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whitestone, herefordshire

design and access statement



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1.1 scope and content

This Design and Access Statement (DAS) has been prepared by Zebra Architects on behalf of Piper Homes to accompany a Planning Application for the development of Whitestone in Herefordshire.

The purpose of this document is to set out how this site at Whitestone can be developed to create high quality, sustainable residential dwellings, and to identify the factors which have influenced the development strategy for the site. It illustrates how the site analysis, research, survey work and consultations have informed the final proposals.

It should be read in conjunction with the drawings and reports that form the detailed planning application.



1.2 professional team

The process of discussion and design development has included input from the following team:

client	piper homes
architects	zebra architects
landscape architects	zebra landscape architects
planning consultant	rca regeneration
arbocultural consultant	brindle and green
engineering consultant	banners gate



site



2.0 site

2.1 site location

The site is located off the junction between the A4103 and the C1130. It is approximately 5 miles north east of Hereford City Centre

The 405, 406, 420 and 469 bus services run closely to the site, linking the site to Hereford and Bromyard and Great Witley, as well as Hereford to Worcester (stopping at Withington, locally to the site) and between Ledbury and Hereford, via Bromyard.

The nearest train station is at Hereford (5 miles SW), connecting with the national network.

The village of Withington is a very short walk from the site, with Withington Post Office being located 500m north west of the site. There is also Withington Village Stores very near the Post Office, as well as a fish and chip shop and a village hall. There are a number of businesses in the area, from upholsterers, furniture manufacturers, candle shops and bike centers.

There is a Baptist chapel 300m north west of the site, along the A4013.

A short distance both north and south of the site are primary schools (Withington and Lugwardine).

Approximately 5 miles south west is Hereford City Centre, where a full range of shops can be found, as well as a hospital, sports facilities, schools and more.



1. Location of Herefordshire (contains Ordnance Survey data © Crown copyright and database right)
1. Location of Hereford (contains Ordnance Survey data © Crown copyright and database right)
1. Aerial view of Site (map data Google ©2020)



2.0 site

1. Aerial View of Site
2. West View of Site
3. A4103 Junction

2.2 existing site

The site is situated along the A4103, north of Whitestone Business Park, and is bound all of the way round by existing trees.

To the north of the site are a number of existing residential developments.

To the south is Whitestone Business Park, where a variety of businesses are located. This is screened by the line of existing trees to the southern site boundary.

The existing site is relatively flat, with a slight fall of approximately 2m from north to south and a rise from west to east of approximately 5m .



2.0 site

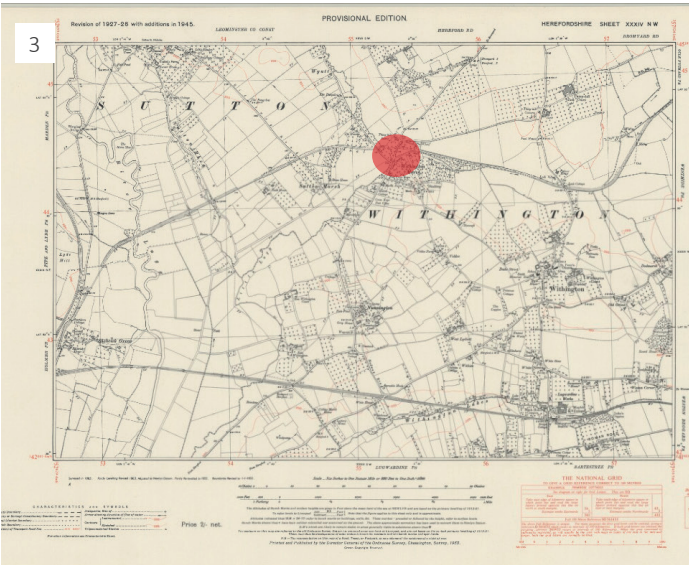
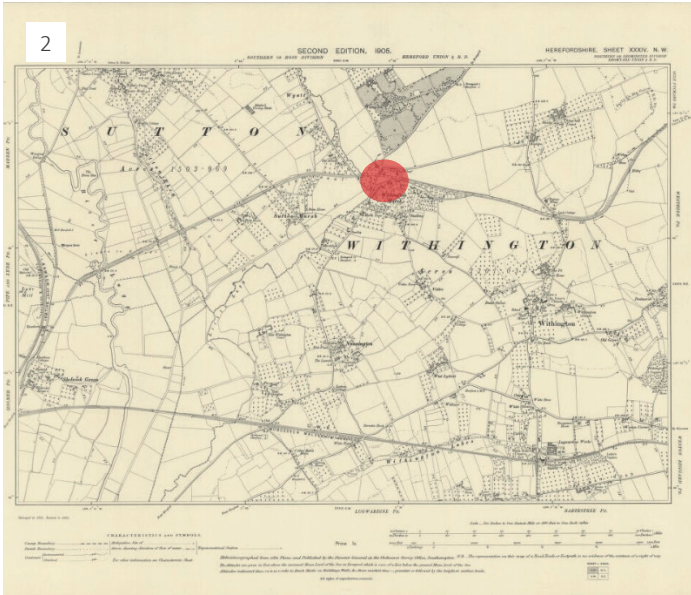
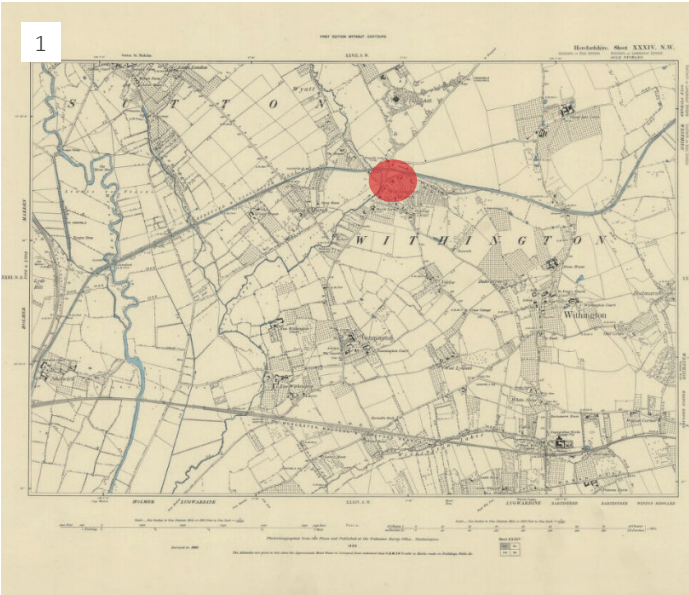
2.3 historic context

