



# CHILDERDITCH INDUSTRIAL PARK, BRENTWOOD

PROPOSED MASTERPLAN

MARCH 2018

**CMP Architects**



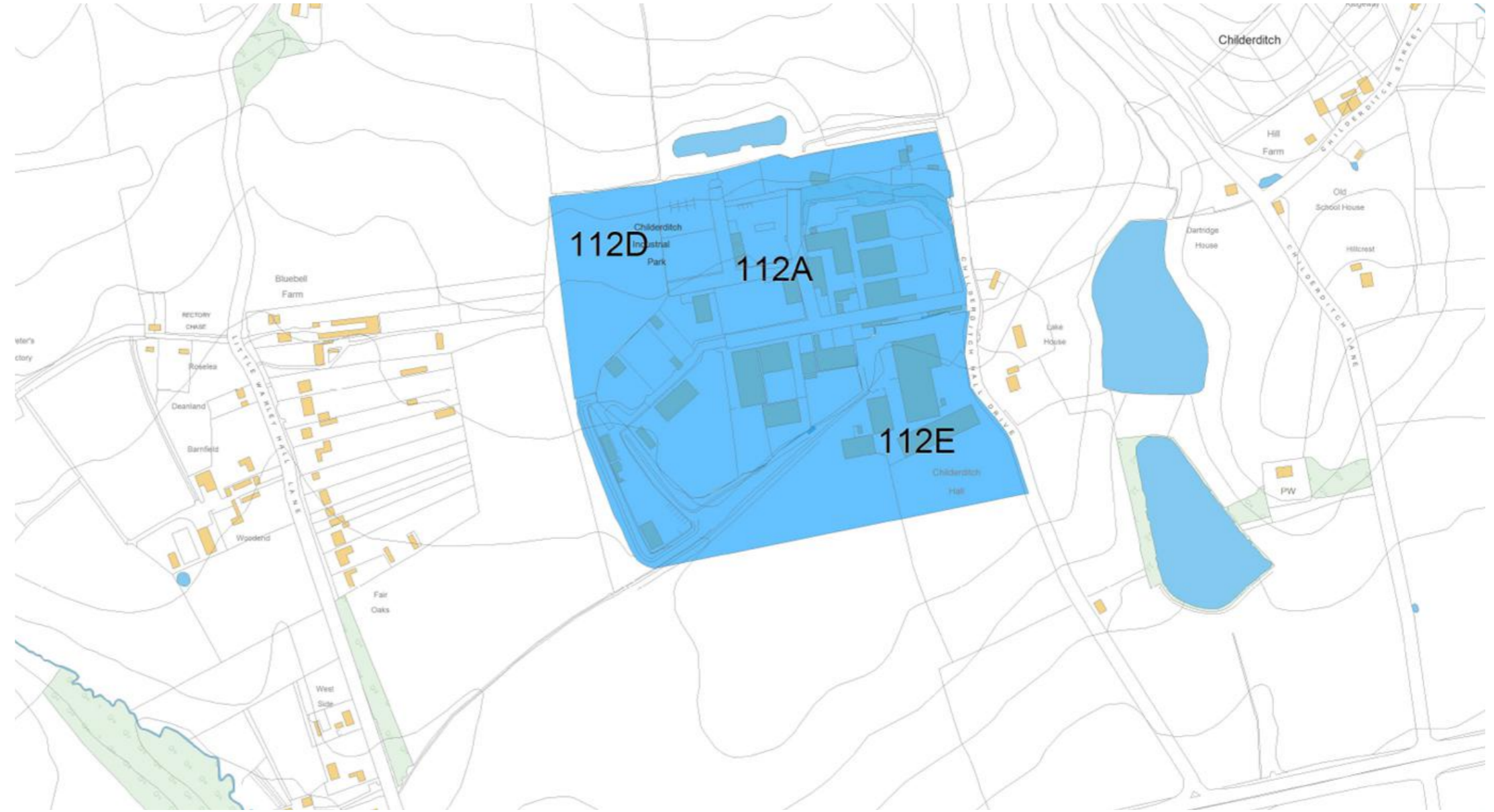
CHILDERDITCH  
INDUSTRIAL PARK

# Introduction / Brief

CMP Architects were appointed to undertake an analysis of Childerditch Industrial Park to identify how the existing use of the site could be regenerated for existing occupiers, redeveloped in areas to maximise efficiency and appropriateness of use in the modern employment market and expand for future employment growth demand.

This document initially sets out the existing conditions of site, it's constraints and opportunities and then moves on to explore how redevelopment of the park may come forward through a series of phased developments. All this is in response to the current consultation of the Brentwood Draft Local Plan.

At this stage all proposals are indicative and provided for the purposes of demonstrating deliverability.



Extract from Regulation 18 consultation, Brentwood Draft Local Plan, preferred site allocations, January 2018.

# Wider Context

Childerditch Industrial Park is located to the south east of Brentwood in the open countryside, just north of the A127 and east of the M25.

