



FRONT.

ARCHITECTURE

OLD IPSWICH ROAD, COLCHESTER

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1.0 INTRODUCTION.

1.1 - The Purpose Of This Document

This pre-app statement has been prepared by FRONT. Architecture for HT Industrial Ltd. The purpose of this document is to explain the design and access principles and concepts on which the development proposal is based, and explain how these will be reflected in the individual aspects of the scheme. It outlines the proposals for the development of Land to the South East of the A12 along Old Ipswich Road, Colchester. This document should be read in conjunction with the application drawing pack.

1.2 - Summary Of The Proposals

This document explores the potential to develop a new light industrial unit at the site. The document examines the existing site, as well as the constraints and opportunities of the site. The redevelopment of an existing light industrial us to provide a new B8 commercial property circa 22,000SQFT with associated yard space, parking and ancillary refuse and cycle storage.

A summary of the proposals is as follows:

The demolition of existing buildings. The construction of a new warehouse with a B8 use class circa 22,000SQFT with associated yard space, parking and ancillary refuse and cycle storage.

1.3 - The Team

CLIENT DETAILS

Client: HT Industrial Limited
 Client Address: Swift House,
 18 Hoffmanns Way,
 Chelmsford, Essex, CM1 1GU

ARCHITECT DETAILS

Company: FRONT. Architecture Ltd
 Address: 171 High Street,
 Rayleigh, Essex,
 SS6 7QA



PLANNING CONSULTANT

Company: Phase 2 Planning
 Address: Wingham House 9 Freeport Office Village
 Century Drive, Braintree,
 Essex, CM77 8YG

1.0 INTRODUCTION.



UNITED KINGDOM

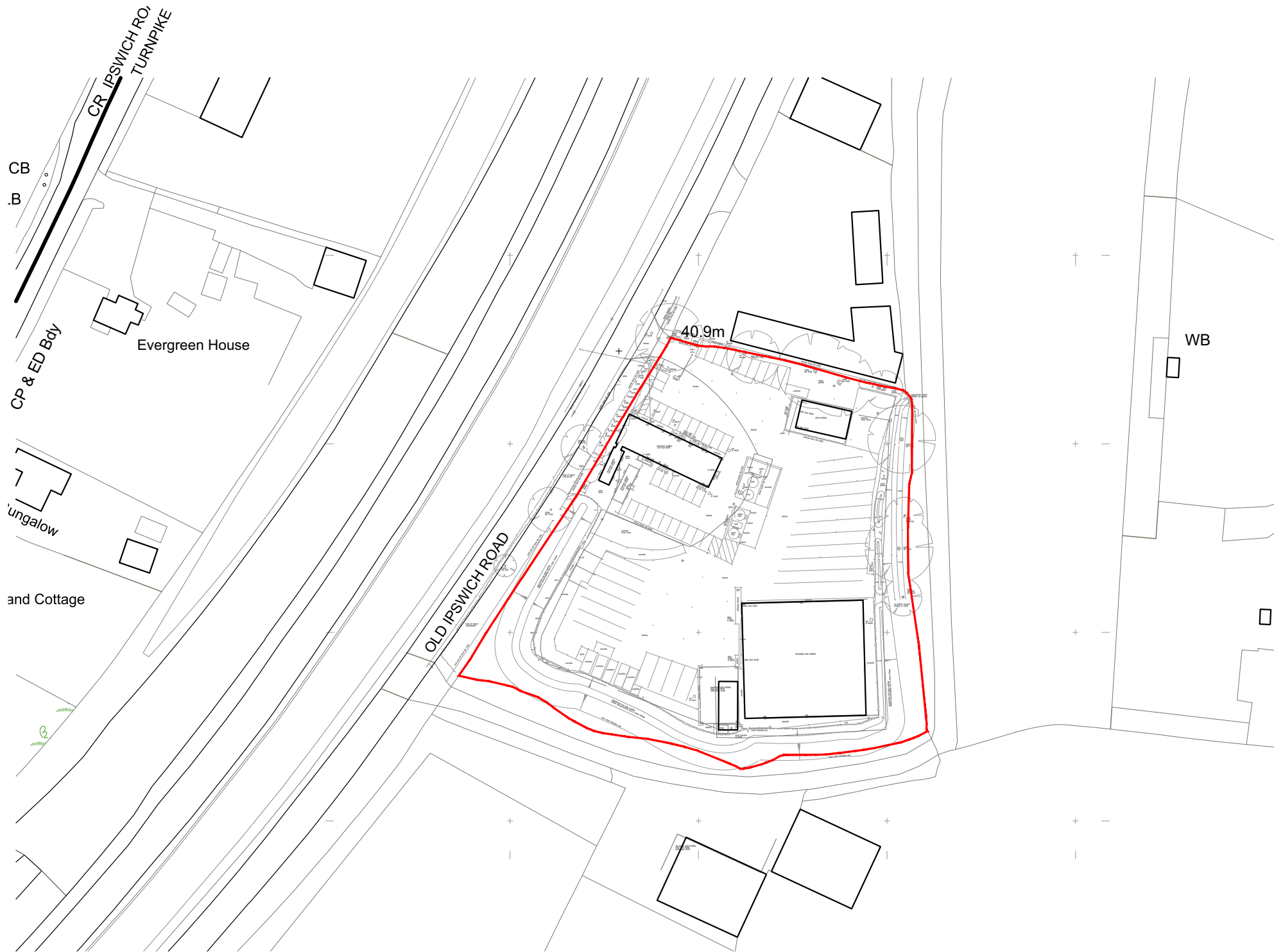


ESSEX, ENGLAND



TENDERING
COUNCIL

2.0 SITE CONTEXT.



TENDERING COUNCIL, ESSEX

2.1 - Introduction.

