



Welcome to our public consultation, which aims to provide information on East Suffolk Council's proposal to redevelop land at Deben High School to create much-needed new homes.

The residential proposals have been designed by award-winning architects TateHindle and landscape consultants Farrer Huxley, with the vision to create a highly sustainable development which is sympathetic to the surrounding Felixstowe vernacular.

A key feature of the proposal is to retain part of the existing school - The Assembly Hall for community use, as well as the recreation field which will facilitate a new cricket pitch and pavilion.

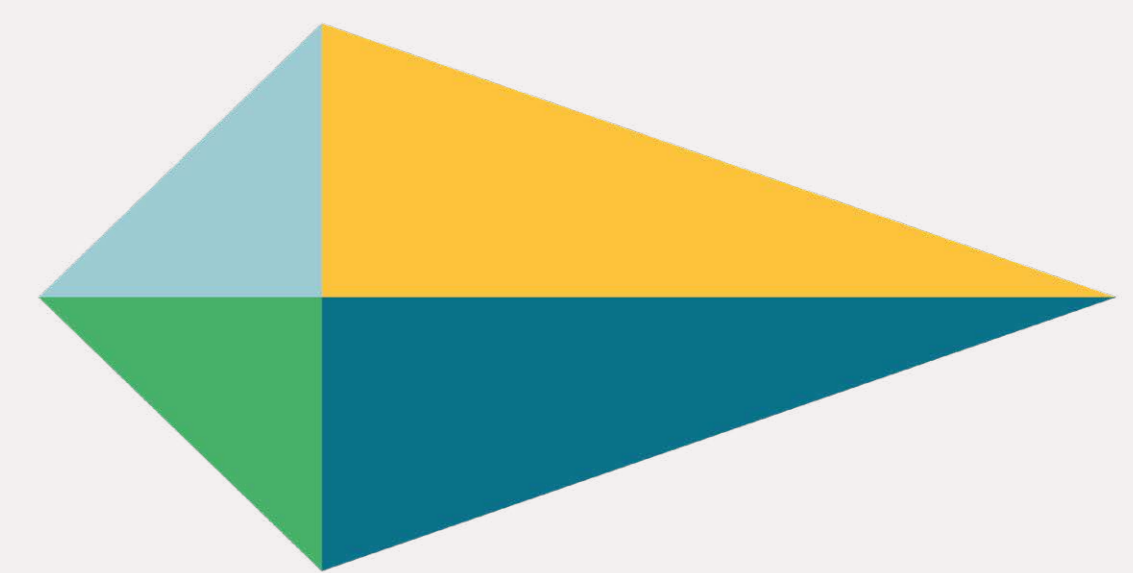
A new leisure centre designed by CBW Architectural Design to the north of the site will also form part of the development. This will provide much-needed amenity facilities for locals.

Once you have had a chance to consider our proposals, we would welcome your views. Please take a moment to complete the feedback form provided.

If you have any questions, please do not hesitate to contact a member of the project team at leisure@eastsoffolk.gov.uk

About East Suffolk Council

Working for the communities of east Suffolk, delivering essential services including housing, refuse collections and planning.



EASTSUFFOLK
C O U N C I L



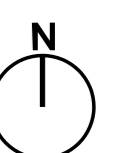


Aerial View

- 
61 new homes
 (Up to 3 storeys)
- 
Maximised high quality open space
- 
46 residential parking spaces (0.75 ratio)
- 
Improved pedestrian and cycle routes
- 
Community Hall & Leisure Centre
- 
Cricket pitch with new pavillion



Site Plan



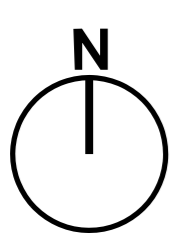
The Design Team

-  Architects
-  Landscape Architects
-  PassivHaus and M&E Consultants
-  Civil and Structural Engineers
-  Transport Consultants

The developing layout of proposed new homes is arranged around a series of landscaped courtyards that link back to the recreation area to the west and maximise views over the proposed cricket green. The layout is arranged to allow for pedestrian connections from the west and across the site onto Garrison Lane. The existing school assembly hall building is retained and acts as a visual focal point as well as a reference to the former use of the site. The hall will be repurposed for community use.

To the east of the site two, three and four bed homes with a maximum height of two storeys are arranged with gardens backing on to the gardens of existing residences adjacent to the site boundary. On the western boundary of the site there are four blocks with a maximum height of three storeys made up of one, two and three bed flats with two bed maisonettes on the first and second floors of the two central blocks.

Building heights are to be between 2 and 3 storeys in keeping with surrounding residential properties. Designed to achieve PassivHaus certification, homes are orientated to maximise solar gain and cross ventilation.



