

Edginswell Retail Edginswell, Torquay

Design & Access Statement

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2047_Edginswell Retail



Architects | Urban Designers

Document Revision

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1.0 INTRODUCTION

1.1 ABOUT THIS DOCUMENT

KTA Architects have been appointed to prepare this document to support a full planning application for a proposed new retail unit at Edginswell, Torquay.

This document provides an overview of the site, planning history and proposal.

1.2 PROJECT TEAM

APPLICANT:
TDA

AGENT:
KTA



The proposed retail unit at Edginswell, Torquay. Illustrative view.
Image credit: KTA Architects.

2.0 PROPOSALS OVERVIEW

2.1 SITE LOCATION PLAN AND SITE OVERVIEW

The site is located on land at Edginswell, Torquay and is accessed from Orchard Way. Secondary access is possible from Edginswell Lane.

The site is part of a wider outline consent originating in 2007 for business use, a car showroom, a retail warehouse, restaurant, highways works and associated parking.

The blue line illustrates the consented Major Outline Application. Part of this is now built out with a Vauxhall Eden car showroom and business park offices as shown adjacent.

Prior to this application an enabling works application was submitted to allow future development on this application site and the wider site.

The proposed enabling works will allow future full applications on 01,02,03 as noted below.

01. Proposed retail plot (this application).
02. Proposed plot for future serviced employment subject to a future full application.
03. Proposed plot for a future R&D use subject to a future full application.
04. Existing parcel to be further landscaped.
05. Existing cycle path unchanged.

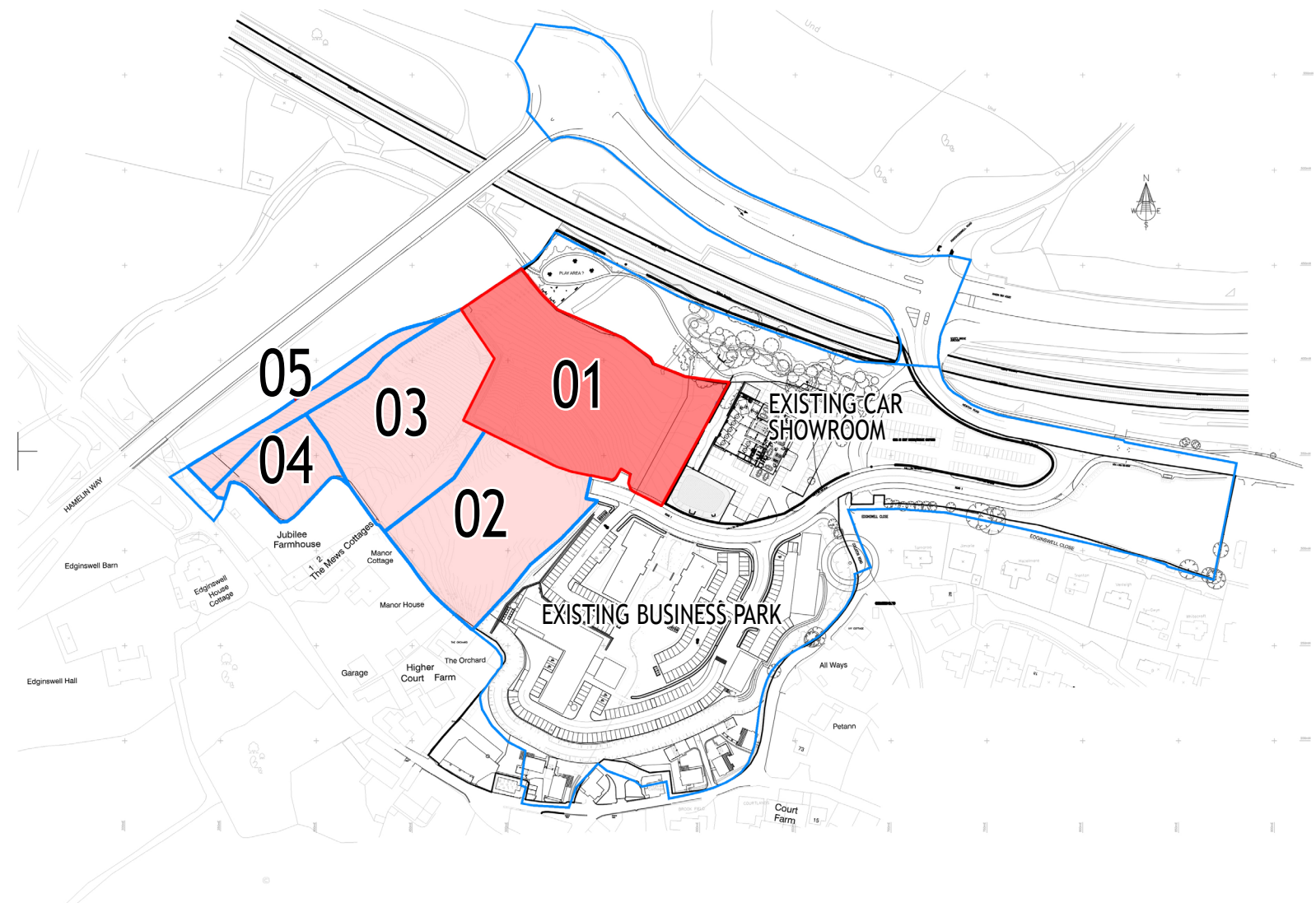


Image: Proposed plot parcels for future applications and existing as built credit: Axon Architects (base drawing) and KTA Architects.

2.2 EXISTING BUILT CONTEXT

The immediate context includes a mix of built forms and fields, intersected by the South Devon Express-way, Hamelin Way, Riviera Way and the railway line.

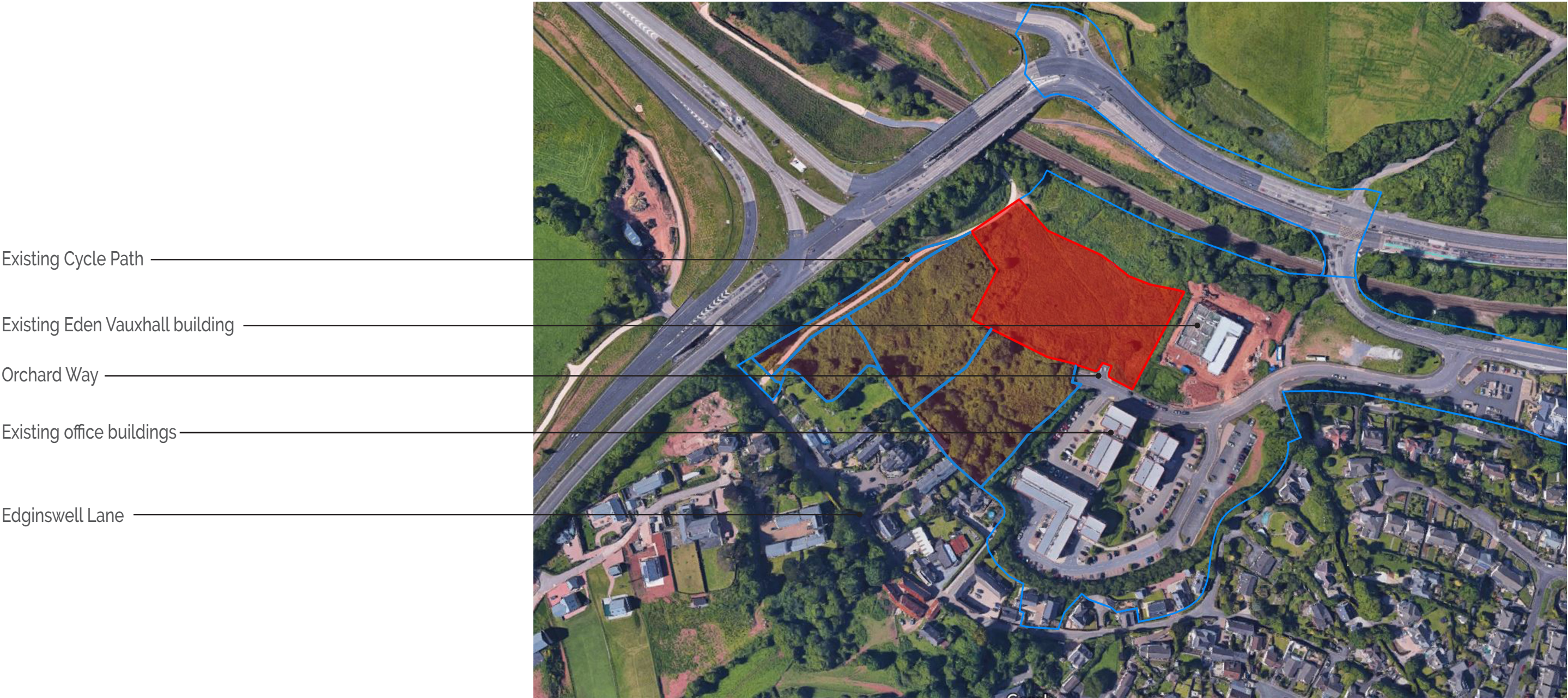
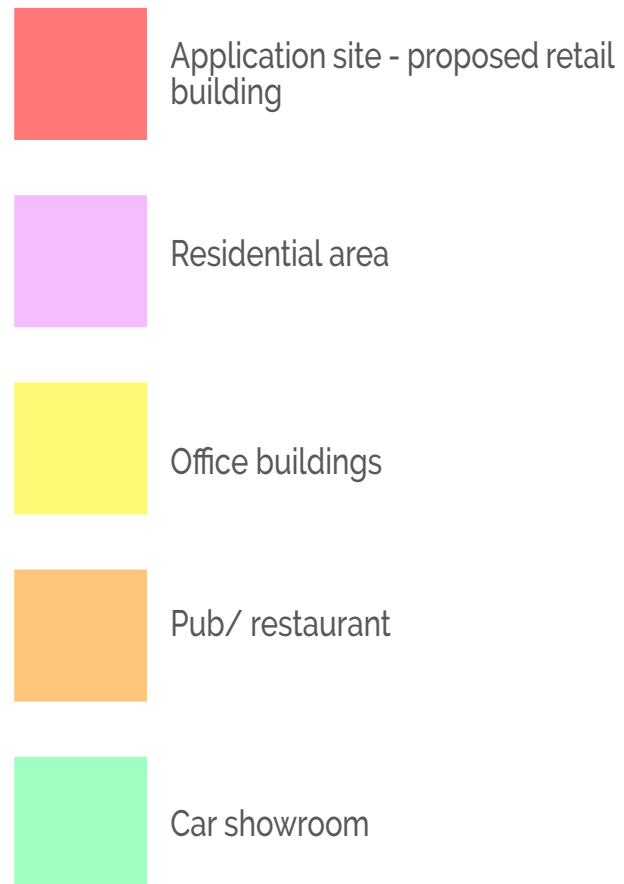


