



Tribal

in association with CBRE

Thurrock Council

Strategic Housing Land Availability Assessment Volume 2 (Design Exercises)

Final Report

February 2010

T R I B A L



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**Strategic Housing Land Availability Assessment
Volume 2 (Design Exercises)**

Final Report

1 Introduction

1 Introduction

1.1.1 This document is Volume 2 of the Strategic Housing Land Availability Assessment (SHLAA), presenting the design case studies undertaken to inform the site capacity estimates.

1.1.2 Chapter 4 of Volume 1 of this Report, titled ‘Exploring housing potential through design’, provides the supporting text for these case studies. This supporting text outlines the process of site selection and the design approach, including the logic for applying a Scenario A and B to each site.

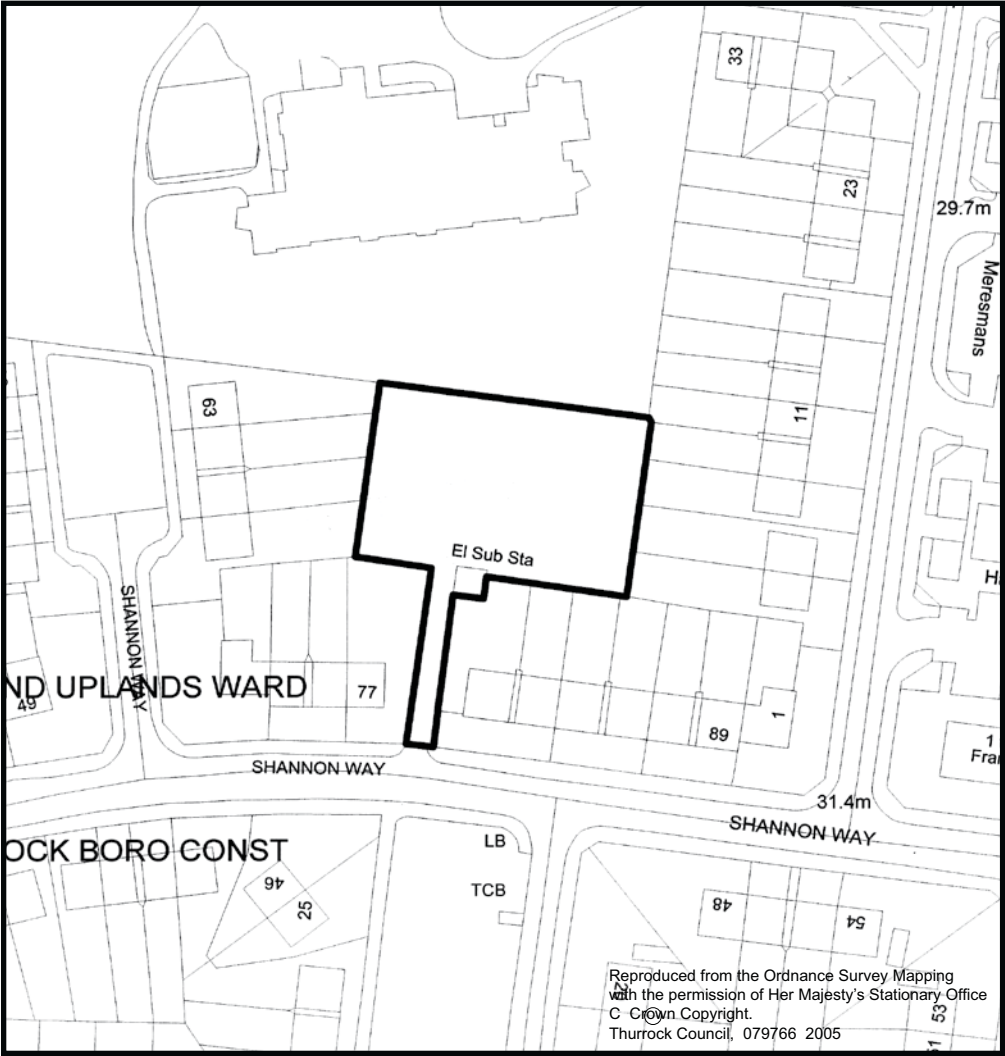
1.1.3 As explained in the Volume 1 of this SHLAA, eleven of the design case studies were carried forward from the Urban Capacity Study (2005). In addition to this, three new typologies were introduced.

1.1.4 The design case studies presented in this volume of the Report are as follows:

No.	Capacity Estimate Source	Site Ref	Site Type	Density*	
				Scenario A	Scenario B
1	Urban Capacity Study	AVE 02	Urban	33	50
2		CSM 08	Urban	32	55
3		GRI 04	Urban	31	57
4		GTH 17	Urban	40	80
5		GTH 06	Urban	30	60
6		LTB 03	Urban	30	53
7		OCK 15	Urban	19	55
8		STW 06	Urban	48	76
9		WTS 21	Urban	85	110
10		WTS 38	Urban	81	102
11		GRI 29	Urban	69	150
12	New SHLAA Typology	GRI 28	Mixed use / Town Centre	306	306
13		STW02	Greenfield edge of urban area	30	45
14		GRI 35	Urban high density / Tower Blocks	421	421

*Densities are expressed as the number of dwelling units per hectare (dph)

Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 1: AVE 02 - Rear of 77-83 Shannon Way, Aveley	Drawing No 001			



Scenario A

4 units
8 parking spaces
2 spaces per unit

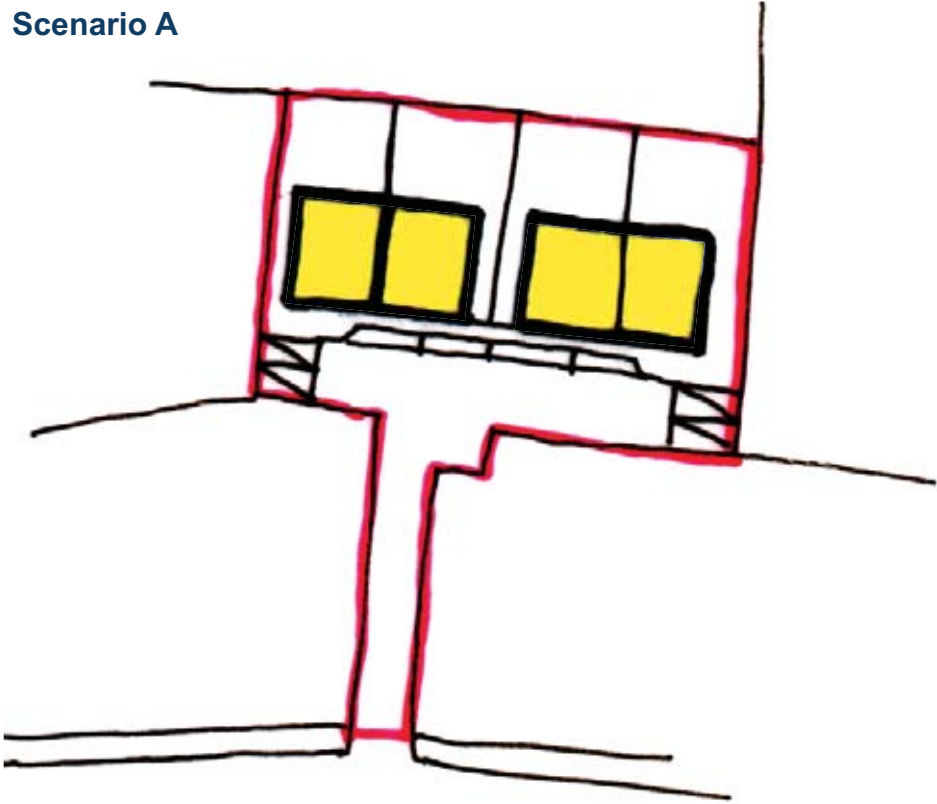
= 33 dph

Scenario B

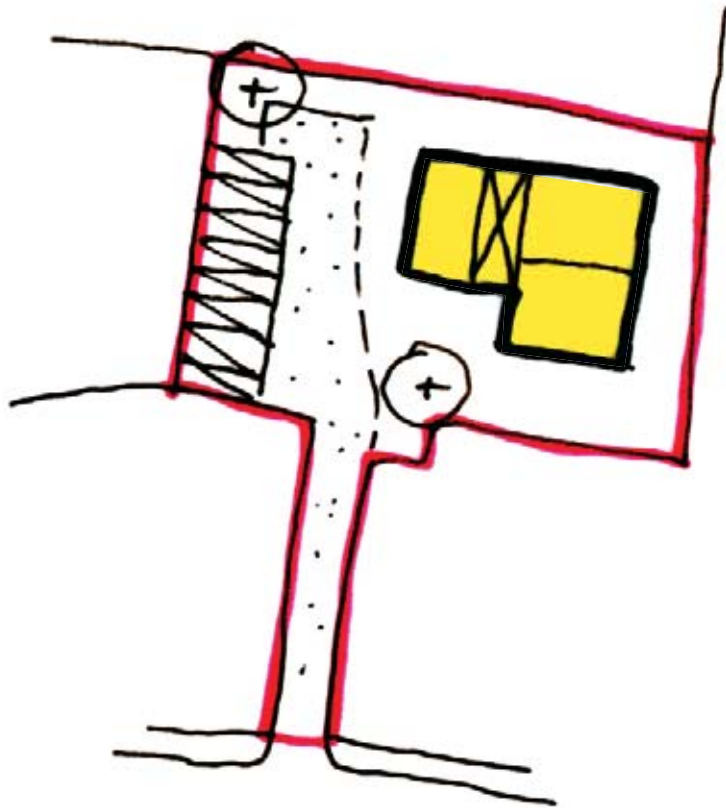
6 units (flats)
8 parking spaces
1.3 spaces per unit

= 50 dph

Scenario A



Scenario B



Key to Building Heights

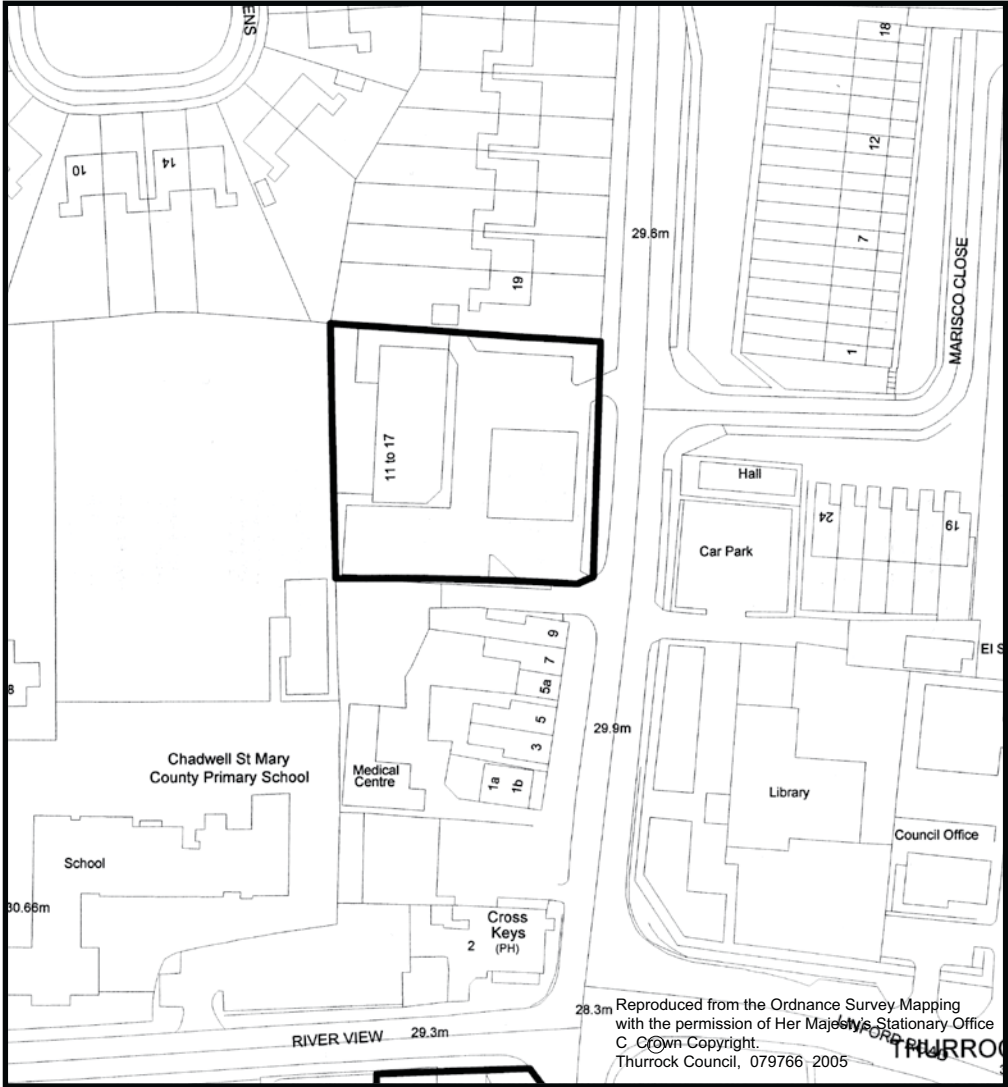
2 Storey (houses & flats)

3 Storey (houses & flats)

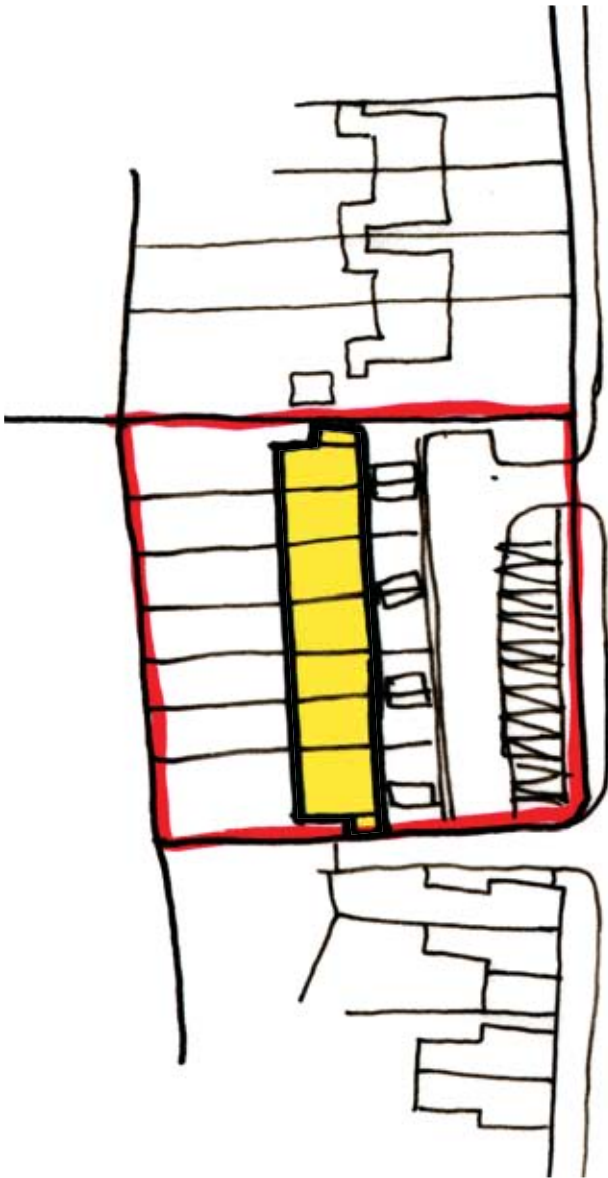
4 Storey (flats)

5/6 Storey (flats / mixed-use)

Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 2: CSM 08 - 11-17 Brentwood Road, Chadwell St Mary	Drawing No 001			



Scenario A



Scenario A

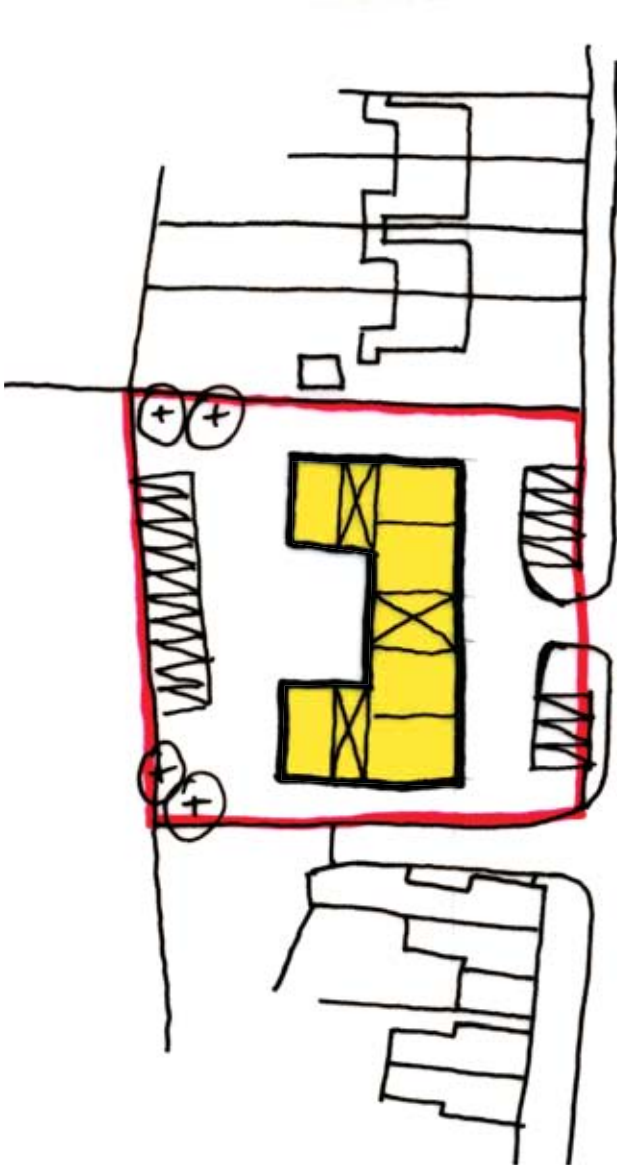
7 units
20 parking spaces
2.9 spaces per unit

