0739_Coldharbour Lane Open Storage

Design and Access Statement

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Background

This Design and Access Statement accompanies a planning application made on behalf of Cilldara (Rainham) Ltd to provide new open storage within Use Classes B2 and B8 on land previously used for waste landfill at Coldharbour Lane, Rainham, in the London Borough of Havering.

The submission includes a site location plan, proposed site plan with an indicative storage layout, existing and proposed elevations and existing and proposed sections. A detailed boundary treatment section and elevation are also included to illustrate how the site will be secured.

The Design and Access Statement is to be read in conjunction with the following architectural drawings:

0739-PL_002 Site Location Plan_Rev C
0739-PL_020 Existing Elevations_Rev B
0739-PL_030 Existing Sections_Rev B
0739-PL_050 Proposed Site Plan_Rev D
0739-PL_200 Proposed Elevations_Rev D
0739-PL_300 Proposed Sections_Rev D
0739-PL_400 Boundary Detail

Site Location/ Description

The Coldharbour Lane site is located approximately 1.5 miles to the south of Rainham town centre. It is accessed directly from the A13 via the Ferry Lane junction and forms part of a strip of industrial land set between Coldharbour Lane and the River Thames.

The application site is rectangular in proportions and is orientated north-east to south-west. It has boundary lengths of approximately 210 and 125m, and an overall area of 2.74Ha.

The site is bounded by a processing plant and the associated car park operated by Tilda Limited to the south-west and has open industrial wasteland to the south-east. The land to the north site of Coldharbour Lane up to the A13 is designated as the Thames Marshes SSS1. High bay warehouse storage buildings are located to the north-west adjacent to Ferry Lane

The land within the boundary is elevated above the existing flat topography by approximately 3.5m as a consequence of the landfill material held on site. Water courses cross both the middle and northern edges of the plot and also run along the north-west and south-eastern edges. A sub-station, that falls outside the title boundary, and a row of trees address the highway edge.

Design

Use

The proposed scheme will deliver open storage within Use Classes B2 and B8.

The indicative site plan identifies where material will potentially be located in relation to the site access road and footpath.

Amount

The application site has an area of 27,407m^2 of which approximately 21,670m^2 will be assigned for open storage and any associated anciullary uses.

Approximately 2,910m^2 of land to the northern edge of the site will be landscaped as illustrated on the Landscape Architect's drawiings.

Layout

The site layout design is constrained by the need to access the site from Coldharbour Lane and rise up to the concrete open storage apron. A new highway junction is formed in the middle of the north-eastern boundary, with a single lane internal road and footway connecting the public highway with the open storage area.

New 2m high palisade gates are set in from the boundary to enable a vehicle to wait off of the public highway, with a traffic signal used to manage vehicle movements up and down the internal access road. 2m high palisade fencing secures the perimeter of the site, containing landscaping to the highway edge, and continues around all four boundaries of the site.

Watercourses crossing the site are culverted below the concrete storage apron and to the front of the site from the point that the new access road enters the plot. An open watercourse is retained to the north of the access and is integrated into the landscaped screening scheme.

Sheet piling is used to retain the edges of the elevated concrete apron, with palisade fencing and Armco barriers set inboard of the retaining line.

Scale and massing

The scale and massing relates solely to the capping and reprofiling of the land to deliver a level concrete apron for the open storage.

Existing sections identify that the site is broadly around 6m AOD with a high point of 6.64m. The proposed concrete storage apron is set at a level of 6.25m AOD broadly aligning with the existing topography.

Appearance

There are limited architectural elements associated with the application that affect the appearance of the development. The sheet piling will be left untreated to blend into the natural landscape. Palisade fencing will be powder coated in Moss Green (RAL 6005) in response to the proposed frontage landscaping and the low level Armco barriers in hot dipped galvanised steel.

Summary

The design of the scheme has evolved in response to the aspirations of Cilldara (Rainham) Limited to deliver new open storage facilities at the Coldharbour Lane site.

The proposals which are now being submitted for planning approval will offer the following benefits:

Introduces B2 and B8 open storage Use Classes appropriate for the context

Creates a meaningful employment use on an area of derelict land

Allows landfill material to be capped with a concrete apron

Fully secures the site with a 2m high palisade fence

Includes landscape enhancements to the public frontage on Coldharbour Lane