

2 Limesford Road Heritage Statement March 2024

This Heritage Statement accompanies the householder planning application for the erection of a single storey rear extension at 2 Limesford Road, London, SE15 3BX.

Planning ref: 24/AP/0565

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1. Site and Context

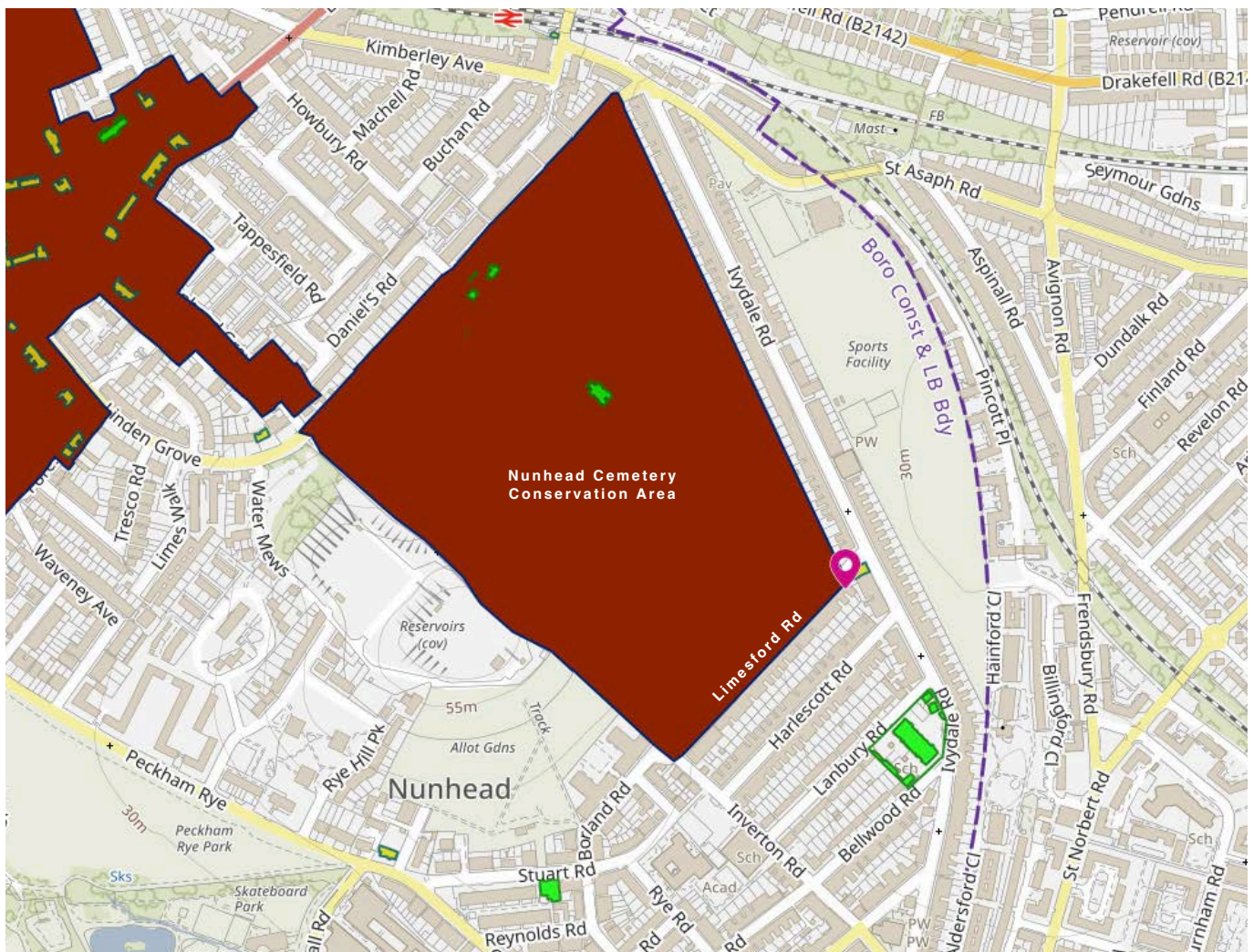
Limesford Road is neither Listed, nor locally Listed and is not within a Conservation Area. However, the front elevation of the property faces Nunhead Cemetery which is a Conservation Area.

