

THORPE LEAZES FARM
Design Document



Contents



August 2023

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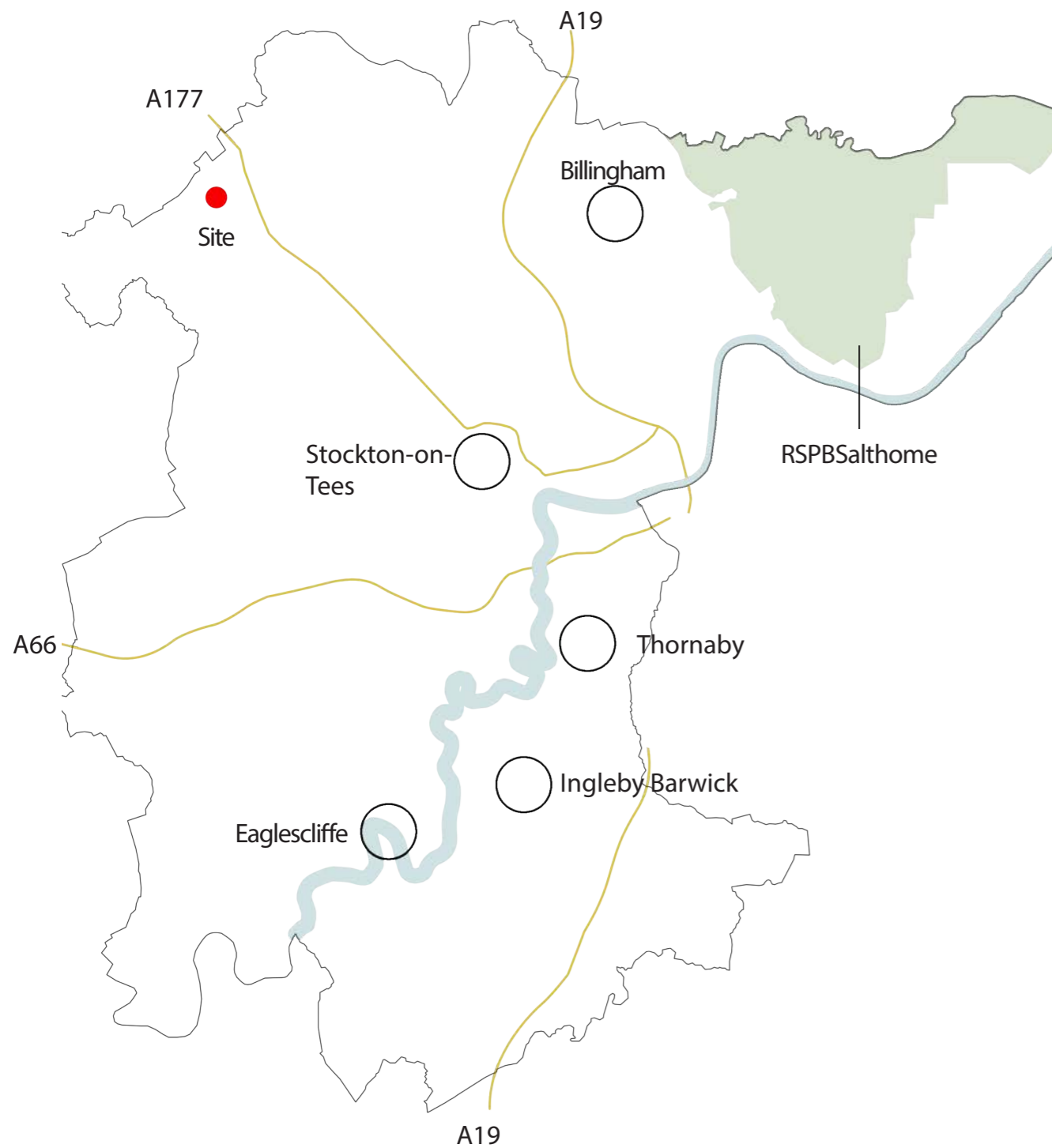
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01 | Location



Stockton-on-Tees Borough Boundary

The proposal site lies to the north of the Stockton-on-Tees local authority boundary, approximately 9km north of Stock-on-Tees, with almost direct access via the A177.

