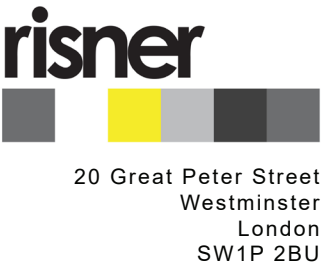


FEASIBILITY AND LAYOUT OPTIONS

48 GIPSY HILL, NORWOOD, SE19 1QG, LONDON

OCTOBER 2024

PREPARED BY RISNER DESIGN ON BEHALF OF CLISSOLD DEVELOPMENTS *



* This document should be read in conjunction with the existing survey plans produced by Measured Surveys.



View from Gipsy Hill of 48 Gipsy Hill, SE19 1QG



- A View from Gipsy Hill of 48 Gipsy Hill including basement level
- B View of side passage between 48 and 50 Gipsy Hill allowing access to rear garden
- C View of rear elevation of 48 Gipsy Hill including 20th Century rear two story extension
- D View from rear elevation looking down garden towards out building to the rear and length of garden
- E View from outbuilding looking back up garden to main house



- F View side passage way at foot of stairs looking toward rear bedroom and bathroom
- G View up stairs from lower ground floor to turn on stair and rear existing sunroom and WC
- H Front ground floor reception room by street level front door
- I Rear bathroom on lower ground floor
- J View from top of stair from 1st floor level



K View of 1st floor across level which has been opened up into single room.



L Front on view of chimney on 1st floor.

M 3/4 view of front reception room on ground floor



N Coal store/ shoot on lower ground floor. Includes mains water connection into building.



O Rear bedroom on ground floor

All photos of rear outbuilding at bottom of garden

- P Ground floor looking back onto double entrance doors
- Q Ground floor looking through side windows onto rear plot.
- R 1st floor looking back onto 1st floor loading door and glazing looking back up garden
- S 1st floor looking through side glazing back towards side plot



NOTES ON EXISTING LAYOUT AND PROJECT BRIEF

48 GIPSY HILL, NORWOOD, SE19 1QG, LONDON

CONTEXT

48 Gipsy Hill is late Georgian/ early Victorian terraced house in Crystal Palace in the South London Borough of Lambeth. The property is end of terrace, with a small side passage between 48 and 46 which allows access to the rear garden, a rear 2 story outbuilding and a right of way for no 's 50 and 52 to allow garden waste and in the event of building work.

Check if conservation area

SPATIAL ANALYSIS

The current layout is spread over 3 floors - a lower ground floor, ground floor and 1st floor. Cumulatively this equates to 105 sqm net floor area. The property has been largely stripped back of most of its fixtures and fittings however the room typology is still evident in most cases. The lower ground floor including a bedroom, kitchen, bathroom and side access to the side passageway, a "sun room" and WC on the turning of the stair, the ground floor a front reception room and rear bedroom. The 1st floor has been opened up into a single room with all previous partitions removed and later steel/ timber installed in place of a previous partition wall. There is a false ceiling in the 1st floor bedroom.

Although not huge, and it would benefit from some additional floor area, there is the potential to provide a high quality family home, however there are a number of constraints which would be good to overcome :

- The footprint of the existing house is relatively small in comparison to most London terraced houses. Each floor occupies an average of 35.1 sqm (lower ground 36.4 sqm, grd floor 37.4 sqm and 1st floor 31.5 sqm. This tight footprint makes room divisions and typologies tight, even for a small family home. Additional floor area, in some form of extension/ extensions would be a welcome addition and add significant value in terms of usability and potentially financial value to the property.
- The existing relationship between the house and garden is weak, with only a side door facing a narrow passage way the only access to the rear from the house. There is a later 2 story 20th Century extension that has been added to the property, however this has not taken advantage of the garden and instead has chosen to restrict access and views. This connection is further compromised by an existing outdoor WC tacked onto the rear of the building at lower ground floor level. These are all areas of opportunity within the building.
- The title includes an existing rear 2 storey outbuilding at the bottom of the garden. This presents an opportunity and query - whether best to try and integrate into the existing house or to form a separate dwelling in its own right. The size of the outbuilding is tricky at 60 sqm as an ancillary building it is relatively big (in particular in relation to the main house which is only 105 sqm) while as a separate dwelling it small at 60 sqm spread over 2 floors.
- There is an existing Right of Way along the passageway between 46 and 48 that permits no.50 and 52 to traverse the garden. In reality this is rarely used, however it would be good to rationise this access so that it does not traverse directly behind the house.
- In relation to the footprint of the main house, the front garden occupies a relatively big footprint and yet in its current configuration and use is fairly redundant. It would be good at this early stage to explore ways in which this could be brought into use.

EXTERNAL FACADES AND MATERIALS

The existing front facade includes a lime render finish, with simple attractive detailing around the windows and slate roof with decorative ridge tiles. Due to staining on the walls the roof will need to be investigated to see what state it is in and if any leaks are present. All of the windows are single pane, timber sash windows which, although in need of redecoration, seem in decent condition with limited rot.

The rear and side of the building are finished in brick, which seems mostly in decent condition (pointing etc). There is an interesting rear extension which, although dated and the room to the rear has limited applications due to the high proportion of glazing, is interesting. It has strong simple geometric forms - a solid rectangular form, with a angled mono pitch roof forming a strong triangular shape all offset with a horizontal window.

