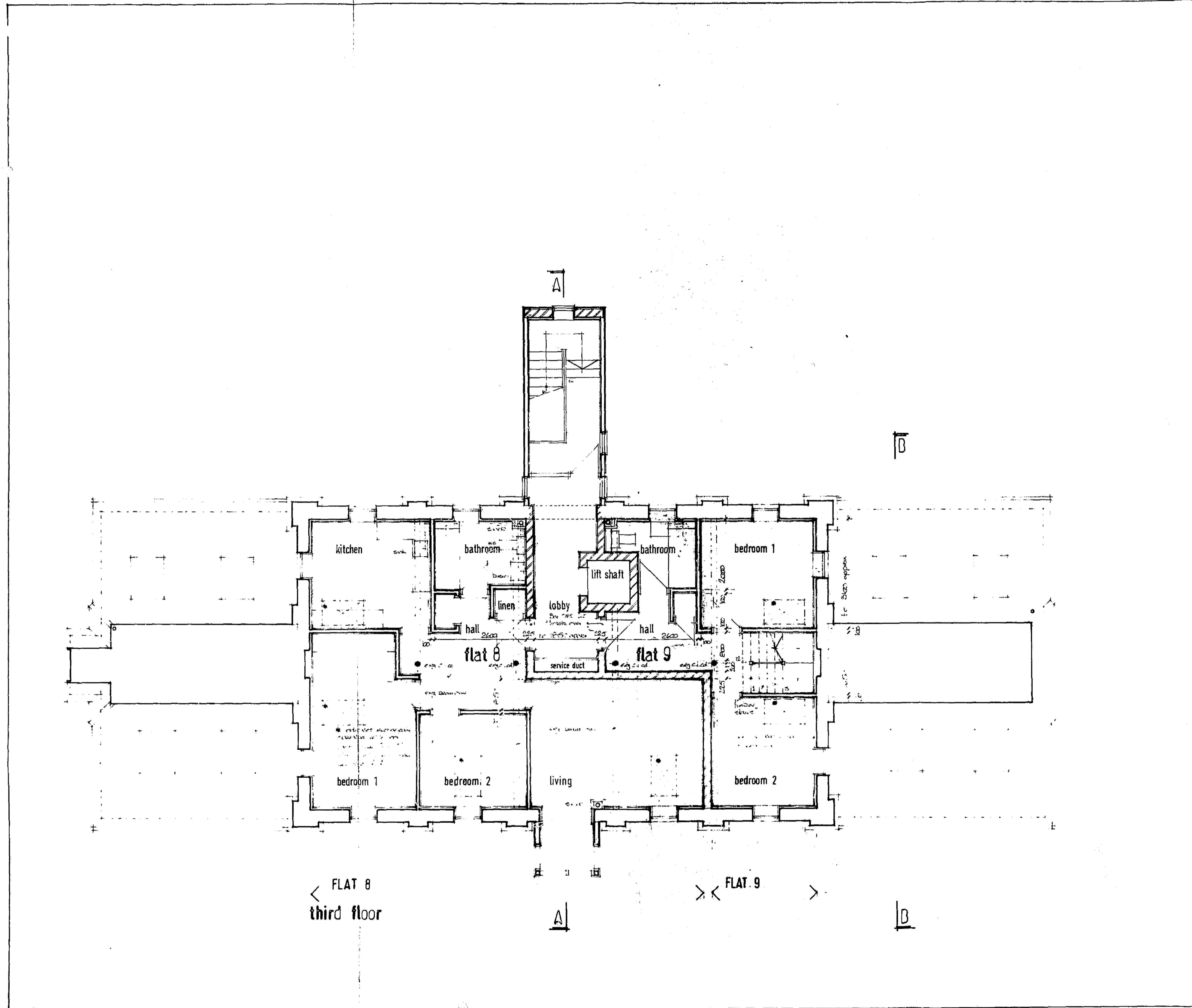


922/84

1-2

2 OF 3



information cont. from dpg no 0118/11 922/84 (C)