= 32 dph

Scenario B

12 units (flats)
17 parking spaces
1.4 spaces per unit

= 55 dph



Key to Building Heights

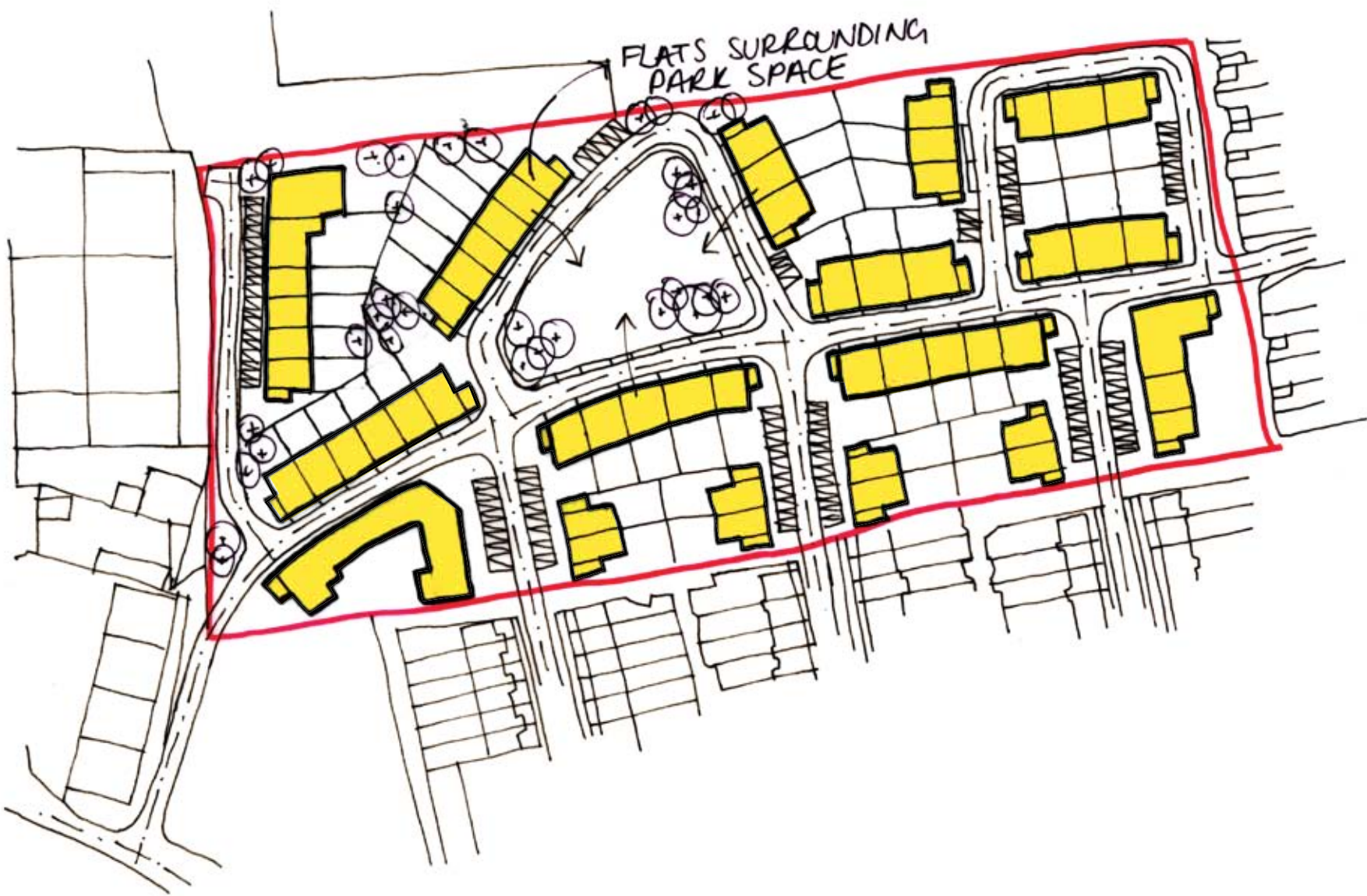
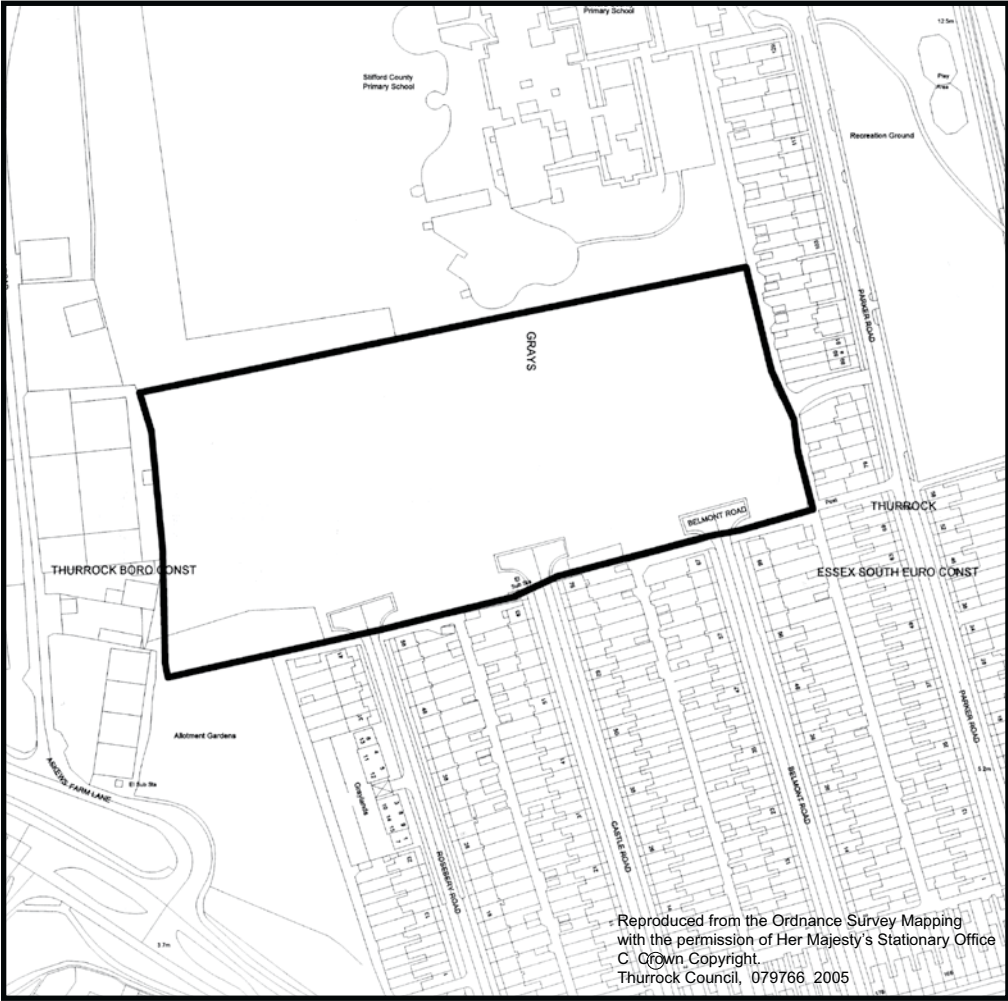
2 Storey (houses & flats)

3 Storey (houses & flats)

4 Storey (flats)

5/6 Storey (flats / mixed-use)

Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 3: GRI 04 - London East of Askew Road, Grays	Drawing No 001	Date xxxxx		



Scenario A

79 units
196 parking spaces
including: 30 garages
166 on street
2.5 spaces per unit

= 31 dph

Key to Building Heights

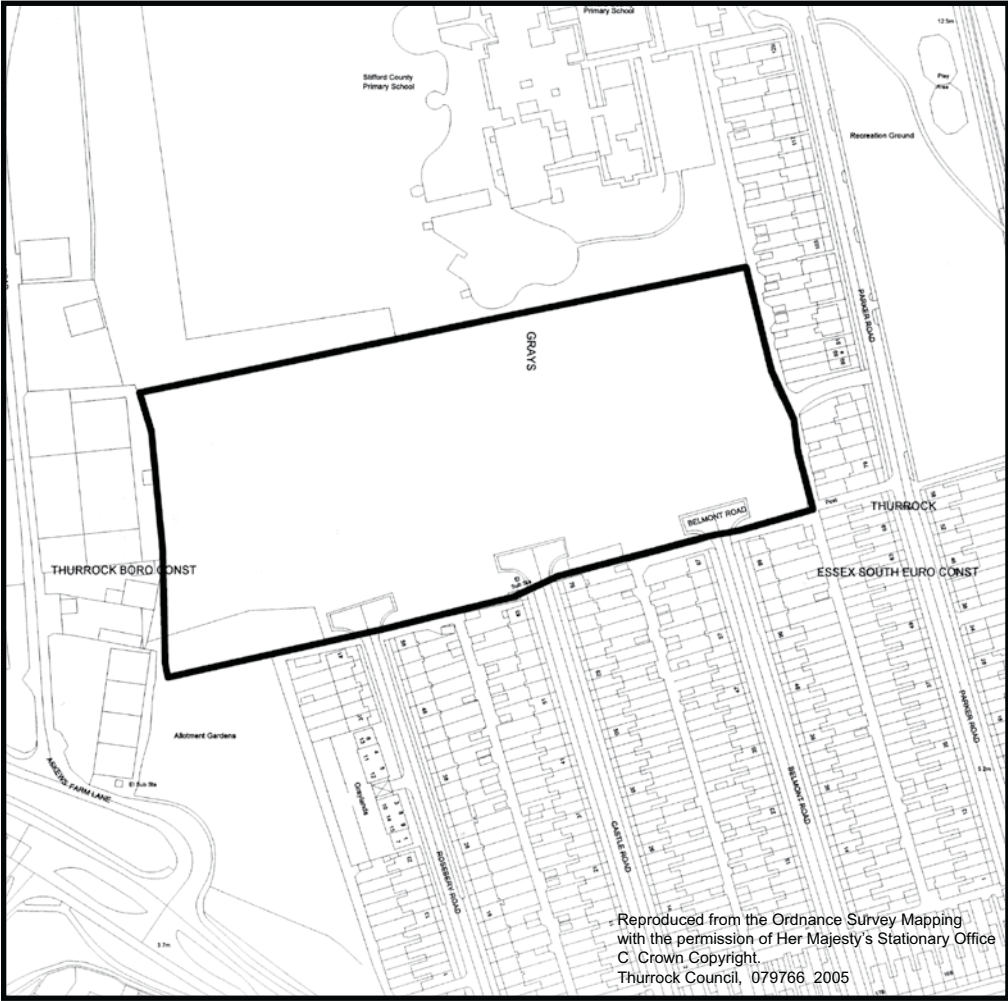
2 Storey (houses & flats)

3 Storey (houses & flats)

4 Storey (flats)

5/6 Storey (flats / mixed-

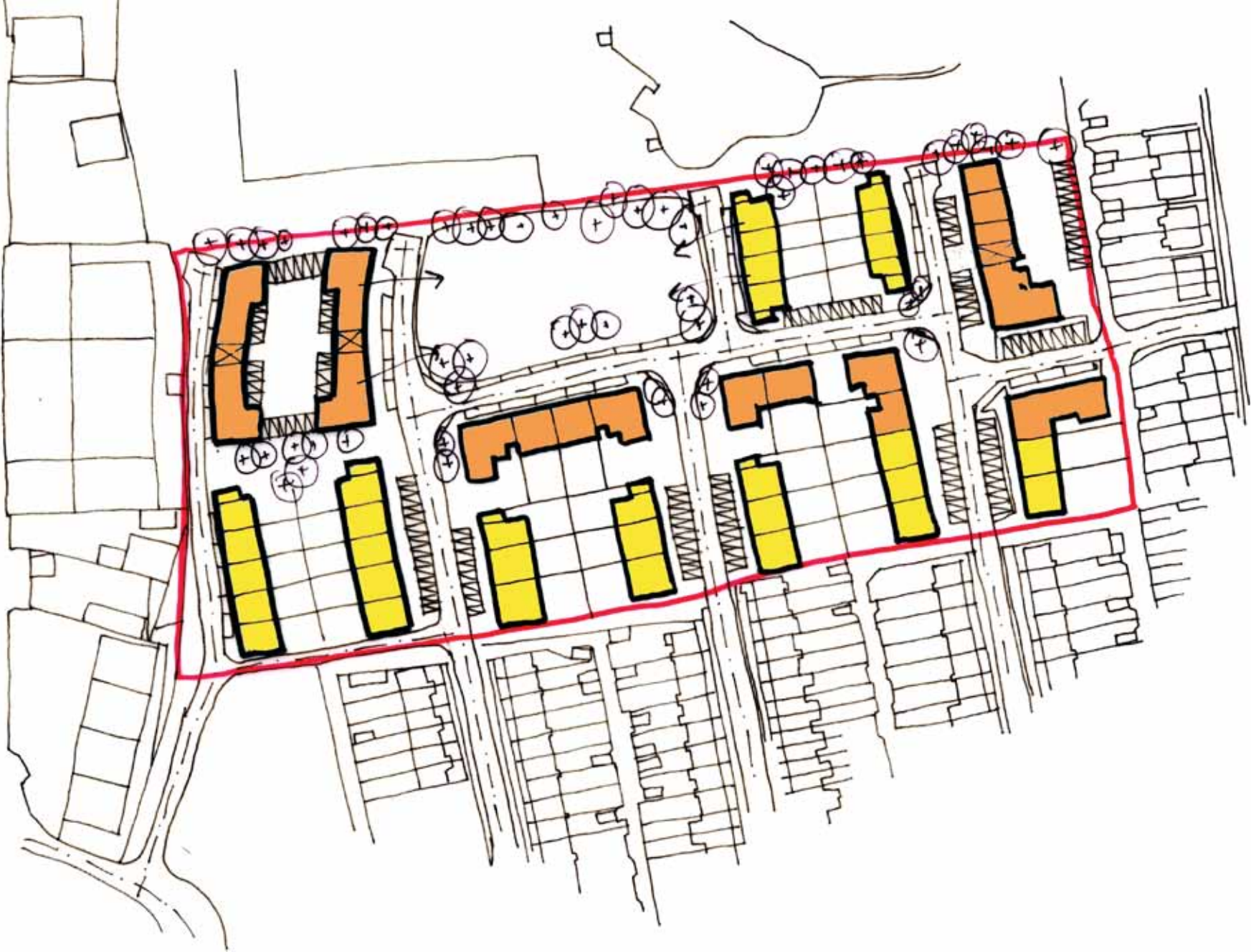
Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 3: GRI 04 - London East of Askew Road, Grays	Drawing No 001			



Scenario B

148 units
1.3 parking spaces per unit
including 9 individual garages

= 57 dph



Key to Building Heights

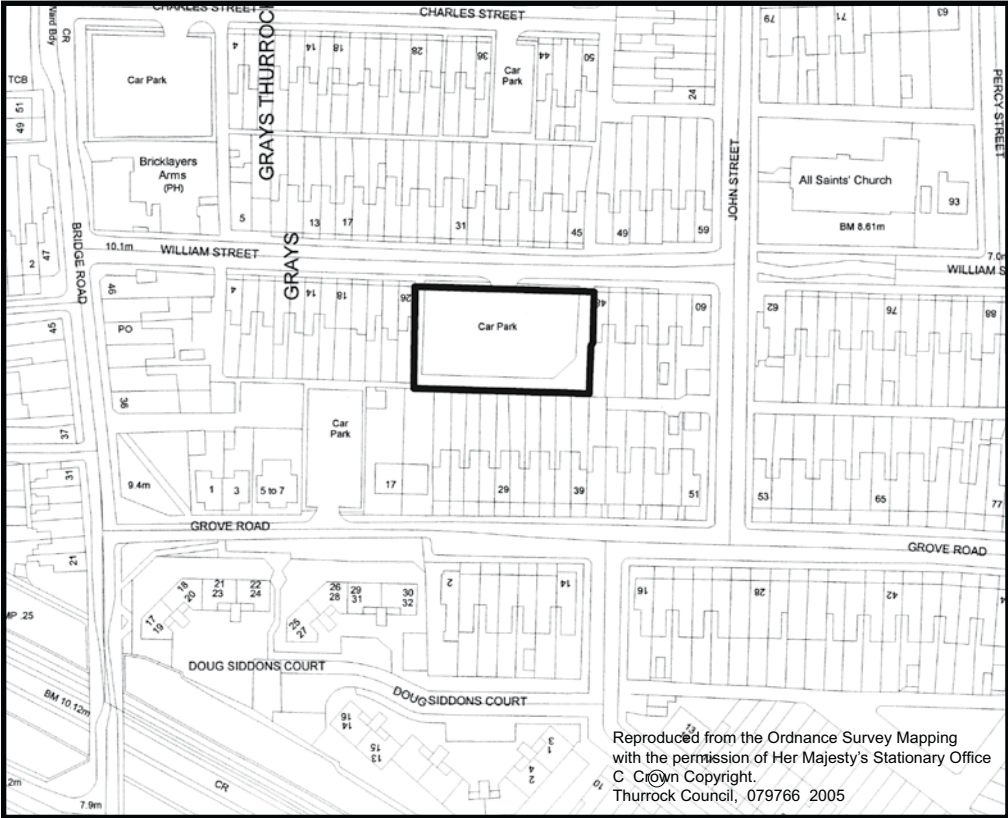
2 Storey (houses & flats)

