

# DESIGN & ACCESS STATEMENT

Former Magistrates Court | Camps Road | Haverhill | CB9 8HF



**planningissues**  
TOWN PLANNING AND ARCHITECTURE

**Churchill**  
Retirement Living 



## 01 Introduction..... 2-4

---

Scope and purpose of the document

Introduction to Churchill Retirement Living

## 02 Contextual analysis ..... 5-18

---

Site Context Aerial Photo

Site Location

Site Description

Site Photographs

Site History

Site Context

Urban Grain Diagram

Local Circulation and Movement

Townscape Analysis

Wider Context

Wider Context Photos

Larger Developments in Local Area

Opportunities & Constraints

## 03 Relevant planning history ..... 19-23

---

Pre-Application Planning Advice - January 2020

Pre-Application Planning Advice - Design Response

Public Consultation

## 04 Planning Policy..... 24-28

---

National Design Guide

Local Design Policy

## 05 The Proposal ..... 29-45

---

5.1 ..... Uses

5.2 ..... Context and Identity

5.3 ..... Built Form

5.4 ..... Movement

5.5 ..... Nature

5.6 ..... Public & Private Spaces

5.7 ..... Home and Buildings

5.8 ..... Resources and Lifespan

# 01

## Introduction

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Scope and Purpose of the document  
Introduction to Churchill Retirement Living

## Scope and purpose of this document

This statement accompanies a full planning application by Planning Issues Ltd on behalf of Churchill Retirement Living for a development at the Former Magistrates Court, Camps Road, Haverhill, CB9 8HF.

The site is currently occupied by a small number of one to two storey buildings that used to house Council Offices, a Magistrate's Court and a Day Care Centre. These buildings are now unused and the site has been hoarded off.

The proposal is for a retirement living development of 34 apartments and associated communal facilities, landscaping, vehicular access and car parking. This statement concentrates solely on the design rationale for this planning application. The purpose of this document is to provide a short report to accompany the planning application, illustrating the process that has led to the inherent solution.

Our vision is to create a high quality development that responds to the local vernacular, embraces sustainable design, provides a safe and enjoyable environment for people to live in and enhances and respects the setting of the site within Haverhill.

The site and its surroundings have been analysed to assess the nature of the context, the character and identity of the area, access and movement both within and around the site; this has enabled the formulation of an appropriate design response.

Matters relating to planning policies and other material considerations will be covered in a separate planning statement included with the application.



*Typical CRL Developments shown opposite*



*Typical CRL Developments shown opposite*

## Introduction to Churchill Retirement Living

Churchill Retirement Living Ltd (CRL) is a privately owned family run company.

Founded in 1994 it specialises exclusively in developing attractive, purpose-built retirement living accommodation (Lodges) for older people. The accommodation is specifically designed to meet the needs of independent older people, and provides self-contained apartments for sale contained within a single block in areas of high amenity.

Whilst the age restriction contained in the lease, as well as planning conditions, is 60 with a 55 year old partner. Through research the typical age of a purchaser of a Churchill Retirement Living property is an 80 year old, the majority of which are single female households.

Benefits of this type of housing include:

- Neighbourly form of development.
- Reduces demands on Health and Social Services as single visits are possible to pool resources.
- Provides companionship and a community which reduces isolation, loneliness and depression.
  - Well located to shops and essential services reducing the need to travel by car.
- Helps to maintain an independent lifestyle and health and general wellbeing.
- Safety and security features reduce anxieties and worries experienced by many elderly people.
- Ongoing maintenance is provided by the Millstream Management Services.

Churchill Retirement Living developments allow independent living, reducing security worries for older people, reducing loneliness and isolation for older people by creating a community and having someone whom can be called upon in an emergency.

Churchill Retirement Living are an award winning Retirement Developer, attributed with the accolade of Best Medium Housebuilder of the Year award 2016 and The Most Outstanding Retirement Housing Operator in the UK 2016 for the eighth consecutive year. Details of further awards which the company have achieved can be viewed at [www.churchillretirement.co.uk/about-us/our-awards/](http://www.churchillretirement.co.uk/about-us/our-awards/).



Typical CRL Developments shown opposite



Typical CRL Developments shown opposite

# 02

## Contextual Analysis

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- Site Context Aerial Photo
- Site Location
- Site Description
- Site Photographs
- Site History
- Site Context
- Urban Grain Diagram
- Local Circulation and Movement
- Townscape Analysis
- Wider Context
- Wider Context Photos
- Larger Developments in Local Area
- Opportunities & Constraints



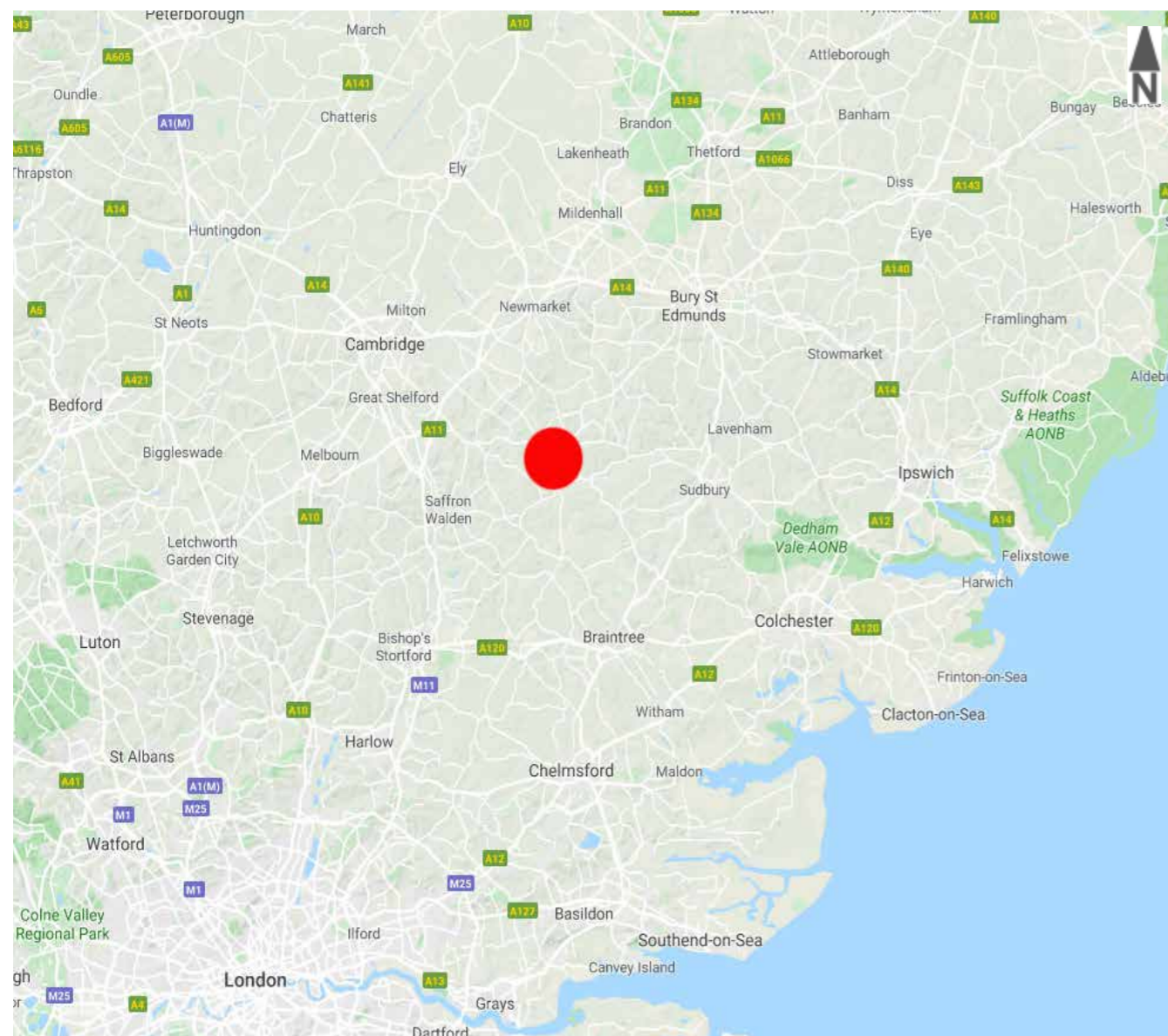
## Site Location

Haverhill is a market town and civil parish in the county of Suffolk, England, next to the borders of Essex and Cambridgeshire. It lies 14 miles southeast of Cambridge and 47 miles north-east of central London.

The A1307 road is the major road that connects Haverhill to Cambridge and the A11 and the M11 motorway. Local bus services on this route are provided by Stagecoach: routes 13, 13A, 13B and X13 run approximately every 30 min during the day, every 60 min evenings and Sundays. The bus station in Haverhill also provides local services to some of the surrounding towns and villages.

The site is conveniently located within easy walking distance of shops and opposite to a recreation park. The proposed site area is in a highly sustainable location with nearby facilities and public transport services to be found within the town centre.

*Site location / boundary highlighted red*



Location of Haverhill

## Site Description

The application site comprises an irregularly shaped piece of land with an area of 0.34 hectares. The site is currently occupied by the former Magistrate's Court, which fronts onto Camps Road, and a day centre at the northern end of the site. All of the buildings are disused and vacant.

The existing buildings were constructed in the mid-20th century. A large proportion of the site is hard surfaced or built upon. There is car parking and servicing to the west of the magistrate's court, with a service area to the east. There is a forecourt serving the day centre to its west with a small landscaped strip to the north.

Between the Magistrates Court and the Day Centre, there is an access road, which falls outside of the site, and serves an Ambulance Station to the north east.

A number of mature trees are located along the northern site boundary, just outside of the application site, with Place Farm Primary Academy (school) beyond.

The existing service road separates the application site from Weavers Lodge, a recently built retirement development to the west of the site. The service road runs from Camps Road along the western boundary of the site and serves the Academy to the north.

The overall site's levels fall from the northern boundary to the southern boundary by approximately 3m.



Aerial Image of the site in its local context



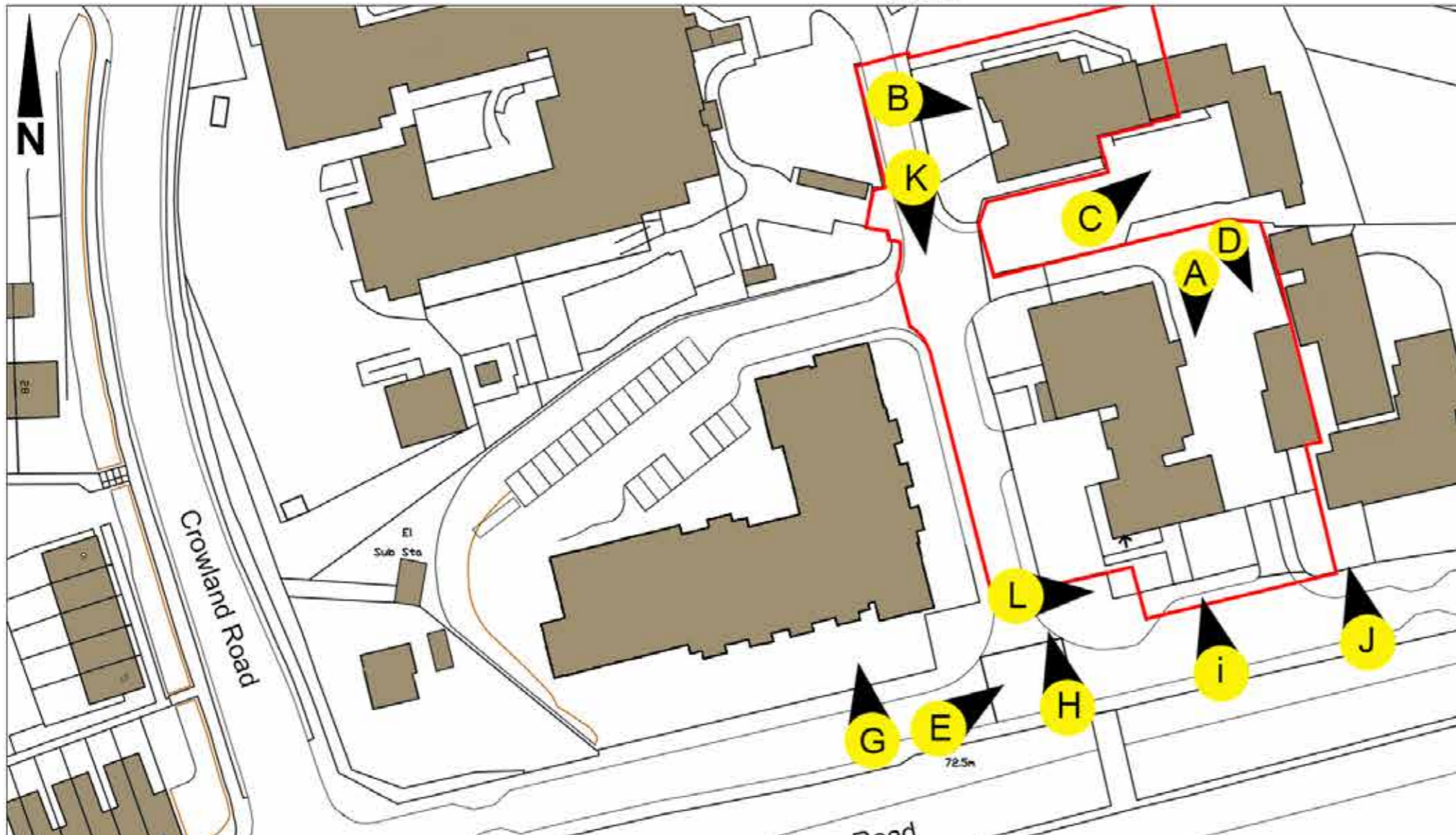
Site Photos



View A



View B



View C



Site Photos



View E



View F



View G



View H



View i



View J



View K



View L

## Site History

The site history has been researched with reference to old editions of the County Series and National Grid Ordnance Survey Plans.

