

DESIGN AND ACCESS STATEMENT

for 8no. residential units at
10 Evelina Road East SE15 2DX
Prepared by Milan Babic Architects



Contents

1. Introduction	
1.1. Outline Proposed Development	2
2. Location and Use	3
3. Planning History	09
4. Design Proposals	09
5. Facilities and Access	22
6. Sustainability and Energy Statement	23
7. Planning Policy	24
8. Conclusion	25
APPENDIX A	26

1.Introduction

This document has been prepared on behalf of the applicant and site owner, in support of a Full Planning Application for the construction of eight flats at 10 Evelina Road (SE15 2DX). A Pre-Planning meeting took place on the 25th of August 2020 and positive feedback was received. This planning application has been prepared with reference to the Council's advice, in particular the written feedback received on the 23rd of October 2020.

The design and access statement sets out the design principles and concepts that underpin the development proposal. The statement also addresses strategies for construction, sustainability and access. The Document sets out the present day context, site constraints, the applicant's brief for the proposal site and explains the design principles on which the scheme is based. It also addresses comments raised in the Pre-Planning report (See Appendix A)

The design rationale explores form, function and interactions with site specific and surrounding elements, relating specifically to local planning policy and design. The scheme provides a constructive design approach to achieve a balanced, well-proportioned residential development that would retain the essence of the street, addresses previous Pre-planning comments and regenerates the area.

1.1 Outline Proposed Development

Land at 10 Evelina Road (SE15 2DX). The proposed works involve the demolition of the existing structure on site and the erection of a part two, part three, part four stories high building, to include eight new residential units.

Proposed development (Schedule of Use):

Total number of units: 8

Types of unit:

2no. Studios

3no. 1 Bedroom Flat (2 People)

3no. 2 Bedroom Flat (3 People)

2. Location and Use

2.1. Location

Evelina Road lies to the East of Southwark Council, close to the boundary with Lambeth and within short walk to Nunhead rail station. The area is predominantly residential, and grew as part of the London expansion during the late 19th century. Historical data shows how the properties along the street were built in the 1870's. The materiality in the context is diverse, with a predominance of brick in different colours, and some properties being in stone or render. Overall the architecture of the area is rather generic and lacks of design interest. There are not listed buildings in the near context and the property is not in a conservation area.

2.2. Site Context. Existing Site

The site is located at 10 Evelina Road at the northern stretch of the street. The current building is a part one part three stories high construction, with the upper levels being set back in relation to the street line. The Ground Floor of the property has been vacant for the last eight years, having been used in the past as an office space for an office business (Class B1 Planning Use.) The Ground Floor is currently underused only partly utilised as garage, with the above levels being residential. Along the street the Ground Floors are occupied by commercial and light industrial premises.

The adjacent properties to the North (2-8 Evelina Road) connect the end of Laussane Road with Evelina Road along the curve. They conform a rather rare group of row houses with dress stucco decorations and concrete lintels. The adjacent construction to the South is only one story high, making the side wall of 10 and 8 Evelina Road apparent from the street. Further south the properties set back in the upper levels, creating overall an awkward streetscene with a series of voids and set backs at different angles.

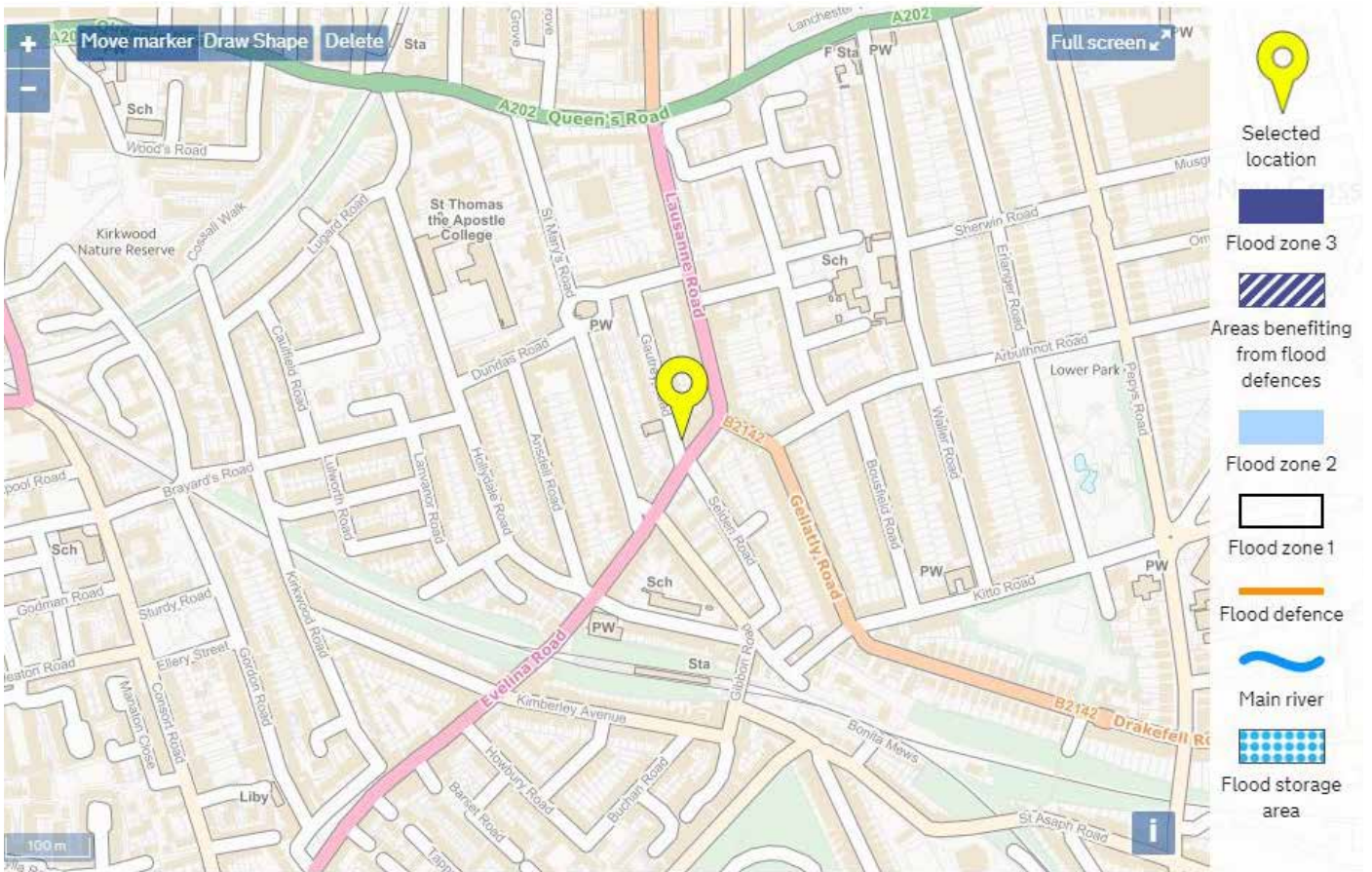
2.3. Use

The proposed development is a good fit in Evelina Road which has a primarily residential use and character composed of Victorian row houses. The proposed change of use to the Ground Floor from office (B1) to residential (C3) would be acceptable under permitted development rights. This residential use is also in line with Southwark Core Strategic Policy 5 "Providing New Homes", which "highlights the need to provide more and better homes in the borough".

