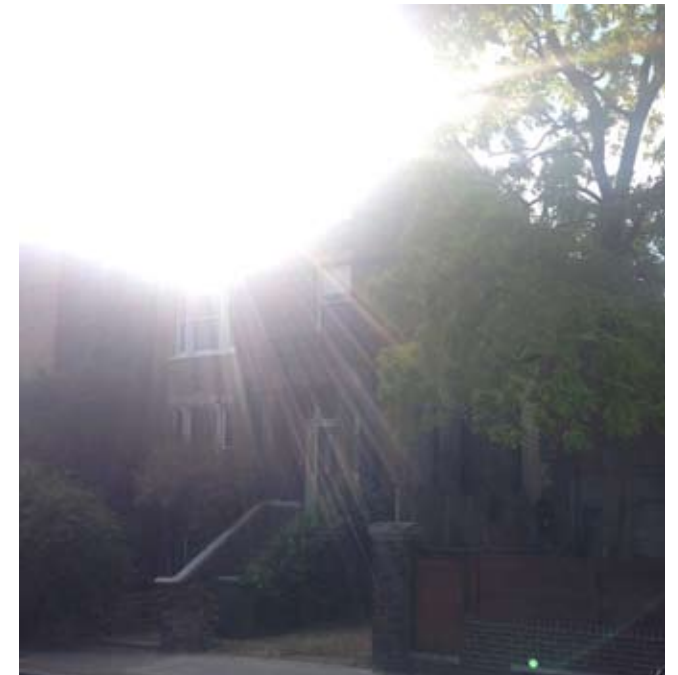


34 Ornan Road NW3  
Design and Access Statement  
September 2014

## Ash Sakula Architects



## Summary of planning/conservation area application supporting documentation

Covering letter

Application form

Drawing issue sheet

Drawings

This Design and Access Statement

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# Introducing Ash Sakula Architects

Ash Sakula have an established reputation for the successful refurbishment and extension of existing houses and buildings, including many grade 2, grade 2\* and grade 1 listed buildings.

Successful projects include:



Dartington Hall, Devon, grade I



The Dome, Brighton, grade I



The Saltings, St Ives, grade II



10 Great James Street, London, grade II\*



Africa Centre, London, grade II



170 Queensgate, London, grade II\*



11 Ripplevale Grove, London, grade II



# 1. Introduction

## Overview

**101** This report accompanies a planning application for the restoration, renovation and extension of a large detached house, 34 Ornan Road London NW3 4QB.

**102** 34 Ornan Road is not listed. It lies just within the Fitzjohns/ Netherhall Conservation Area.

**103** The proposals create better living arrangements internally, open up the basement to create a family floor opening out onto a re-landscaped rear garden, reinstate the front garden and wall on the right hand side of the house, and remodel the existing rear extension and conservatory at the rear.

**104** Overall, the floor area, footprint and volume of the house is reduced.

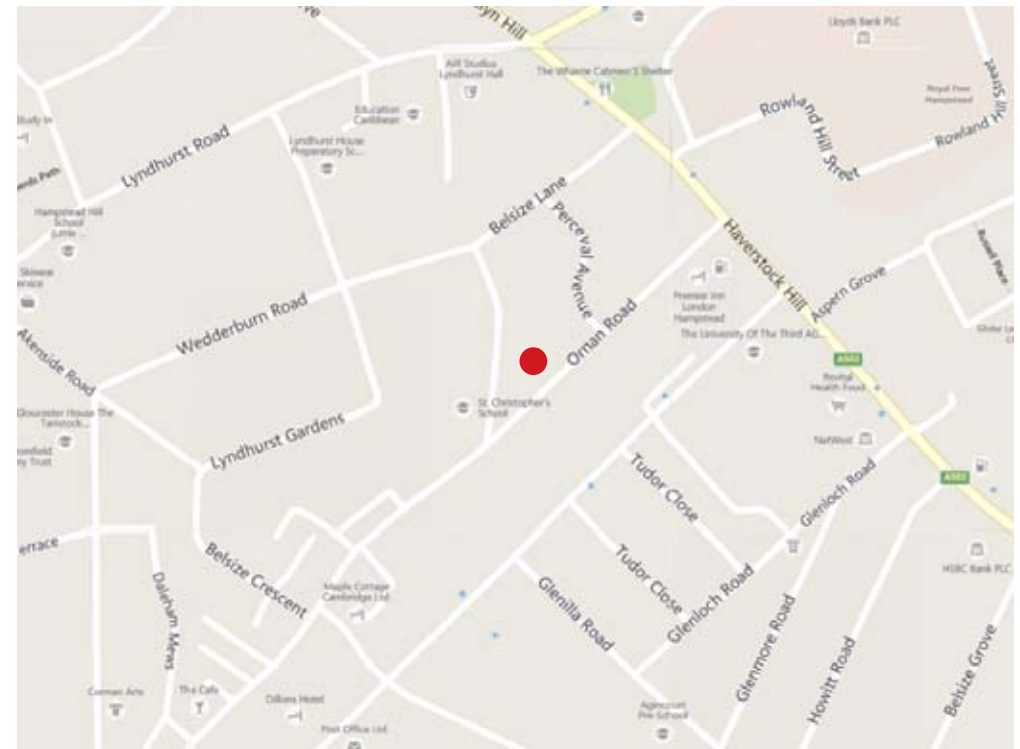
**105** We believe that most of the proposals described in this statement and shown on drawings fall under permitted development. We have included them in this planning application in order to definitively establish that they represent lawful development.