The plans indicate the following development has taken place on and around the site.

The County Series Plan of 1884/1887 indicates that the site was a farm at this time. Farm buildings were present in the central and eastern parts of the site with a large area of orchard and pond feature in the western part of the site. A Methodist Chapel adjacent to the site was present to the east and large fields to the north and south. Roads, in the position of the present Crowland and Camps Road are shown immediately to the west and south of the site respectively.

The site is shown to remain unchanged until the 1968 map, where the farmland and buildings have been replaced by Place Court to the west and a Police Station, Ambulance Station and Health Clinic on the application site. The pond feature has been removed and the land in the western part of the site appears to have been re-graded with a reduction in level in the area of the former pond.

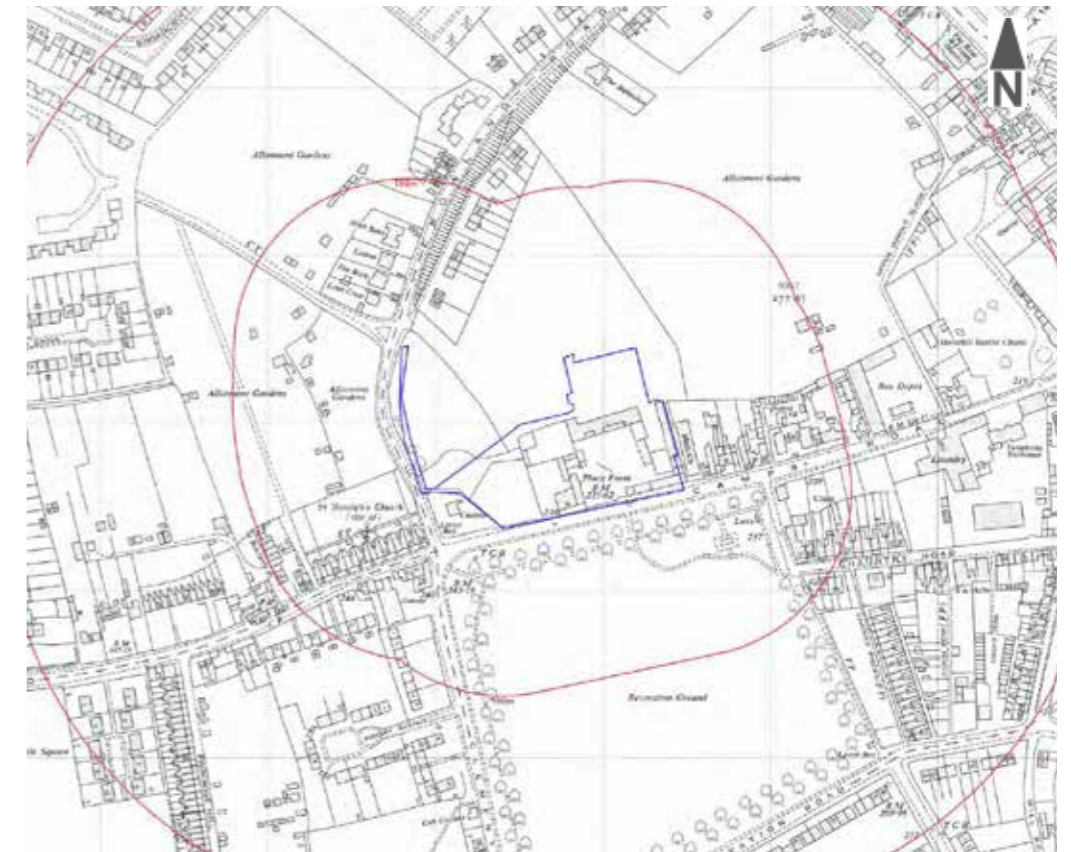
The land surrounding the site to the west and north east has had extensive residential development with a school constructed to the north of the site. An electrical substation is also noted on the western edge of the site.

The 1988/1989 map edition indicates a change in use for the buildings on the application site. The Police Station, situated adjacent to camps road, became Council Offices and a Magistrate's Court. The Health Clinic placed behind the station became a Day Care Centre.

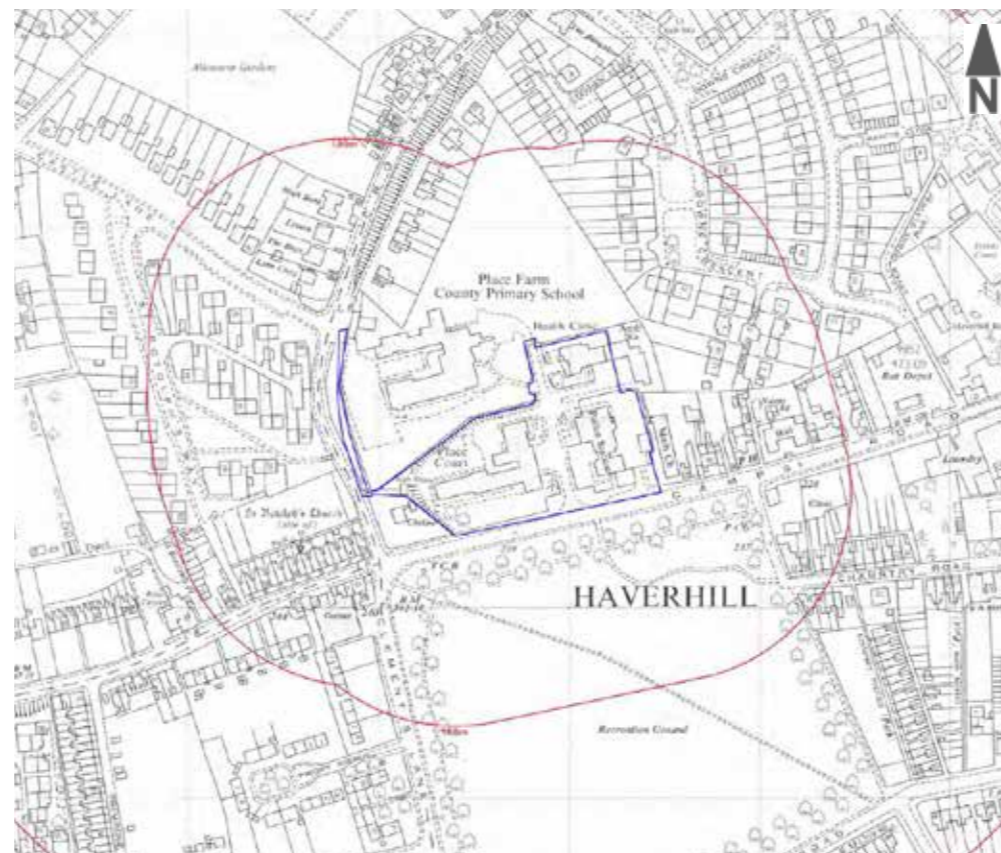
Subsequent map editions confirm that there has been no significant change to the site or surrounding area.



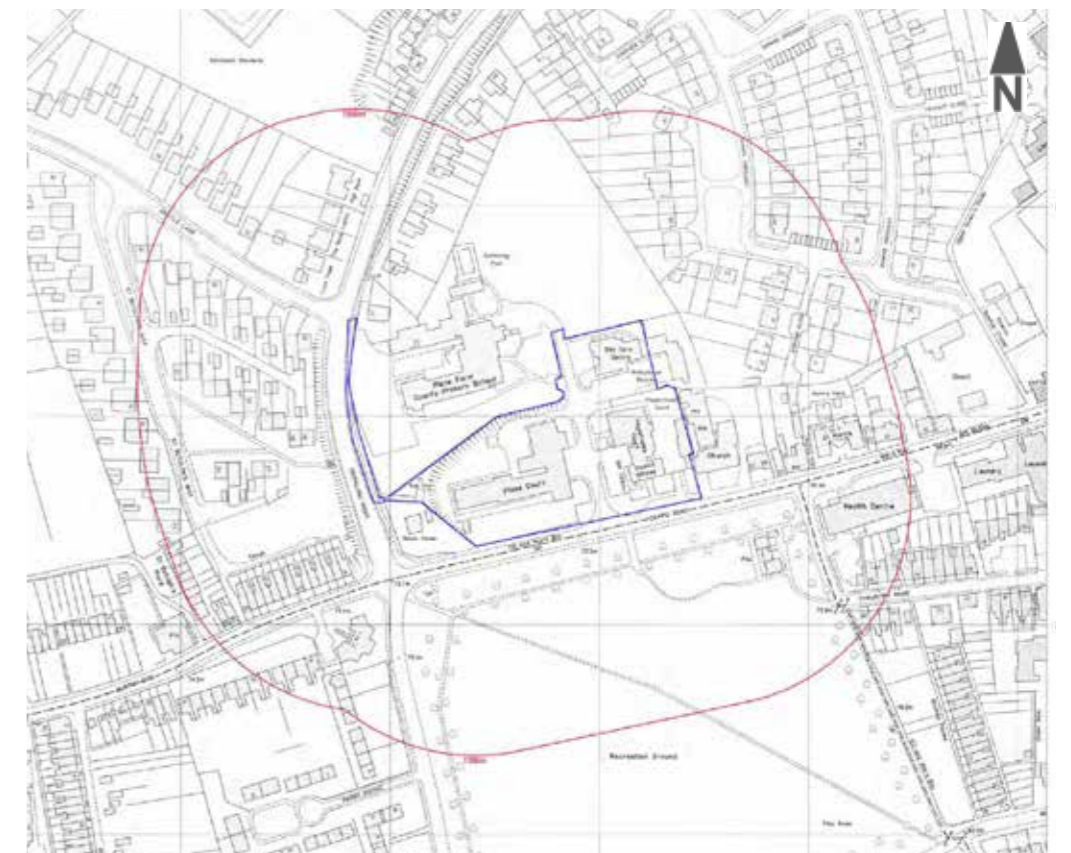
OS Map 1884/87



OS Map 1960



OS Map 1968



OS Map 1988-89

## Site Context

Camps Road is a primary route that leads directly into Haverhill Town Centre and the Queen Street Conservation Area, 250m to the east of the site.

Camps Road runs along a valley and ground levels rise directly to the north and south of the road. Many buildings along both Camps Road and Burton End (west of Camps Road), are set above the road level on steps or retaining walls due to the lay of the land.

Haverhill Recreation Ground is a large expanse of attractive green open land to the south of Camps Road and directly opposite the Application Site, providing open space and long uninterrupted views.

The northern side of Camps Road is lined with a variety of built form. At 3 storeys high, the newly built Weavers Lodge, directly to the west of the site, is perhaps the largest building along the road. Weavers Lodge is a retirement development built in a traditional form, with a variety of roof height and form and brick types.

Moving towards the town centre, Haverhill Methodist Church lies to the east of the site, this is a detached building and is a high 1 storey with a unique roof form within the area.

To the east of the Church and the Recreation Ground, the road becomes more enclosed with larger buildings lining both sides. Cavendish House is a large, 3 storey block of flats built to the south of the road. The Health Centre and Doctors Surgery are also examples of buildings with large footprints in the local area.

Place Farm Academy is located to the North West of the site. There has been a School on this site since the 1960's but the School appears to have been refurbished recently and provides another example of a large building in the local area.

It is clear that Camps Road has the capacity to integrate a building of a larger scale successfully.



