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10 Wood Vale, London SE23 3EE DESIGN AND ACCESS STATEMENT/HERITAGE STATEMENT

The Application

This statement supports the application to build a new two storey side and rear extension to 10 Wood Vale.

Context:

- Character generally

The site lies on the boundary shared between Lewisham, to the east of Wood Vale, and Southwark, to the west of Wood Vale. It also forms the boundary of Forest Hill Conservation Area, and is part of Character Area 6 within the conservation area.

The house is double fronted, and was at the time of construction semi detached. At some point a side extension was built abutting the house to the south, forming a short terrace of three houses. These houses all feature shallow gardens which abut Character Area 5, the Horniman Museum and gardens. The part of the gardens they border was the historic South Eastern and Chatham Railway, that acts as a nature walk within the grounds of the Horniman Museum.



10 Wood Vale centre, 12 Wood Vale to left

The house is in an extremely poor state of repair, with extensive water ingress in evidence to the side and front elevations, with some damp evident to the rear elevation. This is in part owing to the high ground level of the garden, which sits approximately 600mm above the internal floor level.

Compounding the issues caused by water ingress, the house has a small rear facing extension and a larger side extension, both of which were poorly built originally, and are on the brink of structural collapse. Emergency repairs are currently being undertaken to remedy the most severe water ingress, with the southern parapet wall also being partially rebuilt as the top courses of brick have released, and present a danger by falling.

- Heritage

Owing to a prolonged period of poor maintenance and upkeep, the house is currently both cosmetically and pragmatically flawed. The non-original pebble-dashed exterior is in poor repair, and admitting significant water, particularly to the south and west of the site, but also to the east to a lesser extent. The side and rear extensions are on the verge of collapse, and again admit significant damp.

Our proposal reinstates many of the buildings original features, such as reproduction timber framed glazing to the street facing elevation, and traditional materials and construction techniques to the roof. Our feeling is that by building the new additions in high quality, period appropriate and durable materials, the new material added to the site will enhance the host property and also the conservation area generally. We have been careful to ensure that the street facing extension will be read as distinct from the host property owing to the difference in colour, while retaining a material connection to the site.

We have set the new extension back for the principle elevation, and below the ridge of the roof by a significant distance, to prevent the new portion competing with the host.

- Materials and details

The principle material used in the local building fabric is London stock brickwork. This can be seen on the front elevation of 2 of the 5 houses of this type along the road. This house, and the adjoining property at number 8, have been pebble-dashed, with the neighbour also having been painted. The other non-brick elevation has been rendered with sand and cement, and painted white.



View down onto seemingly homemade rear and side extensions

The architectural features of the proposed site have been removed, but the other properties feature minimal ornamentation in the form of mouldings to the sides of the entrance, rendered keystones and scroll supports to the cills of the bay windows. The roofs of all 5 houses remain in natural; slate, with lead-work flashings.

The host property features uPVC windows throughout, whereas the others in this group have timber framed sash glazing.

Design development:

- Proposed size/scale/massing with relation to location

Our proposal is to replace the single storey rear and side extensions with two storey equivalents, over a slightly reduced footprint. Our new proposal is set back from the principle elevation by 600mm, whereas the existing garage sits flush with the host property and the adjoining house. The garage also extends further into the rear garden, and the new proposal ends flush with the rear elevation of both houses.

It is similar to (but smaller than) the extension seen to number 8 Wood Vale (02/052601/X, from February 2003), which follows the principle elevation to the front, and maintains the ridge line of the host property. As this proposal is set back from the front, and uses a shallower roof slope to the rear, our proposed ridge height is more than 1100mm below the existing ridge and more than 160mm below the height of the chimney stack to the gable all of the house.

By keeping the height of the new structure beneath the established ridge height, and by setting it back behind the principle elevation, the addition is clearly legible as being subservient to the host property.



Interior of existing side extension

- Design strategies

The adjoining house to the north has a smaller scale two storey addition to the northern side, with the ground floor serving as a garage space. Our proposal is to reflect this, with the ground floor fenestration appearing to form the entrance to an indoor garage. Above, two smaller windows bookend the upper storey, set out to match the width of the opening to the ground floor.

To further prevent the house and addition being read as one volume, the proposal is materially distinct from the host. Formed of dark grey brickwork with matching mortar, the extension will feel simple, sculptural and robust, without detracting from the more elaborate Victorian expression of the host.

Internally, the extension will provide an additional reception room of approximately 22m², a ground floor shower room of 3m², a new master bedroom of 15m² and a small home office of 10m². Additionally, a double height conservatory with a very small 4m² footprint will admit significant amounts of light into the rear of the house, and afford very tall views up the hill and into the overhanging tree canopy.

- Choice of layout/materials/detailing

The simple, robust detailing, distinct material palette and reduced scale of the extension ensure that the new structure does not compete with, or appear as a pastiche of, the Victorian host property. This is important, both to preserve the symmetry of the host building, and also to remain subservient in terms of scale.



Front elevation proposed showing garage-style fenestration

The host property will also have extensive improvement works, in large part to correct several aspects that have been modified, and made worse, over the years of its use. The pebble-dashing is rotting, and admitting water, and is an unattractive treatment to what was once a handsome building. Our proposal will include the reinstatement of this finish to work effectively to keep water out, and also to paint it in a calm, warm grey colour. We propose that the specific colour is RAL 7039, a mid grey tone with significant softness, appearing quite pale in full sunshine.

The uPVC glazing to the front elevation is to be replaced with reproduction timber sash windows, double glazed with shallow build-up glazed units, to improve the thermal efficiency of the building. To the rear, modern slender framed aluminium glazing will be introduced to maximise the quantity of light admitted into the building.

The waterproofing elements to the top of both of the bay windows, and the porch structure, which is currently a mixture of roofing felt and flashband aluminium tape, will be reinstated as natural slate and lead-work flashing.

The existing natural slate roof is being relaid using the existing tiles currently, and they new extension roof will also be formed from this, to provide a coherent look to the roof-scape.

- Landscaping

Detailed proposals for the landscaping have not yet been formed, but will include a dedicated bicycle and bin store abutting the boundary with the front garden of number 8 Wood Vale.

- Parking

The proposal will allow a car to be parked in the front garden owing to the reduced footprint, replacing the potential space currently housed inside in the garage.

- Cycles

There is secure storage accommodation for 3 bicycles in the proposed garden store.

- Inclusive design (Part M)

The building has been laid out to satisfy the building regulations concerning accessibility, and will provide wide doors and corridors, level thresholds (where possible) and considered and usable bathroom layouts.

Quality:

- Sustainable design

The proposed extension will meet or exceed the energy performance requirements as set out in the Building Regulations Approved Document L2A.

Improved access to natural light will be present throughout.