

Full Planning Application for proposed side rear extension at 16 Mandalay Road, London SW4 9EE

Design and Access Statement

Prepared by Hector Tirapu Idoate
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1.0 Introduction

1.1 This Design and Access Statement accompanies the submission of a full planning application for a rear side infill extension for 16 Mandalay Road, London SW4.

1.2 The proposal is for a single storey rear side infill extension following the principles of the twin side infill extension in 15 Mandalay Road, which comprises the erection of a single storey mono pitched roof volume based on the existing geometry and materiality of the main body of the building. A similar side infill extension has been conducted in neighboring 25 Mandalay Road.

1.3 The current appearance of the house, when viewed from the street, would be unaltered by the proposal.

1.4 The owner wishes to carry out this modest addition to his property in order to create an open plan kitchen/living/dining area that meets the current space standards while improving the accessibility and use of the rear garden.

1.5 This Design and Access Statement describes the background to the submission and details the design proposal. It should be read in conjunction with the set of drawings that forms part of this submission.

2.0 Context, existing building and site

2.1 The property is located on the north eastern side of Mandalay Road, which is residential in character but in close proximity to the busy Clapham Common area, with its mix of retail, commercial and residential uses.

2.2 Good transport links are available with local bus services accessible from Clapham Common South Side. South Clapham and Clapham Common Stations are less than 10 and 15 minutes' walk from the house.

2.3 The application site is part of a two and a half storey mid-terrace 'L' shaped building, purpose built as two flats, the general pattern of development within Mandalay Road. The application relates exclusively to the ground floor flat, which has a rear courtyard for its sole use.

2.4 The property is not part of a Conservation Area and is not a listed building.

2.5 The application site has an area of 136 sqm with a width of 5.4m and a depth of 25m.

2.6 To the front elevation the property has a two storey boxed bay window with a hipped roof form. The entrance to the property is located beneath a porch shared with the entrance to 16A Mandalay Road - upstairs unit - mirroring the entrance of the neighbouring property. There is a small area of amenity space to the front of the dwelling bounded by a dwarf wall and a hedge.

2.7 To the rear elevation the property has a two storey rear return with a single storey rear addition and a roof terrace above it. The property includes a rear garden for sole use of the ground floor flat, which is bounded to the rear by properties along Hambalt Road.