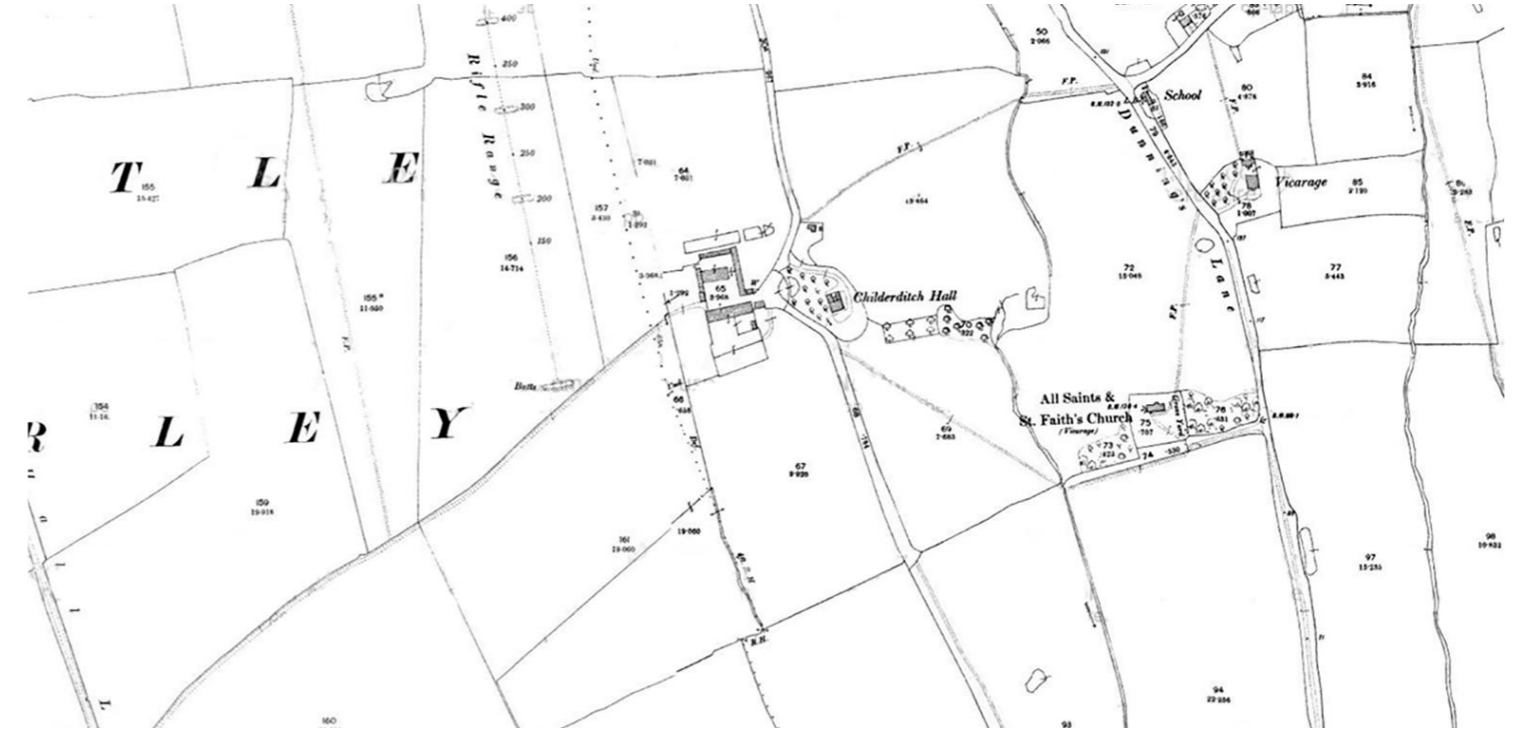
Childerditch's location close to the M25 and on the A127; a strategic arterial route providing connections around the south east, places it in a strong position for both maintaining and attracting future tenants. This can only assist in attracting new business and allowing it to expand and promote business for the Brentwood Borough.



