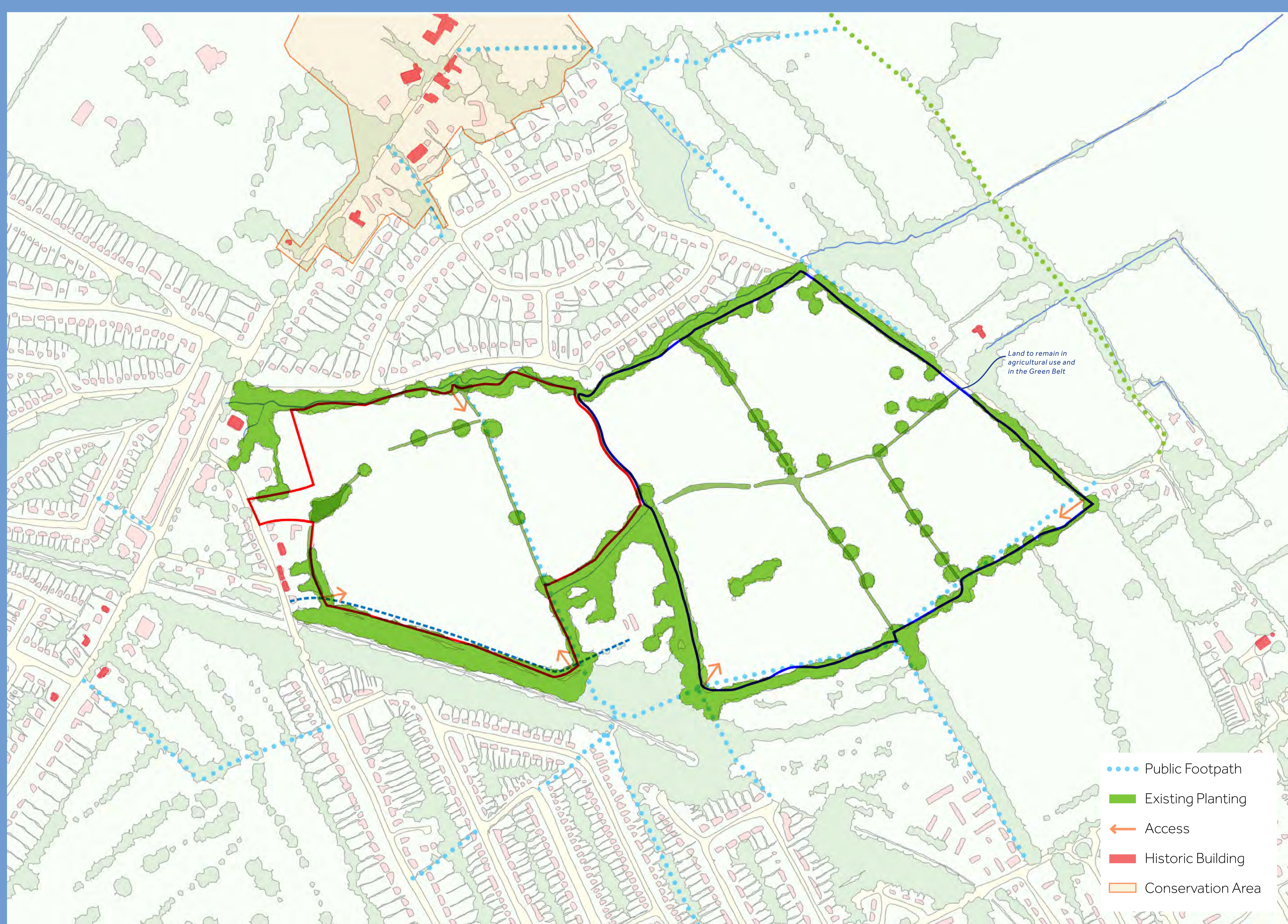
Historical mapping showing the progressive suburbanisation of Chigwell, especially in the 20th Century, and how the built form of the settlement has evolved so as to closely contain the Site on three sides.

These features can be found in the immediate vicinity of the site - shops along Brook Parade, Chigwell Parish Council, Chigwell Library, railway line and footbridge.

