

Demolition of existing building (retrospective) and construction of new building arranged over ground, first and second floors for Class B8 (self-storage) purposes with associated vehicular and cycle parking and landscaping at Duddery Hill, Haverhill, Suffolk CB9 8DR.



Design and Access Statement

October 2023

Introduction

This statement has been prepared in support of a planning application for Demolition of existing building (retrospective) and construction of new building arranged over ground, first and second floors for Class B8 (self-storage) purposes with associated vehicular and cycle parking and landscaping at Duddery Hill, Haverhill, Suffolk CB9 8DR.

The proposal comprises the demolition of the existing building (retrospective) to provide an efficient secure storage facility over the existing footprint, with a new extension on either side including new cladding to all facades and rebranding the building with modified colour scheme and signage.

The submission is accompanied by this Design and Access Statement in line with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

This Statement should be read in conjunction with the following drawings:

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02A	Existing Ground Floor
03A	Existing Roof Plan
06A	Existing Site Sections
07A	Existing South and East Elevations
08A	Existing North and West Elevations
09A	Existing Building Sections
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17C	Proposed South and East Elevations
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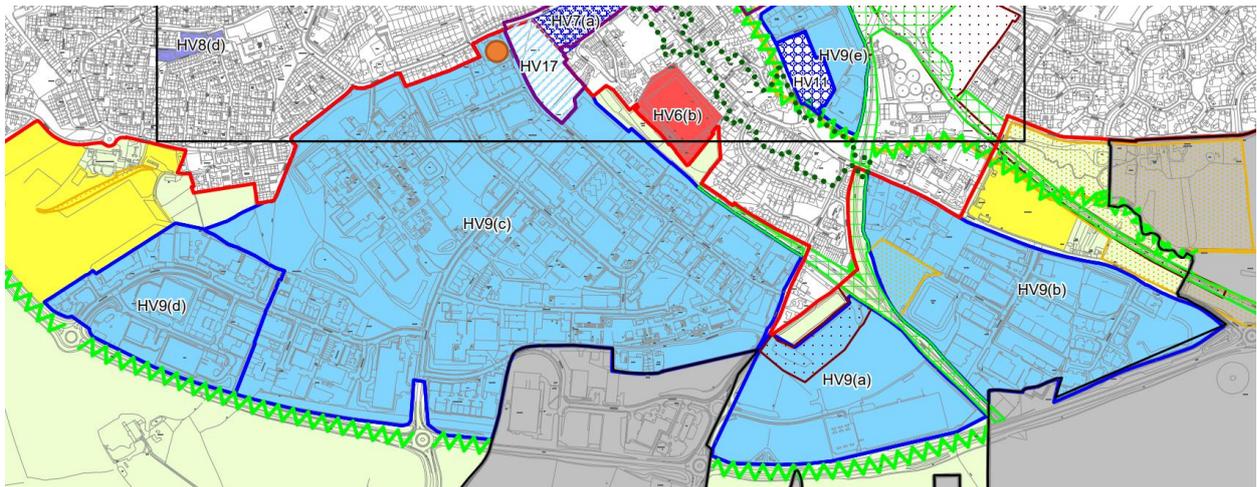
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Site Location and Context

The Application Site is located in the southern part of Haverhill on the upper edge of the HV9 General Employment Areas (Haverhill B 2, 6) and indicated by the orange dot in the policy map below.

The site is bounded by Duddery Hill to the north and Hollands Road to the east.

Land to the north of Duddery Hill is predominantly residential and the site to the east of Hollands Road, formerly allotments is designated HV17 Further Education Facility D 6, 9. In 2014 the planning inspector's verdict on Vision 2031 advised that *“The policy on the site on the corner of Hollands Road and Duddery Hill allocated for further education, is modified to provide options for alternative use if that does not happen.”*



Planning Policy Map – Extract



Aerial View – Application Site Local Area

The Application Site

The application site is located at the junction of Duddery Hill and Hollands Road on the west side. It was last used as a vehicle showroom and workshop.

To the west, the site is bounded by the end of a row of houses along Duddery Hill and an electricity sub-station with a Gym to the south. The land facing across Hollands Road was used as allotments for many years until around 2012. Since then, the site has been left to wilderness and despite designation for further education use this site remains vacant. Its future use is unknown.