The Nunhead Cemetery Conservation Area boundaries follow the edges of the cemetery and is bordered by: Linden Grove to the northwest, Ivydale Road to the northeast and Limesford Road to the southeast. Southwark describes the dominant character of the conservation area is derived from woodland and foliage, the buildings and fabric, including the Anglican Chapel, the Gate Lodges and monuments, particularly the Scottish Martyrs memorial, all significantly add to the identity of the cemetery. The Cemetery includes four Grade II listed properties within its curtilage. These include the entrance gate piers, the East & West Lodges (which are undergoing refurbishment) and the Chapel of Nunhead Cemetery, formerly Anglican Chapel.

The the closest locally listed building to the property is located on the corner of Limesford Road & Ivydale Road, The Waverley Arms public house (recently added in December 2023). The building is a Mid C19 street corner pub. The pub front has Corinthian pilasters, fascia and cornice. The upper floors are of stock brick with stucco second floor cill band, and segmental arched window openings with stucco voussoirs and impostes.

Limesford Road is also included in the Peckham and Nunhead Area Action, but is not directly involved by any of the program actions.

Southwark Design and Conservation Map



- Site Address
- Conservation Area
- Listed Buildings Grade II
- Locally Listed Buildings

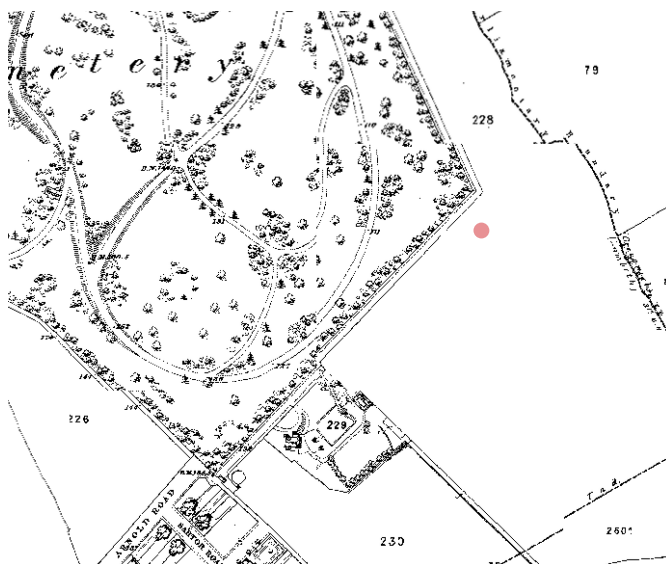
1. Site and Context Continued

As outlined in the accompanying Design & Access Statement, 2 Limesford Road is a three storey Victorian terrace constructed in the 1890's in uniform London stock brick to the front and rear. The property has previously been extended to include a rear dormer and outrigger roof extension which is clad with artificial slate. The local houses are typically slate roofs to both the main roof and the outrigger. The rear elevation is typical of properties from this era consisting of a two storey outrigger with a mono pitched roof, containing the kitchen and bathroom. Behind the houses are rear gardens of differing size. The existing rear outrigger has an adjoining single story brick projection that currently used as a pantry.

