

Undercover

THORNFIELD

13 Vine Road SW13 0NE

Heritage, Design & Access Statement

5th December 2024

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SECTION 1.0
INTRODUCTION

1.0 Introduction

1.1 Project Overview

The property is an owner-occupied single family home.

This application is to replace the existing conservatory with a single storey rear extension to meet the modern day needs of a young, growing family.

This statement is to be read in conjunction with the submitted drawings.

The owners intend to improve their home, to live sustainably for decades to come. The proposals will improve the thermal performance of the building with insulation and double glazed windows and create extra living space for the applicants' family, whilst being subordinate to the original dwelling. The extension will be harmonious with the existing building and the streetscape, and maintain the character of the area.

SECTION 2.0
CONTEXT ANALYSIS & HERITAGE STATEMENT

2.0 Context Analysis & Heritage Statement

2.1 Site Location

Thornfield, 13 Vine Road is a 2.5 storey detached house within the Barnes Common Conservation Area.

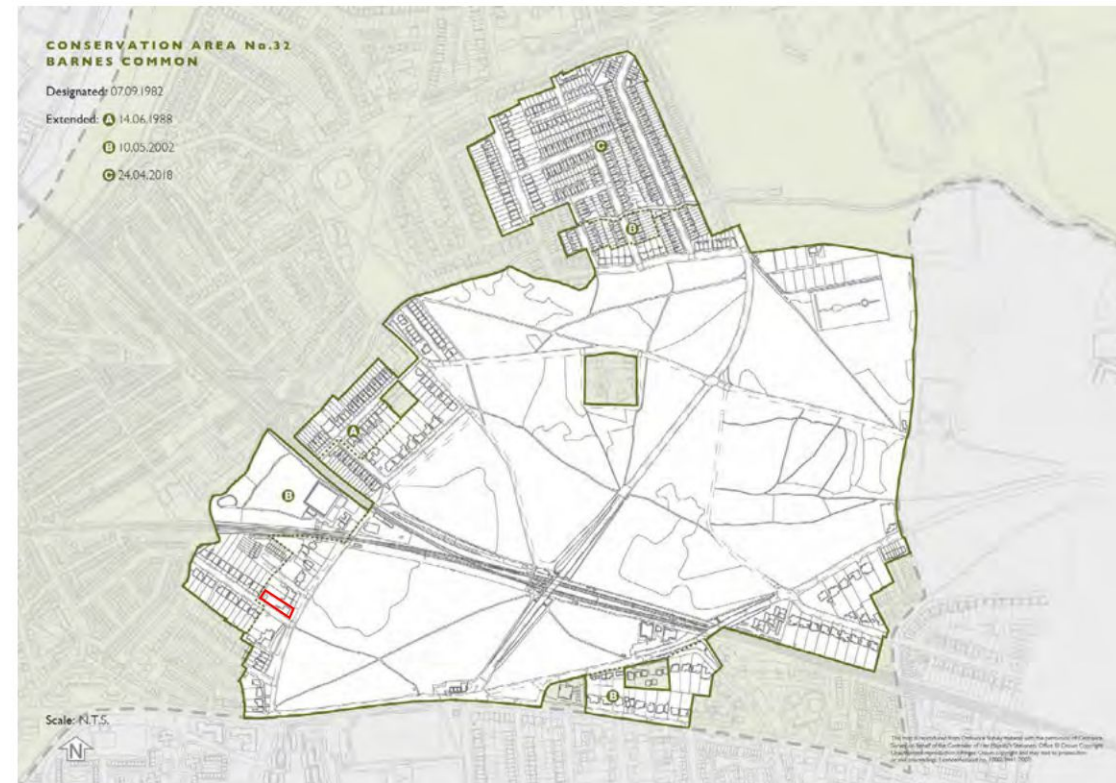
Vine Road is located in the South-West corner of the Conservation Area, with the application site outlined in red of the plan opposite. Vine Road is described in the Conservation Area Statement as:

"Houses in the area are mostly situated along the western fringe of Barnes Common. Vine Road has the earliest of this development with substantial two storey Victorian villas set in mature grounds behind walls and hedges which provide a strong boundary line behind the grass verge to the road. These are occasionally interspersed with more modest later semi-detached brick Edwardian houses."

Thornfield is set back 13.5m from Vine Road, with ~6m of grass verge before the walled garden. The flank wall of Thornfield is directly onto Woodlands Road, with access from Woodlands Road.