1:500
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- Assembly Hall
- 2 Storey Houses - 1, 2 & 3 Bed
- 3 Storey Blocks of 1 & 2 Bed Flats & Maisonettes

- Primary Vehicular Entrance
- New Pedestrian and Cycling Entrance
- Improved Pedestrian Permeability



View 01, View from the cricket grounds

New pedestrian route from Garrison Lane



View 02, Garrison Lane

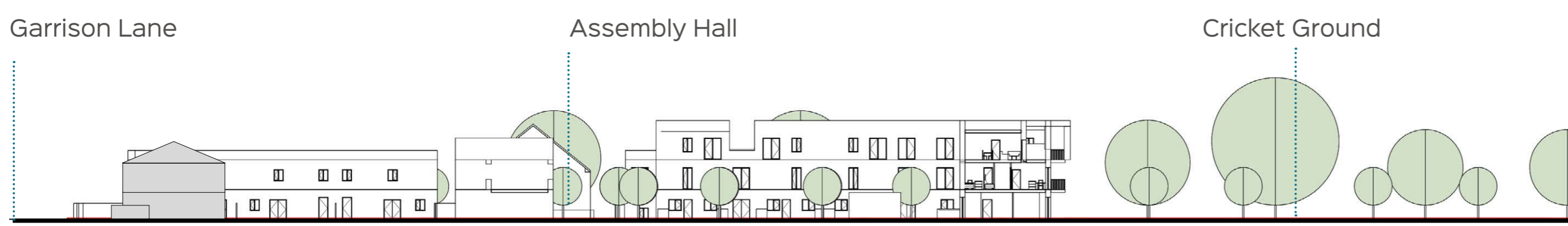


Key Plan

View 01: 3 storey blocks of houses and maisonettes face the recreation space to the west. Massing of the top floors of the blocks varies to add visual interest and accommodate private amenity spaces.

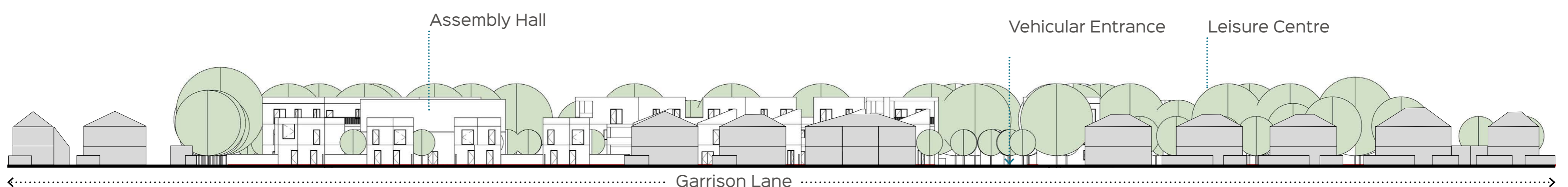
View 02: 2 storey homes with flat green roof's face onto Garrison Lane. Houses are arranged to allow for a visual and pedestrian link from Garrison Lane to the assembly hall.

