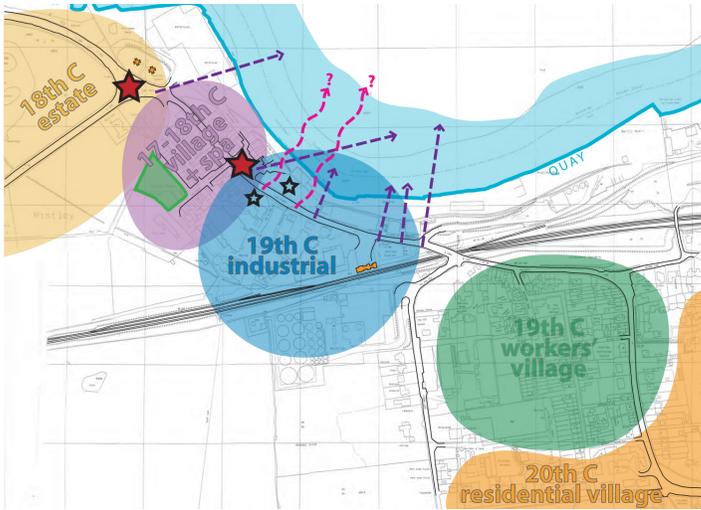
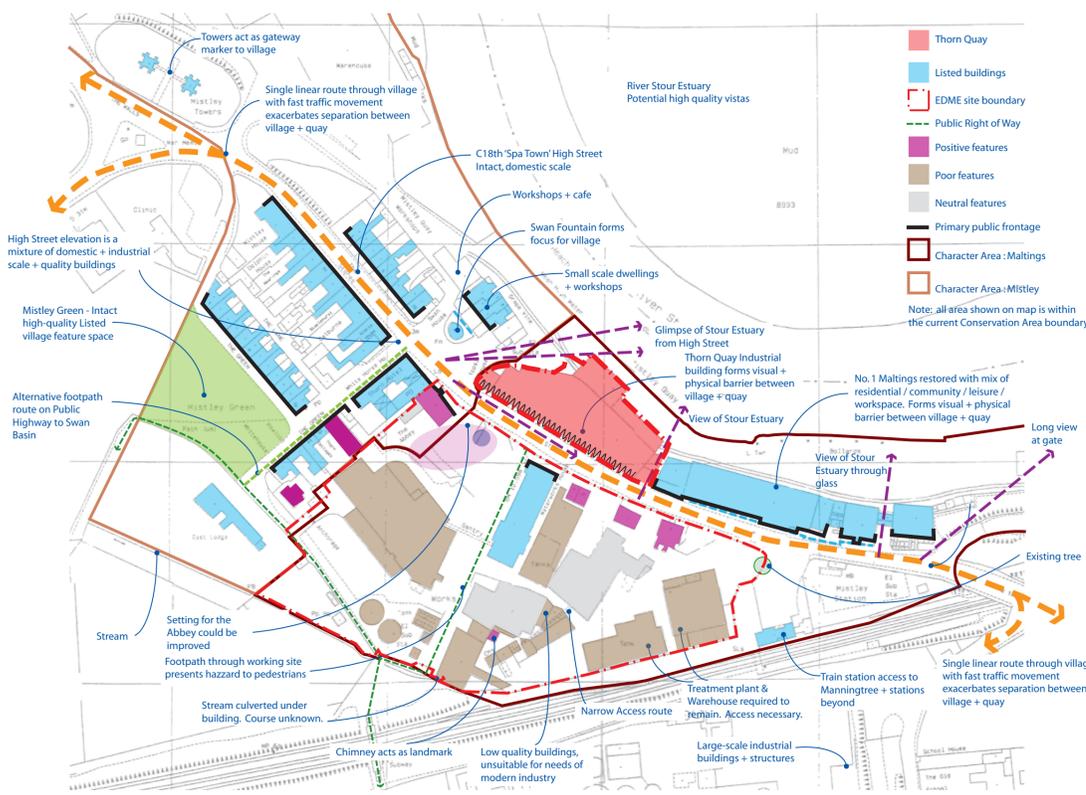


