

Devonshire Road Rock Gardens

Design and Access Statement

Proposed Refurbishment Devonshire Road Rock Gardens Shelter

Land Use and Community Facilities

The site of the existing shelter is situated within the public open park space of Devonshire Road Rock Gardens and was renovated in 2014 from a state of disrepair after years of neglect. The shelter has since provided a base for community fund raising events for the Friend of Devonshire Road Rock Gardens Group to benefit the local community, providing small fund raising events mainly in the summer months with in the central open part of the Shelter. The improvements to the shelter have also provided opportunities for the general public to enjoy enhanced vista back drops of the park as it is situated at a high point of the grounds with the shelter having an open doorway through the central area of the building.

Presently central part of the shelter structure lacks cover against the weather. The central area only has an open timber pagoda structure above. The majority of fund raising events take place in this space, but often events have had to be cancelled or postponed because of inclement weather. The Friends of Devonshire Rock Gardens want to extend the capabilities of the shelter by enclosing this central raised stepped area below a pitched roof and front elevation facing wall, with centrally located external double door entrance with windows positioned either side symmetrically. The rear wall picture opening is to be blocked up to form a new rear window opening. The right hand turret building is to be converting into a small kitchen area and also a public toilet facility.

Once the new shelter alterations have taken place, the building will be able to hold small fund raising events inside and undercover, they will also be able to take place all year round which will provide the friends group the opportunity to vary small charitable events from stalls selling limited goods to small exhibition events. The Friends group also want to provide limited service to visitors by providing a refreshment facility.

Amount

The proposal is to work with the existing out line footprint of the building but to add a new centrally located infill cavity wall extending up to eaves height which will be approximately 3200mm metres high. The new wall elevation infills between the existing building north & south facing turrets spanning approximately 6769mm. Within the new external wall is a centrally located set of double external timber doors, either side the existing random stone pillars are to be built in to the wall structure leaving the outside of the columns to remain exposed.

The rear existing random stone rear wall centrally located full height opening central opening (size 2120mm high above the internal floor level and 1990mm wide) is going to be infilled with a lower rendered panel and artificial stone surround hardwood window above which spans the full width of the opening and is 1270mm deep.

The centrally enclosed area of the building is to be covered with a timber constructed flat roof between the existing turrets located on the north & south end elevations of the existing shelter building. The flat roof will have a slight fall to the rear west facing elevation of the building which will then shed water off to this side. The flat roof is to have a small upstand above the timber fascia boards on the front elevation which will be approximately 3603mm above the existing finished ground level. The existing north & south turret pitched roofs remain at approximately 4864mm to their highest points above finished external ground level.

Layout

The layout and orientation of the building remains the same as the original footprint and on plan view the new flat roof covering extends over the whole central plan elevation of the building. The extent of overhang is approximately 215mm beyond the external outer face of the new front and rear external walls.

There will be a raised ramp to the front entrance of the building raised approximately 300mm above existing ground level and approximately 1500mm wide, the landing area being 1875mm x 1500mm, the ramp length being 4200mm.

Scale

The proposed centrally located timber constructed flat roof is to be formed between the existing end elevations pitched roofed covered turrets and will not match in appearance and size to what was originally a pitched slate covered hipped roof that stretched the length and width of the original building footprint. The height of the new flat roof is in proportion and scale of the existing front and rear elevations of the building and the depth of the overall construction will mainly be concealed behind the existing depth of the fascia boards fit to the existing turret buildings (215mm). This will also follow the same horizontal fascia board line spanning between the turrets. A small upstand will be formed on the front elevation side of the building, this will be approximately only third of the depth of the existing fascia boards.

The proposed inclusion of the new front elevation enclosing wall with centrally located external entrance doors, and windows either side of the existing random stone pillars remain in proportion with the existing building semi-circular turret doors located at either end of the shelter structure. The same can be said for the removal of the existing opening to the opposite wall elevation which is to be infilled with a new window and rendered panel below. Although they are new additional features to both these elevations of the building, they are symmetrical within the overall appearance of those building elevations.

Landscaping

The proposed alterations will form a new access ramp to the front east facing elevation of the building. This is to be located within the already hard landscaped random stone paved area on that elevation. The ramp will rise no more than 300mm in height from finished ground level, therefore there will be no requirement to fix handrails. A set of steps will be formed to give access to the landing area in stone taken from the existing stepped entrance which is to be removed because of the creation of the new external enclosing wall. No other parts of the existing landscaping areas surrounding the building will be touched.

Appearance

The proposed refurbishment work will alter the appearance of the existing elevations which can be described as having an open aspect in appearance viewing the shelter building on both east and west facing elevations. The enclosing of the central area of the shelter structure will remain symmetrical in appearance and retain key features of the building that maintain the central focal point of the shelter structure viewing the building on its east facing elevation. The new central entrance doors

remain framed either side by symmetrically located random stone pillars being original key feature of the existing shelter building.

On opposite elevation the infilling of the centrally located full height opening on the west facing elevation of the building remains symmetrical with that building elevation appearance.

New window and door components will match the existing doors and windows fit in the refurbishment works completed in 2014. All windows will be hardwood of the same profile and appearance of the existing windows located on the end elevations of each turret building. The artificial stone window surrounds will also match the existing.

All new infill wall panels to the central area of the shelter structure will be finished in a traditional sand & cement render coating system, with an external masonry paint finish to complete the decorative finish to the rendered areas. This finish matches areas of internal aspects of the structure allowing the original building finishes to be maintained but to appear in a slightly different way.

The new external doors will match the same construction has the existing doors that were manufactured to enclose the two arched openings on either turret to the east facing elevation. The finish will be a seasoned treated redwood timber matchboard to match the existing finishes of the adjacent full height doors. The construction to the rear of this external timber face will be a galvanised box section steelwork (50mm x 25mm) with a thin 2mm thick metal galvanised sheet cladding to both sides of the steel framework. All glazing to doors and windows is to be completed in 10mm clear polycarbonate being beaded in place internally for security reasons.

All glazed windows are to be infilled to the inside with an internal metal framed shutter which is to be faced, facing outward with a stained timber seasoned softwood match board, matching all external timber cladding to the doors. This construction detail reduces the impact of all glazing to the existing building elevations and provides improved security to vulnerable areas of the building.

The new centrally located timber flat roof joins the existing end turret roofs and is slender in appearance when viewing from both rear and front elevations of the building. This gives an overall look and outline that is proportional to what is existing but does not match what was the original pitched roof in appearance.

The original roof covering was a traditional type of material i.e. concrete based tile. The proposed new flat roof water proof coating system will have a smooth appearance which will not be generally visible from ground level apart from the small upstand at the front edge on the front elevation of the building, (above the new timber fascia Board) . This will be finished dark grey colour with a smooth textured appearance.

Access

The external door entrance into the new centrally covered internal area of the building will be level and meet the requirements of BS8300 and Part M of the building regulations. A ramp is to be formed to a maximum height of 300mm from finished external ground level to the new door entrance threshold height, this also provides a landing space and incorporates an alternative stepped approach.