

## DESIGN AND ACCESS STATEMENT FOR ERECTION OF A SINGLE STOREY, TIMBER FRAMED, GLAZED ORANGERY AT:

49 Downshire Hill, London, NW3 1NX

Our Ref: C9565

### Part One

#### ASSESSMENT

The existing property is a 2 storey Grade II listed building which became listed on 27 April 1973.

#### LISTING TEXT

CAMDEN TQ2685NE DOWNSHIRE HILL 798-1/27/339 (South side) 27/04/73 No.49 GV II  
Detached house in garden below road level and entered at 1st floor. Early C19, altered.  
Stucco. Hipped slated roofs. 3 storey 1 window centre flanked by 2 storey 1 window side wings.  
Central C20 tunnel portico extension to road, flanked on house by 2 pilaster strips with central  
C20 casement window with margin glazing. Similar windows to wings. INTERIORS: not  
inspected.

The orangery is to be constructed to the South East elevation of the property.

No public spaces/walkways will be affected

This is a private dwelling house with a domestic extension proposed; no provision for disabled access is required.

The proposal is to the rear of the property and as such is not visible from the public highway; the design is compatible to the property. It is away from any neighbouring property and as such does not infringe on any such property.

The materials used in the construction of the proposal (rendered to match existing and timber glazed units,) are traditional materials expected for this type of development.

No public views will be affected by the proposal

The proposal is confined to the domestic garden area where no additional landscaping is required in respect of the proposal.

The character of the listed property improved with the proposed design.

#### INVOLVEMENT

AMDEGA LTD  
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DL3 0PW

The orangery is to be positioned away from any neighbouring property and as such does not infringe or impact on any neighbouring property. This therefore has no adverse effect on this or neighbouring properties.

The design has been arrived at after discussions between the applicants and our representative to allow an increase in living space without changing the character of the dwelling.

## **EVALUATION**

The design arrived at by our client and our Design Representative lead us to believe the proposed orangery is in keeping with the local area and your planning guidelines.

## **DESIGN**

### **Use:**

The orangery will be used as additional living and leisure space for the applicants, no change of use is proposed.

### **Amount:**

The floor space of the proposed orangery is 30 m<sup>2</sup>.

### **Layout:**

The orangery is to be constructed on the South East elevation at natural ground level and is accessible from in the dwelling and from the outside area.

### **Scale:**

The dimensions of the proposed orangery are:	Height: 3.1m <sup>2</sup>
	Width: 7.9 m <sup>2</sup>
	Length: 5.2 m <sup>2</sup>

### **Landscaping:**

The orangery is to be constructed at ground level however; no specific allowance has been made for disabled access.

### **Appearance:**

The orangery is to be constructed from high-quality timber and will be painted in a colour from our Botanical paint range – to be confirmed.

## **Crime Prevention:**

Security to the existing property will be increased due to the secure locking mechanisms on both the windows and doors of the orangery.

## **Climate Change:**

With regards to energy efficiency, all Amdega windows & doors are designed as storm-proof with heat loss & efficiency in mind. As such they are designed with the benefit of two gaskets providing a double seal between the sash / door leaf & the frame. The orangery windows are to be glazed using a 'drained & ventilated' system that complies with the glass & glazing federation guidelines allowing maximum warranty to be offered on all double glazing units.

The side glass used in the doors & windows is toughened Low E, 4 / 16 / 4mm. The glass has many benefits where energy efficiency is concerned, such as:

- A considerable reduction in heating bills,
- It eliminates cold areas around windows,
- It is environmentally friendly as it reduces CO emissions
- Improves window energy rating performance due to optimising balance between a low U value & high solar gain.

This particular development will use Comfort + combines Low E, Argon filled cavity, Bioclean & reduced glare coatings to give a natural tint & provide a glass that controls extremes of temperature & light.

## Benefits of Comfort +

- Heat insulation is increased by 100% compared to normal double glazing, therefore reducing heating bills
- Reduces overheating in the summer
- Reduces UV rays that fade furniture
- Reduces glare
- Self cleaning glass properties
- Permanent coating that lasts a lifetime
- Environmentally friendly as it requires less water & detergents

## ACCESS

No special access arrangements have been made other than the internal access from the domestic dwelling. As this is a private domestic dwelling, no access is required or involved in respect of public transport.

## Part Two

## JUSTIFICATION

It is our clients wish to enjoy the amenity that this orangery would provide and seeks to achieve this with a structure that has a minimal physical impact on the elevation it connects to and the surrounding area.

The orangery will be constructed with the fenestration details and the orangery massing being produced in such a way as to harmonise with the existing building.

The style of the orangery has been designed to cause little disruption to the original fabric of this dwelling.

We consider the proposed orangery has sufficient integrity to contribute to the amenity of the dwelling without detracting away from the beauty and character or conflicting visually or technically to the existing property

Drawings submitted within the application are both existing and proposed elevations to ensure an accurate record is retained of the development.

The submitted orangery design is a traditional orangery designed to blend in with the host property

The proposed materials are traditional materials and incorporated within a high standard of design.

The proposal does not adversely affect the grounds and/or setting of the listed property.