The out building to the rear is a two storey brick Victorian warehouse and although, like the main house, is in need of some refurbishment it is an attractive building and forms an interesting counterpoint to the terraced line housing fronting Gipsy Hill.

Internally the house has been striped back of most of its finishes. The exposed floorboards, with perhaps some replacement boards, seem in decent condition and could perhaps be left exposed. The previous wall papers have been removed and although many of the ceilings will need to be replaced and the walls painted they do form an interesting palette of colour which might form the beginning of a proposed material palette for the refurbished house - rather than painting all walls in white vinyl matt emulsion. What seem to be original fireplaces further complement the interiors.

LOCATION PLAN

48 GIPSY HILL, NORWOOD, SE19 1QG, LONDON



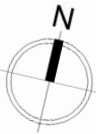
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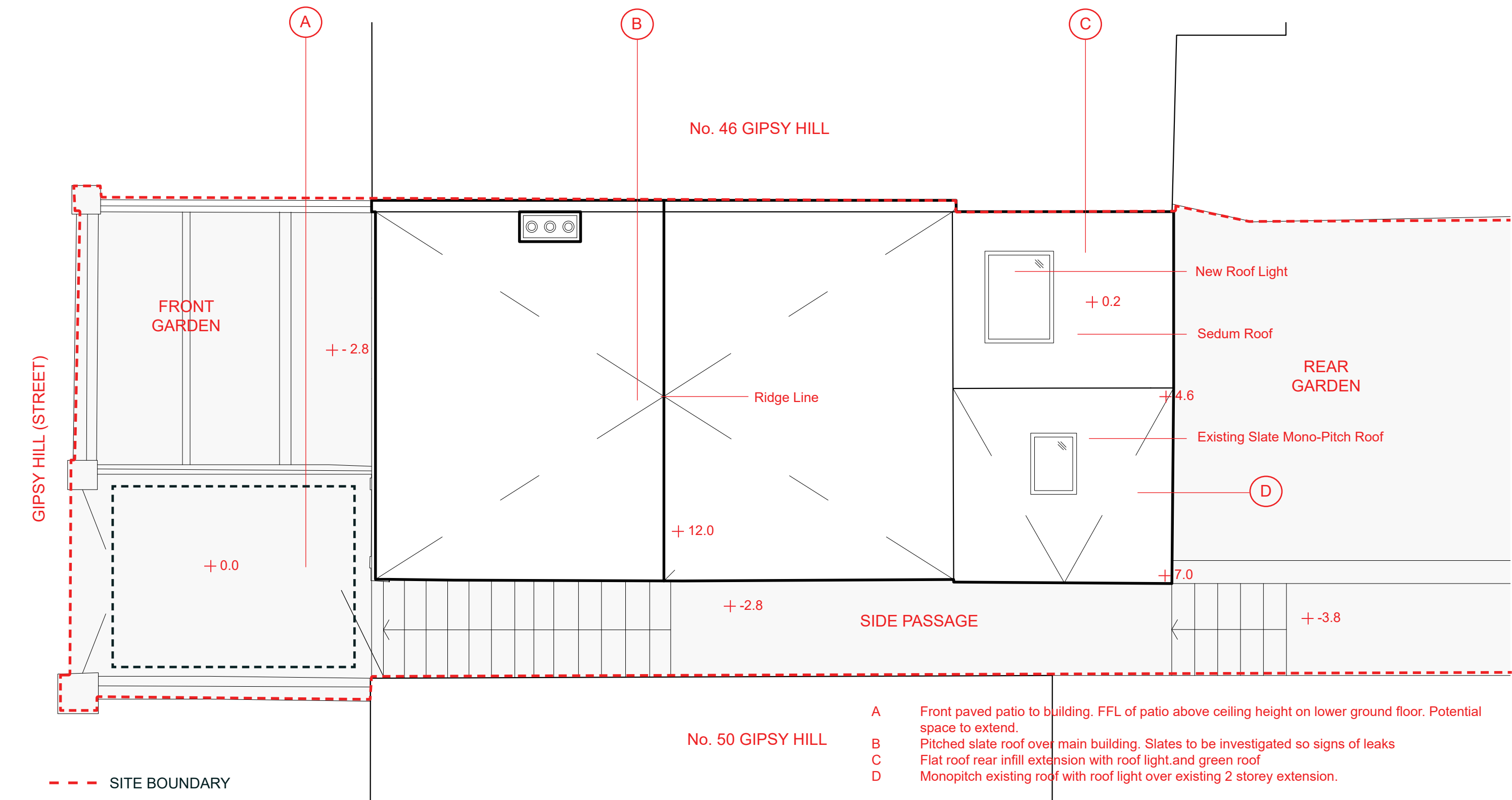
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NORWOOD, SE19 1QG, LONDON



Issue FEASIBILITY : SURVEY AND LAYOUT	
Drawing Title LOCATION PLAN	
Drawing No. GA-P-100	Drawn By MR
Scale @ A3 1:1250@A3	Date 28/10/2024

PROPOSED ROOF PLAN

48 GIPSY HILL, NORWOOD, SE19 1QG, LONDON



- A Front paved patio to building. FFL of patio above ceiling height on lower ground floor. Potential space to extend.
- B Pitched slate roof over main building. Slates to be investigated so signs of leaks
- C Flat roof rear infill extension with roof light and green roof
- D Monopitch existing roof with roof light over existing 2 storey extension.

