

VALE GARDEN HOUSES

DESIGN AND ACCESS STATEMENT

PROJECT: 8, Holford Road, London NW3 1AD
Addition of a rear orangery

DATE: March 2024

AUTHORITY: London Borough of Camden

1.0 Introduction

- 1.1 This Design and Access statement has been prepared by Vale Garden Houses Ltd on behalf of the Applicant to accompany the submission of a Householder planning application for the addition of a rear orangery at 8, Holford Road, London.
- 1.2 The purpose of this statement is to set out a brief synopsis of the proposal whilst assessing the key characteristics and illustrating how these contribute to the significance of the setting, and then to evaluate the impact of the proposed development. Against this background, this statement will go on to conclude that the proposed development accords with all material planning considerations and that this justifies the approval of planning permission for this scheme.
- 1.3 8, Holford Road is located within the Hampstead Conservation Area of the London Borough of Camden and is a dwellinghouse located on the west side of Holford Road in a run of red brick terraced houses with decorative tile hanging features.
- 1.4 The application proposal is for the addition of a bespoke, timber, and double-glazed orangery on the rear elevation of the property.
- 1.5 The proposal has been carefully considered to be sympathetic to the existing property and to respect its setting and context within the Conservation Area.
- 1.6 This statement should be read in conjunction with the plans and supporting documents that have been prepared and submitted with the planning application.

2.0 Site and Surrounding Area

- 2.1 8, Holford Road is located in Hampstead village, north-west London; due west of Hampstead Heath, and is within the Hampstead Conservation Area. The property is not listed.
- 2.2 As noted in the Hampstead Conservation Area statement, the Conservation Area was first designated in 1968, however it has been extended over the years. The statement describes Hampstead as a Conservation Area “of considerable quality and variety”.
- 2.3 The property is also located in a designated Archaeological Priority Area (2017).

2.4 The nearest listed building is grade II listed 'Vine House', located to the south of the application site, on the corner of Holford Road and Hampstead Square.

3.0 Planning Policy

NPPF

3.1 The National Planning Policy Framework (NPPF), most recently updated in July 2021, has replaced all previous Planning Policy Guidance (PPG) and Planning Policy Statements (PPS) in respect of the consideration and determination of planning applications. The heart of the NPPF is set out within Paragraph 11, which stresses the presumption in favour of sustainable development. In decision making, this means:

- Approving development proposals that accord with an up-to-date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

3.2 In developing the proposals on behalf of the Applicant, we have drawn on the following sections set out in the NPPF: Paragraph 8, 10, Section 12 [paragraph 126] and Section 16.

3.3 Special attention has also been paid to the Planning (Listed Buildings and Conservation Areas) Act 1990.

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3.4 Camden Local Plan (2017):

- Policy A1: Managing the impact of development
- Policy D1: Design
- Policy D2: Heritage

3.5 Hampstead Neighbourhood Plan (2018-2033):

- Policy DH1: Design
- Policy DH2: Conservation areas and listed buildings

The main supplementary planning documents adopted by the council are:

- Hampstead Conservation Area Statement (Oct 2001)
- Hampstead Conservation Area Design Guide
- Camden Planning Guidance – Design (Jan 2021)
- Camden Planning Guidance – Amenity (Jan 2021)

3.6 It is anticipated that the key planning considerations will be:

- That the proposal preserves and enhances the character of the Conservation Area, and;
- The impact on the amenity of the neighbouring properties.

4.0 The Existing Property

- 4.1 8, Holford Road is a four-storey terraced property benefiting from a basement entertainment and fitness suite; a reception room, kitchen/breakfast room and a family room on the ground floor; and bedrooms across the first and second floors. There is a generous and private enclosed rear garden with boundary screening and planting.
- 4.2 The kitchen and reception room make up a large open-plan space with two sets of doors that open onto a paved terrace accessing a lawned area beyond. Set within the terrace there are external steps down to the basement where there is an enclosed patio with pedestrian access into the fitness area.

5.0 The Proposal

- 5.1 The proposed development is illustrated in the accompanying drawings and can be described as – “Addition of a rear elevation orangery”.
- 5.2 The proposed orangery will be positioned in a recessed area of the rear elevation with no changes to current boundary treatments. It is proposed to reduce the width of the existing opening through from the kitchen to increase the distance to the start of the side (north) framework from the neighbouring boundary wall. There will be a set of double doors in the front (west) elevation and a single door in the adjacent side (south) elevation to allow access to the remaining terrace and garden.
- 5.3 It is the owner’s intention to improve the aesthetical impact on the property and create a new room which is thermal efficient, and which will ultimately add to the overall usability of this part of the property for many years to come.
- 5.4 The scale and location of the orangery has been carefully considered in terms of what is both practical and sympathetic to the existing elevation and the wider Conservation Area. The proposal respects the existing layout and site coverage and as such maintains the relationship between it and the parent building.
- 5.5 Furthermore, the ‘traditional’ use of materials reflects those found on the site and in the area generally. By utilising the area taken up by the existing terrace this allows the orangery to sit comfortably against the property with minimal disruption.

6.0 Design Components

6.1 Use

The proposed orangery is designed to be used as a year-round light-filled space so the owners can enjoy the gardens.

6.2 Scale

The proposed orangery projects 5184mm off the rear elevation and will be 4418mm wide. The overall ridge height is 4525mm.