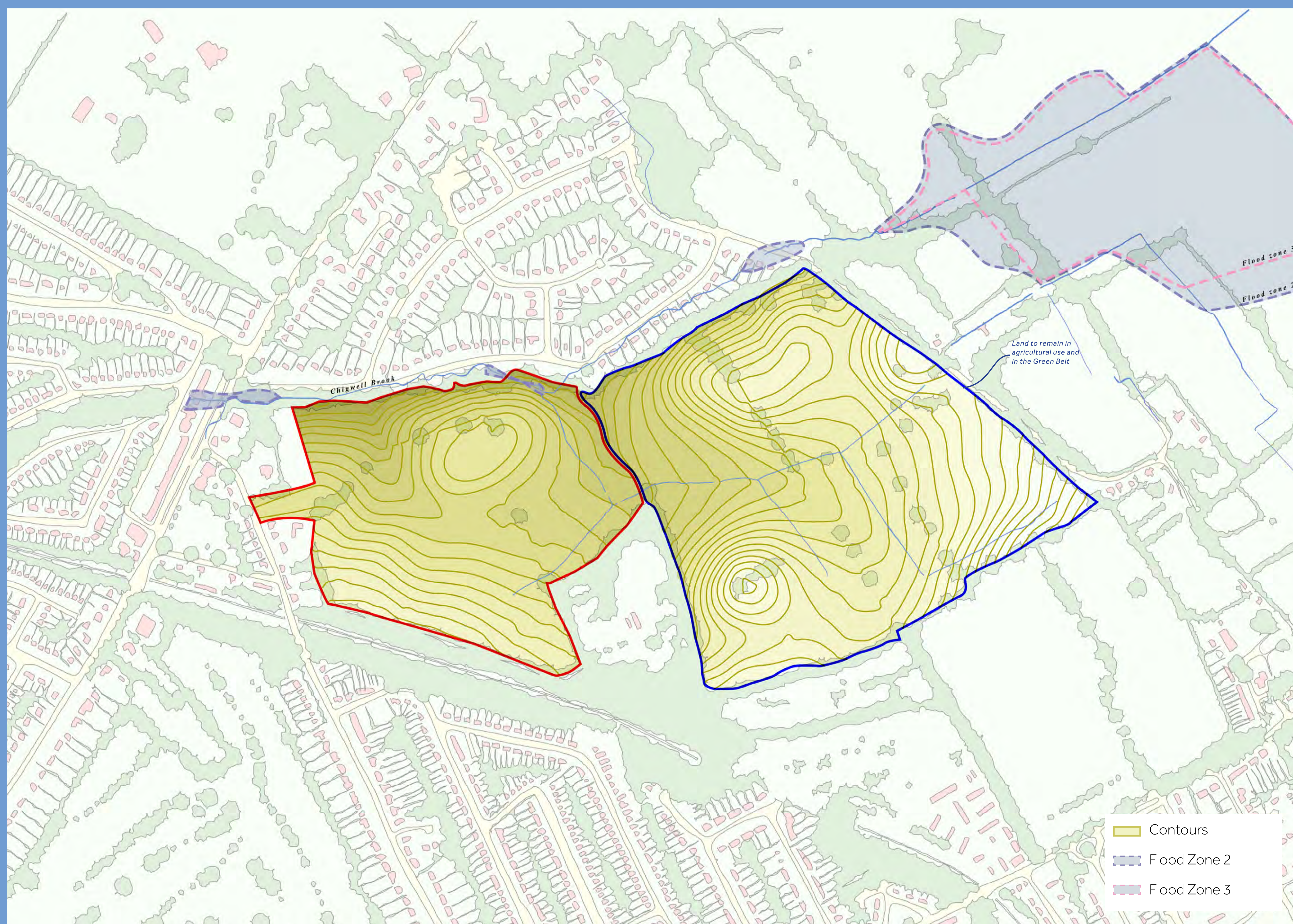
OPPORTUNITIES

During the investigative work, the Project team has been able to identify opportunities and challenges that have shaped the development design so far.

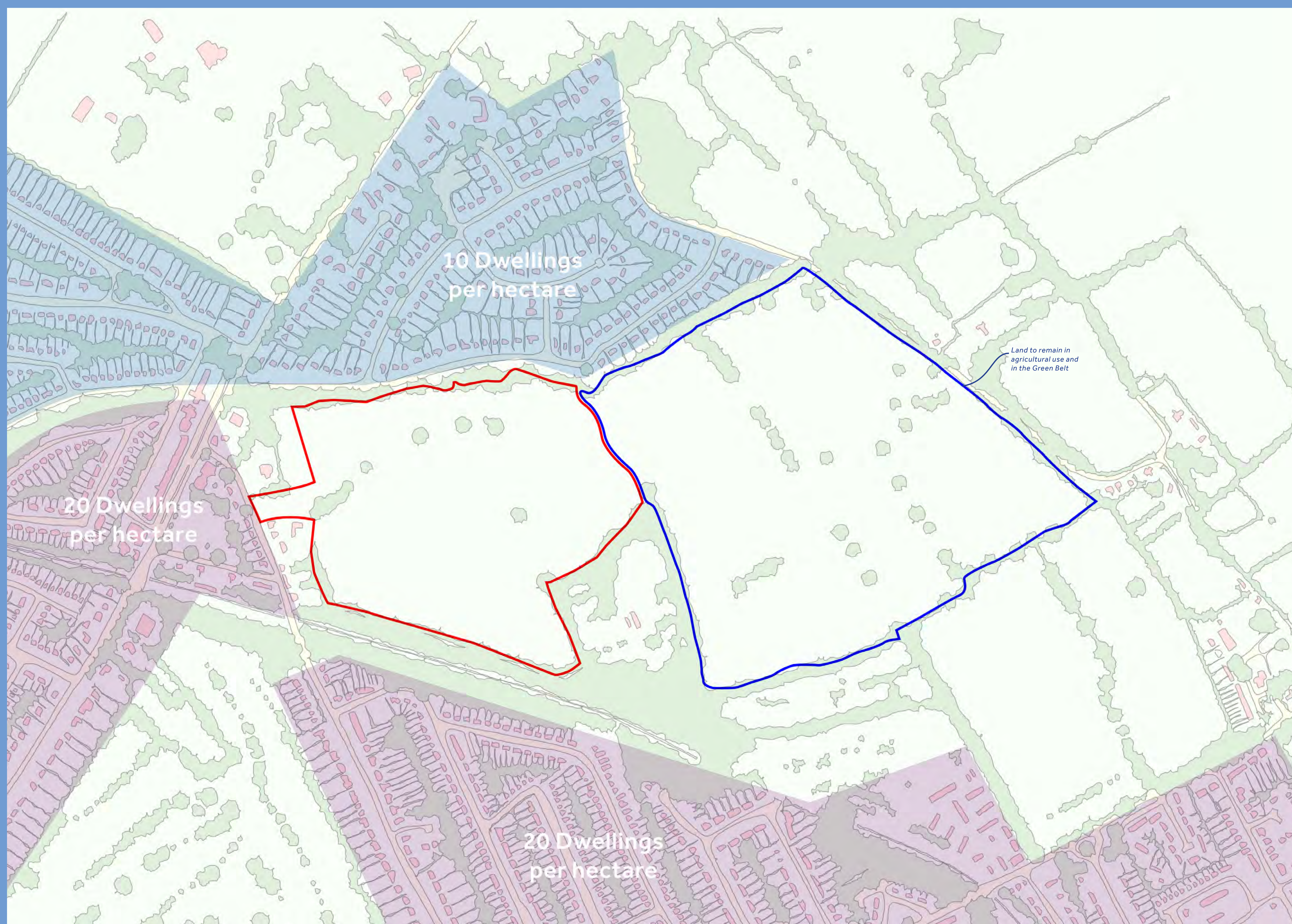
- Transport
- Noise
- Access & Infrastructure
- Landscaping
- Local Facilities & Services
- Ground Conditions
- Drainage and Flood Risk
- Ecology & wildlife
- Cultural Heritage & Archaeology