This section reviews the existing character of the site and the surrounding area. A comprehensive appreciation of the overall site is the starting point for designing a successful place.

2.2 - The Site.

2.2.1 - Site location

The site is located on Old Ipswich Road, South East of the A12 in Colchester. The surrounding context of the site is currently industrial with a minor amount of residential and retail. The site is currently surrounded by fields and hard standing area that are being used as an industrial use. There are a few applications within the immediate area that have been granted permission or up for a decision for a similar use.

2.2.2 - Urban context

This area comprise of predominantly industrial use. The site is currently made up of small warehouses.

2.3 - Existing Building.

The existing site consists of 4 buildings of various sizes. The proposal looks to demolish the existing industrial units and propose a new contemporary warehouse.

2.0

SITE CONTEXT. [SITE PHOTOS]



- 2.4 - Key.**
- 1. View looking towards the opening of the existing building.
 - 2. Slight angled view looking towards the front.
 - 3. View looking towards the side of the building.
 - 4. View looking towards the rear of the site.

2.0 SITE CONTEXT.



- KEY:**
- - - - Main Road
 - Industrial
 - Office Space

2.5 - Local Context

The site is located in close proximity to the A12 dual carriage way which provides good links to central London. The site is surrounded by similar developments that provide industrial and office space.

2.0 SITE CONTEXT.



- KEY
- Site Location
 - Current Applications
 - Approved Applications

2.0

SITE CONTEXT. [HISTORY]

2.6 - Site History

- Reference:** 91/00694/FUL
Description: Conversion of existing building to provide storage, restroom/canteen, office and toilet, facilities related to nursery use91/00694/FUL

Application Type: Full Application
Decision: Approval - Full

- Reference:** 94/00167/FUL
Description: (Ardleigh Oaks, Old Ipswich Road, Ardleigh) Three stables tack room, feed room in altered position to replace existing

Application Type: Full Application
Decision: Approval - Full

- Reference:** 94/00857/FUL
Description: (Ardleigh Oaks, Old Ipswich Road, Ardleigh) Changing room and toilets

Application Type: Full Application
Decision: Approval - Full

- Reference:** 94/01337/FUL
Description: Breeding of miniature ponies in variation to condition No. 2 and retention of existing stables for guard dog invariation to condition No. 3 of planning consent TEN/94/0167

Application Type: Full Application
Decision: Approval - Full

- Reference:** 15/00979/LUEX
Description: Application for lawful use of works depot, including storage of plant & materials, the parking of vehicles (daytime and overnight) and the use of associated offices.

Application Type: Lawful Use
Decision: Withdrawn

2.0 SITE CONTEXT.

2.7 - Pre-Application

A pre-application was submitted and an on site meeting was held on the 9th of June 2023. Following this meeting the plans were amended and received by the council on the 12th July 2023 in which the report was based upon.

The proposal comprises the construction of a storage warehouse [B8 Storage and Distribution Use Class] alongside associated development, following the demolition of the existing industrial units. The proposal will also look to retain the established access onto Old Ipswich Road.

The report received by the council set out any relevant planning policy and consultants that need to be considered as part of a full application.

In conclusion *“Given the character of the area, the established use on site and the proximity to transport links, the development proposal is broadly in compliance with the aims and aspirations of the national and local plan policies mentioned above. The development is considered highly likely to represent sustainable development and is considered to be acceptable in principle subject to demonstrating that the proposal will support economic growth in the district.*

Subject to an acceptable layout and detailed design, and a scheme that demonstrates compliance with the main considerations and policies highlighted above, it is likely that an application for the proposal would receive a recommendation for approval.”

Tendring
District Council



Planning Services
Town Hall
Station Road
Clacton on Sea
Essex CO15 1SE

Lewis Halliday
Phase 2 Planning
Skyline 120
270 Avenue W
Great Notley
Braintree
CM77 7AA

Please ask for: Amy Lang
Tel: 01255 686150
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Website: www.tendringdc.gov.uk

12 September 2023

Dear Lewis,

PRE-APPLICATION ENQUIRY

REFERENCE NUMBER:	23/30086/PREAPP
ENQUIRY:	THE DEMOLITION OF EXISTING BUILDINGS. THE CONSTRUCTION OF A NEW WAREHOUSE WITH A B8 USE CLASS CIRCA 22,000SQFT WITH ASSOCIATED YARD SPACE, PARKING AND ANCILLARY REFUSE AND CYCLE STORAGE.
LOCATION:	ARDLEIGH OAKS, OLD IPSWICH ROAD, ARDLEIGH, ESSEX

Thank you for your pre-application enquiry as detailed above. Apologies for the delay with this response.

Further to our site meeting on 9 June 2023 and the amended plans received on 12 July 2023, I have outlined the main planning policies that are relevant to your proposal, detailed the main planning considerations and noted the information required to support a formal planning application submission.

Your pre-application enquiry is accompanied by the following plans and supporting documentation:

- Cover Letter
- Planning Statement
- Site Plan
- Existing Site Plan
- 100.1 Proposed Block Plan (superseded)
- 100.1 P2 Amended Proposed Block Plan received 12 July 2023
- 100.2 Proposed Floor Plans received 12 July 2023
- 100.3 Proposed Elevations received 12 July 2023

As set out within your supporting statement, the proposal comprises the construction of a storage warehouse (B8 Storage and Distribution Use Class) alongside associated development, following the demolition of the existing industrial units. Further, the site will retain the established access onto Old Ipswich Road. The exact design of the storage warehouse building has not yet been decided, but it is envisaged that it will be of contemporary appearance and measure approximately 11 metres in height.

