

THE PROPOSAL IS FOR AN EXTENSION AT 467A LORDSHIP LANE

The Town & Country Planning (Development Management Procedure) Order 2010 requires most types of application for planning permission to be accompanied by a Design and Access Statement. This statement has been prepared to comply with the requirements of the Order and has been prepared with regard to the development plan and national planning policy guidance, and in particular the relevant Southwark Council UDP saved documents, The London Plan, the National Planning Policy Framework (NPPF), as well as relevant supplementary planning documents (SPD), produced by the local planning authority. The statement comprises the following main elements:

A description of the proposed development and the Site Appraisal, which examines the physical context. The design solution for the site has been based upon a full and thorough understanding of the site and the surrounding area. Site appraisal forms a fundamental part of the evaluation process. It describes how prospective users will gain access to the development from the existing transport network and, why points of access have been chosen. It also considers equality of access; how everyone can get to and move through the proposed development on equal terms regardless of age, disability, ethnicity or social grouping. Planning Considerations looks at the planning issues arising from the proposed development with regard to development plan policies. The Design Component sets out the design principles and concepts that have been applied to the proposed development. It describes how the physical characteristics of the scheme have been informed by robust site appraisal, assessment and evaluation.

2.00 PROPOSED DEVELOPMENT AND SITE APPRAISAL

2.01 This statement supports an application for planning permission for the erection of a purpose built two storey residential dwelling. The proposal is for double storey side extension

2.02 The main characteristics of the building are faced rendered brickwork walls, uPVC double glazed casement windows and black rainwater goods. Lordship Lane.

2.03 Lordship Lane is a minor road serving a predominately residential area. The application site is one of high accessibility located close to shops on and is within walking distance of the other neighbourhood facilities and public transport facilities.

The surrounding residential neighbourhood comprises mainly two and three storey semi-detached houses and Flatted Buildings

2.04 It is proposed to extend a two-story structure within the existing confines of the footprints of the building site .The proposed building adopts a modern design

approach, with external features that mimics the existing building. Parking is off-street including a cycle space for each apartment.

2.05 The building adopts a simple form with modern styling. The principal elevations fronting Lordship Lane will maintain the original features, using elements including fairfaced rendered brickwork, hardwood boarding, and uPVC framed doors and windows. The roof form has been treated in a sympathetic way to match the existing gable ends of the existing houses.

2.06 It is considered that the proposals in this instance comprise an appropriate and proportionate development of the site. The development will represent an enhancement to the character and appearance of the locality and to the street scene. The building will not have an undue material impact upon neighbouring properties, and the residential amenity will be suitably protected. The proposed unit will enjoy a high specification and standard of amenity for its occupiers.

2.07 The application proposes the erection of a new extension within the constraints of the existing built form, consisting of one family house. The immediate locality is residential in character and a development of the site for residential purposes will be consistent with the residential characteristics of the area. Having regard to the location and characteristics of the site, it is a wholly appropriate location for a modest infill development. The development as such has no negative implications in terms of use.

2.08 It is considered that the amount of development proposed can be accommodated on the site without materially impacting upon neighbouring residential amenity whilst offering high standards of amenity for the occupant.

2.09 The proposed building in this case adopts a modern form in terms of its fenestration and materials used. The form of the proposed extension with its new roof would add a large degree of unity to the streetscape. In this context the proposed development is wholly appropriate and will materially enhance the character and appearance of the locality.

2.10 Soft landscaping and tree planting is not a notable important feature of the surrounding area.

SITE APPRAISAL:

2.11 There is demonstrable scope to uplift the character and quality of the building by a measured and proportionate scheme of redevelopment upon the site. In use terms there would appear to be no substantive objections to a residential redevelopment of the site.

2.12 The principal consideration, in terms of development of the site is the relationship of any future development to adjoining built development. The predominant issue is the possibility of overlooking and being overlooked, which would undoubtedly be the case if the proposed house were not designed in this manner.

2.13 It is considered that the proposed glazed openings to the building will not prejudice the amenities of the surrounding houses. The existing surrounding window positions and heights have been considered. The location of the site close to public transport corridors with high frequency levels of service makes the site especially suitable for a new unit of accommodation.

2.14 In design terms there is a range of architectural forms and styles to the surrounding streets and area, although the predominant style adjacent the site is of two storey Victorian terraced houses. Some of the houses are predominantly ones constructed during the 1930s.

2.15 The nature of the site points towards a design solution that takes account of the characteristics of the site and the relationship of the site to adjoining buildings.

RELEVANT LONDON PLAN POLICIES

Design principles will be adopted to reduce energy consumption and CO2 emissions using passive design and energy efficiency measures. These include:

- ♣ Maximising natural light and ventilation.

- ♣ Achieve a Target Emission Rate to meet the requirements of SAP 2009 (at least 25% improvement on Building Regulations).
- ♣ Design of the building fabric to exceed Building Regulations fabric standards and U values to reduce heat loss.
- ♣ Energy efficient lighting.
- ♣ Using energy efficient white goods.
- ♣ Water saving measures will include the specification of dual low flush toilets, low flow showerheads and low flow spray taps. For example:
 - ♣ 6/4 Dual Flush WC's.

