



20 Shawbury Road

Design & Access Statement

May 2021

Project Details



Client property address:

20 Shawbury Road
London
SE22 9DH

Council: Southwark Council

Resi address:

6 Canterbury Crescent, SW9 7QE,
London Borough of Lambeth

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Introduction & Context

Description of proposed works

This Design & Access Statement is written on behalf of the applicant, Toby Jones, in support of a Householder application for a proposed ground floor wraparound extension, basement lightwell, floor plan redesign and all associated works.

Character of the area

20 Shawbury Road is not located within a Conservation Area, nor is the building listed

It is a Victorian two storey terraced house with a pitched side infill extension and covered terrace. The building is constructed of London stock brick. The roof is finished with concrete tiles.

The neighbouring buildings are predominantly two storey Victorian terraced houses of the same style. A large percentage of the neighbouring properties have ground floor infill or wraparound extensions, including the neighbouring property.

Site Analysis

2.1 Site Location Map



Site Analysis

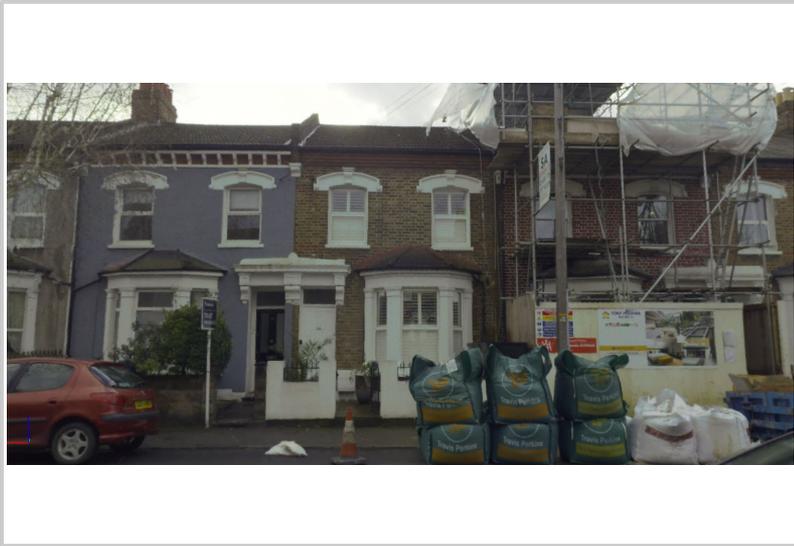
2.2 Street View



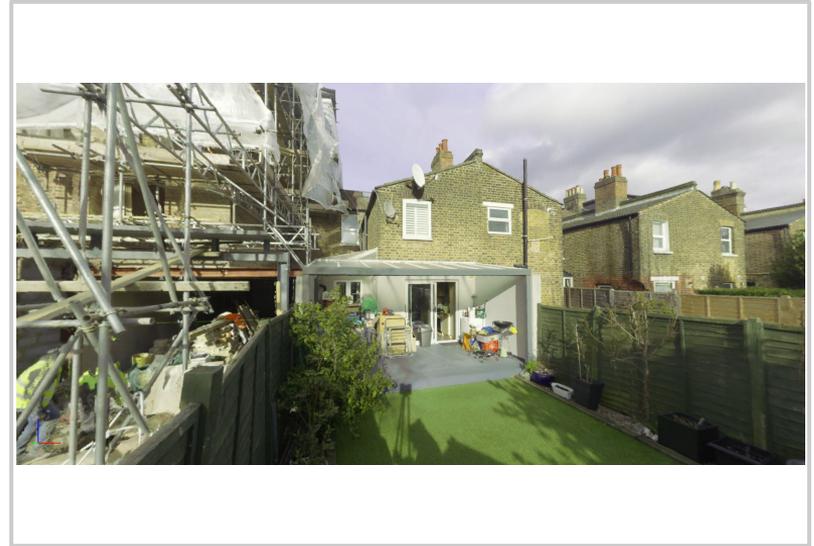
Street view

Site Analysis

2.3 Existing Photographs



Front view

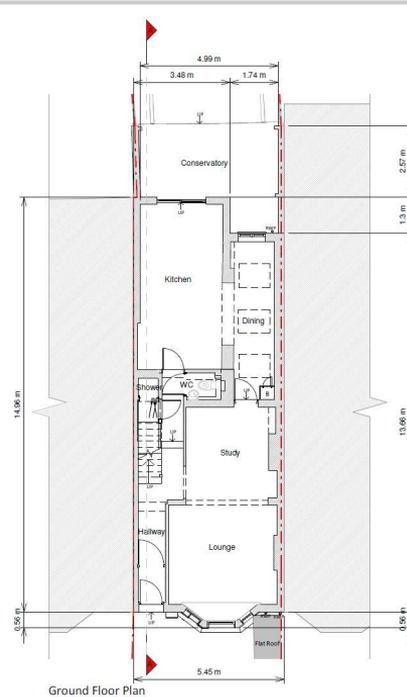


Rear view

Site Analysis

2.4 Existing Plans

The existing ground floor features two reception rooms, an extended kitchen space, a WC and a covered terrace area to the rear.

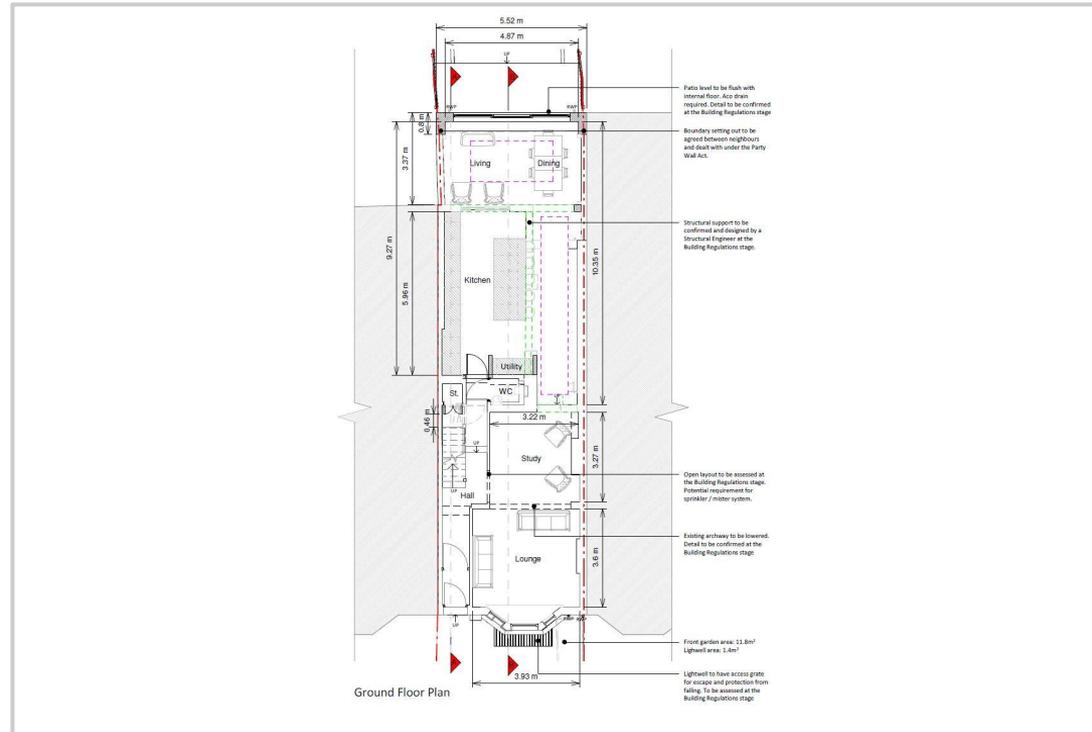


Site Analysis

2.5 Proposed Plans

The proposed extension is positioned slightly further than the footprint of the covered area, matching the neighbouring extension.

The additional living space will provide an open plan kitchen, dining, living for a growing family.



