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53D Lyndhurst Way
Design & Access Statement
July 2021

1 Introduction

This Design & Access Statement relates to flat 53D Lyndhurst Way, which is a one bedroom first floor flat within a converted public house.

Located within the Holly Grove Conservation Area, the site occupies a fairly prominent location on the corner of Holly Grove and Lyndhurst Way, then main entrance to the Warwick Gardens recreation grounds.

The building is an early Victorian era Public House, formally known as the Lord Lyndhurst, which has been converted into flats. It is not listed.

Flat G, which adjoins Flat D at first floor level has a roof terrace, which provides a highly valued external amenity space (planning permission was granted for this in 2014: Southwark ref: 14/AP/2676).

The applicant is the owner occupier of flat D, wishes to create a roof terrace similar to that which was granted permission for flat G.



Fig.1 View from the junction of Lyndhurst Way and Holly Grove



Fig. 2 View of elevation facing Lyndhurst Way



Fig. 3 View of elevation facing Holly Grove



Fig. 4 View from along Holly Grove

2 Design

Existing roof to the ground floor side (where it is proposed to locate the roof terrace) is simply felt, with a gutter and no parapet. It is proposed to install a low parapet wall with metal railings (similar to that of Flat G).

The roof terrace at Flat G has provided a much valued external amenity to that dwelling, and as such it and the property is kept in good upkeep and maintains a tidy appearance.

Pre-application advice was sought prior to this planning application. In regard to design the pre-application advice stated:

"It is considered that on balance, due to the existence of a roof terrace at Flat G and subject to detailed design the proposed alterations would respect the building and wider Holly Grove CA."

In regard to Amenity impacts:

"As the railings are proposed from end to end of the building, this raises concerns of loss of privacy to Flat G 53 Lyndhurst Way first floor window".

A typical 1.7m high privacy screen (e.g. semi-obscured glazed) would not be appropriate in this location (as it would be visible along Holly Grove), therefore it is proposed to incorporate a trellis type screen (that matches the new railings) at the end nearest Flat G.

The trellis planter as shown in the Figure 5 would provide a 1.5m high screen, and the planter would provide a 'buffer' between the two roof terraces without having to introduce a gap between the railings of the two terraces. It is proposed to use this product or similar.

We do not believe the screen would be visible in any significant way along Holly Grove due to its relatively low height and design (1.5m and similar material to the railings) as well as because No.35 Holly Grove projects further out into the street obscuring views of the roof terrace at 53 Lyndhurst Way.

Additionally, the planter would increase privacy to Flat D from overlooking from the existing roof terrace at Flat G.

Details of the trellis planter can be found here:

<https://www.screenwithenvy.co.uk/collections/planters/products/moucharabiya-planter>



Fig. 5 Trellis planter by 'Screen with envy'

"The privacy screen at the back of the planter is designed to support climbing plants while providing an instant feature. The design is open enough to let light through while offering an intricate, beautiful pattern. Unlike wooden alternatives, this is built to last and will not age and weather with time."