Local Context Photos



## Urban Grain Diagram

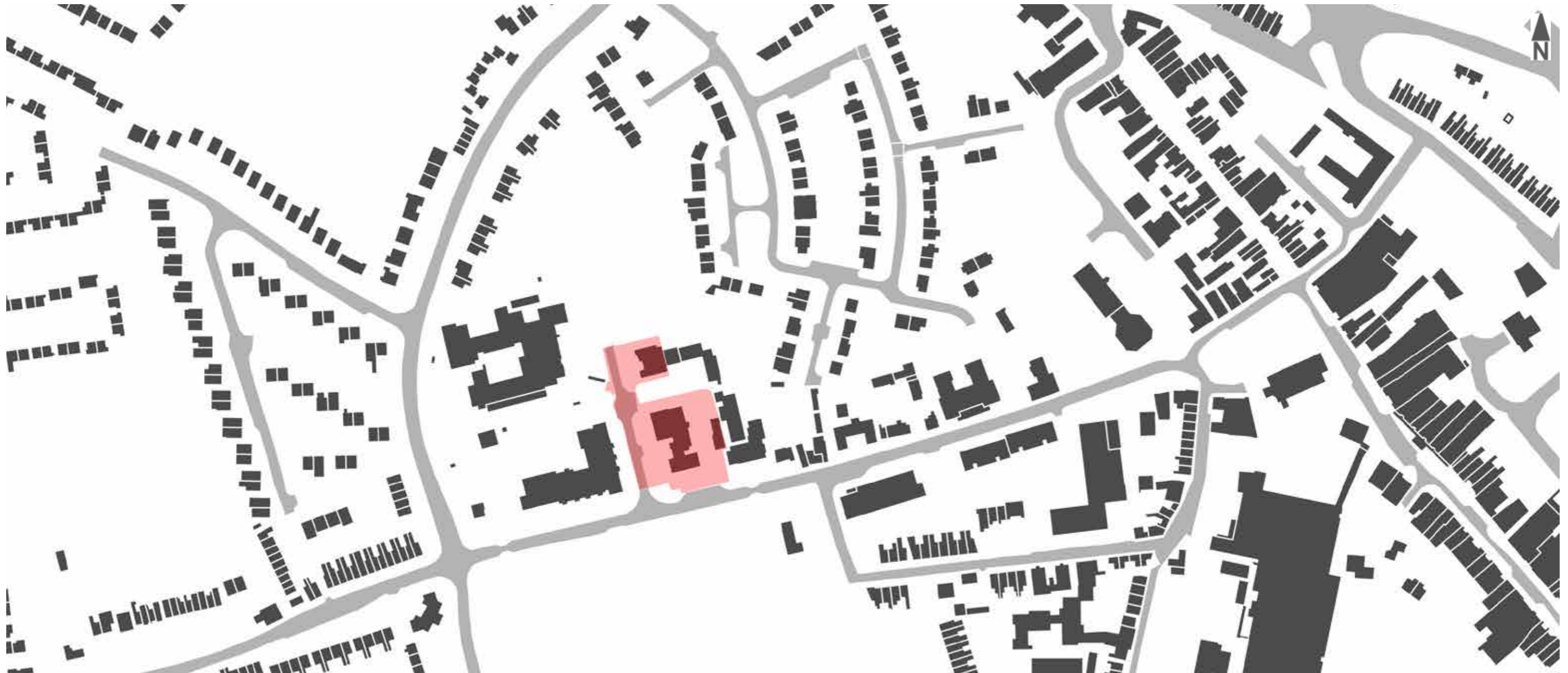
In most towns, the pattern of streets and paths (how people move between places) has evolved over a very long period of time.

The urban grain diagram below shows the historic core of Haverhill to the east. It demonstrates that the urban grain is finest within the town centre. This is where the greatest intensity of movement occurs and where the richest pattern of uses can be found. Buildings in this area tend to be compact and follow a strong building line. The buildings are built close to the street front, creating strong enclosure. Within the historic town centre, the building footprints tend to be long and narrow and follow a pattern similar to most historic centres.

Camps Road branches from the town centre in a westerly direction. The road can be defined as a primary route and due to its local prominence has some buildings of a larger footprint lining the road. Camps Road is generally well enclosed close to the town centre with a mixture of building types on both side of the road.

The diagram demonstrates that the further away from the commercial heart of the town, the urban grain becomes coarser and more open, which reflects the less intense demands on movement. The further one travels from the town centre the more residential the plots become. Small scale housing lines the roads to the west and north of the site.

The diagram helps demonstrate that there are some larger buildings directly to the west and north west of the site as well as further down Camps Road to the east. The application site presents an opportunity to make best use of the development potential of the site and have a flatted development on it. It is considered good practice to follow an existing and established building pattern, creating a sense of defined space along Camps Road.



Urban Grain Diagram

## Local Circulation and Movement

Burton End is a key route leading from the A1017 Ring Road to the west of Haverhill, directly to the town centre. Burton End is approximately 800m long and becomes known as Camps Road at the junction with Crowlands Road and Clements Lane, approximately 120m to the west of the site.

The site is located on Camps Road, a primary road that links to the town centre. Pedestrian access is provided on either side of Camps Road to the local shops and facilities. Camps Road is a two-way residential roads with an estimated 20mph speed limit (School Safety Zone). There are a number of bus stops close to the site.

Secondary roads branch off Camps Road and Burton End and link the surrounding residential areas to the primary circulation routes and local transport services.

It is an easy level walk into the commercial centre, which is located to the east and is around 250m away. The High Street provides an attractive pedestrian environment with direct access to a range of services and facilities, all located within 10 minutes' walk of the application site.



Local Circulation and Movement Diagram

## Townscape Analysis

The adjacent map shows that there are a variety of storey heights in the immediate area, ranging from 1-3 storeys.

The map also demonstrates that buildings along Camps Road follow a strong building line, (especially on the northern side of the road), which provides good enclosure along this primary route into the town centre.

It is demonstrated that Camps Road has a range of building heights (and sizes), ranging from 1-3 storeys, but with larger footprints than that of surrounding roads.

Weaver Lodge, Cavendish House, Haverhill Health Centre as well as Place Farm Academy to the north, all provide examples of larger buildings located close to the Application Site.

The map indicates that the Application site could be considered under developed, with the majority of built form being only one storey in height.

The current buildings on the site provide little enclosure to the road, with large gaps between built form.

Taking into account the taller, larger buildings in the immediate area, the size of the site allows for a flatted development which will be an efficient use of space on the site.

There is an opportunity to build on an underdeveloped site and to provide a distinctive and notable building which will provide greater presence along the Camps Road.



Townscape Analysis Diagram

## Wider Context

The coloured diagram opposite separates the area of Haverhill up into different land uses. The blue hue identifies what can be described as buildings with a smaller residential scale, footprint and plot size. These tend to be detached, semi-detached houses and bungalows (images A & B).

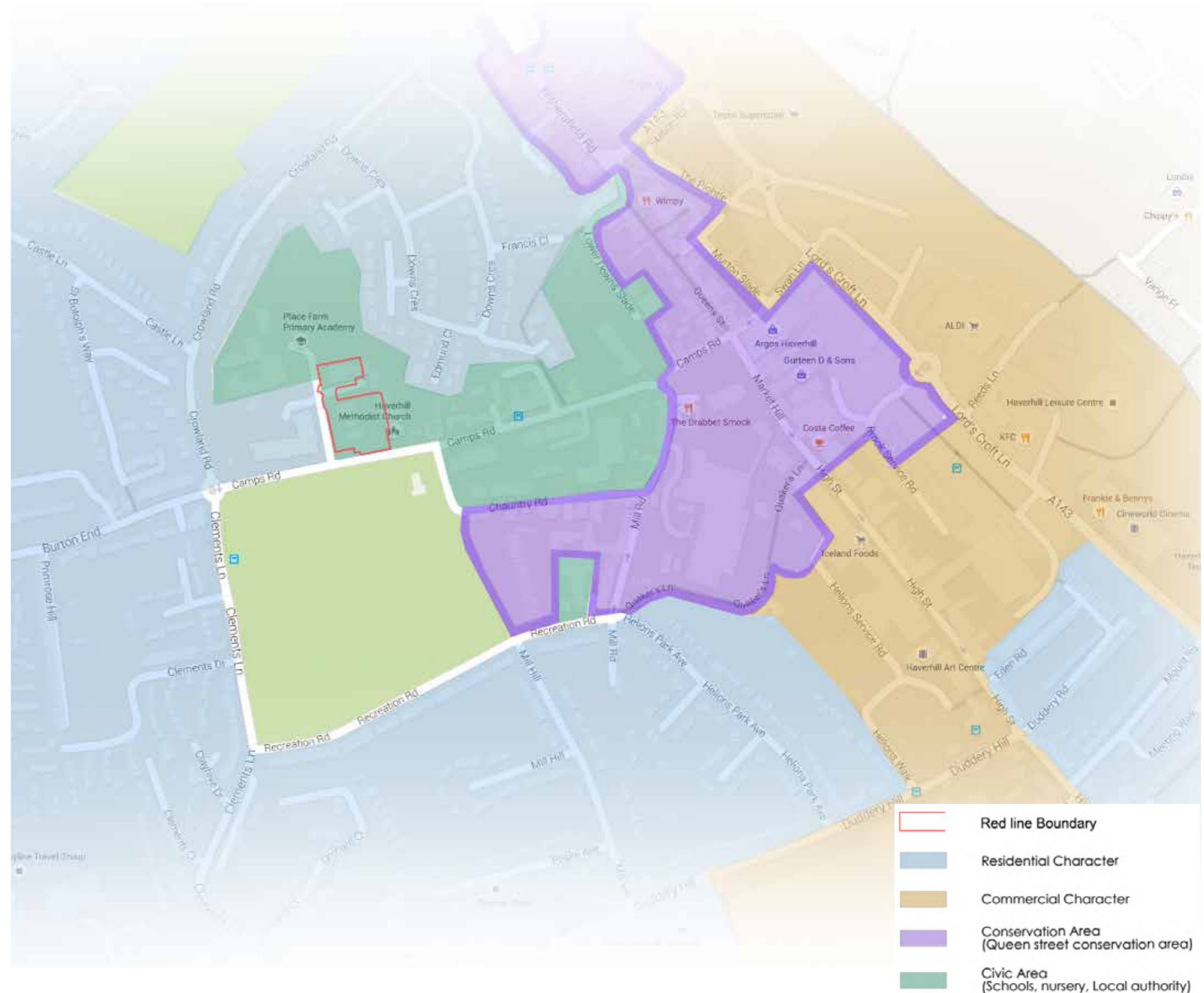
The Application site is located in a transitional area between an established residential area (blue hatch) and within a civic area with buildings such as a Church, Health Centre, Academy School and Library within the green hatch (image C). The Application Site itself is a former Magistrates Court.

To the east, within the purple hatch lies the Queen Street conservation area (image D) and the historic High Street which has a rich variety of building styles (Image E), which now often have commercial premises on the ground floor and offices and apartments on the floors above.

Beyond and to the east of the commercial town centre, there are a number of large modern commercial premises such as Supermarkets (with associated parking), a leisure centre and a cinema (image F).

The newly constructed residential development, 'Weavers Lodge' is situated directly to the west of the site and is 3 storey's in height, with elements of 2.5 storey (image G).

A larger, denser building proposal built on the site, providing it respects the character of the area, would not be out of place in this location.





Wider Context Photos



Image A



Image B



Image C



Image D



Image E



Image F



Image G

## Larger scale development In Local Area

As Haverhill has developed over time, modern flatted developments have been built on infill sites not developed on previously or by replacing smaller buildings built within large plots of land.

For example, Weaver's Lodge (to the west of the site) recently replaced Place Court, which originally replaced Place Farm back in the 1960's. Each new development on the site being larger than the previous one.

As the photos on the page help to demonstrate, there are a number of examples of dense modern flatted developments within Haverhill, with many of them sitting comfortably next to smaller scale housing.

Larger, denser development can successfully sit next to smaller scale buildings. Any building proposal built on the site, providing it respects the character of the area, would not be out of place in this location.