Notes

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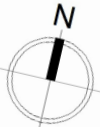
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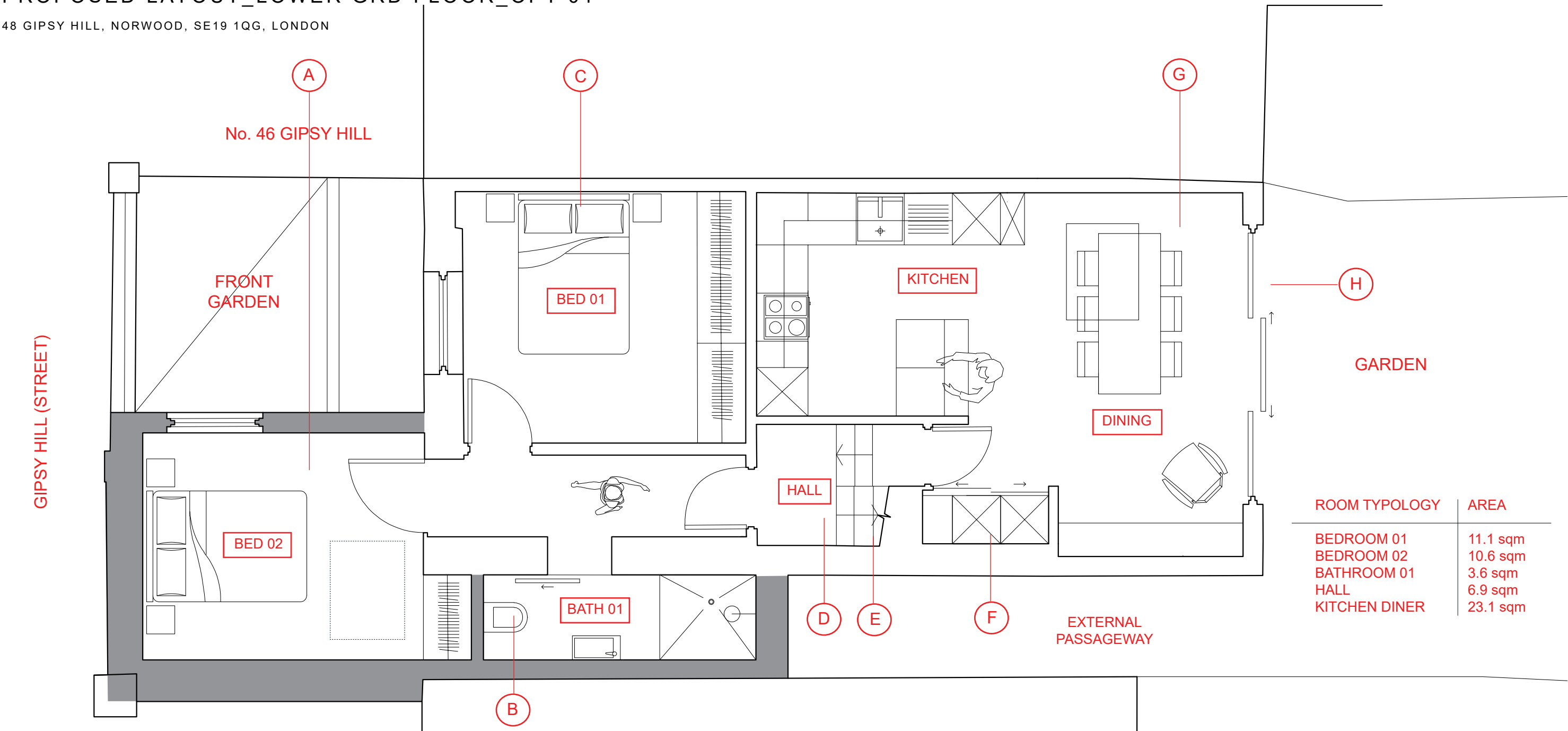
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FEASIBILITY : SURVEY AND LAYOUT	
Drawing Title	
PROPOSED ROOF PLAN	
Drawing No.	Drawn By
GA-P-100	MR
Scale @ A3	Date
1:50@A3	28/10/2024

PROPOSED LAYOUT_LOWER GRD FLOOR_OPT 01

48 GIPSY HILL, NORWOOD, SE19 1QG, LONDON



ROOM TYPOLOGY	AREA
BEDROOM 01	11.1 sqm
BEDROOM 02	10.6 sqm
BATHROOM 01	3.6 sqm
HALL	6.9 sqm
KITCHEN DINER	23.1 sqm

■ New Retaining Walls For Additional Bedroom

- A Extend the existing coal shoot to the front and excavate under front patio to create new 11sqm bedroom under paving with window facing terraced planting and opaque walk-on glazed roof light.
- B Existing external steps to be removed and moved further down the passageway. New lower ground floor bathroom included.
- C Lower ground floor room turned to bedroom. Chimney to be removed.
- D Side doors leading onto side passage bricked for new external stair.
- E Due to level change to the rear and suspended timber floor to he rear, levels changed in new hallway so that entirety of rear kitchen diner on one single level.
- F Utility cupboard under stair to include washing machine/ dryer and boiler. Option to remove structural chimney breast to the right to increase size if necessary. This may not be cost effective but TBC on site.
- G New single story lower ground floor flat roof extension to create single large kitchen/ dining space with roof light above.
- H Rear facade opened up with sliding glazed doors spanning across new extension and existing/ previous 2 story extension.
- I Terraced planting beds to improve street presence and outlook from bedroom 02.