Section through site



Section A

Garrison Lane elevation



Elevation B

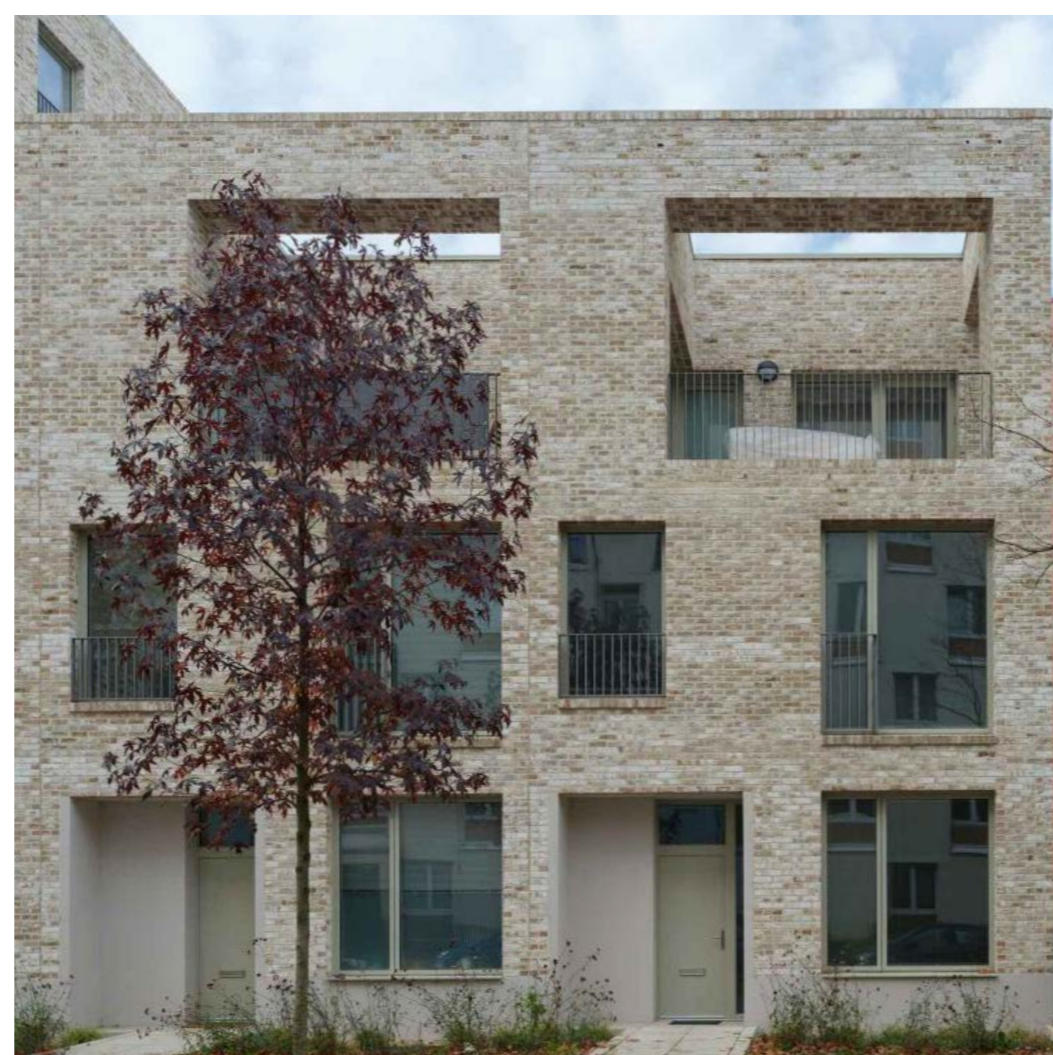


View 03, View down the mews street towards the assembly hall



01

> Well designed entrances to homes with distinct detailing



02

> Variation in brick tones and detailing

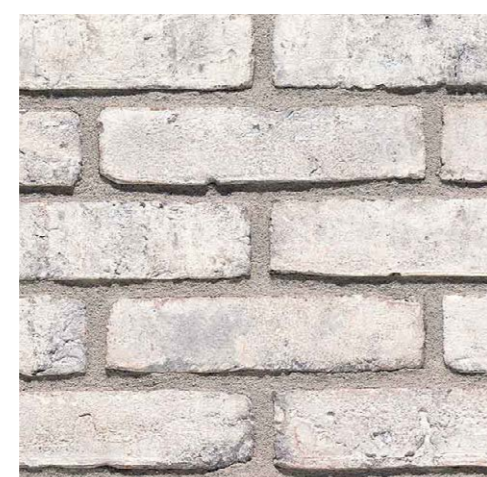


Key Plan

Examples of similar buildings with varying brick tones to complement and knit into the housing in the locality



