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Design and Access Statement Householder - New Stair to Garden (in a Conservation Area) at 2 The Old Orchard London NW3 2TR

Prepared for: **Mrs Jessica SIMOR and Mr Philippe HAAG**

Prepared by: **Philippe Haag, architect dplg, arb, riba**

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INTRODUCTION

architect[OE] is acting on behalf of his wife and his own (Philippe Haag, architect dplg, arb, riba and sole practitioner is the co-owner with his wife Jessica Simor of the property) to submit the proposed application for 2 The Old Orchard NW3 2TR (in a conservation area). This Design and Access statement has been prepared to support the planning consent application for:

an addition of stair going from the first floor to the garden level at the rear of the property and an addition of a small size roof light to the front of house roof of the same property.

The purpose of this document is to explain the design process, which has been based upon the analysis of the local context. This includes assessing and understanding the townscape and heritage context of the site and surroundings. The result is an application based upon coherent design principles and developing a design that is contextually appropriate to the site as well as the South Hill Park Conservation Area.

This document should be read alongside the suite of documents that support the planning application. Namely,

- the site location plan
- the block plan of site
- the existing and proposed drawings by architect[œ]
- the planning statement
- the parking provision statement
- the tree survey and arboricultural implications statement

SITE AND SETTING

The application site lies in The Old Orchard in the Borough of Camden. The Old Orchard site lies within the 'triangle' formed by Parliament Hill, Nassington Road and Tanza Road.

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 forming parts of two separate estates.

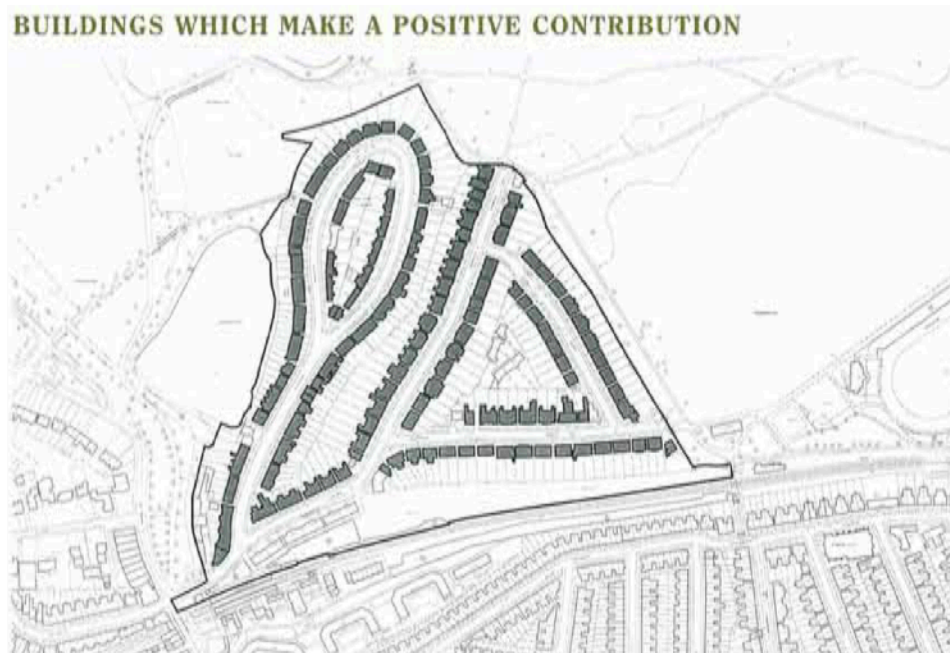
Parliament Hill and Nassington Road were laid out in 1878-90 on that northern more attractive side of the Railway (further from a local smallpox hospital, higher grounds, backing onto the Heath), the houses being built between 1879 and 1892. The planned extension of the development was halted by the addition of Parliament Hill Fields to the Heath, and Tanza Road was laid out instead in 1890 to connect the existing roads.

The South Hill Park 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, mainly 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.

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 uprise a fairly homogenous area in architectural terms.'

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 Old Orchard development itself is not highlighted as 'making a positive contribution to the area.**



source:

Conservation area statement South Hill Park - Camden Council

Buildings which make a positive contribution are hatched excluding The Old Orchard development

The Old Orchard is a late 1970's tiered development of six two-storey houses in a triangular plot bounded on all sides by 19th Century semi-detached houses and their back gardens. The sloping Old Orchard site measures approximatively 2200 sq. metres. It is private land which is accessible by a drive from Nassington Road. The buildings are of a load bearing timber frame structure sitting within masonry party walls and in situ concrete lower ground slabs and retaining walls. The front elevation at n° 1, 2 & 3 is along an alley way leading to n° 4 & 5. The front elevation is mainly made from brick wall offering little openings except for the glazed entrance door and a small conservatory. The glazed rear elevation or garden elevation is not visible from the front and sits behind a suspended timber framed balcony.