3 Storey (houses & flats)

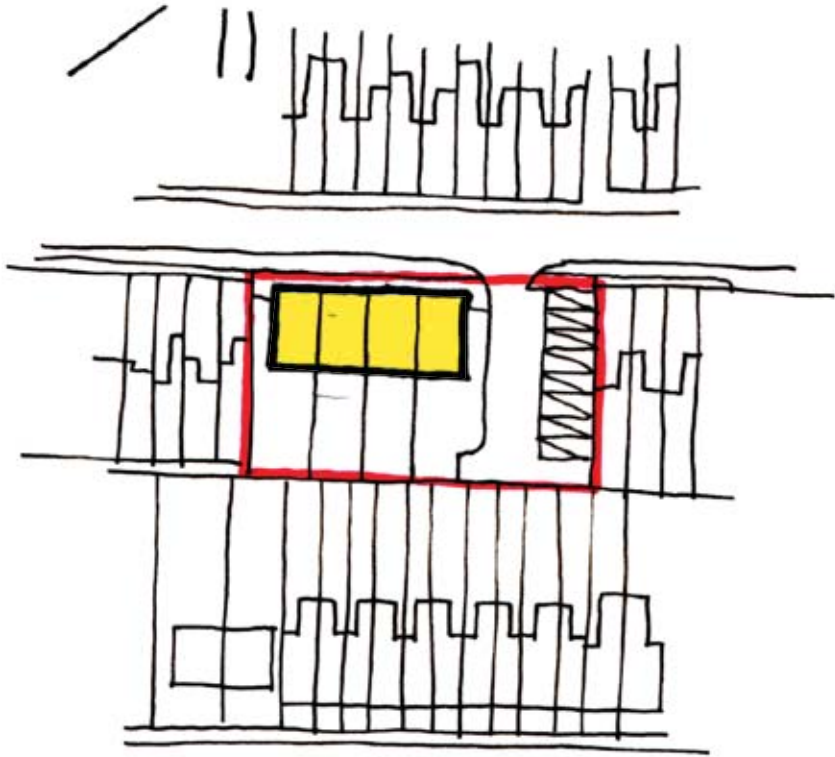
4 Storey (flats)

5/6 Storey (flats / mixed-use)

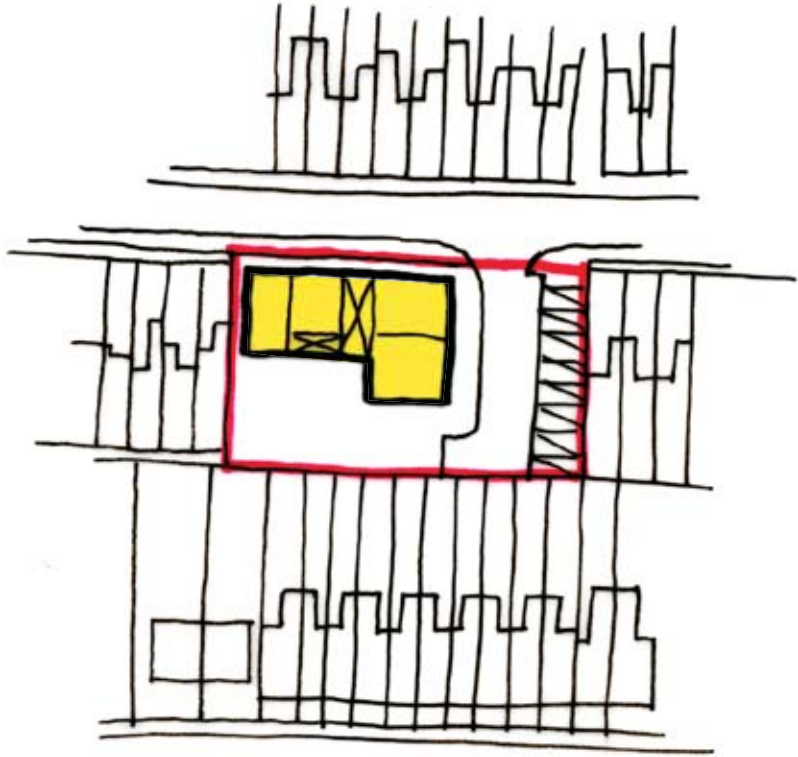
Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 4: GTH 17 - William St Car Park, (between no5. 26-48)	Drawing No 001			



Scenario A



Scenario B



Scenario A

4 units
8 parking spaces
2 spaces per unit

= 40 dph

Scenario B

8 units
8 parking spaces
1 spaces per unit

= 80 dph


Key to Building Heights

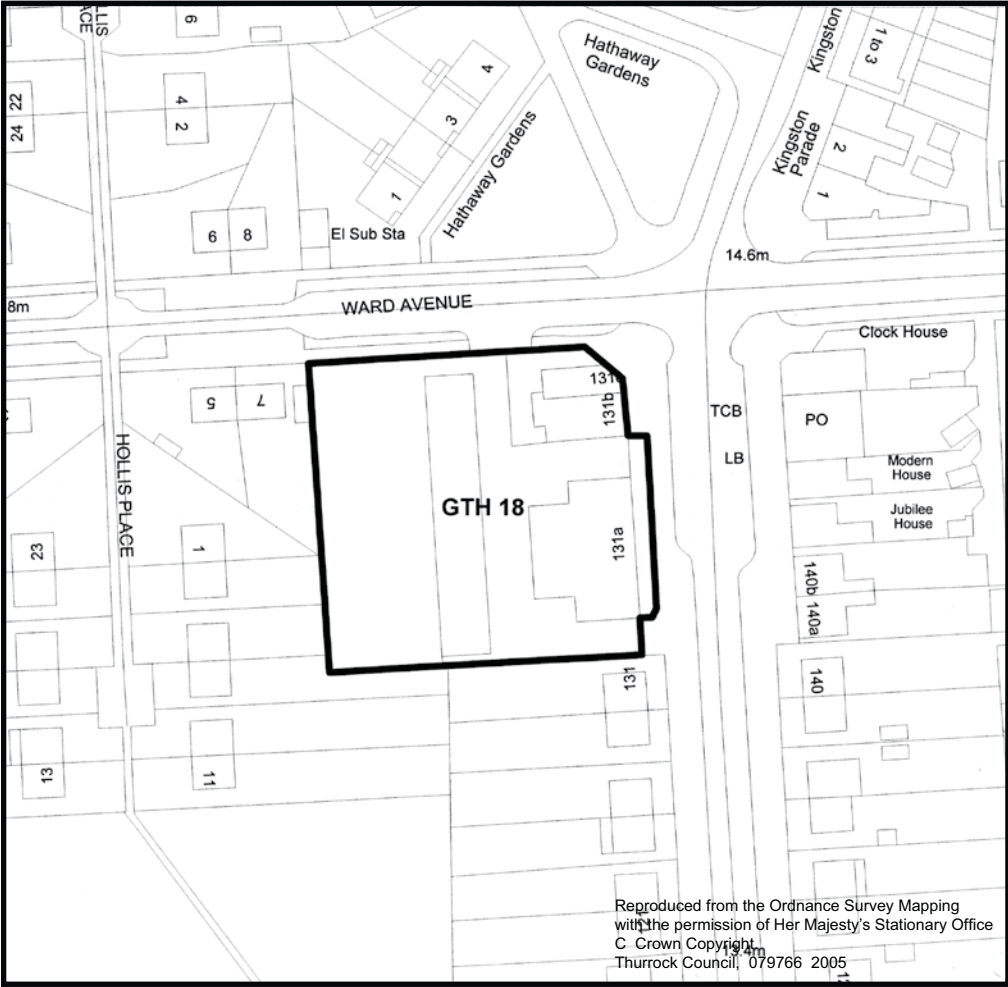
2 Storey (houses & flats)

3 Storey (houses & flats)

4 Storey (flats)

5/6 Storey (flats / mixed-use)

Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 5: GTH 06 - Corner of Ward Ave & Hathaway Rd, Grays	Drawing No 001			



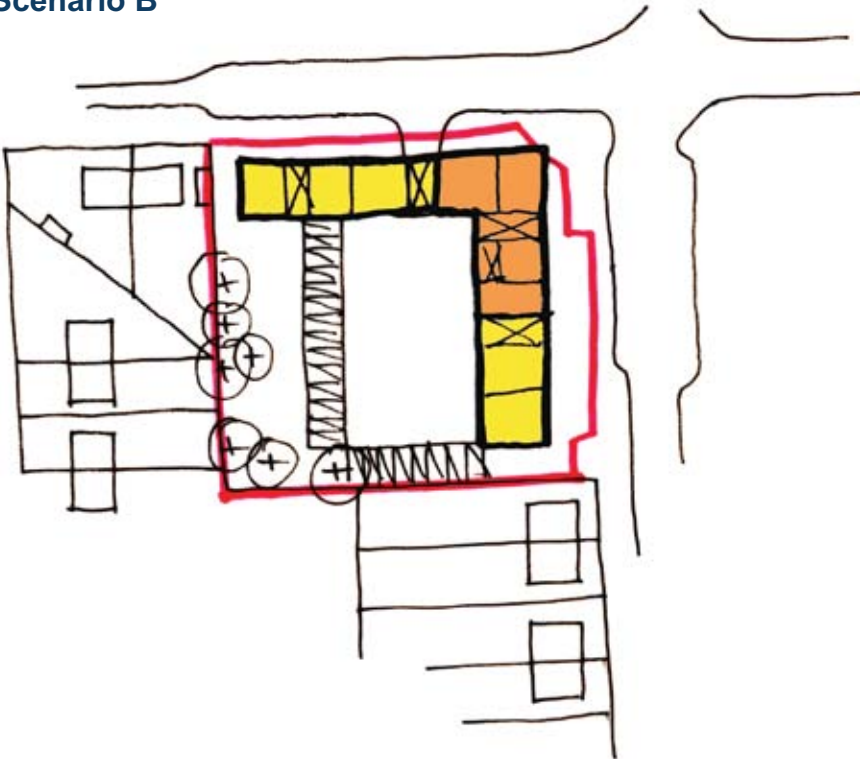
Scenario A

- 8 units:
- 4 flats with retail on ground floor
 - 4 houses
- 15 car parking spaces
1.9 spaces per unit
= 30 dph
- Scenario B
- 18 units (flats):
- retail on ground floor of 3 storey corner block and frontage to hathaway road
- 22 car parking spaces
1.4 spaces per unit
= 60 dph

Scenario A



Scenario B



Key to Building Heights

2 Storey (houses & flats)

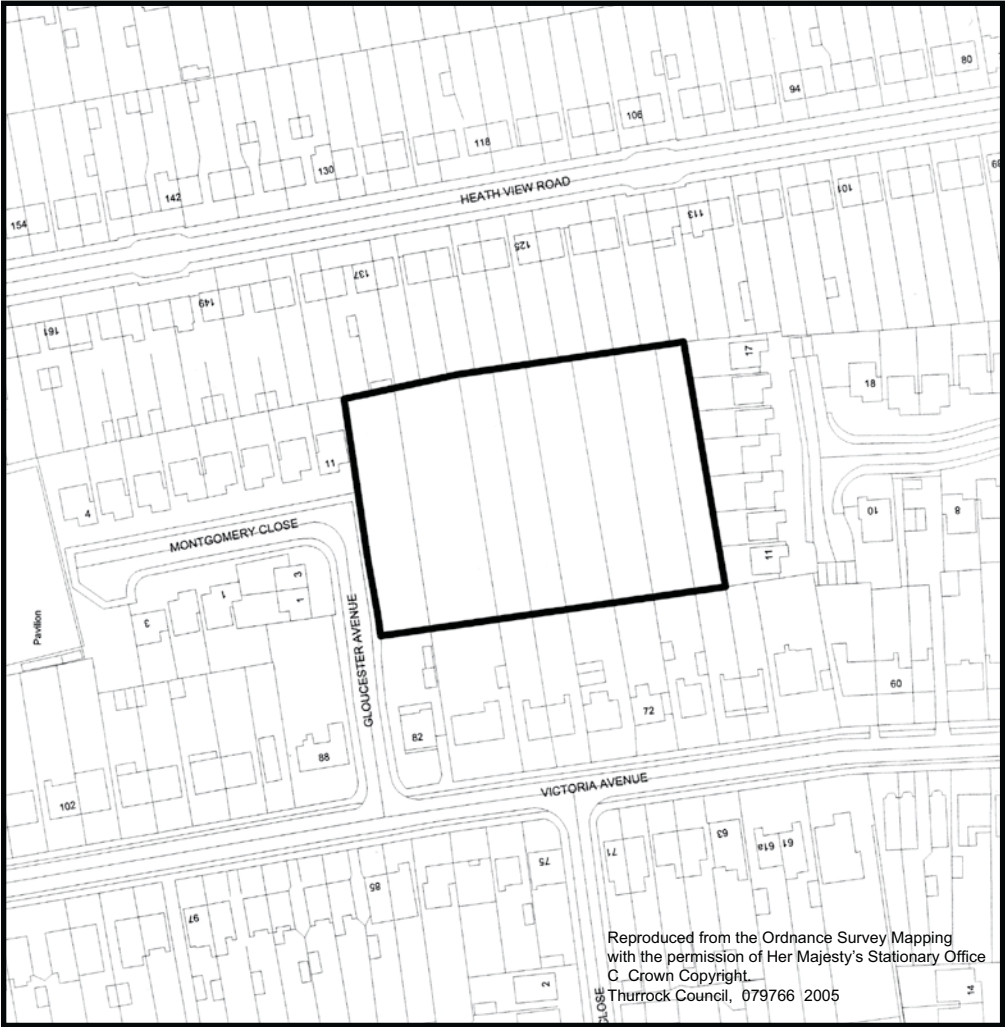
2 Storey (flats/ mixed-use)

3 Storey (houses & flats)

4 Storey (flats)

5/6 Storey (flats / mixed-use)

Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 6: LTB 03 - Rear of 68-82 Victoria Avenue, Grays	Drawing No 001			



Scenario A

16 units

26 parking spaces including:

- 8 individual garages
- 8 in curtilage
- 10 on-street

1.6 spaces per unit
= 30 dph

NOTE: See 3-D visualisation overleaf

Scenario B

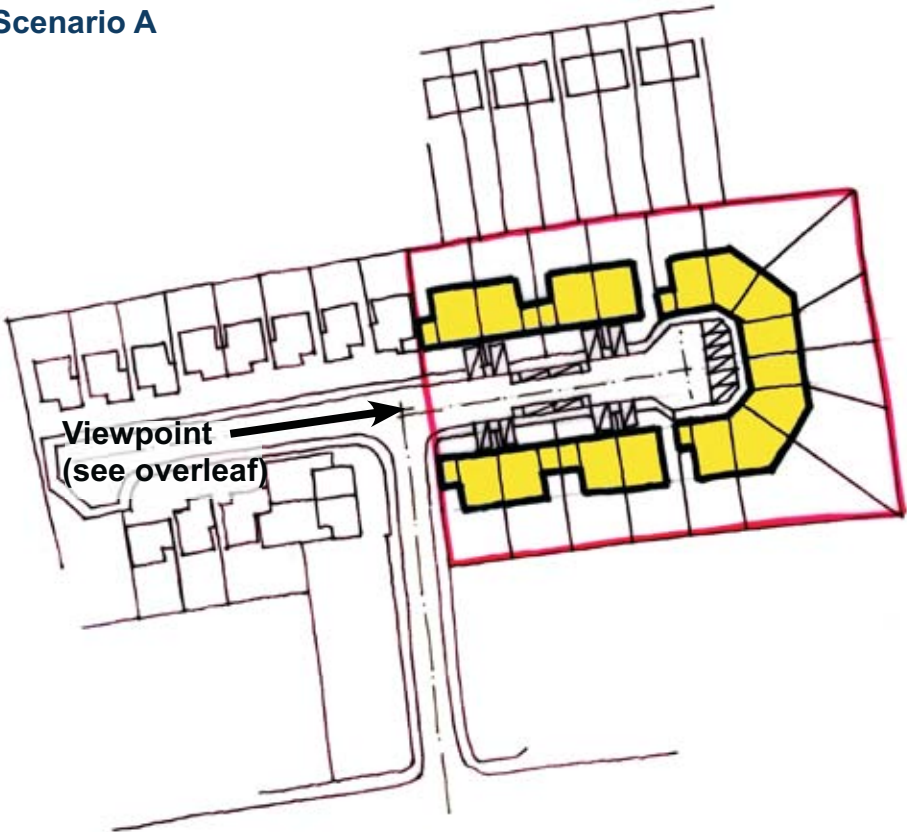
28 units

34 parking spaces including:

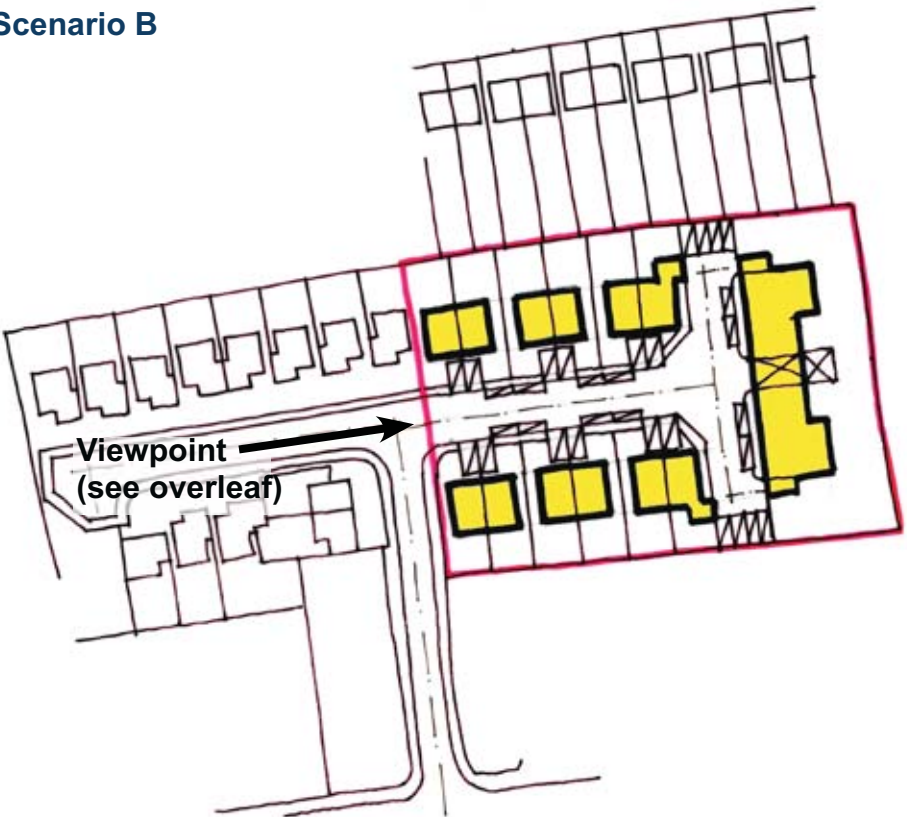
- 4 individual garages
- 12 in curtilage
- 18 on-street

1.2 spaces per unit
= 53 dph

Scenario A



Scenario B



Key to Building Heights

2 Storey (houses & flats)


3 Storey (houses & flats)

4 Storey (flats)


5/6 Storey (flats / mixed-use)