Image: Site context. Image credit: KTA Architects.

2.3 EXISTING LAND USES

The immediate context includes the Eden Vauxhall showroom and a complex of three office buildings. A large residential area lies to the east and south.



The application site and residual site is currently vacant.

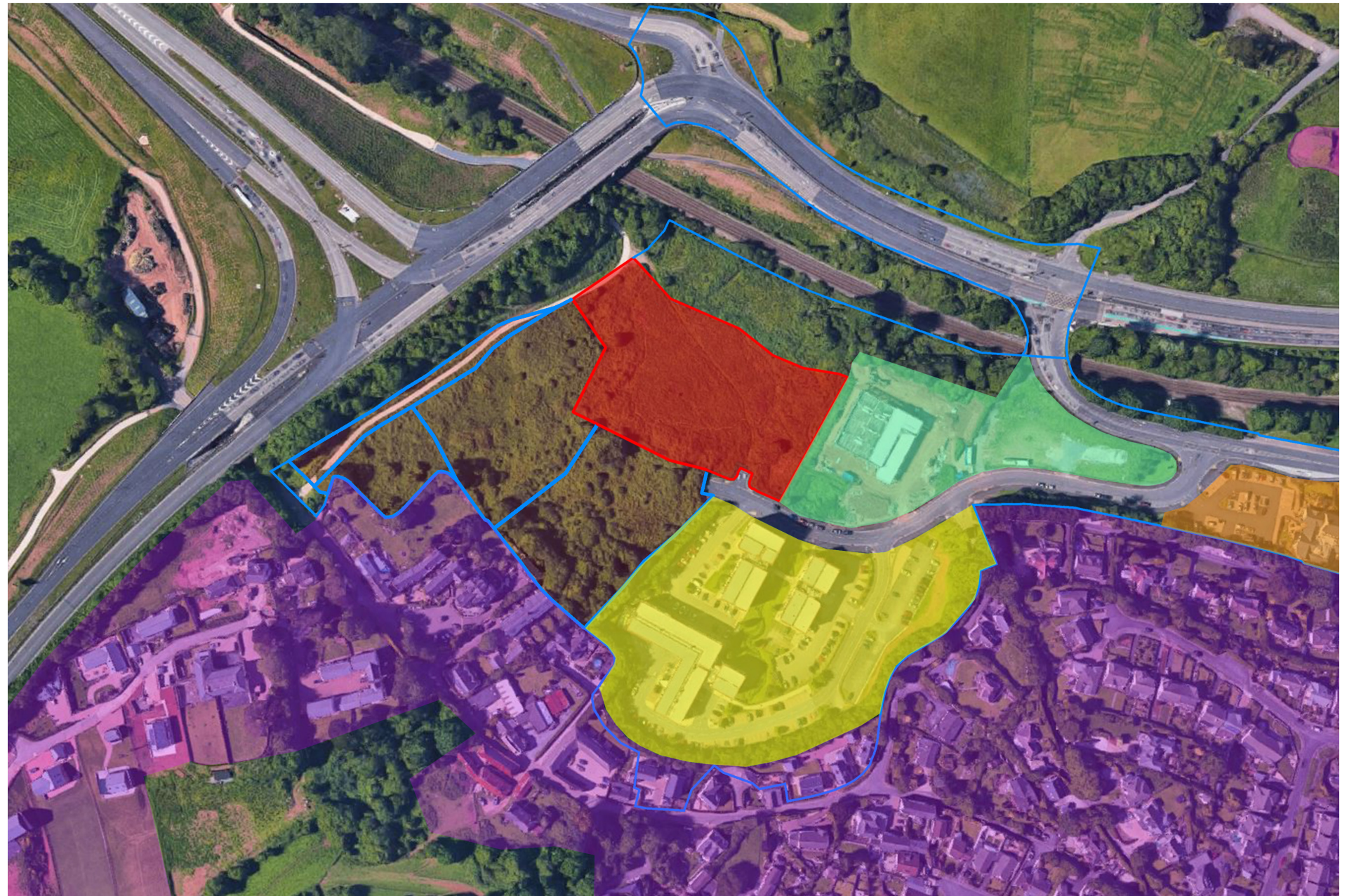


Image: Zoning. Image credit: KTA Architects.

3.0 PLANNING HISTORY

3.1 FORMER APPLICATIONS

The application site is part of a wider mixed use development which received conditional outline approval in June 2008. Following approval, four subsequent applications have followed which are listed below in reverse chronology.

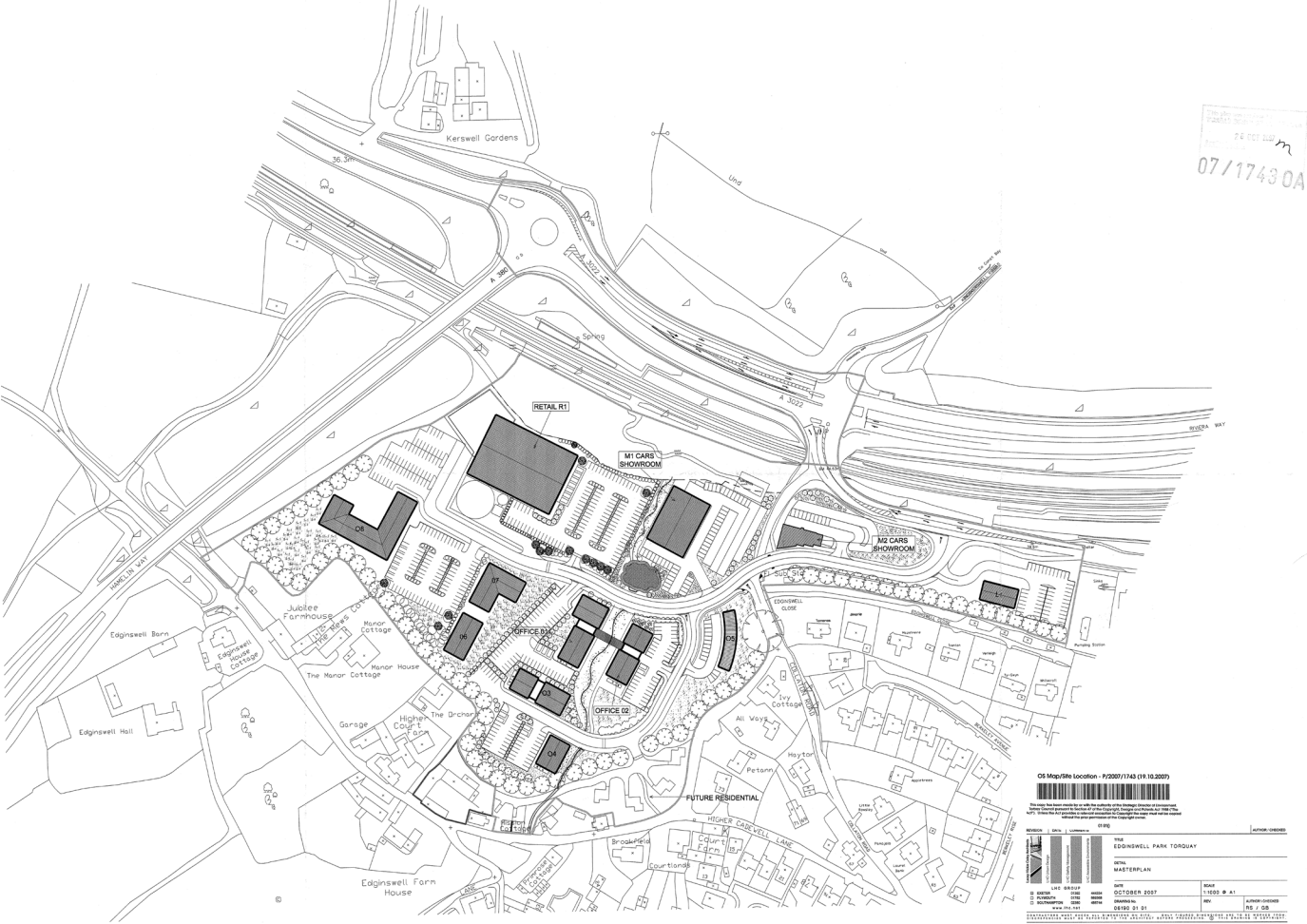
A summary of all five applications can be found on the following

