

68 Priestfield Road

Design & Access Statement





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introduction

d&a overview



This Design & Access Statement has been prepared in support of the planning application for the proposed works at 68 Priestfield Road, located in the Perry Fields Conservation Area and hereafter referred to as “the site”.

The planning application is for the following:

- Two storey rear extension.
- Repair and refurbishment of the external facades.
- Introduction of crossover so the off-street drive and garage can be accessed safely.

The proposals aim to improve the current building provisions in order to meet the needs of a modern family house, satisfying the minimum housing space standards. This design response has been informed by the Council’s existing and emerging Development Plan policy, whilst the design team and applicant have considered carefully the Lewisham Alterations and Extensions SPD as well as the feedback received from the series of pre-application consultations. These have helped to consolidate a sensible intervention that maintains the characteristics and integrity of the host property, preserves the conservation area, limits the impact on neighbouring properties and offers a delicate and subservient design that doesn’t compete with the existing house.

Team

- Applicant: Dominic O’Loghlen
- Design Team: Javier Gonzalez (Project Architect Simpsonhaugh)
Adrian Lopez (Design Manager Mace)
- Heritage & Planning: Gareth Jones (Director GJHP)



site & context

site

The site is located at 68 Priestfield Road, Forest Hill, London SE23 2RS, and has a total area of 304 sq.m. It is accessed by Priestfield Road from its south and bounded by a low-rise bungalow construction 3 meters away to its north-east boundary and series of rear gardens creating a 20 meter green buffer with the semi-detached houses to the south-west. The property is located in an established residential area with remaining properties of a similar age but different style and character.

The site features a two storey detached house with an adjacent single storey garage to its western facade and has a total area (GIA) of 106 sq.m. with a 80 sq.m. front garden and a 155 sq.m. rear garden.

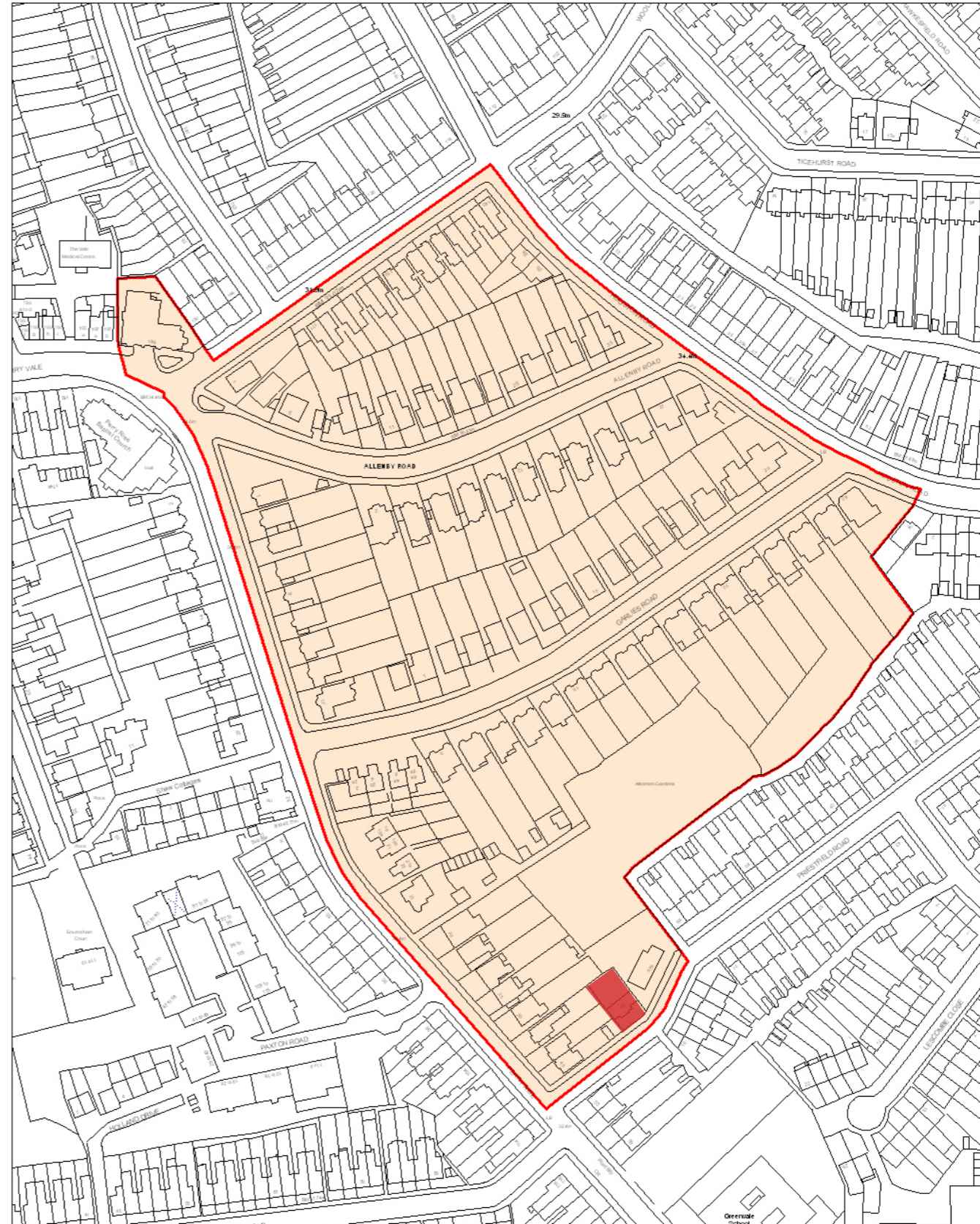


site & context

wider context

Lewisham's character derives from the relationship between its buildings, street pattern, style and period, open spaces and town centres. The borough features a strong urban pattern as its main identity which has been shaped through the different historic periods. This has led to the creation of twenty-nine conservation areas showcasing unity of character and a pleasant relationship between the buildings and green elements. The site falls within the Perry Fields conservation area which is characterized by a series of Victorian villas built in the 1880s along the existing historic road pattern on land previously used for pasture and brick making. They comprise a distinctive unit immediately recognisable from the surrounding later development.

The Site, comprising an interwar detached house of an unremarkable design, sits some way from the rear of the properties on Perry Rise and appears quite distinct from them. A number of them have extensions, including no. 41 which has a large two storey rear extension, as seen in the photograph above. The Site does not form part of the phase of development that resulted in the designation of the conservation area, and as such its contribution to the significance of the conservation area is limited to its residential use as a single family dwelling house. Refer to the Heritage Assessment attached to the submission for further details.



site & context

existing building

The existing two storey detached house belongs to the inter-war period and characterizes by its hipped roof dominated by a front gable, L-shape floorplate and dual materiality on the facade. It has a total gross internal area of 106 sq.m.

The house is set back from Priestfield Road by 5 meters offering a generous front garden. To the rear of the house, a 12x13 meters deep garden extends back generating an ample green space, featuring a deciduous tree to its north east corner. Both gardens have been landscaped with lawns, flower beds and paved areas.

