

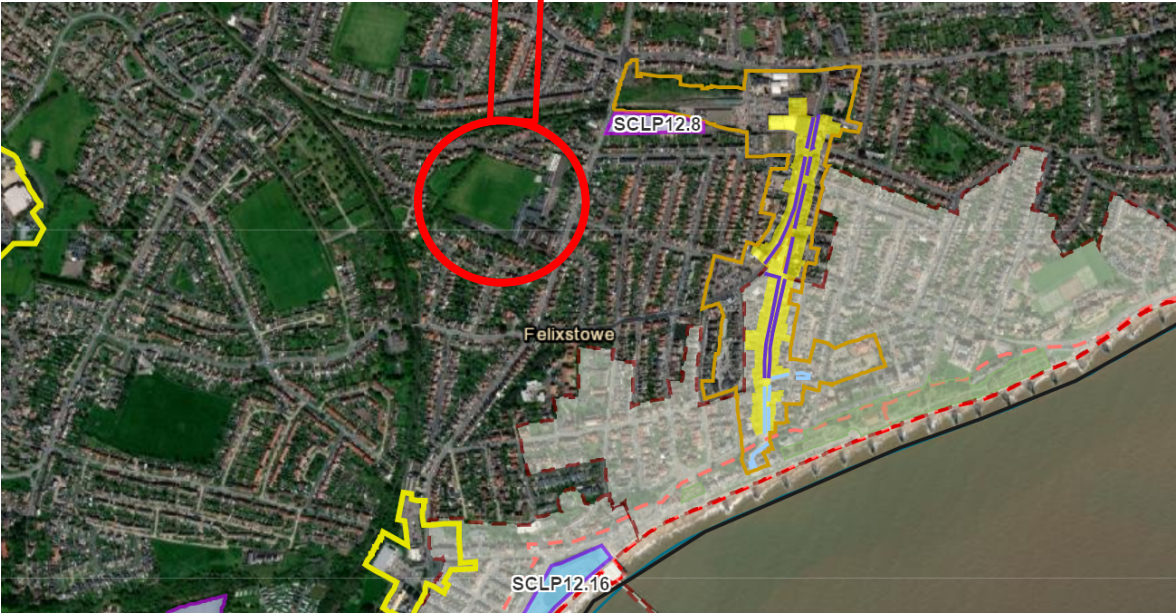
DC/21/0541/FUL

Hybrid Application - Full Application for the construction of 45 apartments and maisonettes and 16 houses in buildings ranging in height from 2 to 3 storeys, conversion of retained assembly hall to provide 250m² community space, 16 residential car parking spaces, 1 car park space for community hall, 137 cycle parking spaces, highways and public realm works, hard and soft landscaping, access and associated works and
Outline application (with all matters reserved except for access, use and scale) for redevelopment and extension of retained sports hall to provide indoor bowls facility and cricket pitch with pavillion, 32 car parking spaces, 24 cycle spaces, landscaping and associated works. All matters reserved except for access, use and building heights.

