

EMPIRE YARD
BROOK SERVICE RD, HAVERHILL

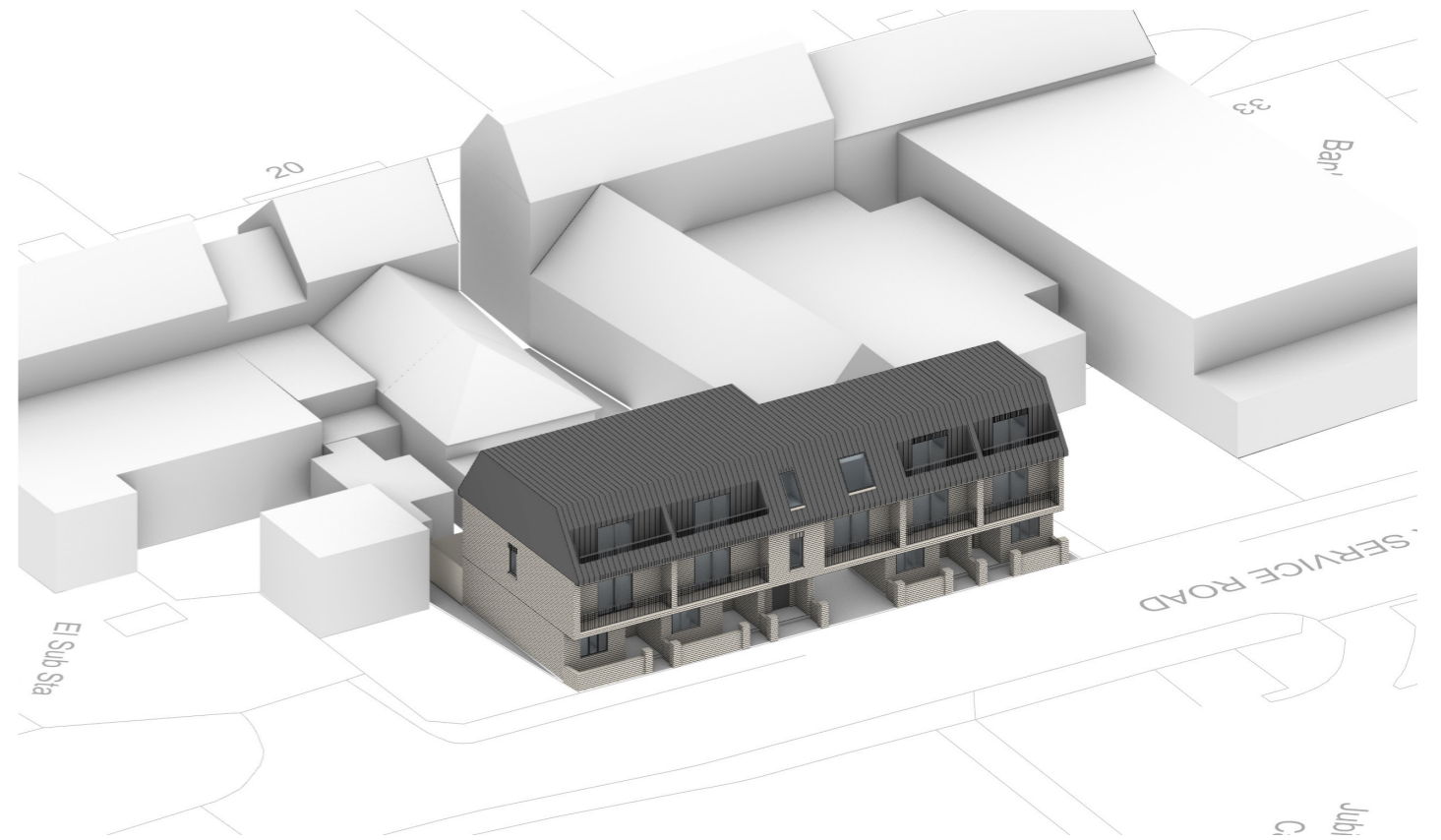
DESIGN DEVELOPMENT

08 MAY 2023

MASSING



Initial Massing proposed - Dec. 2022



Revised Proposal-May 2023

The new proposal has taken the comment and concerns on board and has reduced the height by one whole story (3 meters), and is proposing two story block with loft.



PROPOSAL

The proposal revised proposal is taking into account the housing standards set into consideration, in most cases the sizes proposed is exceeding the minimum space standards.

The revised proposal has reduced the number of units to 7, and has reduced the larger unit sizes at above level into studios and 1 bed units. Overall scheme is comprised of:

- 3 x studios
- 2 x 1 bed
- 2 x 2 beds

The proposal is also providing 6 further cycle storage that can be accessed from the ground level.

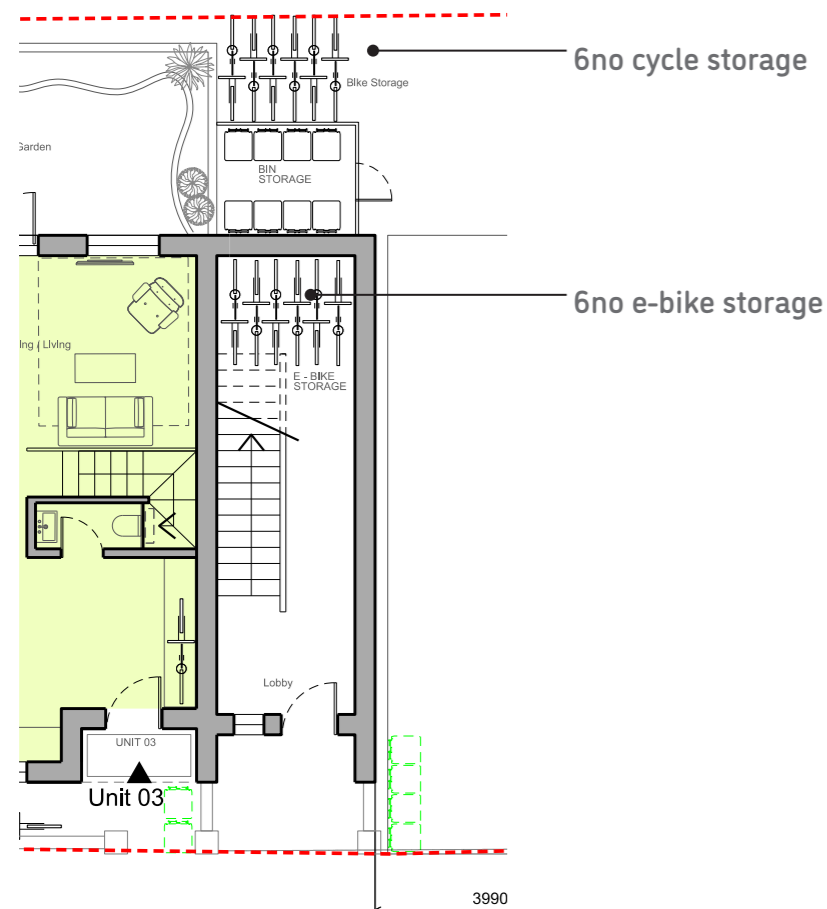


Table 1 - Minimum gross internal floor areas and storage (m²)

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 - 39m²
- Unit 5 - Studio - 42m²
- Unit 2 - 1 Bed - 60m²
- Unit 6 - Studio - 43m²
- Unit 3 - 2 Bed - 82m²
- Unit 7 - 1 Bed - 63m²
- Unit 4 - 2 Bed - 82m²