Fig. 6 View from window to kitchen and living area looking towards Lyndhurst Way

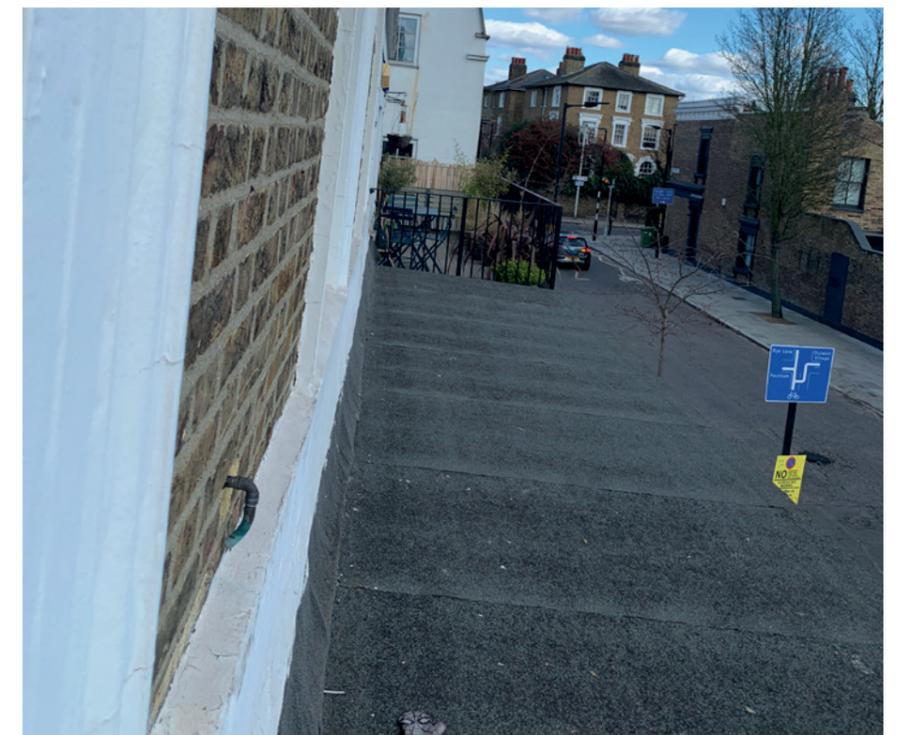


Fig. 7 View from window to kitchen and living area looking towards Bellenden Road

2 Design continued

Research has uncovered the photograph to the right of 53 Lyndhurst Way in Edwardian Times when it was still a public house.

The photograph shows that there was previously a roof terrace in the location proposed, with metal railings extending the perimeter, as well as, a metal screen or sign located towards the end where we are proposing a screen.

Should the council believe it desirable to install a screen with a detail design more like what is shown in the historic photograph, then the detail design could be secured by a planning condition of approval.



"The privacy screen at the back of the planter is designed to support climbing plants while providing an instant feature. The design is open enough to let light through while offering an intricate, beautiful pattern. Unlike wooden alternatives, this is built to last and will not age and weather with time."

3 Access

In order to provide access on to a new roof terrace it is proposed to drop the cill to one of the windows. Figures 8 and 9 show the window that faces on Holly Grove and serves the combined kitchen and living areas.

It is proposed to alter this window by lowering the cill and installing a door that is in keeping with the style of the existing window. This could be similar to the door used to access the roof terrace for flat G i.e. timber framed with the glazing in small panels (refer to Fig.10).

As the windows are set back from the edge of the roof, and if a low parapet is introduced it is likely that the window cills will not be visible from most locations at street level.