Deben High School, Felixstowe

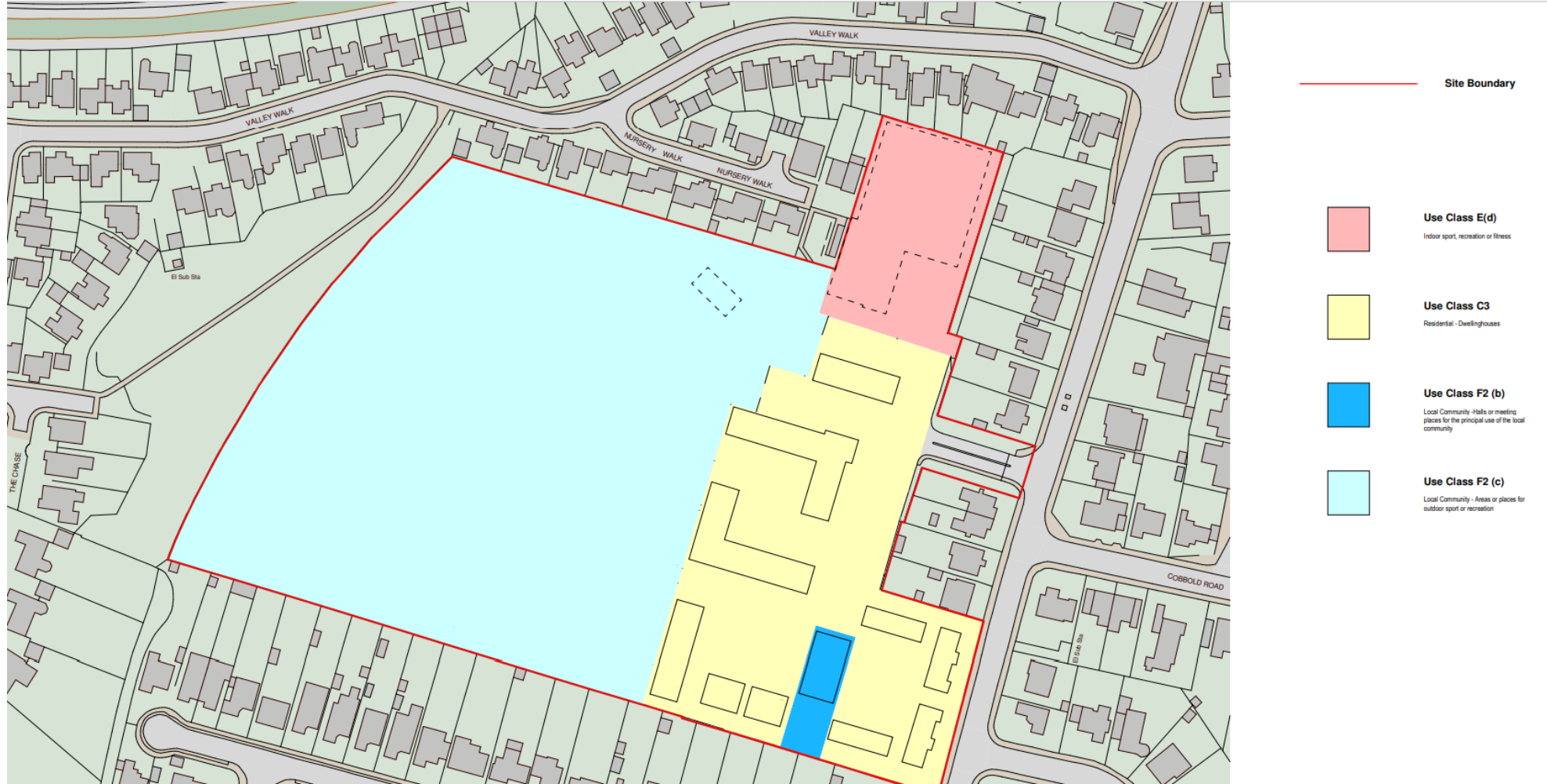


Site Location Plan



Nature of Application

Yellow and Dark Blue subject of detailed application
Light blue and red – outline application



Photographs

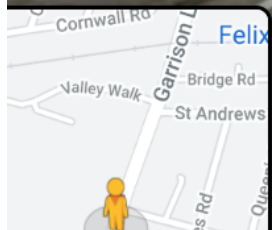


107 Garrison Ln

Felixstowe, England



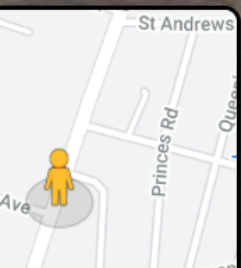
Street View



Felixstowe, England



Street View

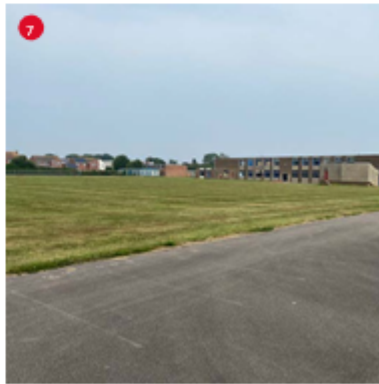


1 Newry Ave
Felixstowe, England

Google

Street View





[Deben High School July 2020 - YouTube](#)

Existing Block Plan




Material Planning Considerations and Key Issues

- Principle of Development
 - Mix of Housing and Density
 - Open Space, Community and Sports Provision
 - Sustainability Credentials
 - Highways Considerations
 - Parking Provision
 - Design and Appearance
 - Residential Amenity
 - Biodiversity
- 
- A teal-colored decorative shape, resembling a stylized wave or a triangle, is positioned in the bottom right corner of the slide.

Principle of Development

- Located within the settlement boundary
- Sustainable location – close to services, facilities, public transport, retail and employment
- Brownfield site to be re-used for development – para 118c of the NPPF:

"planning decision should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land"

- Retention of community uses on site – new sports facilities and community space
- 