The current occupant on the site – Tom Walker & Sons – is a cheese packing facility that has operations nationwide. On site, there are a handful of farm buildings which have been converted for industrial use on the site. There are a number of existing temporary buildings on site as well, which act as staff facilities or storage containers.

The site comprises 3.54 hectares of land, all of which are under the ownership of the applicant. Within the site to the east of the cheese packing facility exists Thorpe Leazes Farmhouse – current in use by the applicant as residence. To the south site an area of dense woodland which will be retained as much as is practically possible whilst still achieving the client's requirements. To the west of the site sits an open area of agricultural land that is currently not used.

Externally to the site, Thorpe Leazes Lane runs east to west along the northern boundary of the site. This will provide the principal vehicular access to the site. Thorpe Leazes Cottages sit to the east of the development – residents of these properties have been considered during the design process. Open farmland surrounds the development on all sides outside of these constraints.



02 | Site Analysis

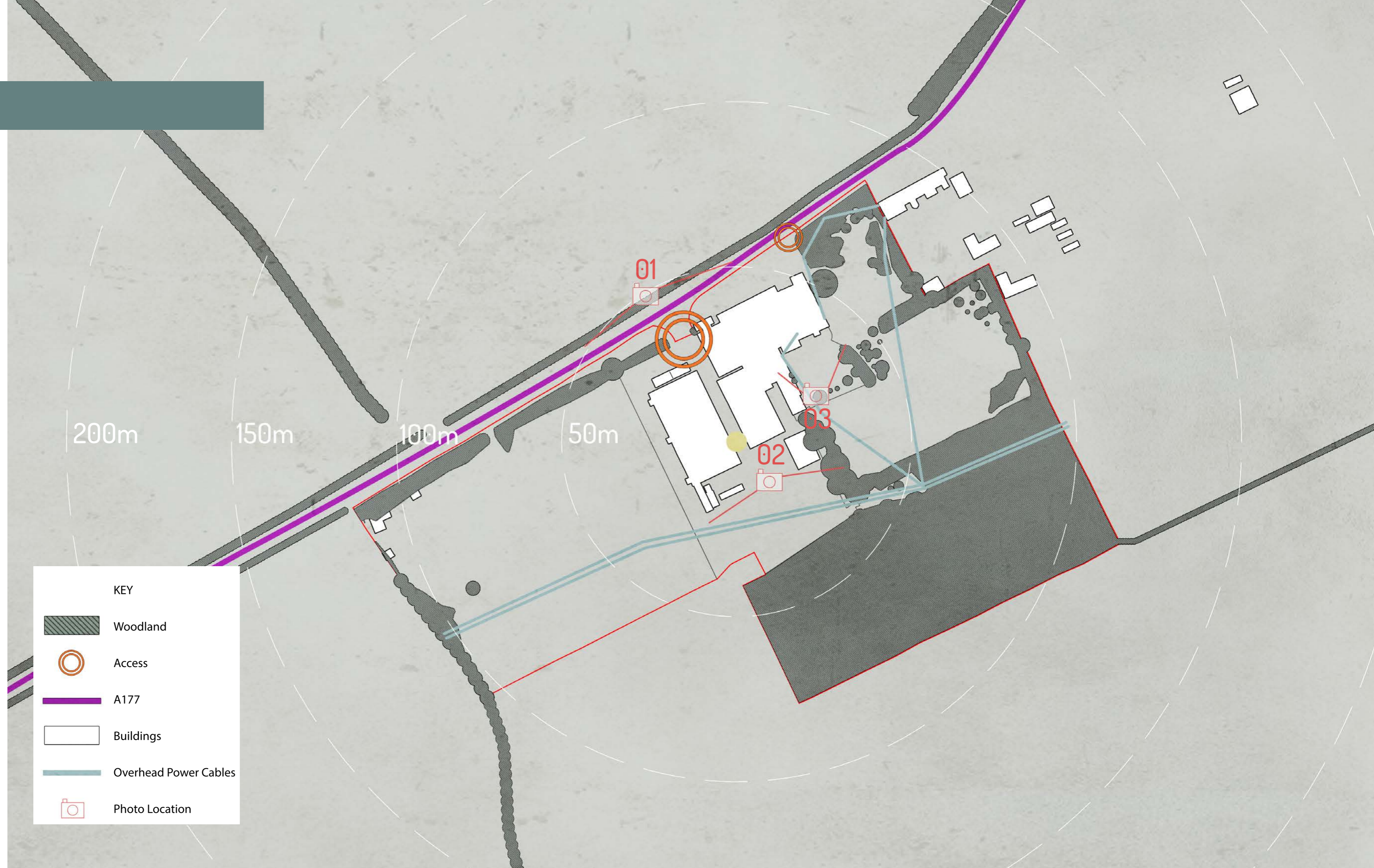
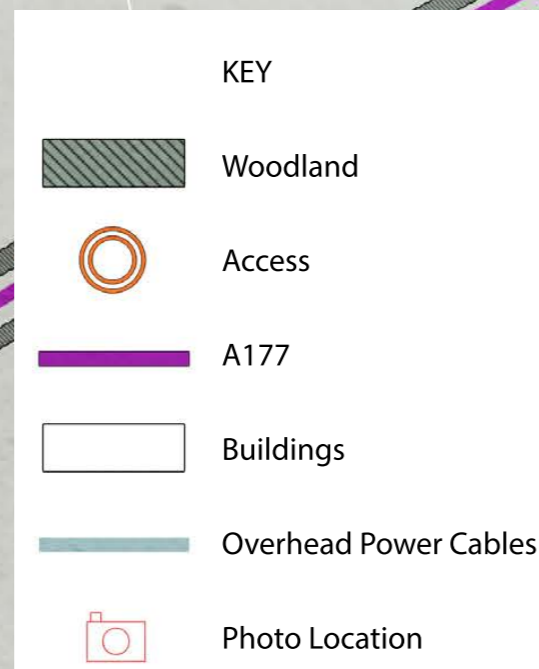
As shown here, there are a handful of constraints and opportunities that have helped to inform the design parameters.