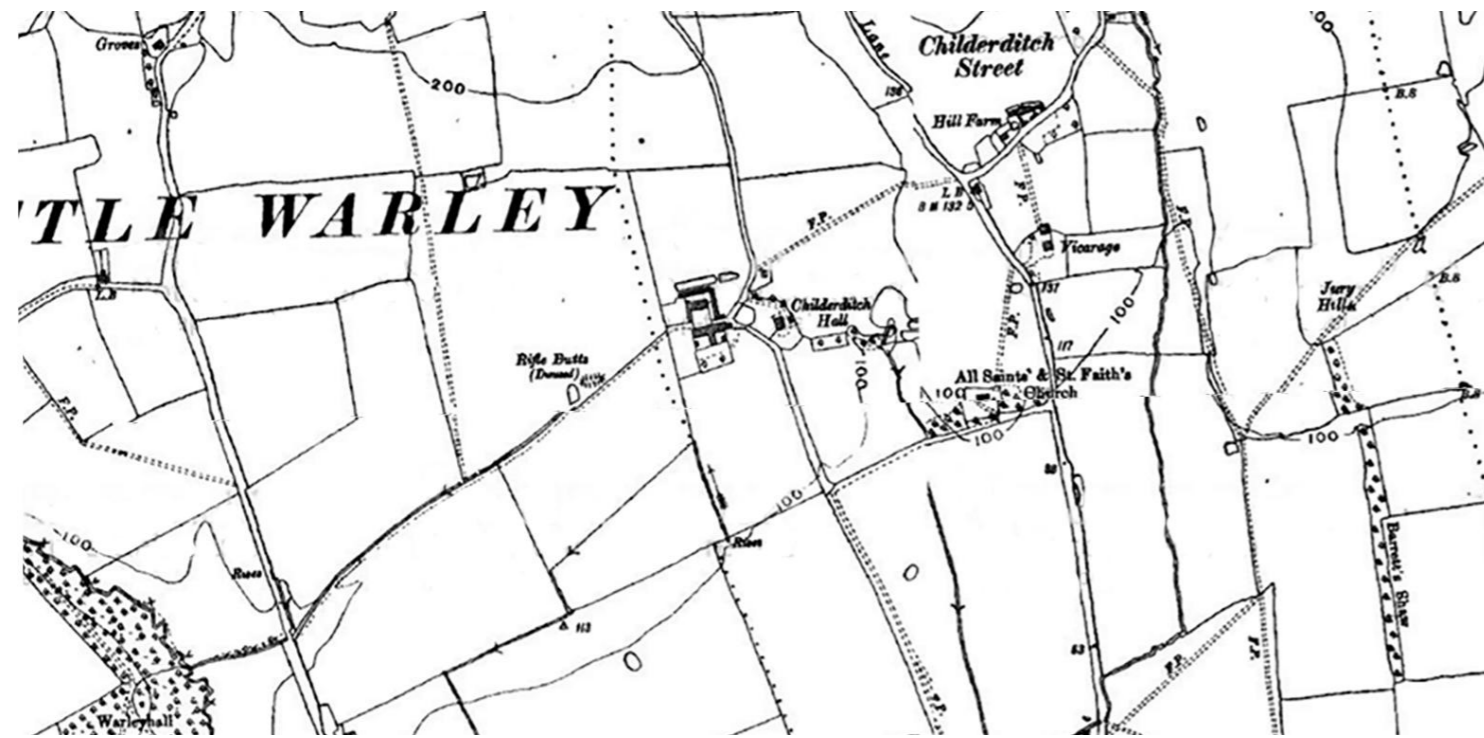
# Historic Development



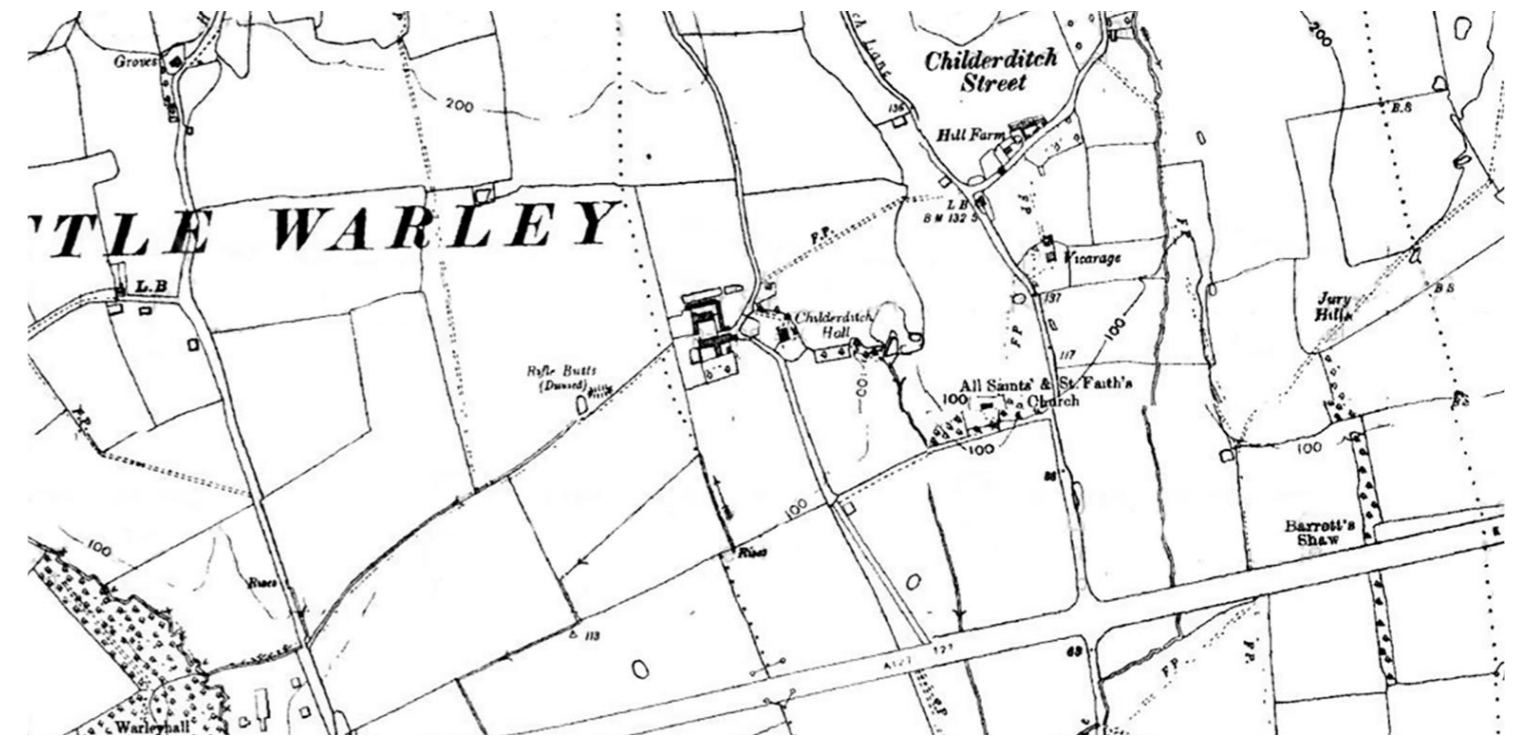
1868 - The site is still just occupied by farmhouse buildings. Childerditch Hall, which was rebuilt in the early 19th century, sits opposite the site. Public right of way goes through the site towards Hill Farm.



1896 - The site is still being used as a farm only. A rifle range occupies the current Range North site.