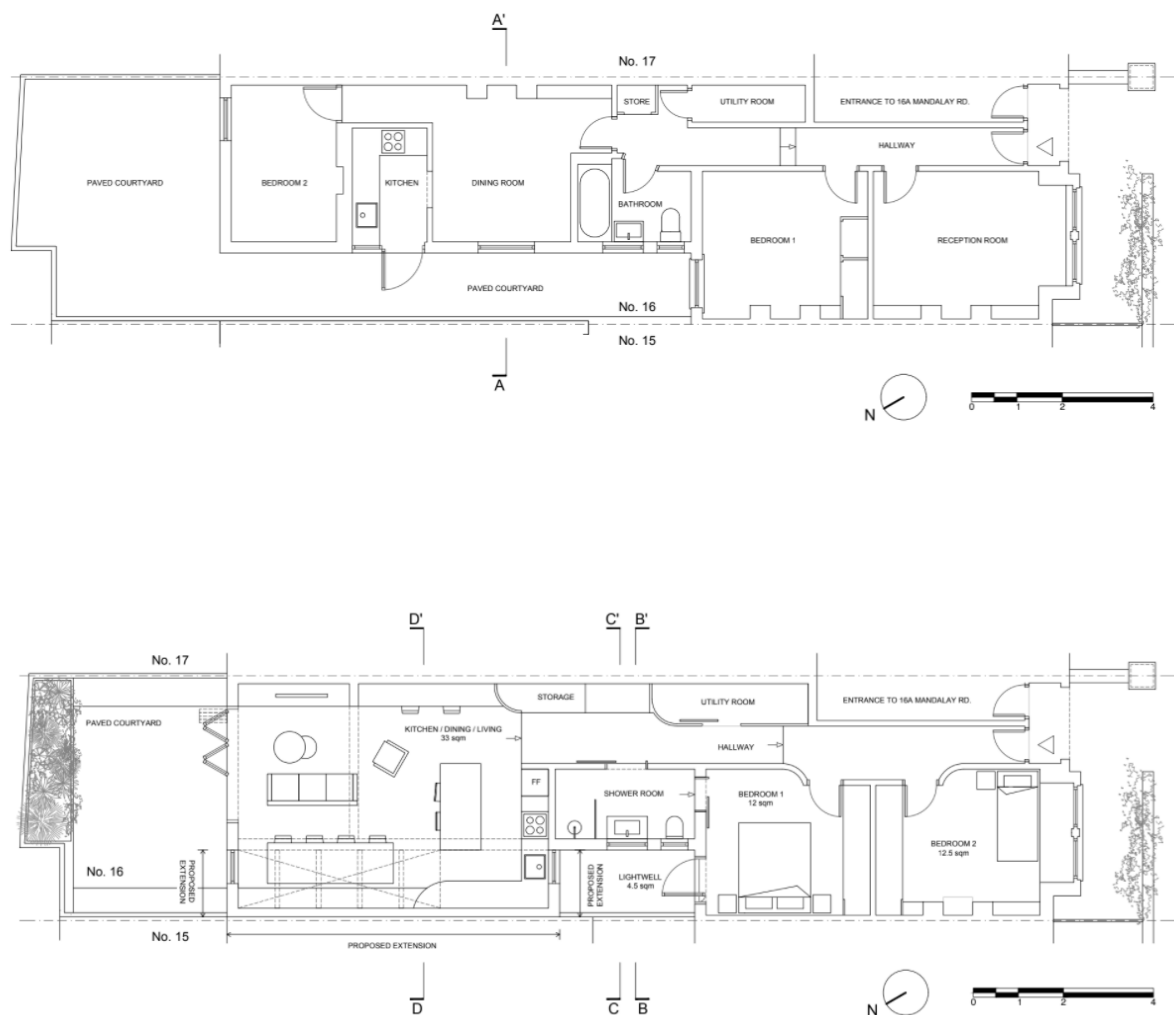


3.0 Proposed works

3.1 The application is for full planning permission for the erection of a single storey ground floor side infill extension.

3.2 The proposed extension measures 7.5m deep and 1.5m wide with a mono pitched roof rising from the top of neighbours extension boundary wall to a 3.1m height. This means an addition of 9sqm to the gross internal area of the existing flat.

3.3 The proposal retains a 3m deep and 1.5m wide inner lightwell between the rear elevation of the property and the extension. It is meant to provide natural ventilation and light to the new kitchen as well as to the existing bathroom and Bedroom 1. The enlargement of the existing window in the latter is proposed to create a new access door to the lightwell.



3.4 The roof has been designed in a pitched style to complement the pitched roof geometry of the host dwelling and mirror the shape and scale of the twin extension. This roof would be a combination of a slate tiled roof to match the existing and a modest and light fully-integrated glass roof section. The glass roof will provide the living area with the necessary natural light while respecting the property's character due to its size, side location and simplicity.

3.6 The proposal includes the re-paving of side and rear courtyards and the construction of a low planter and bench along the boundary fences of the latter.



4.2 Layout: The proposed internal alterations in conjunction with the projected extension will provide the existing flat with a more functional and flexible living accommodation while improving its lighting conditions and the access to the amenities.

4.4 Appearance: The proposed extension uses the same materials of the existing building to allow a unified and harmonious composition.

5.0 Amenity of neighbouring properties

5.1 The proposed rear side extension has been designed to avoid any impact on the amenities of neighbouring properties by being attached to and matching the existing twin extension party wall in 15 Mandalay Road.

5.2 The Applicant has consulted and detailed the proposal to the site landowner and the owner of 16A Mandalay Road.

6.0 Access

6.1 The existing access arrangements at ground floor level will be retained.