APPLICATION TYPE	APPLICATION	VALIDATION DATE	STATUS
Variation of condition P1	P/2020/0713 Variation of condition P1 of P/2016/0955 (variation of P /2007/1743: Mixed Use Development Comprising Business Use Class B1, Car Showroom, Retail Warehouse And Residential And Public House/Restaurant (Class A3/A4) With Associated Highway Works And Car Parking (In Outline)) to allow amendments to one car showroom. (This permission relates solely to those elements granted consent and have extant detailed planning permission under reference P/2016/0955 (one car showroom and one retail unit). (The proposed development to which the application relates is situated within 10 metres of relevant railway land) Open for comment icon	Tue 28 Jul 2020	Registered
Variation of condition P1	P/2016/0955 Variation of condition P1 of P/2007/1743 (Mixed Use Development Comprising Business Use Class B1, Car Showroom, Retail Warehouse And Residential And Public House/Restaurant (Class A3/A4) With Associated Highway Works And Car Parking (In Outline)) to allow amendments to the appearance, footprint and internal layout of one car showroom and alterations to the layout of the parking and car display area. This permission relates solely to those elements granted consent and have extant detailed planning permission under reference P/2007/1743 (two car showrooms and one retail unit).	Wed 07 Sep 2016	Approved
NMA to P/2007/1743	P/2016/0778 Non Material Amendment to P/2007/1743 - Addition of an Approved Plans (P1) Condition to the decision notice.	Thu 14 Jul 2016	Approved
Amendments to planning permission P/2007/1743	P/2009/0055 Amendments to planning permission (app number P/2007/1743/MOA) comprising a draught lobby to main entrance and additional fire door at ground floor level to office building O2	Fri 16 Jan 2009	Conditional Approval
Major Outline Application	P/2007/1743 Mixed Use Development Comprising Business Use Class B1, Car Showroom, Retail Warehouse And Residential And Public House/Restaurant (Class A3/A4) With Associated Highway Works And Car Parking.(In Outline)	Fri 26 Oct 2007	Conditional Approval

3.2 APPLICATION 01

Outline planning permission was achieved on the wider site in June 2008. This permission provided a masterplan for the site including business use, a car show room, retail warehouse, residential, public house/ restaurant highways works and parking.

APPLICATION TYPE	APPLICATION	VALIDATION DATE	STATUS
Major Outline Application	P/2007/1743 Mixed Use Development Comprising Business Use Class B1, Car Showroom, Retail Warehouse And Residential And Public House/Restaurant (Class A3/A4) With Associated Highway Works And Car Parking.(In Outline)	Fri 26 Oct 2007	Conditional Approval

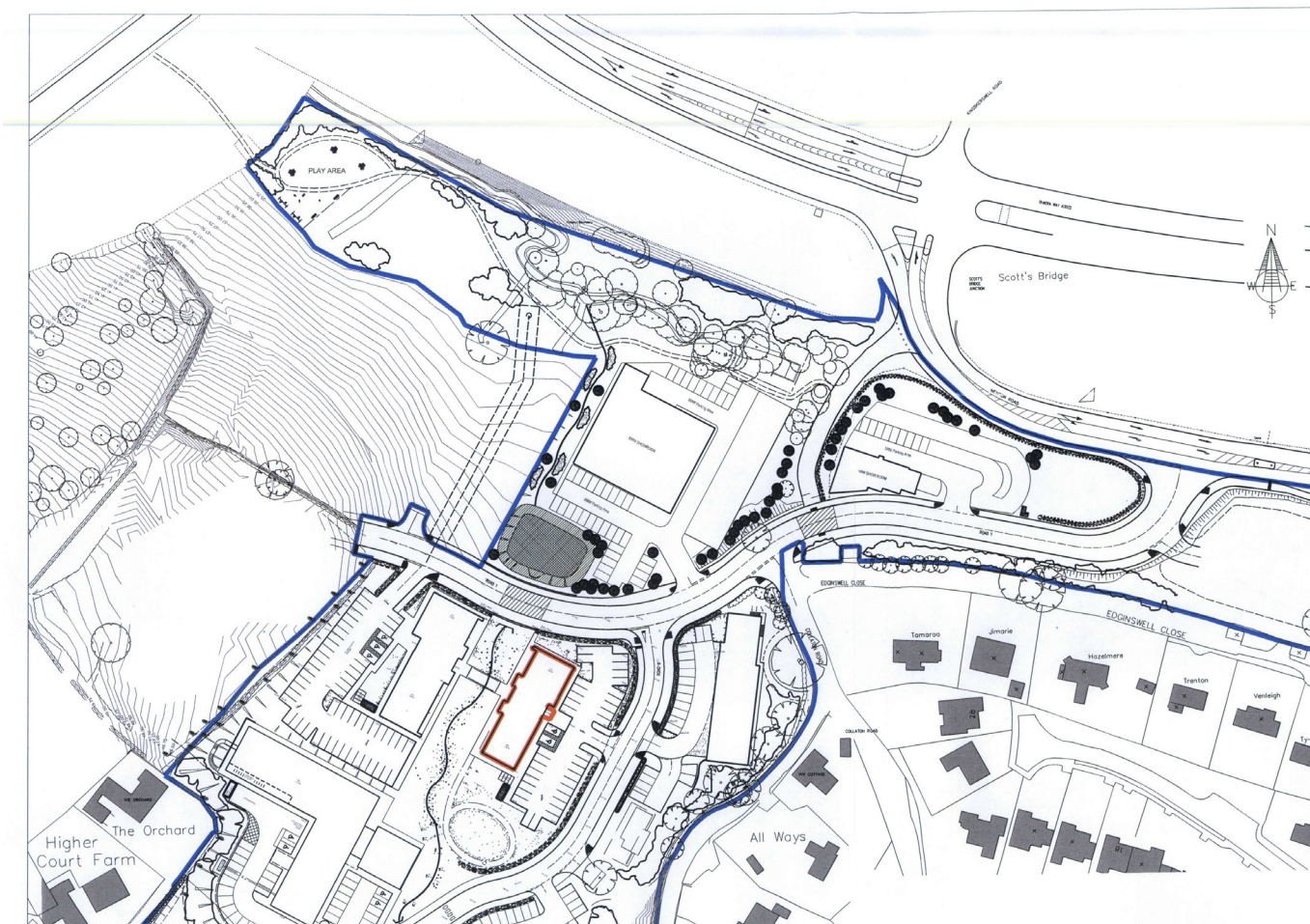


Images: The original outline consent for business use, car show room, retail warehouse, residential, public house/ restaurant highways works and parking. Image credit: Scott Wilson Ltd & LHC Architects.