Weavers Lodge, Camps Road



Cavendish House, Camps Road



Waters Edge, Whithersfield Road



Anglian Place, Burton End

## Opportunities & Constraints

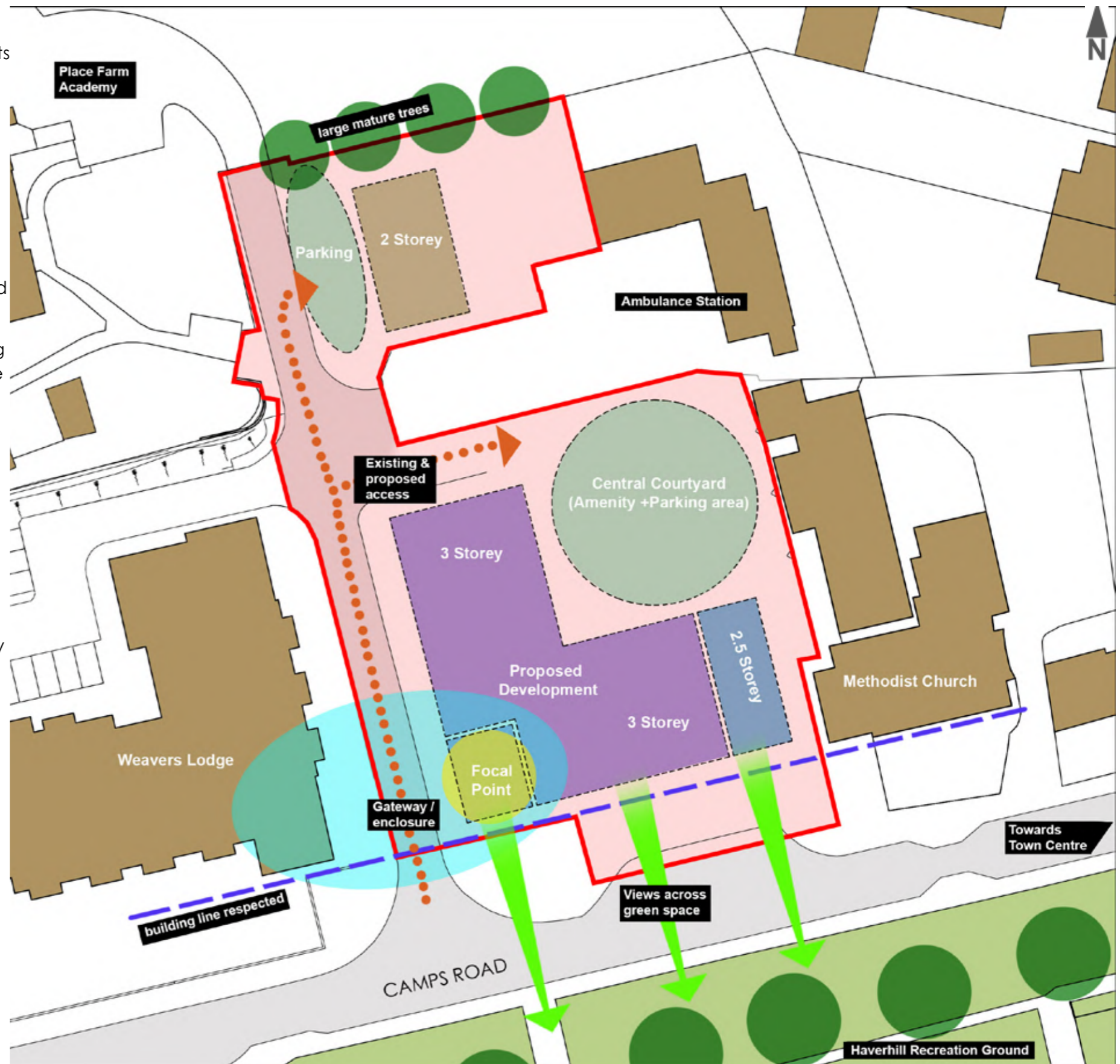
### Opportunities

Reflecting on the current site analysis, the main opportunities and constraints on the site are as follows;

- Site size allows for a flatted building as well as a smaller scale residential development to the north, which will be an efficient use of space on the site.
- Appropriate to build a development of this scale on the site as the local context demonstrates that there are examples of this in close proximity
- Appropriate to accommodate a residential development on the site as much of the local context is residential with a variety of built form, styles and details.
- There is an opportunity to provide a notable building on the site, providing greater presence along Camps Road, and addressing one primary and one secondary street frontage.
- The new scheme will enhance the setting to the front of the site with improved quality landscaping and high quality boundary treatment throughout
- A distinctive design which establishes a strong sense of place and responds to the local character will improve the local area
- Opportunity to provide a focal point on the corner of Camps Road and the access road
- There is an opportunity to create a focal point or 'gateway' with the newly built Weavers Court to the West, framing the access road.
- To take advantage of green views across the Recreation Ground to the south
- Provide off street parking, hidden from the public realm and to retain the existing access.

### Constraints

- Careful consideration should be given to the layout, height and mass of the proposed development particularly in relation to the neighbouring Church to the east.
- The ground rises up from Camps Road to the rear of the site. Proposed site levels should be considered to provide good level access for future residents.
- Any proposed access should provide for appropriate visibility splays and highway safety.
- To be mindful of the Ambulance Station to the north, which is still in use.



Opportunities & Constraints diagram

# 03

## Scheme Design & Development

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Pre-Application Planning Advice - January 2020  
Pre-Application Planning Advice - Design Response  
Public Consultation

**Pre-Application Planning Advice - January 2020**

Once design concepts were established, an initial sketch design and analysis was prepared and sent to the local planning authority in November 2019 for comment.

A meeting was then held at West Suffolk Councils offices in January 2020 to discuss the pre application drawings in more detail.

The indicative drawings showed a 3 storey 'L' Shaped development that fronted both Camps Road and the School Access road, with parking and amenity in the northern part of the site, hidden from the public realm.

The site plan also showed three cottages in the northern part of the site, separated from the main site by the Ambulance station access road.



Pre Application - Indicative Site Plan



Pre Application - Indicative Street Elevation

## Pre-Application Planning Advice - Design Response

### Principle of development

The site is located within the settlement boundary, and as your letter points out the site benefits from an outline consent for 17 dwellings (allowed on appeal (APP/E3525/W/16/3161303)). The Council has accepted the need for a development suited for older persons, remembering of course that what is proposed are retirement flats and accordingly treated as residential dwellings. The principle of the proposed development is considered acceptable.

### Traffic and Transportation

The current outline permission on this site is for 17 dwellings with an appropriate level of parking. The proposed development represents a significant increase in the number of units (33), albeit as retirement dwellings rather than family houses. Parking provision at a ratio similar to that approved on the adjacent Churchill scheme may be acceptable, but this would be subject to consultation with SCC Highways who will have regard to the updated 2019 Parking Standards and may require additional parking. The cumulative highway impact must also be considered, taking into account the adjoin Churchill development, the existing school site and the ambulance station that all share an access onto Camps Road. Consideration should also be given the provision of electric vehicle charge points for staff and residents as this will be required by our Environment Team to improve air quality I would advise that further advice from SCC Highways is obtained before submission.

### Townscape, street scene and design

Generally speaking, the proposed design and appearance of the buildings have taken account of their context and appear acceptable. As discussed at the meeting, improvements could be made to the gable elevation of the building at the junction with Camps Road, particularly having regard to the change in levels of the site. The reduced roof height adjoining the neighbouring church building is also acknowledged and this needs to be carried forward to any submitted scheme.

Issues surrounding the 3 separate terrace units were discussed at the meeting. The issues centred around the proximity of the dwellings to the adjacent trees and associated potential for overshadowing and future pressures for their removal. The lot adjoining the north boundary of the site could have significant reduced levels of amenity as a result. Consideration should be given to providing adequate levels of amenity taking into account the size, height, crown spread and RPA of the trees. The location of the dwellings adjacent the ambulance station in terms of noise and general disturbance also needs to be considered, as indeed it was in the consented scheme on the site.

### Conclusion

The above list of planning considerations is not exhaustive and matters such as flood risk and drainage will need to be addressed. As with any proposal, the only way to fully test the merits of the proposed development would be through the submission of a formal planning application. However, based on the information provided and taking into account the above, the principle of the development is likely to be supported by officers.

Please see the attached list of relevant documents required, this is to be used as guidance only. It maybe when an application is submitted it comes to light further information is required, that has not been highlighted on this list. The above comments are made at Officer level only and do not prejudice any future decision, which may be taken by this Planning Authority. I hope this information is useful to you, and if you require any further advice please do not hesitate to contact me. The information contained in this letter is based on the information provided and the current policy context. Any future changes in National and Local Policies will not be reflected in this response.

## Public Consultation

A Public Exhibition was held on 9th January 2020 with local Councillors and members of the public attending to consider the proposals.

An Online Consultation also ran from 10th January to 24th January 2020. Invitations were sent to 622 public addresses surrounding the site and 18 Councillors.

The invitations included a tear off feedback form. Around 15 people attended the consultation event and there was a range of positive feedback, with many residents supporting the principle of retirement housing on the site.

Members of the Church congregation attended, commenting that they liked the design and that the current site has led to some antisocial behaviour.

Further information is contained in the Statement of Community Involvement supporting the application.

The comments from the Pre Application Meeting and the public consultation have been carefully considered and incorporated into the design where applicable. Any changes are detailed later in the document.

## Indicative Site Plan (NTS)



Proposed Retirement Housing site at the Former Magistrates Court, Camps Road, Haverhill, CB9 8HF

Churchill Retirement Living | Planning Issues

Public Consultation - Indicative Site Plan





# 04

## Planning Policy

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National Design Guide  
Local Design Policy

NATIONAL DESIGN GUIDE						
	CHARACTERISTIC		SUMMARY	COMMENT	DAS SECTION	
CONTEXT	C1	Understand and relate well to the site, its local and wider context	41	Respond positively to features of the site and context	Section 5 - Context and Identity (Pg 31-33), Built Form (Pg 34), Nature (Page 39-41)	Section 5
			42	Understanding of context, opportunities and constraints	Section 2 - Contextual Analysis and Opportunities and Constraints (Page 18 in particular)	Section 2.
			43	Character of landscape, built form and architecture	Section 2 - Contextual Analysis (pages 5-18)	Section 2
			44	Innovative and sustainable features	Sections 1 - Introduction to Churchill Retirement Living (page 4) & Section 5 - Resources and Lifespan (Page 43)	Section 1 & 5
			45	How the proposed design relates to context and local character	Section 2 & Section 5 (5.2-5.7 in particular)	Section 2 and 5
	C2	Value heritage, local history and culture	46	History of place and evolution of site	Section 2 - Site History (Page 10)	Section 2
			47	Reuse or adaptation of existing	Not applicable to this site	N/A
			48	Influenced local heritage assets	Section 2 - Wider Context, Pg 15-16, describes the Towns Conservation Area and local heritage	Section 2
			49	Today's developments will be the quality development of the future.	Resources and Lifespan- see Section 5 (page 44)	Section 5
IDENTITY	I1	Respond to existing local character and identity	52	Special features, housing pattern	Section 2 - Urban Grain Diagram, Wider Context and Townscape Analysis (Pages 12-17) - Section 5 - Context and Identity (page 30-32)	Section 2 + Section 5
			53	Site context analysis revealing identity	Section 2 (pages 5-18)	Section 2
	I2	Well-designed, high quality and attractive places and buildings	54	Visually attractive and range of residents	User type in Section 1 (Page 4) and final visually attractive design shown in section 5 (Pages 34)	Sections 1 & 5
			55	Appeals to all senses - look, smell, feel, sound.		
			56	Contribute to local distinctiveness	Section 5 Context and Identity & Built Form (Pages 31-35)	Section 5
			57	Materials, details and planting selected with care	Section 5 - Context and Identity (Page 31-33), Nature (Page 39), Public and Private Spaces (page 42)	Section 5
BUILT FORM	B1	Compact form of development	64	Compact form of development to support local public transport	Section 1 - Introduction to Churchill Retirement Living (Page 4) & Section 5 - Movement (pages 36-38)	Sections 1 & 5
			65	Efficient use of land and appropriate density	Section 5 - Use (Page 30)	Section 5
			66	Appropriate built form	Section 5 - Built Form (Page 34-35) - see CGI's on page 35	Section 5
			67	Right mix of building types, form and scale, parking and amenities	Building type Section 1 (page 4), Section 5 - Built form (pages 34-35) - Use (Page 30) - Movement (page 36-38)	Sections 1 & 5
			68	Built form relationship to context, identity, occupants and resources	For site and context and identity and character see all Section 2, for occupants lifestyle see Section 1 (page 4) and Resources see Section 5 (page 44)	Sections 1, 2 & 5
	B2	Appropriate building types and forms	69	Pattern of streets	Section 2 - (Page 12 - 16) Urban Grain Diagram, local Circulation and Movement, Townscape Analysis and Wider Context	Section 2
			70	Tall buildings	Not applicable to this site	N/A
			71	Tall or large buildings design implications	Not applicable to this site	N/A
	B3	Destinations	72	Destinations	Section 2 - Site Location (Page 7) & - Section 5 - Movement (Page 35-37)	Section 2 & 5
			73	Destinations as local character, distinctiveness and community	Section 2 - Wider Context, Pg 15-16 - Section 5- Movement (Page 35-37)	Section 2 & 5
			74	Local destinations as identity	Section 2 - Wider Context, Pg 15-16 - Section 5- Movement (Page 35-37)	Section 2 & 5
	MOVEMENT	M1	A connected network of routes for all modes of transport	78	Public transport, walking, cycling and car	Section 2 - Site Location (Page 7) & - Section 5 - Movement (Page 36-38)
79				Public realm design	Not applicable to this site	N/A
80				Hierarchy of streets	Section 2 - (Page 12 - 15) Urban Grain Diagram, local Circulation and Movement, townscape analysis and Wider Context	Section 2
81				Higher densities due to transport connections	Section 2 - Site Location (Page 7) & - Section 5 - Movement (Page 36-38)	Section 2 & 5
M2		Active travel	82	Priority to pedestrian and cycle movements	Section 5 - Movement (Page 36-38) The routes for pedestrians, cyclists and those using mobility scooters are prioritised over the use of the private motor	Section 5
			83	Design to reduce reliance on the car	Section 1 - Introduction to Churchill Retirement Living (Page 4) & Section 5 - Movement (Page 36-38)	Section 1 & 5
M3		Well considered parking, servicing and utilities infrastructure for all users	84	Parking standards and arrangement	Section 1 - Introduction to Churchill Retirement Living (Page 4) & Section 5- Movement (Page 36-38) Home and buildings (Page 43)	Section 1 & 5
			85	Car and cycle provision	Section 5 - Movement (Page 36-38) - Well designed and placed to meet the needs of future residents including mobility scooter store	Section 5
			86	Well designed parking	Section 5 - Movement (Page 36-38)	Section 5
			87	Electric vehicle spaces	Spaces can be provided in line with LPA requirements	
			88	Access for servicing and bin store provision considered	Section 5 - Movement (Page 36-38)	Section 5
89	Utilities and infrastructure	These have been carefully considered as part of the overall design. An accompanying drainage strategy is submitted with the application				