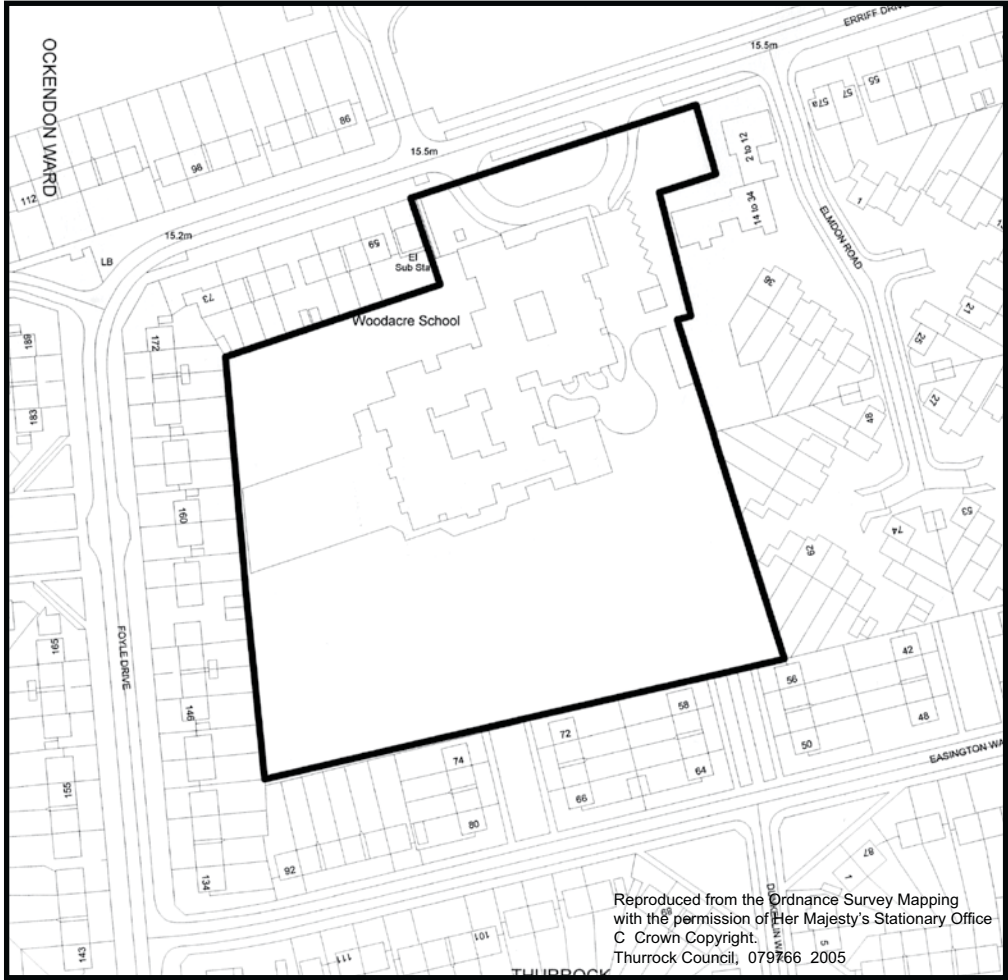
Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 6: LTB 03 - Scenario A, 3D Visualisation	Drawing No 001			



Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 6: LTB 03 - Scenario B, 3D Visualisation	Drawing No 001			



Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 7: OCK 15 - Woodacre School, Eriff Drive, Grays	Drawing No 001			



Scenario A

30 units

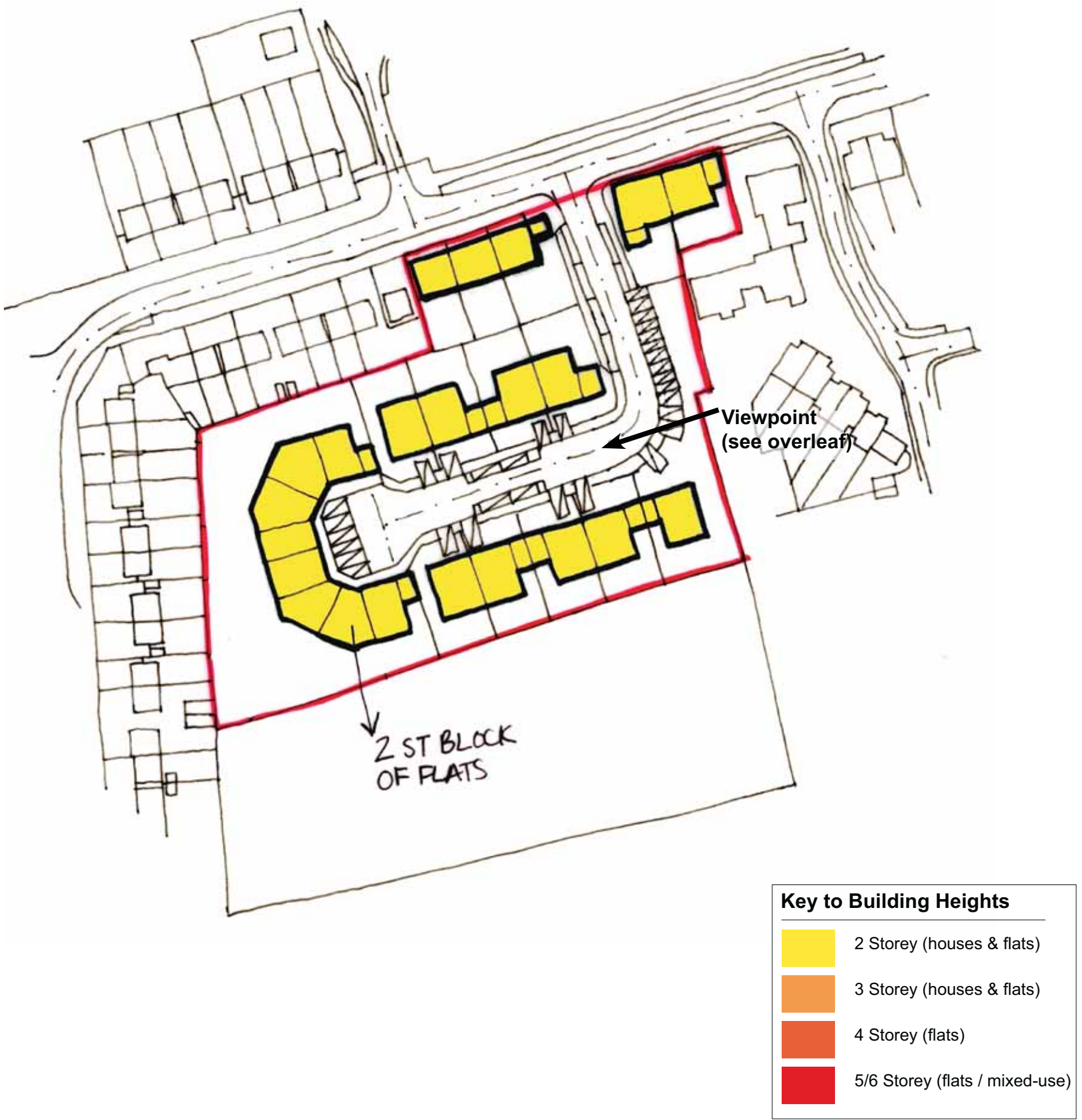
55 parking spaces including:


- 12 individual garages
- 43 on-street

1.8 spaces per unit

= 19 dph

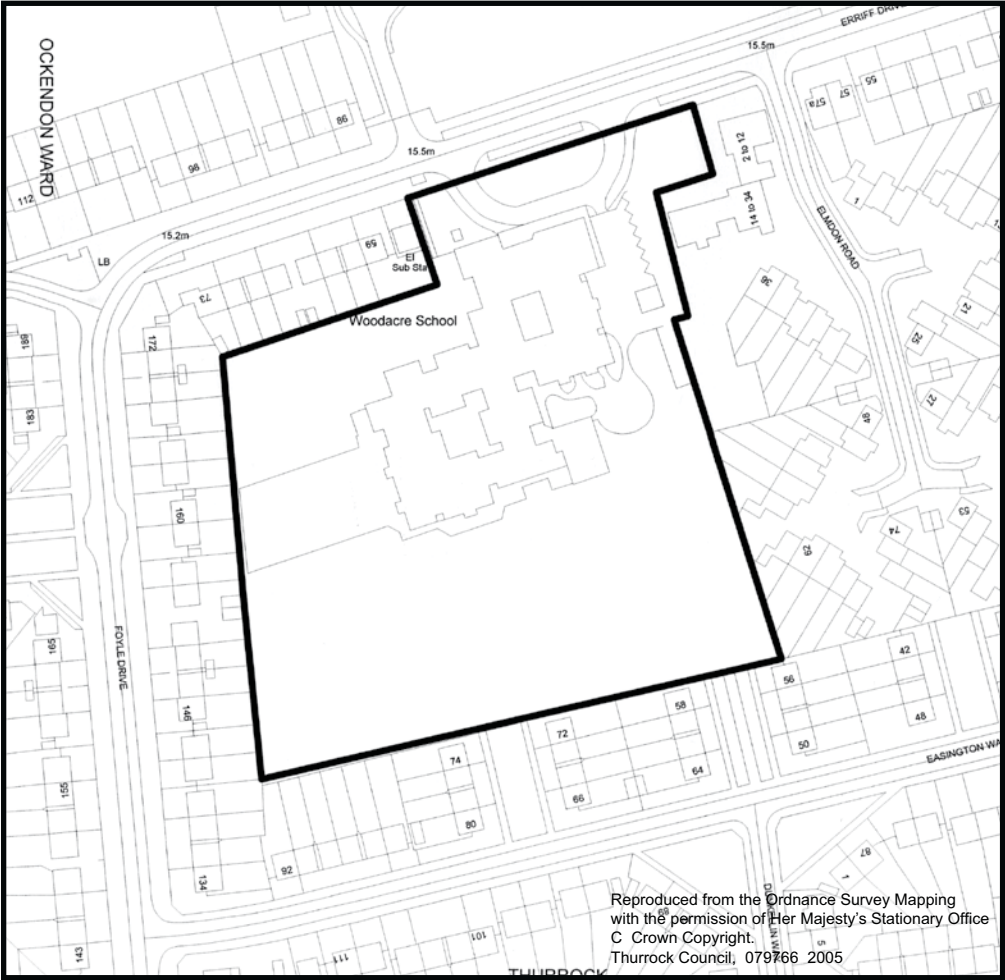
NOTE: See 3-D visualisation overleaf



Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 7: OCK 15 - Scenario A, 3D Visualisation	Drawing No 001			



Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 7: OCK 15 - Woodacre School, Eriff Drive, Grays	Drawing No 001			

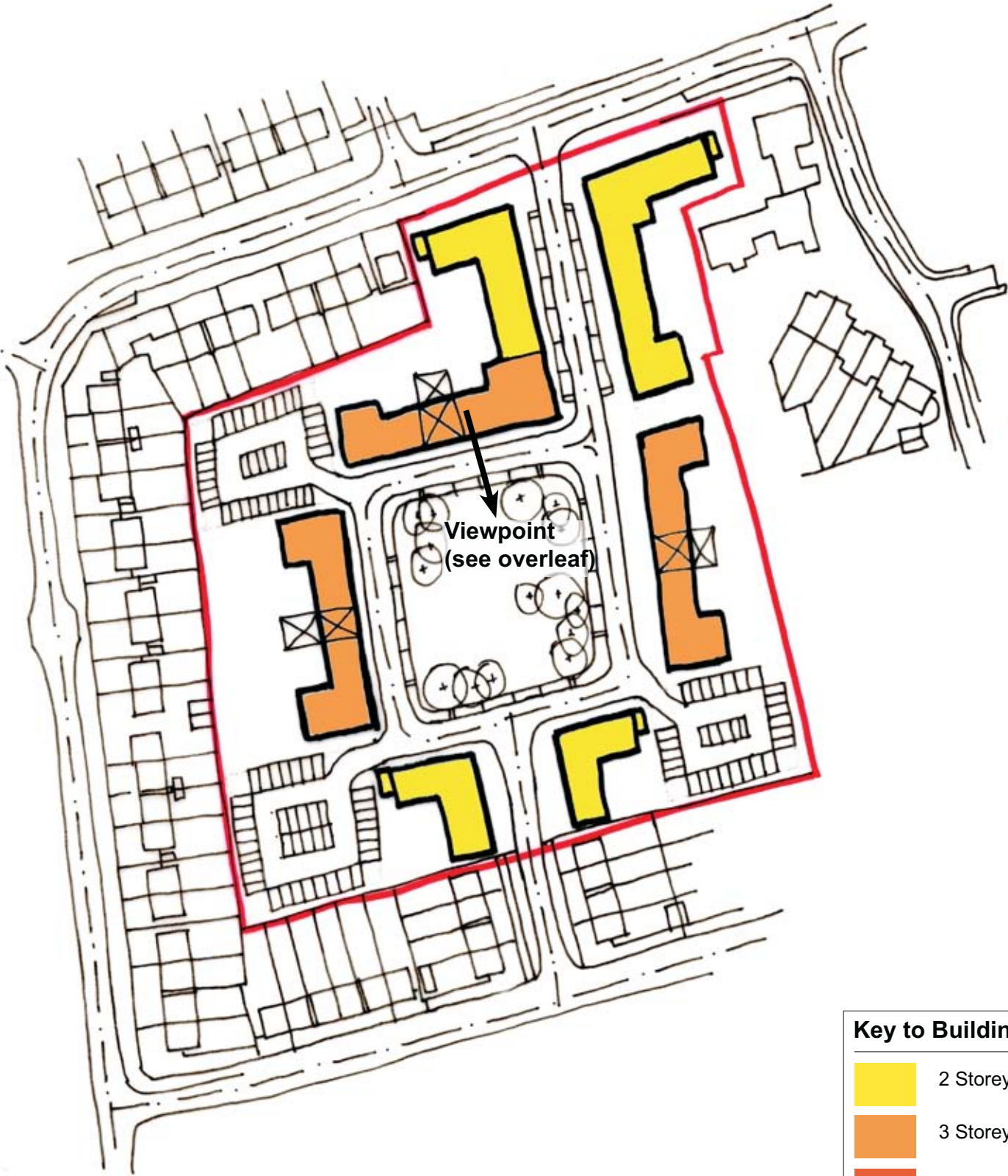


Scenario B

98 units
1.5 parking spaces/unit

= 55 dph

NOTE: See 3-D visualisation overleaf




Key to Building Heights

2 Storey (houses & flats)

3 Storey (houses & flats)

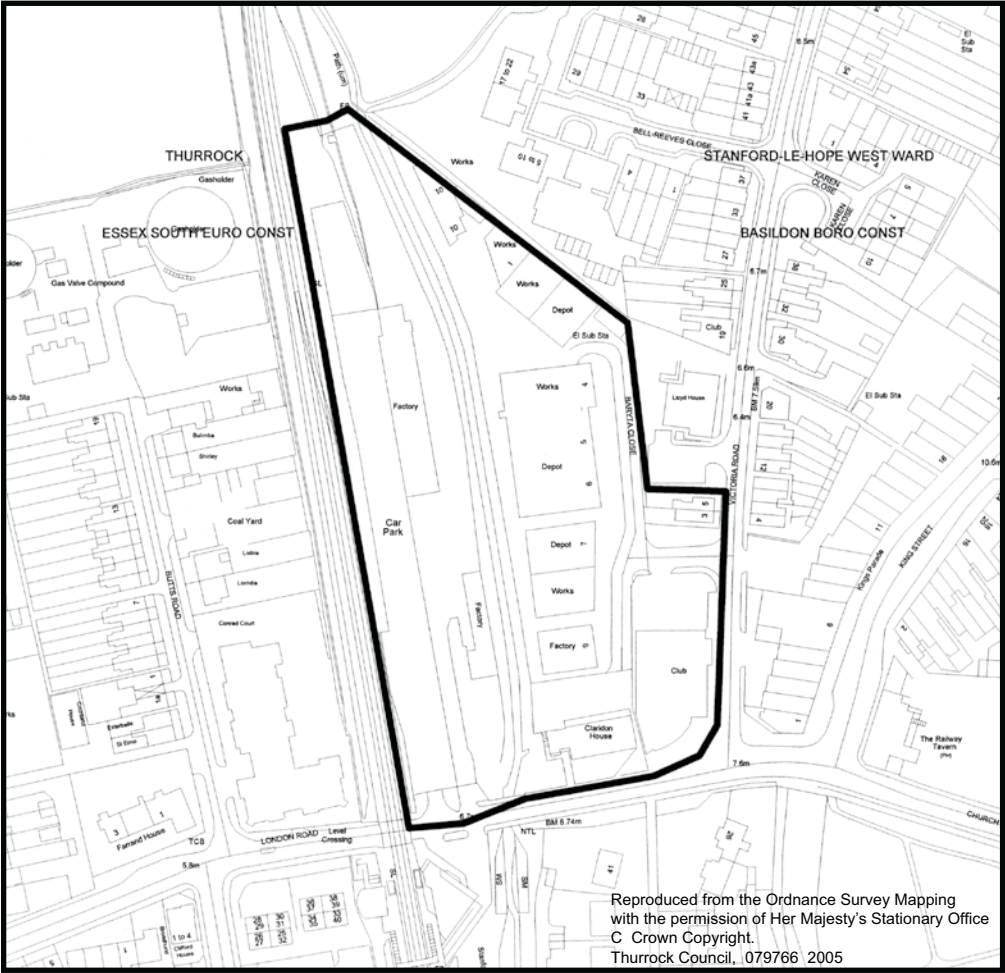
4 Storey (flats)

5/6 Storey (flats / mixed-use)

Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 7: OCK 15 - Scenario B, 3D Visualisation	Drawing No 001			

