



J.A.P.
ARCHITECTS.

IRONWORKS SITE

Residential Development of Brownfield Site at Hamlet Road, Haverhill



Design Statement in Support of Planning & Conservation Area Applications.

March 2006

The Bernhard Group

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1: INTRODUCTION.

In 2004 J.A.P Architects were appointed by the owners of the Ironworks Site, The Bernhard Group, to explore the potential for developing the site for residential use.

Atterton & Ellis have occupied the Ironworks Site since the nineteenth century. Originally the site was converted from a farm on the outskirts of Haverhill into industrial premises until more recent history when Haverhill expanded and the site now falls comfortably within the urban centre of the town.

Originally the business of Atterton & Ellis was a cooperative of local farm owners and businessmen and traded in agricultural machinery and spares. The business developed into a general engineering workshop in the late 1800's, but the agricultural heritage was still evident with the presence of a retail shop right upto the 1900's.

Stemming from this heritage, the business developed and manufactured sharpening machines for lawnmowers and today the business is totally devoted to this marketplace with 80% of output exported to markets worldwide. Sales growth, and the requirement for increased manufacturing capacity, has resulted in organic development of the site, resulting in a number of different, cellular buildings and extensions that are neither appropriate or efficient for modern industrial operations. Today, market pressures demand that the factory is relocated to a more appropriate manufacturing facility that will enable future expansion and provide accommodation that will allow the business to continue to compete in the international arena.

With a well established workforce drawn from the town and surrounding villages, it is the preference of the company to remain within Haverhill. With the support of the planning authority, the company seeks to redevelop the Ironworks Site and re-invest the proceeds into new premises located within the environs of Haverhill.

The Ironworks is a distinct example of an inner-town *Brownfield Site* lending itself to residential development. St. Edmundsbury Borough Council have allocated the site for residential use (HAV1) in their replacement Local Plan 2016.

PPG3 together with Local Plan Guidance and related government directives identify brownfield sites as the primary focus for new housing development to reduce the impact on our greenbelts.

Working with other Consultants, we have undertaken a comprehensive review of the site in both physical and operational terms, together with its existing buildings and history to help inform our design proposals. We have regularly consulted with Local Authority Planning, Conservation and Highways officers and our proposal has developed accordingly.

The site is highly visible when entering from the east end of the town and it dominates the junction of Ehringshausen Way and Hamlet Road. The setting is unique for Haverhill and the opportunity exists to create a sustainable and site-responsive residential development that is within walking distance of the town's retail centre and good modes of public transport.

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2. THE SITE.

Please note: Separate, detailed reports relating to the site archaeology and development history, including detailed descriptions of the main buildings are annexed to the application and are to be read in conjunction with this design statement and the proposal drawings etc.

The site lies at the east end of Haverhill adjacent to the junction of Ehringshausen Way and Hamlet Road. It comprises two main parcels of land bisected by Stour Brook which, for most of its length through the site, is channelised with a concrete lining. In addition, and for completeness, the site includes the listed, but long redundant, Hamlet House. Hamlet House is the subject of a dedicated listed building application submitted in parallel with the main development applications.

The largest site-parcel, located to the south of Stour Brook, accommodates almost all of the existing commercial buildings, including several large structures which together form a strong building line fronting Hamlet Road. This parcel measures approximately 0.42 hectares (excluding Hamlet House).

The smaller site-parcel, measuring approximately 0.145 hectares lies to the north of the Brook and is bordered along its northern edge by Ehringshausen Way. While its use is clearly linked to that of the larger commercial site, this parcel has limited Conservation Area context and is used mainly for the storage of materials.

The entire application site measures 0.59 hectares (0.57 hectares, excluding the Hamlet House site and Stour Brook) and is fully situated within the Hamlet Road Conservation Area.

The existing buildings have a primary orientation to the south and south east facing Hamlet Road and toward the Victorian railway arches beyond. This is to be expected as Ehringshausen Way is a modern addition taken through what was once farmland. The large residential development beyond the north western boundary is also modern and is built over what was formerly Manor Farm.

The scale, type and style of the existing buildings reflect their historic context and each is individually discussed in more detail in other reports annexed to this application. In parallel with these reports we have undertaken various measured building surveys of the oldest buildings and as-existing drawings are also included in the application.

Particular reference should be made to the report prepared by Iain Smith, an Historic Environment Consultant, whose analysis has directly influenced and helped determine the approach taken in formulating this scheme.

