

Design & Access Statement

16 Shell Rd, London SE13 7TW _ Planning Application
May 2022



RUSSIAN FOR FISH

Proposed Rear Extension

Introduction

16 Shell Road is located in the borough of Lewisham and it runs north to south, connecting Halesworth Road to Brookbank Road. As it is located at the top of an old quarry; the underlying topography at 16 Shell Road steeply slopes downwards from East to West as well as from South to North.

16 Shell Road is an Edwardian, double fronted, mid-terrace property. Due to the topography, the rear garden is terraced. Originally, the property had two storeys, plus basement. Later, a raised terrace and new stairs down to the rear garden space were constructed, providing more storage to the rear of the house, at garden/basement level [retrospective planning granted in 2018].

The front elevation is faced in yellow, London Stock brick with red brick and stucco detailing. The rear elevation is faced in yellow London Stock brick. Concrete blocks, a clay tiled roof, and timber balustrades make up the materials for the current extension.

16 Shell Road is not in a conservation area, nor is it a listed building.

Existing and Proposed Uses

The building is currently a single-family house [C3- Dwelling Houses].

The proposed building remains a single-family house [C3- Dwelling Houses].

Planning History

DC/18/109866 | Permission Granted 18th December 2018

Retrospective application for the construction of a raised platform (terrace) and new stairs down to rear garden space.

Relevant neighbouring planning history

DC/18/107939 | Permission Granted 24th August 2018

16 Undercliff Road, London, SE13 7TT

Demolition of the existing outrigger and construction of a full width one storey and part width two storey rear extension. Internal alterations include rearrangement of part walls; installation of a new kitchen.

DC/14/087371 | Permission Granted 22nd August 2014

32 Shell Road, London, SE13 7TW

External alterations include demolition and replacement of existing rear two storey extension. Internal modifications to existing house to include removal and addition of part walls; installation of new kitchen and WC.



16 Shell Road | Front Elevation



Aerial Photograph [red line defines site]



Rear Extension
Typologies

Precedent: 16 Undercliff Road [DC/18/107939]
 Permission Granted 24th August 2018
 Construction of a full width one storey and
 part width two storey rear extension.

Precedent: no. 20 [DC/07/065968/FT]
 Permission Granted 9th August 2007
 Erection of a single storey, pitched roof,
 rear extension.

Precedent: no. 32 [DC/14/087371]
 Permission granted 22nd August 2014
 Demolition of existing extension and
 replacement with new two storey rear
 extension.

- Part width 1 storey rear extension
- 2 storey rear extension
- 1 storey rear extension + part width
2 storey



16 Shell Road | Rear Elevation



16 Shell Road | Lower Ground Store



Neighbouring terraces from 18 Shell Road



Neighbouring terraces from 14 Shell Road

DC/07/065968/FT | Permission Granted 9th August 2007

20 Shell Road, London, SE13 7TW

External alterations to include erection of a single storey, pitched roof, rear extension to replace existing sheds, stairs and WC; removal of existing windows and door to rear wall and; internal alterations to include removal of part walls, installation of new kitchen to dwelling house.

DC/18/110007 | Permission Granted 19th December 2019

8 Shell Road, London, SE13 7TW

External alterations include construction of a single storey, rear extension; removal of existing windows to rear wall. Internal alterations include installation of a new kitchen and shower room and; addition of part walls and doors.

DC/18/105372 | Permission Granted 5th July 2021

84 Vicars Hill, London SE13 7JL

Erection of a two storey rear extension at lower ground and ground levels; replacement of existing stairs down to the garden. Internal changes include the addition of a new WC.

DC/21/121007 | Permission Granted 5th July 2021

36A Shell Road London, SE13 7TW

Erection of a part two storey rear extension to ground floor flat; removal of windows and re-fenestration at lower ground level. Internal modifications include installation of a new WC. The existing store roof is to be turned into a green roof.

DC/13/083048 | Permission Granted 16th July 2013

39 Undercliff Road, London, SE13 7TU

External changes include a one storey infill and part two storey extension to the rear; removal of existing windows and; addition of fences, terraces and retaining walls to the rear garden.

DC/20/117145 | Permission Granted 29th July 2020

124 Chudleigh Road, London, SE4 1HH

Demolition of an exiting conservatory and construction of a part two storey rear extension.

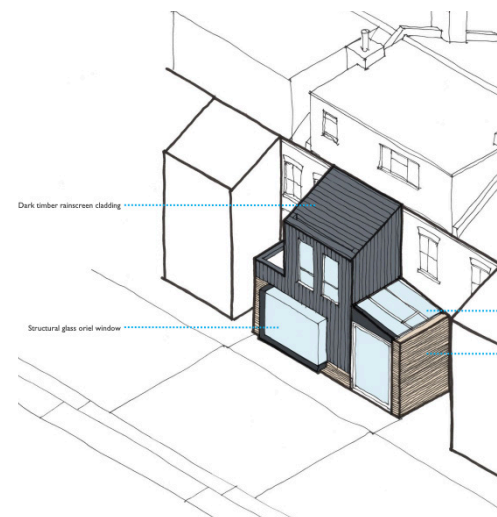
DC/18/106706 | Permission Granted 27th April 2018

90 Chudleigh Road, London, SE4 1HH

Construction of a part two storey rear extension to the ground floor and first floor; removal of existing windows and re-fenestration to the rear elevation.



