

COMBINED DESIGN & ACCESS STATEMENT AND HERITAGE STATEMENT

REPLACEMENT OF EXISTING CONSERVATORY WITH
OAK FRAMED ORANGERY AT 26 HILLERSDON AVENUE,
BARNES



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Introduction

This combined Design & Access Statement and Heritage Statement has been prepared by Prime Oak Ltd to accompany a householder planning application for a proposed oak framed orangery at 26 Hillersdon Avenue. 26 Hillersdone Avenue is a semi-detached dwelling, one of the 'Lion Houses' located within the Barnes Green Conservation Area. It is located approximately 5 miles to the west of the centre of London.

This statement should be read in conjunction with the drawings enclosed with the accompanying application, including:

- Location Plan (drg. 50338/01);
- Existing Block Plan (drg. 50338/02);
- Proposed Block Plan (drg. 50338/03);
- Existing Floor Plan, Roof Plan & Elevations (drg. 50338/04);
- Proposed Floor Plan, Roof Plan & Elevations (drg. 50338/05).

Prime Oak will be designing and constructing the proposal on behalf of the property owner. Prime Oak are one of the country's leading specialists in the design and construction of oak framed buildings for all kinds of uses, utilising traditional mortise and tenon pegged joint carpentry techniques.

The Proposal

The proposal is to demolish the existing rear conservatory and to provide an oak framed orangery in its place. It is intended that the proposed orangery would be used for purposes that are incidental to the existing property through being used as a garden room, allowing the occupants to enjoy the surrounding views of the garden annually, providing light in an otherwise dark setting.

The conservatory that is to be removed is of no historic value as a modern addition. The proposed orangery replacement will be constructed from primarily natural materials with the use of oak mirroring traditional timber details throughout the area.

The proposed development will not be readily visible from any surrounding public land due to its location behind an existing extension and as a result of heavy screening from existing planted boundaries. Any impacts will therefore be minimal.

Heritage Statement

26 Hillersdon Avenue is one of many 'Lion Houses' within the Barnes Green Conservation Area. This style of property comprises red brick with stone and terracotta tile detailing. The roofs traditionally consist of slate. The most defining feature that give these properties their name is the two seated stone lions situated in front of each dwelling on the gate piers and parapets. The properties were constructed between 1899-1903 with James Nicholl as the architect. Rumour has it that he originally intended to order 100 of these sandstone lions, yet 1000 were supplied in error. Nevertheless, this

has resulted in this style of property dominating the Barnes Green Conservation Area with similar properties also located through parts of Fulham. 26 Hillersdon Avenue has remained largely unaltered over time thus giving it a high architectural interest. It has been identified as a Building of Townscape Merit (BTM) due to the contribution that it makes to the Barnes Green Conservation Area. Despite this, it is unlisted.

The district of Barnes comprises the setting of 26 Hillersdon Avenue. It is the northern most part of the London Borough of Richmond upon Thames and is located in a relatively close proximity to the city centre. The area has a rich history with there being evidence of settlement in the years following the Norman Conquest of 1066, with the area identified in the Domesday Book. However, the earliest complete buildings that survive are from the 18th century with other smaller elements dated prior to this dotted around the district. The majority of building took place throughout the late 19th to early 20th century, during which Hillersdon Avenue was constructed. Since this time, the layout of the district has remained very similar with some infilling occurring where possible. It can be seen from historic mapping (see below) that the period during which most development occurred was very fast, and that the layout has not changed significantly since. Individually, 26 Hillersdon Avenue is experienced as an embellished Victorian semi-detached dwelling, situated within this broader historic and urban setting.



Extract from 1898 version of OS Map, shortly before the Lion Houses were constructed.



Extract from 1913 version of OS Map showing the rapid densification of the same area.

Since the property was originally built at the turn of the 20th century, it has had some minor alterations including the rear conservatory which is proposed to be replaced. The proposal has been sensitive to the setting of the Barnes Green Conservation area through building in timber, materials that are traditional in this context. Furthermore, the use of oak to frame the development ensures that it can easily be dismantled if future need requires so.

Overall, this is a small-scale development that won't affect the heritage of 26 Hillersdon Avenue significantly, especially as the existing conservatory to be replaced is of no historic value. The impacts will continue to be discussed in the following sections.

Use

The planned use is wholly incidental to the existing house. The proposed orangery will enable the occupiers to engage with their garden for a prolonged period annually as an area to sit and enjoy, independent of the weather or climate. It will also provide light internally at the rear of a Victorian property which would be dark otherwise due to its enclosed setting. It is furthermore, not a different use to the conservatory which it is replacing. Therefore, it will not have any detrimental impacts on 26 Hillersdon Avenue, any surrounding properties or the Barnes Green Conservation Area.