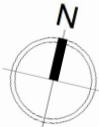
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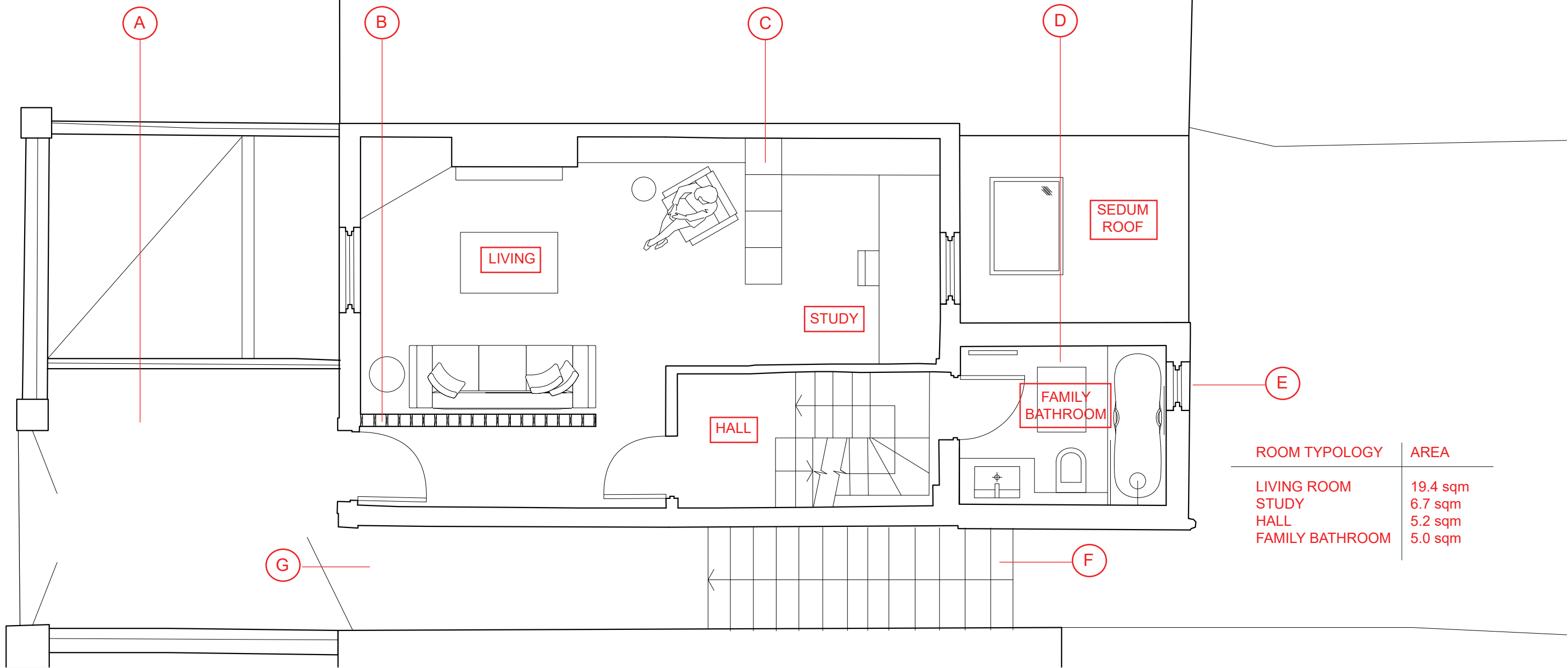
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Drawing Title PROPOSED LAYOUT_LWR GRD FLR_OPT1	
Drawing No. GA-P-101	Drawn By MR
Scale @ A3 1:50@A3	Date 28/10/2024

PROPOSED LAYOUT_GRD FLOOR_OPT 01

48 GIPSY HILL, NORWOOD, SE19 1QG, LONDON



- A Reinstated paving slabs over concrete deck forming ceiling of new bedroom below.
- B Slated timber partition to help define circulation space and living room.
- C Partition bookcase between living and new study to help define two spaces.
- D Structure of existing two storey 20th Century rear extension retained. Glazing removed and infilled. Light retained. New family bathroom installed in space.
- E "Peep Hole" with sliding shutter to open and close views from bath and to give rear elevation interest.
- F Reconfigured new external steps to provide access to rear.
- G Retained side gate.