## 2. Context

**201** 34 Ornan Road, London NW3 4QB is one of a pair of large detached late-Victorian houses, the first of what was perhaps intended to be a row of similar houses along the north side of Ornan Road. More recent, smaller-scale houses lie to its east and across the road to the south. It sits on a south-facing slope with views towards the City from its upper floors.

**202** On the following pages are aerial photographs showing the house's context and position, and a series of historical maps showing the steady development of the area in the second half of the nineteenth century, and the appearance of 34 Ornan Road in the 1880s.





34 Ornan  
Road NW3





## Aerial views



View looking north



View looking east



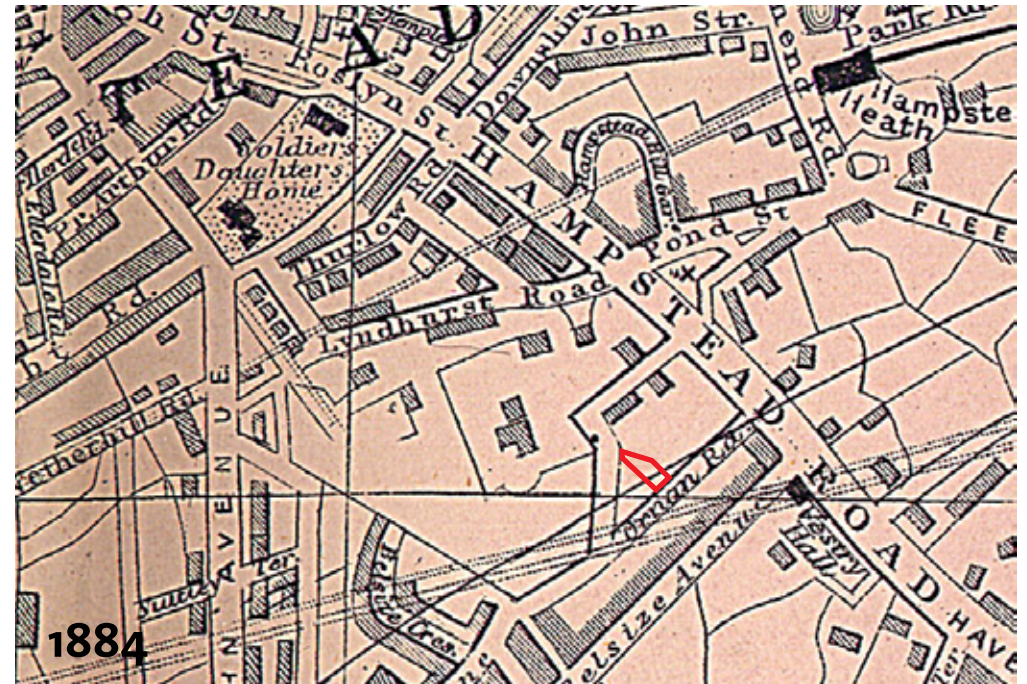
View looking south



View looking west



## Historical maps



**203** 34 Ornan Road and its neighbour make their appearance between the maps of 1884 and 1888.

**204** Note the railway tunnelled beneath the house, which may be the cause of historical subsidence which has affected the house.



### 3. 34 Ornan Road as existing

**301** 34 Ornan Road is a large, detached four storey house built in the 1880s. It is flat fronted, with a projecting porch at the head of a high flight of entrance steps. It is built from a lightish yellow stock brick with unusual stone lintels carved to look like decorative arched brick lintels. The facades feature decorative banding and a cornice of projecting brick and tiles, and the windows to the lower floors are tripartite.

**302** The garden stretches from Ornan Road up the hill to Belsize Lane, where it narrows to the width of a gateway. It contains no significant planting or trees, but is overhung by a number of large trees growing in neighbouring gardens. The front garden contains a single parking space.

**303** Generally the fabric of the main house is in good condition. There is little evidence of leaking roofs or rising damp, walls appear sound, and windows, cornices, joinery and other fittings are generally in fair condition. There has been subsidence in the past, and the central wall has been underpinned.

**304** The upper three floors are little altered, but the basement floor has two rear extensions, a purpose-built music room, and a proprietary conservatory.

**305** Refurbishment works to the house started in September 2014. No work has been carried out which requires planning permission or conservation area consent, and no such work will be carried out until the necessary permission is obtained.

**306** On the following pages are photographs of 34 Ornan Road in July 2014.





34 Ornan Road as existing  
Exterior views of front



View from street



Car space and entrance steps



Front garden seen from second floor



Entrance



Front and side elevation



Side passage



34 Ornan Road as existing  
Exterior views of rear and garden



View of gates at rear of garden on Belsize Lane



View from Belsize Lane



Aerial view of garden from second floor



Rear elevation



Conservatory and music room



Sunken area behind music room



## 4. Design and access proposals

**401** No external alterations are proposed to the first or second floors, nor to the roof.

**402** No external alterations are proposed to any part of the front elevation other than to reclad the front entrance steps in natural stone.

**403** Proposed alterations are limited to the rear and side of the ground and basement floors. In addition we are proposing to re-landscape the rear garden and, in the front garden, to do away with the on site car space and reinstate the front garden wall.

**404** Read the descriptions below in conjunction with the appropriate drawings accompanying this application. The proposals described here for external changes to the house and garden form part of larger body of works for refurbishment and alterations to the inside of the house, as shown in drawings.

**405** Our proposals for external changes to the house and garden are as follows:

### Front of house

**406** Reclad the front entrance steps with natural stone slab treads and risers.

### Rear of house and garden

**407** Excavate and relandscape the rear garden to form terraces. The works do not affect the existing garden walls, nor any trees.

**408** Demolish the existing conservatory and music room.

**409** Form a new rear extension. The left hand side of this extension (viewed from the garden) follows the plan form of the existing music room. It has a lower flat roof and a marginally lower parapet. The right

hand conservatory extension is smaller than the existing conservatory, and projects less far into the garden. The party wall on the south west side of the new conservatory is lowered.

**410** Enlarge the existing ground floor window at the head of the new basement staircase, replacing the existing French windows. The new window lintel, sill, column and reveal details match the adjacent rear drawing room window.

### North east side of house

**411** Remove the former utility room window which is cut into by the proposed new stair, infill the window opening with matching brickwork.

**412** Infill the window on the existing stair to basement, and insert a new window at a lower level.

**413** Replace the side entrance door by a wider door opening and door.

**414** Lower the sill of the WC window facing to the rear and install a new matching window.

**415** Demolish the side garden gate and fence and install a new gate and fence further back along the side passage.

### Access

**416** Modify the levels of the path along the side of the house to be ramped rather than stepped, providing step-free access into the house where there is a reception room and WC at the same basement level.

**417** Remove the on-site parking space and reinstate the front garden in this area. Reinstall the front garden wall to match the existing wall on the other side of the entrance. Remove the pavement crossover.

