



66 Osborne Road - Design Statement

June 2021

66 OSBORNE ROAD - DESIGN STATEMENT

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SCHEME PARTICULARS

Proposal Address

66 Osborne Road
Forest Gate
London, E7 0PH

Proposal Details

Council: London Borough of Newham
Client: Ms Hong Nguyen & Mr Stefan Ubovic
Agent: Astrain Scheldt Architects

0.0 INTRODUCTION

Astrain Scheldt Architects has been appointed to prepare a proposal to renovate a family home located on 66 Osborne Road, Forest Gate. This Design and Access Statement accompanies a full planning application for this site and is to be read in conjunction with all other submission documentation, including drawings, forms and statements.

The property consists of a two storey terraced house within Woodgrange Conservation Area. The rear of the property cannot be seen from public highway or land and does not contribute to the character of the Conservation Area.

The works can be summarised as follows;

'Renovation works to retain and enhance the existing character of the host building, whilst providing comfortable living conditions that make the building fit for purpose for a modern family home.

Works to include replacement of inappropriate concrete roof tiles, removal of structurally unsound and dangerous rear chimney stack, replacement double glazed sash windows to match existing, x2 new rooflights to original rear extension, removal of remains of existing entrance canopy structure, repair / replacement rainwater goods where required to match existing, repair / repointing of brickwork where required to match existing, replacement timber framed patio doors to rear elevation, removal of existing UPVC bathroom window to be replaced with brickwork to match existing, and a new first floor small window opening to rear elevation.'

The proposals have been developed in consultation with the following documents:

- Woodgrange Estate Conservation Area Character Appraisal and Management Proposals - December 2006
- The Woodgrange Design Guide SPD
- Woodgrange Conservation Area Article 4 Direction
- Newham Local Plan 2018
- Altering & Extending Your Home SPD
- The London Plan 2021

1.0 SITE AND SURROUNDINGS

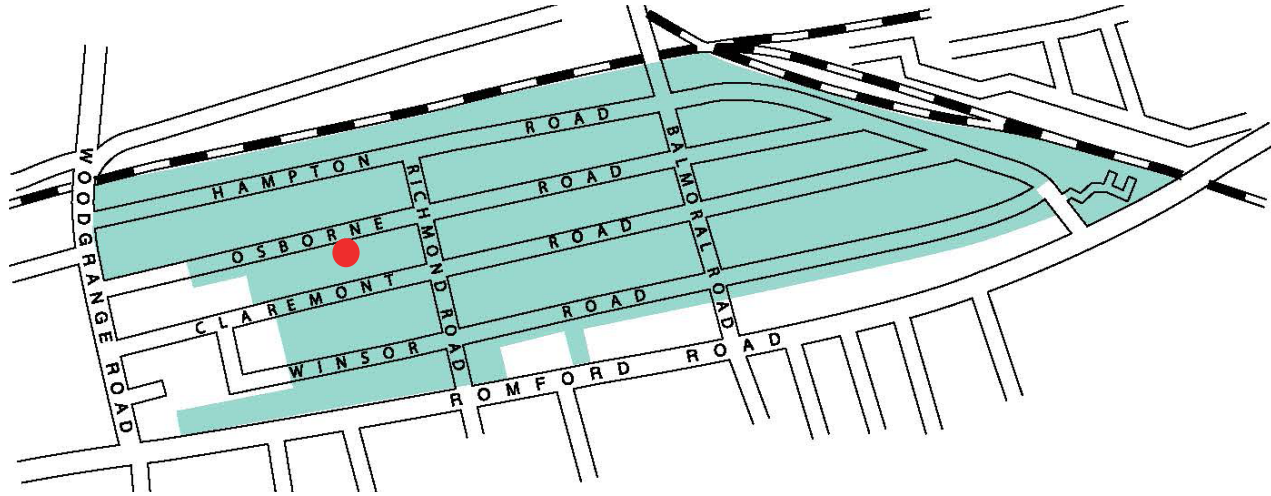
The application property is situated on 66 Osborne Road. It forms part of the Woodgrange Conservation Area. The site orientation is roughly on the North -South orientation.