03



04



05



06

01: Goldsmith Street, Norwich

02: Caudale Street, London

03: Warm toned brick

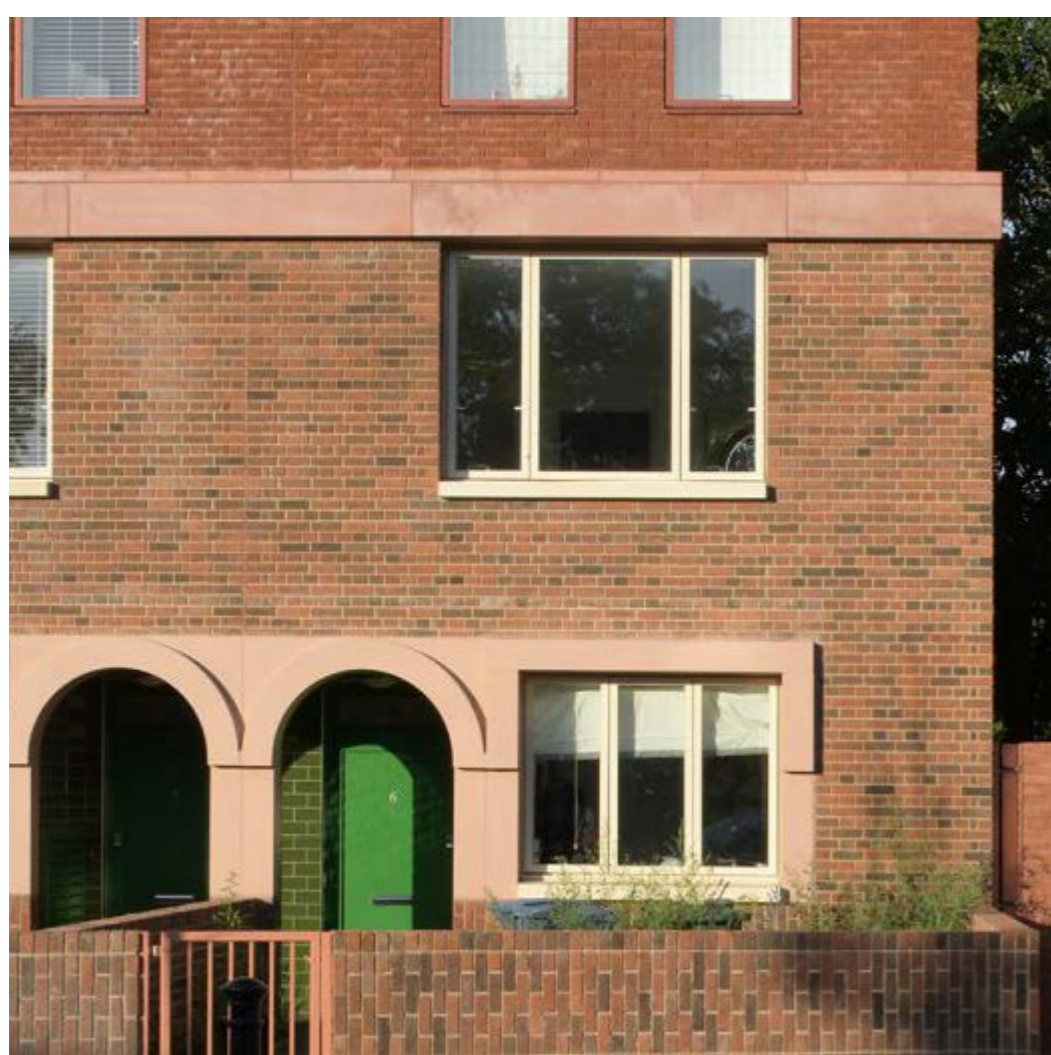
04: White toned brick to add variety

05: Goldsmith Street, Norwich

06: Moray Mews, London

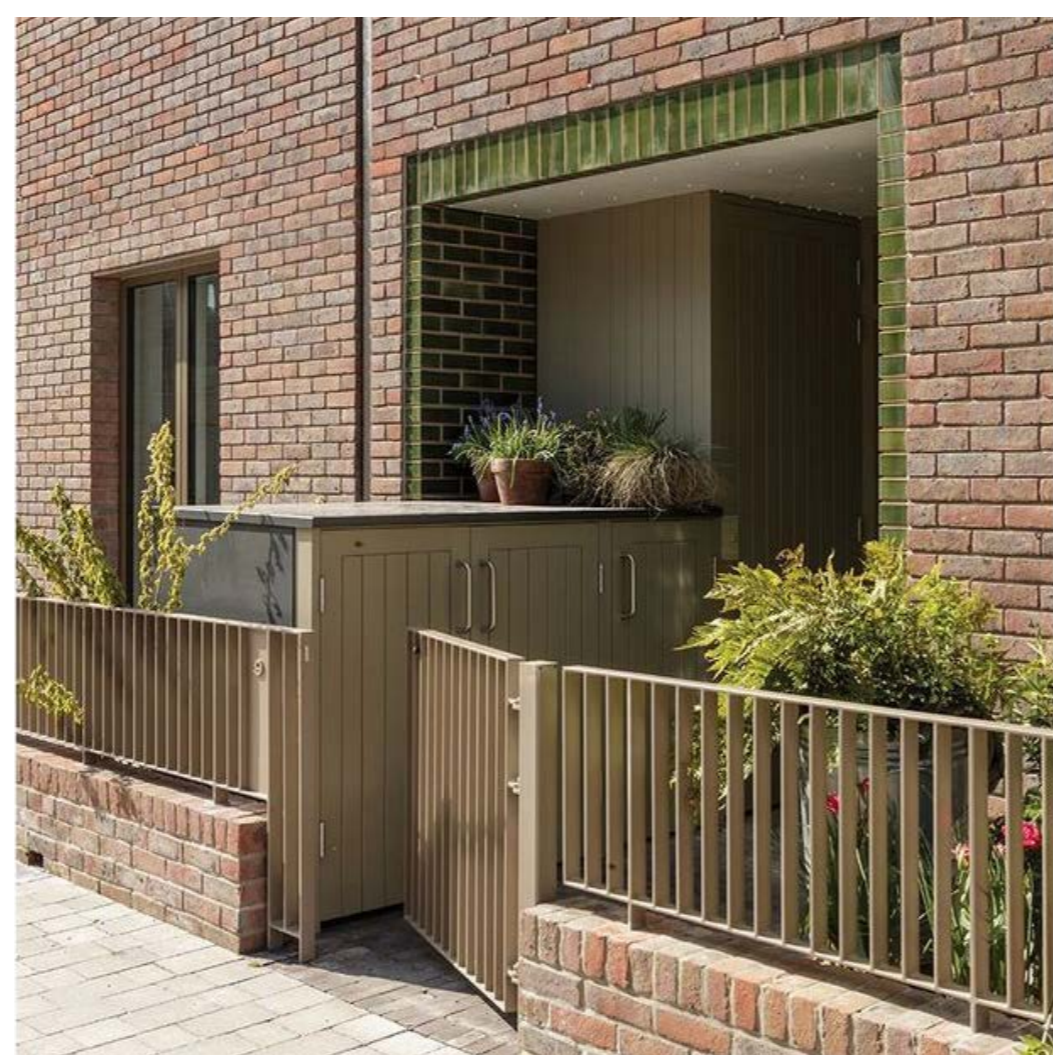


View 04, Assembly Hall and surrounding housing



01

> Distinct architectural detailing inspired by the local vernacular



01

> Defined buffer space between the street and homes



Key Plan

Examples of similar buildings with varying brick tones to complement and knit into the housing in the locality

