

ACCESS AND DESIGN STATEMENT 03/09

NC 09 / 0541 / F

LAMBOURNES LEOMINSTER

DESIGN

SITE

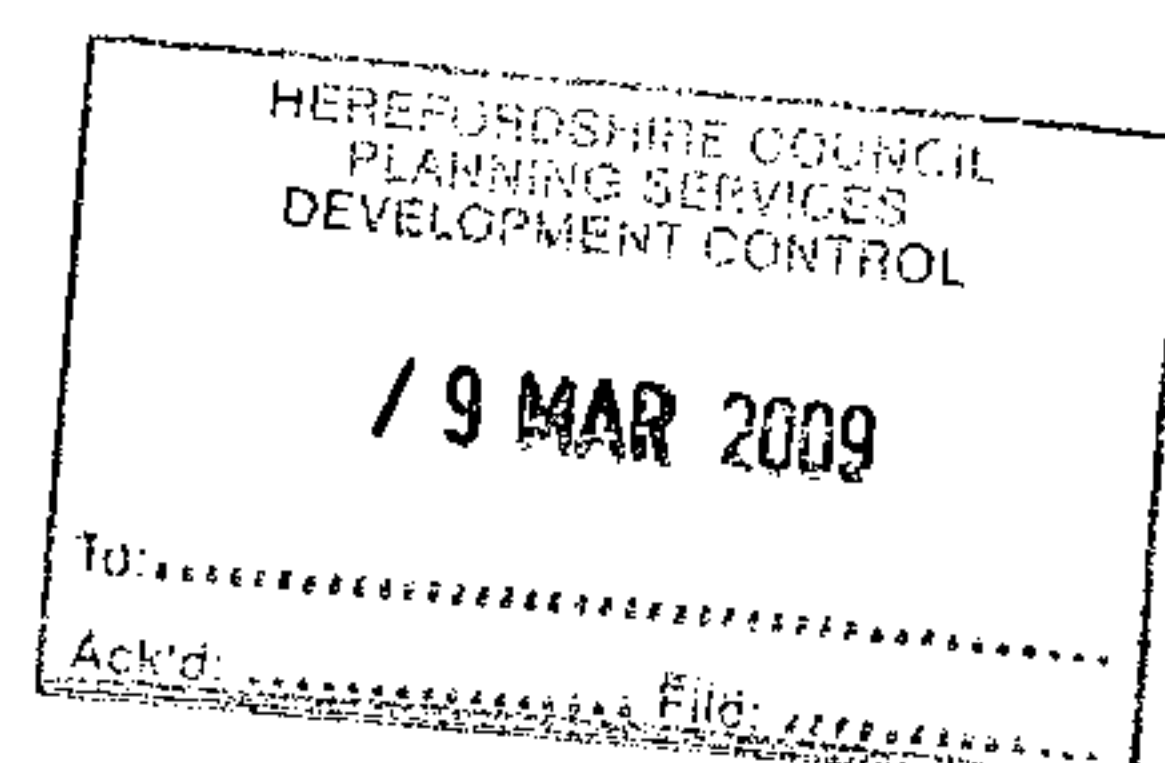
- The site lies close to the Leominster town centre between the Aldi supermarket and the residential areas beyond. Adjacent to the site is Westbury House, a substantial brick building (which is listed). There is a brick lined public footpath running along side the site from Ryelands Road to the south, which separates Westbury House from the site.
- The site has been excavated to a lower level than the surrounding land to the north, west and south.
- The former Lambournes factory buildings are vacant.
- The location of this site is close to the centre of town and the social amenities.

DENSITY

- Following the purchase of the site by West Mercia Housing Group, on behalf of Kemble Housing, it is proposed that there be 27 dwellings all of which will be affordable and funded by the Housing Corporation. Strategic Housing have advised that there is a requirement for properties of this type in Leominster.
- The design affords gardens to the houses and amenity spaces to the flats. It is anticipated that a committed sum to support play and sport provision elsewhere in the town will be required.

LAYOUT AND SCALE

- The reduced levels of the site permit 3 storeys alongside Ryelands Road without detriment to Westbury House (see sections).
- The proposed buildings align with the sun to maximise passive solar gain to the dwelling and provide a firm edge to Ryelands Road. The block is orientated to improve the views of Westbury House from the town centre maintaining and enhancing its prominence in the street scene.
- A wagonway-arched entrance into the site provides a gateway and demarcates the beginning of the "Home Zone". The layout within the site is designed to reduce car/vehicle speeds to 10mph or lower.