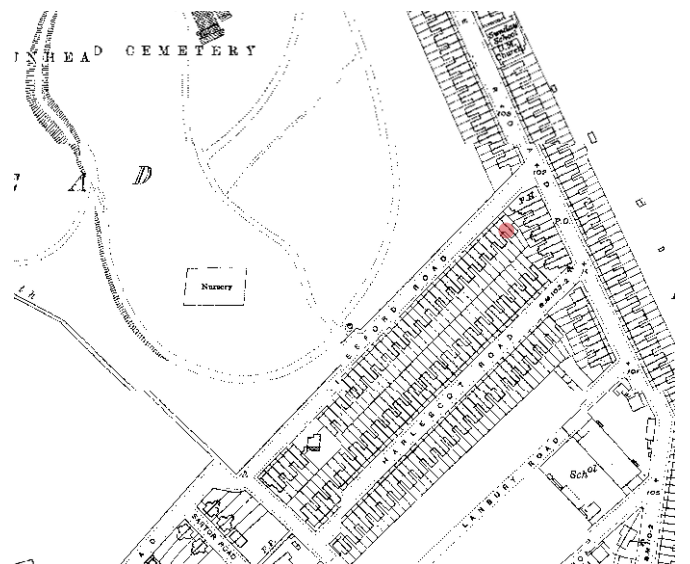
The existing ground level includes two reception rooms, a kitchen/dining room connected to the garden and access to the cellar. On the first floor there are two double bedrooms, a twin bedroom, a family bathroom and landing. The loft has been extended to include a large bedroom and en-suite bathroom. To the rear there is a well planted garden with two trees noted on the drawings, no change is proposed to the existing trees.

The site is fully owned by the applicant.

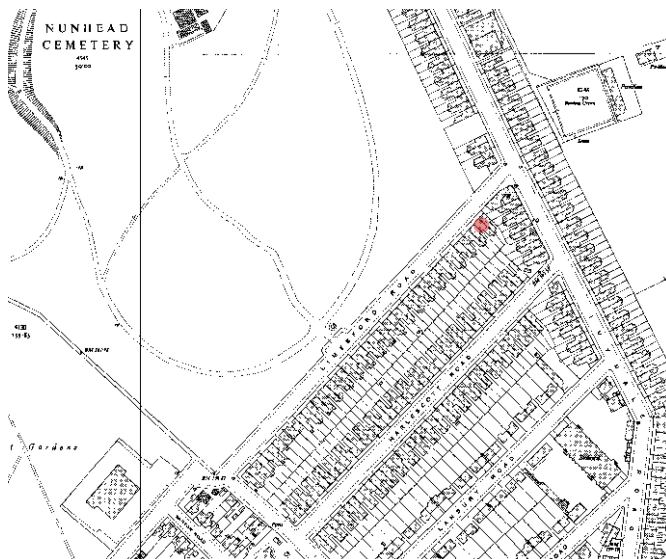
Historic Maps



1879



1916



1952



1964

2. Existing Photographs



1. Dining room side window



2. Dining room shared wall



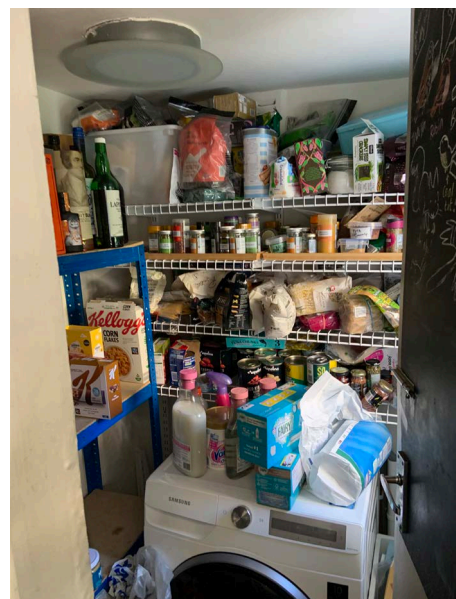
3. Dining room bay window



4. Kitchen pantry door.



5. Kitchen garden facing windows.

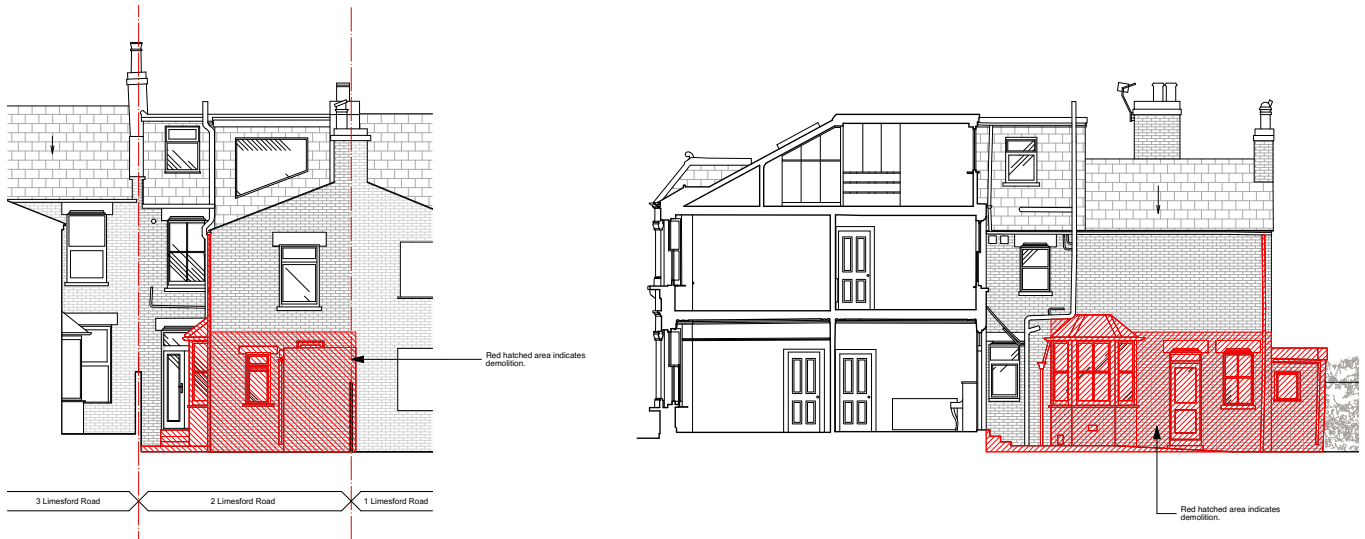


6. Kitchen adjoining pantry room.

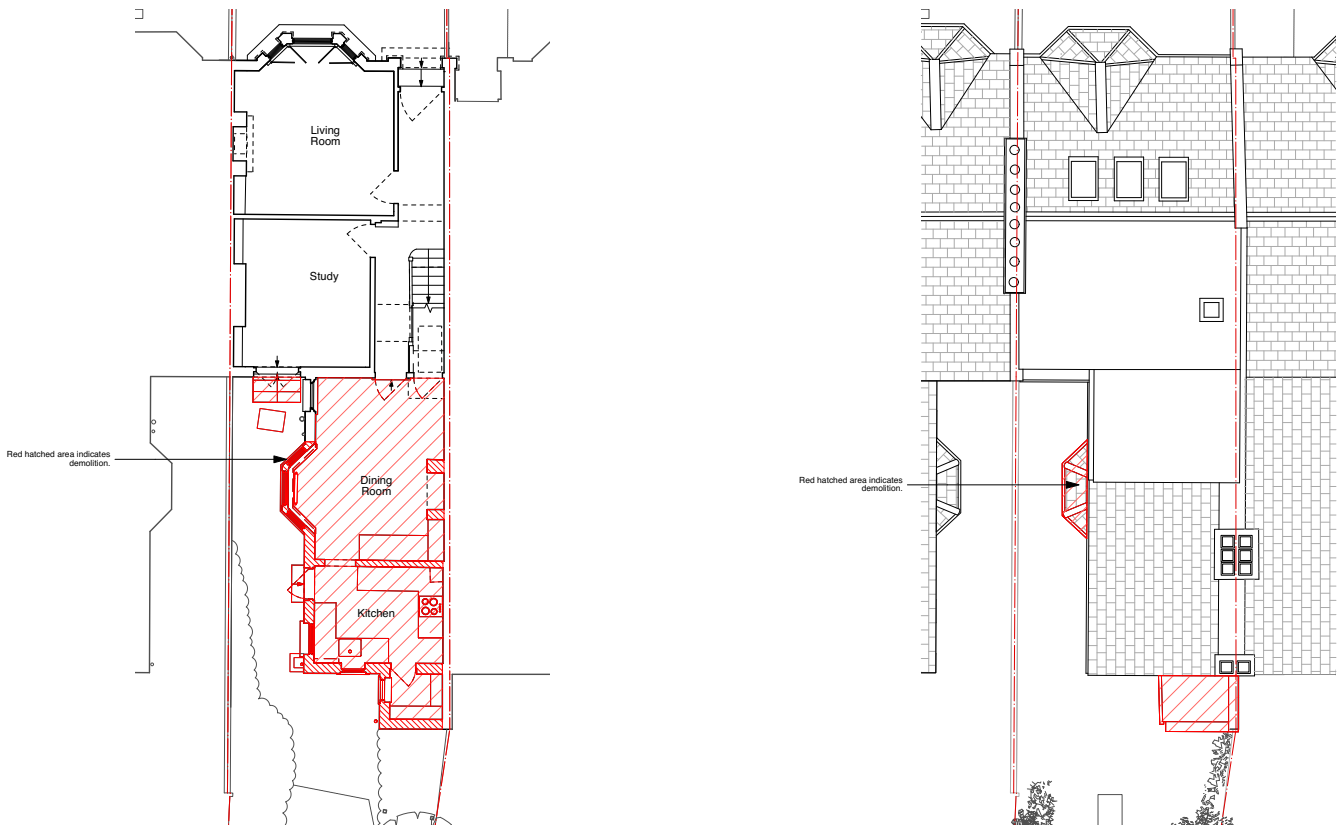
3. Proposed Demolition

The below drawings outline the area of demolition indicated with red hatching. As shown the works are contained to the rear ground floor portion of the property only and do not drastically affect the overall integrity of the main house. All works will be undertaken to protect the existing features of the building where new works are not proposed.

The existing layout of enfilading rooms does not suit the requirements of the growing family, with its series of small rooms located in the ground floor outrigger. Further the rear garden access is limited and does not well address the main garden, with windows and door addressing the neighbouring outrigger.



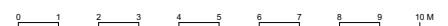
Demolition Elevations



Demolition Plans

KEY

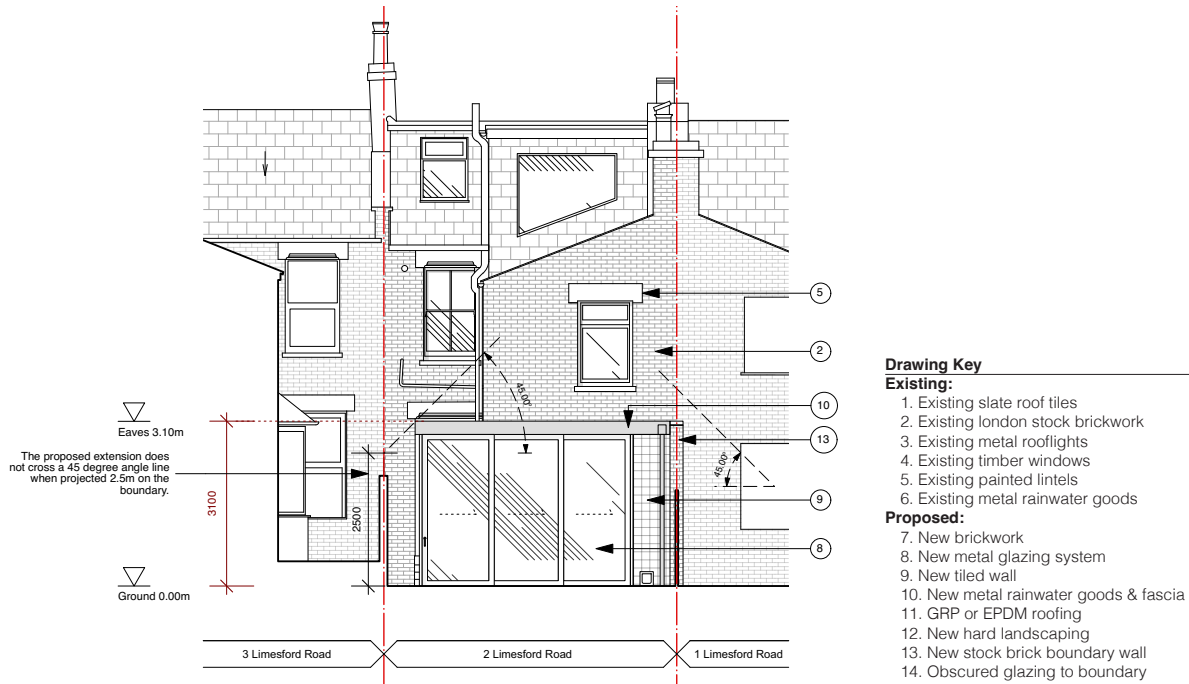
 Area of Demolition



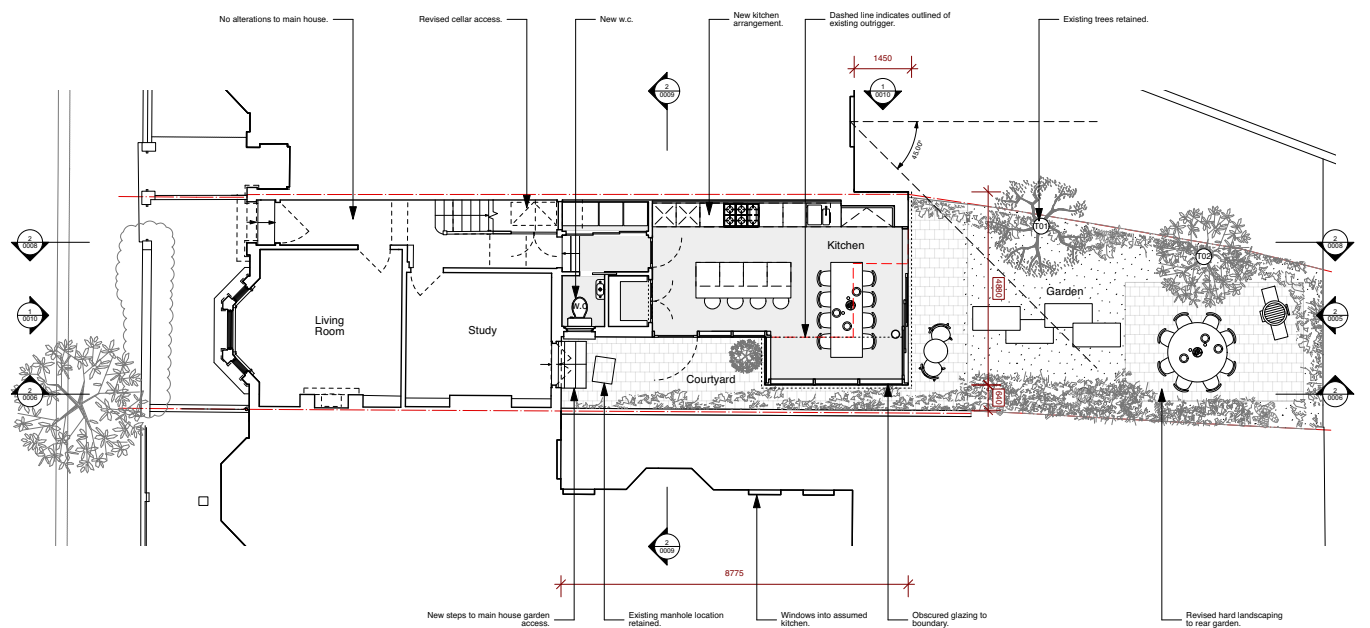
4. Proposal

In summary, the proposed single storey extension adds much needed space to the family home, with minimal impact to the surrounding context & neighbours. High quality materials will be used to ensure longevity & performance which will prolong the use and enjoyment of the building. The proposed use of material and form is intended to make the new extension visually distinct from the existing building in order to maintain the appearance, details and proportions of the heritage asset.

Further the proposed works are contained to the rear of the property and will not visible be from the street. No works are proposed to the front facing portion of the property and therefore do not detrimentally impact the street facing the Nunhead Cemetery Conservation area.



Proposed Rear Elevation



Proposed Ground Floor