

Heritage and Design & Access Statement

Reference

Garden Room at 21 Wadham Gardens, a privately owned dwelling set within the Elsworthy 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

Mr & Mrs Steinfeld, owners of 21 Wadham Gardens have previously sought pre-application advice from Camden Council and planning officer Eimar Heavey has visited site. Advice from her was that a small proportioned timber and glass framed extension, no greater than 3m in depth by 5m in width may in principle be acceptable as long as the design was kept with a relatively low roof level and in keeping with the property.

Vale Garden Houses were then approached by the Steinfeld's to discuss the design and installation of such an extension.

Taking Camden Council's pre-planning advice and determining the owners' requirements, Vale conducted a site survey and noting the architectural detail of the property presented drawing A2Q8600/3 for consideration which we believe takes into account all requirements.

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 4852mm in width and 3051mm 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 two sets of three-leaf folding doors.

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.

GENERAL SPECIFICATION TO DRAWING A2Q8600/3
21 WADHAM GARDENS, LONDON

Roof Structure

Extruded aluminium patent glaze bars support the roof glass above neoprene seals. External moulded caps are powdercoated in a complementary colour and incorporate concealed fixings and seals.

Moulded timber trims are applied to the internal underside of the structural glazebar in proportion to surrounding hip and ridgebeams.

Where necessary, additional strength is provided by structural tie bars and feature bosses.

Inset heavy duty aluminium secret box gutters, fabricated in our workshops and designed to suit the load bearing of your particular application. The underside is insulated and supported by horizontal ladder beams and plasterboarded below.

Roof Glass

Roof glass is double glazed sealed safety units comprising 6mm float, 16mm cavity and 6.4mm laminated glass. Softcoat low emissivity glass throughout.

Side Structure

Structure is to sit on a base slab prepared by the designated builder set out to working drawings provided by Vale Garden Houses.

Main frames, doors and windows are manufactured in a combination of Grade 1 Douglas Fir and Sapele Mahogany, and other timbers where appropriate all on hardwood cills. Side frames, doors and panels receive Protim pressure treatment, where appropriate, for long life and protection against rot and fungal attack. All timberwork is traditional mortice and tenon jointed and enhanced with decorative moulded edges and profiles.

Side Glass

Side units are double glazed of 4mm/12mm cavity/4 mm. A combination of standard and toughened units are used. Softcoat low emissivity glass throughout.

Rainwater Goods

Cast aluminium hopper heads and round section downpipes with brackets, clips and shoe outlets to ground floor level.

Ventilation

Two sets of three-leaf folding door systems.

Traditional ridge ventilators with brass winding gear and winding handle.

Decorative Features

Traditional timber two pane window design with horizontal glaze bar is created with ovolo mouldings housing the double glazed units.

Classical pilasters to the exterior of the orangery as per the drawing.

Ball finials.

Internal timber cornice to suit.

Erection and Leadwork

Fixing of framework to base slab and house walls.

Fitting of fixed panels and hanging of doors.

Glazing of roof and sides - sealing watertight.

Code 4 lead flashing to all ridge and hips.

Code 4 lead flashing at abutment of box gutter to house wall.

SITE:
21 WADHAM GARDENS
LONDON
NW3 3DN