Chief Executive
Ian Davidson

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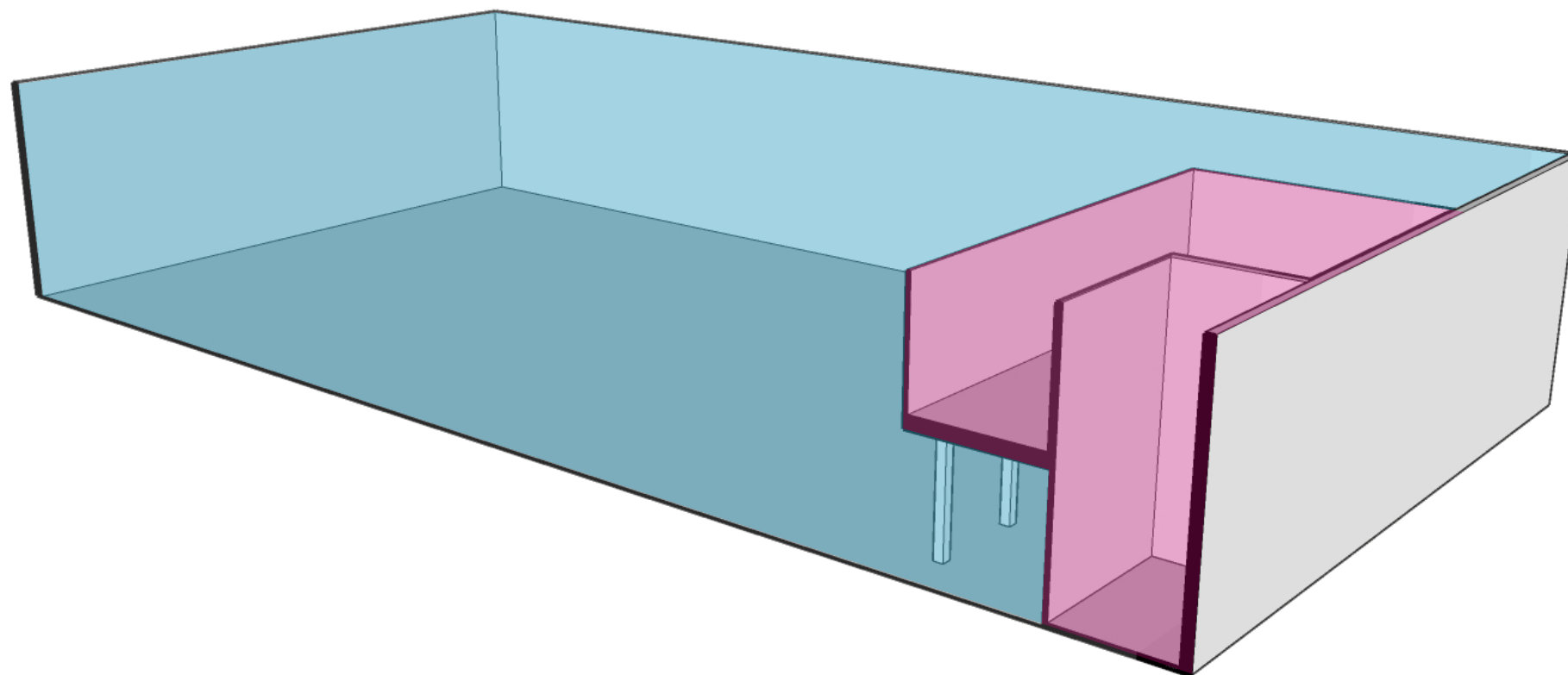
3.0 USE.

