

**EMPIRE YARD**  
BROOK SERVICE RD, HAVERHILL

DESIGN & ACCESS STATEMENT

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07 DECEMBER 2022

## Executive Summary

This application has been prepared as a result of expired planning application (DC/14/0086/FUL), decision was granted on 12th Jan 2017. The site has recently been acquired by my client and would like to revisit the potential of the site which has been steered by the experienced application and current policies.

Authority have been addressed and outlined in this document and the associated reports. This Design and Access statement has been produced by in accordance with the West Suffolk's Local Development Framework and SPD's and is to be read in conjunction with the supporting documents.

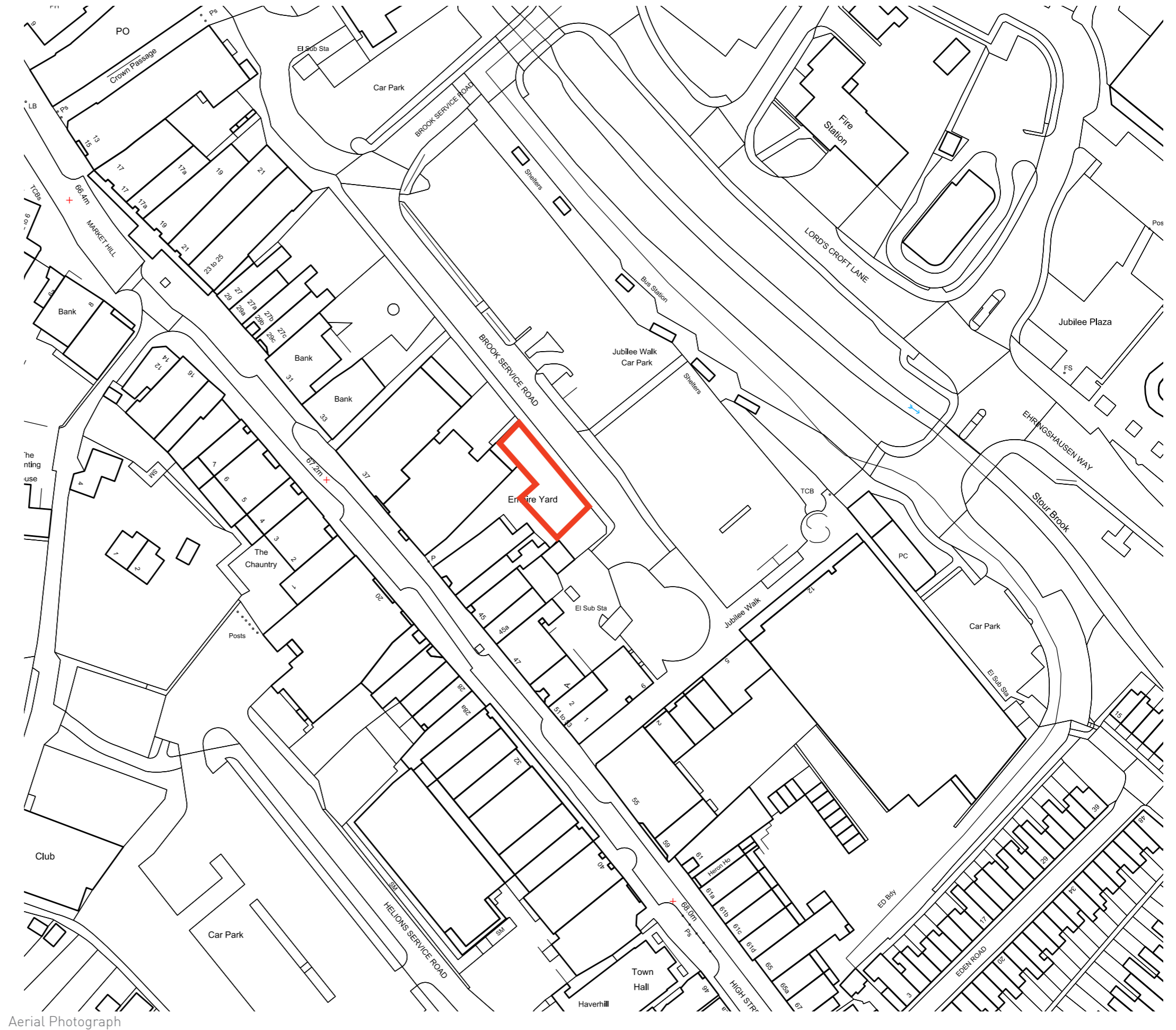
## Supporting Documents:

Existing Location and Site plan -	A-EMPY-100-000
Proposed Plans (Ground and First Floor plan)	A-EMPY-100-100
Proposed Plans (Second, Loft and Roof plan)	A-EMPY-100-101
Proposed Elevations	A-EMPY-100-200
Proposed Street Scenes	A-EMPY-100-201
land Contamination Report	EMPY-XX-REP-00
land Contamination Questionnaire	EMPY-XX-REP-01

# INTRODUCTION

The following Design & Access statement has been prepared for on behalf of the applicant, who is looking to develop the site into residential units. The existing is disused land, which lends itself into a high quality residential development.

The proposal seeks build a three storey building with habitable loft space to accommodate 8no and high quality residential units. With the aspiration to provide high quality, well designed sustainable homes, that will contribute positively and enhance the character of the area, meeting multiple policies within West Suffolk Council, including: Policy CS1, CS2, CS3, CS4, CS7 Vision HV1, HV2, HV7, HV19 and many Development Management policies.



## SITE

The site is located on Brook Service Road in the Haverhill Town Centre. It is not located in a conservation area, and it is not a listed building. The surrounding area is predominantly retail / commercial and residential in nature and consists of large detached or terraced buildings.

Currently there is a public pedestrian access from the high street



## EMPIRE YARD STUDY STREET PHOTOGRAPHS

The site is characterised by unused parcel of land sandwiched between Market Hill and Brook Service Road, and can be accessed from both.

Access from Brook Service Road is vehicular where as from Market Hill it is pedestrian access only via an access path between Barclays bank and Boots.



Brook Service Road Photograph



High Street Photograph - Pedestrian Access



Brook Service Road Photograph

## LOCAL CONTEXT

The local area lies on the boundary between the city centre and a residential area. where there is an apparent gradient between different styles of architecture and scales of buildings. There is also noticeable mixed use and commercial uses, in the area characterised as residential.



Brook Service Road  
Brick building with flat roof.  
Rear access for Dorothy Parking, Burton and Gavin's fast food.



Brook Service Road  
Mixed use converted houses, residential access and rear access to retail at Market Hill.



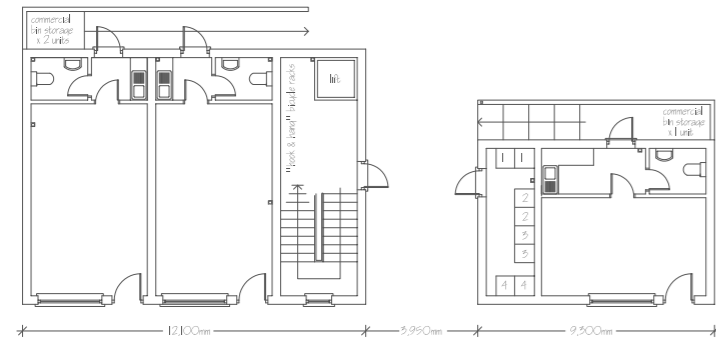
Brook Service Road, Retail Access and frontage

# PLANNING HISTORY

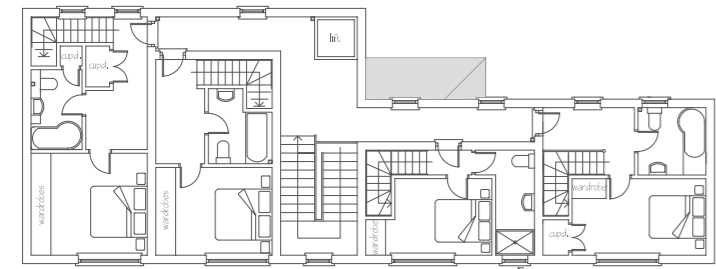
(EXPIRED APPLICATION)

(DC/14/0086/FUL)

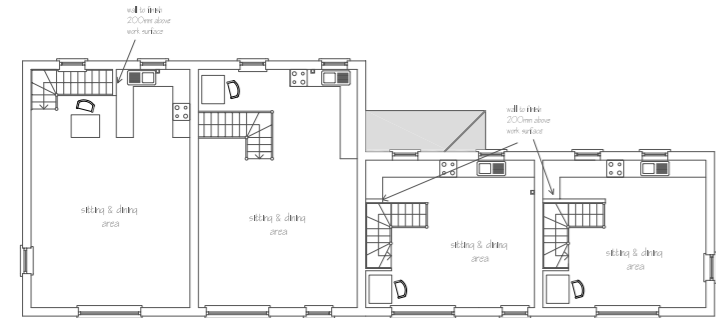
The proposed elevation were typical building with the ground as retail and top two floors as 1 bed room residential units with pitched crown roof.