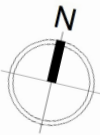
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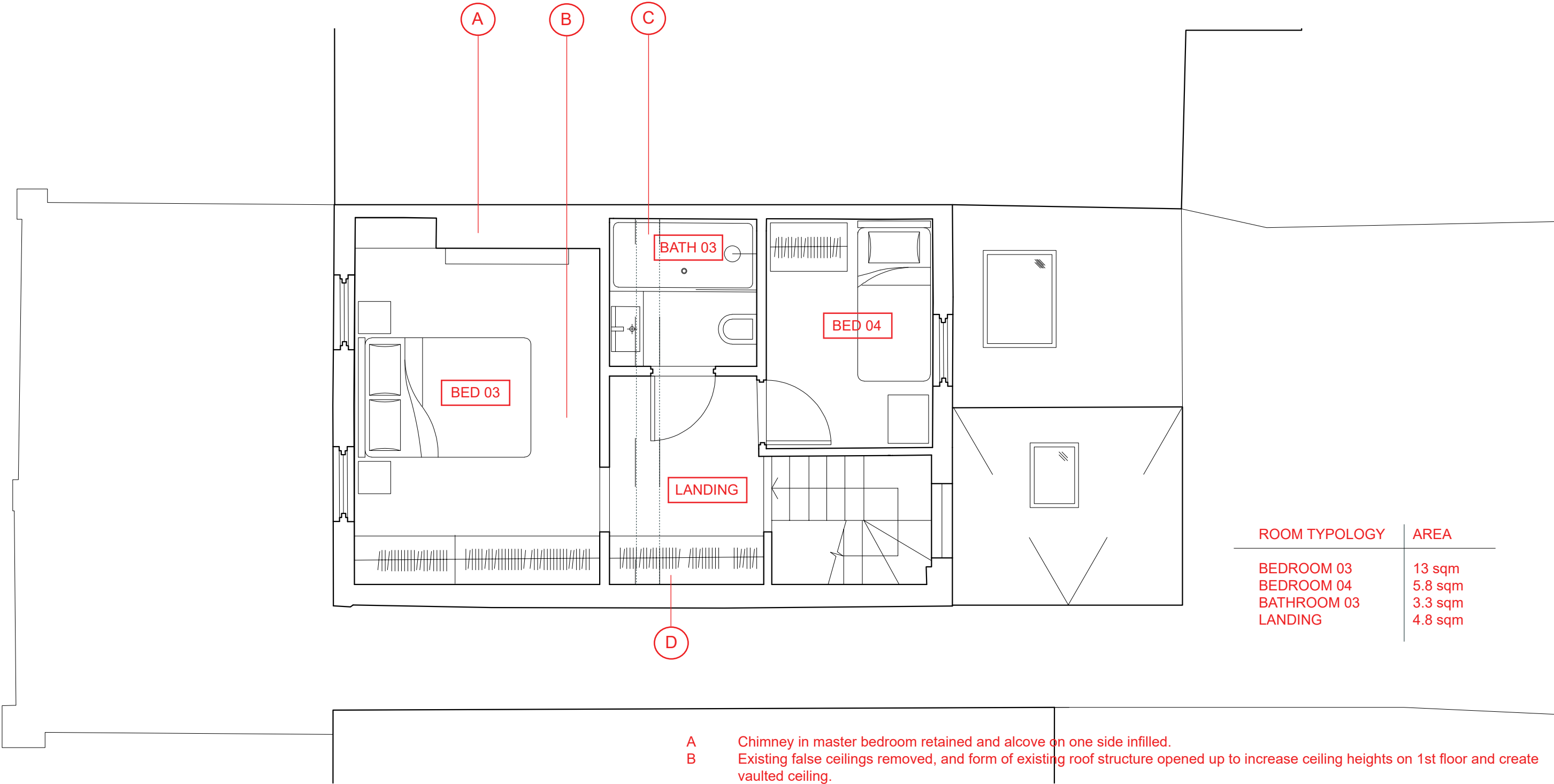
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NORWOOD, SE19 1QG, LONDON



Issue FEASIBILITY : SURVEY AND LAYOUT	
Drawing Title PROPOSED LAYOUT GRD FLR OPT1	
Drawing No. GA-P-102	Drawn By MR
Scale @ A3 1:50@A3	Date 28/10/2024

PROPOSED LAYOUT_1ST FLOOR_OPT 01

48 GIPSY HILL, NORWOOD, SE19 1QG, LONDON



- A Chimney in master bedroom retained and alcove on one side infilled.
- B Existing false ceilings removed, and form of existing roof structure opened up to increase ceiling heights on 1st floor and create vaulted ceiling.
- C Beam above retained.
- D New hall storage including plant - water tank, boiler, etc.