HAWKS MILL needham market

working drawing - SHEET 4 of 6

scale	date	job	number
1:50	July 1984	0118	12 A

amendments

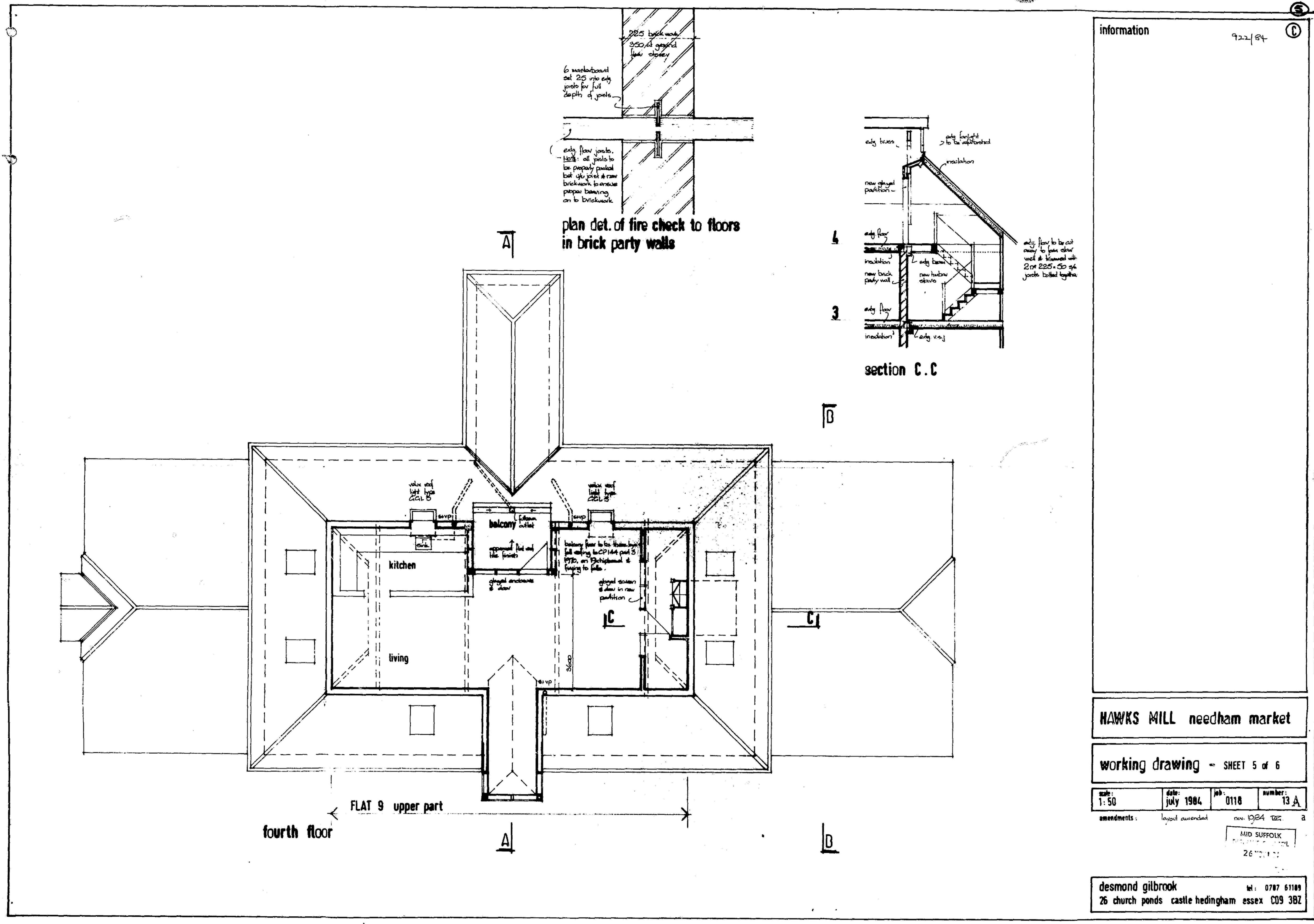
MID-SUFFOLK DISTRICT COUNCIL	
26 NOV 1984	

desmond gilbrook tel 0787 61185
26 church ponds castle hedingham essex CO9 3BT

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1:100	1:100	1:100	1:100	1:100
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1:5000	1:5000	1:5000	1:5000	1:5000
1:6000	1:6000	1:6000	1:6000	1:6000
1:8000	1:8000	1:8000	1:8000	1:8000
1:10000	1:10000	1:10000	1:10000	1:10000