The property is of traditional construction. The main roof is pitched, ridged and hipped and covered with plain clay tiles. On the roof there are three brick chimney stacks. The external walls are assumed to be of solid construction and they are brick and render faced. The windows are PVC double glazed units. The doors to the property are of timber and PVC. Internally the partitions are of solid work and finished with plaster. The ceilings are made of plasterboard.

The condition of the house is consistent with the age of the building and require maintenance and repair. The following improvements will be conducted as part of this application:

- paint/ repair render
- paint/ repair fascia boards and other timber elements
- repair porch
- paint garage door



site & context

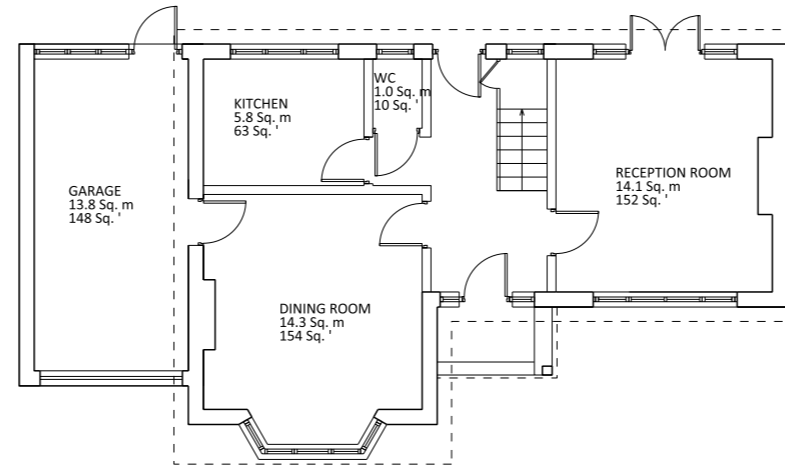
current building provisions

The existing two-storey detached house showcases a 3.9 meters bay and central staircase that serves as the distribution element connecting the two levels.

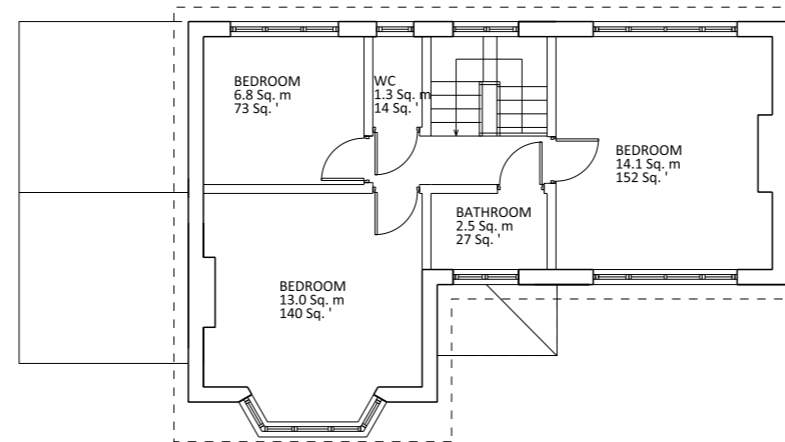
The ground level has its access hall to the south which distributes to the reception room, the dining room and the kitchen. These uses are supported by a WC. The first level connects to two double bedrooms and one single bedroom. There is a provision of a WC and a bathroom at this level.

Some of the current provisions of the house don't meet the UK housing standards and raise concern as to whether its current layout is able to absorb the needs of a contemporary family, these are listed below:

- Current WC and bathroom elements offer unpractical dimensions for its use
- Family bathroom element non-existent
- Current single bedroom area 6.8 sq.m
- Current kitchen area 5.8 sq.m
- Built-in storage non-existent



Existing Lv 00

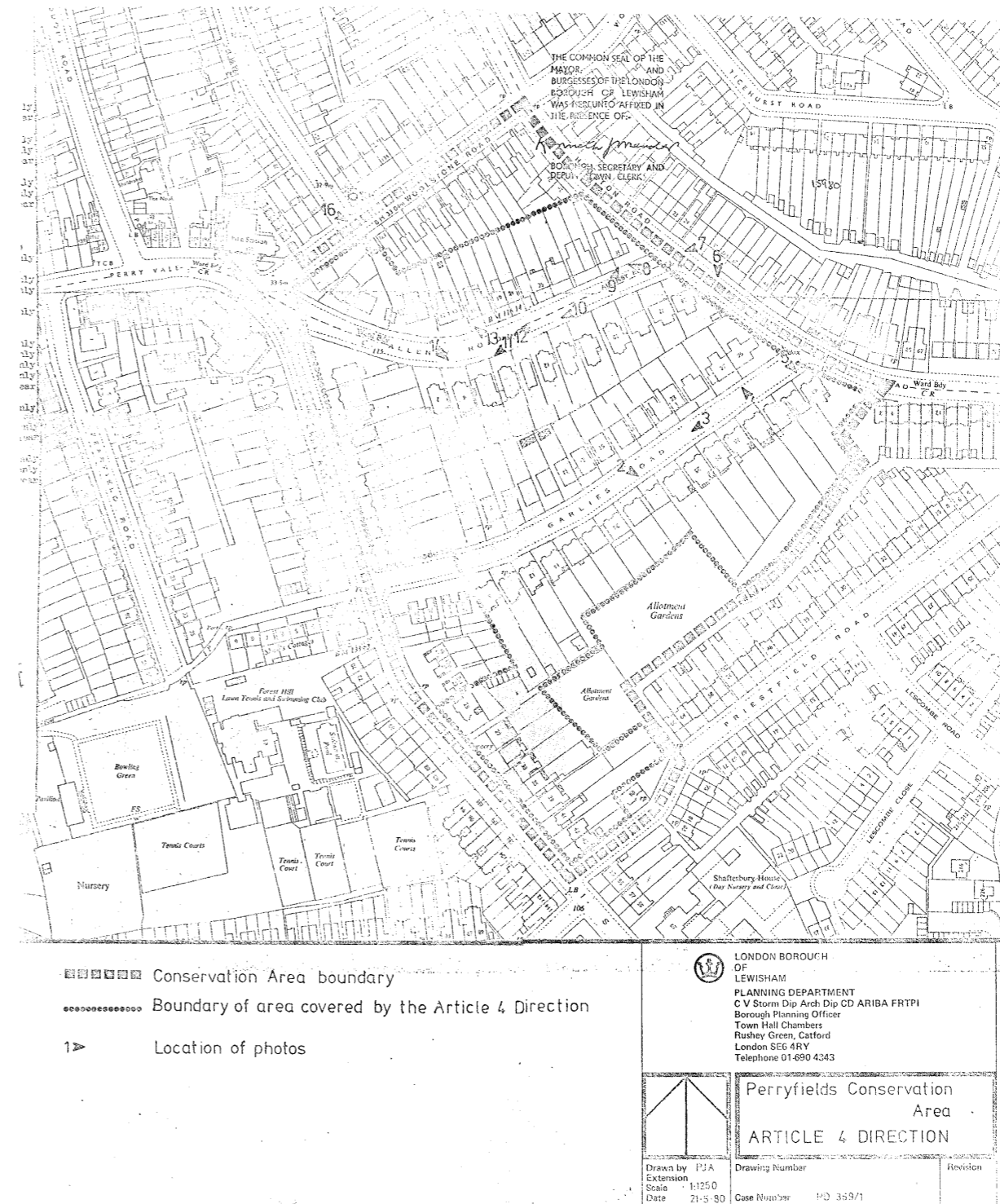


Existing Lv 01



Following a review of the Council's online planning register and planning archives, it is noted that the site has a limited planning history.

