

Consultee Comments for Planning Application DC/18/05104

Application Summary

Application Number: DC/18/05104

Address: Former Mid Suffolk District Council Offices & Associated Land 131 High Street Needham Market IP6 8DL

Proposal: Planning Application. Redevelopment for Class C3 Residential (94 Units) & Class A1 Retail Uses, incorporating demolition works and the construction of new buildings, with associated works and infrastructure. See accompanying schedule for full description of development.

Case Officer: Mark Russell

Consultee Details

Name: Mr Kevin Hunter

Address: Needham Market Community Centre, School Street, Needham Market Ipswich, Suffolk IP6 8BB

Email: clerk@needhammarkettc.f9.co.uk

On Behalf Of: Needham Market Town Council

Comments

Needham Market Town Council objects to the planning application on the grounds it fails to meet the applicant's own Housing Policy H4 PROPORTION OF AFFORDABLE HOUSING IN NEW HOUSING DEVELOPMENT



Historic England

EAST OF ENGLAND OFFICE

Mr Mark Russell
Babergh and Mid Suffolk Councils
Endeavour House
8 Russell Road
IPSWICH
Suffolk
IP1 2BX

Direct Dial: 01223 582738

Our ref: **W:** L01007770

19 December 2018

Dear Mr Russell

Arrangements for Handling Heritage Applications Direction 2015

**FORMER MID SUFFOLK DISTRICT COUNCIL OFFICES, 131 HIGH STREET,
NEEDHAM MARKET, IPSWICH, SUFFOLK IP6 8DL
Application No. DC/18/05254**

Thank you for your letter of 3 December 2018 regarding the above application for listed building consent. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

Clare Campbell

Principal Inspector of Historic Buildings and Areas
E-mail: clare.campbell@HistoricEngland.org.uk



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FAO: Planning Department,
Babergh & Mid Suffolk District Councils

Ref: DC/18/05104
Date: 08/01/2019

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Proposed redevelopment- Mid-Suffolk District Council Offices, Needham Market

The application is for the redevelopment of the former Mid-Suffolk District Council Offices.

The main heritage assets for consideration are Grade II listed 131 High Street (List Entry ID: 1254005). Part of the site is also located within the Needham Market Conservation Area.

This site has been through extensive pre-application consultation and I have no objection to the principle of this proposal.

I do have concerns about the loss of the historic redbrick garden wall on the south side of Hurstlea Road as this is the only surviving element of the former boundary. Pre-application advice suggested this feature should be incorporated into the scheme and this has unfortunately not been realised. This is shown in the plans as demolished, as is the wall of the historic pond which had previously been recommended to be used as part of a SuDS scheme. As such harm is identified to both these features under paragraph 197 of the NPPF.

The former orchard wall has been retained in the proposal. Whilst it is considered a more open layout could be adopted, this scheme is considered acceptable.

The rearrangement of the road layout is considered to be an improvement to previous iterations. The space to the rear of Number 131 is considered to be an enhancement to the setting of the heritage asset. The location of the proposed new block to the west of Number 131 is also considered acceptable, with planning conditions to ensure the quality of new buildings are acceptable.

I do not support the roof extension to the annex of Number 131. This will detract from the setting of the listed building and the character and appearance of the conservation area. This harm could perhaps be mitigated by stepping back the proposed extension and reducing its scale.



No access was permitted to the basement of No 131 during site visit and as such I make no comment on this aspect of the application.

The alterations to Number 131 are generally acceptable and reflect the results of pre-application discussions, with exception to the following:

- The blocking of the ground floor hallway is harmful and I recommend this aspect of the scheme is altered;
- It is unclear in the proposed plan where kitchen utilities will be placed and how these will be serviced, I recommend further information is sought;
- Further details are required pertaining to the partition/screen to the second floor stair, as discussed at pre-app;
- It has been assumed the windows will not be altered, this may need clarifying;
- The location of the new second floor stair would have been better located in the west bay as this intrudes on the original plan form.