NATIONAL DESIGN GUIDE						
	CHARACTERISTIC		SUMMARY	COMMENT	DAS SECTION	
NATURE	N1	Provide a network of high quality, green open spaces with a variety of landscapes and activities, including play	92	Usable green spaces	Section 5 - Nature (Page 39-41), Public & Private Spaces (Page 42)	Section 5
			93	Open spaces high quality, robust, adaptable and maintained	Section 5 - Nature (Page 39-41), Public & Private Spaces (Page 42)	Section 5
			94	Types of open spaces	Section 5 - Nature (Page 39-41), Public & Private Spaces (Page 42)	Section 5
			95	Open to all	Not applicable to a proposal of this scale	N/A
	N2	Improve and enhance water management	96	Integrated system of landscape, biodiversity and drainage.	Water management features identified as part of the drainage strategy. See also the landscape design	
			97	Flood design	N/A	N/A
N3	Support rich and varied biodiversity	98	Biodiversity net gains	The site will result in biodiversity net gains- see landscape design, ecological design and also section 5 Resources and Lifespan (Page 44)	Section 5	
PUBLIC SPACES	P1	Create well-located, high quality and attractive public spaces	101	Street design	Not applicable to a proposal of this scale	N/A
			102	Accessible streets	Not applicable to a proposal of this scale	N/A
			103	Natural elements in streets	Not applicable to a proposal of this scale	N/A
	P2	Provide well-designed spaces that are safe	104	Public and shared amenity spaces	Section 5 - Nature (Page 39-41), Public & Private Spaces (Page 42)	Section 5
			105	Feeling of safety	Section 5 - Movement (pages 36-38) & Public & Private Spaces (Page 42) Safety (Page 45)	Section 5
	P3	Make sure public spaces support social interaction	106	Public social meeting spaces	Section 5 - Public & Private Spaces (Page 42)	Section 5
107			Open space connected into the movement network	Not applicable to a proposal of this scale	N/A	
USES	U1	A mix of uses	112	Range and variety of services	The proposal is for Homes for Later Living which are another type of residential housing provision to offer to the local community	Section 1
			113	Mixed use development	The proposal is near a local centre and will help increase the activity and vibrancy of the place. A mixed use on a site of this scale is not appropriate.	
			114	Ground floor and upper floor arrangements	Section 5 - Homes and Buildings (Page 43) - The access to and use of ground and upper floors has been carefully considered.	Section 5
	U2	A mix of home tenures, types and sizes	115	Choice of homes	Section 1 - Introduction to Churchill Retirement, Section 5 - Uses (Page 30)	Section 1 & 5
			116	Different tenures	Not applicable to this proposal	N/A
			117	Older people's housing choice	The proposal is for Homes for Later Living which are another type of residential housing provision to offer to the local community	Section 1
118	Larger scale developments with a range of tenures	Not applicable to this proposal	N/A			
U3	Socially inclusive	119	Socially inclusive	The proposal is open to purchase for all who meet the age restrictions. This characteristic really applies to larger developments with a mix of uses and tenures.		
HOMES & BUILDING	H1	Healthy, comfortable and safe internal and external environment	124	Safety, security, amenity, privacy, accessibility and adaptability	Section 5 - Home and Building (Page 43), Resources and Lifespan (Page 44) & Safety (Page 45)	Section 5
			125	Efficient, cost effective and sustainable	Section 5 - Resources and Lifespan (Page 44)	Section 5
			126	Space standards	Section 5 Home and Building (Page 43) Proposals are designed in line with the LPA requirements for space standards	Section 5
			127	Local Plan space standards	Not applicable to a proposal of this scale	N/A
			128	Emergency services access and escape provision	Section 5 - Movement (pages 36-38)	Section 5
	H2	Well-related to external amenity and public spaces	129	External and amenity spaces	Section 5 - Nature (Page 39-41), Public & Private Spaces (Page 42) - Space has been designed with the needs of residents in mind.	Section 5
			130	Landscape design	Section 5 - Nature (Page 39-41), Public & Private Spaces (Page 42)	Section 5
			131	Safe, secure and social amenity spaces	Section 5 - Nature (Page 39-41), Public & Private Spaces (Page 42) , Safety (Page 45)	Section 5
			132	Private amenity spaces enhance visual amenity	Section 5 - Nature (Page 39-41), Public & Private Spaces (Page 42)	Section 5
			133	Relationship to public spaces around	Section 5 - Public & Private Spaces (Page 42)	Section 5
	H3	Attention to detail: storage, waste, servicing and utilities	134	Waste storage, management and collection	Section 5 - Movement (pages 36-38), Home and Building (Page 43), Resources and Lifespan (Page 45)	Section 5
				External utilities; lighting, water and electric	Section 5 - Safety (Page 45)	Section 5
				External details; drainpipes, meters and gutters		
			Cycle storage			

NATIONAL DESIGN GUIDE						
	CHARACTERISTIC		SUMMARY	COMMENT	DAS SECTION	
RESOURCES	R1	Follow the energy hierarchy	138	Reduce need, reduce use, generate	Section 5 - Resources and Lifespan (Page 44)	Section 5 Section 5 Section 5
			139	Sun, ground, wind and vegetation	Photovoltaics, ground source heat pumps and increased vegetation are routinely used on developments depending on the site specific benefits.(Page 44)	
			140	Renewable energy infrastructure	Section 5 - Resources and Lifespan (Page 44)	
			141	Whole life carbon assessment		
			142	Affordable running costs	Efficient design means low running costs of individual apartments and shared maintenance costs of communal areas keeping cost down and maintenance good.	
	R2	Careful selection of materials and construction techniques	143	Material selection; energy and carbon	Section 5 - Resources and Lifespan (Page 44)	Section 5
			144	Efficient or locally sourced or high performing materials	Section 5 - Resources and Lifespan (Page 44)	Section 5
			145	Re-use and adaptation of buildings	Not applicable to this proposal	N/A
			146	Off-site manufacturing		
	R3	Maximise resilience	147	Future climate proof	The proposal is designed to withstand future flood, storm and high and low temperature events.	Section 5
			148	Landscape design to mitigate local climate	Section 4 - Nature (Page 38-40), Public & Private Spaces (Page 42)	
			149	Sustainable drainage	See accompanying drainage strategy design document	
150			Passive design to minimise overheating	The layout and aspect of internal spaces has been considered to minimise overheating and achieve internal comfort		
LIFESPAN	L1	Well-managed and maintained	153	Good management	Section 1 - The applicant retains an interest in running and maintaining the development and it is in their own interest to ensure good management.	Section 1
			154	Future service charges	The design has been developed to be efficient with robust materials ensuring future service charges are kept to an affordable level.	Section 1 N/A
			155	Community management systems	Shared management of the communal spaces is part of the offer for this type of development.	
			156	Tall building maintenance (eg cladding)	Not applicable to a proposal of this scale	
	L2	Adaptable to changing needs and evolving technologies	157	Adaptable to changing health and mobility needs	Section 5 - Home and Building (Page 43)	
			158	Data connectivity	Due to the town centre location high speed data connectivity is not anticipated to be an issue	
	L3	A sense of ownership	159	Community participation in design processess	See community consultation section 3 and design development section 5	Section 3 and 5
			160	Community management systems	Shared management of the communal spaces is part of the offer for this type of development.	Section 5
			161	Boundaries to private, shared and public spaces	Section 5 - Nature (Page 39-41), Public & Private Spaces (Page 42)	
			162	Features that encourage users to care for spaces		

## Local Design Policy

### St Edmundsbury Core Strategy – Local development framework – Dec 2010

#### Policy CS3 Design and Local Distinctiveness

Proposals for new development must create and contribute to a high quality, safe and sustainable environment. Proposals will be expected to address, as appropriate, the following components:

- Detailed heritage and conservation design appraisals and information;
- Consideration of protection of the landscape and historic views;
- An understanding of the local context and an indication of how the proposal will enhance the area and improve community safety;
- Protection of the natural and historic environment;
- In proposals for housing, the density and mix of housing;
- Provision or enhancement of open space, play, leisure and cultural facilities;
- Access and transport considerations.

Concept Statements/Development Briefs and Masterplans will be required for sites which by virtue of size, location or proposed mix of uses are determined by the local planning authority to require a master planning approach. A landscape/townscape appraisal will be an essential component for Concept Statements, Development Briefs and Masterplans. Area Action Plans and Site Allocations DPDs will define those sites where this approach is required. In some cases the content required for Concept Statements will be included in Area Action Plans.

In Bury St Edmunds and Haverhill improvements to the environment of streets and spaces to secure attractive, safe and people-friendly town centres will be a priority. Proposals for new development in the towns will be required to contribute to improving the public realm. The Area Action Plans and the Development Management DPD will include specific schemes and policies to support this.

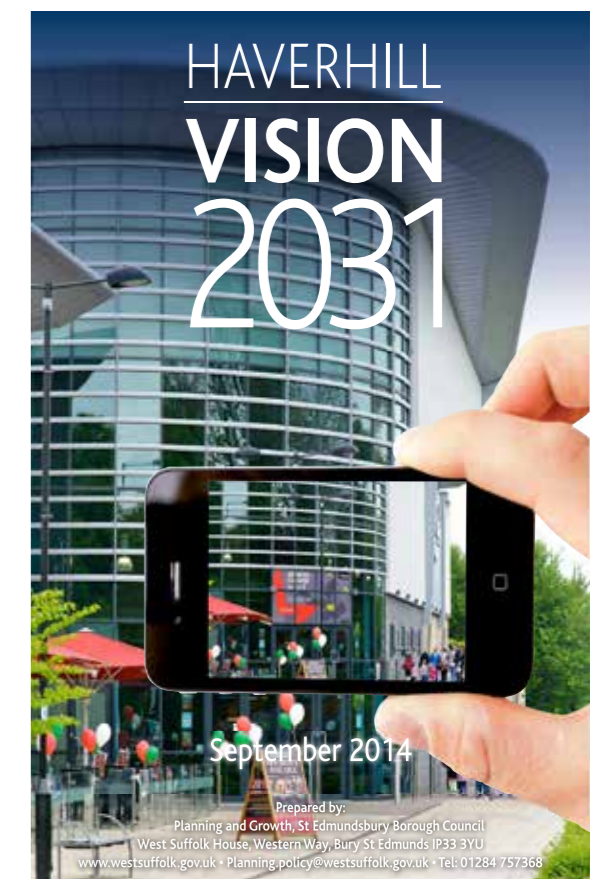
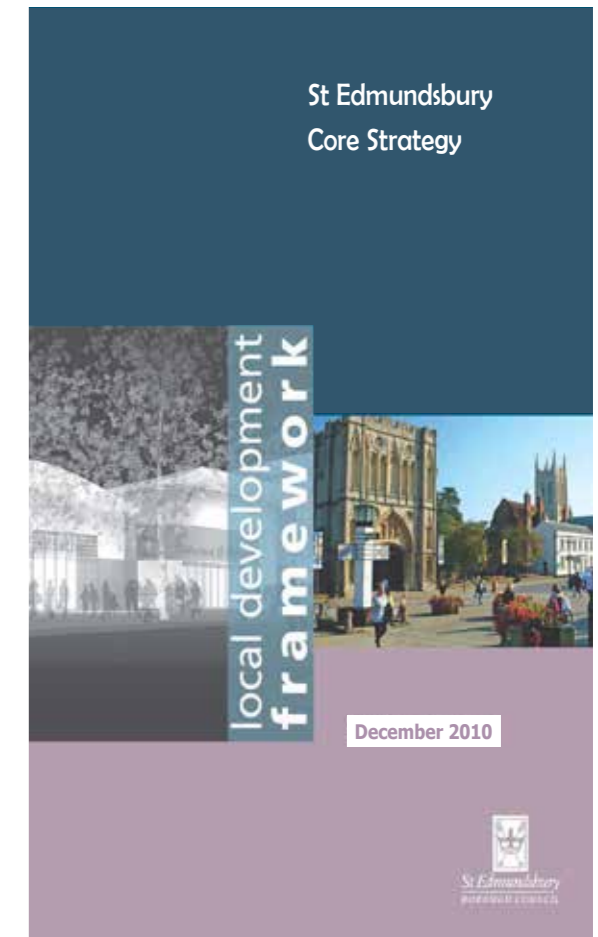
#### Haverhill Vision 2031

Previously developed land

(Brownfield)

**5.29** - Land is a finite resource and we need to ensure that developing on greenfield sites is a last resort, while making sure that urban areas are not so crammed with development that the quality of life is compromised. While it is agreed that “garden grabbing” is not generally accepted, the council will continue to encourage an appropriate amount of new homes to be built on previously developed land, as long as the environmental and economic impact of such development is acceptable. In the last five years, 404 new homes have been built in the town on previously developed land. Opportunities remain for more homes to be provided in this way. However, care will be needed to ensure that, for example, houses with large gardens are not developed to the detriment to the overall character of that area. Opportunities for brownfield development are limited in Haverhill due to the nature of growth experienced in the 1960's.

