

Date: 2nd April 2012

Hereford Council  
Planning Office  
Blueschool Street

#### Design and Access

Land at Church Way, Holmer, Hereford

#### Design Issues

The proposal is to utilise a potential building plot on the fringe of the existing residential area of Holmer.

It is proposed that nine two bed bungalows be situated on this site, set within substantial gardens and landscaped areas. The bungalows are designed to be primarily retirement homes from which a local requirement has been identified.

Through careful design of the layout, impact on the area has been minimised with the retention of existing and replacement hedgerows effectively screening the site.

Ample parking is to be provided on site for the new dwellings and additionally some parking will be provided for properties on Churchway to help alleviate parking on the road.

The new dwellings are to be in keeping with the rural area though having the benefits of up to date heating and insulation standards. The primary design issue therefore has been to integrate the proposed development with the existing adjacent properties with regard to build quality and appearance.

This proposal is also in response to the current five year land bank shortfall within Hereford.

#### Amount

The proposed accommodation is to be nine two bedroom bungalows.

#### Scale

The scale of the buildings is such that they will not be overbearing to the site or adjacent properties.

Maximum ridge height will be 5.7m and footprints vary between from 86m<sup>2</sup> to 120m<sup>2</sup> plus garaging as shown.

#### Layout

The proposed buildings will be located within the plot as detailed on the accompanying plans.

#### Appearance

Apart from design issues with regard to size and scale as discussed above the main concern has been to ensure that architecturally the buildings reflect that of the surrounding area.

With this in mind it is proposed to use materials in the construction that are in keeping with the locality, generally being of various facing brick and roof tiles as detailed on the planning application.

#### Landscaping

It is proposed that there be a soft planting and grassed/garden areas around the buildings incorporating access drives as shown on the plans. Boundaries are to be treated as shown on the drawings (generally close boarded fencing).

#### Access

Access to the dwellings will be the existing access off the Church Way. Visibility splays will also be provided as required (shown on plans). The site is within an existing residential area with public transport links to the city within walking distance. Local amenities including shops, schools, churches, etc are also available in the area.