

CW07/2946/F

Design and Access Statement

HEREFORDSHIRE COUNCIL
PLANNING SERVICES
DEVELOPMENT CONTROL

17 SEP 2007

To:

Ack'd: File:

Land adjacent to No20 The Crescent, Roman Road, Hereford

This design statement will include a brief history of the site, a description of the design evolution of the proposed building and will consider layout, scale, landscaping, appearance and access and has been prepared using the Commission for Architecture and the Built Environment guidance document. I will show that my application is based on a good understanding of local character and circumstances and will enhance 'The Crescent' and Roman Road area.

General Description

The plot is situated within the development boundary shown on the Herefordshire County Development Plan and is located adjacent to No20 The Crescent, Roman Road, Hereford. The land is level, flat and roughly triangular in shape with an area of approximately 475 m². To the North the site is bounded by Ayles brook with open farmland beyond. To the East is a boundary hedge to approximately 8' height beyond which is No20 The Crescent. To the South is Roman Road with Hereford Racecourse car parking on the opposite side of the carriageway. To the West is open farmland.

Other than No20 The Crescent, the plot is not bordered by any other property. In considering the impact of the proposed 3 bedroom house, care has been taken to ensure that the aspect facing No20 does not contain any windows to ensure the privacy of that dwelling.

Site History

Until recently the site was owned by Dwr Cymru/Welsh Water who acquired the land in 1992 with the intention of constructing a sewage pumping station. However this proposal was abandoned some years ago and the site declared surplus to operational requirements. The current owners Mr & Mrs Parry purchased the land on 16 May 2007.

It is worth noting that the site was formerly in residential use. Two houses stood on the site – known as 1 & 2 Aylesbrook Cottages – until they were demolished at some time around 1972.

Design Evolution

Discussions with officers of Herefordshire Council began on 11 June 2007 when Mr Parry (site owner) met Mr Bishop (Planning Officer) on-site. From that meeting further discussions have been conducted with officers from the Council's Drainage and Highways Departments. Since that first meeting, several rounds of designs have been proposed to the planning authority and discussions undertaken. At each submission the design has been honed to the proposal that is the subject of this application. The design evolution process has been rigorous and demanding with the Planning Department setting very high standards regarding site layout and proposed house design. This process has resulted in a design that has been given 'cautious approval' from the Planning Authority.

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The Proposal

It is proposed to erect a 3 bedroom house on the site provided with 2 car parking spaces plus an additional turning area to ensure that all vehicles entering and leaving the site are able to do so in forward gear. The house will feature prominent dormer windows, an extended roof pitch down to first floor level and a centrally located chimney. Each of these features is characteristic of The Crescent ensuring that the new building sits well with the existing housing. The street scene illustration (JP6) shows how well the proposed building will compliment and enhance the area. The dimensions of the proposed building have been carefully chosen to ensure that the building is viable for normal family use and to make sure that the frontage matches existing properties. In addition the house will provide reasonably sized gardens to the front, side and rear and parking for 2 vehicles.

Throughout the design evolution described above, the occupants of the neighbouring property (No 20) have been kept fully informed and have been asked their opinion on the design. They have been supportive of the scheme. Although not specifically requested, the developer has ensured that the proposed house will not feature any windows in the aspect facing No20.

Construction and Materials

Materials have been carefully chosen to ensure that the proposed property sits well in the landscape, matches neighbouring properties and performs well environmentally. Walls will be constructed using sand/cement rendered dense concrete blocks with an air gap and solid foam insulation with Aircrete blocks as an inner skin. Windows and external doors will be double-glazed. The roof, which is a prominent feature of the design, will be covered with brown clay tiles to match existing properties.

The walls will be painted white to match the rest of The Crescent.

Access

The site is ideal for disabled access being flat and level. Access for disabled people to the whole of the ground floor, parking and garden areas will be straightforward.

Conclusion

A great deal of thought has gone into this design in an effort to produce a modest, well constructed building which will enhance and continue the curve of 'The Crescent' and sit well in it's local environment. Extensive negotiations with the planning authority have ensured that a design has been arrived at which will complement The Crescent and enhance the site.