2.4. Amount

The proposed scheme would not significantly impact the neighbourhood's services or the density of built development and population in the area. The proposal has a density of 795 habitable rooms per hectarea, very close to the established guidance of 700 rooms/hectarea established for Urban Zones. It is to be noted that the proposal is in close proximity to Old Kent Road, highlighted as Action Zone in Southwark Core Strategy.

Site falls within Flood Zone 1 (Low to zero risk of flooding)



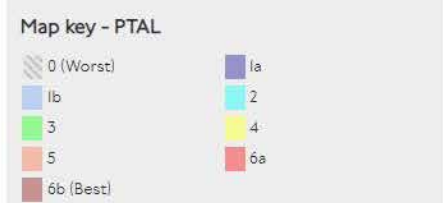
Site has a PTAL output of 5

Address or co-ordinates

SE15 2DX

Access level (PTAL) Time mapping (TIM)

PTAL: a measure which rates locations by distance from frequent public transport services.

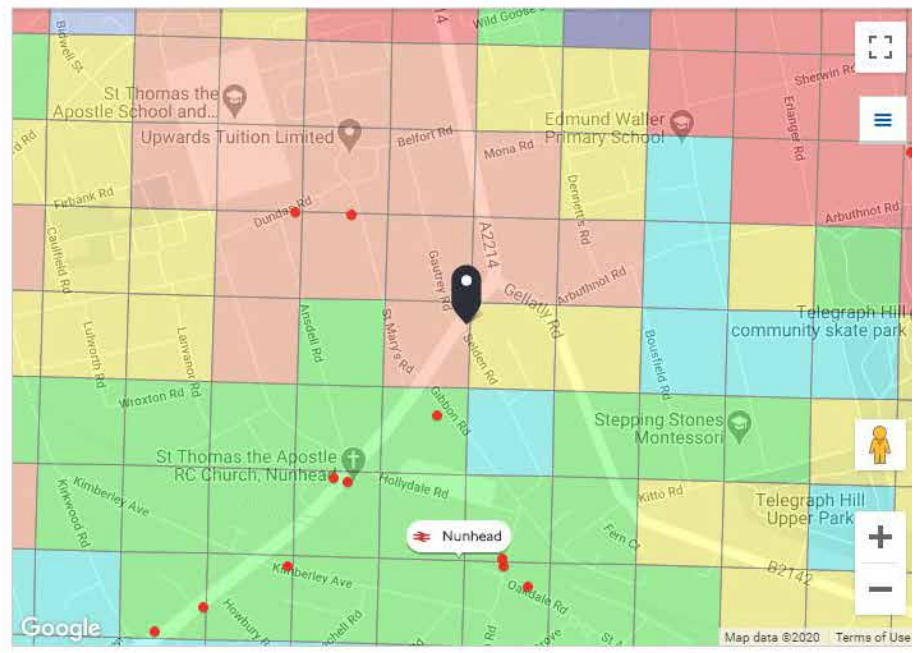


Map layers

PTAL (cell size: 100m)

Scenario

Base Year



You can click anywhere on the map to change the selected location.

PTAL output for Base Year

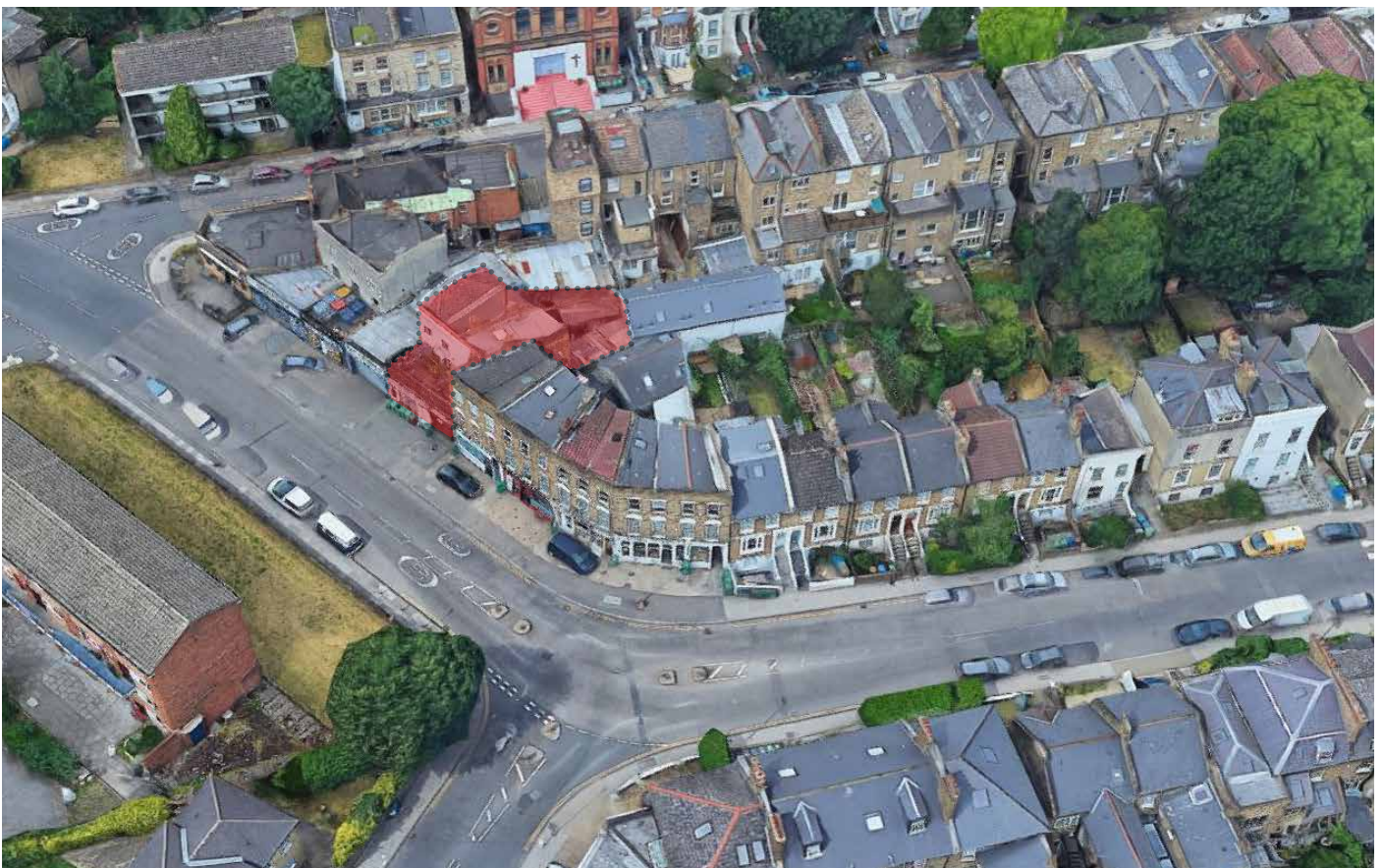
5

2. Location and Use

Existing Aerial Site Photos : South & West Views



2. Location and Use
Existing Aerial Site Photos : North & East Views



2. Location and Use

Existing Site Photos: Street View. Approach from South and North



2. Location and Use
Existing Site Photos: Street View. Front Elevation



3. Planning History.

There is not records of any previous Planning Application related to the property.

