

The Old Orchard
Design and Access Statement
Part 1



Map of the County of Middlesex, etc.

English, 18th Century.

THE BODLEIAN LIBRARY, OXFORD

Prepared by 6a architects, November 2019

Contents

Part 1	1.0 Introduction
	1.1 <i>Scope of Document</i>
	1.2 <i>Applicant</i>
	1.3 <i>Brief</i>
	1.4 <i>Recent Planning History</i>
	1.5 <i>Professional Team</i>
	1.6 <i>6a architects</i>
	2.0 Site Appraisal
	2.1 <i>Location</i>
	2.2 <i>Site Description</i>
	2.3 <i>Use Class</i>
	2.4 <i>Site Plan</i>
	2.5 <i>Site Photos</i>
	2.6 <i>Area History</i>
	3.0 Planning Considerations
	3.1 <i>Summary of Site Planning History</i>
	3.2 <i>Related Planning Policy</i>
	3.3 <i>South Hill Park Conservation Area</i>
	3.4 <i>Planning History</i>
	3.5 <i>Alterations to The Old Orchard</i>
	3.6 <i>Views of the proposal from the surroundings</i>
Part 2	4.0 Design Statement
	4.1 <i>Design Approach</i>
	4.2 <i>Proposed Drawings</i>
	4.3 <i>Facade</i>
	4.4 <i>Material palette and Construction</i>
	4.5 <i>Gardens</i>
	4.6 <i>Services</i>
	4.7 <i>Daylight</i>
	4.8 <i>Area Schedule</i>
	5.0 Access Statement
	5.1 <i>Site Access</i>
	5.2 <i>Construction</i>

1.0 Introduction

1.1 Scope of Document

This Planning Application document has been prepared by 6a architects for works to 5 The Old Orchard, NW3 2TR. The works consist of renovations to the existing two storey semi detached house. This statement outlines the design approach, describing the proposal and its response to the site, existing building and local history.

1.2 Applicant

The applicant is a local resident. He is the owner of the property and is renovating the house for his family.

1.3 Brief

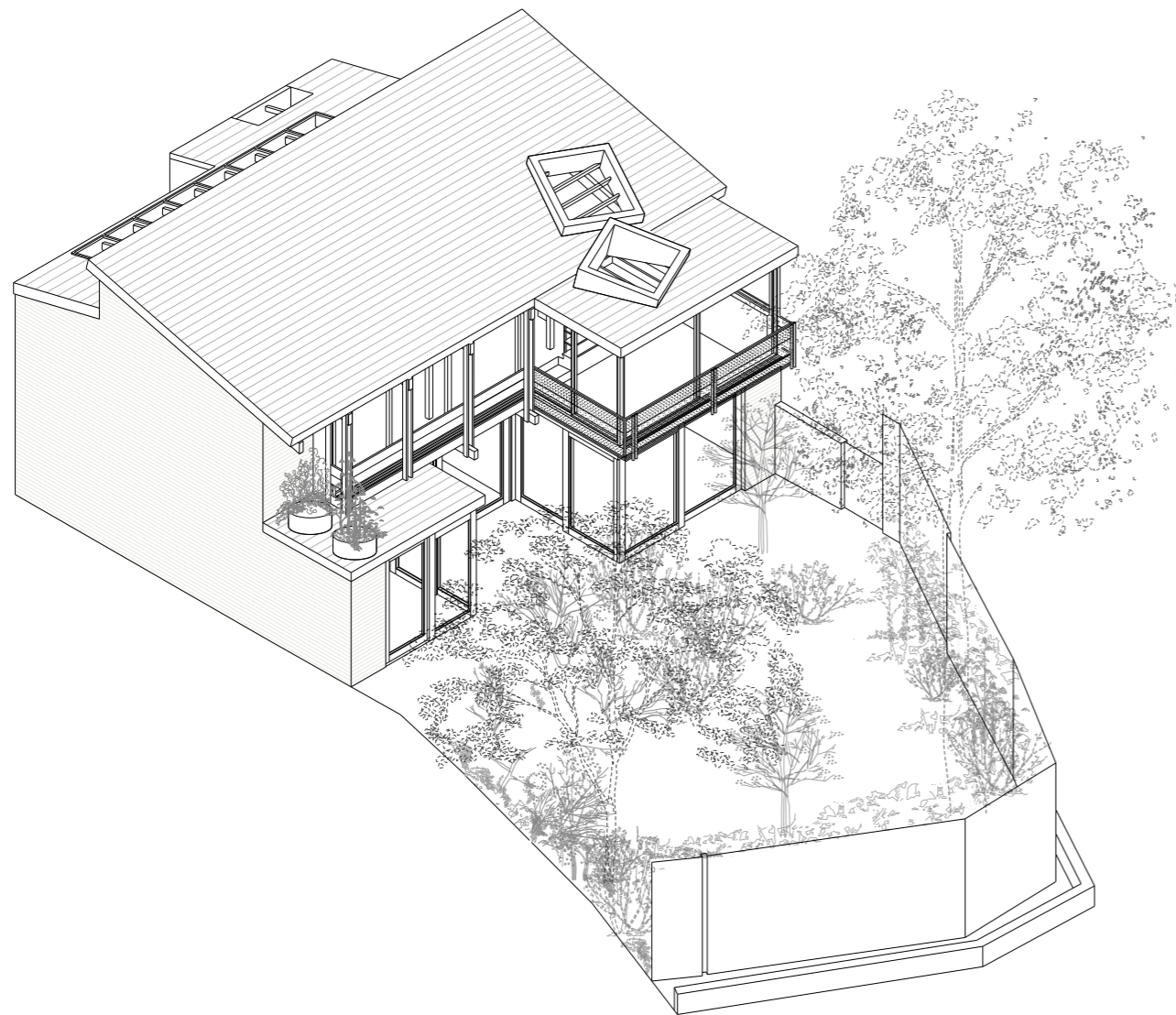
The brief is to upgrade the external envelope to modern standards including a sensitive redesign of the garden facade. The proposal is to sit within the existing footprint of the house and natural lighting is to be improved by additional rooflights.