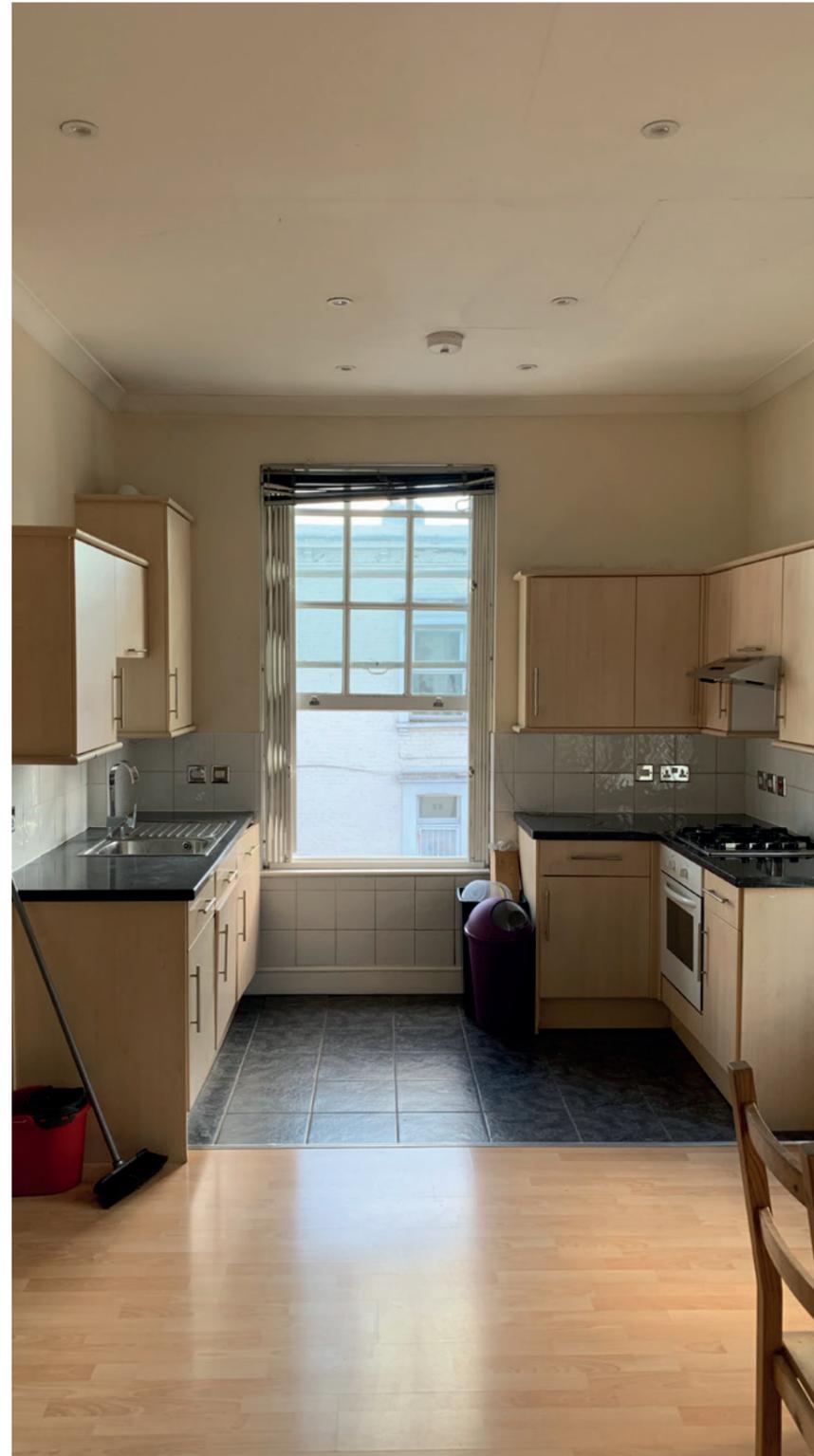


Fig. 8 View of elevation facing Holly Grove

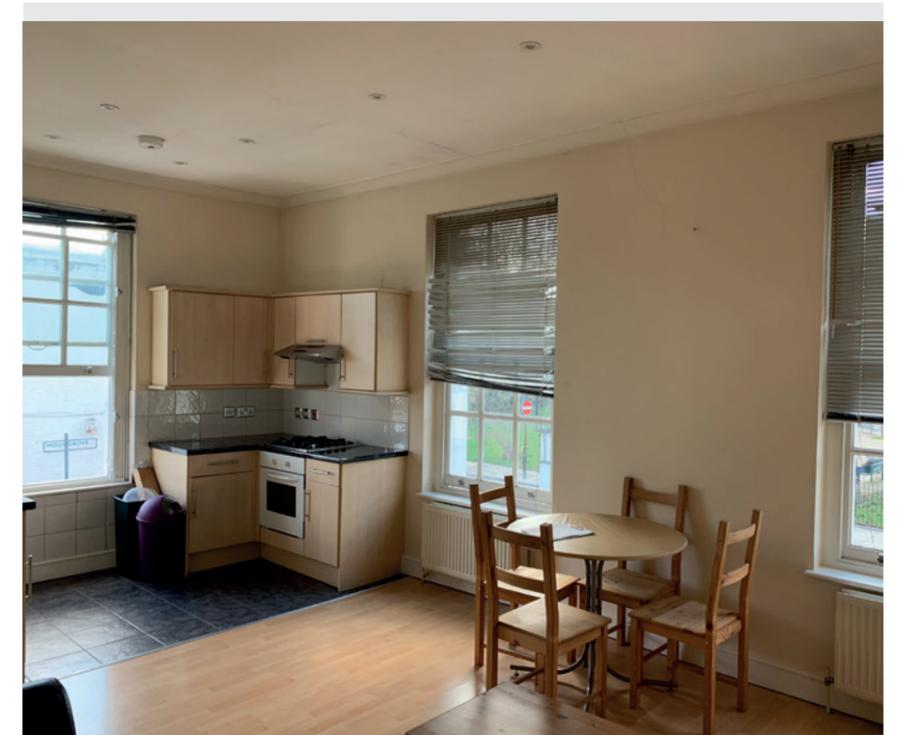


Fig. 9 View of elevation facing Lyndhurst Way



Fig. 10 View of roof terrace to Flat G