

July 2023
zeb 1622 | rev B

OLD CHURCH ROAD, COLWALL

design and access statement
addendum



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1.0 introduction

1. image from south west corner of site from PROW

1.1 scope and content

This application was originally submitted in February 2023. Alongside the design team, Zebra Architects have responded to a series of requests that have since been raised by Herefordshire Planning Department.

The resulting architectural changes to design and layout are documented within this Design and Access Addendum and are to be alongside the additional information that has also been produced by the design team in relation to Transport, Drainage, Arboriculture, Ecology and Landscape Design.



1.0 introduction

1.2 professional team

client	Rosconn Strategic Land
architects	Zebra architects
landscape	Pegasus
planning consultant	Pegasus
transport consultant	Rappor
ecology consultant	Cotswold Wildlife Surveys
arboriculture	BJ Unwin Forestry
drainage	Rappor
heritage consultant	Pegasus

- 1. View from British Camp
- 2. View along Walwyn Road
- 3. Colwall Park Hotel
- 4. View across site from Old Church Road



2.0 design updates

2.1 Keeping RPA of oak tree clear

Concerns were raised with regards to the ancient oak tree on the northern most boundary of the site and the previous proposal to create a private driveway over it's root protection area (RPA).

As such the layout has been adjusted to keep this area completely clear by moving the proposed driveway closer to the houses of plots 34-36- as illustrated here.

Plot 34 was identified as being a very prominent plot due to it's proximity and visibility at the entrance to the site. It was advised that more be done to enhance this plot. In moving the driveway away from the northern boundary, more emphasis is now given to the increased area of open green space as you enter the site. The landscaping to Plot 34 however has been tweaked to better define this plot with a neat hedging. The relocation of the proposed tree to the opposite side of the driveway also improves the prominence of the plot in its corner location.



As proposed February 2023



As proposed July 2023

2.0 design updates

2.2 Improved amenity space

Concerns were raised with regards to the plot size and private amenity space of some of the smaller, affordable homes; mainly plots 31-33.

The image on the right-hand side illustrates how the plot boundaries have been reconfigured to increase the amenity space for these plots. In doing this, improved access has been created to the rear of plot 32, enabling all plots to have clear external access for bins and bikes.

Plots 29 and 30 have been moved further south to allow for more breathing space between houses. This has also allowed us to establish clearer ownership to Plot 29, with the parking spaces relocated to the landscaped corner area beyond the fence line.



As proposed February 2023



As proposed July 2023

2.0 design updates

2.3 Improved access to bungalows

Concerns were raised with regards to the plot layouts of the bungalows along the western boundary; 16 and 17, 23 and 24. Plot 16 has been brought forward to allow for improved rear private amenity.

With input from Rappor Transport Consultants, the private driveways have been amended to improve vehicular access, with particular emphasis on refuse vehicle access and turning.

In making these tweaks, the ownership of the area between plots 17 and 23 has become more clearly defined.