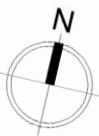
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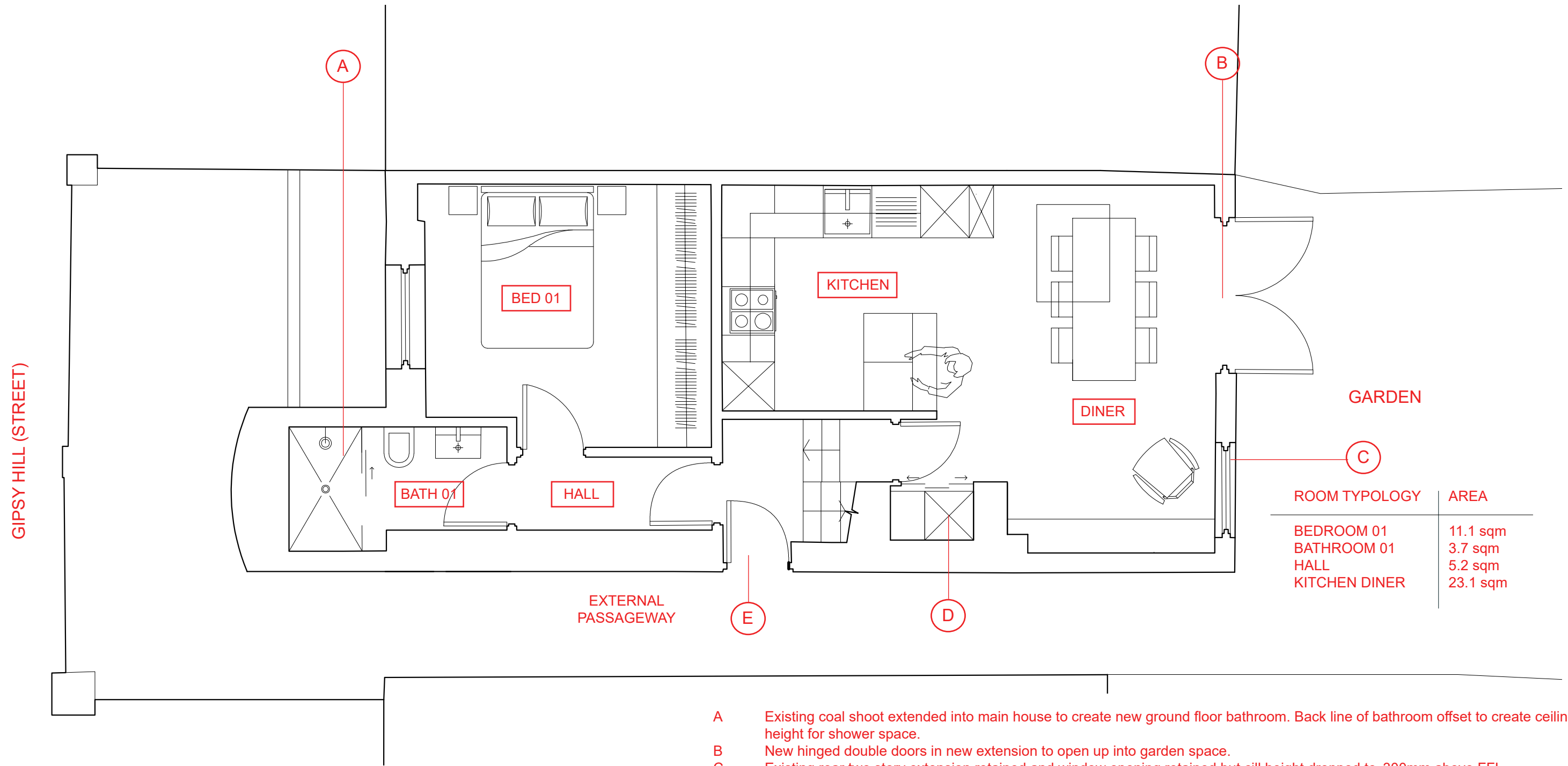
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Issue FEASIBILITY : SURVEY AND LAYOUT	
Drawing Title PROPOSED LAYOUT 1st FLR OPT1	
Drawing No. GA-P-103	Drawn By MR
Scale @ A3 1:50@A3	Date 28/10/2024

PROPOSED LAYOUT_LOWER GRD FLOOR_OPT 02

48 GIPSY HILL, NORWOOD, SE19 1QG, LONDON



- A Existing coal shoot extended into main house to create new ground floor bathroom. Back line of bathroom offset to create ceiling height for shower space.
- B New hinged double doors in new extension to open up into garden space.
- C Existing rear two story extension retained and window opening retained but cill height dropped to 300mm above FFL.
- D Existing structural chimney/ support columns retained with utility cupboard included.
- E Side door onto passageway retained along with stair.

Notes

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48 GIPSY HILL
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Issue

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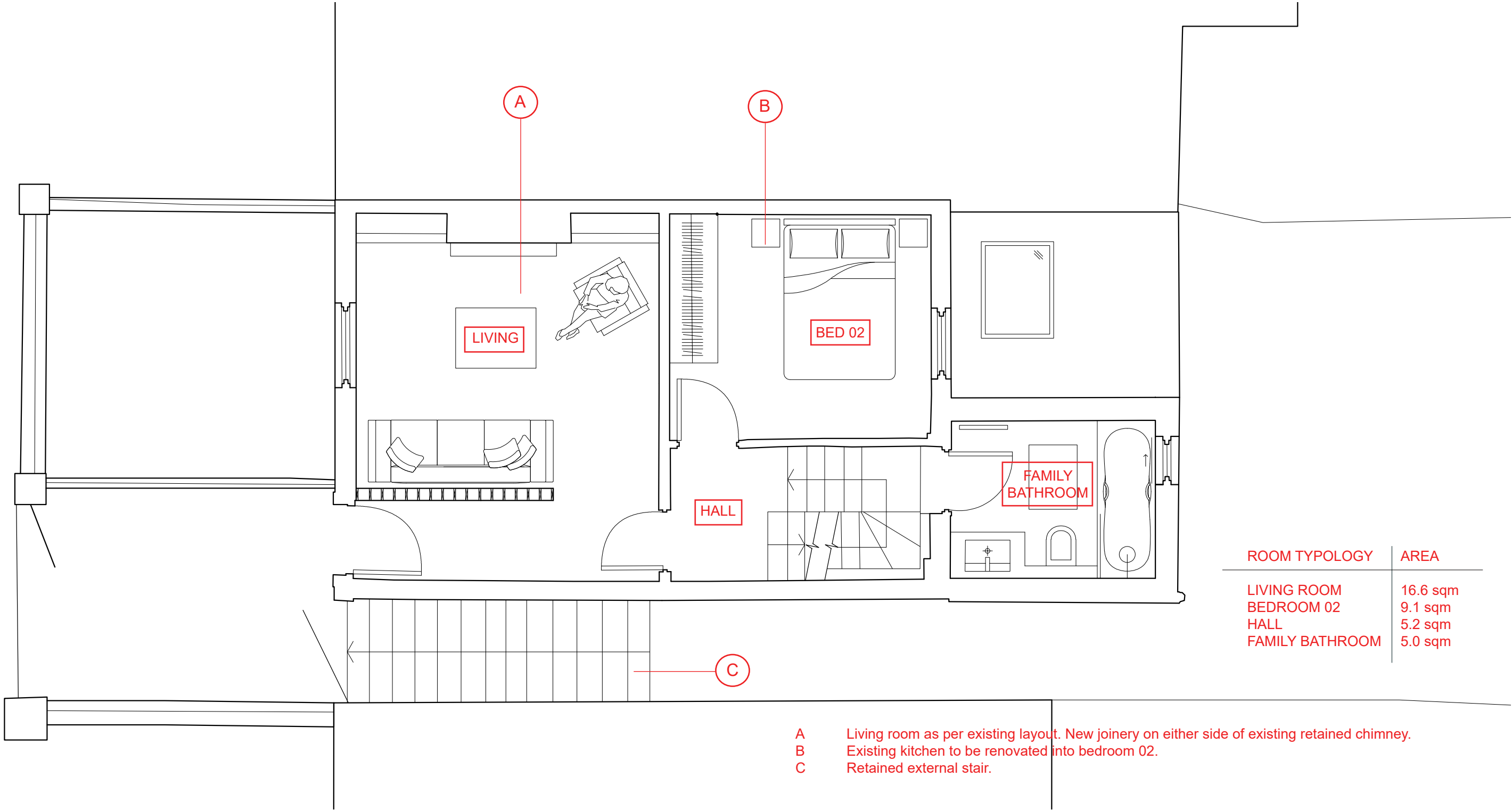
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PROPOSED LAYOUT LWR GRD FLR OPT2