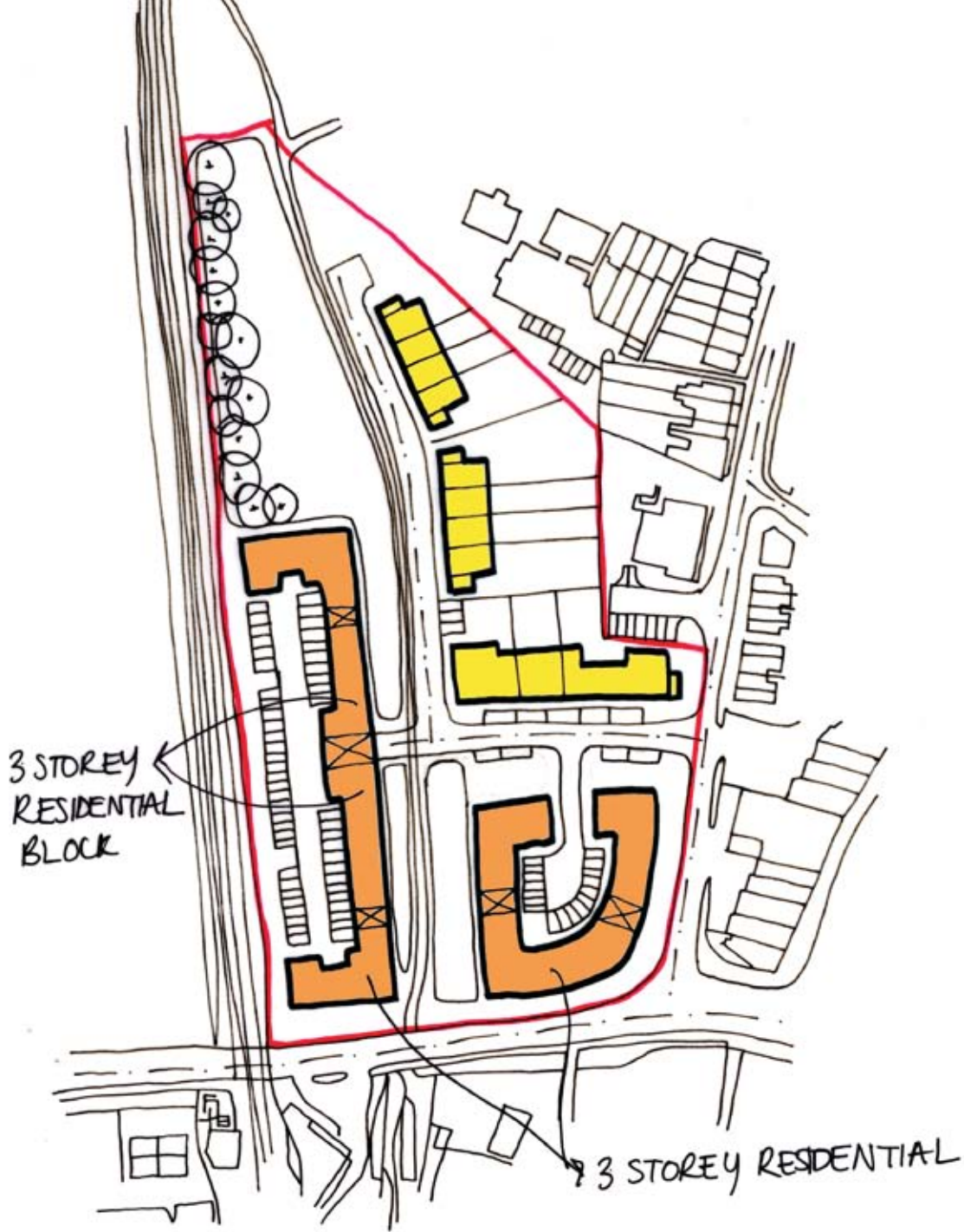






Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 8: STW 06 - Victoria Road/Baryta Close, Emp. Area, Stanford-le-Hope	Drawing No 001			



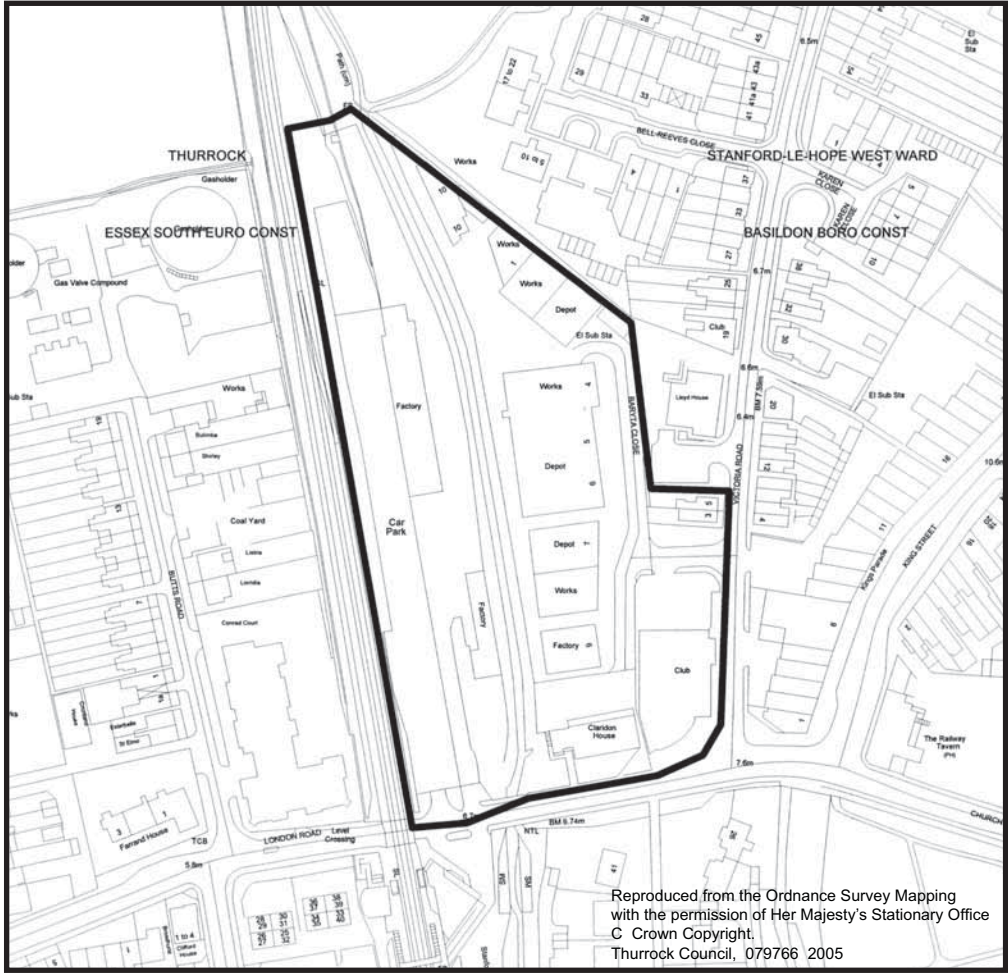
Scenario A

96 units including:
- 11 houses
85 flats
= 48 dph



Key to Building Heights	
	2 Storey (houses & flats)
	3 Storey (houses & flats)
	4 Storey (flats)
	5/6 Storey (flats / mixed-use)

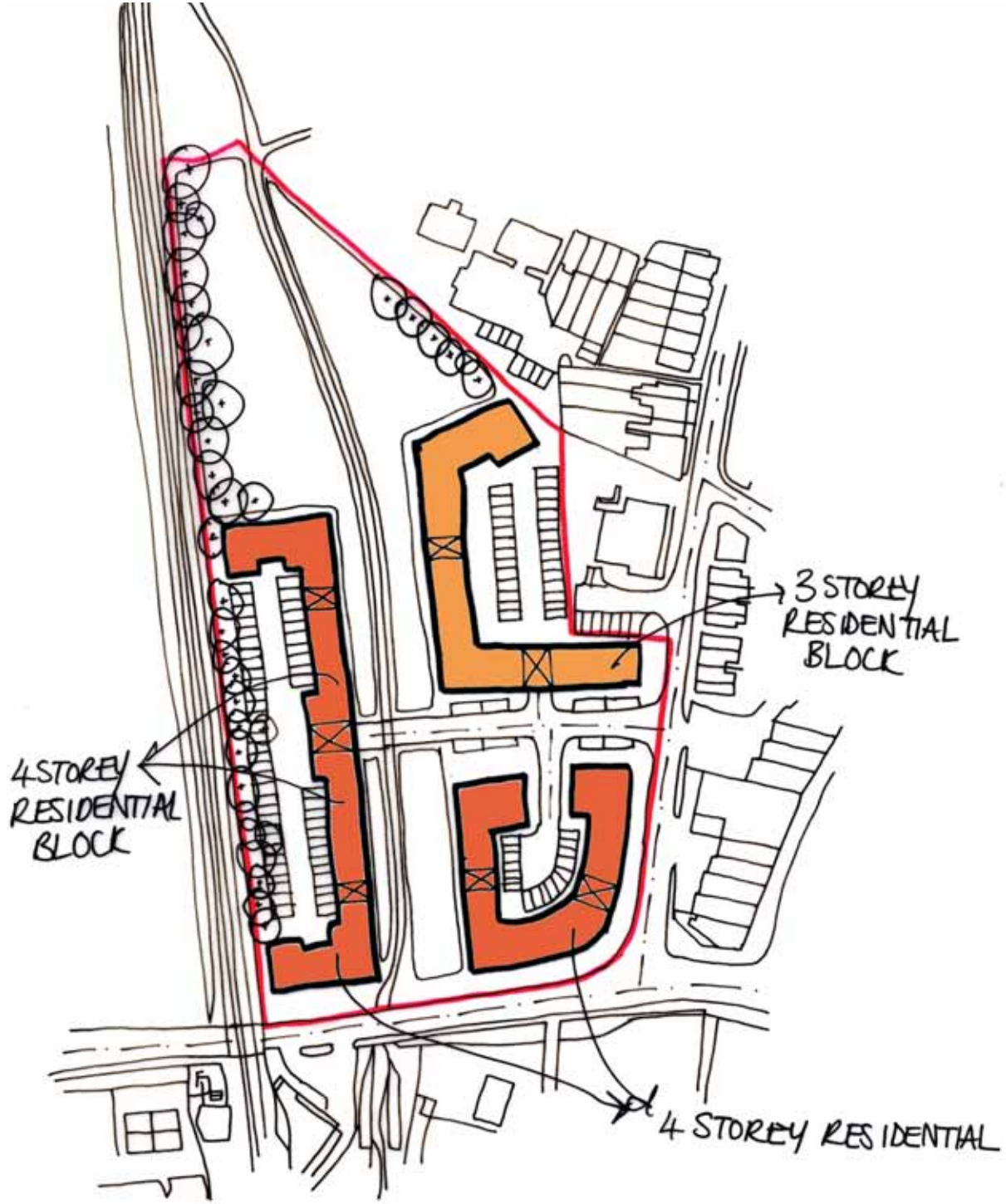
Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 8: STW 06 - Victoria Road/Baryta Close, Emp. Area, Stanford-le-Hope	Drawing No 001			








Scenario B

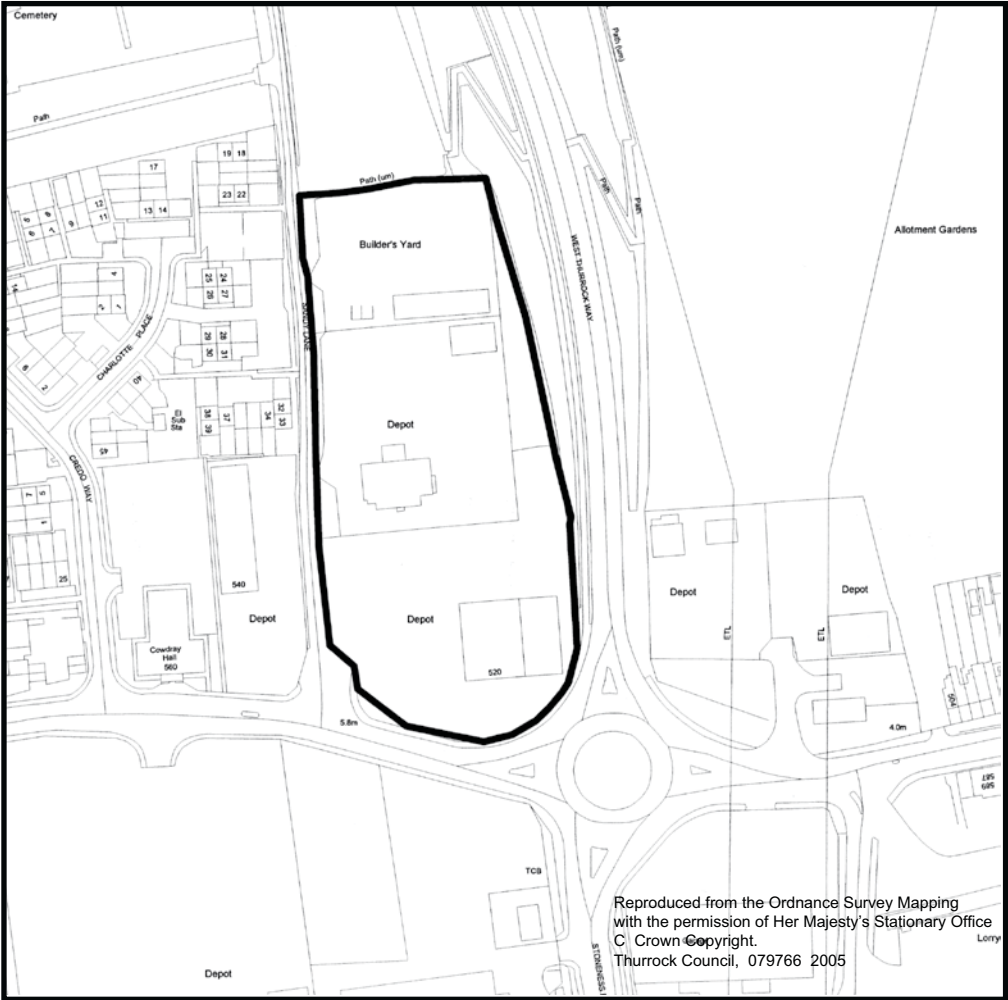
153 flats
1 parking space per unit

= 76 dph



Key to Building Heights	
	2 Storey (houses & flats)
	3 Storey (houses & flats)
	4 Storey (flats)
	5/6 Storey (flats / mixed-use)

Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 9: WTS 21 - Corner of West Thurrock Way & London Road, West Thurrock	Drawing No 001			