THE SCHEME

The main proposal consists of installing a stair connecting the upper floor to the garden at the rear of the house. No direct access from the upper floor to the garden level exists currently forcing users to pass by the bedrooms to reach the garden.

In doing so the proposal seeks also to add a layer of fire safety by allowing an escape fire route from the top floor to the garden would a fire take place at the front of the house especially in the entrance hall and staircase area which is the only escape route possible so far.

The other minor proposal looks to add a small size roof-light not visible from the alley way, street (parking area) or neighbouring properties to allow natural light and natural ventilation in the slightly internally refurbished WC and utility room which has no further subsequent changes to the external aspect of the property.

The proposal is extremely modest in scale.

It has been elaborated with careful consideration of the existing late 1970's design of the house itself, and of the historical and the surrounding contexts.

SCALE, LAYOUT and APPEARANCE

The scale of the proposal is very modest and is to fit the proportion of the existing. Its design considers carefully the existing original design of the house and seeks to fully integrate its appearance.

No modification to the house is made except allowing the staircase to be anchored to the existing balcony railing and support.

The stair is set out at the west extremity of the house leaving a space with the boundary between n°1 and n°2 The Old Orchard. It seeks not to obstruct any of the existing glazed stable doors allowing access to the garden from the bedrooms. It faces one of the only two possible plain brick walls at garden level without compromising the patio area. The proposed stair does not increase in any way the capacity of overlooking the neighbouring garden. The existing balcony already allows it in equal proportion and reciprocally from one property to the other. The stair has been designed with no landing protruding beyond the line of the balcony and steps down as soon as this balcony line is passed.

The appearance of the stair is to match completely the house and feels as integral part of the house. It is in timber of the same size and essence as those used for the house. Its finish matches the finish of the exposed outside timber throughout the house (currently all timber is Sikkens Mahagony 045 wood stained).

It is a single flight stair leading from the kitchen located on the upper floor to the garden. It sits at the bottom on a 2 steps high raised landing made from mixed stock London bricks.

The patio is resurfaced and its surface area slightly increased to improve its usage and so to integrate the stair resulting in building a dwarf retaining wall not to change the level of the lawn and drawing the limits of the patio. 3 steps set at the east end of the patio lead to the upper lawn. All to be built in mixed stock London bricks to reflect the built surrounding of the area.

LANDSCAPING

N/A

No changes to the existing landscaping around the site are proposed.

ACCESS

N/A

The proposal does not affect any access in to, or around the site. Location and size of access to the property have not been change.

The existing street and common part car parking spaces are unchanged and remain.

SUSTAINABILITY

Both applicant and architect were committed to deliver a proposal that had minimal impact on the environment in general and surrounding from a construction and use aspect.

HERITAGE ASSETS

The property is situated in the The South Hill Park Conservation Area. Its character is not considered to be making a positive contribution to the area.

Impact:

The adjunction of the stair will allow direct access from and to the house top floor at the rear of it and therefore improve the general use of the house by its occupants and its visitors. It will not alter the characteristic of the existing house. Consequently it will provide the house with a fire route escape to the back of the house.

All 'original' existing features and/or material are kept. The late 1970's design and architecture is respected, kept and not compromise by the adjunction of the stair designed to marry the existing.

The new stair set at the rear of the house and lost within dense vegetation is not visible either from the public area nor from the surrounding properties, and totally in tune with the current architecture and style of the house has no impact on the character of the heritage asset defined by the Victorian semi-detached villas in this conservation area.