A Pre-Planning Application meeting was held on the 25th August 2020. The design proposal has been carefully revised in response to the council comments at Pre-Planning Stage, in particular the written feedback received on the 23rd of October. Appendix A, at the end of the Statement compiles all responses and design amendments made in reply to the council's comments.

4. Design Proposals

Primarily, the site is treated as an opportunity to develop a contextually coherent and characteristic residential development. The design proposal has been carefully considered to complement the adjacent buildings and the wider context of Nunhead. The design adapts to the architectural theme along the street, considering the scale, massing, architecture features and materials that are present in the immediate surrounds (Please refer to Section 4.2 Context Character Study).

The proposal is located to the north of Evelina Road within an unsettled section of the street, with the properties set back at different angles in relation to the street front. In this respect the scheme seeks to improve the streetscape at this section of the street, proposign a new enchaced frontage that gives continuity to the terrace (2-8 Evelina Road).The proposal will enhance the existing streetscape, acknowledging the rithm and pattern of windows and architectural features along the terrace.

It is to be noted that, following the council advice, the rooftop common amenity has been removed, contributing to reduce the massing of the building. Furthermore the roof top extension design has been revised, now being further set back in relation to the street. The roof design has been also updated, now conceived a "mansard flat roof" with dormer windows, in reference to similar roof extensions in the area. The roof silhouette will blend in with the roof parapet and party walls along the street, contributing to the roofscape in the context (Please refer to Context Character study)

We note that the design is a modern interpretation of the terrace, is residential in both use and character and is consistent with Southwark Core Strategic Policy 12 "Design and conservation", which outlines good design principles.

4.1 Scale. Proportion and Setting.

The scale and mass of the proposal have been carefully considered to ensure the development does not dominate the area but instead contributes to the streetscape providing essential residential housing.

Height of the Proposal. Levels.

The proposed building will be part three, part four stories high, with a set back at the top level. The parapet level of the third floor will align with the roof level of the adjacent properties (2-8 Evelina Road). The proposed top floor will be set back in relation to the front of the building and hardly visible to the street passer-by.

It is to be noted that the overall height of the proposed building will be similar to 37 Gautery Road, a four storey residential infill with a roof top amenity in close proximity. It will also lower than 1-31 Evelina Road, the postwar development opposite to the site

The windows and brick banding, have been set in consideration to the position of the adjacent properties, following the rhythm and level along the terrace

A series of visual studies have been carried out to demonstrate the visual impact of the top floor from street level. We can conclude the height of the building is therefore sympathetic to the context.

Width of Proposal

The property has an irregular trapezoidal geometry in plan, with a narrower front to Evelina Road (8 meters), getting wider towards the back (10.5 meters).

Sitting of Proposal

The current building is a part one part three stories high construction, with the upper levels set back in relation to the street line. The scheme proposes to align the building with the street front, in consistency with the alignment of the terrace.



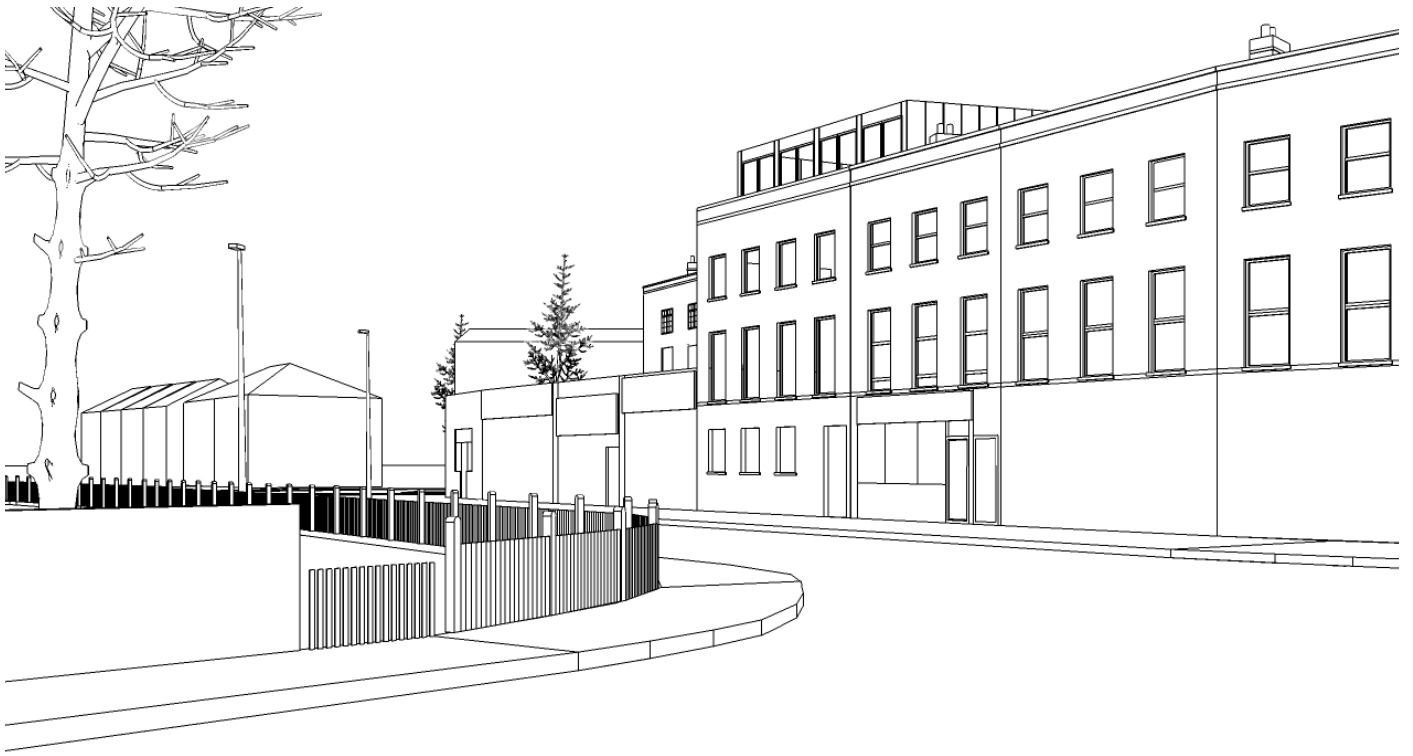
Site Coverage.



Street Building Front.



