

# ARCHER ARCHITECTS

## DESIGN AND ACCESS STATEMENT

### Woodbine Cottage, Vale of Health, London

16 June 2009

#### **1. The Application Site**

The site is located on a street of houses within the Vale of Health. The site comprises a two-storey cottage, grade II listed, with an L shaped plan sharing a party wall with a neighbouring property. The cottage is currently occupied as a small two bedroom family house and is in the Hampstead Conservation Area. The property is entered through a yard connected directly onto the street. The L shaped plan forms two sides of a yard currently used for bin storage and housing plants.

The yard acts as the main entrance to the property. By virtue of the solid brick wall facing onto the street, and the extent by which the conservatory is set back from street our proposal would not be visible from the street. With the kitchen and dining area overlooking the yard and a brick boundary wall dividing the yards from next door. The rear of the yard is accessed via a pair of French doors, which would provide the access to the proposed conservatory.

#### **2. The Proposal**

The application for planning seeks a small glass conservatory to cover part of the existing yard. The conservatory would act as a space for plants, seating. It is designed as a glass box that sits within the yard touching the existing property very lightly. The kitchen and dining area overlook the yard and a 2 metre high brick boundary wall divides the application site from a corresponding yard next door. The glazing will not interfere with the existing brick boundary wall and would be read as a frameless element within the yard.

#### **3. Design Statement**

The Woodbine Cottage is a grade II listed building within the Hampstead Conservation Area in the Borough of Camden. The design has been carefully considered to ensure that it does not adversely affect :

- the historic character of the building or
- infringe on the neighbouring property or
- the neighbourhood

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Currently, the existing building has windows in the dining area facing the yard. We propose to lower these windows but maintain the width to form an opening into the proposed conservatory.

- consideration of the materials - type of glazing means it will appear as a glass box with almost no structure.
- careful detailing - ensures that there will be minimal structure visible attaching the conservatory to Woodbine Cottage
- all attachment to the separating brick wall will be on the side of Woodbine Cottage - therefore there will be no impact on the wall from neighbouring property's perspective.
- Further to discussion with the planner the conservatory has been pushed back from the street therefore ensuring that the conservatory will not be visible from the street. The structure will only be visible from a birds eye perspective, which means from the upstairs windows of a very limited number of houses
- The whole design ensures that it can be removed and the cottage reinstated to its original state with ease, should this be desired at any point in the future

The proposal to cover part of the yard would not adversely affect the historic character of the cottage and surrounding cottages. By careful consideration of scale, type of glazing and considerate detailing, the proposal would be an improvement on the current use and appearance of the yard, without infringing on the neighbouring property or the neighbourhood.

## **4. Daylight**

The scale of the glazed extension to Woodbine Cottage would not infringe upon any rights of light to the neighbouring property due to size of the extension and the choice of materials.

The entrance to the yard is through a full height brick wall that would conceal the glazing.

## **5. Construction**

The frameless glass box would be designed using structural glass. Further construction and engineering details would be designed with consultation at a later stage.

## **6. Conclusion**

The addition of a frameless glass box within in the yard to Woodbine Cottage would promote an improvement to the external space of this property. As the scheme is of such a small scale, most people would not be aware of its existence. This is a minor construction, with minimal impact, that will however, make a substantial difference to the ability to enjoy the use of the yard, whilst still retaining its "outdoor" character.