

DESIGN AND ACCESS STATEMENT

**Development of new Eg(iii) and B8 Buildings
at Site to East of Mortimer Road, Hereford HR4 9SP**

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Version 6.

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1.0 Introduction

- 1.01 This design and access statement has been compiled on behalf of Avenbury Estates Ltd in support of a planning application for the erection of new Eg(iii) and B8 use buildings at the site East of Mortimer Road, Hereford, HR4 9SP.
- 1.02 This statement has been prepared to provide context and greater information in regard to the site and the design process as well as the site characteristics and main design objectives. The development proposal is described in full in terms of its:
- Use
 - Amount
 - Scale
 - Layout
 - Landscape
 - Appearance
 - Access
- 1.03 This statement does not seek to address the principle of development which is separately addressed in the planning statement. That document sets out the overall merits of the proposals and addresses planning policy.
- 1.04 This statement should be read in conjunction with:
- Architectural drawings – plans, elevations and sections
 - Planning statement
 - Transport/Highways Statement

2.0 The Site

- 2.01 The section of the statement aims to provide the context in which the site is set by providing a description of past and current activity on the site and the surrounding area. This is then followed by a more detailed analysis of the considerations. The application site is identified separately in red on the plan below.



Current plan of site East of Mortimer Road, Hereford with application boundary (red) indicated.

- 2.02 The site is currently a redundant parcel of land bounded by road to the West and North sides and fenced from adjacent parcels of land to the East and South.
- 2.03 The site is bounded to the North by a number of commercial premises comprising of a variety of uses; To the East and South by light industrial units and to the West by a range of older housing stock. The site fronts Mortimer Road to the West.



2021 aerial image of site with boundary shown in red.

2.04 Historically the site has had various phases of development. The OS 6" map of 1885 indicates that the site housed a timber yard and mill.



1885 OS six inch map with the site boundary indicated.

2.06 Prior to 1930 the site had be redeveloped with a number of buildings located on it however it is not clear what these were or when they were built. Their scale however suggest that they are still industrial.



1930 OS six inch map with the site boundary indicated.

2.07 It is unclear when the site was cleared of buildings however historical Google Earth imagery indicates that it was prior to 1999.



1999 aerial image of the site showing a clean and cleared site.

2.08 The site has been cleared of hard standings and floor slabs associated with the historical development and accordingly current site ground levels are expected to be 100-200mm lower than their long-term historical level. This is consistent with the current site boundaries which show localised evidence of retention and a step in levels.

2.09 **Site Area** –The application site measures approximately 1.35 Acres (5,276m²).

2.10 **Surrounding Area** – The surrounding area has a range of industrial and manufacturing facilities, along with light industrial and some service providers. There is also a large amount of housing within a 500m radius of the site.

3.0 The Design Brief

3.01 The applicant wishes to redevelop the site which has lain vacant for a number of years.

3.02 In line with much of the surrounding area, the applicant wishes to develop Eg(iii) and B8 use class units that will range in size from approximately 520ft² to 3,000ft².

- 3.03 The clients aim of the proposal is to make the most of the available space and increase the opportunities of employment within the local area.

4.0 Use

- 4.01 The intended use of the site is to provide a range of units available to let whilst respecting the sites location within a predominantly industrial / commercial Widemarsh area of Hereford.
- 4.02 There have been a number of enquiries regarding the provision of new Eg(iii) / B8 use class units from both local and national operators seeking such units in the Hereford area which the proposed development seeks to provide.

5.0 Amount

- 11.01 Total Gross External / footprint area of the eleven units therefore equates to 2,379.4² (25,602.3ft²).

- 11.02 Gross internal areas by unit.

Building A.

Unit 1:	93m ² / 1,000.7ft ²
Unit 2:	93m ² / 1,000.7ft ²
Unit 3:	46.5m ² / 500.3ft ²

Building B.

Unit 4:	112.2m ² / 1,207.3ft ²
Unit 5:	252m ² / 2,711.5ft ²

Building C.

Unit 6:	279m ² / 3,002ft ²
Unit 7:	279m ² / 3,002ft ²
Unit 8:	279m ² / 3,002ft ²

Building D.

