



Design, Access & Planning Statement:

Hadleigh Park Office

Hadleigh Park Business Park

Chapel Lane

Hadleigh

Benfleet

SS7 2PP

Leigh-on-Sea Office
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Contents

1.0 Introduction 3

 1.1 Project Background 3

2.0 Site Analysis 3

 2.1 Site Location, Description & Existing Uses 3

3.0 Design/Method Statement 4

 3.1 Scope of the works 4

 3.2 Building Appearance..... 4

4.0 Access Statement..... 4

 4.1 Access to the Building and Land 4

5.0 Waste Collection and Storage..... 4

6.0 Contamination Assessment 4

7.0 Biodiversity Assessment 4

8.0 Noise impact 5

9.0 Floor Risk Assessment..... 5

10.0 Planning History 6

11.0 Site Photography..... 9

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RICS





1.0 Introduction

1.1 Project Background

Our client, The Salvation Army, seeks to obtain planning permission to make fenestration changes to the existing Hadleigh Farm Hub, including removing glass and replacing with aluminum panels and removing two windows and replacing with aluminum framed double glazed doors. The proposed external facade works will coincide with internal alterations to create one large community space.



2.0 Site Analysis

2.1 Site Location, Description & Existing Uses

The application site, Hadleigh Farm Estate is owned by The Salvation Army and incorporates Hadleigh Training Centre, Rare Breeds Centre, and the Hub Café. Hadleigh farm is an educational commercial farm and a place of natural beauty committed to environmental and social progress and home to an English Heritage site located in Hadleigh within the borough of Castle Point. In 2012 Summer Olympics, the site was used for the men’s and women’s mountain biking events.

The 700-acre farm was purchase in 1891 by William Booth as part of a plan to rescue the destitute from the squalor of London.

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3.0 Design/Method Statement

3.1 Scope of the works

The scope of the work is to remove the glass from the Fridge Room and replace it with aluminum panels and to remove the two windows to the Office (VC18) and Meeting Room (VC17) and replace them with aluminum framed double glazed doors. The proposed external facade works will coincide with internal alterations to create one large community space.

The redesign is required for The Salvation Army to better serve those in the community that they work with and to continue to be able to respond to emerging needs of the community that we continue to encounter. The original building purpose has changed since the impact of Covid and their response to it; which has also resulted in the need to consider how they now use the vital space in the area including to ensure that space remains agile enough to flex with future requirements of those they serve. This redesign we allow The Salvation Army to achieve this. The Salvation Army provide a relied upon community programme from the facility and the intention is to increase the availability of this to allow further individuals from the Castle Point area to participate a key factor in this is providing appropriate building flow and access to reduce barriers in attendance as much as possible. We believe that this proposed redesign will allow The Salvation Army to achieve this.

3.2 Building Appearance

The building's appearance will remain as existing with black cladding, black frame aluminum doors and windows and a brick plinth. The proposed double doors will match that of the existing black aluminum frame double doors. The aluminum panels replacing the glass in the windows in the Fridge Room will match that of the surrounding area. Please note the window frame will remain in situ.

4.0 Access Statement

4.1 Access to the Building and Land

The site access will remain the same and is not affected by the proposals in this application.

5.0 Waste Collection and Storage

We believe that there will be no adverse effects on the waste collection and storage. The existing collection arrangements and storage will remain as it currently is.

6.0 Contamination Assessment

There is no evidence that the site contains any contamination. The risk to human health is therefore considered to be low and therefore further investigative works in relation to contamination are not considered to be required.

7.0 Biodiversity Assessment

We believe the proposal within this Application will have no adverse impact on the biodiversity of the site.

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8.0 Noise impact

We believe the proposals within this Application will not have an adverse impact on noise to the neighbouring community. The Client is happy for standard construction working hour limits to be assigned as a Condition to the Application Decision, if deemed necessary by the LPA.

9.0 Flood Risk Assessment

We believe the proposals within this Application will not have an adverse impact on the current flood risk to the local area as having reviewed the 'Environment Agency' Government web site the property is in:

Flood Zone 1

This Flood Zone is “an area with a low probability of flooding.”



Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	580068/186770	3 Apr 2024 11:41

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- **in an area with critical drainage problems as notified by the Environment Agency**
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

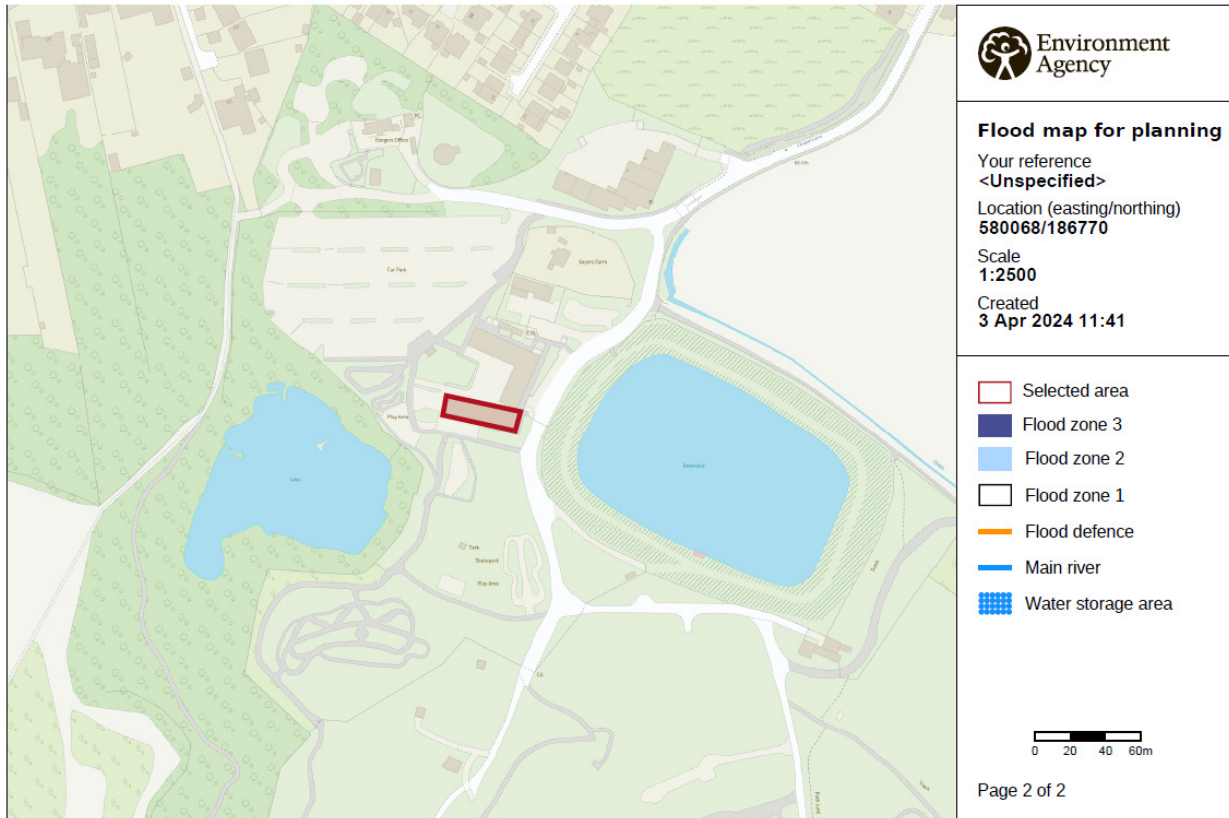
Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

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10.0 Planning History

Based on the review of the Borough Council’s online planning register, it appears there are a number of application registered at this address, please see list below for details.

- Submission of details pursuant to Operational Environmental Management Plan (S106 Agreement Obligation) of CPT/310/12/EFU
- Land At Hadleigh Farm, Land In Hadleigh Country Park And Land At Sayers Farm Chapel Lane Hadleigh Benfleet Essex SS7 2PP
- Ref. No: 14/0727/CDN | Received: Tue 09 Dec 2014 | Validated: Tue 09 Dec 2014 | Status: Decided
- Submission of details pursuant to Condition 10 (bin stores) and Condition 26 (cycle parking) of CPT/310/12/EFU
- Land At Hadleigh Farm, Land In Hadleigh Country Park And Land At Sayers Farm Chapel Lane Hadleigh Essex SS7 2PP
- Ref. No: 14/0658/CDN | Received: Thu 20 Nov 2014 | Validated: Wed 10 Dec 2014 | Status: Decided

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Accredited Contractor





- *Submission Of Details Pursuant To Condition 4 (wildlife Protection Plan), Condition 5 (ecological Management Delivery Plan), Condition 12 (surface Water Drainage), Condition 16 (foul Water Strategy), Condition 19 (historic Building Recording), Condition 21*
- *Land At Hadleigh Farm, Land In Hadleigh Country Park And Land At Sayers Farm, Castle Lane Hadleigh Essex SS7 2PP*
- *Ref. No: CPT/310/12/CDN | Received: Wed 17 Jul 2013 | Validated: Wed 17 Jul 2013 | Status: Unknown*

- *Retention Of Wooden Shed For Use As Retail Display Unit.*
- *Hadleigh Farm Castle Lane Benfleet Essex SS7 2AP*
- *Ref. No: CPT/184/13/FUL | Received: Mon 08 Apr 2013 | Validated: Wed 10 Apr 2013 | Status: Decided*