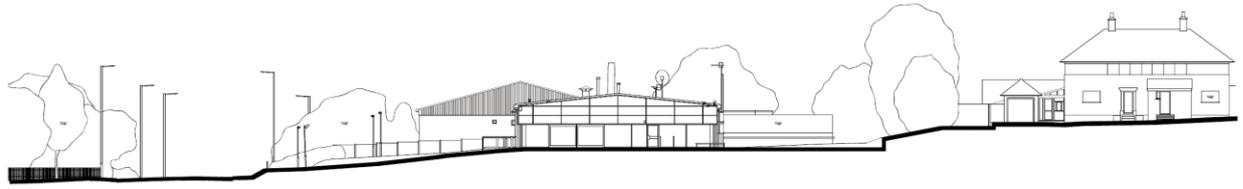
The area to the north of the site across Duddery Hill is residential with a row of semi-detached and short terraces opposite, set back from the road in an elevated position.



Aerial View – Immediate Area

Duddery Hill falls from east to west across the front of the site by approximately 4.5m to the junction with Hollands Road, with a further fall of some 1.3m southwards along Hollands Road. There is a level change across the site of between 4.3 and 5.0m east to west and 1m north to south with a drop of approx. 4m at the southern boundary.

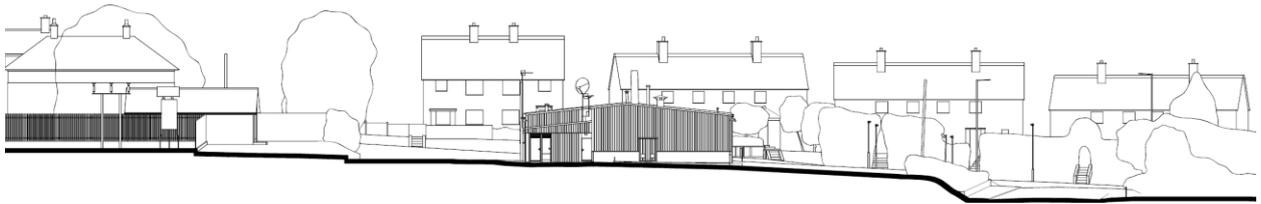
Existing Site Sections (Prior to Demolition)



East

West

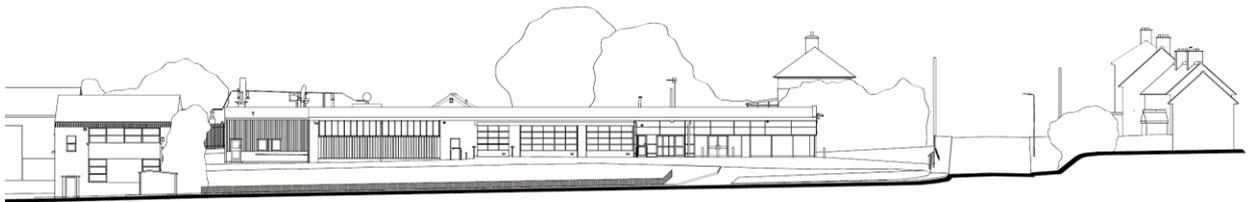
Site Section at Front of Building



West

East

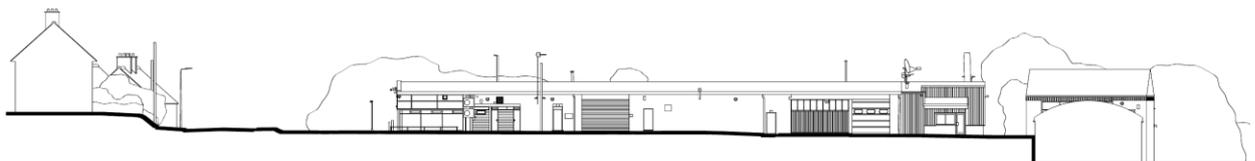
Site Section at Rear of Building



South

North

Site Section along Hollands Road



North

South

Site Section along Electricity Distribution

The Current Property

The Site

Approximately 0.41 hectares in size containing a single building with 942m² GEA footprint.