Chigwell Context Map



Topography and Flood Zone Map



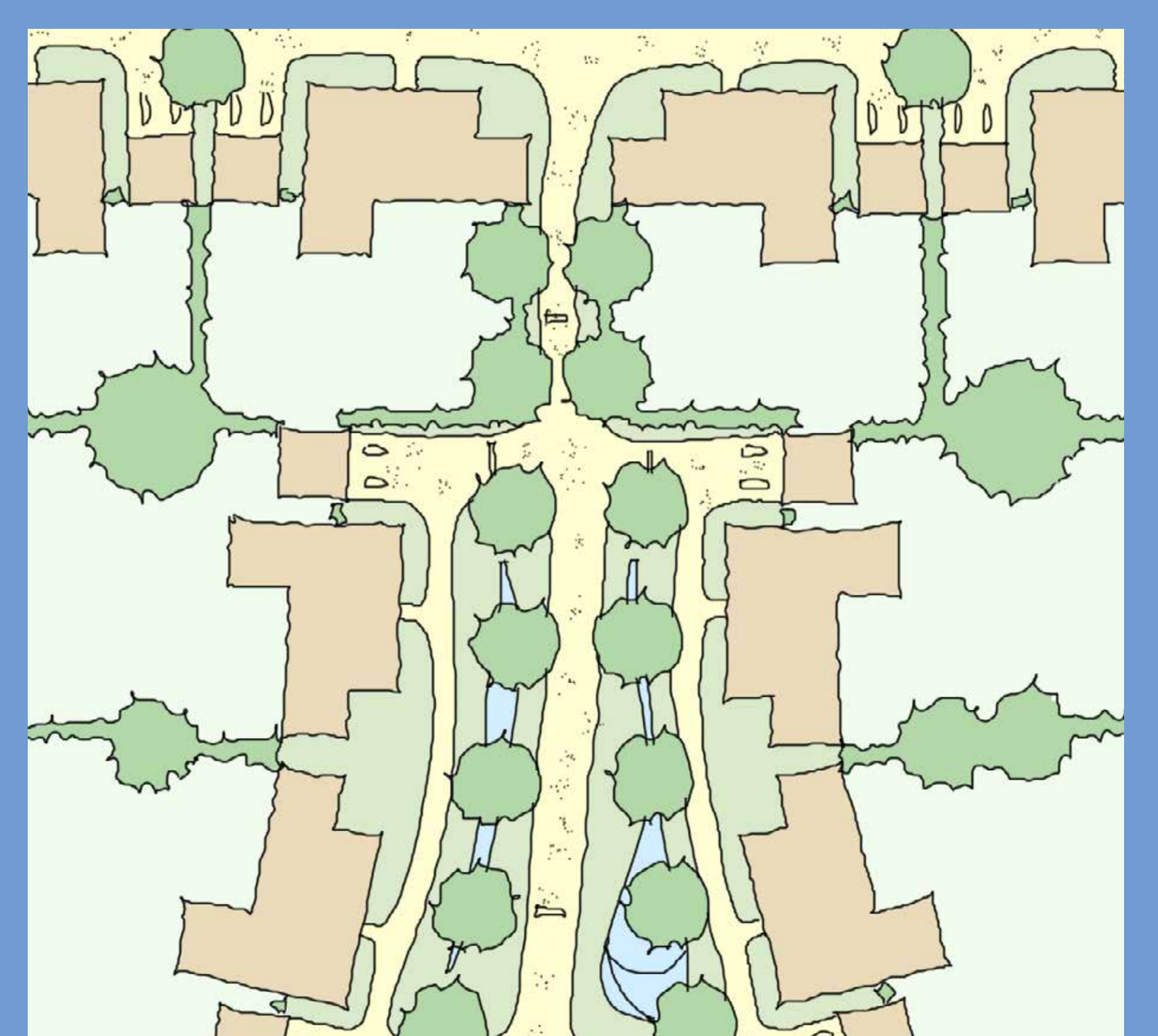
