

2. EXTENSION AT THE REAR

Houses occupied by a single family may be extended within certain limits without the need for planning permission. Full details of these 'permitted development' rights are given in the Town & Country Planning (General Development) Orders 1977 and 1981. Owners taking advantage of these rights are urged to respect the character of the area by following the guidelines given above on materials and design.

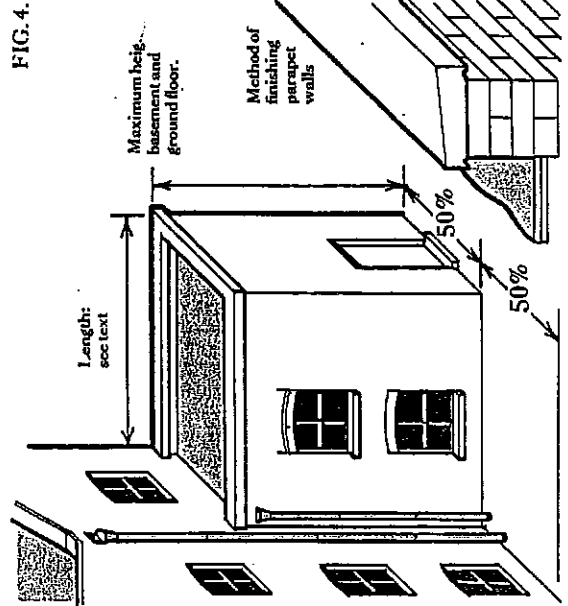
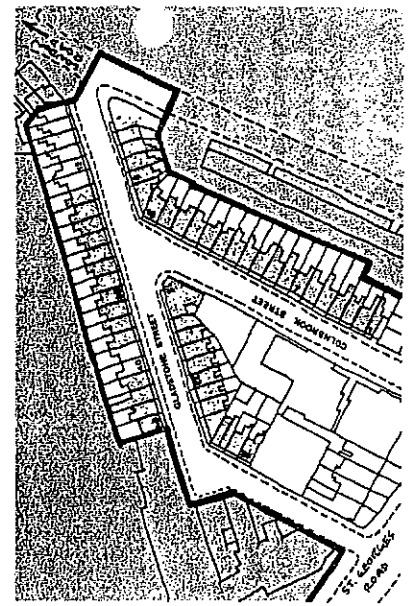


FIG. 4.



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A large rear extension can seriously effect the character of an historically important terraced building, and, if copied on adjoining buildings may result in an unattractive 'cliff-like' rear elevation to a row of houses. Other problems may arise such as loss of daylight to an adjoining dwelling, invasion of privacy due to overlooking, or reduction of garden space to an unacceptable minimum.

The maximum size of rear extension considered to be desirable is one in which the height is limited to basement and ground floor, the overall width is no greater than half the width of the main building, and the length just sufficient to give a floor area equivalent to the minimum required for a bathroom or kitchen.

The preferred design of a suitable basement and ground floor extension is shown in Fig. 4.

The construction is of traditional form using second-hand stock bricks which match the colour and bonding of the main building. If an inner skin of blockwork is chosen, snap-headers will be required in the outer brick skin to give the appearance of the bond. Door and window frames are set back behind 4 1/2" brick reveals and the openings are finished with a concrete cill and a brick arch to match those on the parent building. Neither soldier-course arches nor exposed concrete lintels are acceptable.

The size and spacing of the openings are similar to those in the main building and horizontally-large window openings are avoided. Windows and doors are of painted timber, the former being double-hung sliding sashes with glazing-bars, the latter preferably half-glazed and half-panelled. A flat roof surrounded on three sides by a low parapet-wall finished with a flat, or feather-edged, coping in simulated stone is generally appropriate, but, in the case of a single storey extension, a slated monopitch roof may be suitable.