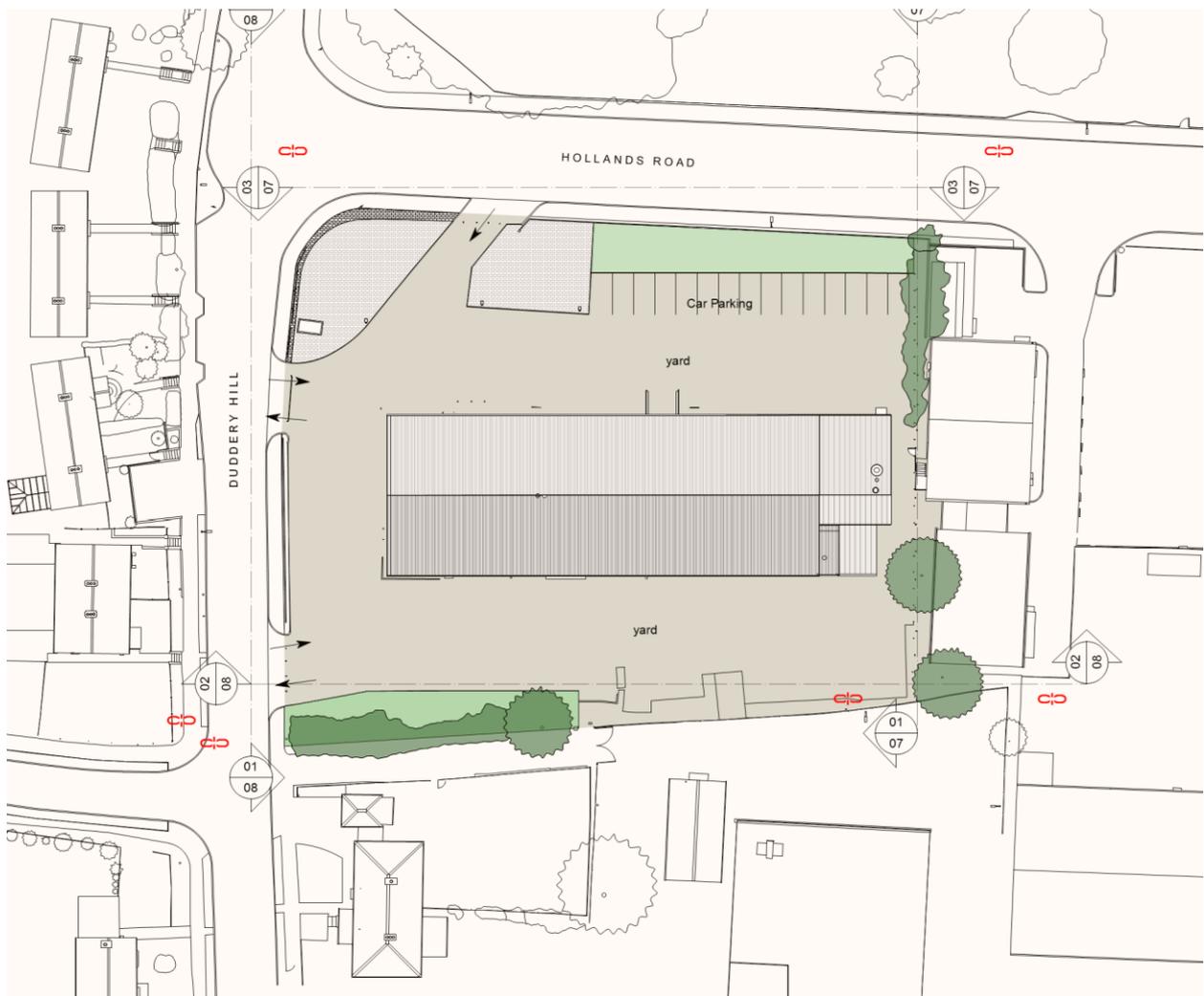
The original building was in the middle of the site towards the south end. The remainder of the site is laid to tarmac and concrete with parking areas to the east, a delivery yard to the west and forecourt at the front.

The site is bounded by a 2m chain-link fence on the southern and western boundaries, with a grass bank at the front of the site on the west side with informal planting forming a hedge behind.

The boundary to Duddery Hill is separated from the pavement by a metal knee rail with portable concrete barriers blocking the two entry points.

The eastern boundary is open, but access is restricted by change in level with a battered block and low brick wall with portable concrete barrier blocking the single vehicular access. The hard surface outside the workshops has a more gentle fall to the top of the battered wall and a grass bank from the entry point to the southern boundary that contains most of the level change. Historically this bank had been planted with trees and shrubs until around 2010.

Access is via two crossovers from Duddery Hill and from one crossover from Hollands Road.



Existing Site Layout (Prior to Demolition)

The Building

The current building (now demolished) was a tall single storey structure with a low-pitched roof approx. 4m at the eaves and 5m at the ridge.