Ground floor



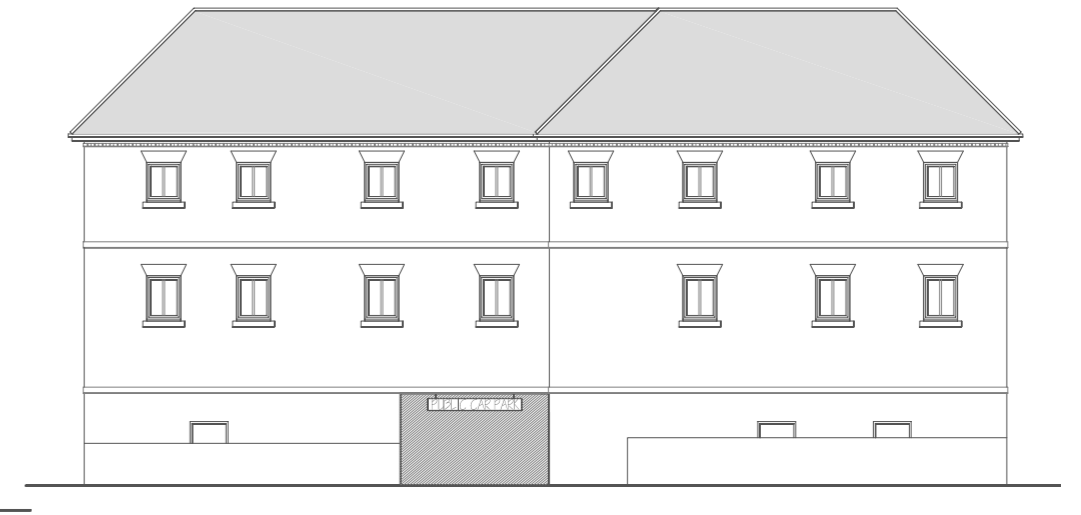
First floor



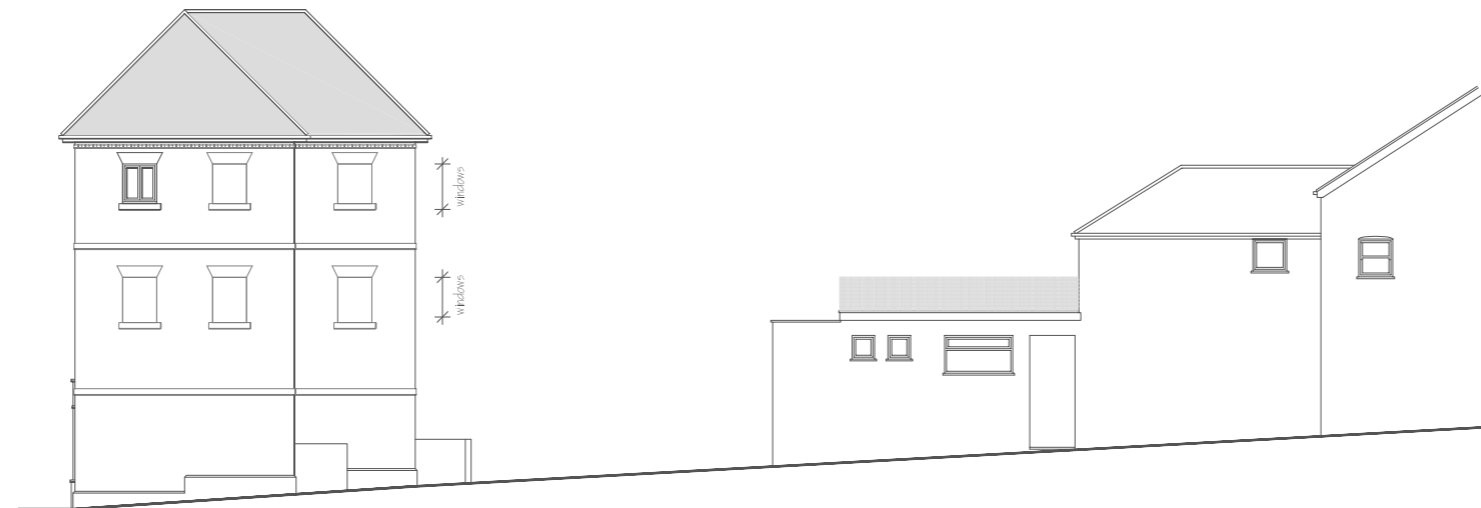
Second floor



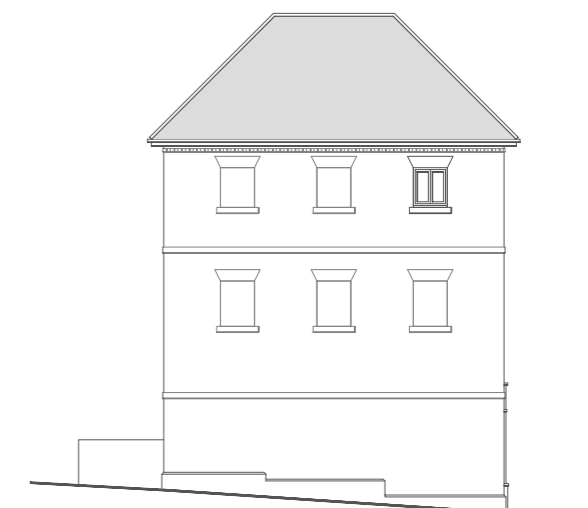
Front Elevation - Brook Service Rd



Rear Elevation - Market access path.



Side Elevation



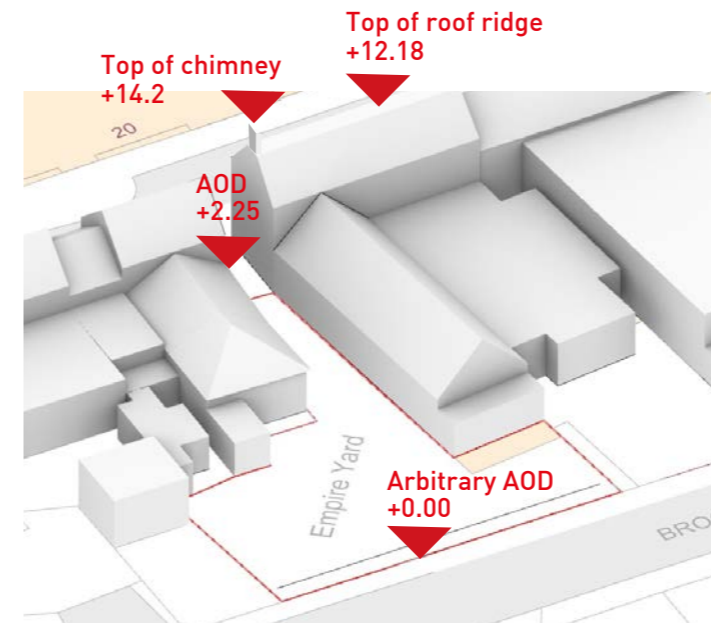
Side Elevation

