

Design Access & Heritage Statement

3 Orchard on the Green, WD3 3HS

February 2023



Existing Building and Surrounding Area Background

The application property is a two-storey 4 bedroom detached family house located on the western side of The Green, Croxley Green. The Orchard on The Green which is set off The Green. The property is within a private gated development characterised by 6 detached individually designed properties of varying styles and sizes within the Croxley Green Conservation Area. The property is not listed.

The application site is approximately 1062 m² and the existing property is set back from the road and has a footprint of approximately 210m². To the front of the property is a driveway with provision for at least 3 car parking spaces.

The property was built in the early 1990s and is modern in design and finish. The existing materials are plain roof tiles and red facing brickwork and white timber windows and doors. It has a Dutch hipped roof form and attached a double garage which is slightly set back from the building line. It also has a front canopy over the front entrance to the house.

Character of the area

Character of the area Croxley Green Conservation Area Appraisal 1996 states;

Croxley Green is an ancient, elongated village green situated in close proximity and to the north-east of Rickmansworth. The Green is of ancient origin, mentioned as "Croc's Lea" in the eighth century, and given to the Bishop of St. Albans in c790.' Croxley Green is a very important area of open green space, surrounded by suburbia ' to the south, with open fields, pasture and country lanes to the north. Overall, the Green acts as a powerful cohesive element with an interesting mix of both listed and unlisted buildings.

Croxley Green has two ancient farms with strong evidence of additional agricultural activity throughout the centuries. The Green is now almost exclusively residential in use, although a number of farm buildings still exist, testifying to older uses. The existence of a long strip of common land is also indicative of long-gone agricultural uses.

Proposals

The proposal is a partial single storey extension to the rear of the property and an additional storey to be added to the side of the property above the existing garage. To the rear of the house the existing UPVC glazed conservatory is replaced with a flat roof extension using material and style to match the existing main house. There will be glazed lantern over the dining area to give an effect of a traditional orangery. The new brickwork will match existing brickwork of the main house in colour, bond and mortar colour and design. The additional storey to the side of the property will follow the existing roof line using plain tiles to match existing. The new windows and doors will match the existing house in style and materials.

The design follows closely the design of the original house to respect the existing character. The features observed elsewhere are reintroduced to create a resemblance of order and harmony in the overall design with the roof form, fenestration and style and materials. Its is of a scale and design that preserves or enhances the character and appearance of the area and does not harm views within the conservation area.

The proposed windows and doors to the extensions would not result in any unacceptable overlooking or loss of light to windows of neighbouring properties. The proposed rear extension would not result in any harm due to its ground floor nature and that it would be facing into the garden of the dwelling site.

The proposal will have negligible impact to the existing landscape. The landscaping would be slightly altered to accommodate a new pathway around the new rear extension. The landscaping will remain

the same to the side and front of the property. Trees with TPOs will be safeguarded and managed during and after development in accordance with the British standards.

There is adequate provision for parking. The proposal will have provision for 3 no. off streetcar parking spaces to the front of the house as well as the existing 2no. garage space. No change is proposed to the entrance to this property that would affect the current access arrangement.

Internally the layout on the ground floor will have an open plan kitchen diner and living space within the proposed extension. On the first floor an additional bedroom will be added above the garage with provisions for an ensuite bathroom.