In 1991, a prior approval (LE/359/68/TP) application was submitted to confirm whether or not planning permission was required to erect a pitched roof on the garage. As the site is not covered by the Perry Fields Article 4 Direction, the Council confirmed that prior approval was not required.



Drawing of Perry Fields Conservation Area Article 4 Direction 1980

design process

planning history - the area

The majority of extensions within the Perry Fields Conservation Area show sensible interventions that are subservient to the host building. Most of the extensions replicate the existing materiality and finishes ensuring the characteristics of the main building are maintained and enhanced, whilst ensuring a controlled visual impact on neighbouring properties.



- Double storey extension / dormer roof extension combined with a single storey extension
- Single storey extension

design process

planning history - the area

There are other two storey rear extensions in the area showing stepped volumes with flat roofs just below the existing eaves that don't interact with the main roof of the host building. It is also characteristic for the area to see rear dormer roof extensions combined with a single storey rear extension.

Some of those extensions are seen in terrace houses and semi-detached houses within the Conservation Area of Perry Fields. Most of them lack from establishing a dialogue with the host building.



design process

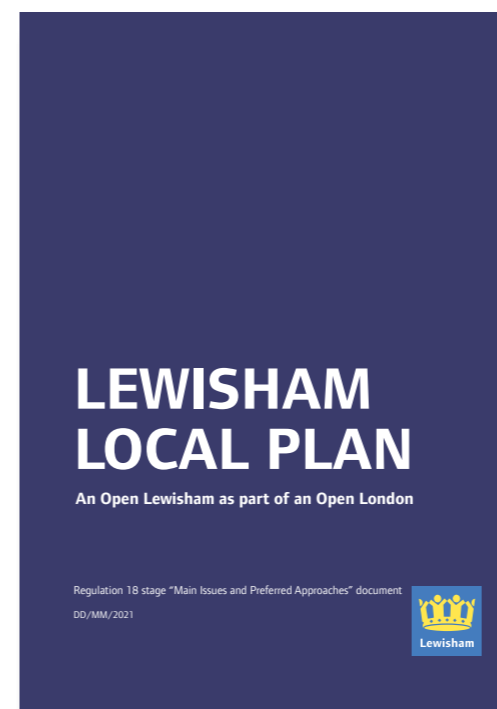
planning policy

This application has been informed by the Lewisham Local Development framework Core Strategy document, the Lewisham Local Plan and the Lewisham Local Plan Alterations and Extensions SPD in order to ensure a sustainable design of high quality that is able to contribute to the development of the borough as the population continues to grow. Other relevant documents considered are as follows:

- The Planning (Listed Buildings and Conservation Areas) Act 1990
- The National Planning Policy Framework 2019
- Planning Practice Guidance
- Regional planning policy - The London Plan:
 - 1 - Spatial Development Strategy for Greater London, 2016
- Historic England Advice Note 1, Conservation Area Appraisal, Designation and Management (Second Edition) (February 2019)
- Historic England: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)
- Historic England Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

The regeneration and physical transformation of Lewisham demands new attractive and diverse communities where sustainable, vibrant and exciting neighbourhoods are at the heart of the proposed change.

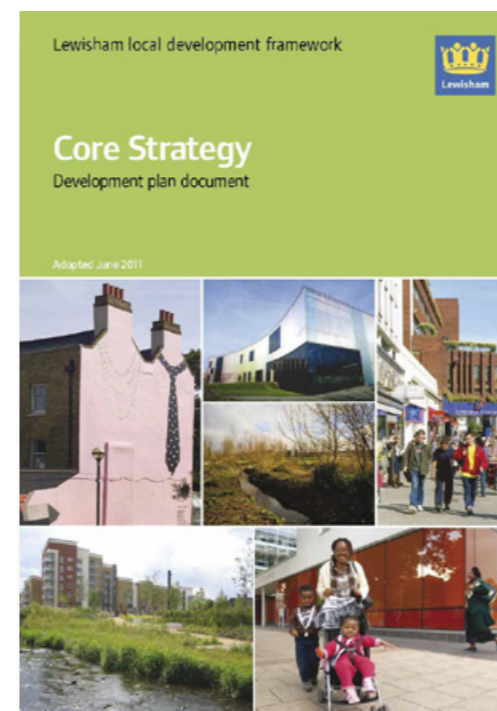
Our proposals build upon these principles with a strong reference to the historic character of the borough and a desire to improve life quality whilst introducing sustainable materials and construction practices.



Lewisham Local Plan



Lewisham Development Management Local Plan



Lewisham Local Development Framework Core Strategy



Lewisham Local Plan SPD



As the site is located within the Perry Fields conservation area, the preservation and enhancement of the area has been a primary factor during the design evolution of the proposals.

A full Heritage Assessment has been prepared and is submitted in support of this application. The key conclusions from the statement are summarised as follows:

The Proposed Development is an intelligent and carefully considered response to the Site and its heritage context. It is based on a clear understanding of the design of the host building and its contribution to the Perry Fields Conservation Area. The rear extension, of a high quality of design, respects the character and proportions of the host building.

In respect of the design considered in its own right, and the relationship between the Proposed Development and the host house, as well as its heritage context, the effect will be entirely positive. There are no harmful effects on the significance of the Perry Fields Conservation Area, and therefore accords with the objective set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). The Proposed Development is in line with the policies and guidance on design set out in the NPPF and PPG; local policies and guidance and HE guidance.

