

DESIGN & ACCESS STATEMENT

CONTEXT & CONSERVATION

SITE

110A CRIMSWORTH ROAD
STOCKWELL, LONDON
SW8 4RL

WORKS

SINGLE STOREY SIDE RETURN EXTENSION
CONSTRUCTION OF ORIEL WINDOW TO REAR FACADE

FELIXDB

INTRO

This planning, design and access statement has been prepared in support of a full planning application for the construction of a side return extension to the rear of the ground floor flat at 110 Crimsworth Road. The terrace house is located on the edge of the urban block to south east side of Vauxhall Market. The property is situated in the Stockwell ward, it is not listed and does not sit within a conservation area.

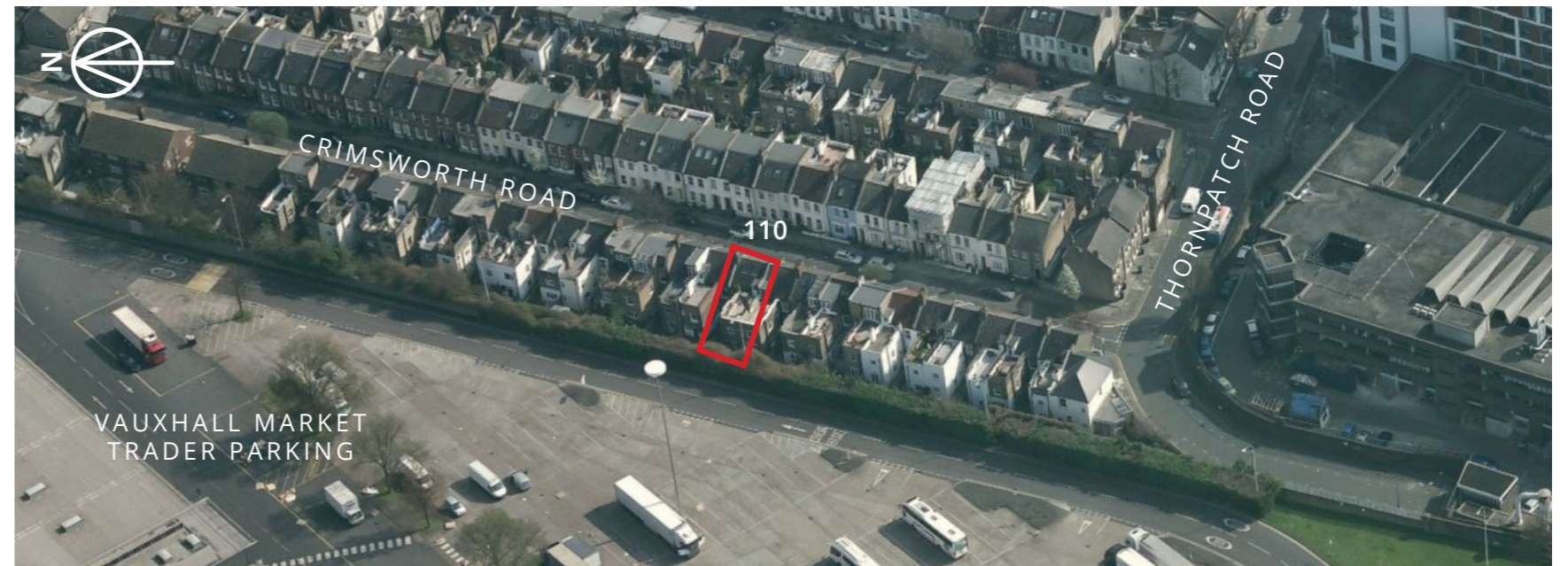


THE SITE

110 Crimsworth Road is a two storey house that forms part of a Victorian terrace constructed circa 1890. It has since been converted into two flats. This planning application relates to the ground floor flat (A), which has one bedroom and has a small private garden to the rear. The south-east facing property's front and rear elevations are constructed of London stock brick with red brick detailing to the front.



