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SE06/3547/F!

**Design and Access Statement for proposed residential development at
53 Over Ross Street, Ross-On-Wye, Hfds, HR9 7AS for
Aden Developments Ltd**

1.0. Existing site and context

1.1. The application site comprises a vacant shop unit with rooms above and a two storey extension to the rear and an attached linear group of single storey outbuildings which run to the rear boundary. All of the building are in poor condition and have been vacant for some while.

The western boundary is formed by the abutment with the pavement of Over Ross Street.

The southern boundary is formed in part by a 4m high stone wall which is in the ownership of No 54 and which runs from the buildings at the front and rear of that site.

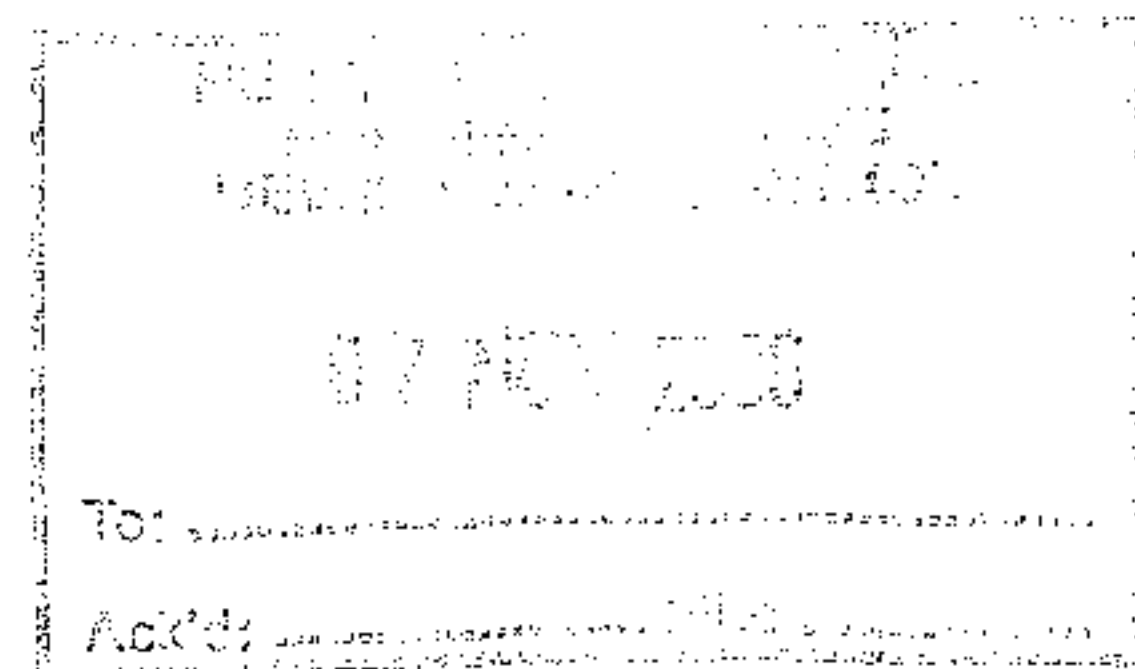
The eastern boundary is formed by Rudhall Brook which emerges from a culvert over which a small part of the site spans. Beyond that is the Council's long stay car park

The northern boundary is unmarked but abuts the Council's long stay car park.

1.2. The site falls within the Conservation Area and sits on the eastern side of the B4228 road which feeds into the town centre from the north. The immediate area is characterised by various uses, marking the change from the commercial town centre to established residential areas. No 54 has a commercial use whilst opposite is assorted housing.

1.3. The site has no vehicular access nor would it be possible to provide one. There is a pedestrian access into the site through a gate immediately to the north of the shop front. This leads to an overgrown courtyard and bank, which runs up to the car park, and is retained by a natural stone wall.

1.4. There is an open aspect to the north by virtue of the large car park area and the same to a lesser degree to the east.



Member of the British Institute of Architectural Technologists
• Building Design Consultant •
Associate of the Chartered Institute of Building

2.0 Design Proposal

2.1. The site has been vacant for some while and it is clear that there is little or no demand for retail use at the edge of the town centre. In any event, the buildings on the site are in such poor condition that wholesale redevelopment is inevitable.

2.2. An application for residential use was made in March 2005 but was subsequently withdrawn.

2.3. This application seeks to change the use of the site from commercial to residential, offering the opportunity for 7 x 1 bedroom units and 1 x 2 bed roomed unit set in a landscaped courtyard within easy walking distance of the town centre and supermarket.