01: Nunhead Green, London

02: Dujardin Mews, London

03: Warm red toned brick for houses

04: Dark red toned brick to reference the hall and homes in the locality

05: Deben High School Assembly Hall

06: Homes on the nearby St Andrews Road with distinct arched entrances



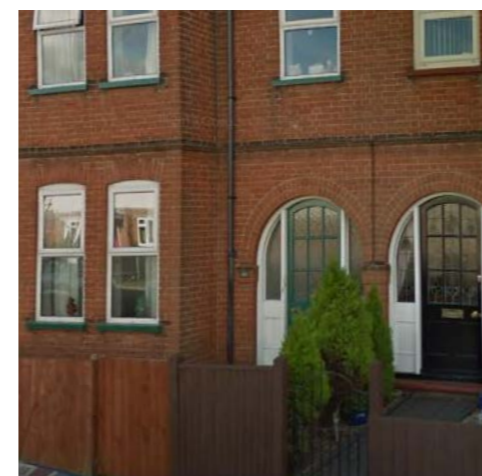
03



04



05



06

Landscape Plan schoolyard



Illustrative views



View into one of the Playstreets



View into a verdant and playable courtyard garden

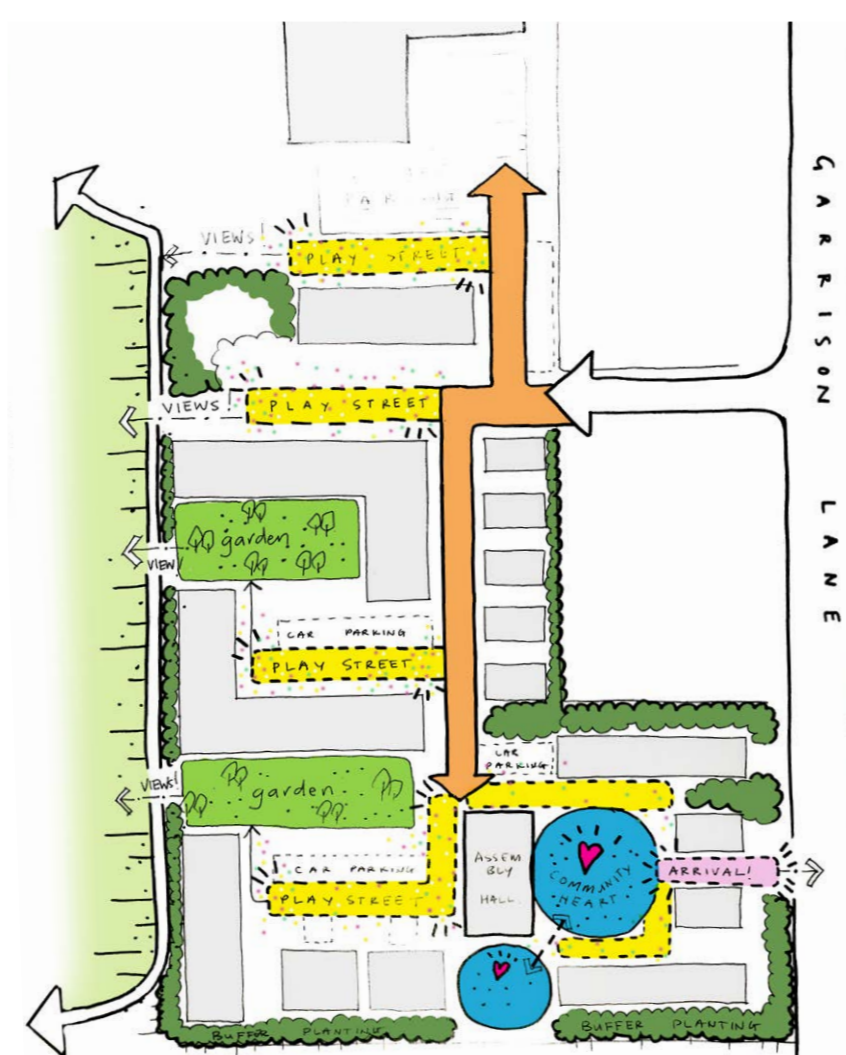


View into the community Garden by The Hall

Character areas

- 1 Carpark to Leisure Centre
- 2 Playable street with mini ball court
- 3 Paving lines for informal/ imaginative play
- 4 Communal Garden rich in planting
- 5 Ecological garden with beetle and bug hotel
- 6 Playable paving patterns, part of the playable streets
- 7 Community orchard with table to come together
- 8 Community growing area
- 9 Bands of raingarden running through the 'Yard' and as informal boundaries to front doors
- 10 Green roofs with planting that increases local biodiversity