1.4 Recent Planning History

A previous planning application with the number 2019/2600/P for 5 The Old Orchard was withdrawn by the client. After consultation with planning officers and neighbours the rooflight has been reduced and the proposal is being resubmitted.

1.5 Professional Team

Architect:	6a architects
Structural Engineer:	Price & Myers
M&E Engineer:	SL Engineers
Quantity Surveyor:	Brendan Hennessy Associates
CDM & Health and Safety:	M-Safe
Building Control:	MLM
Landscape Design:	to be confirmed



Axonometric view of the house including the proposal



Previous 6a projects



1.6 6a architects

6a architects was founded by Tom Emerson and Stephanie Macdonald in 2001 and has since developed a reputation for highly regarded contemporary art galleries, residential projects and educational buildings in sensitive historic settings.

Amongst the practice's recent works is a photography studio for the artist Juergen Teller which was awarded RIBA London Building of the Year 2017 and was nominated for the 2017 Stirling Prize. More recently, two residential houses were long-listed for RIBA House of the Year Award 2018. The Coastal House in Devon, also won a RIBA National Award last year.

The practice has developed particular experience in residential and mixed use projects from private houses, including the Grade I listed restoration and extension of George Romney's studio in Hampstead, to larger schemes including the new halls of residence for Churchill College. The Tree House, a design for a wheelchair accessible house in Tower Hamlets, was awarded a RIBA London Award 2014 and a RIBA Special Award 2014.

The practice's interest in gardens and landscape has been explored in the Juergen Teller Studio and the Tree House, in close collaboration with landscape architects Dan Pearson Studio. The practice worked with the Royal Botanic Gardens at Kew to develop a permanent artist's garden for the South London Gallery by international artist Gabriel Orozco.

2.0 Site Appraisal

2.1 Location

5 The Old Orchard off Nassington Road, NW3 2TR
The Local Authority is the London Borough of Camden.
The site is within The South Hill Park Conservation Area.
GIA 160sqm

2.2 Site Description

The site footprint measures approximately 226sqm and is part of a late 1970's development of 6 two-storey houses located just off Nassington Road near Hampstead Heath overground station, a 5 minute walk from the Heath itself. The triangular plot formerly known as the Orchard is bounded on all sides by 19thC semi-detached houses along Parliament Hill, Nassington Road, Tanza Road and their back gardens.

The buildings are of a timber frame structure resting on load-bearing masonry party walls and in-situ concrete lower ground slabs and retaining walls. The glazed front elevation sits behind a suspended timber framed balcony. A former open terrace has been enclosed with frameless glazing to form a small dining room and the original frames have been replaced with dark aluminium framed sliding full-height glazing. The interior underwent a refurbishment and extension in 2005 which has altered some of the primary structure, concealing that which had been previously exposed within the house.

2.3 Use Class

The building is currently classed as a residential unit (Class C3). As the project is a domestic renovation it is not proposed to change use class.



