

MMKM Architecture and Interiors

67 Landcroft Road

Design, Access &
Planning Statement

21st April 2021

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OVERVIEW

This document provides supporting documentation in the form of a Design, Access & Planning Statement for the proposed works to the rear of 67 Landcroft Road. In the following pages, architectural context, local planning policy and the proposed design are analysed and reviewed.

We are seeking full planning permission for a minor development. The nature of this development is as follows:

- Removal of existing two-storey out-building which is in a poor state of repair.
- Construction of a two-storey dwelling property with access from the adjacent Heber Road.

The proposed changes will develop the existing street condition whilst providing additional family accommodation.

EXISTING BUILDING CONDITION

Building Description:

The outbuilding to the rear of 67 Landcroft Road is a private two-storey building in SE22, with street access from Heber Road. Despite the garage door the property is not used for off-street parking and is not suitable for this due to internal divisions and structural works internally.

The property is not listed and does not sit within the Conservation Area. The surrounding area is predominantly residential area.

The residential use of the property will remain unchanged.



Aerial View: 67 Landcroft Road



Aerial View: 67 Landcroft Road



Street View from Heber Road

Existing Material Palette:

- Render
- Hanging tile
- PVC windows
- Metalwork garage doors
- Brickwork piers
- Timber doors

PLANNING HISTORY

Assessment of Planning History and Context:

The following is a quick summary of the development status of the property.

Conservation Area: No

Listed Building: No

ACCESS

There are no proposed changes to the property's access. Access will remain the same.

The residential nature of the property will be maintained, so no additional impact to traffic volumes as a result of this proposal is anticipated.

DEVELOPMENT MANAGEMENT – PREAPPLICATION RESPONSE – COVER SHEET

Reference Number:	21/EQ/0031
Site Address:	67 Landcroft Road, London, Southwark, SE22 9LB,

Location Plan:



KEY DATES			
Application Start Date:	16.02.2021	Application Expiry Date:	12.04.2021
Earliest Decision Date:		Committee Date:	Not applicable

DEVELOPMENT MANAGEMENT – PREAPPLICATION RESPONSE

APPLICATION DETAILS

Application Type:	Pre Application Enquiry
Proposal:	Pre application advice for demolition of existing 2 storey outbuilding at the rear of 67 Landcroft Road and erection of new 2b, 4p, 2-storey dwelling.
Ward(s):	Goose Green
From:	Director of Planning
Case Officer and Team:	Daniel Cooklin-Smith, Fast Track

ASSESSMENT OF PROPOSAL

Executive Summary

Pre-application advice is sought for the demolition of the existing outbuilding at the rear of the garden and construction of a new two-storey outbuilding with access from Heber Road. The proposal includes two double bedrooms on the first floor and a kitchen and living space/dining room on the ground floor as well as outdoor amenity space.

The dwelling has a total height of approximately 6 metres and a width of almost 10 metres. The site has a depth of 5.5 metres. The garden is 2.58 metres wide and 2.67 metres in depth to give a total area of 6.84 sqm.

In terms of materiality, the proposal is made using timber and render for the walls. The roof is slate roofing whilst the windows and glazing are composite aluminium.

Broadly, the application is supported, although following on from discussions in a meeting on 9th March 2021, there are a number of issues the agent should consider. The garden size is inadequate and the internal areas will need revisiting. The scale, design, and resulting amenity impacts are considered acceptable.

Site Description

The application site is a three-storey, end-of-terrace dwellinghouse located on the corner of Landcroft Road and Heber Road. The proposed new dwelling is adjacent to 54a Heber Road and would sit at the end of the garden which is visible and accessible from Heber Road. There is an existing two-storey outhouse to the rear of this garden although the eaves renders this a one-storey unit and is in a state of disrepair. The existing dwelling at 67 Landcroft Road is adjacent to 65 Landcroft Road to the north.

Planning Policy

National Planning Policy Framework 2019 (NPPF)

- Chapter 2 Achieving sustainable development
- Chapter 5 Delivering a sufficient supply of homes
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places

The London Plan 2021

- Policy D4 (Delivering good design)
- Policy D6 (Housing quality and standards)

Core Strategy 2011

- Strategic policy 12 - Design and conservation
- Strategic policy 13 - High environmental standards

Southwark Plan 2007 (July) - saved policies

- Strategic policy 12 - Design and conservation
- Strategic policy 13 - High environmental standards

Area based AAP's or SPD's

- 2015 Technical Updated to Residential Design Standards SPD (2011)

Other key material considerations

The site is not listed and is not in a conservation area. The surrounding is characterised by residential properties. Other planning designations relevant to this area are:

- Air Quality Management Area;
- Smoke Control Zone.