Significantly, there is a large amount of existing vegetation on site – particularly towards the south of the red line boundary. This is both a constraint for design and an opportunity to provide significant landscape value to a industrial scheme. These woodlands create a good, natural noise barrier to industrial operations, whilst also helping to shield the proposed industrial use from the surrounding context – in particular the cottages to the northeast site boundary.

The A177 provides good access for deliveries, loading and transportation, and the site is lucky enough to have two existing dropped kerbs which provide access to the site. It will be important to create a well-considered access strategy, given the potentially dangerous presence of HGVs in a pedestrian context.

There are existing overhead power cables on site, and HSE proposes that any development within 10m of such OHCs is considered a risk. It will be important to consider this risk as early on in design as possible, and ensure an appropriate construction strategy is implemented.

The site is relatively high and free of flood impact risk, however, an FRA will be commissioned in order to fully appraise the impact of development in this location, while an ecological appraisal will also be created for the same reasons.



03 | Site Photos



Photo 01 - Existing Access from Thorpe Leazes Lane



Photo 02 - Existing Hard Standing HGV Turning Area



Photo 03 - Thorpe Leazes Farmhouse - rear parking court

03 | Precedent Studies



The precedent studies highlight the design aesthetic the proposed scheme is looking to achieve.

The material palette will have a solid, heavy 1.25m plinth to provide an appropriate platform for HGV loading bays, with a lighter aluminium cladding facade above. This will then wrap around the roof as well to create a continuous image for the factory.

The light coloured materials will also reduce the visual impact on its surroundings, as well as blending better with the existing farm buildings on site.