Thornfield is a Building of Townscape Merit along with No.s 8-14 Vine Road and No.s 2-22, 11-21 and 25-31 Woodlands Road. Non of the houses are listed and the area is not subject to Article 4 directions.

The house is in flood zone 3, in an area benefiting from flood defences. The internal ground floor level sits ~300mm above the rear garden.



Barnes Common Conservation Area

The problems and pressures identified in the Conservation area statement are:

Proposals:

Development pressure which may harm the balance of the landscape-dominated setting, and the obstruction or spoiling of views, skylines and landmarks.	The proposals do not affect the landscape setting, nor obstruct views.
Loss of traditional architectural features and materials due to unsympathetic alterations.	Traditional architectural features will be maintained and enhanced.
Poor and disproportionate roof additions.	The proposals are limited to the ground floor . The roof addition has been carefully detailed to complement the existing house.
Loss of front garden space due to lightwells.	No changes proposed.
Use of poor-quality products in building works such as UPVC, roofing felt and GRP products.	Traditional materials and details will be used throughout to enhance the existing character of the building.
Loss of front boundary treatments and front gardens for car parking.	No changes proposed.

The opportunities for enhancement identified are:

Improvement and protection of landscape setting.	The proposals will allow the house to be used sustainably as a family home for decades to come. All trees will be retained.
Preservation, enhancement and reinstatement of architectural quality and unity.	Traditional materials and details will be used throughout to enhance the existing character of the building.
Retain, reinstate and enhance front boundary treatments and discourage increase in the amount of hard surfacing in front gardens.	The front boundary treatments and gardens will be retained/restored.
Increase planting to front gardens, seek to locate lightwells to the side and rear of properties rather than the front.	No changes proposed.
Seek to encourage good quality and proportionate design and better-quality materials that are sympathetic to the period and style of the dwelling.	Traditional materials and details will be used throughout to enhance the existing character of the building.

2.0 Context Analysis & Heritage Statement

2.2 Relevant Local Planning History

Thornfield 13 Vine Road:

17/3717/HOT Redevelopment of garage to provide a garage and gym at ground floor level.
Permission Granted 23/11/2017

95/1962/FUL Erection of single storey side extension and rear conservatory, demolition of existing single garage and extension of existing side boundary wall.
Permission Granted 01/09/1995

Rear Extensions:

12 Vine Road, SW13 0NE
14/5001/HOT Ground floor rear orangery-style extension.
Permission Granted 28/01/2015

15 Vine Road, SW13 0NE
90/1642/FUL Erection of single storey studio at rear involving the demolition of the existing lean-to.
Permission Granted 25/10/1990

Ivy Walls, Vine Road, SW13 0NE
08/1545/HOT Single storey rear, two storey side extensions (including double garage accessed from The Elms), construction of basement, creation of summerhouse from removed conservatory and replacement chimney pots.
Permission Granted 13/08/2008

2 Woodlands Road, SW13 0JZ
09/1146/HOT Demolition of existing conservatory and erection of new conservatory.
Permission Granted 15/07/2009

6 Woodlands Road, SW13 0JZ
07/3418/HOT Erection of Rear Extension.
Permission Granted 07/12/2007
This rear extension has a maximum height of 4.5m and 2.9m at the eaves.

8 Woodlands Road, SW13 0JZ
01/1092 Erection of Conservatory At Rear
Certificate of Lawful Development issued 25/06/2001

10 Woodlands Road, SW13 0JZ
22/3704/HOT Construction of a single-storey rear extension and dormer window extensions to the single-family dwelling.
Permission Granted 16/03/2023
This rear extension has a maximum height of 4m and 4m at the eaves.

13 Woodlands Road, SW13 0JZ
10/0272/HOT Rear Extension (amendments to 09/1355/HOT to include revised roof form).
Permission Granted 30/03/2010

15 Woodlands Road, SW13 0JZ
03/0269 Proposed single storey rear extension.
Permission Granted 17/07/2003

16 Woodlands Road, SW13 0JZ
16/4230/HOT Replace current conservatory with ground floor rear extension.
Permission Granted 07/03/2000

17 Woodlands Road, SW13 0JZ
00/0057 Replace existing verandah with new one, lower cills to two 1st floor windows, affix wooden shutters to all rear windows (except 2nd floor).
Permission Granted 13/12/2016
This rear extension has a maximum height of 4m and 3.225m at the eaves.

