



Design and Access Statement for a

Timber Orangery

At

Highfields

Troutstream Way

Rickmansworth

Herts

WD3 4JN

On behalf of

Mr Brothers

Introduction

This Design and Access Statement has been prepared in support of a Planning Application for a timber framed orangery to the rear of Highfields, Troutstream Way.

Primary Objectives:

- To provide a predominantly glazed structure to allow views over the garden
- To provide a more functional living space for the applicant

The site and surroundings

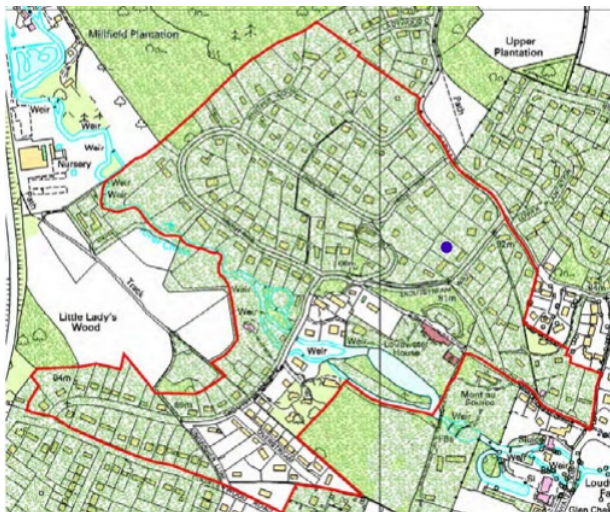
Rickmansworth

Rickmansworth is a large town located approximately 5 miles west of Watford.

The host dwelling is located in Loudwater, a private housing estate located 2 miles north of Rickmansworth.

The area is predominantly residential.

Loudwater was designated a Conservation Area on 12 November 1998. In 2006 the Conservation area was amended and is now called The Loudwater Outer Conservation Area.



The above shows the boundaries of the Conservation Area and the location of Highfields is highlighted blue.

Highfields



Highfields is a detached two storey dwelling house, render construction with a tiled roof and is set within .26 of a hectare of private domestic curtilage.

There are residential properties to the north, south, east and west of the application site. They are detached properties in substantial plots.

The rear boundaries comprise mature trees and landscaping (as shown below) making the location of the proposed timber orangery private and secluded. The proposal will not impact on the amenities of the adjoining occupiers as it cannot be viewed from any of the neighbouring properties nor can it be viewed from the public domain.



The property is not listed and does not fall within the boundaries of an Area of Outstanding Natural Beauty but is within the boundaries of the Outer Loudwater Conservation Area.

The property does not fall within a river or sea floodplain and is more than 500 metres from the nearest river or sea floodplain.

The property does not fall within the Greenbelt.

Planning History

Sliding swimming pool cover and detached shed

Ref. No: 02/00770/FUL | Status: Application Permitted

Conversion of existing garage into habitable room and single storey detached garage and garden store

Ref. No: 98/0051 | Status: FPC

Pre App Advice

A Pre Application Advice Application was submitted to Three Rivers for a similar design but with a large domed rooflight. This was dealt with under reference 20/2709/PREAPP.

The advice is outlined below:-

The proposed orangery would have a depth of 6.6m which therefore exceeds the depth of 4m set out in Appendix 2 of the Development Management Policies LDD. However, the extension would not project significantly beyond the rear of the existing rear projection and would not extend for the full width of the dwelling. Given the size of the dwelling and the wider plot, it is not considered that the scale of the extension would be disproportionate. However, the Conservation Officer has raised concerns with regard to the design of the extension. The existing dwelling is of the Arts and Crafts style and its rear elevation appears relatively simplistic with regards to its overall appearance and fenestration detailing. The proposed extension fails to relate to the architectural detailing of the existing dwelling. Its fenestration detailing has a vertical emphasis, which is at odds with the detailing of the host dwelling. In addition, the domed rooflight would be a prominent and incongruous addition which is considered to be unsympathetic. It is emphasised that a single storey rear extension would not be objected to, however, the applicant is encouraged to consider a different design which would be more in keeping with the existing host dwelling. .

We have revisited the design and made amendments in line with the advice offered.

The large domed rooflight has been omitted. This has been amended to incorporate a tiled roof with a flat circular rooflight.

The Proposal



The orangery will be located in the corner of the property to the left of the rear elevation. It will enclose the patio doors and the window and door to the left.

The window and door will be removed along with associated build materials to form a permanent opening.