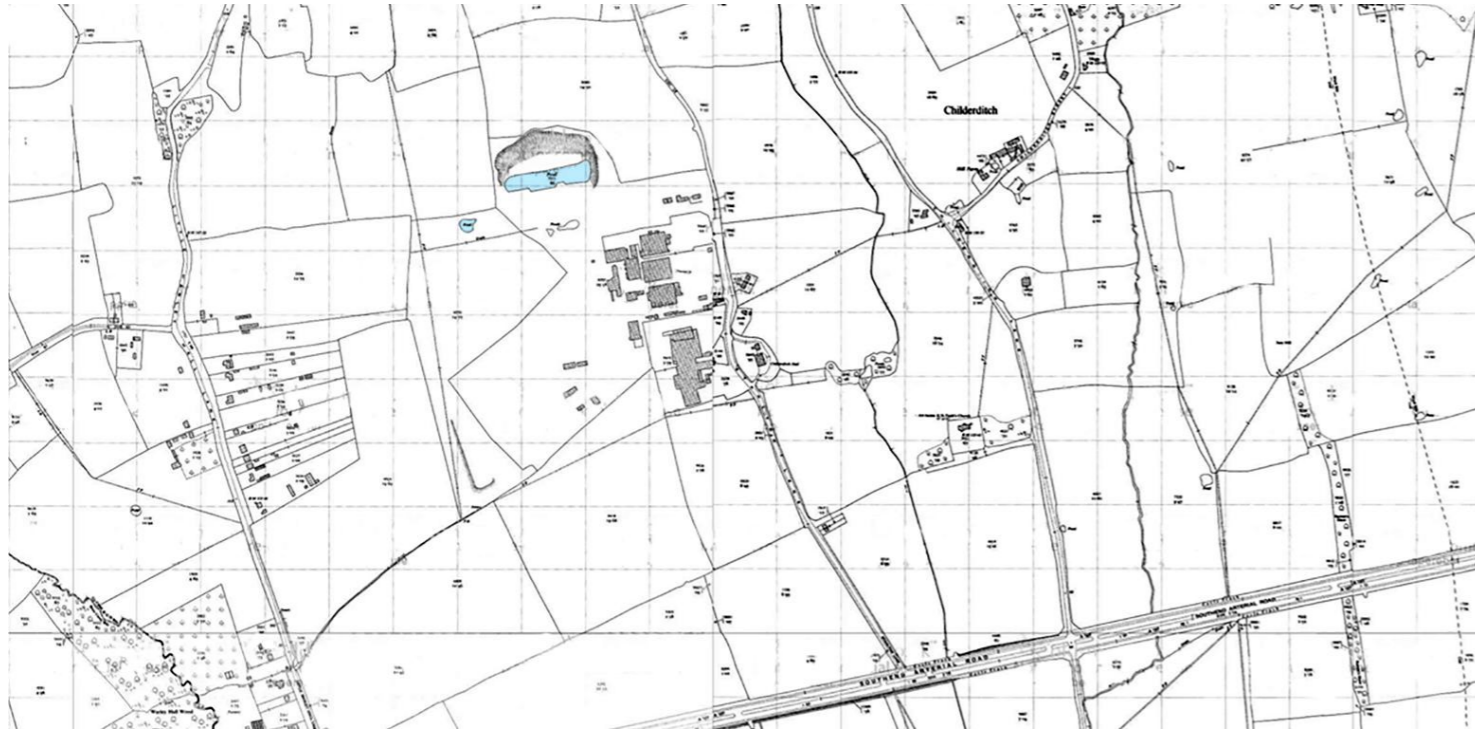


1921 - Post World War 1. The Rifle range has become disused. The site is still occupied by farmhouse buildings only.



1938 - Pre World War 2. The A127 has been created and remains the main access to the site. The site is mainly used for agricultural purposes, however since 1930 the rest of the site was used as a brickfield with large kilns.

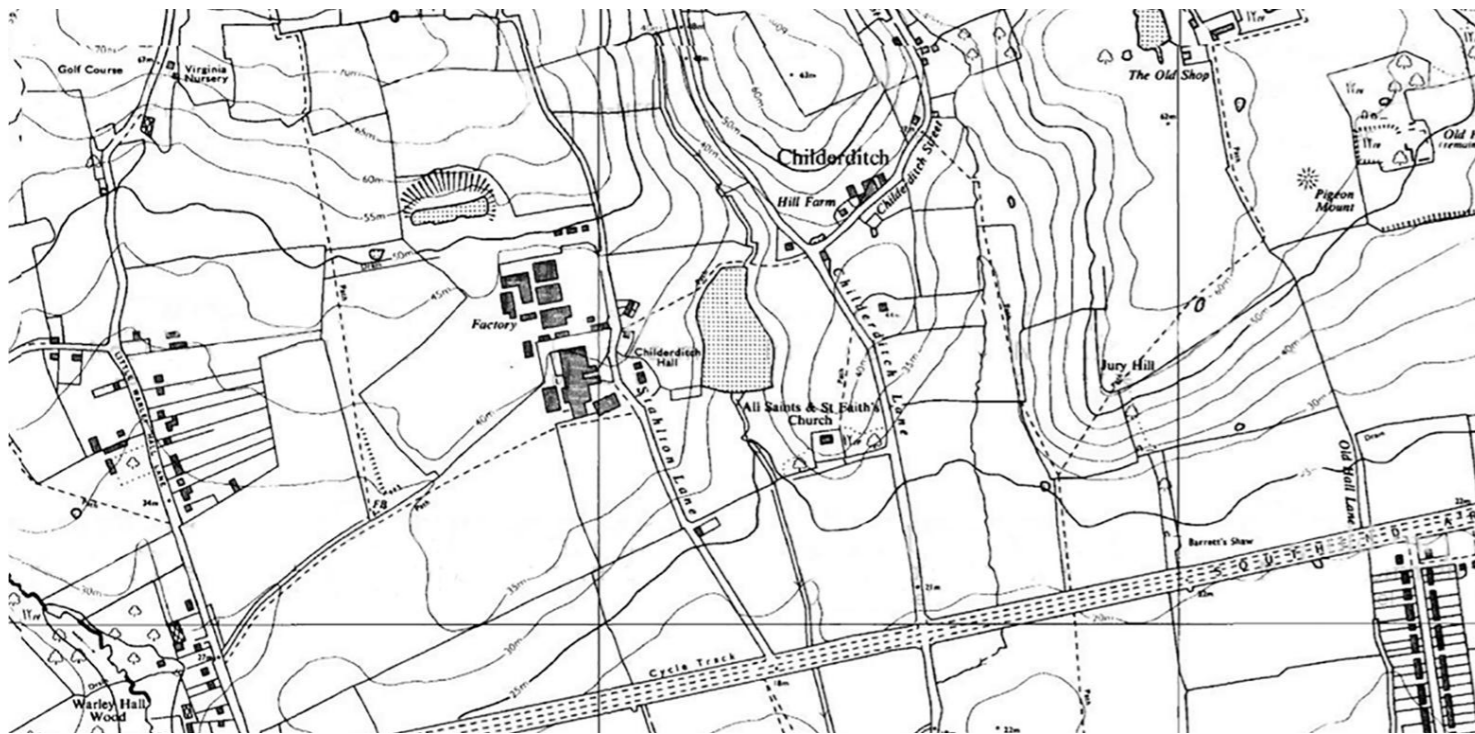
# Historic Development (continued)