The site in question has been part of a larger orchard as long back as recorded. Equally, land directly to the south of the site has been recorded as industrial use on all historic maps, with Lugwardine Works being located to the north of Withington Station.

Lugwardine Works subsequently evolved into Whitestone Business Park, and would have been located approximately 200m south of the site.

Lugwardine Works formed the site of the leading tile manufacturer William Godwin. From the 1850s onwards, his gothic ‘encaustic’ tiles were used nationally in churches, schools, railway stations and other buildings.

- 1. Excerpt of the 1886 historic map- red dot showing approximation of site
- 2. Excerpt of the 1952 historic map- red dot showing approximation of site
- 3. Excerpt of the 1905 historic map- red dot showing approximation of site
- 4. An aerial photograph of the site and immediate area (2021)- red dot showing site



2.4 character and local detail

The existing local housing is a mixture of various types and styles, with a large portion of dwellings having been built over the last 60 years. There are also a number of sites that have been developed in the last 5-10 years, close to the site.

There are a handful of period buildings found dotted around the area, but these are either hidden on private sites, or far enough away from the site to not act as an influence.

As a result, there is no predominant style of architecture.

Similarly, materials used around the village are widely varied. There is a lot of red/orange brickwork and a small amount of render.

Roofs can be found with both concrete tiles, thin grey tiles with the appearance of slate, and red/orange clay tiles.

Windows found around the village are generally made from uPVC. Even some more period homes can be seen fitted with these types of windows.

In summary, the immediate area appears to have suffered from piecemeal development over the years, leading to an inconsistent aesthetic.



2.5 site analysis

-  existing buildings
-  site boundary
-  site access
-  existing vehicular access



2.6 planning context

The site previously benefited from an outline approval (152042/O) for 80 ‘extra care’ apartments, which lapsed in July 2018.

A Pre-Application submission was made for this site and a set of comments were received in November 2019. Broadly speaking, these can be distilled down to the following planning based design points:

- 1. *‘Strategic Housing Officer has advised that a 5 bed 7 person unit is required to meet an identified need in the village and it is requested that any forthcoming scheme addresses this specific need.’*

As a result of this comment, a 5B7P dwelling was introduced to the proposal.

- 2. *‘The site historically was an orchard. This could be a source of inspiration, not only for planting apples, but to explore the idea of patterns in planting design.’*

As a result of this, fruit trees have been introduced to the landscape design. These trees are proposed as a small orchard in the area around the swale on entry to the development.

As part of this application, the proposal to the right was submitted initially as part of this application. This evolved into the proposed site plan shown later in this document, following comments received during the initial consultee process.



3 design



3.1 brief

Zebra architects were approached by Piper Homes to develop a full planning application.

The brief was to provide a prescribed mix of residential dwellings, whilst sitting board an existing periphery of established landscaping. To do this, an established access point needed to be utilised.

