

# Design and Access Statement

11 St Saviours House, 21 Bermondsey Wall West, London. SE16 4TJ.



**P1 Site Plan**



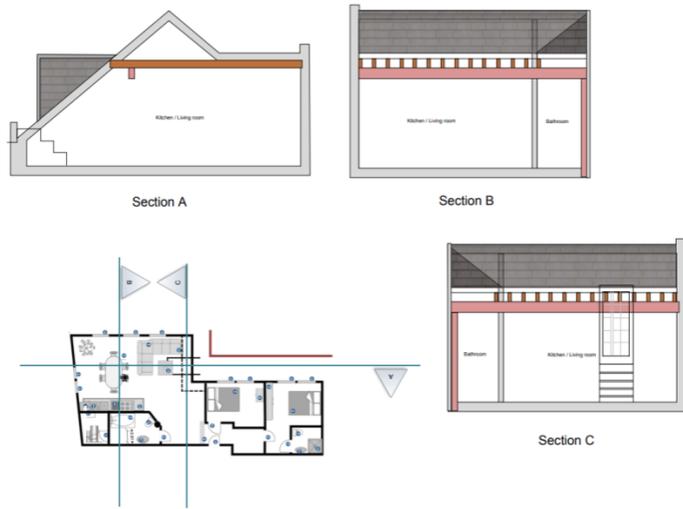
**P2 West Elevation**



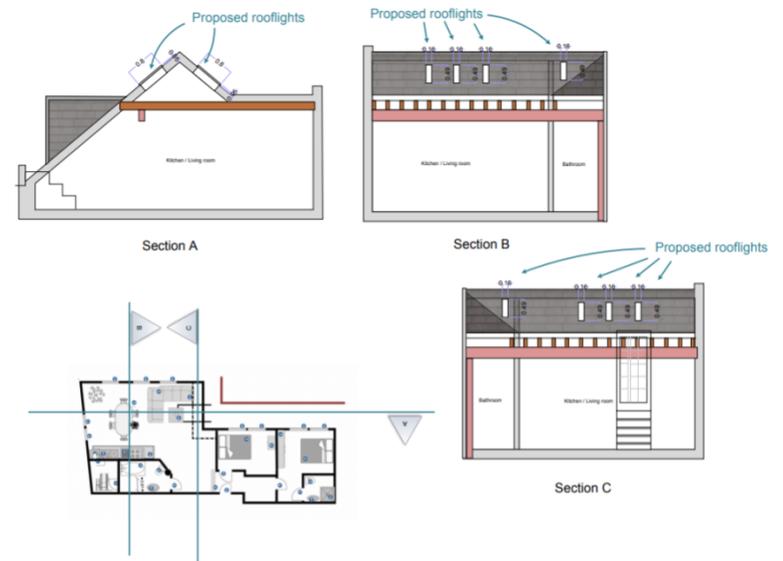
**P3 North Elevation**



**P4 West Elevation**



**P5 Existing Section**



**P6 Proposed Section**

## Area

The St Saviours House site is located on the south bank of the River Thames at Bermondsey Wall West. It is within the St Saviours Dock conservation area of the London Borough of Southwark. This part of the borough has been hugely redeveloped in the past 25 years from old wharfs and store houses into residential buildings. Most of the properties within the area are now residential buildings (either new build or refurbished).

## Description

St Saviours House is a residential block originally built over one hundred years ago as a storehouse and was refurbished to a residential building in 2001. The building has terraces on the north elevation and dormer windows to each of the primary roof slopes.

Flat 11 is a two bedroom apartment situated on the fourth floor of this property. The majority of its layout is open space with single height ceilings. The flat consists of a living room, open plan kitchen, dining area, main bathroom and guest bedroom and master bedroom with en suite bathroom.

There are two skylights that give natural light to the master bedroom however the rest of the flat suffers from a lack of natural light in the main bathroom and living area.

## Comparable permissions within St Saviours house

The adjacent top floor apartments have had rooflights approved and installed. Flat 12 has eight rooflights and flat 10 has six rooflights and has had planning approved for two large rooflights under 11/AP/3852.

## Development

The principle of the development is to improve the lack of natural light in the living room and bathroom by use of rooflights. The planning application engages certain human rights under the Human rights Act 2008 (the HRA). The term 'engage' simply means that human rights may be affected or relevant if residents are prevented from improving a property to improve access to natural light. While it is anticipated that there will not be any objections to this minor development, the proposal seeks the approval of Southwark planning within those convention rights.

## Materials

The existing grey slate on the roof will be retained and the frame and size of the new conservation grade roof lights will match the colour and size of the existing rooflights. All new materials will match existing materials hence the character of the property will be preserved.

## Access to property

The proposal deals only with part of the property and there will be no change to the current arrangement - access will remain as existing.

## Connection

Bermondsey tube station is approximately five minutes walk with links to Central London. There are numerous local bus services available from Southwark Bridge Road which connects with Bermondsey & London Bridge plus Tower Bridge to the north side of the river

# Summary

The scale of the proposed works is of minor nature and their scope will have no detrimental impact on either the property itself or adjacent buildings. The street elevation will stay preserved and will continuously contribute to the residential appearance of Bermondsey Wall West.

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