04 | Site Plan as Proposed

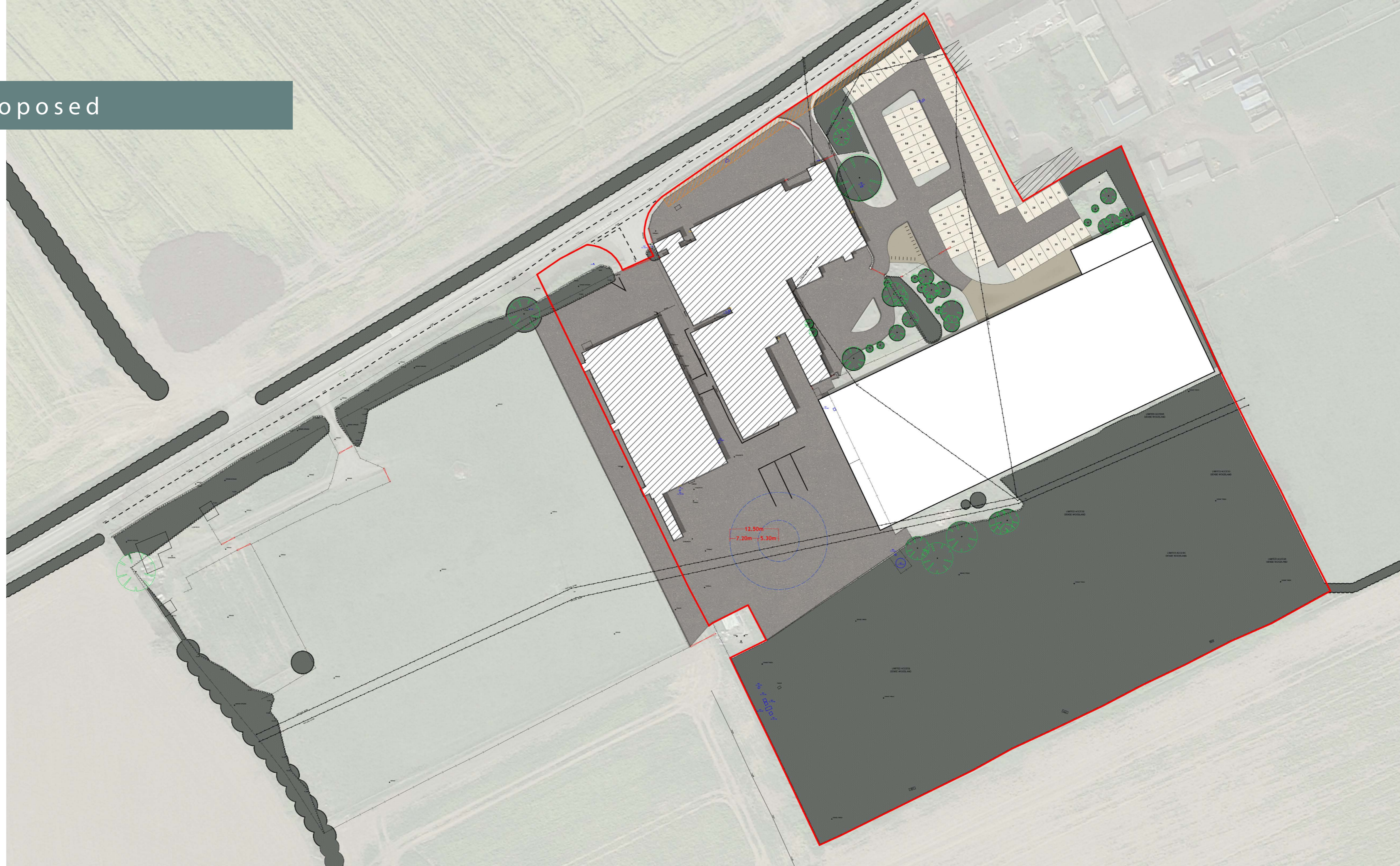
Pre-planning advice for the associated development site was received on 02/02/22 (application no: 21/2415/PREAPP) in which the principle of development was considered acceptable, and the proposed design has taken the concerns into consideration.

The proposal principally sees the creation of 1 new factory to the south of the existing farm buildings on site.

These will aid the expansion of operations for Tom Walker & Sons as they seek to develop their business. The proposed buildings will be inserted as sensitively as is practically possible for the development, causing minimal disturbance to the adjacent woodland and existing flora on site.

Aluminium cladding will wrap a steel framed building to provide a sensitive and appropriate factory that will both fulfil the client's requirements, as well as allaying the council's concerns for the development.

Solar panels will also be installed on the roof to power the building's electrical uses.