Drawing No.	Drawn By
GA-P-201	MR
Scale @ A3	Date
1:50@A3	28/10/2024

PROPOSED LAYOUT_GRD FLOOR_OPT 02

48 GIPSY HILL, NORWOOD, SE19 1QG, LONDON



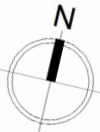
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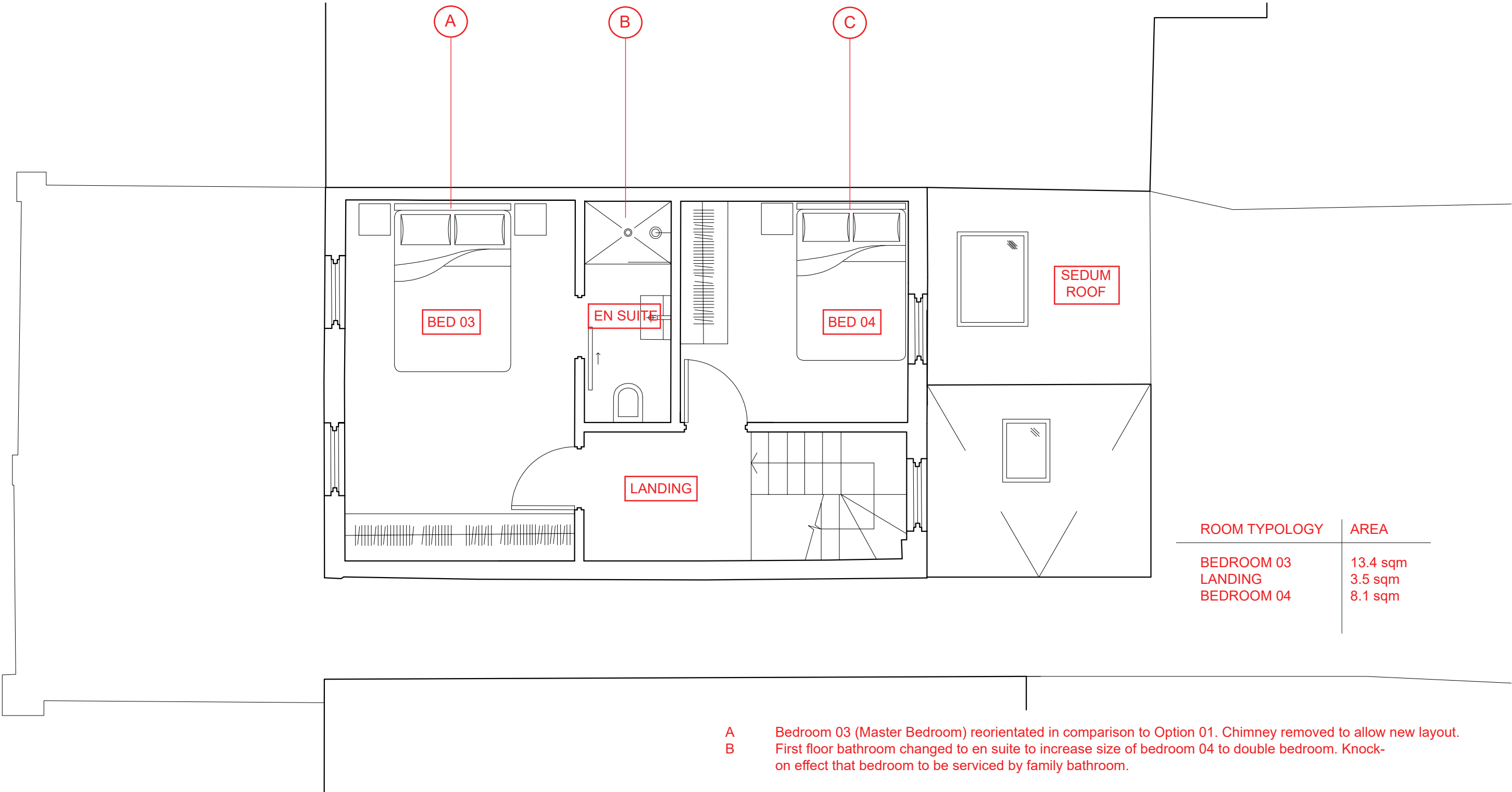
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Issue FEASIBILITY : SURVEY AND LAYOUT	
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Drawing No. GA-P-202	Drawn By MR
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PROPOSED LAYOUT_GRD FLOOR_OPT 02

