



Flat 4, 129 Camberwell Rd. SE5 0HB

Prepared for: Kathryn Bryant

Prepared by: David Stanley

7 September 2021

Proposal number: 2006

DESIGN AND ACCESS & HERITAGE STATEMENT (WITH SCHEDULE OF WORKS)

DAVID STANLEY ARCHITECTS LIMITED

CONTENTS

1. Introduction
 2. Context
 3. Relevant Planning History
 4. Historic Significance and Setting of Grade II Listing
 5. Guidance for Alterations to Existing Properties
 6. Enhancement Opportunities
 7. Proposed Alterations
 8. Preplanning Enquiry Recommendations and Responses
 9. Access & Parking Provision
 10. Conclusion
 11. Drawing List
- Appendix A - Schedule of Works

1. Introduction

- 1.1. This document, together with the accompanying planning and listed building consent drawings sets out a proposal for a modest single story extension in the garden belonging to the flat single bedroom flat at lower ground floor level.

2. Context

- 2.1. 129 Camberwell Road is a Georgian house located on the north easter corner of Camberwell Road at the junction with Addington Square.
- 2.2. The property is grade II Listed.
- 2.3. The Camberwell Road frontage of the terrace is composed of a raised ground floor communal entrance above a lower ground floor self contained flat.
- 2.4. The comment entrance serves a communal entrance lobby and central staircase for the 2 flats above. The lower ground floor flat is serviced by a separate entrance located beneath the communal entrance.
- 2.5. The property is made up of 4 levels plus an additional mansard roof extension.
- 2.6. The building is set back from the street frontage.
- 2.7. The lower ground floor accommodation benefits from a lowered front terrace with vaults beneath the front garden as well as a narrow but fairly long rear garden overlooking Burgess park.
- 2.8. Along the southern edge of the site (along the Addington Square elevation) there is a side extension of 1 1/2 to 2 storeys that forms the communal entrance for the flats above and the Kitchen area for the lower ground floor flat.
- 2.9. To the rear of this lower side extension, towards the Addington Square itself, there is a single storey extension that was converted to a single family dwelling with the addition of a mansard roof after a successful planning application in 2013. It should be noted that the accommodation of Flat 1, 129 Camberwell Road is in part located within the demise of the host building; namely a Bedroom in the rear of the side extension.

3. Relevant Planning History

Flat 1, 129 Camberwell Road: - 12/AP/3756: Granted - 05/02/2013

“Creation of a first floor mansard roof extension and new window opening at first floor adjacent to provide additional residential accommodation.”;

129 Camberwell Road: - 06/AP/0540: Granted - 09/11/2006

“Erection of a third floor mansard roof extension and conversion from office/residential use to 4 residential units (1 x 2- bed flat and 3 x 2-bedroom maisonettes).”

4. Historic Significance of Setting and grade II Listing - Source: The London Gazette and Historicengland.org.uk - quotes in italics

- 4.1. On 9 July 1971 the London Borough of Southwark made a public announcement that it had *determined that the area more particularly described in the Schedule hereto is an area of special architectural or historic interest the character of which it is desirable to preserve or enhance, on 1st April 1971 designated the said area as a Conservation Area to be known as the Addington Square Conservation Area.*
- 4.2. Excerpt from the Schedule listed above:- *Land situated immediately between Nos 127-129 Camberwell Road and 52 Addington Square.*
- 4.3. Nos. 117-129 and their attached railings, forming a terrace of 7 houses, were listed on 17 September 1998.
- 4.4. The houses were constructed in the early 19th Century and are constructed in yellow London stock brick with parapets.
- 4.5. *Each house has 3 storeys and a stucco basement.*
- 4.6. *Nos. 123-129 front elevation is comprised of 3 bays (plus 1-story entrance extension to No. 129).*
- 4.7. The ground floor openings are round-headed in round arch recesses resting on a basement plinth with stucco banding at the spring.
- 4.8. The entrance door to No. 129 is articulated by brick jambs, a cornice head and a decorative fanlight.
- 4.9. All the windows are painted timber sashes, mostly with glazing bars and those to the upper floors are articulated by flat gauged brick arches.
- 4.10. The first floor is articulated with a sill band.