31 Woodlands Road, SW13 0JZ
04/3178/HOT Demolish existing garage and store, proposed rear conservatory and ground floor front extension.
Permission Granted 09/11/2004



Aerial view of Vine Road / Woodlands Road
 13 Vine Road
 Existing rear additions

2.0 Context Analysis & Heritage Statement

2.3 The Existing Building

Thornfield, 13 Vine Road is a Building of Townscape Merit.

The house is predominantly London stock brick, with red brick and clay hanging tile details. The clay tiled roof has a single front dormer window, three side facing dormer windows and one rear-facing dormer window. The dormers are formed with a mix of brick or white painted gables, clay tiled cheeks and clay roofs. There is a leaded flat roof over the entrance hall and part of the main reception room. The existing conservatory is formed with white painted timber frames and a London stock brick base. The property has a mix of sash and casement windows with white painted timber frames. The windows are also a mix of single-glazed, slimline double-glazed and double-glazed units.

2.4 Landscape Context Features

The rear garden is 25.5m in length between the house and the garage and 15.5m wide. The boundaries to the garden are formed of a 2m high brick walls with brick piers.

The garden is set to lawn with border planting, a swimming pool and patio space next to the house. The garage is located at the rear of the garden, with access from Woodlands Road.

No changes are proposed to the front landscaping. All trees will be retained.

2.0 Context Analysis

2.5 Site Photographs



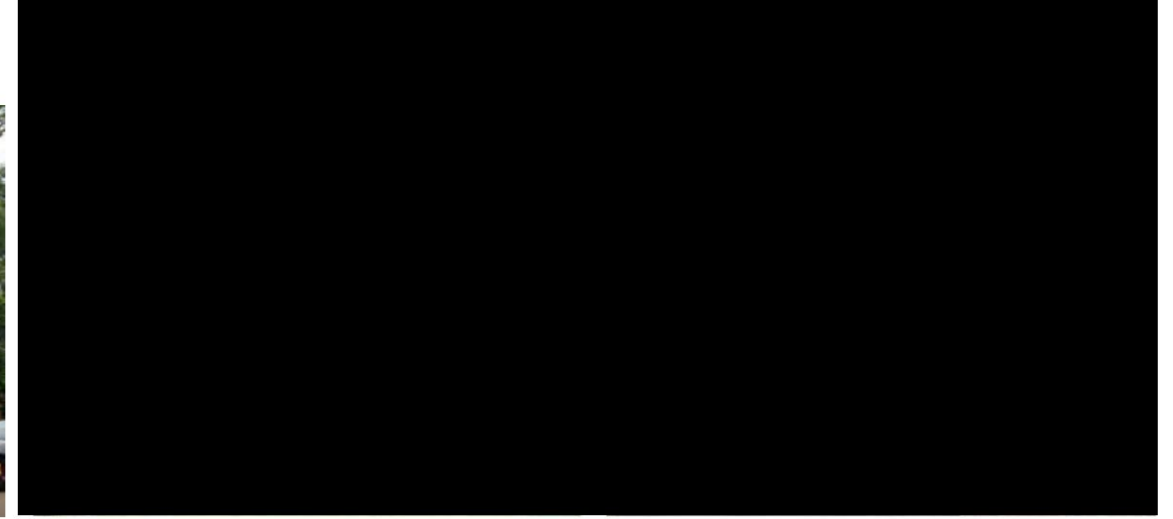
a) Thornfield front and flank façades.



b) Front façade of Thornfield from Vine Road.

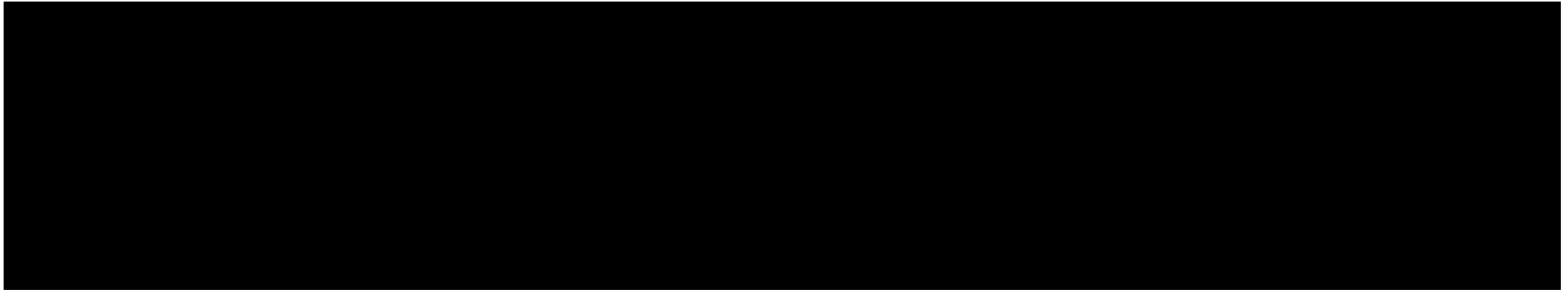


c) Flank façade of Thornfield from Woodlands Road.



