



DESIGN STATEMENT

New Development

Iceni Way, Haverhill, Suffolk CB9 7FD

FOR

TREBOR DEVELOPMENTS

aja architects llp
1170 Elliott Court
Herald Avenue
Coventry Business Park
Coventry
CV5 6UB

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1.0 INTRODUCTION

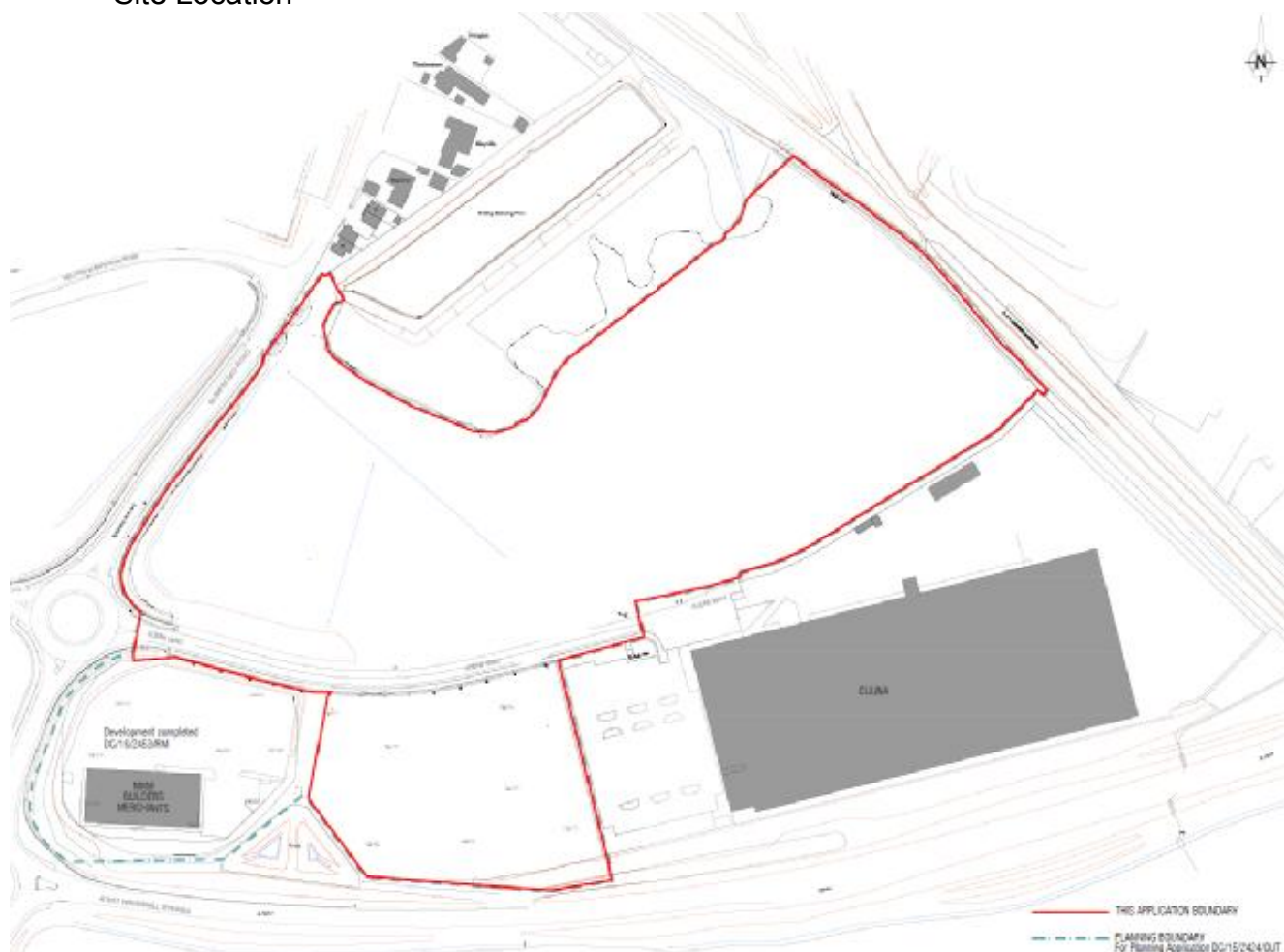
AJA Architects have been appointed by Trebor Developments to prepare a design proposal for a commercial development on Icen Way. Outline permission for Haverhill business Park, application DC/15/2424/OUT which was granted 27th September 2016 with the application seeking reserved matters. This proposal consisting of five commercial industrial units occupies plots NE1, NE2 & SE2 as they are identified in the outline application.

This statement should be read in conjunction with the reserved matters application and demonstrates the design proposals and how these have been developed in the context.

2.0 THE SITE

The application site is located within the Haverhill Business Park 1.5km south of Central Haverhill. Situated to the East of Bumpstead Road the site comprises 7.4 hectares stretching east to the dismantled railway line and extends South of Icen Way in part as far as the A1017 Haverhill Bypass.

Site Location



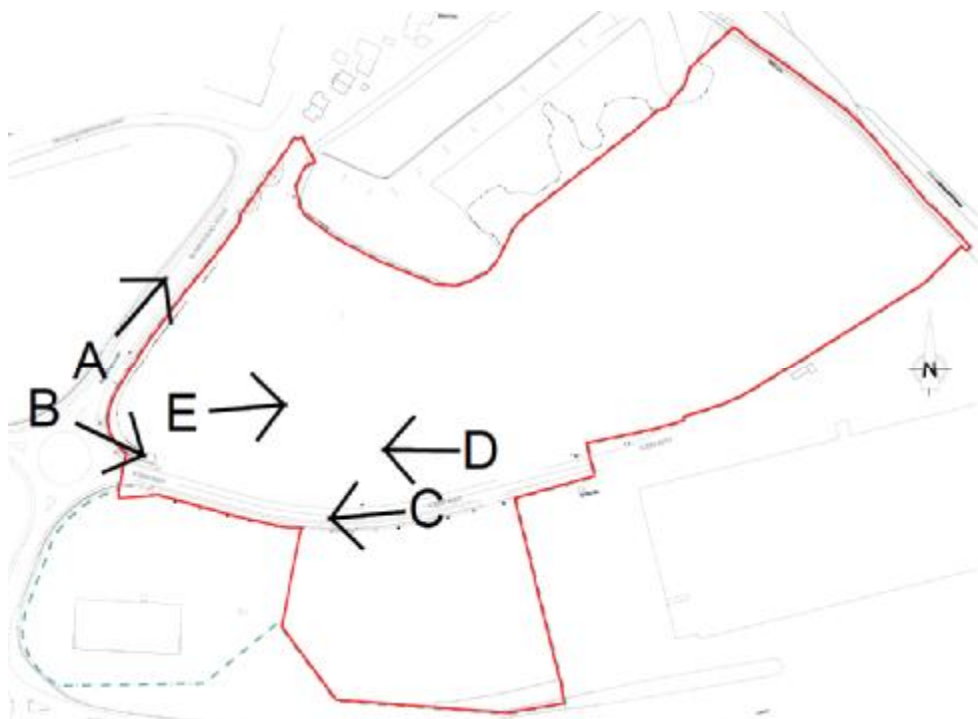
3.0 CONTEXT

The existing buildings within the Haverhill Business Park are 2 - 3 story high units with shallow pitched roof profiles largely constructed of profiled metal cladding.

Aerial view Haverhill and its business park to the south with the site edged in red↓



Key to following photographs around and within the site↓



A View Northwards along Bumpstead Road site lies to the east↓



B SW of site, Bumpstead Road roundabout turning left into Icen Way↓



C View West back along Icen Way towards Haverhill Business Park ↓



D Looking west across the site towards the builders merchants MKM↓



E *Looking east across the site towards the dismantled railway with Culina distribution far right of photo.*



4.0 DESIGN & ACCESS

4.1 Design

Planning permission is sought for the reserved matters pertaining to the outline approval for this industrial park of commercial buildings that can be used for B1, B2 and B8 use. The proposed development will be for 5 speculative units which will be fitted out by end user occupiers to suit their own specific business requirements.

The layout of the site is influenced both by the immediate context and operational factors of the existing developments and is in response to planning policy and the pre-application consultation and advice given.

The footprints of the units vary with the 4 larger units having a height of 12m to the internal haunch and the smaller unit 8m to the internal haunch. The roofs are all at equal pitches of 6 degrees with the larger units having double portals to keep the overall unit heights to a minimum

The positioning of the units has been designed to ensure that the office frontages address Icen Way to provide an animated streetscape and also gives visual security over the car parking areas and cycle parking.

4.1 Access

The new estate road to be formed off Icen Way will provide access to the units parking and service yards which have clear 25m turning circles to accommodate HGV manoeuvring, and prevent congestion on the highway.

A new section of pedestrian footpath is to be formed along the north kerb of Icen Way to link with the footpath from Bumpstead Road which links into the wider pedestrian network with access to the nearest bus stop to the north of the site.

Each unit will have provision for cycling as an alternative mode of transport. Cyclists will have easy and direct access to a designated covered and lit staff cycle parking area adjacent to the building and conveniently located within the paved areas in a highly visible and readily serviceable location.

Adjacent to the entrances, accessible DDA compliant parking for disabled staff will be provided. Gradients in the parking areas will allow safe and convenient access to all.