5. Guidance for Alterations to Existing Properties - Source: Policy 3.18: The London Plan 2007 - quotes in italics

- 5.1. *Permission will not be granted for developments that would not preserve or enhance:*
 - 5.1.1. *The immediate or wider setting of a listed building; or*
 - 5.1.2. *An important view(s) of a listed building; or*
 - 5.1.3. *The setting of the Conservation Area; or*
 - 5.1.4. *Views into or out of a Conservation Area; or*
 - 5.1.5. *The setting of a World Heritage Site; or*
 - 5.1.6. *Important views of/ or from a World Heritage Site.*

6. Enhancement Opportunities - Source: Policy 3.17: The London Plan 2007 - quotes in italics

6.1. Development proposals involving a listed building should preserve the building and its features of special architectural or historic interest.

6.2. Alterations and extensions:- Planning permission for proposals which involve an alteration or extension will only be permitted where:

6.2.1. There is no loss of important historic fabric; and

6.2.2. The development is not detrimental to the special architectural or historic interest of the building; and

6.2.3. The development relates sensitively and respects the period, style, detailing and context of the listed building or later alterations of architectural or historic interest; and

6.2.4. Existing detailing and important later additional features of the building are preserved, repaired or, if missing, replaced.

6.3. Demolition:- There will be a general presumption in favour of the retention of listed buildings. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a listed building, unless, in accordance with PPG15 or any subsequent amendments, it can be demonstrated that:

6.3.1. The costs of repairs and maintenance would not be justified, when assessed against the importance of the building and the value derived from its continued use, providing that the building has not been deliberately neglected; and

6.3.2. Real efforts have been made to continue the current use or find a viable alternative use for the building; and

6.3.3. There will be substantial planning benefits for the community for redevelopment which would decisively outweigh the loss from the resulting demolition.

7. Proposed Alterations

7.1. It is proposed that the massing of the new extension would be visually subservient to the host building and would be designed to enhance the characteristics of the historical context. The proposal sets out to achieve this as follows:

7.1.1. The single storey extension would abut the boundary garden wall with 127 Camberwell Road but remained detached from the party wall to the South. This would permit natural daylight and fresh air to permeate into the Living Room area and a small intimate area of planting outside the new garden room.

7.1.2. It is proposed that the new finished floor level of the rear extension would match that of the lower ground floor. This would require the excavation of the garden area which is

DAVID STANLEY ARCHITECTS LIMITED

approximately 0.5m below garden level. As such, the new extension would be no higher than the garden wall to no. 127 Camberwell Road.

7.1.3. The depth of the extension would be 6m from the external face of the host building's rear facade. This would create a long, narrow but useful space to accommodate the Master Bedroom and a Shower Room. Given the height of the proposed extension and its relationship to the long and narrow garden, not to mention its proposed relationship to the oppressive nature of the back wall to 55 Addington Square, we believe that this proposed extension will remain subservient and sympathetic in scale to the host building.

7.1.4. The materials proposed would be metal cladding and slim line pocket patio doors and windows within a powder coated metal frames to reflect a continuity of the materials but in a contemporary way.

7.1.5. The garden would be further excavated to provide the Master Bedroom with a small intimate patio that is flush with the level of the bedroom floor.

7.2. Further alterations to the fabric of the building that we are proposing are as follows:

7.2.1. We have proposed to increase the size of the Kitchen in the main room.

7.2.2. We have proposed to construct a built-in banquet seat towards the front of the entrance area for Dining purposes.

7.2.3. A laundry room has been added in the Kitchen area. It is propose to relocate the boiler from the lounge to this area such that the boiler flue and the Bathroom extract will extract through the side wall along Addington Square.

7.2.4. It is the intension of the owners to refurbish and redecorate the entire flat. This will include new fittings, fixtures and finishes throughout as well as an overhaul of the electrical and plumbing systems;

7.2.5. We have proposed to replace the existing white painted timber framed doors with new slim line glass doors.

7.2.6. The new rear extension will incorporate a single new roof light above the bathroom for ventilation and natural light.

In putting forward this ideas the client has discussed the proposals with the neighbouring stakeholders:

James and Ann Engwall - Flat 1, 129 Camberwell Road;

Chris Greenwood - Flat 2, 129 Camberwell Road;

Daniel Aarons - Flat 3, 129 Camberwell Road;

David Adams in Flat 1, 127 Camberwell Road;

Peter Walk-in in Flat 2, 127 Camberwell Road.

