

# 58 Trinity Gardens

Design & Access Statement

10.05.2021

Job No. 21-003



# 4 S A

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4 S Architecture

# Design & Access Statement

## 1.0 Preamble

This Design & Access statement has been prepared to support a full planning application for Householder Planning and Demolition in a Conservation Area at a single family Victorian terrace at 58 Trinity Gardens, SW9 8DR. The client wishes to extend her property to create a larger kitchen area and refurbish the property in a sensitive way that is both respectful and enhances the original historic fabric of the building.

This document should be read in conjunction with all accompanying documents including:

- Application form
- CIL Form

Drawings sheets:

- A001 - Site location plan (1:1250) & Proposed Site plan (1:100)
- P100 - Existing Ground floor plan, first floor plan, and roof plan
- P200 - Proposed Ground floor plan, first floor plan, and roof plan

- P400 - Existing Elevations
- P410 - Proposed Elevations
- P500 - Existing and Proposed Sections

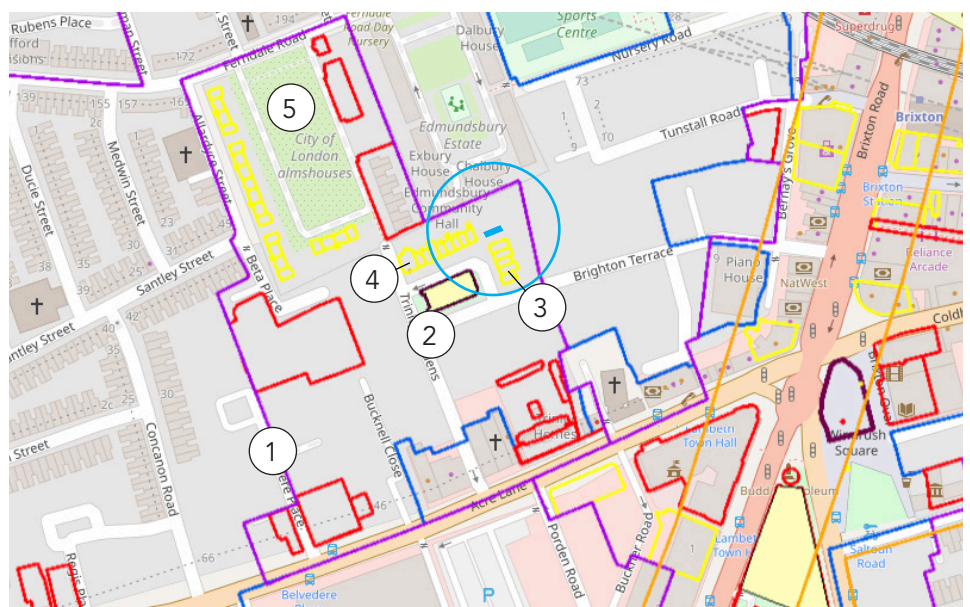
## 1.1 Introduction

58 Trinity Gardens, SW9 8DR is an existing mid-terrace single family residential property located in Brixton, in Lambeth Council.

The property is situated behind Trinity Gardens Square off a private pedestrian-only access path in the Trinity Gardens Conservation Area.

It is not located in an Archaeology Priority area. The property is the second terrace along from the entrance gate in a row of three pairs of small two-storey terrace houses. The property is not listed, or locally listed, however these terraces are noted as making a positive contribution to the Conservation Area in the *Trinity Gardens Conservation Area Character Appraisal* (January 2017).

- 1 Purple outline of Trinity Gardens Conservation Area
- 2 Brown outline of Trinity Gardens - A Protected Lambeth Square, protected under The London Square Preservation Act (1931).
- 3 Yellow outline of locally listed terrace buildings at 46-53, 60-64 Trinity Gardens
- 4 Outline of locally listed pub at 45 Trinity Gardens
- 5 City of London Almshouses (Yellow outline indicating locally listed buildings, red outline indicating listed buildings)



Planning Policy Map (Lambeth Council) with site highlighted in blue.

## 2.0 Context

The rear gardens and elevations of these mews houses are not visible from any public road or footpath in the Conservation Area and so modifications to the rear of this property would not negatively affect the surrounding Conservation Area. In fact the rear gardens are not even overlooked by any adjacent properties other than by the five storey red brick Chalbury House residential estate to the north. Behind the rear gardens of the property is The Dairy recording studio, which is accessed via Tunstall Road and presents blank walls to the rear gardens of these mews terraces.