Car parking has been designed to meet BREEAM guidelines

Site Layout of the proposed 5 commercial units:



4.2 Quantum of Proposed Development

The five new units are sized as follows:

Schedule of Areas - GIA

Unit 1	Office GF	64 sq.m.	688 sq.ft.
	Office FF	286 sq.m.	3,078 sq.ft.
	Warehouse	5,664 sq.m.	60,968 sq.ft.
	Total	6,014 sq.m.	64,734 sq.ft.
Unit 2	Office GF	64 sq.m.	688 sq.ft.
	Office FF	152 sq.m.	1,636 sq.ft.
	Warehouse	3,820 sq.m.	41,118 sq.ft.
	Total	4,036 sq.m.	43,442 sq.ft.
Unit 3	Office GF	64 sq.m.	688 sq.ft.
	Office FF	228 sq.m.	2,454 sq.ft.
	Warehouse	4,476 sq.m.	48,179 sq.ft.
	Total	4,768 sq.m.	51,321 sq.ft.
Unit 4	Office GF	80 sq.m.	861 sq.ft.
	Warehouse	1,054 sq.m.	11,345 sq.ft.
	Total	1,133 sq.m.	12,195 sq.ft.
Unit 5	Office GF	64 sq.m.	688 sq.ft.
	Office FF	210 sq.m.	2,260 sq.ft.
	Warehouse	4,136 sq.m.	44,520 sq.ft.
	Total	4,410 sq.m.	47,468 sq.ft.
Total Build		20,361 sq.m.	219,160 sq.ft.

4.3 Appearance

The following measures have been taken to ensure that the proposed building form provides a development of particularly high visual quality that will enhance the character of the area.

Fundamental to this objective, is to ensure that the building form is carefully detailed and articulated, so as to provide interesting and attractive views from both the immediate and more distant surroundings.

The external wall treatment comprises a simple palette of both vertical and horizontal cladding profile, feature band, contrasting coloured doors and window frames to create visual interest and breaking up the visual massing of the buildings.



4.4 Sustainability

In order to address the aspirations of central Government policy in the National Planning Policy Framework, the following measures have been incorporated within the design:

- Using a balance of cut and fill in the design of the earthworks so as not to import or export material.
- Large areas of glazing to the unit to increase natural daylighting.
- The incorporation of a minimum of 10% roof lights to increase the natural daylighting to the internal parts of the building.
- Solar control glazing as required.
- The provision of covered cycle parking to promote an alternative means of transport.

5.0 BREEAM

The design will aim to achieve a BREEAM 2014 “Very Good” rating, adopting a “fabric first” strategy to provide as efficient a building envelope as possible to reduce energy consumption. To this end the cladding envelope specified will provide high thermal efficiencies to meet or exceed Building Regulations requirements for u-values and air tightness.

6.0 SUMMARY

The design proposals have been developed having due regard to the existing site and its immediate context, to create an appropriately sized development which will allow the best possible access by all available modes of transport, and giving strong priority to cyclists & pedestrians.

The design of all the elements of the submission seeks to make a positive contribution to its surroundings, with attractive contemporary design, which functions well and is safe to use for everyone.

In particular the issues of form, scale, materials and colour have been considered, together with the landscape treatment and the relationship of the buildings within their environment.

7.0 LIST OF DOCUMENTS

Submitted with this application:

aja architects llp drawings:

6502-048 - Site location Plan
6502-049 C - Proposed Site Plan
6502-050 B - Unit 1 Plans & Sections
6502-051 B - Unit 1 Elevations
6502-052 B - Unit 2 Plans & Sections
6502-053 B - Unit 2 Elevations
6502-054 B - Unit 3 Plans & Sections
6502-055 B - Unit 3 Elevations
6502-056 B - Unit 4 Plans & Sections
6502-057 B - Unit 4 Elevations
6502-058 B - Unit 5 Plans & Sections
6502-059 B - Unit 5 Elevations
6502-060 B - Site Context Elevations
6502-061 - Site Fencing and Cycle Shelter Details
6502 – DS01 Design Statement (This document)

BEA Landscape Design Ltd drawings:

19-50-01 - Tree Survey and Tree Constraints drawing
19-50-02A - Landscape Details 1 of 3
19-50-03A - Landscape Details 2 of 3
19-50-04A - Landscape Details 3 of 3
19050-DP-LMP001 Landscape Management Plan

Deltasimons Preliminary Ecological Appraisal:

19-0446.01_REP_Haverhill-Business-Park_PEA_19-04-04

Nolan Associates drawings:

2018-294 P1 101 Proposed Drainage
2018-294 SW Drainage Strategy v1