design process

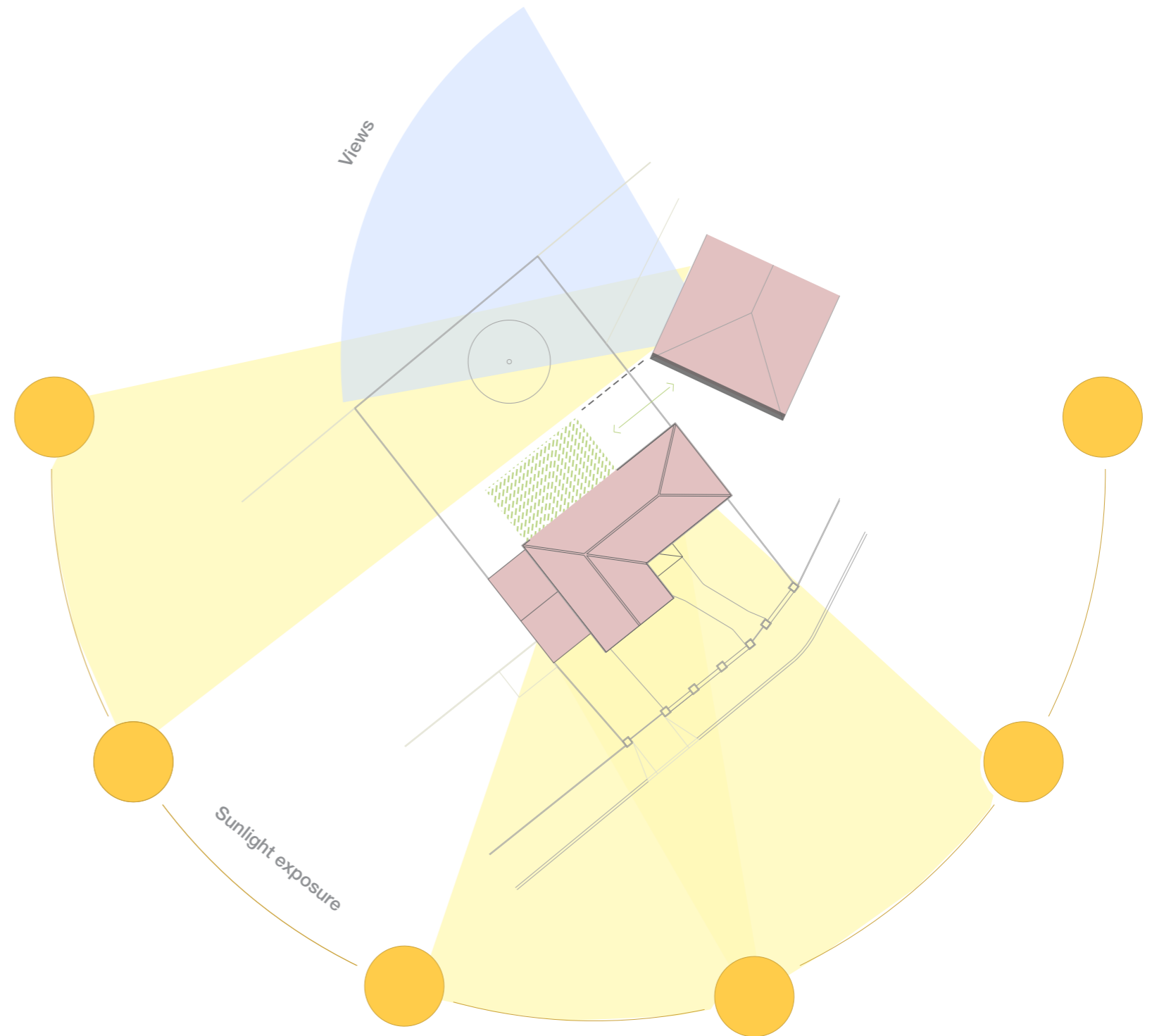
opportunities



A two-storey rear extension is proposed to give response to the outdated provisions of the existing house and create a spacious, safe and green family home which will be sustainable whilst preserving the identity of the site.

The proposals have carefully considered its relationship with the neighbouring bungalow on the eastern adjacent site. Privacy and sunlight are the key parameters that have informed the set-out and depth of the extension.

The western side of the bungalow is defined by a blank facade with no openings which sets a sensible datum to consider for the extent of the proposed massing. Bettering the massing relationship and creating a buffer garden zone in between buildings is a theme that has also been studied to define the footprint of the extension.



design process

pre-application discussions



In accordance with the Council's positive and proactive statement, prior to this application being submitted, informal advice was sought from Geoff Whittington, a Senior Planning Officer within the Council.

Response 1

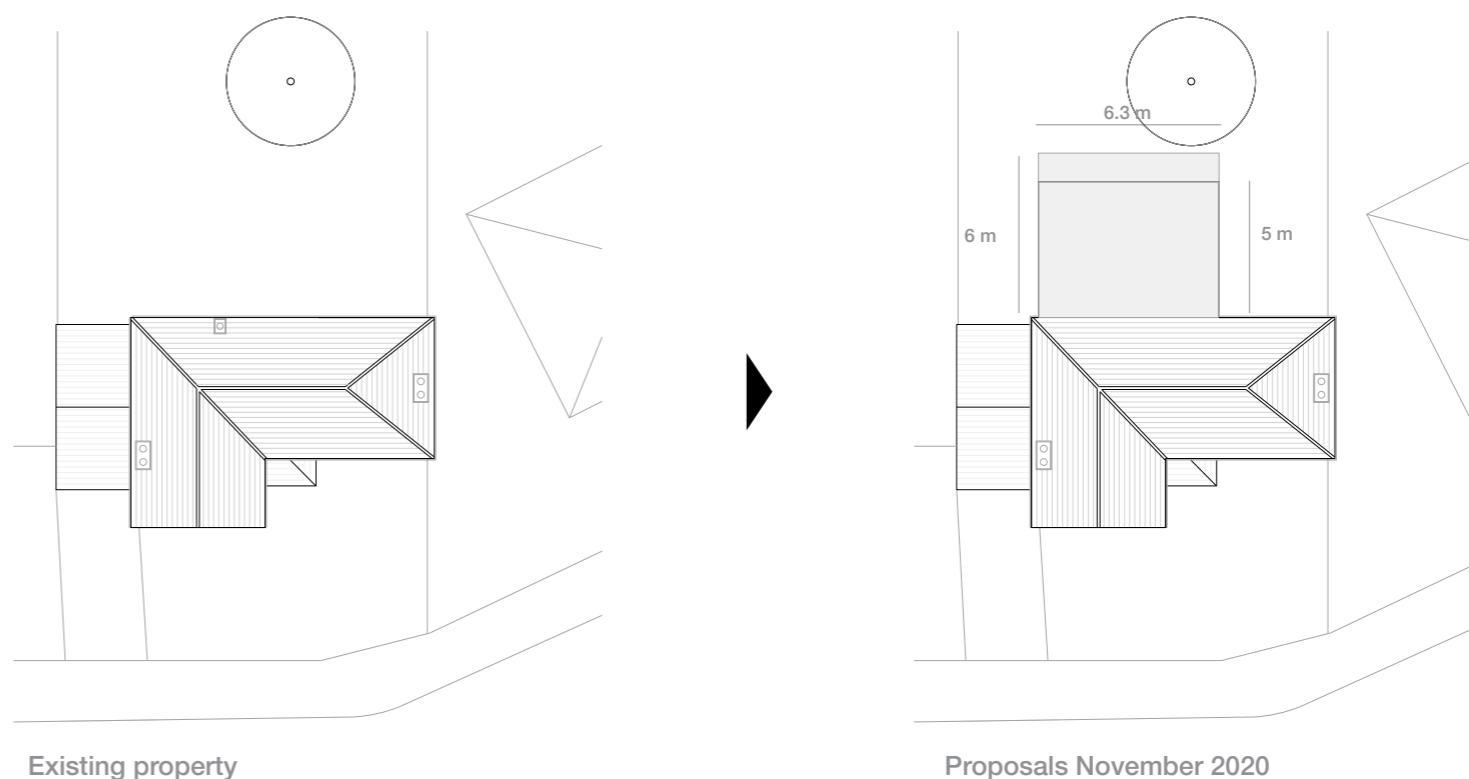
Geoff originally commented on a two-storey rear extension. The ground floor had a depth of 6m whilst the first floor had a depth of 5m. The extensions had a width of 6.3m and had a flat roof. Materiality was not discussed.

