

# DESIGN AND ACCESS STATEMENT

## SITE ADJACENT LYNMAR, 5TH AVENUE GREYTREE, ROSS-ON-WYE, HR9 7HU



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## **APPLICATION DESCRIPTION**

This application seeks Full Planning Permission for a residential development of a new detached open market dwelling on the site of the existing garage and part garden area to Lynmar. This statement sets out the approach to the design and access for this proposal within its local context.

This Design & Access Statement will assess the site and will outline the proposal's key features in delivering a high quality design as an appropriate and sympathetic response to its place within the local context.

In drafting this statement, reference has been made to the Herefordshire Core Strategy

The Core Strategy sets out a positive planning framework to support the proposed minimum growth target of 14% across the Ross-on-Wye and Rural Housing Market Area.

The proposed development designed to meet the housing need of the local area, located adjacent to the existing built-up extent of Greytree and 5<sup>th</sup> Avenue, and accessed from an existing adopted road would therefore go some way to achieving the 14% minimum growth target.

### **Site Description & Location**

The application site currently comprises garden land and garage to the existing property Lynmar. The site is a level area and sits adjacent to 5<sup>th</sup> Avenue access road.

### **Services**

Mains water, electricity and telephone connections are all available in the vicinity of the site, serving the existing surrounding dwellings.

It is proposed that surface water from the site be disposed of to Rainwater harvesting tanks within the plot boundary. This is seen to provide a preferable form of discharge for the surface water on site and will ensure that flooding is not increased elsewhere as a result of the development.

### **Local Buildings**

There are a wide variety of dwellings locally with a mix of houses, bungalows, semi detached and detached style properties mainly constructed in red brickwork and render

### **Use and Amount**

The existing use of the site is residential garden land. The proposed use is residential. The proposed scheme will deliver a new "open market" dwelling.

The scheme is of a low density, with the dwelling set on small sized plot.

The new dwelling is as respectful as possible, It is a small single storey building with the roofline set as low as possible and not be overpowering to the street scene with window positioning and access designed to be respectful to the neighbouring properties to avoid overlooking

**Layout and Scale**

The layout of the proposed development has been carefully designed to be reflective of the development pattern of the existing surrounding. The scheme proposes a formal layout which reinforces the character of the immediate area, and reads as an entirely logical extension to the existing development.

**Appearance**

Proposed materials are a high-quality mix of red brick, tile roofing and high quality insulated aluminium doors and windows. The material mix has been carefully chosen to reflect and reinforce the link with the area's building materials.

**Sustainability**

The dwelling has been designed to exceed current building regulation requirements for thermal performance, highly insulated timber framed walls and roofs with continuous external insulation to eliminate cold bridges within the structures.

**Access**

The proposed development is in easy walking distance of the centre of Ross-on-Wye with shopping, schools, a swimming pool, churches and other town facilities. The site enjoys good road transport links via the main road to Hereford and Gloucester and is well serviced by public transport

The access to 5<sup>th</sup> Avenue will be through a new opening formed in the boundary wall with new dropped kerbs to HC standards. Cars will reverse into the parking area so that they may leave in a forward gear. Due to the fact that 5<sup>th</sup> Avenue is straight, the site enjoys almost unlimited visibility for egress in both directions.

**Landscaping**

The proposed scheme utilises and retains all close boarded fences bordering the site.

The proposed parking area will be surfaced in permeable bound gravel paving, and the proposed patio areas to rear gardens will be surfaced in natural stone paving.

The remainder of the proposal site will be laid to lawn, providing a free draining, green amenity space, suitable for family home gardens.

**Internal access**

All dwellings have a ground floor WC that is designed to be accessible to both a wheelchair user and ambulant disabled person.

All internal ground floor doors will be wide enough to allow passage by a wheelchair user, and ground floor electrical sockets will be fitted so as to allow them to be accessible by a wheelchair user, again compliant with Building Regulations Part M.

**Development Summary**

The proposed development is a carefully considered scheme, which would offer the following benefits to the site and its wider context:

The proposal delivers a new affordable home in a sustainable location, which will help sustain the existing community and its facilities.

The scheme is a high-quality design which is informed by its context and reinforces local distinctiveness.

The scale and layout of the proposed development are consistent with the development pattern of 5<sup>th</sup> Avenue