As proposed February 2023



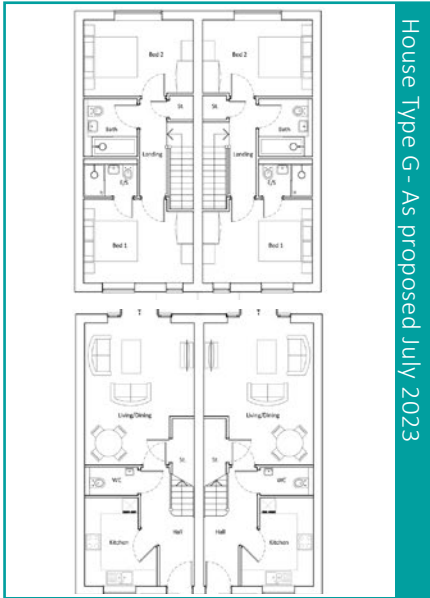
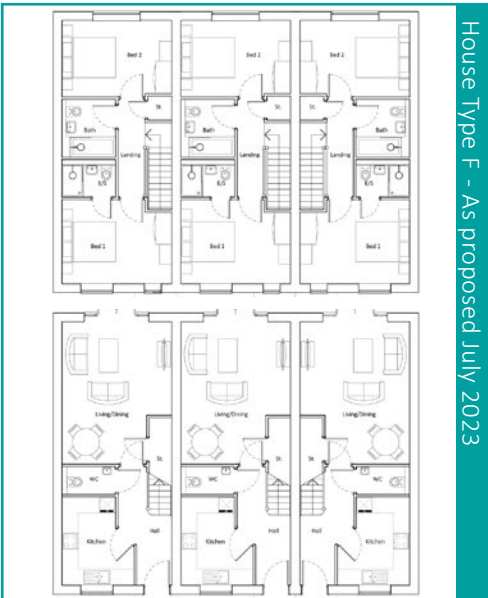
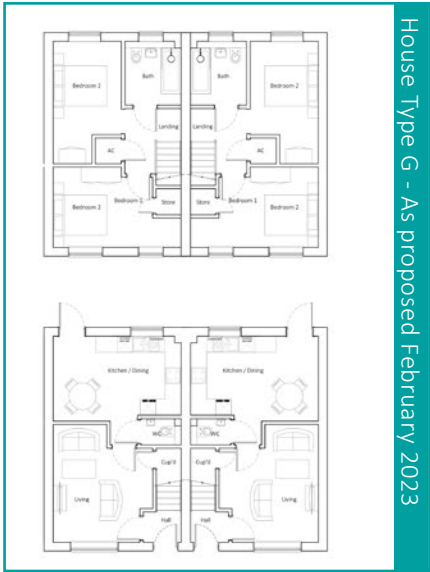
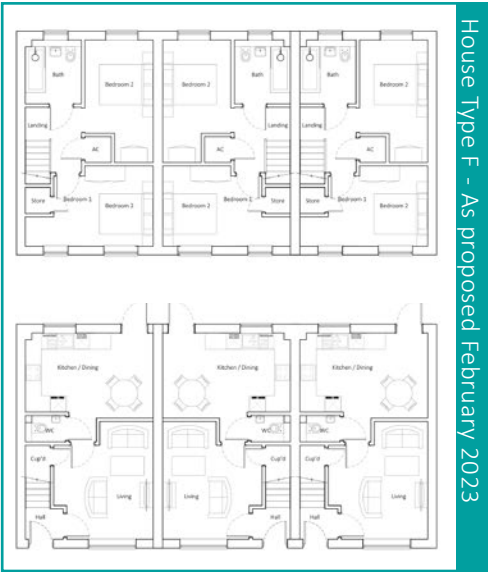
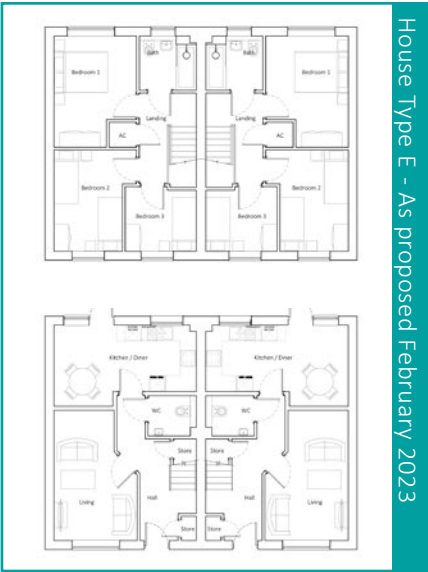
As proposed July 2023

2.0 design updates

2.4 Affordable housing space standards.

Previously, 3No. affordable proposed house types were not designed to NDSS. These are house types E,F and G. These house types have now been redesigned to be larger and meet with the NDSS criteria.

A revised accommodation schedule is appended to this document.



2.0 design updates

2.5 Street scene variation

Previously, external materials were allocated according to house type. In doing this, concerns were raised that the street scenes did not showcase enough variation.

In light of this, the distribution of the materials palettes (derived from MHAONB Guidance on the Selection and use of Colour document), has been reconsidered. The revised street scene opposite illustrates that the materials will vary according to plot, not house types.