The adjacent square is surrounded by two-storey over semi-basement terraces in yellow stock brick, with simple stucco parapet cornices, painted window and door surrounds and mansard roofs. The blank gable-end wall of 60 Trinity Gardens fronts onto the pedestrian path.



View of pedestrian access to row of terraces looking south towards flank wall of 60 Trinity Gardens (58 located below yellow arrow)

Aerial view of site looking north showing rear elevations and site highlighted in blue. Nearby loft extensions exist at 57 & 59.



## 2.1 Planning Context

The existing terrace has a contemporary single storey rear kitchen extension with a sloping roof that is 2.76m deep and was built under permitted development rights. It is not known exactly when this extension was constructed, but it is not original to the terrace. Although constructed of London Stock brick, it is of little architectural merit.

A similar sized rear kitchen extension exists at 58 Trinity Gardens, which was also likely built around the same time under permitted development rights. A projecting party wall separates these two extensions.

A ground floor infill extension and first floor rear extension have been built at 57 Trinity Gardens (Application 13/02823/FUL). A similar ground floor infill extension exists at 55 Trinity Gardens (Application 16/00238/FUL), with the first floor rear extension granted permission in 1987.



Existing rear elevation showing contemporary rear kitchen extension of 58, slightly higher rear extension of 59 (on left), and full-width, lead-clad side extension of 57 (on right).

## 2.2 Heritage Statement (by Julia Hamson, RIBA accredited Conservation Architect)

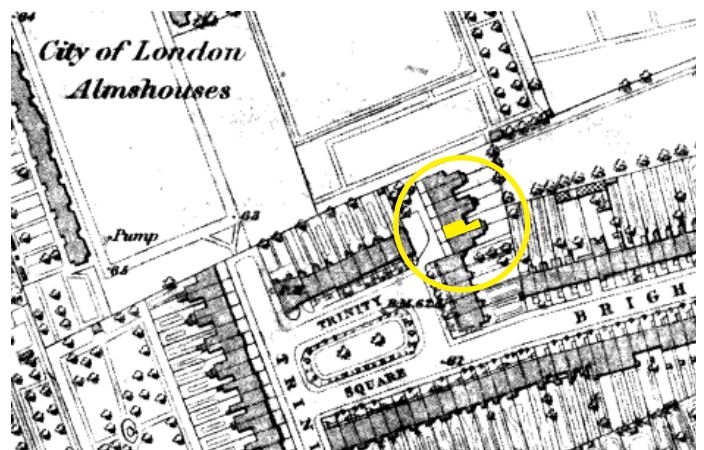
The row of 'mews type' Victorian properties from 54-59 Trinity Gardens, of which the subject of this application at No. 58 is a part, were likely built after the properties surrounding Trinity Square, around 1862. This row of terraces is unique in that it is set back from the main grid of streets, and accessed only by a pedestrian pathway. These terraces are constructed of London Stock brick and feature white painted window and door surrounds, timber sash windows, and London butterfly roofs which are visible from the rear elevation but are hidden behind a flat parapet wall at the front.

This well-preserved row of terraces with their neat private front gardens sits within the Trinity Gardens Conservation Area and are noted as making positive contribution to it. The well kept communal landscaped space in front of the terraces is also called in the Trinity Gardens Conservation Area Appraisal as being a '*noteworthy contributor to the area's appearance*'.

The rear elevations of the terraces however have been added to over the years with a wide variety of rear extensions ranging from single to double storey extensions in varying styles and quality. This has led to a haphazard appearance, although as noted in section 2.0, the rear elevations and gardens are not visible from any public street in the Conservation Area.

We have assessed that the main historic and cultural significance of 58 Trinity Gardens lies in the contribution its front elevation makes to the unique set-back row of 'mews' terraces of which it is a part.

Accordingly, the proposed double glazed replacement windows will match the existing in their historic detailing. Furthermore, although not visible, the property is still considered a heritage asset, and as such the extension has been designed to be subordinate, lightweight, and subtly differentiated from the host building while still responding to its architectural character, scale and geometry. It is proposed that robust, high-quality materials are used in the new extension including brick and steel frame windows while existing windows will be replaced with historically accurate double glazed timber frame sash windows to replicate the existing windows while improving thermal performance of the dwelling. This is described further in section 3.4 Scale and 3.5 Appearance.