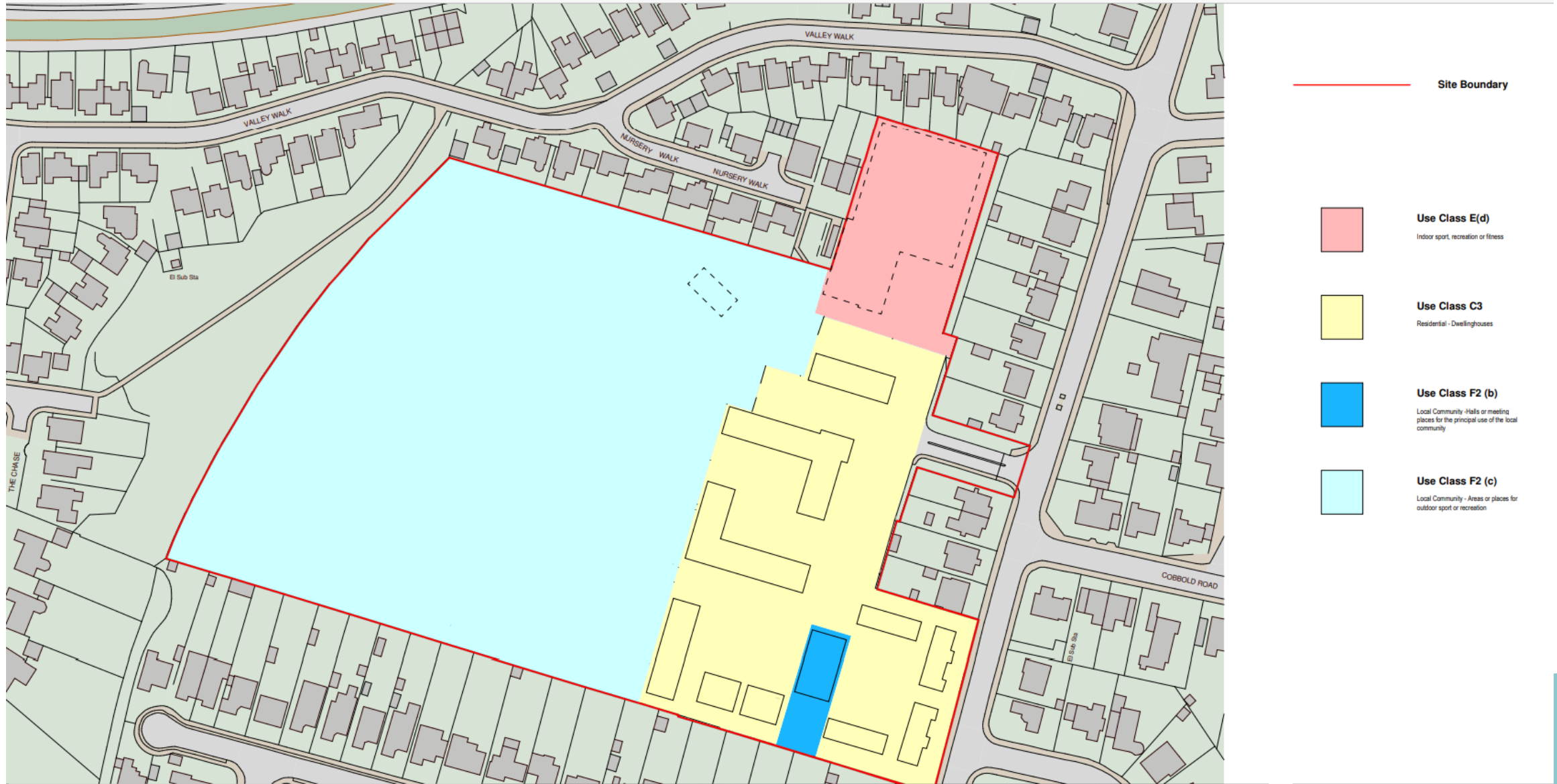
Mix of Housing and Density



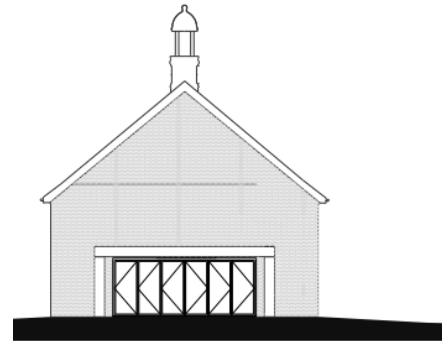
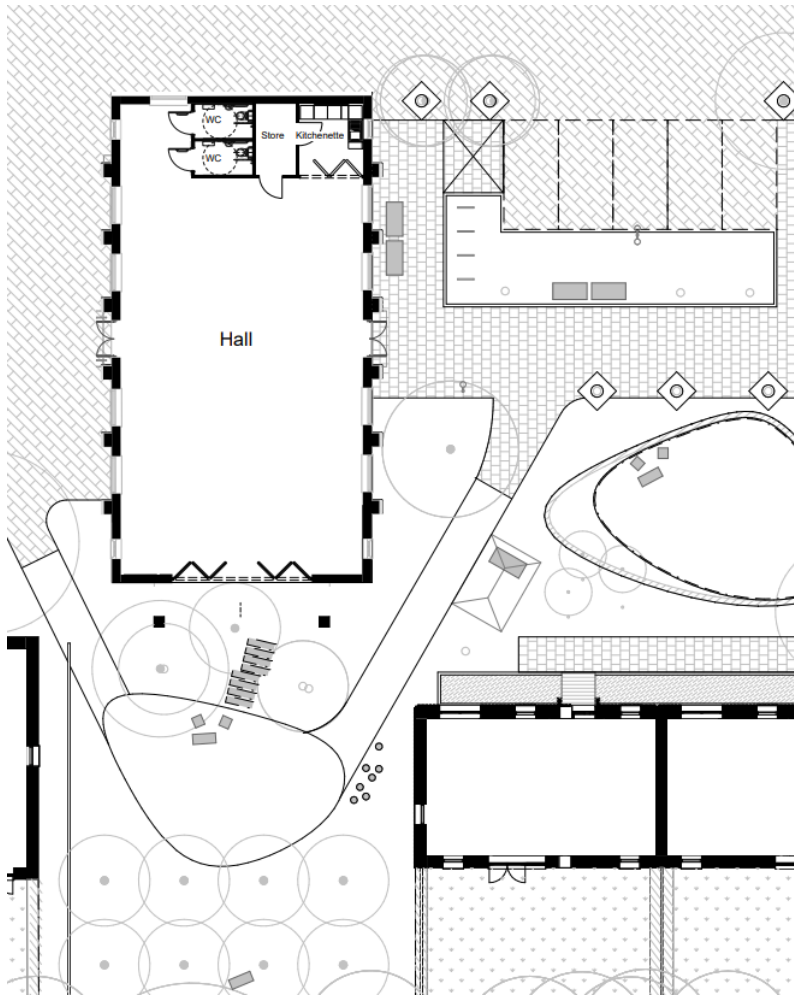
- Tenure neutral
- Increase the number of affordable homes within East Suffolk.
- The proposed percentage of affordable units exceeds the minimum requirements noted within the Local Plan
- Over 400 applicants on the housing register with a local connection to Felixstowe