05 | Programme

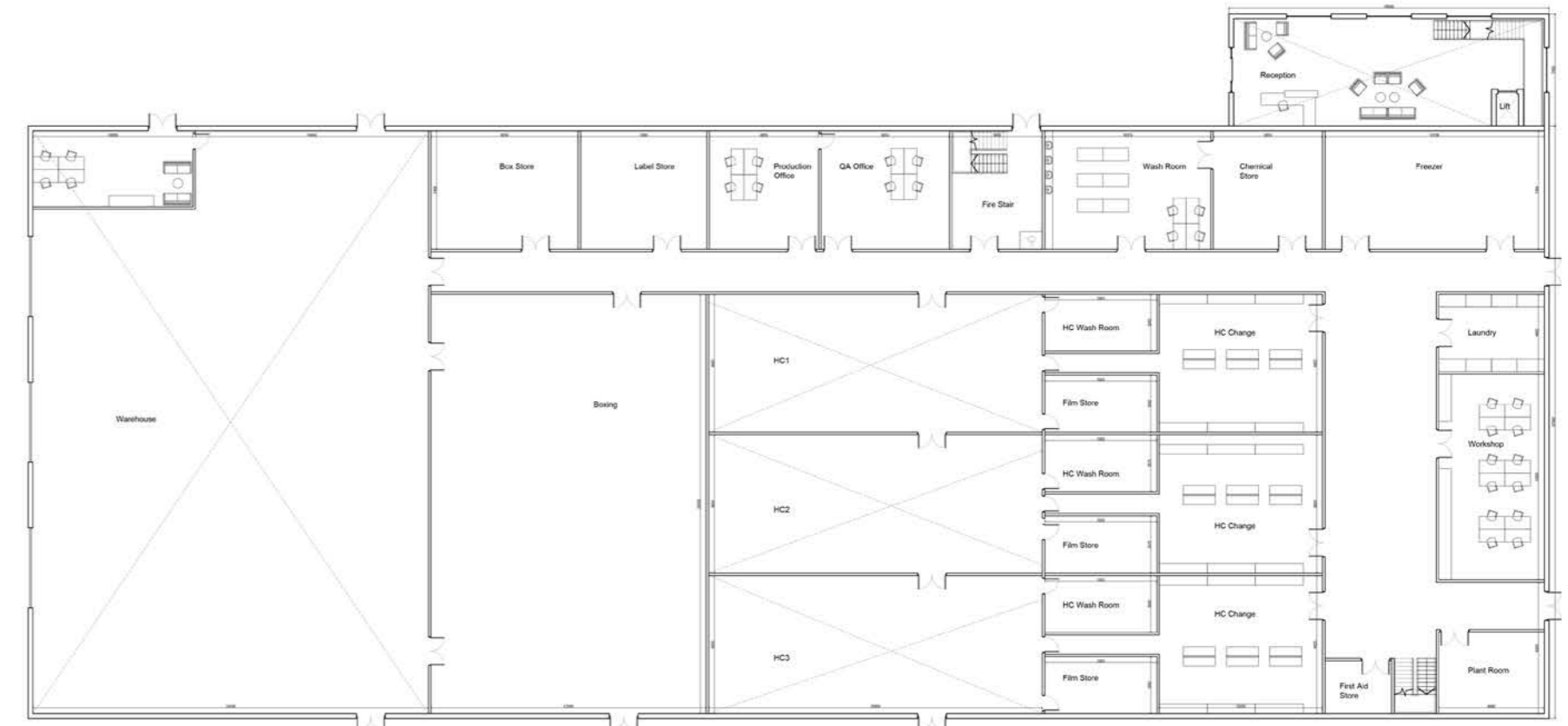
The new factory will consist of 2 floors which will house additional operations as requested by Tom Walker & Sons.

The ground floor will mainly be where all the hands-on jobs will take place such as boxing of the products, labelling, wash rooms, workshops and high care rooms. These high care rooms will require filtered positive air systems and the freezer down to a temperature between 1-5 degrees to keep the products chilled.