Amount

The proposed orangery would be single storey and its overall floor area would be the minimum required for the intended use as a garden room. At 3.6m in width by 5.9m in length, this new construction would not occupy any further outdoor or garden space than what is already in use with the existing mixed brick base being reused. Therefore, in terms of the amount of floor area proposed, the new orangery would be a minor feature not unduly altering the character or layout of the site and setting

With regard to height, the proposed orangery would stand at 3.8m, clearly subservient in size and height to the existing house and any neighbouring properties. Furthermore, due to its position at the rear, the proposal would not be readily visible in public views and the streetscape would remain the same as existing.

In terms of the amount of development proposed the new orangery would therefore not harm the setting or character of 26 Hillersdon Avenue itself. It would furthermore not be prominent or readily apparent in views throughout the Conservation Area. Consequently, there would be no harmful impact on the contribution that 26 Hillersdon Avenue makes to the wider setting.

Layout

As already described above, the proposed orangery would be sited to the rear of the property on the east elevation. Whilst other locations could be considered, the proposed site is the most suitable due to replacing the existing conservatory and being situated to the rear. If situated as proposed, any impacts on Barnes Green Conservation Area would therefore be minimal. Furthermore, the impact on the streetscape would be negligible as the proposal would not be readily visible in public views throughout the Conservation Area.

Due to replacing the existing conservatory, the general layout of the site would not change. Furthermore, as this is of no historic value, it can be inferred that the proposed location is suitable, and if the orangery is sited as suggested then there would be no undue harm to the setting or appearance of 26 Hillersdon Avenue. There would also certainly be no greater impact on the contribution that Hillersdon Avenue makes to the character of the Barnes Green Conservation Area.

In terms of layout, therefore, the proposal would have no unduly harmful impact on the existing appearance, character or setting of 26 Hillersdon Avenue.

Access

There would be no alterations to the existing vehicular access arrangements for the property. Driveway and off-street parking areas would remain as they currently are.

Scale

The proposed orangery would be single storey in comparison to the greater two storey height of the main house and would therefore be significantly smaller in scale.

Additionally, the perceived scale of the new structure would be reduced by the use of natural materials like oak and large areas of glazing. This would give the orangery a perceptibly more lightweight appearance than a fully brick built solid structure for example. The proposal would not dominate the appearance or character of the house itself, or the surrounding Conservation Area.

Appearance

The proposal would provide a high-quality oak framed structure that is appropriate in this setting as a traditional material. It is intended to be better suited to the character of the Conservation Area than the existing conservatory to which it is replacing. The use of large areas of glazing will contrast sufficiently from the main house, enabling the original structure to still clearly be determined. The historic significance of 26 Hillersdon Avenue will therefore be preserved.

The proposed orangery has therefore been designed to complement and be sympathetic to 26 Hillersdon Avenue. The new orangery would appear distinct and visually lightweight, providing a traditional form of outbuilding in terms of materials and carpentry, but executed in a contemporary way that allows the main house to remain visually dominant and historically legible. Therefore, in terms of appearance, the proposal would not harm the setting or character of the Barnes Green Conservation Area, or 26 Hillersdon Avenue itself.

Landscape

No new landscaping is specifically proposed as part of this relatively minor proposal for an orangery. No trees or visually significant areas of planting would have to be removed as a result of the proposal.

Sustainable Development

The proposed orangery would be constructed of oak sourced from well managed sustainable/renewable forests. The traditional construction method relies less on the use of modern power tools and would allow the structure to be more easily dismantled and the materials re-used elsewhere in the future if necessary. Therefore, the construction method and materials to be used are in themselves highly sustainable.

Conclusions

The above assessment demonstrates that the nature of the design, layout, construction and appearance of the proposed orangery would not unduly harm the character, appearance or setting of 26 Hillersdon Avenue or other surrounding properties. The proposed orangery would be used for incidental purposes to the main house and would be sited on the east elevation, where an existing conservatory would be replaced.

The proposal would not occupy any additional area to the existing conservatory. It would also be single storey and subservient in height and scale to the main house therefore, not harmful to the character or historical significance of 26 Hillersdon Avenue and the Barnes Green Conservation Area.

The proposed orangery would be constructed of traditional and vernacular materials, with design details which complement yet contrast from those of the main house. No significant existing trees or areas of landscaping would be affected, and there would be no impact on the amenities of neighbouring dwellings. The proposal would be sited where it would not be readily visible in public views and therefore, any impacts in terms of the contribution that 26 Hillersdon Avenue makes to the Conservation Area would be minimal.

Finally, this proposal causes no greater harm than the existing conservatory to which it is replacing with the proposed materials and appearance much more suited to the character of 26 Hillersdon Avenue and the Barnes Green Conservation Area. There is therefore no reason why this relatively minor proposal should not be approved.