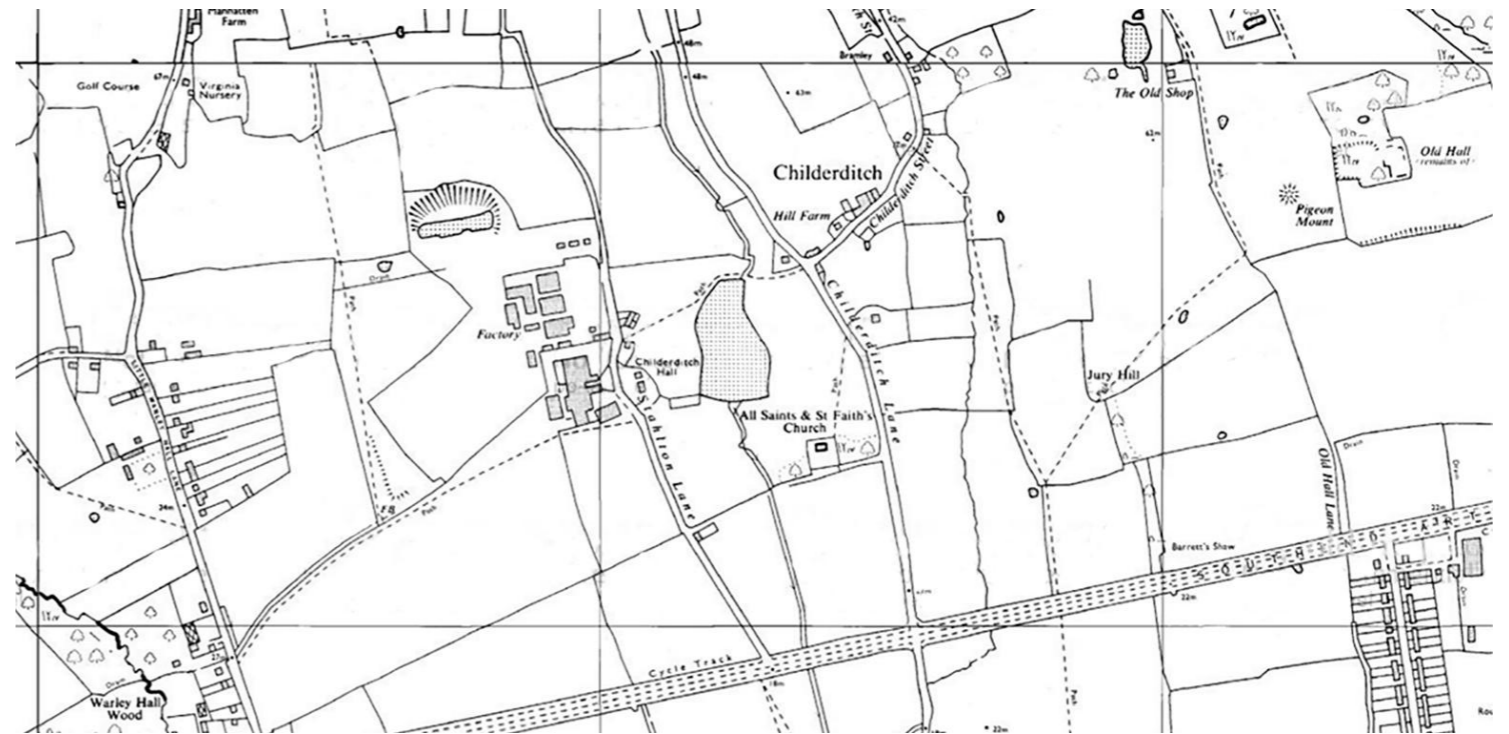
**1957** - After being compulsory purchased, the site was expanded to form a concrete plant during the Second World War in order to supply the East of England with concrete to build airfields. Large industrial units have now been built to the north of the farmyard buildings. There also appears to be an increase in the farmyard footprint - presumably used as part of the concrete works set up to the North. The PROW has now been directed around to the South of the farmyard site instead of through it. To the West of the range of buildings that form the farmyard and concrete works, what appears to be an area of land allocated to open storage is defined on the OS map and is supported by the photograph opposite. There appears to be expansion to the adjacent settlements (Great Warley) to the West boundary.



**1950's** - Photo shows dense development on the Eastern part of the site. The Western portion is allocated to open storage. The photograph also shows the formation of the Northern terrace of land separated from the main concrete works by a substantial landscape embankment.



**1977 - 1988** - Extent of building density on the site appears to have been established during the war period with minimal increase until the end of the 20th century as marked out in the 1977 and 1988 OS maps. Same additional development to the farmyard site is present though. The PROW still appears to be directed around to the South of the farmyard site. There appears to be expansion to the adjacent settlements (Great Warley and West Horndon.)