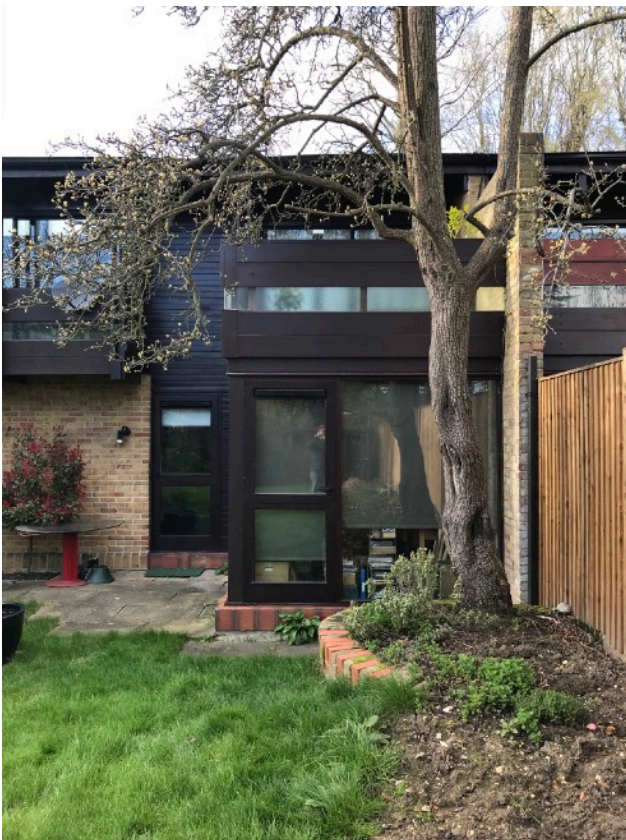
CONCLUSION

The design is modest and well-considered. The approach has been to ensure the preservation of the architectural quality while meeting the requirements of the owners.

Due to the limited views, the minor modifications proposed to improve the existing and the appropriate use of materials it is not considered that this new condition would distract the eye.

Overall, the materials and detailing would compliment the existing fabric and will therefore be contextually appropriate. This careful proposal will safeguard the character and appearance of the conservation area and not compromise the special interest of it.

APPENDIX



EXISTING : REAR OF THE HOUSE at 2 THE OLD ORCHARD

REAR OF THE HOUSE showing:

- protruding glazed area part of bedroom 1 at lower floor with terrace above
- 50+ years old pear tree



- side of projecting volume capped with terrace at 1st floor
- entrance to bedroom 1 at garden level
- east end of suspended balcony with glazed elevation sitting behind



- suspended balcony at upper floor with glazed facade sitting behind
- from left to right at lower floor: plain brick wall which is backing of proposed stair, double glazed stable doors to bedroom 3, single stable glazed door to bedroom 2 plain brick wall



- detail of suspended balcony viewed from garden level



- full length of suspended balcony
- note wood-stain finish for exposed timber (Sikkens Mahagony 045)
- furthest bay on picture to host stair



- view through suspended balcony at upper floor from terrace
- brick masonry party wall at the far end
- note wood-stain finish for exposed timber (Sikkens Mahogany 045)

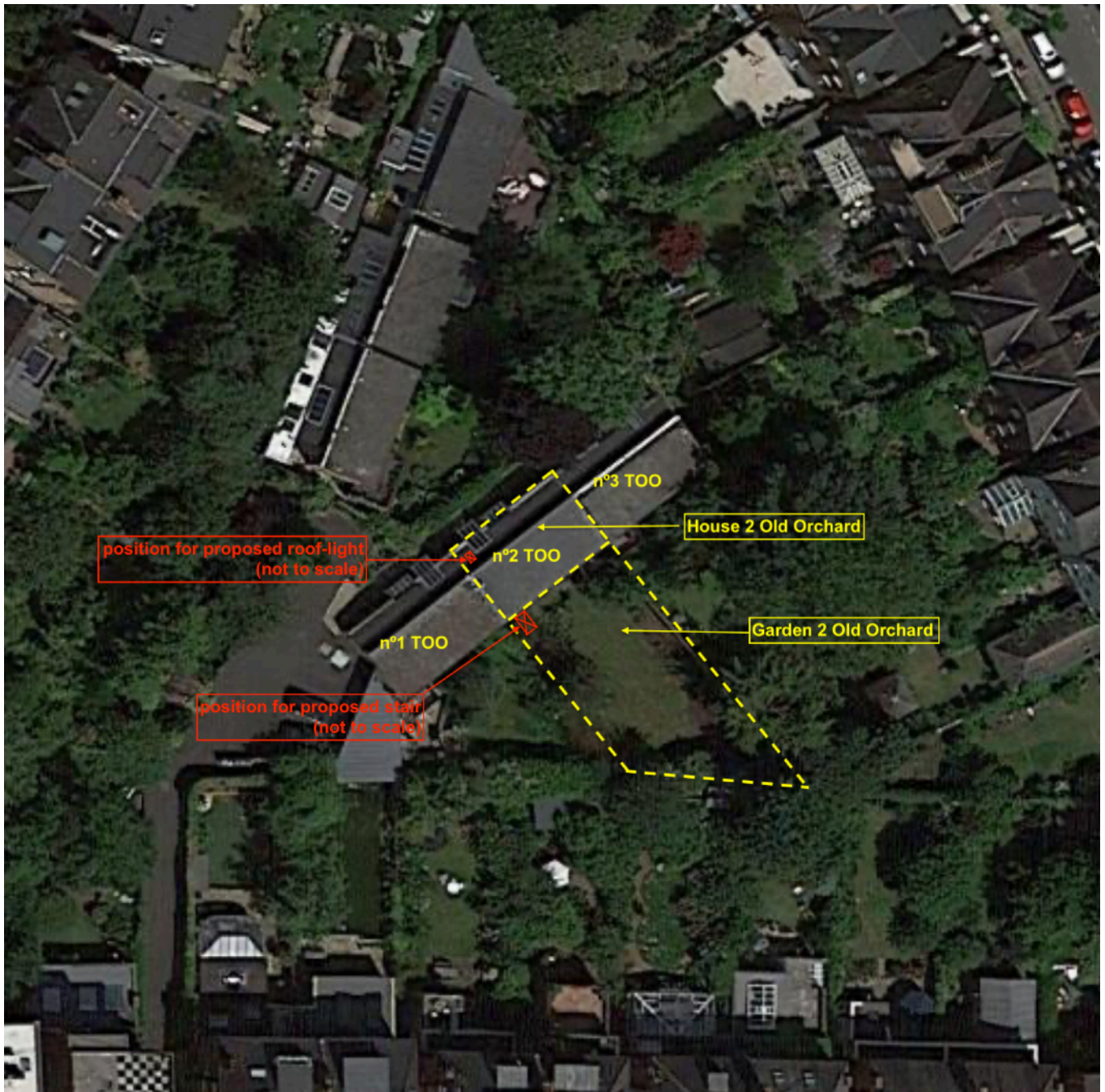
EXISTING : FRONT OF THE HOUSE at 2 THE OLD ORCHARD