The feedback received was positive and is summarised below:

- Siting – good as it would not span the full width of the house and is positioned away from boundaries.
- Appearance – flat roof looks ok and should sit below eaves line.
- Depth – Ground floor – could make a case for 6m due to siting. If reduced in depth, a case could be made to increase the width instead.
- Depth – First floor - 5m at first floor is excessive, although it is accepted that it would not project beyond rear elevation of the next-door bungalow. It was suggested that an extension of 3m deep would be more appropriate.

Response 2

Following the initial feedback received, the proposals were amended to address the comments raised. The ground floor extension was reduced in depth to 5m, whilst the first floor was reduced in depth to 3m. The width and siting of the extension remained the same.



design process

pre-application discussions



The feedback received was again positive, with the response below:

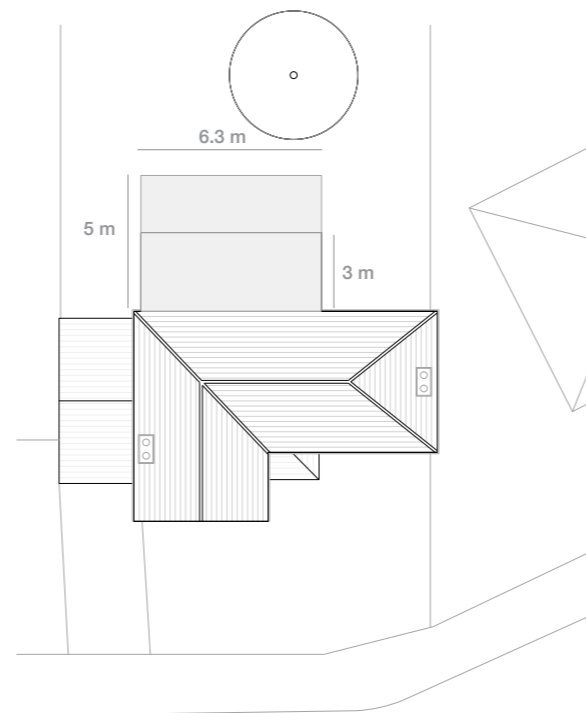
- The proposal looks better due to the reductions. Going by the limited info at this stage, I would feel more comfortable than with the previous plan. A future application must acknowledge distances to neighbouring properties/ boundary treatments/ trees etc to demonstrate that any potential visual harm would be minimal.

Conclusions

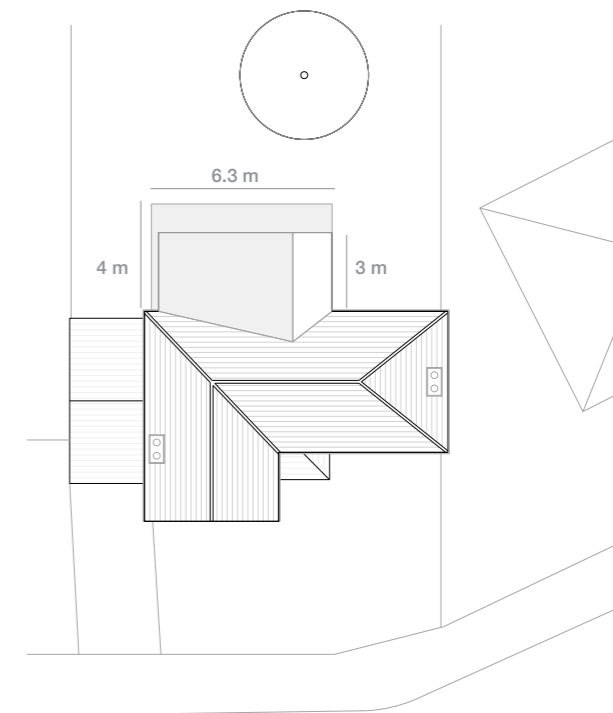
Following the helpful pre-application discussions, the proposals have been refined and the scale reduced further. The depth of the ground floor extension has been reduced to 4m, whilst a 3m depth at first floor has been retained in line with officer feedback.

The previously proposed flat roof has been replaced with an asymmetric pitched roof that will sit 1.25m below the ridge height of the existing dwellinghouse.

A further articulation at first floor has been introduced to break the alignment with the western facade of the house. This ensures that the extension is perceived to be subordinate, whilst enhancing the character of the host building.



Proposals December 2020



Proposals February 2021

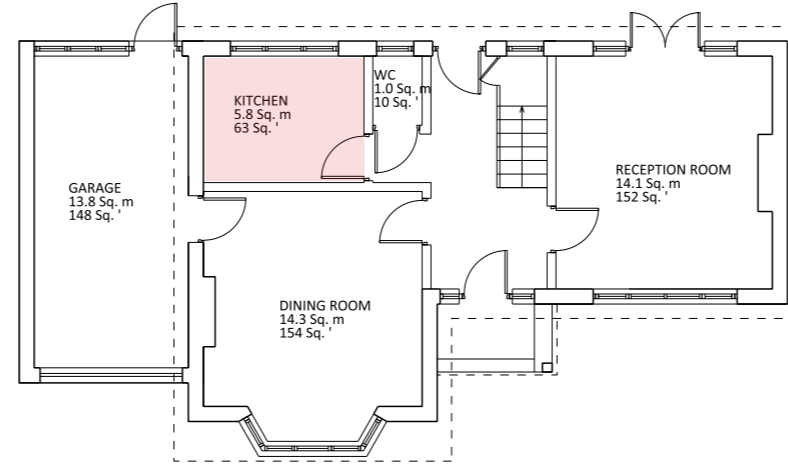
design proposal

design response_layout

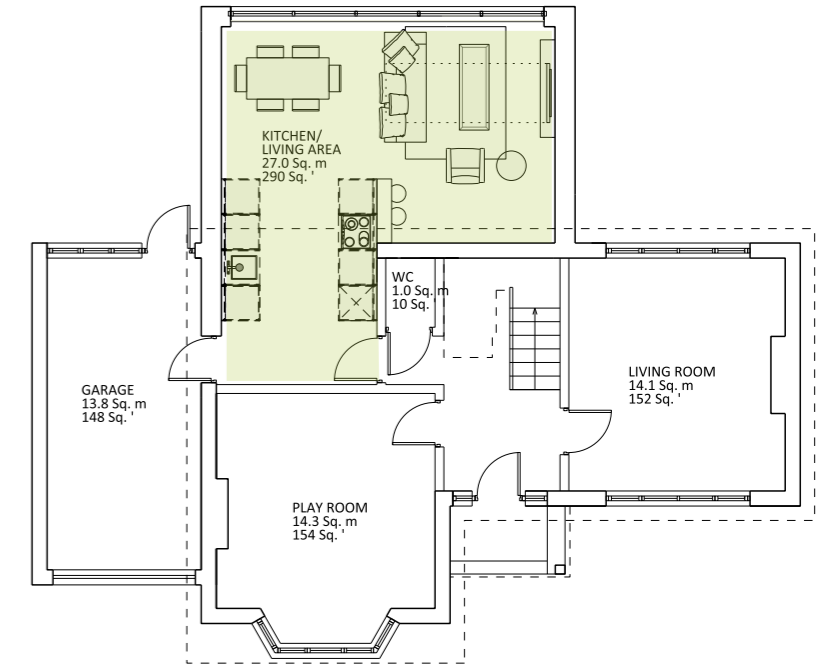
This application sets the basis to upgrade the existing building to the modern day living aiming to improve and enhance its attractiveness as a place to live whilst meeting the current needs of the modern London family.