All have been engaged and very supportive of the design and the design process. Some of the issues that were highlighted and discussed were as follows:

DAVID STANLEY ARCHITECTS LIMITED

1. All those concerned would like any new development to enhance the character and of the Grade II listed building within the context of the conservation area.
2. The neighbouring properties at 54 Addington Square, with it's London stock brick, render and metal detailing, and the recent mansard roof extension to Flat 1, 129 Camberwell Rd provide local examples of how a contemporary addition can be knitted into the fabric of an historic context. It was felt that these were aesthetically pleasing approaches that enhanced the nature of the environment.
3. Following on from that it was felt that the materials to be used should be robust and contextually relevant.
4. It was felt that the removal of the narrow back door, window and small section of wall to the rear of the property would not be detrimental to the nature of the host building as there are not original elements.
5. The client will develop the scheme with a Secure by Design approach to enhance security.

8. Preplanning Enquiry Recommendations and Responses - Southwark Council reference 22/EQ/0055

In March 2021 a pre-planning application was submitted to Southwark Council and an assessment was issued to the design team in May 2021. Below are the pertinent points raised and, in red, our responses to those points.

Loss of privacy

"The proposed ground floor rear extension will create similar views to those that already exist. No. 54 Addington Square does not have any windows on the side elevation, however, does have a truncated window; however, it is unlikely that the proposal will cause loss of privacy to neighbouring properties. The proposed roof lights would create upward facing views and is unlikely to cause a loss of privacy." We have reduced the amount of glazing along the rear facade and also eliminated one of the roof lights.

Daylight/Sunlight, Sense of Enclosure

"The proposed rear extension is not considered to cause significant harm to the daylight/sunlight to the neighbouring properties as the proposed extension will measure 2.40m on the shared boundary. The proposal would project 5.5m in depth from the rear elevation of the host dwelling and would project approximately 4m past the rear of No.127. It would have a height of 2.4m on the boundary when measured from external ground level, as such, when a line of 45 degrees is drawn in the vertical plane from the neighbours nearest habitable room window. The proposal would not infringe this line. As such, it is not envisaged that the rear extension would cause a significant loss of daylight/sunlight to this neighbour. Similarly, given the moderate height and depth of the proposal, it is unlikely that it would result in a sense of enclosure to the neighbour." It should be noted that we have increased the depth to 6.0m to accommodate the fact that we have made the outrigger extension narrower in accordance with your recommendations. We trust that this is acceptable but are willing to discuss this with Southwark Council if this is deemed contentious.

Loss of outlook

"The proposed rear extension is unlikely to cause a loss of outlook as the proposed extension would not obstruct the neighbours rear facing views." The client has discussed there proposals with stakeholders for

DAVID STANLEY ARCHITECTS LIMITED

129 Camberwell Road and well as the neighbours at 127 Camberwell Road. All have been engaged and very supportive of the design. For example the metal roof cladding was preferred as it proposed an attractive roof finish to look out upon by the first floor neighbours.

Details of design impacts of this proposal

"The proposal is for a large modern single-storey extension between the neighbouring building and the outrigger of the adjacent flat. The extension would fit relatively neatly in this slot. In addition, rear of the building has been altered at this point and contains modern door/ window set. Covering up and removing this opening and this part of the façade would not cause undue harm to the architectural significance of the building. Nor, given previous alterations to the interior layout and the loss of original internal features, would the proposal result in undue harm to the interior of the building." **Noted.**

"It is however noted that the extension would have a very awkward relationship with the adjacent outrigger, with only a very narrow gap between them. The extension should either abut the outrigger or else have a decent separation from it (at least 1m). In addition, the proposed extension will compromise the layout of the house by creating an internal living room with no windows and no direct access to natural light. This is contrary to Policy 2.5 – Internal layout of dwellings of the Technical update to the Residential Design Standards SPD and is not acceptable." To address the issue of natural ventilation and daylight to the internal living room we took on board Southwark Council's recommendation to set back the new extension from the outrigger extension to the neighbouring property by 1m. In this setback we will provide an openable window/ door for lighting, ventilation and access. There will be additional windows for lighting and ventilation in the corridor outside the Shower Room leading to the Master Bedroom. Also this space can be used as an intimate garden with planting that can be viewed from both the Living Room and the Master Bedroom.