Today, the site and buildings are a continuation of a built up area linking directly back to the town centre (Manor Farm, Elmhurst Close, Hamlet Road, Meeting Walk, Mount Road and so on). However, part of the site's distinctive quality comes from its relationship to the largely open space to the east.

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This space is a function of the converging roads, the river alignment and the original building line of Hamlet Road directed toward the Victorian railway arches. From the public realm, the site clearly marks the 'edge' of a tapering, built up area and functions as a major focal point when entering the town.

Between the existing buildings, the majority of the site is hardstanding, draining directly to Stour Brook. In the approximate centre of the site is a very large, mature Copper Beech Tree which, despite being totally surrounded by hardstanding surfaces, continues to thrive and is a key focal point of the site. A separate report, in respect of the tree's present condition and its continued existence in the context of the application proposals, is annexed to this application.

3. PROPOSED DEVELOPMENT OVERVIEW.

In formulating the proposals for this detailed submission we have looked very carefully at building scale and orientation, street scenes and architectural styling, views into and through the site together with brownfield regeneration and urban design issues, all within the context of the existing site conditions.

We have had a continued and positive dialogue with planning and conservation officers culminating over time with these detailed proposals.

We have endeavoured to create a distinctive, high quality development using sound urban design principles that integrates with the existing fabric and public realm of Hamlet Road, while creating a secure and stimulating environment for the residents.

The whole development comprises a number of building ranges (denoted as blocks A-G on the proposal drawings) that are all interrelated and orientated to respond to the circulation and courtyard areas within the site together with the perimeter and public realm. This has been achieved through a careful and informed consideration of the important aspects of the existing site and its buildings in the context of the conservation area coupled with the desire to make *best use of land* in a sustainable way.

The total proposed number of units is 39 (excluding the refurbishment of Hamlet House to a single town-house dwelling). They comprise a mix of 31No. flats and 8No. dwellinghouses ranging from single-bed studio apartments to three bedroom, three storey townhouses. A full schedule of proposed accommodation is provided in Appendix 1 of this statement.

There are no public rights of way through the development – it is essentially private. However, it is arranged so as not to turn its back on the public realm of Hamlet Road. Long views into the site are created from three main points along Hamlet Road upto where it meets Ehringshausen Way.

Entrances to the flats are all legibly located off the communal courtyard areas while front doors to all of the dwelling houses, save for one, are located on the front building line to Hamlet Road.

Car parking, cycle storage and refuse store/collection points are integrated throughout the whole scheme layout. The integration of these functional aspects with pedestrian movement and amenity have been worked out to enhance the space between the buildings, with all areas highly visible from the dwellings.

4. DESIGN DETAIL

The existing industrial buildings apart from Hamlet House and the 18th Century Silk Mill are to be demolished. These are to be replaced with new buildings designed to reflect the industrial form and historic identity of the site while allowing residential use. A detailed analysis and justification for the scale of demolition is provided in the report prepared by Iain Smith.

Replacement buildings, most particularly those that form the important street scene to Hamlet Road, are thoughtfully designed to closely reflect the original scale and form of the historic development but also show a domestic nature which, as justified in Iain Smith's report, could not be achieved through conversion.

Building A – Hamlet House.

Hamlet House has stood empty for many years and has succumbed to significant dilapidation, vandalism and general neglect. Our proposal, submitted in its own right as a listed building application, but integral to the site's development, is for a comprehensive refurbishment to return the building to a habitable 4-bedroom dwellinghouse. Incongruous, modern extensions at the rear are to be removed and all boarded up windows reinstated with purpose made joinery. Necessary repairs are to be carried out over the whole house in accordance with an approved schedule of works and other arising conditions as deemed necessary.

Block B – Silk Mill Conversion.

Having closely inspected and measured all of the existing building, together with carrying out an historical appraisal, the early 19th century Silk Mill and the earlier adjacent listed building have an historic identity and importance that sets them apart from the late 19th early 20th century ironworks buildings. They are *key* buildings in the conservation area.

The Silk Mill is a three storey structure with a span and storey height appropriate for residential conversion. Initially, we considered breaking up the internal volume and extending the structure to create upto six flats. However, our final proposal seeks instead to convert the building to 3No. 3 storey townhouses. The existing rear extensions are to be removed to more fully reveal the historic building form. The boarded up shop front apertures will be opened up and a new front wall recessed at ground level to express the rhythm of the existing openings.

These recesses will serve to create defensible space in front of the new dwellings. The existing front façade windows at high level will be restored and the whole frontage repaired and redecorated.

