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This Design and Access Statement is to accompany a planning application for a two storey side extension together with a single rear conservatory extension at 4 Hawkslade Road, London, SE15 3DQ



Figure 1; Side elevation of 4 Hawkslade Road, SE15

1.0 Site description

The house is a semi detached brick built property set within a large garden to the front, rear and side. It is of two stories set beneath a hipped tile roof.

It is not located within a Conservation Area, is not listed and is not within a flood risk area.

The houses are part of a development of post war semi-detached houses, many of which have been extended.

2.0 Proposal

The proposal is to extend the property to the side (west) over two stories, together with a single storey rear (south) extension.

The two storey side extension will be stepped back from the front elevation by approximately 0.8m. The roof ridge will be lower than the main ridge. It will be clearly legible as an extension and will be subordinate. The roof will be in slate and will match the pitch of the main roof. Materials are to match the existing.

A modest single storey substantially-glazed extension will be located to the rear. It will be a maximum of 3m tall (measured from the neighbour's natural ground level). A new party wall will be built up in brick. It will be constructed from aluminium.

Associated changes to the fenestration of the existing house will be made. Windows are to be in timber to match. To the rear, aluminium doors will be installed at ground floor to the rear.

3.0 Local Precedents

No 44 and 46 Athenlay Road are houses of a similar style and also occupy a similar corner plot to the subject property. Both properties have been extended to the side in a similar fashion, but only at ground floor level.

Locally, many of the properties have been extended to the side and they are now a common feature of the local area.



Figure 2; Nos. 44 & 46 Athenlay Road have been extended to the side and occupy similar corner sites

4.0 Pre-Application Advice

Pre-application advice was given by Southwark council in January 2021 (ref: 20/EQ/0288) and a copy is submitted with this application. The advice request relates to the two storey side extension element only, of a design which is broadly similar to this application.

The advice concludes;

“The proposal is considered to be a well-designed and considered scheme that has taken clear steps to ensure that the addition to the property will not adversely affect the appearance of the dwelling or the wider street scene. Despite a request for additional information on the potential amenity impacts upon the facing neighbours of Hawkslade Road, the proposal is not

expected to have adverse amenity impacts to adjoining or facing neighbours. Subject to the satisfactory submission of requested details in regard to amenity impacts, the impact of the proposal upon the street tree and the finished floor levels achievable, it is considered that the Council could support this scheme at application stage.”

The officer requests further information, as follows;

BRE Sunlight Daylight

25 degree lines drawn from the centre of neighbouring ground floor facing windows at 1-7 Hawkslade Road, to demonstrate that further assessment under BRE is not required.

Section CC is submitted with the application demonstrating that the 25 degree test is met and further BRE analysis is not required.

Street Trees

A semi-mature street tree is located approximately 6.6m from the nearest corner of the proposed extension. The pre-app requests further details to ensure that its roots will not be adversely impacted by the proposals. The officer states;

“The pre-application response has been assessed in consultation with the Council’s Urban Foresters who have advised that the semi-mature tree is not considered to be a significant constraint to the proposed works. However, the results of a hand dug trial trench should be submitted as part of the application to demonstrate if and how any roots of the tree are affected. In addition, details of tree protection and foundation design through an Arboricultural Method Statement would be secured by condition following the grant of a prospective permission.”

Details of a hand dug trench are submitted as part of this statement in section 5.0. The applicant would accept a condition to the above effect.

Quality of Residential Accommodation

The pre-app requests the following be submitted as part of an application;

“At application stage, a site section should be provided to show the finished floor levels can be achieved from these spaces, the council standard is for 2.3m to be provided.”

A section is provided as part of the application confirming internal ceiling heights of 2.49m.

5.0 Street Tree on Hawkslade Road

A semi-mature street tree is located on Hawkslade Road adjacent to the proposed extension (see fig 3). The nearest corner of the proposed extension will be approximately 6.6m away, once it is constructed.

As per the Council’s request at pre-app stage, an investigative trench have been undertaken to demonstrate in the extension would impact the roots of the tree.

A trial trench, approximately 1m deep and 1m in length was hand dug to look for roots in April 2021. It was located at the closest point of the proposed development to the tree, where roots would be most likely to be found. Pictures are supplied overleaf (see figs 4 and 5).

No tree roots were found. It is therefore considered there will be no adverse impact on the tree from the proposed development.



Figure 3; Mature street tree on Hawkslade Road will be safeguarded



Figure 4; trench dug to investigate tree roots at point of proposed extension closest to street tree.



Figure 5.; picture of trench investigation. No tree roots were found.

6.0 Policy

Southwark's Residential Design Standards SPD was updated in 2015. It provides helpful guidance on suitable design standards for residential extensions. The guidance states;

“Rear extensions should (p. 26);

- *Generally, for most smaller terraced and semi-detached houses, be limited to a single-storey in height and must respect existing building heights*
- *The eave level and ridge level must be no higher than the highest part of the roof;*
- *3 metres is usually the maximum depth that can be added without harm to neighbours and preventing a feeling of enclosure;*
- *Should not exceed 3 metres in height to prevent a feeling of enclosure;*
- *Respect the design and windows features of the host building.”*

“Conservatories should [be] (p.26);

- *To rear or side of the dwelling;*
- *A separate room from the main dwelling so that they can be closed off;*
- *At ground or basement level.*

“Side extensions should (p. 27):

- *Be subsidiary to the main building;*
- *If the side extension is proposed to be more than single storey, the upper floor should be set back from the side building line;*
- *Have roofs that match those of existing buildings in terms of roof shapes and pitches;*
- *Avoid the infilling of gaps between properties, where this is an important townscape feature.”*

The proposed side and rear extensions comply in every regard.

7.0 Design

The proposal for the two storey side extension is subordinate (subsidiary) to the main building. Both the upper and ground floor storey are stepped in by approx. 0.8m. The roof line follows the pitch and form of the existing roof. It is not considered that the extension will fill in any important gap between properties where this is a townscape feature.

The proposed rear extension is single storey, in no higher than 3m and is less than 3m deep.

The designs will harmonise with both the architectural style of the existing building and the character of the area, so as to successfully integrate into its surroundings.

8.0 Use

The extensions will provide additional residential floor area to the dwelling house.

9.0 Access

Access will be unchanged by this proposal.

10.0 Residential Amenity

The proposal will not cause any loss of privacy to any surrounding properties. There are no windows of other properties facing the property which are likely to be adversely affected.

No overshadowing or loss of sunlight / daylighting will be caused to any neighbouring property.

11.0 Conclusion

The proposal is for a modest single storey rear extension and a two storey side extension, which has been designed to fully meet Southwark's Residential Design Standards 2011 (rev 2015).

The scale, form and massing of both extensions follows the existing house and will be subordinate. Materials will be to match and windows will be in timber.

A pre-application response dated January 2021 (for a two storey side extension similar to the proposed in this application) was supportive, subject to further information being supplied as part of the application.

Further information, as required by the Council in the pre-app, has been submitted. The further details consist a study into any impact on the street tree, of the quality of residential accommodation and 25 degree tests for neighbouring facing windows.