The existing terrace property is a two storey, Victorian brick property with original timber sash windows to the front elevation. It is one of very few properties within the terrace that has a two storey, single bay frontage, has a shallow pitched, concrete tiled roof and, similar to the neighbouring properties, has a subservient two storey return than runs perpendicular to the terrace. It also possesses the remaining structure of the shared glass canopy, which has been removed over the entrance to the property and that of No. 64, it's neighbour to the West.

The property has a large front garden with the buildings considerably set back from the street. There is what is believe to be an original tiled path in line with the central door to the main house, whilst the front boundary to the footpath is heavily planted behind a low level wall. The property is also provided with a large rear garden between low brick walls to the sides and to the back / south which forms the southern boundary, separating the gardens of the properties on the north side of Claremont Road.

The rear of 66 Osborne Road cannot be seen from public highway or land and does not contribute to the character of the Conservation Area. Unlike the original timber sash windows at the front of the property, the windows at the rear of the building, which were installed long before the applicants' acquisition of the site, are a combination of timber casement and white UPVC units that are far less in keeping with the characteristics of the conservation area.

Both pedestrian and vehicular access is obtained from 66 Osborne Road. The surrounding area of the site has excellent transport links to buses and the overground/ train service from Forest Gate and Woodgrange Park stations.



Woodgrange Estate Conservation Area - approximate site location shown in red



Site Location 66 Osborne Road



Top: north bird's eye view.
Bottom: south bird's eye view.
Images showing front (north) and rear (south)
views of 66 Osborne Road



Clockwise: front view showing No. 66 in isolation, front view showing entrance with neighbouring property and rear view from garden.



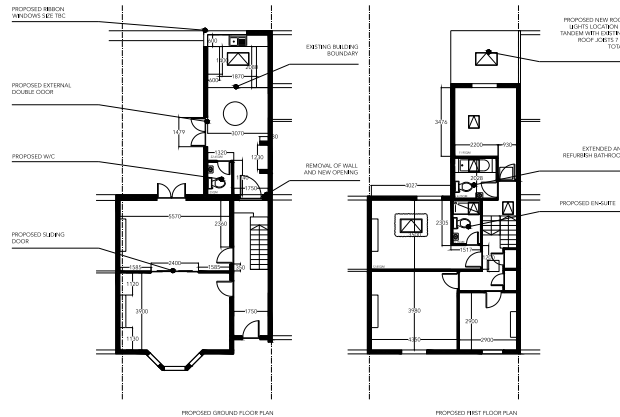
2.0 PLANNING HISTORY AND POLICY

2.1 Planning History

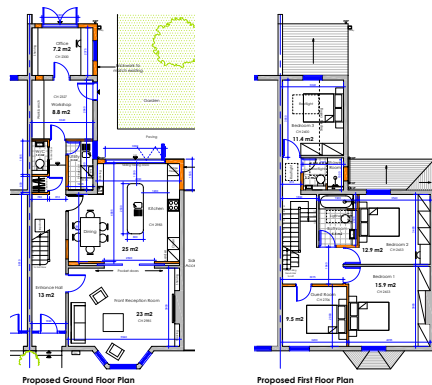
The property has not been subject to any historical planning applications. However, many of the surrounding properties have already altered and extended to the rear, with similar features such as rooflights, replacement glazing and additional window openings to the rear approved. For example:

- Number 91 Osborne Road 15/03071/HH:
Approved rear extension and rooflights to main house and existing rear two storey extension of similar design and scale.
- Number 93 Osborne Road 14/00755/HH:
Approved rear extension(s) and rooflights to main house and existing rear two storey extension of similar design and scale.
- Number 85 Osborne Road 20/00104/HH:
Approved first floor window opening to rear elevation of similar design and scale. See extract to right.

It is clear from these selected planning applications that the rear of the properties along Osborne Road are of less significance to the Conservation Area, and the proposals here submitted with this application should also be approved.