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



information 7.22.84 (C)

HAWKS MILL needham market

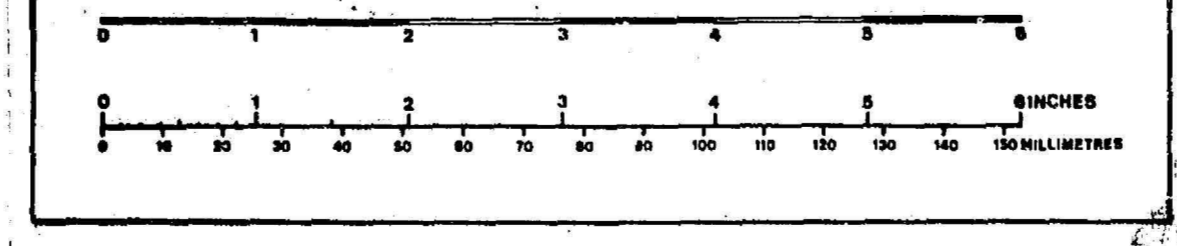
working drawing - SHEET 5 of 6

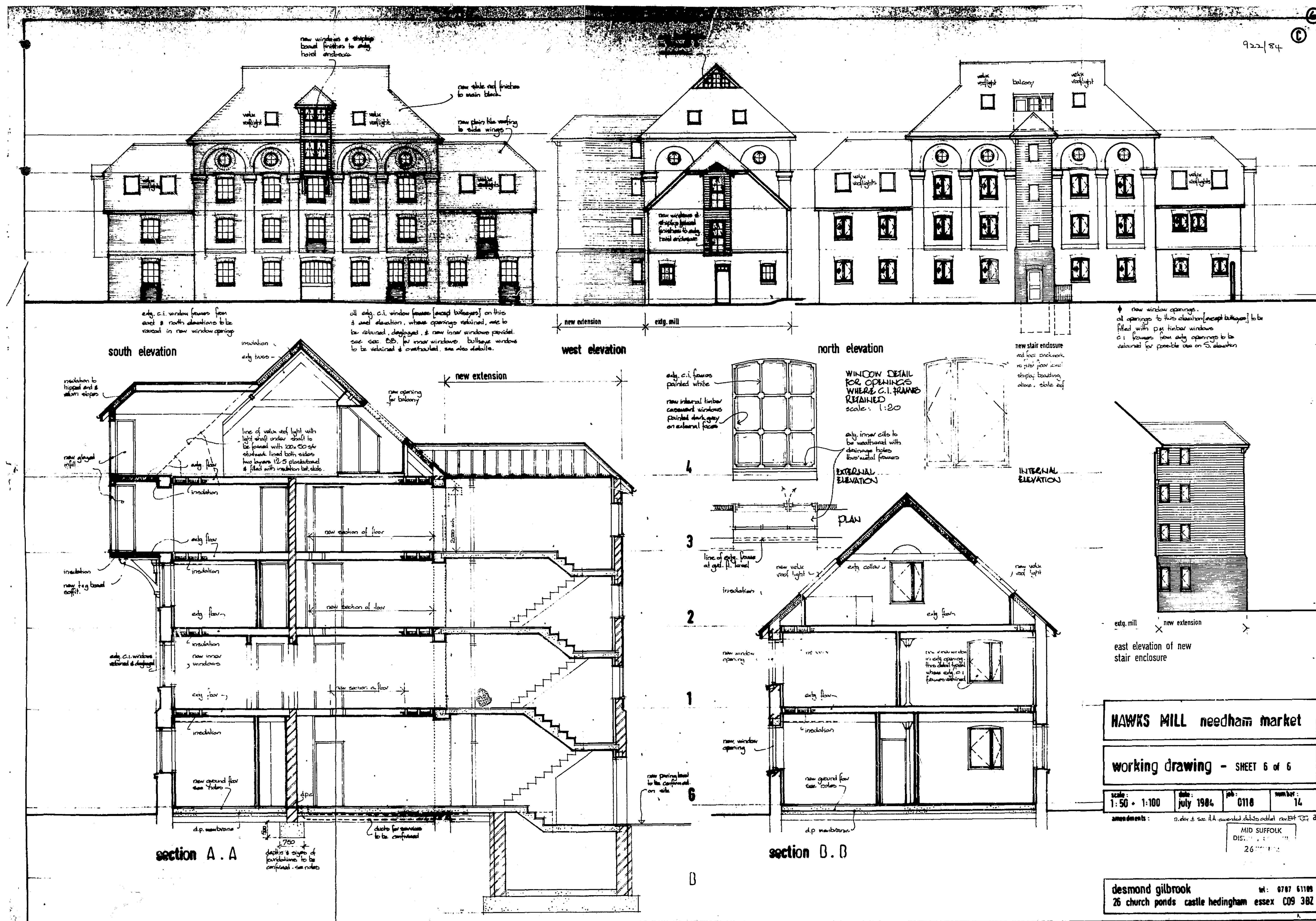
scale: 1:50 date: JULY 1984 job: 0118 number: 13 A