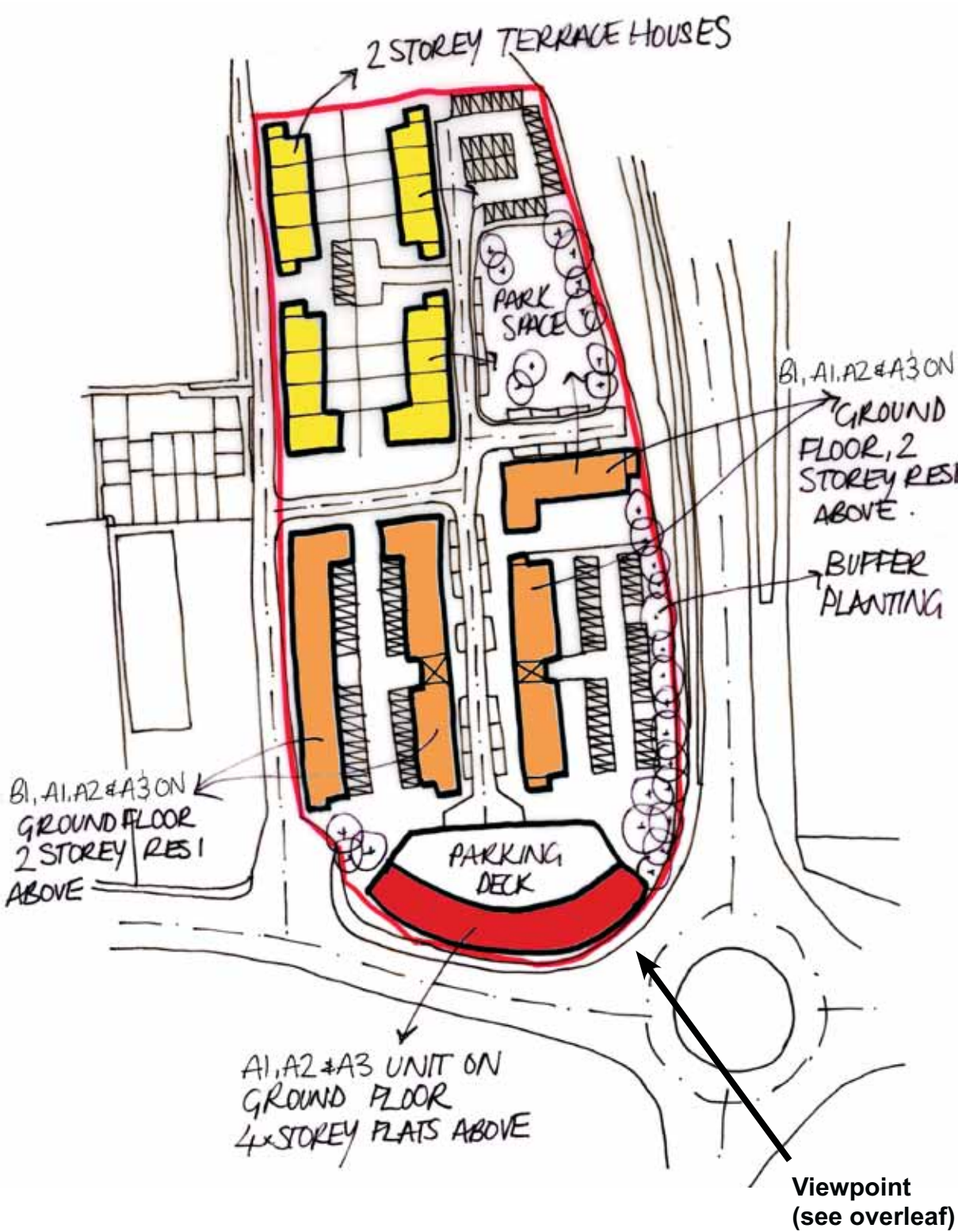






Scenario A


106 units including 16 houses
1.8 parking spaces per unit

= 85 dph


NOTE: See 3-D visualisation overleaf

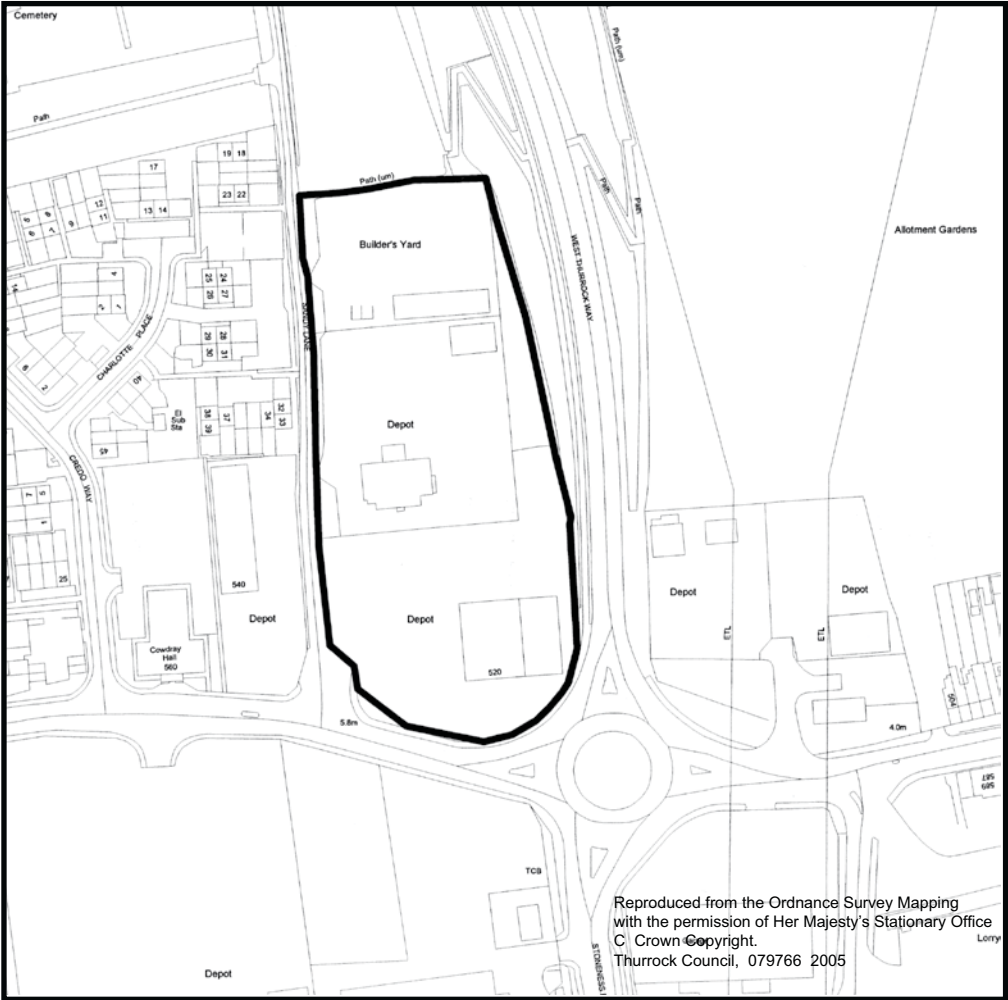


Key to Building Heights	
	2 Storey (houses & flats)
	3 Storey (flats/mixed use)
	4 Storey (flats)
	5/6 Storey (flats / mixed-use)

Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 9: WTS 21 - Scenario A, 3D Visualisation	Drawing No 001			



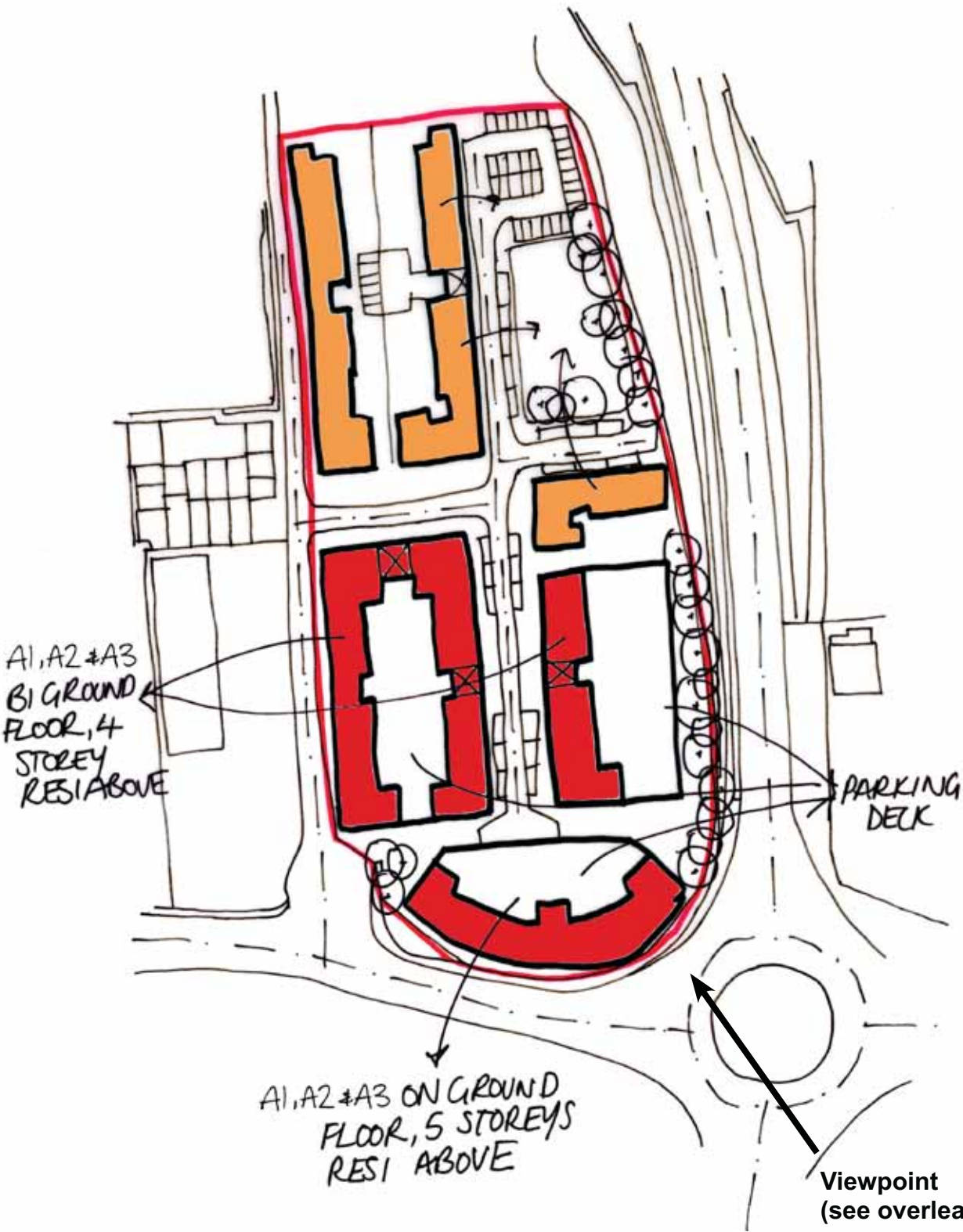
Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 9: WTS 21 - Corner of West Thurrock Way & London Road, West Thurrock	Drawing No 001			







Scenario B


237 flats
1 parking spaces per unit
= 110 dph

NOTE: See 3-D visualisation overleaf




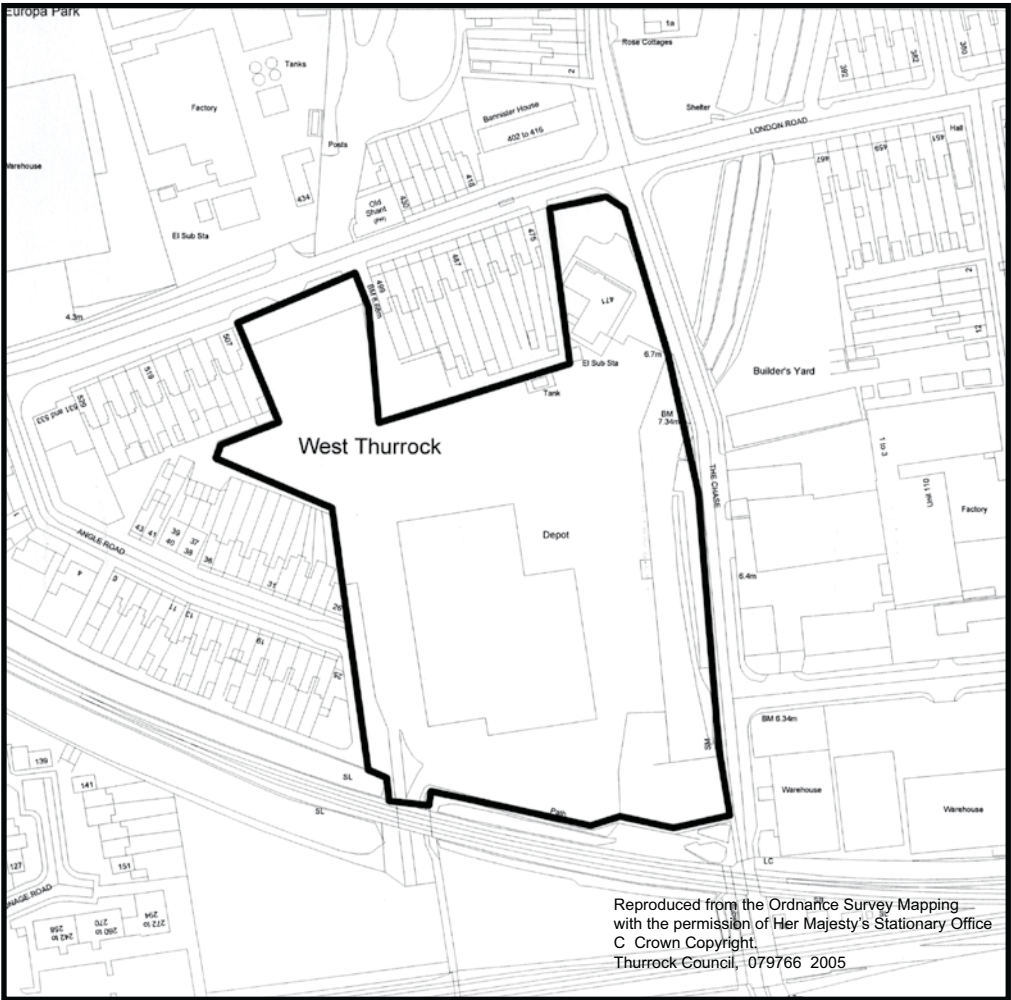
Key to Building Heights

	2 Storey (houses & flats)
	3 Storey (houses & flats)
	4 Storey (flats)
	5/6 Storey (flats / mixed-use)

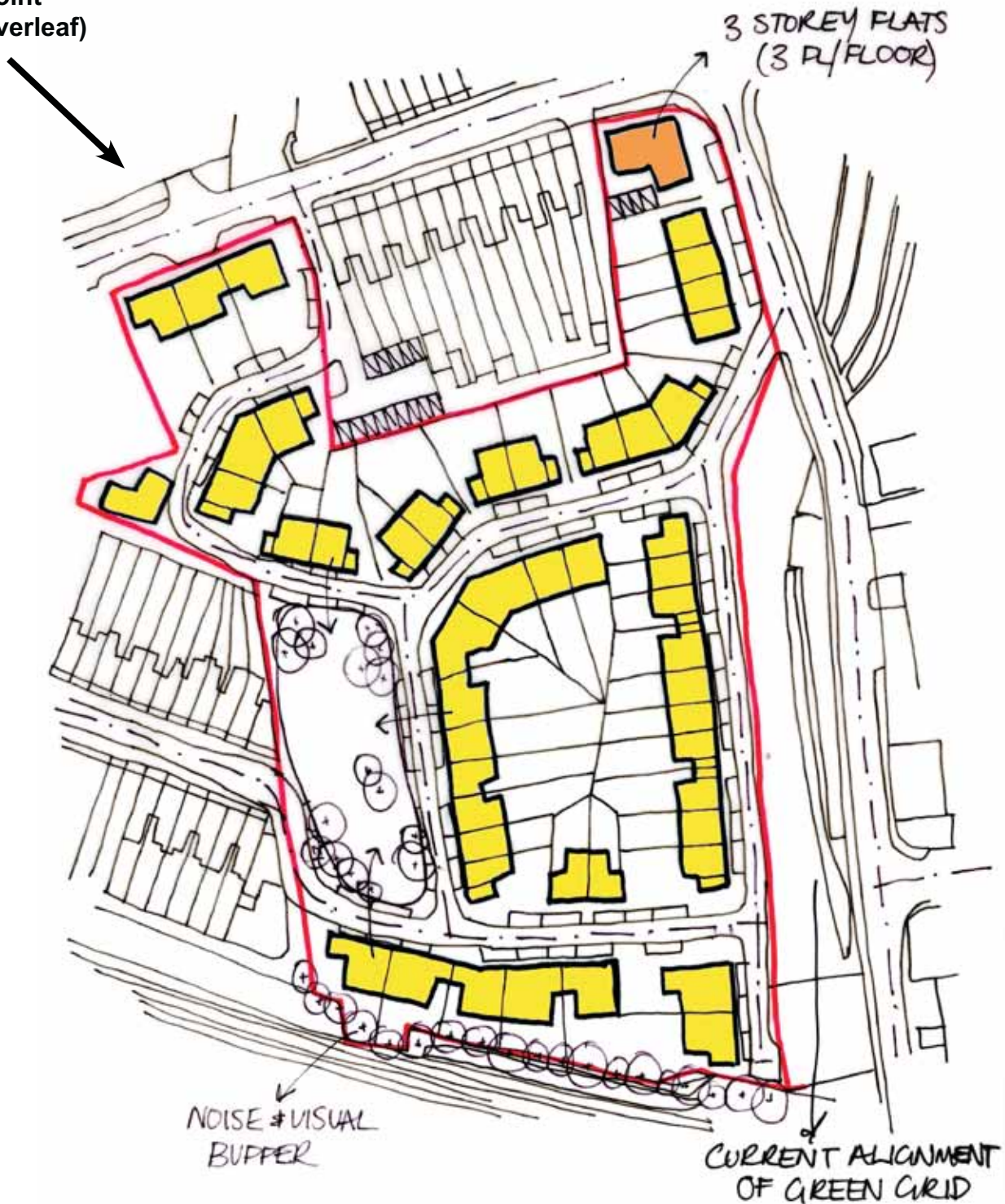
Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 9: WTS 21 - Scenario B, 3D Visualisation	Drawing No 001			



Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 10: WTS 38 - Williams/Trapes Transport, Depot, London Rd, South Stifford	Drawing No 001			



Viewpoint
(see overleaf)



Scenario A

140 units (mix of houses and flats)
1.8 parking spaces per unit

= 81 dph

NOTE: See 3-D visualisation overleaf


Key to Building Heights

2 Storey (houses & flats)


3 Storey (houses & flats)

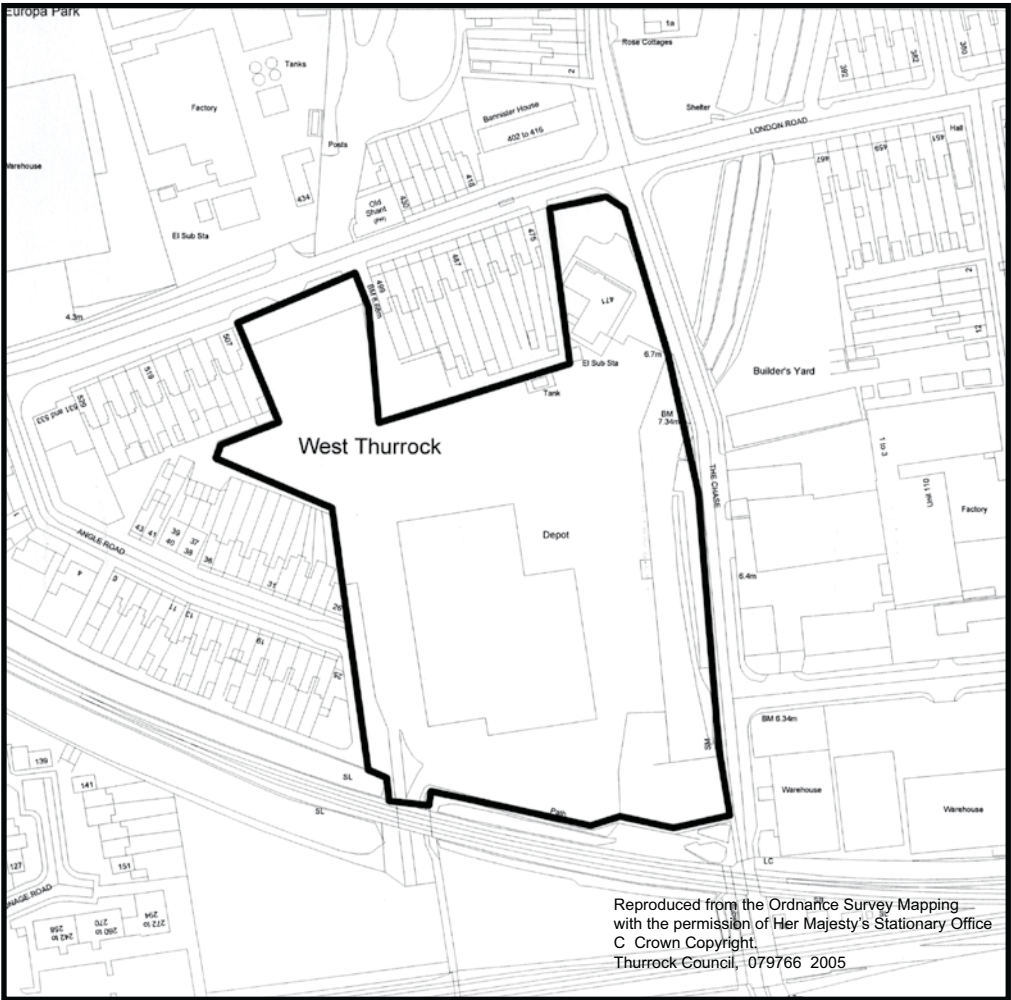
4 Storey (flats)

5/6 Storey (flats / mixed-use)

Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 10: Scenario A, 3D Visualisation	Drawing No 001			



Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 10: WTS 38 - Williams/Trapes Transport, Depot, London Rd, South Stifford	Drawing No 001			