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Each dwelling will have a private rear garden accessed from the main courtyard at the rear.

A small area of open space, between the Silk Mill (block B) and the new block C, forms a private route through to the rear courtyard.

Block C – New-Build Replacement of Victorian Office / Industrial Buildings.

Block C comprises 4No. distinctive townhouses arranged over two and three storeys. It will replace the heavily extended and altered Victorian office building but adopts the front building line which cranks back from Hamlet Road to create a wide area of open space demarking the main entrance to the site.

Two of the dwelling houses will have integral parking spaces designed to make reference to the large apertures in the existing building.

Stepped building heights and robust detailing give interest to the front façade and create a sense of place hinting at the quality and depth of the development within the main site area.

At the west end of block C the height and proportions reduce to form a cottage-style dwelling adjacent to the main vehicular and pedestrian access to the courtyards beyond. References to the original building such as the stepped corner corbel are incorporated in the design.

As with the Silk Mill conversion each of block C dwellings benefits from a good size private garden at the rear, all orientated about the Copper Beech Tree and new, communal courtyard space.

Block E – New-Build Replacement of Timber Clad and Brick Workshops.

The street scene to Hamlet Road is completed by block E, a three storey block comprising 10No. flats served by two stair cores. This block is perhaps the most visible of all the buildings as it occupies the prominent eastern corner of the site where Hamlet Road joins Ehringshausen Way.

Block E comprises two similarly sized but contrasting-style elements, arranged in an 'L' shape, and both reflecting the style of the existing workshop buildings they are to replace.

The existing timber clad workshop is a very recognisable and singular building though it is not suitable for conversion. It has been a conscious design decision to recreate a very similar architectural style to permanently reflect the sites industrial history and maintain the focal point at this part of the site. Tall arched windows, adopting the existing proportions, rise over two floors with the central sections glazed with enamelled glass to confirm the residential use.

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A smaller brick element, with gable ends orientated into and out from the site, links the timber clad building to the second main building element. This carries through the arched window design on a more domestic scale and the mass is broken down with a change of material aligned to the first floor window band.

Block F – New-Build Replacement of Timber Clad Workshop..

Block F is also 'L' shaped but rotated to respond to block E and form a small, intimate courtyard area inside the site off from the main vehicle/pedestrian route. Comprising 6No. flats, block F turns away from the public realm of Ehringshausen Way to run parallel with the adjacent section of Stour Brook toward the middle of the site. As a more central building, the scale reduces to 2 storeys and the style becomes more simple, reminiscent of an industrial conversion roughly adopting the footprint of another existing industrial building which, again, is physically incapable of conversion to residential use.

Block F performs several focal functions. Its orientation allows views from Ehringshausen Way deep into the site – a view that is defined by feature gable ends of blocks D & G. It encapsulates the small courtyard with block E and completes the view into the site from Hamlet Road. This view is animated by a broad, south facing gable projection and a feature entrance gable - the whole creating a depth and juxtaposition of building volumes to closely reflect the existing and historic pattern of development and use.

The west façade of block F is more understated and works as a foil to the varied façade detailing and proportions of block D and the diverse make up of the main courtyard with its central Copper Beech Tree.

Block D – New Build Element.

Block D adopts a slightly more embellished and varied industrial-conversion-style. It is arranged over 2 & 3 storeys and comprises 4No. flats with integral parking, together with a dwellinghouse at its south west end. The dwellinghouse completes the range of houses with Hamlet House, block B and block C. It forms a visual stop end to block D which is orientated parallel with block C to reinforce the large courtyard feel. The private garden to the end dwelling house, together with the amenity land all around the block, create an effective 'green' zone upto the north east boundary with Manor House. New trees supplement the already extensive hedge running along this boundary.

Block D increases in size at its north east end to a 3 storey element relating to the main courtyard but also relating directly to block G and open spaces created adjacent to Stour Brook.

Block D is a pivotal building in the scheme serving to tie together the geometry of the site and reinforce relationships of all other blocks in terms of mass, function and architectural styling – and all centred around the Copper Beech tree.

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Block G – New Build Element.

A new simple road bridge crosses Stour Brook onto the second site parcel containing the largest of the proposed building ranges. Block G comprises 11 No. flats of mixed sizes and is arranged over 2 & 3 storeys with some integral parking at ground level.

Set longitudinally adjacent to Ehringshausen Way and perpendicular to the gable feature of block D, this building completes the development and contains views from within the site looking generally north.

