

Date: 23rd Mat 2008

Hereford Council
Planning Office
Blueschool Street

CW08/1450/F

Design and Access
Elm Grove, Coldwells Road

Design Issues

The proposal is to design and build a modest "granny annex" to be adjacent and linked to the existing dwelling.

The appearance of the building is therefore to be of a design is in keeping with the existing dwelling both in materials and appearance, and also of suitable scale.

Amount

It is proposed that the building will be of approximately 55m², to provide accomodation with one double bedroom, bathroom, living room, kitchen and utility area.

Scale

~~The scale of the new building are as detailed on the accompanying drawings.~~ The footprint being approximately 64m² and height to ridge of 5.2m. This height is well below that of the existing building and the new construction will be set approximately 300mm lower than the existing, thus making it even more subservient.

Layout

The proposed building will be set out as shown on the accompanying plans, being located adjacent to and north of the existing building.

Appearance

Apart from design issues with regard to size and scale as discussed above the main concern has been to ensure that architecturally the building will sit well within the existing.

With this in mind it is proposed to use materials in the construction of the building that match those of the existing and to mirror features such as cills and plinths etc.

Landscaping

There are no landscaping issues with this proposal

Access

Access to the dwelling will be as existing.