



Front elevation



Rear elevation



Entrance details



Rockmount Road Plumstead, London

Located on the side of a steep slope with an aspect over the Thames estuary, the development follows the building line established by the adjacent dwellings. It also takes its cue in size and scale from these surrounding buildings. The fenestration is similarly informed by the rhythm and scale of the traditional terraced housing which bound the site. The height difference across the site exceeds 12m in some places. This has informed the entry and approach as the flats are accessed at middle level over small bridges.

The living room spaces transpose the Victorian bays to lower and upper ground floor levels to maximize the internal quality of space and light. This is reinforced by the section which has been engineered to provide dramatic double height spaces lit by high level glazing. In tandem this provides a route for natural ventilation through the building.

The materials pallet contains Staffordshire Blue Brindle smooth bricks, Lambourne White smooth bricks, exposed in-situ concrete and a standing seam aluminum roof. These materials reflect the contemporary spirit of the design and provide a welcome contrast to the adjacent dwellings.

A major planning concern was that the proposed development does not overlook the houses on Wickham Lane. The section was devised to reduce direct sight lines on the overlooked houses and maximize views. The only windows that overlook the houses in Wickham Lane are from the living rooms in the upper level flats. These however are some 30m from the neighbours' windows. Overlooking is further mitigated from the rear elevation by high level windows to the kitchen areas. This is all reinforced by a planting belt of trees and shrubs which also compensates for the removal of the three existing trees on the site.

The project was completed in April 2010 and will provide four 1-bed, six 2-bed and two 3-bed flats all with their own private garden space. These will be managed by Housing for Women. Given the proximity to public transport and other local amenities it was established that there is no need for car parking. This is compensated by the provision of cycle storage.

This project was highly commended in the 2007 RIBA Housing Design Awards and it is envisaged that now complete, it will be considered for a 'built' award.

Contractor: Basi Construction
Structural Engineer: GD Partnership
Project Manager: Frankhams