Land Use

There is no objection to the use of a new building at the rear garden to provide additional residential accommodation. The quality of the residential standards will be assessed throughout this report.

Access and site layout

The site is accessible from Heber Road. Any construction works is likely to take place from this road.

Scale, height and massing

There is no objection to the scale of the proposed new dwellinghouse. The site would extend beyond the existing outbuilding and would have an increased height although it would still sit beneath the surrounding houses and would be a subservient feature to the road. The front elevation has a parapet and ridge line that resembles the existing outbuilding.

Detailed design

The proposal would resemble the existing structure albeit with improved materials and structural integrity. The materials are high quality and the render and timber walls are contemporary in nature and therefore are considered an improvement on the streetscene. The proposed front elevation has an arched door to respond to the surrounding area on Heber Road where this is a common feature on the northern side of the road.

Housing Quality

The proposed site is a two-storey, 2x double bedroom dwellinghouse. The required Gross Internal Area according to the 2015 update to the Residential Design Standards is 79 sqm. As stated, in the Design & Access statement, the unit is currently 76.24 sqm and therefore the would fail to comply with the Residential Design Standards.

A schedule of accommodation size is listed below in respect of essential Gross Internal Area (GIA) along with the proposed size.

Room	Essential GIA (sqm)	Proposed GIA (sqm)	Complies?
Living/ Dining	17	16	No
Kitchen	7	7.3	Yes
Bathroom	3.5	3.5	Yes
Bedroom 1	12	16	Yes
Bedroom 2	12	15.5	Yes

In terms of individual space standards, the living/dining room falls short of the required space by 1 sqm. Otherwise, all the other rooms meet the required standards. However, it is unclear where built in storage is located which should be a total of 2.5sqm. This means the site still has a total of 3.5sqm unaccounted for in space standards as well as being 2.76sqm short of the required GIA of 79 sqm.

Moreover, the officer does not consider that the spatial constraints of this site are an acceptable reason for failure to comply with space standards, as the host dwelling benefits from a large garden space. Furthermore, for new dwellings a garden should have a size of 50 sqm in accordance with the Residential Design Standards. In this respect, the council will agree to exercising a level of discretion given the constraints of the application site's garden. However, the total area of the garden is proposed at around 6.6 sqm, which would not be acceptable, and a minimum of 25 sqm is expected.

The dwelling has been designed to benefit from large levels of daylight and sunlight in each room whilst also providing good levels of outlook. Furthermore, the site sits beneath the neighbouring 54a Heber Road, thereby preserving privacy for both houses. Furthermore, the rooms will have a head height of around 2.9 metres which is considered more than adequate head height.

Amenity impacts

As previously mentioned, the proposal is not expected to result in any adverse amenity impacts with regards to privacy. The dwelling would sit lower than the neighbouring 54 Heber Road and there are just 2 small windows on the rear elevation which serves to provide light to the 2 bedrooms. There are no windows proposed on

the rear elevation and therefore this ensures there is no adverse impacts for properties located to the north on Rodwell Road. The proposed garden has fencing around it to provide additional screening on the ground floor, although there is lots of natural screening in the area.

With regard to sunlight, the proposal is not expected to cause any harm to surrounding houses with the exception of some small shadowing in amenity space. 54a Heber Road has no windows on the side elevation except on the dormer and with an alleyway providing a setback, it is not expected that any loss of daylight would occur for this adjacent site.

The proposal site would not enclose the surrounding properties as it would be completely detached from any other site. It is expected that the host site, 67 Landcroft Road, would lose some more garden space than is currently proposed due to the need for more garden space, but this is an acceptable loss of amenity space when balanced against creating a new dwelling.

Transport and servicing issues

Car parking

No car parking is proposed, which is welcomed.

Cycle parking and waste

Cycle storage and waste storage is clearly marked and is located on the side elevation near to the garden space. This is acceptable as it is located within a secure location. The agent is advised that this should be completely weatherproof and details pertaining to security would be welcome.

Community Infrastructure Levy

The Mayoral Community Infrastructure levy has not been taken into account within the submission.

This development will be subject to the Mayoral CIL and Southwark CIL. The charge will be calculated according to the amount of new floor space the development will provide. The chargeable rate Southwark and Mayoral CIL can be found on the council's website. It is necessary to complete a 'Planning Application Additional Information Requirement Form' to determine the amount of chargeable floorspace on the site and submit this with any formal planning application on the site. The amount to be paid is calculated when planning permission is granted and it is paid when development starts. Further details about the CIL can be found using the links below.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

<http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevymay11>

Other matters

N/A.

