

## DESIGN AND ACCESS STATEMENT

### Development site:

Hazel Stub Depot, Burton End, Haverhill, Suffolk, CB9 9AF

### Description of Development:

Conversion of existing light industrial depot building to create nine apartments, with external car and bicycle parking, refuse area and landscaping. Accommodation to consist of eight 2 bedroom 4 person apartment, and one 3 bedroom 6 person duplex apartment.

### The following drawings are submitted with this application:

TEO-001	Site Location Plan	1:1250	A4
TEO-005	Photographs of existing	nts	A3
TEO-011	Site Block Plan, Existing	1:200	A1
TEO-012	Plan and elevations, existing	1:200	A3
TEO-021	Site Block Plan, Proposed	1:200	A1
TEO-022	Floor Plans, Proposed	1:100	A1
TEO-025	Elevations, Proposed	1:50	A1



## HISTORY

Pre application was sought on a proposal to demolish the existing building and erect nine new build two storey detached houses with garages. The advice given was for refusal, hence this new approach.

The written advice rejected the original proposal under policy DM27. The advice stated that the site is not within a cluster of 10 or more existing dwellings. Having reviewed the OS map there appears to be precisely 10 dwellings that make up the existing hamlet to the west of the A1017. However the other points regarding the scale of infill are taken on board.

The policy DM33 for the reuse or replacement of buildings in the countryside is deemed not to apply as this building is regarded as remote or otherwise incapable of adaptation or reuse. However we argue that this building is not remote, but forms a part of the hamlet to the west of the A1017 and that its proposed use as residential is more sympathetic to the residential neighbours than non domestic use.

Also discussed is that the reuse of brownfield land is encouraged by the NPPF. The written advice on the one hand says that (with regard to paragraph 80 of the NPPF) the site is not isolated, being located immediately adjoining existing dwellings, but in the next paragraph (with regards to the development of brownfield sites) states that the use of brownfield sites is encouraged only "within settlements" which it says makes this ineligible in this case. We contend that this site is within the "settlement" or hamlet and that the site boundary in two places has a presence on the main road running through the settlement.

The written advice also discussed whether change of use would be allowed under permitted development, but concluded that previous planning permissions restricted use to the building to B1 purposes only, which, it is stated, precludes this site as ineligible for change of use under permitted development. Use Class B1 has been abolished, replaced by Use Class E, and as from 1<sup>st</sup> August 2021 change from Use Class E to Use Class C3 (dwellinghouses) is allowed under PD Class MA. There are certain limits – the existing building is believed to exceed the 1,500m<sup>2</sup> maximum area, but it may be possible to convert most of the building under this legislation.

## CONTEXT

- The site, including access roads has an area of 6335m<sup>2</sup> or 0.6335 hectares.
- The site is approx 110m long x 55m wide (excluding the access roads).
- The existing light industrial building has a footprint of 850m<sup>2</sup> (13% of the total site area) and sits in the northern corner of the site.
- The GIA of the existing building is 1,625m<sup>2</sup> over two storeys, with the building measuring approx 31.7m x 32.6m at its largest. The building is two storeys in height (about 6m high).
- About 2,705m<sup>2</sup> of the site is "green" – lawn, trees and shrubs, equating to 43% of the site.
- Concrete hardstanding makes up the remainder 2,780m<sup>2</sup> (44%) of the site including the two access roads.
- There are two access roads that form part of the site and accesses the highway (continuation of Burton End) and is less than 0.1 miles from the roundabout with the A1017 and about 1.2 miles to Haverhill town centre.

## PROPOSAL

- The proposal is to convert the existing building envelope, retaining existing structure where possible, upgrading the external building fabric to modern performance standards and gutting the internal layout, to create 9 flats.
- Any re-cladding of the exterior will be in line with the aesthetics and materials of the existing building.
- One flat will be a two storey duplex and have three double bedrooms. It will have a separate external entrance, its own private garden, and its own vehicular access to the highway.
- The rest of the building will house the remaining 8 flats and use the southern access road for access and egress. A turning circle is provided to suite a Fire Tender and refuse collection trucks.

## CBA

- The eight flats will be accessed from a communal hallway with a lift and stair. There will be four flats per floor. Each of these flats will have two double bedrooms.
- All flats meet minimum national space standards with dual aspect.
- The four flats on the ground floor will have their own enclosed garden areas.
- The four flats at first floor will have shared use of the communal amenity space.
- Two car parking spaces are provided for each flat, with 4 additional visitor spaces (including two disabled spaces). The parking is off street and secure.
- There is a large area for secure undercover bicycle storage to allow for a minimum of one bicycle space per bedroom (=19).
- There is a large enclosed refuse bin area for general waste, food waste, recycled waste and garden waste.
- The existing hardstanding area will be reduced to create garden space and a large shared amenity space.

### AREA SCHEDULE

FLAT 1	150.5m <sup>2</sup>	Ground floor	2 bedroom	4 person
FLAT 2	150.5m <sup>2</sup>	Ground floor	2 bedroom	4 person
FLAT 3	150.5m <sup>2</sup>	Ground floor	2 bedroom	4 person
FLAT 4	150.3m <sup>2</sup>	Ground floor	2 bedroom	4 person
FLAT 5	153.6m <sup>2</sup>	Duplex G & 1st fl	3 bedroom	6 person
FLAT 6	150.5m <sup>2</sup>	First floor	2 bedroom	4 person
FLAT 7	150.5m <sup>2</sup>	First floor	2 bedroom	4 person
FLAT 8	150.5m <sup>2</sup>	First floor	2 bedroom	4 person
FLAT 9	150.3m <sup>2</sup>	First floor	2 bedroom	4 person

### ACCESS

- The site is approximately 1 mile (20/ 25 minute walk) of Haverhill town centre with its shops and supermarkets and coach and bus station.
- By road the site is less than 0.1 miles from the A1017 and the national road network.
- All new residential accommodation proposed will comply with the requirements for access under Part M (M4(1): Category 1 – Visitable dwellings, which includes wheelchair users to access and enter the dwelling, and access habitable rooms and sanitary facilities on the entrance level.) There is a lift and level access to all apartments.

### CONCLUSION

- Residential is an appropriate use of the site as it forms part of a residential cluster or hamlet west of the A1017.
- Employment is not viable in this location, with no access to local transport and no demand for the existing use in this area.
- The proposal does not harm neighbours' privacy or amenity.
- There is no change to the bulk or size of the building so there is no impact visually on the neighbourhood.
- These flats provide much needed additional housing to the area.
- The proposal is in a sustainable location.
- The land is previously developed with no additional building mass proposed.
- More green areas are created for garden use, reducing the amount of hardstanding, which is an environmental improvement.