amendments: layout amended rev: 03/84 22c
 MID SUFFOLK
 26

desmond gilbrook tel: 0787 61189
 26 church ponds castle hedingham essex CO9 3BZ

Scale	mm	inch	mm	inch
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1:100	1:100	1:100	1:100	1:100
1:200	1:200	1:200	1:200	1:200
1:300	1:300	1:300	1:300	1:300
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HAWKS MILL needham market

working drawing - SHEET 6 of 6

scale: 1:50 - 1:100 date: July 1984 job: 0118 sheet: 14

amendments: order & see AA amended details sheet 132 & 26

desmond gilbrook tel: 0787 61189
26 church ponds castle hedingham essex CO9 3BZ

Symbol	Material	Thickness	Symbol	Material	Thickness
1	Concrete	150	10	Brick	100
2	Concrete	100	11	Brick	75
3	Concrete	75	12	Brick	50
4	Concrete	50	13	Brick	25
5	Concrete	25	14	Brick	12.5
6	Concrete	12.5	15	Brick	6.25
7	Concrete	6.25	16	Brick	3.125
8	Concrete	3.125	17	Brick	1.5625
9	Concrete	1.5625	18	Brick	0.78125
19	Concrete	0.78125	19	Brick	0.390625

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

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INCHES
MILLIMETRES

36

Messrs. John Davis & Partners,

9th May 1986

Sheet 2

My attention has been drawn particularly to the central roof light on the eastern slope of the main Mill building. This roof light appears to be constructed on a plinth which lifts it above the plane of the roof slope. This is not something which was considered as part of the application, and I do not consider it a suitable way of inserting a roof light in the slope. When I first considered the conversion of the Mill, there were a small number of roof lights inserted in a dark slate roof. What I am now being asked to consider is a series of incremental changes which has resulted in a larger number of roof lights, not at all in the same position nor of the same shape and size as those originally approved, and with at least one raised above the level of the roof, in a roof which is a weathered concrete tile and therefore fairly pale in appearance. The entire character of this conversion appears to be changing for the worse, and I must therefore ask your client to reconsider the number, position, and size of roof lights on the building, together with the finished roofing material.

I hope to have your observations on the above shortly.

Yours sincerely,



Chief Planning Officer



john davis & partners
(architectural & building services)

architectural & planning consultants
building contractors & developers

37

wiston road, nayland, suffolk, CO6 4LT
telephone: nayland

Ref: RJW/809/84 - 922/84/CRK
Our Ref: 1329/DG

21st May 1986

Attention of Mr. Watson

Chief Planning Officer
Mid Suffolk District Council
Council Offices
NEEDHAM MARKET
Ipswich
Suffolk IP6 8DL

MID SUFFOLK
DISTRICT COUNCIL
23 MAY 1986
RECEIVED
PLANNING DEPT.