Recommended conditions to any approved application pertain to:

- A Scheme of archaeological building across the whole site commensurate with a 'Level 3 Record' as outlined in Historic England Guidance *Understanding Historic Buildings*;
- A schedule of repairs to the former orchard wall;
- Condition requiring details of materials (bricks and windows for new extension to Number 131);
- Details of service runs in Number 131;
- Details of interior fixtures, fittings and partitions to Number 131;
- Details of conservation roof lights to Number 131;
- Materials for new buildings to rear of Number 131;
- Details of landscaping and public realm around listed building; and
- Existing doors within Number 131 will be locked shut, not removed.

Overall the changes to Number 131 present a significant improvement from previous iterations and in principle I support them. Further details are required pertaining to some items noted above.

However, overall, as the application currently stands I suggest there would be less than substantial harm to the listed building and conservation area and as such paragraph 196 of the NPPF is relevant as is paragraph 197 considering the loss of the historic garden wall. I do however feel this harm can be mitigated with change to the existing scheme.

Yours sincerely,

Tim Murphy IHBC MCIfA
Historic Environment Manager
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter

From: Alicia Ridout [<mailto:Alicia.Ridout@purcelluk.com>]

Sent: 24 January 2019 12:10

To: Mark Russell; Tim Murphy, Historic Environment Manager

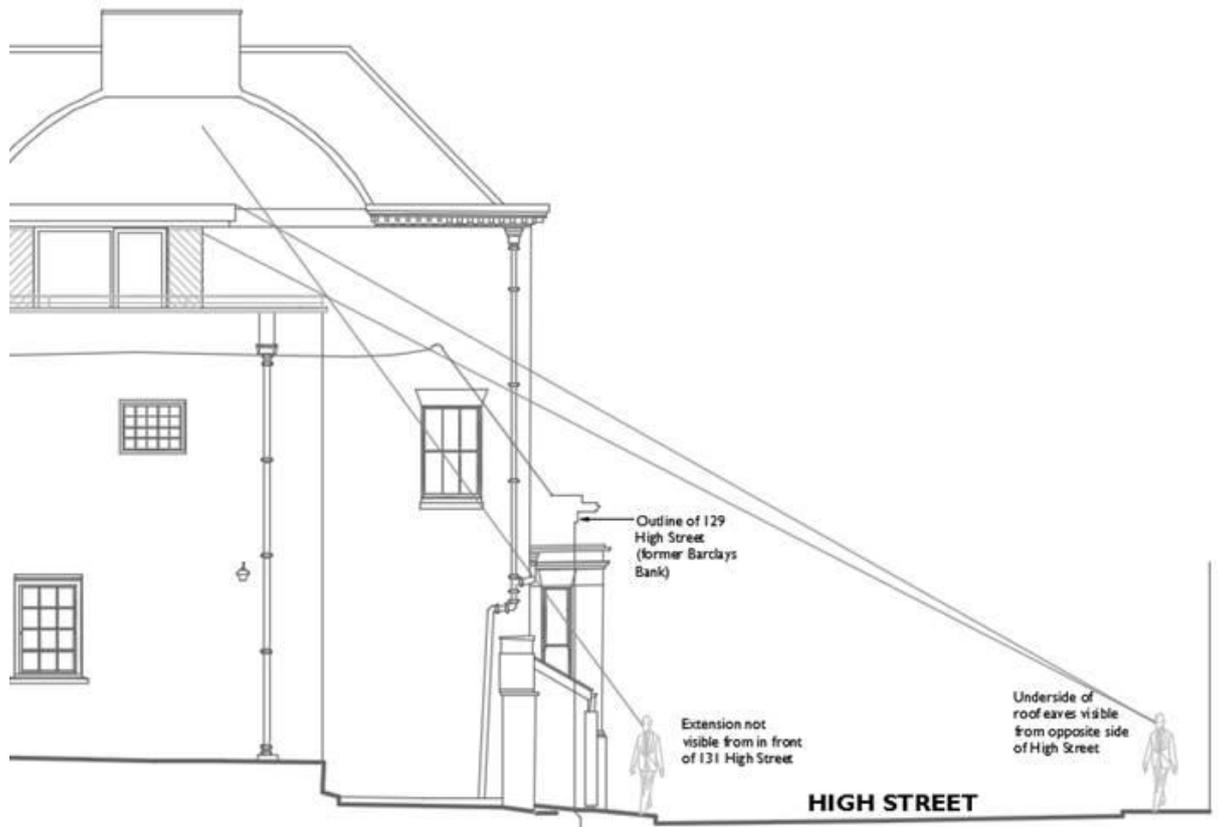
Cc: Peter Buist; Sandra Green; James Lawson; Cox, Jonathan; Downes, Nigel