Aerial view of the site



Urban grain



Topography



Shepherd on Parliament hill, 1930



Aerial view looking north

2.4 Site Plan



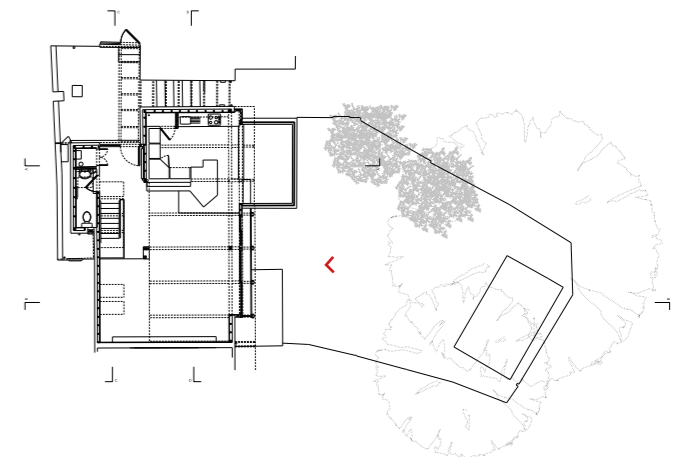
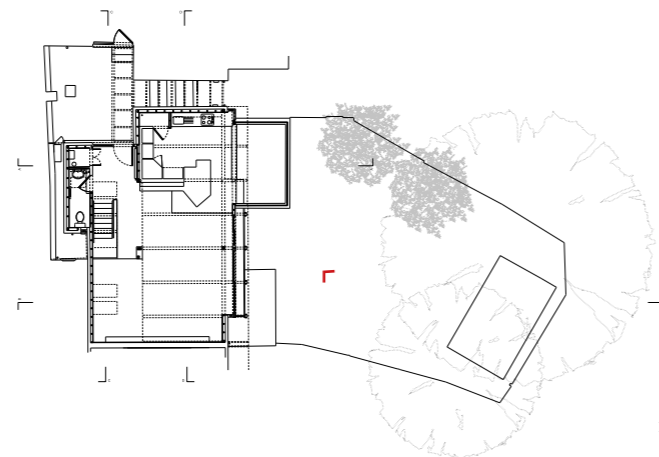
2.5 Site Photos



Front elevation with glazed enclosed terrace



Suspended timber balcony

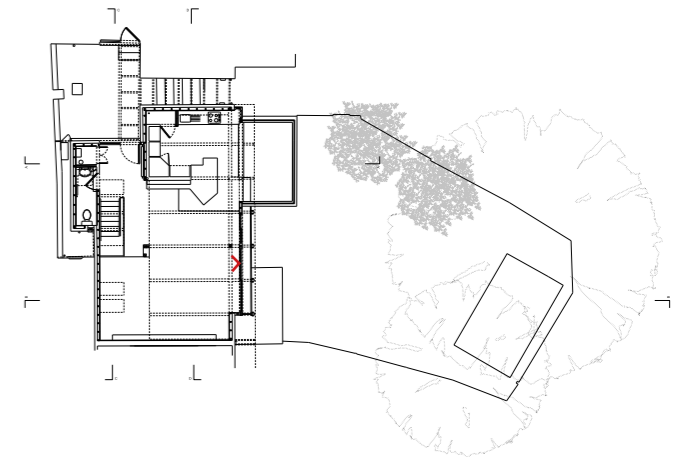
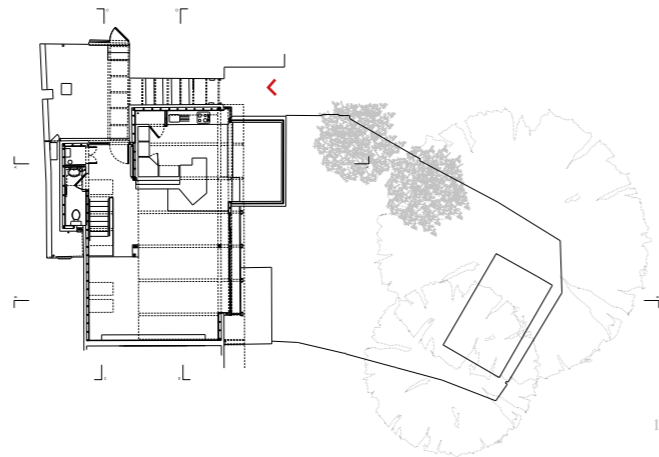