3.1 - Proposed Use

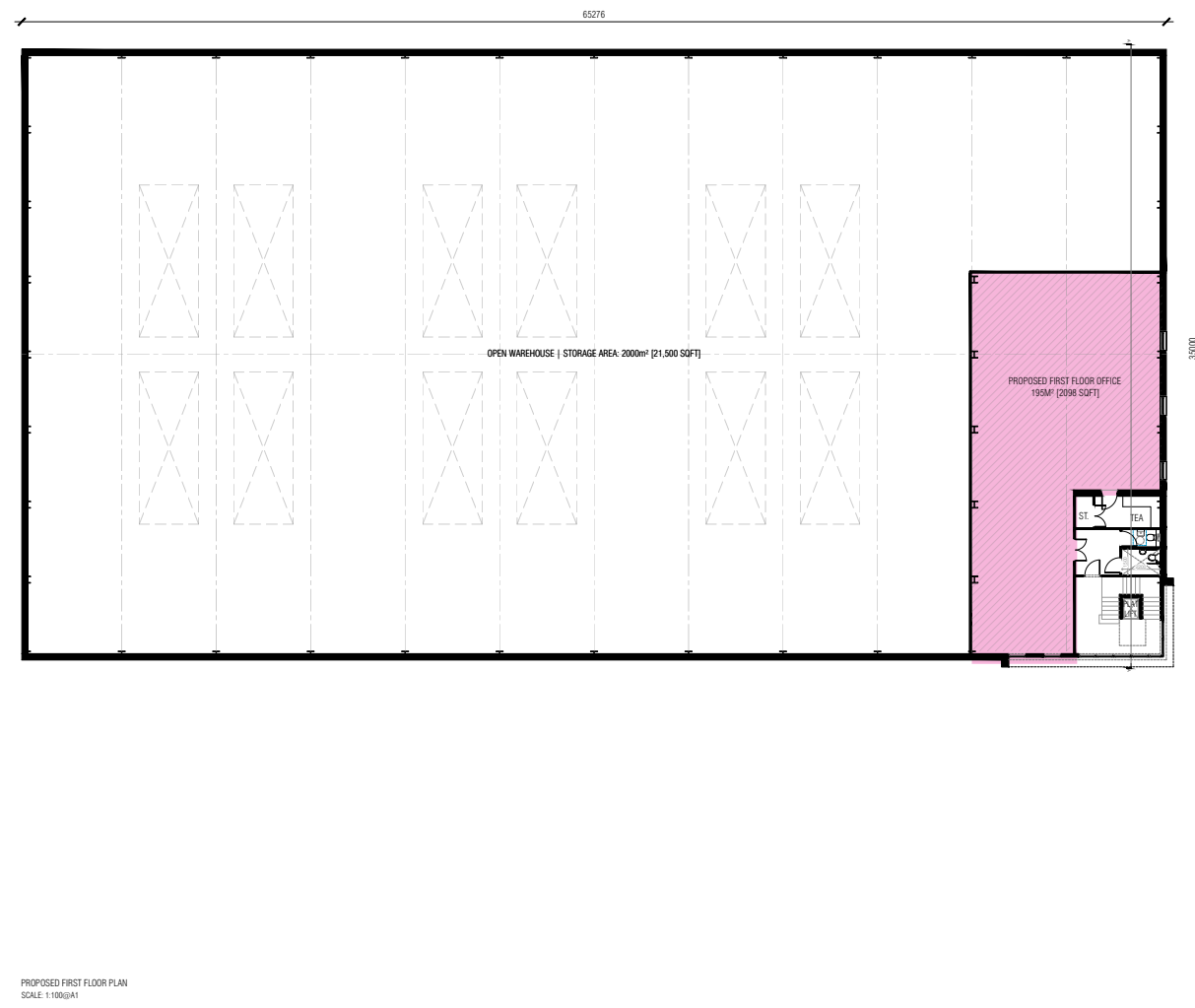
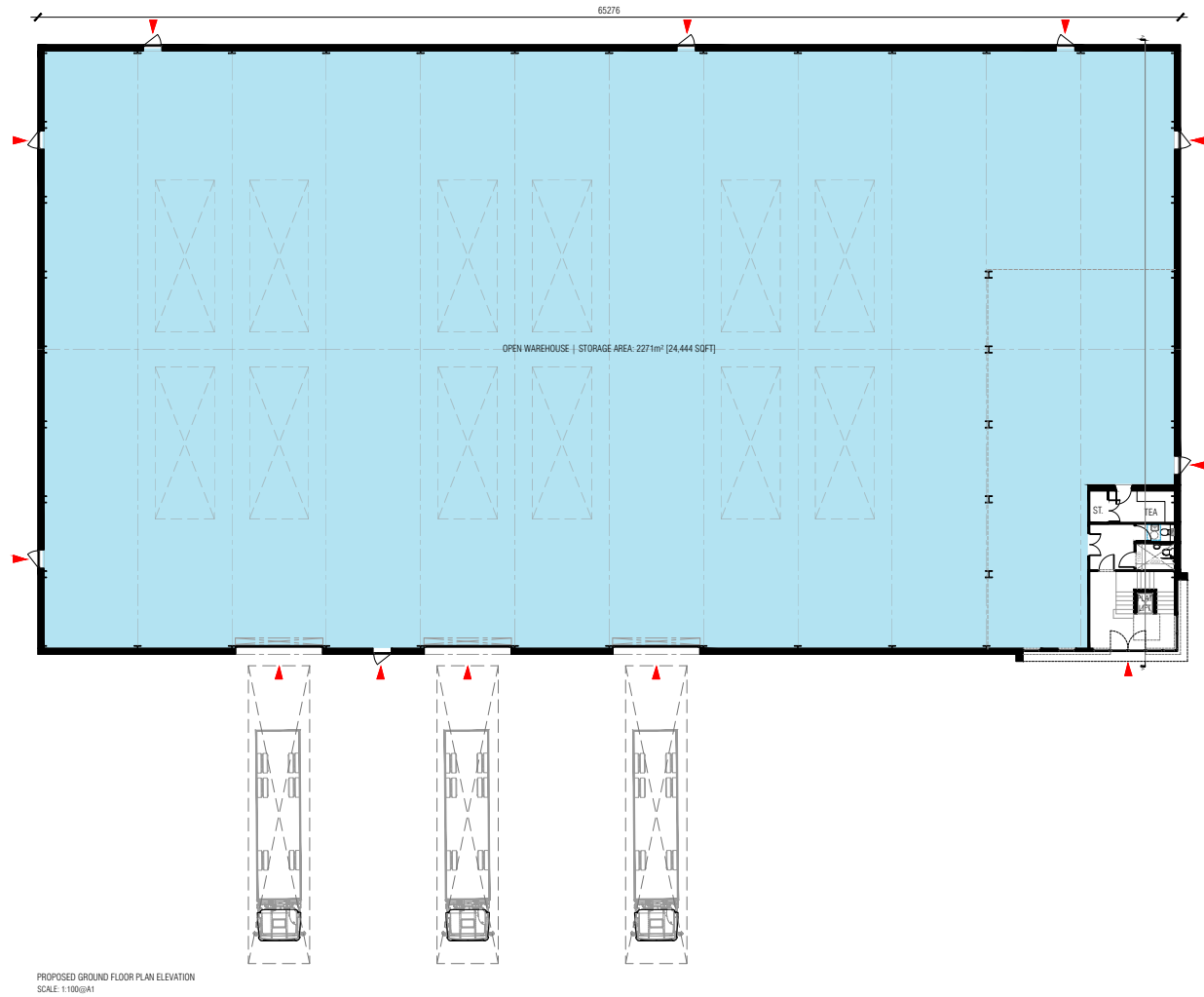
The application is to propose a storage warehouse [B8 Storage and Distribution Use Class] alongside associated development.