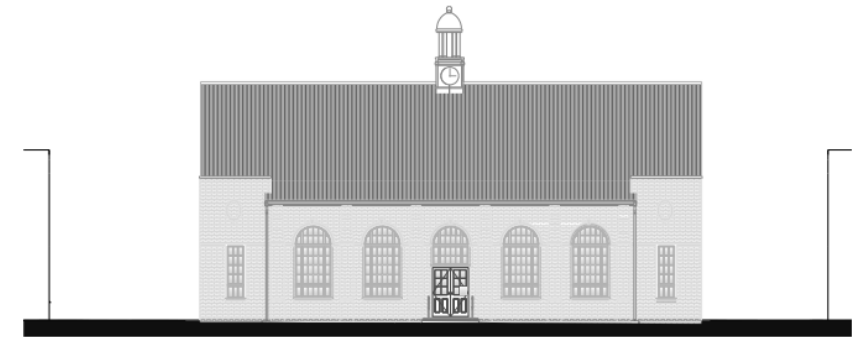
Open Space, Community and Sports Provision



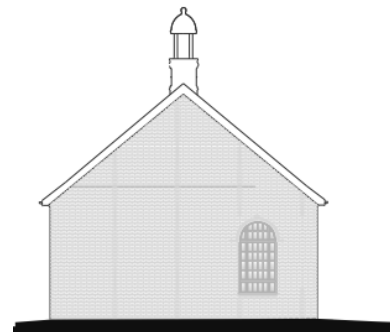
Retention of Hall for Community Use



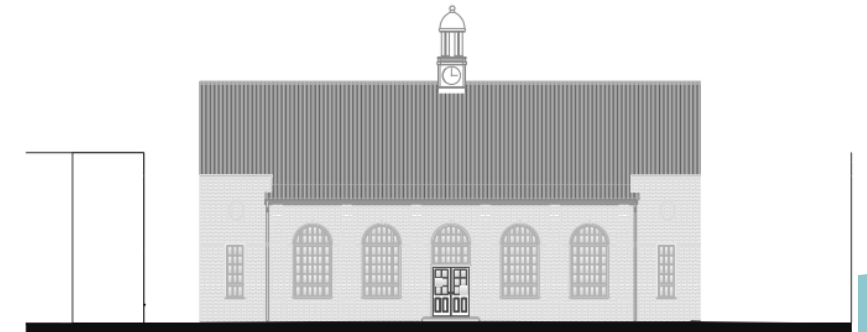
③ South West Elevation
1 : 100



④ North West Elevation
1 : 100

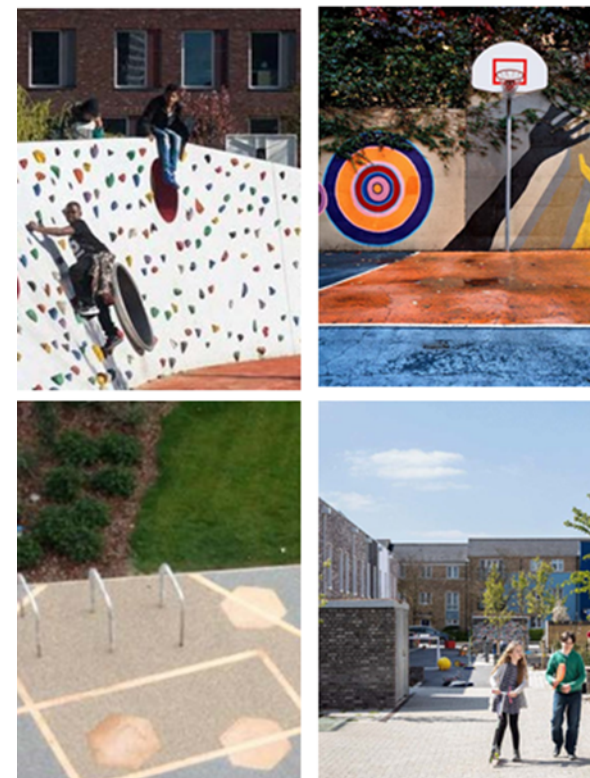


⑤ North East Elevation
1 : 100



⑥ South East Elevation
1 : 100

Play Streets

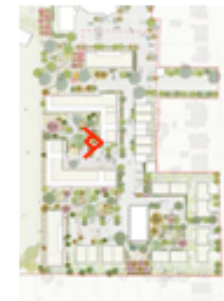


Play Street – example in practice

Van Gogh Walk in Stockwell



Community Garden



Sustainability

All dwellings designed to Passivhaus standard. The principles behind Passivhaus are:

- Orientation of blocks to maximise passive solar gain
- Simplification of the building form, reduction of thermal bridges and an airtight building envelope
- Allowance in walls for higher levels of insulation
- Allowance for background mechanical ventilation with heat recovery (MVHR) in dwelling layouts
- High performance triple glazed windows with appropriate natural purge ventilation.