As with the other principle blocks, block G makes reference to the site's industrial history and is designed to *face* a number of directions to tie in the scheme as whole while maintaining a meaningful interface with the public realm.

The south east gable is a strong form relating directly to Ehringshausen Way as a focal point approached over a reasonable distance. The broad 'U' shape describes a large area adjacent to Stour Brook that is to be hardstanding.

5. LANDSCAPING.

Annexed to this planning application is a report, prepared by Bartlett Tree Experts, in respect of the central Copper Beech Tree and other existing Lime Trees. The report concludes that, subject to proper regard for construction-stage protection zones etc, the proposals will enhance the tree exposing it to greater public view. It should be noted that this report was prepared for an earlier scheme revision which incorporated a crescent-shape building (block D). Block D and the courtyard landscaping have since been amended to reduce the impact on the tree in accordance with the reports recommendations.

Each of the eight new dwelling houses together with the refurbished Hamlet House benefits from a private garden area proportionate to the size of each dwelling. This garden 'zone' is contained at the south east area of the application site encapsulating that end of the main courtyard space. Elsewhere, the proposed landscape is a mix of shared surface, hard landscape and soft landscape amenity spaces.

The access road, pedestrian routes and courtyards are to be finished in suitable, sealed, fine-granular material with granite sets used extensively to demark parking bays, footways and as traffic calming etc. These areas will function as a shared surface free from projecting kerbs. This, together with the intentionally meandering alignment of the access road through the site and spaced out parking zones, is designed to create a sense of priority for the pedestrian.

Regrettably, to meet the requirements of the Highways Officer and accommodate a sufficiently sized access splay from Hamlet Road, it will be necessary to remove two existing Lime trees. A small number of self-seeded trees, located at the rear of the Silk Mill, are also to be removed. However, the landscape proposals throughout the site include for a significant number of new trees including 2 No. replacement Lime Trees along Hamlet Road.

6. STOUR BROOK AND FLOOD RISK.

One of the more difficult aspects of these proposals has been the resolution of the Stour Brook as it passes through the site.

Unfortunately, the existing brook is manifest as an unsightly, concrete-lined channel and is largely dry for long periods of time during the year. If it were a continuous running stream or river it would, in itself, be a positive landscape enhancement for the development.

We have considered various works including a full culvert and have entered into discussions with the Environment Agency (EA). At present we have a situation whereby the Development Control Section of the EA are not prepared to accept a culvert or significant works to the existing concrete channel. However, the Flood Defence Section of the EA are generally only concerned with the channel capacity.

Therefore, for the purposes of this application we have noted that the channel is to remain unchanged subject to further EA liaison. We have also noted that any works to the channel would maintain the bed level and cross sectional area thereby maintaining as-existing flow rates.

A Development Flood Risk Assessment has been carried out by Consultants, G H Bullard. This is included in our application package and the conclusions confirm that the proposed development will not be at risk provided that a minimum finished ground floor level of 49.50m is provided. (Please Note: The figure of 49.50m relates to levels indicated on the enclosed topographical survey).

Note: We are conscious that part of blocks D, E, F & G are proposed within 9m of Stour Brook and that Environment Agency approval for this aspect will be necessary in respect of the watercourse maintenance etc. In this regard it should be a material consideration that the proposed scheme replaces a number of long existing buildings that together occupy a similar area within 9m of the bank. Also, with the provision of an additional crossing and the proposed improvements to the site as a whole, access to the river bank is improved.

7. DENSITY

Excluding Hamlet House, the proposed 39No. dwellings on site of 0.57 hectares equates to a development density of approximately 68 dwellings per hectare. PPG3 recommends a minimum range of 30 - 50 dwellings per hectare but also states that local authorities should *seek greater intensity of development at places with good public transport, accessibility such as city, town, district and local centres, or around major roads or along good quality public transport corridors.*

Therefore, our proposal falls comfortably within the guidelines of PPG3 and is comparable to other neighbouring and wider spread developments recently approved in Haverhill.

8. HIGHWAY MATTERS AND PARKING

The proposed scheme utilises the existing point of access from Hamlet Road although it is to be widened to create an appropriate visibility splay with 9m radius kerbs and paved footways turning into the site.

A tarmac surface will be taken approximately 10m into the site and thereafter the entire vehicular and pedestrian areas will be resurfaced and extended to form the proposed layout. The vehicular access and circulation will be maintained as a private road with a minimum-width vehicular zone of 5m for its full extent.