6.3 Appearance

The proposed orangery has an inset glazed roof with lead dressed hips and ridge set above sympathetically proportioned window casements designed to complement the host property. The framework will be in a painted finish sitting on a base slab and will utilise the existing opening with no change to existing boundary treatments. Traditional joinery methods are used throughout the construction from a combination of Douglas Fir and Sapele mahogany, all set on hardwood cills.

6.4 **Access**

Vehicular access to 8, Holford Road remains as existing and is unaffected by the proposed works. Pedestrian access into the orangery remains unaltered and access from the orangery into the garden will be via two sets of double doors and a single door within the orangery framework.

6.5 **Landscaping**

The proposed orangery will be installed onto an area of hardscaping which forms part of a wider paved area within the owner's private rear garden. Existing site levels will be retained as will the current terrace and garden layout.

6.6 **Manufacture and Installation**

Vale Garden Houses adopt a unique manufacturing approach, in that every project is assembled entirely as a dry-fit in the factory before painting and delivery for installation. This process ensures great accuracy of fit, and eliminates unnecessary work on site, which in turn minimises stress or damage to the fabric of the host building.



Figs. 1, 2 & 3 – Existing rear elevation and position of proposed orangery.

7.0 Amenity

- 7.1 Being contained within the rear private garden of the property and in an area of paved hardstanding within the constraints of the site, the proposal is designed to be in-keeping so as not to have any additional visual impact upon the public realm or neighbourhood. The proposal would alter the appearance of a small part of 8, Holford Road; however, because of its considered and sympathetic design, it is felt that the proposal should be seen as an enhancement to the surrounding Conservation Area.
- 7.2 During the design process, great importance has been placed on a consistency of height proportions through the orangery panels creating balance and uniformity with the existing house glazing. This allows the orangery to sit against the building with limited impact; ensuring pre-existing standards of daylight, sunlight and quality of life are retained for the owners and the neighbouring occupants. Camden planning guidance on 'Amenity' states that "the places most sensitive to overlooking are typically habitable rooms and gardens at the rear of residential buildings". This is the case for 8, Holford Road where neighbouring balconies overlook the existing patio space; the subject of this application, which is regularly used by the Applicants to host their family and friends. By containing the current patio area with the proposed orangery, this will represent both a containment of noise and improvement in privacy not only for the Applicants but for the neighbours also.
- 7.3 As explained earlier in this statement, the footprint dimensions have been explicitly considered so that the new room is set away from the neighbouring boundary. To accommodate the proposed footprint, the existing aperture which houses the door set from the kitchen has been reduced in width.
- 7.4 In further consideration of neighbour amenity, The Applicant proposes an appropriate lighting scheme throughout to minimise light intrusion at night and the use of blinds throughout the roof and sides will further mitigate this whilst implementing additional overlooking and privacy measures.
- 7.5 Furthermore, reference is made to the previous application – 2006/5604/P - granted in 2007 under previous ownership for "Alterations and additions to the single dwelling house including a lower ground floor extension, below garden level, to the rear and erection of a single storey rear extension on the upper ground floor level". This latest plan represents non-material alterations to the previously approved 'single storey rear extension' (not implemented) on a much smaller footprint and one set back from the neighbouring boundary representing a less obtrusive scheme overall.

8.0 Flood Risk

- 8.1 The site falls within Flood Zone 1. The Environment Agency states that land within flood zone 1 has a low probability of flooding from rivers and the sea.

9.0 Arboriculture

9.1 Trees on this property are protected by the Conservation Area however there are no TPO trees registered on the site or any neighbouring sites. The proposal, being designed on the existing paved terrace area, does not facilitate the removal or disturbance of any existing trees; therefore, protecting and preserving the character of the locality. In addition, it is proposed to retain the remaining terrace with no alterations to the current landscaping and planting layout; further protecting the existing trees and shrubs found on the site.

10.0 Conclusion

10.1 In conclusion, the proposal, which is of high architectural design, has qualities that not only benefits the current occupants but also contributes to public benefits through its sustainment and enhancement of both the use and significance of the existing building. Although the work would amount to some change, this would not harm the overall special interest and character of the Hampstead Conservation Area. The applicants are also keen to enhance the property in order to secure its place in the wider Conservation Area for the benefit of future generations.

10.2 The proposal respects the existing context, character and appearance and gives an opportunity to improve the quality and character of the host building and the wider Conservation Area.

10.3 This proposal is intended to conserve and enhance the existing building and the surrounding area, taking account of local building traditions and materials. The scale, density, massing, height, landscape, layout, and access of the proposal have been considered to ensure that the development blends well with the existing site and its surroundings, contributing positively to the overall character and quality of the parent building and the Conservation Area.

10.4 With no proposed changes or impact to existing landscaping or boundaries, there would be negligible impact on any neighbouring properties due to location of the proposed being set away from the boundary and the existing distances between the properties. In both size and height, the orangery sits within the constraints of the boundary and as such, would not have a material impact on the living conditions of neighbouring occupiers. Furthermore, the proposal ensures good living conditions for the occupants of the neighbouring buildings taking into account the prevailing characteristics of the area.

10.5 It is considered that the level of impact is limited, when considering the sympathetic and modest design of the proposal and the general character and appearance of 8, Holford Road. The changes proposed; by virtue of their scale and the nature of their impact on the host building and wider Conservation Area constitute no harm for the purposes of the NPPF and Local Plan Policies.