

SITE HISTORY

The Original Planning Consent

The overarching concept was for large residential blocks within a garden or ‘villas in a park’ to take advantage of the river scene. Tall, sloped brick cubes provided views of the river; towards Sutton Hoo, and the nearby town. The asymmetrical profile of the roofline reflected dynamic internal layouts.

Their skewed orientation defined a mix of public and private spaces at ground level. Indents in the facades also provided terraces as amenity space. Partially buried parking used the sloping site’s natural topography to conceal cars, giving the impression of a car-free environment.

Red brick dominated, balanced with a Melton Hill street frontage of contrasting white and dark bricks as a reference to neighbouring building materials. Individual town houses closer to the river were clad in black timber to reflect the river side setting.

This scheme attracted more than 200 objections, including:

- Lack of cohesion with the Woodbridge context as a concept out of character in the area
- Overcrowded and high-density proposal, inappropriate next to a Conservation Area
- Unsustainable concierge parking proposal and inadequate parking allocation
- Too high frontage and side buildings impacting on existing building context
- Removal of existing mature trees

The planning application was approved in November 2019. Complications arising from a planning appeal brought about an end to the developer’s contractual relationship with East Suffolk Council.



Images taken from Planning Portal. Author is Active Urban.

SITE CONTEXT

The site is located on the parish boundary between Woodbridge and Melton at the junction of The Thoroughfare and Melton Hill, opposite Pytches Road. The railway line separates the site from the River Deben to the east. A footpath and raised planters largely define the west edge.

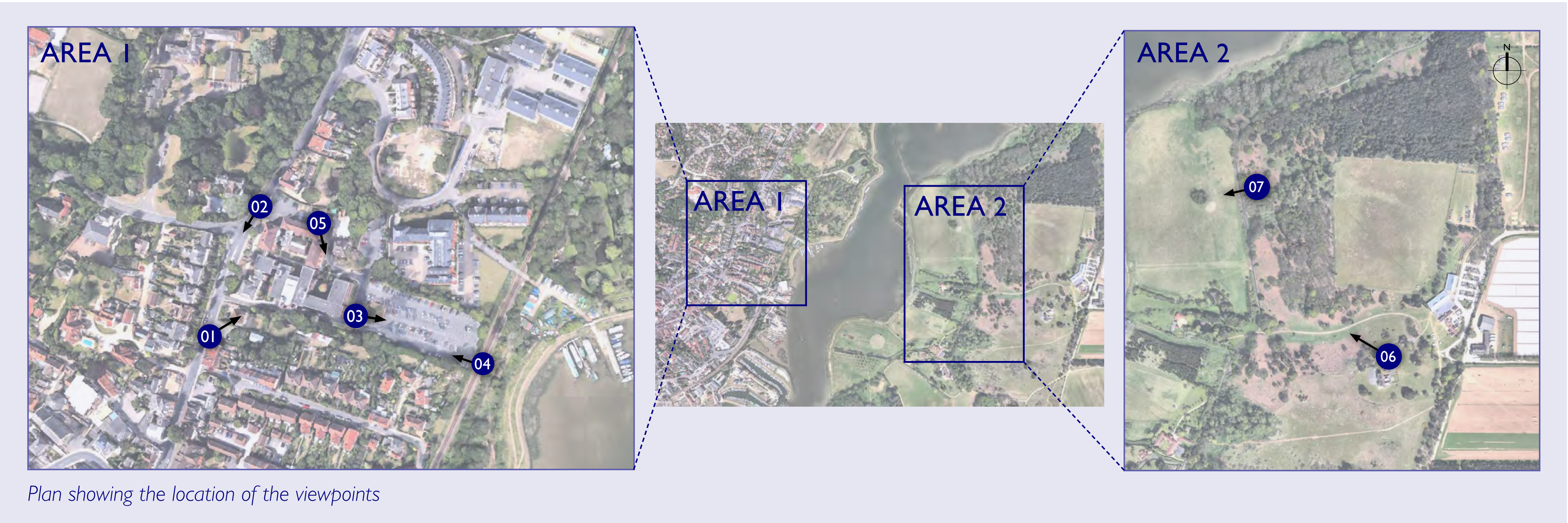
A cluster of existing buildings are set slightly back from the road at the higher west end of the site. The site slopes downwards in two directions, to the north and east. The buildings are not listed buildings. The mid-nineteenth century Italianate style white-brick building and the two-storey red brick house could be seen as non-designated heritage assets on the basis of their presumed age. The latter was originally a pair of cottages built at different times and remodelled in the 1930s.

The alignment of The Thoroughfare and Melton Hill offers good views of the site edge. There are other views into the site from several locations, including the opposite bank of the river Deben.

The north edge of the site illustrates the development of the townscape of Woodbridge and Melton. The existing villa indicates the extent of the Victorian expansion of Woodbridge. Recent, modern additions reflect the considerable expansion of the Council when they used the site.

The scale, appearance and materials of the two existing buildings influence the design of the proposed residential scheme. The new buildings will represent an improved version of those precedents, meeting contemporary standards of accessibility and thermal performance.

Existing high-quality trees will be retained and new planting added to enrich the new open spaces. The low lying flood risk area will remain a planted open space, with a footpath connecting to an established route towards the town centre.



View 01



View 02



View 03



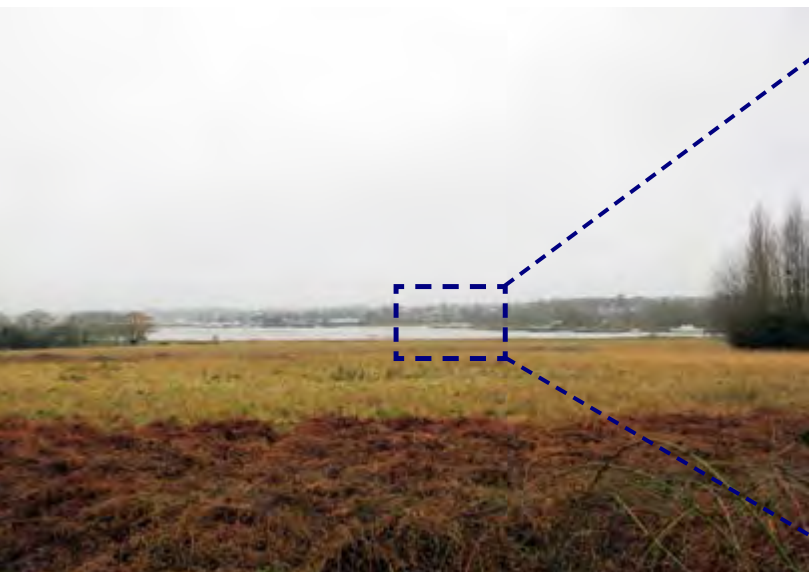
View 04



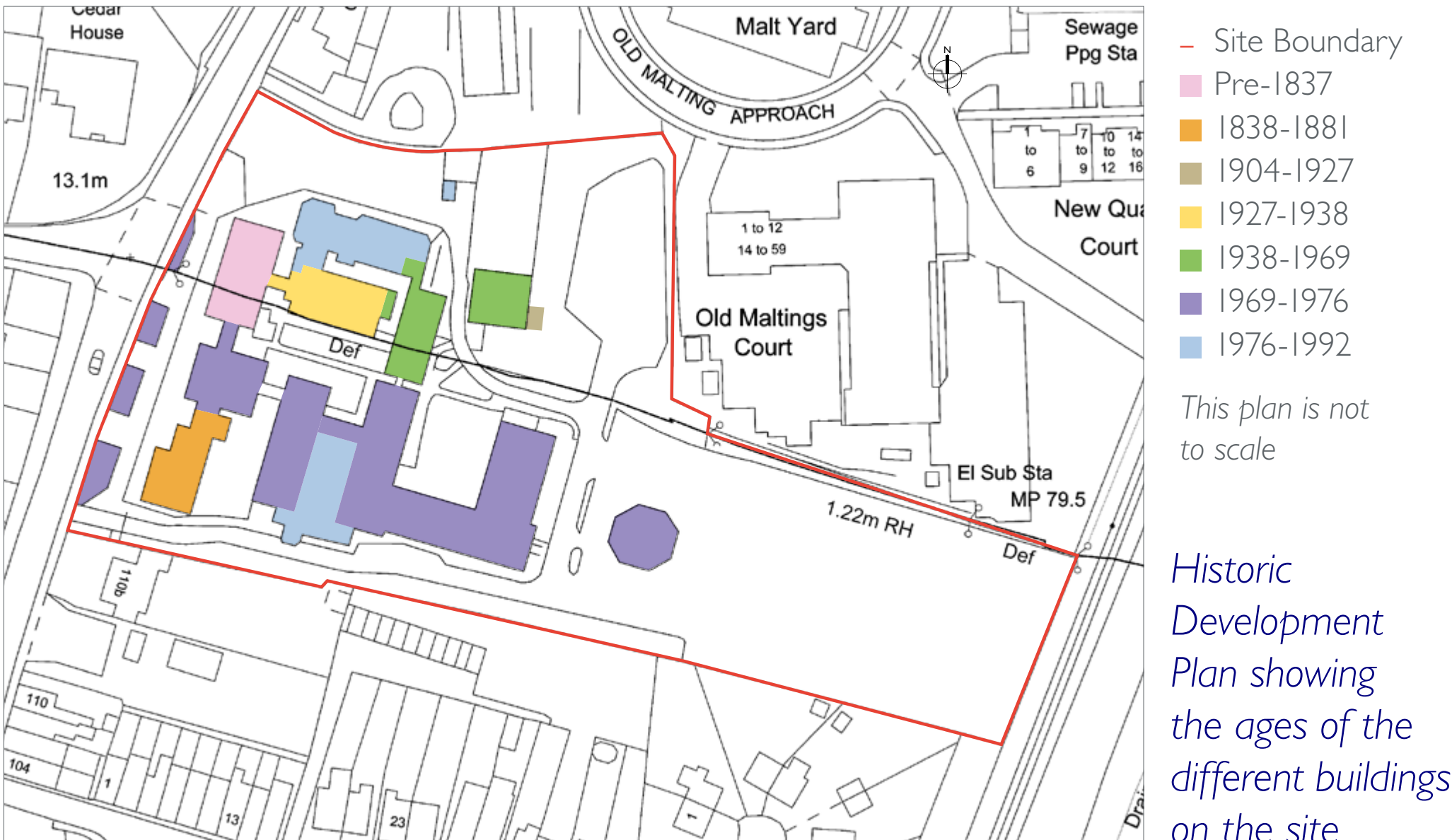
View 05



View 06 from the path to near the Keeper's Café Outbuilding (Sutton Hoo) looking south-west towards the site