Impact on trees

"The application site is covered by a TPO, though details of tree impact are limited at this time. As such, a full arboricultural impact assessment and method statement should be supplied with any future application." A tree report has been included with this application.

Flood Risk

"The application site is located in Flood Zone 3, which is land assessed as having a 1 in 1000 or greater annual probability of river flooding. The proposal seeks to add an additional 17.5 sqm as such can be considered a minor extension. It is advised that a flood risk assessment commensurate to the scale of development is submitted as part of any full application and that drawings demonstrate finished floor levels would be no lower than existing floor levels or 300mm above the estimated flood level." A flood risk assessment has been included with this application.

Sites of Importance for Nature Conservation (SINC)

"The application site is adjacent the SINC, which is considered to be of a high biodiversity value. It is advised that the proximity and impacts of the development on the SINC be considered through any accompanying documents. The Council's ecology officers would be consulted on full applications moving forward." Burgess Park is designated as a Site of Borough Importance. It is approximately 48(ha) in area and is bounded by Camberwell Road to the west, the old Kent Road to the east, Albany Road to the north and Bowyer Place/ St. George's Way to the south. Addington Square is part of a built-up peninsula to the south west of the park and the north east corner of the garden of 129 Camberwell Road overlooks the grounds around the tennis courts

DAVID STANLEY ARCHITECTS LIMITED

in Burgess Park. For the purposes of this planning application the entirety of the works will be implemented in what is currently a nation (unplanted) area. All site access will be conducted through the property from the front of the street and not through Burgess Park. Therefore it is felt that the proposal will not have any significant impact on the adjacent SINC.

Conclusion

“The proposed rear extension will fit modestly into the rear garden, though the gap between the proposal and the outrigger creates an awkward relationship. The chosen materiality is considered to be a modern addition to the rear of the property and is not considered to cause undue to harm to the architectural significance of the host dwelling or the character of the conservation Area. The proposal is of a scale and sitting that is unlikely to give an impact on the amenity of neighbouring properties.

Officer are concerns about the resulting layout of the building, as the proposed sitting room will have no access to no daylight/sunlight, ventilation or outlook, thus resulting in a poor quality of accommodation contrary to Policy 2.5 – Internal layout of dwellings of the Technical update to the Residential Design Standards SPD .

It is advised the design and layout is re-visited before a full application and listed building consent is submitted.” We believe that we have addressed the concerns of Southwark Council and have taken on board their recommendations. It is the intent to create a well designed, well detailed rear extension that will revitalise and enhance the rear elevation of this property.

9. Access & Parking Provision

- 9.1. No alterations are to be made to the access of the site which shall continue to be accessed from the lower ground floor entrance from Camberwell Road.
- 9.2. The works do not involve the construction of additional residential units. The owner can purchase a parking permit from Southwark Council, however, does not currently own a car.

10. Conclusion

- 10.1. Given the existing conditions it is felt that the proposal does not create a harmful impact on neighbouring properties in terms of loss of light, daylight or sunlight; or an increase in the sense of enclosure to any neighbouring properties.
- 10.2. It is believed that the proposals set out in this document and the accompanying drawings will preserve and enhance the immediate setting at 129 Camberwell Road and its surrounds. Further to this, the proposals will actively and positively bring the house up to date with present day living requirements.
- 10.3. The continued investment and localised refurbishment of the fabric of the house presents an opportunity to protect the remaining historic fabric. The proposed reparations to the rear boundary condition and the lower ground floor layout should be regarded as a logical progression of the evolution of 129 Camberwell Road. The reparations have been designed to integrate with the existing fabric and site in a sensitive manner.

