

Design and Access Statement**Client:** Mr and Mrs Godfrey**Project:** Yew Tree Cottage, Hope Mansell**Date:** May 2010**1.0 Use**

The proposal is to turn two extensions to Yew Tree Cottage, one of which is to provide a porch on the ground floor and an en suite bathroom above. The other is to provide a studio with an additional gallery above.

2.0 Amount

The porch and en suite bathroom would provide an additional 10 m² and the studio and gallery would provide 47 m² whilst an internal covered area would give another 8m² giving a total of 65 m².

3.0 Layout

The new studio would be formed on to the east side of the existing building accessible via a new link to the main circulation areas formed through the existing utility room.

4.0 Scale

The proposal for the new studio extension matches the width of the existing building whilst the ridges of both this and the porch extension are both slightly lower than that of the existing building.

5.0 Landscaping

The area on which the proposed studio extension is proposed at present forms a lower area surrounded on two sides by a retaining wall and grass bank. The exterior walls of the extension would form a retaining wall so that a large part of the extension would be below ground, the area surrounding would be back filled and grassed over to match the adjacent areas.

6.0 Appearance

Yew Tree Cottage in its present form consists of a mixture of styles which have been incorporated over several extensions and alterations over the years. The new extensions would include traditional materials and joinery which along with the general scale of the proposal would complement the general feel of the existing building.

HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL	
18 MAY 2010	
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7.0 Access

Hope Mansell lies approximately 4 miles east west of Ross-on-Wye with associated amenities and public transport links and close proximity to the M50.

Access to Yew Tree Cottage from Hope Mansell is via single track country lanes with passing places. The site itself has provision for parking and turning with a level access.