3D ARIEL VIEW OF CRIMSWORTH ROAD LOOKING WEST SHOWING FRONT ELEVATION OF 110 CRIMSWORTH ROAD



3D ARIEL VIEW OF CRIMSWORTH ROAD LOOKING EAST SHOWING REAR ELEVATION OF 110 CRIMSWORTH ROAD

DESIGN & ACCESS STATEMENT

EXISTING SITE

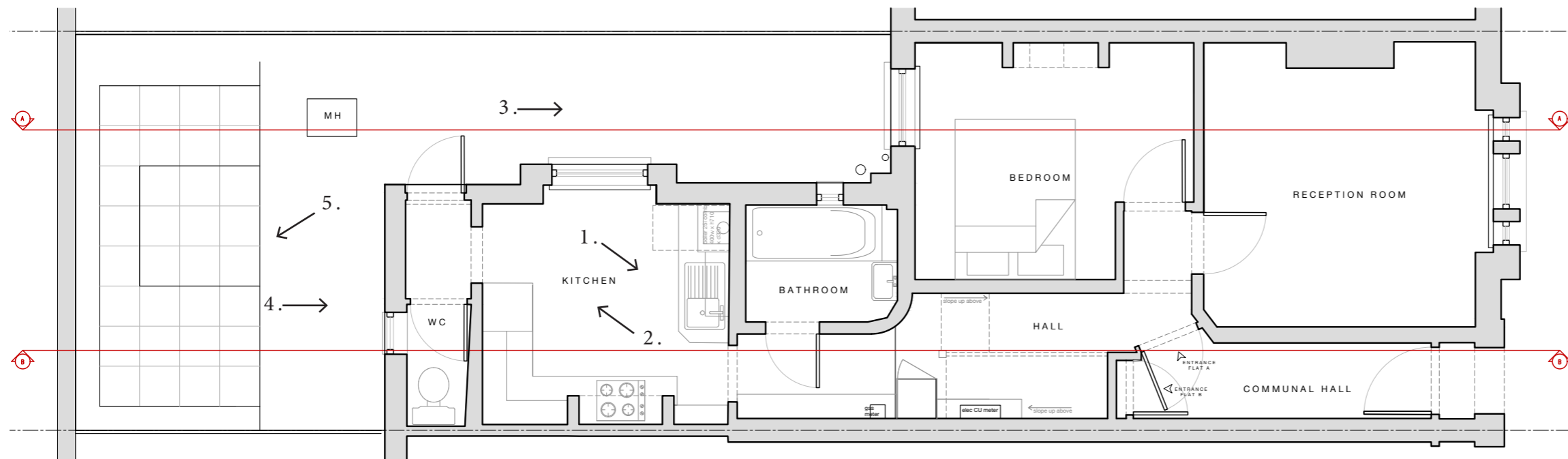
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DESIGN CONSIDERATIONS

1. As with most properties of this period the rear of the house is often naturally dark with less generous rooms. The existing kitchen is small and combined with the property's orientation it means that the space is quite dark.

2. The current plan offers a both poor physical and visual connection from the house to the garden. The current access to the garden is through a small side door that opens immediately to the neighbours fence.

3. The existing garden side return is naturally dark all year round due to the orientation of the house. It serves little function within the existing household.

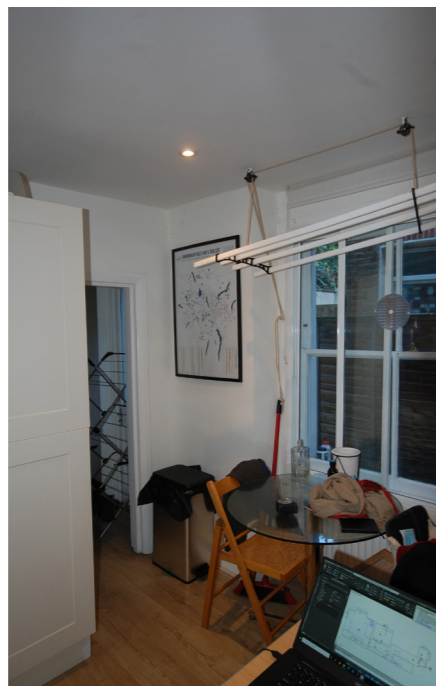
4. The existing rear elevation is untidy and tired looking with evidence of much past alterations. The small frosted fenestration to the rear wall of flat A, means there is no visibility from the rear part of the garden.

5. The property has a small garden, the existing amenity space is only 30.3m². We intend to preserve as much of this external space as possible when designing the extension at 110 Crimsworth Road.

