

Heritage Assessment- Garden Room and WC:

The existing garden room forms part of a two-storey rear extension added in the late 20th century. Due to the nature of the extension, it holds no historical value and is not in keeping with the style or character of the original house. The floor is tiled with a poor finish, and the walls are painted brick, revealing what appears to have been the original garden wall.

To the rear of the garden room is a small WC within a single-storey tiled extension, set at a higher level than the rest of the house. The step up into the WC is steep, and the floor is finished in painted concrete. Garden access is via a single glazed door, with a sash window occupying the rest of the garden-facing wall.



Existing under side of staircase



Presumed garden wall showing brick infill



Presumed garden wall in garden extension



Floor finish and view to courtyard



Existing garden room



Existing ground floor WC

Proposed:

Garden Room: We propose to slightly extend this room to align with the two-story extension. The extension will only slightly extend the existing single-story structure—roughly 300mm to the side of the gable end and 1159mm to the opposite side. Additionally, the new glazing will be contemporary, distinct from the original house, yet lightweight through the use of structural glass.

WC: The small WC at the rear of the house has poor finishes and requires the owner to step up through a steep step. A new WC will be proposed under the staircase, which will be slightly larger and accessible without steps, as the floor finish will be level with that of the garden room.

Floor: the proposals will include the existing concrete floor to the garden room with a new insulated floor enabling the floor level to be retained