# DESIGN DEVELOPMENT & CONSIDERATION

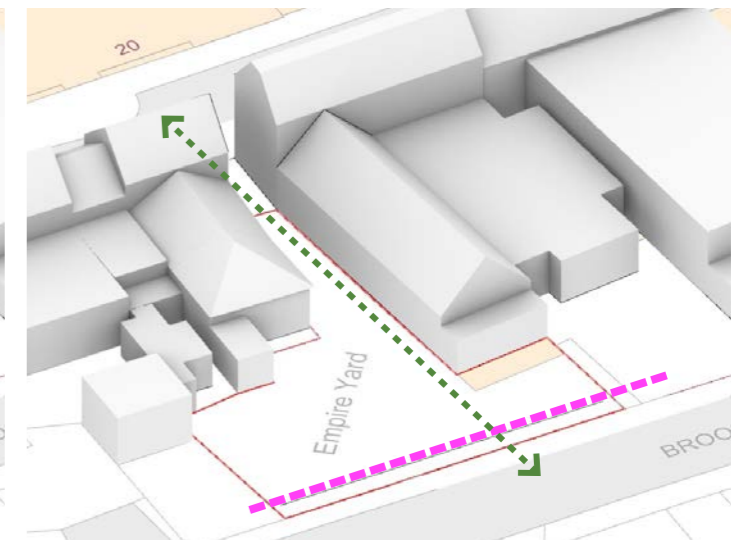
The site is sitting at a bottom of slope at brook service street, being 2.25m below the Market Hill. Making the ground access at Brook street service much lower than that at Market Hill, as the consequence the buildings are much higher.