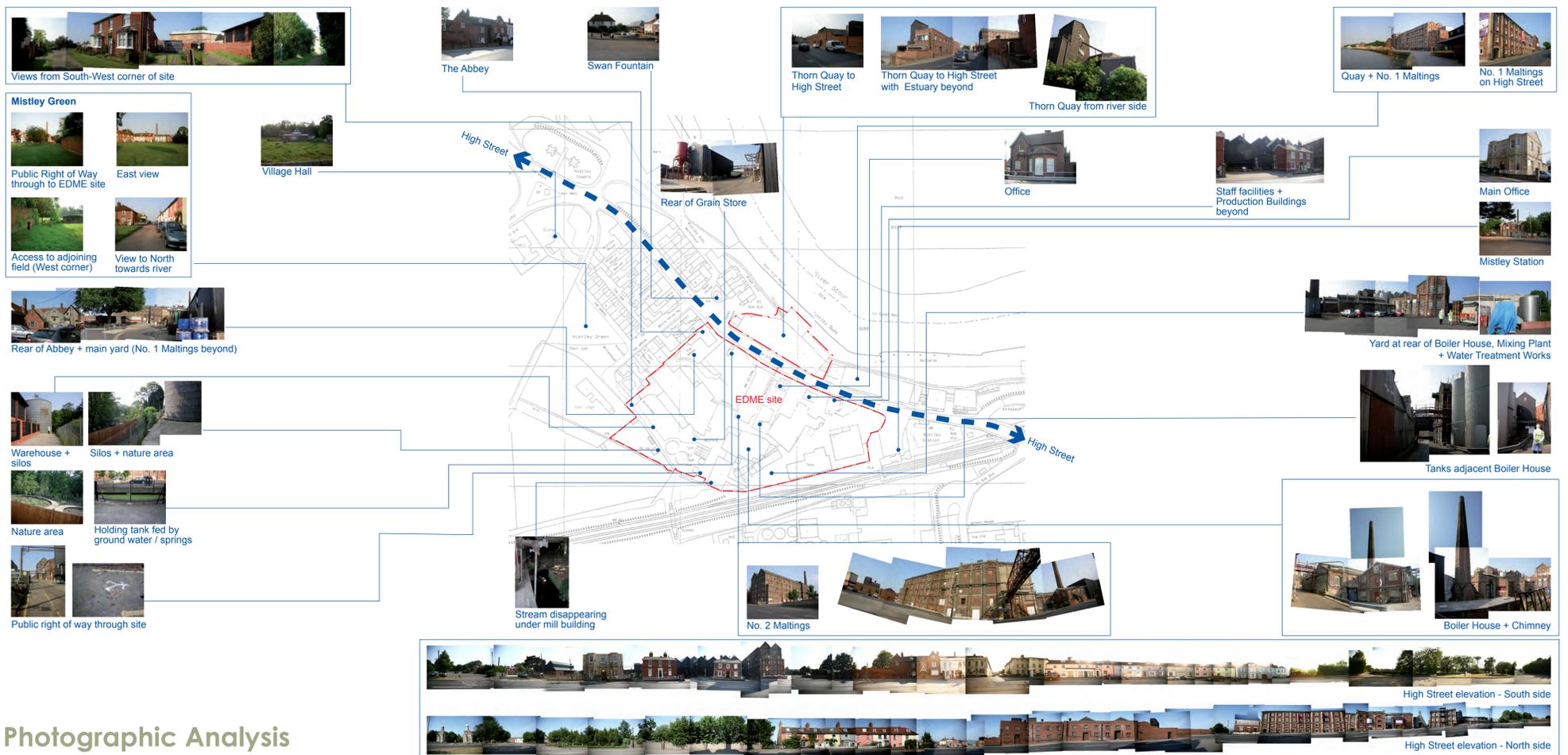
Site Appraisal



Historic Development



Site Analysis



Photographic Analysis

The site is split by Mistley High Street, which currently presents a constraint to EDME. The site is surrounded by residential properties, which presents inherent difficulties for industrial users, particularly those, such as EDME, which require 24 hour operation.

The site is within the Manningtree & Mistley Conservation Area and is surrounded by Listed Buildings situated around Mistley Green and the High Street.

There is a public footpath crossing the site, which is known as Essex Way. Whilst this currently represents a constraint to industrial operations, redevelopment provides an opportunity to enhance its setting.

The existing buildings on the site vary in age and condition, but are generally dated and are not well suited to food processing or other industrial activity.

The grade II listed Number 2 Maltings and the Abbey are to be retained and refurbished. The existing chimney is an established focal point and its retention should be considered.

The Number 2 Maltings is in need of refurbishment and only the ground floor is occupied at present. Refurbishment of this building will be costly.

The site is thought to be contaminated, due to its previous uses. In addition, some of the existing buildings contain asbestos and there are a number of underground structures that will need to be removed. Redevelopment can generate a permanent solution to address these issues.

