

# Blackfriars Street, Hereford



**Client** Herefordshire Housing Ltd (HHL)  
**Cost** £4.7m  
**Services** Affordable Housing

BM3 was instructed to provide 51 new build apartments and 13,000 sqft of A1, A3 or A5 retail use with associated landscaping and parking at Blackfriars Street, Hereford. There is a mix of 1 and 2 bedroom apartments proposed for private rent, elderly affordable rent and general needs affordable rent. The retail is sub-dividable into 1, 2 or 3 units.

The site, before demolition, contained a car wash / valeting service, a furniture shop and a public car park and measures 0.69ha. These buildings were of low architectural quality and as part of the scheme were proposed for demolition.

The proposed site layout is a direct response to the site analysis and opportunities and constraints evaluation which identifies Blackfriars Street as an important commercial / institutional street within the town. It is therefore considered appropriate to locate the retail development in the southern part of the application site with frontage onto Blackfriars Street. This gives opportunities to maximise active street frontage, passive surveillance and activity along Blackfriars Street. It also keeps the more noise sensitive residential development away from the busy road.

The residential is planned in three independent blocks to improve permeability and to allow a range of accommodation and tenure across the site. Block A contains 20 apartments of 1 and 2 bedrooms for private rent. Block B contains 22 apartments of 1 and 2 bedrooms for elderly persons and Block C contain 9 apartments of 1 and 2 bedrooms for affordable rent.

