

DESIGN AND ACCESS STATEMENT FOR PROPOSED ORANGERY:

34c PRINCESS ROAD, LONDON, NW1 8JL

ERECTION OF A SINGLE STOREY, TIMBER FRAMED, GLAZED ORANGERY

DESIGN

Use:

The orangery will be used as continued additional living and leisure space for the applicants.

Amount:

The floor space of the proposed orangery is approximately 8 m2.

Layout:

The orangery is to be constructed on the South East elevation and is accessible from inside the dwelling and from the garden outside.

Scale:

The dimensions of the proposed orangery are:	Height:	3.1 m
	Width:	3.2 m
	Length:	2.7 m

Landscaping:

The orangery is to be constructed on a flat area; however, no specific allowance has been made for disabled access

Appearance:

The orangery is to be constructed from high-quality hardwood and will be painted with in a colour from our botanical range, to be confirmed. The brickwork element of the proposal will be constructed in bricks to match the host dwelling.

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:

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- 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 have Bioclean Glass to the roof, Bioclean is a self cleaning glass designed for external use, & whilst it can be used throughout it is ideal for conservatory roof applications. The glass reduces the frequency of cleaning required as UV light from the sun combined with rain effectively breaks the dirt down & rinses away. The performance may vary depending on the location, type of dirt, exposure to sun, rain & incline / pitch of the glass.

Benefits of Bioclean

- Most neutral self cleaning glass available, it looks like normal glass with no tints or reflective surfaces
- Less cleaning required
- Easier to clean
- Permanent coating that lasts a lifetime
- Environmentally friendly as it requires less water & detergents

ACCESS

No special access arrangements have been made

JUSTIFICATION

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

The orangery will be erected on walls to match the existing, 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