11. Drawing List

2006-PL-001-PL-02: Existing Lower Ground Block Plan
2006-PL-002-PL-02: Existing Lower Ground Floor
2006-PL-003-PL-02: Existing Upper Ground Floor
2006-PL-004-PL-02: Existing Rear (Garden) Elevation
2006-PL-005-PL-02: Existing Longitudinal Section 01
2006-PL-006-PL-02: Existing Longitudinal Section 02
2006-PL-007-PL-02: Proposed Lower Ground Block Plan
2006-PL-008-PL-02: Proposed Lower Ground Floor
2006-PL-009-PL-02: Proposed Upper Ground Floor
2006-PL-010-PL-02: Proposed Rear (Garden) Elevation
2006-PL-011-PL-02: Proposed Rear (Garden) Elevation - Detail
2006-PL-012-PL-03: Proposed Longitudinal Section 01
2006-PL-013-PL-03: Proposed Longitudinal Section 02
2006-PL-014-PL-02: Materials Palette
2006-PL-015-PL-02: Photographs of Existing
2006-PL-016-PL-02: Photographs of Existing
2006-PL-017-PL-02: Photographs of Existing
2006-Flood Risk Assessment
2006-Site Location Plan
2006-Tree Report
2006-Tree Report Appendix A
2006-Tree Report Appendix B
2006-Structural Design & Report
2006-Structural Calculations
2006-Structural Site Appraisal
2006-CiL Questions

APPENDIX A

SCHEDULE OF WORKS

(1) The following schedule provides an overview of the proposed scope of works to the existing fabric of 129 Camberwell Road. The schedule, while comprehensive in its inclusion of the proposed changes and remedial works, does not attempt to provide a detailed specification of the works, but is intended as an aid to those involved in the determination of Listed Building Consent.

(2) Rear Extension/ Internal works

Element/ Item/ Finish	Description	Schedule of Works
New floor structure for rear extension. Drawing references: 2006-PL-008 2006-PL-009 2006-PL-010 2006-PL-012	Removal of existing concrete, stone steps and paving stones; excavation of existing patio area by approximately 1m to accommodate new structure.	<ul style="list-style-type: none"> • Contractor to provide method statement. • Equipment to be brought through property. • Existing boundary fence to be properly supported during construction. • Existing drainage runs to be re-routed. • Refer to structural engineers drawings for details and specification.
New super structure for rear extension. Drawing references: 2006-PL-009 2006-PL-010 2006-PL-012	Structure to be (generally) exposed timber members purchased from sustainable accredited sources.	<ul style="list-style-type: none"> • Contractor to property transport, protect and store materials on site. • Construction to be in accordance with the structural engineer's details and specification.
New metal cladding to walls and roof. 2006-PL-009 2006-PL-010	It is proposed to use a dark grey metal cladding system for the roof and the walls that will sit on a concrete plinth at base.	<ul style="list-style-type: none"> • Contractor to property transport, protect and store materials on site. • Installation shall be in accordance with manufacturer's and architects details. • Layout to include a new inbound gutter at boundary with 127 Camberwell Road.
New glazing 2006-PL-008 2006-PL-010	It is proposed to used double glazed panels in a powder coated metal frame that will compliment the roof and wall cladding.	<ul style="list-style-type: none"> • Sub-Contractor to provide method statements ahead of fabrication and installation. • Installation shall be in accordance with manufacturer's and architects details. • All elements of glazing to be brought through the flat from the front of the property.

DAVID STANLEY ARCHITECTS LIMITED

Element/ Item/ Finish	Description	Schedule of Works
New opening in rear wall 2006-PL-008	It is proposed to remove the existing rear window and door to form a new opening in the rear facade of the host building.	<ul style="list-style-type: none"> • Contractor to temporarily prop structure in accordance with structural engineers details and specifications. • All new brickwork and mortar to match the existing. • The existing RWP from the roof of the neighbouring building is to be moved subject to agreement with the neighbour. • Threshold between existing floor level and patio level to be removed.
Alternations to Living Room 2006-PL-008	It is proposed to relocate the boiler from the Living Room into the Kitchen area. Furthermore it is proposed to redecorate the Living Room and test the electrics.	<ul style="list-style-type: none"> • Contractor to relocate boiler and gas supply using a qualified sub-contractor. • New brickwork and mortar to close opening in the wall match the existing. • Contractor to redecorate using water based paints.
Alternations to Kitchen and Dining Room 2006-PL-008	It is proposed to retain the existing layout but build in a banquette seat with storage beneath as well as modernising the Kitchen and making it slightly bigger. This will include upgrading all electrical services and appliance.	<ul style="list-style-type: none"> • It is likely that the Contractor will amend the service runs to suit and install the Kitchen units that have been supplied by a Kitchen specialist. The banquette will most likely be built on site.