Shared passageway and steps towards entrance



Living room view into garden

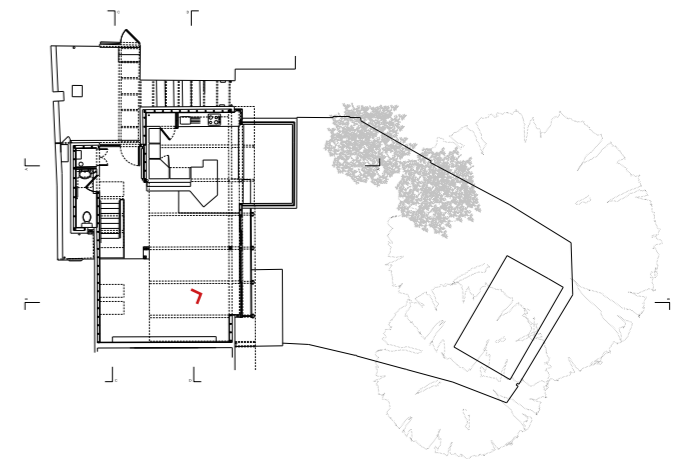
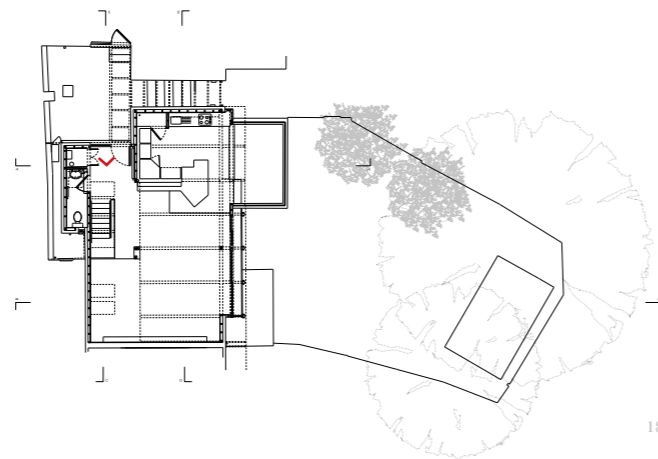




Existing rooflights over stair case



View out through aluminium sliding windows





1746



1888

2.6 Area History

The area around Nassington Road was developed in the second half of the 19th Century, and formed around historical patterns of land ownership. Prior to its development, the land was farmland (see the historical map from 1746 opposite) forming parts of two separate estates. The 1886 Ordnance survey map shows a hedgerow running north east separating the Maryon Wilson estate and the Belsize estate.

South Hill Park and South Hill Park Gardens were developed by Thomas Rhodes from 1871 onwards as housing for the growing middle classes. Parliament Hill, Nassington Road and Tanza Road were developed slightly later, by Joseph Pickett, on land he had leased and previously farmed from the Ecclesiastical Commissioners. The area formed part of South End Farm, which was cut off by the Railway's failure to fulfil its obligation to make new access roads across the lines. The area, being further from a local smallpox hospital and on higher ground backing onto the Heath proved more attractive than development to the southern part of the farm that was being developed simultaneously.

Parliament Hill and Nassington Road were laid out in 1878-90, the houses being built between 1879 and 1892. The planned extension of the roads was halted by the addition of Parliament Hill Fields to the Heath in 1889, and Tanza Road was laid out instead in 1890 to connect the existing roads.



1892-1914

3.0 Planning Considerations

3.1 Summary of Site Planning History

Prior to the client's involvement and purchase of the site, multiple alterations had been granted by the Local Authority and subsequently carried out.

The list of submitted planning applications is as follows:

Address: 5 The Old Orchard, NW3 2TR

Application Reference: 2007/6407/P

Description: Change of use from two dwellings to a single dwelling house. Combining 5&6 The Old Orchard.

Decision: GRANTED (dated 18/01/08)

Application Reference: 2005/3094/P

Description: Installation of 2 rooflights to the rear north-eastern roofslope of the single-family dwellinghouse.

Decision: GRANTED (dated 04/08/05)

Application Reference: 2005/2235/P

Description: Submission of details of where building materials will be stored and measures for the protection of existing trees, pursuant to condition 6 of the planning permission dated 18/06/03 (PWX0002148/R3).

Decision: GRANTED (dated 15/06/05)

Application Reference: 2004/3572/P

Description: Enclosure of the first floor balcony to the front with a frameless glass construction with a mono pitch roof.

Decision: GRANTED (dated 25/08/04)

Application Reference: 2003/3530/P

Description: Enclosure of the first floor terrace to the front with a glazed window and mono pitch timber roof, as a variation to the planning permission dated 23.5.03 (PWX0002148R3) for erection of extensions.

