



Design access and Heritage Statement

Gerradmoore Ltd
architectural design

Project : **Erection of a single storey ground floor side infill extension, including a winter garden.**

Address: **26 Calais Street, Camberwell, SE5 9LP**

Cleint : **Richard Rees**

Ref. : **CS5LP-26**

Date : **05/01/2021**

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The existing building (Heritage statement)

The property is a mid-terrace two storey house, set in a row of 6 similar properties, each originally designed with slight elevational differences. The house is typical of late 19th century (Victorian) domestic architecture with a plain and unadorned appearance red brick street frontage with decorative recessed brick panels and a parapet roof. The property consists of a 3 bedroom house over basement, ground and first floors. The back addition is 'sinking' and the external walls are bulging. At the rear the detailing is simpler, with red brick arches to window openings set within very simple yellow London stock brickwork.

There is a substantial duo pitch roof over the main house, with a mono-pitch to the rear offshoot. The roofs are garnished with concrete tiles.

The house is arranged at ground floor with two reception rooms alongside the hallway and stairwell, with a kitchen, WC and further room(kitchen in the rear offshoot. The rear side return runs alongside the offshoot, and is a narrow and poor-quality external space.

There are two bedrooms at the front of the first floor, with a WC, bathroom and a further bedroom at the rear above the kitchen.

There is a substantial loft space, accessible through an access hatch in the first-floor landing.

There is a small extension to the rear wall of about 0.5m.



This is to house wooden, glazed double doors leading to a small garden (see picture).

Overall, the building is in a poor state of repair and requires a refurbishment throughout.

The Site:

The site is on Calais Street, *in the Borough of Lambeth*, and is near the A202 (Camberwell New Road). The existing also has a small East facing garden to the rear, but the site is just a stone throw away from Myatt's field park.

Scheme Intent and proposal

The proposed development aims to achieve the following:

- repair and full refurbishment of the property
- provide a contextual response of appropriate scale and height in order to repair and improve the local environment
- provide and create a new, high quality residential environment.
- to consider the external visual appearance and security of the building including access and egress for the public and local services

The proposed work is wholly within the land belonging to *26 Calais Street*.

At ground floor it is proposed to retain a front reception room, with the dividing wall removed (as existing).

The main factors influencing the proposed design of the side infill extension:

1. to provide additional space in the kitchen and utilising unused space.
2. To maximise the potential of the property by creating an enclosed Winter garden.
3. To develop the site with consideration to the policies in the Borough's Local Plan and Supplementary Plan Document 2015, as well as other national planning guidance.
4. To propose an extension which will be in harmony with the current building, minimising the impact to the neighbouring property.

The small extension to the rear of the kitchen is to be demolished. Bi-foldable doors (4 glazed-panels) are introduced to the rear external wall to provide adequate light into the kitchen. In addition, the infill front fixed glazed panel is slightly set back from the corner of the existing building.

A small window replaces the side access door. This area is transformed into a small Utility room (see plan drawings titled: **Proposed floor and roof plan**). To the rear of the lounge a door will lead into the proposed Winter garden. Additional natural light is accessed by introducing glazed roofing. Party wall built with London brick stock matching existing bricks with parapet gutter. The side extension is below 3 metres in height. Deliberately set at a lower level to the playground belonging to Saint Gabriel's College.

The total area of the proposed Infill side extension is 48m².

Pre-Application advice

N/A

Design

The proposed does not make any impact on any highway or public route, nor does it affect any existing amenities

In regards to flexibility, longevity of materials, the building is designed to utilise prefabricated parts where possible.

Energy

The proposed Infill side extension is designed in accordance to [Approved Document L1A of the Building Regulations](#), in regards to conservation of fuel and power.

Public open space and transport links

Nearest station Oval (0.7 miles) 15 minutes' walk from property

London travel zone 2 (Northern line)

The property is located with Myatt's Field Park at its door step. The park is equipped with a tennis court, football pitch, dog enclosure open space and café.

External materials

A limited palette of external materials is proposed.

The detailing will be clean and contemporary, with materials presented in such a way as to preserve their integrity and respective qualities.

The proposed materials and finishes will be subject to approval by the Local Authority, but it is intended that materials matches the existing and complements adjacent buildings

Car Park

Residential Permit parking is available on the street (The site is in PTAL 2).

Construction materials

Construction materials will be selected in accordance to the [BRE Green Guide](#).

Materials containing CFC's/HFC's will be avoided (wherever possible).

Materials will be selected for their low toxicity and their recyclable content.

Insulation and Acoustics

All aspects of sound insulation for the side extension is designed and will be built in accordance to [Approved Document E](#) of the Building Regulations- and the *Borough's Local Plan :Core Strategy*.