DESIGN

- It is envisaged that the frontage to Ryelands Road will be predominately brick with small window openings to limit sound penetration and to provide continuity with the immediate visual environment. The south facing facades will be lighter in design with large openings, balconies and solar controls to maximise passive energy of the sun. The rooflines will be kept low to enhance the visual amenity of the neighbouring properties.
- The use of sustainable and environmentally friendly materials together with techniques and technologies to reduce energy consumption and reliance on fossil fuels. The development will meet with level 3 of the Code for Sustainable Homes.
- Within the site the houses will be 2 storey around a central parking area with gardens and stores to the rear of each property.
- It is also envisaged that rainwater harvesting will reduce run off and relieve the load onto the existing sewerage system.

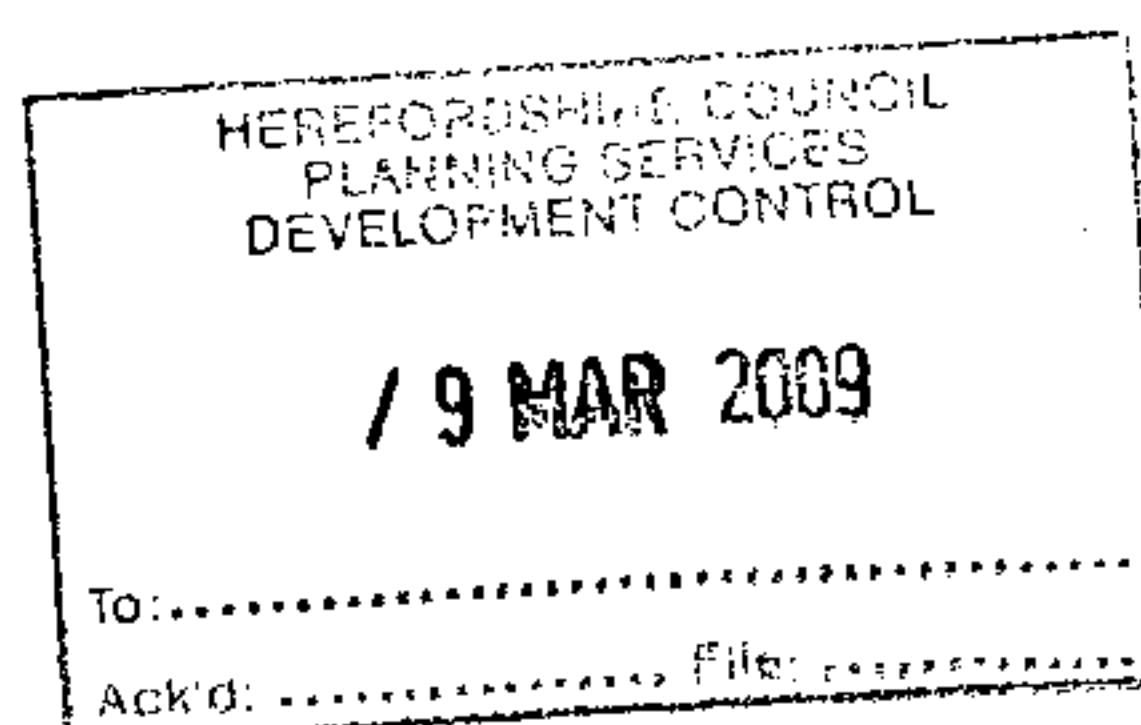
ACCESS

- Each dwelling will have a secure store for cycles and a car parking space. There are additional spaces for visitors. The site lies within 200 metres of the Leominster Bus Station and 400 metres from the town centre shops. Medical facilities, Doctors and Dentists are within 400 metres. The Aldi and Sommerfield supermarkets are adjacent to the site.
- The proposed site is able to access all major facilities by foot. Within the site all dwellings are fully accessible and will comply to the requirements of Lifetime Homes and Secure by Design standards.
- It is intended that Home Zone principles be applied to reclaim the street.

LANDSCAPING

- An important element in this development will be the treatment of existing and proposed landscape features in particular those, which provide a sustainable resource. A fully designed landscaping scheme will be required as part of planning conditions. The management of the landscaping features including Home Zone will be privately managed by Kemble Housing.

JBD ARCHITECTS



MARCH 2009