

Our Project Ref. 2020 – 770

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GARDEN & SIDE KITCHEN EXTENSION AT GROUND LEVEL

DESIGN, ACCESS and HERITAGE STATEMENT

JULY 2021



Proposal:

This Design and Access Statement has been prepared on behalf of the applicants; Mr and Mrs Jatin and Alpna Desai who are the owner and resident of the property. It forms part of our submission for a rear and side kitchen extension with associated minor reconfiguration of the layout of the ground floor.

This statement is in accordance with the national information requirements, as set out in the National Planning Practice Guidance and the form and content of Design and Access Statements. Prescribed by the Town and Country Planning (development Management Procedure) (England) Order 2015

Supporting Documents:

In addition to the Design and Access Statement, other supporting documents include the following drawings prepared by architects Mittelman Associates:

Location Plan at A3 scale 1/500 & Site Plan at A3 scale 1/200

- Dwg Ref: 770.EX-01 – A - LOCATION PLAN
- Dwg Ref: 770.EX-02 – SITE PLAN

Existing vs. Proposed Plans, Elevations & Sections at A3 scale 1/100

- Dwg Ref: 770.PL-03 – EXISTING VS. PROPOSED GROUND FLOOR PLAN
- Dwg Ref: 770.PL-04 – EXISTING VS. PROPOSED ROOF PLAN
- Dwg Ref: 770.PL-05 – EXISTING VS. PROPOSED FRONT ELEVATION
- Dwg Ref: 770.PL-06 – EXISTING VS. PROPOSED REAR ELEVATION
- Dwg Ref: 770.PL-07 – EXISTING VS. PROPOSED SIDE (SOUTH) ELEVATION
- Dwg Ref: 770.PL-08 – EXISTING VS. PROPOSED SIDE (NORTH) ELEVATION
- Dwg Ref: 770.PL-09 – EXISTING VS. PROPOSED SECTION A
- Dwg Ref: 770.PL-10 – EXISTING VS. PROPOSED SECTION B

Relevant Planning Policy:

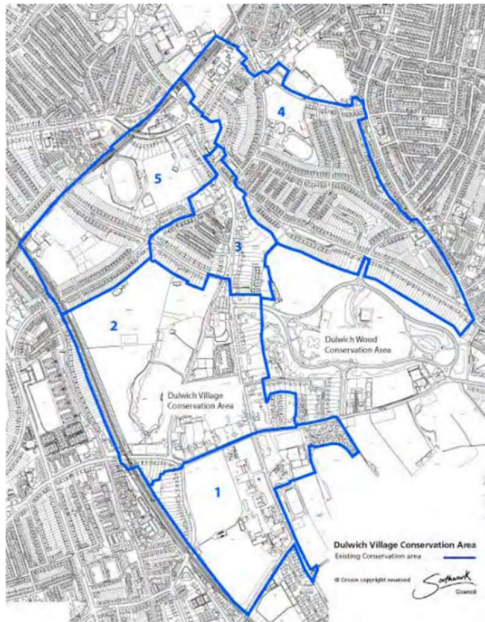
- **NPPF (2012); & NPPG;**
- **London Plan (July 2016): Policy 7.4** Local Character & **Policy 7.6** Architecture.
- **Southwark Plan (2007): Policy 3.2** Protection of Amenity. **Policy 3.12** Quality in Design. **Policy 3.13** Urban Design. **Policy 3.16** Conservation Area.
- **Southwark Core Strategy (2011): Strategic Policy 12** Design & Conservation. **Strategic Policy 13** High Environmental Standards.

Key Planning Considerations:

- Design quality and appearance
- Dulwich College conservation area
- Impact on existing amenity and outlook

Use:

Class use C3 Residential. A detached single-family residential property, located within the Dulwich Village conservation area. The Dulwich Village Conservation Area Appraisal identifies the site within the Dulwich College sub-area. Continued Residential Use - no change.