The existing pedestrian access through the site is maintained and is enhanced as part of this scheme. Four of the units are access from the ground at brook service st, and the entrances are pushed in further to create a cove and set the create an better approach and experience into the property.

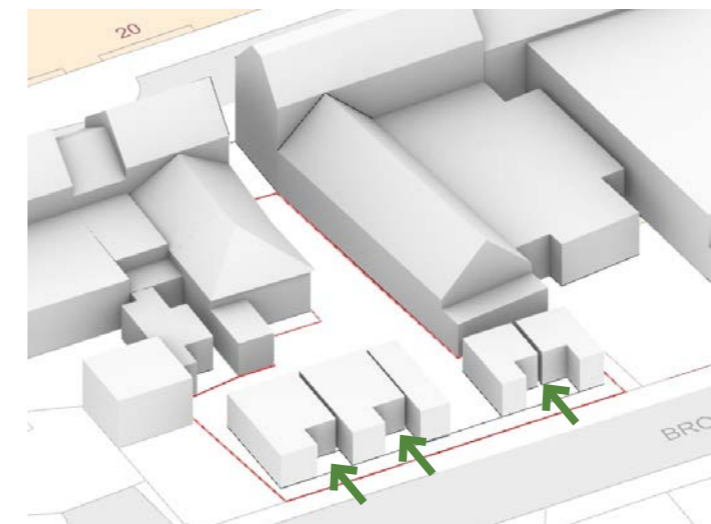
The units are stacked above, and four of the units are accessed via a common lobby and shared stairs.



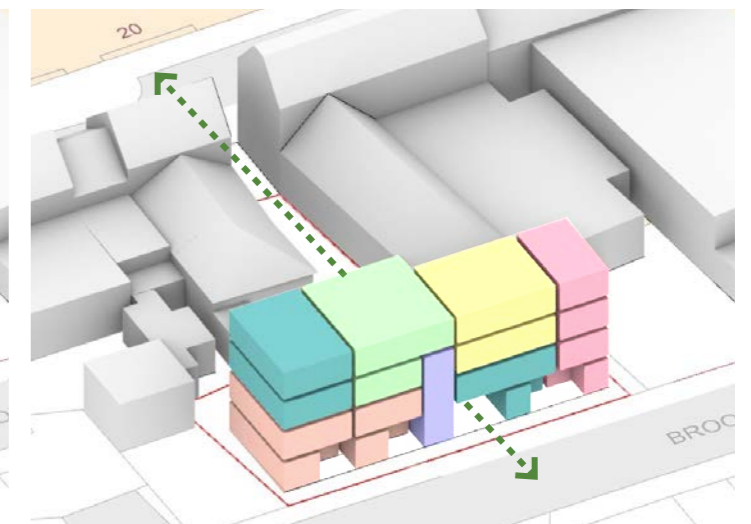
1.0 - Setting back the ground level, to allow for a threshold between the foot path and access.



2.0 Maintaining the pedestrian access between High St and Brook Service Road



3.0 Push the entrance doors further to allow



4.0 Stacking the residential while maintaining the access on the ground



# DESIGN DEVELOPMENT & CONSIDERATION

## GRADE II LISTED

The proposed development is located to the rear of a grade II listed building, and is being occupied by Barclays Bank. Views of the listed building from the rear do not currently contribute towards the buildings significance,

The listed building's fenestration and design has been well considered to inform our proposal which not only enhances the experience and development of the site, but also complements the existing grade II listed asset. This contributes well to uplift the site and the importance of the listed building further.

The scale and height the of the development respects the scale and height of the buildings at the market hill. The height of the proposal does not exceed the height of Barclays building and is much lower than the ridge and chimneys. Further more it is to the rear of the site and the distance and the slope will reduce the sense of scale further.

In conclusion this proposal will enhance the relationship with grade II listed building, as well as having a positive contribution to the to the public access, which will support the policies contained within the NPPF and HC1 of the Replacement St Edmundsbury Borough Local Plan 2016.