1: The Abbey



2: No.2 Maltings



3: Chimney



The Future of the Site



Successful housing developments in the area

It is intended that proposals for regeneration of the EDME site will be residential led, together with commercial space, including some retention of EDME operation at the east. This will ensure that redevelopment is viable, given the various site constraints. It will also help meet the need for housing within the District, without developing on greenfield land.

The employment element of the proposals includes the approved small office at Thorn Quay together with a new office building near the station, together with warehouse uses for EDME and in Thorn Quay. The scale and type of employment provision has regard to local market factors.

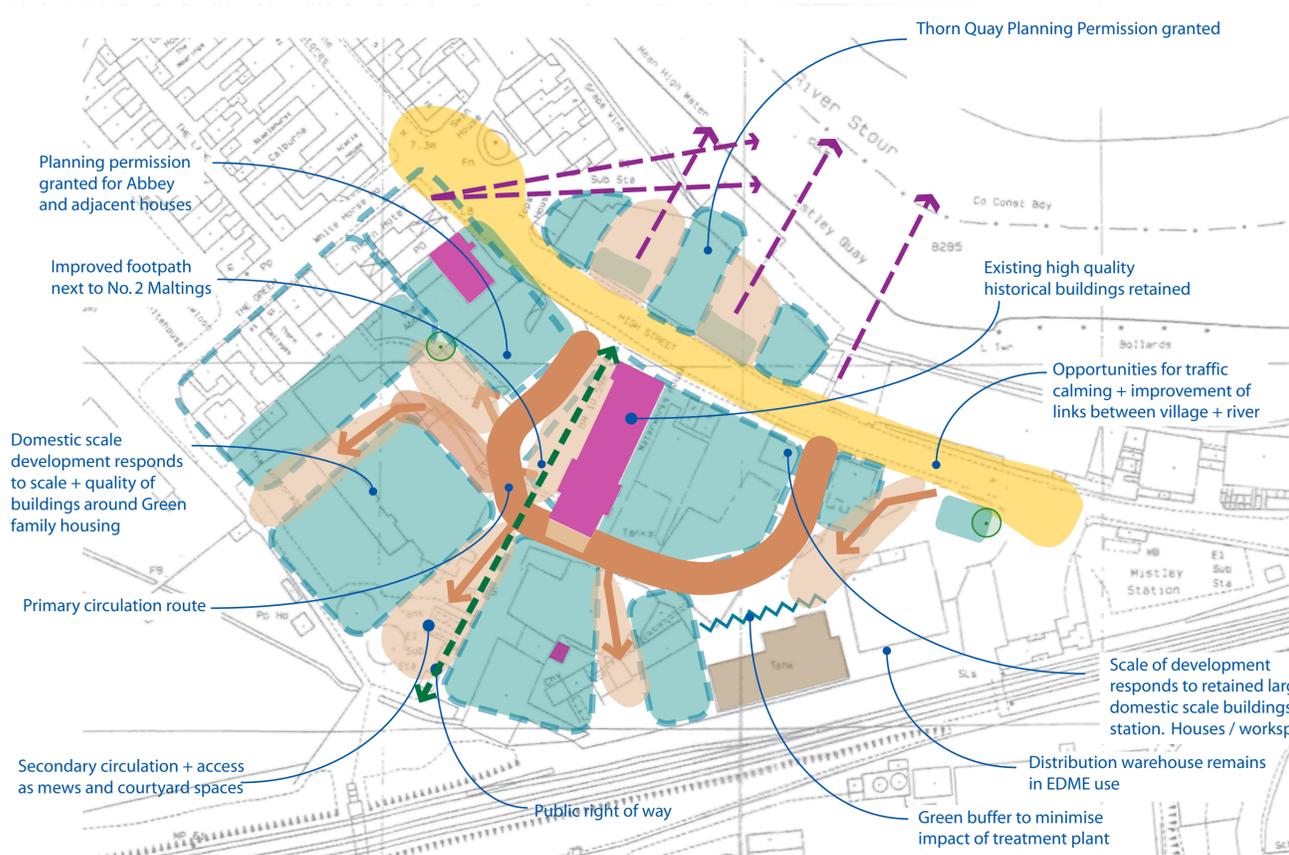
Evidence from surrounding employment land transactions indicates that there would not be demand for employment provision across the entire EDME site, even if it were viable.

Removal of the existing industrial use will deliver a wide range of benefits for local residents and businesses, including a reduction in heavy goods vehicles on surrounding roads and reductions in noise levels.

