

RS2 COVERING LETTER – 54, CROWLAND ROAD, HAVERHILL, CB9 9LF

“New two storey dwelling“

Dear Sir / Madam,

We hereby enclose the documentation regarding the planning application at the address referenced above.

In the planning of this new dwelling many factors have been taken into consideration, with particular attention paid to the neighbouring properties and the local character of the surrounding properties. The design has been guided and informed by local plan policies with further details and considerations listed below.

EXISTING

Haverhill is a market town in the county of Suffolk, next to the borders of Essex and Cambridgeshire. It is approximately 17 miles southeast of Cambridge and 62 miles northeast of central London. Whilst most of its historical buildings were lost to the great fire on 14 June 1667, some notable Tudor-era houses remain as well as many interesting Victorian buildings. Following a planning review in 1956 Haverhill was targeted for expansion.

This was primarily to resettle communities from London which had been devastated during the Second World War. As part of this plan, new housing settlements and new factories were built. Today the town centre is surrounded by many large housing developments, completed at various periods between the 1950s and the present.

PROPOSAL

The proposal at 54 Crowland Road is to create a new end of terrace 3 bedroomed house by using the existing and substantial side and rear gardens. There are examples further along Crowland Road where similar developments have sought and had planning permission approved (DC/19/2251/FUL). The proposed new dwelling maintains the distinctive hipped roof and matches with identical proportioned windows of the existing properties on the terrace. Access to the rear of the terrace will be maintained through a passage between the existing house at nr 54 and the new property.

AIMS

The proposed dwelling, as seen from the street, will be attached to the existing house at no. 54 Crowland Road in order to maintain the terrace by continuing the existing roof line with the hipped roof. The new dwelling aims to match the existing terraced properties but improve the functionality of the living space by adding new services such as a ground floor WC and utility room.

The passage between the dwellings will provide good access to the rear of the terrace for the purpose of moving bicycles and bins. By building over the passage, the available space on the 1st floor will be maximised and the view of the front face of the terrace maintained. The bedrooms have been designed to meet the recommended standards and allow functional furnishing.

A centrally positioned staircase provides good access to the first floor, windows installed with obscured glazing will assure satisfactory lighting where required. The toilet and utility room on the ground floor will have direct ventilation through the passage.

Features

The project will preserve the external existing original decoration by rendering and painting in an identical manner to the existing terrace, matching the street scene.

Materials

The roof will mirror the existing dark profile grey slates with red angular hip tiles. The windows will be manufactured with exceptionally high R-values and thermal break frames to achieve energy conservation measures. The construction will involve the use of eco-friendly materials for building and decoration, using natural and local materials to preserve the historic environment.

Impact

The overall impact on the character has been considered. The planned extension matches the existing terraced houses and the end of terrace appearance. From the side, by maintaining the same pitch and hipped roof detail it fits with the opposite side. The materials, walls, windows and roofing copy the existing traditional materials and details.

Energy & water efficiency

Efficiency measures are intended to improve and maintain a quality of life and minimize energy and water consumption. To minimize the water footprint we propose the use of ecological shower heads and will comply with the requirements for water efficiency by installing fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water. Consumption will not exceed 125 litres per day per person.

The project also proposes to include solar panels on the new roof to reduce energy dependency from the National Grid.

Waste

All consideration will be made to minimize the generation of waste during construction. Products, materials, and resources will be selected that will remain in the economy for as long as possible, reducing environmental impact.

Parking (cars & bicycles) & bins

The existing garden at the front of the property will be partly excavated to accommodate off road parking for two vehicles and access to the front of the property. The pedestrian access and these parking spaces area will consider the use of SuDs (sustainable drainage system), permeable environment friendly paving to avoid surface water issues. A dedicated cycle parking area shall be provided to the rear. There also be an area for refuse and recycling to the rear part of the property, as in the attachment **BLOCK PLAN PROPOSAL RS1**.

Electric charger

We have defined an area for charging for the ultra-low emission vehicles in a safe, accessible area in the convenient existing parking location.

Insulation

A high standard of insulation will provide energy efficiency, reducing the buildings ecological footprint and requiring less energy for space heating or cooling. The superinsulation will reduce the heat transfer through the walls, roof and floor compared to conventional buildings. It should also be noted that consideration will be given to the insulation and transfer of sound between the newly proposed building and the existing at nr 54.

Heating

The heating will be secured through a combination of underfloor and panel heating.

Drainage

This property is not in a flood risk area. The newly excavated area will be designed with adequate drainage and water butts will be provided to harvest rainwater for use in the garden.

Overshadowing

The proposal avoids overshadowing as much as possible.

Overlooking

Overlooking into the neighbouring properties is at a minimum, particularly considering the higher level of the back garden, terraces and neighbouring fences.

Gardening

There are no trees in the front garden. Trees in the rear garden will be maintained where possible.

Intended Use

The existing property at nr 54 is owned by RoStock Properties Limited. It has recently been renovated and rented to a small family providing much needed high-quality housing at an affordable price. Should this application be successful, the proposed property would be constructed and made available to a small family to rent and make their home. It is in our opinion that Haverhill is lacking high quality town centre rental properties. We believe this proposal provides an opportunity to provide another family with an affordable secure house that they can make a home.

Thank you for your consideration.

Robert Stockwell

RoStock Properties Limited