

BJAD ARCHITECTURAL DESIGN

DESIGN AND ACCESS STATEMENT

MAY FARM

PENDOCK ROAD, REDMARLEY D'ABITOT
GLOUCESTERSHIRE
GL19 3LG

PROPOSED 4 NEW BUILD DWELLINGS

3RD OCTOBER 2022

PROPOSAL

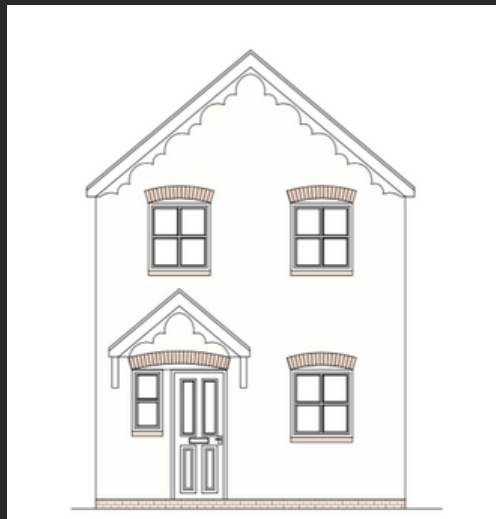
A proposed development of detached two storey dwellings. The design is a cottage style dwelling and has been influenced the local built environment, with sustainability and functionality in mind.

External finishes are a mix of cream white render with red brick detailing and red brick with blue brick detailing, as referenced by the buildings closest to the site.

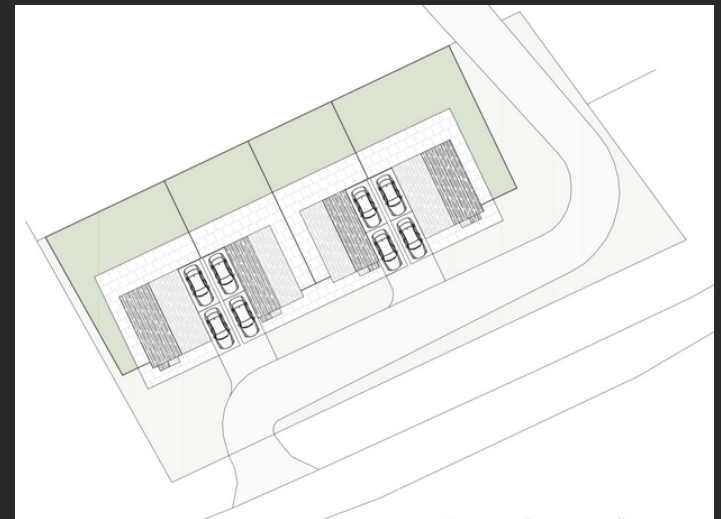
The cottage style has been expressed in the use of symmetrical placement of windows and doors, scalloped roof scotia and an attractive pitched door canopy over the front door.



FRONT ELEVATION

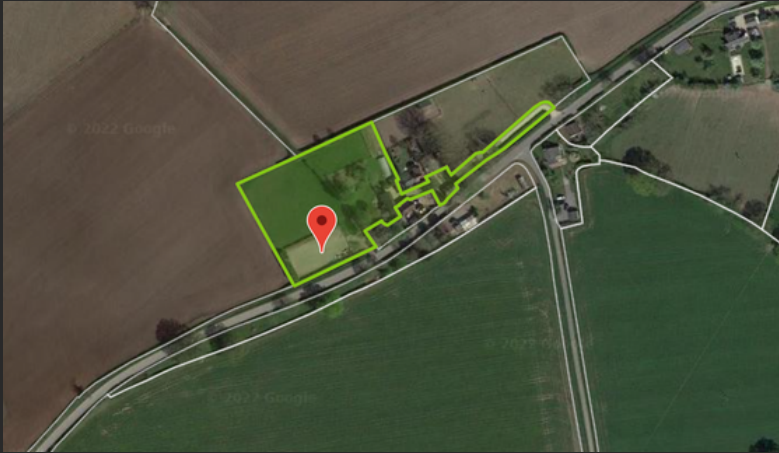


FRONT ELEVATION



SITE PLAN

SITE



The site is situated on Pendock Road in the village of Redmarley D'Abitot and is accessed via A417 (Gloucester to Ledbury road). The orientation of the site runs approximately SW to NE.

On each side the site is bounded by:

- North - Fields owned by May Farm.
- East - May Farm Buildings and May House.
- South - Pendock Road, Gardens of Grymers Cottage and Fields owned by Farm Mill.
- West - Fields owned by Blackford Mill Farm.