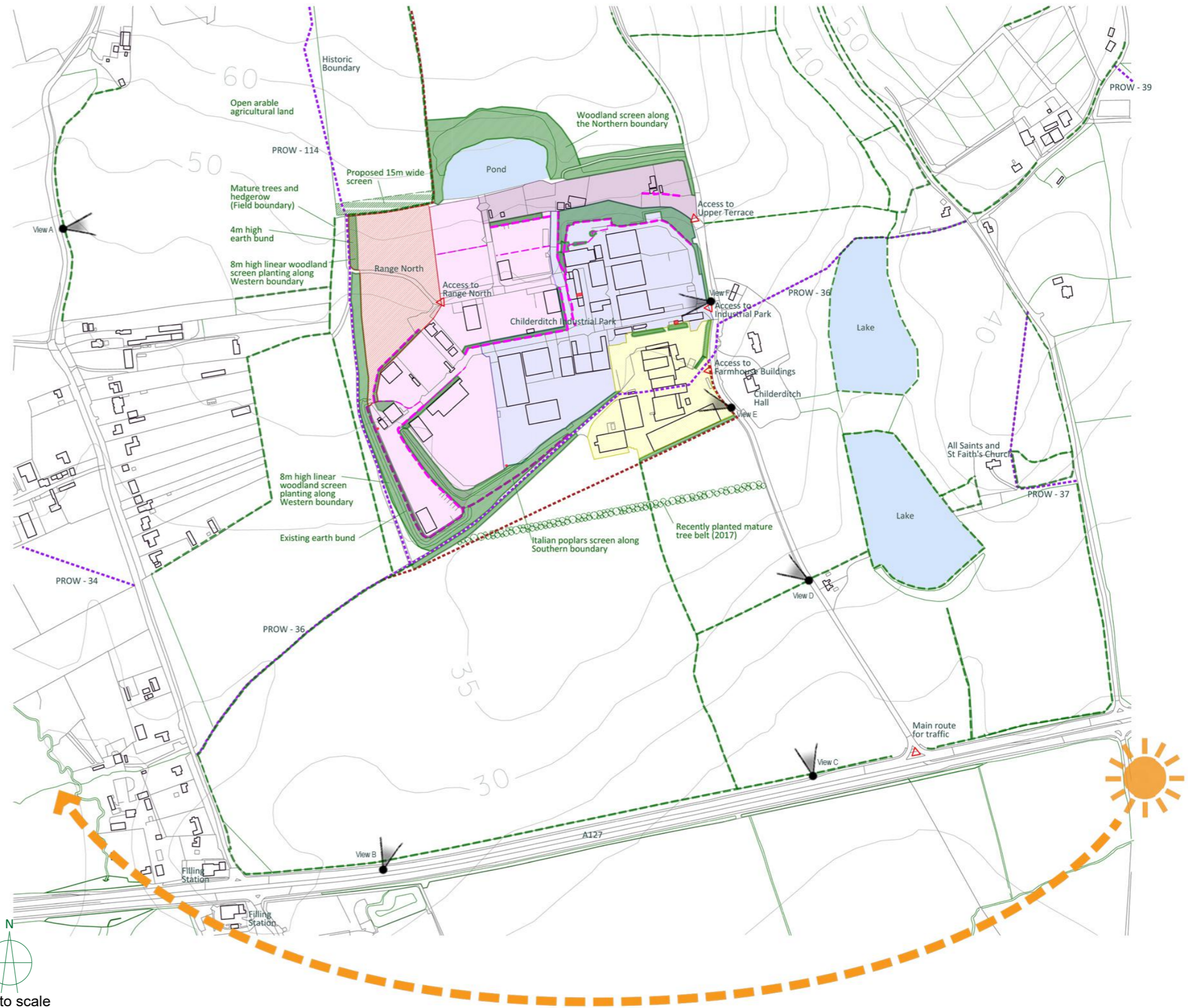
**1988**

# Site Context / Analysis

The site is challenged with its topography, particularly to the northern portion of the site. There are some significant level changes, which define plot areas with the northern portion at the most elevated. This results in some plots being more constrained than others by both levels and plot shape.

Public Footpaths run to the west and southern boundaries and also through the Farm. Rights of way will of course need to be maintained. Existing sub-stations are also located at various points, which could provide constraints through UKPN Access and Cable Easements and will need to be considered.

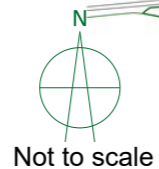
Due to the sites countryside location, it is important to consider existing and proposed screening in and around the site. Generally, the site enjoys good screening, but there will be a need to enhance the northern boundary of the Range North to protect views in from the adjacent footpaths. There is also a new recently planted tree belt south of the Farm, which when matured will help screen the Park views in from the A127 to the south.



## Childerditch Industrial Park

Site Area 32 acres

- The Range North Site (Seeking representation for the Local Plan)
- Existing Farmland
- High density building coverage
- Open storage
- Upper Terrace (Currently used as open storage)
- Existing mature landscape screening
- Existing Hedgerow
- PROW (Public Right Of Way) (According to Essex PROW map, March 2017)
- PROW (According to most current Historic Map)
- View points from public highway (Limited to Google streetview)
- Change in level
- Substation cables and access easements to be confirmed



# Wider Site Context / Analysis (views)



**View A** from Little Warley Hall Lane. The views of the site are screened by 8m high linear woodland along the western boundary.



**View B** from the A127. The A127 is at a lower elevation to the site and some larger buildings can be seen through the lighter South-Eastern extent of screening.



**View C** from the A127, again this view is looking up at the site and a large farmyard unit can be seen.



**View D** from Childerditch Hall Drive. The view approaching the site. The farmyard building can be seen through the gap in the Southern landscape screen.