The ground floor of the building will be used as warehouse space consisting of 2271 SQM of floor area. A section of the ground floor will incorporate the stair core and platform lift which will also have associated amenities.

The first floor will have an office space of approximately 195 SQM with associated amenities including a wc, disabled WC and tea room.



4.0 AMOUNT.



Plot No	Tenure	Gross Internal Area		Parking Spaces [Including Dis]				
		Metric [m ²]	Imperial [ft ²]					
Warehouse	-	2271.0	24445	16	-	-	-	-
Office	-	195.0	2099	7	-	-	-	-

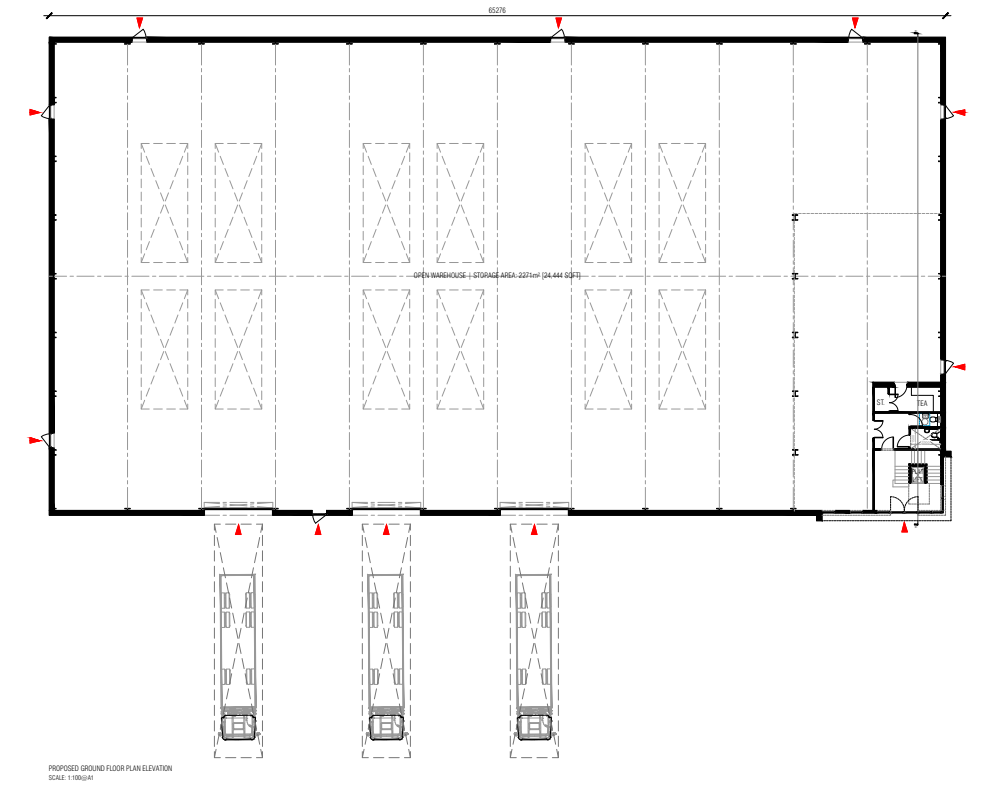
5.0 LAYOUT.

5.1 - Proposed Floor Plans.

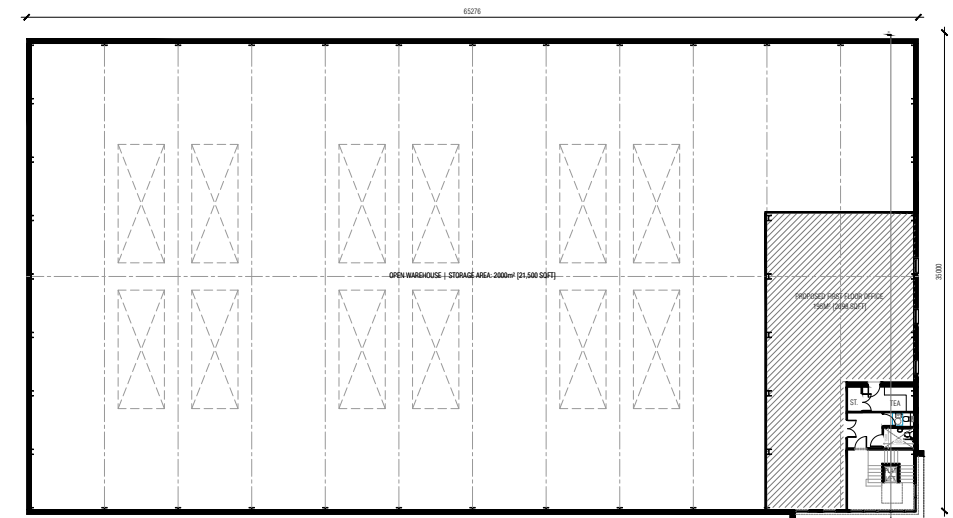
The proposed floor plans are of a typical warehouse layout. The loading bays for the warehouse will be located at the front of the building to allow for easy access from the entrance.