View 07 from the Pinewood Walk (Sutton Hoo) looking west towards the site



OPPORTUNITIES AND CONSTRAINTS ANALYSIS

- Conservation Area
- 01

Potential entrance/exit into site
- 02

Visibility splay - trees provide potential obstruction
- 03

Key view axis
- 04

Pedestrian entrance - potential for route through the site
- 05

Electrical Substation
- 06

Trees surrounding site for visual cover
- 07

High trees on the south boundary could potentially block light
- 08

Main traffic route through Woodbridge
- 09

Green/Wooded area - informative to landscape led design
- 10

Flood zone
- 11

Steep drop in landscape - potential covered parking
- 12

Neighbouring buildings to be considered
- 13

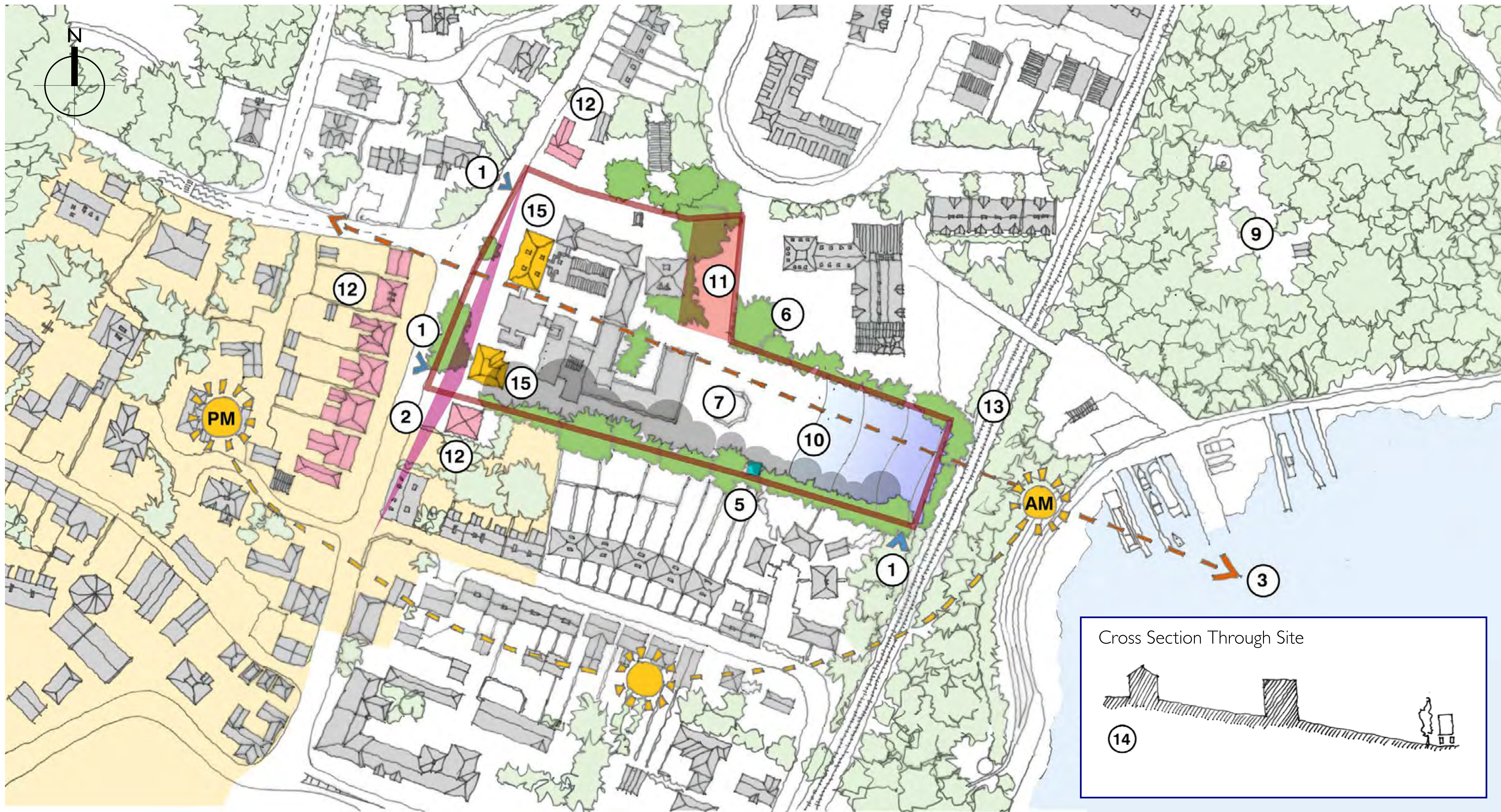
Train tracks to east of site - noise to be considered
- 14

Gradient of site from West to East
- 15

Non-Designated heritage assets
- 16

Multi storey neighbouring building to northeast of site
- 17

Existing diseased trees
- This plan is not to scale*



NARRATIVE AND OBJECTIVES



Concealed parking makes best use of sloping site



New buildings are located to offer views without overlooking



Orientation maximises benefit of natural light and suits 'fabric first' sustainability approach



Vistas into and from the site focus on Deben Valley and the new meadow



Pedestrian and vehicular circulation in the site are balanced using home-zone surface details



The landscape led design increases biodiversity and connects to existing routes into Woodbridge



A sense of Woodbridge

- Scale that balances context and desire for views
- Diversity of styles straddles town and riverside setting
- Historic references and interpretation retains familiarity



- Materials appropriate for Woodbridge as well as longevity and quality
- Shapes and arrangements enable wayfinding into and within the site



PROPOSED LAYOUT



BLOCK A

The building height remains as 3-storey to reflect the Victorian villas opposite which addresses the concerns raised by residents about the scale of the previously consented scheme. The frontage features entrances to encourage activity on the edge of the site.

New trees will line the edge of the public footpath along the west face of the blocks lining the Thoroughfare.

BLOCK A	Total
1 Bed Apartment	8
2 Bed Apartment	2
3 Bed Apartment	0
Duplex (2 Floors)	1
Single Family House	0
	11

1 Bedroom

2 Bedroom

3 Bedroom

Duplex

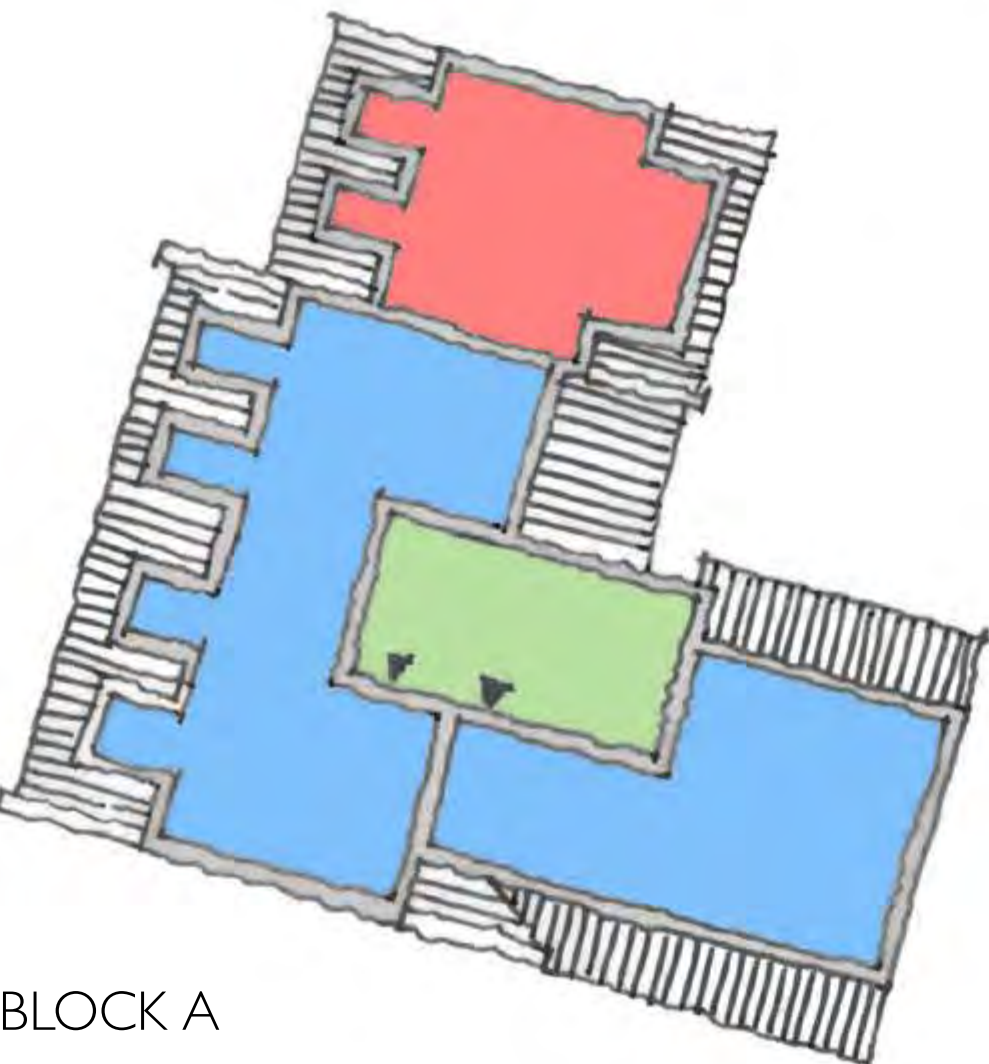
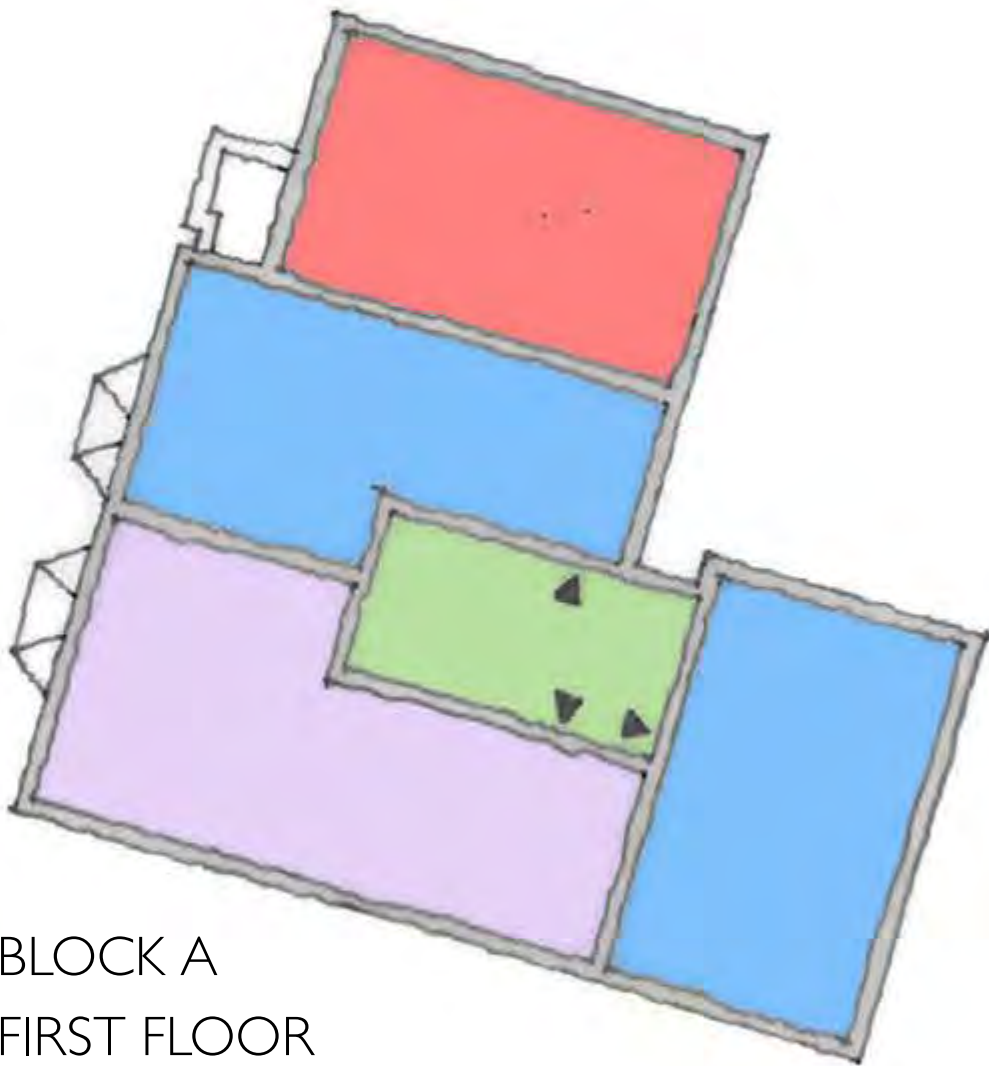
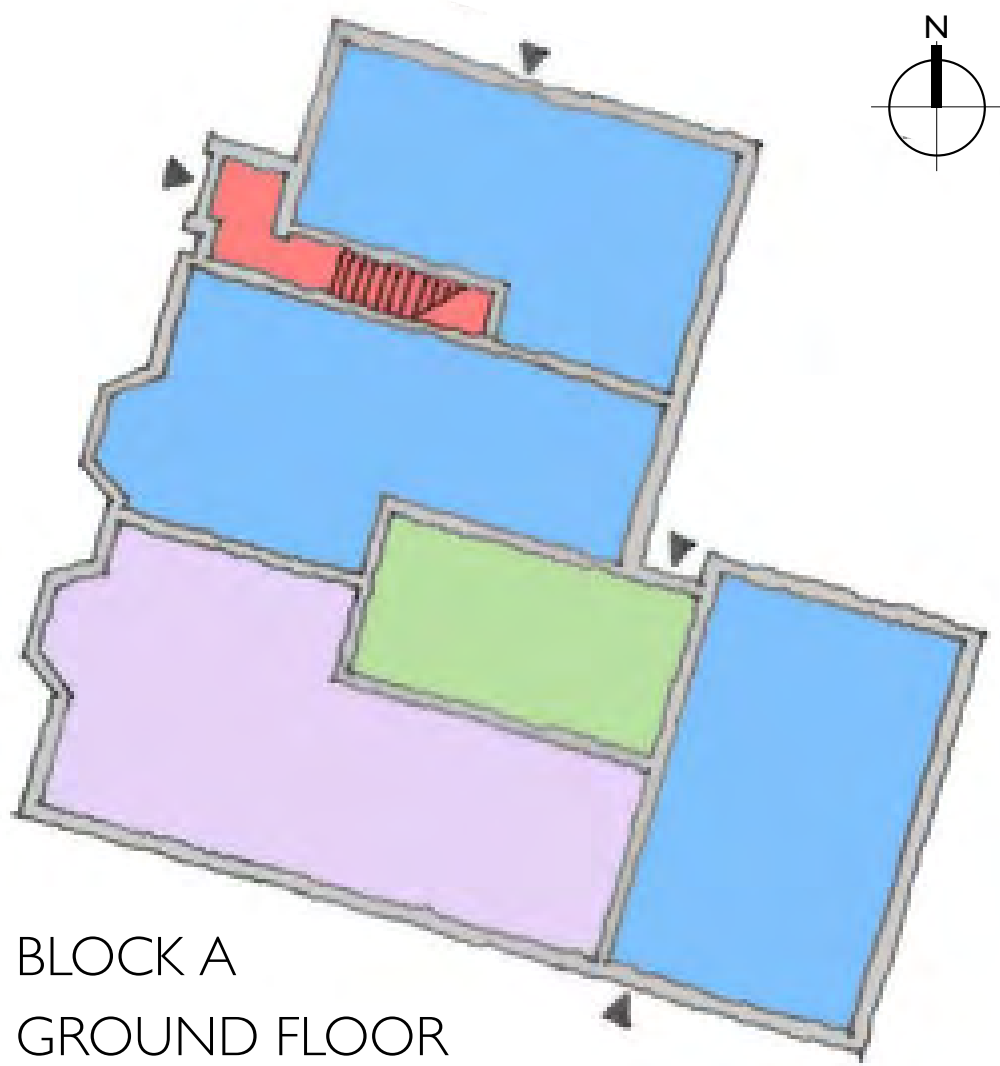
House

