

Planning Statement for: Antiques Warehouse Ltd, t/as Manningtree Emporium 15-16 Jubilee End, Station Road, Lawford CO11 1UR

Town and Country Planning Act 1990

21/05/2021

**Change of use from B8 (storage and distribution) to mixed use B8 and Class E (retail) at
Antiques Warehouse Ltd t/as Manningtree Emporium, 15-16 Jubilee End.**

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1.0 Introduction

- 1.1 The following statement should be read in conjunction with drawings and other documentation submitted in this application.
- 1.2 15-16 Jubilee End is situated on the Dale Hall Industrial Estate, Lawford.
- 1.3 It is a two-storey industrial unit set in a row of the same.
- 1.4 The application relates to the change of use from solely B8 use to a mixture of B8 and Class E.

2.0 Location

- 2.1. A location map is attached to the application.

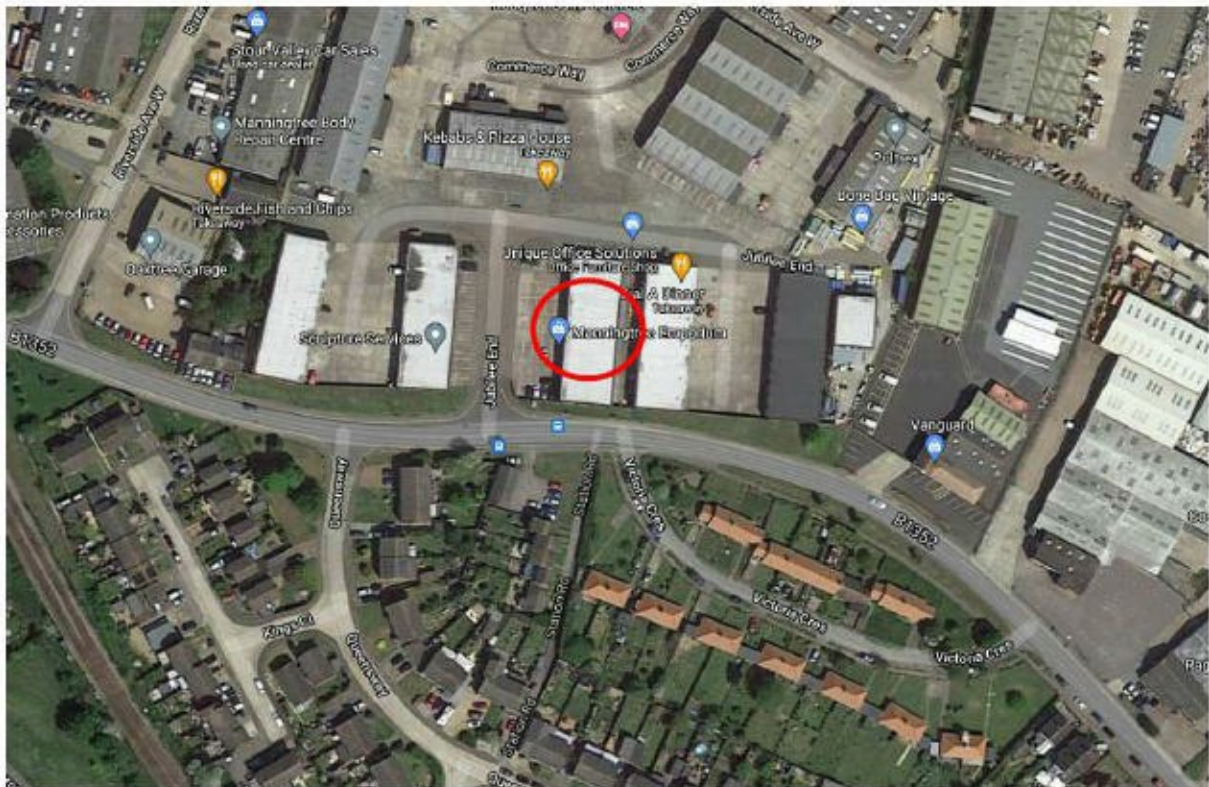


Fig. 1 – Site & immediate area - courtesy of Google Maps

- 2.2. The proposal site is situated in the village of Lawford and lies between Station Road to the south and the rest of the industrial estate to the north.
- 2.3 There are industrial and mixed use properties to all sides of the proposal site.

3.0 Proposed Use

- 3.1 The business model on occupying the premises in August 2018 was for the storage and sometimes renovation of antique and vintage furniture and furnishings. Sales of these items were to be made online through the Emporium's own website, social media channels, online auction platforms and occasionally to local trade and retail buyers via an informal "trade counter" arrangement. However, it quickly became obvious that local and regional buyers of such items were keen to visit the premises to view what items were for sale.
- 3.2 The site lends itself very well to this reasonably low level retail operation as has been found by other retailers in adjacent and nearby units on the same estate such as Dunninghams Tools, T&B Carpets, Dial a Dinner.
- 3.3 Ten car parking spaces are provided to the front of the unit as part of the lease agreement. However, there is ample communal parking all over the estate, and some of it can be seen from the photographs contained within this document.

