

Project: 54-56 PECKHAM RYE, LONDON, SE15 4JR

Design and Access Statement

Advance Architecture



The proposal is for the creation of a new mansard roof to create a new one-bedroom Flat.

1. DESIGN STATEMENT

1.1 PROPOSAL

The proposal is for the creation of a new mansard roof to create a new one-bedroom Flat.

2. PLANNING CONSIDERATION

- The property is located on Peckham Rye; the existing use of the building in question is C3 (Dwelling).
- The property is located within a mixed use class area with mainly commercial units on the ground floor and residential above.
- The proposal is capable of and generally meets the most current standards set out in the UK.

2.1 ASSESSMENT

This planning, design and access statement has been produced on behalf of our client in support of a full planning application for the creation of a new mansard roof to create a new one-bedroom Flat. The three-storey property is located within Southwark Borough Council.

The property has commercial units on the ground floors and residential on upper floors. The property is split into two existing separate flats known as Flat No.56 and Flat No.54. Flat No.56 comprises of a kitchen, living room and separate dining room on the first floor and two bedrooms and a bathroom on the second floor. Similarly, flat No.54 comprises of a kitchen and a combined living/dining room on the first floor and one larger bedroom and a bathroom on the second floor.

Along with this proposal being approved, the building will hold another one bedroom flat with a combined living dining and kitchen space over one floor. The living spaces will then grow to hold 1x 2-bedroom flats and 2x 1-bedroom flat at the property.

The proposed new floor will come to life with the inclusion of a new mansard roof this way keeping the proposal in line with local Planning Policies which causes no harm to the occupants of the houses in the surrounding neighbourhood.

Peckham Rye is in flood zone 1, an area with low probability of flooding. This means that a flood risk assessment is not required. All aspects of the proposal have been taken into consideration and detailed with care.

3. ACCESS STATEMENT

The property is located within a residential area. Site will remain as existing therefore no public means of access will be affected. The site is served by existing access from the main road, Peckham Rye. Existing surrounding roads and footpaths are in general good condition for pedestrians and vehicular access.

Public Transport:

The site is a few minutes walk away from the bus stops and approximately 10 mins from the closest railway services with excellent links from Peckham Rye Station.

4. REFUSE

The provision of refuse is already in place for the existing flats. There are adequate bins at the rear of the property (shown in both plans submitted alongside this document). There are current arrangements with the council and this will remain as it stands for the proposed use therefore no changes are proposed for the collection of waste.

5. CONCLUSION

The proposal is for the creation of a new mansard roof to create a new 1-bedroom Flat.

The mansard roof will be created using materials to match the existing property making sure the aesthetics of the building is not negatively impacted. The site will remain as existing; therefore, no public way will be affected.

We believe this proposal will provide clean, safe and useful space which complies with regulations and will be aesthetically pleasing as a whole.

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