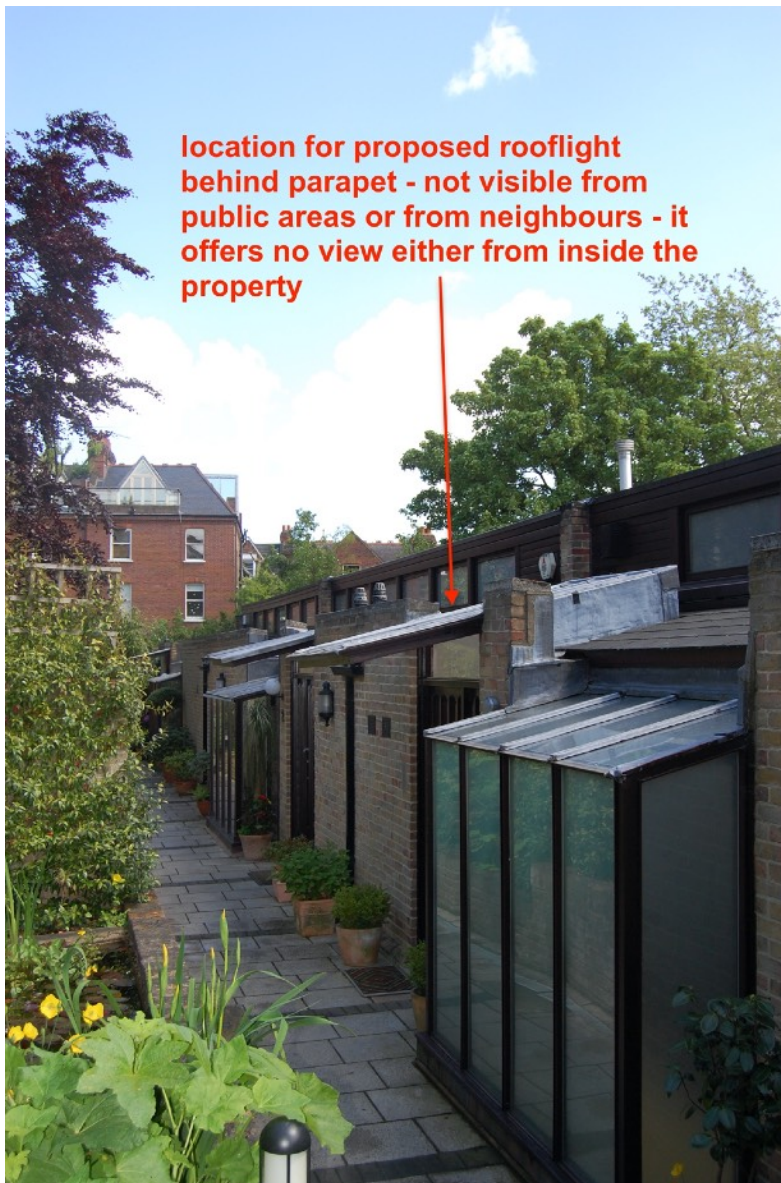
from the west towards east (above) and from the east towards west (below)



PROPOSED: areal view of location and position for proposed stair and proposed roof-light



PROPOSED: location for proposed roof-light



Proposed Velux for roof-light to match the modern style from the late 1970's of the house:
CK02 550w x 780h mm



PROPOSED:

floor finish for patio (top)
mixed stock London brick for landing to stair
mixed stock London brick for dwarf retaining wall