Dear Mr. Watson

Re: HAWKS MILL, NEEDHAM MARKET

Thank you for your letter of the 9th instant. I apologise for not replying sooner.

With regard to the landscaping generally, and for your information, I enclose herewith a further copy of drawing No. 1329-09 upon which has been added the treatment to be provided to the pavings and car parking areas.

With regard to the boundary wall, between the Site and No. 41/43 Hawks Mill Street, the old section of wall which protruded into Hawks Mill Site has been demolished as originally intended. The wall which can be seen, at present, is the new boundary wall the further construction of which is held in abeyance whilst more essential works are progressed. Also, it is intended that this wall will be constructed in brickwork to match the houses approval of which you are withholding at the present time.

I have informed our Client that his selection of tiles, for the roofs of the houses, is not acceptable to you. In this connection, alternatives are being investigated and I will contact you further in this matter in due course. The bricks proposed, for the houses, are manufactured by Ibstock and are their 'Leicester Reds'. It is proposed that the joints will be raked and pointed to match, as near as possible, the pointing to the Mill brickwork.

With regard to your third and penultimate paragraphs, the only variations to roof lights from the approved drawings, in the Mill, are as shown on drawing No. SK.1329-07, i.e. one additional light on the east elevation and slightly wider lights on the north elevation both of which you have agreed. Please refer to my letter 7.4.86. I can, however, confirm that the upstand to the additional rooflight on the east elevation is to be removed.

-1-

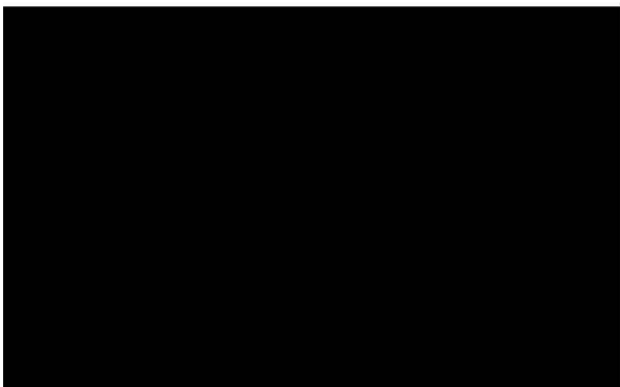
partners: john davis · ian harris · ralph harris · desmond gilbrook

38

-2-

Our Clients are carrying out the development in a way which respects the existing building whilst providing the alterations and additions necessary to complete the scheme. May I therefore suggest that the selection of the roof tiles, for the houses, be determined at a meeting with you on site at which time the general programme of works can be presented to you.

Yours sincerely



39

1329/DG

RJW/809/84/CRK
922/84

Mr. Watson

259

Messrs. John Davis & Partners,
Wiston Road,
Nayland,
Suffolk. CO6 4LT

13th June 1986

Dear Mr. Gilbrook,

Hawks Mill, Needham Market.

Thank you for your letter of 21st May 1986. The landscape drawing No. 1329-09 is acceptable under the terms of the conditions imposed upon the two planning permissions.

I note also that the upstand to the additional roof light on the east elevation is to be removed.

Yours sincerely,



For Chief Planning Officer

922/84 . . . -C.P.O (40)



MID SUFFOLK DISTRICT COUNCIL

PWS

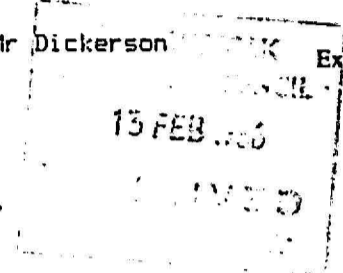
M. B. GOWERS, C.Eng. F.I.C.E.
CHIEF TECHNICAL OFFICER
Council Offices, Needham Market Ipswich. IP6 8DL
Telephone: Needham Market, (0449) 720711

Your ref:

Ref: SA/70/A/23 RJD/

When calling please ask for

Mr Dickerson Ext. 230



Dear Sirs

Hawks Mill, Hawks Mill Street, Needham Market

I enclose a copy of the public foul sewer sheet showing the position of the foul sewer adjacent to your proposed development.