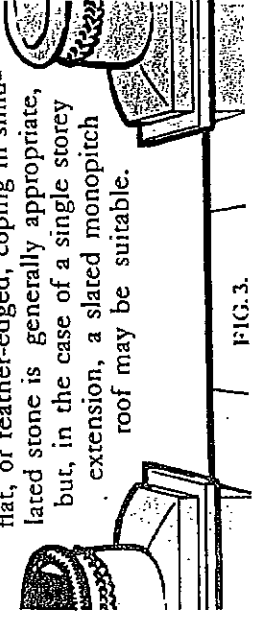


FIG. 3.

Structural members of the mansard are kept to a minimum consistent with the bye-laws, and the internal floor to ceiling height is the lowest permitted (2300mm.) in order to keep the roofline as unobtrusive as possible. No part of the roof or dormers should be visible above the front parapet when viewed from the back edge of the opposite pavement (see fig. 2). Where the height of the parapet wall varies (as at Nos. 11 Gladstone Street and 17 Colnbrook Street) a slight deviation from this part of the guide may be allowed within the other limits.

Party walls are built up to follow the profile of the new roof in matching London Stocks at the minimum. upstand (400 mm.) required under the bye-laws, and are finished in a flat, or feather-edged, coping in simulated stone. Chimney stacks are kept and, if increased in height to conform the the bye-laws, are finished with an oversailing course to match the original design. Pots are retained but may be capped if not required for use (see fig. 3). The water-storage tank is lodged inside the roof addition or may be installed on top between the stacks providing the tank is housed in a lead, zinc, or slate covered container.

Rainwater is carried to the rear of the house, and a condition of any planning consent may require removal of all external plumbing other than a rain water pipe. A further condition may require the cornice to the front parapet wall to be replaced in a profile and material approved by the Council.

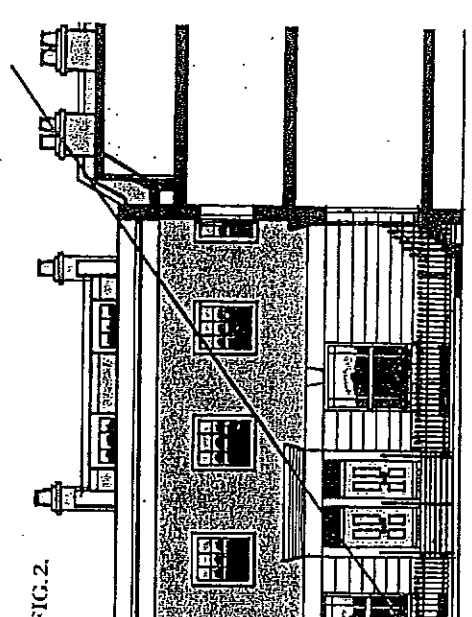
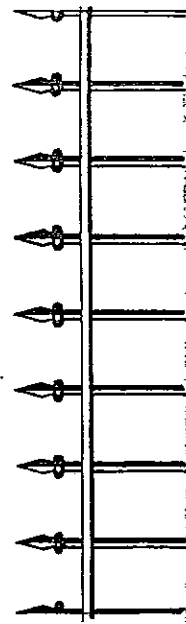
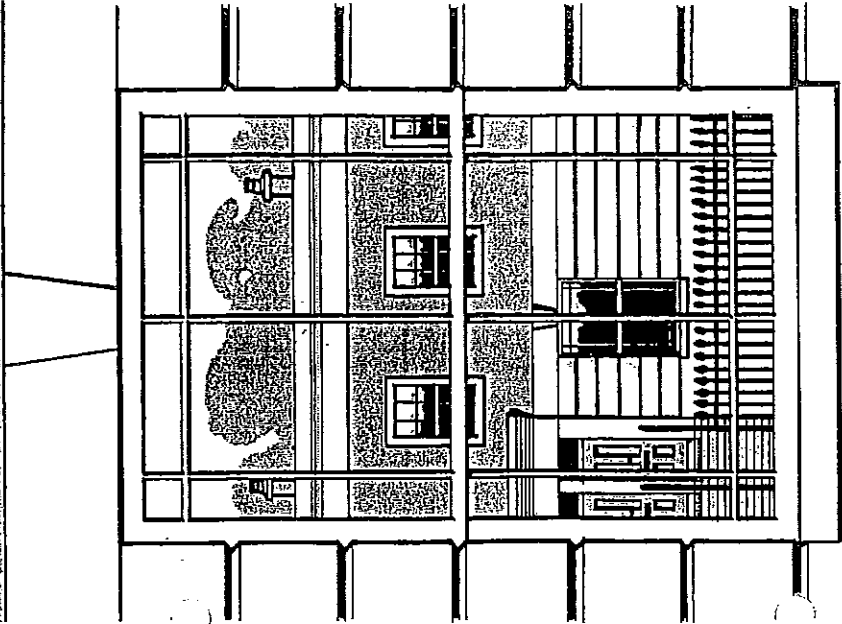