The conversion of the grade II listed No.2 Maltings will require sensitive detailed consideration, and has the potential to deliver a mixed use element at the heart of the site, with residential, employment and leisure uses deemed suitable. Employment uses continue to form a fundamental part of the masterplan for the mixed use site.

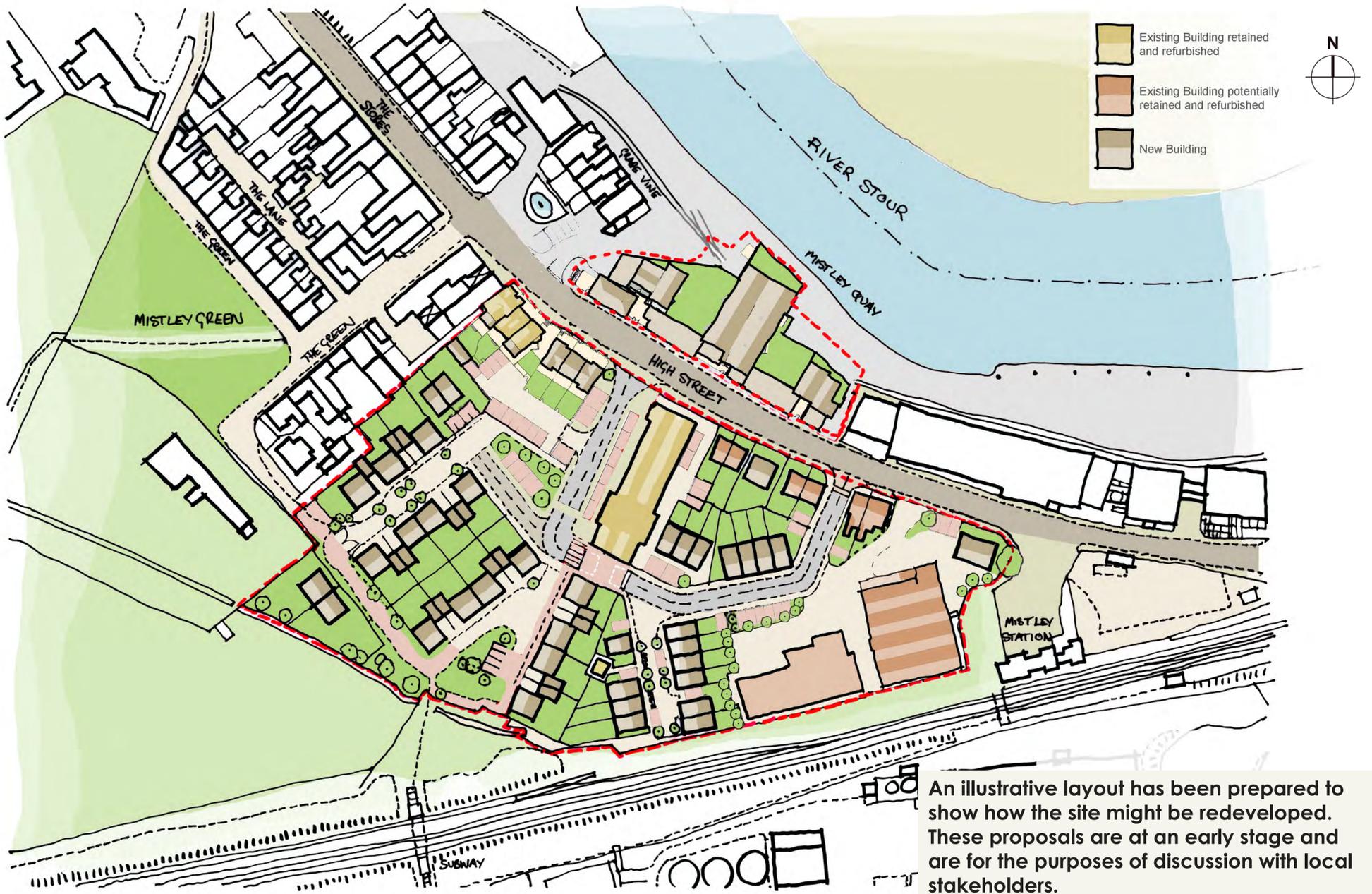
VRG planning, Calls Architecture and Peter Evans Partnership have been commissioned to consider how the EDME site could be redeveloped to deliver regeneration of the area in a manner sympathetic to its historic character and surrounding uses.

The proposals would improve the Conservation Area and the setting of Listed Buildings, by removing silos and warehouses that currently represent negative features and in their place deliver well designed and appropriate replacement buildings.