Assistance in lifting the manholes may be obtained from Mr Barker on Stowmarket 672621 in order that the depth and position of the sewer can be checked. A charge will be made for this service. Surface water cannot be discharged into the foul sewer.

I also enclose a copy of drawing number SA/0/2K Standard Manhole Details and a list of pump suppliers. There are no public surface water sewers in this area.

The commuted sum to be paid by the developer to cover the operation and maintenance costs of the pumping station has been agreed with Anglian Water at Norwich to be £3,840.00 for this financial year. This sum is to be paid at the same time as the fees are paid for the Section 18 Agreement of the Public Health Act 1936.

Your new drainage system should be designed in accordance with the Sewers for Adoption - 2nd Edition as published by the Water Authorities Association.

You are advised that it will be necessary to enter into a Section 18 Agreement of the Public Health Act 1936 to ensure that both the foul and surface water sewage systems will be adopted upon completion where four or more properties are involved.

I enclose for your reference a copy of the Standard Section 18 Agreement currently used by the Council. This is based on the Model Agreement contained in the guide "Sewers for Adoption" (2nd Edition) issued by the Water Authorities Association in 1985. The Council as agent for Anglian Water, are requested only to accept minor amendments or modifications to the form of Agreement, which may be relevant in special circumstances.

..... continued

Mr Godfrey
Waterwise Products
Birchett House
Birchett Road
Aldershot
GU11 1LG

3 133 00

4


2.

I would be obliged if you would make your clients aware of the contents of the Agreement as soon as possible to avoid delays at a later stage. In particular please note the requirements in respect of off site drainage easements in recital 3 and clause 12 and the restriction in respect of the building over the sewers in clauses 5 and 12 (1) (b), which would relate to both sewers on the development and any built in adjoining land with benefit of an easement.

Your attention is also drawn to the need to obtain details of the sub soil and/or the receiving watercourse in order that its present condition can be ascertained. This is required in order that the extent of the work can be obtained from the Water Authority before the surface water from your site can discharge into it.

Please arrange to inform Mr Davey, the Council's Resident Engineer when you are excavating trial holes in order that records can be made.

Yours faithfully

Chief  Officer

COPY - Chief Planning Officer
Principal Services Officer (fao Chief Building Control Officer)

42



1329/DG

RJW/809/84 - 922/84
SJC

Mr. Watson

259

9 July 1986

John Davis & Partners
Wiston Road
Nayland
Suffolk
CO6 4LT

Dear Mr. Gillbrook,

Hawks Mill, Needham Market

I write with reference to the two planning permissions granted in January 1985 concerning the above. Both permissions contained conditions concerning the brick screen wall on the eastern boundary of the site, these being Condition 6 attached to planning permission 809/84 and Condition 5 attached to permission 922/84. Both require the brick screen wall to be completed in accordance with the Drawing G0018/21 prior to the first occupation of any of the hereby permitted dwellings.

Although none of the dwellings is as yet occupied and there is yet no breach of this condition I note that the wall is apparently finished but not to the correct height which is shown on the plan to be 2.25 metres throughout. The wall as constructed decreases in height through a series of steps towards the rear of the site. I'd be grateful if you could draw your clients attention to the terms of these conditions and ensure that they are complied with.

Yours sincerely,



for Chief Planning Officer



john davis & partners
(architectural & building services)

[REDACTED] (AS)
architectural & planning consultants
building contractors & developers

[REDACTED]
wiston road, nayland, suffolk, CO6 4LT
telephone: nayland [0206] 262697

17th July 1986

Your Ref: RJW/809/84 922/8/SJc
Our Ref: 1329/DG

Chief Planning Officer
Mid Suffolk District Council
Council Offices
Needham Market
IPSWICH
Suffolk IP6 8DL

Dear Mr. Watson

Re: HAWKS MILL, NEEDHAM MARKET

Thank you for your letter of the 9th instant regarding the screen wall at the above.

