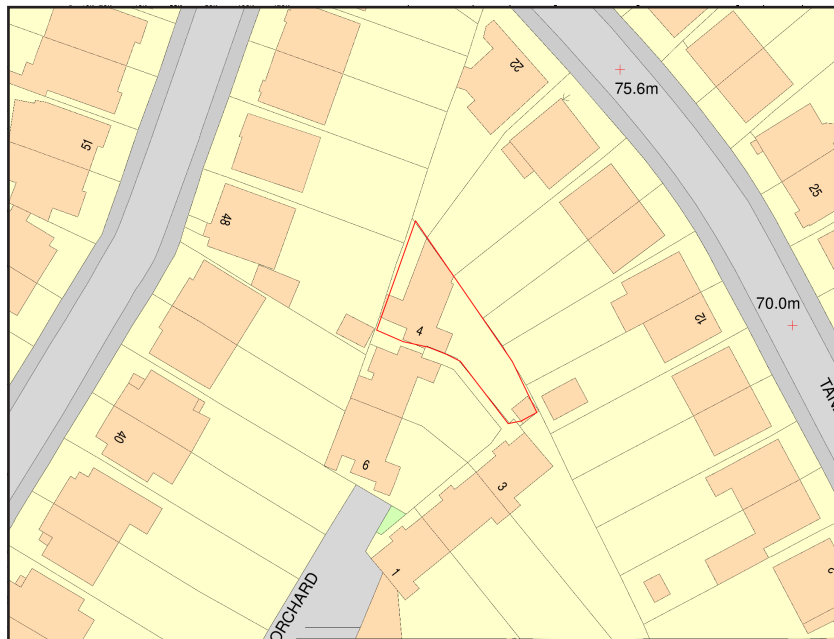


Design & Access Statement  
Replacement glazed doors and fixed glazed panels  
4 The Old Orchard  
May 2020



## Introduction

1. This is the Design & Access Statement in respect of a proposal to replace doors and fixed glazed panels.

See Drawing issue sheet for drawing numbers.

1. Number 4 The Old Orchard falls in the South Hill Park Conservation Area. 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. Planning policy guidance includes:

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

2. The house was built between 1978-1980 and although attributed to Ted Cullinan in the 1970's the design was amended by the Architect Stanley Trevor.

3. It is a 2 storey detached house built with a ground and lower ground floor built into a slope and is surrounded by residential gardens and there are no views towards it.



View towards East facade (East Elevation)

## Proposal

5. This application seeks to replace all the black aluminium sliding doors and fixed panels at ground floor level with a slimmer frame black profile with increased thermal performance and to replace the timber doors at lower ground floor level with matching slim frame aluminium doors and fixed panels.



7. The timber structure beneath the timber deck is in very poor condition and the base of the corner support is rotting as is the timber boarding that surrounds it. To enable the repair of the deck structure it is intended to demolish the deck roof and replace the structure to enable the installation of the proposed fixed and sliding glazed panels. With the exception of these, the deck and balustrades and surrounding timber frame will be replaced to match the existing.



View towards the corner support and door beneath the deck

## Conclusion

8. In conclusion these improvements in high performance glazing, high performance insulation beneath the deck and low energy improvements within will greatly improve the thermal performance of the building.

9. The total refurbishment of the house and internal upgrade will be of great benefit to its appearance and environmental performance and in turn the Conservation Area.

10. We respectfully request that Camden Council approve this application.