

Design & Access Statement

K W Bell & Son Ltd Development.
Planning Decision date 6th December 2004.
Development completed Summer 2005

Private access to four dwellings
including Despierres. No further
accesses will be permitted.

Highway under maintenance by
K W Bell & Son Ltd, pursuant to final
adoption by Herefordshire Council
under Section 38 Highways Act.
Capable of serving 25 dwellings.

PLAYING FIELD

Potential for further development.

K W Bell & Son Ltd development.
Planning Decision date 10th May 2006.
Development commenced.

The Site.

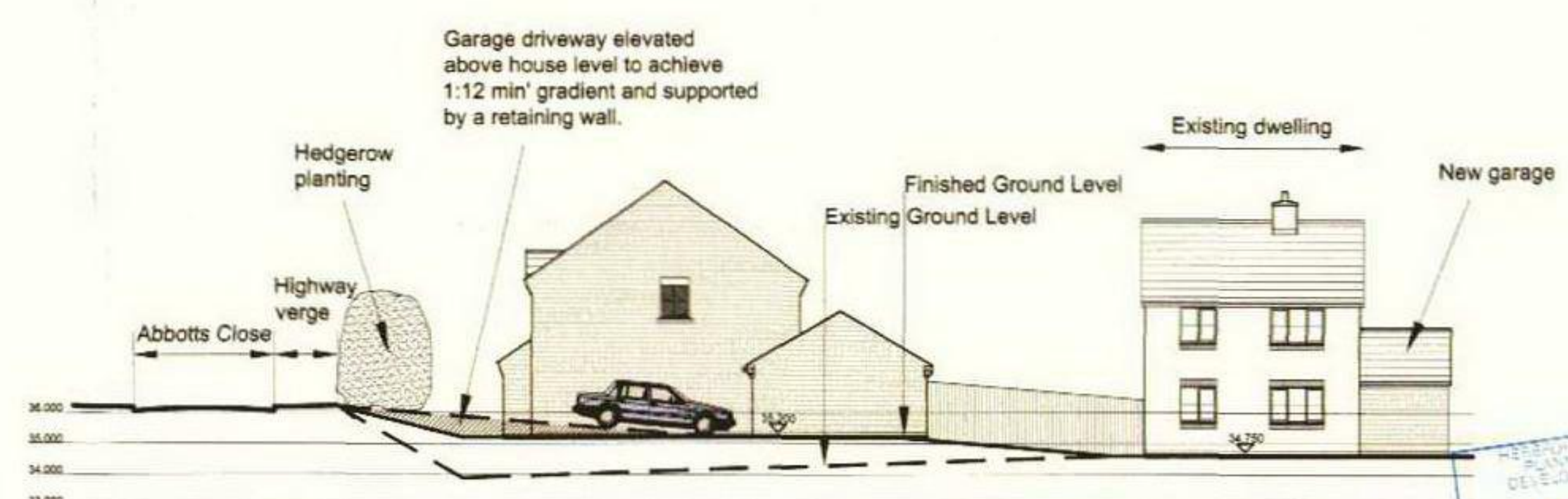


These two detached dwellings
have been constructed within the
last five years.



DESIGN & ACCESS STATEMENT NOTES

- Early in 2006 all properties backing onto Abbotts Close were approached with a view to acquiring part of their rear gardens for further development. As a result of this the permission for five dwellings was obtained on the 10th May 2006. The two properties hatched in red have never been interested. Mr & Mrs Thomas at 'Despierres' have now decided to leave the area and have an opportunity to increase the value of the property.
- The original planning consent for the seven dwellings and the access road identified a restriction that no further accesses would be allowed onto the private lane for highway safety reasons. Any new dwellings realised from rear gardens of properties off Sixth Avenue can only have their access from Abbotts Close.
- Abbotts Close is currently under maintenance by K W Bell & Son Ltd, pursuant to final adoption by Herefordshire Council under Section 38 Highways Act. It designed to be capable of serving 25 dwellings.
- Level differences between the site and the access road can be overcome by ground remodelling, as can be seen from our adjoining developments, and will include wheel chair access for both properties. Relative heights can be seen to be commensurate with adjoining dwellings.
- Consideration was given to a detached property with a double garage, however a better financial return is obtained with two smaller dwellings. The dwellings chosen have been previously approved here and have two stories in scale with all adjoining properties. Private amenity space and relative distances to adjoining properties are to the standard required by the Herefordshire Council.



Cross Sectional Elevation throu' Site



Front Elevation



Rear Elevation

NO	REVISION	DATE
SITE	Two Dwellings at Lower Greytree, Ross on Wye.	
DRAWING	Design & Access Statement	
SCALE	1:500 & 1:200	DRAWING NO.
DATE	Sept 2006	GREY.32
DRAWN	SD	
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