

JAMES GORST ARCHITECTS

THE GARDEN HOUSE

Outbuilding Restoration



EXISTING OUTBUILDING WALL CONDITION

DESIGN AND ACCESS STATEMENT

The Garden House, Vale of Health, NW3 1AN
07:12.2017

Introduction

This Design & Access Statement has been prepared by James Gorst Architects on behalf of Mr Alex Vlachos.

The application follows full planning consent and permitted development consents for the refurbishment and extension of The Garden House, including consents for the refurbishment and overcladding of the existing outhouse (REF: 2016/2600/P).

Description of the Proposal

Full planning permission exists for the refurbishment and overcladding of the existing dilapidated outhouse, as included in application 2016/2600/P. Following professional advice from Structural Engineers- Eckerlsey O'Callaghan, permission is sought in this application for the careful demolition of the existing brick building ahead of its subsequent replacement, as per the attached drawings.

The replacement outbuilding will sit in the exact position of the existing building, and will match the heights, dimensions and overall area of the structure as it currently stands. There will be no increase in height or size. Both the eaves and ridge heights will remain as existing.

Existing Building

Located on the south west corner of the Garden House site, the existing outbuilding has been evidently been unmaintained for an extended period and is in significantly poor structural condition, as described in the structural statement included in this document.

The existing walls are bowed and cracked in places, with large areas of brickwork missing. Window openings are slanted and warped and large cracks run through the concrete slab. The images below show the extent of the existing damage.



South-east view of existing external wall, showing large areas of missing bricks, cracks and bowing.



Internal view looking south, the existing roof supported by an insecure brick pier.



View to north-facing external wall- showing severe cracking and damage.

Structural Statement

The structure comprises clay tiles on cross batons and timber rafters onto 215 wide brickwork walls on spread foundations with a ground bearing floor slab. From a visual inspection at the site, the roof timbers have decayed due to extensive water ingress and the three external walls comprise a multitude of structural defects.

The external walls are visibly bowing outwards and comprise significant cracking, approximately 30mm wide in places, indicative of inadequate footings and ongoing movement.

The external walls and roof are therefore in an unsafe condition. Due to the extent of the above defects we recommend that the existing walls and roof will need to be rebuilt. Given the historic movement of the walls we propose to install new foundations to support the new external walls and therefore the building will essentially be replaced entirely on the same footprint.



Decaying roof timbers, likely caused by water ingress.

Size

No change in size is proposed. The existing footprint of the outbuilding is 24m², the proposed footprint will be 24m².

Appearance

The reconstruction of the outbuilding will transform the derelict structure into a simple, timber-clad building that will sit calmly and unobtrusively alongside the refurbished Garden House, set in amongst the green foliage of the verdant garden landscape. The material palette has been simplified to provide an aesthetic cohesion between the main house and the outbuilding.

As with the main house, the proposal seeks to use high quality, natural materials to replace the derelict structure with a well crafted building, sensitive and harmonious with its setting.

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 its current gradient. The surface of the path will be made good allowing easier access for all potential users.

Use

No change is proposed; the outbuilding will remain as C3 residential use class.

Leasteps & Upfleet

To the Vale of Health, via
passageway between
12 Heath Villas &
Upfleet & Leasteps

Rear of 12 Heath Villas

Existing flashing to
outbuilding roof

109.00

108.78

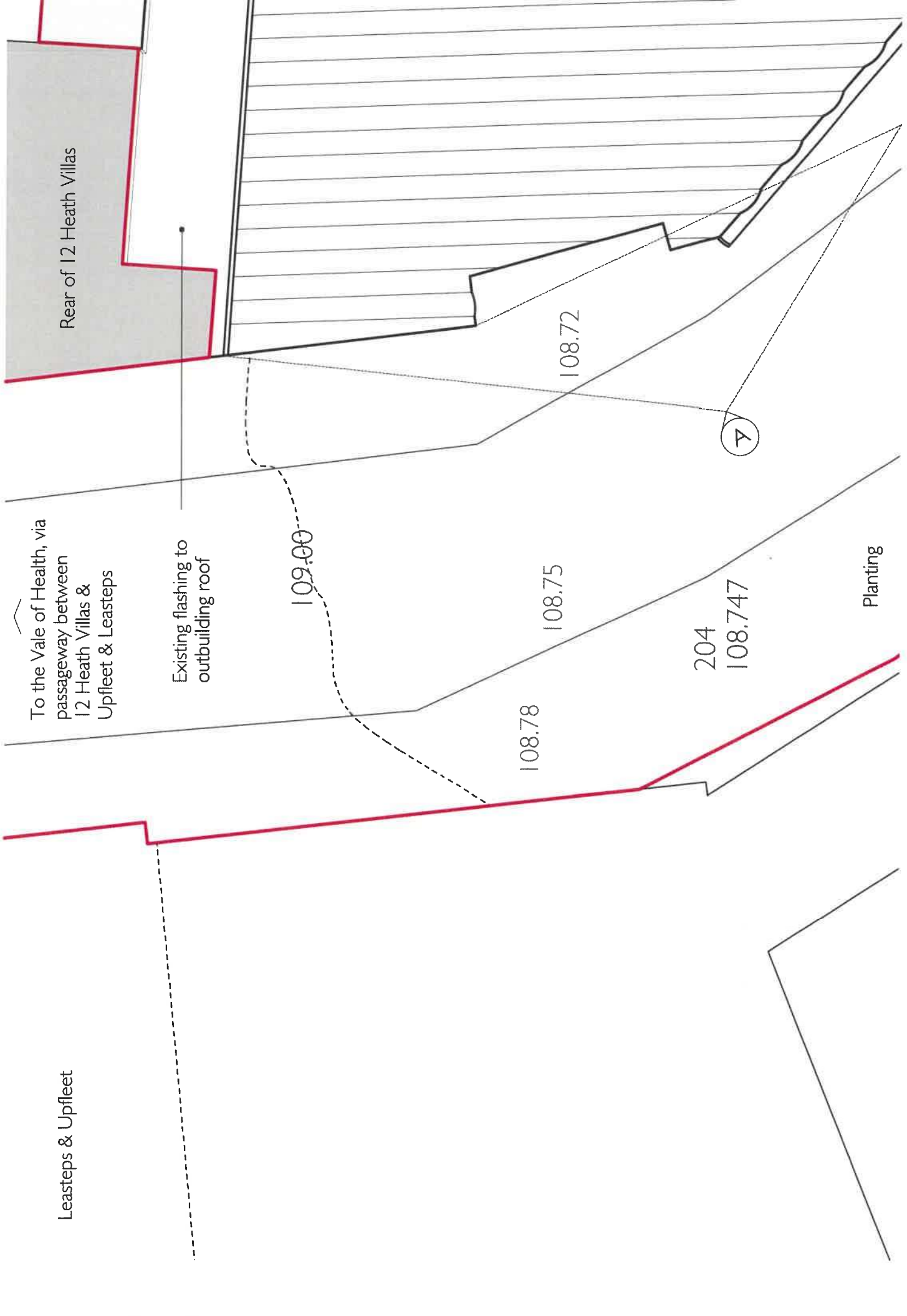
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108.72