Map from 1875 with 58 Trinity Gardens highlighted in yellow  
(From the Trinity Gardens Conservation Area Character Appraisal, January 2017)

### 3.0 Proposal

The client wishes to extend and refurbish her property in a way that is respectful of the original building fabric and sensitive to its context in a Conservation Area.

The proposed works include demolition of the contemporary single storey rear extension, and construction of a new single storey full-width rear extension which extends no further in depth than the existing extension.

The proposed works also include replacement of all single glazed timber sash windows with double glazed timber sash windows with the historically accurate timber profiles and true glazing bars. Two new roof lights will be installed in the first floor roof, and the existing roof lights will be replaced with newer more thermally efficient roof lights.

### 3.1 Use

The building is a single-family residential dwelling. There is no change proposed to the use of the building.

### 3.2 Amount

The existing rear extension to be demolished has a gross internal area of 5.3 m<sup>2</sup>. This equates to a gross external area of 7.3 m<sup>2</sup>.

The proposed rear extension will add 10.5 m<sup>2</sup> to the total existing gross internal area of the dwelling bringing the GIA from 84.5 m<sup>2</sup> to 95 m<sup>2</sup>. This equates to an increase in gross external area over the existing building footprint of 13 m<sup>2</sup>.

### 3.3 Layout

There is no change proposed to the internal layout of the property on the ground and first floor. The kitchen will be increased in size to fill the proposed new rear extension area, and a new ground floor cloakroom will be added beneath the staircase.

See drawings A100 & A110 for further detail of the existing and proposed layouts.

### 3.4 Scale

The current Local Plan notes the importance of subordination being a key consideration when assessing proposals for extensions. (Q11-b)

The pitched-roof single-storey volume of the proposed extension does not dominate or overwhelm the host building. It is 2.6 m tall at the eaves above existing grade level, and its ridge is slightly lower than the projecting end wall of the original rear extension. Its eaves are lower than both neighbours' side extensions, and its volume is significantly smaller than the two-storey rear extensions at 55 & 57.

The depth of the proposed extension matches the existing rear extension depth of 2.76 m beyond the two storey volume of the existing house. This matches the depth of the rear extension of the neighbour at 59.

The smaller panes of glazing proposed with Crittal-style windows in the rear extension are in keeping



with the scale of those in the existing windows.

### 3.5 Appearance

The proposed rear extension has been designed to positively respond to the original architecture, roof form and fenestration of the host building in line with Local Plan policy Q11 (a) (i).

The pitched roof form is the same 20 degree angle as the existing roof slopes of the property. The proposed volume creates a profile that is similar in shape to the triangular void 'left' by the up-turned butterfly roof, fitting into place as a mirror image of this missing jigsaw piece.

The proposed window panes in the door over-panel are of a similar horizontal proportion to those of the nearby bathroom window above, while the overall grid of narrower side panels and a wider central 'bay' responds to the A-B-A window divisions on the front elevation.

In line with Policy Q11 (g)(i) the infill extension is single storey, and (ii) has a glazed, light-weight contrasting character appearance to differentiate it from the rear return as indicated in the visualisation

