



Design and Access Statement

for a timber orangery

at

Dancing Waters

The Friary

Old Windsor

Berks

SL4 2NS

On behalf of

Mr and Mrs Price

This Combined Heritage Design and Access statement has been prepared as part of a Planning application to construct a timber orangery to the rear of Dancing Waters, The Friary, Old Windsor.

## **The Site and Surroundings**

### **Dancing Waters**



Dancing Waters is a two storey detached dwelling house, brick construction with a tiled roof.

The property is set within 700 square metres of private domestic curtilage.

There are residential properties to the north, south and west of the application site. The host dwelling backs onto the River Thames to the east.

The rear boundaries to the property comprise close board fencing and mature trees and hedging making the location of the proposed orangery private and secluded.

The property is not listed nor does it fall within the boundaries of a conservation area or an area of outstanding natural beauty. The property is in Flood Zone 3.

## **Planning History**

First floor front extension with enlargement of existing front gable to include habitable accommodation in roof space and alterations to first floor rear dormers to convert the rear from a chalet bungalow to a two storey dwelling.

Ref. No: 17/00636/FULL | Validated: Tue 28 Feb 2017 | Status: Decided

Erection of new detached single garage and brick wall with gates to front boundary

Ref. No: 09/00945/FULL | Validated: Thu 14 May 2009 | Status: Decided

Two storey front/side extension

Ref. No: 09/00461/FULL | Validated: Tue 10 Mar 2009 | Status: Decided

ERECTION OF A TWO STOREY FRONT EXTENSION Open for comment icon

Ref. No: 94/01232/FULL | Validated: Tue 26 Jul 1994 | Status: Unknown

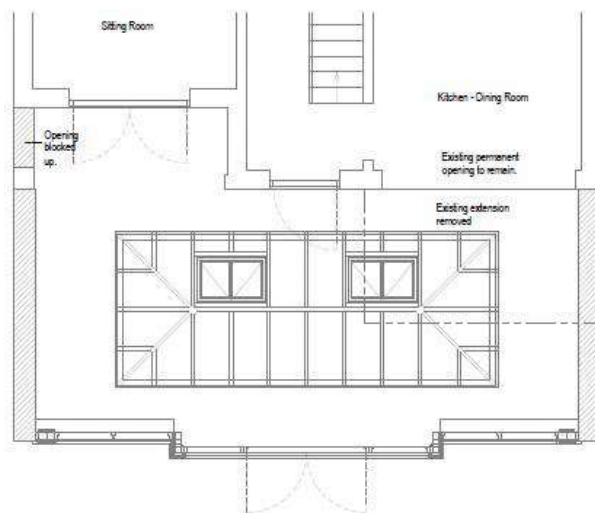
## The Proposal



The above is a view of the rear of Dancing Waters and the location of the proposed orangery.

The existing single storey extension to the right will be carefully dismantled and removed from site.

The orangery will span the width of the rear of the house. The proposed works are shown below.





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

The proposed orangery 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 – Tiled

Doors/Windows – Timber

## Proposed

Wall/Base – Brick

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

Doors and Windows – Timber

## **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, timber, brick 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 orangery is located to the eastern elevation of the property and will have no impact on the amenities currently enjoyed by the 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**

*126. The creation of high quality, beautiful and sustainable 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.*

*127. 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 planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.*

*128. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.*

*129. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their*

area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

130. 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>49</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

131. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined<sup>50</sup>, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

132. 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.



133. 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 a Healthy Life 51 . 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.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design 52 , taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, significant weight should be given to:

(a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or

(b) 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.

135. Local planning authorities should 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).

136. 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.

## **Windsor and Maidenhead Planning Policy**

### **Policy SP 1**

#### **Spatial Strategy for the Royal Borough of Windsor and Maidenhead**

1. The Council's overarching spatial strategy for the Borough is to focus the majority of development in three strategic growth areas (Maidenhead, Windsor and Ascot) to make best use of infrastructure and services, in addition to providing a sustainable approach to growth.

Maidenhead

*2. Within Maidenhead new development will largely be focused on the strategic growth location which is comprised of Maidenhead Town Centre and South West Maidenhead. Higher intensity development will be encouraged in the strategic growth location, particularly within the town centre and near to the Maidenhead railway station to take advantage of the Elizabeth Line connections.*

*3. Maidenhead Town Centre will be a major focus of sustainable growth to support its important role within the wider Thames Valley. Regeneration and new housing, employment, retail and leisure development will help provide a high quality, highly connected and vibrant place.*

*4. South West Maidenhead will provide a sustainable extension to Maidenhead. This new place will accommodate a large proportion of the Borough's required new housing and employment, as well as providing for leisure and recreation needs.*

*5. Development in Maidenhead outside of the strategic growth location will be focused on existing urban sites wherever possible, with some limited release of Green Belt.*

#### *Windsor*

*6. Windsor is identified as accommodating limited growth. Windsor town centre has national and international significance as a major focus of visitor and tourist activity based on Windsor Castle and the River Thames. The conservation of existing heritage assets is particularly important, meaning limited development will only be permitted where it seeks to enhance the quality of the built environment and does not compromise its character and appearance. A growth area has been identified on the western edge of the Windsor urban area where limited Green Belt release will accommodate additional housing growth.*

#### *Ascot*

*7. Development within the Ascot growth location will be largely focused around the High Street and its immediate vicinity. The coordinated development of several sites related to Ascot High Street will provide the opportunity to strengthen its role as a significant centre in the Borough providing a wide range of uses and activities, and include the provision of public open space. This will be achieved through the redevelopment of existing sites as well as limited Green Belt release.*

#### *Villages and Green Belt*

*8. The villages excluded from the Green Belt will continue in their roles as local centres as well as providing limited opportunity to accommodate new development. This will largely be achieved through the redevelopment of existing brownfield sites within the villages alongside limited Green Belt release.*

*9. The Green Belt will be protected from inappropriate development in line with Government policy.*

### **Policy QP 1**

## **Sustainability and Placemaking**

*1. All new developments should positively contribute to the places in which they are located.*

*2. Larger developments(1)in particular will be expected to:*

*a. Provide a harmonious, integrated mix of uses, where appropriate, that foster a sense of community, vibrancy and activity,*

*b. Contribute to the provision of social, natural, transport and utility infrastructure to support communities,*

*c. Be designed to facilitate and promote community interaction through the provision of:*

*i. walkable neighbourhoods; and*

*ii. attractive public spaces and facilities and routes which encourage walking and cycling;*

*d. Create places that foster active healthy lifestyles;*

*e. Be of high quality design that fosters a sense of place and contributes to a positive place identity*

*f. Foster biodiversity and enhancement of green infrastructure;*

*g. Conserve and enhance the importance of the existing blue character of the Borough (including the River Thames and other watercourses)*

*h. Conserve and enhance the Borough's rich historic environment*

*3. Proposals for sites bringing forward developments of 100+ net new dwellings, or 5,000 sq. m of employment or mixed use floorspace (outside of the three defined placemaking areas of Maidenhead*

*Town Centre, South West Maidenhead and Ascot), will be expected to be in conformity with the adopted stakeholder masterplan for the site.*

## **Policy QP 3**

### **Character and design of new development**

*1. New development will be expected to contribute towards achieving sustainable high quality design in the Borough. A development proposal will be considered high quality design and acceptable where it achieves the following design principles:*

*a. Is climate change resilient and incorporates sustainable design and construction which: minimises energy demand and water use maximises energy efficiency; and minimise waste.*

- b. Respects and enhances the local, natural or historic character of the environment, paying particular regard to urban grain, layouts, rhythm, density, height, skylines, scale, bulk, massing, proportions, trees, biodiversity, water features, enclosure and materials;*
- c. Provides layouts that are well connected, permeable and legible and which encourage walking and cycling;*
- d. Delivers easy and safe access and movement for pedestrians, cyclists, cars and service vehicles, maximising the use of sustainable modes of transport where possible;*
- e. Respects and retains existing high quality townscales and landscapes and helps create attractive new townscales and landscapes;*
- f. Retains important local views of historic buildings or features and makes the most of opportunities to improve views wherever possible (including views of key landmarks such as Windsor Castle, Eton College and the River Thames);*
- g. Creates safe, accessible places where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Well connected, attractive, legible places with strong active frontages will be expected;*
- h. Incorporates interesting frontages and design details to provide visual interest, particularly at pedestrian level;*
- i. Designed to minimise the visual impact of traffic and parking;*
- j. Protects trees and vegetation worthy of retention and includes comprehensive green and blue infrastructure schemes that are integrated into proposals;*
- k. Provides high quality soft and hard landscaping where appropriate;*
- l. Provides sufficient levels of high quality private and public amenity space;*
- m. Has no unacceptable effect on the amenities enjoyed by the occupants of adjoining properties in terms of privacy, light, disturbance, vibration, pollution, dust, smell and access to sunlight and daylight;*
- n. Is accessible to all and capable of adaption to meet future needs;*
- o. Provides adequate measures for the storage of waste, including recycling waste bins, in a manner that is integrated into the scheme to minimise visual impact*
- p. Fronts onto, rather than turns its back on waterways and other water bodies.*

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;

We believe that the proposed orangery satisfies 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 applicant and will not impact negatively on the visual appearance of the site or residential amenity of neighbouring properties. The proposed extension 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, brick 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 timber orangery has sufficient integrity to contribute to the amenity of Dancing Waters 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 Price 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 Price 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.