Proposed view from Brook Service St



Proposed view looking towards Barclays



Proposed view from Market Hill



Proposed view looking away from Barclays



Barclays Bank- Front access- Market Hill  
Grad II listed building



Barclays Bank - Rear access - Brook Service St  
Grad II listed building

# DESIGN DEVELOPMENT & CONSIDERATION GRADE II LISTED

Barclays Bank's architectural language is one of define horizontality and verticality, that is evident in a grid form. Further more there are key features within the building, such as the colour of the bricks, the horizontal brick pattern under the roof eaves, window head pattern, and metal railing that are superimposed over the windows.

These features are well considered in our proposal and has defined our design development. Our response has taken these into consideration and however it has not created a pastiche of these. These features have been re-interpreted into something that complements the grade II listed building well and adds further value into the architectural language.



Barclays Bank front elevation reading



Proposal elevation reading



# PROPOSAL

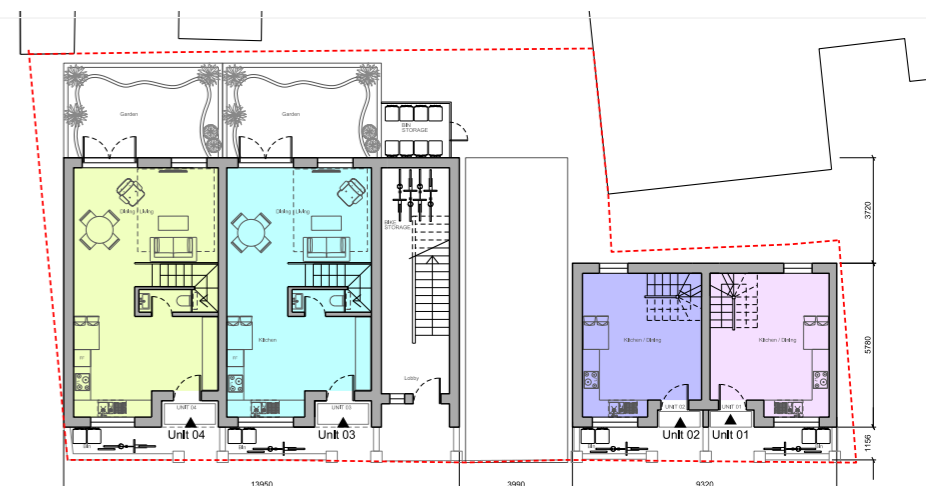
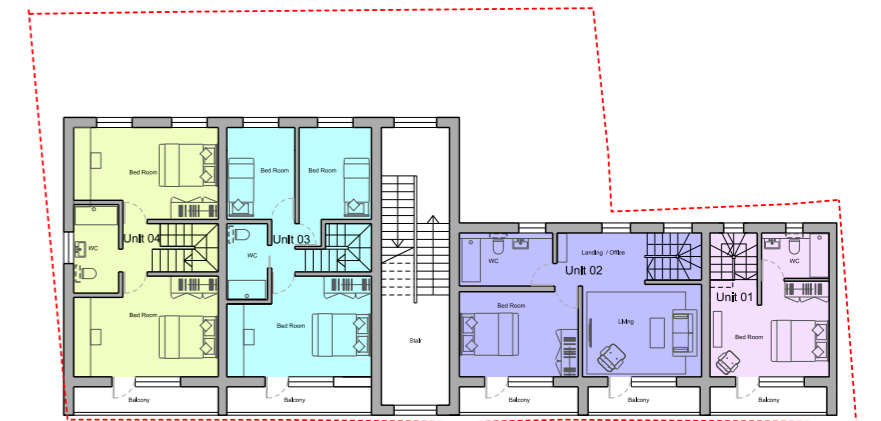
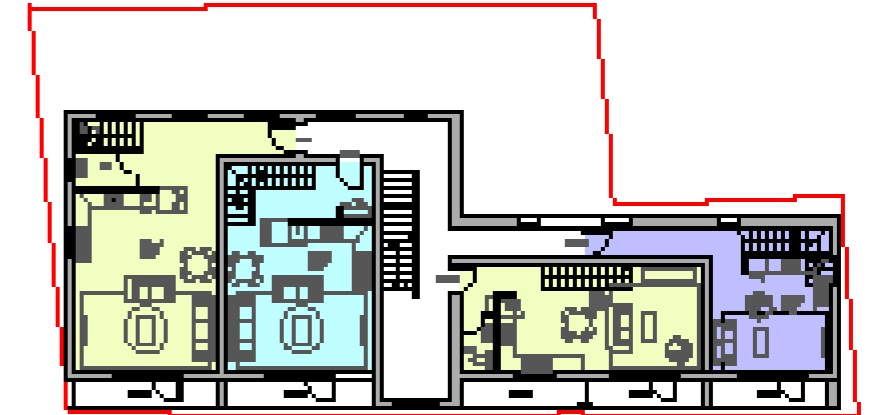
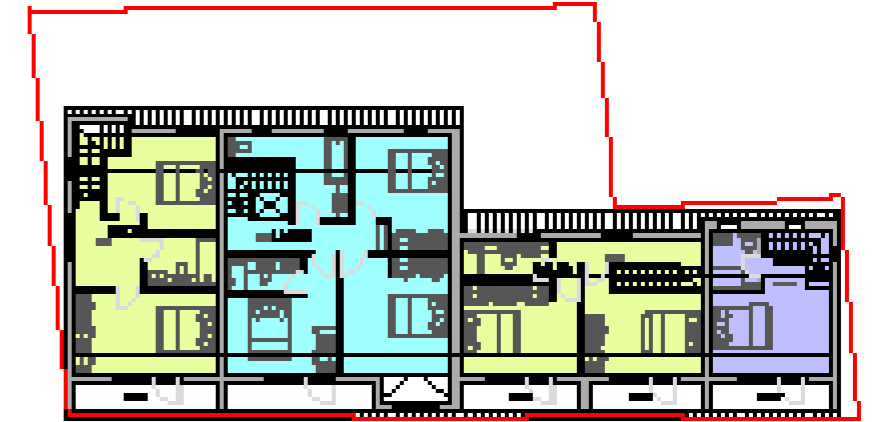
The purpose of this application is to develop an unused parcel of land which lies in a prime location in Haverhill town centre, taking into account Planning Policy HI in that it would develop under used land within the Housing Settlement Boundary of Haverhill. As always, affordable rental properties are of a premium.