Circulation

Bin Store



BLOCK A - WEST ELEVATION



VICTORIAN VILLAS OPPOSITE THE SITE



BLOCK A - ARTIST'S IMPRESSION



BLOCK A - CROSS SECTION LOOKING SOUTH

BLOCKS B AND C

Block B is low rise, opposite the Victorian villas. The gaps between Blocks A, B and C have been retained and enlarged, and now provide access to some of the ground floor units. The frontage of Blocks B and C features entrances to encourage activity on the edge of the site along The Thoroughfare.

New trees will be planted along the edge of the public footpath along the west face of the new villas lining the Thoroughfare.

The appearance of the 4-storey 'landmark' building opposite Pyches Road reflects a preference for Option 01 expressed by the public at the first Consultation event.

BLOCK B AND C	Total
1 Bed Apartment	10
2 Bed Apartment	10
3 Bed Apartment	0
Duplex (2 Floors)	2
Single Family House	0
	22

1 Bedroom

2 Bedroom

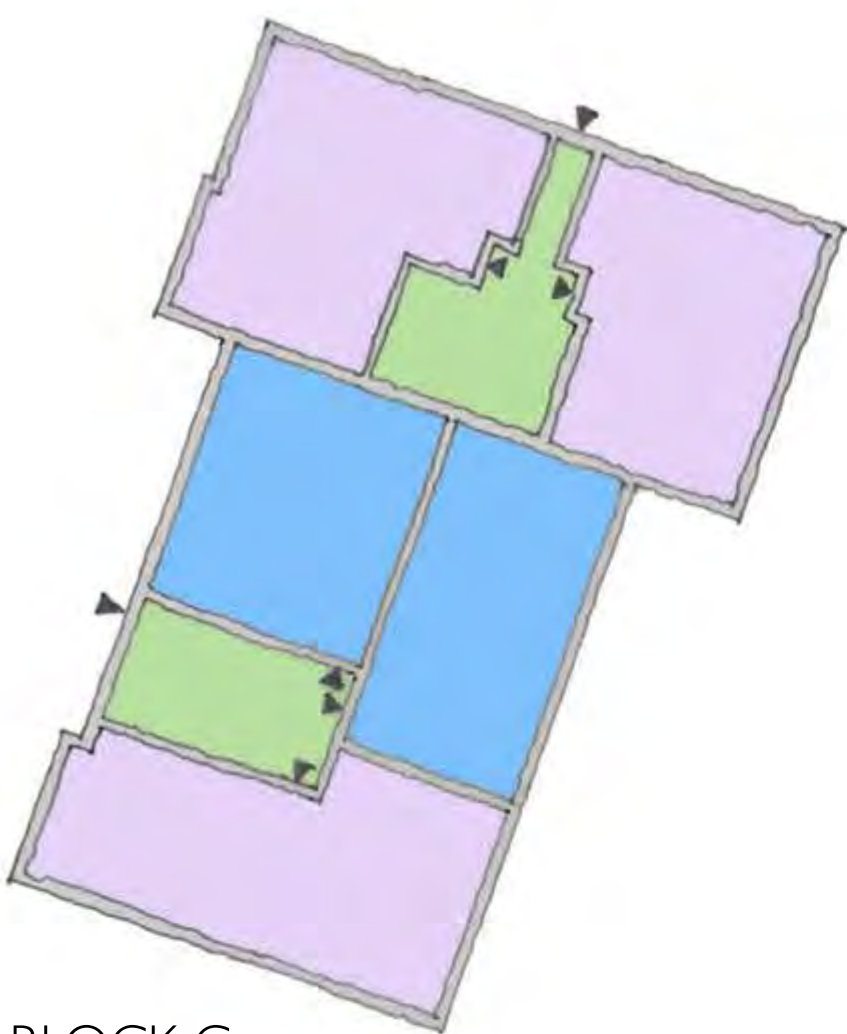
3 Bedroom

Duplex

House

Circulation

Bin Store



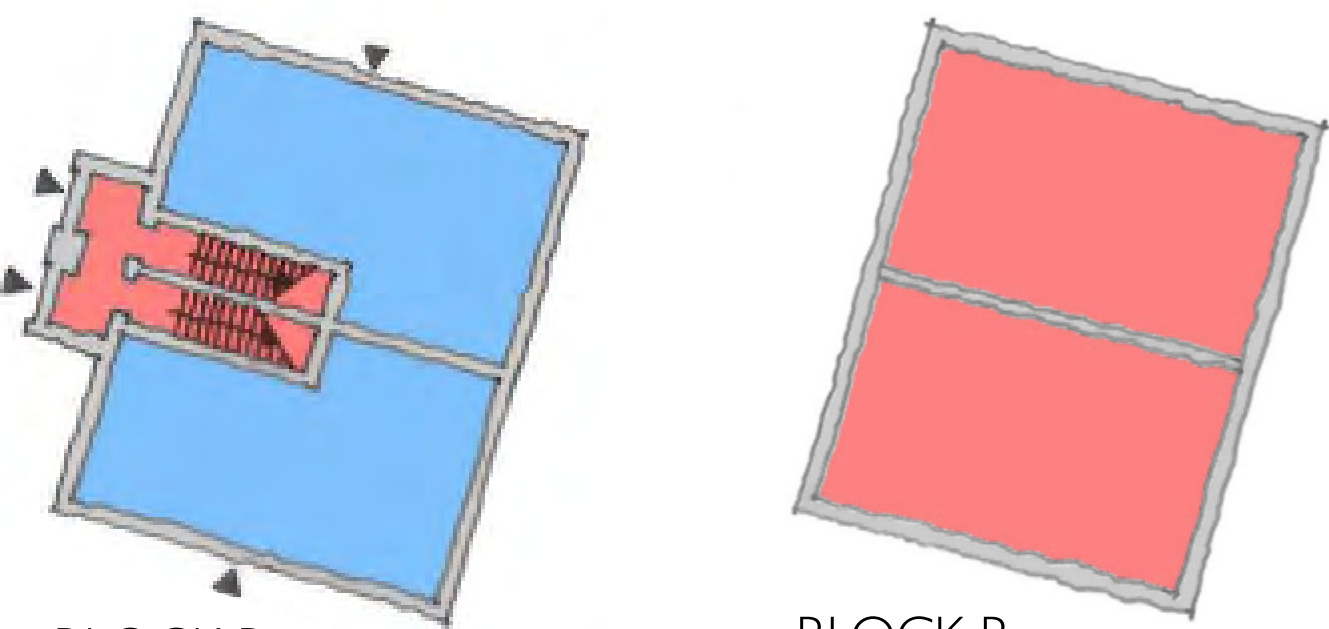
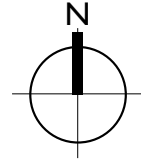
BLOCK C
GROUND FLOOR