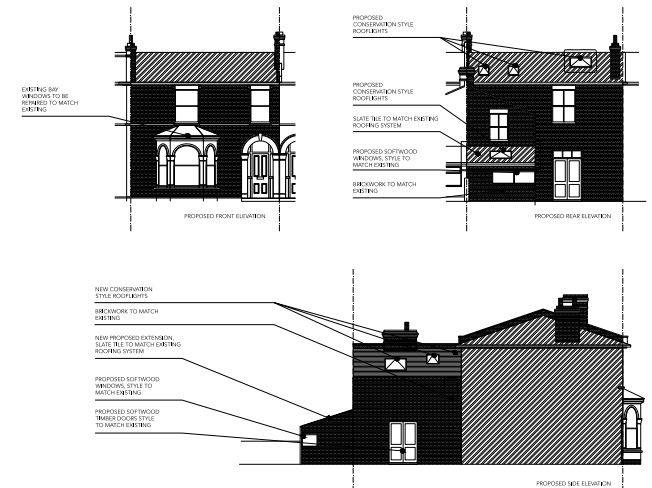
Number 91 Osborne Road 15/03071/HH



Number 93 Osborne Road 14/00755/HH



Number 85 Osborne Road 20/00104/HH



2.2 Planning Policy

SP5 1.a of the Newham Local Plan states:

The value of heritage and other assets (natural, cultural, architectural, and infrastructural) which contribute to local character and successful places will be recognised by protection, conservation, and enhancement of the assets and their settings, and where appropriate, cultivation of new ones.

The application proposes the careful and controlled refurbishment of the dwelling allowing the property to continue to contribute strongly to the character of the local area into the future.

Part 2.2 of the Woodgrange Estate Conservation Area Character Appraisal and Management Proposals highlights the need for proposals to:

- *Protect the original character of properties on the estate from unsuitable alteration.*
- *Encourage restoration of features of character where they have been lost.*

The application proposes the replacement of features that contribute negatively to the conservation area with those that restore the original character of the property (see following for specification).

The Woodgrange Design Guide SPD Design Guide for Roofs states:

- *All main roofs were originally covered in Welsh Slate. Its thin, matt, dark grey, flat, precise appearance is a key characteristic of the estate. Because of this all new roof coverings, whether replacing slate roofs or not, must be in natural or artificial slate. No other material is acceptable.*

- *Concrete tiles differ from slate in thickness, scale, texture and colour. Even the flat grey type do not look sufficiently similar. All concrete tiles are therefore unacceptable.*

The application proposes for all existing concrete roof tiles to be replaced with new slate tiles.

The Woodgrange Design Guide SPD Design Guide for Windows states:

- *All replacement windows, whether replacing sashes or not, must be double-hung timber sliding sashes de-tailed to match the original style, if the windows are on the front of a property or otherwise affect the street scene, e.g. windows in the side and first floor rear of corner properties or first floor windows where they can be seen from the street.*
- *At the rear timber sash windows should be retained or replaced with replicas to preserve the character of your house and area. However, where the street scene is not affected, other types of window with a central glazing bar may be used.*

The application proposes all new replacement windows will be double glazed timber sash windows to visually match the original house.

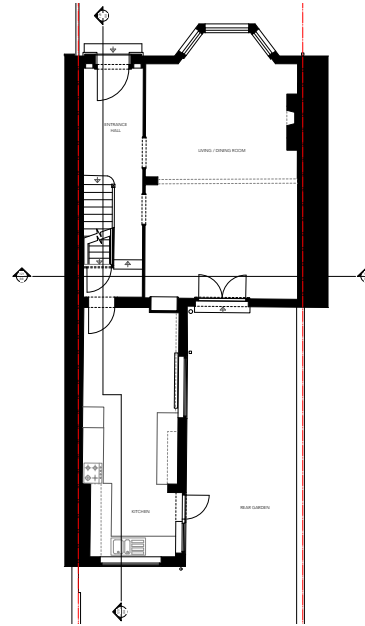
3.0 THE PROPOSALS

Prior to developing these proposals, we have researched the historic background to the property, the planning history of the area and have considered the following documentation, relevant to proposals for refurbishment and alterations on the Woodgrange Estate Conservation Area:

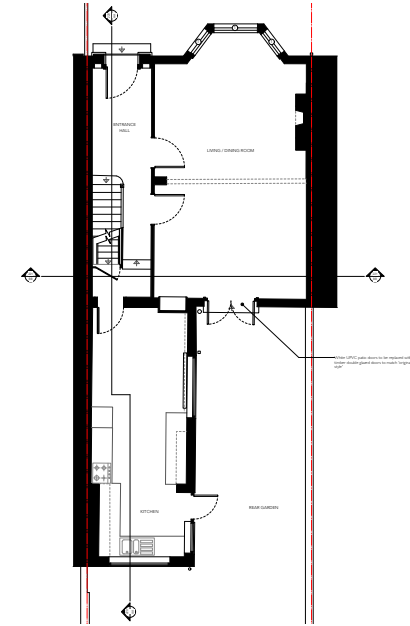
- Woodgrange Estate Conservation Area Character Appraisal and Management Proposals - December 2006
- The Woodgrange Design Guide SPD
- Woodgrange Conservation Area Article 4 Direction

The proposals for 66 Osborne Road will enhance the heritage value of the property and its setting within the conservation area and are as follows:

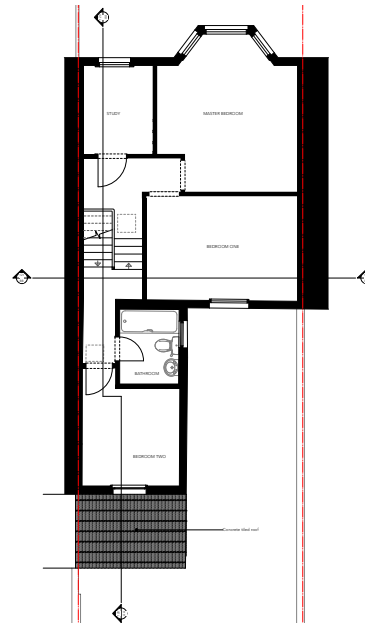
- *Full roof replacement of inappropriate concrete roof tiles, which are both non-compliant with the Conservation Area and causing significant damage to the original roof structure, with new slate tiles*
- *Removal of redundant chimney stack from existing two storey rear extension for safety reasons (see following page)*
- *Replacement double glazed, timber sash windows to match existing style of original units*
- *Replacement double glazed, timber patio doors to replace existing UPVC unit*
- *Integration of x2 number conservation style rooflights*
- *Re-modelling of first floor to provide additional ensuite*
- *New small window opening to 1st floor rear elevation*
- *Removal of existing UPVC bathroom window, to be infilled with brickwork to match existing*
- *Removal of remains of existing canopy structure and local repairs to damaged brickwork*
- *Replacement of damaged rainwater goods to match existing where necessary*
- *Brickwork to be repaired and repointed where required*



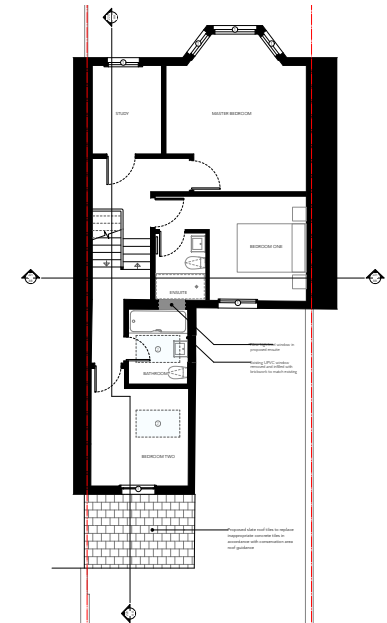
Existing Ground Floor Plan (not to scale)



Proposed Ground Floor Plan (not to scale)



Existing First Floor Plan (not to scale)



Proposed First Floor Plan (not to scale)

Removal of Rear Chimney Stack

In its current condition, the existing chimney stack to the existing two storey rear extension poses a significant hazard and needs to be removed.

In contrast to the chimney of the main terrace which forms an important part of the Conservation Area roofscape, the rear chimney stack is not visible from the street or any part of the public highway and does not contribute to Woodgrange Conservation Area. There are many other elements installed to the rear of the terraces along Osborne Road such as PV panels, which indicate that the rear of these properties do not contribute to the Conservation Area in the same way the front does.