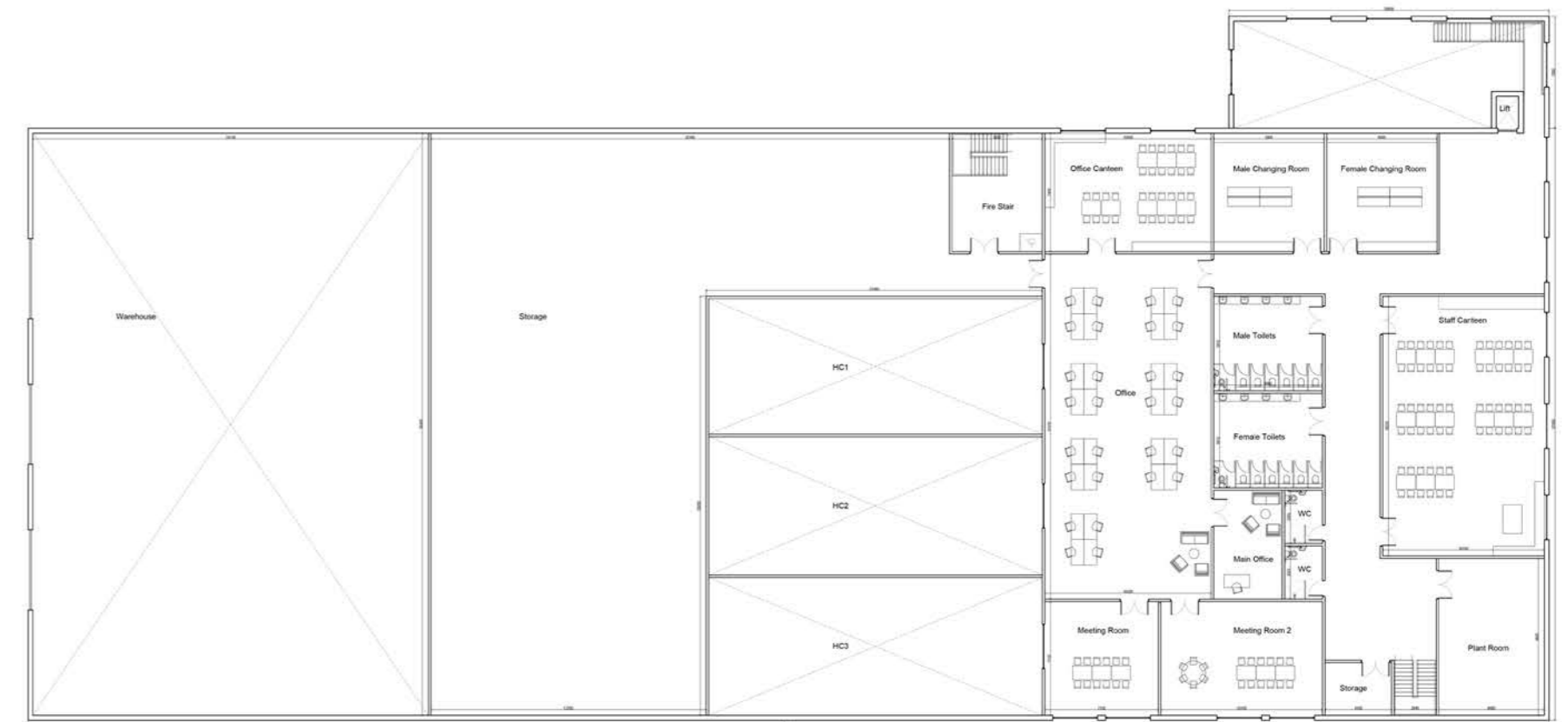
The building will host an operation to take powdered citric acid, dissolve this in water and then take it to customers in tanker trucks. Whilst 'acid' sounds scary it is not a highly hazardous product and don't anticipate any impact on local residents, e.g. fumes. On the North side of the building will be a reception space which will be used as the main access point into the building for all staff and any guests. The reception leads to the first floor via some stairs.

The first floor will mainly consist of offices, meeting rooms and canteens/break spaces for the staff as well as the changing rooms and toilets.