BLOCK C
FIRST FLOOR

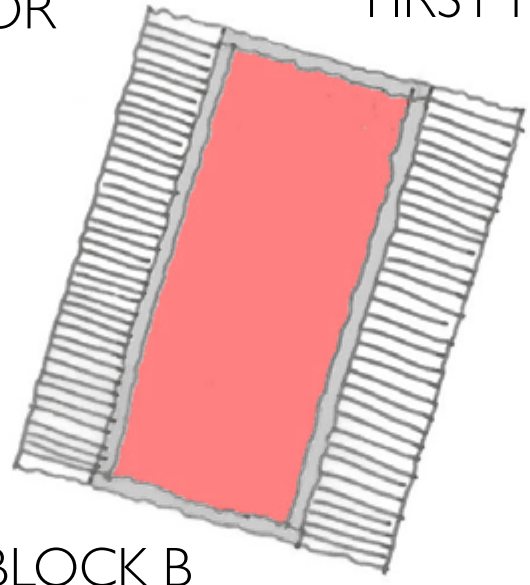


BLOCK C
SECOND FLOOR



BLOCK B
GROUND FLOOR

BLOCK B
FIRST FLOOR



BLOCK B
SECOND FLOOR
(ATTIC ROOF SPACE)



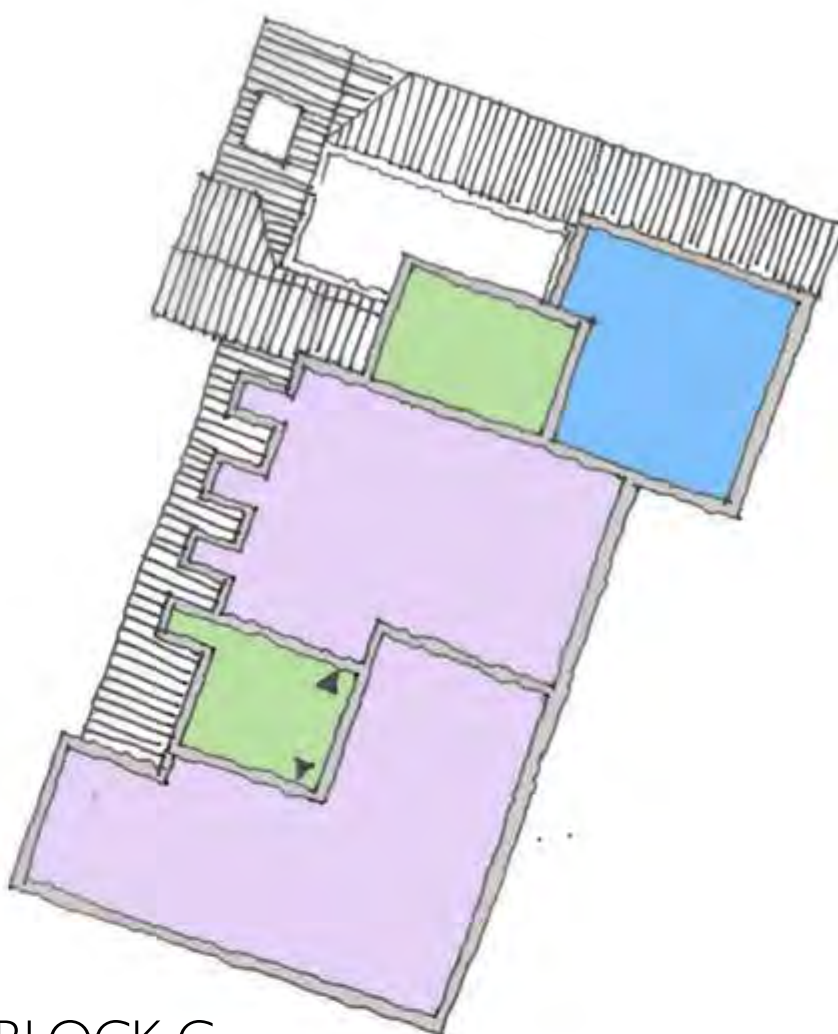
BLOCK B - WEST ELEVATION



BLOCKS B AND C - ARTIST'S IMPRESSION



EXISTING VIEW FROM PYCHES ROAD



BLOCK C
THIRD FLOOR
(ATTIC ROOF SPACE)



BLOCK C - WEST ELEVATION

BLOCKS C, D AND F

The scale and appearance of the north-west corner of Block C links more directly to the neighbouring Mill House.

Block F layouts excluded living rooms facing east directly towards the existing Maltings building and the facade is blank closest to the existing building nearby. Survey information has made it possible to compile a cross section showing the respective levels and the masking effect of the dramatic level change between the 2 buildings.

BLOCK D	Total
1 Bed Apartment	7
2 Bed Apartment	8
3 Bed Apartment	0
Duplex (2 Floors)	0
Single Family House	0
	15