The chimney, whose ownership is shared with the neighbouring property (No. 64) to the West, was inspected by an independent structural engineer that presented the following findings;

'There is a significant lean in towards the property of the chimney breast suggesting the chimney was failing and presents a clear risk of collapsing into the building over time if not rectified.'

'An inspection within the property showed that the chimney breast been removed and not been significantly supported (the temporary props shown are an emergency measure implemented by the contractor).'

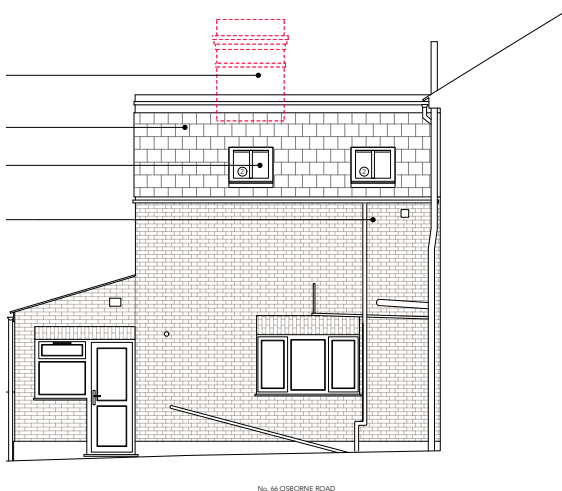
'As the chimney breast on both sides of the party wall have been removed and the stack is of no purpose the best solution would be to remove the entire remaining stack and make good the roof on both sides.'

'Anecdotal evidence also suggests that the chimney breast on the opposing side of the party wall had also been removed.'

These specialist recommendations provide the basis for this portion of the application and as such, we believe that the proposals to remove the existing chimney stack should be approved. The full engineer's report is appended to this Design Statement.



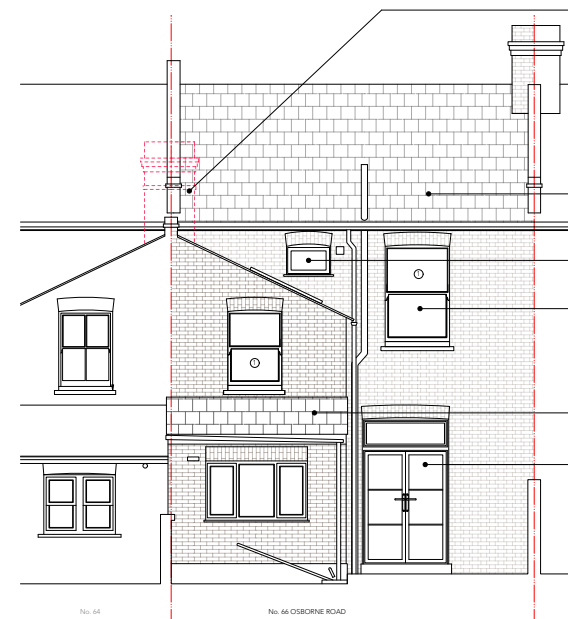
The existing rear elevation of 64 and 66 Osborne Road



Proposed East (Side) Elevation (not to scale)
Refer to Planning Drawings for annotations



The rear of the properties along Osborne Road with PV panels clearly visible, demonstrating that the rear of these terraces does not contribute to the Conservation Area



Proposed South (Rear) Elevation (not to scale)
Refer to Planning Drawings for annotations

3.1 Amount and Scale

Use

The application existing property is a Victorian house that was built as part of the Woodgrange Estate in the late 19th Century as C3 (residential use). The building has been, and is used as C3 to date.

The building is currently in a state of disrepair and requires urgent attention to make it liveable and fit for purpose as a modern family home. The proposals will allow the applicants to renovate the property to provide habitable living conditions that both suite their needs and reinstate and celebrate the original character and intent of the house.