Concept Diagram

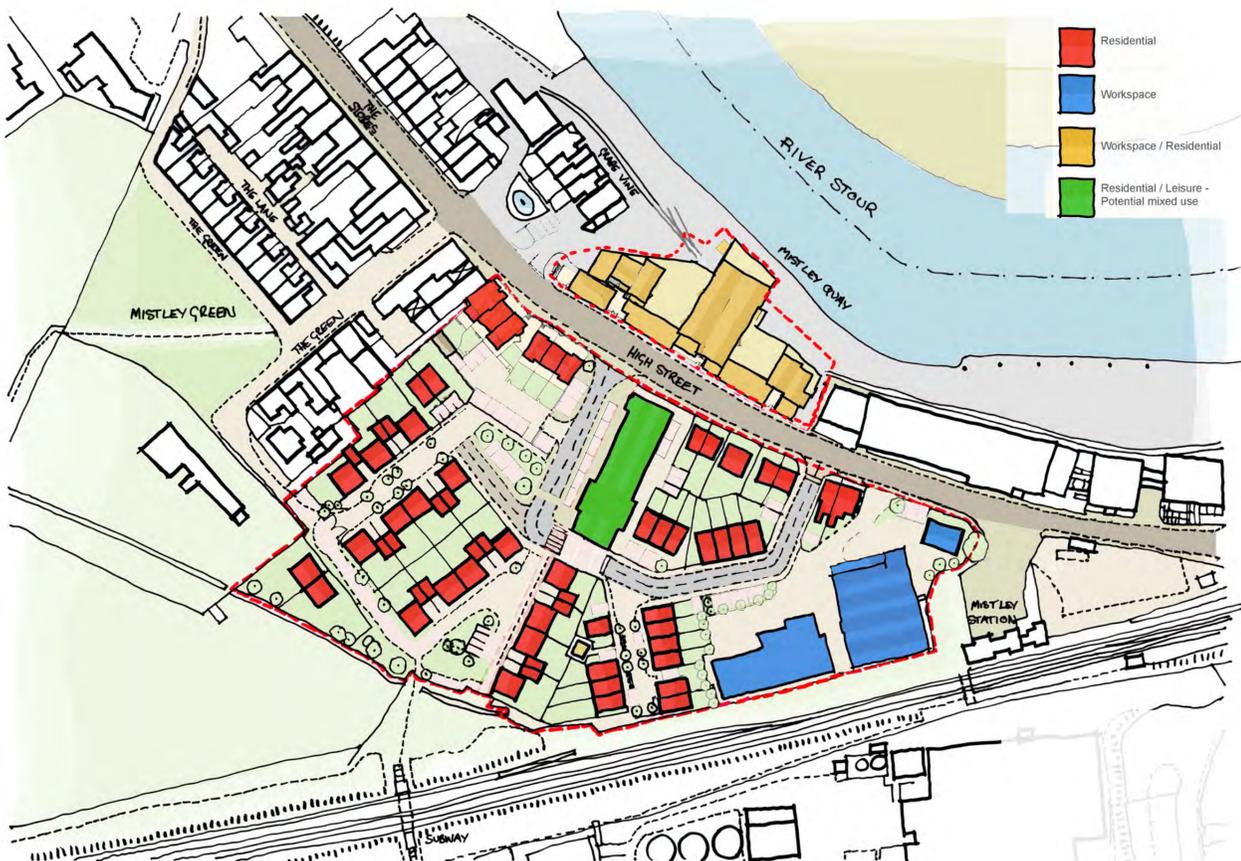
Towards a Vision



An illustrative layout has been prepared to show how the site might be redeveloped. These proposals are at an early stage and are for the purposes of discussion with local stakeholders.

Illustrative Layout

Existing buildings of merit would be retained and refurbished, including the Number 2 Maltings and the Abbey. The layout includes the recent planning permissions granted for Thorn Quay and the Abbey. The boiler house next to the chimney has previously been granted planning permission for demolition (as part of a new warehouse facility)



The layout generates a mix of uses, including around 130 to 150 dwellings and 1340m² / 14,400 sq.ft of employment space, comprising modern, fit-for-purpose offices and warehouses. The existing distribution warehouse, tanks and office to the east of the site retain employment elements by the station.

An element of affordable housing would be agreed with the Council, having regard to needs identified in the Strategic Housing Market Assessment.

New public spaces could be created around Mistley Station and the Number 2 Maltings. Public open space and play space would be provided in accordance with the relevant standards.

The Essex Way footpath, which passes through the EDME site, will be retained and enhanced.

Uses Diagram

The existing mature tree located to the north side of the site could be retained as a feature.