1. KITCHEN INTERIOR



2. CONNECTION TO GARDEN



3. SIDE RETURN



4. REAR ELEVATION



5. GARDEN AMENITY



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THE PROPOSAL

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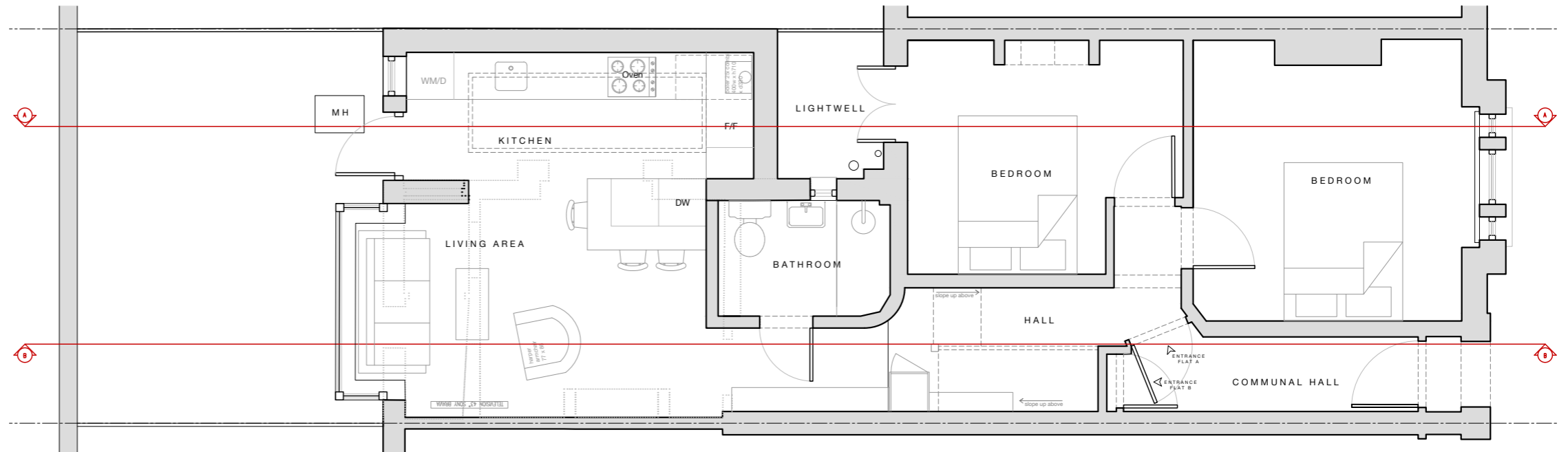
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INTRO

The scheme presented within this planning application proposes the sensitive enlargement of the lower ground floor plan of the property through the new construction of a single storey side return in-fill extension.

The purpose of this scheme is to create a better living environment for our clients by allowing more natural light into the property through the use of glass in the scheme. It also enables the clients to have more space for their family to grow by the provision of an additional bedroom and creating a new more generous kitchen and living areas to the rear of the property with a good connection to the garden.



THE PLAN

The proposed extension extends to the boundary line with no.108 where a joint wall will be erected, making the best use of this currently dark side-return which has little function for the existing house. To preserve the character and appearance of the area, the infill extension does not project beyond the back of the rear outrigger and will be constructed on London stock brick to match existing.

The proposal seeks to improve the visual and physical connection between the Garden and the rear of the property. We will achieve this with a large fenestration in the existing outrigger's rear wall and with a glazed door from the kitchen looking out to the garden. These, along with a glazed roof-light to the proposed side return extension will allow natural light to penetrate deep into the floor plan of the kitchen.

We have also inserted a small light-well (inner courtyard) between the existing rear wall of the main house and the newly proposed infill extension to help ensure there is no negative impact on the main house.

The proposals would include works of associated internal alteration, redecoration and refurbishment.

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ORIEL WINDOW

The addition of an oriel window to the property's rear elevation maximises internal space without compromising on the property's limited amenity space. It will also help to open up the living area by letting light in and creating a good visual connection with the garden.

AMENITY SPACE

With a rear garden area of 17.6m², the proposal retains over 50% of existing garden space.

POLICY

Lambeth Building extension & alterations SPD, 2015

Section 3 Extensions

Rear Returns—Infill, End and Wrap-around Extensions

3.7 Single storey infill extensions (infilling the side space), single storey end extensions (on the end of the return) and wrap-around extensions (combined infill and end) are potentially acceptable, so long as subordination can be achieved and there is no harm to amenity. However, it should be noted that wrap-around extensions are not considered appropriate on heritage assets.

