

## Design & Access statement

15 The winery, Regents Bridge Gardens, London SW8 1JR

### Introduction:

The design and access statement has been submitted in support of a planning application to extend the ground floor plate of the property 15 Regents Bridge Gardens, SW8 1JR. This statement comprises the support documentation to the planning application.

### Proposal:

Rear infill extension to increase ground floor living area. Extension not to extend beyond existing balcony overhead and neighboring property line. New ground floor elevation to consist of large bio-fold doors, similar to No.14

### Existing site context:

The subject site is in the London Borough of Lambeth. The surrounding application site is a well-established residential area.

### Appearance:

The proposed extension proposal, in our opinion would not have an impact on the immediate local characteristics, and surrounding areas. We seek to replicate the extension of neighboring property, No.14, in terms of aesthetic and proportion at ground floor.

### Sustainability:

The proposed works will seek to use energy efficient construction materials and methods, using high performance thermal insulation products. All new works will be in line with current building & local regulations. External materials used will be in keeping with local characteristics.

### Design:

The proposed extension by virtue of its nature, is modest and in keeping with the neighboring property.

### Scale:

The design and scale are like other extensions within immediate locality, and sympathetic to the property's current character. The proposal will be in keeping with the neighboring properties and shall use materials appropriate.

### Vehicular and Transport links:

The proposal will have no impact on vehicular or transport links.

### Inclusive access:

The proposal will have no impact on inclusive access

### Conclusion:

The proposed extension works would result in an improved residential unit, with more than adequate private open space.

#### Heritage Statement:

The property forms part of Regents Bridge Gardens development which is sited to the south of the Vauxhall conservation area and includes three Grade II listed buildings - The Vat House, The Ballroom & No. 26. The site is located to the south of The Ballroom and is obscured from direct view by a tall brick wall with access through arches.

The property is situated opposite a listed building to its front (albeit shielded by a wall), but there are no heritage assets involved in the extension or visible from the rear aspect. The extension is at the rear of the house only. There are at least two similar extensions in neighbouring Winery properties that also act as precedent. A photograph of an immediately neighbouring extension is included with the planning application as submitted.

#### Flood Risk Statement:

There is no change to the flood risk caused by the extension into the balcony area. This includes no change to the property footprint, no increase in drainage area, no damming of existing surface water and soil pipe drainage routes and there is no change in the existing floor levels and no change to access or evacuation levels.

#### Archaeology Statement:

The property is located on an ex industrial site. The ground for the extension was excavated during redevelopment in order to build this new-build property (dated c.1985) and its foundations, including related infrastructures throughout the estate. There is no need to dig to new depths beyond these. The extension into the balcony area is only lightly load bearing to adequately support the new balcony roof, which will be of a wooden structure and significantly lighter structure than the existing reinforced concrete balcony platform, and to have a stable internal floor. The balcony extension is within the existing retaining walls that remain in place and there is no change the property footprint.