**View E** from Childerditch Hall. This view shows the farmyard buildings and entrance on site.



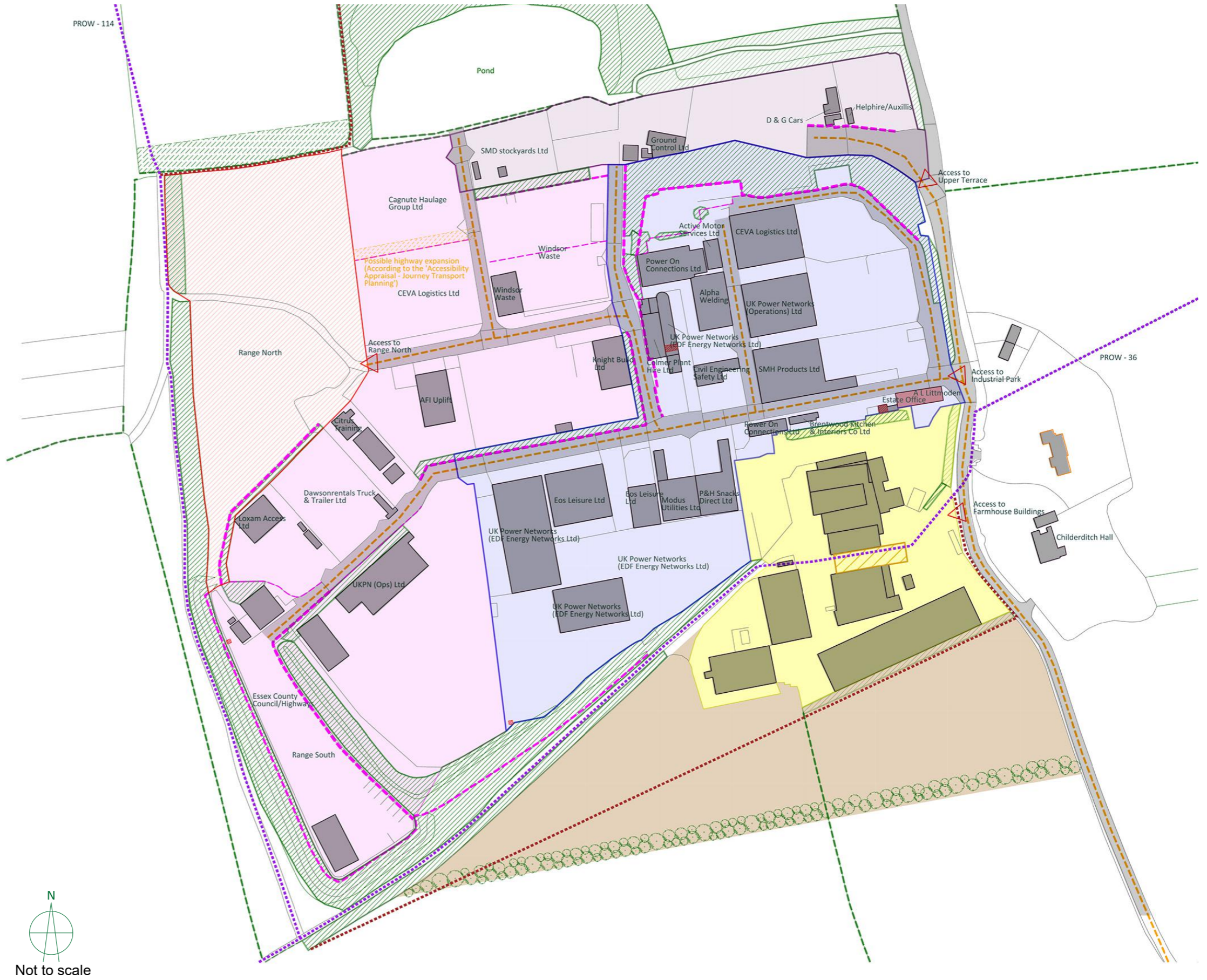
**View F** from site entrance. This view shows the estate office and larger units in the background.

# The Existing Site and Occupiers

The site can be broken down into five key areas. These are the former Farmyard area (outside current allocation), the High Density areas, the Open Storage areas, The Range North (undeveloped & outside current allocation), and the proposed southern extension.

Childerditch currently has a good mix of tenants filling all units across the site. These tenants and the expiry of their leases will need to be carefully considered in taking forward the sequencing of future development.

-  The Range North Site (Seeking representation per the Local Plan)
-  Existing Farmland
-  High density building coverage
-  Open storage
-  Southern extension
-  Upper Terrace (Currently used as open storage, 15% site coverage)
-  Existing mature landscape screening
-  Existing Hedgerow
-  PROW (Public Right Of Way) (According to Essex PROW Map, March 2017)
-  PROW (According to most current Historic map)
-  Building of Architectural merit (Although not listed)
-  Estate Office
-  Change in level
-  Substation cables and access easements to be confirmed





# Constrained Sites

There are two plots within the existing area that are constrained at the north east and south west corners. This is due to the narrow shape and steep topography of the land. These plots will be best suited retaining their current Open Storage status. The north east strip is also particularly elevated and exposed to views into the site and any new higher scale development may impact on this.



# North Range Site

It is intended that the currently undeveloped North Range plot would be first to come forward as this work can be undertaken with minimal disruption to the activities of the wider industrial estate. The profits generated from this will assist with initial funding of future phases of development.




Alongside the development of the plot, tree planting will need to be introduced along the northern boundary to infill this gap in the existing landscape.




# High Density Site - Phase 1

Following the development of the North Range, redevelopment of the high-density sites can begin. This first phase of development will set out the principle of regeneration across the site. It would include improvements to access and the organisation of plots within a hierarchy of roads designed to allow access into plots off secondary roads, to keep the primary estate circulation clear of manoeuvring and parking.



-  Primary Route
-  Secondary Route
-  Change In Level

  
Not to scale

# High Density Site - Phase 2

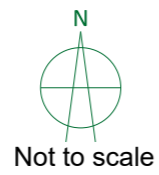
Development of the existing high-density sites have been considered to take account of the existing topographical constraints and general lease timescales. The new units vary in size from c.3,000 ft2 up to 20,000 ft2 in this initial phasing of redevelopment.



- Primary Route
- Secondary Route
- Change In Level
- Potential Unit - (Subject to ground level adjustment)

# High Density Site - Phase 3

-  Primary Route
-  Secondary Route
-  Change In Level
-  Potential Unit - (Subject to ground level adjustment)



# High Density Site - Phase 4



# Open Storage Site Development

Redevelopment of the existing 'Open Storage' plots will be primarily governed by a sequential phasing to allow a staged development of the highway infrastructure and improvements to circulation throughout the existing site. The plot arrangements, as indicated, respond to the existing topographical constraints.

At this stage, in anticipation of the next phase of development, additional secondary planting can be introduced to reduce the impact of the development on the countryside.



- Primary Route
- Secondary Route
- Change In Level
- Potential Unit - (Subject to ground level adjustment)

# Farmyard Site

The Farmyard site is then shown as the following phase of expansion providing a series of smaller trade units formed as a hub around the existing historic barn. A new access spine road is pulled south to allow access to this and further phases. Circulation access is also achieved with new secondary roads, which join the existing main site access road. The existing Estate Office and Café are shown re-developed with this phase including associated Visitor parking



- Primary Route
- Secondary Route
- Change In Level
- Existing Barn To Be Retained
- Smaller scale trade type units to form setting to Barn
- Redevelopment of site office and cafe with associated visitor parking
- Potential Unit - (Subject to ground level adjustment)



# Industrial Park Extension

A southern extension to the park is designed to complete the initial masterplan vision, unifying the geometry of the estate with improved access and circulatory arrangements throughout.