Lambeth Local Plan, 2015

Section 10. Quality of the built environment

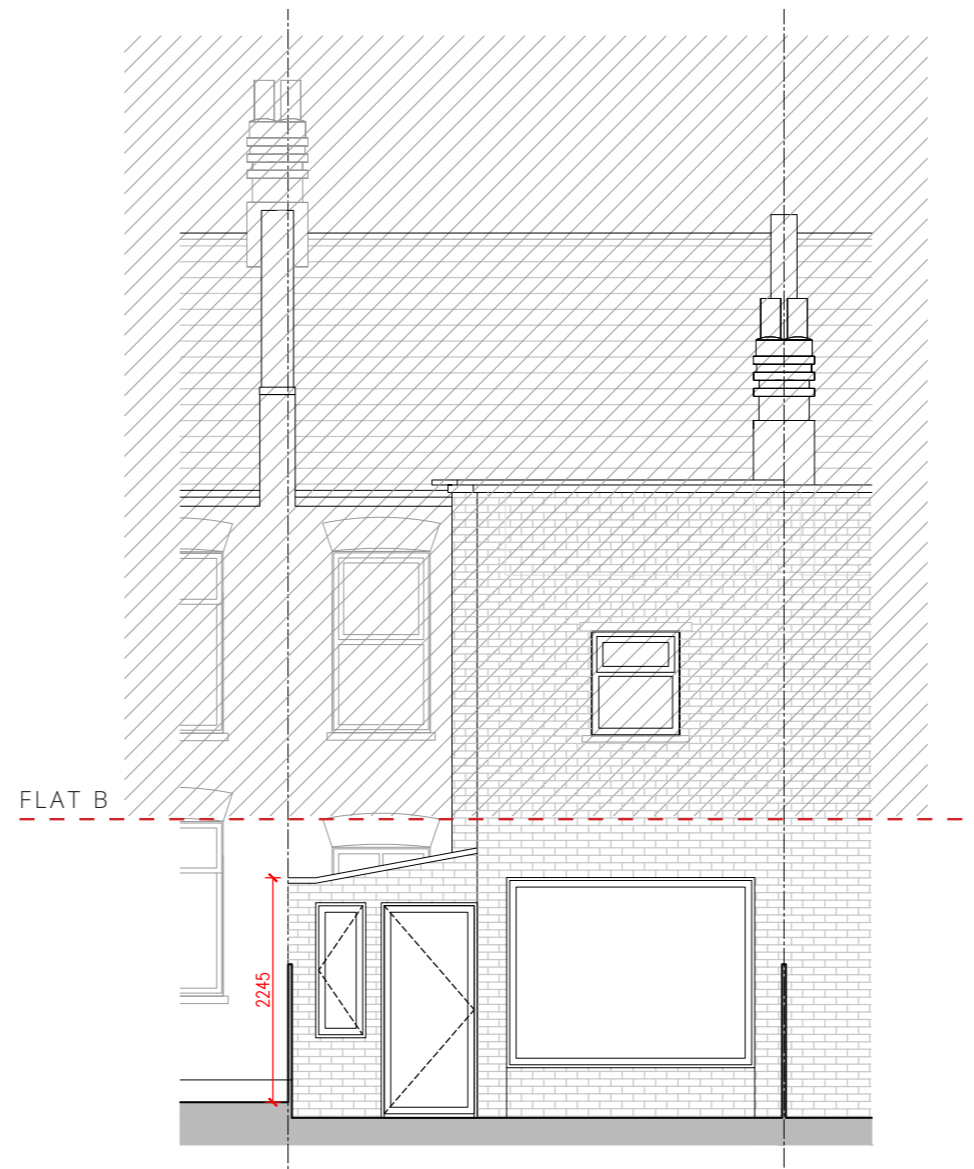
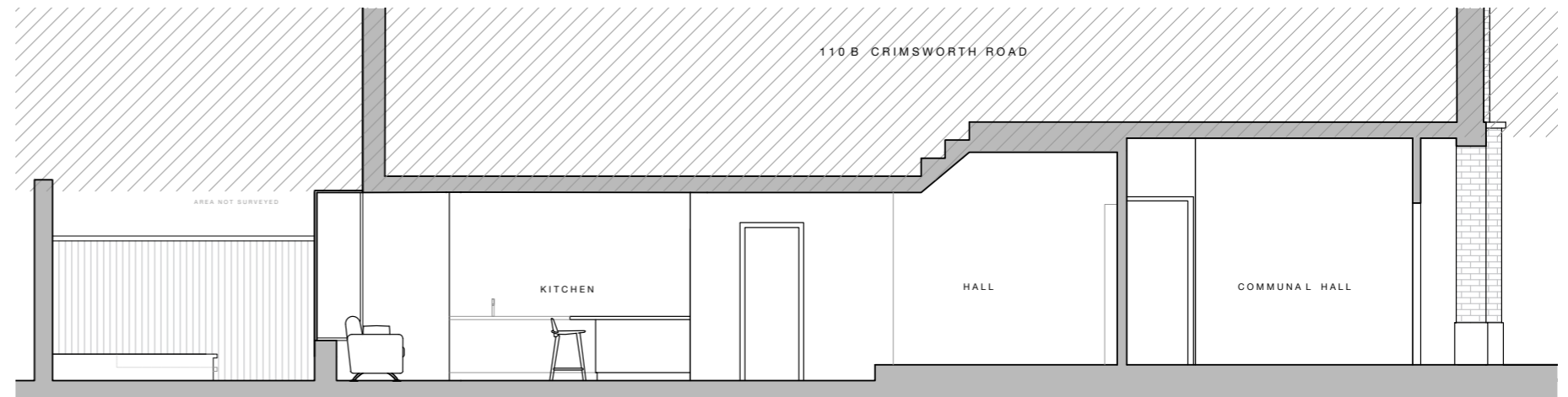
Policy Q11 Building alterations and extensions