Decision: REFUSED (dated 09/01/04)

Application Reference: PWX0002148

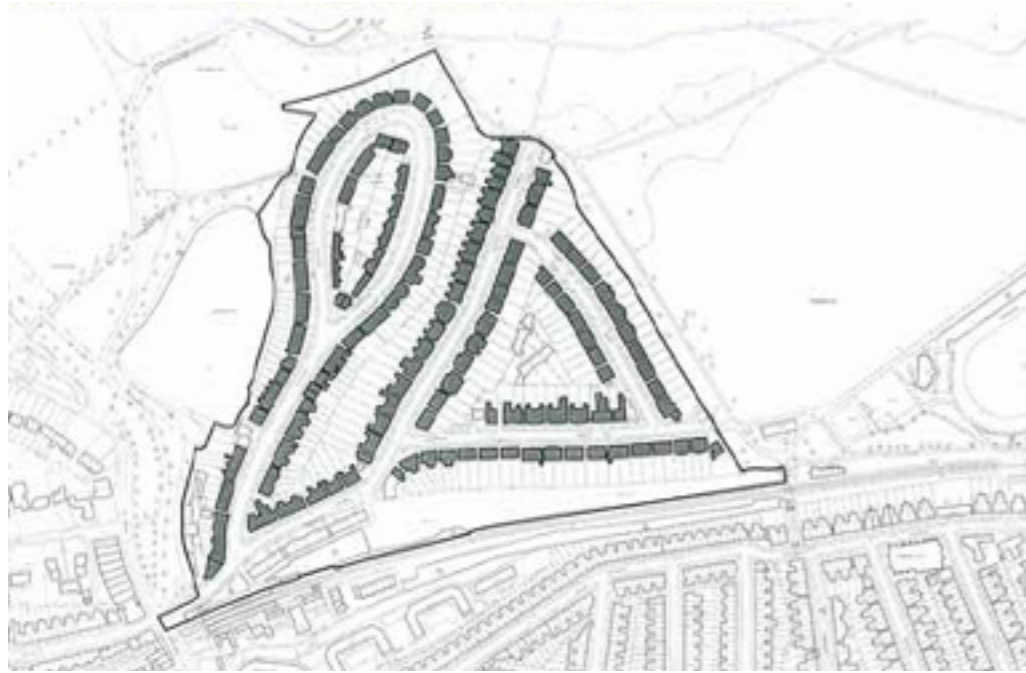
Description: The erection of a single storey extension and the enlargement of an existing extension on the east side of the building at garden level, together with the erection of a first floor extension above the entrance hall to the north west.

Decision: GRANTED (dated 14/05/02)

Application Reference: PWX0002148

Description: The erection of a single storey extension and the enlargement of an existing extension on the east side of the building at garden level, together with the erection of a first floor extension above the entrance hall to the north west.

Decision: GRANTED (dated 14/05/02)



Buildings 'which make a positive contribution' to the South Hill park conservation area



South Hill Park Conservation Area

3.2 Related Planning Policy

The site is under the direction of Camden Council's Local Plan for development. Although within a Conservation Area, the site sits outside Article 4 direction that would restrict permitted development. The proposal will have to satisfy the following parameters:

- *The London Plan 2016*
- *Camden Local Plan*
- *Relevant CPG's (Camden Planning Guidance)*
- *South Hill Park Conservation Area*

3.3 South Hill Park Conservation Area

The conservation area is divided into two sub areas: South Hill Park and South Hill Park Gardens, and Parliament Hill, Nassington Road and Tanza Road. It's character and hierarchy derives from the historic field pattern and steep terrain on which it sits.

The sub-area of Parliament Hill, Nassington Road and Tanza Road is characterised by substantial semi-detached villas, over-whelmingly of the Victorian Gothic Revival Style, many of which are adorned by decorative window, porch and roof features with entrance steps and complementary garden walls. Many of the buildings along Nassington Road show vestiges of the Venetian Gothic style in their carved capitols and canted bays.

The South Hill Park Conservation Area was designated on the 11th of August 1988. The designation report noted that 'it is considered to be logical to designate this group of properties together since they comprise a fairly homogenous area in architectural terms.'

An Article 4 direction withdrawing permitted development rights was authorised by the Secretary of State in 1989 covering Nos.32-90 South Hill Park (even) and land at the rear of these properties.

Whilst the conservation area statement makes reference to the postwar development on the former orchard between Parliament Hill, Nassington Road and Tanza Road, the character of the development itself is not highlighted opposite as 'making a positive contribution to the area'.



Edward Cullinan's Mews House, Camden, 1965

3.4 Planning History

Anecdotal history of the development at The Old Orchard attributed it to the architects Ted Levy, Benjamin and Partners - understandable considering their prolific work in Camden during the 1980s and the style of the houses themselves. A review of historic drawings and letters at Camden's Local Archive revealed the executed buildings to be the work of architects Stanley Trevor and Peter Beaven. They identify the period of construction of the development as between 1978 and 1980.

