

CE07 / 2237 / F

## **Swiss Cottage, Whitestone, Hereford**

### **Alternative Location of approved replacement dwelling**

#### **Design and Access Statement**

1. The design of the proposed dwelling has been developed to reflect the former Swiss Cottage, a timber framed building of unusual design as indicated on the attached photograph.
2. The now demolished building had for many years been a private residence but previously had also been a local shop and post office serving the nearby dwellings, tile works, station and cider factory (Pomona Farm). The only access to the premises was by a flight of steps from the adjoining highway.
3. A vehicular access was provided many years ago but this had a severe gradient and exited onto the adjoining highway at an acute angle making difficult sight lines to the south. A new vehicular access has been provided as part of the planning permission for a replacement Swiss Cottage granted in 2002. This access involved additional culverting of the adjoining watercourse (works approved by the River Lugg Internal Drainage Board). No further works are required in respect of the stream, and any development is kept well clear of the watercourse to allow for maintenance access.
4. The proposed location of the 'alternative' replacement Swiss Cottage has been chosen to ensure that, should the development be undertaken of a new station at Withington and an associated Park and Ride site on the safeguarded land immediately opposite the existing residential curtilage, there will be no adverse impacts on the quiet enjoyment of the residential property. The temporary main residential use of the building adjoining the railway line and proposed station site, will cease on completion of the new dwelling. The use of the building will revert to ancillary residential accommodation.
5. Vehicular and pedestrian access to the new dwelling will be via an extension of the recently constructed new drive which will curve gently through the grounds to the new dwelling. This application does not include landscape details but indicative tree planting areas are shown. No existing trees will be removed.
6. In order to safeguard the three large trees as indicated on the block plan the dwelling has been sited to the west of these, clear of the spread and allowing for some growth. A new fence and maintenance access gate will be provided to the 50% of the land in Mr Gregory's ownership remaining outside the curtilage of the residential area. (NB. The boundary shown on the Ordnance Survey does not physically exist other than as a short section of bramble).
7. The new dwelling will have rendered walls with small plain 'through colour' roof tiles. The chimney will be red brick. Whilst the original Swiss Cottage had a thatched roof this was replaced many years ago with clay tiles and the new dwelling reflects this change. Windows and doors will be in hardwood. Details of exact materials will be submitted as a reserved matter.