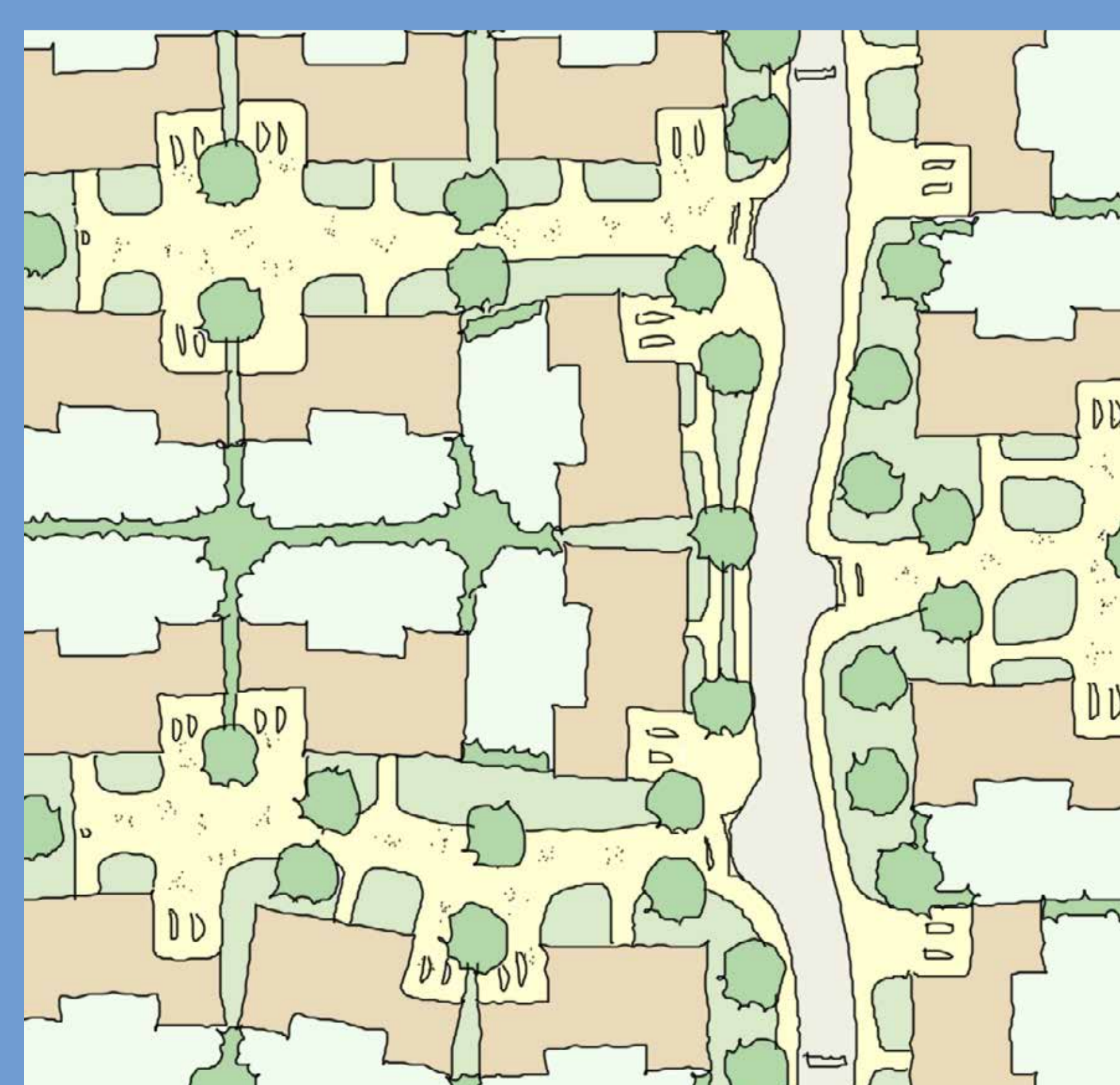
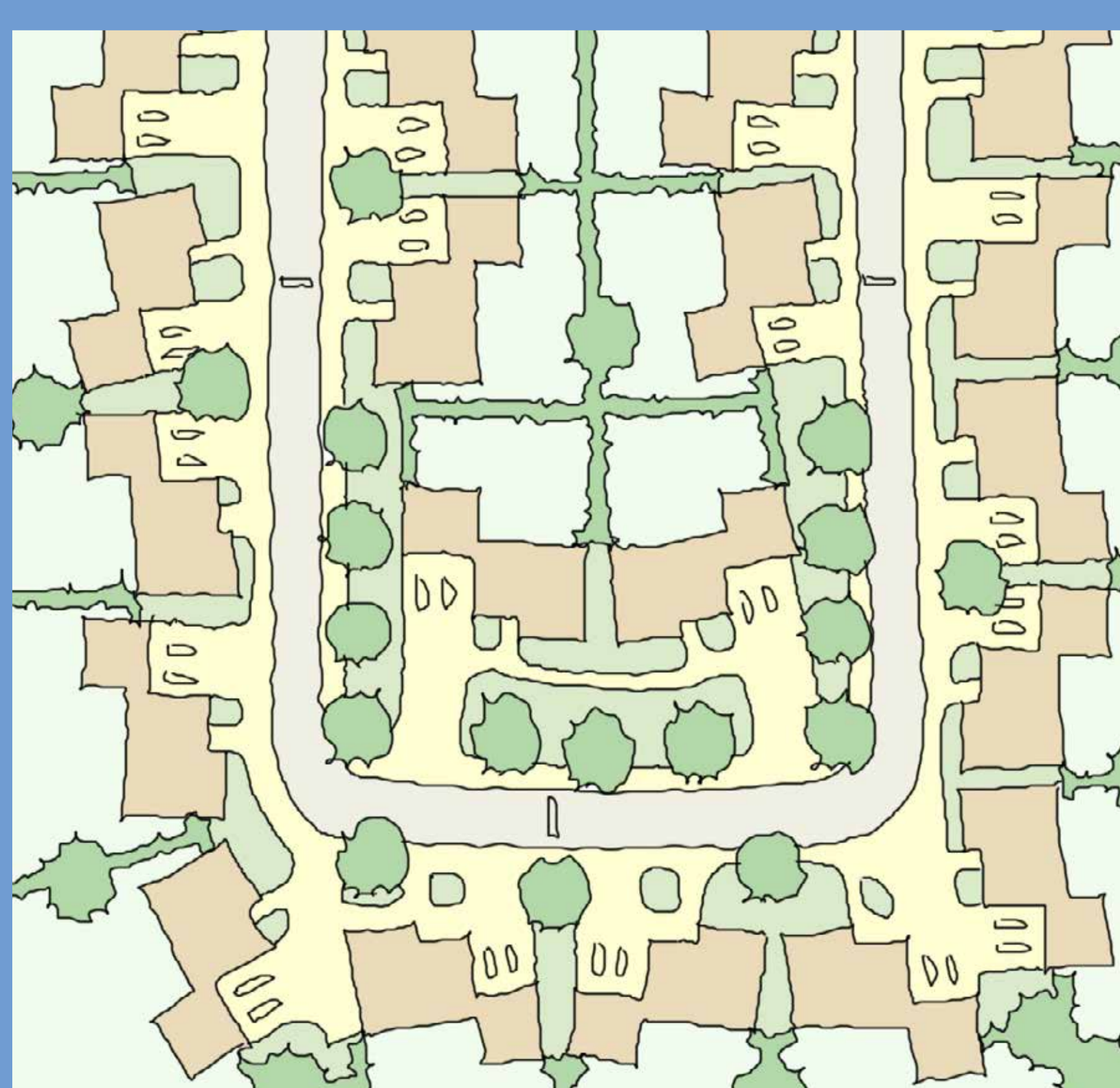