The scheme would also support the ongoing regeneration of Haverhill Town Centre by offering a clear and attractive access to Haverhill High Street from the Public Car Park and Bus Station, currently the view towards the High Street from this location is a poorly maintained and untidy sprawl of the rear of utility buildings.

The design of the proposal reflects Haverhill's history as a Mill Town, incorporating a red brick facade with stone windowsills and entrance to Empire Yard, and a natural slate roof in the style of the town's old wool mill.

Both the design and the materials are in compliance with Planning Policy DS3 Development Design & Impact, in that the design recognises the townscape character, creates a sense of place and local character enhancing localities where strong characteristics are lacking and incorporates materials compatible with the..

Locality, it also has a design & layout which is safe and takes account of public health, crime prevention & community safety.



**Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)**

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

- Unit 1 - Studio - 39m<sup>2</sup>
- Unit 2 - 1 Bed - 56m<sup>2</sup>
- Unit 3 - 3 Bed - 84m<sup>2</sup>
- Unit 4 - 2 Bed - 81m<sup>2</sup>
- Unit 5 - 1 Bed - 40m<sup>2</sup>
- Unit 6 - 2 Bed - 75m<sup>2</sup>
- Unit 7 - 3 Bed - 90m<sup>2</sup>
- Unit 8 - 2 Bed - 100m<sup>2</sup>

# CONCLUSION

The principal of redeveloping the site as established in the previous planning application, has been respected and developed to propose a high quality building that can accommodate 8 residential units with mixes of:

- 1 x Studio
- 2 x 1 Bed
- 3 x 2 Bed
- 2 x 3 Bed

The development of the site to the both enhance the character and appearance of the area and accords with the local and national planning policy requirements.

The high quality design, the detailed consideration of the landscaping proposals and the appropriate scale, massing, height and use of materials for the proposed house will ensure a high form of development is delivered, in accordance with the National Planning Policy Framework.

The scheme produces a sustainable form of development which addresses the applicable targets for new development. The scheme also incorporates an integrated and comprehensive landscaping scheme. The scheme is appropriate in terms of residential amenity space.

Overall the proposals address the contextual scale, positioning and character of the area, and provides a positive contribution to the strategic area of Haverhill.

