

Design and Access Statement.
Land Adjacent Yerril Garden,
Burton End – Camps Road,
Haverhill.
Suffolk.
Following Refusal DC/24/0751/FUL
And
PREAPP/24/330

The Proposal

The application is for the erection of 4No. Semi-detached dwellings and 1No. Flat over Garages together with access and all external as necessary.

The Brief

Following the recent refusal a Pre Application meeting was arranged with the planning officers.

The principle of development on this site was acceptable. The officers' main concerns were;

1. The Southern boundary treatment to the existing 3 storey flats.
2. The stepped approach to the front entrances of the new dwellings to Burton End.
3. The Dormer windows to the rear of the flat over garages.
4. The height of the houses.
5. Parking space dimensions and no visitor parking.

The current design addresses all of these issues.

1. The existing Southern boundary hedgerow is to be retained and 'gapped up' as necessary to provide a substantial green boundary treatment.
2. The houses have been 'flipped' to remove the stepped approach to the front with the main entrance doors facing within the site. This allows for a ramped approach along the new access road and into the main entrances.
3. The dormer windows to the flat have been removed and replaced with rooflights.
4. These can be installed at high level if required to further prevent any overlooking.
5. The overall height of the houses has been reduced in excess of 500mm from that indicated on the recent refused application,
6. The parking spaces within the garages have been increased to 3m x 6m and a visitor space has been provided, all in-accordance with planning requirements.

Site Appraisal.

The application site (approx.0.09ha) The site is the redundant St. Johns ambulance station. Burton End – Camps Road is one of the main access routes into Haverhill, the site is within the framework of Haverhill. The properties in the area are generally detached and semi-detached single, two and three storey dwellings. Properties vary in style and form, reflecting the various stages of development of this area.

The site itself lies on the South side of Burton End and to the West of Greenfields Way.

Flood Zone.

The site lies in flood zone 1, therefore has a low risk of flooding.

Conservation Area.

The site does not lie in a conservation Area and there are no listed buildings within 500m of the site.

Design.

The site is currently mostly tarmac hardstanding, the previous ambulance station & garage has been demolished, with semi mature trees and hedgerow to the Eastern boundary, with a brick retaining wall to the North boundary. There is a 3 storey apartment block to the Southern boundary and a mature hedgerow to the Western boundary.

The design concept of the new dwellings was to respect that of the immediate existing dwellings near the site.

All of the car parking is positioned to the rear of the site (South).

Two car parking spaces per dwelling with electric car charging points.

Vehicular Parking and Access

It is proposed that the site will be accessed off Burton End – Camps Road, with 5.0m wide private drive constructed in permeable block paving. All parking bays are to measure a minimum of 2.5m x 5m. Any gates are to be set back from the highway by 5m.

The existing access is to be re-used, with the provision of low level planting (max. height 600mm) to the verge behind the existing retaining wall line to give maximum visibility splays.

Waste Storage and Recycling

A designated external area is to be provided to the dwellings on site to accommodate coloured 240 litre wheeled containers (allocated for green waste, dry recyclables, and residual waste) plus secure cycle storage and charging facilities for scooters etc.. kitchens are to be provided with integral separate waste containers to encourage recycling. All travel distances for collections are in accordance with RECAP Waste Management Design Guide.

Disability Design and Access

Disabled access has been provided which is compliant with current Approved Document Part M of the Building Regulations. External surfaces and parking areas will be paved in a smooth hard material suitable for use by wheelchairs.

All doors are to have level thresholds which will be of a sufficient width to facilitate wheelchair access.

WC accommodation within the dwelling / barns have been designed for use by the visiting disabled. Light switches, electrical socket outlets and intercom door entry systems are to be located at a height suitable for disabled use.

In conclusion,

This proposal seeks to enhance the immediate locality and the wider area by providing a replacement dwelling of high quality design and materials, to reflect the character of the area and meet the demands of modern living. It will also contribute to the sustainable housing of the area.

Details of the Proposed 'Geo web' ground stabilisation / retaining wall to front Northern boundary.



This system provides stabilisation to the existing earth bank without major structural works affecting the existing trees to Greenfields Way.

This system also would give an area of landscaping to the front, Burton End elevation to 'soften' the development.