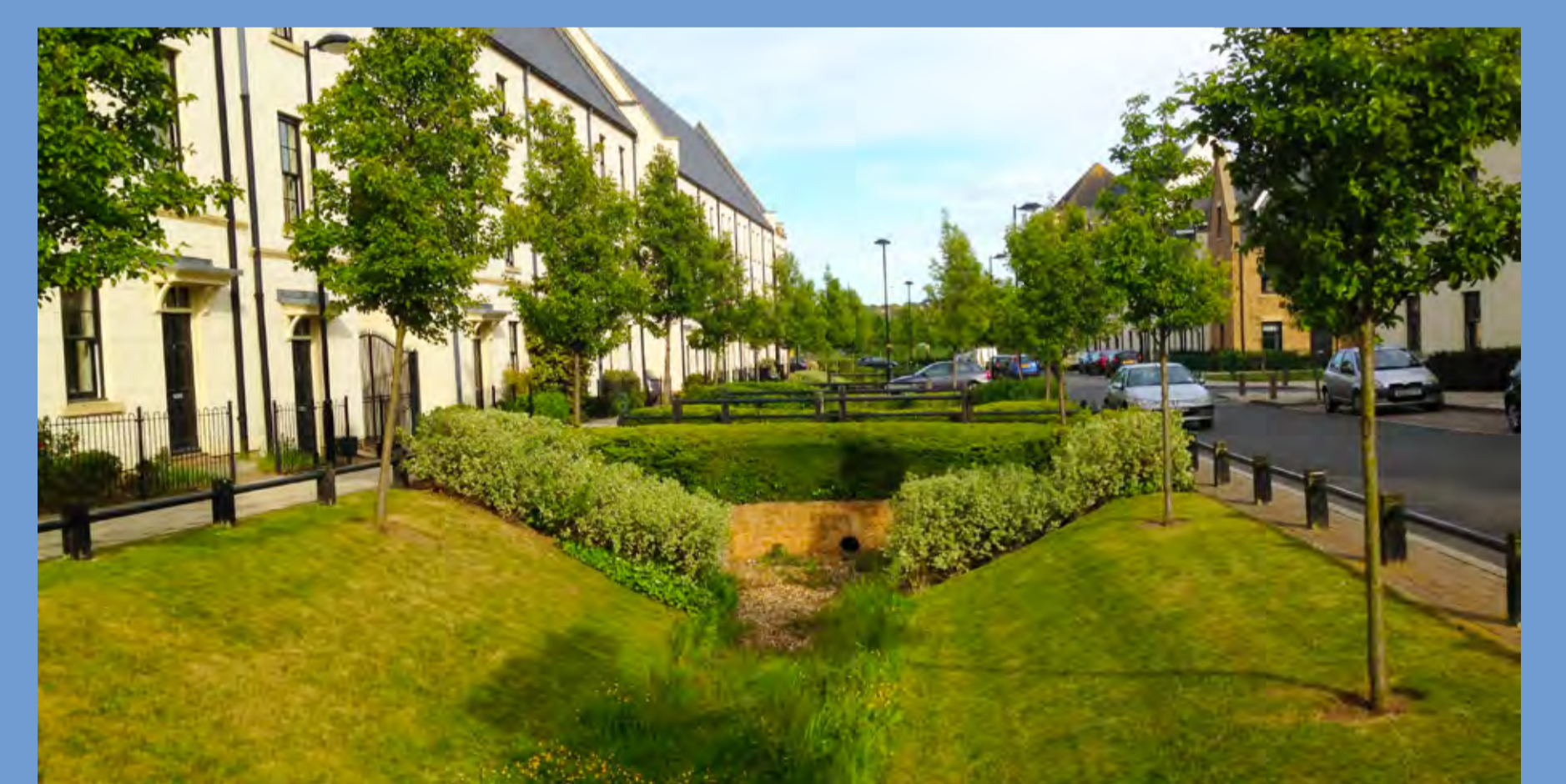
Local Land Density Map