I have noted your comments and confirm that the wall has been completed prior to occupation of the dwellings created as required by the Planning Permission. It has not, however, been my intention, nor that of my original Clients that the wall should retain a height of 2250 above paving level for its complete length. To obtain such a wall would, in my opinion, have created an unsightly capping detail to the wall. I understand that the wall would be 2250 high at its maximum and therefore an application was made for a wall being above the normally permitted height. The wall was suggested by my original Clients as a gesture to the adjoining owner at the original planning stage.

You will have noted from drawing No. 1329-08 that the intention was to construct the wall in stepped progression. Subsequent to the issue of the drawing, however, my present Clients informed me that they had discussed the proposals with the adjoining owner and they mutually agreed that a lowering of the wall, as constructed, would enhance the views from her property whilst also providing a less claustrophobic atmosphere from the adjoining owner's side of the wall.

Yours sincerely

[REDACTED SIGNATURE]

MID SUFFOLK
DISTRICT COUNCIL
21 JUL 1986
RECEIVED
PLANNING DEPT.

partners: john davis · lan harris · ralph harris · desmond gilbrook

144

41 Hawksmill St
Needham Market
IPSWICH
IP6 8LU

MID SUFFOLK
DISTRICT COUNCIL

28 JUL 1986

RECEIVED
PLANNING DEPT.

24 July 1986

Dear Sir,

I am very concerned about the boundary wall which has been built between the HAWKS MILL and my property.

It is my understanding that a condition of the planning permission is the construction of a boundary wall 2.25 Metres high in order to provide a level of privacy for my property. The wall which has been built ranges from about 1.8 M at the road, decreasing in steps to about 1.5 M at the rear of my property.

The existing wall does NOT in my opinion provide a satisfactory level of privacy.

My wife has reported this to your office verbally on two occasions, but I see no sign of any action being taken. Will you please look into this matter and let me know what positive steps you are taking to ensure compliance with the terms of the planning permission.

Yours faithfully,


Gordon Crosby

GECABH

45

1329/DG

RJW/801/84-922/84
SJC

Mr. Watson

259

4 August 1986

John Davis & Partners
Wiston Road
Mayland
Suffolk CO6 4LT

Dear Mr. Gilbrook,

Hawks Mill, Needham Market

I refer to your letter of 17 July 1986 concerning the site boundary wall. It will come as no surprise to you to know that it is the neighbouring resident who has complained to me about the inadequate height of this wall.

In the second paragraph of your letter you state that drawing no. 1329-08 shows that it was the intention to construct the wall in stepped progression. This I am not aware of, since I do not have a copy of drawing no. 1329-08. In any event the condition attached to the planning permission was quite specific in referring to the wall shown on drawing no. 0118-21. If you refer to this drawing you will show that the wall is shown in two positions to be 2.25 metres in height rather than the lower and stepped height which has now been constructed.

I will accordingly therefore be grateful if you will ensure that your client constructs the wall in accordance with the approved drawing.

Yours sincerely,



for Chief Planning Officer

(46)

RJW/809/84-922/34
SJC

Mr. Watson

259

4 August 1986

Mr. G. Crosby
41 Hawks Mill Street
Needham Market
Ipswich
Suffolk IP6 8LU

Dear Mr. Crosby,

Hawks Mill, Needham Market

With reference to your letter of 24 July 1986, I enclose for your information copies of letters between myself and the developer's agent dated 9 and 17 July with a further letter of today's date. I intend to keep the matter under observation to ensure that the approved plan is complied with.

However I must add that were the developer to ask me to consider an amendment to the wall (so that its finished height was 1.8 or 2 metres) throughout, I would be forced to give serious consideration to such an amendment and it would be useful for me to know your reaction to a wall of either 1.8 or 2 metres in height along its entire length.