Sub Area 1: Dulwich College **Sub Area 2: Dulwich Picture Gallery, College Road & Gallery Road**
Sub Area 3: The Old Village of Dulwich **Sub Area 4: Court Lane, Carlton Avenue, Woodward Road & Alleyn School**
Sub Area 5: The Velodrome, Griffin Sports Field & North Dulwich Station.

Amounts & Layout:

The principle layout of the existing building will remain the same. The sole alterations include the reconfiguration of the rear ground floor kitchen, dining and sitting area. The proposed works will utilise a small portion of the large side paved area and garden patio area immediately adjacent to the house. The proposed works will renovate the existing dated kitchen to create an open plan kitchen/living area.

There will be a minor increase to the built footprint equal to a net addition of only 21.65 sqm area.

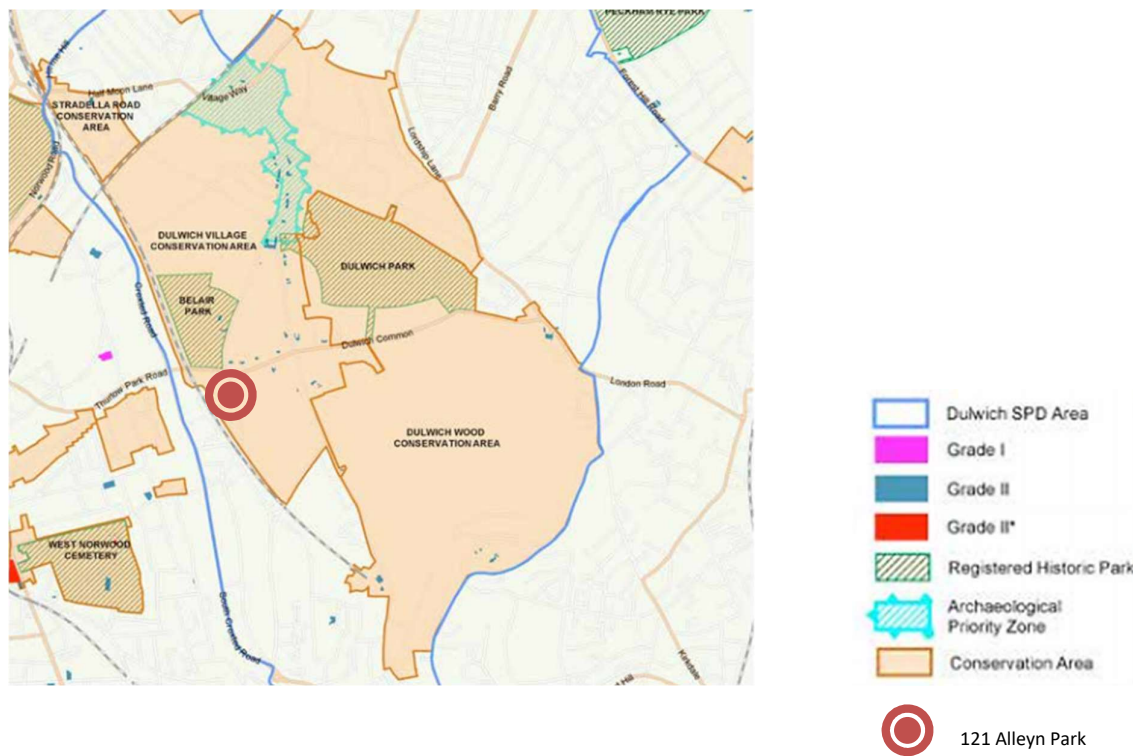
Appearance & Scale:

The proposed kitchen extension is designed in accordance with the host architecture. The proposed ground floor rear extension will use London red mixed stock brick, to match the host architecture. The proposed slimline sliding doors are subservient and sympathetic to the host architecture, accommodating increased levels of natural light whilst softening the transition between the exterior and interior blending the landscape with the architecture. The existing house remains dominant to the proposed extension and not at all visible from the street. **(Strategic Policy 12)**

The proposed rear kitchen extension is similar to the existing local additions (such as no.115 and no.119), similar in both scale and appearance. (**Policy 7.6, Policy 3.12, Policy 3.16 & Strategic Policy 12**).