PROPOSED MASTERPLAN

The Masterplan shows how a development incorporating up to 200 homes providing high quality housing for families as well as starter and affordable homes could be achieved, including:

- The design would incorporate generous gardens, green avenues and community space.
- A network of publicly accessible green spaces featuring a variety of natural planting connecting the proposals to local amenities and transport.
- A sustainable urban drainage system and sustainable design to reduce the carbon footprint of the proposals.
- Providing a site for a new primary school and care home for the elderly, as well as small business units potentially suitable for a Doctor's pop-in surgery or veterinary clinic.
- Retention of the existing public footpath crossing the Site and a network of new footpaths and cycleways, linking into and extending the existing local network of public rights of way.



Linear Street Frontages
Medium Density

- Maximum 25 dwellings per hectare
- Attached double garages
- Linear street frontage with pockets of green space
- Urban/Suburban streetscape character

Semi-Rural Courtyards
Low Density

- Max. 15 dph
- Attached double garages with accomodation over
- Organic streets with private drives (max. 5 dwellings)
- Semi-rural 'courtyard' streetscape character
- Linear public green spaces linking to green private drive/courtyards

Rural Streets
Very Low Density

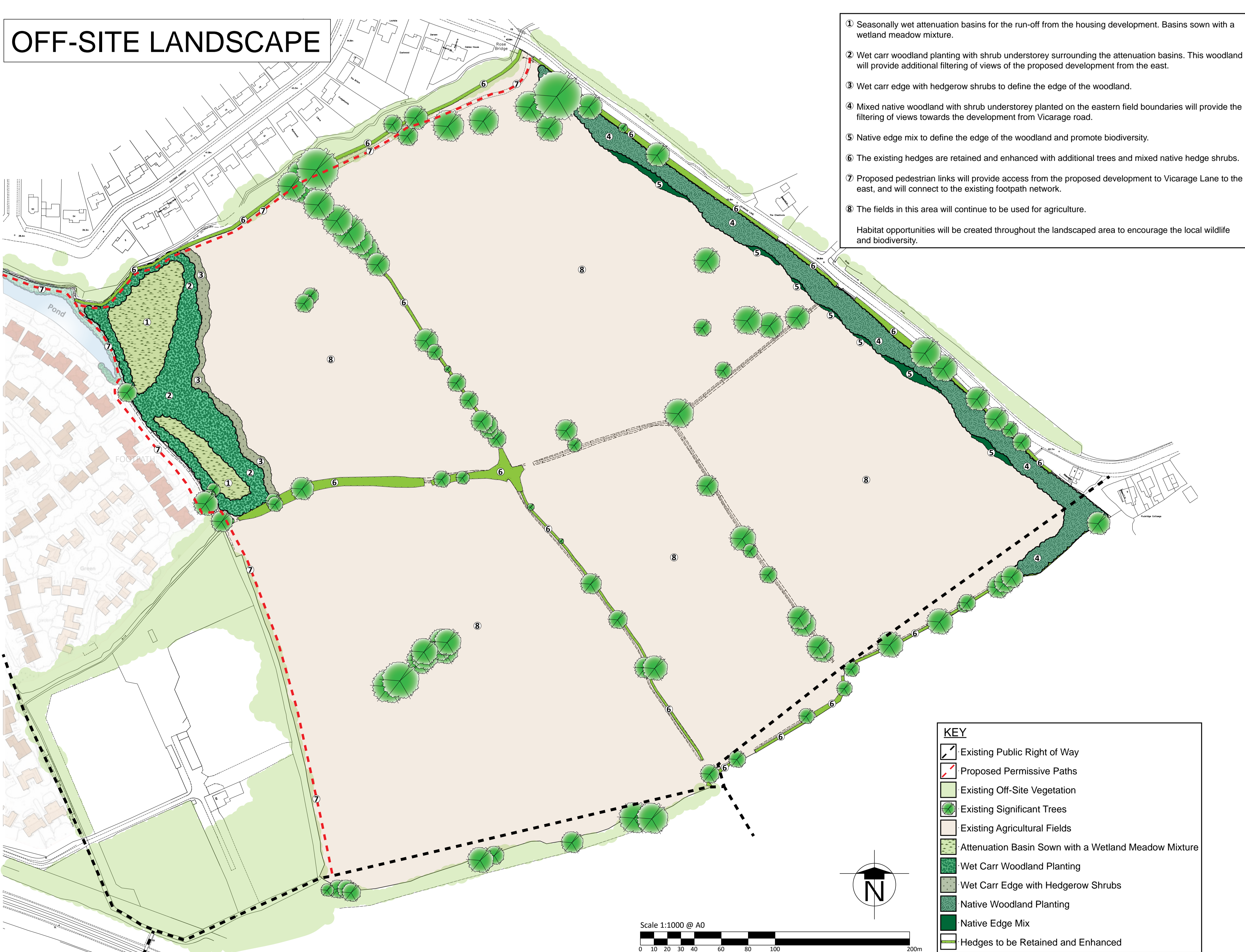
- Max. 8 dph
- Detached double/triple garage with annex accomodation over
- Rural streetscape character
- Green corridors with dwellings set back from street edge
- Key dwellings fronting onto key public open spaces
- Additional rooms in basements and roof space