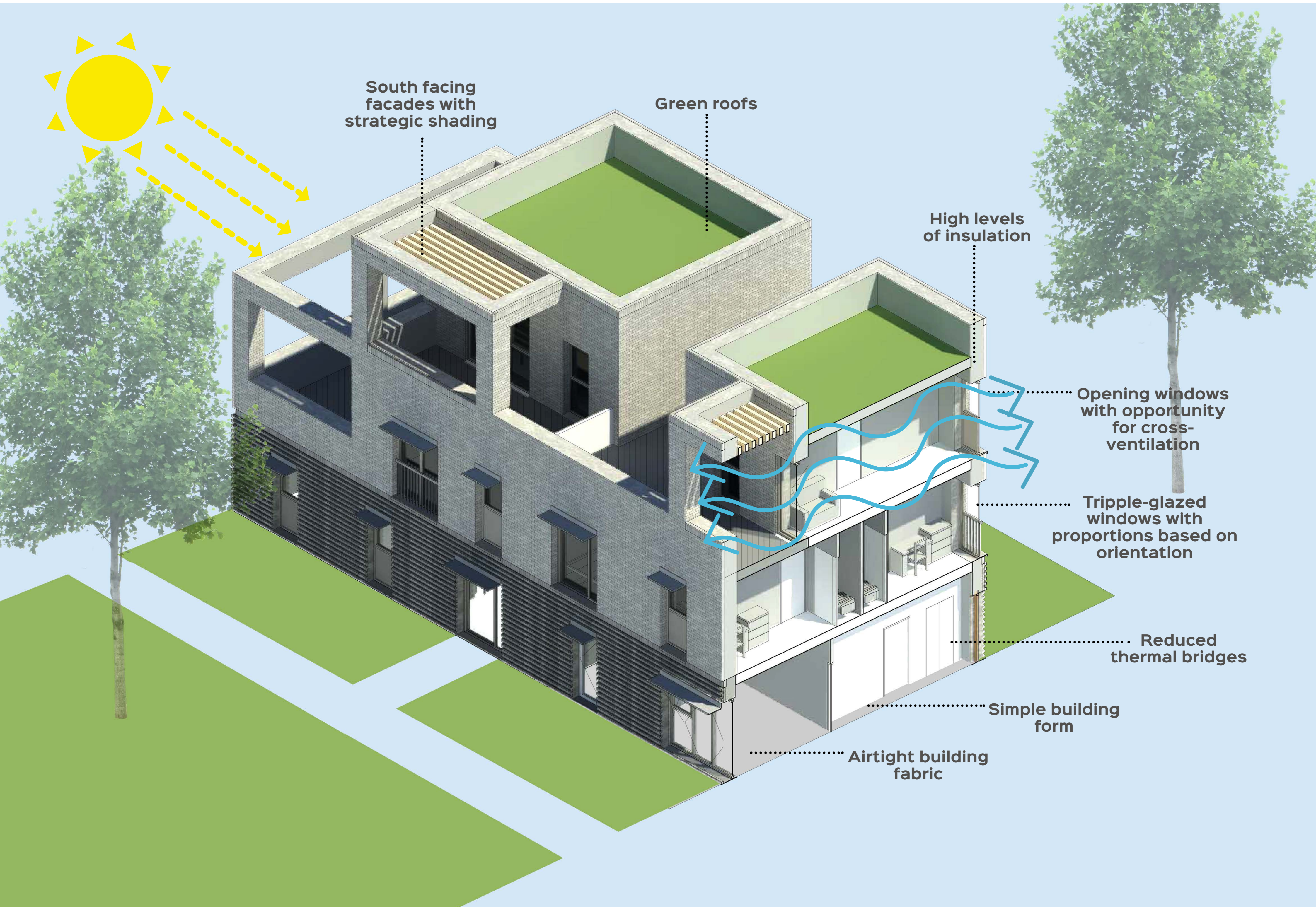
Concept diagram

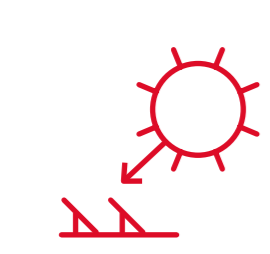
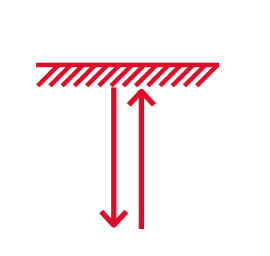
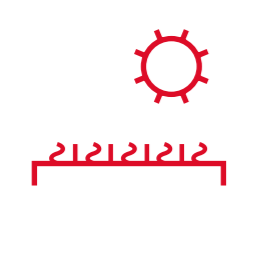
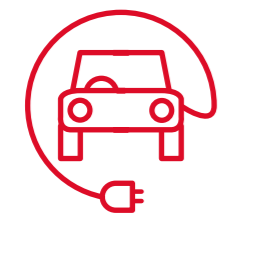
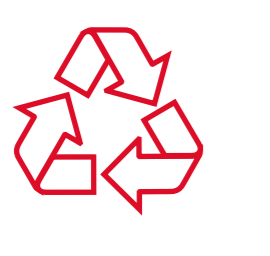




Look 'n Feel



1. Raingardens for play, education and water management
2. Shapes for play, rest and planting
3. A community garden for all
4. Shelters for bin and for people to meet, play and enjoy the garden



-  > Energy efficient design
-  > Highly insulated building envelope
-  > Lower energy costs
-  > Improved thermal comfort
-  > Compact building massing
-  > Natural ventilation
-  > Biodiverse green space

East Suffolk Council's housing brief outlines its aspiration to provide highly sustainable residential accommodation to address the housing need in Felixstowe.