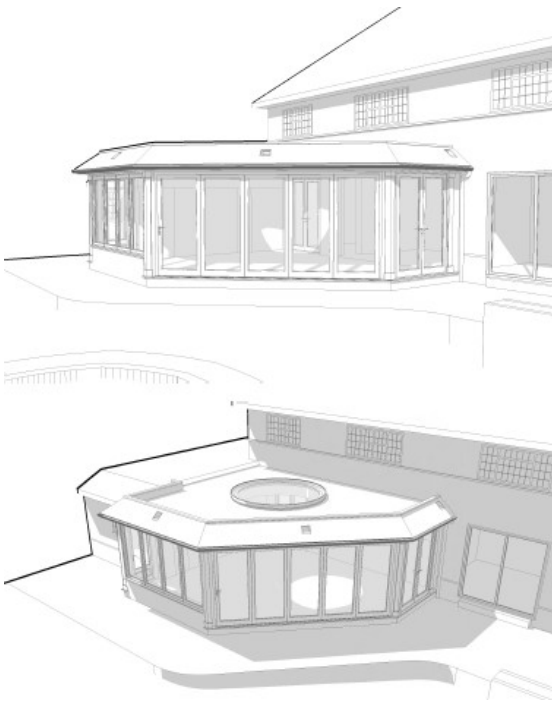
The two sets of doors to the right will be replaced.



The orangery will extend around the corner and will enclose the windows and doors shown above. These will be blocked up and made good.



The above shows the window and door (to the right) to be removed.



The above are 3D sketches (for illustrative purposes only) of the proposed orangery in-situ.

The proposed timber orangery will have a positive effect on the aesthetics of the property. High quality, thoughtful architecture will complement the host dwelling.

The materials will complement the existing property and the design detailing is in keeping with and in proportion to that of the host dwelling.

The proposed works do not adversely affect any important architectural or historic features of the property. Nor do they adversely affect the buildings setting. The extension is in scale

with the host dwelling, being subservient to the main dwelling. The materials ensure that the proposals will blend naturally with the host dwelling.

The choice of materials complements the original dwelling; it does not harm or detract from the original structure of the building but will improve its appearance.

Materials

Existing

Walls – Brick and render

Roof – Tile

Doors/Windows – Timber

Proposed

Wall/Base – Brick

Roof – Tiled incorporating a glazed circular roof light

Doors and Windows – Timber – Off White

Compatibility:

The proposed design has been chosen to ensure it is subordinate to the host elevation and not be to the detriment of the host property, the setting of the property or the area in which the property is situated.

The design timber and glazing are appropriate for this style of development.

Landscaping

No landscaping proposed

Access

No special access arrangements have been made. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access.

Impact on neighbouring properties

The proposed extension is located to the western elevation of the property and will have no impact on the amenities currently enjoyed by the neighbouring properties.

Policy Considerations

National Planning Policy Context

The National Planning Policy Framework (NPPF) was introduced in March 2012 to streamline planning policy at the national level. At the heart of the NPPF is the presumption in favour of sustainable development – the “golden thread” running through the plan making a decision making process. The pursuit of sustainable development includes seeking improvements in the quality of the built environment, natural and historic environment through the gains obtained through the planning system.

12. Achieving well-designed places

Para 124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Para 127. Planning policies and decisions should ensure that developments:

(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

(e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Para.17 “Securing high quality design and a good standard of amenity for all existing and future occupants of land and buildings” is one of the 12 core planning principles set out in the NPPF.

Para.56 “The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Three Rivers Core Strategy

CP1

Overarching Policy on Sustainable Development

All development in Three Rivers will contribute to the sustainability of the District. This means taking into account the need to:

- a) Tackle climate change by reducing carbon emissions, increasing energy and water efficiency of buildings, promoting the use of renewable energy systems, and using other natural resources wisely, including through the use of sustainable building materials*
- b) Avoid development in areas at risk from flooding*

CP12

Design of Development

In seeking a high standard of design, the Council will expect all development proposals to:

- a) Have regard to the local context and conserve or enhance the character, amenities and quality of an area*
- b) Conserve and enhance natural and heritage assets*
- c) Protect residential amenities by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space*
- d) Make efficient use of land whilst respecting the distinctiveness of the surrounding area in terms of density, character, layout and spacing, amenity, scale, height, massing and use of materials*
- e) Build resilience into a site’s design taking into account climate change (for example flood resistant design)*
- f) Use innovative design to reduce energy and waste and optimise the potential of the site*
- g) Ensure buildings and spaces are, wherever possible, orientated to gain benefit from sunlight and passive solar energy*
- h) Design out opportunities for crime and anti-social behaviour through the incorporation of appropriate measures to minimise the risk of crime and create safe and attractive places*