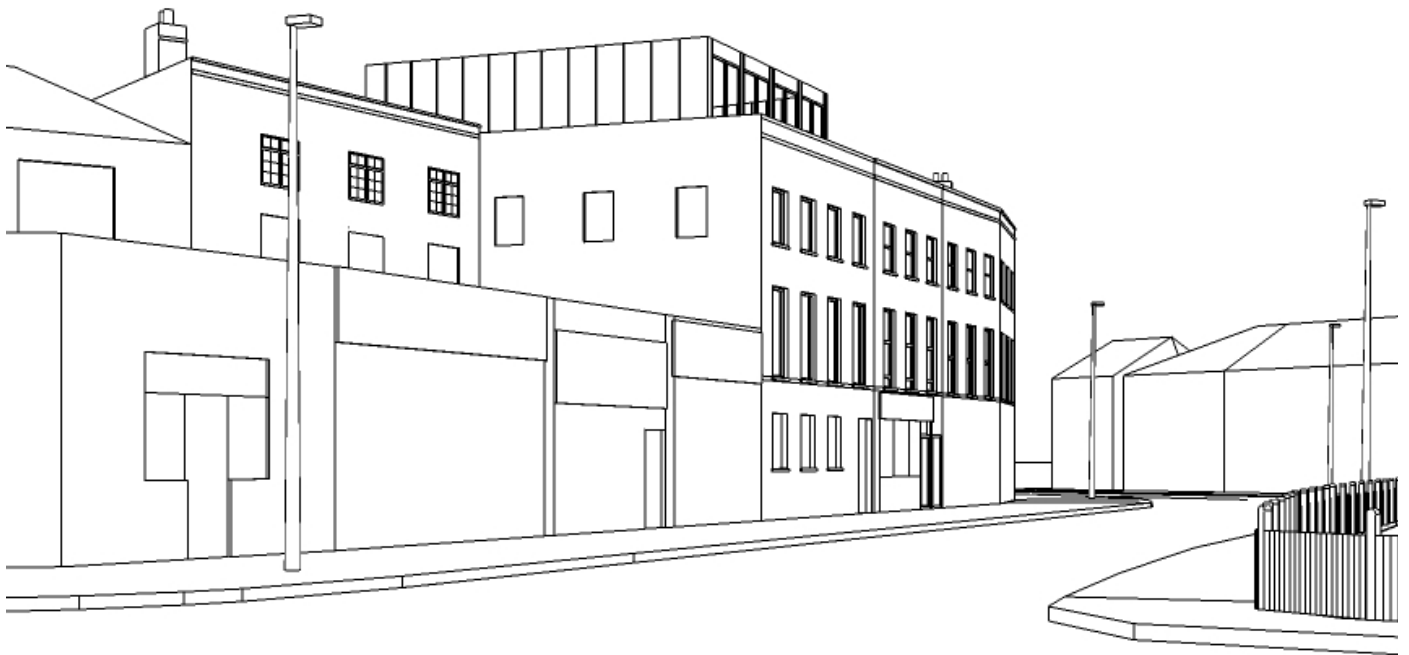
Street Building Height.



As presented at Pre-Application Stage. 25th August 2020



As proposed for Planning Application. January 2021



As presented at Pre-Application Stage. 25th August 2020



As proposed for Planning Application. January 2021

4.2 Character Study

The design process is informed by the observation and visual analysis of the architectural elements in the context, which have enriched the Architecture of the proposal. Vernacular elements such as gable walls, brick banding, lintels and mansard roofs have been incorporated and adapted in the proposal.

Gable parapet walls along the street



14 Evelina Road



10 Evelina Road



137 Evelina Road

Mansard roofs and dormer windows in the immediate context



91 Lausanne Road



23 St Mary's Road



145 Evelina Road

Brick banding and concrete lintels in adjacent properties



42 Gautrey Road



8 Evelina Road



33 Gautrey Road

4.3. Appearance

4.3.1 Proportions and Architectural Details

The contemporary windows of the proposed building are designed to align with the banding visible on the façade of the neighbouring properties 2-8 Evelina Road. Rainwater pipes are to be concealed within the exterior envelope of the proposal. The simple treatment of the façade acknowledges the simplicity of the adjacent property. The window proportions have been developed to provide generous openings windows. The window lintels of 1st and 2nd floors will be in concrete, to acknowledge the lintels of 2-8 Evelina Road. Both materiality and scale of proposal as well as its parts such as banding, windows and doors are a continuation of and subservient to the late 19th century 2-8 Evelina Road terrace and we contend that it sits comfortably in its surroundings .

4.3.2 Materiality

The proposed design has been directly influenced by the materiality and scale of the surrounding context and arguably its contemporary nature enhances the area. Proposed Materials are sympathetic to both the primarily London Yellow Stock Brick context as well as red brick buildings in the area. The proposed selection of materials acknowledges the tonality in the context. A considered palette of high quality materials is proposed.

Masonry

The development sits in a context of primarily brick buildings hence it is fitting that brick has been selected for the external walls. As mentioned, 2-8 Evelina is in yellow London brick and 12 Evelina Road is a light coloured rendered Victorian building directly adjacent to the proposal. The proposal is therefore in a transition zone between these two materialities and hence the selection of Forum Smoke Branco for the design. This attractive brick is complimentary and also distinct from the London Yellow stock brick that makes up most of the built context .

Windows, Doors and Railings

The proposed windows are designed to be contemporary, unobtrusive, visually attractive and well proportioned with white coloured frames to acknowledge the existing window frames in the terrace. It is proposed that all other metal architectural elements be powder coated or anodised also in white to compliment the windows. Please see the attached images of proposed materials on next pages.

Ground Floor

Following the council advice, the Ground Floor frontage has been redesigned with the look of a traditional timber shopfront to complement the character of adjacent shopfronts. It is proposed to use a purple brown and grey colour.

Roof Top

The proposed set back at the top of the building will be in Zinc (bronze finish), to compliment the tonality in the reset of the building. It is proposed to incorporate a Green Roof at the rear of the development as indicated in the drawings. Vegetation on the roof will enhance local biodiversity and provide a pleasant 'fifth elevation'.

4.3.3 Internal Appearance. Layout

The plan allows for the creation of a logically and architecturally visually considered elevation whilst maximising space internally. The spaces provided exceed the minimum space standards for residential developments, using the London Plan -Housing Guidelines Space Standards as a benchmark and therefore each of the rooms has generous proportions. The ground floor provides the residential entrance with stairs leading to the flats. The units are organized around the central staircase, which gives access to 2no. flats per floor. The common spaces (living and kitchen) face Evelina Road, whereas the bedrooms look into the back courtyard. All flats have double aspect and benefit from cross ventilation. The flats are designed to encourage improved sunlight, daylight, views, outlook, and visual interest.

Sunlight and Daylight

We have considered sun and daylight issues and all rooms have good aspect as well as a generous amount of light coming in from well-placed windows which mainly face south. A light impact assessment has been submitted as part of the application.