Heritage:

The site of the proposal falls within the Dulwich College conservation area. The Dulwich SPD states that ‘Dulwich has a rich historic and cultural heritage, which gives the area a strong identity. Approximately 52% of the area covered by this SPD is designated as a conservation area. There are a number of saved Southwark Plan policies which seek to preserve and enhance the character of conservation areas, alongside policy 12 of the Core Strategy’. (**Policy 7.4, Policy 3.13, Policy 3.16 & Strategic Policy 12**).



The Dulwich SPD states that ‘Dulwich Village has Georgian houses and fine Victorian and Edwardian terraces that sit alongside 1930s family homes.’ and although the property in question mimics Georgian architectural characteristics, the architecture suggests that the detached single-family residence is post-war era architecture.

The primary intention of the brief from the Client is to create a more open-plan and spacious kitchen area, in which we maximise the view into the generous garden. The intention of the design is to achieve a more usable space for modern living and the ability to view and enjoy the lush garden. Please note that the area of this development is not part of the original architecture of the house and is the result of a previous extension; the proposed works does not require any of the original architecture to be demolished.

Arboriculture, Amenity and Landscaping:

The site is a single family detached dwelling with an existing hard surfaced drive to the front and a large lawn garden area at the rear. To the rear a terrace area extends from the house leading onto a garden laid to lawn with established trees and shrubs located towards the edges. Other residential properties of a similar nature neighbour the site. The trees on site appear to be in a healthy condition with no signs of pests or diseases normally associated with the species. At present the trees seem to be suitable for the site and will remain.

The existing layout of the amenity and landscaping will remain the same for the front and rear of the house. All mature planting will remain including the Holm Oak tree which is outside of the proposed work area. Any new planting introduced will be native to the surrounding area, helping to increase and maintain biodiversity. We are mindful of the mature nature of the garden and all protective measures will be implemented and adhered to in respect of the guidance specified in BS-5837: 2012 'trees in relation to design, demolition and construction'.

To implement the construction of the proposed extensions no works are required to prune or remove any trees. The work area of the site will be clearly defined by Harris fencing and be sited outside the vegetation area.

Sustainable Design:

In order to reduce CO2 emission, the scheme intends to incorporate sustainable techniques where possible. This includes a variety of sustainable features to ensure a high level of performance from the building envelope, to lifestyle practices. For example:

Thermal Insulation: The proposed sliding doors will be triple-glazed, to ensure greater thermal performance for the applicants property. All glass will be Low-E solar shield within thermally broken frames.

Ventilation: Through the utilization of sliding doors, windows and openable rooflights passive ventilation is increased.

Electricity and Lighting: Low energy lights will be installed throughout the area of focus. The design also aims to allow a high degree of natural daylight into the property via the proposed roof light, to help alleviate the need for excessive use of electric lighting. This is further accommodated by proposing sliding doors on the kitchen extension, which minimalizes the frame required on the doors and maximises the surface area in which light can penetrate the building envelope therefore increasing the levels of natural light and consequently reducing the need for electrical lights.

Access:

Principle access to the property will remain the same.

Parking: The existing parking for multiple cars on the front drive will be maintained and unchanged.

Conclusion:

In summary, we believe our submission strongly demonstrates conformity to the main planning considerations. We strongly believe sympathetic consideration has been applied to this application reflected in the subtle design and benefits achieved. We feel our design is a good example to be endorsed by Southwark.

Thank you for your consideration in recommending an Approval.

Appendix:

- **Pictures of the application site**



01 Image: Ariel View of the Front of Application Site
Source: Google Maps



02 Image: Rear Ariel View of the Back of Application Site
Source: Google Maps



03 Image: Photograph of the Rear Elevation
Source: Photograph taken by Staff at Mittelman Associates LLP