At ground floor level, a combined kitchen-living space is proposed as the heart of the house considered a family place to gather and interact. This room extends to the north establishing a direct link with the verdant rear garden, capturing light and nature within the space promoting health and well-being. The introduction of a family toilet will articulate the extension at first level in which an additional single bedroom is proposed to meet the needs of a family house.

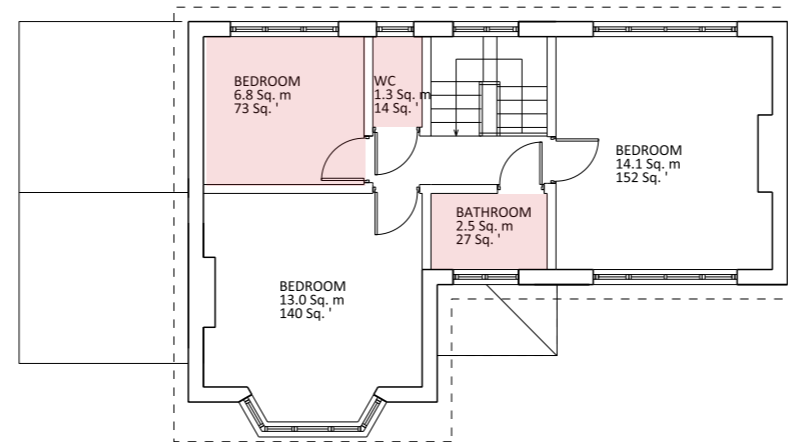
In line with Core Strategy policy 15 (and Spatial Policy 5), the proposed extension has been designed to respect the integrity and hierarchy of the existing house. The extension set-out has been carefully studied and proportioned to ensure no visual harm or loss of privacy is caused to the neighbouring homes.



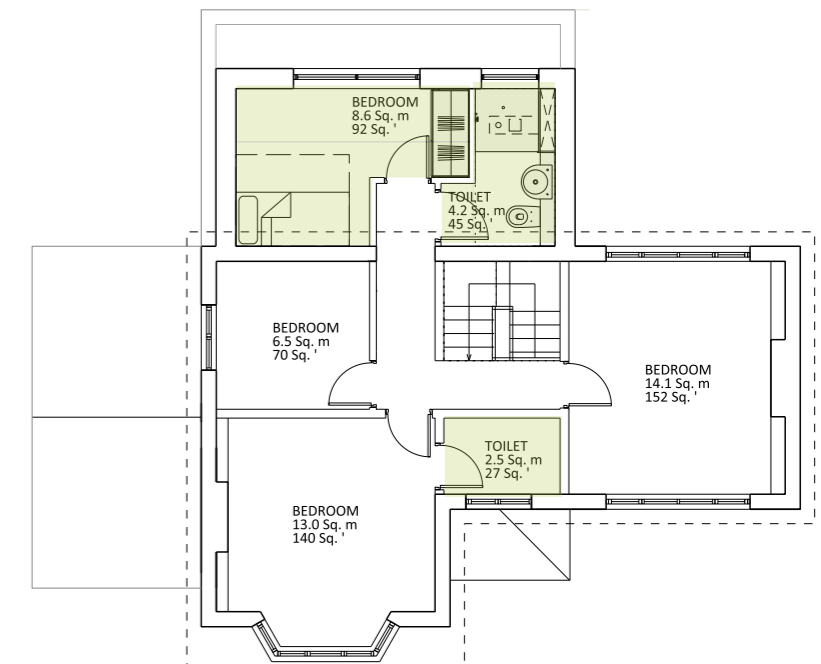
Existing Lv 00



Proposed Lv 00



Existing Lv 01



Proposed Lv 01

design proposal

design response_scale and appearance

The proposal carefully considers the policies within the Lewisham Local Plan and the SPD. The extension of the detached house is set away from the boundaries and it therefore responds positively to the neighboring properties. The proposal is sympathetic with the existing building not competing with it but showing its own character with an innovative design. The scale of the extension is subservient to the host building. It retains the original geometry by not expanding the width of the property and creates a volume that sits comfortably within the site and rear garden. The proposed extension will be of a contemporary design and will preserve the existing geometry and design of the house. The articulated first floor massing, combined with the asymmetrical roof form that sits well below the existing eaves height will be of exceptional design quality and will control the visual impact of the extension.

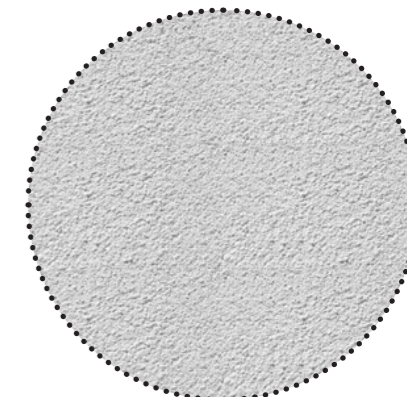
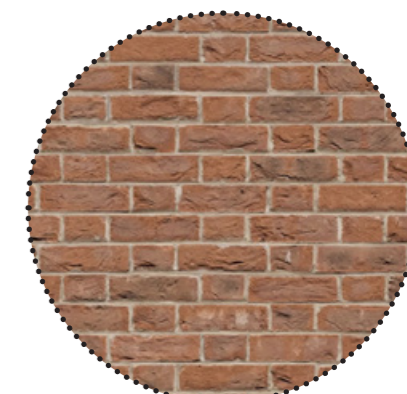
In terms of materiality the proposal looks to match the existing with brick faced walls on the ground floor and render on the first floor. The roof covering will be clay tiles to match the existing. As part of the works, a redecoration will be done to the existing facade including timber elements, render and porch to preserve the character of the house. A more contemporary approach can be seen in the openings of the extension to the garden. At ground floor, the kitchen has a floor to ceiling bi-fold window generating an improved connection with the outdoor green space and benefit from the natural light. A similar approach is adopted at first floor level as the windows will help maximise natural light penetration into the new rooms. As part of the works, the existing double door that links the living room with the garden will be replaced with a window to match the existing windows in the house. A new window on the first floor is proposed to the west elevation to provide a window for the existing bedroom.



Proposed north elevation



Proposed west elevation



design proposal

access

A crossover is proposed to resolve the vehicular access to the off-street drive and garage. In order to provide a minimum entrance width required for a standard crossover, the second brick pier will be dismantled and rebuilt to ensure that a clear 2.7m entrance is achieved.