(b) Subordination will generally be a key consideration when considering proposals for extensions. Development which unacceptably dominates or overwhelms the host building will not be supported. Subordination is particularly important in relation to heritage assets.

(e) Infill extensions (infilling the space along side existing rear returns) should:

(i) be single storey;

(ii) generally have a glazed, light-weight or contrasting character to differentiate them from those of the rear return on heritage assets.



IMPACT ON NEIGHBOURING AMENITY

We have developed this proposal to consider the existing character of the property whilst balancing the need to preserve the amenity of the neighbours and the wider context of the house. The proposal is designed to have pitched, largely glazed roof on the side-return extension to help ensure this is the case.

SUSTAINABILITY

The new proposal offers an opportunity to maintain and enhance the existing historic building stock, through the use of high performance glazing and materials, to help enhance the thermal efficiency of the house and to bring it into line with current building regulations.

ACCESS

The access to the building is unaffected by the proposal and will remain as existing: at the front of the terrace.

REFUSE & STORAGE

The refuse and storage to the property does not alter in any way to the existing set up.

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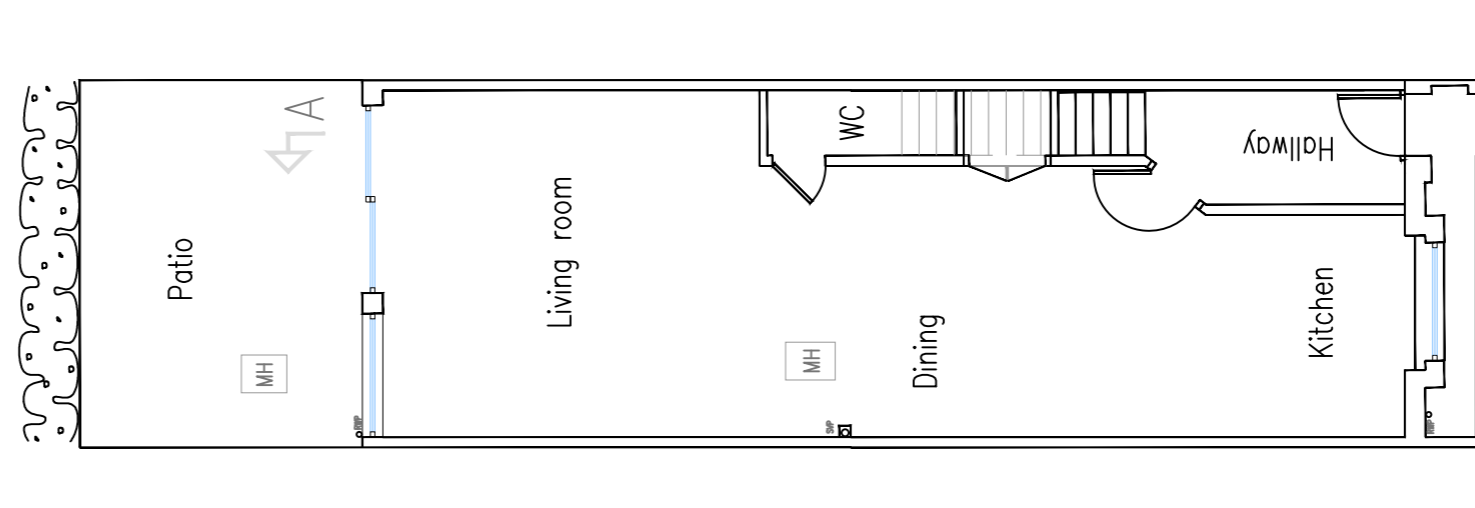
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120 CRIMSWORTH ROAD
LONDON SW8 4RL