Amenity

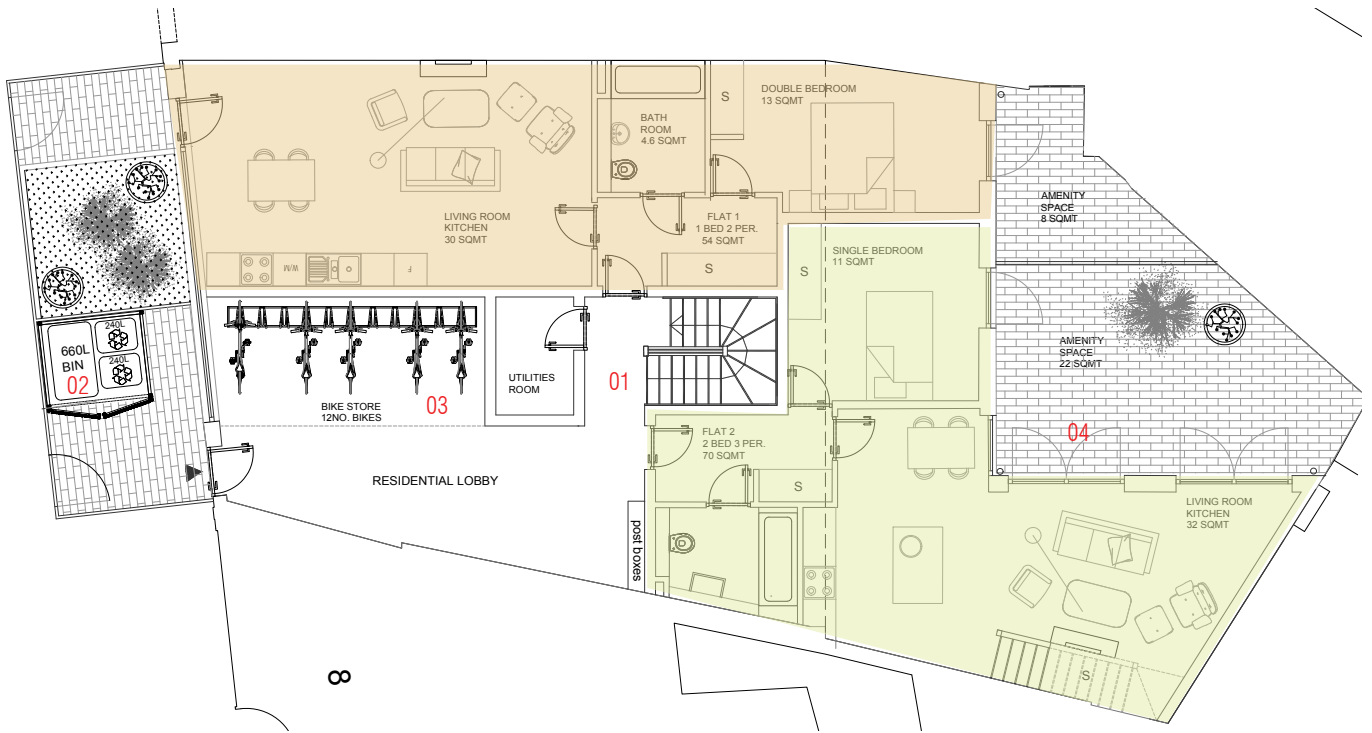
All flats benefit of amenity space with private balconies facing South.