Areas

Site area: 208 sqm

Existing

Existing building footprint area: 72.5 sqm

Amenity space: 135.5 sqm

House GIA: **122.5sqm**

Proposed

Proposed additional built area: 0 sqm

As a result:

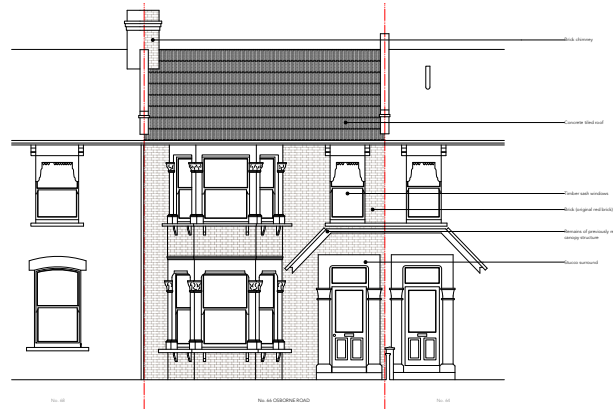
Proposed building footprint area: 72.5 sqm - NO

CHANGE

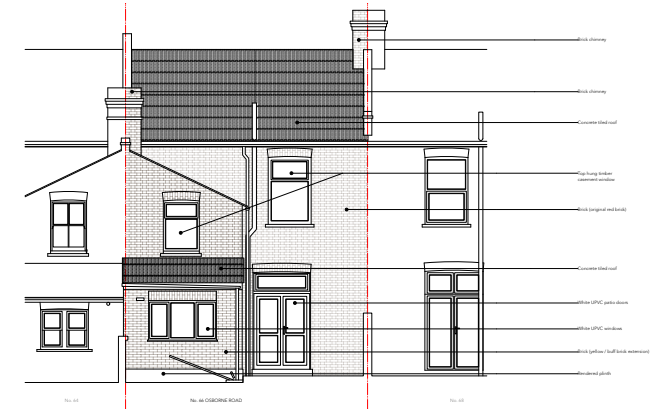
Amenity space: 135.5 sqm - NO CHANGE

House GIA: **122.5sqm - NO CHANGE**

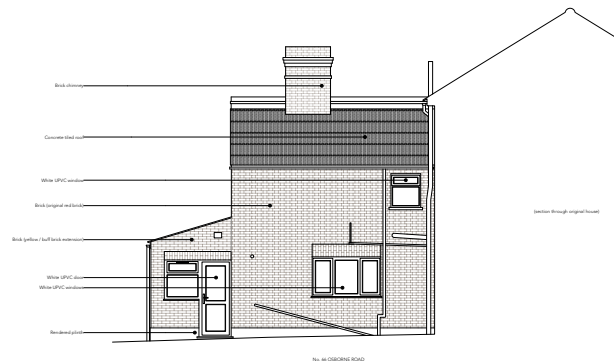
The proposals do not seek to alter the existing areas of the property, rather re-configure and refurbish the house to provide suitable conditions for living.



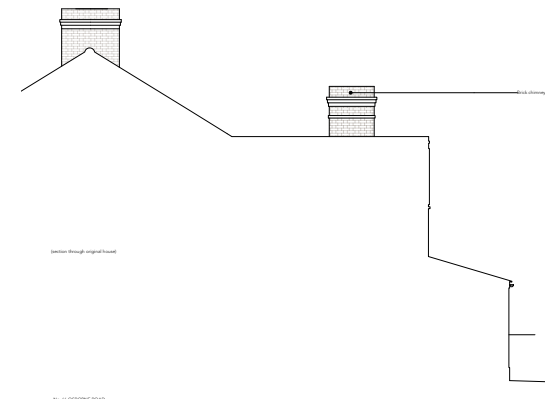
Existing North (Front) Elevation (not to scale)



Existing South (Rear) Elevation (not to scale)



Existing East (Side) Elevation (not to scale)



Existing West (Side) Elevation (not to scale)

3.2 Layout

The existing property is currently in poor condition. The layout provides the following:

- Ground floor: combined, open plan reception rooms; kitchen; stairs to the first floor and stairs to low-level cellar.
- First floor: three double bedrooms (divided only by original timber frame) ; bathroom and a study

The intention with these proposals is for this house to be restored into a home of Victorian character whilst being upgraded to a more applicable, well-designed and comfortable way of living, in which the first floor configuration better suits the requirements of the applicants. The proposed layout provides the following:

- Ground floor: open plan living / dining room; kitchen; stairs to the first floor and stairs to low-level cellar.
- First floor: three double bedrooms; ensuite bathroom; family bathroom and a study.