**5.30** - A number of sites have been identified that provide a realistic opportunity to be redeveloped during the course of the next 20 years and these are identified below. The design and development of these sites should be sympathetic to any surrounding sensitive environmental and heritage features and ensure any potential adverse impacts are mitigated. Where necessary, flood mitigation measures should be undertaken in advance of development taking place.



# 05

## The Proposal

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- 5.1 Uses
- 5.2 Context and Identity
- 5.3 Built Form
- 5.4 Movement
- 5.5 Nature
- 5.6 Public & Private Spaces
- 5.7 Home and Buildings
- 5.8 Resources and Lifespan

## 5.1 Uses

- The proposal seeks to deliver 34 no. one and two bedroom retirement apartments and three cottages in the northern part of the site. The site is in a highly sustainable location within Haverhill. The site offers opportunities for the future residents to walk into the high street, accessing a range of services and facilities as well as being in close proximity to a number of bus stops.
- 3 cottages are proposed in the northern part of the site and will be available for affordable rent. All cottages meet the required space standards.
- The site area is 0.34 hectares which would result in a density of approximately 100 dwellings per hectare.
- The retirement development consists of a mix of 1 and 2 bedroom apartments, (24 no. 1 beds and 10 no. 2 beds), each benefitting from its own private front door, entrance hall, lounge / dining room, fitted kitchen, bedroom(s) and bathroom.
- The development has communal facilities including Owners' Lounges, Coffee Bar, Refuse Store and landscaped gardens. Some Churchill Retirement developments have Wellbeing Suites and Fitness Suites, fitted out with facilities for beauty therapies, hairdressing and exercise.
- A Lodge Manager will be on duty to provide any help with minor day to day problems and to provide peace of mind for the owners.
- A guest suite is included within the development and lift access is provided to all floors. The location of this site provides a reasonably level walk to nearby shopping, health / other social facilities and is well served by local transport services.
- The safety and security of the owners is a prime consideration the applicant. In each development there is a 24 hour emergency Care line system, a camera entry systems and intruder alarms fitted to every front door. Ground floor apartments also have sensors fitted throughout the apartment.
- Fire and smoke detection systems are fitted in all apartments and throughout the communal areas. While all aspects of repairs and maintenance are covered by the service charge.
- A Retirement development situated on the application site will enhance the local neighbourhoods' mixed and varied housing. Housing association units, privately owned and rented houses/flats are all found in the immediate area. The inclusion of retirement housing would represent a mixed and balanced neighbourhood catering for many needs.
- The retirement development layout maximises social integration due to the centrally located Owners Lounge and coffee bar with direct access out into the communal landscaped gardens.
- The 3 Cottages at the north part of the site have 2 parking spaces each (6 in total) and good sized rear gardens.

### Retirement Living Explained A Guide for Planning & Design Professionals



Typical Owners' Lounge



Typical Coffee Bar

## 5.2 Context and Identity

- A detailed contextual analysis was carried out and is explained in section 2. The design and appearance is a response to this analysis.
- There is not any particular style in the immediate locality that should be echoed by the proposed development.
- A mix of brick have been carefully applied to break the overall composition creating rhythm and articulation found within the context of the site, both in the contemporary buildings and in the historic building stock. Materials provide a consistent approach and an order to the composition.
- The proposal is designed with varying heights and depths of the various bays and set-backs within the development to relieve the building mass.

- Articulation in both building line and roof line will ensure plenty of architectural interest and an elevational composition that is broken down thus reducing the overall mass of the building.
- The nature of the development allows for an even distribution of flats and outlooks in all directions. Thus ensuring all elevations have active frontages and high levels of surveillance across the site.
- Generously sized windows have been utilised to maximise light into the space and provide daylight / sunlight appropriate to their function.



Weaver's Lodge, recently built Retirement Development to the west of the site.





Proposed Materials



Ibstock Mercia weathered orange



Ibstock Leicester multi cream



Marley Eternit - smooth grey roof tile



Marley Eternit - Old English dark red roof tile



Reconstituted Stone headers and cills



Brushed stainless steel balconies



Ridge height reduced in this area due to dormered apartment set within the roof

Doors and high windows from Owners Lounge lead on to a large communal patio area. The glazed doors provide views across the main amenity space and parking area, as well as providing a well light communal space

Main Entrance to proposed development - very legible and visible from the parking area and site entrance

Eastern Elevation

## Changes and Improvements - Post Pre Application Meeting

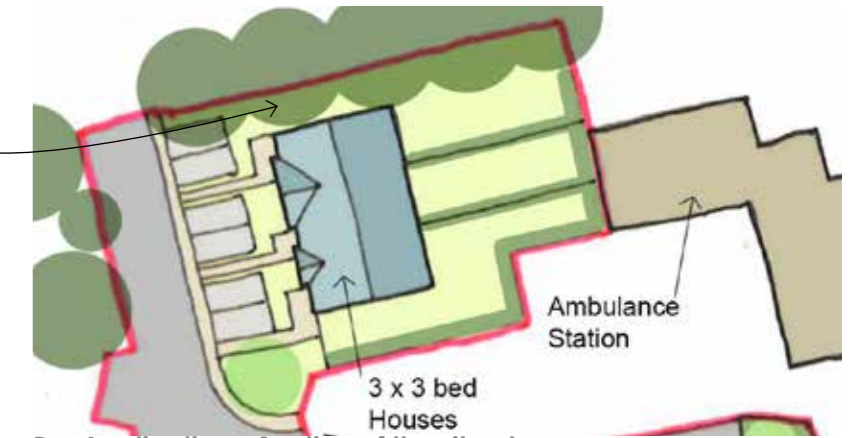
Design changes following the pre-application meeting were kept to a minimum due to the generally positive initial response from the Planning Officer. However, some ideas were considered beneficial to the evolution of the scheme.

1. It was considered that, generally speaking, the proposed design and appearance of the proposed buildings have taken account of the local context and appear acceptable. ✓
2. It was suggested that improvements could be made to the gable elevation of the building at the junction with Camps Road, particularly having regard to the change in levels of the site. ✓
3. The reduced roof height adjoining the neighbouring church building was acknowledged and this needs to be carried forward to any submitted scheme. ✓
4. The issues around the proximity of the three houses at the north of the site to the adjacent trees and the potential for overshadowing and future pressures for the tree removal. The plot adjoining the north boundary of the site could have significant reduced levels of amenity as a result. The northern cottages have been moved further south and away from the northern trees so that they sit at a similar building line to the existing buildings on site. ✓

1. the proposed design and appearance of the proposed buildings have taken account of the local context and appear acceptable.
2. Improvements could be made to the gable elevation
3. Reduced ridge height needs to be carried forward to a planning submission



Pre Application - front elevation



Pre Application - Section of the site plan

4. The proximity of the proposed houses to the existing trees was considered a potential issue



2. Proposed white rendered gable detail adds interest



3. Reduced roof height retained



4. Houses now relocated further to the south, providing a larger gap between the existing trees and the houses

### 5.3 Built Form

- The proposed retirement development takes the form of an 'L' shape, fronting both Camps Road and the service road leading to the school. This provides good enclosure along both roads and makes use of the views across Haverhill Recreation Ground to the south.
- Walk out balconies are provided to all apartments facing the recreation ground. Nearly all other apartments have either a walkout balconies or Juliette balconies for extra light and views.
- The 'L' Shape scheme also provides a good quality welcome space at the north eastern part of the site. The communal gardens and parking court are located here and hidden from the public realm. There is a legible main entrance to the building which can be seen clearly from the parking area and gardens.
- The proposed scheme is 3 storey's in height, falling down to 2.5 storeys at the eastern end of the development, adjacent to the church. The proposed height of the scheme is respectful of neighbouring buildings whilst still making efficient use of space on the site.
- The scale and massing of the proposal has been carefully articulated to provide a traditional built form with contemporary detailing, whilst aiming to optimise the development potential of the site. The layout, detailing, roof and appearance follow simple architectural principles as much as possible and will integrate well with Weavers Court opposite
- The design provides a legible building with a clear sense of arrival from boundary, to car parking, to the building entrance.
- The scheme is designed to provide a smooth and gradual transition (max 1:20 gradient) from boundary to entrance, communal spaces and outdoor private amenity. The built form will be set within a high quality Landscaped setting that provides visual interest.



Proposed Site Plan (NTS)

Built Form



CGI of the proposed development viewed from Haverhill Recreation Ground. The development sits comfortably between Weaver's Lodge on the left and the Methodist Church to the right.



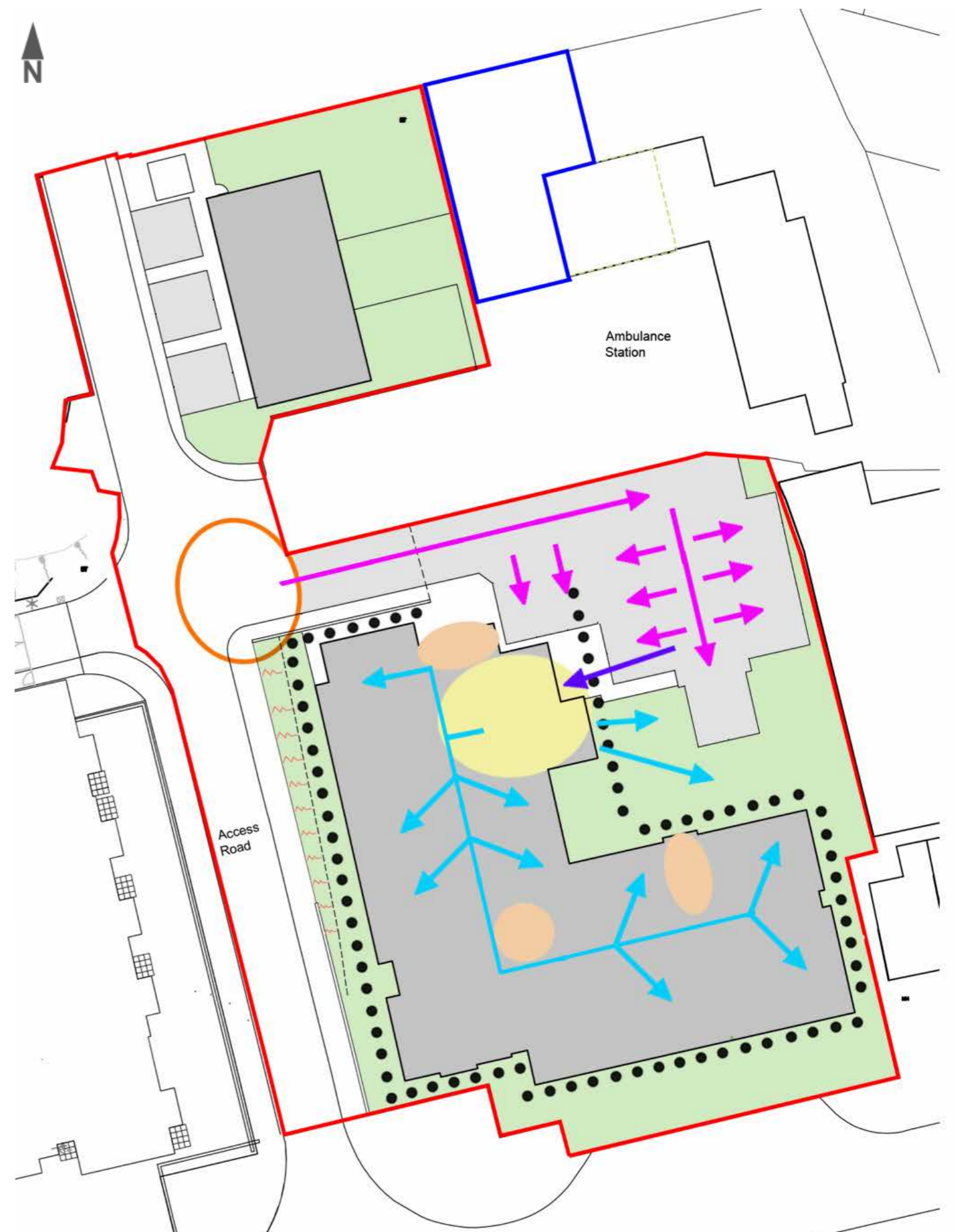
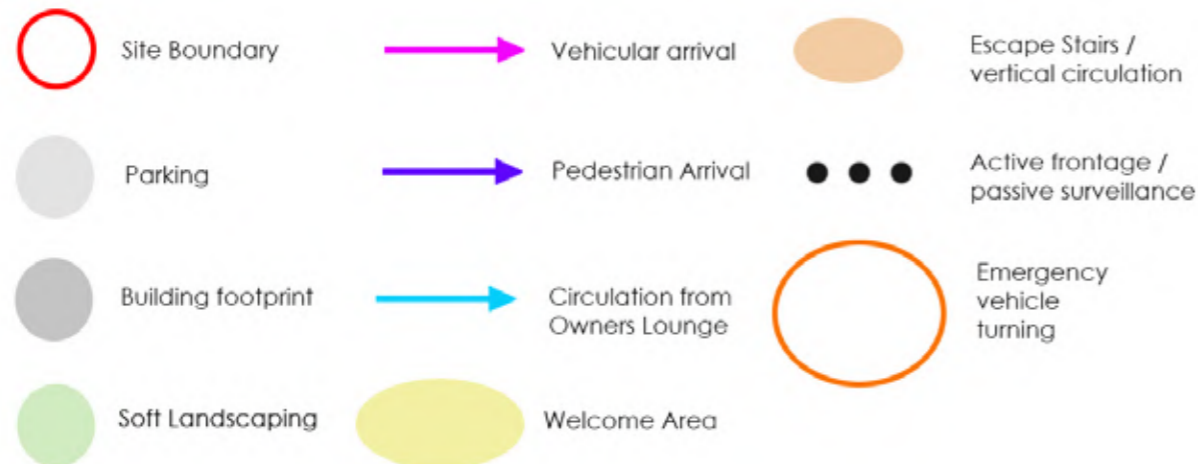
CGI of the proposed development viewed from across Camps Road.



CGI of the proposed development viewed from the east of the site, looking down Camps Road

## 5.4 Movement

- The proposed parking court is serviced off of the access road. The existing northern access, which is shared with the Ambulance Station, will be retained to provide access to the development. The proposed site access road, running between the development and the Ambulance Station will measure 5m wide with the adjacent Ambulance Station access unaltered.
- Pedestrians and cyclists can access the site by using the 2m wide footway, which is located along the western side of the scheme, on the access road, followed by the proposed 1.2m wide footway adjacent to the southern side of the internal road.
- Pedestrian access to the building is via the parking area, where a clear and legible main entrance is available to residents and visitors alike.
- There is a reception desk and Lodge Manager's office positioned close to the main entrance; this area is visible to all and will be the first point of reference for those entering the building. The owners' lounge and coffee bar are directly connected to this area, offering the opportunity for a lively and welcoming view to residents and visitors.
- Circulation to all other spaces within the development are accessed via the central corridor which leads directly from the owners' lounge.
- The shape of the building footprint allows for plenty of active frontage, where all apartments are able to look out over the majority of the site. This provides good passive surveillance around the development from a crime perspective and also ensures that every apartment has views over green space.



## Movement

**[See the transport assessment by Paul Basham Associates submitted with this application for full details]**

### Locality

The site was selected due to its highly accessible location in relation to local amenities and services.

There are a wide range of shops and services located within Haverhill town centre, which starts approximately 300m east of the site (to St Mary's Church, within a five minute walk. Future residents can walk to the town centre via Camps Road.

The site is easily accessible to a wide range of facilities that are available within Haverhill including:

- A range of banks and post offices/couriers;
- Pharmacies and opticians;
- Restaurants, cafes and coffee shops;
- Retail and books shops;
- Parks and outdoor areas; and
- Supermarkets.

### Site / Building Access

- The site can be accessed off the service road which joins with Camps Road to the south. The service road also provides access to an ambulance station, a recently constructed Churchill Retirement development (Weavers Lodge) and Place Farm Primary Academy.
- The proposed development will be accessed off the service road via Camps Road. The existing northern access onto the service road which is shared with the adjacent ambulance station is to be retained to provide access to the Retirement Living apartments.
- The development proposed includes 14 parking spaces for 34 apartments which is a provision of 0.41 spaces per unit, which is well over the average 0.32 spaces typically provided by CRL. This will ensure that there is no demand for on-street parking to serve the development. The ratio of 0.32 spaces per unit is found at a number of similar developments in accessible locations and accepted by local planning authorities.
- The three (affordable rent) cottages are allocated two parking spaces per three bed cottage.
- This is complemented by a provision for 5no. mobility scooters.
- The proposed site access is designed to be 4.9 - 6m wide to allow for safe arrival for both vehicular

Amenity	Distance (m)	Walking Time (Minutes)
Place of Worship	130	1
Haverhill Health Centre	180	2
Bus Stop	220 (northbound) 230 (southbound)	3 (northbound) 3 (southbound)
Pharmacy	250	3
Library	290	3
Convenience Store	350	5
ATM	350	5
Post Office	500	6
Dentist	650	8
Community Centre	950	13

Proximity to local amenities

traffic and pedestrians.

- The architecture fenestration, entrance canopy and landscaping are carefully considered to create a clearly legible arrival sequence from the boundary to the main communal entrance.
- With dropped kerbs and the provision of footways on local roads, residents would be encouraged to access a range of local shops, services and public transport by foot.

The Retirement Living apartments and residential dwellings will be serviced from the service road. This is considered to be acceptable given that this arrangement is permitted for the consented residential development on site and for the adjacent Weaver's Court, in addition to the fact that the refuse vehicle has to drive past the site to service the primary school to the north. The refuse store for the Retirement Living apartments is located within 10m of the service road and the refuse operatives are able to get within 25m of the residential dwellings.

A side access to the rear gardens is provided to each cottage, allowing for easy movement on bin collection day

## Layout

As explained previously, the proposed development is an 'L' shaped scheme that fronts both Camps Road and the access Road to the west. Taking the opportunity of providing views across the recreation ground to the south of the site.

This provides a good sized 'welcome area' in the north eastern part of the site, with a good amount of parking and attractive gardens. This area is hidden from the public realm, behind the proposed building.

The proposed building has a mix of 1 and 2 bedroom flats either side of a central axis corridor. The two end elevations have secondary windows which maximise light into the flats and provide ample architectural interest to the elevations.

The lift is located centrally to the building and in close proximity to the main entrance/owners lounge. All corridors are a minimum of 1.5m wide to make them easily traversable by a wheel chair user.

The proposal is set over 3 floors with the majority of communal facilities located on the ground floor such as: entrance, lobby, reception, coffee bar, owners lounge, refuse room and buggy store (which is located close to the service road). The guest suite is located on the second floor of the proposed development.



Ground Floor Plan with parking area

5.5 Nature

CRL recognise the importance of providing well designed & aesthetically pleasing gardens and the health benefits that it brings to their residents. All gardens / landscapes are cared for in perpetuity by CRL's sister company Millsteam Management Services who ensure the upmost standards are maintained.

Where possible existing boundary trees & hedges will be kept and integrated into the comprehensive planting scheme.

**NB: For further details of Landscape strategy, please refer to Landscape strategy drawing produced by JBA for details.**



- |   |   |   |  |   |   |
|---|---|---|--|---|---|
|  | Site Boundary                           |  | Proposed Topiary Specimens               |  | Proposed Ornamental Shrub and Herbaceous Planting Mix 1 |
|  | Existing Tree Planting (to be retained) |  | Proposed Native Hedgerow                 |  | Proposed Ornamental Shrub and Herbaceous Planting Mix 2 |
|  | Proposed Boundary Tree                  |  | Proposed Evergreen Hedgerow              |  | Proposed Native Shrub Planting                          |
|  | Proposed Specimen Trees                 |  | Proposed Formal Ornamental Clipped Hedge |  | Drifts Bulb Planting                                    |



# Landscaping

## Design Principles - Soft Landscape Strategy

The proposed development on Camps Road, Haverhill, West Suffolk, includes the creation of 3 cottages to the north and 33 retirement living apartments to the south and associated communal gardens, parking and landscaping. This follows the earlier completed development at Weavers Lodge located to the west of the site.

The planting palette includes both native and non-native species that will not only contribute towards biodiversity enhancement but also contribute towards softening of boundaries and providing visual interest through the seasons. The ornamental planting mixes are defined by a mix of soft grasses, evergreen shrubs with a range of perennials and flowering shrubs to provide seasonal interest and colour. A formal clipped hedge will provide structure to the ornamental planting mixes. A scattering of topiary specimens provides a variety of structure and interest through the ornamental planting mixes. Native hedgerow planting will increase biodiversity within the site, as well as providing a robust boundary to the rear gardens of the three cottages, the eastern boundary of the site. The gardens within the retirement living apartments will include multi-stemmed Snowy Mespilus (*Amelanchier lamarckii*) trees providing showy white flowers in early spring followed by fruits in June as a focal point within the gardens. Swathes of bulb planting will provide seasonal colour through the retirement living apartments garden.

Native shrub planting located within the car park and towards the south west of the three cottages to the north of the site will enhance the biodiversity through the site.

### Native Trees (NT)

Suggested Species:



*Acer campestre* 'Streetwise'

### Specimen Trees (ST) - Multi Stem

Suggested Species:



*Amelanchier lamarckii*

### Topiary Specimens (TS)

Suggested Species:



*Buxus sempervirens* (ball)

*Taxus baccata* (cone)

### Native Hedgerow (NH)

Suggested Mix:



*Corylus avellana*, *Crataegus monogyna*, *Ilex aquifolium*, *Prunus spinosa*, *Rosa canina*, *Acer campestre* and *Rhamnus cathartica*

### Evergreen Hedgerow (EH)

Suggested Species:



*Prunus lusitanica*

### Formal Clipped Ornamental Hedgerow

Suggested Species:



*Buxus sempervirens*

### Native Shrub Planting (NS)

Suggested Species:



*Crataegus monogyna*

*Prunus spinosa*

*Rubus fruticosus*

*Sambucus nigra*

*Cornus sanguinea*

### Ornamental Planting Mix 1 (OP1)

Suggested Species:



*Allium stipitatum* 'Mount Everest'

*Carex testacea*

*Choisya ternata* 'Sundance'

*Antirrhinum majus* 'Admiral White'

*Pieris japonica* 'Forest Flame'

*Deschampsia cespitosa*

*Fatsia japonica*

*Panicum virgatum* 'Rehbraun'

*Rosa* 'Flower Carpet Coral'

### Ornamental Planting Mix 2 (OP2)

Suggested Species:



*Rosmarinus officinalis* 'Sunkissed'

*Lavandula angustifolia* 'Hidcote'

*Buddleja davidii* 'Black Knight'

*Hydrangea quercifolia*

*Geranium* 'Rozanne'

*Lonicera pileata*

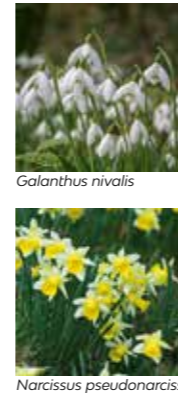
*Viburnum davidii*

*Stipa arundinacea*

*Miscanthus sinensis* 'Morning Light'

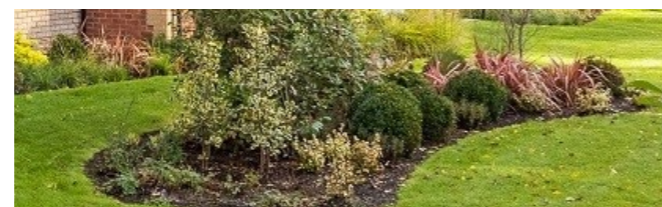
### Bulb Planting (B)

Suggested Species:



*Galanthus nivalis*

*Narcissus pseudonarcissus*



Examples of completed Churchill Retirement Landscapes



HAVERHILL



HITCHIN



BURNHAM



BILLERICAY

## 5.6 Public & Private Spaces

Due to the nature and use of the development, the site is not accessible to the public. The outdoor spaces designed around the proposed development are designed to support an active life for all future residents and are maintained for continual use.