20 Shell Road



16 Undercliff Road

Proposed Alterations

The proposed alterations that constitute this application are:

1. A full width one storey rear extension to the lower ground floor
2. The installation of a new window to the rear elevation.
3. The replacement of windows to the front elevation.

16 Shell Road currently has a full width lower ground floor rear extension that acts as a terrace, accessed from the ground floor, as well as a store, accessed from the basement and garden.

1. This application seeks permission to demolish the existing lower ground floor store to the rear, replacing it with a full width rear extension. The extension will provide much needed living space with a stronger connection to the garden. The extension will provide open living space accessed via stairs from the ground floor, albeit visually connected due to the pitched roof.

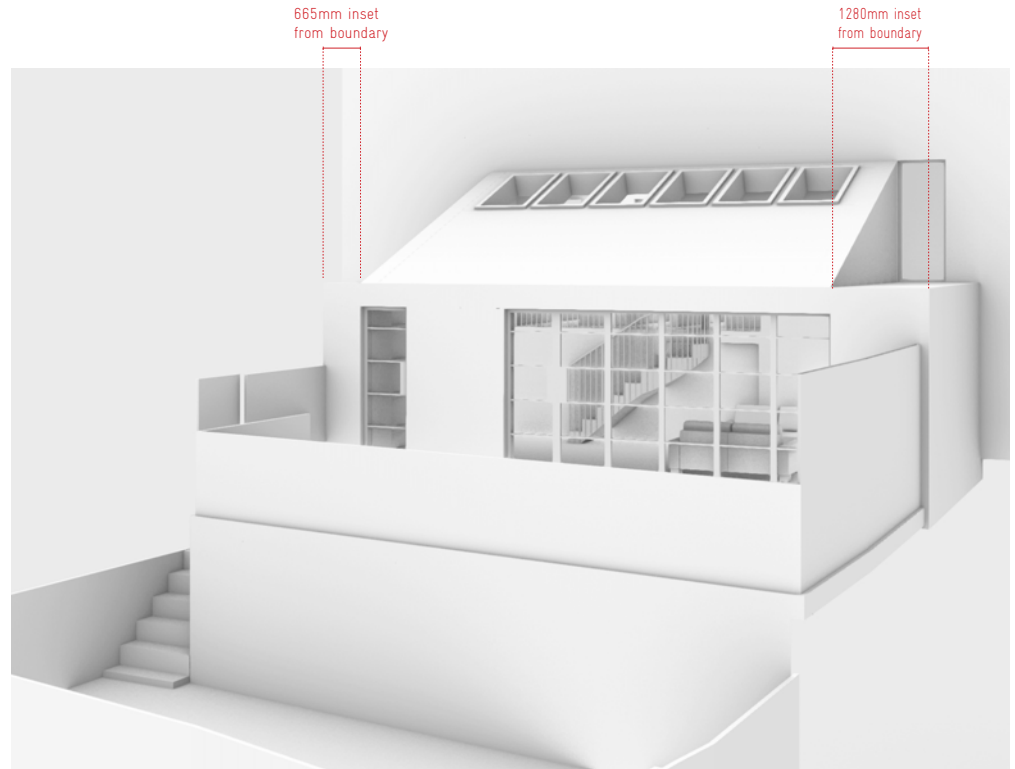
The proposal seeks to address concerns around privacy, both in terms of overlooking from surrounding properties, noise and overlooking into 16 Shell Road: while the terrace did gain retrospective planning permission, it was controversial at the time. The roof of the proposed extension cannot be accessed and will not have windows facing the property boundaries either side.

Additionally, to lessen the impact on the neighbours' amenity and limit the loss of daylight into their garden, the extension's pitched roof will not run across the full width of the house and will be set in on both boundaries by at least 660mm. While the pitched roof will be made of zinc, the flat portions will be covered with sedum and wildflower modules. Rooflights will be fitted along the width of the pitched roof.

Finally, the external walls will be made of a brick that matches the existing London Stock Brickwork and the rear windows and doors will have black metal frames.

2. At ground floor level, all existing windows to the rear elevation will be removed. One new double glazed window will be added to the new shower room to provide natural light and ventilation.

3. UPVC windows to the front elevation are to be replaced by double glazed timber windows.



16 Shell Road | Proposed Rear Extension

Policy Considerations and Application to Design

The proposal has been considered in reference to the National Planning Policy Framework (NPPF), the London Plan 2021, Lewisham Core Strategy Development Plan Document (2011), Development Management Local Plan (2014), and Alterations and Extensions Supplementary Planning Document (2019).