The building was a single volume industrial shed comprising two large workshop areas accessed by vertical sliding shutters and a showroom with an area of lightweight partitioning to form offices and ancillary accommodation.

Fabric and Materials

The building comprised a simple frame of columns and roof beams with a concrete floor slab and simple cladding to roof and walls.

The upper level of the front elevation was faced with flat metal cladding panels with glazing below 2.4m.

The long side elevations were a mixture of materials with grey painted brick panels, large roller shutter doors and sections of glazing over profiled metal cladding. The southern end had been extended at some time and was clad full height in vertical profiled metal cladding over a low brick plinth. The roof was covered with profiled asbestos cement sheeting over a steel frame.



View from Mill Hill. (Photograph prior to demolition, for reference).



Frontage onto Duddery Lane. (Photograph prior to demolition, for reference).



Delivery Yard to west looking towards Duddery Hill, showing the significant slope and the grass bank with hedge. The existing building was consequently much lower than the adjoining buildings to the north. (Photograph prior to demolition, for reference).



Houses on Duddery Lane are raised above road level and set back from the road. (Photograph prior to demolition, for reference).

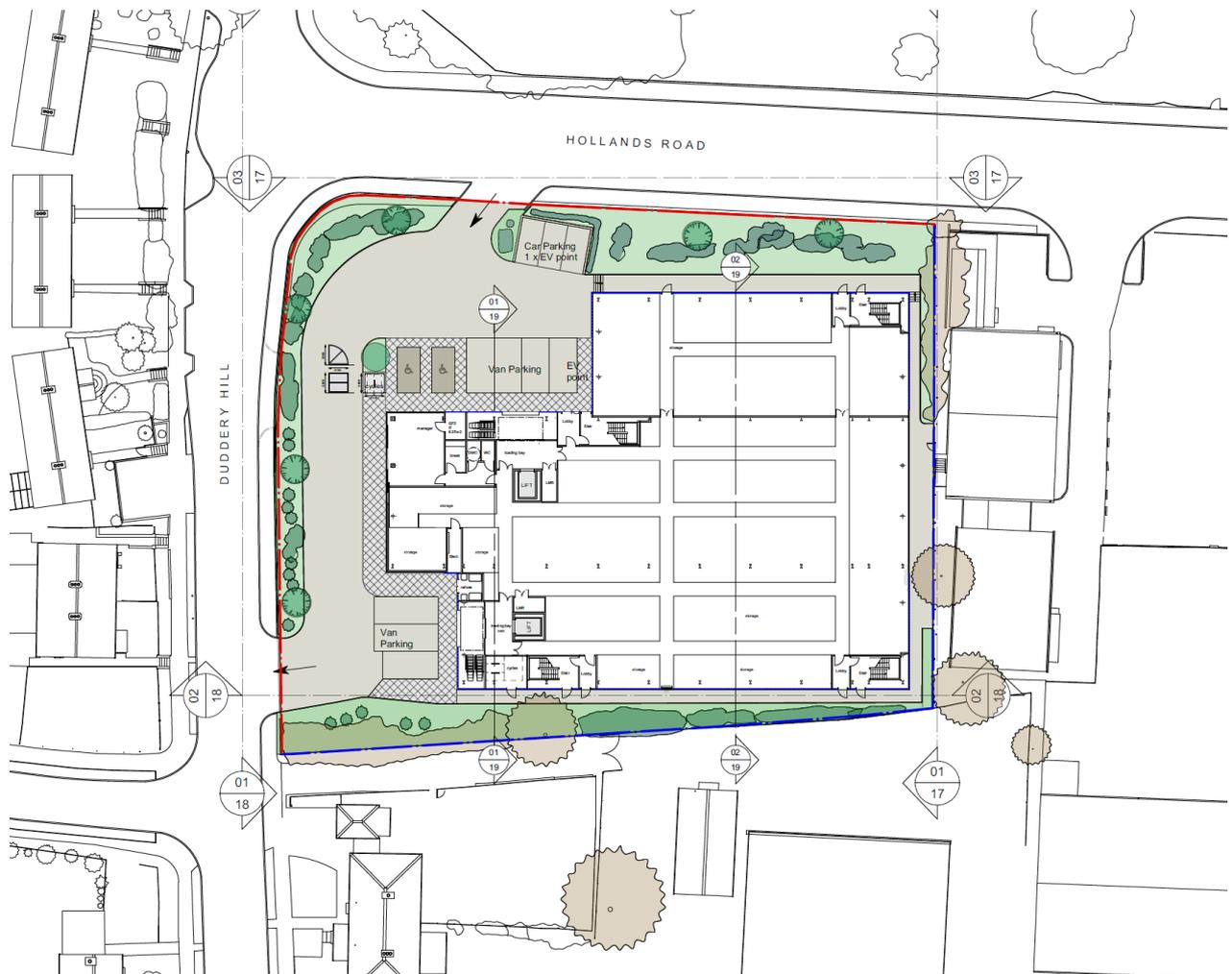


West side from Doddery Hill at junction with Hollands Road. (Photograph prior to demolition, for reference).