Minutes of planning meetings archived by Camden Council show that:

- In March 1953 planning permission was granted by the L.C.C for the erection of two pairs of semi-detached houses on the site, for which initial excavation work was undertaken for the foundations of the houses. Subsequently this development was halted.

- In February 1974 permission was refused for the erection of ten houses on the grounds of overlooking and privacy, inadequate access and over intensive site coverage.

- In June 1974 planning permission for the development of six two-storey houses designed by the architect Edward Cullinan was granted and then refused after 65 letters of local objections and a petition of 178 signatures were received.

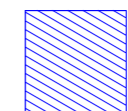
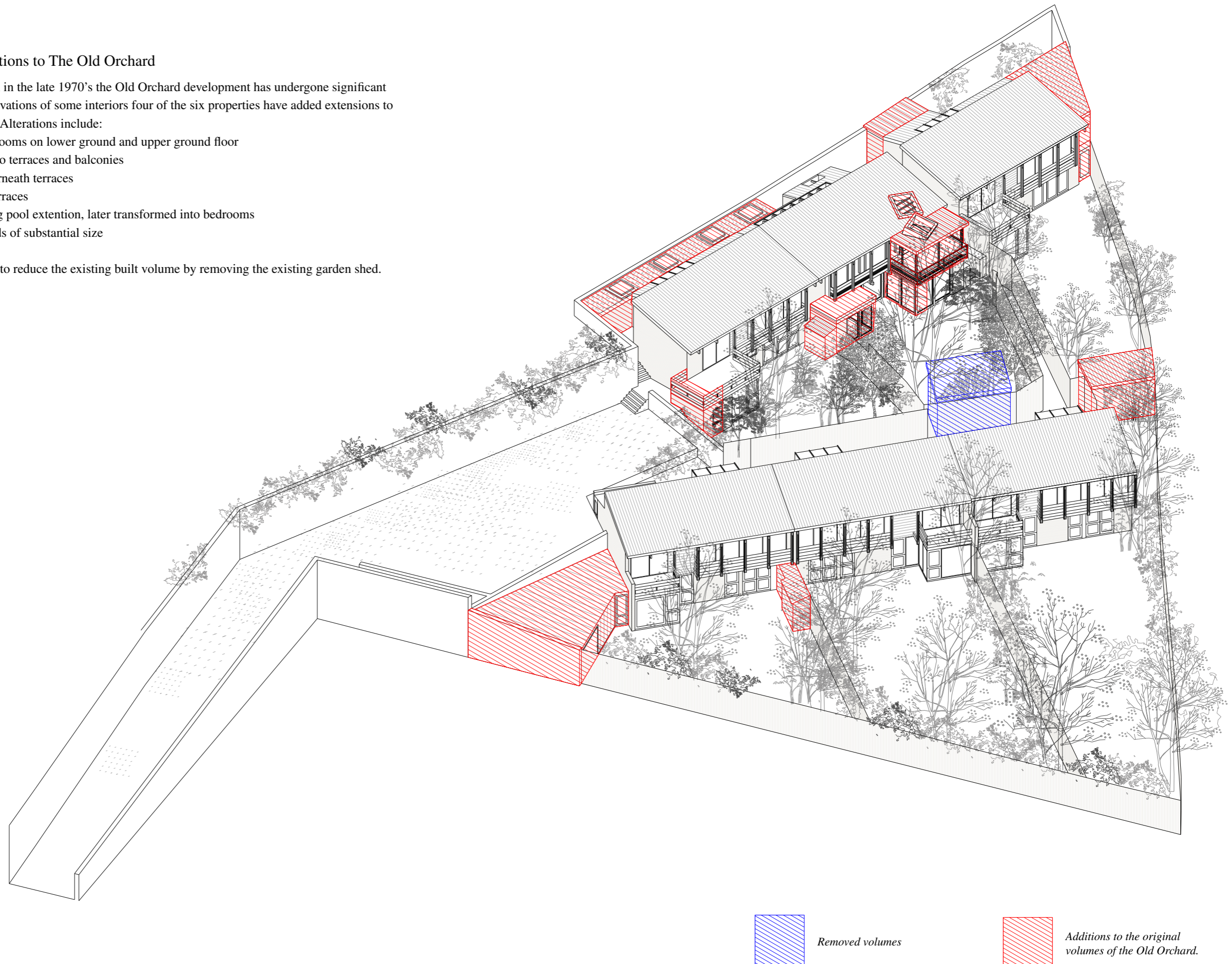
- In August 1979 a planning application for substantial amendments to Cullinan's 1974 scheme was submitted by the architect Stanley Trevor and granted.