The bin store will be located at the entrance of the site which allows for the collection of waste to be done quickly and efficiently.

The car parking will be located in two locations. The majority of parking will be situated closer to the entrance of the building with the remaining parking being located upon the entrance.



PROPOSED GROUND FLOOR PLAN ELEVATION
SCALE 1:1000



PROPOSED FIRST FLOOR PLAN
SCALE 1:1000



6.0 SCALE.

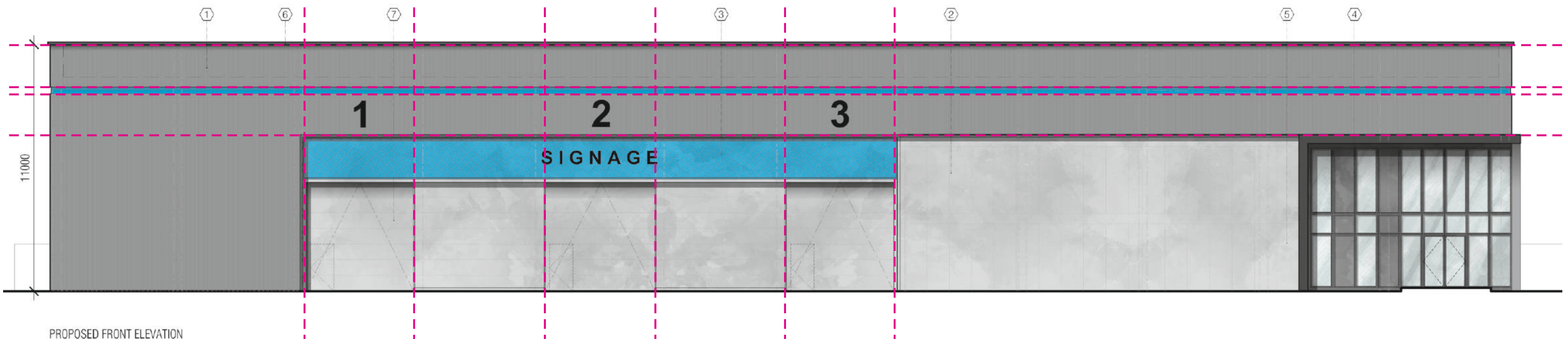
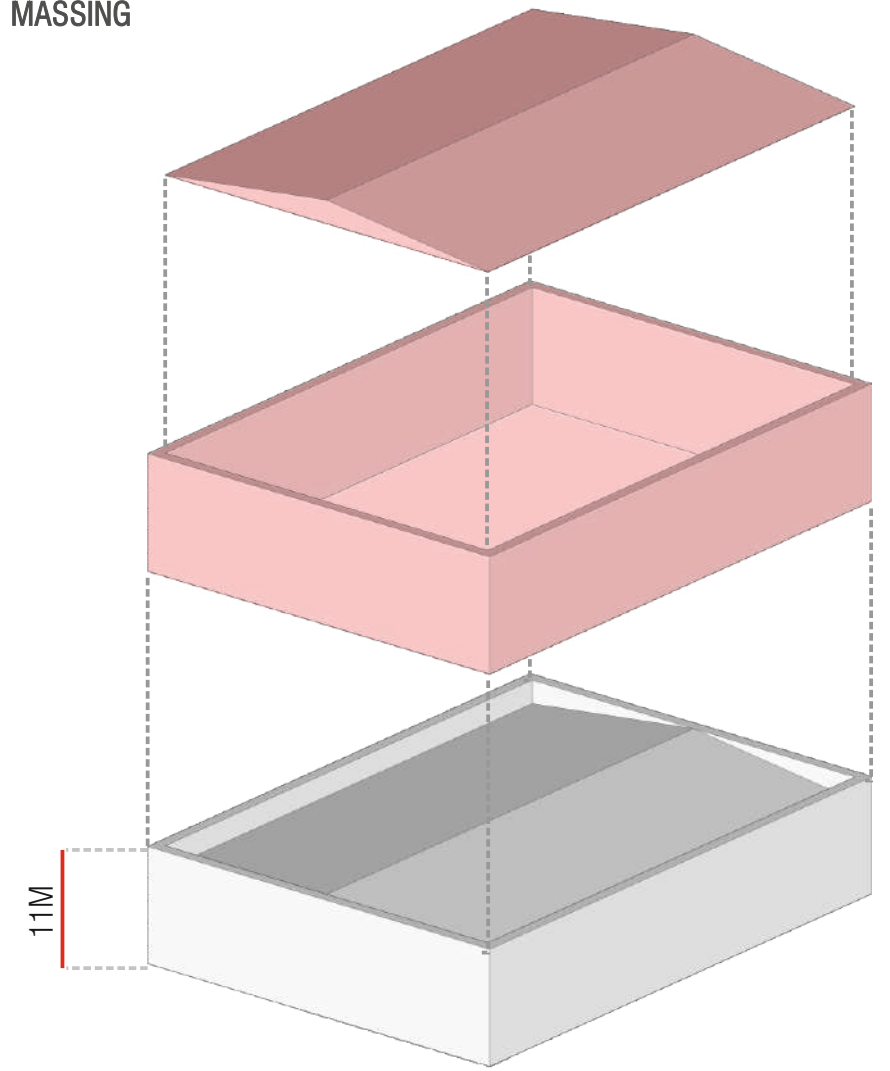
6.1 - Scale and Proportions.

The proposed building will sit at a height of 11M to the parapet. Given the design of the roof this means that a 11M height will be achieved down the middle of the building.