Sustainability incorporated in a holistic way including:

- Pedestrian and child-friendly design
- Natural ventilation and daylighting;
- Lower operational costs for occupants and landlords
- 'Fabric first' approach to minimise energy use and address fuel poverty
- Allowances for future sustainability requirements
- Renewable energy in the form of solar panels to power common areas
- Opportunities for social interaction such as food growing and play spaces



Innovative design and sustainable architecture.

Maximise green spaces and biodiversity.

Discouraging antisocial behaviour.

Landscaping and green infrastructure at the heart of the development.

Walking routes and pockets of green space.

Highways and Access

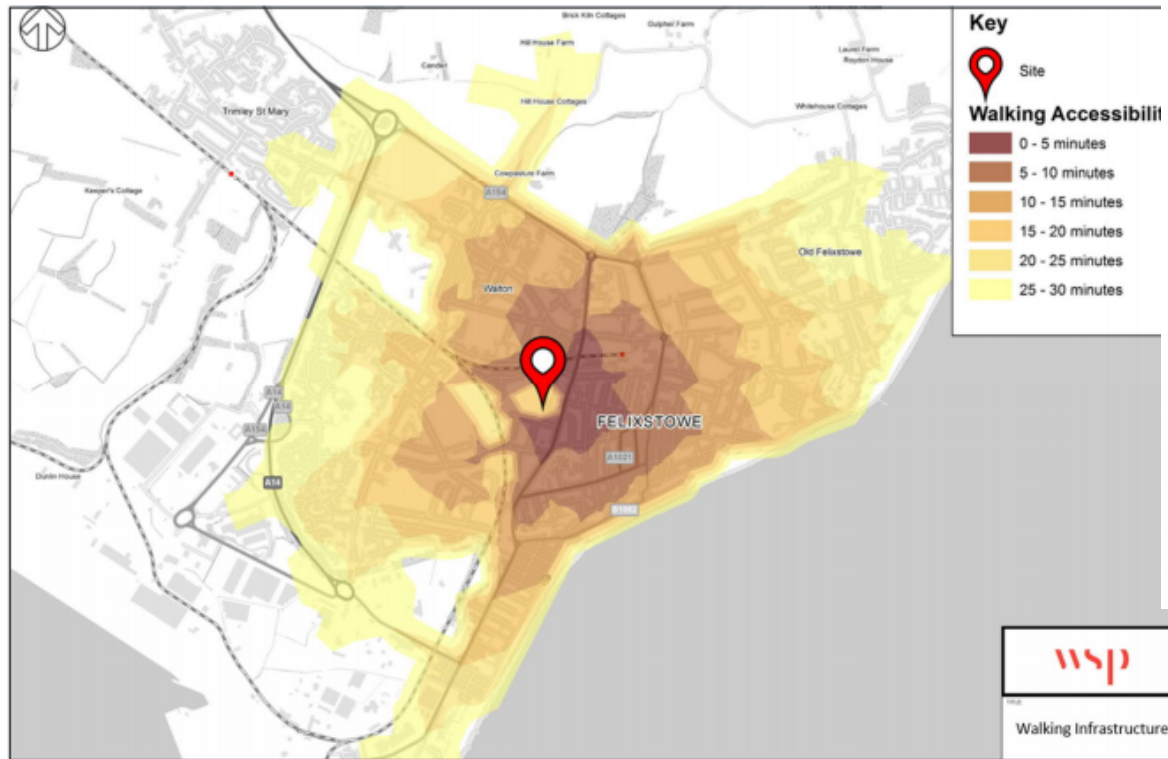


Figure 3-2 - Walking Isochrone

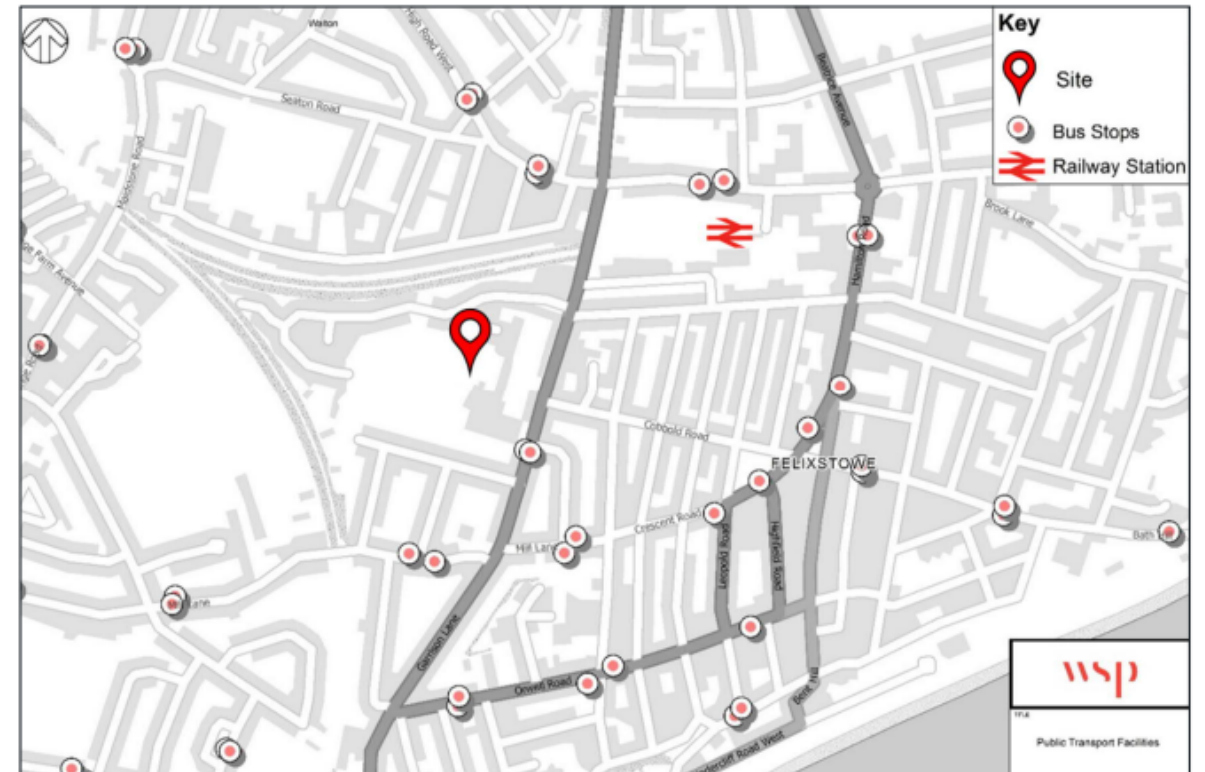
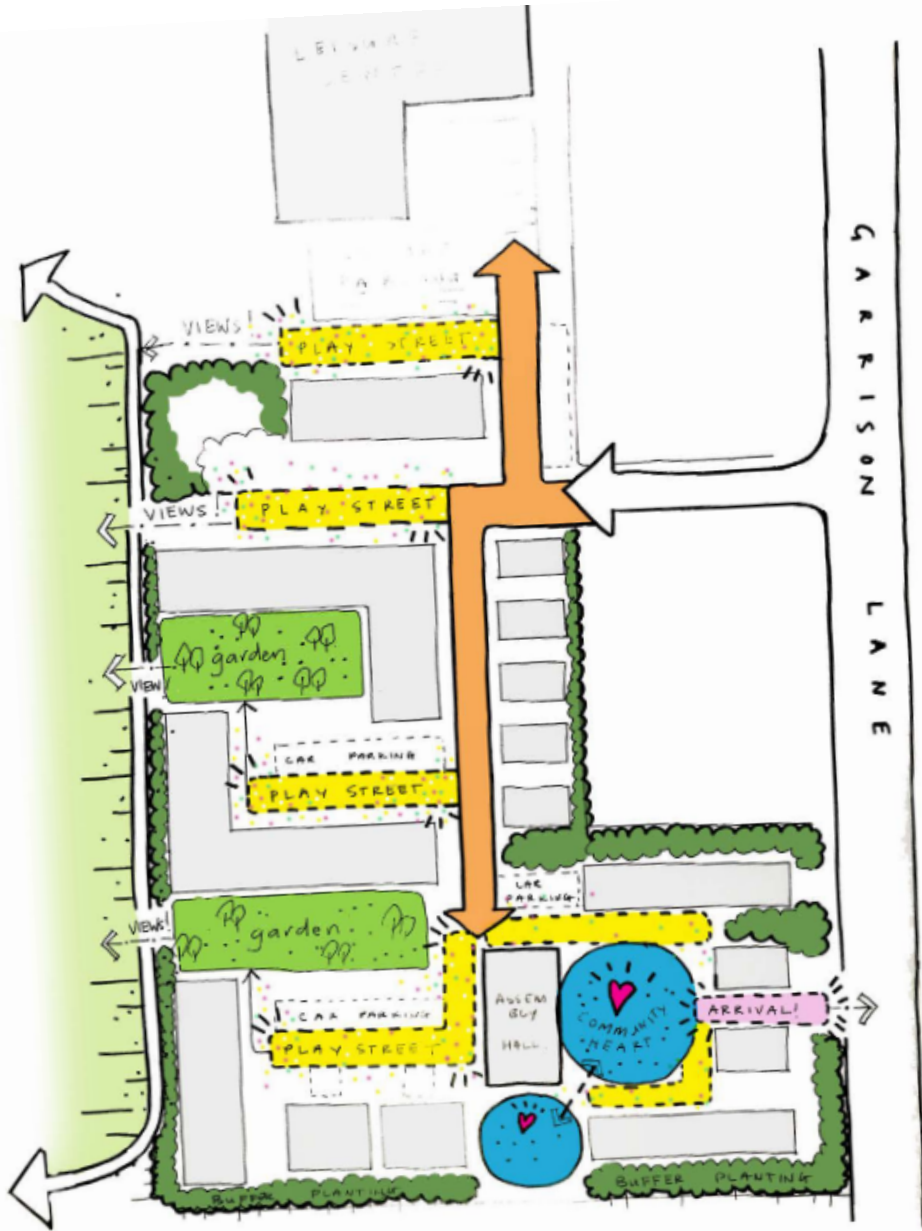