- *Non Material Amendments To Cpt/310/12/efu - Permanent Recreational Trail Facilities On Land At Hadleigh Farm And Land In The Hadleigh Country Park, Construction Of New Permanent Visitor Centre And Replacement Business Units On Land At Sayers Farm; And Sup*
- *Land At Hadleigh Farm, Land In Hadleigh Country Park & Land At Sayers Farm Chapel Lane Hadleigh Essex SS7 2PP*
- *Ref. No: CPT/310/12/NMA | Received: Mon 18 Mar 2013 | Validated: Mon 18 Mar 2013 | Status: Decided*

- *Retention Of Single Storey Kiosk*
- *Hadleigh Farm Castle Lane Benfleet Essex SS7 2AP*
- *Ref. No: CPT/531/12/FUL | Received: Wed 12 Sep 2012 | Validated: Thu 13 Sep 2012 | Status: Decided*

- *Temporary Look And Wayfinding Signage*
- *Hadleigh Farm Castle Lane Benfleet Essex SS7 2AP*
- *Ref. No: CPT/369/12/ADV | Received: Thu 14 Jun 2012 | Validated: Wed 20 Jun 2012 | Status: Decided*

- *Permanent Recreational Trail Facilities On Land At Hadleigh Farm And Land In The Hadleigh Country Park, Construction Of New Permanent Visitor Centre And Replacement Business Units On Land At Sayers Farm; And Supporting Permanent New Ancillary Infrastructure To Include Car Parking, Access, Landscaping And Utility Services*
- *Land At Hadleigh Farm, Land In Hadleigh Country Park And Land At Sayers Farm Chapel Lane Hadleigh Essex SS7 2PP*
- *Ref. No: CPT/310/12/EFU | Received: Wed 16 May 2012 | Validated: Thu 17 May 2012 | Status: Decided*

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- *Temporary Non-illuminated Sign To Be Used During Olympic Mountain Biking Event*
- *Hadleigh Farm Castle Lane Benfleet Essex SS7 2AP*
- *Ref. No: CPT/202/12/ADV | Received: Wed 21 Mar 2012 | Validated: Wed 21 Mar 2012 | Status: Decided*

- *Scoping Opinion Open for comment icon*
- *Hadleigh Farm & Country Park Castle Lane & Chapel Lane Hadleigh Essex*
- *Ref. No: CPT/137/12/SCO | Received: Tue 28 Feb 2012 | Validated: Thu 01 Mar 2012 | Status: Decided*

- *Discharge Of Condition 4 (venue Resource And Site Waste Management) For London 2012 Olympic Mountain Biking Test Event*
- *Hadleigh Farm Castle Lane Benfleet Essex SS72AP*
- *Ref. No: CPT/228/10/CDN/A | Received: Mon 04 Jul 2011 | Validated: Mon 04 Jul 2011 | Status: Unknown*

- *Permanent Mountain Bike Course Temp.use For London 2012 Olympic & Test (mb) Events & Supporting Facilities & Infra.*
- *Hadleigh Farm Castle Lane & Chapel Lane Hadleigh Essex SS7 2AP*
- *Ref. No: CPT/228/10/FUL | Received: Tue 13 Apr 2010 | Validated: Fri 16 Apr 2010 | Status: Decided*

- *Use Of Farm Building For Monthly Farmers Market*
- *Hadleigh Farm Castle Lane Hadleigh Essex SS7 2AP*
- *Ref. No: CPT/64/05/FUL | Received: Wed 09 Feb 2005 | Validated: Thu 17 Feb 2005 | Status: Decided*

- *Tea Room Extension To Training Centre, refurbish Hostel And Cottage, rebuild Citadel As Heritage Centre, toilets Open for comment icon*
- *Hadleigh Farm (The Salvation Army) Castle Lane Hadleigh Essex SS7 2AP*
- *Ref. No: CPT/188/99/OUT | Received: Thu 18 Mar 1999 | Validated: Wed 07 Apr 1999 | Status: Unknown*

- *FOOTPATH ACCESS*
- *Hadleigh Castle Country Park Adjacent Sayers Farm Chapel Lane Hadleigh Benfleet Essex SS7 2AL*
- *Ref. No: CPT/737/86/CC/7/86 | Received: Wed 28 May 1986 | Validated: Wed 28 May 1986 | Status: Unknown*

- *TOILET BLOCK' '' ' Open for comment icon*
- *Hadleigh Castle Country Park Adjacent Sayers Farm Chapel Lane Hadleigh Essex*
- *Ref. No: CPT/308/86/CC/4/86 | Received: Tue 04 Mar 1986 | Validated: Tue 04 Mar 1986 | Status: Unknown*

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11.0 Site Photography



Existing Hub Café.



Existing Hub Café.

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Existing windows to be removed and replaced with double doors.



Existing side elevation showing the existing Fridge Room window glass to be removed and replaced with black aluminum panels.

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