



9 Kings Stairs Close SE16 4JF

Private Residence

Design, Access, Impact Statement -
Alterations to an Existing Private Residence.

In support of a Planning Application to:
The London Borough of Southwark



Prepared by:
Fallon architects
Tobacco Dock,
London, E1W 2SF

website: www.fallon-architects.com

email: declan@fallon-architects.com
tel: 07920 181490
instagram: [fallon_architects](https://www.instagram.com/fallon_architects)

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Introduction and Photographs

9 Kings Stairs Close Kings is part of a residential development containing 14 houses set within a four storey terrace overlooking the river Thames.



9 Kings Stairs Close (arrowed in red) – North Elevation



9 Kings Stairs Close (arrowed in red) – South Elevation

Existing Property

The existing grouping of terraced properties are characterised by red brick facades, dark grey brick bands with a distinctive gable fronted roof profile.

To the south elevation of the whole terrace, there is high level cladding, circular windows, windows and doors are dark brown framed and a mixture of styles. Metal work is blue painted, with external stairs to the first floor terrace.

To the north elevation of the whole terrace, there is a ground level public pedestrian underpass. There are larger window / door openings, balconies on three levels, high level cladding and circular windows. Windows and doors are dark brown framed and a mixture of styles. Metal work is blue painted. There is a mix of metal mesh and glass panelled balcony guarding.

There is a lot of variation in individual features on the terrace, and this can be viewed at distance from the north bank of the river, from a boat on the Thames or from a low angle on the south foreshore of the river when the tide is out.

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9 Kings Stairs Close (arrowed in red) – North Elevation



9 Kings Stairs Close (arrowed in red) – North Elevation

Proposals

The proposal to modernize the property by undertaking the following:

- Converting the garage to a habitable space (home gym), replacing the garage door with a window and brickwork below, retaining the existing aperture.
- Replacing all windows (and one door) to front (south) elevation, retaining vertical rhythm but removing horizontal bars to improve views and light (retaining one intermediate rail).
- Adding a circular window within existing cladding at existing attic level (proposed fourth floor) to front (south) elevation.
- Replacing windows / door to first floor rear (north) elevation with sliding glazing doors, increasing the opening size to full width.
- Extending balcony outwards to match neighbouring balconies.
- Replacing windows / door to second floor rear (north) elevation with sliding glazing doors, increasing the opening size to full width.
- Adding walk-on glass to floor of balcony on second floor, retaining all structure.
- Replacing window / door to third floor rear (north) elevation with new.
- Retaining top part of circular window to third floor rear (north) elevation, removing brickwork below to create an arched window to obtain views of the river.
- Replacing cladding to existing attic level (proposed fourth floor) rear (north) elevation with glass.
- Roof terrace added river side with glass guarding to match neighbouring properties. No current requirement for privacy screen but provision for future privacy screen to No 8.
- Attic conversion with new high level windows and sliding folding doors to roof terrace.
- Repairing wire mesh panelling to both rear and front elevations.
- Internal reconfiguration and refurbishment.

The proposal at 9 Kings Stairs Close is designed to both match the original architecture and also to match the improvements that have been made by neighbours in recent years.

The elevation to the garage conversion has been designed to retain the opening shape of the original.

The glazing changes retain the strong vertical rhythm of the existing whilst modernising and improving.

The attic conversion is contained within the existing roof volume to maintain the roof profile when viewed from surrounding areas.

The new roof terrace does not increase any overlooking to neighbouring properties.

Planning History

There is planning history to neighbouring properties which can be publically referenced, for example, with regard to the new roof terrace, similar proposals at No 6 were first rejected but approved on appeal, they successfully argued that the terrace is only visible when standing at a particular angle, so precedent has been set. There is also precedent for larger window openings and new windows with the existing attic, larger balconies. We believe there is significant precedent, on immediate neighbouring properties, for all that we are proposing at No 9 Kings Stairs Close.

Access

There is no change to the existing access arrangement.

Car Parking

The proposals include converting the existing garage. The existing garage is 2.3m wide and unsuitable for modern cars. The proposed car parking space will be in front of the car access area in front of the existing garage door.

Sustainability

The proposals for 9 Kings Stairs Close will embrace the principles of sustainability in so far as is practical within the limited scope of the proposals.

The site benefits from existing close bus and train transport connections.

The specification of materials will be in line with the sustainability guidelines wherever possible and compatible with aspirations for energy use.

Conclusion

We believe the proposals contained in this design, access, impact statement, as well as the supporting application and drawings will make a positive addition to the area and provide a comfortable modern, energy efficient home and is a sensitive redevelopment and improvement to the area's housing stock.