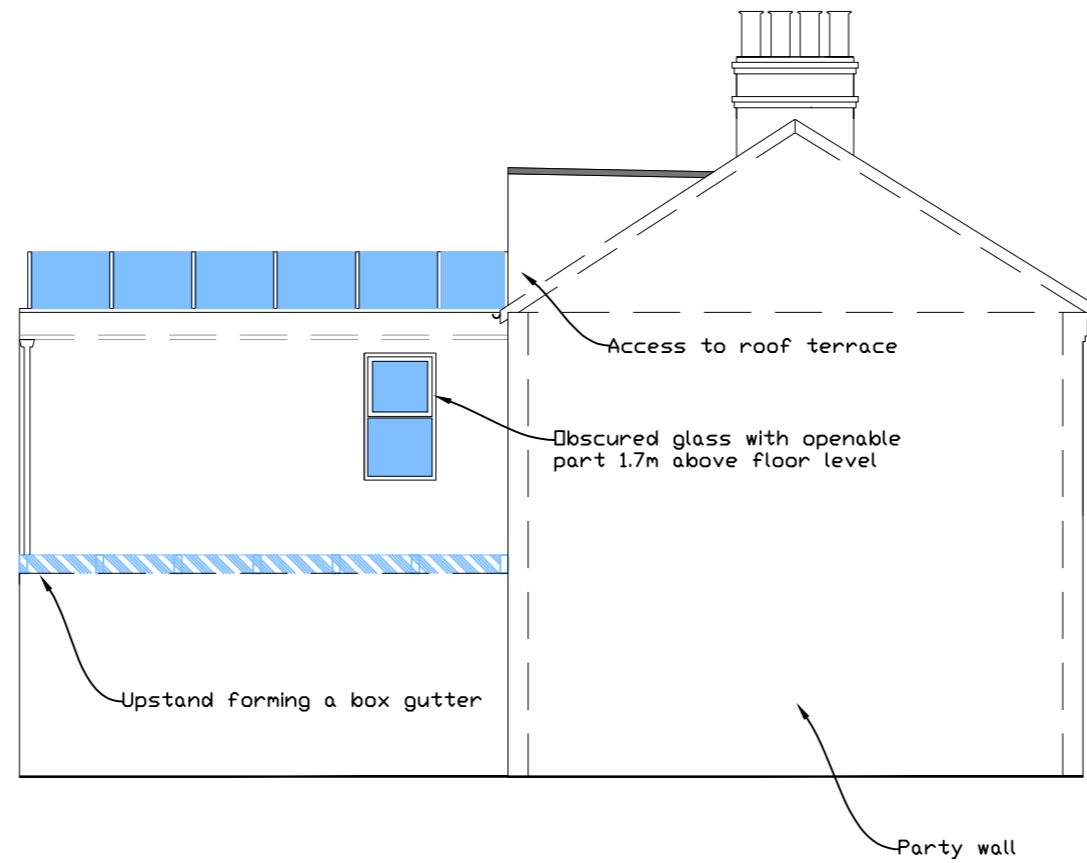
APPLICATION ID: 16/01786/FUL

Erection of a ground floor rear and side infill extension, construction of replacement rear return including new balustrade, relocation of front entrance, alterations to the windows and internal alterations.