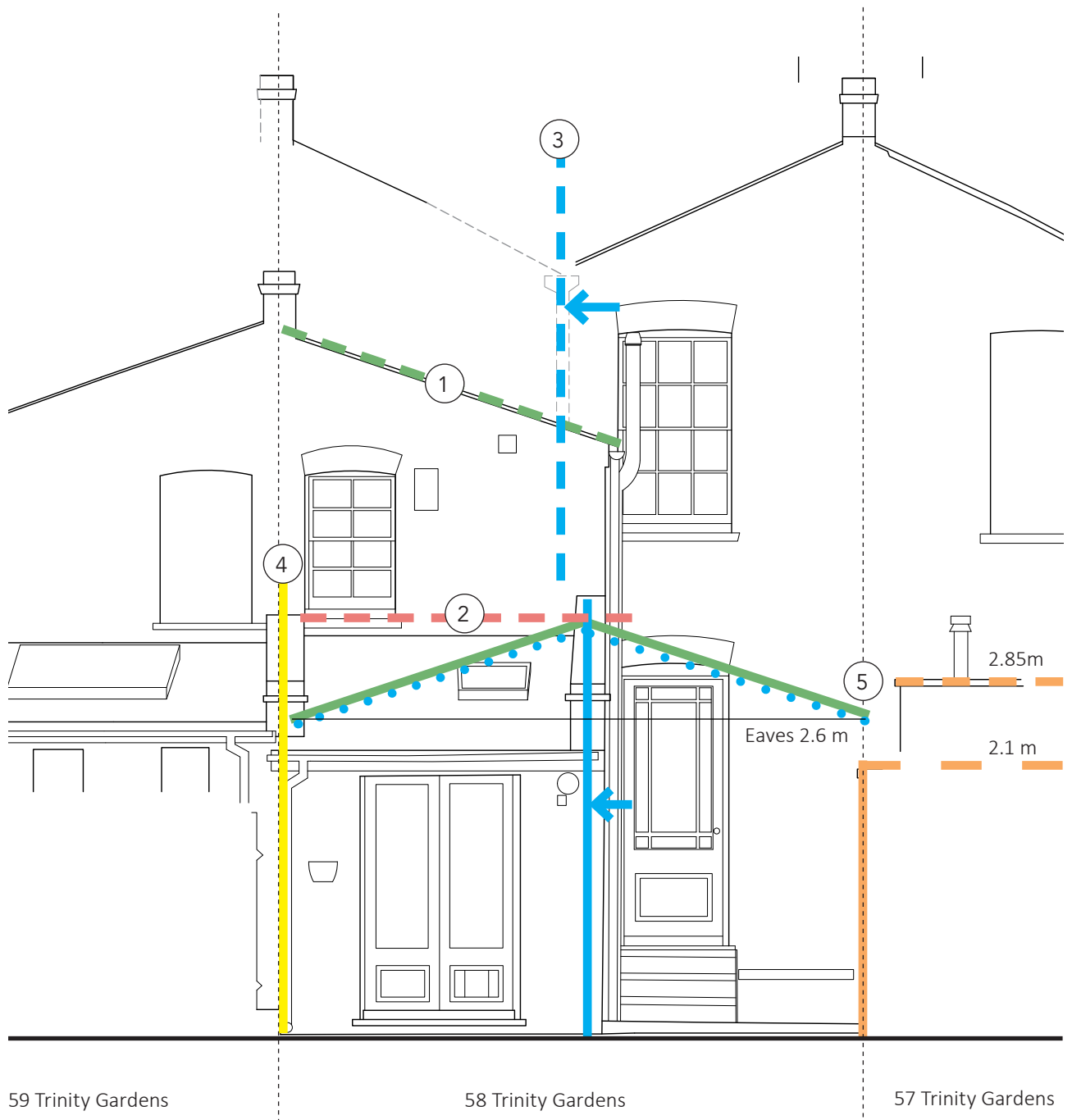
above.

It is proposed that the rear extension will be clad in a high-quality pale buff brick that harmonises with the colour of the existing London Stock brick of the existing terrace but subtly distinguishes the new built form from the existing house, thereby avoiding pastiche.

It is proposed that the new ground floor window and door system in the extension is a powder-coated steel-frame 'Crittall-style' system. While not of the same material as the existing windows, this high quality system requires less maintenance. It also serves to subtly differentiate the new extension from the original building, while still in a style which is in keeping with the original building.

The proposed extension does not project beyond the end wall of the return above ground floor level.

The diagram on the following page further describes how the proposed geometry positively responds to the original architecture.



1 - (Green) - The slopes of the proposed pitched roof are set at the same 20 degree angles as the first floor roof.

2 - (Pink) - The high point of the proposed roof sits no higher than the high point of the extended party wall with No. 59.

3 - (Blue) - The apex of the pitch is offset from the edge of the first floor volume of the existing house in a similar way that the valley of the butterfly roof is offset from the edge of the first floor volume.

4 - (Yellow) - The existing sloped party wall with No. 59 will remain as is.

5 - (Orange) - The eaves height of the proposed extension at the boundaries is 2.6 m. The existing extension at No. 57 is 2.1 m at the boundary, but steps up to 2.85 m.