Figure 4-1 – Local Bus Provision

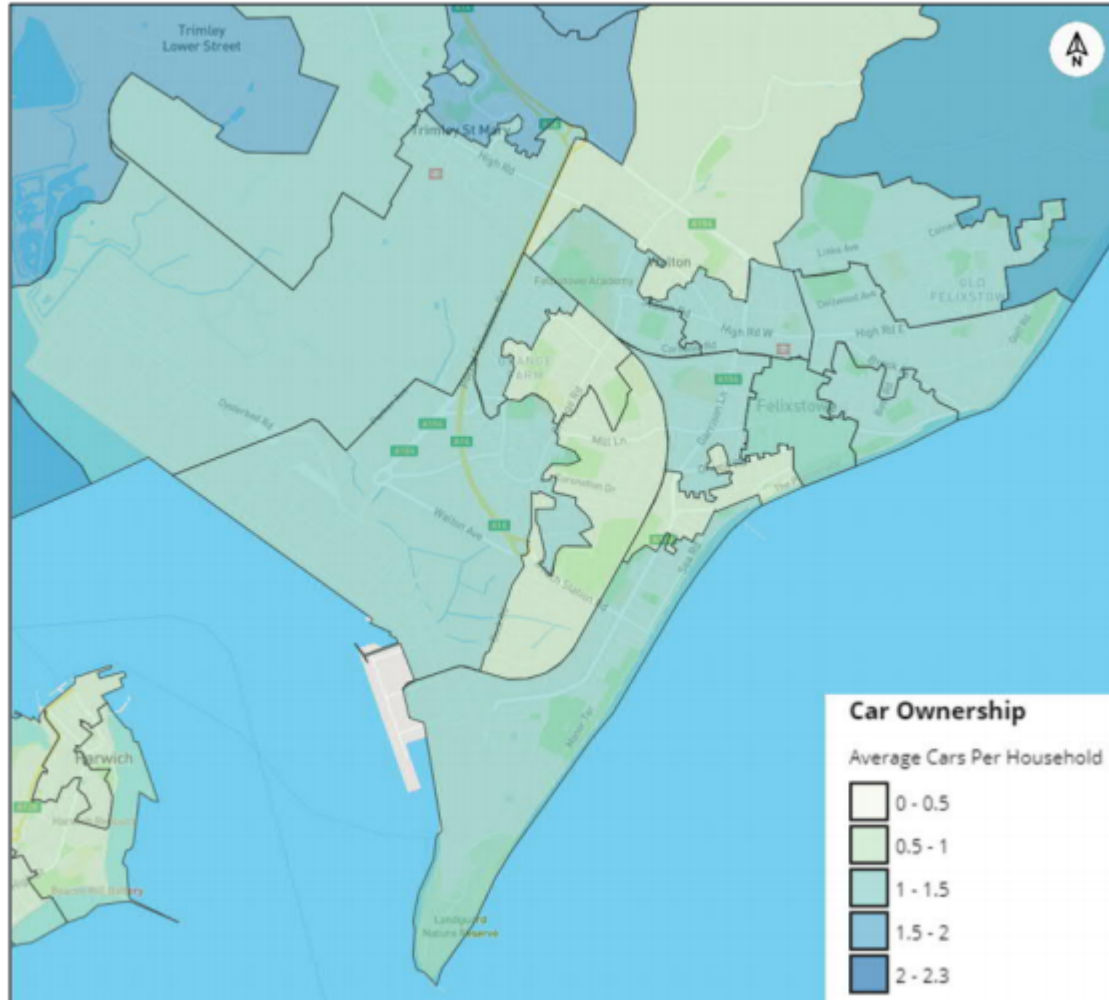
Figure 3-2 shows destinations in the town are within 5 to 10 minutes walking distance from the site.



- One parking space per dwelling.
- Inclusion of cycle parking
- Pedestrian led environment with vehicle movement kept to a minimum.
- Longer-term sustainability and carbon reduction throughout the lifetime of the development.
- Sustainable location with access to shops and other local amenities.

- Primary North vs South movement
- Play Streets
- Residential Gardens
- Community 'Heart' space
- Improved arrival experience
- Buffer planting
- Existing cricket field

Figure 5-1 - 2011 Census Cars Per Household



Trip generation forecasts associated with the additional residential units indicate there could be approximately 42 and 44 two-way total person movements during weekday morning and evening peak hours, respectively. This equates to less than one trip per minute during peak hours.

Of these trips, the proposals are forecast to generate approximately 28 and 29 two-way car driver trips during weekday morning and evening peak hours.

It is considered that such trips would disperse onto the local highway network immediately from the site via northbound and southbound movement along Garrison Lane.

Therefore, it is considered that the proposed development would not be detrimental to the operation of the existing local highway network.