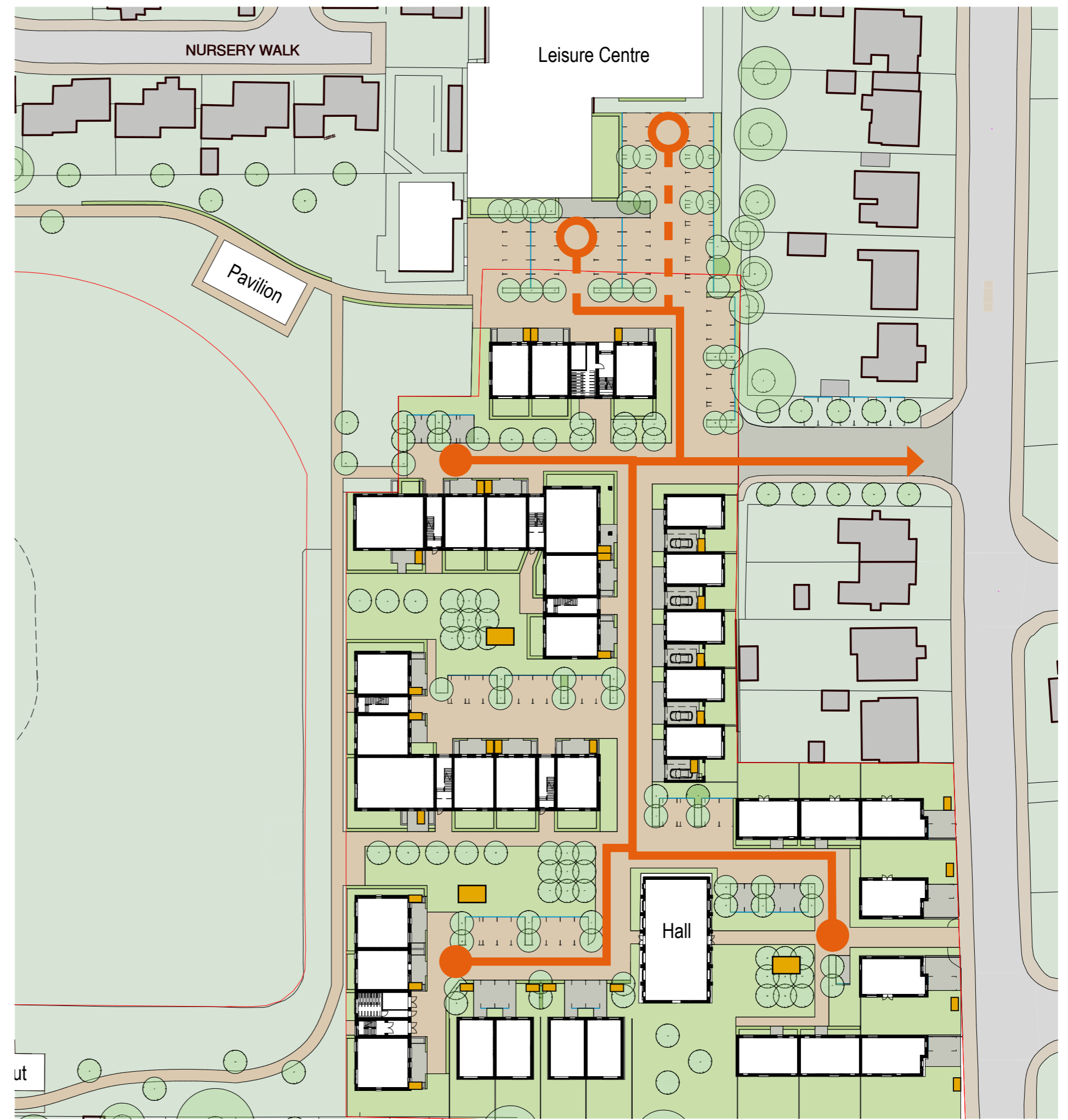
The council's aim is to use the site of the former Deben High School to create a flagship certified PassivHaus development that champions low carbon design. Mindful of the UK Government's commitment to a 'net zero carbon' economy by 2050 there is an onus on the construction sector and housing providers to meaningfully contribute to that transition.

PassivHaus is a standard for the design and construction of comfortable buildings that are highly energy efficient with set performance targets. In formulating a site plan we have considered the principles of PassivHaus design from the outset to create a highly sustainable community with reduced energy consumption embedded in the construction and operation of homes.

Parking & Access



- 41 Leisure Parking Spaces (10% Blue Badge)
- 46 Residential Parking Spaces (10% Blue Badge)
- 3 Community Hall Spaces



- Bins (Residential)
- Vehicular Route (Bins)
- Vehicular Route (Cars)

> Integrated parking on the mews street homes allows for additional green spaces on street

> Parking layout with rain gardens and trees dividing the bays to obscure parking