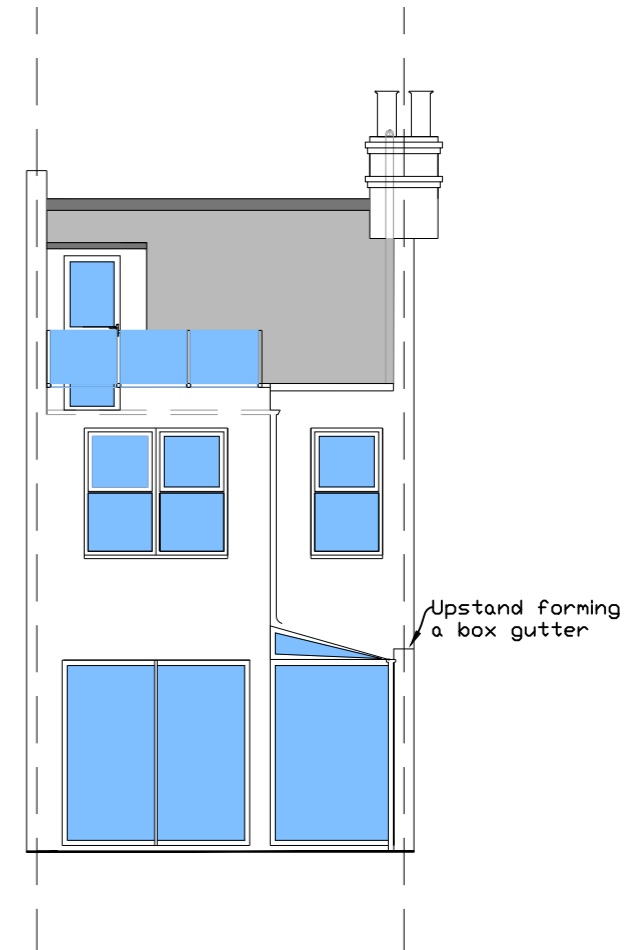
Decision: APPROVED 16/05/2016



Proposed front elevation



Proposed side elevation



Proposed rear elevation

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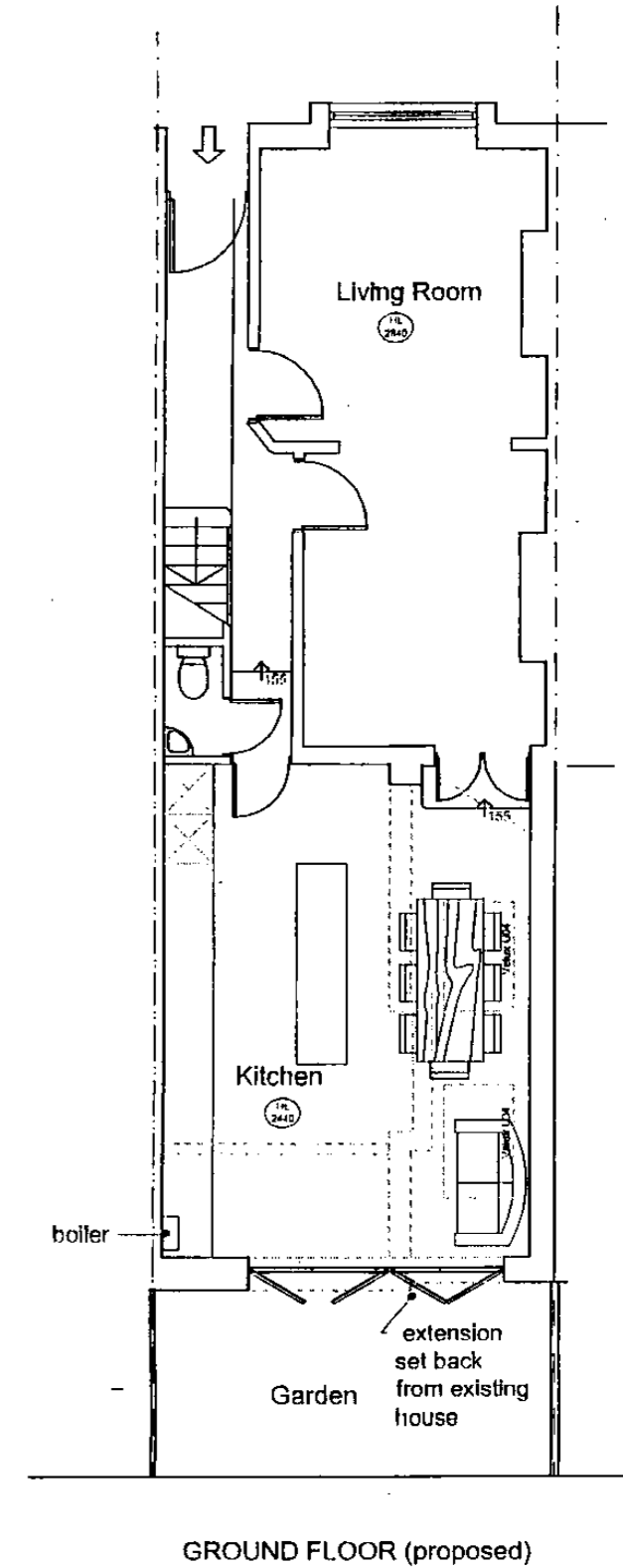
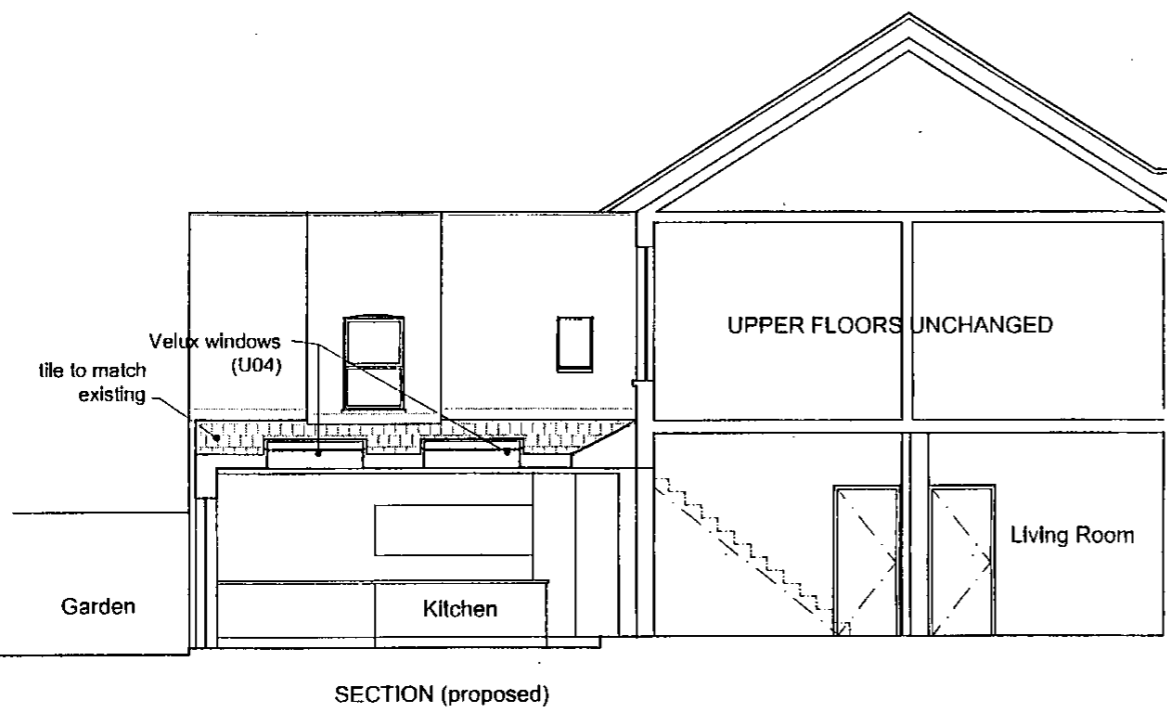