1 Bedroom

2 Bedroom

3 Bedroom

Duplex

House

Circulation

Bin Store



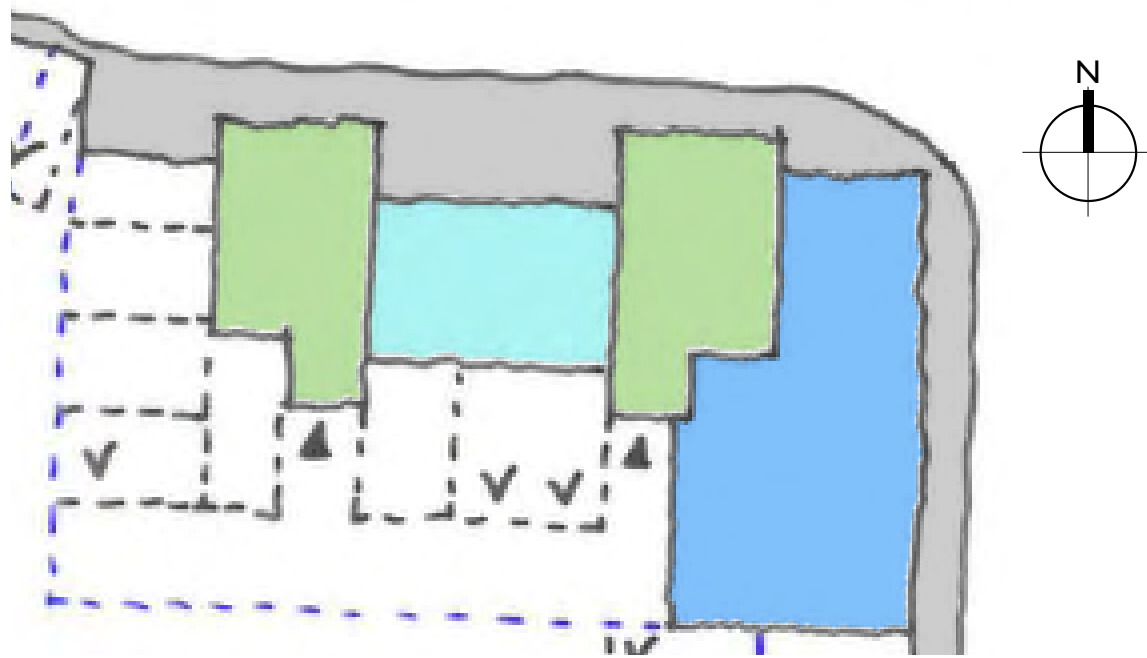
BLOCK C - NORTH ELEVATION



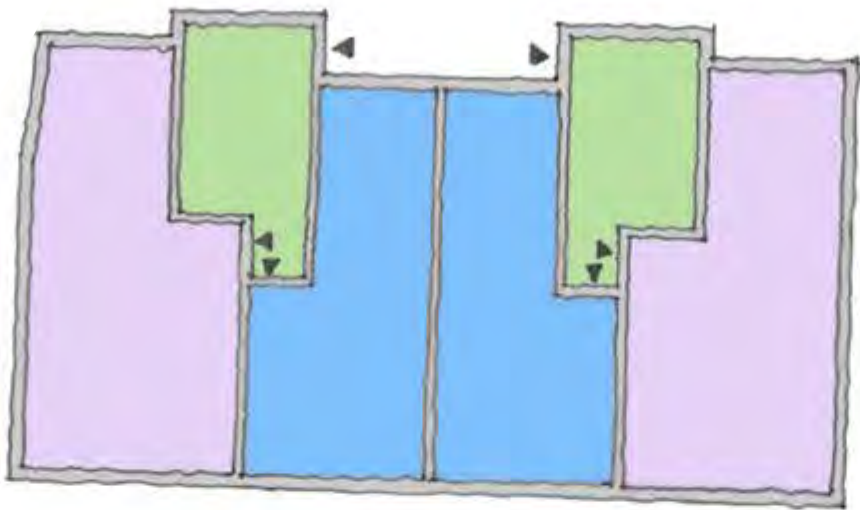
BLOCK D - NORTH ELEVATION



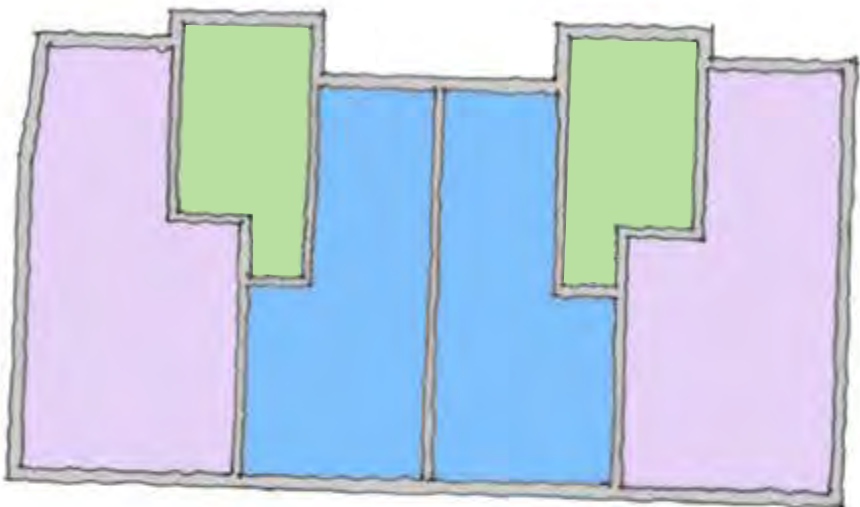
BLOCK F - NORTH END OF WEST ELEVATION



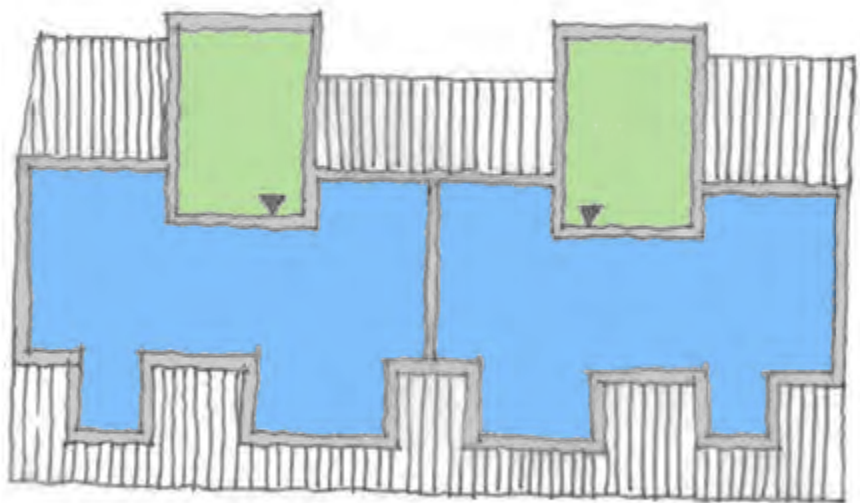
BLOCK D - LOWER GROUND FLOOR



BLOCK D - GROUND FLOOR



BLOCK D - FIRST AND SECOND FLOOR



BLOCK D - THIRD SECOND FLOOR

ARTIST'S IMPRESSION LOOKING EAST INTO THE SITE ENTRANCE



EAST WEST SECTION THROUGH BLOCK F LOOKING SOUTH

GARDEN SQUARE VIEW

IMAGES OF DESIGN PRECEDENT



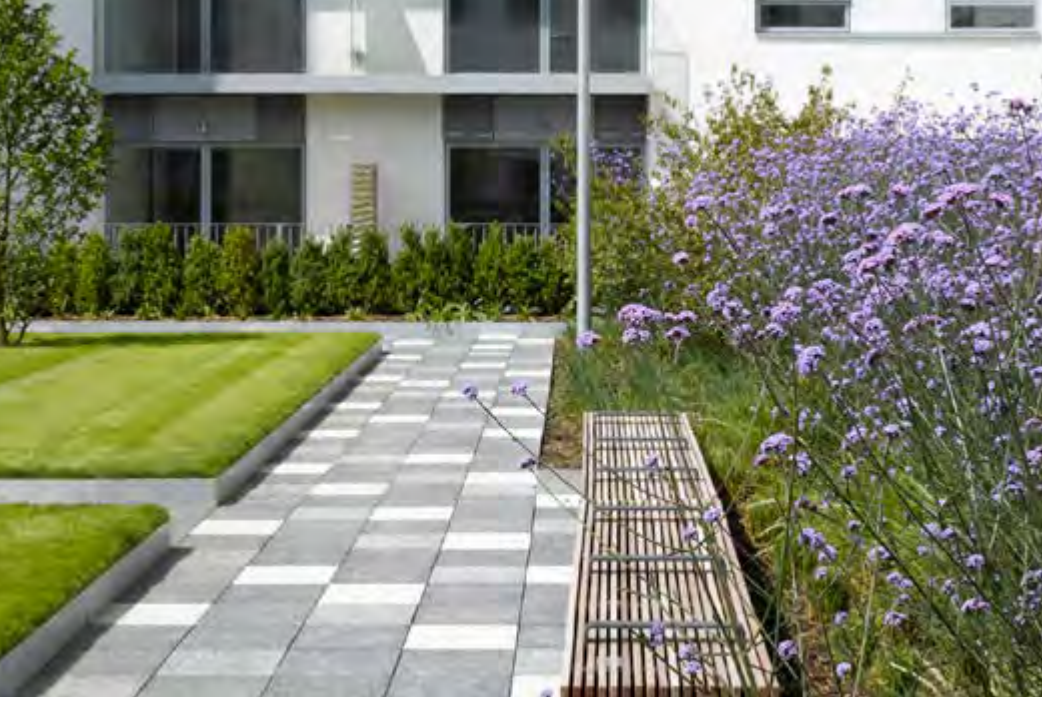
Small multi-stemmed trees producing light canopy with planting of seasonal variation and interest



Low, light structure to frame views and bring additional dimension to space



Planting to provide privacy and partial screening to surrounding properties



Raised planters and integrated furniture



VIEW OVER THE GARDEN SQUARE TOWARDS RIVER DEBEN

Car parking for more than 80% of the residents is concealed below the Garden Square, maintaining a landscape-led appearance with little visible surface parking throughout the site.

The view is from the raised podium of the Garden Square to the Meadow at the lower part of the site is unrestricted.



BLOCK F - SOUTH END OF WEST ELEVATION



GARDEN SQUARE



CAR PARKING UNDER GARDEN SQUARE

BLOCK E

In response to concerns raised by residents in Deben Road, living rooms and balconies in Block E have been moved to the Garden Square side of Block E and only bedrooms and bathrooms face south.

Overall heights are 3-4 storeys above podium level. Actual, physical survey information shows a cross section of the respective levels, the distance between Deben Road dwellings and the new buildings and, the masking effect of the retained trees at the boundary.



BLOCK E	Total
1 Bed Apartment	0
2 Bed Apartment	9
3 Bed Apartment	11
Duplex (2 Floors)	0
Single Family House	0
	20