After passing between blocks C & E the vehicular route follows a double change of direction before emerging at a point serving the main courtyard and the smaller courtyard located over the new bridge adjacent to block G.

There is sufficient room for refuse and emergency vehicles to access all of the main vehicular zones, however, the direction change is intentionally confined to encourage vehicles to manoeuvre slowly and help place priority with the pedestrian. The pedestrian and vehicular zones are flush, without raised kerbs, and this creates extra flexibility for pedestrian and vehicle movements.

Small cycle stores are located throughout the scheme to serve 31No. flats – cycle spaces for the 8No. dwellinghouses will be in private gardens.

We have previously consulted with the Highways Officer who has confirmed that the site access and circulation zones are acceptable as proposed.

While we acknowledge the Local Plan maximum parking standards, we are also aware that pressure has been brought by local councillors and committee members in the past, on other residential developments, for this to be increased. Therefore, we have considered the parking very carefully and are proposing a total of 49No parking spaces. 14No. spaces are either integral to the residential blocks or in a dedicated garage building. The remaining 35No. spaces are spread evenly about the site generally in the open courtyard areas.

2No. spaces will be allocated for the refurbished Hamlet House and 1½ spaces allocated for each of the 8No. dwelling houses. The remaining 35No. spaces provide 1 space for each of the flats and there are 4 additional spaces.

Given the space available on the site and the mix of housing and flats proposed, we believe this is a fair and reasonable resolution of the car parking.

Two purpose-built, secure refuse stores are provided, one each side of Stour Brook but within close proximity of each other to be served by a refuse vehicle making a single stop. These stores will serve the 31No. flats. The dwelling houses each have private gardens in which to store wheelie bins and we have proposed a single point, collection area, adjacent to block C, to be serviced from Hamlet Road.

9. CONCLUSION

We believe that the Ironworks at Hamlet Road is of vital importance as a Brownfield-site as it lies within walking distance of Haverhill's centre and is close to good transport links.

The application proposals maintain the historic context of the site and preserve key building forms while allowing a sustainable domestic use to prevail.

There are many existing site constraints and we have considered these proposals over time, with periodic officer-consultations, culminating in the comprehensive scheme submitted herewith.

The site layout and building designs are sensitive to the location and how the site has evolved over time. The street scene and conservation area character will be positively enhanced with views through the site and from a distance providing interest, variety, interaction and legibility.

This urban Brownfield-site provides an opportunity for an outstanding residential scheme and we commend these proposals to the Council.

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Appendix 1: Schedule of Proposed Accommodation

BLOCK A

Hamlet House 2445 sq.ft (3100 sq.ft including basement).

Restored as a 4 bedroom House.

BLOCK B

DWELLING	TYPE	BEDS	AREA (SQ.FT)
B1	HOUSE	3	1025
B2	HOUSE	3	1130
B3	HOUSE	3	1215

BLOCK C

DWELLING	TYPE	BEDS	AREA (SQ.FT)
C1	HOUSE	3 + study	1210
C2	HOUSE	3	1085
C3	HOUSE	3	1085
C4	HOUSE	3	915

BLOCK D

DWELLING	TYPE	BEDS	AREA (SQ.FT)
D1	FLAT	2 + study	835
D2	FLAT	2 + study	800
D3	FLAT	2	700
D4	FLAT	2 + study	875
D5	HOUSE	3	1075

BLOCK E

DWELLING	TYPE	BEDS	AREA (SQ.FT)
E1	FLAT	2	555
E2	FLAT	2	570
E3	FLAT	2 + study	950
E4	FLAT	2 + study	760
E5	FLAT	2	555
E6	FLAT	2	570
E7	FLAT	2 + study	950
E8	FLAT	2 + study	760
E9	FLAT	2	765
E10	FLAT	2	960

BLOCK F

DWELLING	TYPE	BEDS	AREA (SQ.FT)
F1	FLAT	3	905
F2	FLAT	2	605
F3	FLAT	2	605
F4	FLAT	3	905
F5	FLAT	2	605
F6	FLAT	2	605

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BLOCK G

DWELLING	TYPE	BEDS	AREA (SQ.FT)
G1	FLAT	2	750
G2	FLAT	2	685
G3	FLAT	2 + study	835
G4	FLAT	2 + study	840
G5	FLAT	2	685
G6	FLAT	1	480
G7	FLAT	STUDIO	375
G8	FLAT	2 + study	800
G9	FLAT	2	840
G10	FLAT	2	685
G11	FLAT	2 + study	875

SUMMARY

TOTAL 39 DWELLINGS

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Appendix 2: Schedule of Drawings and Reports.

