

RSN3

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

"New two storey dwelling"

Dear Sir / Madam,

We hereby enclose the documentation regarding the Planning Application in reference.

Following our application and the very helpful comments of the Senior Planning Officer, Savannah Cobbold together with the useful comments by the Highways Development Control, Mr. Mohammedur Rashid-Miah, the initial application was withdrawn so as to be able to address and solve diligently all the indicated issues.

In particular the two-storey element, which was extending beyond the rear wall of the existing build line has been reduced avoiding the possible dominating feature within the street scene.

For the engineering works regarding the retaining walls of parking and house, professional structure engineers have been consulted and the detailed execution solution attached. (please see **RSN RETAINING WALLS DETAILS**)

The general design has been guided and informed by local plan policies in the area.

Further details and considerations are set out below.

EXISTING

Haverhill is a market town in the county of Suffolk, next to the borders of Essex and Cambridgeshire.

It is 23 km southeast of Cambridge and 76 km northeast of central London.

Haverhill dates back to at least Anglo-Saxon times.

Whilst most of its historical buildings were lost to the great fire on 14 June 1667, some notable Tudor-era house 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 proposed new dwelling sits between two terraces. It maintains the distinctive hipped roof and matches with identical proportioned windows.

By mirroring the recently built new dwelling at 64, Crowland Road (DC/19/2251/FUL) the access to the rear has been maintained via a through passage creating a well designed functional family house.

AIMS

The proposed dwelling, as seen from the main street will be attached to the existing house at no. 54 Crowland Road, to maintain the terrace by continuing the existing roof line, with the hipped roof.

The new dwelling aims to match the layout of the existing terrace, but improves the functionality, new facilities have been added, such as a supplementary toilet and a hobby room on the ground floor.

The passage between the dwellings will provide good access to the rear and access to the other dwellings for the purpose of moving bikes and bins.

By building over the passage we have created three bedrooms which are meeting the acceptable recommended standards.

The rear positioned staircase assures good access to the first floor.

The toilet on the ground floor will have direct ventilation through the passage.

The first-floor spaces are organised in such a manner as to allow functional furnishing.

Features

The project will mirror the existing external 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, thermal break frames to achieve energy conservation measures.

The construction will involve the most available sustainable materials for building and decoration at the time of the starting of works, using natural and local material to preserve the historic environment.

Impact

The overall impact on the character has been considered.

From the front, (Crowland Road) the extension matches the existing terraced houses and the end terrace appearance.

From the side, by maintaining the same pitch and hipped roof detail it fits with the opposite side.

The view from the rear without an annex, (as many of the other houses have), mirrors the characteristic roof.

The materials, walls, windows and roofing copy the existing traditional materials and details.

Energy & water efficiency

We 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. Not to exceed 125 litres per day per person.

The project also proposes the inclusion of solar panels to reduce the dependency from the National Grid.

Waste

We intend to minimise the generation of waste both during construction and for the lifetime of the property. Long-term products, materials, and resources that will remain in the economy for as long as possible will be used to reduce the environmental impact of the project.

Parking (cars & bicycles) & bins

The existing garden at the front will be partly excavated to accommodate on-site parking for one vehicle and the main access.

The proposed vehicular access has been designed in accordance with the present Suffolk County Council's inputs and Mr. Mohammedur Rashid-Miah's detailed notes.

The pedestrian access and the parking space area will use reinforced grass and gravel pavement, a permeable paving material that mitigates surface water issues.

A dedicated covered and lit cycle parking area is provided to the side.

We have improved the direct access to the existing and proposed dwelling. An area for refuse and recycling in the same style as the neighbourhood's areas has been provided to the east side.

(please see RSN PARKING PLAN & VIEW)

Electric charger

We have defined an area for charging an ultra-low emission vehicle and the storage of bikes in a safe, secure, accessible area in close proximity to the off road parking location.

Insulation

The high level of insulation will provide energy efficiency, reducing the building's ecological footprint and requiring less energy for space heating or cooling.

The superinsulation reduces heat transfer through the walls, roof and floor compared to conventional buildings.

The low volume heat recovery ventilation system maintains air quality.

Heating

The heating will be through underfloor and wall panel heating.

Drainage

This property is not in a flood risk area. The newly excavated area will be provided with adequate drainage.

The design, which is easy to build and cost-effective, assures excellent drainage due to the initial steep slope structure.

Water-butts will be used to harvest rainwater for the garden.

Overshadowing The proposal avoids overshadowing as much as possible. There is just a small area which overreaches the passage but this does not obstruct the window of the existing house at 54 Crowland Road.

Overlooking: Overlooking into the neighbouring properties is minimal to the rear, particularly considering the height of the neighbouring fence.

Gardening: There are no trees in the front garden and the rear garden will be maintained with new additional and attractive planting.

Intended Use

The existing property at nr 54 is owned by RoStock Properties Limited. It has recently been renovated and rented to a 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 another 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

Working with *Art & Architecture Ltd.*