It is possible to distinguish the land to be developed as it has mixed hedging all round and is access by a wooden gate from Pendock Road.

The site consists of flat land between 30 and 40 metres above sea level.

Services are within reach of the site due to the vicinity of neighbouring properties.

The existing site is currently a vacant paddock area owned by May Farm.



ACCESS

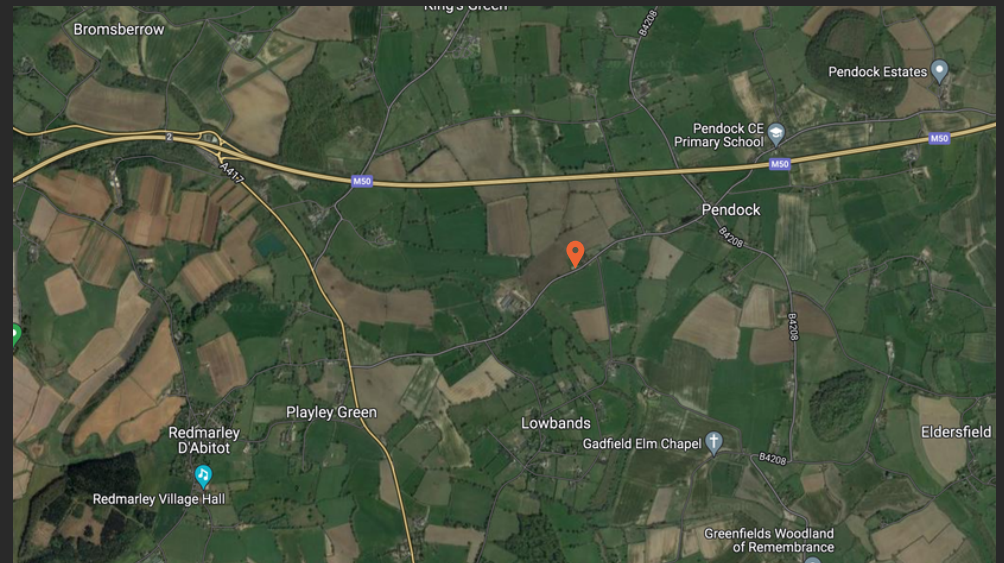
The proposed development is located in a desirable rural location, with easy access to the following facilities:

- Primary School - 0.9miles
- Secondary School - 6.5miles
- Supermarket - 7.1miles
- Convenience Store - 0.6miles
- Church - 0.5miles
- Bus Stop - 0.6miles
- Railway Station - 7.2miles
- Post Office - 0.6miles
- Pub - 1.3miles

Access to main road transport links :

- A147 - 1miles
- M50 junction 2 - 2miles

With vehicle access a consideration, there are adequate off road parking facilities of two parking spaces per property, within the proposed scheme.



DESIGN PRINCIPLES

- Sympathetic to contextual setting of rural historic and modern cottage style dwellings.
- Seeking quality design that integrates with the area, this design is sympathetic to its contextual setting.
- Responding to local character, the scale and mass effectively uses the land.
- Position and scale of the dwelling ensures the development is not overbearing on neighbouring properties.
- Design and colour, material and palette guided by the local built environment.

DESIGN

The design principles form the basis for the design and respond to the context of the site itself, its constraints and local rural character.

The proposed dwellings are detached two storey properties. Two of the properties will be 2 bedroom houses and the other two will be 3 bedroom houses. The plan of the 2 bedroom properties include, two double bedrooms, open plan living areas, a shared bathroom and a wc on the ground floor. The plan of the 3 bedroom properties include, two double bedrooms, 1 single bedroom or office, open plan living areas, a utility area, an ensuite within the master bedroom and an additional shared bathroom. The interior spaces have been designed with quality of living and the best use of the natural light, taking advantage of the views to the North and South of the property.

The external look of the dwellings expresses a cottage style. This allows the new properties to blend in with their surroundings. The dwellings have a mix of cream white render and red brick finish, which mirrors the neighbouring cottages. The cottages near by have a scalloped roof scotia, which we have taken inspiration from. There are also pitched door canopy over the front door to increase the cottage aesthetic.

The proposed dwellings follow the general property size and plot size of the existing houses in Pendock Road. They are consistent in height and design with neighbouring properties.

Adequate parking will be provided in the scheme. This includes 2 off road parking spaces for each house. The roadway will be accessed via the gateway already there on Pendock Road.

Each property benefits from trees and shrubs in their front and back gardens, including the retention of existing hedgerow.