1 Bedroom

2 Bedroom

3 Bedroom

Duplex

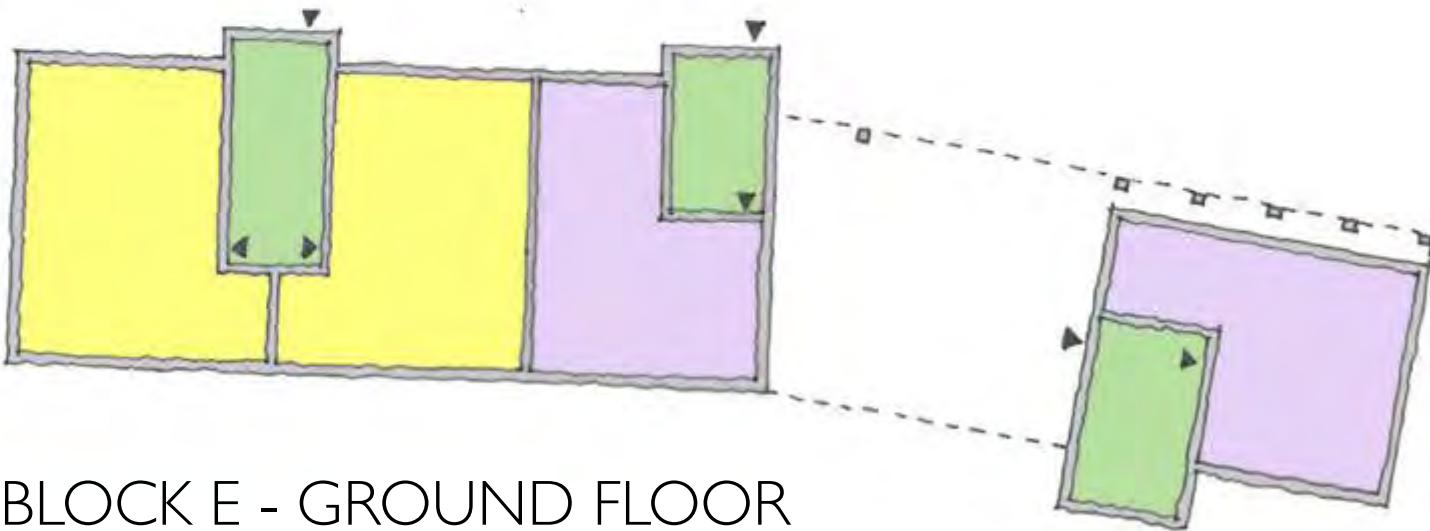
House

Circulation

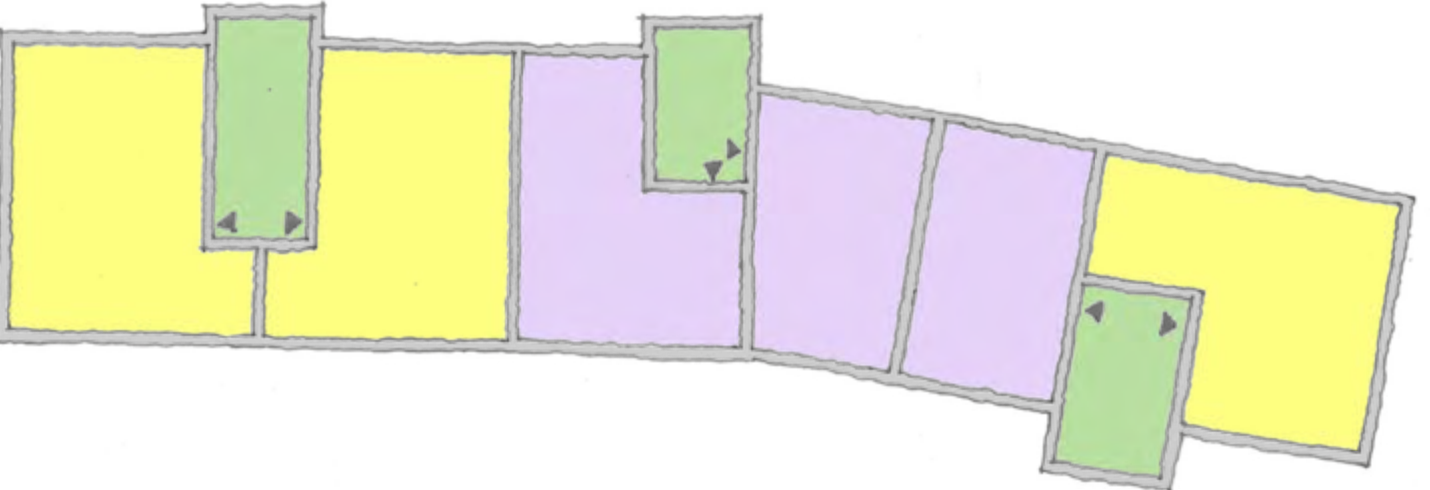
Bin Store



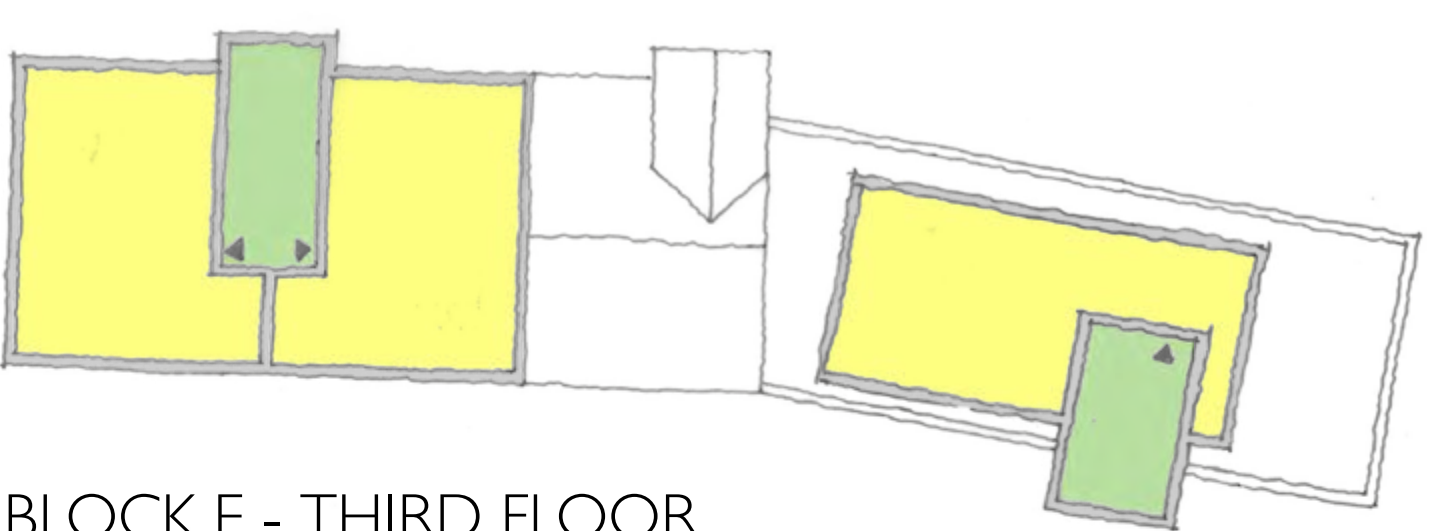
BLOCK E - LOWER GROUND FLOOR



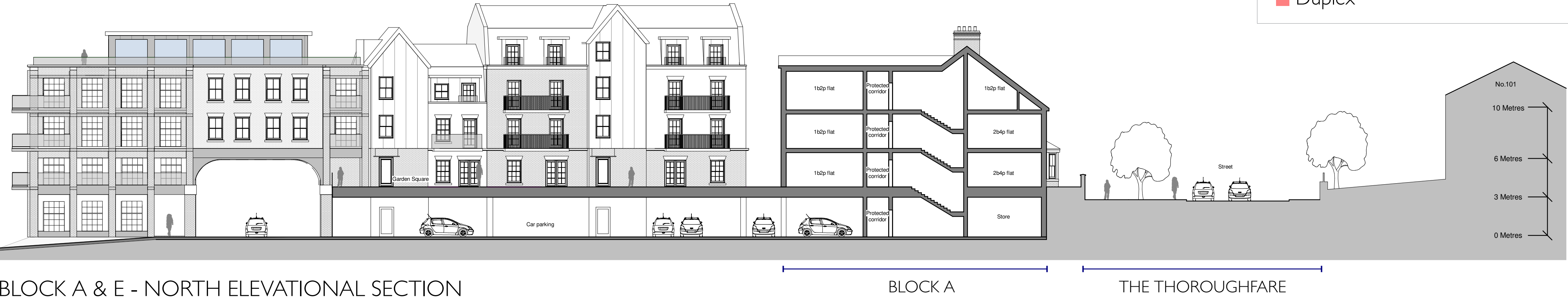
BLOCK E - GROUND FLOOR



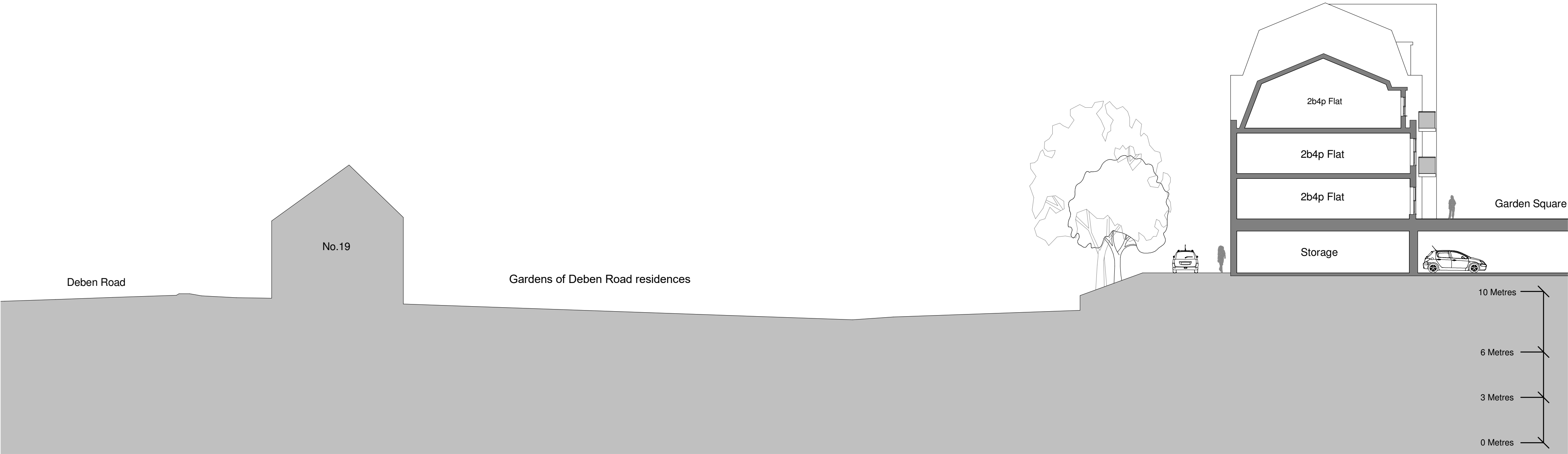
BLOCK E - FIRST AND SECOND FLOOR



BLOCK E - THIRD FLOOR



BLOCK A & E - NORTH ELEVATIONAL SECTION

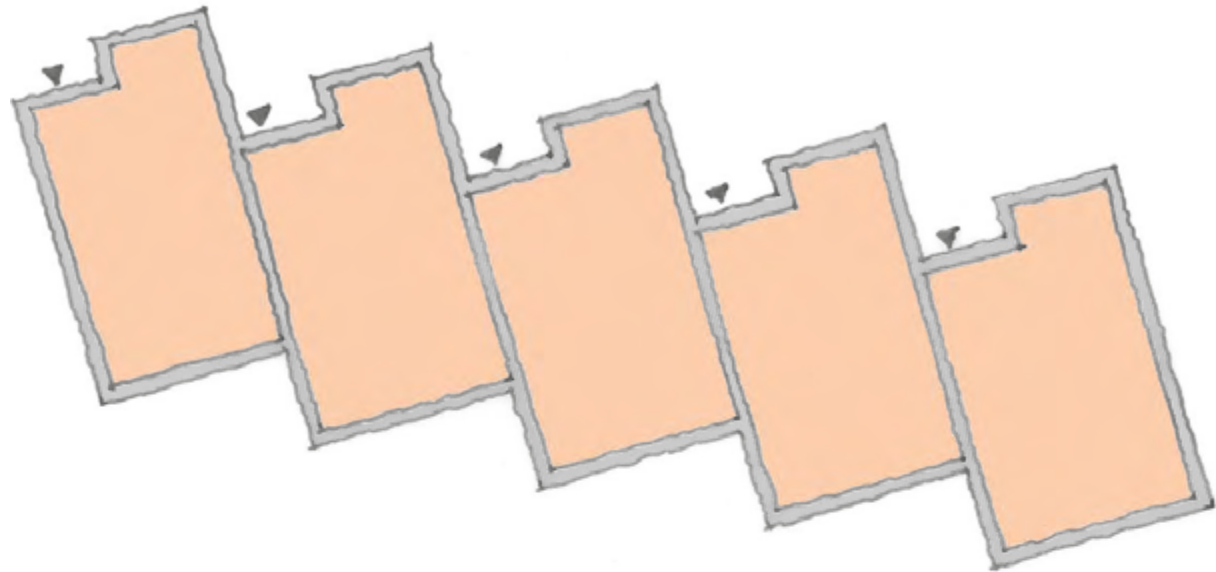


SECTION BLOCK E LOOKING WEST

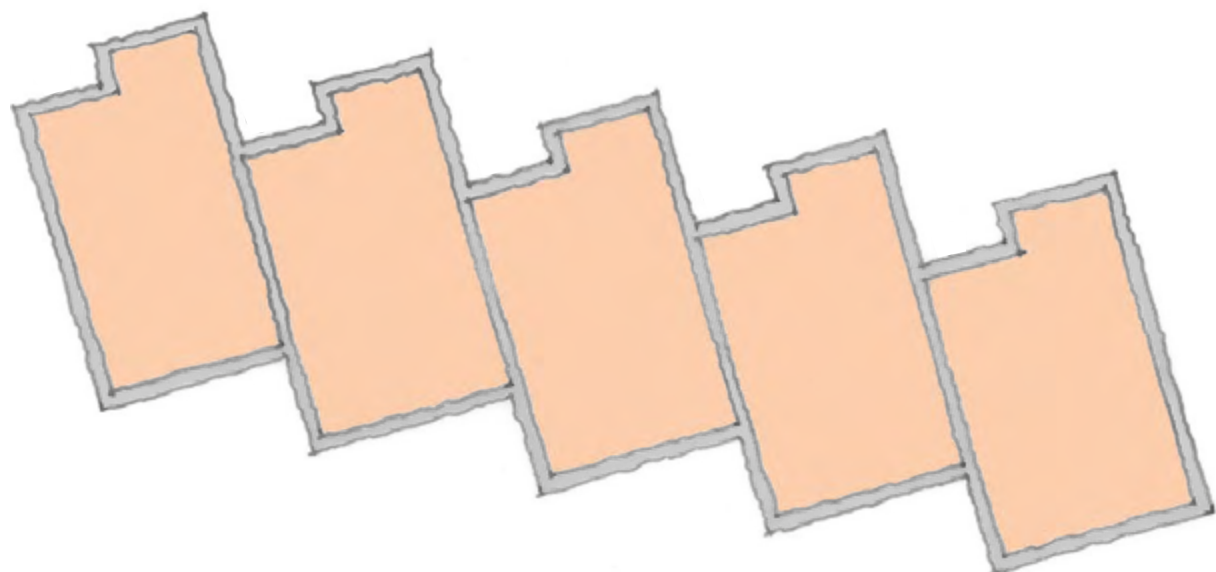
BLOCKS E, F AND G

The flood risk zone remains undeveloped with only open space and footpath placed within it.

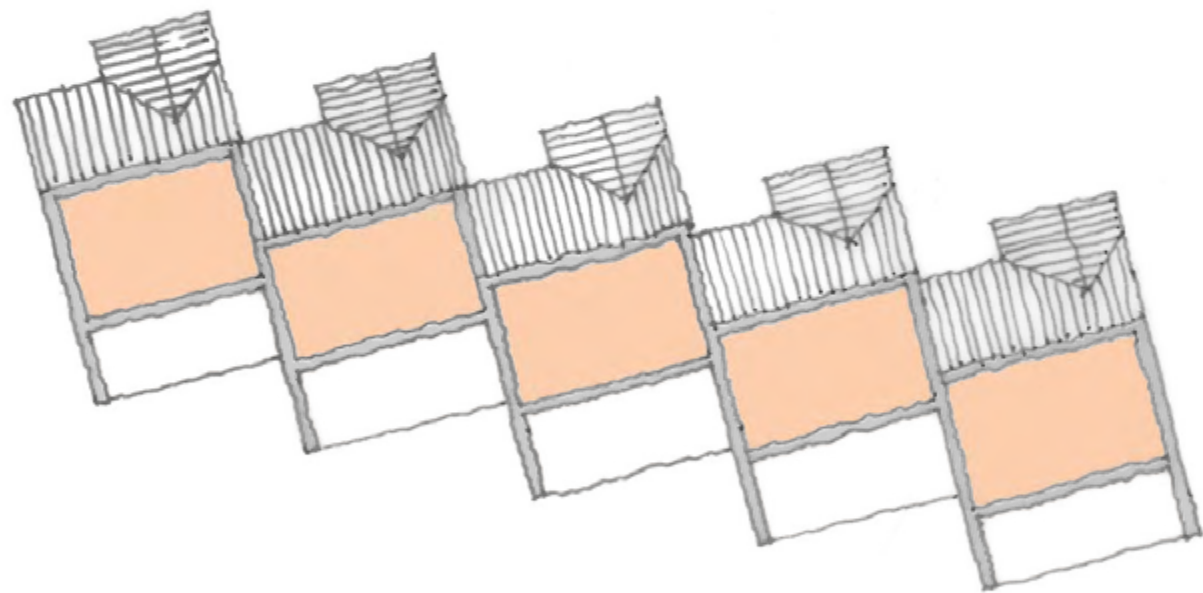
Actual, physical survey information shows a cross section of the respective levels, the distance between the Kingsway dwellings and the closest end of Block G and the masking effect of the retained existing trees.



