

Heritage and Design & Access Statement

Reference

Garden Room at 21 Wadham Gardens, a privately owned dwelling set within the Elsworth Conservation Area. Although the area was developed in stages predominantly between 1840 to 1914, there has been little subsequent alteration of building frontages and new development during the twentieth century was limited to instances where plots unusually came up for development. This property is one such recent development, designed in 1991 by Russell Taylor in Arts & Crafts style to fit in with surrounding architecture. It is the wide palate of complementary traditional materials and details employed by houses in Wadham Gardens, each uniquely designed, which adds to the group value.

Background

Planning permission, reference 2012/2150/P has recently been granted for a garden room. However, during the consultation period the local Conservation Committee commented that a garden room centrally located the full width of the gable ended wall would be preferable; this proposal is in line with this comment. The garden room increase in size by approximately 1.5m and enclosing all three of the existing hood moulded reveals will necessitate the repositioning of air conditioning units presently sited on this elevation.

Consideration was also given for the proposal to be in accordance with the Local Plan.

Use

The garden room is designed to be used as year round living space which communicates with the existing house and garden beyond. The resulting timber and glass extension will provide the owners with a light-filled environment which will in turn aid light transmission into the kitchen.

Amount

The garden room is a single storey, single room structure.

Layout

It is proposed to site the garden room on the eastern side elevation of the house overlooking the gardens.

Scale

The garden room is 6497mm in width and 3106mm in depth, external frame dimensions.

Landscaping

It is proposed to site the garden room on an area that currently forms part of the garden, once completed, the surrounding area will be sensitively landscaped and planted to reflect the character of the existing garden.

Appearance

The garden room has been designed with a lightweight timber frame with fully glazed side panels; a traditional inset glazed roof with lead dressed hips and ridge dramatically reduces the overall height and impact from the boundary of the property. The windows have a simple two pane window design which harmonises with the existing glazing in the property. Classical pilasters and head section reflects similar detail to the front of the property. Traditional joinery methods are used to construct the garden room from a combination of Douglas Fir and Sapele Mahogany all set on hardwood cills.

Vehicular Access

Access to 21 Wadham Gardens remains as existing and is unaffected by the proposed works.

Pedestrian Access

Access to the structure from the house would be via existing French windows which remain in place. Access to the garden is facilitated by a five-leaf folding door system to the front and a single door to the side elevation.

Justification

Vale Garden Houses have a reputation for designing and building the highest quality conservatories and orangeries and have been chosen by The National Trust to design a range of conservatories with the support and encouragement of their Historic Building Advisor; all materials and workmanship throughout the structure will be of the highest quality and it is not intended to compromise with any aspect of the infrastructure or finishes in any way.

In developing the design, it was felt important that the overall profile of the garden room harmonised with the building rather than reflect a particular architectural aspect, so that in time it could be looked back on as a key phase in the building's organic and evolutionary development.

It is felt that the proposal will not adversely affect the fabric of the building and will not have any adverse impact on its character and setting. The detail and height is as such that it should not be fully visible or detrimental to the neighbouring street scene or other properties and should ensure that its addition forms a natural and important chapter in the evolution of 21 Wadham Gardens.