The roof will be constructed by a typical pitched roof and parapet as commonly seen throughout many industrial units.

The site is surround by trees which will look to be retained as part of the scheme. The existing trees will provide a screen to the proposed development.

MASSING



PROPOSED FRONT ELEVATION
SCALE: 1:100@A1

7.0 APPEARANCE.

7.1 - Precedent Study.

A design-led approach has been taken, seeking to achieve an exemplar standard. To the right hand side provides evidences a number of positive approaches to commercial development highlighting how elevational treatment may be applied to articulate a development use class that can often be neglected. The local area displays a vast amount of 'typical' commercial development that although offers good practical space and use, lacks an particular design merit. The proposed development should seek to deliver a contemporary design that is of its time and helps to create a sense of character to the area as achieved at the Systematic Business park development.



7.0 APPEARANCE.

7.2 - Design, Materials and Contribution to Urban Context

Design, Materials and Contribution to Urban Context

The design of the building and the site is integrated into the upcoming surroundings and creates an imaginative response to the following criteria:

- The legibility of functions within the buildings from the public realm;
- The creation of a development which create interest at street level;
- The provision of security by the use of residential occupancy, lighting, and the avoidance of uncontrollable spaces; and
- The use of a consistent palette of materials of high standard throughout the building.

Embodied Energy

The materials have been chosen, wherever possible, to create healthy, comfortable spaces with the lowest possible impact on the environment. Chosen materials will be assessed in relation to The Green Building Handbook. Measures that will be encouraged are as follows:

- Use of materials of low embodied energy and non-oil based products;
- Use of materials from sustainable sources including recycled material;
- Ability to re-use and recycle materials at the end of the life of the building; and
- Sourcing of local materials.



- Parapet Roof.**
Roof colour to match proposed cladding. Client to confirm colour prior to construction.
- Dark Grey Cladding.**
Dark grey metal cladding panel. Client to confirm colour prior to construction.
- Signage.**
Signage to be confirmed upon tenant occupation.
- Light Grey Cladding.**
Metal cladding panel. Colour to be confirmed prior to construction.



PROPOSED FRONT ELEVATION
SCALE: 1:200@A3

7.0 SCALE.

7.3 - Rendered Image.

A 3D generated image has been created to gain a better understanding of how the proposals will look once construction has been completed. As previously mentioned the existing surrounding trees create a screen and natural sound barrier to the site.



8.0 ACCESS.

8.1 - Access.

The proposal will be accessed from the right hand side of the front part of the building. This access will provide access to the stair core and platform lift as well as associated WC and tea room. A pedestrian route will be marked out within the yard space to provide a safe access around the site. This has been shown indicatively on the proposed site plan.

8.2 - Waste Management.

The development will be serviced via a private collection with storage provisions within the yard of the site. A transport statement has been constructed as part of the planning application. The statement analysis the maneuverability of the waste truck and shows that this can comfortably move within the site.

8.3 - Cycle.

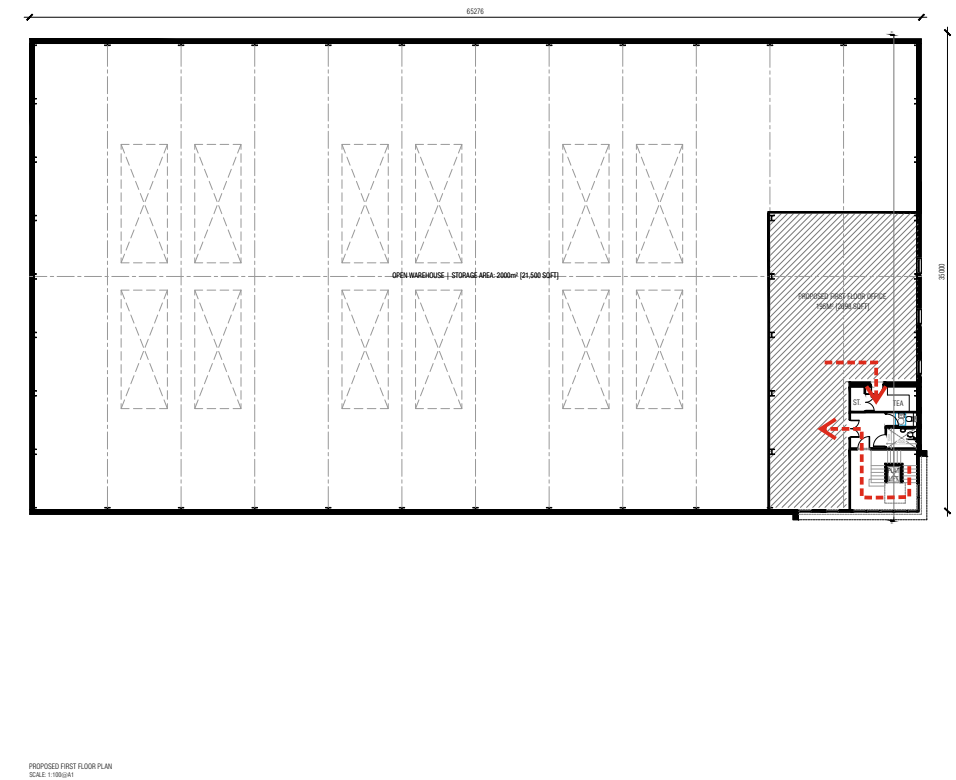
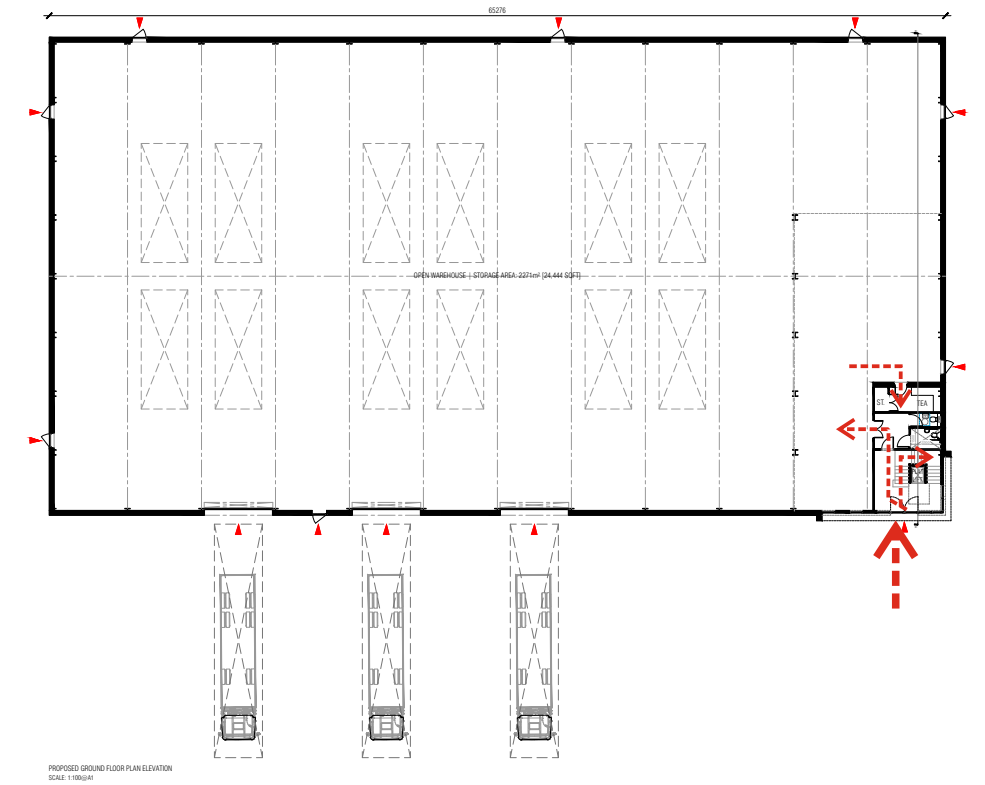
The proposal will provide sufficient cycle parking for the development following the Essex design guide.