**418** All other aspects of access to house and garden are unchanged.

## 5. Planning and conservation issues

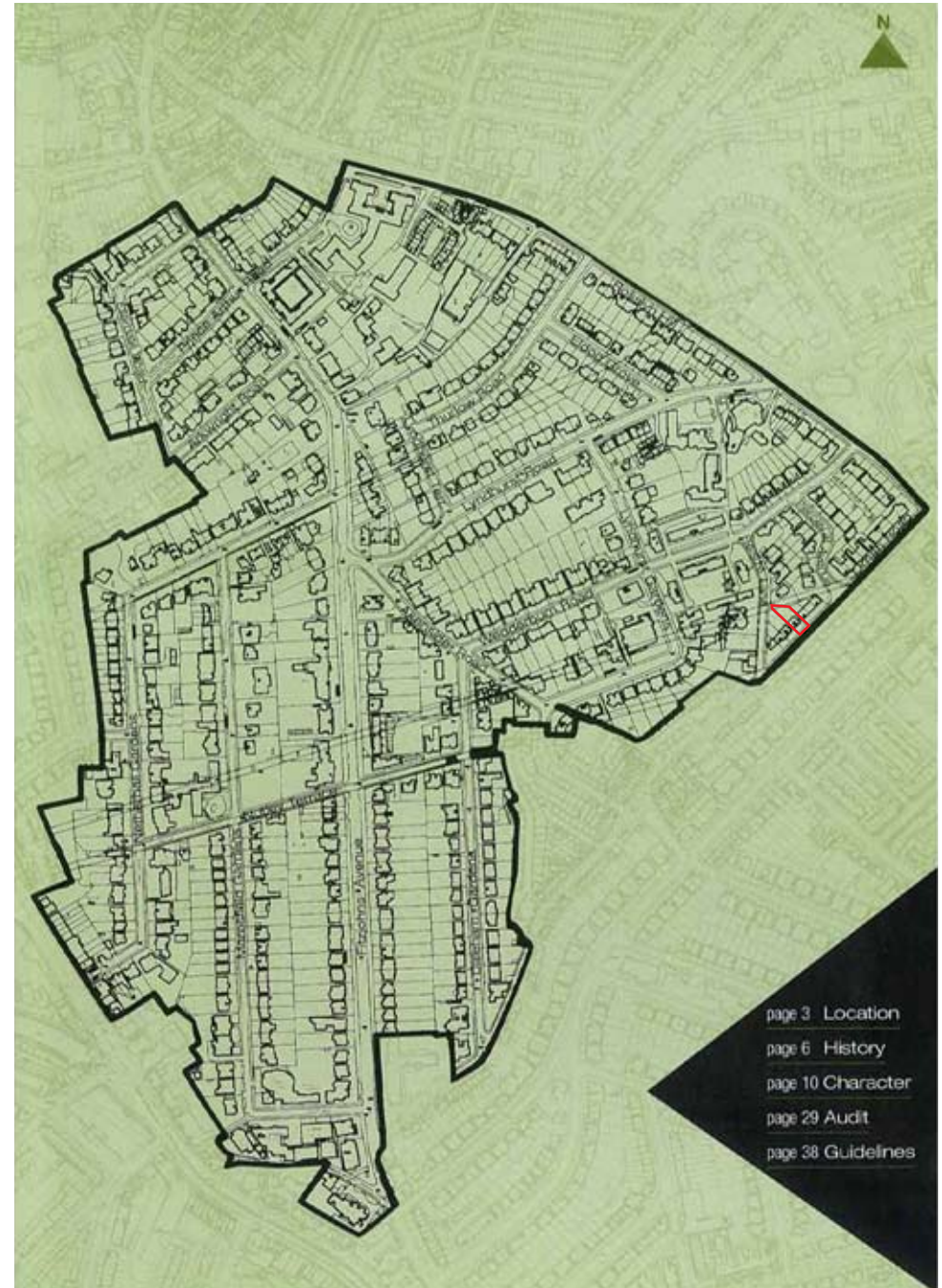
**501** 34 Ornan Road lies within the Fitzjohn's/Netherhall Conservation Area. The Conservation Area Statement (from which the map opposite comes) describes 34 Ornan Road and its neighbour thus:

“Positioned between the 20th century buildings are two 1880s buildings. These three storey plus basement buildings have simple ornamentation and influences of classical Italianate, with brick portico, decorative brick cornice, flat front and tripartite windows at ground and first floor.”

**502** 34 Ornan Road is not listed. Nevertheless our proposals treat it with the respect due to an elegant and interesting period house with many original features.

**503** We have carefully examined the Fitzjohn's/Netherhall Conservation Area Statement and other relevant planning legislation, have applied the guidelines therein, and have tailored our proposals to suit the character of the house and its surroundings. We believe our proposals will have the effect of enhancing the Conservation Area by:

- reinstating the original, more appropriate front garden arrangement to the house
- replacing a mismatched and gawky pair of rear extensions with a considered architectural and landscape parti
- ensuring that no aspect of the proposals impacts negatively on surroundings or neighbours
- repairing and enhancing the house to be more environmentally and socially sustainable, so that it can more effectively continue its role as a heritage asset into the future.



Fitzjohn's/Netherhall Conservation Area map, site location outlined in red



## 6. Environmental strategy and sustainability

**601** Our proposals will significantly improve the environmental sustainability of the house.

**602** We are proposing the following improvements to optimise the building's sustainability.

Significantly improving the insulating performance of the roof.

Improving window performance through overhauling existing sash windows with weatherseals and carefully designed double glazing.

Lower energy lighting with intelligent controls.

New high efficiency heating boiler.

Controlling ventilation through chimney flues.

Water-efficient sanitary appliances and taps.

Incorporating recycling arrangements into the design of the kitchen.

Local and sustainable sourcing of construction materials wherever possible.

Choosing appliances and equipment for its green credentials.

Rainwater harvesting for garden use.

Removing the existing car parking space and providing safe cycle storage.

## 7. Landscape and ecology

**701** There are no significant trees on the site. The large trees in neighbouring gardens are unaffected by our proposals.

**702** The front and rear gardens will be planted with species chosen for their eco-diversity, providing a variety of habitats, and selected to attract bees, butterflies and bats.

**703** The eaves are suitable for house martins and swifts and we propose to install some house martin nests.



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