2.4. The original building on the site, ie the shop and rooms above, is in a poor but repairable condition. The slated roof is in poor condition and the elevation to Over Ross Street is in stone which has badly eroded. It is proposed to remove and rebuild the roof, increasing the pitch slightly and finishing with salvaged natural slate. The front wall will be refaced with a rubbed finish Herefordshire Red Sandstone, laid in lime mortar. This will be a 75mm thick facing which will be tied to the existing wall which will be cut back by a corresponding amount. The shop front will be replaced by 3 windows and an additional first floor window will be introduced. Windows will be painted timber sashes, to a similar pattern as the existing. The overall height of the wall will be increased by 150mm to take into account raising of the ground floor level, referred to later. Window vertical heights will be adjusted likewise. The overall effect will be largely as existing but without the shopfront. The side (north) gable wall will be repaired and repointed with a replacement door and window.

2.5. The two storey extension to the rear of the original building has a slate roof over brick walls. The side and rear wall form the building, which has been built against the stone boundary wall and the rear of the original building. Much of the ground floor rear wall has been removed to form access into the lean-to's. The condition of this building is very poor and it is of no merit. It is proposed to demolish it and close off the openings into the original building.

2.6. The remainder of the buildings running along the southern boundary are of a makeshift nature, single storey under corrugated roofs, and in poor condition. It is proposed to demolish these.

2.7. The pedestrian access and the courtyard off Over Ross Street is constrained by a stone wall which we understand formed an earlier boundary. However, the site boundary is now several metres further north, as demarcated on the drawings, and this gives the opportunity to excavate and open up a larger communal courtyard area and landscaped graded bank.

2.8. Given the sites extended narrow shape and southern boundary constraints, the design for plots 2-6 is for a terrace of two storey single aspect dwellings. These have a bedroom and bathroom on the ground floor with an open plan living room and kitchen on the first floor, with a full width balcony providing amenity space with views over the courtyard and northwards. The roof is lower at the rear with the eaves at the same level as the rear building to No 54 and a recessed valley at the abutment with the stone boundary wall.

2.9. Plots 7 and 8 form a two storey block at right angles to plots 2 to 6 and front onto Rudhall Brook. The existing building at the rear of No 54 forms a very dominant feature facing onto the lower level car park and the proposal continues this dominant line, turning to follow the line of the brook and reducing in impact as the ground level rises to the upper level car park. Private amenity space for these two dwellings is provided by way of a deck to plot 7 and patio to plot 8.

2.10. It is envisaged that whilst detailing will provide a high quality contemporary finish to the development the design will retain a traditional form. The density of the development is relatively high, as called for in PPG 3, but the design ensures that plots have privacy, are not overlooked or overlook neighbours, have private amenity space as well as a large courtyard for access and services. Plots 2 to 6 will have the benefit of the landscaped bank to the north whilst plots 7 and 8 benefit from private patio spaces and proximity to Rudhall Brook.

3.0. Landscaping and external works

3.1. The courtyard area will provide for communal access to each of the plots whilst bin stores, cycle storage for 4 bicycles and a meter space will all be recessed into the landscaped northern bank. Stone from the existing wall will be reused to form a new retaining wall to the bank. Profiles are indicated on Section A-A.

3.2. A new 1.5m high close boarded timber fence will demarcate the northern boundary with the car park. This will screen the development from the car park but, by virtue of the floor levels, will still allow an open view from the first floor of plots 2 to 6 and from plot 8. Profiles are indicated on Section A-A.

3.3. Rudhall Brook is not within the application site. However, part of the overgrown bank above the culvert is and this will form part of the amenity spaces to plots 7 and 8. The existing mature Maple on the opposite side of the brook enhances the setting of the rear of No 54 and will largely screen plots 7 and 8 from the longer view. The existing elderberry will be cut back where overhanging the application site and arrangements made with the owners to ensure it is further pruned as necessary.

4.0. Flood risk assessment

4.1. Submitted is a flood risk assessment from Chris Dartnell, Independent Civil Engineering Consultant, together with copies of his correspondence with the Environment Agency. It should be noted that the EA's required floor level for the new housing is 35.67 AOD. In fact we have set the floor level for plots 2 to 7 at 35.70 AOD to ensure compliance. This is 160mm higher than the present floor level of the outbuildings. We have raised the floor level of the existing building, plot 1. by 200mm to 35.40 AOD and this plot will have a removable barrier to the front door, the only doorway into the building, as recommended in the EA letter of 22 November 2005.

5.0. Conservation Area Consent

5.1. An application for Conservation Area Consent to alter and demolish the present buildings will be submitted in tandem with this application.

6.0. Access

6.1. The site has pedestrian access from Over Ross Street which will be controlled by a video keypad interlinked to all plots and with tradesmen access. Access for the disabled into and within the site will comply with Building Regulations.

6.2. There is no provision for parking within the site as it is not possible to access the site other than on foot. However, the site abuts the Council's Kings Acre long stay car park where there is more than adequate space for both residents and visitors and where annual season tickets are available for £110 per year (30 pence per day) and visitors can park for 70 pence per day.



TIM FORD
Axys Design

4 November 2006

cc Aden Developments Ltd