Conclusion

The principle of the application is acceptable and there are very few concerns with regards to design and amenity. However, the agent should clearly mark up the internal area as well as any external measurements to show that the scheme is compliant with the Residential Design Standards. Furthermore, in order to understand the scheme in its proposed setting, it would be useful to provide visual drawings of neighbouring properties and how the scheme would relate to these in the streetscene.

In order for this application to be acceptable, a balance will need to be struck between loss of host property's amenity space and space standards for the proposal site. At present, there is clear scope for an increase in amenity space for the proposed dwelling.

Seeking further pre-application advice

Subject to a further fee, you are able to submit revised plans for further comment from the Council. Should you have any further questions then please do not hesitate to contact the case officer.

Submitting a Planning Application

Information as shown below will be required for the formal submission of your application for full planning permission:

- A completed application form
- A site location plan to identify the land to which the application relates drawn to an identified scale (1:1250) showing the direction of North
- A copy of plans and drawings or information necessary to describe the subject of the application including:
 - Block plan of the site
 - Existing and proposed floor plans
 - Existing and proposed site sections, to include finished floor and site levels
 - Existing and proposed roof plans
 - Existing and proposed sections
 - Design and Access Statement (if the proposed works would affect a designated heritage asset or the setting of a designated heritage asset)
- The applicable fee

Signed: Simon Bevan Director of Planning

Date: 6 April 2021

APPENDIX 1: PLANNING APPLICATION SITE HISTORY

No relevant planning history

ADDRESSING PRE-APPLICATION ADVICE

Changes to the interior layouts now mean the property is a 2 bedroom, 3 person property.

The garden areas for the existing and proposed properties are clearly defined. The new garden is 27.9m², above the suggested 25m².

Cycle and bin storage is completely weather tight with the first floor of the proposed property above this space.

Drawings illustrating internal areas and elevations of the street scene have been added to aid the application.

PROPOSAL

Extent of application site: 102.0 sqm

Existing building GIA: Total 72.4 sqm

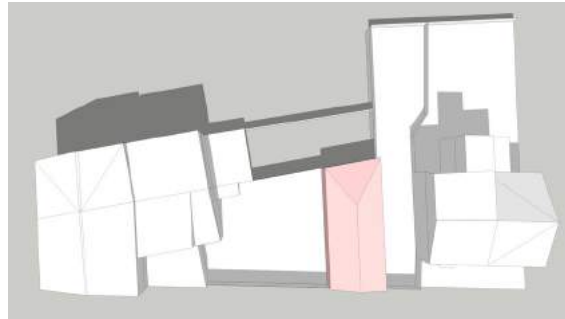
Proposed building GIA: Total 74.1 sqm

Heber Road is a quiet mainly residential street comprising a mix of housing stock with varying finishes.

This application addresses providing additional accommodation for the property and improving the street frontage of Heber Road. The proposal looks to distinguish the new building, but retain the form of the original out-building from the street frontage. The carefully positioned glazing and courtyard arrangement ensures there is no increase of overlooking to the adjoining neighbours' properties.

The proposed extension is to be to a high level of design and benefits from having high levels of thermal insulation and natural daylight. The proposed material finish is to be slates to match the existing roof finish. The facade will be split into two distinct sections in a nod to the neighbouring properties, which comprise both brickwork and render detailing. This split detailing is also identifiable on the original building form with hanging tile at high level.