- Primary Route
- Secondary Route
- Change In Level
- Existing Barn To Be Retained
- Smaller scale trade type units to form setting to Barn
- Redevelopment of site office and cafe with associated visitor parking
- Potential Unit - (Subject to ground level adjustment)

# Wider Vision

As a complete re-developed masterplan, we can see a much improved site that can provide strong development opportunities for employment, while working with the existing site constraints. This plan also addresses the need to ensure adequate and planned vehicle circulation, to make practical short and long-term improvements throughout.

This site appraisal proves that this site at Childerditch is well located, capable and well suited to being able to provide increased density to both existing and new areas in order to meet the demand of new Business and to assist meeting the need for employment land for the Borough.



# Area Schedule

All areas are indicative at this stage.

| North range site |                |                 |
|------------------|----------------|-----------------|
|                  | GIA            |                 |
|                  | m <sup>2</sup> | ft <sup>2</sup> |
| Unit 1           | 1,146          | 12,336          |
| Unit 2           | 1,146          | 12,336          |
| Unit 3           | 1,470          | 15,823          |
| Unit 4           | 1,680          | 18,084          |
| <b>Total</b>     | <b>5,442</b>   | <b>58,579</b>   |

| High density site |                |                 |
|-------------------|----------------|-----------------|
|                   | GIA            |                 |
|                   | m <sup>2</sup> | ft <sup>2</sup> |
| Unit 5            | 1,260          | 13,563          |
| Unit 6            | 1,716          | 18,471          |
| Unit 7            | 1,716          | 18,471          |
| Unit 8            | 568            | 6,114           |
| Unit 9            | 587            | 6,319           |
| Unit 10           | 587            | 6,319           |
| Unit 11           | 593            | 6,383           |
| Unit 12           | 426            | 4,586           |
| Unit 13           | 420            | 4,521           |
| Unit 14           | 570            | 6,136           |
| Unit 15           | 825            | 8,880           |
| Unit 16           | 1,480          | 15,931          |
| Unit 17           | 1,480          | 15,931          |
| Unit 18           | 2,160          | 23,251          |
| Potential Unit A  | 525            | 5,651           |
| <b>Total</b>      | <b>14,913</b>  | <b>160,527</b>  |

| Open storage site |                |                 |
|-------------------|----------------|-----------------|
|                   | GIA            |                 |
|                   | m <sup>2</sup> | ft <sup>2</sup> |
| Unit 19           | 1,298          | 13,972          |
| Unit 20           | 1,094          | 11,776          |
| Unit 21           | 3,600          | 38,751          |
| Unit 22           | 1,920          | 20,667          |
| Unit 23           | 1,800          | 19,376          |
| Unit 24           | 1,260          | 13,563          |
| Unit 25           | 1,120          | 12,056          |
| Unit 26           | 1,080          | 11,625          |
| Unit 27           | 936            | 10,075          |
| Unit 28           | 714            | 7,686           |
| Unit 29           | 708            | 7,621           |
| Unit 30           | 714            | 7,686           |
| <b>Total</b>      | <b>16,244</b>  | <b>174,854</b>  |

|   |               |                |
|---|---------------|----------------|
| <b>Gross for existing site</b>                        | <b>31,157</b> | <b>335,380</b> |
| <i>(Areas exclude sites retained as open storage)</i> |               |                |
| <i>All areas are indicative at this stage.</i>        |               |                |
| <b>New Site office and café</b>                       | <b>381</b>    | <b>4,101</b>   |

| Farmyard site           |                |                 |
|-------------------------|----------------|-----------------|
|                         | GIA            |                 |
|                         | m <sup>2</sup> | ft <sup>2</sup> |
| Unit 31                 | 476            | 5,124           |
| Unit 32                 | 472            | 5,081           |
| Unit 33                 | 476            | 5,124           |
| Unit 34                 | 284            | 3,057           |
| Unit 35                 | 380            | 4,090           |
| Unit 36                 | 480            | 5,167           |
| Unit 37 (Existing Barn) | 490            | 5,274           |
| Unit 38                 | 461            | 4,962           |
| Unit 39                 | 455            | 4,898           |
| Unit 40                 | 455            | 4,898           |
| Unit 41                 | 455            | 4,898           |
| Unit 42                 | 455            | 4,898           |
| Unit 43                 | 461            | 4,962           |
| Unit 44                 | 1,488          | 16,017          |
| <b>Total</b>            | <b>7,288</b>   | <b>78,449</b>   |

| Site extension |                |                 |
|----------------|----------------|-----------------|
|                | GIA            |                 |
|                | m <sup>2</sup> | ft <sup>2</sup> |
| Unit 45        | 1,320          | 14,209          |
| Unit 46        | 835            | 8,988           |
| Unit 47        | 470            | 5,059           |
| Unit 48        | 475            | 5,113           |
| Unit 49        | 1,152          | 12,400          |
| Unit 50        | 1,152          | 12,400          |
| <b>Total</b>   | <b>5,404</b>   | <b>58,170</b>   |

|  |               |                |
|--|---------------|----------------|
| <b>Gross for site extension</b>                                  | <b>18,134</b> | <b>195,198</b> |
| <i>(Area includes North Range, Farmyard and Extension Sites)</i> |               |                |

|                    |               |                |
|--------------------|---------------|----------------|
| <b>Gross total</b> | <b>49,291</b> | <b>530,578</b> |
|--------------------|---------------|----------------|

*(Areas exclude sites retained as open storage due to site constraints and any first floor office content.)*

| Plot Areas                |              |              |
|---------------------------|--------------|--------------|
|                           | GIA          |              |
|                           | ha           | ac           |
| Retained Sites            | 2.00         | 4.94         |
| North Range Site          | 1.87         | 4.62         |
| High Density Site         | 5.18         | 12.80        |
| Open Storage Site         | 7.02         | 17.34        |
| Farmyard Site             | 2.74         | 6.77         |
| Industrial Park Extension | 2.63         | 6.49         |
| <b>Total</b>              | <b>21.44</b> | <b>52.96</b> |

