

DESIGN AND ACCESS STATEMENT

PROPOSED NEW DWELLING AT NUMBER 10 FAIRVIEW GARWAY HEREFORD HR2 8RG

Generally

The existing property is a semidetached house with a very large garden area extending to the front rear and side. The overall dimensions of the plot are about 23 x 25 metres. The proposal is to split the site into two plots. The existing house is to be provided with a new vehicular access and the new dwelling to be served by the existing vehicular access. The proposal will require the repositioning of an electrical pole.

Access

The site has a frontage to the highway with a grass verge and footway that provides good visibility in both directions. The road has a 30 mph speed limit. It is considered that the new and proposed accesses will provide a safe driveway to each property. Separate parking and turning areas are proposed for both properties.

Hedges

The existing site has large hedges to the road frontage and to the east boundary. It is proposed that these hedges will be retained except for the area to be removed to form the new access. The hedges are a feature of the site and will partially screen the new proposal.

New Dwelling

A new 3 bedroom house is proposed of traditional appearance and of external materials that will blend in with the neighbouring houses. The house will be constructed to a good modern standard of energy efficiency.

Garway

The new house will be located in the centre of an active village that is served by a school, public house and new village hall facility.

Mains Services

Mains water, electricity and drainage are all available.

Conclusion

The overall existing large site will provide space for two dwellings each of which will have a generous rear garden area. A new house is proposed of traditional appearance that appears totally appropriate in this active village setting amongst houses of a similar character.