Viewed from the public realm, landscaped areas along the southern and western boundaries will soften the built proposal from the main public vantage points and will undoubtedly improve the existing composition which is currently composed of timber safety boarding and low brick walls.

The proposed landscaping aims to provide high quality landscaped areas. The gardens surrounding the development will provide a pleasant outlook to all apartments and communal areas and will allow pleasant views in from the public realm.

The amenity spaces have been designed for uses such as; socialising, resting, movement and passive visual quality. The gardens and patio areas will be attractive spaces for future residents to enjoy.

The garden and owners lounge within the development are entirely communal. Direct access from the Owners Lounge, staircases and from the end of the corridor provide easy and level access to the main external amenity area surrounding the scheme. For those who wish to walk around the development, most areas are level or laid to very gentle slopes and it is possible to walk externally around all of the scheme.



The existing timber boarded site, viewed from the public realm

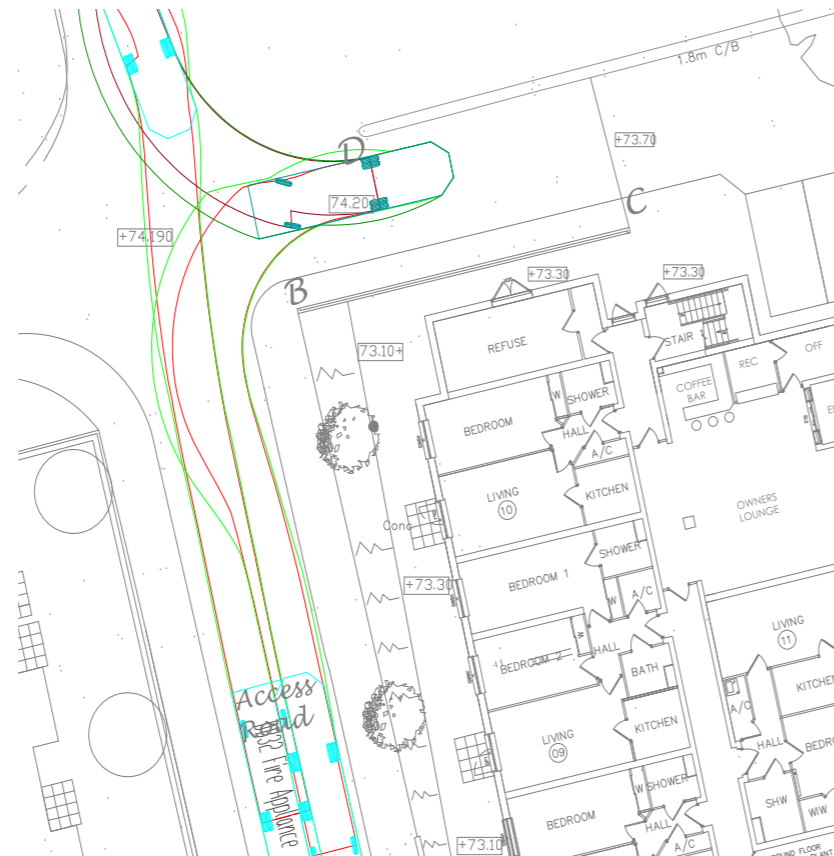
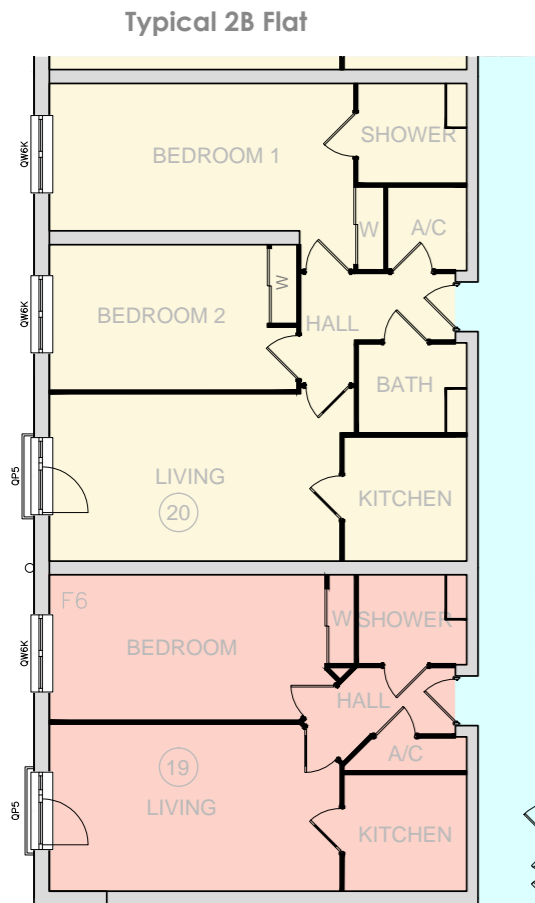


Weaver's Court , opposite the site - is an example of enhanced landscape proposals viewed from the public realm

## 5.7 Home and Buildings

- The internal flat layouts have been developed to meet specific needs of elderly residents. The design team continually receives feedback on the internal layouts from residents and managers at other Churchill Retirement Living developments; thus allowing for periodic review as required.
- The use of tried and tested standardized flat types will ensure the needs of the applicants market demographic are met with high levels of privacy between neighbouring windows etc. Entrances to all dwellings are recessed for additional privacy, these lead to a protected hallway located centrally to the apartment. All rooms are accessed off the protected hallway. There is ample storage space that is easily accessible in each apartment.
- All corridors are a minimum of 1.5m wide to make them easily traversable by a wheel chair user.
- All habitable spaces have been designed to have good size windows maximising the amount of natural light and ventilation, irrespective of orientation / siting.
- All ground floor apartments have private patios, accessed from the living room. The south facing apartments on the first and second floors have walk out balconies. Many of the internal facing apartments also have walk out balconies looking over the parking area and amenity space. All other apartments have Juliette balconies. Private amenity space including patios and balconies enhance visual and outdoor amenity, providing a degree of privacy and separation for living areas from adjoining public space

- A tracking assessment has been undertaken to demonstrate that there is sufficient space at the access to allow a fire tender vehicle to turn and leave in a forward gear, whilst meeting the requirements of building regulations to be within 45m of all buildings.
- The cottages are 3 bedroom / 5 person in layout and have an internal area of 93.5sqm each. Which exceeds the national space standards.



Typical 1B Flat

Fire Tender tracking assessment



## 5.8 Resources and Lifespan

Churchill Retirement Living Ltd is very aware that in this modern age, sustainability is a major concern and implements various initiatives within its developments that address this important issue. A sustainability group within the company constantly reviews the latest guidance and technologies with a view to reducing the carbon footprint of the company and its retirement living developments. Churchill Retirement Living Ltd is committed to reducing energy use. This development will benefit from the following sustainable features:

- The developments electricity demand will be supplemented by a solar PV system that provides circa 650WP of solar generated electricity per apartment. The panels will be split and wired back to each individual apartment so that a resident can directly benefit from this and will provide free electricity for the occupants. Any surplus energy produced will feed back to the main electricity grid. The system has a 30 year life span and requires minimal maintenance.
- Being situated in an area of high local amenity;
- Sustainability procured and sourced building materials;
- Well positioned / oriented apartments with large apertures to provide good levels of natural daylight reducing the dependence on artificial lighting;
- It is proposed to light the communal areas by means of photo-voltaic driven light fittings. These store energy during daylight hours and power the light fittings after dark.
- Thermally efficient apartments with high levels of insulation (this type of accommodation also typically minimises heat loss to the outdoors as there is less external surface);
- Low capacity dual flush cisterns, spray taps, low water volume showers inclusive of flow restrictors to all apartments;
- Covered electric mobility scooter parking with charging points. Thereby reducing the need for dependence on the private motor car;
- Refuse and recycling facilities;
- A secure outdoor ecologically sensitive landscaped amenity space with all external lighting powered by photo-voltaic fittings;
- A 'Home Shopping' scheme which allows residents to order their food shopping collectively and have it delivered. This feature further reduces the carbon footprint of the residents by combining deliveries and cutting down on individual shopping trips.

The proposed building, in common with all Churchill Retirement Living developments, will have a communal refuse room, which will be monitored by the Lodge Manager. This will be accessed internally via a lobby off the ground floor corridor area to mitigate the need for residents to go outside in poor weather.

Within the refuse room small bags of household waste and recycling material from each individual flat can be decanted into larger shared clearly designated wheeled bins for the type of waste to be stored.

The room has external doors for collection of shared bins. The Lodge Manager is responsible for the security of the building and these doors are to be locked at all times when not in use.



Reduction of carbon footprint



Photo-voltaic driven lights



Reduction of water wastage



Reduction of energy use



Thermally efficient flats



Recycling



Mobility scooters parking

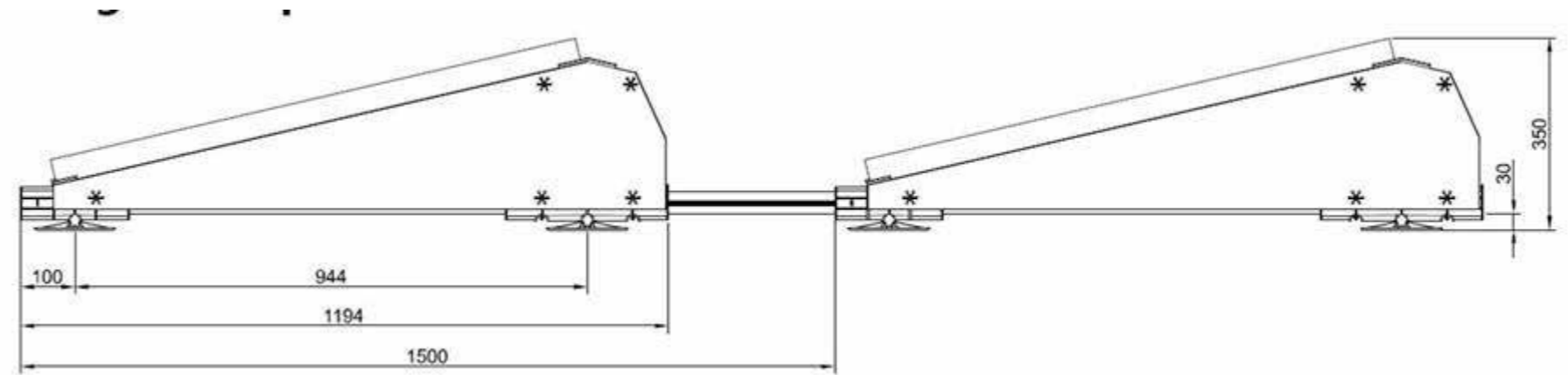


Home shopping scheme

## Resources and Lifespan



Initial designs for the PV layout and dimensions below. Note the items specified are designed to be placed at a shallow angle so they are not visible when viewing the building from the street.



## Safety

Safety and security within Churchill Retirement Living developments is of upmost priority. It is important to provide owners with the peace of mind to relax and enjoy their new lifestyle. This is achieved in the following ways:

- **Boundaries and access.** There is a clear demarcation between the private parts of the site and the adjacent public realm. Private amenity to the rear of the site will be secured by a 1.8 metre high timber fence with supplementary planting to enhance the existing vegetation and trees. The southern and western boundaries will be more open with 1100mm metal railings.
- **Surveillance.** There are windows in all elevations of the proposed development that will provide excellent natural surveillance of both the site itself and all road frontages. CCTV equipment is provided linked to an access control system allowing either residents or the lodge manager to remotely identify any visitors from within the building and release the doors.
- **Car parking.** The car park is within easy reach of the main entrance and the owners reception / office, in view of many windows.
- **External Security Lighting.** Adequate lighting will illuminate the external doors, car park, driveway and paths.
- **Fire exit doors.** Fire exit doors will be to an equal or higher security standard than the main door and will be fitted with approved panic latches.
- **Ground floor apartments.** All ground floor apartments and any others that might be easily accessible by external means will be fitted with PIR sensors connected to a master intruder alarm panel. All windows are to be manufactured to enhanced security standard BS7950. All glazing beads are internal. All glazing will be toughened glass to meet Part N requirements. Patio and French doors are provided with an external handle, but to prevent residents from using as main doors to apartments, no external means of locking is provided. The hinges incorporate an anti-lift security device.
- **Main door.** The main doors are power assisted opening. Access will normally be via a keypad, or opened remotely from within the building. Doors and frames will be designed and manufactured in accordance with Disability Discrimination Act requirements.
- **Flat entrance doors.** Flat entrance doors will be of solid construction to an enhanced security standard and comply with a 30 minute fire rating. Doors will have intruder alarm contacts, and be fitted with a viewing device for visual checking prior to opening.