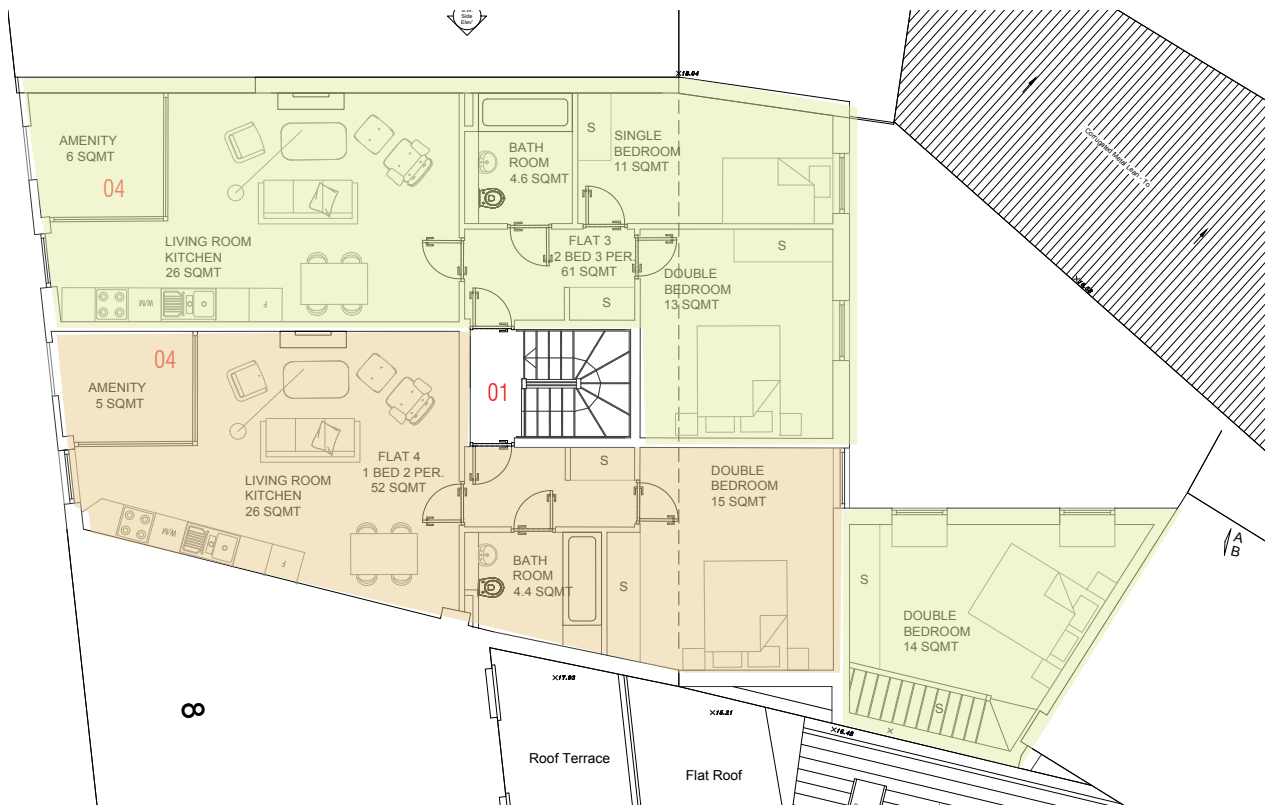
General Layout

01 circulation/stair 02 refuse store 03 bike parking 04 amenity

studio flat one bedroom flat two bedroom flat



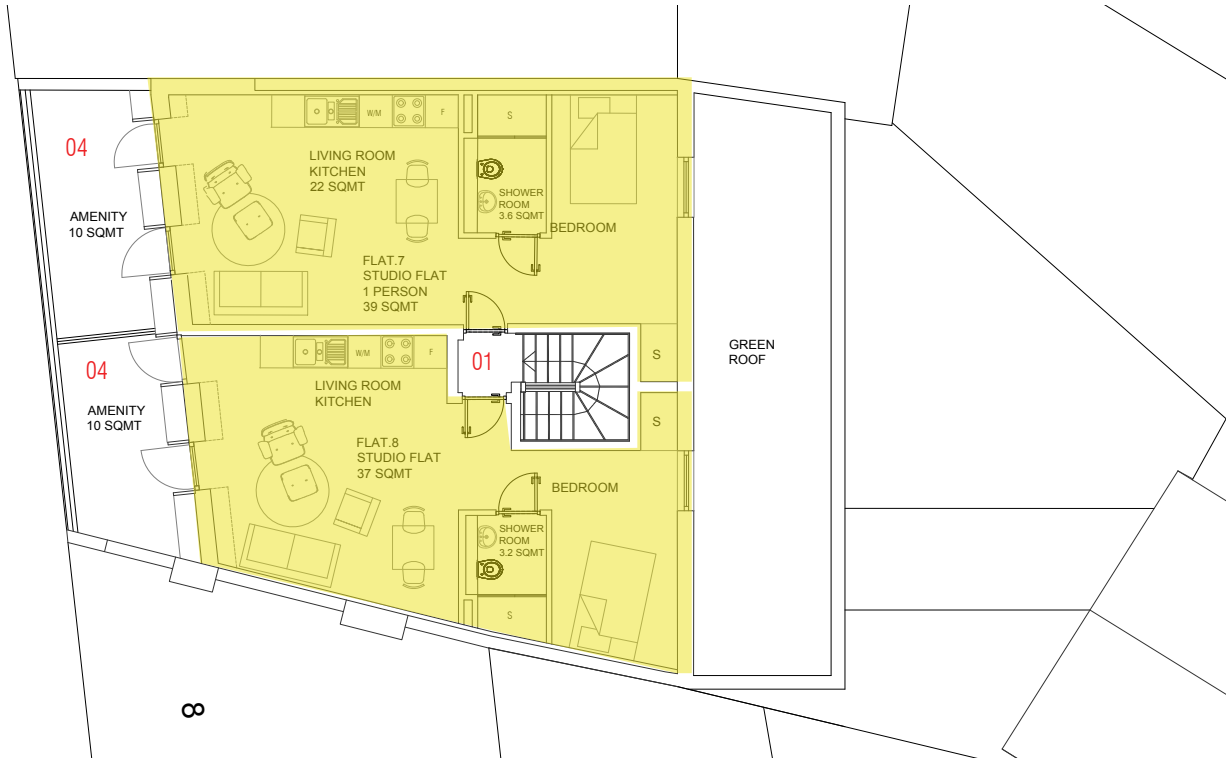
Ground Floor



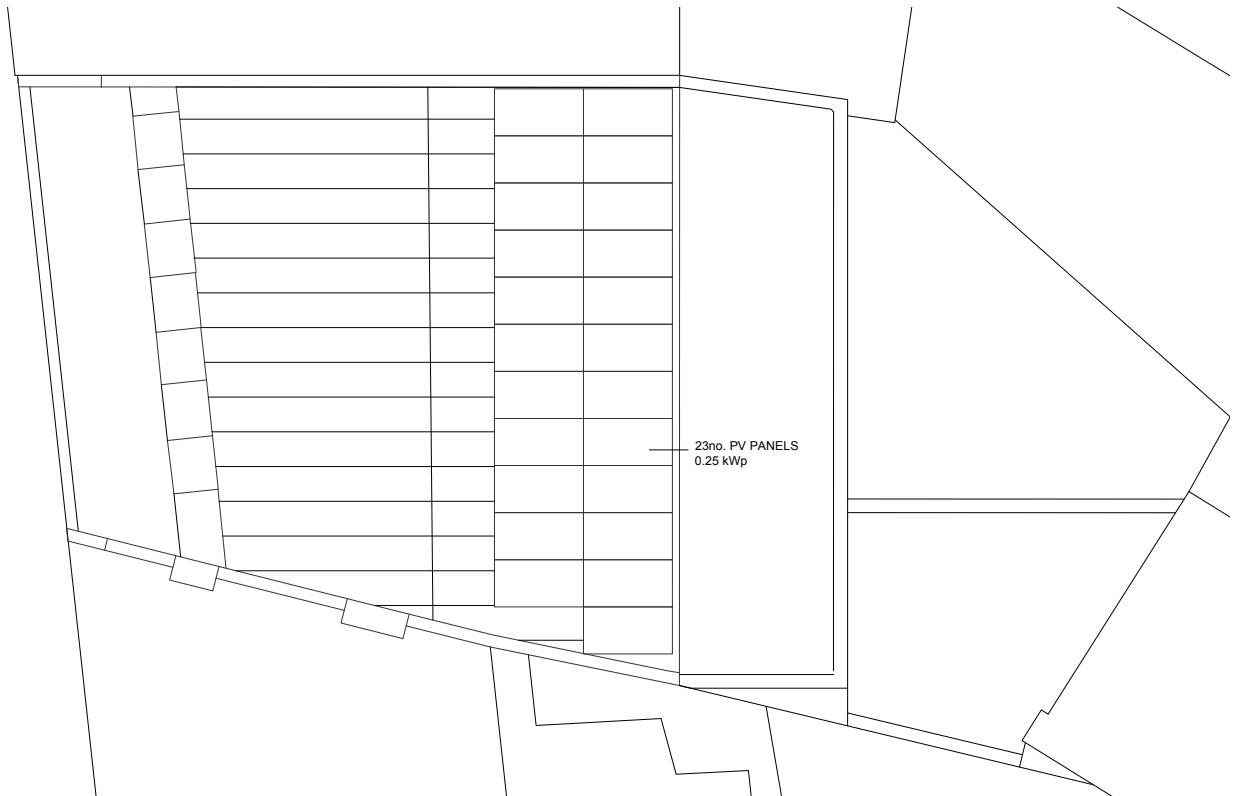
General Layout

01 circulation/stair 02 refuse store 03 bike parking 04 amenity

studio flat
 one bedroom flat
 two bedroom flat



Level 03



Roof north



Window Detail



Front Elevation 10 Evelyn Road

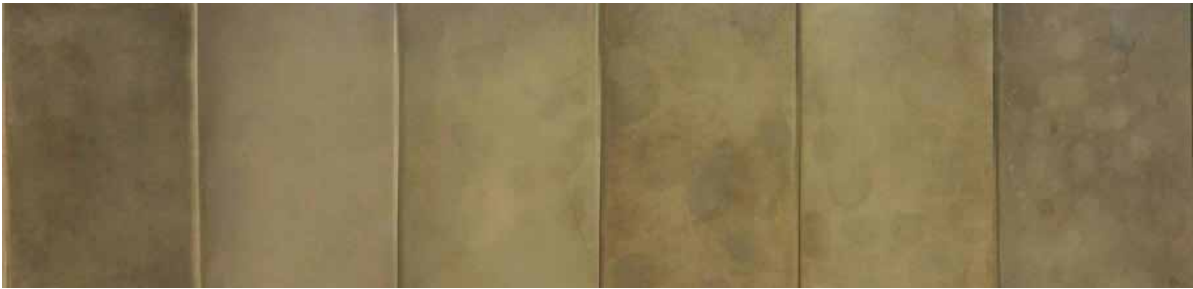


Context Elevation Evelyn Road

Proposed Materials are sympathetic to both the primarily London Yellow Stock Brick context as well as red brick buildings in the area. The proposed selection of materials acknowledges the tonality in the context. A considered palette of high quality materials is proposed. Brick is the primary material in the context hence it is fitting that is the main cladding to be used offset by high quality zinc cladding for the top floor. Minimal windows frames will be of a high order powder coated metal (white) to complement the adjacent windows.

