

Design and Access Statement

205 Lordship Lane London SE22 8HA



Rev A

Site Description

The application relates to a three storey, mid-terrace property on the eastern side of Lordship Lane. The site is currently in mixed use, with a ground and basement level floor shop unit (A1) with separate front entrance to first and second floor residential upper parts.

The road is predominately residential in nature and comprised of terraced properties. The property is not located in a conservation area, nor is it subject to an Article 4(2) Direction.

Amount/Proposal

Change of use of the ground and basement floor space to form X1 one-bedroom flats.

Relevant Planning history

- 205 Lordship Lane

18/AP/1544 | Construction of a rear extension to the ground floor and basement; Conversion of single dwelling on upper floor, to form 3x studio flats; Loft extension with mansard roof; New light well at the front elevation, with rails. Granted Wed 04 Jul 2018

- 207 Lordship Lane

20/AP/1151 Prior approval notification for the change of use of first and second floor offices (B1 use class) to provide 2 no. studio flats (C3 use class) Approved 15/06/2020

20/AP/0580 Prior approval notification for the change of use of a vacant ground floor retail unit (A1) to a studio flat (C3) Approved 17/04/2020

18/AP/1544 Construction of a rear extension to the ground floor and basement; Conversion of single dwelling on upper floor, to form 3x studio flats; Loft extension with mansard roof; New light well at the front elevation, with rails. (At 205 Lordship Lane, London, SE22 8HA) Approved 04/07/2018

Local Character:

The northern and southern side of Lordship Lane are mainly residential in character, whilst immediately around the property there is a short parade of shops to include the Lordship public house immediately south which also fronts Pellatt Road. Their distance from the main high street is a barrier to economic activity at these premises. Meaning they receive very little pedestrian footfall as such are not commercially viable.

Along Lordship Lane, there are a number of brick-built Victorian terraced houses with traditional features such as bay windows, decorative mouldings and brickwork serve to reinforce the residential character of this part of Lordship Lane.

It is possible to distinguish properties that had previously been used for commercial uses by their traditional fenestration arrangements at ground floor level. Although it is noted that the majority of this short parade are now in residential use achieved through by means of Prior approval or deemed consent. Both properties on either side of the application site are in residential use at ground floor level..

Given there is a prevalence of similar use arrangement within this parade, it is not considered that proposed change of use from commercial Class E to Residential C3 would be out of character within this context. A marketing statement has been submitted to support this application.

Design

Alterations at ground floor level would seek to retain and respect the traditional shop front design and integrate it into the new residential layout. The proposed development seek minor alteration to

the existing shop front design in order to introduce some level of privacy to future occupiers. There will be minimal disruptions to the character and appearance of the surrounding parade.

The site does not lie within a retail designation (e.g. Protected Shopping Frontage) and has the benefit of prior notification consents which are currently implemented with works having commenced.

The building's appearance in the wider streetscape is examined in detail within the Design and Access Statement, however, in summary, the statement confirms that all external alterations proposed, are in keeping with the character of the local area. This will ensure that the character of the building as part of a Victorian terrace of dwellings (with only a small minority having ground floor retail premises) will be retained.

Residential Standard

Unit Type	Room	GIA	Required	Store	Compliance
Basement	1bed 2person	66sqm	62sqm	2qm	Yes

Layout

The proposal would result in the creation of two new en-suite bathrooms to support existing bedroom. The property is occupied by a growing family comprised of three generations.

Natural daylight/sunlight and ventilation

An increase in access to natural daylight, sunlight and ventilation is involved in the proposal. The glazing would be symmetrical with the existing openings on both front/rear elevation and provision to the ground/lower ground levels would be greatly improved by the front lightwell and rear extension. This complies with Local Plan policies and the detailed guidance within Residential Design Standards

Privacy and outlook

It is not anticipated that there would be adverse impact upon the privacy amenities of neighbours arising from the addition of the new dwellings in relation to the converted existing building. Privacy/outlook would not be adversely impacted by the front lightwell or rear extension works. Landscaping will improve the outlook from all the flats within No 205 Lordship Lane as well as adjacent units.

Access

Proposed access to the site and the building will remain as existing layout. Access to the room by door and means of escape in the event of fire will comply with current building regulations. It is noted that there are no stair free access to the proposed properties. This is in response to the site constraint give the sloping character of the surrounding topography

Transport

Cycle storage provided as part of a new development should be secure and covered, designed to inspire residents to use cycle instead of motor transportation. The storage designed to hold up to five bikes. The bike storage is located on ground floor and has easy access to the entrance of the house in line with the previously consented scheme on the site.

Refuse

In order to accommodate the demand for new bin store. The existing bin store arrangement would be maximised to accommodate the new arrangements. Therefore, it would be considered as having an acceptable impact on the local amenity.

Conclusion

It is considered that the impact of the proposed works is minor and has no harmful effect on the building asset based on the fact that work is predominantly to the rear of the property and in keeping with the property's character and in accordance with local and national policies. We anticipate positive support for the proposal and the application approved as submitted.

This development should be considered satisfactory in this location, taking account of all the issues outlined above. Indeed, the proposed alterations to the property are designed to preserve, and where possible enhance the qualities of the existing and surrounding buildings. Overall, new works are kept to or within building lines and do not conflict with the nearby properties where similar works have been undertaken

Inspiration Source