

S W 0 6 4 8 6 / F

**Access Statement
Archenfield Housing
Development, Madley, Hereford**

2005/940/8.0
28th October 2006



Architects

Planning Application 2

Page 1 of 2

- House types are generally in accordance with national space standards, having 1.2m hallways, ground floor WC's, space for a lift to one bedroom with the opportunity to create direct access to the bathroom, and space and drainage to enable a simple retrofit ground floor shower installation if personal circumstances demand. These provisions accord with the criteria of the Lifetimes Homes standards. Ground floors are immediately available for wheelchair use, and an upper floor bedroom and the family bathroom can be made accessible by straightforward adaptations including the lift installation.
- All properties will be provided with level access to both front and rear entrance doors and curtilage parking. Front gardens will be open, with tarmac paths and brick paving to car standings generally. Some properties have car storage space within the rear garden.
- Entrance roads are shared surfaces for car and pedestrian, with easy movement throughout for wheelchairs and motorized buggys.
- Adopted paths connect all areas to the main road and the amenities of the village. A regular bus service from the edge of the site connects to Hereford with the resources of a small city and national bus and rail connections.

John Curry
For DJD Architects
28th October 2006

2 St Oswald's Road
Worcester
WR1 1HZ

Tel: 01905 612864
Fax: 01905 610011

mail@djdarchitects.co.uk

Archenfield Consultations**Consultation**

Herefordshire Housing Limited (HHL) has carried out an in depth consultation process over the last 18 months for the Archenfield redevelopment, which has taken various different forms to ensure we could capture as many of the residents concerns, issues and ideas as possible. HHL has aimed to involve all residents affected by the redevelopment.

Consultation has included;

Consultation Type	Date	No. of Tenants Involved
Needs and Aspirations Survey	Jan. 2005	Responses from 22 household
Public Meeting	13 th July 2005	
Consultation Events	19 th and 20 th April 2006	34 Residents attended this event over two days
Feedback Forms – Each meeting residents have the opportunity to complete these forms with their comments and queries	Ongoing	36 received so far
Tenants meetings with smaller consultation groups – Regularly held in tenants homes	Ongoing	4 households involved on a regular basis.
Individual Interviews with Housing Officer or Customer Involvement Officer	Ongoing throughout 2005/06	All tenants and owner-occupiers at Archenfield and Paterson Close and the three bungalows neighbouring Archenfield have been given the opportunity to meet individually with HHL staff

Issues raised by tenants**Parking**

Parking is currently provided at Archenfield by a mixture of communal parking bays, off road parking and a small number of private driveways/garages. Most households have on average two or more cars, as is usual in a rural area.

Residents were surveyed as to where they currently park.

Area	% Of Tenants Surveyed
Garage	9.5%
Communal Parking Bay	47%
Road	19.5%
Within Property Boundary	4%
Other	0

Residents Comments included;

"Better Parking is needed" – Mr. Day 44 Archenfield

"Parking can be a problem from time to time" – Mrs Sayce 50 Archenfield

"The parking is worse for the disabled." Mr and Mrs Marling 39 Archenfield

SW06 / 3486 / F

"Bad parking" Mrs A. Morris 47 Archenfield

"Not enough room to park your car." Mr and Mrs Morgan 53 Archenfield

"Although I have somewhere to park there is generally a parking problem." Mr and Mrs Clarke-Davis 43 Archenfield

Two thirds of residents who responded to HHLs original questionnaire sited parking problems as the biggest problem at Archenfield.

The Additional Road into Archenfield

As residents had told us parking was their biggest problem at Archenfield we aimed to provide each property with a minimum of one/two private parking spaces per property. To do this the access to properties needed to be improved, this was by creating the second road at Archenfield.

Residents comments included;

"Not keen, but it seems necessary"

"Gives you your own privacy you're not over looking anybody."

"I like this idea it makes it more private for people."

"No problem, better access to property, good use of space."

"That's ok"

"Undecided."

The Green Area

The green area is currently an open space with mature trees along the edge. It has recently been misused by one or two residents who have been driving tractors and other industrial machinery across it, some residents also use it for additional parking. This has concerned other residents who feel the area is being spoiled and misused.

Children at Archenfield

Whilst considering whether to build on the current green area HHL investigated the population of children at Archenfield to assess the impact of the loss of a portion of the green area.

Out of the 26 properties at Archenfield there are only 8 children (under 16's) currently living there.

Age Of Children	1yrs and Under	6yrs and Under	11yrs and Under	16yrs and Under
No. Of Children	1	2	3	2

Given the small number of children and the high percentage of older people it was felt by some residents that current green area would be better used for housing. The area does not currently suffer from anti social behaviour but residents had concerns that it could become a target in future years and older residents didn't want to encourage children playing in that area.

The area is also currently used by some of the children for playing football and recreational activities.

Residents feedback on the whether part of the green area should be used for extra housing.

"I wouldn't mind Unit 3 Block 7" (i.e. a house on the green)
 "I think it's a good idea"
 "This is an advantage for people with families"
 "Not if it can be avoided however it's green all the way around the estate so if needs must etc! Keep the big trees please."
 "No problem"
 "Don't mind"
 "No"
 "Yes it would be better"
 "More houses are always needed."
 "[Dislike] building going on the green"

Street Lighting

Archenfield doesn't currently have any street lighting. Several residents raised this as a concern and felt street lighting would make Archenfield safer, particularly for older residents.

However, residents were equally concerned about light pollution and didn't want the night sky polluted by street lights. Several discussions took place on this subject and most residents agreed that low level lighting, as used in Paterson Close, would be the best choice.

Residents' Feedback on the New Design of Archenfield As A Whole

"Modern Housing, Reasonable layout"
 "I like the bungalows on the end"
 "The layout of the house"
 "I like the design you are not on top of everyone"
 "It's not cramped up or spoiling the rural ness of the area."
 "Very good"
 "[Disliked] Terraced houses"
 "No dislikes "
 "[Disliked] Nothing really"
 "[Disliked] The terraced housing, prefer semi detached however I do understand it's a space issue etc. other than that no dislikes."
 "[Disliked] Nothing, liked it all"
 "A good design and well up to standard."
 "All the houses now have their own back garden entry without going around o neighbours garden."
 "It looks good, more individual. Having our own driveway will be a big bonus."

[Faint, illegible text, possibly a stamp or signature]