FIG. 2.

WEST SQUARE CONSERVATION AREA



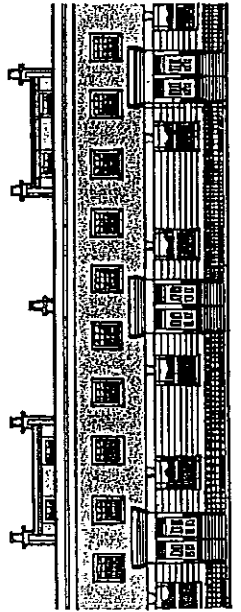
HOUSE EXTENSIONS IN THE
ALBERT TRIANGLE
LONDON BOROUGH OF SOUTHWARK

INTRODUCTION

The Council recognises a need may arise to increase the accommodation provided by the small houses in Colnbrook Street and Gladstone Street. To ensure the character of the buildings and of the Conservation area is preserved guidelines have been adopted controlling the ways a house may be enlarged. This leaflet explains the type and size of extensions considered to be suitable. Planning permission is unlikely to be granted for structures which depart from guidelines. The general principles expressed may also be applied elsewhere in the borough to terraced buildings of similar age and character which are not statutorily "listed" for historic reasons.

HISTORICAL BACKGROUND TO THE AREA

The "Albert Triangle", which forms part of the West Square Conservation Area (designated in 1976), was originally a section of the large area of open land known as "St. George's Fields", and later the site of the "Philanthropic Society" formed in 1788 to "protect and reform the offspring of convicted felons". When the Society moved to another area permission was obtained from Parliament to sell or lease the land for building purposes, and, during 1849 and 1850 the present terraces of two-storey and basement houses were built. When first laid out the streets were known as "Albert Terrace" and "Richmond Terrace", but were renamed "Gladstone Street" and "Colnbrook Street" in 1875 and 1893 respectively. All the buildings, including the "Albert Arms" public-house, have been identified by the Council as being of local architectural and historic importance.



WAYS OF INCREASING ACCOMMODATION

The Council will consider giving Planning Permission for enlarging a house in only two ways:

- 1) by a SINGLE STOREY ROOF ADDITION
- 2) by a small REAR EXTENSION

providing the design and materials conform to the following specifications:

1. SINGLE STOREY ROOF ADDITION

The basic arrangement of the preferred design is illustrated in the attached sketch (fig.1). The roof addition is in the form of a traditional mansard, with a sloping, slate-clad front elevation set back behind the existing parapet wall, with two projecting dormer windows. The dormers are fitted with double-hung sliding sashes, with glazing-bars, in painted timber. The overall width of each dormer including the frame, is no wider than the aperture (between reveals) of the window on the first floor below. The cheeks of the dormers are clad with lead or zinc.

The rear wall is carried up in second-hand London stock bricks laid to the bond, and matching the colour of the existing brickwork. If the older work retains the original flush pointing this technique is copied in the new, weather-struck pointing being avoided. To enable the new brickwork to 'move' with the old the addition of lime to cement and sand for the mortar in the proportions of 1:1:6 is advisable.

New window-openings conform to the pattern and proportions of the house on lower floors and are fitted with a matching brick arch and a concrete cill. Windows are painted timber sliding sashes with glazing-bars, the frames being set back behind a 4 1/2" reveal in the brickwork.

FIG. 1