Materiality Legend

- 01 Zinc Cladding Bronze Finish.
- 02 Forum Smoked Branco Brick (Yellow mortar)
- 03 Autumn Russet Sovereign Stock
- 04 Velfac 200 System. Aluminum white finish.
- 05 Concrete lintels to windows



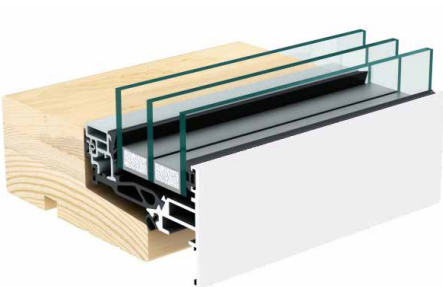
01



02



03



04



05





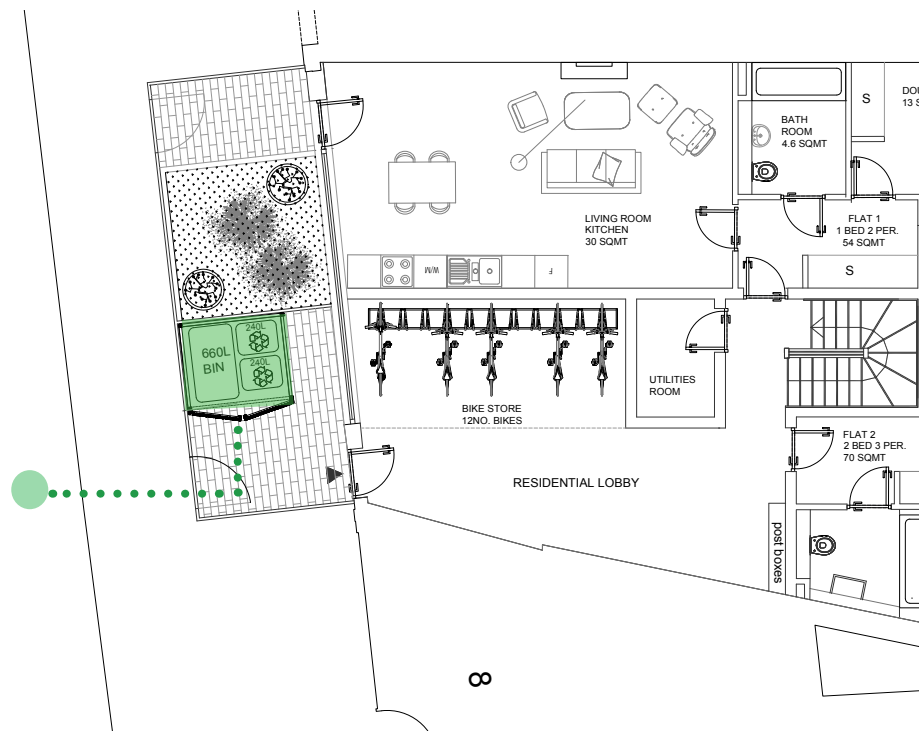
5. Facilities and Access

5.1. Waste Management

The Waste Management strategy has been prepared in accordance with the Waste management guidance notes for residential developments (Southwark Council). As the estimated waste capacity of the residential premises (870L) will be more than 660L, communal bins will be required. It is proposed to allow for two wheeled bins (1x 660L -Waste- and 2x 240L -Recycling-).

Following the council advice, the refuse storage location has been revised, now being at the front of the building to enable easy collection from street. The storage location has been carefully considered to allow easy access and collection from street level. The collection point will be at street level and within 10m of the stopping point for refuse vehicles. The path linking the street to the collection point will be step free. The bins will be allocated within a dedicated timber enclosure 2 meter high (2000mm x1600mm)

The kitchen area of each property will be fitted with two different containers, - one for recyclable and one for non-recyclable waste-, for residents to be able to separate out waste into two different compartments.



5.2 Secured by Design

- All Ground Floor accessible doors to be BS PAS 24.
- All windows to be fitted with opening restrictor bars.
- External lighting shall be incorporated for the new residential and commercial entrance.

5.3 Bicycle Storage

A dedicated area for bike parking will be provided at Ground Floor level with easy access from the street. 12 x no. secured bike park spaces will be provided for the residential users in accordance with the London Plan (2016) requirements. Sheffield stands or a similar to be approved will be used in the development.

5.4 Public Transport

The site is situated in the PTAL (Public Transport Accessibility Level) rating of Level 5. The site is well connected to local public transport infrastructure. Nunhead station is only five minutes by walk from the site. Closest bus stops are located at St. Mary Road and Gibbon Road, less than two hundred meters from the site. As requested at Pre-Planning Stage, a parking survey has been provided as part of the Planning Application submission.

6.Sustainability and Energy Statement

A dedicated Energy Statement has been submitted as part of this application. The following measures have been taken into account for both the design and construction stages of the building:

- Sustainable Water management. Water efficient WC's, taps and showers can be installed. These include shower and tap systems which restrict the amount of water flow thus enabling users to decrease the amount of water required.

- All flats have been designed to be compliant with Building Regulations ensuring an adequate standard regarding energy efficiency.

- The building'sCO2 emissions will be minimized through a combination of passive measures such as building fabric design improvements, cross ventilation and Pv panels to be installed on the roof.

- In accordance with Policy, a green roof will be provided to maximise benefits for biodiversity, sustainable drainage and cooling. The utilisation of vacant roof space will make an essential contribution to tackling climate change. The green roof can be used to provide habitats to enhance biodiversity, attenuate water run-off reducing the risk of flooding, purify the water by removing key pollutants .Furthermore the green roof will improve a building's thermal performance, contribute to greater energy efficiency, reduce maintenance burden, reduce associated energy costs and counter the Urban Heat Island effect.

- The contractor will be required to monitor water and energy used during all site activities.

- Recycling. During the construction of the building, recycling will be encouraged through the provision of adequate storage for materials. There is a commitment to reduce the waste during the construction works by initiatives such as ensuring that there is a balance between cut and fill quantities on site to avoid on-site disposal, trying to maximize the use of standardized components and materials

7.Planning Policy

This application considers a range of national, regional and local planning policies and Supplementary Planning Guidance / Documents.

National Planning Policy Framework (2019)

Chapter 2 Achieving Sustainable Development

Chapter 5 Delivering a sufficient supply of homes

Chapter 12 Achieving well-design places

Chapter 16 Conserving and enhancing the historic environment

Nationally Described Space Standards (2015)

The London Plan (2016)

3.3 Increasing Housing Supply

3.4 Optimising Housing Potential

3.5 Quality and Design of Housing Developments

5.1 Climate Change Mitigation

5.2 Minimising Carbon Dioxide Emissions

5.3 Sustainable Design and Construction

5.7 Renewable Energy

5.13 Sustainable Drainage

5.16 Waste Self-Sufficiency

5.18 Construction, Excavation, and Demolition Waste

6.3 Assessing effects of Development on transport Capacity

6.9 Cycling

6.10 Walking

6.13 Parking

7.2 Inclusive Environment

7.3 Designing out Crime

7.4 Local Character

7.6 Architecture

7.8 Heritage Assets and Archaeology

7.13 Safety, Security and Resilience to Emergency

7.15 Reducing Noise and Enhancing Soundscapes

8.3 Community Infrastructure Levy

Southwark Core Strategy (2011)

Other Guidance

· London Housing SPG (2016)

· London Sustainable Design and Construction SPG (2014)

· RBG CIL Charging Schedule

· Waste management guidance notes for residential developments. Southwark Council.

8. Conclusion

We believe the revised proposal has been designed to a high quality and is acceptable to the Council on the above grounds. Pre-Planning comments have been taken into consideration and an evolved scheme has been designed , improving the external and internal quality of the new build.

