

DESIGN AND ACCESS STATEMENT
8 Attwood Lane, London SE10 0UT

1. DESCRIPTION OF EXISTING PROPERTY;

Summary

This application relates to the proposed second floor extension within the existing roof terrace to provide additional habitable accommodation to 8 Attwood Lane, London, SE10 0UT, and all associated works.

Materials

The dwelling is an end of terrace and is constructed from a reduced palette of materials that compliment the local vernacular. All walls are constructed from London stock brick, windows, doors and curtain walling are double glazed, aluminium framed units providing high levels of natural light to the house. The roof is a sedum roof, and this sits behind a parapet and is not visible from the street scene.



2. DESCRIPTION OF PROPOSED WORKS;

Summary

This application relates to the proposed second floor extension within the existing roof terrace to provide additional habitable accommodation to 8 Attwood Lane, London, SE10 0UT, and all associated works.

The brief of the project is to provide the house with an additional 'work from home' space which it is currently lacking. This is in light of the need for people to work at home during the coronavirus pandemic. It is hoped that the new office space will enable the applications to work effectively from home for the near future. It is planned that eventually the space will be used as a bedroom when things return to normal.

Design Considerations

Careful consideration has been given to Lewisham Council's planning policies and the National Planning Policy Framework (NPPF) throughout the design process, which includes minimising the impact on neighbouring properties' amenity space and ensuring that the new construction benefits rather than harms the existing character of the area. Being the end house within the development, and with the eastern elevation overlooking a large car park it is considered that any development within the roof terrace will have no impact on any neighbouring properties.

Materials

The proposal has been sympathetically designed to ensure that the extension respects and enhances the characteristics of the existing property. The extension will be constructed from materials that match the existing and has been designed to sit within the existing space of the second-floor terrace; this reduces any impact on the amenity of neighbours and ensures that the extension is subservient to the host dwelling.

It is intended to reuse the existing sliding doors at the top of the stairs in order to be more sustainable. The new roof will also be a green roof, to match the existing, and the solar panels will be retained.

3. LOCATION;

The location of the building is not located within a conservation area nor is it listed.

4. ACCESS;

The extension will comply fully with Part M of the building regulations.

5. LANDSCAPING;

Minor alterations to the existing terrace to accommodate the extension.