Design and Appearance



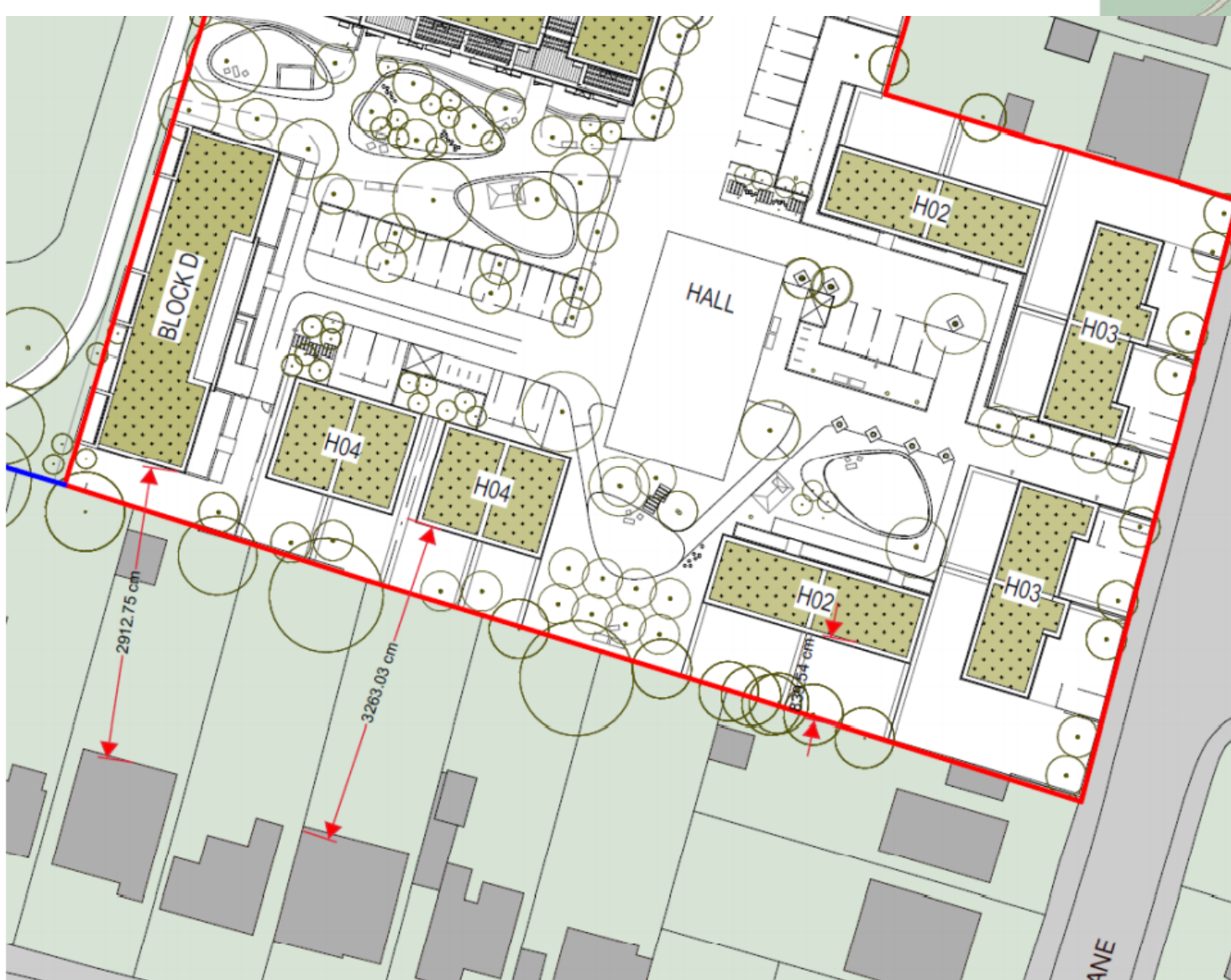
- The proposed buildings do not exceed the height of the existing ridge line.
- Roof terraces and balconies to break up the buildings mass.
- The existing main school building is 11m in height and the Assembly Hall, to be retained, is 10.3m from ground level.
- Proposed Housing along Garrison Lane is 7.3m high.
- Apartment blocks within the site are 10.4m high.







Residential Amenity



Block H02 – no main windows at first floor level
Block D – oblique views from balconies to properties in Newry Avenue and within the development
Separation distances shown on plan
Buildings have flat roof to keep mass down



Daylight and Sunlight

The diagram on this page shows the impact of the proposed buildings on daylight and sunlight to the existing houses on Garrison Lane.

The houses bordering the southern boundary are to the north of existing houses on Newry Avenue and approximately 40m away, with minimal impact on daylight / sunlight to the gardens of those properties.

Similarly, the houses backing onto 107-113 Garrison Lane are 6m from the existing houses. These houses will create some minor overshadowing at the western ends of the back gardens of those properties, a maximum of 25% at 12 o'clock on 21 March, in line with BRE guidance.

The two houses to the south of 107 Garrison Lane will create some overshadowing the rear garden of that property at some times of the year. However, this is within the recommendations of the BRE Daylight/Sunlight guidance - Site Layout Planning for Daylight and Sunlight - A guide to good practice which recommends that at least half of the affected amenity should receive a minimum of two hours sunlight on 21st March. The adjacent diagram shows that the garden will not be overshadowed on 21st March.

Recommendatio

n Approve subject to the following conditions (contained in full in report)

- Time limit
- Approved plans
- Submission of reserved matters (for outline element)
- Materials
- Removal of PD rights
- Affordable housing
- Retention of obscured glazing
- Bin storage
- Retention of car parking
- Drainage
- Construction Management Plan
- No external lighting unless approved
- Construction hours
- Submission of noise assessment
- Protection of trees during construction
- Electricity charging points
- Contamination details
- Maintenance plan for all communal areas
- Details to provide for pre-school and primary school
- Biodiversity enhancement scheme