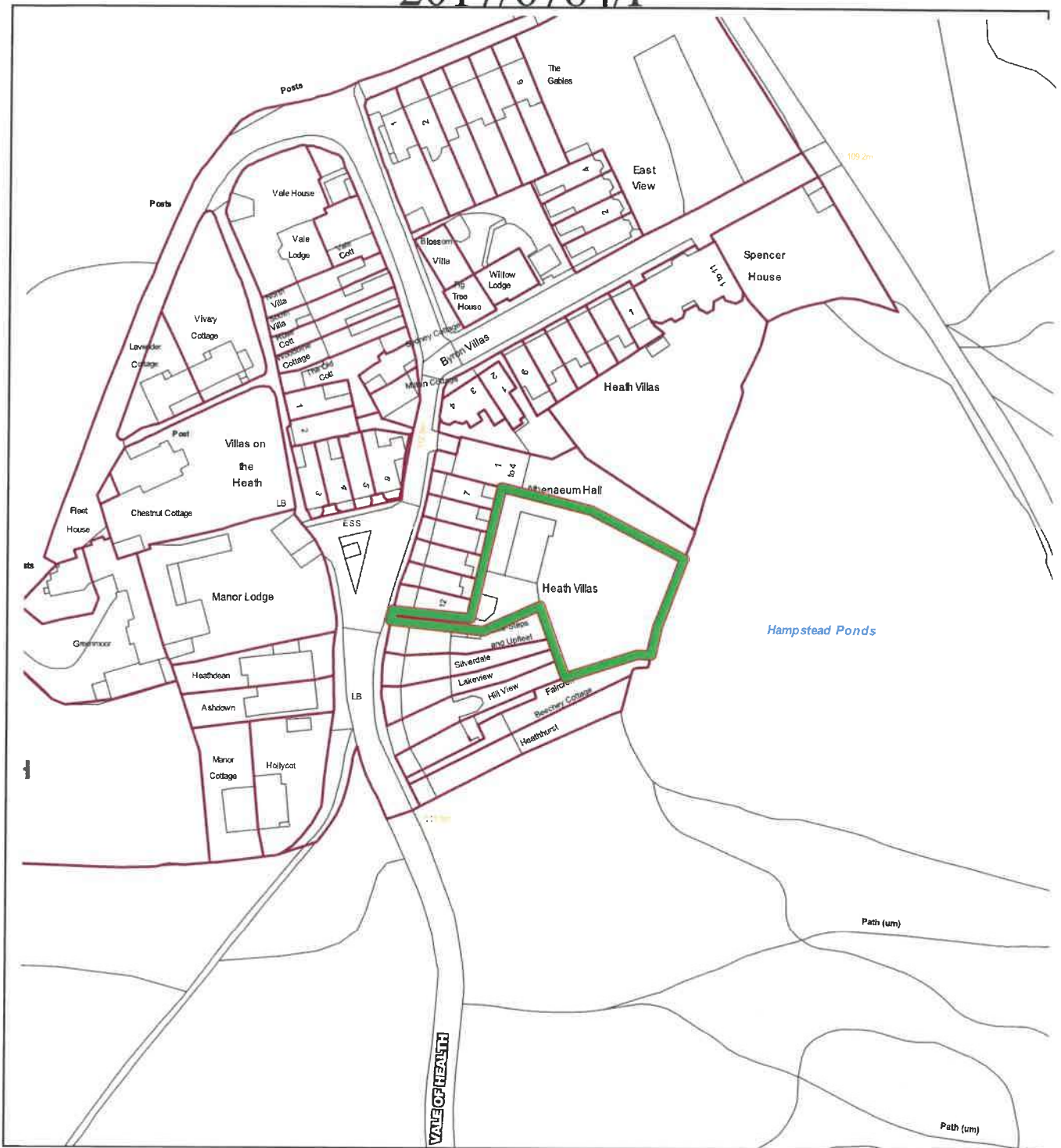
204

108.747

Planting



Garden House, Vale of Health NW3 ref: 2017/6784/P



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1. (above): side view from house



2. (above): front view from garden



3. (above): view from upper level of house