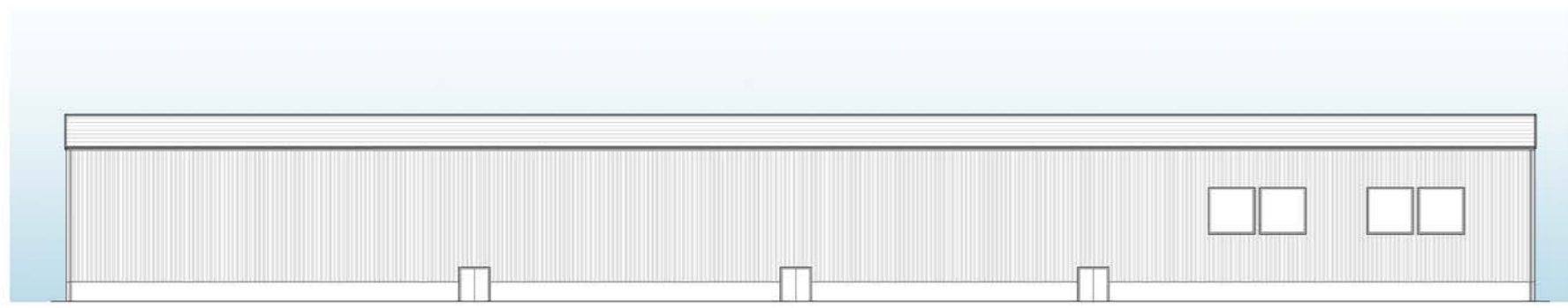
The entire proposal is designed to be wheelchair accessible in order to allow Tom Walker & Sons to remain as an equal opportunities' employer. In this vein, accessible lifts and toilets are provided within the program.



Ground Floor Plan



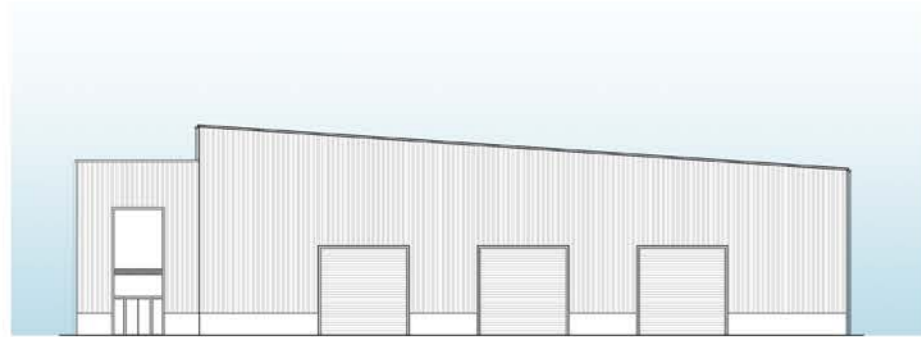
First Floor Plan



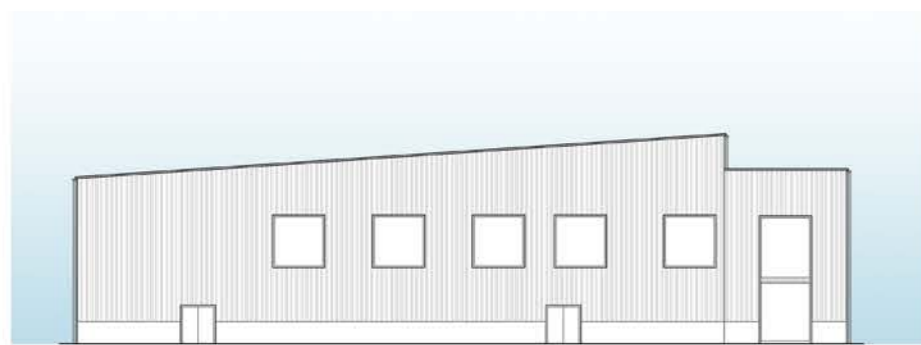
South Elevation



North Elevation



West Elevation



East Elevation

Proposed Factory Elevations (NTS)