d) Rear façade of Thornfield.

e) Conservatory and flank wall of No.14 Vine Road on the right.



f) Rear elevation of Thornfield, with boundary wall to Woodlands Road on the left.

g) Side access with brick garden wall on the left, boundary wall between Thornfield and No.14 Vine Road.

h) Flank wall of No.14 Vine Road as visible from Thornfield's conservatory.

i) Garden wall between Thornfield and No.14 Vine Road as visible from Thornfield's conservatory.

j) View of No. 14 Vine Road in relation to Thornfield's conservatory.

SECTION 3.0 PROPOSALS

3.0 Proposals

3.1 Proportion, Scale & Layout

The property is an owner-occupied single family home. This application is to construct a single storey rear extension to meet the needs of a young, growing family.

The proposed single-storey addition to the dwelling occurs to the side and rear of the building, preserving the principle elevation onto Vine Road and streetscape of Woodlands Road. The proposal is completely concealed from public view by the existing house and garden walls.

The rear extension will allow for an open-plan kitchen/living space with direct access to the garden. It will replace the existing conservatory and extend 7m from the rear wall of the house, in line with the existing rear extension, and be 4m in height. The rear french doors will match the existing style of the house, with white painted timber frames and glazing bars with red brick arched lintels over. The rear extension is inset 3m from the boundary wall with No.14 Vine Road, with a bay window inset 1.6m from the boundary.

No.14 Vine Road, to the North-East of the site, is set further back in its plot, with the rear wall of the house located ~6.6m beyond the rear wall of Thornfield. No.14 Vine Road also has a rear conservatory extension which extends ~3m beyond the line of the proposed Thornfield rear extension. The proposed single storey rear extension will cause no harm to, or overlooking of, the neighbouring property.

Layout

The formal front room will be retained at the front of the house. The dining room will become a snug. The open plan kitchen, dining and family living space at the rear of the house will open out onto the garden with a level patio. The existing study will be improved with rear and flank facing double-glazed timber sash windows, allowing direct natural light and fresh air into this room, which it is currently lacking.

3.2 Material Quality & Craftsmanship

The material palette of the proposals matches the existing house.

Brick

The rear extension will be constructed in London stock brick, with red brick detailing, to match the existing. Door and window openings will have arched red brick soldier course lintels to match the existing house. Where possible, bricks will be reclaimed and reused.

Doors and Windows

New double glazed doors and windows will be white painted timber framed sash windows and french doors, with glazing bars to match the existing materiality and appearance. The existing windows will be replaced like-for-like with white painted timber framed double-glazing throughout.

The new bay window will be formed with steel framed double glazed windows.

The rear facade is not visible from the public realm, nor overlooked by neighbours, and the changes to the rear facade will have no impact on the Conservation Area.

3.0 Proposals

3.3 Landscaping

The garden will be set to lawn with planted borders, planted with native flowers and shrubs. The existing trees will be retained.

The living green roof to the single-storey rear extension will be planted with wildlife friendly native plug plants, minimising surface water run-off and supporting biodiversity.

3.4 Site Levels & Access

No changes are proposed to the floor levels within the house. The original front door and porch with its stepped access will be retained. A level threshold will be provided at the rear of the property, connecting with the garden.

3.5 Parking Strategy

The garage and driveway will remain as existing. No changes are proposed to the current parking provision.

3.6 Environmental & Sustainable Design

The thermal performance of the house will be improved through replacing the existing conservatory with an insulated extension to current building standards. The house currently has a mix of single-glazing, slimline double glazing and double-glazing. All windows will be replaced with double-glazed windows, matching the existing appearance to improve thermal performance.

Conclusion

The proposals will create a high-quality, sustainable family home for the long-term. It is our belief that the proposals will have no adverse effect on the adjoining buildings nor the character of the Conservation Area.