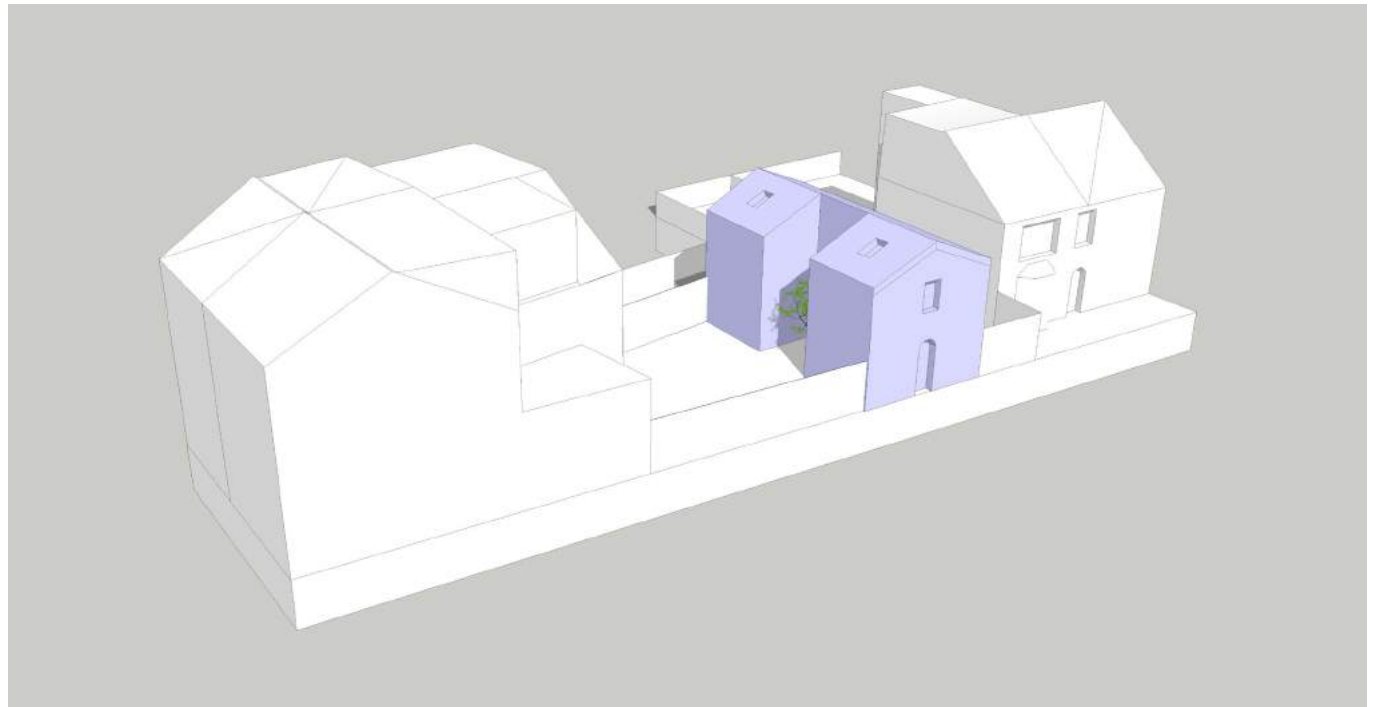
The arched entrance provides cover whilst linking the properties detailing to its adjacent neighbours.



Aerial Existing Building in Context.



Aerial Proposal in Context.



Proposal In Context

DESIGN APPROACH

Form:

The proposed property sits lower than the neighbour at number 54a Heber Road's ridge line, whilst ensuring minimum space standards are met internally. The vacant site between these properties is maintained. The property benefits from triple aspect due to the courtyard configuration. A unique asset for properties of this kind.

Privacy:

Hit and miss cladding elements to the high-level glazing provide privacy, and minimise outlook over the garden of number 67 Landcroft Road, whilst also acting as solar shade.

Detailing:

Minimal glazing and openings to the street frontage of Heber Road mimic the original out-building form and ensure the new building sits quietly as a replacement. The careful positioning of the central first floor window and arched opening at ground floor take influence from the street neighbours along Heber Road and reflect the traditional detailing seen here in a contemporary way.

Materiality:

The property should be noted for its innovative design and use of high-quality materials. The contemporary nature of the design, with its minimal facade, and considered materiality contrasts with the adjacent streetscape expressing the new addition clearly and illustrating the development of the street frontage.

Proposed External Area:

Due to the location of the property, the proposed external garden area does not add to potential issues of overlooking.

Addressing Policy:

Southwark's Core Strategy (2011) identifies that East Dulwich is not subject to mayoral targets, but that focus should be on improvements to the existing area. Demolition and redevelopment of the plot will enhance the street frontage and act as further precedent for high-quality contemporary design in the neighbourhood.

Residential development of this kind will help preserve the suburban character as outlined in the Dulwich Supplementary Planning Document 2013

Strategic Policy 7 sets out the need for family homes with 2 or more bedrooms. This proposal provides much needed additional family accommodation.

Internal Space:

Southwark's Residential Design Standards SPD (2011) sets out minimum space standards. 2 bedroom 3 person 2 storey properties should be at least 70m² the proposed development is 74.1m².

Storage should be 2m². The proposed allows 2.38m² storage space.

Minimum room areas for properties dictate, double bedrooms should be 12m². The double bedroom is sized at 15.1m². Single bedrooms should be 7m², the bedroom included is 7.4m².

Both bedrooms are over 2.75m wide in all areas. The second bedroom can provide adequate work from home space should this be a requirement.

Combined kitchen, dining and living spaces should be 27m² in a 2 bedroom property. The development allows 27.4m².

Bathroom spaces should be 3.5m² The bathroom is 6.3m²

Kitchen, dining and living spaces are at entrance level.