The site benefits from access to and from Bus Public transport which provides a connection to major transport nodes. Walking times to Forest Hill, Sydenham stations and Lower Sydenham train station are 10-12 minutes.

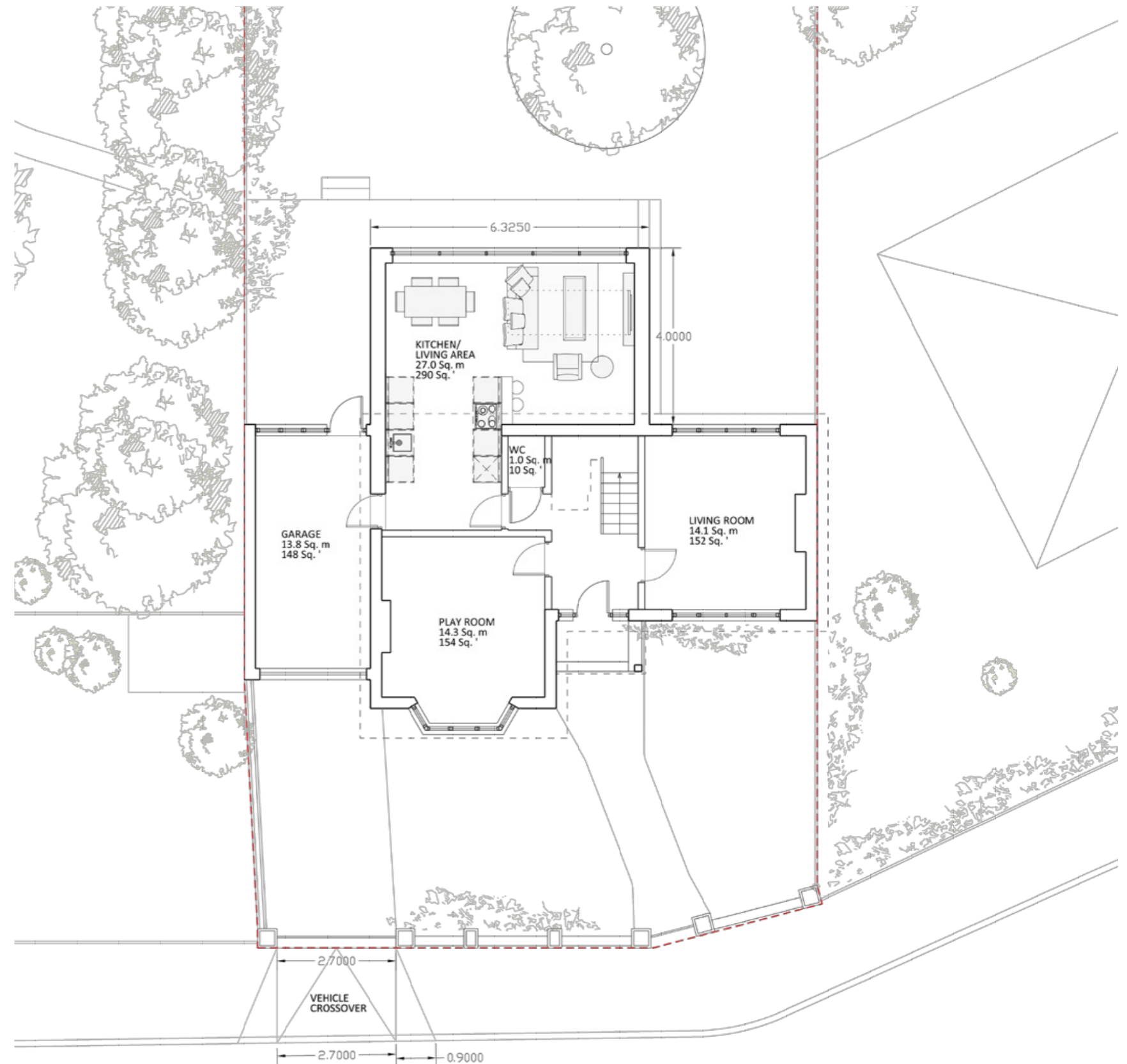
waste management

The proposal allows for segregated recycling and refuse bins. It is noted that the bins are collected as follows:

- Food and garden waste is collected weekly on Tuesday.
- Recycling is collected weekly on Tuesday.
- Refuse is collected fortnightly on Tuesday.

flood risk

Following a desktop assessment, it is noted that the surface water flooding risk is low and flood risk from rivers and the sea is very low.



Proposed Ground Floor

design proposal

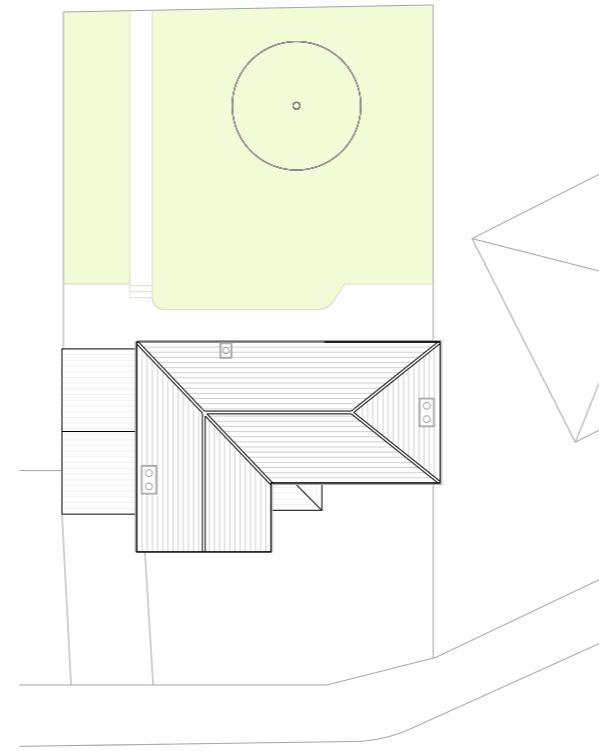
landscape



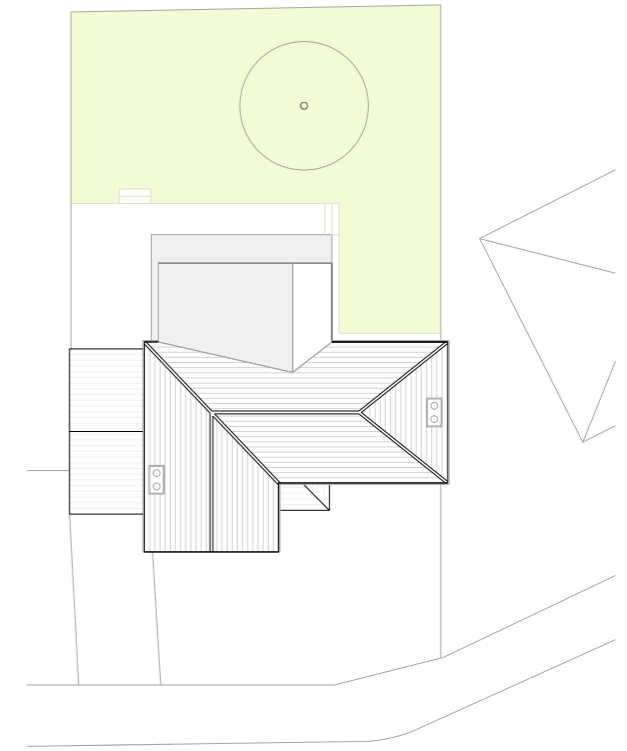
An outdoor garden paving area is proposed to the rear garden to provide direct access from the house to the garden. This paving surface will connect to the garden level by two sets of stairs east and north respectively.