Pre application comments were taken on board at an early stage, where possible, which evolved the brief as the design progressed.

Following the initial submission, various planning comments were received from a number of consultees.

The team then worked toward a revised proposal, which addressed the concerns raised. To do this, the revised proposal included a reduction in proposed units from 36 to 33, as well as a significantly re-planned layout.



3.0 design

3.2 Summary of local design cues

Drawing from architectural references from the local context, a palette starts to emerge.

Expressed Eaves detail

Bonnets over first floor windows, a small number of feature gables and pitched porches offer a high level of relief to front elevations.

Roofs and Chimneys

There is a distinct lack of chimneys in the area, and roof lines become more linear as a result. Corbelled ends to eaves are commonplace. Roof tiles found locally are a mixture of red and grey.

Mixture of materials

There is no specific brick colour used in the area, more a mixture of types and colours. This leads to an open palette going forward.

Window cills and heads

There is a mixture of brick and stone heads and cills around the area. By introducing a mix, a good level of variety can be incorporated. The brick heads around the village are split into soldier courses and arched heads.

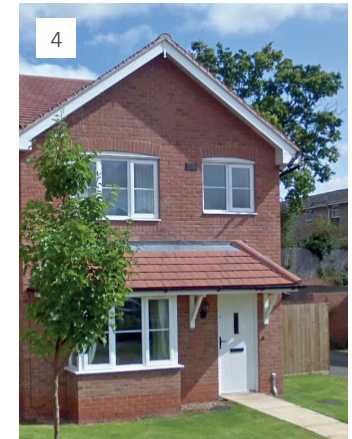
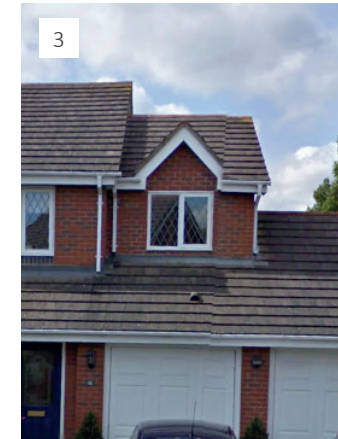
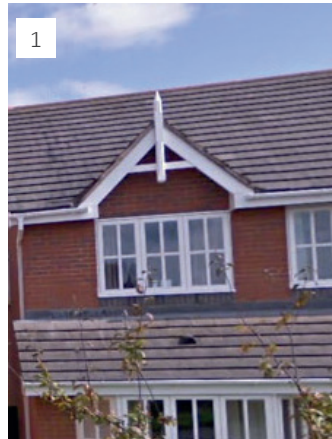
Porches

A wide range of porches can be found around the village. By incorporating a choice in porches, further interest is created in the street scene.

Brickwork

As identified on page 11, the prominent colours have been identified, and form part of the 'Developed palette'.

1. Expressive eaves detail
2. Brickwork
3. Roofs and chimneys
4. Porches
5. Mixture of materials
6. Window cills and heads
7. Mixture of materials
8. Porches



3.0 design

- 1. Proposed site plan
- 2. Breakdown of dwelling types

3.3 use + amount

The proposal seeks approval for a residential scheme of 33 dwellings.

Within this total of 33, the dwelling types and numbers are broken down as follows:

- 23 market dwellings
- 10 affordable dwellings

The dwelling types are broken down further in figure 2.



v 2 ne		v7				sqm	sqft	Amount	% of Tenure	Total Area sqm	Total Area sqft
Type D	2 Bed / 4 Person	Semi Detached	surface parking			62	667	4	17%	248	2669
Type E	3 Bed / 5 Person	Semi Detached	surface parking			82	883	14	61%	1148	12357
Type F2	3 Bed / 5 Person	Detached	surface parking			82	883	2	9%	164	1765
Type F	4 Bed / 7 Person	Detached	garage			116	1249	3	13%	348	3746
Affordable											
Type A	2 Bed / 4 Person	Semi Detached	surface parking			71	764	5	50%	355	3821
Type B	3 Bed / 5 person	Semi-Detached	surface parking			84	904	4	40%	336	3617
Type C	5 Bed / 7 Person	Detached	surface parking			128	1378	1	10%	128	1378
						Hectares	Acres				
Site Area						1.38	3.41	Totals	33	100%	2727
Nett developable						0.94	2.32	Open Market	23	70%	1908
Density (Units) nett						35.11	14.21	Affordable	10	30.3%	819
Density (Area) nett						2901.06	12637.16				
								Totals	33	100%	29353
								Open Market	23	70%	20538
								Affordable	10	30.3%	8816

3.0 design

3.4 appearance

The dwellings have been designed, with local design cues in mind.