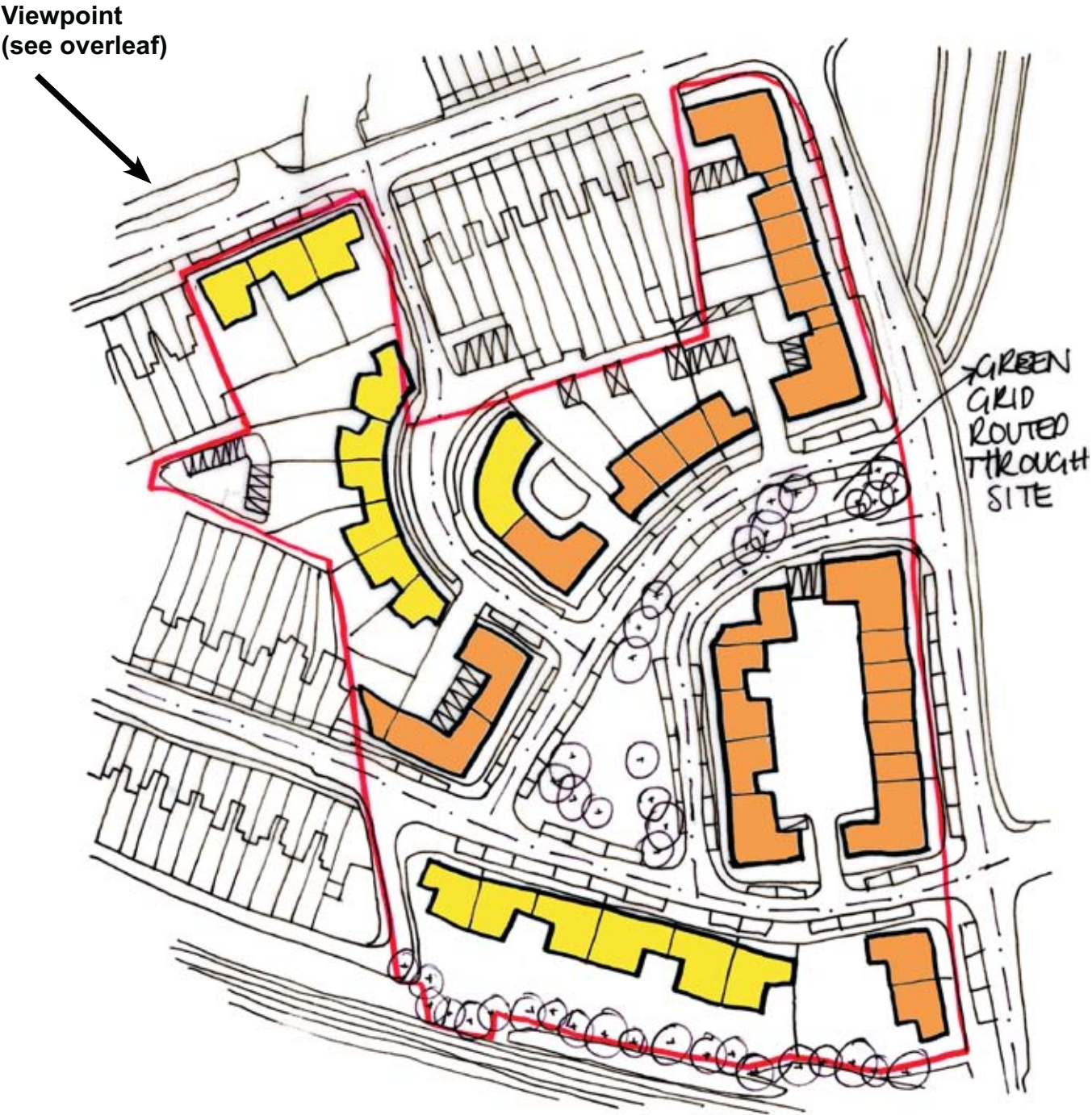


Scenario B

196 flats
1 parking space per unit

= 102 dph

NOTE: See 3-D visualisation overleaf




Key to Building Heights

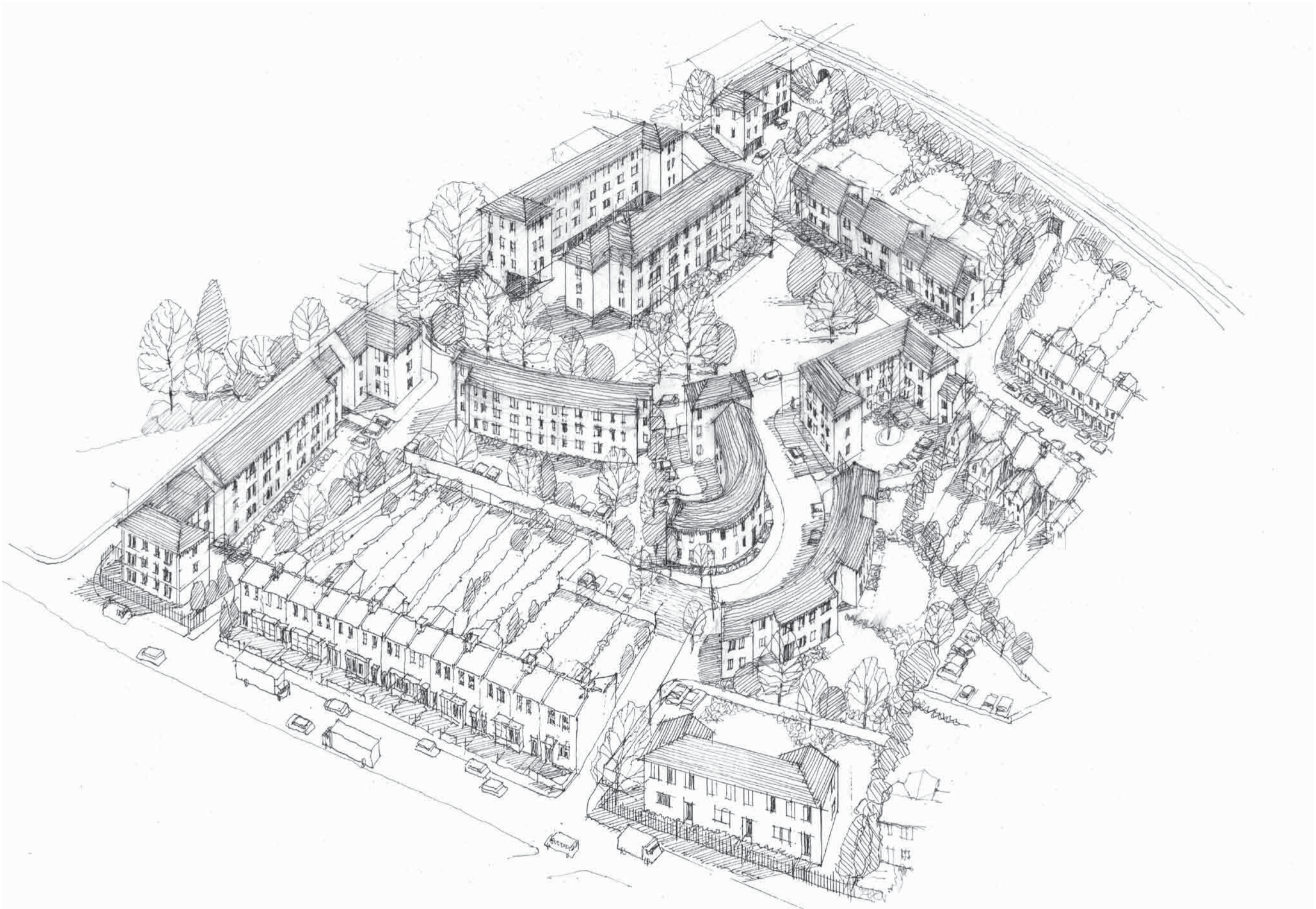
2 Storey (houses & flats)


3 Storey (houses & flats)

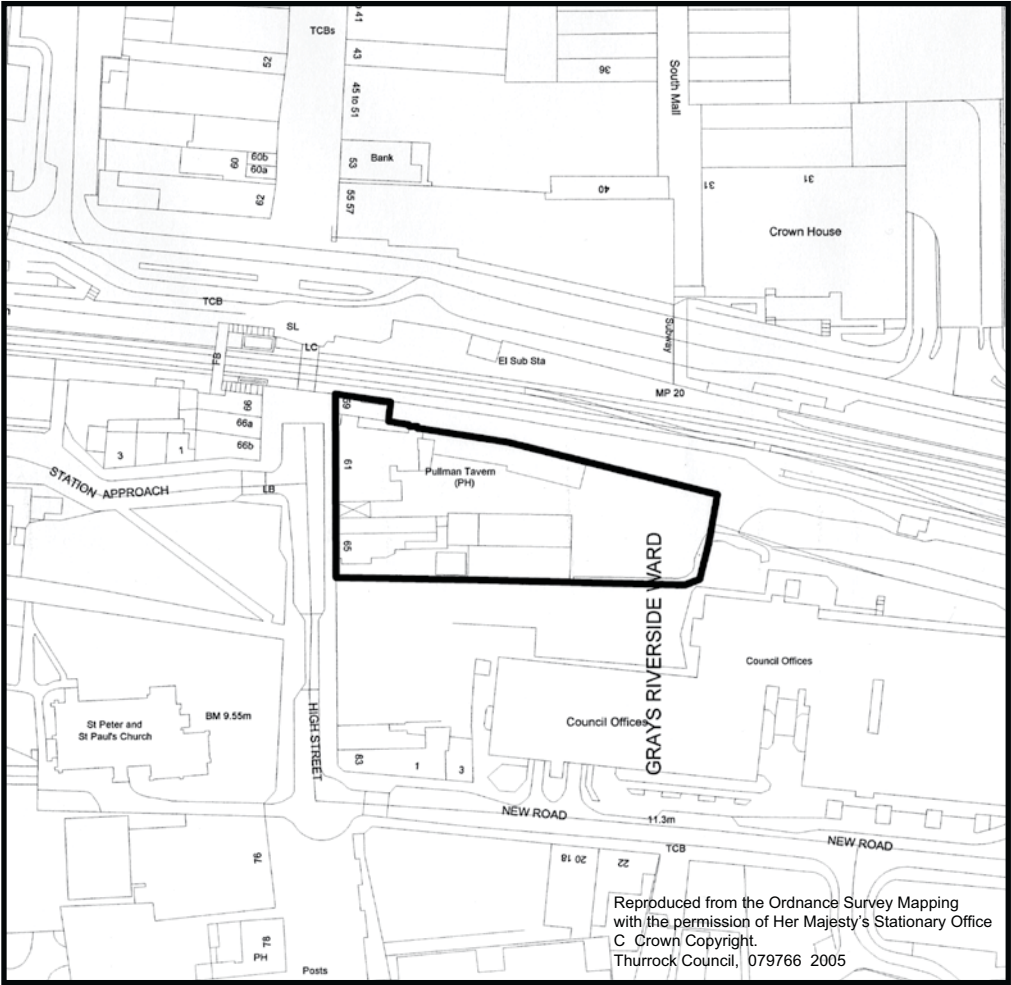
4 Storey (flats)

5/6 Storey (flats / mixed-use)

Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 10: Scenario B, 3D Visualisation	Drawing No 001			



Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 11: GR1 29 - 59-65 High Street, Grays	Drawing No 001			