### 3.6 Landscaping

Policy Q9 Landscaping of The Local Plan states that good-quality hard and soft landscaping is encouraged (10.34). In line with this policy, existing paving will be removed and replaced in a new configuration which facilitates outdoor dining with high-quality brick herringbone paving set on a permeable sand bed.

It is the client's intention to plant a variety of flowers and plant species around the paved central area which will support habitats for birds and insects.

In line with Policy Q10 Trees, no existing trees on the property will be removed in the proposals.

### 4.0 Access

Access to the site is from the pedestrian path, off of the private drive and through the front door. This is the only access to the property. There is no rear access to the site.

### 5.0 Amenity

The privacy, outlook and daylight of neighbouring properties is protected by the Local Plan Policy Q2 Amenity. Care has been taken to ensure proposals do not negatively affect the neighbours' amenity.

### 5.1 Daylight & Sunlight

Although there are some deep, two storey rear extensions that have been approved at 55 & 57, the client only wishes to build a single storey, rear extension which will have little to no impact on the daylight and sunlight of her neighbours.

The pitched roof form slopes down towards neighbours and on both sides, the proposed eaves are lower than the neighbouring properties' rear extensions to minimise any potential loss of daylight.

### 5.2 Outlook

The proposed extension does not extend any further than the current extension, which is in line with the extension at 59. There will therefore be no loss of outlook or sense of overbearing to this neighbour.

The extension at 57 has a height of 2.825 m above grade adjacent to the rain water gutter for its complete length. There are no side windows in their extension which could be overshadowed. The proposed extension has a lower eaves height of 2.6 m at the boundary and so will not impact the outlook of this neighbour.

### 5.3 Privacy

There is no change proposed to the levels of privacy to neighbouring properties with the proposals.

There are currently no side-facing windows on the first floor of the property, and none are proposed.

## 6.0 Sustainability

In line with the Local Plan Policy Q11 2020, energy efficiency improvements such as more efficient double glazed historically-accurate timber sash windows are proposed at both the front and rear elevation, at ground and first floors.

Other opportunities to improve the thermal efficiency of the dwelling will be included in the works including:

- Insulation of currently uninsulated first floor roof above the bathroom
- Replacement of the existing roof lights with newer thermally efficient models
- Replacement of the boiler with a newer, more efficient model with better thermostatic control

All of these upgrades will reduce energy consumption without any negative visual impact or harm to the surrounding Conservation Area.

The replacement double glazed sash windows will be from a reputable company such as The Sash Window Company ([www.thesashwindow.co.uk](http://www.thesashwindow.co.uk)), or London Sash Windows ([www.londonsashwindows.com](http://www.londonsashwindows.com)) and the glazing bars will be true glazing bars to match the existing.

## 7.0 Neighbour Consultation

As a courtesy to her neighbours at 57 & 59 Trinity Gardens, the applicant has shared the drawings of the proposed extension scheme by email on 25.04.2021. A copy of this correspondence is included below.

Both neighbours spoke verbally to the applicant confirming that they had no issues with her proposal.

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**Monday, April 26, 2021 at 9:04:18 AM British Summer Time**

**Subject:** Proposed Plans for Number 58  
**Date:** Sunday, 25 April 2021 at 19:48:58 British Summer Time  
**From:** Natalie Taylor  
**To:** Lucie Pemberton, jamieprysowen@me.com  
**CC:** 4SA  
**Attachments:** 210423 - 21-003-P100 - existing floorplan.pdf, 210423 - 21-003-P100 - proposed floorplan.pdf, 210423 - 21-003-P100 - existing elevations.pdf, 210423 - 21-003-P100 - proposed elevations.pdf

Hi Lucie, Jamie,

I hope you're both well.

We're nearly ready to submit my planning application I so wanted to share with you the proposed floorplans and elevations - please see attached.

As you can see, we're applying to infill the side return with a single storey extension up to the current property line. There are no other significant changes to the elevations.

Please let me know if you have any concerns or questions about the plans. I'm told that a note of support from neighbours can smooth the application process so if you have the time and the inclination I'd be delighted to receive any positive comments you might feel comfortable sharing.

Thanks, both

Natalie

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+44 7474907661  
info@4sarchitecture.co.uk

www.4sarchitecture.co.uk  
Instagram: @4sarchitecture