Yours sincerely,



for Chief Planning Officer

Encs

47

41 Hawksmill Street
Needham Market
IPSWICH
IP6 8LU

19th August 1986

Dear Sir,

Thank you for your letter ref ARJW/809/84-922/84 of 4th August. For some reason the Post Office did not deliver this to me until nearly a week after you wrote the letter.

I have given the new wall between my property and the Hawksmill considerable thought. The Mill development overlooks three sides of my house and so the design of the wall has considerable effect on the privacy that I enjoy. My aim is to avoid, where reasonably possible, my property being easily overlooked especially from pedestrians in the area behind the Mill, and to avoid my property looking out onto the new car park with the inevitable constant coming and going of vehicles.

Due to the fall of the land, I believe this can only be effectively achieved by a wall with the following minimum heights:

- a) From the road to a point approx 1.00 Metre past the front wall of my house the existing height is acceptable,
- b) From that point to a point approx 2.00 Metre past the front wall of my garage an increased height of 2.25 Metre measured on the Mill side of the wall is required to provide privacy to the side and rear of my house from pedestrians in the car park,
- c) From that point to the rear extent of the wall a height of 2.00 Metres is necessary to hide the cars in the car park from my rear garden.

At the road end, the existing wall does not start at the edge of the concrete access pad, but instead starts at a point some 2.25 Metres further away from the road. I understood that the wall would start at the edge of the pad to prevent cars cutting the corner and driving over my property. I would like to see the wall extended towards the road and would suggest a graceful reduction in height from the existing wall to about 1.2 Metre ending in a substantial pillar designed to discourage drivers "clipping" the corner.

I hope that this provides you with a clear indication of my

GECABU

(48)

views. Frankly, I am singularly unimpressed with both the design of the wall and the choice of bricks. A far more pleasing construction more inkeeping with the Mill and the general area could, I am sure, have been built. The reduced heights I have suggested above are a compromise, but if the wall is modified as I have described it will provide, I believe, a tolerable level of privacy for my property.

Yours faithfully,



Gordon Crosby.

GECABU



41 Hawks Mill Street, (49)
 Needham Market,
 AND SUFFOLK
 DISTRICT COUNCIL Ipswich, IP6 8UL.

28 AUG 1986 26th August 1986.

Dear Mr. Watson,

It may be of interest to you that the Hawks Mill was open during the Bank Holiday weekend to sell the flats to the public. I have subsequently heard that the flats should be finished in six weeks time (ready for occupation?) and that six flats are already "under offer". While some of this may be just "sales talk" it is obvious that the new owners will be moving in sooner than anticipated. I hope therefore that the brick boundary wall will be raised in height before any flat or flats is occupied.

Yours sincerely



MRS. H. J. CROSBY

9/22/84.

50

FUE

TFR/JKB 84/BR/672

Mr. Rivett

307

14th October 1986

Dear Mr. Howes,

CONVERSION OF 9 FLATS HAWKSMILL, NEEDHAM MARKET

I write to confirm the visit to your site on Thursday 9th October, 1986 of Mr. Wallis, Chief Building Control Officer and Mr. Rivett, Senior Building Control Officer when the stairway construction serving the upper level of Flat 9 was discussed.

Since returning to the office Mr. Watson (Planning) has been consulted and is firmly of the opinion that a dormer construction is not acceptable in the roof slope over the stairwell.

Therefore as discussed on site, you should have prepared drawings which indicate a revised layout of the stairway to meet the requirements of the Building Regulations, so that these can be agreed and ultimately allow the physical alterations to take place.

The Building Regulation approval for the whole project will be withheld pending clearance of this item.

As you are aware some of the flats are in the early stages of conveyance and any search made of my department in respect of Building Regulations will be returned with a disclosure of the non compliance and rejection of plans whilst that state remains.

Yours sincerely,


Chief Technical Officer

Mr. Howes,
The Hawksmill Development Co., Limited,
60 Weston Street,
LONDON,
SE1 3QJ

COPY TO : Chief Planning Officer