



Design and Access Statement for the erection of

A timber orangery

at

Brocht House

12 Mill End

Kenilworth

Warwickshire

CV8 2HP

On behalf of

Mr and Mrs Albrecht-Brown

This Design and Access statement has been prepared as part of a Planning Application to construct a single storey timber orangery to the rear of Brocht House, 12 Mill End, Kenilworth.

### **The site and surroundings**

#### **Kenilworth**

Kenilworth is a market town located approximately 6 miles south-west of Coventry and 5 miles north of Warwick.

#### **Brocht House**



Brocht House is a two storey detached property, brick construction with a tiled roof set within 500 square metres of private domestic curtilage.

The property is located on the south side of Mill End.

There are residential properties to the north, south, east and west of the application site. The boundaries to the rear of the host dwelling comprise mature trees, hedging and fencing. The proposed works will not impact on the amenities of any neighbouring properties.

The host dwelling is not listed nor does it fall within the boundaries of a conservation area or an area of outstanding natural beauty.

#### **Planning History**

No available planning history

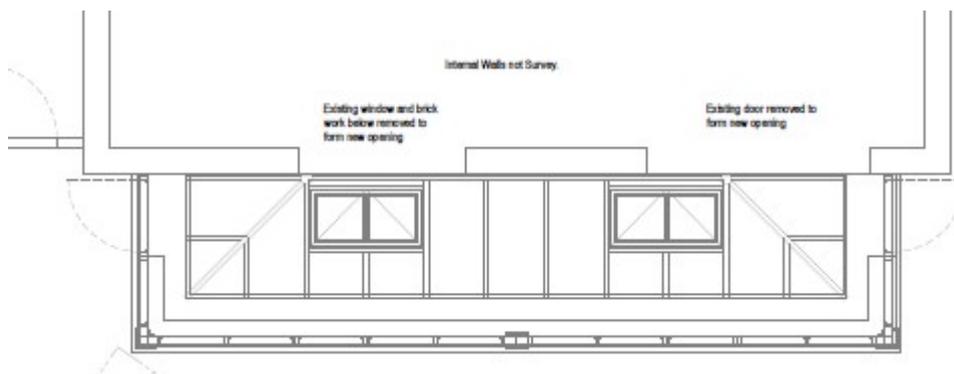
## The Proposal

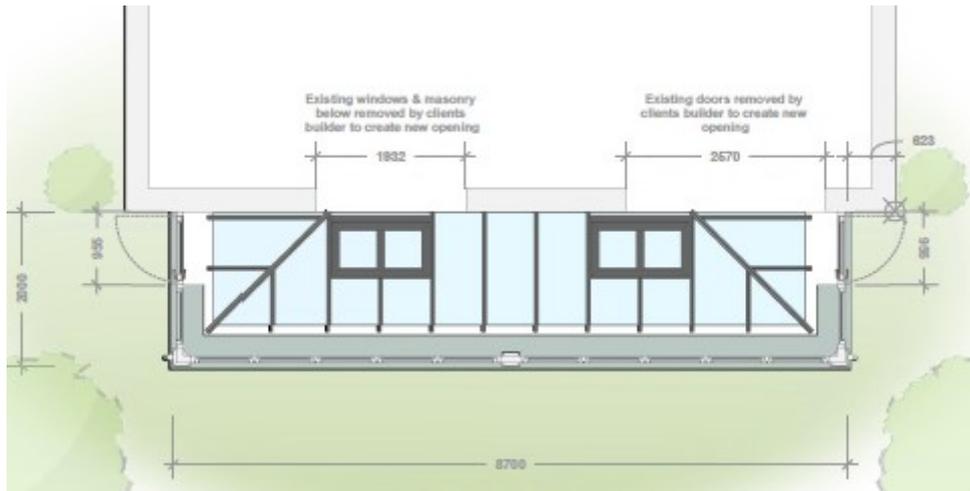
The proposal is to erect a timber orangery to the rear pf Brocht House, 12 Mill End



The window shown above will be removed along with associated brickwork to form a new opening into the proposed orangery. The french doors will also be removed to form a further permanent opening.

The works are shown below on the floor plan that accompanies the application.





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

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

The materials will blend in with 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

Roof – Tile

Doors/Windows – Timber – Light Green/Blue

### **Proposed**

Wall/Base – Brick

Roof – Flat roof – single ply membrane – Sarnafil – incorporating a glazed lantern roof light

Doors and Windows – Timber – Light Green/Blue

### **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 materials, brick and timber 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 orangery is located on the southern, rear elevation of the property. The proposal will not impact on the amenities of neighbouring properties.

### **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.*

*The NPPF sets out how Local Planning Authorities should plan positively for the conservation and enjoyment of the historic environment.*

### **12. Achieving well-designed places**

*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.*

*125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.*

*126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.*

*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<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

*128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.*

*Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.*

*129. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life<sup>47</sup>. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.*

*130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).*

*131. In determining applications, great weight should be given to outstanding or*

*innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

*132. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.*

## **Warwick Planning Policy**

### **BE1 Layout and design**

*New development will be permitted where it positively contributes to the character and quality of its environment through good layout and design. Development proposals will be expected to demonstrate that they:*

- a) harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use;*
- b) relate well to local topography and landscape features (see policy NE4);*
- c) reinforce or enhance the established urban character of streets, squares and other spaces;*
- d) reflect, respect and reinforce local architectural and historical distinctiveness;*
- e) enhance and incorporate important existing features into the development;*
- f) respect surrounding buildings in terms of scale, height, form and massing;*
- g) adopt appropriate materials and details;*
- h) integrate with existing paths, streets, circulation networks and patterns of activity;*
- i) incorporate design and layout to reduce crime and fear of crime (see policy HS7);*
- j) provide for convenient, safe and integrated cycling and walking routes within the site and linking to related routes and for public transport (see policy TR1);*
- k) provide adequate public and private open space for the development in terms of both quantity and quality (see policy HS4);*
- l) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features including incorporating sustainable water management features;*
- m) ensure all components, e.g. buildings, landscaping, access routes, parking and open spaces are well-related to each other and provide a safe and attractive environment;*

*n) make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;*

*o) meet the highest standards of accessibility and inclusion for potential users regardless of disability, age or gender;*

*p) ensures that layout and design addresses the need for development to be resilient to climate change (see policy CC1); and*

*q) ensure that there is an appropriate easement between all waterbodies / watercourses to allow access and maintenance*

*Development proposals that have a significant impact on the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Layout and Design Statement.*

### **BE3 Amenity**

*Development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents and /or does not provide acceptable standards of amenity for future users and occupiers of the development.*

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

The proposed orangery will:-

- be aesthetically pleasing;
- cause minimal harm;
- provide a high quality extension to allow additional living space and views out on to the private garden area

We believe that the proposed works satisfy the requirements set out in the planning policies. 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 applicants and will not impact negatively on the visual appearance of the site or residential amenity of neighbouring properties.

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 proposed orangery will 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.

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 timber orangery has sufficient integrity to contribute to the amenity of Brocht House, 12 Mill End without detracting away from the beauty and character or conflicting visually or technically to the existing property.

## **Conclusion**

As the owners of this property Mr and Mrs Albrecht-Brown are keen to make certain changes to enhance their enjoyment of this area. The applicants also want to ensure that when the work is completed, the finished project must be both high quality and allowing light into the existing area. Mr and Mrs Albrecht-Brown are 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.