

**7 DCNW2006/2019/F - PROPOSED DETACHED ORANGERY TO HOUSE, SWIMMING POOL AT NIEUPORT HOUSE, ALMELEY, HEREFORD, HEREFORDSHIRE, HR3 6LL**

**For: Mr & Mrs D Crichton-Watt, Peter Cripwell & Associates, 3 St. Nicholas Street, Hereford, HR4 OBG**

**Date Received:**

**19th June 2006**

**Ward: Castle**

**Grid Ref:**

**31899, 52040**

**Expiry Date:**

**14th August 2006**

Local Member: Councillor J Hope

## **1. Site Description and Proposal**

- 1.1 The application site is within the curtilage of a Grade II Listed Building situated in the village of Almeley. The house is set in a designed landscape registered as Grade II on English Heritage's Registered Parks and Gardens of Special Historic Interest.
- 1.2 Nieuport House dates from the early C18 but was altered during the second half of the C19 to give it a more fashionable Italianate character by adding the large bay windows on the southern elevation. It is constructed of brick with limestone dressings and Welsh slate roofs.
- 1.3 The proposal comprises the erection of an orangery to incorporate a 24m x 4m swimming pool. The building would be located within close proximity and to the south west of the house.

## **2. Policies**

### **2.1 Central Government Advice**

Planning Policy Guidance Note 15 – Planning and the Historic Environment

### **2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

DR1 - Design

LA4 - Protection of Historic Parks and Gardens

HBA1 - Alterations and Extensions to Listed Buildings

## **3. Planning History**

- 3.1 None directly relevant

#### 4. Consultation Summary

##### Statutory Consultations

##### 4.1 Hereford and Worcester Gardens Trust

Initial letter received (dated 23rd August 2006) - Concern was expressed regarding the scale and siting of the proposal. It stressed that the proposal should be rejected.

A further letter was received (dated 25th September 2006) to replace the previous letter - The Garden's Trust fully supports in principle the proposal for a large covered swimming pool in a building which picks up historical cadences of an early C18th orangery. Advises that a site further from the house and at 90 degrees would allow only one ornamental elevation to be viewed against the house. Any building close to the listed property would require a design, which would not challenge the quiet dignity of the garden.

##### 4.2 The Georgian Group (letter dated 25th September 2006) - The scale and style of the new building appears to be inappropriate - it is overly large and harshly detailed and does not sit well alongside the house. The position of this building also presents a problem as highlighted by objections from the Gardens Trust. Unsuitable and poorly designed additions or other buildings nearby could easily destroy the symmetrical arrangement and self-effacing modesty of the early Georgian house. It is worth noting that the later C19 additions have been carried out with a degree of respect and consideration of the original building, something that the proposed orangery has completely failed at.

It is for these reasons that we recommend that consent be refused for this application in its current form.

##### Internal Council Advice

##### 4.3 Conservation Manager - Initial comments (dated 24th July 2006) stated that the setting of Nieuport House would not be compromised by the proposal although concern was raised about the cluttered feel to the parapet.

##### 4.4 In response to various comments received from statutory consultees and third parties, the site was revisited (13th October 2006) by the Senior Building Conservation Officer and Team Leader and it was agreed that the proposal by virtue of its scale, form, massing, position and elevational treatment would be an intrusive and discordant element which would not preserve the character and setting of this restrained and symmetrical Georgian country house.

##### 4.5 Ecology - concern was expressed about the removal of a Yew tree and the proximity of the building to a mature Oak, which could damage the root system. The building should be positioned differently to avoid these issues.

##### 4.6 Landscape - The proposal does not respect the scale or architectural detailing of the house. It would dwarf the grouping of the existing buildings. The floor plan is acceptable but overall the height of the building, its fenestration, roofline and detailing are not sympathetic to those of the main house or its subsidiary buildings. Concern also raise about the disposal of chlorinated water, which could affect wildlife if it were to reach streams, ditches or ponds.

- 4.7 Archaeology – No objection.
- 4.8 Traffic Manager – No objection.
- 4.9 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

## 5. Representations

- 5.1 In response to the objections raised the architect has provided the following comments: “The aim has always been to create a sympathetic building in scale and proportion to compliment the recently restored house and gardens. By tradition orangeries were designed largely as follies – fun buildings whose main purpose was to celebrate the joys of nature. They were usually simple, south facing buildings providing maximum light, of good proportions in the best classical tradition, but nevertheless flamboyant. Often built as an addition to the main house in well-chosen stone, they would probably have arched windows, parapets, stone pinnacles and a pleasing cast iron structure to support differing shapes of roof glazing. For Nieuport House, the decision was made largely to follow this traditional pattern. The design created for the building aims to complement the main house, rather than perpetuate its window type and style, raking it slightly to the east to overlook the main garden, but not enough to deprive it of south light. Similarly, rather than extending the restored historic formal layout, with its knot gardens, parterres, perfect symmetry and vista to the lake and beyond, here there is a more relaxed feel to enhance the existing symmetry. The orangery is to house orange and lemon trees, and the shallow pool will cast reflections in the changing light from the fruit trees and the interesting roof-structure above.

Special attention has been given to the size, scale and proportions of the new building to ensure that it has its own focal point, yet does not dominate or detract from the formal facades and conception of the main house.

The orangery will be energy efficient, well insulated with geo-thermal heating for both the building and the saline pool. Chlorine will not be used.”