BLOCK G HOUSES - GROUND FLOOR



BLOCK G HOUSES - FIRST FLOOR



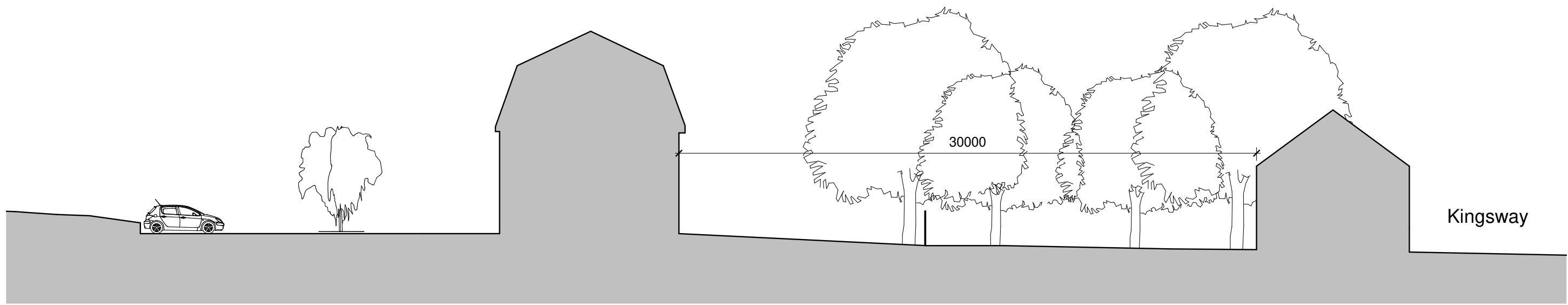
BLOCK G HOUSES - SECOND FLOOR



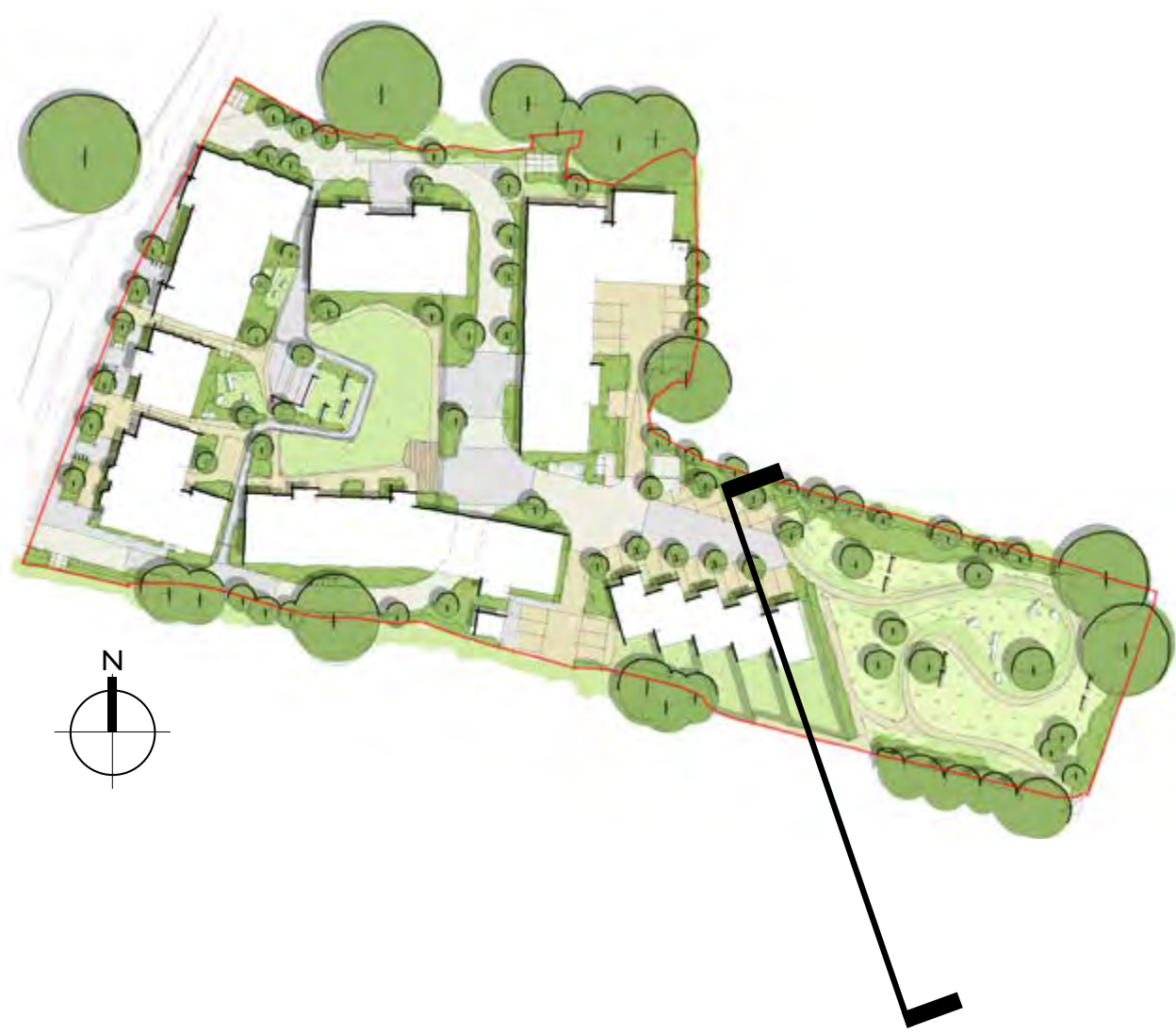
BLOCK E - EAST ELEVATION



BLOCK G - STREET ELEVATION

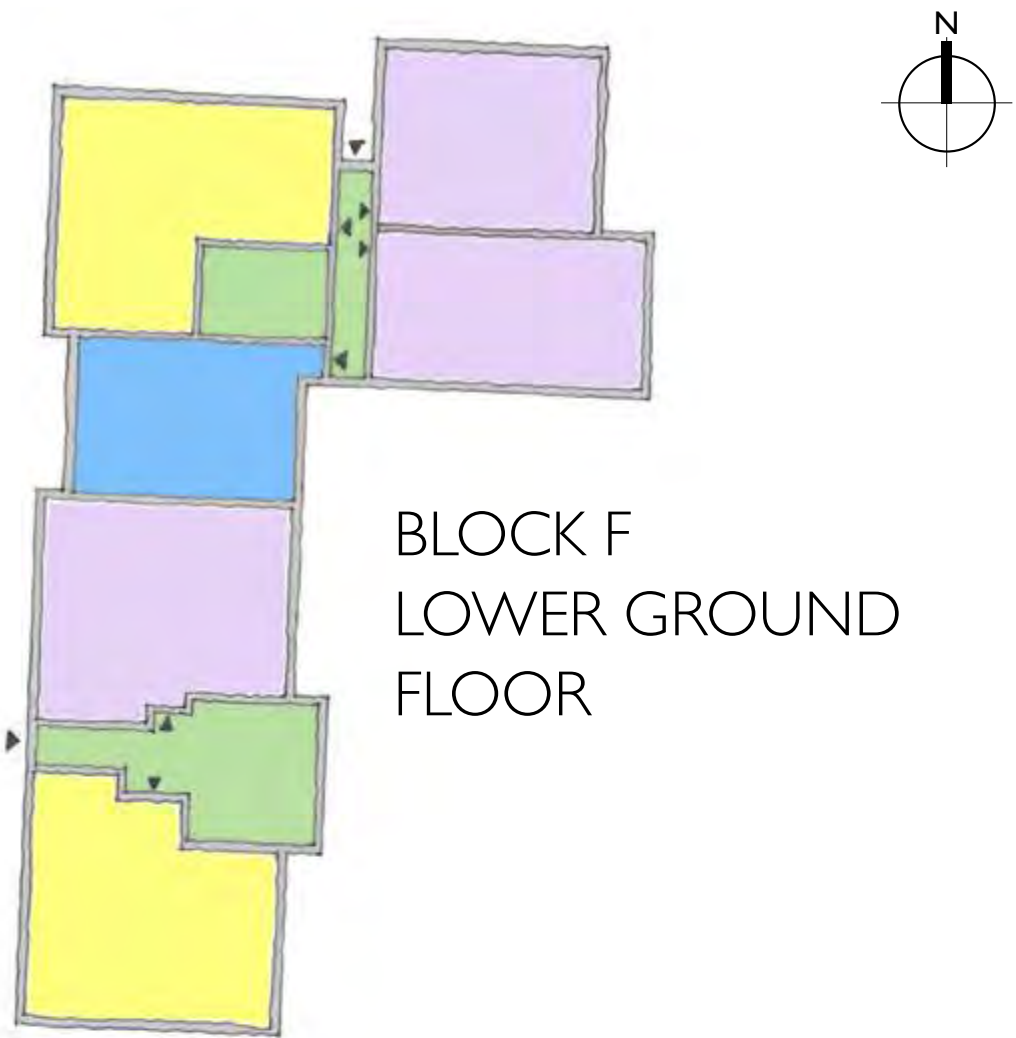


BLOCK G - SECTION LOOKING EAST THROUGH KINGSWAY

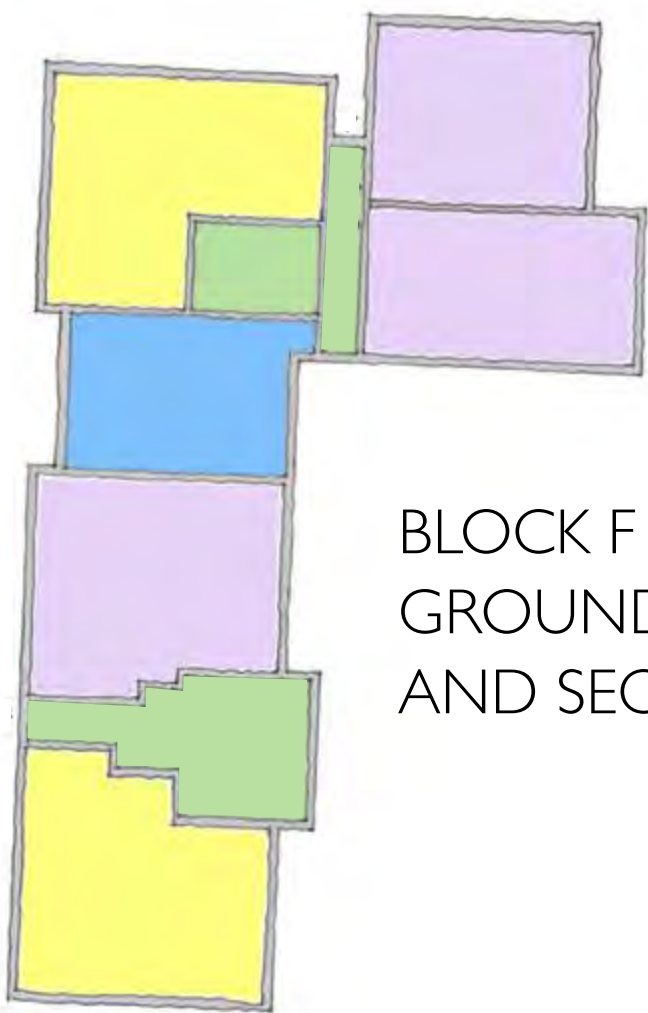


BLOCK F AND G	Total
1 Bed Apartment	3
2 Bed Apartment	12
3 Bed Apartment	10
Duplex (2 Floors)	0
Single Family House	5
	30

