



DESIGN AND HERITAGE STATEMENT

NOVEMBER 2023

Loft conversion with rear dormer and roof light. Circular windows to rear and front gables.

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Burbage Road is located to the Northwest of the Dulwich Area, adjacent to Herne Hill and situated within the Dulwich Village Conservation Area. A comprehensive understanding of both the Dulwich SPD and the Dulwich Village Conservation Area Appraisal is crucial to ensuring the construction of a top-quality extension.

Historical Background:

The early history of Dulwich can be traced back to 1538 when Henry VII gained control of the Dulwich Estate, including Dulwich Village, retaining ownership until the 17th century when actor Edward Alleyn acquired the estate, encompassing over 1000 acres. Alleyn established an endowment for the Dulwich Estate, which has endured to the present day, significantly influencing estate development. Rules and regulations were instituted to oversee buildings and public spaces within the estate, now managed under the Dulwich Estate Scheme of Management.

The original hamlet featured ribbon development from North to South along a medieval route, now recognized as Dulwich Village. The medieval routes, including Dulwich Village, College and Gallery Roads, Red Post Hill, and Village Way, are still discernible. Court Lane and Calton Avenue were likely no more than paths. While Dulwich remained a small place until the 18th century, it began attracting affluent visitors and residents during this period. Notable properties from this era include Bell House (1767), 103, and 105 Dulwich Village.

Dulwich and Herne Hill:

Dulwich is characterized by a ribbon development with a prominent north/south axis along a medieval route, forming the high street with large Georgian buildings, shops, restaurants, a cafe, and a pub. The College of God's Gift (1619), its associated Chapel (1616), and Soane's Dulwich Picture Gallery (1816) are situated towards the south end of Dulwich Village. The Dulwich Village Conservation Appraisal emphasizes the character of the buildings, which was essentially established by the middle of the 20th century.

Herne Hill, positioned between Dulwich, Brixton, and Tulse Hill, sits on the Lambeth and Southwark border. Originally part of the 'Manor of Milkwell,' consisting of farms and woodlands, development in Herne Hill commenced in the 1860s with the advent of the railway. Herne Hill station remains the center of Herne Hill, with Half Moon Lane serving as the main high street featuring shops, cafes, and the Grade 2-listed Half Moon Pub, designated in 1998.

Existing property:

The application property is a two-storey terraced single family dwellinghouse. The application property is not listed, however it is located within the Dulwich Village Conservation Area. The application site does include a tree with a TPO.

Proposal:

The proposal is to build a dormer according to the Dulwich Estate Guidelines for Residents, Design of Loft conversions and in keeping with the 2015 Technical Update to the Residential Design Standards.

“Traditional dormer windows do not dominate a roof and therefore as a general rule, the width of the dormer should not exceed half the width of the roof and the height of the dormer should not exceed half the height from eaves to ridge” (Dulwich Estate Guidelines). The proposed dormer along with the existing dormer will occupy less than 50% of the roof width.

The windows at the front and rear gables have already been approved in a previous planning application 22/AP/1468.

Current photographs of the front/rear elevation:

