

10 Winterbrook Road

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Introduction

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R2 Studio Architects
Studio D116
62 Tritton Road
London SE21 8DE

020 8766 6116
info@r2studio.co.uk

www.r2studio.co.uk

Site context

Winterbrook Road/ Heritage Assessment

Winterbrook Road is a popular residential street in Herne Hill, extending from Half Moon Lane to Stradella Road. It is part of the Stradella Road Conservation area (Southwark Council) and also falls within the boundary of The Dulwich Estate Scheme of Management.

Winterbrook and Stradella Road were originally part of the Springfield estate which was built in 1830 and later demolished around 1900 to make way for new houses to be built on the land.

The street mainly consists of three-story semi-detached properties built with attractive red brick front facades and yellow brick on the side and rear elevations. The front facades predominantly have two-storey front bays with a street-facing gable above. Windows are generally white painted timber box sash windows. Render and timber features are painted white to contrast with the red brick.

A large number of these houses have undergone developments including loft conversions and ground floor extensions of various styles and sizes. Basement extensions were added to No. 14 & No.16 Winterbrook Road. Extensions to the rear vary in size from larger full-width extensions up to 4.5m deep to smaller lean-to additions.

Most houses have had modifications carried out to the loft, including the insertion of pitched roof lights to the front roof, next to the gable.

The street is in excellent general condition with well-refurbished front facades and beautifully presented front gardens.

A double line of mature and pollarded lime trees follows the street as would have been the case when the street was first conceived.



Location plan



Map of Herne Hill 1896 (Southwark Map)



Site context

Existing property

The property is a three-storey semi-detached building with an existing side extension, loft alterations, a front and a rear garden.

The houses in Winterbrook Road are a typical 'L' shaped layout with a two-storey rear wing. A single storey side infill extension has been added to No.10 to create a kitchen overlooking the garden, yet the existing rear doors are unsympathetic to the style and character of the property.

The front of the property matches the rest of the street with the double height bay windows, street gables and red brick.

A double alleyway is located between the houses No.10 and No.8, separated by a garden fence. The alleyway provides space for bin storage and access to the side entrance.

No.8

No.10

No.12



Front facade

No.8

No.10



Alleyway to side entrance

No.12

No.10

No.8



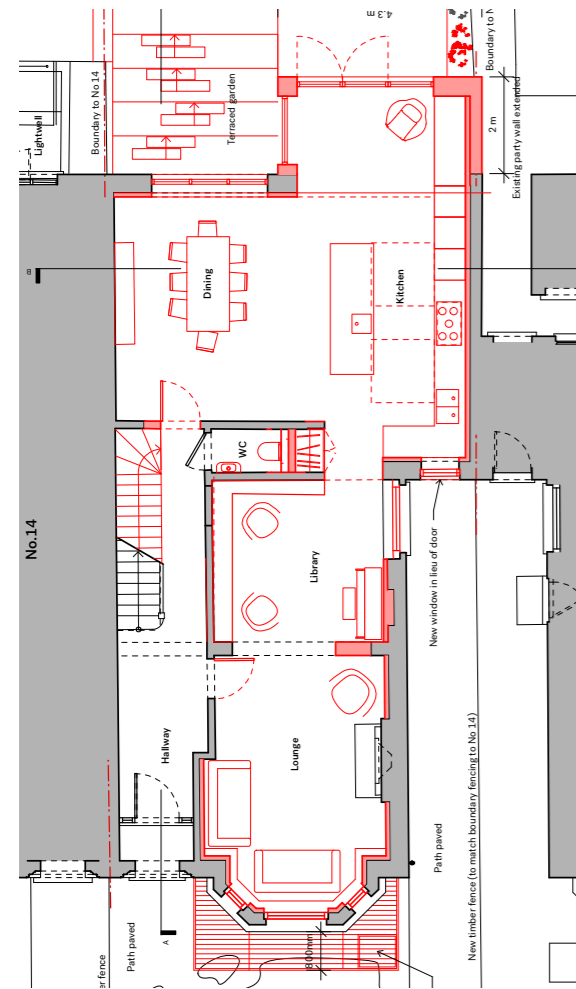
Rear facade

Proposals

Planning precedents

16 Winterbrook Road, ref.20/AP/1744

The property located at 16 Winterbrook Road echoes the architectural design seen at No.10. This includes the addition of a single-story rear extension with a new basement and the replacement of existing windows. These design choices have been carefully made to ensure minimal disruption to the surrounding streetscape, thereby preserving the character of the conservation area. Access and parking arrangements remain unaltered.



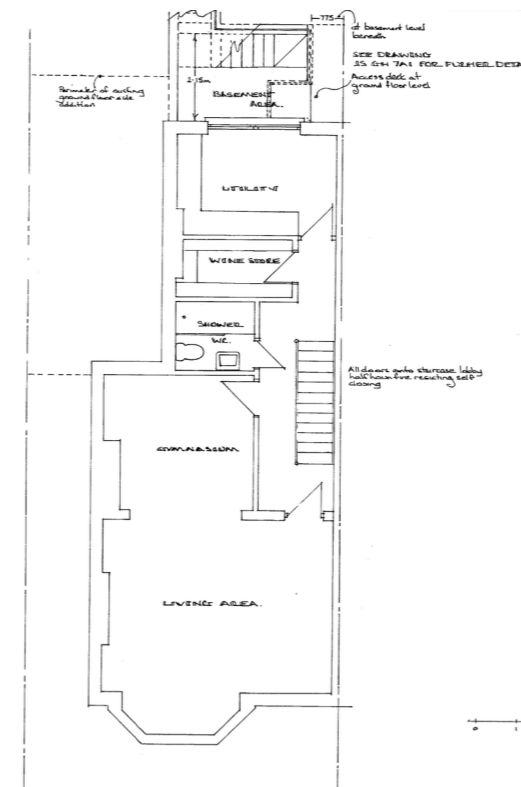
100 Burbage Road, ref. 05/AP/0185

A basement extension was approved for this semi-detached house in the adjacent street in the same conservation area. A grille discretely covers the front lightwell, demonstrating how a lightwell can be incorporated without harming the character of the house. In contrast to this application the proposals for 10 Winterbrook Road retain the front garden, further screening the lightwell. As no cars would be parked in the garden the railings fitted at this example would not be necessary.



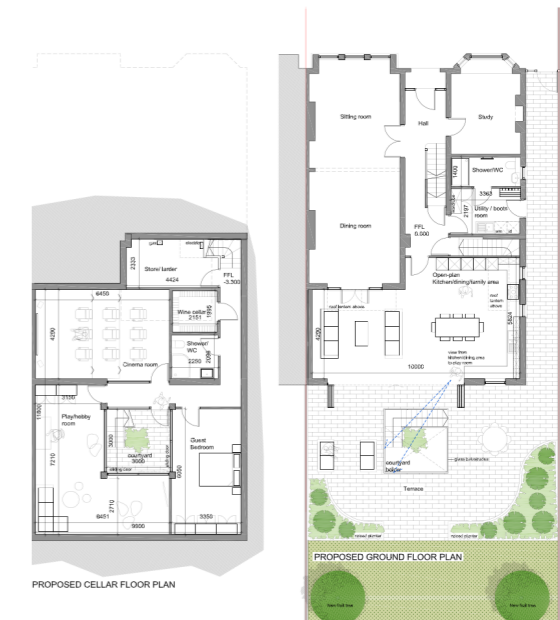
14 Winterbrook Road, ref. 10/AP/0916

The property at 14 Winterbrook Road comprises a side extension and projects beyond the rear facade to create a room that is better connected to the garden. A lightwell is created at the rear with steps leading down to the basement level with the small courtyard.



47 Stradella Road, ref. 18/AP/0197

This property is located in Stradella Road which runs parallel to Winterbrook Road in the same conservation area. The approved proposals included a large basement project extending a long way out from the rear of the property. A previous application for front lightwells had been refused to preserve the existing trees in the front garden.



Proposals

Design summary

Proposal

The proposal is to add a basement and to reconfigure the existing side extension to the property to better connect the family spaces at the ground floor as well as making use of the basement space. The aim is to make small in-keeping modifications to the exterior of the property to rectify previous unsympathetic additions as well as embed the property better into its garden setting.

Ground floor extension

The pitched roof to the existing side extension will be replaced by a higher pitched roof. The rear section of the new roof will be flat and the party wall will be raised at the rear to suit. The glazing to the rear will be tall and slimline to create a carefully proportioned rhythm to the rear facade. The side extension is set back slightly from the 2-storey house in order to make the side infill subservient to the main house and reinstate the original hierarchy. The materials used for the extension will be yellow London stock brick to match the existing material.

Basement

The basement proposal is to extend under the existing footprint of the property, similar to the proposals at No.16. The created space will include a gym, utility and storage space, an additional bathroom and a family/media room towards the rear. Both habitable rooms in the basement have vertical windows into light wells, for daylight, natural ventilation and egress.

The rear light well will be curved and have steps down to the rear basement room. Tall, considered planting will connect the basement to the rear garden visually. The curve will soften the visual impact of the lightwell.

A narrow lightwell will be created at the front of the house in order to provide daylight to and egress from the front bedroom. This lightwell only extends 1.2m beyond the house and will be covered by a steel grille at ground level, making visible guard rails redundant. Egress will be via a concealed flush escape hatch

within this grille. This design enables the front garden to remain largely unaltered so that the character of the conservation area remains unharmed.

A small additional lightwell will be positioned in the side alley, which will offer very beneficial natural light and ventilation to the central basement spaces. Again, this will be covered by a steel grille to negate the need for railings.

Landscaping

There will be minimal landscaping to the rear garden, with a new patio close to the house, a generous lawn and a slender metal pergola/ climber support at the back.

Front elevation

The proposals have been designed with the aim to keep alterations to the street facade to a minimum.

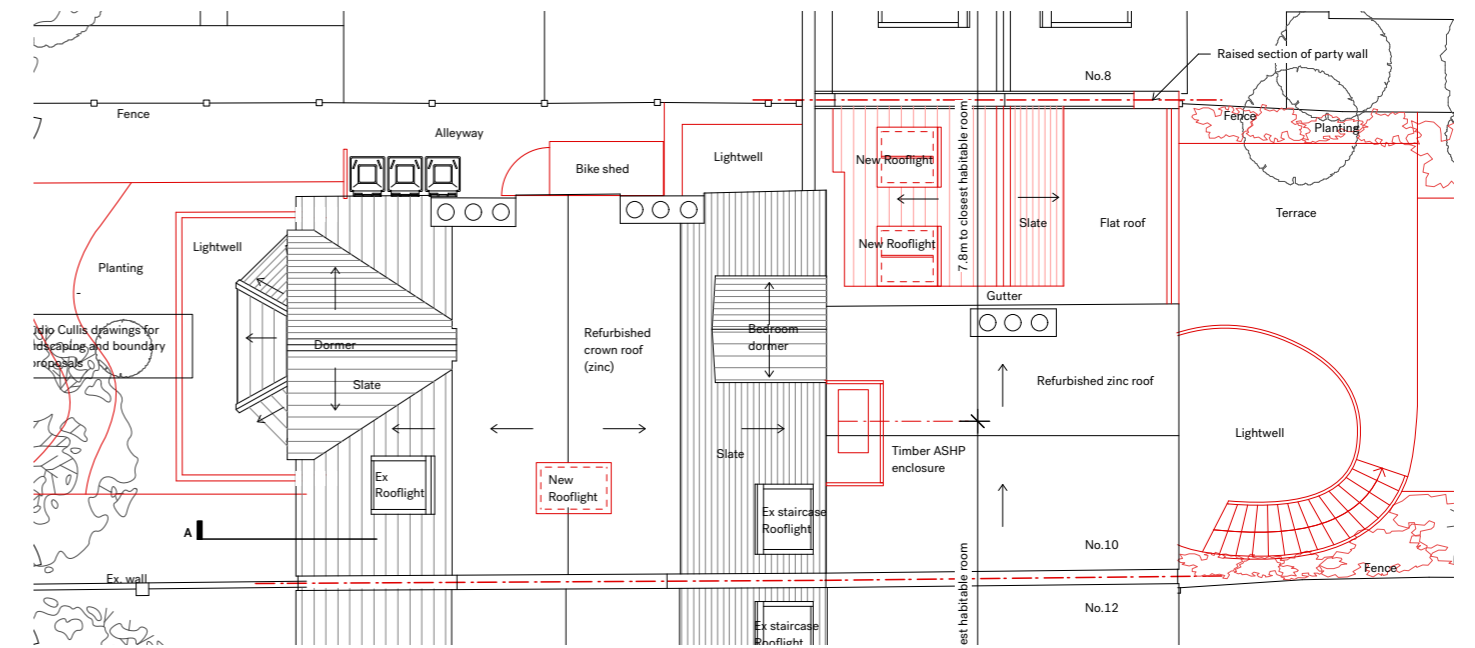
The lightwell described above will be concealed by a metal grille that is set flush with the ground level. This will be obscured by the planting in the front garden which will be adapted accordingly.

The side alleyway will be retained, with a new lightwell but still provides enough storage space for refuse bins and bikes. The kitchen access door will be infilled with matching brickwork.

Windows

All existing box-sash windows are planned to be replaced with like-for-like new timber box-sash windows with double glazing.