- 5.2 Almeley Parish Council – No objection

## 6. Officers Appraisal

- 6.1 This application is the subject to wide ranging views from the statutory bodies, and interested parties involved in the consultation exercise.
- 6.2 Pre- application advice was requested and informal agreement was given to the siting and design of the proposal. However, following the submission of the application, adverse comments were received from statutory consultees raising concern with regard to the scale, design and siting of the building.
- 6.3 Following the receipt of comments from the statutory consultees and internal council advice, the proposal was discussed with the applicant’s architect to seek amendments to the scheme to satisfy the concerns expressed. In a letter dated 27<sup>th</sup> September 2006 the architect states that he is pleased that The Gardens Trust now fully support (in principle) the proposal however, if the orangery were moved 100m to the left, it would be in a field and no longer within the garden; by rotating the building through 90

degrees to the east it would then face east-north-east and receive very little sun and be unsuitable for exotic plants; and most orangeries associated with red brick houses appear to have been built in natural stone rather than in matching red brick, as the arched columns had to be strong enough to support a heavy roof with cast iron lantern lights. The Council was requested that it be sited as shown on the original layout.

6.4 It is considered that Members should have regard to the recent comments from the Council's Conservation Manager which state that the proposal would have an adverse effect on the special interest of the listed building and its setting due to the scale, form, massing, position and elevational treatment. The orangery would be an intrusive and discordant element, which would not preserve the character and setting of the restrained and symmetrical Georgian country house. In view of the concerns the recommendation is therefore one of refusal based upon the scheme in its current form.

**RECOMMENDATION**

**That planning permission be refused for the following reason:**

- 1 - The proposal would have an adverse effect on the special interest of this Grade II listed building and its setting due to the scale, form, massing, position and elevational treatment, and would be an intrusive and discordant element which would not preserve the character and setting of the restrained and symmetrical Georgian country house. The proposal would be contrary to Policies DR1, LA4 and HBA1 of the Herefordshire Unitary Development Plan (Revised Draft) and Planning Policy Guidance Note 15 – Planning and the Historic Environment.**

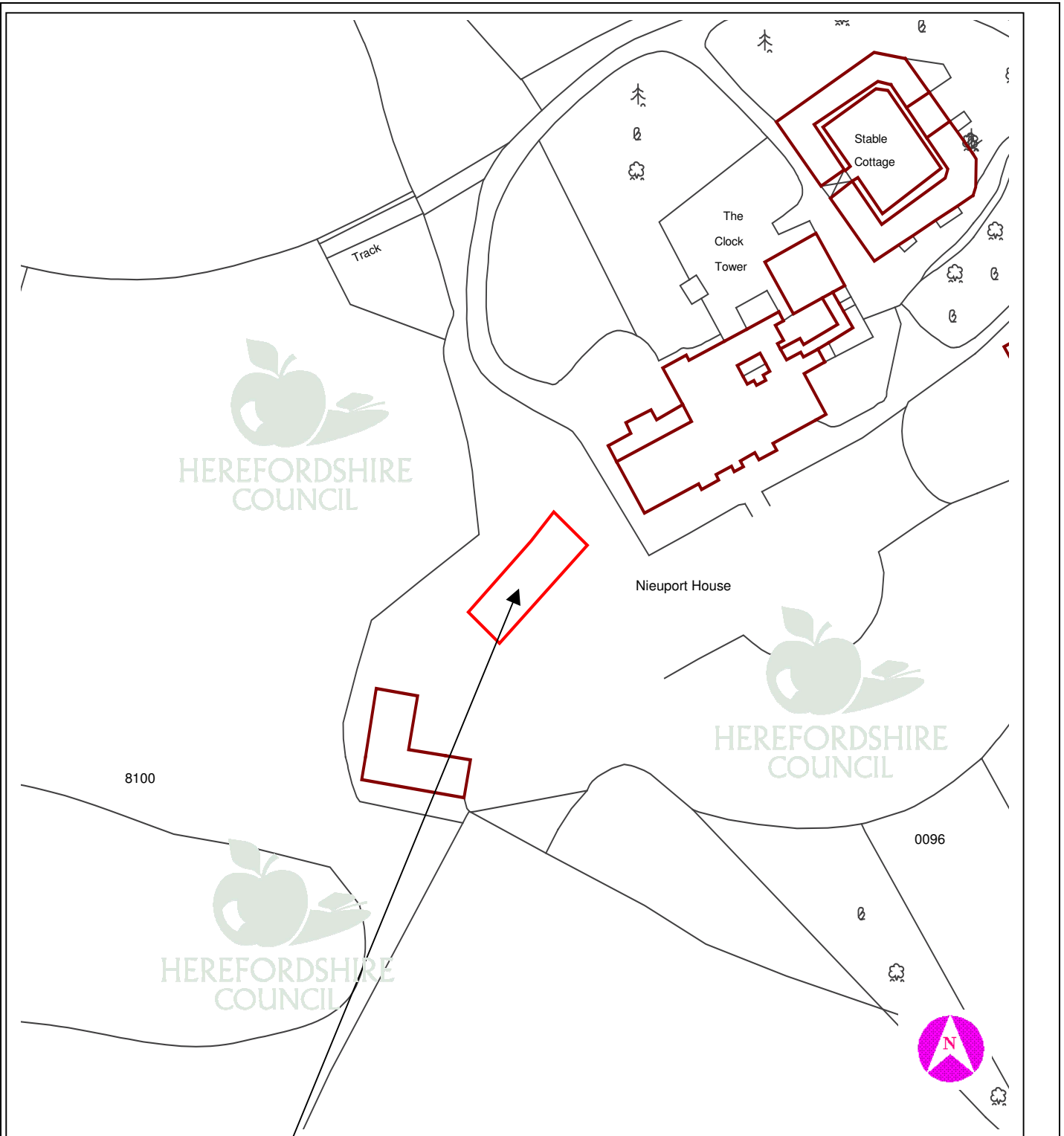
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNW2006/2019/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Nieuport House, Almeley, Hereford, Herefordshire, HR3 6LL

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