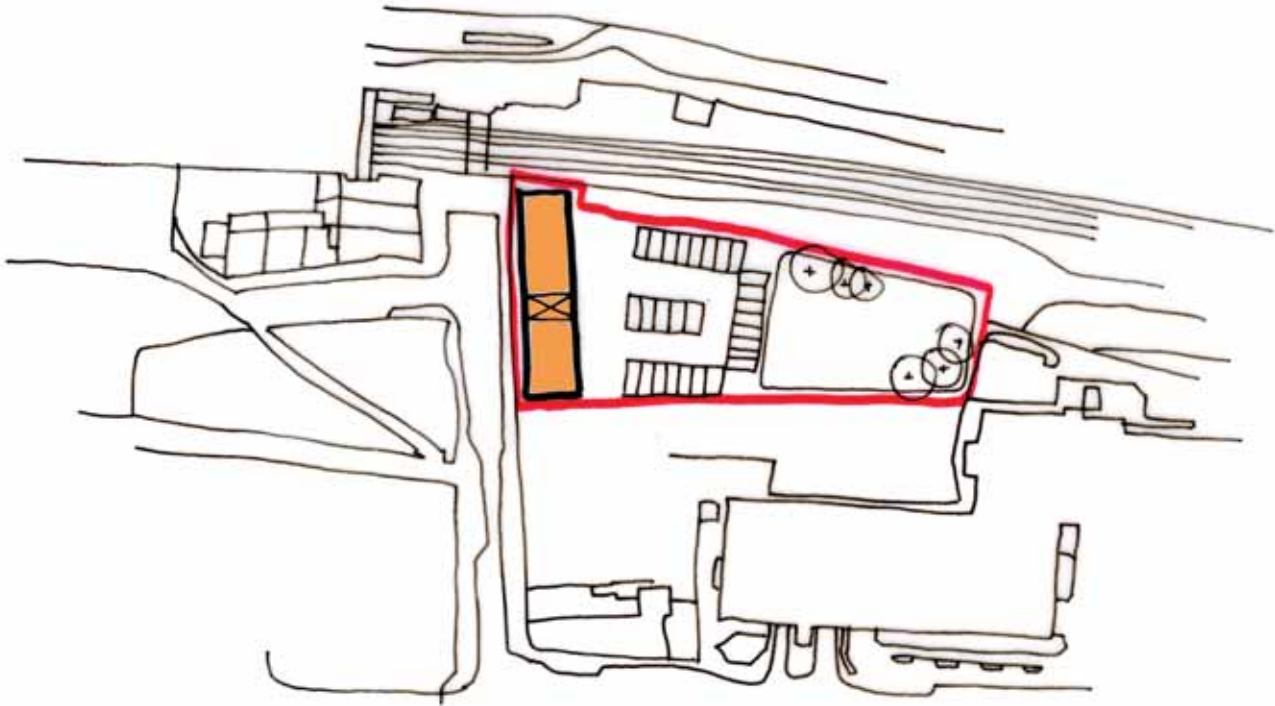
Scenario A

18 flats over 3 storey block
1.6 Parking spaces per unit
= 69 dph

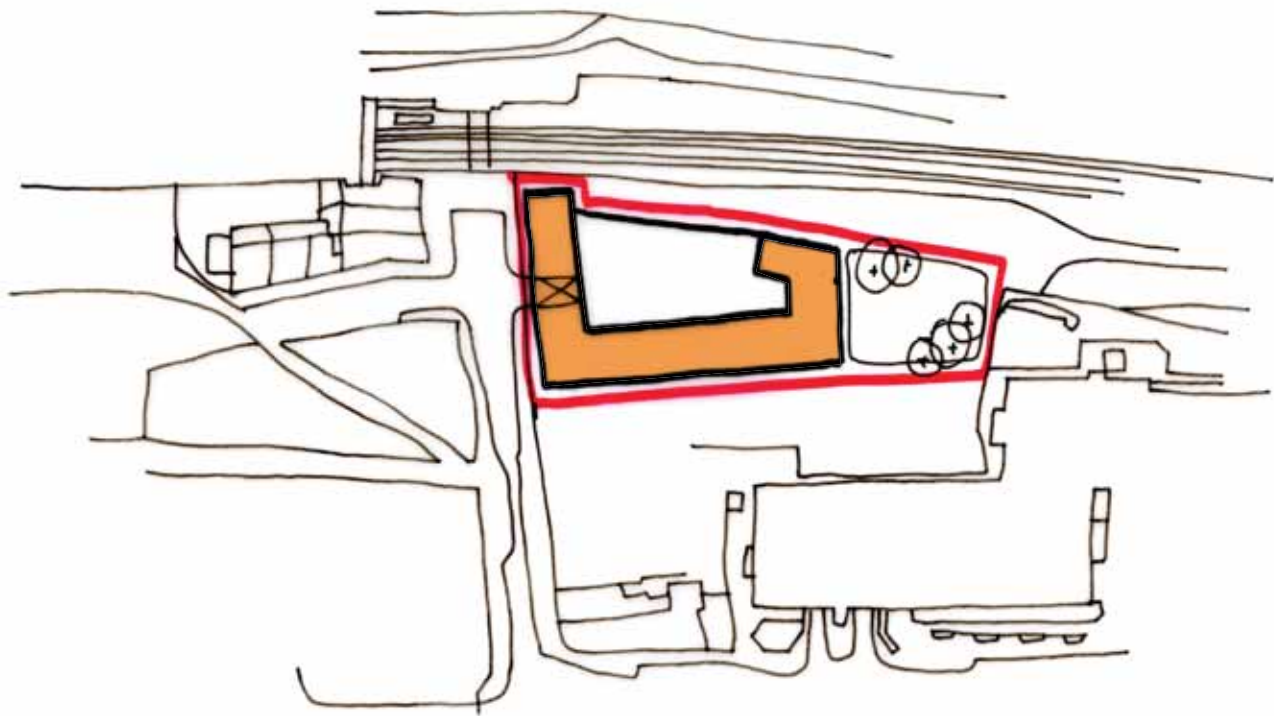
Scenario B

39 flats over 3 storey block
1 parking space per unit
= 150 dph

Scenario A



Scenario B




Key to Building Heights

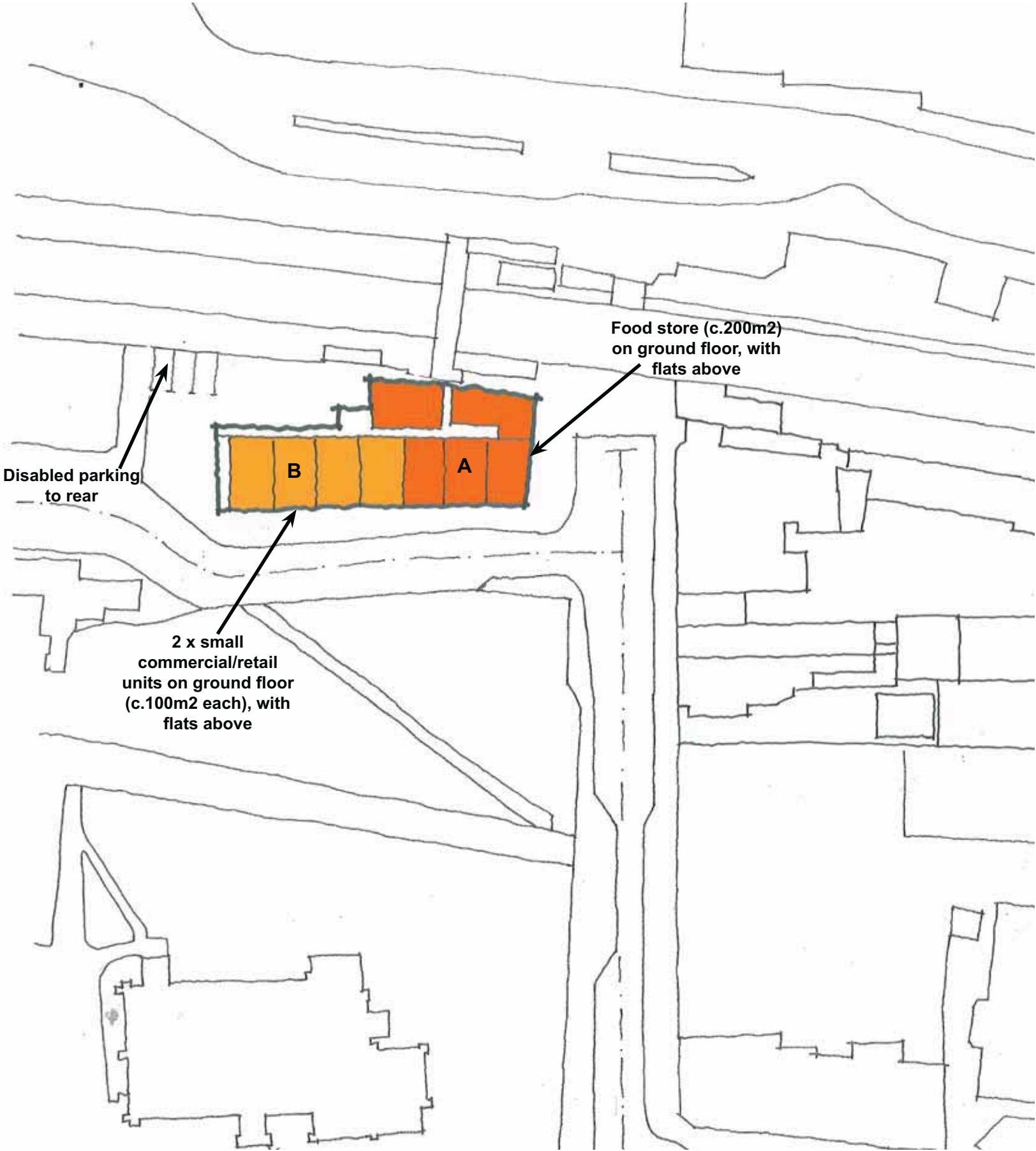
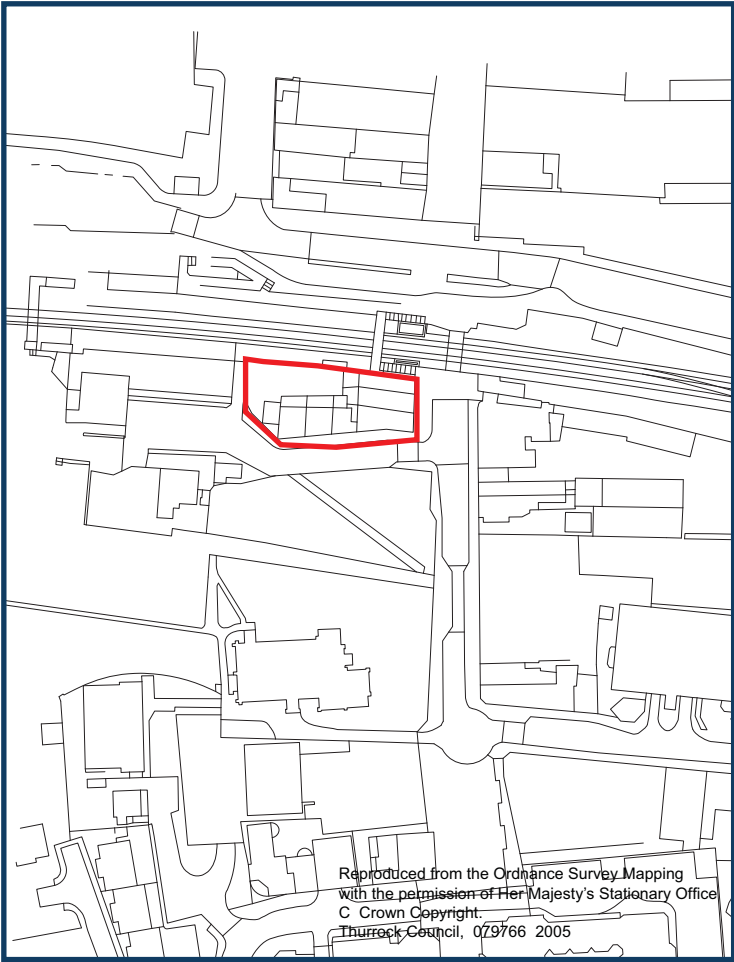
2 Storey (houses & flats)

3 Storey (houses & flats)

4 Storey (flats)

5/6 Storey (flats / mixed-use)

Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 12: Site GRI28 - Mixed Use/Town Centre Site	Drawing No 05			



Scenario Description

Commercial Space

Small food store: 200m2 gfa

2 x small high street retail/
commercial units: 100m2 gfa

Flats	1B	2B
Block A:	10	5
Block B:	4	4


Total Dwellings: 23

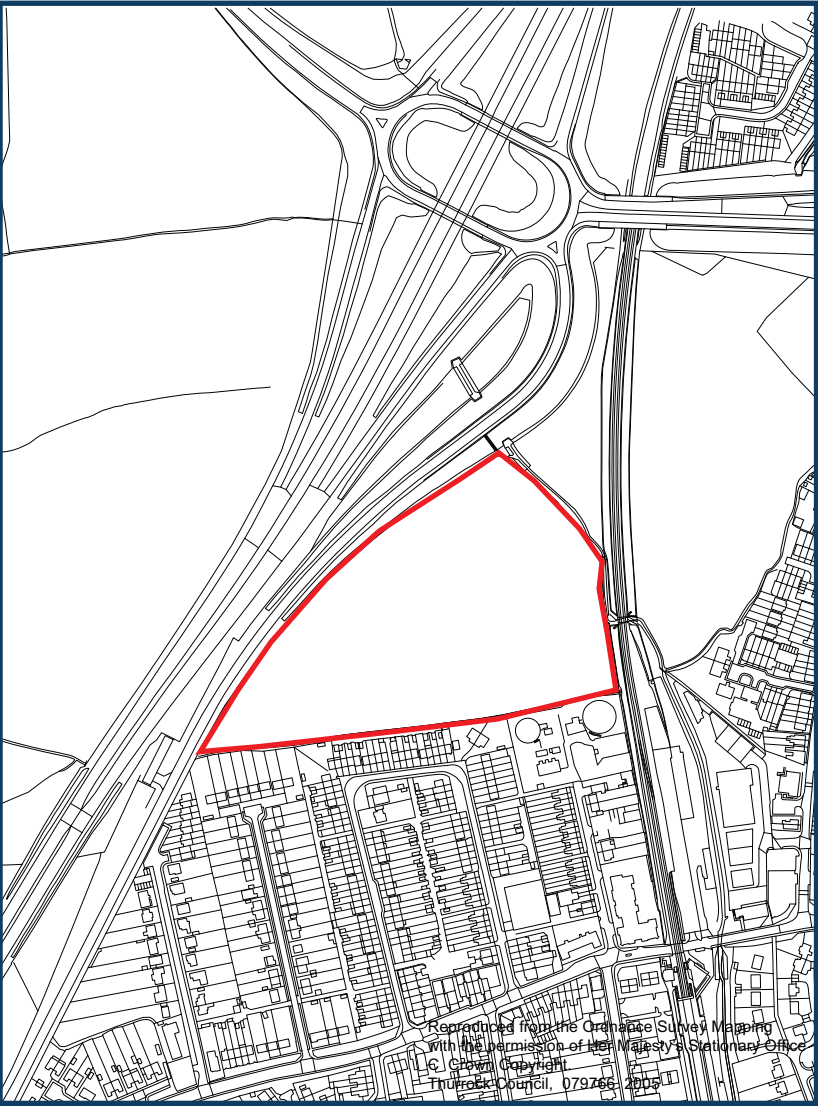
Area: 0.075ha

Density: 306dph

Parking: 3 spaces (disabled)
(0.1 spaces per unit)



Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 13: Site STW02 Scenario A - Green Belt Site	Drawing No 03			



Scenario Description

129 dwellings, mix of 2, 3 and 4
bed homes

Gross Development Area: 5ha


Open Space: 0.78ha

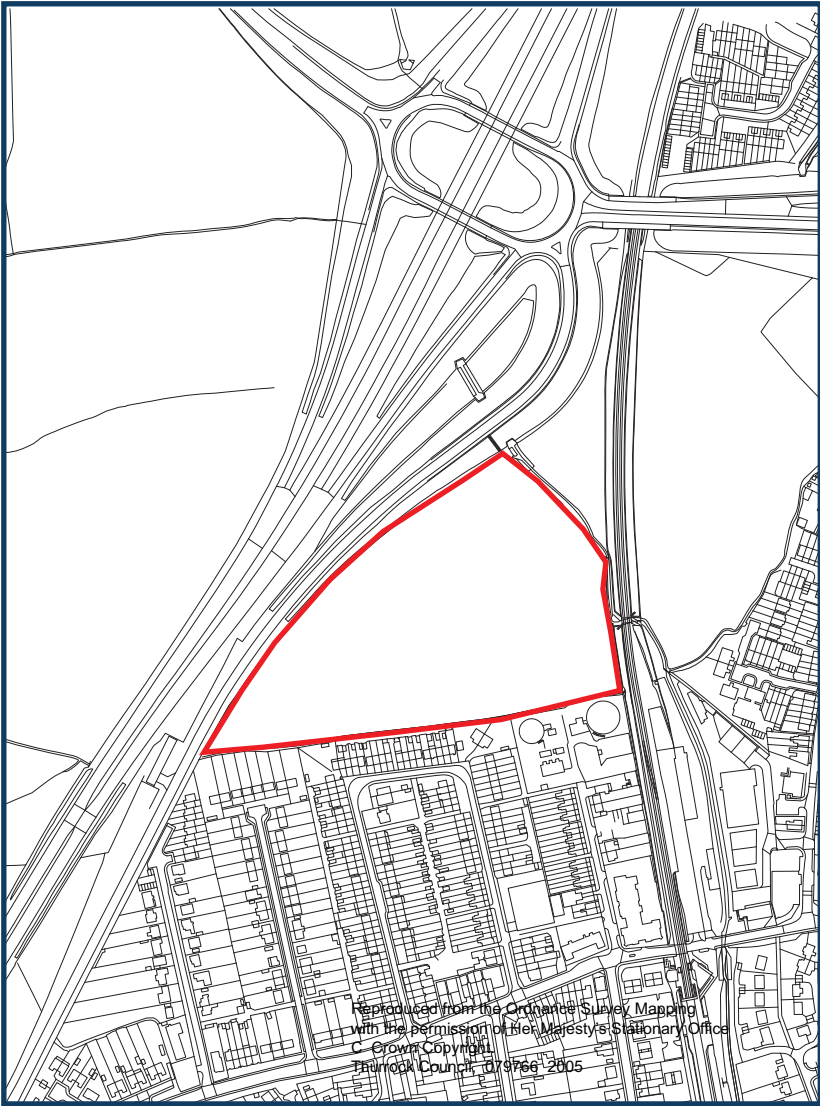
Net Development Area: 4.22ha

Density: 26 dph (gross)
30 dph (net)

Parking: average of 2 spaces per
dwelling; mix of on-street and on-
plot.



Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 13: Site STW02 Scenario B -Green Belt Site	Drawing No 04			



Scenario Description

177 dwellings, mix of 2, 3 and 4 bed homes

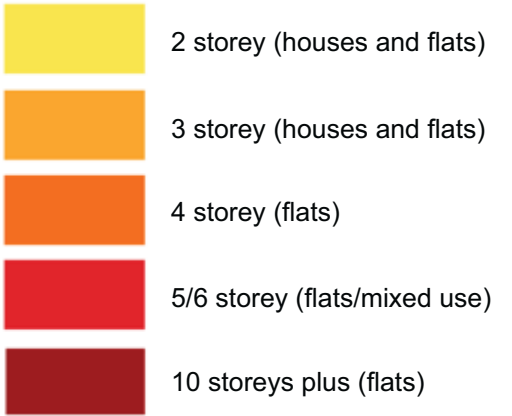
Gross Development Area: 5ha


Open Space: 1ha

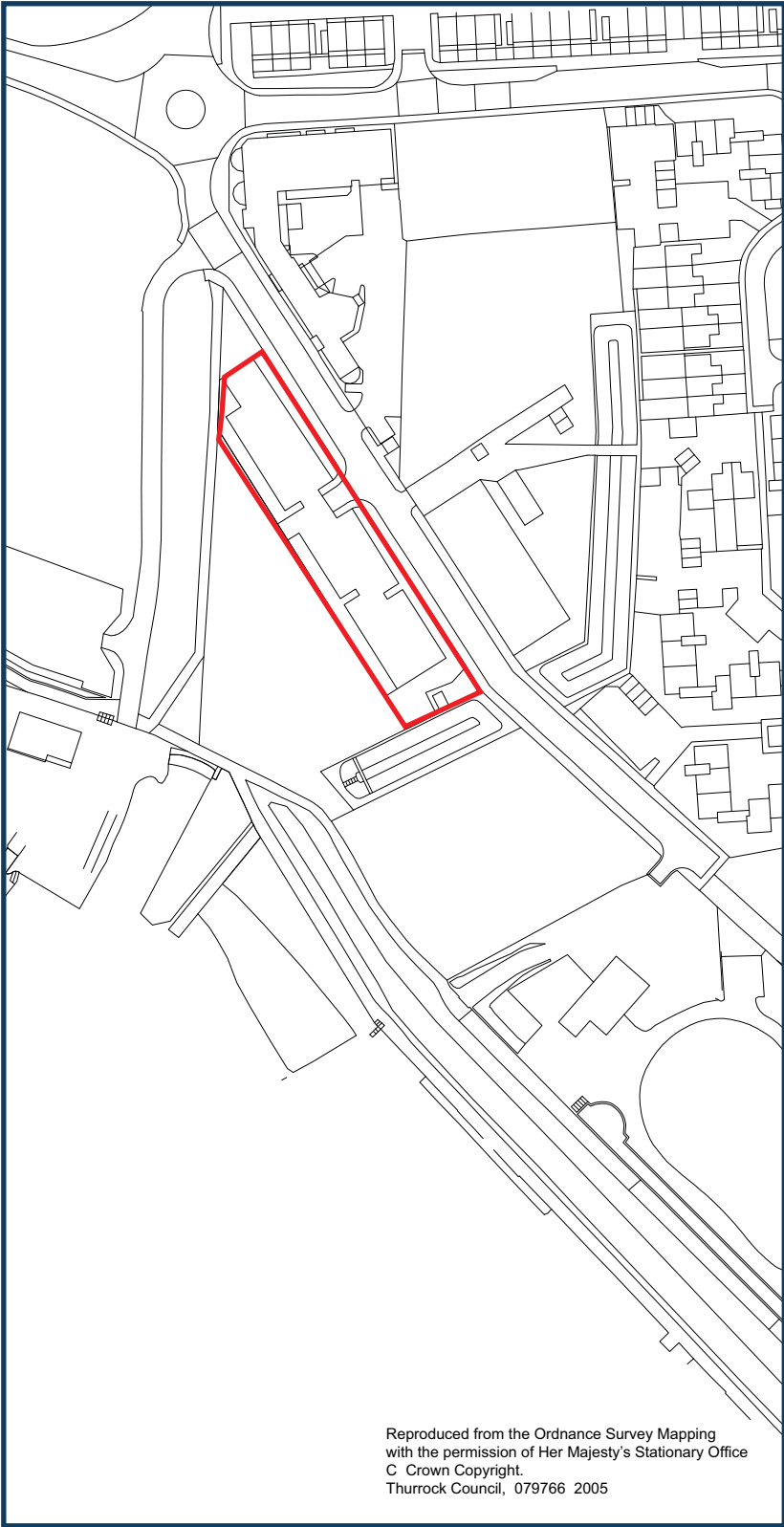
Net Development Area: 4ha

Density: 35 dph (gross)
45 dph (net)

Parking: average of 2 spaces per dwelling; mix of on-street and on-plot.



Project Title Strategic Housing Land Availability Assessment - Volume 2 (Design Exercises)	Project No 20680	Scale NTS		Client Thurrock Council
Drawing Title Case Study 14: Site GRI35 - Tower Blocks Site	Drawing No 02A	Date 28 November 2008		



Scenario Description

2 blocks of 10 storeys

Flats	1B	2B
-------	----	----

Block A:		8
----------	--	---

Block B:	20	20
----------	----	----

Block C:		8
----------	--	---

Block D:	20	20
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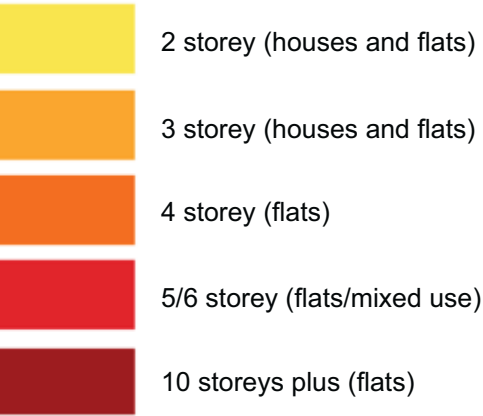
Block E:		8
----------	--	---

Total Dwellings: 104

Area: 0.247ha

Density: 421 dph

Parking: 80 spaces
(0.76 space per unit)



Tribal Consulting

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F 020 7079 9150
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E newcastle.consulting@tribalgroup.co.uk*

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