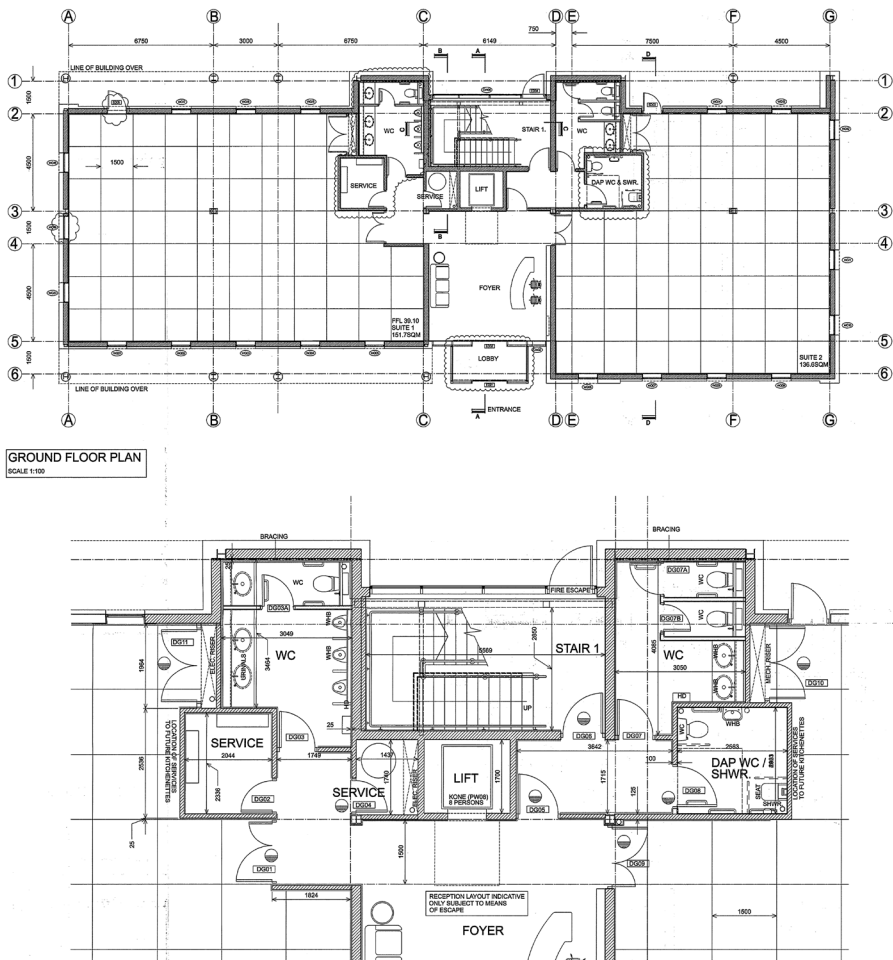
3.3 APPLICATION 02

Detailed planning permission was achieved for building 02 under the Major Outline Application P/2007/1743. As a result, application P/2009/0055 sought to make minor adjustments to the entrance core.

APPLICATION TYPE	APPLICATION	VALIDATION DATE	STATUS
Amendments to planning permission P/2007/1743	P/2009/0055 Amendments to planning permission (app number P/2007/1743/MOA) comprising a draught lobby to main entrance and additional fire door at ground floor level to office building 02	Fri 16 Jan 2009	Conditional Approval



Images:: The consented alterations to building 02. Image credit: LHC Architects.



3.4 APPLICATION 03

In July 2016 an NMA was sought on application P/2007/1743 in order to append a P1 Plans Condition to the previous consent.

APPLICATION TYPE	APPLICATION	VALIDATION DATE	STATUS
NMA to P/2007/1743	P/2016/0778 Non Material Amendment to P/2007/1743 - Addition of an Approved Plans (P1) Condition to the decision notice.	Thu 14 Jul 2016	Approved

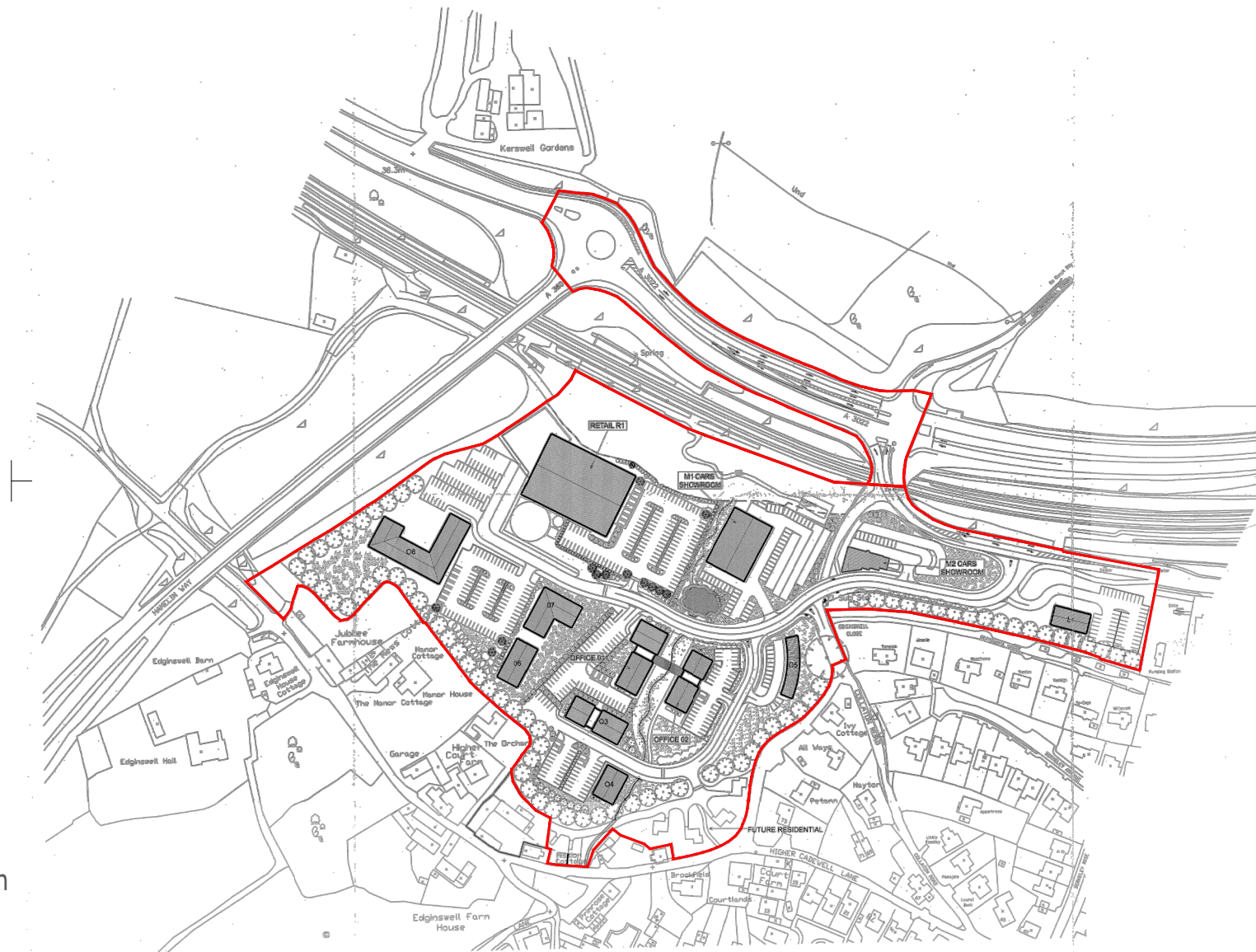


Image: The site location plan associated with the NMA. Image credit: Axon Architects .

3.5 APPLICATION 04

A variation of condition P1 was submitted in September 2016. This application made changes to the proposed Eden Vauxhall car showroom.

