

DESIGN & ACCESS STATEMENT

PF 301

Project: Proposed Development
Hill View, Credenhill
Hereford

Date: May 16

Issue: Planning

Project Nos: 2015.109 / 3.01

Revision: -

1.00 INTRODUCTION

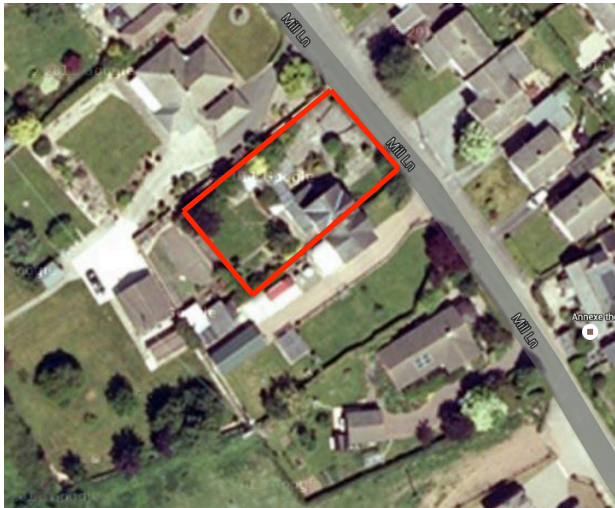
1.01 This document has been prepared by Owen Hicks Architecture in support of an application for detailed planning consent for the erection of two semi-detached dwellings on land adjacent to Hill View, Mill Lane, Credenhill.

2.00 SITE ASSESSMENT

2.01 Site Location & Description

The site is located within the settlement boundary of Credenhill, which has been identified in the adopted Core Strategy as a rural Housing Market Area and a 'main focus of proportionate housing development within Hereford'. Credenhill lies approximately 6 miles to the northwest of Hereford, just off of the A480. The site has previously been granted planning permission for the erection of a two storey dwelling (app. ref: 152197).

Satellite View of Site



The site area is approximately 838m², it should also be noted that the applicant also owns no. 2 Greenways which adjoins the site to the south west, and as part of this application it is proposed to construct a new detached double garage which will serve the property.

2.02 Local Context

The site is located to the south west of Credenhill, along Mill Lane. The site is located in a residential area, with properties bordering the site on all sides.

2.03 Existing Access

There is an existing vehicular access off Mill Lane, with a concrete surface leading to the existing parking area and garage.

2.04 Services

It is understood that main gas, electric, BT and sewerage are available on, or adjacent to the site.

2.05 Boundaries

The boundary treatments are as follows:

- Northeast: Concrete block wall, 700mm high, with pedestrian and vehicular access gates.
- Southeast, southwest and northwest: Larch lap fence, 1800mm high.

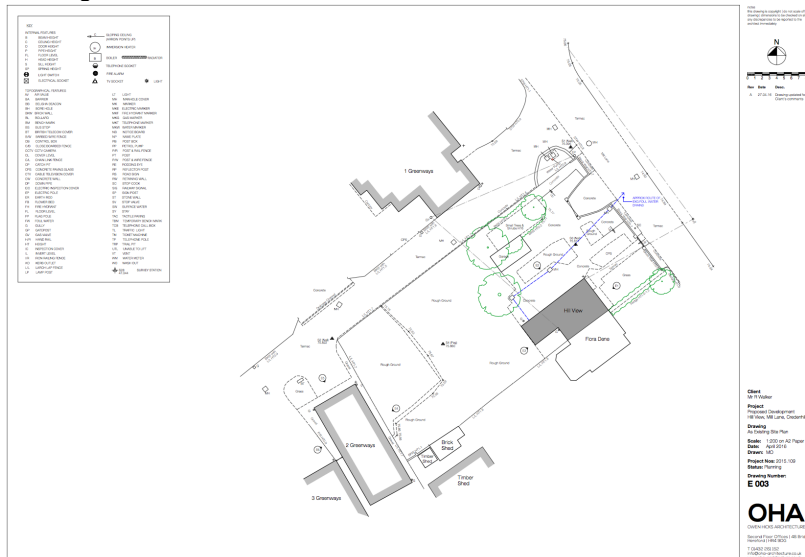
2.06 Topography & Landscape

The surrounding landscape type is principally agricultural farmlands and the SAS camp is located to the east of Credenhill. A topographical survey (drawing E 003) accompanies this application.