Unit 9:	279m ² / 3,002ft ²
Unit 10:	279m ² / 3,002ft ²
Unit 11:	185m ² / 1,990.6ft ²

Total:	2,177m ² / 23,424.5ft ²
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6.0 Scale

- 6.01 There is a large variety of building types and sizes in the vicinity of the application site. The scale of the buildings reflects those that surround them. In particular, those buildings facing Mortimer road have been reduced in scale to respect the height of the domestic buildings facing the site.
- 6.02 The clad portal frame buildings to the East of the site have ground to ridge heights of 10.15m.
- 6.03 The clad portal frame buildings to the South of the site have ground to ridge heights of 9.15m.
- 6.04 The building to the West of the site, adjacent to Mortimer Road will have a ridge height of 6.1m to closely match the adjacent residential buildings.
- 6.05 The building to the North of the site will be stepped down to respect the buildings on the opposing side of Mortimer Road, with a max ridge height of 9.15m, with the ridge height adjacent to the road being 6.2m.
- 6.01 The footprints of both proposed buildings are similar to those located adjacent. The uniformity of their footprints is also comparative to the majority of the buildings in the immediate vicinity.

7.0 Layout

- 7.01 The layout of the site has been arranged to maximise the use of space by placing the proposed buildings and associated parking in the most efficient way possible. This has led to positioning the buildings adjacent to the Eastern boundary of the site, providing direct access to new parking off the existing spine road that dissects the site.
- 7.02 This arrangement ensures that the principal route of access for HGV's that access the site is maintained and protected. Furthermore, the proposals make provision for an improved and dedicated turning head at the far end of the spine road to ensure circulation on site is improved.
- 7.04 The existing entrance to the site will be redesigned by a specialist Highways consultant to provide a suitable arranged new ingress/egress point to Mortimer Road that also ensures suitable provision for pedestrians using the adjacent pavement.
- 7.05 New level access points will be created in the existing raised buffer "pavement" to provide clear and defined access to the proposed units.
- 7.06 The layout seeks to improve the existing arrangements on site and utilise under-used areas.

8.0 Landscape

- 8.01 The existing site has been used for industrial and commercial purposes for approximately 150 years. It has very little natural landscaping present on site with very little ecological value.
- 8.02 The proposals will substantially increase the amount of natural landscaping on the site.

8.03 The proposals will also substantially improve the quality of natural landscaping on the sites providing significantly more greenery and offering a range of improved habitats.

8.04 Please refer to the drawing 6300_18 – External works and Landscaping Plan for further details.

9.0 Appearance

9.01 The appearance of the proposals has evolved following a detailed study of the existing site and local area. Especially in regard to the use of materials.

9.02 The aim has been to create a distinctive aesthetic for the collection of buildings but ensuring that this respects the materials of the buildings on surrounding blocks. The use of brick will break up elevations and this has been focused on to those elevations that face Mortimer Road. This change of materials on the principal elevations will break up the elevations and visually aid their appearance. By utilising a range of materials on the elevations it will reduce the apparent scale of them ensuring that the buildings do not appear overly dominant in appearance or scale.

9.03 There will be elements of signage to all buildings and it is intended that these will be located within the render/large format panel areas to act as a clear background. All sign will be dealt with under separate future applications.

9.04 The base of all elevations will comprise of an engineered brick plinth. It is proposed that this shall be a red engineering brick to reflect the dominant brick colour of the surrounding buildings.

9.05a As indicated on elevation drawings for each building, wall treatments will consist of Insulated micro-rib / profiled metal cladding panels on either a brick plinth, 1m high wall or 2.1m high brick wall. The wall cladding will be in “Anthracite (RAL 7016).

9.05b Roofs will be an insulated Trapezoidal metal sheet system. The roof cladding will be in “Anthracite (RAL 7016).

9.06 All doors/glazing will be in Polyester powder coated finish along with edging/corner trims and drip sills. It is proposed that the frames of the doors and glazing will be in finished in “Anthracite (RAL 7016) to blend with the cladding.

10.0 Access

10.01 The site will have defined vehicular and pedestrian access off Mortimer Road.

10.02 Sufficient parking will be provided on site, in line with HCC parking standards so access to and along Mortimer road will not be detrimentally affected.

10.03 A new pedestrian access (stepped and ramped) will be created from Mortimer road, providing access to the new units.

10.05 Level accesses with flush thresholds will be provided to the buildings in compliance with Part M

of the Building Regulations.

11.00 Concluding Statement

- 11.01 Having considered the client brief, the design basis and the implications of the proposed works we consider that the proposals will sit comfortably within their surroundings and provide an attractive road frontage that will in turn lift the quality of the building stock locally.
- 11.02 The new offering of Eg(iii) / B8 use units will generate additional employment on the site and expand the range of units available to businesses locally.
- 11.04 The site is located close to principal local access routes which is well served for buses, private motor vehicles, cyclists and pedestrians and therefore will provide a sustainable location for the proposed new provision.

End of Statement.