APPLICATION TYPE	APPLICATION	VALIDATION DATE	STATUS
Variation of condition P1	P/2016/0955 Variation of condition P1 of P/2007/1743 (Mixed Use Development Comprising Business Use Class B1, Car Showroom, Retail Warehouse And Residential And Public House/Restaurant (Class A3/A4) With Associated Highway Works And Car Parking (In Outline)) to allow amendments to the appearance, footprint and internal layout of one car showroom and alterations to the layout of the parking and car display area. This permission relates solely to those elements granted consent and have extant detailed planning permission under reference P/2007/1743 (two car showrooms and one retail unit).	Wed 07 Sep 2016	Approved

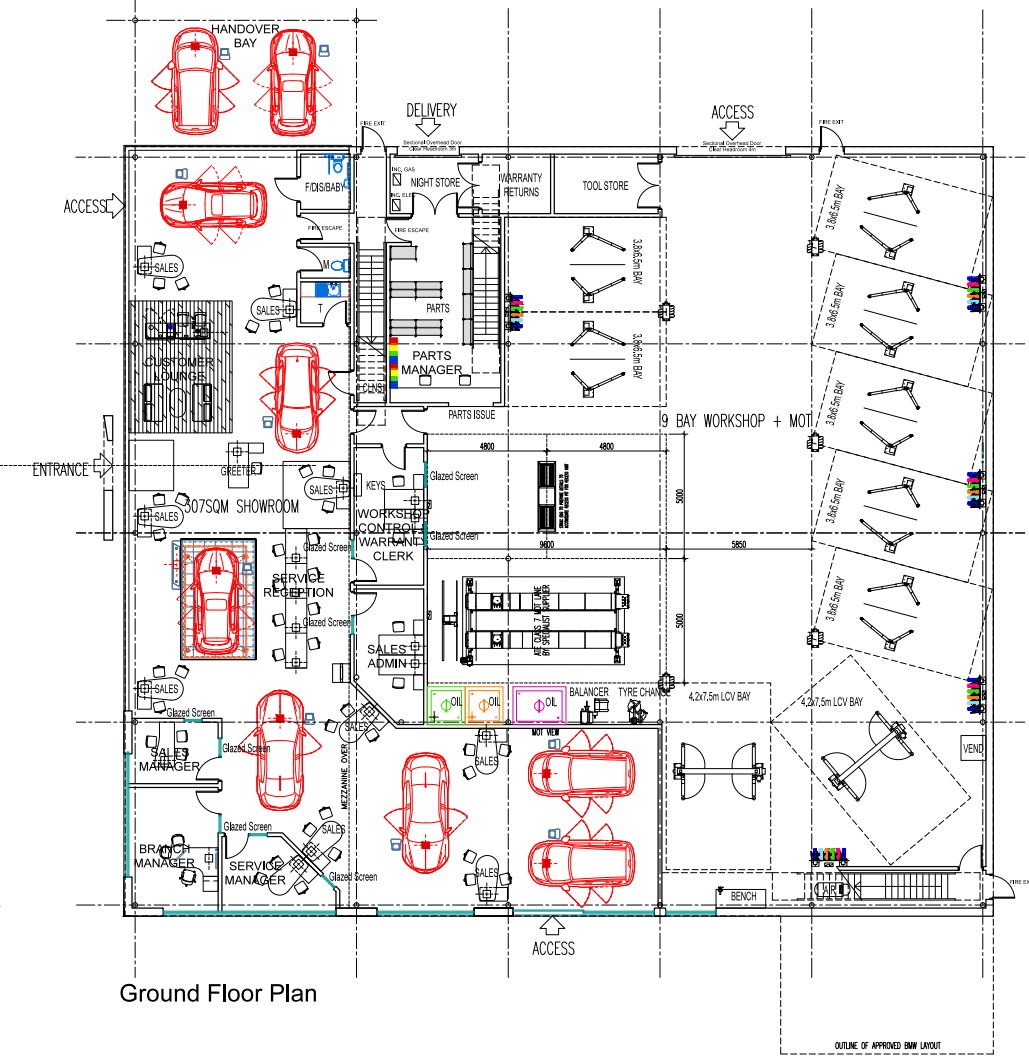


Image: The updated car show room associated with the variation of condition P1. Image credit: Axon Architects .

3.6 APPLICATION 05

Application 05 was submitted in July 2020 and at the time of writing this summary (Oct 2020) was yet to be determined. The application seeks to vary condition P1 of application P/2016/0955.

APPLICATION TYPE	APPLICATION	VALIDATION DATE	STATUS
Variation of condition P1	P/2020/0713 Variation of condition P1 of P/2016/0955 (variation of P /2007/1743: Mixed Use Development Comprising Business Use Class B1, Car Showroom, Retail Warehouse And Residential And Public House/Restaurant (Class A3/A4) With Associated Highway Works And Car Parking (In Outline)) to allow amendments to one car showroom. (This permission relates solely to those elements granted consent and have extant detailed planning permission under reference P/2016/0955 (one car showroom and one retail unit). (The proposed development to which the application relates is situated within 10 metres of relevant railway land) Open for comment icon	Tue 28 Jul 2020	Registered

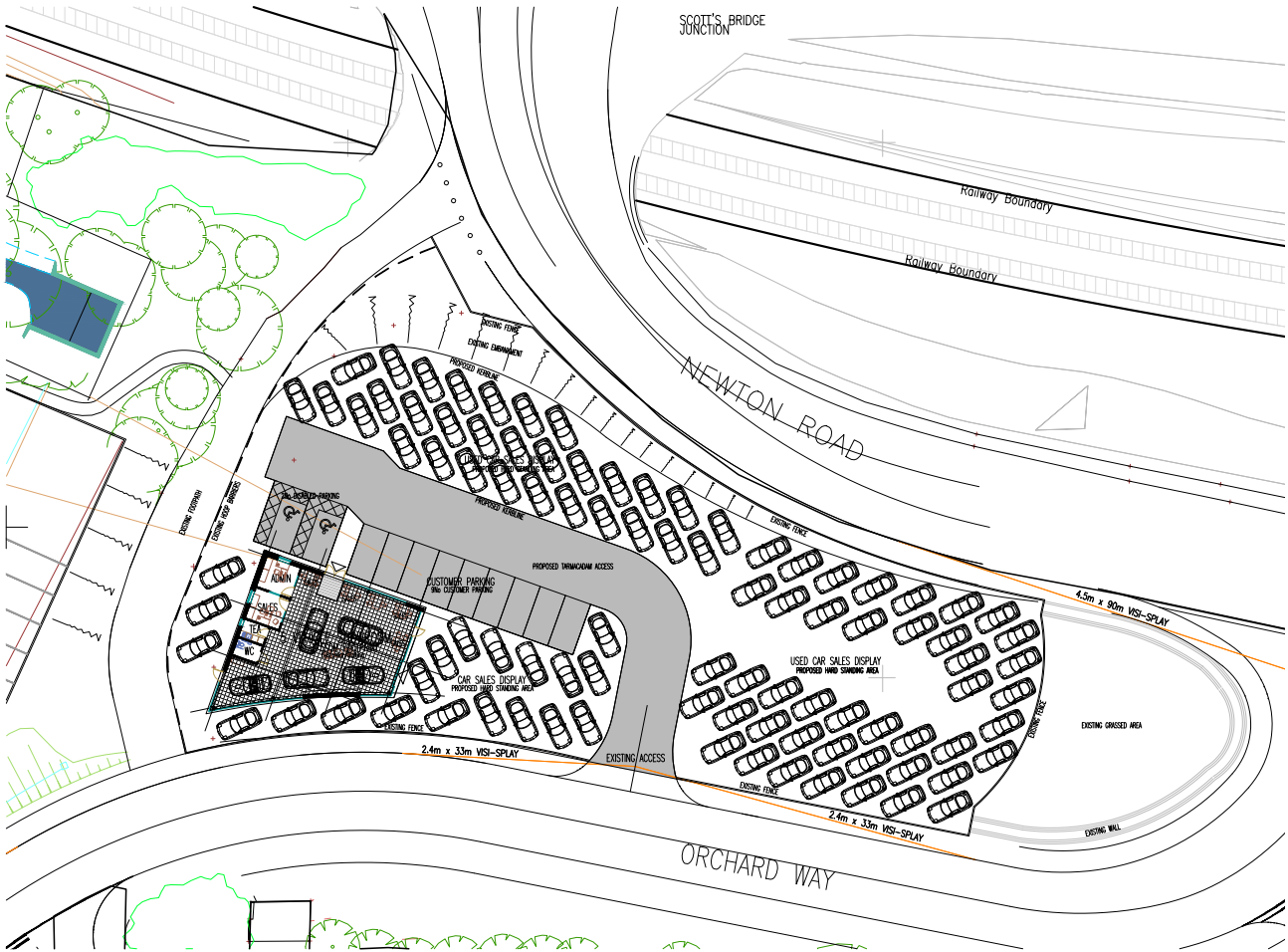


Image: The updated car park associated with the variation of condition P1. Image credit: Axon Architects.

3.7 CURRENT APPROVED SCHEME

At the time of writing, the current approved scheme rests with application 04 P/2016/0955. Application 05, P/2020/0713.