The street scenes also clearly illustrate the garage design, which will now match the house materials within the same plot. Addition drawing ('Zeb 1622 PL030 Garage Plans') has been included within the revised pack of drawings to provide more detailed plans and elevations of the proposed garages.

Chimneys have also been added in accordance with conservation concerns and various elevations have been tweaked- eg House Type B (bungalow) side elevations are no longer rendered as requested.



Proposed Street Scene A-A

As proposed February 2023



Proposed Street Scene A-A

As proposed July 2023

2.0 design updates

2.6 accommodation schedule

AREA SCHEDULE 05 July 2023

Level	0					
Unit	Beds	Type	Tenure	sqm	sqft	
001	2B4P	B	BUNGALOW	OM	71.5	770
002	3B5P	A	DETACHED	OM	96.3	1037
003	3B5P	A	DETACHED	OM	96.3	1037
004	3B5P	A	DETACHED	OM	96.3	1037
005	4B7P	C	DETACHED	OM	118.1	1271
006	4B7P	C	DETACHED	OM	118.1	1271
007	3B5P	A	DETACHED	OM	96.3	1037
008	4B7P	C	DETACHED	OM	118.1	1271
009	4B7P	C	DETACHED	OM	118.1	1271
010	3B5P	A	DETACHED	OM	96.3	1037
011	3B5P	A	DETACHED	OM	96.3	1037
012	4B7P	C	DETACHED	OM	118.1	1271
013	3B5P	A	DETACHED	OM	96.3	1037
014	3B5P	A	DETACHED	OM	96.3	1037
015	4B7P	D	DETACHED	OM	159.3	1715
016	2B4P	B	BUNGALOW	OM	71.5	770
017	2B4P	B	BUNGALOW	OM	71.5	770
018	4B7P	C	DETACHED	OM	118.1	1271
019	4B7P	D	DETACHED	OM	159.3	1715
020	2B4P	F	TERRACED	AF - SR	80.0	861
021	2B4P	F	TERRACED	AF - SR	80.0	861
022	2B4P	F	TERRACED	AF - SR	80.0	861
023	2B3P	B	ACCESS BUNGALOW	AF - SR	71.5	770
024	2B4P	B	BUNGALOW	AF - SR	71.5	770
025	3B5P	E	SEMI	AF - SR	93.9	1011
026	3B5P	E	SEMI	AF - SR	93.9	1011
027	2B4P	G	SEMI	AF - FH	80.0	861
028	2B4P	G	SEMI	AF - FH	80.0	861
029	3B5P	E	SEMI	AF - INT	93.9	1011
030	3B5P	E	SEMI	AF - FH	93.9	1011
031	2B4P	F	TERRACED	AF - SR	80.0	861
032	2B4P	F	TERRACED	AF - SR	80.0	861
033	2B4P	F	TERRACED	AF - SR	80.0	861
034	3B5P	A	DETACHED	OM	96.3	1037
035	2B4P	B	BUNGALOW	OM	71.5	770
036	2B4P	B	BUNGALOW	OM	71.5	770
Subtotal					3409.76	36703

Client	Rosconn Group
Project	zeb1622 - Old Church Road
REV H	

Key	Tenure		
		OM	Open Market
		AF	Affordable
		AF - SR	Open Market
		AF - FH	Open Market
		AF - INT	Open Market

MIX - UNITS			
2B3P BUN		1	3%
2B4P BUN		6	17%
2B4P		8	22%
3B5P		13	36%
3B6P		0	0%
4B7P		8	22%
4B8P		0	0%
Total		36	100%

MIX - TENURE			
AF		14	39%
OM		22	61%
Total		36	100%

	Market	Affordable	Total		% Market	% Affordable
1B	0	0	0		0%	0%
2B	5	10	15		23%	71%
3B	9	4	13		41%	29%
4B	8	0	8		36%	0%
	22	14	36			

Affordable split						
	First Home	Social Rent	Intermedi ate		Total	% Affordable
1B	0	0	0		0	0%
2B	2	8	0		10	71%
3B	1	2	1		4	29%
4B	0	0	0		0	0%
	3	10	1		14	



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