3.5 Existing alterations to The Old Orchard

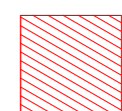
Since its construction in the late 1970's the Old Orchard development has undergone significant changes. Besides renovations of some interiors four of the six properties have added extensions to the original envelope. Alterations include:

- additional rooms on lower ground and upper ground floor
- extensions to terraces and balconies
- infills underneath terraces
- enclosed terraces
- a swimming pool extension, later transformed into bedrooms
- garden sheds of substantial size

The scheme proposes to reduce the existing built volume by removing the existing garden shed.



Removed volumes



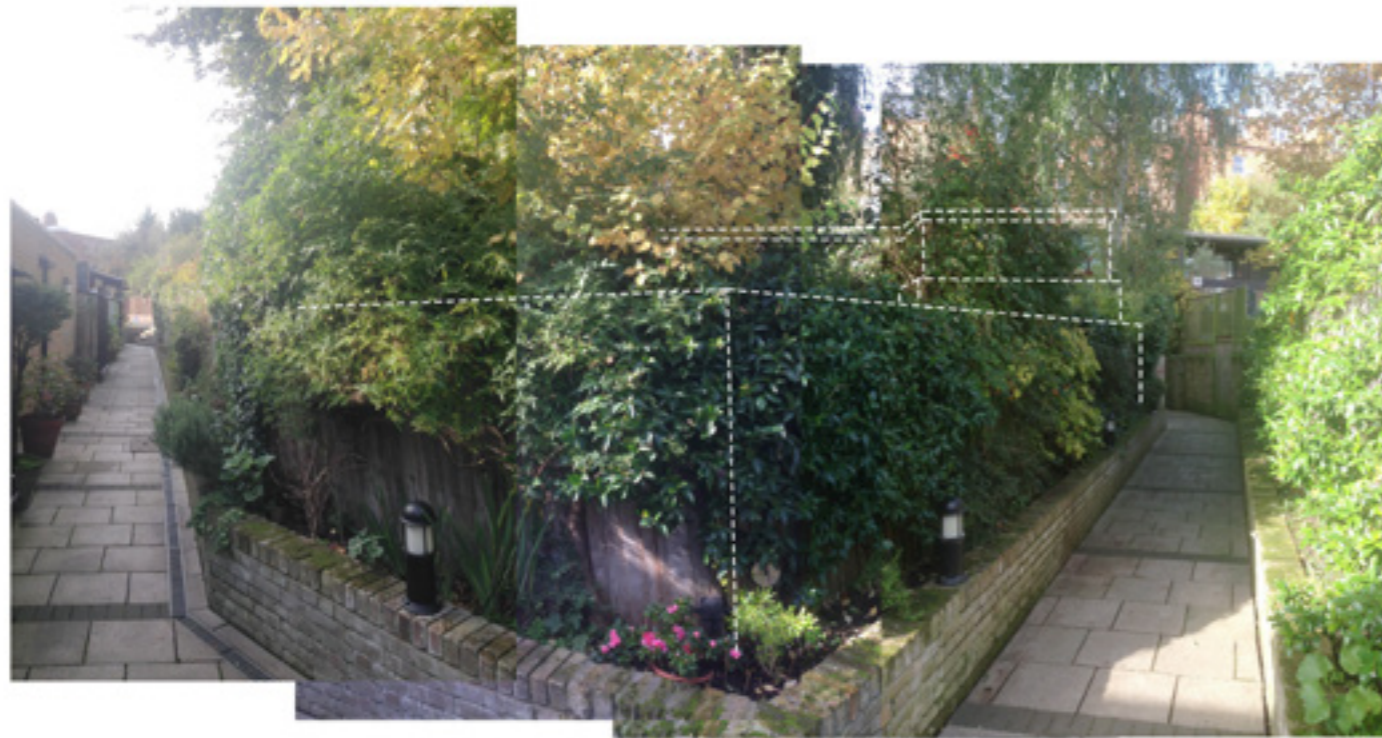
Additions to the original volumes of the Old Orchard.