48 GIPSY HILL, NORWOOD, SE19 1QG, LONDON



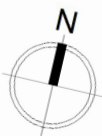
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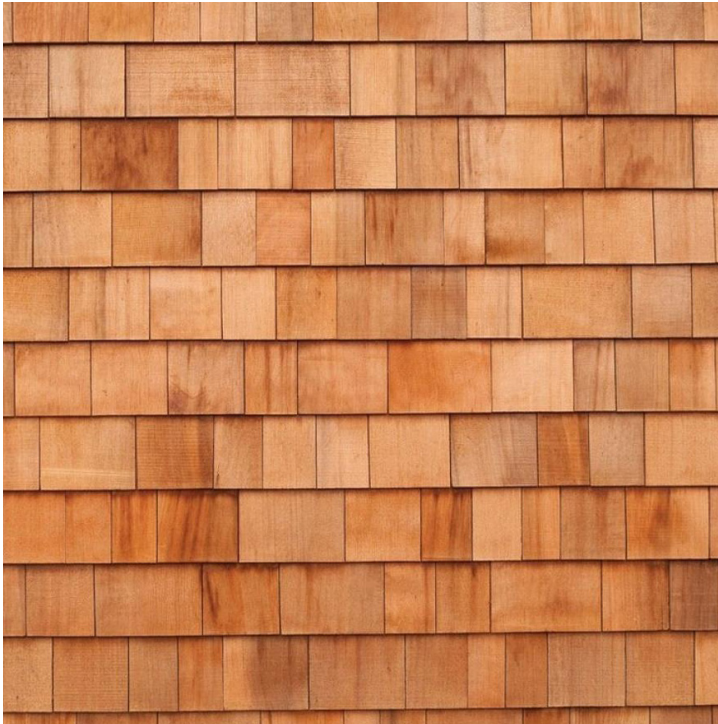
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Issue FEASIBILITY : SURVEY AND LAYOUT	
Drawing Title PROPOSED LAYOUT 1st FLR OPT2	
Drawing No. GA-P-203	Drawn By MR
Scale @ A3 1:50@A3	Date 28/10/2024

DESIGN PRECEDENTS : REAR TWO STOREY EXTENSION

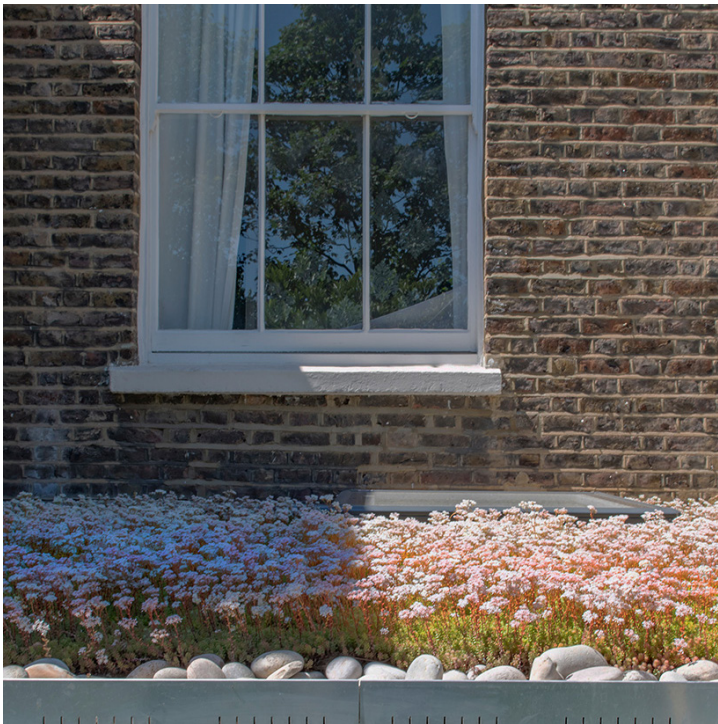
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Rear two storey extension. Try to retain as much as possible of the existing structure. Retain the roof, base and side elevation. Replace the large glazed wall with solid wall. Replace slate cladding and clad new infill wall with timber of some sort (cedar planks/ cedar shingle/ charred timber). Retain brick base so timber box sits on top of masonry base. Potential to either sand blast existing brick or (depending on condition of brick) render in K Render or even clad in metal - corten steel / zinc etc.

DESIGN PRECEDENTS : REAR SINGLE STOREY INFILL EXTENSION

48 GIPSY HILL, NORWOOD, SE19 1QG, LONDON



Relationship between this element and 2 storey key. 2 storey to be timber (tbc type) and masonry base along with single storey infill. For tihs part of the rear extension include mostly glazing on the rear elevation with pressed aluminium or zinc cladding to structural elements (across the roof and the 1 or 2 steel columns) which will keep as shallow as possible.

PRECEDENTS

Slatted hall unit
Rear extension
Refurbished 2 story extension
Single story extension
Studio Fuse bedroom to the front
Front garden
Study with book shelf partition
Small bathroom
Family bathroom

Shingle Clad extension
Green roof