4.0 Amount

- 4.1 The existing area totals 320m², which includes both a ground and mezzanine floor. The ground floor measures approximately 219m² & the mezzanine approximately 101m².

5.0 Appearance and proposed finishes

5.1 There will be no external changes to the appearance of the unit.



Fig. 2 – Front view of 15-16 from the car park



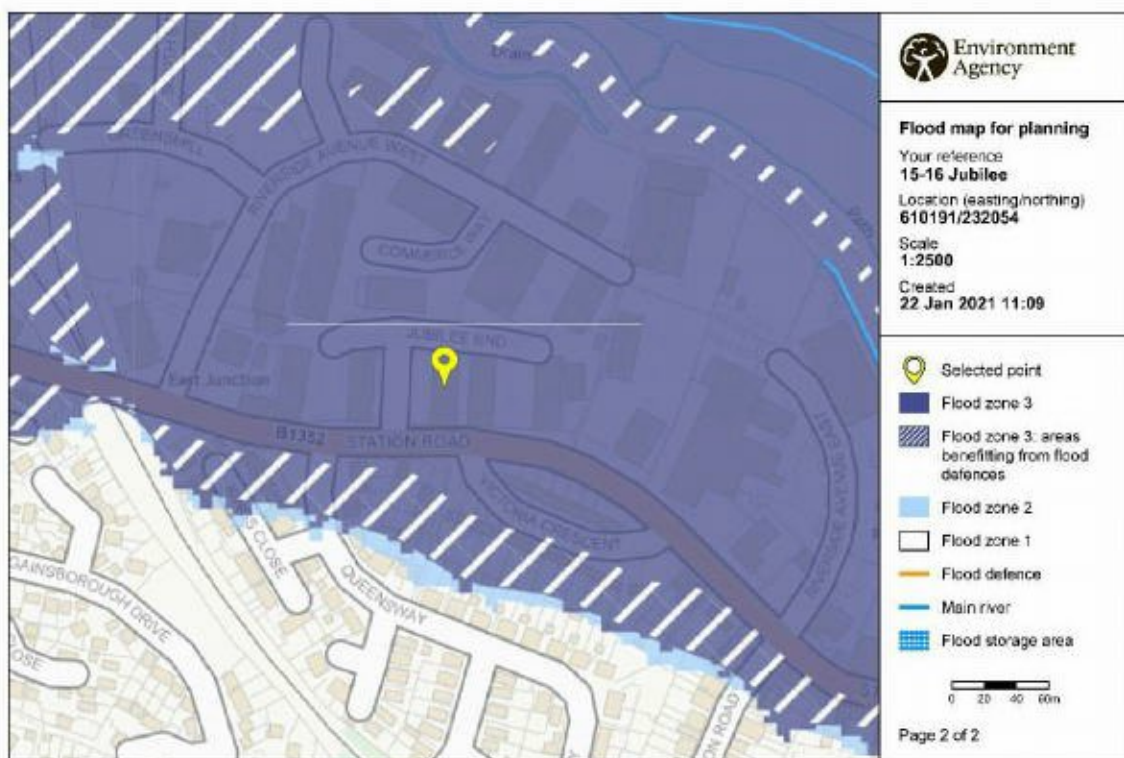
Fig. 3 – Typical view from Jubilee End - Manningtree Emporium is the central unit. Note that businesses and signage have changed since the image was captured - courtesy of Google Maps

5.2 Local development – There has been some amendments to the units within the estate as a whole, but these would be deemed as minor.

5.3 Current finishes – All current external finishes will remain.

6.0 Flood risk

6.1 As can be seen from figure 4, the site is situated within flood zone 3a and is currently being protected by a raised embankment.



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Fig. 4 – Flood risk location plan -- Courtesy of the Environment Agency

6.2 Based on the advice contained within the National Planning Practice Guide (NPPG), it is understood that the application site falls under the 'Less Vulnerable' category in accordance with Table 2: Flood risk vulnerability classification (Paragraph: 066 Reference ID: 7-066-20140306). Therefore, the proposed development is deemed 'appropriate' in accordance with Table 3: Flood risk vulnerability and flood zone 'compatibility' of the NPPG.

6.3 It is considered that the change of use of the existing units would not have an impact or result in flooding elsewhere on site. The risk of the site being flooded

would be no higher or different to the previous use of the units. The proposal would therefore accord with Policy QL3 of the adopted local plan, and Policy PPL1 of the draft local plan in this respect.

7.0 Conclusion

- 7.1 The proposed change of use will not change the external aesthetics, nor will it have any effect on the space itself.
- 7.2 The change of use will allow Manningtree Emporium to flourish going forward, as it will give the business the flexibility to simply incorporate any future market changes.

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