South end of the site on Hollands Road with neighbouring Gym some 4m lower than the application site, and showing the brick wall and steep grass bank. (Photograph prior to demolition, for reference).

The Proposals



Proposed Site Layout

Description of the Proposals

The proposals comprise the construction of a new 3 storey storage building. The central section is built on the footprint of the demolished building with partial length extensions on either side. The top floor is set back to introduce interest and reduce the overall mass and kept to minimum height beneath the trusses and is covered with a consistent light blue grey cladding as the roof.

The glazed lower elevation at the front of the original building is reinstated where it suits the function of pedestrian entrance, reception, merchandise unit and support facilities.

Delivery bays are arranged on both sides of the building with additional vehicle parking. The whole building will receive a new consistent new cladding to uplift its appearance.

The GEA of the extended building will be 2090 sqm with a parapet height of 5.7m, eaves height of 8.4m to and a ridge of 9.3m.

The landscaping to around the perimeter of the site has been enhanced with new planting, hedgerow and trees.

External Areas

The current site is very stark with predominantly hard surfaces that have been covered by vehicles in its previous use. There is little planting and that previously along the embankment to Hollands Road has been removed recently.

Improvements will be made to reduce the area of hard surfaces and add landscaping to create a pleasant environment for the user and transform the overall appearance of this prominent site in the neighbourhood. We propose to enhance the landscaping around the site, closing off one entrance along Duddery Hill and extending a planting bed across the frontage around to the entrance from Hollands Road with robust low maintenance planting and trees. We also propose to reinstate planting and trees on the grass bank on Hollands Road and make some enhancements to the side of the retained Duddery Hill entrance. The hedgerow along the western boundary is extended to support wildlife.

Internal Arrangement

The building will be used entirely for self-storage purposes including the reception office and supporting facilities. Each floor will be subdivided into storage capsules of differing sizes from 1 to 10 sqm arranged around circulation corridors, to suit the needs of both domestic and commercial customers. Vertical circulation is provided by two lifts, set back near to the north end of the building connected by lobbied entrances with an external roller shutter door, and by staircases positioned for safe exit.

The public accessed areas and operational facilities are located at ground floor accessed from main entrance with drop off/pick up areas located to either side. The reception, administration and staff areas on the front corner all benefit from daylight, natural ventilation and views. Provision is made for refuse storage and internal cycle storage.

Design and Materials

Although within an industrial development area, the site located on the edge and is flanked by residential and recreational uses and an electrical distribution centre. The site opposite on Hollands Road is currently overgrown allotments with some trees. This site has been identified for redevelopment as a Higher Education facility, but this was cast in doubt as early as 2014 and future is uncertain.

There is no local precedent for style for this building type and the existing building is a mix of different materials; generally, of low-quality profiled metal cladding, painted brickwork and vertical industrial glazing, but lifted by smooth metal cladding at the north end with aluminium framed glazing. Overall, the building is uncoordinated with a dull, drab and tired appearance.

The appearance of the existing building and site will be addressed as part of the development. The proposed massing will make best use of the site and respond appropriately to the neighbouring buildings. The aim is to improve the overall design composition in form and through consistency and the quality of materials used, as a positive contribution to the local context. We will aim to be honest to the building function and its construction with a more contemporary theme that suits the site and the end user.

The building will be constructed to comply with building regulations in all respects with appropriate levels of insulation. As a standard self-storage facility, the storage areas are maintained at ambient temperature with no control of temperature or humidity provided. Heating/cooling and ventilation will be confined to the small, occupied area at the front resulting in a very low impact environmentally efficient building.

The intention is to make a positive contribution to the townscape in this area. This is important for the locality, the community, and the occupiers brand image.



Proposed view from Mill Hill



Proposed view from Duddery Hill at Hollands Road

Materials

Main Walls - Smooth high quality panelled cladding system using proprietary insulated Architectural wall panels with neat recessed vertical and horizontal joints and boxed corners in light grey. Horizontal ribbed cladding in charcoal/anthracite. This is finished by a slim, smooth and capping.