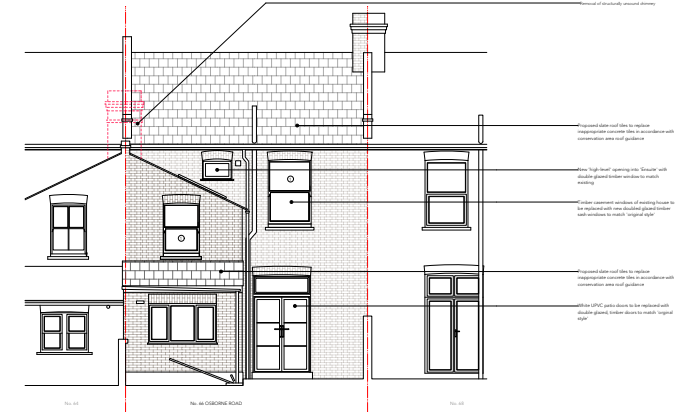
The alterations seek sub-divide one bedroom to provide an additional bathroom, which is suitable and necessary for the three bedroom property. The proposals also seek to introduce more light into the rear bedroom and family bathroom by means of 2 conservation style rooflights to the existing first floor rear extension.

Further works throughout, which will not affect the external fabric of the building further to the proposals above, will include full refurbishment and redecoration at ground and first floor level and the total number of bedrooms will not change.

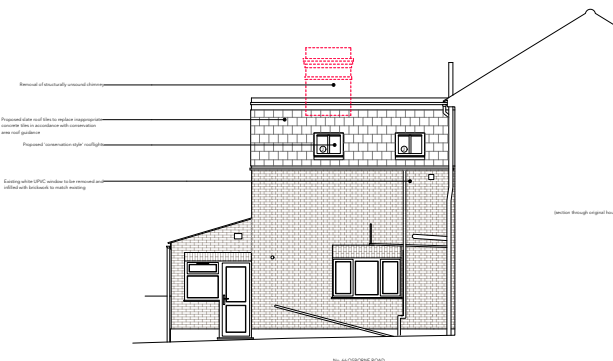
The layout has been designed whereby all services can be connected to existing systems without much disruption which will enhance the property's heritage, and, as such, its contribution within the conservation area.



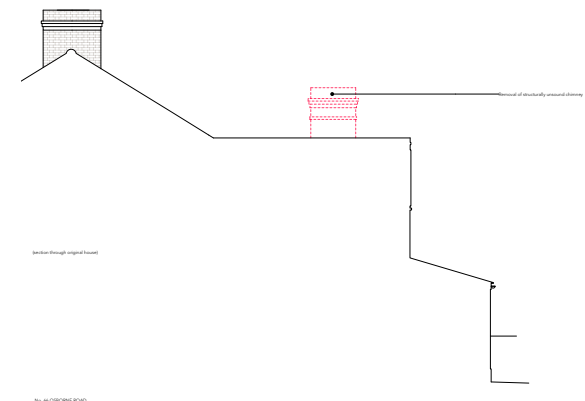
Proposed North (Front) Elevation (not to scale)



Proposed South (Rear) Elevation (not to scale)



Proposed East (Side) Elevation (not to scale)



Proposed West (Side) Elevation (not to scale)

3.3 Appearance

The appearance of the proposed alterations and refurbishments have been considered principally to preserve and enhance the existing character of the property by reinstating materials and design principles supported by the Woodgrange Estate Conservation Area Design Guidance.

In particular, the proposed slate tiles will replace the inappropriate, previously retrofitted concrete tiles that are both detrimental to the Conservation Area and also too heavy for the original timber frame roof structure, which is now 'showing signs of increased strain, creep, and some small cracking to the rafters due to the increased weight over time.' The proposals will see these concrete tiles removed and new slate tiles installed throughout to better reflect the character and enhance the vernacular aesthetic of the conservation area.

The replacement of the windows to match or replace the original timber sash windows with new like-for-like double glazed timber sash units will also ensure the property retains the colour, fenestration and configurations of the original glazing style of the conservation area. UPVC and casement windows at the rear of the property, which, at present, contribute negatively to the character of the dwelling will be removed and replaced with new double glazed timber sash units that will be designed and manufactured to preserve the existing appearance and character of the property, the immediate terrace it sits within and those that can be found in the surrounding area.

