

GH10

DESIGN AND ACCESS STATEMENT

The Garden House

15 February 2013

Proposal

The site is currently occupied by a brick built 1960's 2-storey dwelling house. The house is surrounded on three sides to first floor level, by a raised earth bank. Adjacent to the house is a dilapidated brick outhouse. This application proposes re-cladding the existing house and upgrading the insulation, replacing the chimney, upgrading the windows and doors to meet current part L legislation, adding light wells and refurbishing the outhouse.

Additions and extensions

The scheme shows the property extended to the rear and below ground, which have all been confirmed to be lawful within the definition of Permitted Development rights and have been covered by separate applications for Lawful Development Certificates. The basement and the ground level excavation marked C and D on the plans were confirmed to be Lawful Development on 17th November 2010 (ref: 2010/3118/P). The single storey extensions marked A and B on the plans were confirmed to be Lawful Development on 25th November 2011 (ref: 2011/3054/P).

The height of the original dwelling will remain as is but the chimney will be moved to the north elevation. Two lightwells, not visible from the pond, are proposed alongside the eastern elevation, allowing light into the basement space and ground floor bedroom.

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Access

Access to the house remains through the archway to the Vale of Health.

The path leading towards the house will remain sloping down at it's current gradient. The surface of the path will be made good allowing easier access for all potential users. The entrance to the house will have a level threshold. One of the bathrooms on the ground floor will be suitable for an ambulant disabled person as will the stair from ground floor to first floor. Internal doors, door openings, and corridors within the house will assist ease of maneuver for an ambulant disabled person in line with the building regulations.

Landscaping

The landscaping will remain as existing.

Sustainability:

The existing house is being refurbished and upgraded to more closely comply with current Part L legislation.

The re-cladding of the house will involve insulating the external walls and roof to a high standard that, along with the new fenestration being proposed, will vastly reduce the heat loss to the property.

The proposal is to clad the house and the extensions in a traditional London Stock brick or similar, a natural and appropriate material that will weather well and visually integrate the house into the surrounding environment.

The timber cladding for the outhouse will come from sustainable managed woods. Timber is a low energy material to produce, and can be easily recycled once it has reached the end of it's useful life on a home.

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Appearance

Viewed from the Heath, the Garden House is set against an informal high level backdrop of differing fenestrations, rear extensions and varying roofscapes, mainly comprising white rendered rear extensions under slate dormered roofs.

The existing brick house is of low quality construction without any significant or obvious design merit. Its scale, quality of materials and style appear disharmonious with its surroundings. The existing white window frames contrast glaringly with the uniform yellow brick of the house and the poor quality roof and wall finishes do not fit with the traditional materials of the neighbouring architecture.

It is the intention to clad the house in a material that fits within the context of the area. Slate and brick are traditional materials used locally to the Heath and throughout London – as can be seen on the neighbouring houses. The Garden House sits within the buffer zone of gardens that is located between the rear facades of the perimeter buildings and the open space of the Heath. Slate and brick are also appropriate traditional materials for a garden building. They are also attractive natural materials that are very durable and further improve as they weather over time. Both require virtually no maintenance, are long lasting, and are suitable for the UK climate.

By recladding the house, it will remain a simple brick building that sits calmly and unobtrusively in amongst the green foliage of the landscape but it will be refurbished and upgraded to meet current part L requirements. The new fenestration, which will have frames coloured to blend unobtrusively into the facade, will provide slender framed high quality windows and patio door. The detailing and materials will also be simplified to provide cohesion to the elevations. The improved building will recess into the landscape and therefore shift the focus of attention on to the grander buildings behind and adjacent. This proposal seeks to use beautiful, high quality, natural materials to revitalize this tired mid-century home into a high quality, well executed house, in a manner which is sensitive and harmonious with its setting.

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