> Bespoke and secure communal bin stores for residents in flats and maisonettes

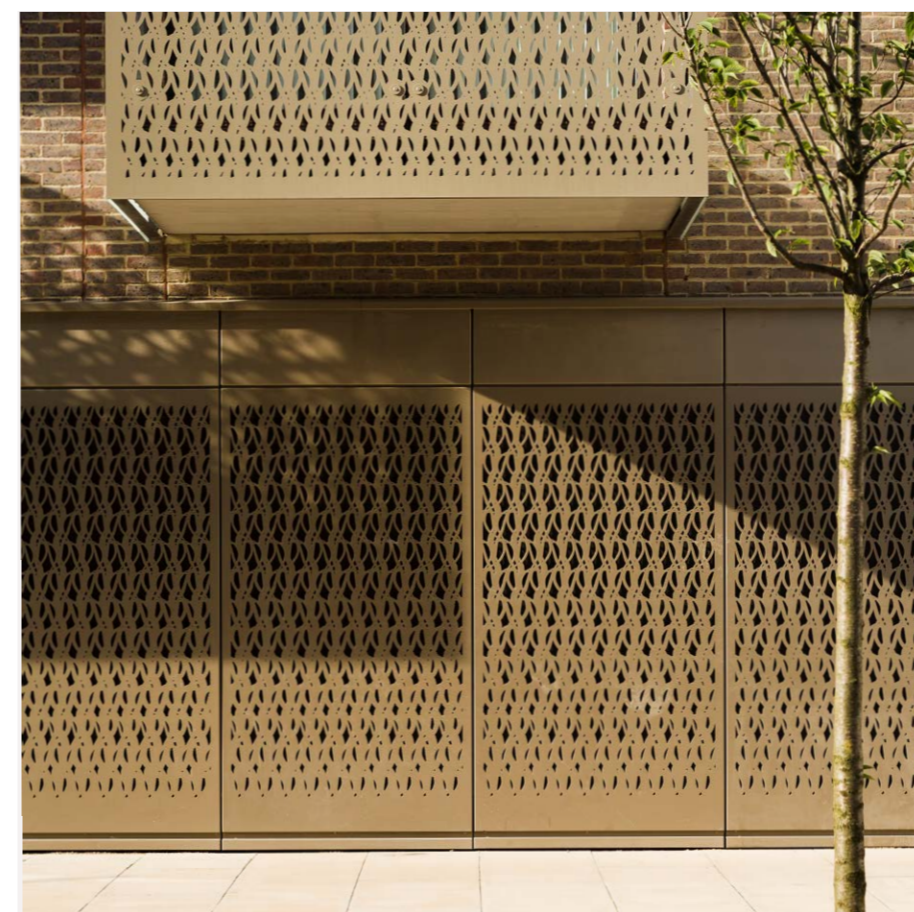
> Individual secure bin & bike stores at the entrances to ground level flats



01



02



03



04

The site location is accessible by a choice of non-car modes of transport, including on foot, by cycle, and public transport. High quality cycle parking infrastructure will be provided on site for new residents, to encourage uptake of cycling. On-site car parking provision will be provided for residents, and for the future leisure use, with consideration to the location and accessibility of the area. Infrastructure will be provided on site for electric vehicle charging.

It is predicted that the residential units will result in approximately 25 two-way vehicle movements in the AM peak hour and 23 two-way vehicle movements in the PM peak hour. It is expected that the peak operation of the proposed future leisure use will not coincide with the peak operation of the residential use. The proposals are not expected to affect the nature of the operation of the local transport network.

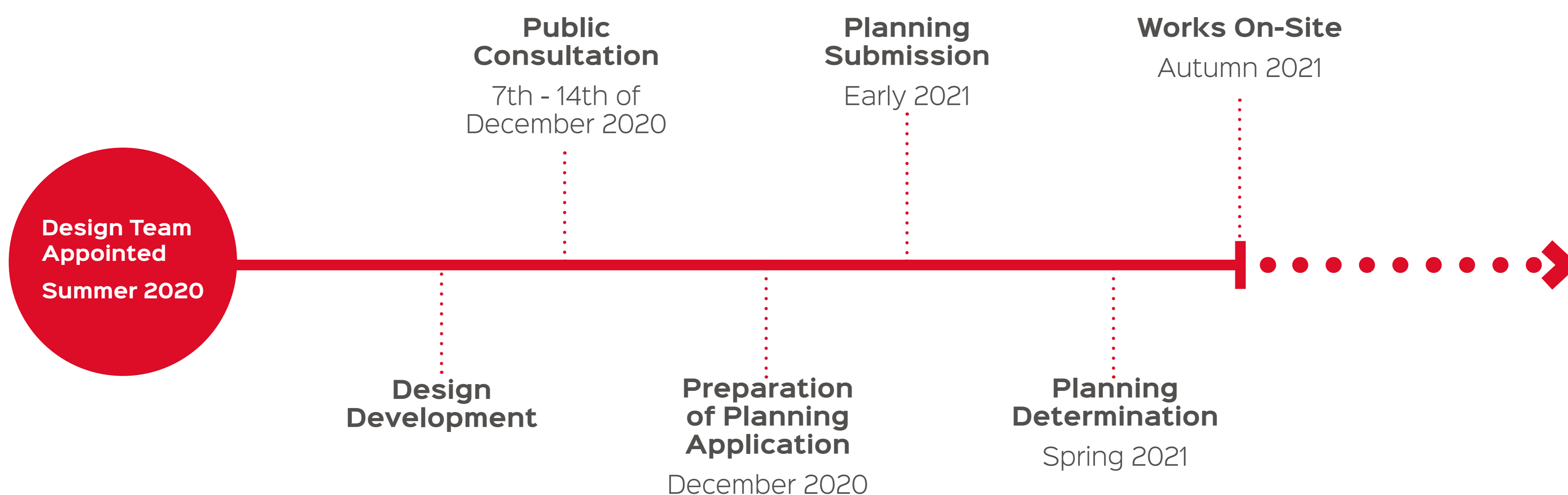
Examples of similar buildings with varying brick tones to complement and knit into the housing in the locality

01: Abode, Cambridge - Integrated Garages

02: Parking precedent with high quality landscape

03: Ceres, Cambridge - Secure and well designed bin store - opportunity for bespoke architectural detailing

04: Goldsmith Street, Norwich - Secure bin and bike stores integrated with the architectural



We Want To Hear Your Views

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