LANDSCAPE

The housing itself would be delivered by current owners and independent housebuilders Freetown Homes, who are keen to design bespoke homes to complement Chigwell Village and its existing surroundings.

Through sympathetic planting and retention of existing trees and shrubs, the site can naturally blend into the existing surroundings





PROPOSED DWELLINGS

To ensure the proposals are suitable within their local setting, a study of the local architectural character has been undertaken.

This included a tour of the local area with attention paid to the defining styles and material used. Chigwell has a mix of age and character of buildings ranging from the 16th Century through to the 21st Century, with 20th century suburban style housing predominating in the vicinity of the Site.



Terraced Town Houses

- Integral Garage
- On Plot Parking
- Hard Landscaped 'street garden'

Semi-Detached Houses

- Detached Garage
- On Plot Parking
- Soft Landscaped Front Garden
- Shared Private Drive/Courtyard

Detached Houses

- Triple Garage with Storage
- On Plot Parking
- Private Courtyard



ACCESS & SUSTAINABILITY

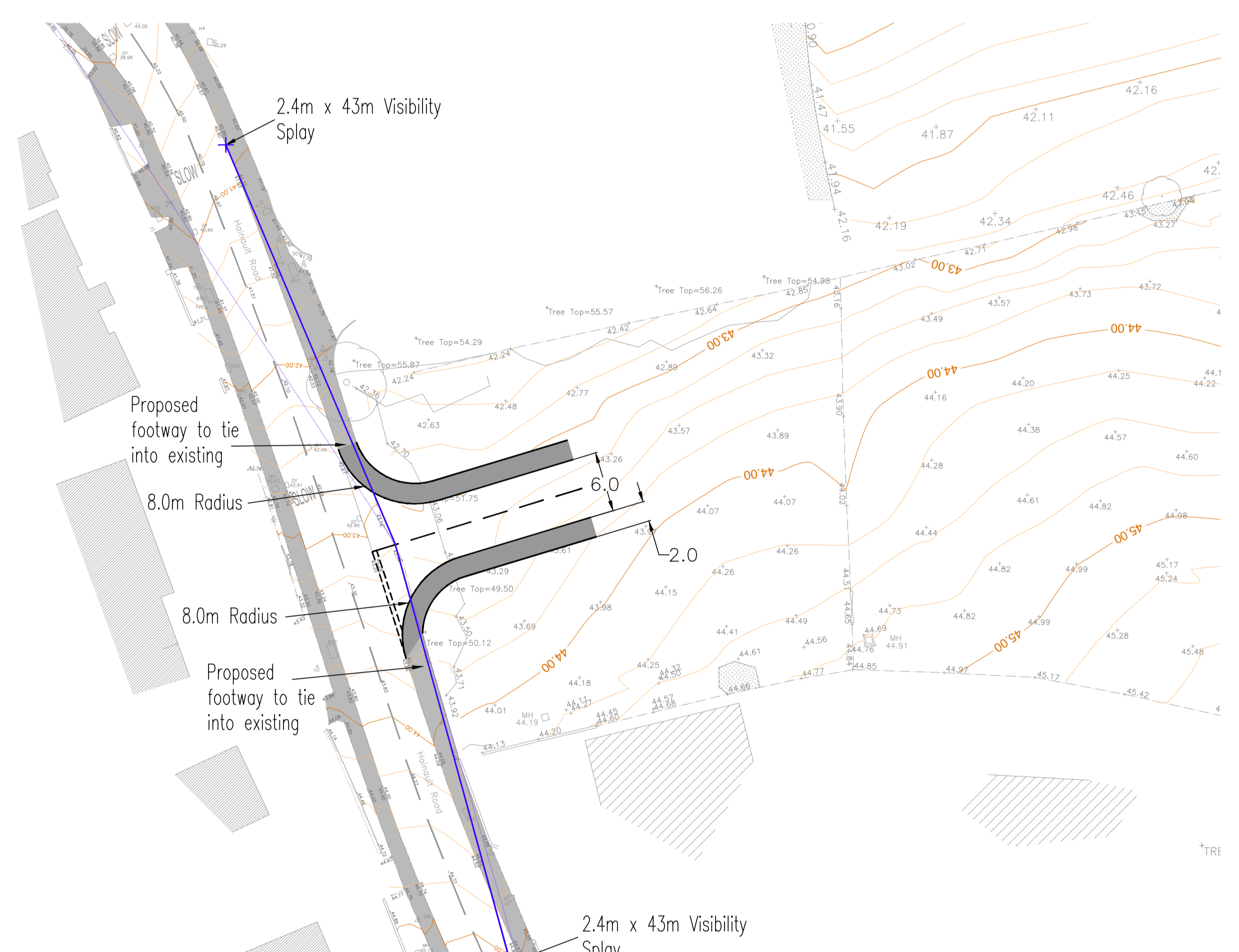
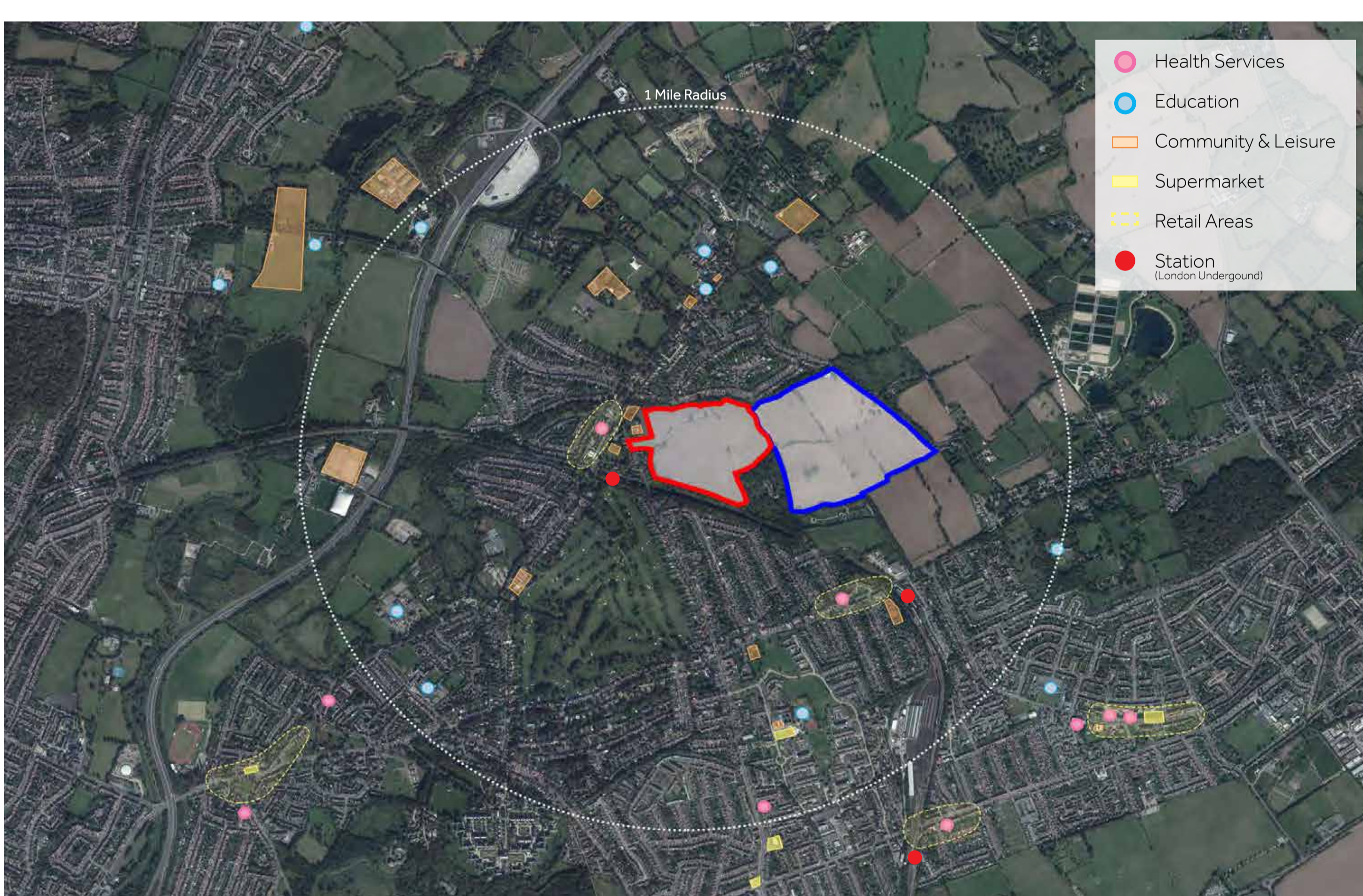
The site is in an extremely sustainable location with good access to local services and facilities. There will be cycle and public walkways throughout the site, linking to the nearby Chigwell Tube Station and local shops etc.