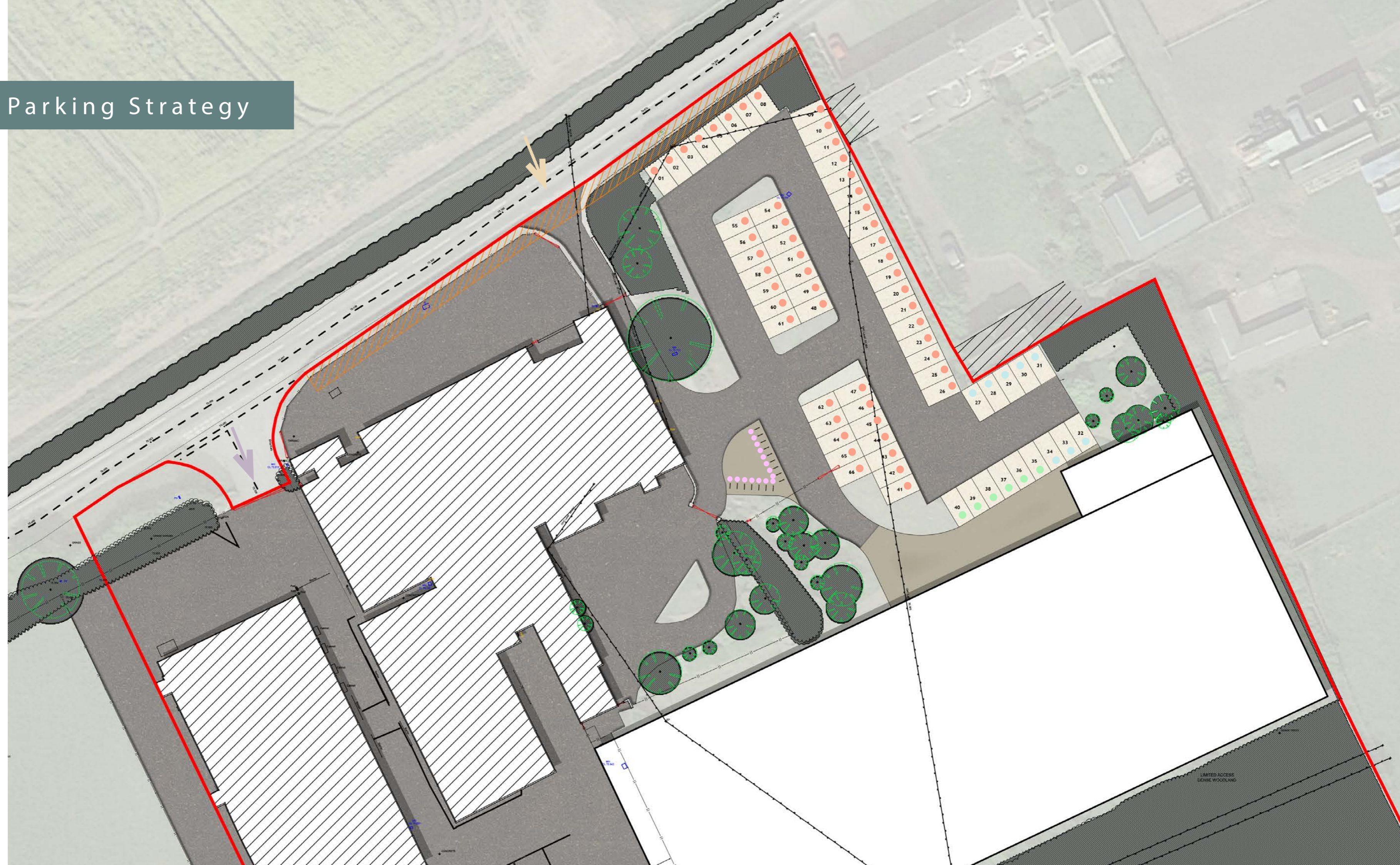


Proposed Site Plan (NTS)

06 | Movement and Parking Strategy

A car park for 66 vehicles that will serve staff, management and visitors is proposed to the north of the site boundary. As explained in the pre-planning application, a petrol interceptor would be required should over 50 spaces be provided. Furthermore, the pre-app proposed a 3m buffer to the A177 to the north of the development, in order to protect the verge and rooting area of existing vegetation in this location.

Within the 66 bays, 6 accessible parking bays are provided as close to the main entrance as is reasonably possible. 8 EV Charging points are proposed in line with current council guidance. Cycle storage is proposed in the form of bike hoops. Significantly, the HGV entrance and pedestrian/staff entrance is separated. This is to ensure safety as well as efficiency for delivery/transportation.



Key:

- HGV Entrance
- Pedestrian/Staff Entrance
- Parking Bays
- EV Charging Bays
- Accessible Bays
- Bike Hoops



Supporting 3D visuals showing a view of the proposed building from the carpark (above) and a view from the external yard/HGV access (right)



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