All doorways are 900mm wide with adequate approach routes when not head on.

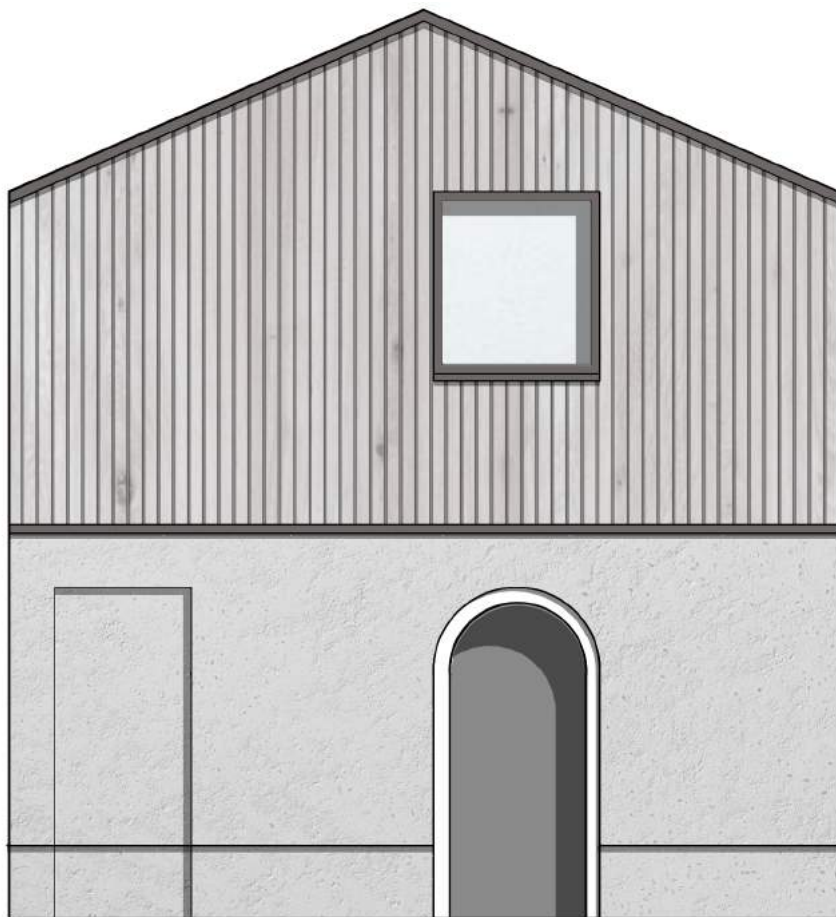
27.9m² of private outdoor garden space is allocated in response to pre-application advise this is to be a minimum of 25m².

Responding to 3.9 of Southwark's Residential Design Standards SPD:

The backland development of this existing property has been carefully considered as to not cause additional impact on the surrounding area. Windows are positioned to ensure there is no additional overlooking to adjacent properties and the form of the proposal relates to the existing condition.

There is no additional impact on wildlife or habitat due to the existing out-building's position.

DESIGN APPROACH



Proposed Street Elevation from Heber Road

DESIGN APPROACH

Materials:

High Level:

We are proposing to clad the property in high-quality timber differentiating from the render below

Low Level:

In correlation with the material pallet along Heber Road, render will be used at low level to ensure the building sits quietly within it's surroundings.

Roof:

We are proposing to use slate roof tiles to complement the existing neighbour's conditions along Heber Road. .

Windows and Glazing

High performance composite aluminium framed windows will ensure the highest standards.

Waste Management:

It is proposed that the existing waste management arrangements (i.e. weekly waste and weekly recycling collection for a domestic property) be retained.

Traffic Impact:

The residential nature of the property will be maintained, so no additional impact to traffic volumes as a result of this proposal is anticipated.

Sustainability:

We are proposing to minimize the carbon footprint of the building through the integration of large areas of glazing, to maximize natural light into the building, reducing the requirement for artificial lighting.



Slate roofing



Vertical timber cladding



Through coloured render

DESIGN APPROACH

Precedent

Backland/Infill Development

These successful schemes all react to the adjoining buildings whilst bringing their own personality, be that with brick, hanging tile or timber cladding. They all break the facade with horizontal definition, a design trait carried through to our proposal.



SUMMARY

The proposals comply with policy and best practice guidelines. There will be no detrimental impact on the character and setting of the existing building or to the wider area. The design proposals are respectful of the nature of the setting and the existing qualities of the site. The proposals are well justified to provide much required additional space. The evidence enclosed in this statement strongly supports our proposals, and we maintain that the proposal is sensitive in its nature and sympathetic in form, scale, materials and architectural detail.