The intention with these changes is to retain the Victorian character of the property whilst allowing for the house to be upgraded to deliver increased thermal performance that meets the demands of more sustainable and contemporary technical specifications and provides a more comfortable environment for family living.

4.0 REFUSE, PARKING AND ACCESS

Refuse will be collected from the designated refuse area at the front of the premises, as existing.

Parking will be as existing.

The application proposes no alteration to the existing pedestrian or vehicular access to the property.

5.0 HERITAGE STATEMENT & CONCLUSION

DESCRIPTION OF HERITAGE ASSET:

Woodgrange Conservation Area is primarily residential. The Woodgrange Estate was built as a Victorian suburb between 1877 and 1892 by the Corbett family. The houses were given a distinctive character and set in attractive surroundings. The houses have large front and rear gardens and are set back from the road. The area is very well served by numerous transport links connecting it with employment opportunities and other amenities.

ASSESSMENT OF SIGNIFICANCE:

The prominent architectural features include; consistency of eaves, ridges and building lines, and the repeated bays with plate glass sash windows and large front porches. The application site and its neighbours make up a terrace.


IMPACT OF PROPOSED DEVELOPMENT:

All proposals to the front of the building are to match the original intent, therefore preserving the character and appearance of the street scene. Moreover, further proposals replace inappropriate materials such as the roof and UPVC/metal windows with materials that fit in with those supported by the conservation area.

The proposals, which provide a fit for purpose family home and will allow the dwelling to continue to function as it was once intended, have been designed in accordance with the Woodgrange Estate Conservation Area Design Guide, most of which, will not be visible from Osborne Road. However, by using high quality materials and detailing supported by the conservation area the sensitive approach to the proposed refurbishment of the property will ensure further preservation of the character and appearance of the terrace of dwellings in which it sits, and, to the wider Conservation Area.

As such, we anticipate the support from the local authority will facilitate the repair and upgrade of the property under consideration with the approval of this application. It will ensure the careful and controlled refurbishment of the dwelling and provide the means for the property to continue to contribute strongly to the character of the local area into the future.

A.1 Structural Engineer Report - Rear Chimney Stack





Techne Engineering Ltd

Techne Engineering Ltd,
19 Lyndhurst Road,
Wood Green,
London,
N22 5AX,
England

CONTACT 07930 182 322
info@techne-engineering.co.uk

DIRECTOR **Conor Glover**
MEng CEng MICE
Civil & Structural
Engineer

| Site Visit Report | | | |
|------------------------------|---|---------------|------------------|
| Date | 04/05/2021 17:30 | Client | Mr Stefan Ubovic |
| Location | 66 Osborne Road Forest Gate E7 0PH | | |
| Property Features | Property is a late 19 th Century mid terraced brick built 2 story building with brick-built outrigger. The property had been stripped back to its key structural elements prior to the site visit. | | |
| Reason for visit | The client and builder had noticed some items of structural concern once all surface finishes had been removed and requested professional advice. | | |
| Information Available | The initial Homebuyers survey was made available. The structure had also been stripped back to its core structural elements in all locations so that everything could be seen clearly (as shown in the photos below) | | |
| Limitations | Observations are only based on a time limited period (i.e. no movement monitoring was carried out). | | |
| Findings | <p>1.0 Rear Chimney Breast</p> <p>The rear chimney breast can be seen externally below.</p>  <p>There is a significant lean in towards the property of the chimney breast suggesting the chimney was failing and presents a clear risk of collapsing into the building over time if not rectified.</p> | | |



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| | |
|--|--|
| | <p>An inspection within the property showed that the chimney breast been removed and not been significantly supported (the temporary props shown are an emergency measure implemented by the contractor). Anecdotal evidence also suggests that the chimney breast on the opposing side of the party wall had also been removed.</p> <p>As the chimney breast on both sides of the party wall have been removed and the stack is of no purpose the best solution would be to remove the entire remaining stack and make good the roof on both sides. This would also require the permission of the neighboring property owner.</p> |
|--|--|