

Design & Access Statement
11 Christchurch Hill, London, NW3 1LG

Proposed New Orangery to Rear Elevation

This statement is written to accompany an application for Planning Consent as required by the Planning (Applications for Planning Permission, Listed Buildings and Conservation Areas) (amendment) (England) Order 2006 - Town and Country Planning (General Development Procedure) Order 1995 Article 4C.

Reference is made to the guidance on changes to the development control system dated 12th June 2006 and in particular section 3 – the requirement for Design and Access statements. Planning Policy Statement 1 (PPS1) refers to the delivery of sustainable development through the Planning system and in particular good design.

Guidance is also taken from Policy RA3 – Rural Areas Policies for extensions within the countryside. Reference is made to the CABE Guide for Design and Access statements.

Policy ENV2 (Development Affecting a Listed Building should be within keeping with its scale, character and surroundings) and Policy H8 (scale, design and external materials and affect on neighbouring properties) have also been referred to.

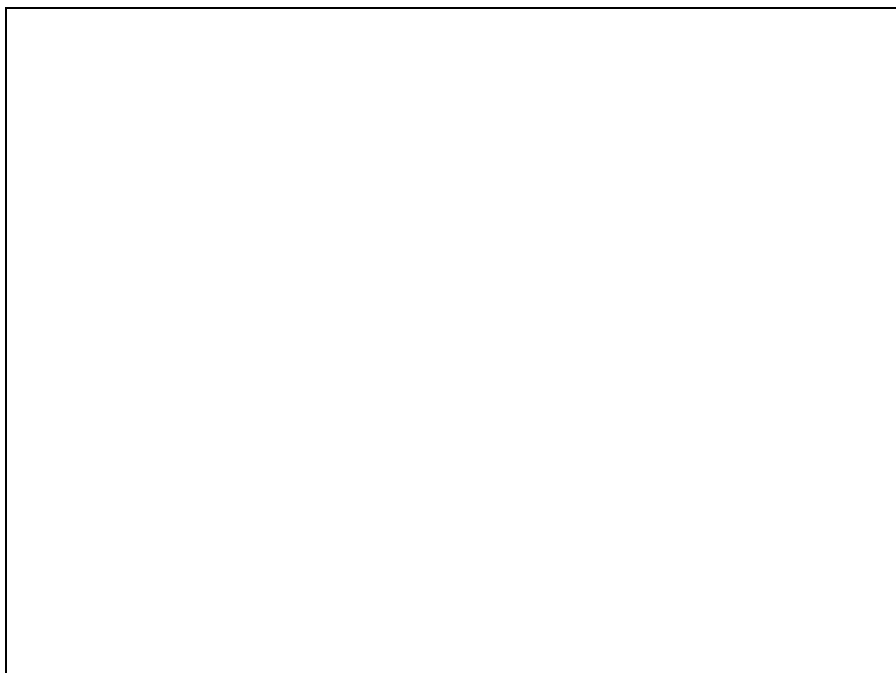
Listing

DETAILS

Location: (East Side) No. 26
Street: Christchurch Hill
Grade: II
Reference No: 798-1-21517
Date of Listing: May 14 1974 12:00AM

DESCRIPTION

Detached house. Early C19, altered. Multi-coloured stock brick. Slated roof with C20 parapets. 2 storeys. Main south-east frontage to garden with 3 windows. Entrance flanked by 2-storey late C19 bays of red brick. At south-west end, a projecting bowed bay. Round-arched doorway with reeded pilaster jambs carrying cornice head and patterned fanlight; panelled door. Gauged brick flat arches to recessed sashes. INTERIOR: not inspected.



CONTINUED;

Design

AMOUNT

Approval is sought to construct a single storey orangery of approximately 36m². The total footprint area of the existing dwelling is 130m² giving a total combined floor area of 166m².

The host dwelling is situated on a corner plot at the junction of Christchurch Hill and Well Road and the boundary to the highways is a 1.8m height close-boarded timber fence. The ground level of the site rises by approximately 3.5m from South East to North West and the front elevation of the dwelling is orientated to face South East.

The building is a detached dwelling apart from a small ground floor addition, which abuts the neighbouring property. There is a detached garage located to the North West boundary with a footprint area of 19m².

LAYOUT

The proposed orangery is to be located to the rear (North West) elevation of the building and be connected to the living room and provide a link to the private rear garden via the proposed paved area and rear steps. There is also to be access from the orangery to the small courtyard created to the rear of the existing garage.

Although the orangery will be constructed around the rear corner of the existing garage there will be no link between these two buildings.

SCALE

The proposed orangery is in keeping with the scale of the existing building by utilising similar proportioned windows and remaining subservient to the existing building. The new orangery will not be visible from the front elevation and mirrors the style and design of the existing.

The height of the orangery parapet wall is kept well beneath first floor windowsill level by a reduction in ground level in this area and the steps up to the existing ground level. Also the low/flat pitch of the glazing keeps the ridge height close to the first floor rear sill level.

LANDSCAPING

The hard landscaping is to include for a paved terrace to provide pedestrian access around the rear of the property with a low retaining wall and steps leading up to the rear grass area. There is also to be steps leading up to the level of the existing garage and rear pedestrian access to the highway.

With regard to soft landscaping no trees or shrubs are to be removed including the apple tree to the enclosed courtyard. Some selected shrubs and plants will be required as infill between the existing trees and shrubs. The rear grass area is to be levelled and made good adjacent to the retaining wall.

APPEARANCE

The proposed orangery will be of bespoke timber construction and of period design and proportions to compliment the brickwork. The plinth will match the existing brickwork to the main building and the timber structure will be painted in white gloss. The design incorporates a semi-circular end wall which mirrors the existing semi-circular façade of the study to provide continuity with the existing building.

The glazing elements are designed to be of style and proportion to the existing buildings fenestration. The impact of the shallow pitched glazed roof is reduced by utilising parapet walls with lead valley gutters behind which will also allow the rain water pipes to be concealed.

Access

Pedestrian access remains unchanged on to the site via a gate to the Christchurch Hill boundary and a gate to the Well Road boundary wall adjacent to the garage access around the new orangery will be provided by new paving to the rear with steps in the locations as shown on Drawing No. 1305.01.

The internal floor of the new orangery will be at a higher level than the existing living room floor due to the sloping ground level with steps linking the floor levels.

There is currently no provision for off street parking on this site however this is the subject of a separate planning application.

Consultations

No consultation has taken.

Prepared by:

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