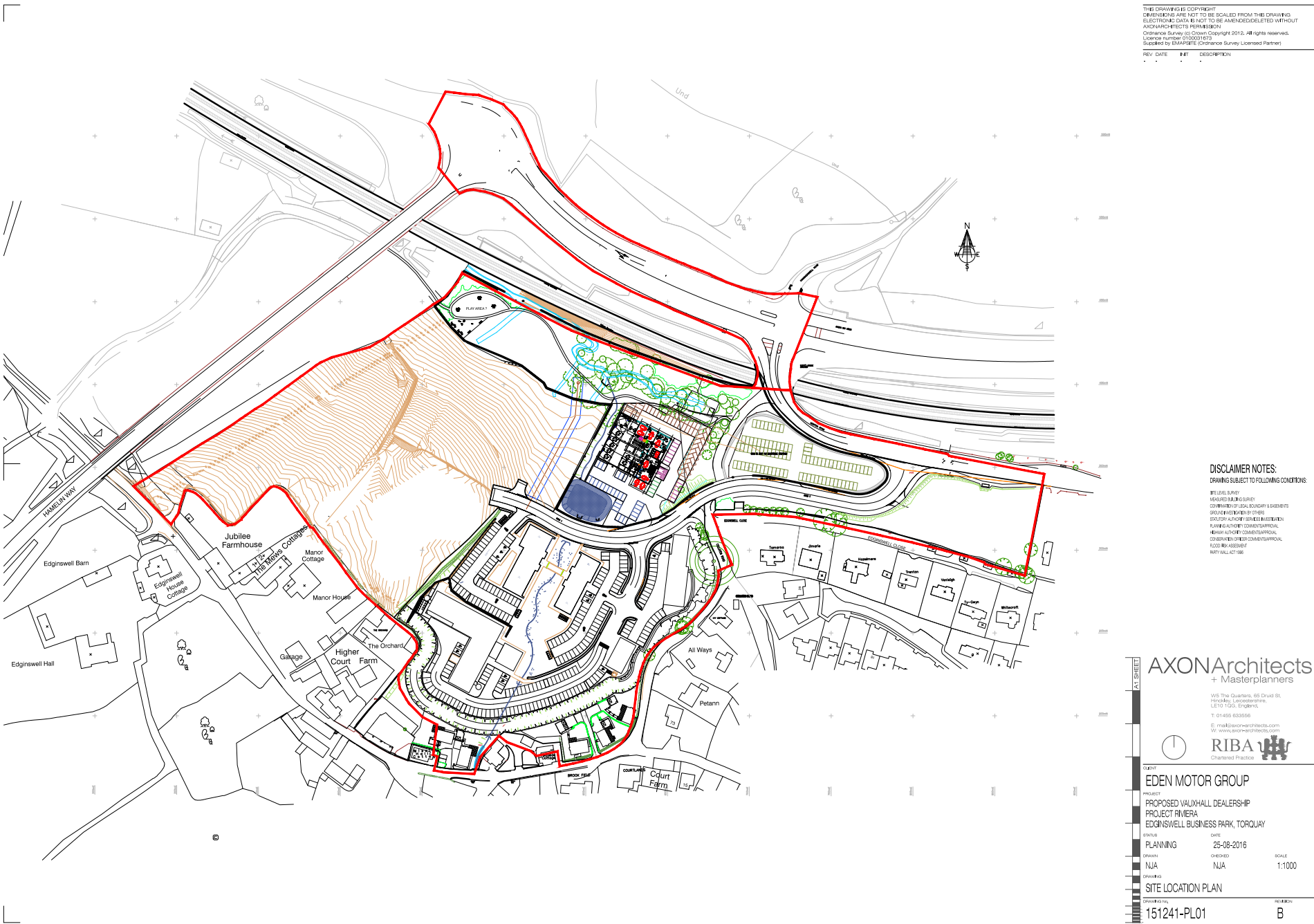
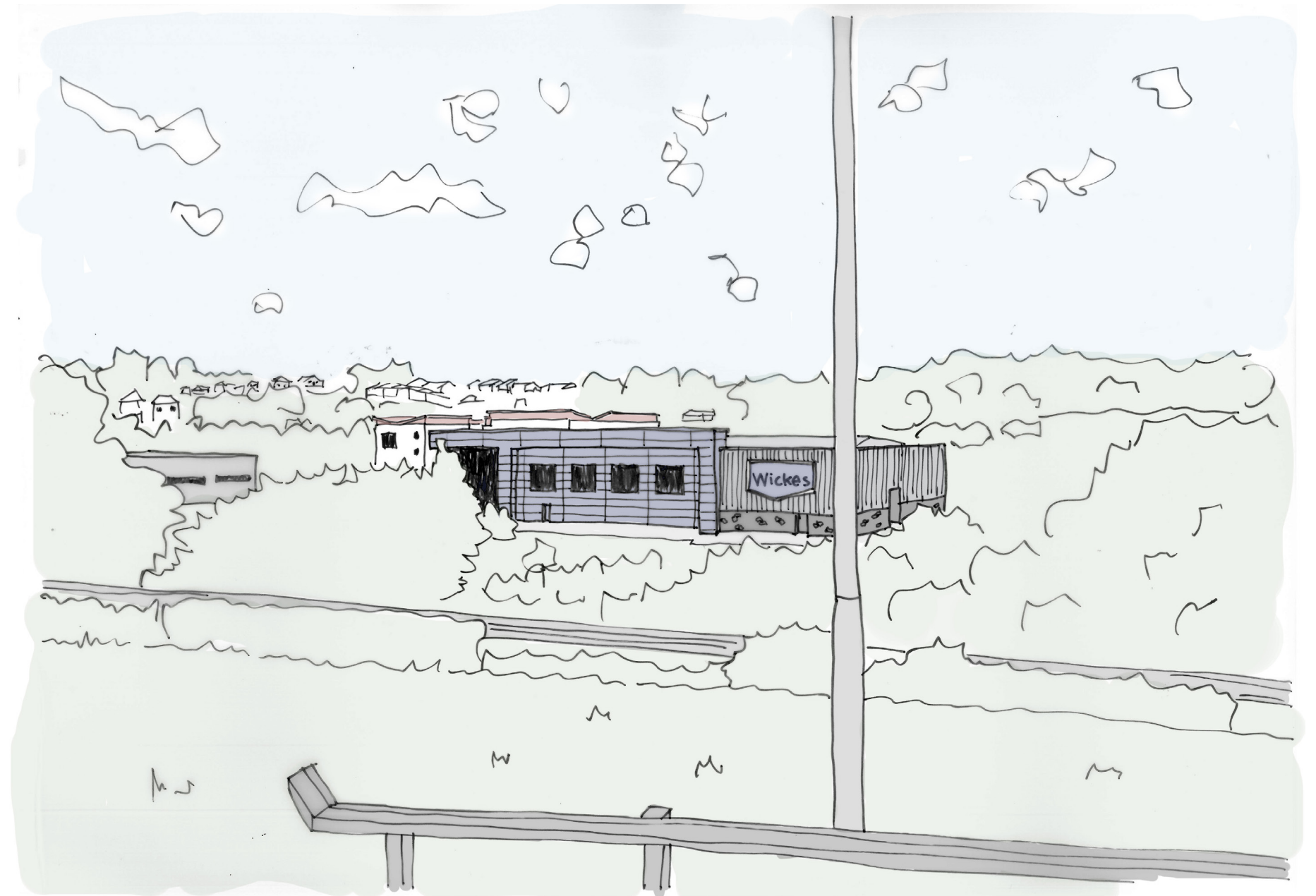


Image: The current planning approved scheme P1. Image credit: Axon Architects.

3.8 PRE APPLICATION ADVICE

Pre application advice for the proposed retail unit and the wider business park was sought December 2020.



4.0 THE APPLICATION SITE

4.1 EXISTING SITE PLAN

The existing site slopes from south west to north east and consists of areas of grass, undergrowth and spoil from neighbouring developments. The levels range from circa 44m to 36m, producing a level change in the order of 8m across the application site.

As previously mentioned a separate application enabling works has been submitted which seeks to improve these levels in order to provide more suitable plateaus for future development.

The adjacent image illustrates the proposed site boundary in the context of the wider application site.