2.07 Ecology & Management

There are no identified ecological, habitat or biodiversity constraints associated with the proposal site. There are no existing wildlife habitats that would be materially harmed as a result of the proposed works.

Existing Site Plan



3.00 LINKS & FACILITIES

3.01 Local Facilities

Credenhill is a well established and sustainable village, that benefits from the following facilities:

- sports pitches
- social club
- primary school
- shops
- takeaway restaurants

3.02 Pedestrian & Cycle Routes

There are no defined pedestrian routes or footpaths to the site, or designated cycle routes. The site is within cycling and walking distance of all the facilities within the village. Cycle storage provisions have been made within the development, in accordance with the requirements of the Council's SPG.

3.03 Public Transport

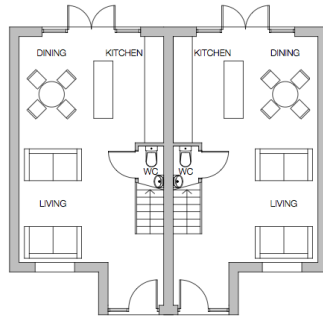
There is a regular daily bus service between Hereford and Credenhill. Hereford has the nearest train station.

4.00 DEVELOPMENT PROPOSAL

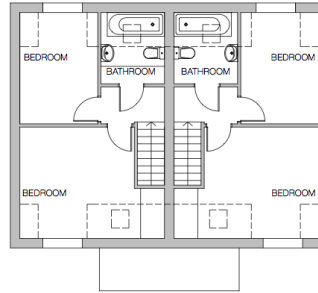
4.01 Use & Amount

It is proposed to construct two new, two bed semi-detached dwellings adjacent to Hill View. As part of this application it is also proposed to construct a new double garage to the rear of Hill view, adjacent to and serving no. 2 Greenways.

Floor Plans



GROUND FLOOR PLAN



FIRST FLOOR PLAN

4.02 Layout & Scale

The proposed dwellings are 2 storey, 2 bed semi-detached dwellings. It is considered that the proposed dwellings are in keeping with the surrounding and adjacent properties, a number of which are two storey semi-detached properties with parking to the front and garden space to the rear.

The proposed dwellings sit comfortably on the site, preserving the amenity and privacy of the neighbouring properties. The proposed dwellings have been carefully designed so that they sit slightly lower than Hill View.

Street Scene



4.03 Access

The existing vehicle access would be adjusted to serve all three dwelling on the site (Hill View plus the two proposed dwellings). The front wall would be removed to provide 2 no. off street car parking spaces for each of the dwellings. Secure cycle storage will also be provided to each of the dwellings.

It is also proposed to create a new detached garage to the rear of the proposed dwellings that will serve no. 2 Greenways. There is an existing vehicle access via a private lane to Greenways. The existing access will be adjusted to suit the new parking and turning arrangements.

4.04 Appearance

The proposed dwellings are traditional in appearance and form with a pitched roof and dormer windows. Traditional materials that are considered to be in keeping with the local vernacular are also

proposed.

- 4.05 Landscaping
The existing garden and amenity space serving Hill View will be subdivided to provide each dwelling with garden and amenity space, as well as creating room for a new garage for no. 2 Greenways.
- 4.06 Section 106 Contributions
In line with Herefordshire Council's temporary suspension of section 106 contribution requirements for small development, the applicant would opt to commence development within one year of a planning consent being granted, without submitting a draft heads of terms agreement.