Site Analysis

2.6 Existing Elevation

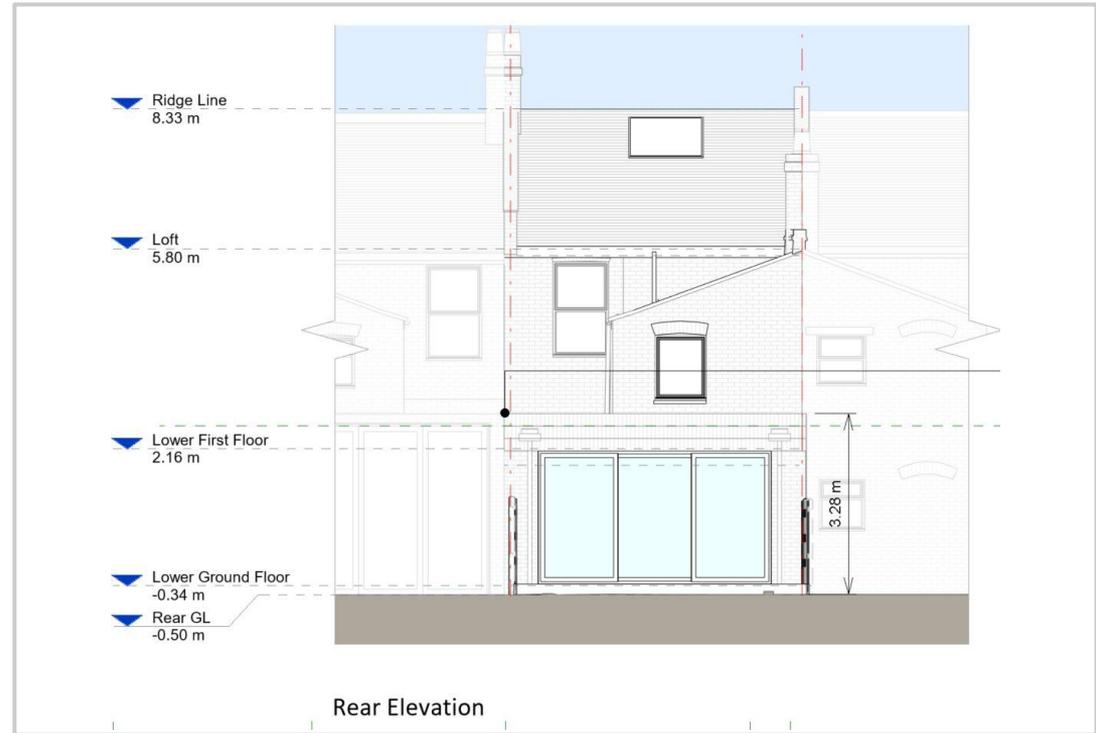
The existing property is two stories to the front with an outrigger to the rear and a newer single storey infill extension.



Site Analysis

2.7 Proposed Proposed

The proposed extension would be positioned in place of the existing terrace largely matching the scale of the neighbouring extension ref: 20/AP/0476



Site Analysis

2.8 Planning History

14/AP/0323 - Approved - 12th March 2014

Erection of a single storey ground floor rear extension extending 6 metres from the rear wall of the original dwelling with a maximum height of 2.950 metres and eaves height of 2.5 metres.

20/AP/2589 - Approved - 22nd October 2020

Certificate of lawfulness (existing) for existing loft conversion with rear roof light

General Arrangement Drawings

3.1 Plans, Notes & Considerations

Plans

The proposed development only slightly increases the footprint and has been designed to match the scale of the neighbouring approval, as such the increase of impact on the neighbouring is minimal and improves the overall appearance by tying the extension into one rather than multiple additions.

Considerations

Access and transport

Access to the property is to remain unchanged.

Light and overshadowing

There will be no impact on the neighbours.

Privacy

There will be no impact on the neighbours' privacy

Trees or shrubs

No trees will be removed or effected by the proposal.

General Arrangement Drawings

3.2 Existing Materials

Brickwork/Walls - London stock brick and white painted render

Pitched Roof - Concrete tiles and aluminium framed polycarbonate conservatory roof

Windows - White uPVC casement windows and aluminium framed rooflights

Doors - White uPVC framed glazed doors and painted timber door

RWP / Gutter / Fascia - Black uPVC downpipes, guttering and black painted timber fascias



General Arrangement Drawings

3.3 Proposed Materials

Walls - London stock brick to match existing

Flat Roof - Fibreglass or similar

Windows - White uPVC casement windows to match existing and aluminium framed rooflights

Doors - Aluminium framed glazed doors

RWP / Gutter / Fascia - Black uPVC downpipes, guttering and black uPVC fascias



Our Conclusion

Our proposal at 20 Shawbury Road is one that will benefit the current homeowners as a growing family and the property itself.

We believe the proposal fits in with the local context. As the proposal utilises the site to its full potential without extending the footprint too much or adverse effects to the neighbours or the area, it also improves the character and composition of the existing dwelling as the proposal will match the materials of the existing dwelling whilst modernising the overall appearance.