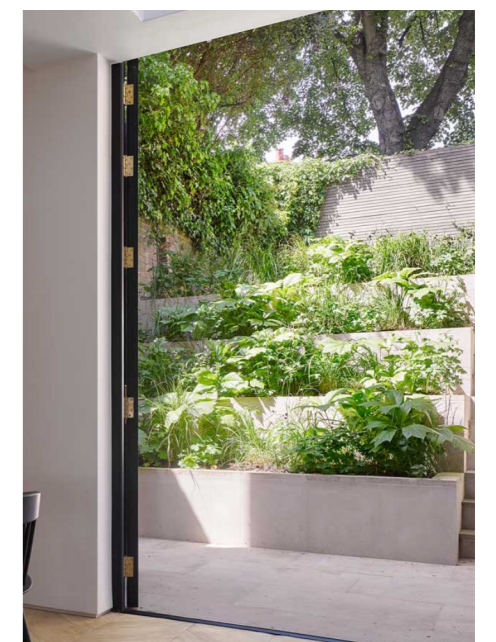
The large existing metal bi-fold doors in the original opening to the rear ground floor room will be replaced with a more sympathetic timber window.



Plan and selected precedents for current proposals

Air Source Heat Pump

The proposal includes an Air Source Heat Pump (ASHP), located on the rear roof of the outrigger. As a more sustainable heat source compared to a traditional gas boiler this proposal, along with the internal wall insulation, will contribute to a sustainable project with longevity as a priority.



Proposals

Impact assessment

Impact on streetscape

The modified side extension will not be any more visible from the front of the property than the existing infill as the height of the party wall is maintained towards the front. A new pitched roof light will be in a similar position in the front roof of the side infill. The existing parapet to the front will be retained.

The front lightwell will not have a projecting retaining wall or railing and will therefore be fully obscured by the plants in the front garden. As a result the design will preserve the appearance and character of the conservation area.

Access

The access to the property is not altered by the proposals.

Parking

No changes are proposed to the parking provision.

Materials

The use of materials have been carefully considered, chosen to be sympathetic to the context and further protecting the integrity of the property and its surrounding area.

The proposed material palette includes matching London yellow stock brick work, matching white timber box sash windows and slimline dark steel windows in-keeping with the proportions of the original house.

CIL

As the proposed extensions creates less than 100m² of additional floor area CIL will not be applicable to this development.

Trees within falling distance

An early-mature japanese pagoda tree (T2) is located in the rear garden. Please refer to arboricultural impact assessment submitted with this application.

Landscaping

The terrace and pergola will have shallow foundations in order to not interfere with trees.

Impact on adjacent properties

The proposal has been designed to take into consideration the impact of daylight and sunlight on the adjacent properties.

There is no impact on the property at No.12 as only the basement light well is on this side of the rear garden.

There is minimal impact on the property at No.8 as a result of the small section of raised party wall to the rear. The orientation of the site, the built context and extensive tree cover means that the proposal will not create any meaningful additional over shadowing. In addition, the proposals do not extend into the rear garden in order to minimise the impact on the neighbours.

The proposed location of the ASHP is close to the main roof and therefore minimises the viewing angles from the rear garden of no.10 and the neighbouring properties. It will be hidden within a slate colour stained timber enclosure with solid acoustic walls on the sides and a louvred enclosure to the rear. A sound assessment has been prepared by an MCS registered installer based on two acoustic walls either side of the unit and showed that it complied with the requirements.

Consultation with adjacent neighbours

Adjacent owners on both sides of the property have been informed of the works ahead of the submission of these proposals and no negative comments have been received other than those related to the safety of the basement construction. This is addressed in the Basement Impact Assessment and will also be covered by the formal party wall award process.

Basement impact assessment

Please refer to Croft Structural Engineers' report submitted with this application.

Flood risk

Please refer to Croft Structural Engineers' report submitted with this application.

Summary

In summary the design improves the appearance of the house by replacing the existing unsympathetic rear extension with a new extension which is designed to blend into the existing context, ensuring a sustainable future for the property.

The design has precedent in the street and does not harm the character of the area or the property itself. The extension is subservient to the principal dwelling and closer in style and proportion to the original house.

The impact of the proposals is minimal relating to the neighbouring properties and the proposed scale and bulk is modest.

We conclude that the proposals fall within the recommendations of both the conservation area policies and the Dulwich Estate Scheme of Management.

R2 STUDIO ARCHITECTS

Studio D116
62 Tritton Road
London
SE21 8DE

www.r2studio.co.uk

020 8766 6116
info@r2studio.co.uk

Facebook: [@r2studioarchitects](https://www.facebook.com/r2studioarchitects)
Instagram: [r2studioarchitects](https://www.instagram.com/r2studioarchitects)
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