

Land North East Haverhill, Wilsey Road, Little Wratting (Great Wilsey Park)

Urban Design Response

Application no: **DC/19/1940/RM**

Date: **July 2020**

Summary

This urban design response relates to the Reserved Matters application for Parcels A1, A2 and A8 at land North East Haverhill, Wilsey Road, Little Wratting (Great Wilsey Park) with a focus on the Design Statement (P18-2193_30B), Site Layout Plans (P18-2192_04, P18-2192_06 and P18-2192_06), illustrative streetscenes and elevations (June 2020).

Overall, the plans are a significant improvement in terms of pedestrian permeability and creating a more fine grained movement and green infrastructure network. This is particularly important in light of new urban design guidance such as 'Building for a Healthy Life' which places greater emphasis on health and active travel. There is also improved definition of key focal points and spaces.

In terms of the character areas and housing typologies, the main drawbacks are that the design influences for all the parcels are restricted to Haverhill without considering wider rural characteristics which would be expected for a development of this size. This has been emphasised to the design team on a number of occasions. Several of the rural edge and detached typologies in particular are still suburban in character. However, a number of housing typologies are effective in creating more distinctive building forms, create a greater sense of enclosure of key focal points and a more varied townscape.

Although a number of improvements have been made in terms of movement and connectivity and more varied housing typologies, there is an opportunity to create more distinctive and differentiated character, particularly in the rural and green edge character areas by reflecting more of the surrounding rural vernacular and characteristics.

Parcel A1

Overall, although the pocket park creates a strong focal point and the layout is organic in nature with a parkland character, the building typologies are predominantly suburban in character. However, the detached and rendered Harrogate house type is the most effective in creating a more distinctive character which also reflects rural characteristics. There are also concerns about the need for and urbanising influences of pedestrian guardrails at this location.

Parcel A2

This parcel has significantly improved permeability and created a more fine grained movement and green infrastructure network. In terms of the proposed apartment blocks, the main elevation requires more articulation. It is also considered that the Tavy housing typology in Parcel A8 is a more distinctive interpretation of feature gables reflecting Waveney Terrace than the proposed apartment blocks. The Dart terraced house type is also the most effective in creating a more distinctive character which also reflects rural characteristics.

There is however an opportunity to create more distinctive and differentiated character, particularly in the rural edge character area by reflecting more of the surrounding rural vernacular and characteristics (See Annex 1).

Parcel A8

This parcel has significantly improved permeability and green infrastructure connections. At the first focal space along the secondary street, parking is well integrated into the streetscene. At the second focal space along the shared surface street, there is improved definition of this space and the two different building typologies of Bourne townhouses create a more varied townscape and greater sense of enclosure.

At the apartment blocks, where access to its parking court from a shared surface street, the parking court is now less conspicuous and better integrated into the streetscene. The Tavy is also an effective interpretation of feature gables on Waveney Terrace in Haverhill and creates a more distinctive building form.

There is however an opportunity to create more distinctive and differentiated character, particularly in the green edge character area by reflecting more of the surrounding rural vernacular and characteristics (See Annex 1).

Annex 1 – Characterisation analysis of surrounding villages

Kedington



Buildings working with the grain of the landscape on Mill Road



Rural vernacular on Dash End Lane



Varied building typologies on West End Lane



Row of terraced housing at cross roads of historic core



2.5 storey farmhouse in historic core on King's Hill



Country lane and grass verges on Dash End Lane



Recent extension influenced by traditional barn design on Dash End Lane



Pair of distinctive gable ended and rendered houses on School Road

Sturmer



Riverside House at Rowley Hill / Water Lane



Row of brick and flint terraces at Malting Cottages