Using a sympathetic brick to the local vernacular, and by incorporating a number of details to allow the street scene and elevations to converse, an overall aesthetic is produced.

The images opposite show detailing, porches, window heads and cills.

- 1. Front elevation of house type A
- 2. Front elevation of house type B
- 3. Front elevation of house type C
- 4. Front elevation of house type D
- 5. Front elevation of house type E
- 6. Front elevation of house type E2
- 7. Front elevation of house type F



3.5 landscaping + public realm

The layout sits within an established planted area, with a large proportion of the site shielded by trees.

A swale is proposed at the entrance to the site, softening the approach into the proposal. Around it, marginal grassland and species rich grassland is proposed. Within the swale, wet grassland is proposed. To achieve this, an area of undergrowth will need to be cleared, as well as a Category U tree (T13). Some other poor quality trees are proposed as being removed as part of the proposals. (T11 and T12)

The swale is proposed to be bound by fruit trees, creating a peripheral orchard to the space, responding directly to the landscape officers comments at pre-application stage. New native hedgerows are also proposed to the entrance of the development.

Within the proposal, additional trees are proposed lining the access road in, between parking bays. Amenity planting is proposed to further soften the areas of frontage to the dwellings. There are also some areas of evergreen hedgerow proposed to help soften the parking areas.

There is also a small community orchard to the eastern end of the site to enhance bioiversity.

See the associated landscaping proposals for more detailed information.



3.0 design

3.6 environmental + sustainability

Building construction and the use of buildings, especially their space heating, is one of the main contributors to CO² emissions in the UK. Energy conservation, introduction of sustainable transport strategies and incorporation of energy efficient strategies can be one way to play a part in reaching targets set for CO² emission reductions set in the Kyoto agreement while reducing other adverse impacts on the environment.

A review of the Merton Rule undertaken by the NHBC foundation (The Merton Rule: A Review of the practical, environmental and economic effects, January 2009) concluded that the average cost of providing renewable sources of energy to achieve CO₂ reductions was around £525 per tonne of CO₂ saved, whereas if the reduction in CO₂ emissions was achieved by improvements to the building fabric the cost fell dramatically to £124 per tonne CO₂ saved.

By switching expenditure from providing renewables into improving the building fabric there are opportunities to boost CO₂ reduction. However, because of the limitations of current construction techniques, insulation materials etc. it may not be possible to achieve high levels of CO₂ reduction from building fabric improvements alone and renewable resources have a part to play in a balanced approach to energy efficiency.

The definition of 'renewable' resource has been established by EU Directive 2009/28/EC to include low carbon technologies such as heat pumps, which despite the need to run on electricity, are able to extract higher levels of energy from the air, water or ground. Thus by incorporating heat recovery in the mechanical ventilation systems that are required of modern residential development 'free' energy is obtained.

Wherever possible, Piper Homes will look to employ a 'Fabric First' approach to the specification and construction of this development.

LANDSCAPING

The landscaping around the proposals will be reinforced to enhance both the visual amenities in the local environment and improve the biodiversity of the local area.

VENTILATION

Natural Ventilation will be utilised throughout the development reducing the need for electrical ventilation systems.

SPACE HEATING

All the dwellings will be highly insulated with high performance glazing to insure minimal heat loss thus reducing the requirement for heating.

WATER ECONOMY

The following water saving measures will be employed within each dwelling.

6/4l dual flush WC system
Showers to a maximum of 6-litres/min
Kitchen & Hand wash basin taps- max. 4-litres/min
Bath (140-litres to overflow)

EXTERNAL AND INTERNAL LIGHTING

All lighting within the dwellings and lighting used externally will be fitted with low energy efficient lamps.



3.0 design

3.7 parking + cycles

Parking provision for the project has been designed to meet local standards as follows:

- units with 2 or 3 bedrooms which are grouped or individually placed have a maximum of 2 spaces per unit.
- units with more than 3 bedrooms which are grouped or individually parked have a maximum of 3 spaces per unit.

Sheds are proposed as being provided in each garden to allow secure cycle storage.

3.8 refuse

The refuse strategy for the site is based on local guidance.

1. integrated on street parking design
2. safe and secure bike storage
3. dedicated cycle routes.
4. integrated and designed bin storage.



4 access



4.0 access

4.1 introduction

The site is relatively level, dropping down away to the south, and rising to the east.

As such, the design has been developed to be accessible to all to all, with all roads and pedestrian routes to be accessible.

4.2 external access

The proposed vehicular access point into the site provides good and level access. This vehicular access also offers good pedestrian access.

Level access will be provided from parking spaces to all dwellings.

Level and accessible pedestrian routes are also being provided through the open green areas to the south of the site.

4.3 internal access

All dwellings have been designed to the current Part M Building regulations to ensure the building is completely accessible for its users.



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