The inherent need for quality living and the Borough's persistent need for housing have been provided within the scheme. The proposal is thus contextually relevant, carefully articulated and coherently rich. It is duly requested that the Case Officer upholds this Planning application and offers a decision, subject to such conditions as he or she may consider reasonable.

APPENDIX A. RESPONSES TO PRE-PLANNING APPLICATION COMMENTS

SUBJECT	PRE-PLANNING COMMENTS	MBA RESPONSE
Land and principle of change of use	<p>“The commercial unit on the ground floor appears to be retail / general industrial however, this is not entirely clear from the submitted information. This needs to be clarified in the submission of a planning application.(...). If the current use is a shop the principle of a change of use to residential on the ground would be acceptable given the property does not lie within a protected shopping frontage. Please refer to saved Policy 1.10 of the Southwark Plan in the planning application”</p>	<p>The Ground Floor of the property has been vacant for the last eight years, having been used in the past as an office space (Class B1 Planning Use.) The principle of change of Use to residential is therefore acceptable.</p> <p>The schedule of protected shopping frontages (Southwark Plan, Appendix 3) has been checked and we can confirm the property is not a protected shop frontage.</p>
Detailed design	<p>“Strict concern is raised with regards to the third floor (fourth storey) as this mansard floor would be taller than any adjacent buildings and disrupt the height and massing within the sequence of terrace. The aspect views from street/pedestrian level would look alien amongst the roofscape along a prominent curve of street, demonstrating poor design within the context of this particular site. The roof terrace as shared communal amenity space would further add to this bulk, creating a sense of unevenness– within this context the mansard and roof terrace would be unlikely be acceptable.”</p> <p>“The loss of the ground floor shopfront is considered to further erode the character of the terrace. As currently proposed the ground floor units would be incongruous to the streetscape within its established retail and commercial use. The ground floor unit could incorporate a residential use, providing it gives the appearance of a traditional timber shopfront with a suitable defensible space. This would complement the character of the terrace if the pattern of the adjacent ground floors is followed – creating a uniform façade fenestration at ground level. The planters at the front forecourt do provide some defensible space, however the site location map does not include this space; and therefore if this is not a private forecourt other considerations should be given to create this defensible space.”</p>	<p>It is to be noted that, following the council advice, the rooftop common amenity has been removed, contributing to reduce the massing of the building. Furthermore the 3rd floor extension design has been revised, now being further set back in relation to the street as discussed in the Pre-App meeting.</p> <p>The roof design has been revised, now being a “mansard flat roof” incorporating dormer windows. In this way the roof silhouette blends in with the roof parapet and party walls in the area. This contributes to enhance the roofscape in the context -see attached context pictures as part of Character study-.</p> <p>It is to be noted that the top of the proposed building will be similar height as 37 Gautery Road, a four storey high residential infill with a roof top amenity in close proximity. It will also lower than 1-31 Evelina Road, the postwar development opposite to the site</p> <p>Following the council advice, the Ground Floor frontage has been redesigned with the look of a traditional timber shopfront to complement the character of adjacent shopfronts.</p> <p>Planters have been added to the front of the property to provide defensible space for the Ground Floor unit. Note the demise of the property extends 3 meters (aprox) into the street pavement (Refer to updated Site Plan).</p>

APPENDIX A. RESPONSES TO PRE-PLANNING APPLICATION COMMENTS

SUBJECT	PRE-PLANNING COMMENTS	MBA RESPONSE
Quality of residential accommodation	<p>“As set out in the schedule above, only 4 out of the 8 units would comply with the internal space standards as set out in the 2015 Technical Update to the Residential Design Standards SPD. Units 7 and 8 on the third floor are incorrectly labelled as studio types, however they are configured as one-bedroom apartments and do not meet the requirements of a 1B2P units. Both are 10m² and 12m² respectively below the 50m² GIA and therefore the sizes of these units are considered to be unacceptable. Units 3 and 5 are both short of the space required where the kitchen/diner is combined with the living room, not providing enough suitable floor space.”</p> <p>“However there is no private amenity space allocated for Units 3, 4, 5 and 6 on the first and second floor levels – this demonstrates a poor level of residential accommodation. The communal amenity space on the roof terrace above is considered unacceptable, however would also be impractical for future occupiers to use. The lack of private amenity for these units is considered unacceptable and reveals a poor standard of wider residential quality which would not be appropriate.”</p> <p>“The applicant is also advised that the development must be designed to ensure internal noise levels meet BS 8233:2014 and all party walls/floors/ceilings between dwellings must be 5dB(A) better than the standard in Building Regulations Approved document E..”</p>	<p>The layout of the studios has been revised to show an open plan arrangement with single beds, showing a single person household. All residential units now comply with the minimum housing standards</p> <p>Amenity space has been included to Lv01/Lv02 flats, following the council advice. All flats now benefit from private amenity.</p> <p>Noted, all building elements will be designed to comply with Building Standards and Regulations in relation to noise levels.</p>
Amenity Impacts	<p>“No daylight sunlight impact assessment has been provided as part of this submission, which will be required at full planning application stage to make a fully judged assessment to review any adverse impacts..”</p>	<p>A Daylight and Sunlight impact assessment has been provided as part of the Planning Application.</p>
Cycle Parking	<p>“The proposal includes cycle storage for 8 bikes, which is below the requirement of 14 cycle spaces for such a development in its current form. The applicant should ensure this storage meets the quantity requirements of Policy 6.9 of the London Plan (2016), being 1 space for each 1 bedroom unit and 2 spaces for each 2 bedroom unit. The storage is thought to be secure and enclosed within the entrance lobby of the residential access. Sheffield stands are the Councils preferred type of storage and further details of storage should be provided at full application stage.”</p>	<p>The bike store has been revised to accommodate 12no. spaces, which is the number of spaces required for the development as submitted. Sheffield stands or a similar to be approved will be used in the development.</p>

APPENDIX A. RESPONSES TO PRE-PLANNING APPLICATION COMMENTS

SUBJECT	PRE-PLANNING COMMENTS	MBA RESPONSE
Parking Survey	<p>“The site is not located in a controlled parking zone (CPZ) and therefore parking surveys to demonstrate there is no impact on parking should be provided at planning application stage also..”</p>	<p>A parking survey has been submitted as part of the application to demonstrate there is no impact on parking.</p>
Refuse Storage	<p>“Currently it appears the refuse bins for the property is kept at the front of the building, allowing easy access for their collection. The proposed development has the refuse storage area located beyond the main residential gated entrance, it is currently unclear how these bins would be collected given this the gated access and 10m drag distance from the kerb.”</p>	<p>The refuse storage location has been revised, now being at the front of the building to enable easy collection from street.</p>
Flood Risk	<p>“The pre-application site is not located within a flood risk zone, however drainage details should be submitted at full application stage as the proposal would significantly impact upon surface water and drainage flows.”</p>	<p>A Flood Risk Assessment has been submitted as part of the proposal</p>
Archaeology	<p>“The site lies within the London to Lewes Road APZ. A development of such sort would require an Archaeological Assessment to ensure a sufficient information is presented for the Council Archaeological Officer, who can review the impacts of the proposed demolition and redevelopment to the ground below.”</p>	<p>An Archeological Assessment has been submitted as part of the proposal.</p>