Brownfield Development – Ironworks, Hamlet Road, Haverhill.

Schedule of Documents for Planning and Conservation Area Applications.

Drawings:

- 05009-01 Existing Site Survey
- 05009-02 Survey of Existing Offices.
- 05009-03 Survey of Existing Silk Mill.
- 05009-04 Survey of Existing Hamlet House.
- 05009-05C Proposed Site Plan.
- 05009-06 Proposed Scheme for Refurbishment of Hamlet House – Building A
(Listed Building Application).
- 05009-07 Block B (Silk Mill Conversion) – Proposed Plans & Elevations.
- 05009-08 Block C – Proposed Floor Plans, Elevations & Sections.
- 05009-09 Block D - Proposed Floor Plans, Elevations & Sections.
- 05009-10B Block E - Proposed Floor Plans, Elevations & Sections.
- 05009-11A Block F - Proposed Floor Plans, Elevations & Sections.
- 05009-12A Block G - Proposed Plans & Sections.
- 05009-13 Block G - Proposed Elevations & Sections.
- 05009-14 Proposed Site Sections.
- 05009-15 Proposed Cartlodge and Bin Store.
- 05009-20 Perspective Image 1: Looking North from Hamlet Road.
- 05009-21 Perspective Image 2: Looking West from Ehringshausen Way.

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Brownfield Development – Ironworks, Hamlet Road, Haverhill.

Schedule of Documents for Planning and Conservation Area Applications.

Consultant Reports:

J.A.P Architects -	Supporting Statement.
Framptons -	Planning Statement.
Iain Smith –	Supporting Statement – February 2006.
G H Bullard –	Flood Risk Assessment.
Wood Frampton -	Commentry on Drainage / Flooding Issues.
G H Bullard –	Feasibility & Assessment of Culverting Existing River.
Archaeological Solutions -	Specification for an Archaeological desk based assessment and Historic Building Assessment – January 2005.
Bartlett Tree Experts –	Tree Report - September 2005.
Chris Vine -	Bat Survey – November 2004.

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Appendix 3: Existing Site Photographs.

March 21st 2006

The Bernhard Group.

Brownfield Development – Ironworks, Hamlet Road, Haverhill – Existing Site Photographs



1. Aerial view of site – circa 1980s



2. Hamlet Road looking East – Hamlet House & Silk Mill on left.

Brownfield Development – Ironworks, Hamlet Road, Haverhill – Existing Site Photographs



3. South West gable end of existing offices (to be replaced with proposed Block C) and timber clad building beyond (replaced with Block E).



4. North from Hamlet Road – Gable end of Silk Mill and existing Offices – Copper Beech Tree beyond

Brownfield Development – Ironworks, Hamlet Road, Haverhill – Existing Site Photographs



5. North West toward existing offices from across Hamlet Road.



6. Looking West showing main building line to Hamlet Road and relationship between Silk Mill, existing offices and timber clad building

Brownfield Development – Ironworks, Hamlet Road, Haverhill – Existing Site Photographs



7. Looking North West approaching site from Ehringshausen Way.



8. North West from Hamlet Road/Ehringshausen Way junction – summer.

Brownfield Development – Ironworks, Hamlet Road, Haverhill – Existing Site Photographs



9. North West from Hamlet Road/Ehringshausen Way junction - winter.



10. West toward frontage to Hamlet Road – Timber clad building leading to existing offices and Silk Mill beyond.



11. Looking South East from neighbouring Manor Farm development.



12. Looking South toward site from 29-34 Manor Farm Close. Silk Mill and Copper Beech tree beyond site boundary.



13. Looking West along Hamlet Road – full extent of existing Silk Mill façade showing blocked-up openings at ground floor level.



14. Detail of rear elevation to Silk Mill and Hamlet House.



15. Detail of front elevation to Silk Mill adjacent to Hamlet House.



16. Detail of East gable of Silk Mill - Rear extensions to be removed



17. Rear façade of Silk Mill – extensions to be removed and Mill converted.



18. Looking South East from within site toward office/workshop adjacent to Stour Brook. Office building to be removed and replaced with proposed Block E.



19. Detail of original shop front to Victorian building. Extended within and now functioning as workshop.



20. Detail of original office building showing historic alterations to façade.



21. Existing rear façade of Hamlet House and abutment to the Silk Mill.



22. Looking South from Manor Farm Close toward tree-lined boundary with Manor House.