B8: 1 Space 500SQM for staff plus 1 space per 1000SQM for visitors

B1/E: 1 Space per 100SQM for staff plus 1 space per 200SQM for visitors

8.4 - Pedestrian Route.

A pedestrian route will look to be incorporated within the design. The current site layout shows painted markings throughout the yard space for pedestrian movement. This allows for safe and easy access around the site. An indicative layout has been shown on the below extract. Shown in Blue.



9.0 SUSTAINABILITY.

9.1 - SUSTAINABILITY

The proposed development will seek to provide a highly sustainable scheme. With the current cost of living crisis it is evident that the energy demand of developments is key to providing sustainable scheme with affordable running costs.

In order to reduce energy demand it is important and most sustainable to reduce the demand before looking at additional bolt on technologies. In order to reduce energy demand the site must take a fabric first approach to development with highly insulated fabrics to reduce the energy requirement to provide heating.

Following this the applicant will look to provide additional improvements through technology including the following:

- Mechanical heat recovery
- Battery Pack storage

The proposed development will seek to deliver a minimum of 10% renewable energy across the development. This will be confirmed by a detailed SAP calculation to ensure the renewable target is met or exceeded. This maybe submitted by condition.

The site will look to incorporate sustainable drainage systems and allow rainwater harvesting where possible throughout the site.

The site offers a great opportunity to deliver a sustainable a energy conscious development with the day to day affordability a key factor for the end user. The applicant is keen to deliver an exemplar scheme that will set a new benchmark for sustainable delivery.

The extension will provide a significant improvement in energy efficiency resulting in lower carbon emissions.

The detailed design of the proposals will therefore seek to:

- be energy efficient through well insulated building fabric
- use materials sourced locally
- minimise water usage
- manage waste both during and after construction
- conserve transport related energy (provision of cycle parking)

Whilst BREEAM certification will not be sought the design principles have been considered. The proposals illustrated within this document respond as follows:

- The building will be designed to exceed the performance requirements of Building Regulations Approved Document Part L.
- The building envelope will be thermally efficient and design to a good standard or air tightness.
- Windows will be thermally broken and be glazed for high performance.

10.0 SUSTAINABILITY.

In conclusion, the innovative design of our new industrial warehouse, which includes storage space and office space, represents a forward-thinking approach to meet the evolving needs of modern businesses. By embracing a contemporary design, we have not only optimized functionality but also created an environment that fosters efficiency, collaboration, and adaptability.

The warehouse retains ample storage capacity to meet the logistical demands of businesses today. By implementing cutting-edge storage solutions and efficient layouts, we have ensured that the facility can accommodate inventory and distribution needs effectively.

The modern, contemporary design of our warehouse not only meets the requirements of functionality but also adds an aesthetic dimension to the workspace. Its sleek and stylish appearance not only aligns with contemporary design trends but also creates a positive impression on clients, partners, and employees.

In conclusion, our new industrial warehouse represents a harmonious fusion of form and function, where storage space and office space are optimized to meet the demands of the modern business landscape. With a commitment to efficiency, flexibility, and aesthetics, we are confident that this facility will serve as a hub for success and innovation in the years to come.