The location lends itself to allowing its residents to walk to many of the local amenities such as shops, village hall, bus services as well as the proposed school on the same site.

The proposed site access would include a 6m wide carriageway with 2x2m wide footpaths. Pedestrians and cyclists would be able to access the site from Hainault Road and via the existing footpath which is part of the Public Rights of Way network.

The site is located close to existing bus services and five bus stops and the London Underground which provides access throughout the local area and beyond to Central London.

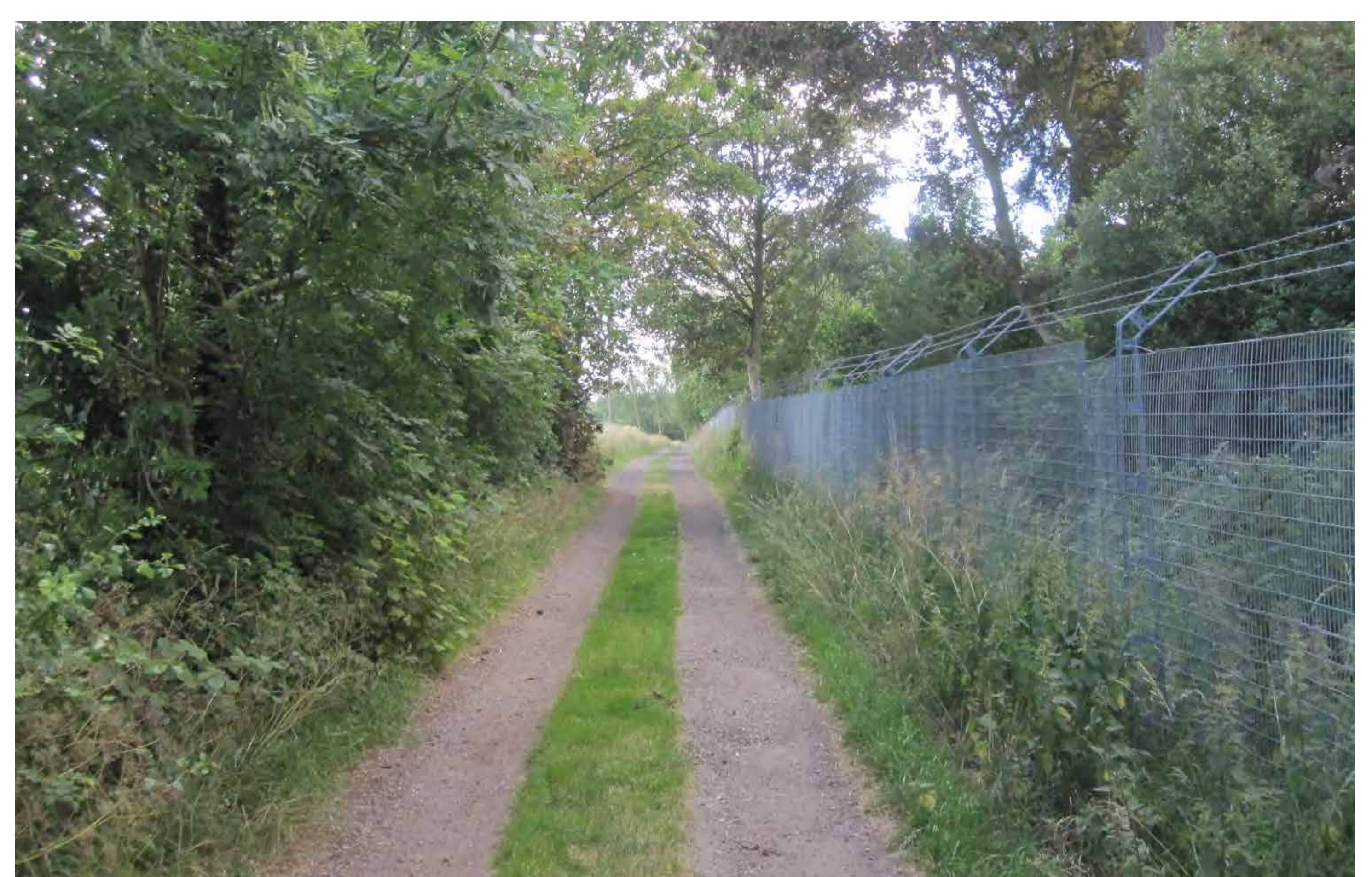
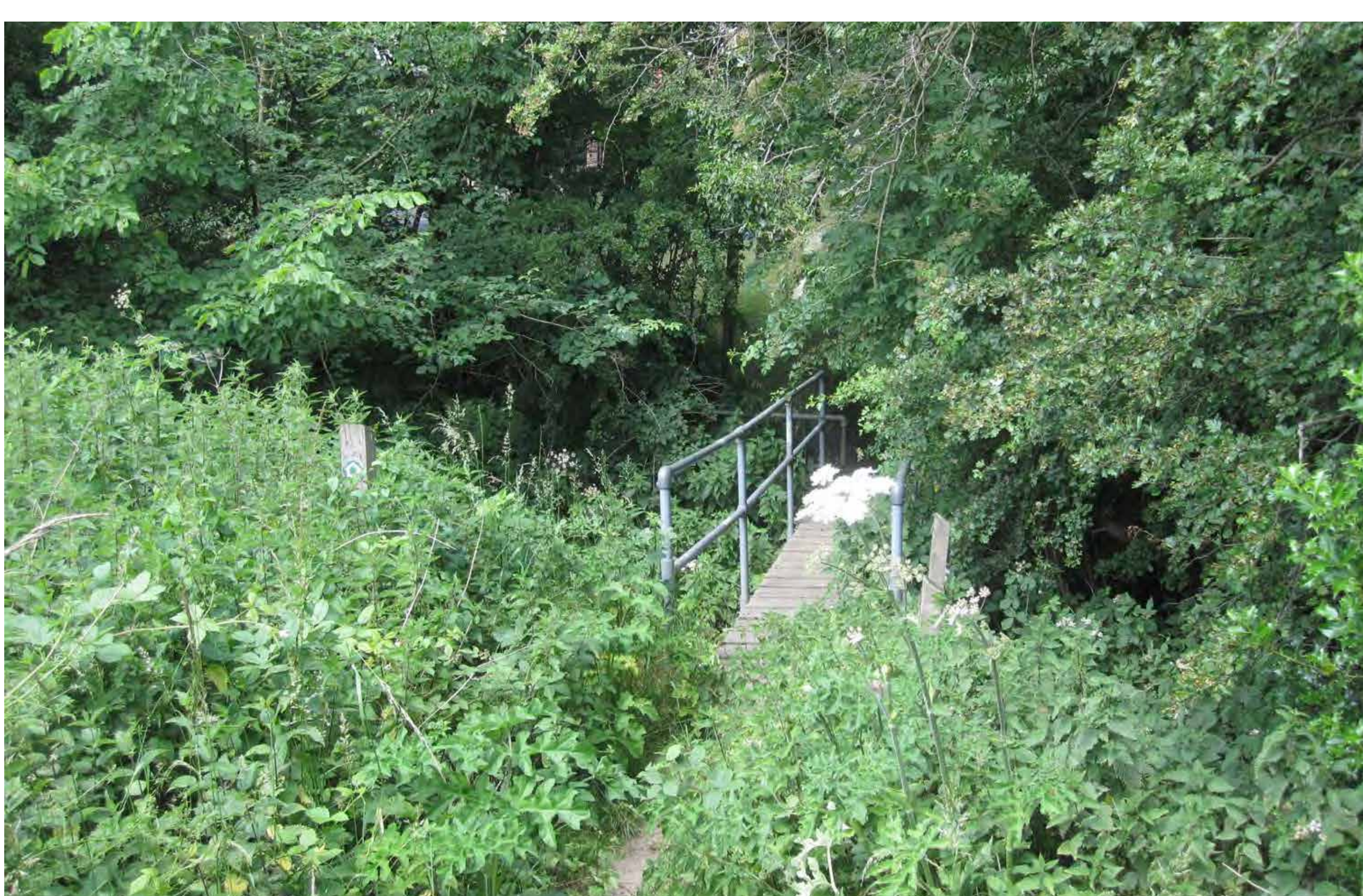
As part of the Planning Application a full Transport Assessment & Travel Plan would be produced.



OPEN SPACE & ECOLOGY

The project team has carried out extensive surveys that cover vegetation, hedges, mature trees and protected species.

Surveys found that the vegetation is typical of an agriculture area with no uncommon or rare plants found. There is minimal wildlife activity due to the agricultural use of the land and nothing to indicate the presence of any protected species on the site.





WHAT HAPPENS NEXT?

The project team here today is available to answer your questions and help you to fill out a questionnaire.

Please return any questionnaires to a member of the project team or post in the box provided.

After the project team has collated the comments received during this process, the next steps are:

- Submission of planning application – Autumn 2016
- Council determination of the Application – Spring 2017
- If approved, further information will be submitted to discharge pre-commencement conditions – Spring 2017
- Initial site construction begins January - 2018

www.chigwellbrookpark.co.uk