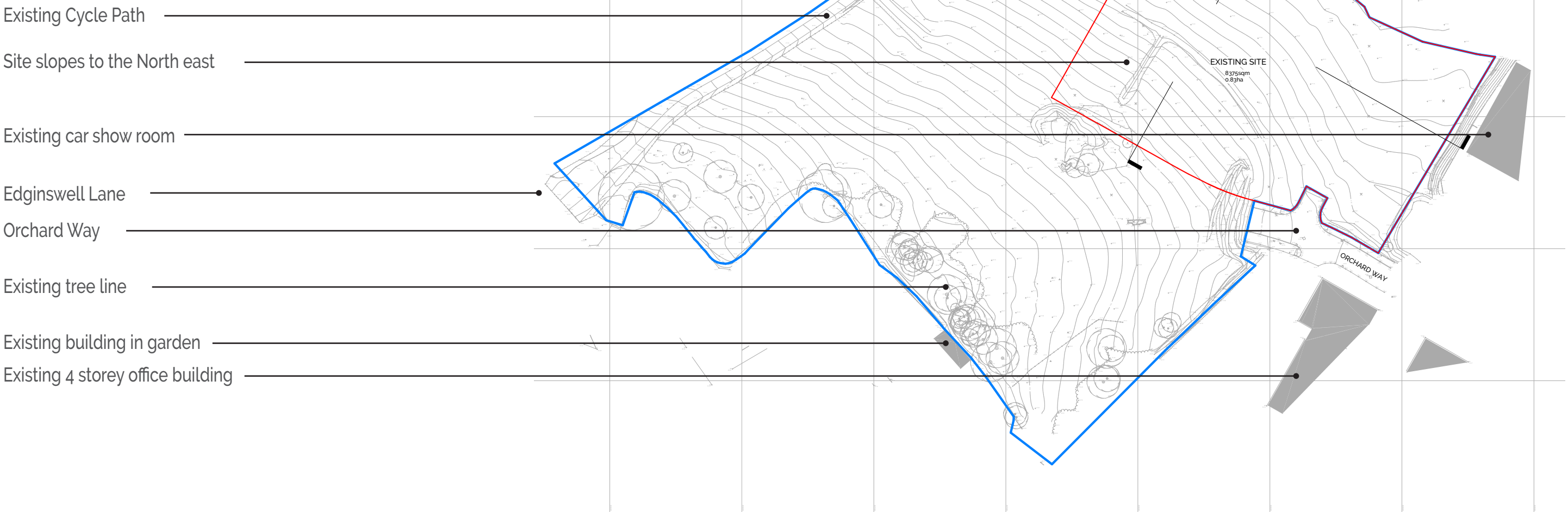


Image: The existing site.
Image credit: KTA Architects.

4.2 PROPOSED ENABLING WORKS

For a consistent approach with the original outline application (P/2007/1743), the proposed retail unit will be located in the north east corner of the site next to the car showroom, which has been completed and occupied by Eden Vauxhall.

The plot parcels arising as a consequence of the enabling works proposal are as follows:

Proposed plot levels are shown on the plan.

Plot 01: For proposed retail unit (this application).

Plot 02: For potential future serviced employment site.

Plot 03: For potential R&D site.

Plot 04: Unchanged

Plot 05: Unchanged cycle route

The building and parking layouts shown here are illustrative only.

The enabling works are illustrated adjacent (separate application - for reference only).



Image: KTA Proposed enabling work scope

5.0 THE PROPOSAL

5.1 PROPOSED RETAIL UNIT



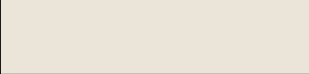






The proposed retail unit is to be located in the north east corner of the application site and accessed from Orchard Way. The retail unit is to be occupied by Wickes.

The site will include 67 parking spaces (including 4 accessible bays and an additional 3 accessible click and collect bays). Cycle storage for up to 16 bicycles will be provided, along with a space for a hot food van, a deliveries compound, OPC and surrounding landscaping.

Retaining walls and banks will surround the proposal on all sides, these will be formed as part of the enabling works. The site will also be landscaped along all boundaries.

Means of enclosure around the car park and non secure boundaries will be provided by the aforementioned soft landscape planting and 900mm guard rails. The secure compound and OPC will be enclosed with 4m high security fencing.

The surface finishes are to include asphalt, air entrained concrete, charcoal concrete block paving and soft landscaping.

Asphalt (Grey)	
Air entrained concrete (Grey)	
Concrete block paving (Charcoal)	
Grass/ soft landscape	
Landscaping/ hedge/ shrubs/ planting	
Proposed tree	
Retaining wall	
900mm guard rail	
4m security fencing	



5.2 PROPOSED RETAINING WALLS AND SITE ENCLOSURE

The separate enabling works application and adjacent plan illustrate how the proposal will utilise retaining walls, (these walls will be introduced as part of the enabling works application), guard rails and security fencing.

Please refer to the proposed site plan for details of locations.

1. A reinforced concrete retaining wall, will surround the compound and allow the retail unit to have an adequate service yard at the same level as the retail unit. The RC wall face will be hidden from general view in the service yard of the retail unit - so it is not proposed to face this with another material.
2. Where steep banks or informal site boundaries are present it is proposed that the site is to be enclosed with 900mm guard rails and a margin of soft landscaping.
3. Secure and working areas such as the OPC and deliveries compound will be enclosed with a 4m high security fence, ensuring the public's safety and the stores security. This will also be screened with soft landscaping.

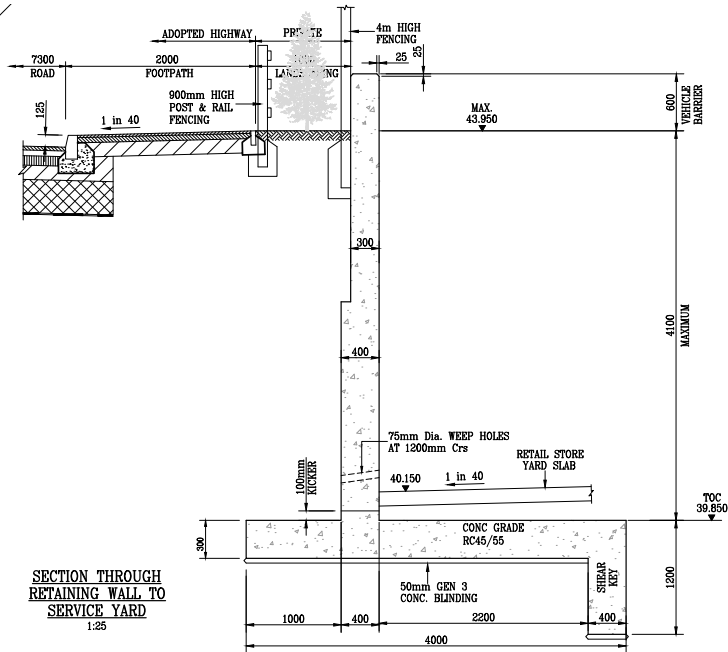


Image: Proposed retaining wall. Image credit: CASE Consulting. KTA.



5.3 ELEVATIONS AND MATERIALITY

The elevations have been carefully designed in order to break up the buildings massing. This has been achieved through the use of two key colours.

More prominent elements of the building such as the buildings entrance have been extruded and clad with Trimapanel micro rib panels in Midnight blue.

Secondary elements are set back and finished in Trimapanel micro rib panels in Albatross grey in order to create a contrast and focus the eye on the more prominent blue areas and reduce the overall visual massing.

The secondary Albatross grey areas also include a stone plinth, which further reduces the visual massing and references the use of stone within the local context.

The materials are as follows:

01. Tata Steel Trimapanel® micro rib insulated panel system
- Midnight blue RAL 5008

02. Tata Steel Trimapanel® micro rib insulated panel system
- Albatross Grey

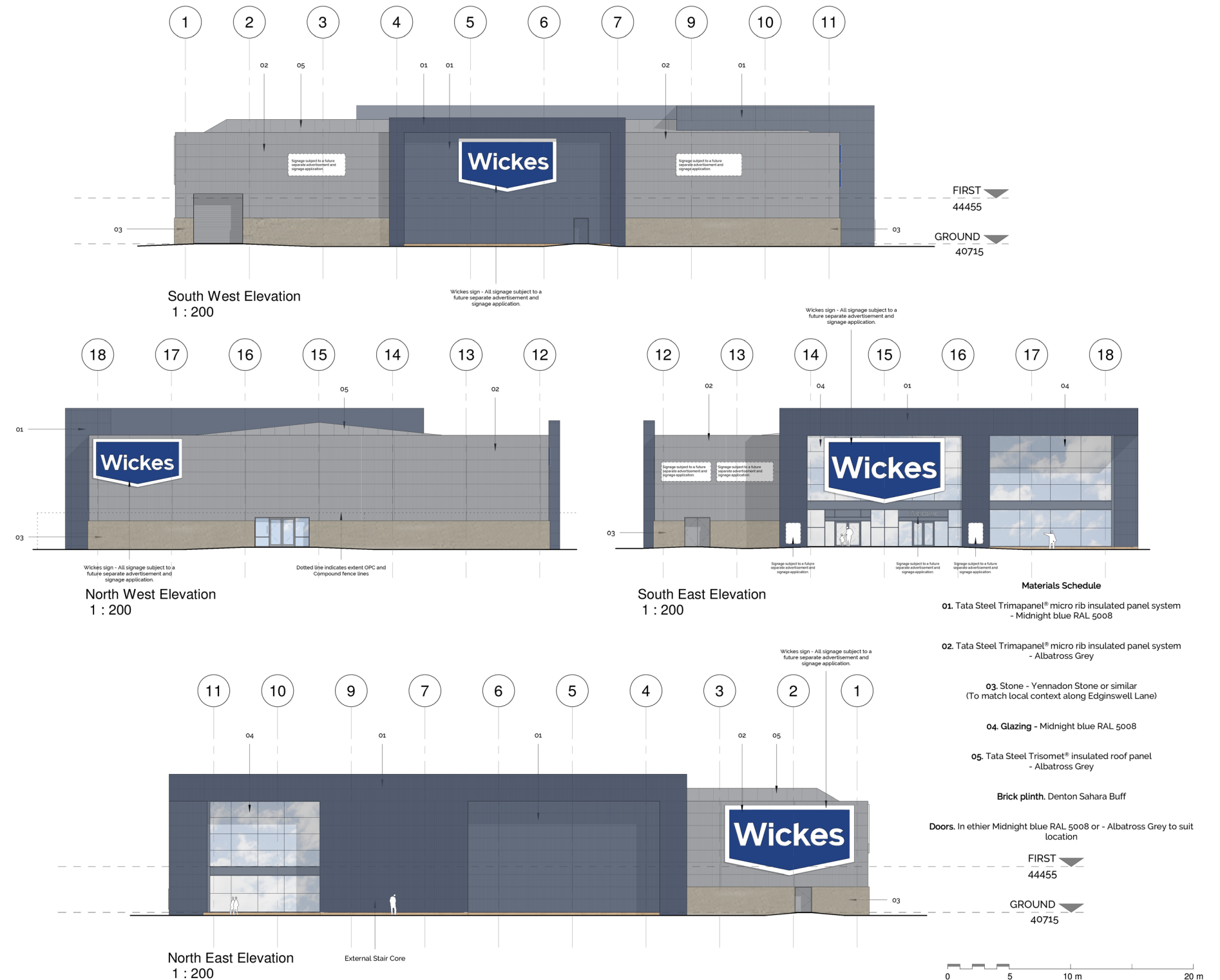
03. Stone - Yennadon Stone or similar
(To match local context along Edginswell Lane)

04. Glazing - Midnight blue RAL 5008

05. Tata Steel Trisomet® insulated roof panel
- Albatross Grey

Brick plinth. Denton Sahara Buff

Doors. In either Midnight blue RAL 5008 or Albatross Grey to suit location



5.4 MATERIALS

Key materials. Illustrative only.



Tata Steel Trimapanel® micro rib insulated panel system
- Midnight blue RAL 5008



Tata Steel Trimapanel® micro rib insulated panel system
- Albatross Grey



Stone - Yennadon Stone or similar
To match local context along Edginswell Lane



Brick plinth.
Denton Sahara Buff

5.5 ILLUSTRATIVE MASSING

The adjacent images illustrate the illustrative massing when viewed from Orchard Way, and when viewed from Riviera Way.

The taller extruded areas of the façades have been designed to be more prominent in order to draw the eye, effectively reducing the visual massing of the building.



Illustrative view looking north west from the site entrance



Approximate illustrative view looking south from Riviera Way

- Materials Schedule**
- 01. Tata Steel Trimapanel® micro rib insulated panel system
- Midnight blue RAL 5008
 - 02. Tata Steel Trimapanel® micro rib insulated panel system
- Albatross Grey
 - 03. Stone - Yennadon Stone or similar
(To match local context along Edginswell Lane)
 - 04. Glazing - Midnight blue RAL 5008
 - 05. Tata Steel Trisomet® insulated roof panel
- Albatross Grey
- Brick plinth.** Denton Sahara Buff
- Doors.** In either Midnight blue RAL 5008 or - Albatross Grey to suit location

5.6 GA PLANS

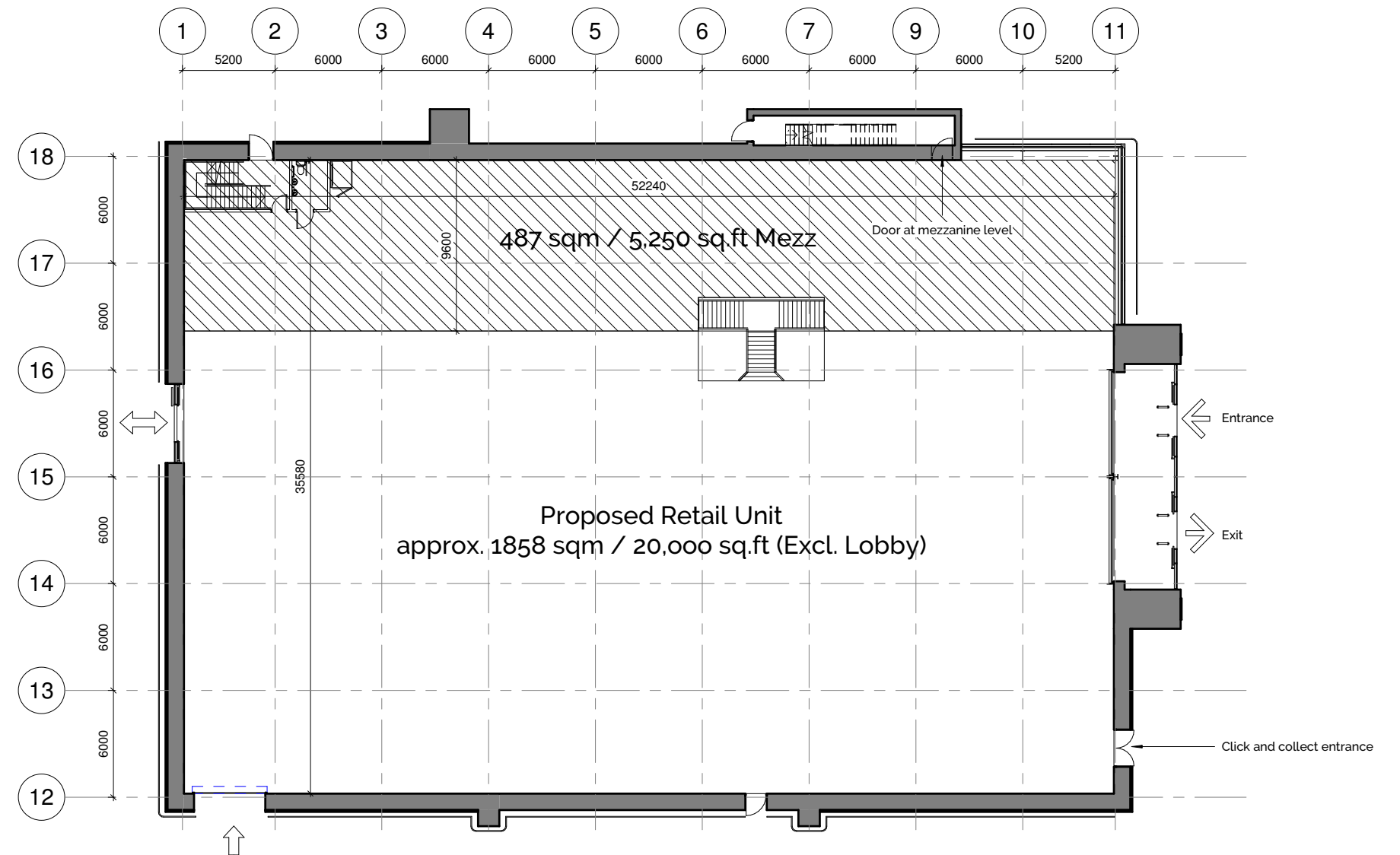
The proposed retail unit will generate approximately 20,000sqft of ground floor internal retail space, with an additional 5,250sqft mezzanine.

The public entrance to the retail unit will be located on its east elevation, this will include a glazed lobby accessing the store and a separate click and collect entrance.

The south elevation will adjoin the deliveries compound and the west elevation will adjoin the OPC. Two escape stairs will be located on the north elevation.

5.7 SPECIALIST REPORTS

Specialist reports to support this planning application are provided as separate documents.



6.0 CONCLUSION

6.1 SUMMARY

The proposal is for a new 20,000sqft retail unit that is to be occupied by Wickes.

The site will include 67 parking spaces (including 4 accessible bays and an additional 3 accessible click and collect bays). Cycle storage for up to 16 bicycles will be provided, along with a space for a hot food van, a deliveries compound, OPC and surrounding landscaping.

Retaining walls and banks will surround the proposal on all sides, these will be formed as part of the enabling works. The site will also be landscaped along all boundaries.

Means of enclosure around the car park and non secure boundaries will be provided by the aforementioned soft landscape planting and 900mm guard rails. The secure compound and OPC will be enclosed with 4m high security fencing.