- i) Incorporate visually attractive frontages to adjoining streets and public spaces*
- j) Ensure all appropriate frontages contain windows and doors that assist informal surveillance of the public realm*
- k) Use high standards of building materials, finishes and landscaping; also provide/contribute towards street furniture and public art where appropriate*
- l) Ensure the development is adequately landscaped and is designed to retain, enhance or improve important existing natural features; landscaping should reflect the surrounding landscape of the area and where appropriate integrate with adjoining networks of green open spaces*
- m) Make a clear distinction between public and private spaces and enhance the public realm*
- n) Ensure that places, spaces and buildings are accessible to all potential users, including those with mobility difficulties*
- o) Provide convenient, safe and visually attractive areas for the parking of vehicles and cycles without dominating the development or its surroundings*
- p) Be durable and, where practical, buildings should be capable of adapting to other uses and functions in order to ensure their long-life.*

Development Management Plan

DM1 Residential Design and Layout

All applications for residential development should satisfy the design criteria as set out in

Appendix 2 to ensure that development does not lead to a gradual deterioration in the quality of the built environment, and that landscaping, the need for privacy and amenity space and the creation of identity in housing layouts are taken into account.

a) New Residential Development

The Council will protect the character and residential amenity of existing areas of housing from forms of “backland”, “infill” or other forms of new residential development which are inappropriate for the area.

Development will only be supported where it can be demonstrated that the proposal will not result in:

- i) Tandem development*
- ii) Servicing by an awkward access drive which cannot easily be used by service vehicles*
- iii) The generation of excessive levels of traffic*
- iv) Loss of residential amenity*

v) Layouts unable to maintain the particular character of the area in the vicinity of the application site in terms of plot size, plot depth, building footprint, plot frontage width, frontage building line, height, gaps between buildings and streetscape features (e.g. hedges, walls, grass verges etc.)

DM3 The Historic Built Environment

When assessing applications for development, there will be a presumption in favour of the retention and enhancement of heritage assets and to putting heritage assets to viable and appropriate uses to secure their future protection. Applications will only be supported where they sustain, conserve and where appropriate enhance the significance, character and setting of the asset itself and the surrounding historic environment.

c) Conservation Areas

Within Conservation Areas development will only be permitted if the proposal:

- i) Is of a design and scale that preserves or enhances the character or appearance of the area
- ii) Uses building materials, finishes, including those for features such as walls, railings, gates and hard surfacing, that are appropriate to the local context
- iii) Retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges
- iv) Retains and restores, where relevant, traditional features such as shop fronts, walls, railings, paved surfaces and street furniture, and improves the condition of structures worthy of retention
- v) Does not harm important views into, out of or within the Conservation area
- vi) Protects trees, hedgerows and other significant landscape features and incorporates landscaping appropriate to the character and appearance of the Conservation Area
- vii) Results, where relevant, in the removal of unsympathetic features and the restoration or reinstatement of missing features.

We believe that the proposed works satisfies the requirements set out in the above policies.

The aim in making the proposed alteration is to conserve the house as a family home for the 21st Century.

The proposed extension will:-

- be aesthetically pleasing;
- cause minimal harm;
- Create additional living space for the family

The proposals will not detract from the host dwelling nor the surrounding area. They will enhance the property by virtue of good design and detailing and the sympathetic use of materials.

The proposed orangery will result in an improvement in the quality of the residential amenity for the applicant and will not impact negatively on the visual appearance of the site or residential amenity of neighbouring properties. The proposed orangery is well proportioned in comparison with the host dwelling and sits comfortably within the site.

The application property is a family home; the character and setting of the property will not be harmed by the proposed works, only improved. The addition of the new structure would enhance the elevation of the property and help to ensure the preservation of the property in its present form as a family home.

The proposal is in keeping with the character of the building, the timber, lightweight glazed appearance being typical of a small scale residential extension. The materials used are chosen carefully to compliment the host dwelling and will therefore not appear visually intrusive in the landscape.

This relatively small one storey proposal with its timber framed and glazed appearance has been chosen in part, so as not to adversely affect the amenity of the occupants of any neighbouring property.

The proposal would not have any significant adverse effect on the fabric of the host dwelling and the wider area. The scale, size and sympathetic choice of materials as well as the high quality design ensure that the proposal would not be detrimental to the character of the host dwelling nor the surrounding area.

The design has been carefully considered to respect the existing building and its setting. It is perceived to be of minimal impact whilst providing significant improvements to meet client expectations.

We consider the proposed orangery has sufficient integrity to contribute to the amenity of Highfields without detracting away from the beauty and character or conflicting visually or technically to the existing property.

Conclusion

As the owner of this property Mr Brothers is keen to make certain changes to enhance their enjoyment of this area. The applicant also wants to ensure that when the work is completed, the finished project must be both high quality and allowing light into the existing area. Mr Brothers is also keen to avoid having a structure that did not respect & reflect the current building design. It was also important to design a structure that would have the minimum impact upon their neighbours. In conclusion we feel that the brief has been fully met.