

Proposed Industrial Development
11 and 11c Stephenson Road
Clacton -on-Sea
Essex, CO15 4XA

Background

This full planning application seek planning consent for the construction of 4 No Industrial Units for B1/B8 use on land to the north west of the existing buildings.

The Site

The land is roughly rectangular with an area of 0.21 hectares positioned next to the existing building opposite to Brinkley Road.

The existing building is in commercial use and the site falls within the Gorse Lane Industrial Estate

Proposal

The proposed building has a rectangular plan and is divided in to 4 No units. It is proposed to construct the units in a steel frame and clad in a mixture of brickwork and profiled metal cladding. While designed as individual units because of the construction method it is possible to combine two or more units together for maximum flexibility.

A new access is proposed with parking directly associated with the new units.

Internally each unit has a floor area of 176 sq.m and the layouts show toilet and associated accommodation, but this is flexible to suit potential tenants' requirements. The units are designed with a height of 5.5 metres to the eaves which allows for easy vehicular access, if required, or use of internal racking systems. This results in a total building height that is approximately the same as the adjacent buildings.

Access

The land has an existing access from Stephenson Road, and it is proposed to move this approximately 14 metres towards the east to accommodate the proposed layout.

The proposed access road has been designed as 6 metres wide with the proposed units set back 10 metres from the edge of the road.

The topography of the site is fairly level allowing easy access into the units for the less mobile.

Provision has been made near to the boundary of the site for the collection of waste together with an area for secure cycle parking.

Conclusion

This application seeks consent for the construction of new industrial units on an established industrial area to meek a growing demand and supporting employment in the district.

Tim Snow, Tim Snow Architects Ltd, February 2021