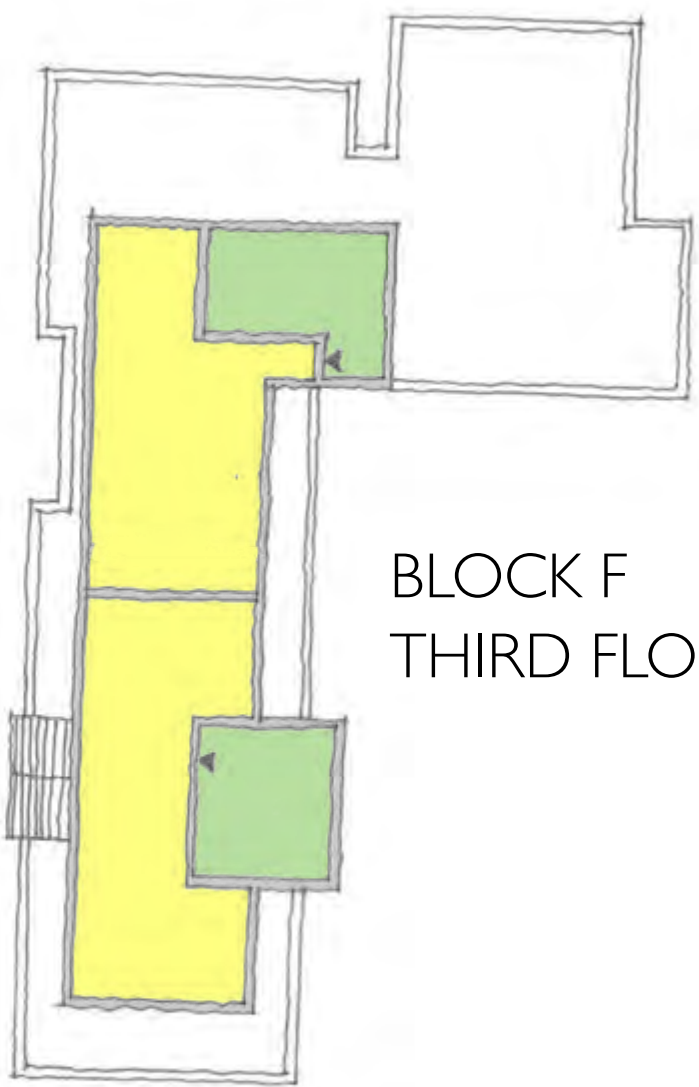
1 Bedroom	House
2 Bedroom	Circulation
3 Bedroom	Bin Store



BLOCK F
LOWER GROUND
FLOOR



BLOCK F
GROUND, FIRST
AND SECOND FLOOR



BLOCK F
THIRD FLOOR

ARTIST'S IMPRESSION LOOKING ALONG PYTCHEs ROAD TOWARDS KING'S VIEW



LANDSCAPE SCHEME



Pyrus Calleryana 'Chanticleer'



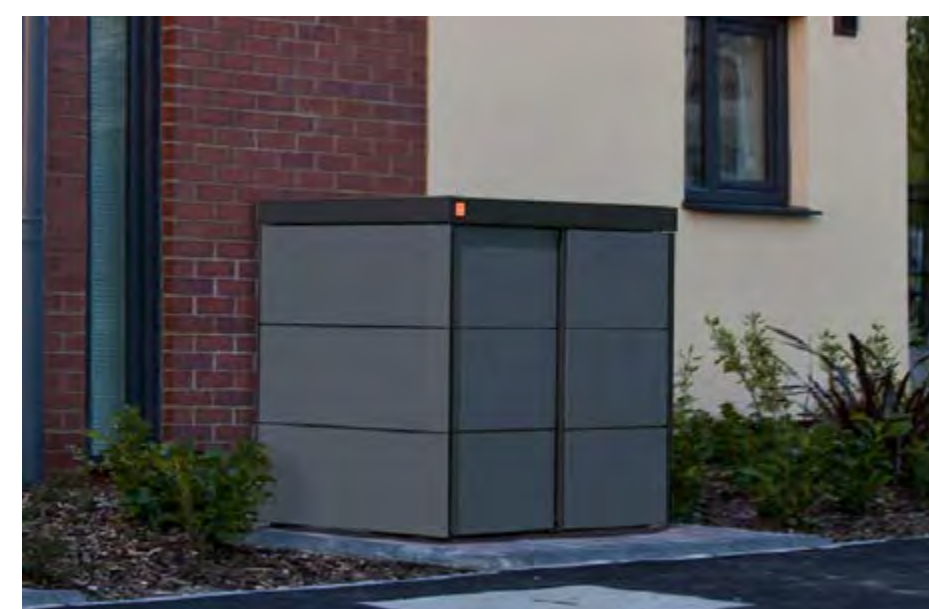
Public links through open space



Pocket park opportunities



Mixed planting through Garden Square with natural materials



Integrated refuse store



COMPARISON OF BUILDING HEIGHTS WITH PREVIOUS CONSENTED SCHEME

The red blocks on this sheet show how the height and width of the sloped brick cubes compare with the new proposal. The blocks were placed as isolated villas in a larger landscaped setting. The new scheme links low rise buildings together in short terraces that define the edges of the central Garden Square.

The blue blocks show the height and width of the existing buildings.

- - Existing Buildings
- █ Previously consented scheme



The Thoroughfare frontage



Proposed inner view looking south

NEXT STEPS

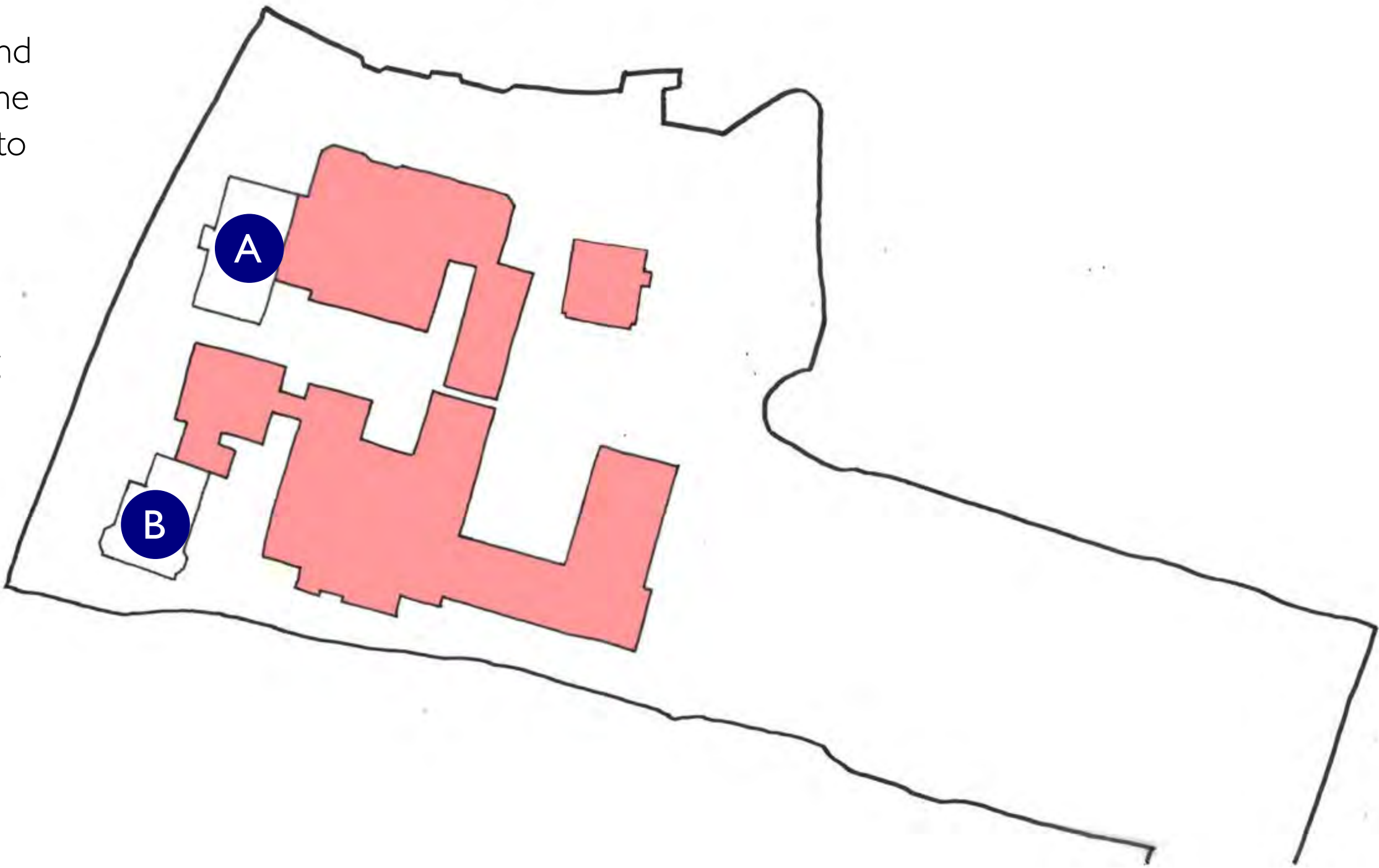
Initial Demolition

Before Rose Builders purchased the site, vandals caused significant damage to almost every room in the existing buildings, including wet services, drainage pipes and electrics. Despite site security, trespassers continue to gain access to the site, and some have clambered onto the bungalow roof. Clearly this is unsafe. Rose Builders are keen to demolish most of the existing buildings on the site (Shown in grey hatch).

Rose Builders pay approximately £11,000 of business rates every month. A cleared site will allow full ground investigation work to take place, such as soil testing and archaeology works. These preparatory aspects can be completed whilst proposals are formally considered by East Suffolk Council as part of any new planning application. It will also will allow construction work to start more quickly after any new consent is granted.

While permission has already been granted for demolition, for the time being the older villa (B) and former police station building (A) at the front of the site will not be demolished. This gives more time to properly record these two buildings.

A s73 (Minor Material Application) is currently pending with the Council. It seeks a re-wording of some of the planning conditions on the existing planning consent. This application, if approved, will allow the initial demolition to take place. The application includes additional details that were not required in the existing consent, such as a Demolition Management Plan. Such details are offered up to give the Council and local residents reassurance on the control over this part of the project.



JULY 2022

Submit Minor Material Amendment application to alter triggers and enable early demolition

SEPTEMBER 2022

Undertake second community consultation event to explain design development since first event

OCTOBER 2022

Start demolition

NOVEMBER 2022

Submit planning application subject to pre-app comments

SPRING 2023

Start construction

SEPTEMBER 2022

Pre-application to East Suffolk Council for developed design after second public exhibition

NOVEMBER 2022

Start ground investigation and archaeology

2024

First residents move in

SUSTAINABILITY STRATEGY

SUMMARY

- 31% Carbon reduction over 2013 Building Regulations
- 13% increase in thermal performance over 2013 Building Regulations
- “Fabric First” approach to design. This focuses on making each home very well insulated
- Exceptional standards of thermal detailing and construction to ensure low heat loss and air permeability
- Scheme designed to limit unwanted solar gains and provide adequate means to remove unwanted heat from the indoor environment
- Consideration of high efficiency alternatives systems to standalone boilers including solar technology and air source heat pumps to meet Building Regulations 2022
- Electric Vehicle charging provided
- Water usage to be limited to 110litres/person/day. An improvement on Part G 125litres/person/day
- Responsible sourcing of materials and use of local labour where possible
- Digital connectivity – High speed broadband infrastructure provided
- Landscape design to include native species/pollinators to increase biodiversity and habitat opportunities throughout with a Biodiversity Net Gain.
- A sustainable urban drainage strategy (SUDs) will be integrated through the scheme.

