

Design & Access Statement RE:

Residential remodelling project- Extension and alterations to 115 Gleneagle Road, SW16 6AZ

1. Site location & Analysis:

The site is not located within any of Lambeth's Conservation areas, nor is it a listed building.

The house is a mid-terrace Victorian property, arranged over 3 floors with split level accommodation. The house is in its original layout, except for the small rear extension, which appears to have been executed at some point over 15 years ago.

The relationships with the adjacent properties is not entirely standard as the property to the left when viewed from the street, 113 Gleneagle Road, is higher than the application property by around 200mm.

The house on the right hand side, 117 Gleneagle Road, has an existing two storey extension at the rear of the property. Please refer to the photographs provided for details of the existing properties.

Relevant national and London Plan policies:

- **National Planning Policy Framework Section 7.** Requiring good design Paragraphs 56 to 68-

The government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development. We are of the view that the application design proposal has been executed to a high quality and that the proposal is supported by the NPPF.

- **Policy 7.6 of the London Plan- Architecture.** Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.

2. Design & Appearance:

External alterations

The proposals for extensions/alterations to the rear of the subject property comprise:

- Side return ground floor extension with mono pitched fully glazed roof
- First floor extension with glass cladding

3. Materials:

All materials will be selected to closely match the existing elements and the proposed alterations aim to respect the form and proportions of the original property.

The proposed First Floor extension will be clad in backpainted glass which will create a reflective surface to the extension, ameliorating it's bulk and creating a light effect.

4. Height, Scale and Proportion:

The proposed extensions comply with the supplementary planning guidance and the First floor extension is subservient to the dwelling and sits well within the context of the adjacent extension, which currently has created a lopsided effect when viewed from the rear.

5. Effect on Neighbouring Properties:

It is not considered that the proposed extension or alterations to the property would result in any loss of light or outlook on to the adjoining properties. The implementation of the proposal would also cause no loss of privacy to the neighbouring properties. The proposed scheme would not adversely affect the amenity of neighbouring properties. This is mainly due to the pitch of the new side return roof, which allows the party wall to be lower than the height of the rear extension.

CONCLUSION

The proposed alterations are subordinate in design, scale & in keeping with the appearance of the original dwelling. The features & details have been designed to integrate the house with other properties in the road.

The design of the rear extension together with the internal and external alterations have been carefully considered as to not detract from the host building. By carrying out the proposals to a high standard the subject property will be protected for future generations. The benefits of the proposals outweigh any harm which may be identified by the Council when considering this application. It is hoped therefore the proposals will be recommended for approval.

The above statement demonstrates the manner in which the proposal complies with all relevant national and local planning policy.

As such, it is respectfully requested that the application be approved with any appropriate conditions deemed necessary.

Kind Regards,

A handwritten signature in black ink, appearing to be 'A. Hargreaves', written in a cursive style.

Mr. A Hargreaves
Director- Dip.
Arch, ARB
16.01.2021