3.6 Views of the proposal from the surroundings

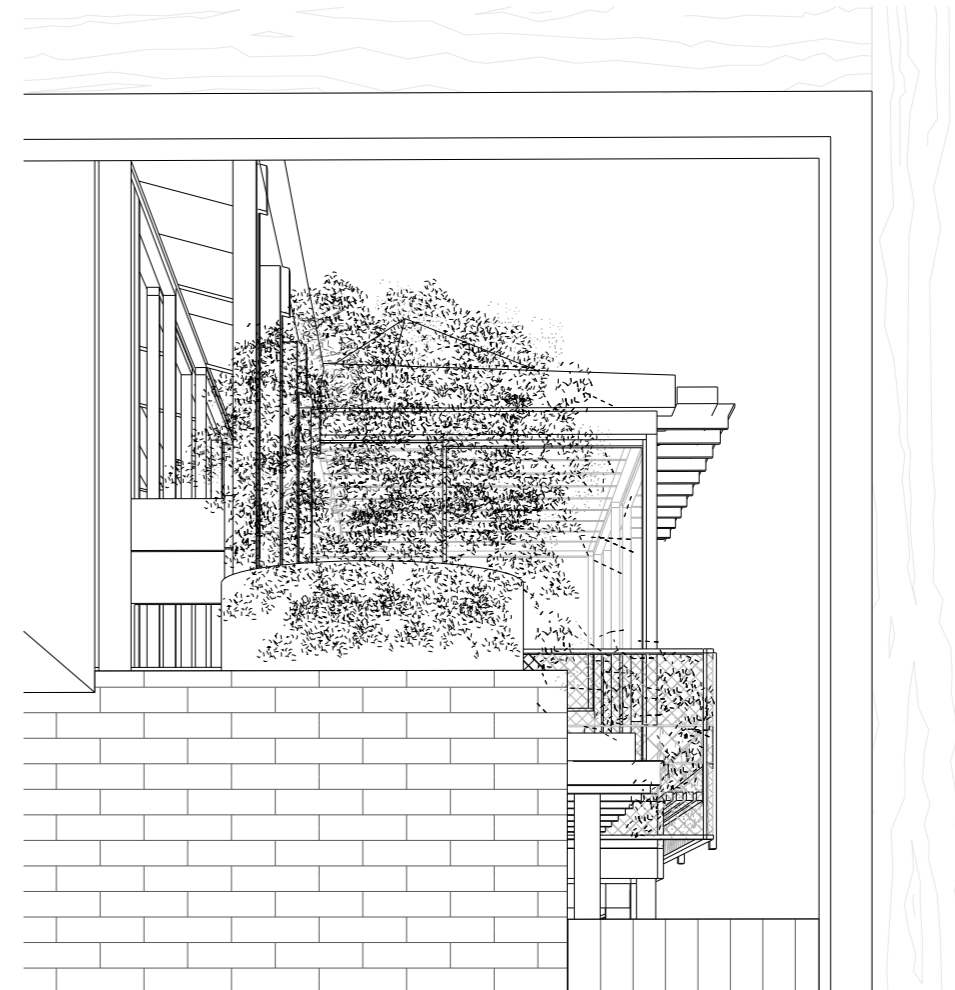
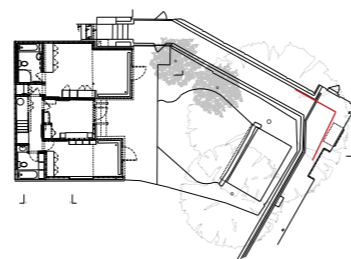
Two crucial points within the development were tested on views of the proposal.

The garden facade of the property is not visible from the common areas of the development. A high timber garden fence heavily overgrown with dense foliage as well as mature trees in the garden obstruct views of the garden facade from the communal walk way.

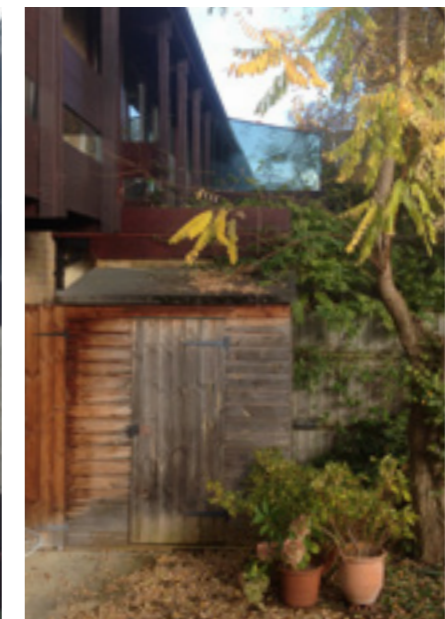
The dining room is visible from the bedroom of No.6. To achieve privacy a large planter is proposed on the lower roof. Its vegetation will significantly improve privacy to both the neighbours and the proposal.



View of the property from communal access walk way



A large planter is proposed to achieve privacy between dining room and neighbour's bedroom



Existing condition of overlooking, view from dining room and view from neighbour's bedroom.