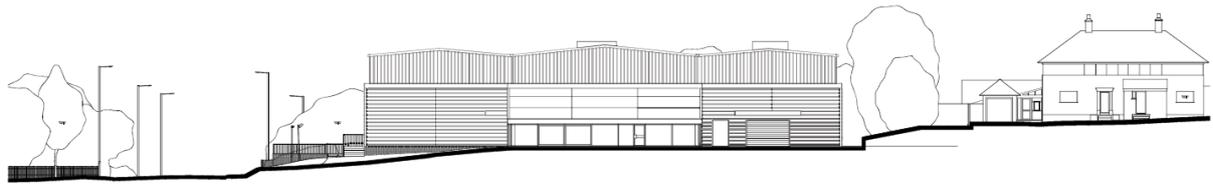
Top Floor - Vertical ribbed metal panels in light blue/grey matching the roof.

Roof – Profiled metal insulated roofing with boxed gutters and external rainwater pipes coloured to match the cladding.

Glazing – Low level glazed frontage facing Duddery Hill and to the side flanks at ground floor level.

Windows and Doors – PPC aluminium framed windows and doors in dark grey shade. Vertical roller shutters to loading bays and personnel doors in Sapphire Blue.

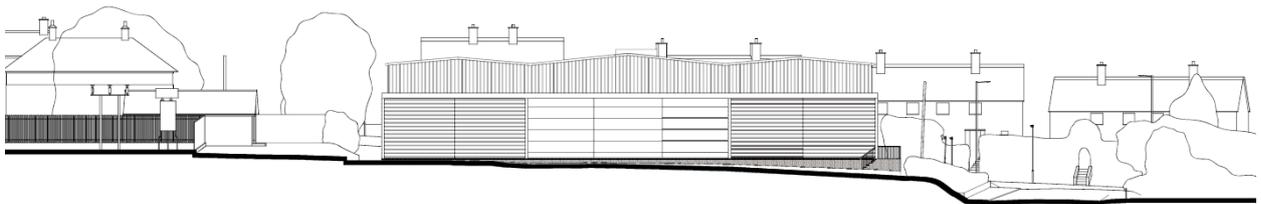
Proposed Site Sections



East

West

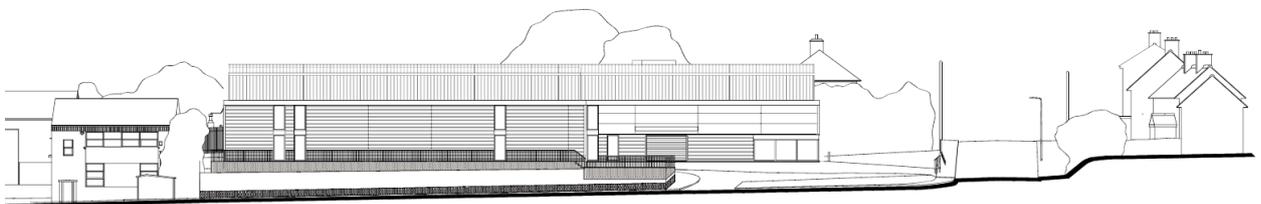
Site Section at Front of Building



West

East

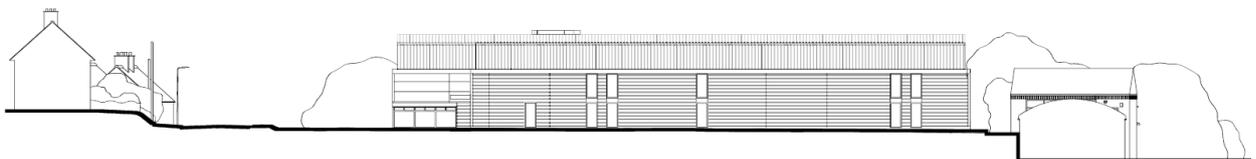
Site Section at Rear of Building



South

North

Site Section along Hollands Road



North

South

Site Section along Electricity Distribution

Illustrations

We have included a series of 3D views showing the existing building and the proposed development on the site below.



Existing View from Mill Hill. (Prior to demolition, for reference).



Proposed View from Mill Hill



Existing View from Hollands Road/Duddery Hill junction. (Prior to demolition, for reference).



Proposed View from Hollands Road/Duddery Hill junction