Specifically, the following policies and guidelines have been considered:

- Policy 15 High Quality Design for Lewisham (Core Strategy 2011)
- Policy 22 Sustainable design and construction (Development Management Local Plan 2014)
- Policy 24 Biodiversity, living roofs and artificial playing pitches (Development Management Local Plan 2014)
- Policy 30 Urban Design and Local Character (Development Management Local Plan 2014)
- Policy 31 Alterations/ Extensions to Existing Buildings (Development Management Local Plan 2014)
- Policy 32 Housing Design, Layout and Space Standards (Development Management Local Plan 2014)
- Policy 33 Development on infill sites, backland sites, back gardens and amenity areas (Development Management Local Plan 2014)

The following sets out how the proposal meets the aforementioned planning policies and guidelines.

Policy 15 High Quality Design for Lewisham

- the development will be flexible and adaptable to change.
- With all of the site characteristics considered (specifically the topography and neighbouring properties), this small scale development will provide suitable residential accommodation without negatively impacting the neighbouring amenity. Not only does the form remain within the 45 degree obstruction line, the development encourages the growth of existing and new plants to complement the character of the surrounding gardens.
- the development will ensure that the living conditions proposed are satisfactory as it will take into consideration concerns of privacy without compromising pleasant views of the neighbourhood.

DM Policy 22 Sustainable design and construction

- the design will adhere to design principles with the aim to reduce the environmental impact and requirement of the development.
- the design of openings will favour passive cooling and cross ventilation in the building.
- mechanical ventilation and cooling will be minimised by avoiding to remove external windows from spaces such as bathrooms. This will alleviate the loads for mixed-mode cooling, and mechanical systems.
- the development will have materials of high quality and that are sustainably responsible. Where possible materials will be sourced from local or UK based producers and suppliers.

DM Policy 24 Biodiversity, living roofs and artificial playing pitches

- the green roof, will result in increased biodiversity.
- the living roof will be designed and fitted by a qualified and accredited installer.

Policy 30 Urban Design and Local Character

- the development proposal attains a high level of design, adding to the similar developments on Shell Road.
- in the design process, the height, scale and mass of the new form have been considered in respect to the local context to ensure it relates to this urban typology.

DM Policy 31 Alterations/ Extensions to Existing Buildings

- high quality materials that complement the surrounding context have been specified
- the development is site specific and respectful of extension forms and architectural characteristics present along Shell Road and within the area, taking precedent details and building lines along the street
- the development will result in increased privacy and daylight for the occupants and the green roof will enhance the amenity to the adjoining houses. 80% of the garden area will be retained.

DM Policy 32 Housing Design, Layout and Space Standards

- the scheme presented is attractive and aids to enhance a neighbourly feel in the area
- it provides a satisfactory level of privacy, outlook and natural light for its neighbours
- the development meets the functional requirements of the residents
- it responds positively to the site specific constraints and opportunities of the existing and emerging context to the site and surrounding area
- the design offers usable, private and secure external space, suitable for children's play
- the internal spaces presented meet the minimum standards as described in the London Plan
- all habitable rooms are of a good size, have a good outlook and receive direct sunlight and daylight whilst maintaining privacy
- sufficient space for storage and refuse has been provided

DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas

The development will:

- increase natural surveillance
- sufficiently retain the existing private rear garden
- not harm the amenity of the occupiers/ users and nearby properties through overshadowing, overbearing, loss of outlook, privacy or loss of sunlight/ daylight.
- provide no loss of security for adjoining residential development and private back gardens

National Planning Policy Framework [NPPF]

NPPF offers guidance on design issues, paragraph 60 stating that:

'planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles'

In line with the NPPF the scheme seeks:

- to take the opportunities available for improving the character and quality of the area.
- to conserve and enhance the natural environment by maintaining the landscape, biodiversity and geological value of the site .
- to achieve sustainable development by providing a safe and comfortable living space to its occupants and, therefore, supporting a vibrant and healthy community.
- to achieve sustainable development by adopting relevant sustainable measures to create an efficient building, which has less impact of the environment and, in turn, on climate change.

Land Use & Massing

Total site area: approximately 222 sq. m.

Existing footprint of the building: 96 sq. m.

Existing GIA [ground floor + lower ground floor]: 88 sq. m.

Proposed footprint of the building with the new extension: 114 sq. m.

Proposed GIA [ground floor + extended lower ground floor]: 109 sq. m.

Sustainability

The design seeks to take advantage of natural ventilation and natural lighting where possible. Basic design principles have been carefully considered with the aim to reduce the environmental impact and requirement of the development.

The materials proposed will be of high quality and sustainably responsible. Where possible materials will be sourced from local or UK based producers and suppliers.

Refuse and Recycling

Residential waste collection will remain as existing.

Access

The proposal has been designed in accordance with Part M and Part K of the Building Regulations

Emergency escape from the property will remain as existing and is compliant with the requirements of building regulations.

Conclusion

The proposal seeks to compliment the host building while enhancing its connection to the terraced garden.

The addition of a refined rear extension is a well considered and sensitive approach that not only responds to the needs of the occupants but also, ultimately adds value to the character of the property and the neighbouring area. The scale, size and massing of the rear extension is proportionate to the size of the house, in-line with modern standards of living and will bring the current environmental standard of the property up to current regulations.

It is our view that the alterations proposed do not adversely impact on the building setting and appearance, nor that of the surrounding area.