

# APPENDIX A

## (1 of 3)

Draft Masterplan  
Concept  
Development by KLH  
Architects  
(June 2022)



Aerial view of the site as existing



Locally listed - "should be preserved as a good example of a late Victorian commercial office"



Unique oval corbeling detail



A repeat of the oval corbeling detail found on an adjacent restaurant



Historic photograph of the Great Eastern Road corner block



Fascadism of newly converted Great Eastern Road corner block



Established development grain and 3 storey scale terrace



Existing service and parking use of the site



Existing block penetration



Aerial development massing sketches; existing, previous and proposed



Historic 1904 map showing original building uses on brownfield site



Map of plot sale circa 1849



North Street frontage of Hamilton Road Quarter, Sudbury



East Street frontage of Hamilton Road Quarter, Sudbury





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(2 of 3)

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### Residential Accommodation

- Town houses (9)  
150m<sup>2</sup> x 9 = 1,350m<sup>2</sup>
- Flats 2b4p (27)  
80m<sup>2</sup> x 27 = 2,160m<sup>2</sup>
- Flats 1b2p (67)  
60m<sup>2</sup> x 67 = 4,020m<sup>2</sup>
- Total 8,150m<sup>2</sup> (94 + 9)

### Commercial Accommodation

- Shops, Restaurants and Community Centre 2,250m<sup>2</sup>
- Cinema 1,260m<sup>2</sup>
- Hotel 60 Bed = 2,000m<sup>2</sup>
- Total 5,510m<sup>2</sup>

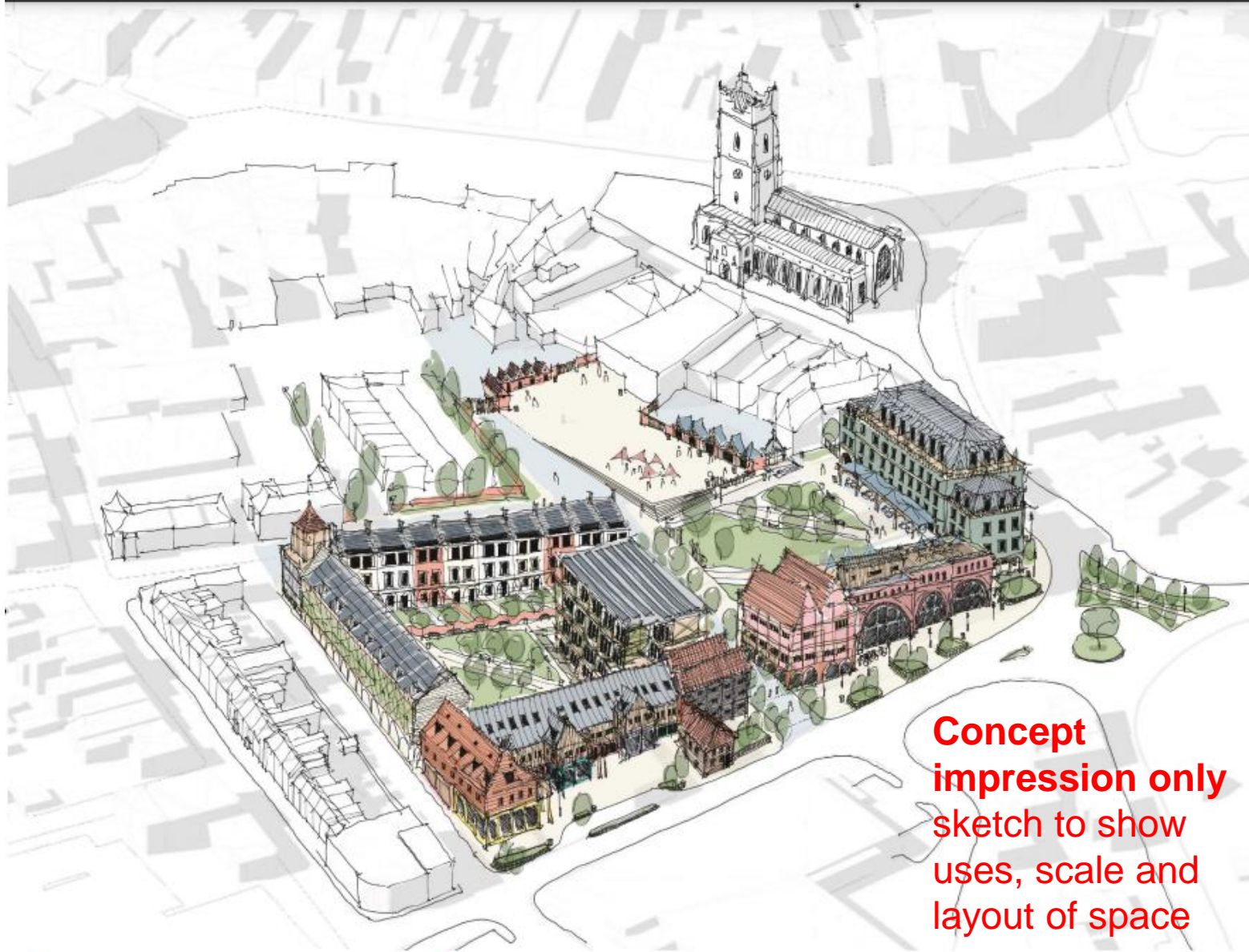




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**Concept  
impression only  
sketch to show  
uses, scale and  
layout of space**



- 1 Everyman Theatre Hampstead - Integrated mass, brick pannels
- 2 Everyman Theatre Hampstead - Under-croft entrance
- 3 Cine 32 by Encore Heureux, South France - form expressed
- 4 The Arc, Bury St Edmunds - Commercial street interaction
- 5 The Arc, Bury St Edmunds - Vernacular form
- 6 The Arc, Bury St Edmunds - Residential flats over shops
- 7 Marmalade, Cambridge - Community/Innovation Centre
- 8 Marmalade, Cambridge - Housing and Materiality
- 9 Silchester Estate, London - Brickwork detailing, shadows and texture
- 10 McGrath Road, Peter Barber, London - Brickwork detailing, arch form
- 11 The Angel, Bury St Edmunds - 90 bed hotel - form and rythm
- 12 Snape Maltings - Residential form, materiality and terraces
- 13 Parc André Citroën, Paris - Landscaped planting boundary
- 14 Jakarta Hotel, Amsterdam - Offsite pre-fabricatied rooms/modular

*Aerial perspective development massing sketch this drawing is illustrative and seeks to show the separation of masses.*