As a sustainable approach and in order to minimize the impact in the garden overall area, a cut and fill strategy is proposed within the site boundary extending the landscape into the south east corner of the rear garden. This strategy orientates the hard landscape to the south west of the garden, bettering the relationship and enhancing the privacy conditions of the neighbouring bungalow at the eastern side.

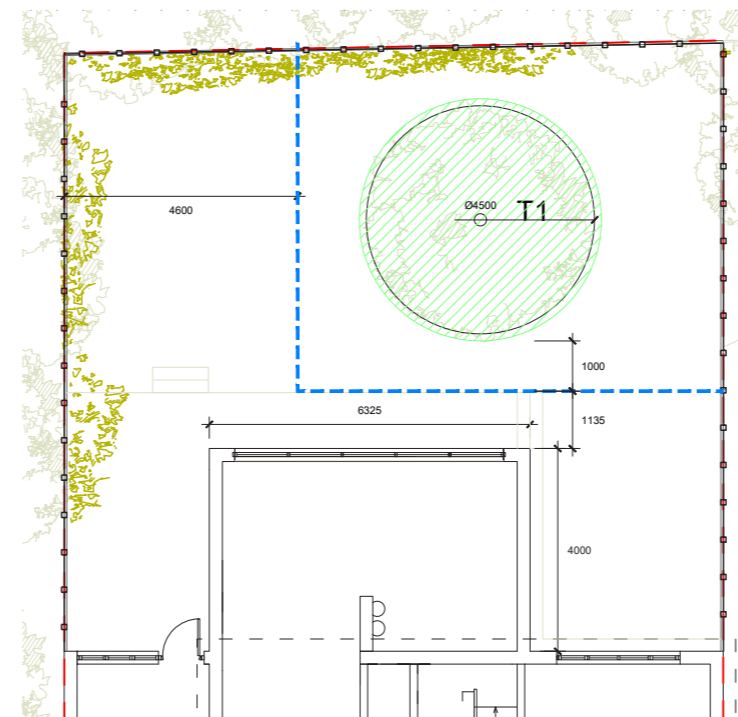
The garden features a malus sp. 3m tree to be retained. To protect the tree during construction, all activity will be directed away from the tree area with a Construction Exclusion Zone introduced to avoid the root protection zone.



Existing rear garden



Proposed rear garden



Tree protection zone diagram

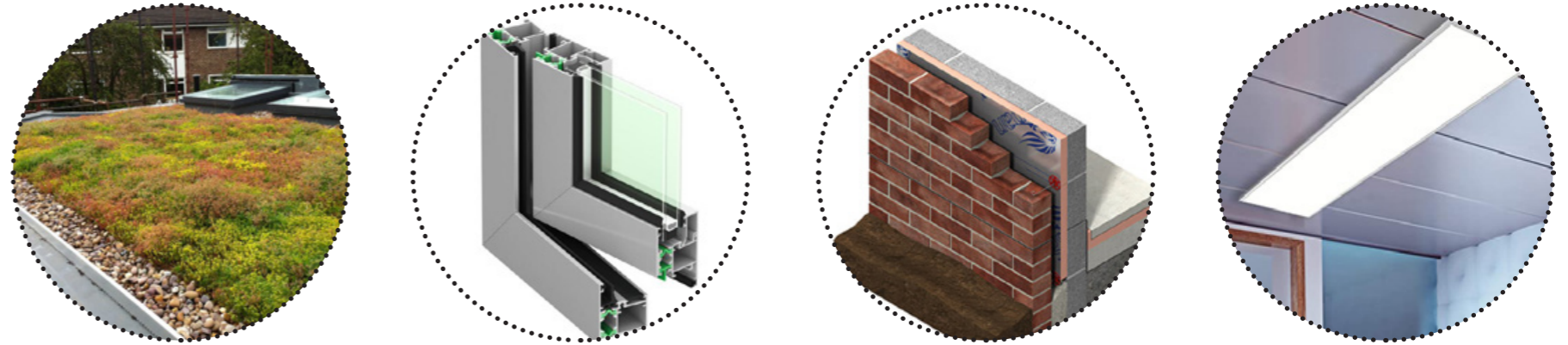
design proposal

sustainability



As part of the proposals, it is acknowledged that there is an opportunity to improve the sustainability credentials of the house. Accordingly, as part of the works, the following design measures will be incorporated:

- The proposal will provide a continuous layer of insulation across walls, floors and roofs ensuring that the energy loss is reduced to the minimum keeping the U-value of the new construction elements as lower as possible.
- All new lighting will be LED lighting and the existing will be replaced with LED lighting. This provides longer lifespan than traditional bulbs and they can be up to 80% more energy efficient having a positive effect on the environment.
- The design looks for thermal efficiency also with the proposed new windows and bi-fold windows which will lead to energy saving benefits limiting the heat transfer.
- The natural light is one of the key aspects of the design, specially in the kitchen space which becomes the new heart of the house linking it to the rear garden. The large surface of glazing proposed in the new extension will reduce the energy consumption at the same time that makes the space vibrant and connected to the garden.
- The proposal includes a sedum roof on the flat roof at ground floor. This measure aims for increase the energy efficiency of the proposal adding additional insulation to the property. Another benefit is the improvement of the air quality adding plant life and vegetation to the roof.
- A bioethanol fireplace is proposed as a source of supplemental heat which will ensure a clean indoor air whilst providing an eco-friendly footprint to the environment.



Proposed north elevation



The proposals have been designed following collaboration between the designers, heritage advisor and senior council officers by way of pre-application discussions.

The Proposed Development is an intelligent and carefully considered response to the Site and its heritage context. It is based on a clear understanding of the design of the host building and its contribution to the Perry Fields Conservation Area. The rear extension, of a high quality of design, respects the character and proportions of the host building. In respect of the design considered in its own right, and the relationship between the Proposed Development and the host house, as well as its heritage context, the effect will be entirely positive. There are no harmful effects on the significance of the Perry Fields Conservation Area, and therefore accords with the objective set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). The Proposed Development is in line with the policies and guidance on design set out in the NPPF and PPG; local policies and guidance and HE guidance.

In conclusion, the proposals are deemed to be of exceptional design quality and have been crafted in such a way as to preserve the integrity of the original house and wider Perry Fields Conservation Area. The extension is modest in size and has been sited away from neighboring properties to preserve residential amenity including overlooking and daylight/ sunlight. The proposals are considered to comply with the development plan and supporting guidance and officers are commended to support this application.