

DESIGN & ACCESS STATEMENT

Proposed residential apartments at
land to the rear of
1 Broad Street
Bromyard
HR7 4BS

For

Mr James Nevin

Architects:
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1.0 Introduction

Brophy Riaz & Partners (BRP) have been appointed by Mr James Nevin to carry out appraisals and design work for the residential development at the site on 1 Broad Street, Bromyard, HR7 4BS. Broad Street incorporate 63 properties, in which most of them are residential.

The overall scheme consists of an erection of a two-storey dwelling for a 5 new apartments with internal floor areas ranging from 37-55sq.m.

2.0 The site

The site is 370.6 sq.m, which incorporates a 1616 listed building. It is a 3 storeys and attic building refronted in red bricks with a gable front to Broad Street, with 1 large 3-light sash window on the first and second floor with flat rusticated arches. The use of the existing ground floor is a coffee shop to the front, lounge/bar and storage to the rear. The first floor is a residential accommodation associated with a coffee shop with a roof garden. The existing lounge/bar and storage areas are currently redundant.

3.0 The proposal, design considerations and response to context

The design proposals are to demolish existing lounge/bar and the flat roof to create a private garden for existing residential accommodation and a new block for 4 new apartments. The existing rear building, the storage area, will be retained and made good in order to accommodate an additional apartment and allow access to the apartment block from Rowberry Street.

Our overall proposal seeks to provide 5 apartments consisting of 1No. 2 bedroom apartment and 4No. 1 bedroom apartment. The height, massing and relationship of our proposal to surrounding buildings have been carefully considered - for more detail refer to BRP drawings with reference: 3186-01-B & 3186-02.

4.0 Architectural style and detailing

Within the sympathetic architectural form outlined above the architectural style and detailing would be kept simple and unfussy and in keeping with the local architectural style. To achieve this we propose to use materials, which are prevalent in the locality and proportions and openings, which again are familiar to locality in terms of colour, texture, proportion and form - for more detail refer to BRP drawings with reference: 3186-01-B & 3186-02.

With regard to materials, the main walls facing would be a facing brick base to match the existing brick evident on Rowberry Street. The roofing materials would be a clay plain tile, colour to match existing roof material.

5.0 Conclusion

The overall scheme of two-storey dwelling is modest in scale and in harmony with the architectural style of the existing buildings.

Please let me know if you require any further information

Kind Regards,

Fatima Mohammed BA (hons)
31/01/2018