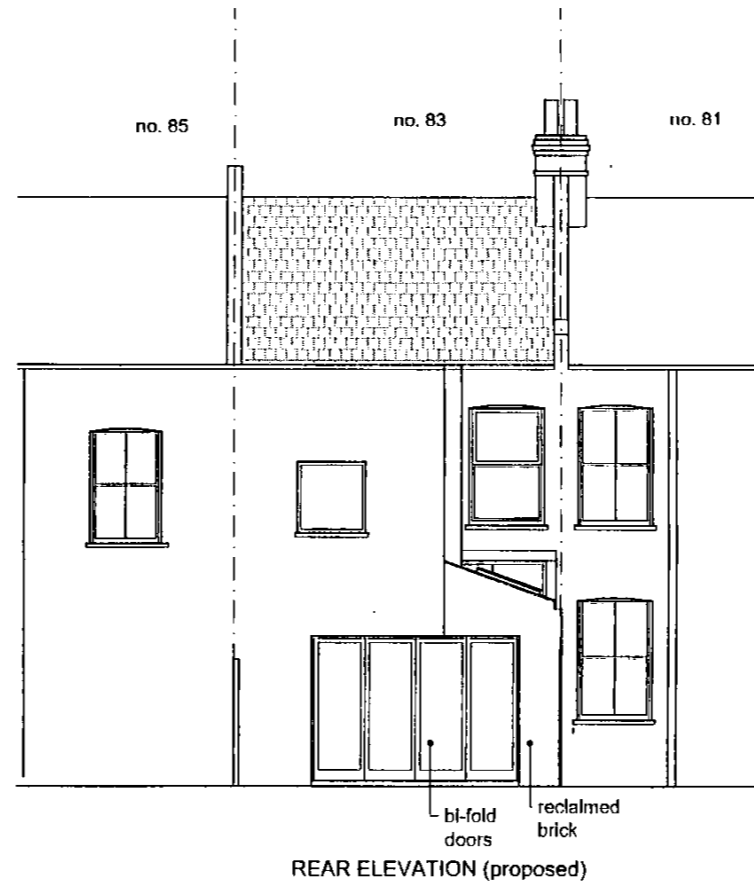
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83 CRIMSWORTH ROAD
LONDON SW8 4RJ

APPLICATION ID: 10/01375/FUL

Erection of a single storey ground floor rear/side infill extension

Decision: APPROVED 15/06/2010



10/01375/FUL