Subject: Former Mid-Suffolk District Council Offices Redevelopment - Needham Market

Dear Mark and Tim,

For your consideration, I have attached updated drawings for the redevelopment of the former MSDC offices in Needham Market. These drawings have been updated to consider the following points raised by yourselves and other consultees:

- Tree T15 (tree officer): this tree has been reinstated on the drawings, to be retained (large tree bordering the turning head by the retail unit service yard)
- Tandem parking spaces (Mark): these were intended to be parking spaces 1 and 2 for units 6.0.9 – 6.0.12, as these face Hurstlea Road and so cannot have parking to the front of the properties. We have revised the drawing to remove the 4 tandem parking spaces, which leads to a shortfall of parking spaces for those units, based upon Mark's comments that the central urban setting may justify a small reduction in parking numbers.
- Out of context 'sawtooth' appearance of gabled terraces (Mark): These have been adjusted so that there are now no more than two gables in a terrace of houses. On some of the longer terraces we have kept the gable to each of the end units to 'punctuate' the terrace.
- Blocking of the ground floor hallway (Tim): proposals have been revised to show an obscure glazed screen in this location so that the historic permeability of the space can be read. **I am Comfortable with this**
- Rooftop extension to the annex of 131 High Street (Tim): The required head room of the apartments within the rooftop extension means that the roofline cannot be lowered any further. However, we have been able to pull the extension away from the High Street side by a further 500mm, so there is now a 2.3m distance between the existing front wall of the annex and the new front wall of the extension. This means that only the eaves of the extension will be visible from the opposite side of the street. It is also over 6m behind the line of the front wall of 129 High Street, whose long roofline along Barrett's Lane will obscure the visibility of the roof extension in longer views from the High Street. **This appears to be acceptable but a marked up photograph showing views would be useful for this element to demonstrate no harm.**



We can also make the following observations in response to Tim’s comments:

“Further details are required pertaining to the partition/screen to the second floor stair, as discussed at pre-app.”

This will be a replacement of the existing partially glazed screen in more modern, robust materials. An element of obscure glazing will be retained to allow daylight into the stairwell. **I am comfortable with this but would recommend the detail is conditioned.**

“The location of the new second floor stair would have been better located in the west bay as this intrudes on the original plan form.”

This room has had all of its historic features removed so while its original scale is still perceptible, its historic character is lost. To locate the stairs in the western room would require a new opening through the historic spine wall, which we consider would be more harmful than inserting the stair within the space. **Whilst this is still harmful (a new stair in the rear portion of the building would be more sympathetic)-Given the overall scheme I think this would be an acceptable compromise in the heritage balance.**

Please note that WSP are seeking to liaise with Sam Harvey directly regarding Highways comments, as soon as possible. Should any additional drawing changes be required as a result of those discussions, any affected drawings will be revised and re-issued.

I would appreciate any further comments that you may have on the attached and above notes as soon as practicable.

Kind regards,

ALICIA RIDOUT BA (Hons) MArch PGDip RIBA Senior Architect