- ♣ Flow Reducing/Aerating taps throughout.
- ♣ 6-9 litres per minute showers.
- ♣ Smaller, shaped baths.
- ♣ 18ltr maximum volume dishwasher.
- ♣ 60ltr maximum volume washing machine.
- ♣ Surface water management – including where practicable the provision
- ♣ of soakaways and rainwater harvesting.
- ♣ Materials will be responsibly selected from sustainable or managed sources, including products with EMAS, EMS, FSC and PEFC certifications.
 - ♣ High efficiency hot water and heating systems will be specified, along with construction detailing to reduce air permeability and prevent thermal bridges.
 - ♣ Building materials will be sourced locally and recycled materials will be used wherever possible.
- ♣ Construction waste. The waste hierarchy of 'Reduce, re-use, recycle' will be adopted to minimise construction waste. A site waste management plan will be adopted which includes a commitment to minimise waste generated on site in accordance with WRAP / Envirowise guidance.
- ♣ Household recycling. The dwelling will include 3 internal separate storage bins for recyclable waste. The external bin area 7 will include separate bins mixed dry recyclables, green waste and other non-recyclable waste in accordance with council standards.
- ♣ Insulation materials will be selected to avoid the use of substances that have a global warming potential of 5 or more.
- ♣ Heating and hot water systems will have low NOx emissions.
 - ♣ The design will incorporate good levels of natural lighting and sound insulation which meets or exceeds Building Regulations requirements, and outdoor space is provided.
 - ♣ All dwellings are designed to meet Lifetime Homes Standards and Building for Life criteria where possible.
 - ♣ Management. 4.11 Policy 7.3 relates to Designing out Crime. The policy identifies a range of considerations to which development proposals should conform, with the objectives of reducing the opportunities for criminal behaviour and contributing to a sense of security. Development should reduce the opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating.

Routes and spaces should be legible and well maintained, providing the development will incorporate appropriate security measures. It is the intention to achieve the Secured by Design standard for the development.

4.12 The London Plan provides specific policy guidance to all London Boroughs both in the preparation of local planning policy and to guide development more generally.

In particular, Policy 7.4 (Local Character) of the London Plan (2011) states that; "Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features.

In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future of the area" Under Para B (Planning decisions and LDF preparation) it states that "the design of all new housing developments should enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix; and relationships with, and provision of, public, communal and open spaces, taking particular account of the needs of children and older people"

4.13 On the basis of the foregoing we can identify no fundamental conflict with the London Plan in this case.

5.00 PLANNING CONSIDERATIONS

5.01 The new front façade of the house fronts the street, and therefore addresses and provides an active frontage. The building is orientated to gain sunlight in the morning on the rear of the building. Solar gain is therefore optimised. The main ground floor windows and doors face the public areas. The palette of materials proposed has been chosen to complement the surroundings (brickwork, rendering) and at the same time add interest to the front and rear facades.

5.02 The orientation, set back from the street, and gaps between the proposal and existing built forms achieve a satisfactory protection of amenity of the surrounding buildings.

5.03 The proposed development does not include any physical or social barriers to accessibility. It is well located relative to facilities in the locality which are accessible on foot / bicycle. The flat terrain and ease of access to local facilities makes the development equally accessible to all, including those with physical impairments. The proposal appears to comply with relevant development plan policies with regard to accessibility. Access to buildings is dealt with under the Building Regulations and is not specifically covered in this statement. It is not considered that there are any exceptional access issues arising in this case.

5.04 The site is accessible by all modes. Pedestrian access is achievable directly from Lordship Lane. The site enjoys direct vehicular access from Lordship Lane and Medway, from where there is ready access to the primary road network. As private domestic development, the proposal raises no specific issues relating to public accessibility. The application site is in a sustainable location with good accessibility to public transport and good accessibility to services and facilities

5.05 The application proposal has been designed to comply with local development plan policies and central government guidance so as to respect the local amenity of the area including the appearance of the street scene.

5.06 The proposed scheme is to modify the existing building with a loft extension and provide new accommodation to specifically cater for the housing needs in the Borough

5.07 The main aims of the design approach are these:

- ♣ to respect and take full account of the context and setting of the application site.
- ♣ to create a development which would make a positive, stimulating and distinguished contribution to the street scene.
- ♣ to ensure that the proposed development would not harm the amenity of neighbouring properties.

5.08 The submitted drawings demonstrate that the proposed development will provide a high-quality living environment for the occupier. The proposal will not affect the levels of daylight or sunlight currently enjoyed by adjoining properties and the proposal will not affect the levels of privacy and quality of outlook currently enjoyed by current occupants.

6.00 CONCLUSIONS

6.01 By way of conclusion, the applicant considers the proposal is well conceived, not having a harmful impact on the character and appearance of the property, area in general and would not be detrimental to the amenities of neighbouring occupiers. The design approach seeks to ensure not only that the development would be sympathetic to neighbouring properties in terms of scale, design and materials but also that the development would make a positive contribution to the street scene which would enhance the visual amenity of the area.

6.02 Public transport, shopping and neighbourhood community facilities are all within easy walking distance from the site.

6.03 The appraisal process has identified a clear and justified design and access solution for the site. This has been based upon a thorough appraisal of the site and the surrounding area. It has drawn upon the physical context of the site and the

surrounding area. Having regard to the location of the site within the built-up area and the prevailing character of that area, the following design parameters are proposed:

- ♣ The site is located within the built-up part of the Borough. It occupies a roadside plot set on a residential road. The locality is predominantly residential. It is considered that a residential development of the site will be desirable, and consistent with the character of the wider locality.

- ♣ It is considered that the most appropriate use of the site would be a modest residential development. There would appear to be no objection in principle to the development of the site, subject to an appropriate treatment of building scale and height, relationship to adjoining dwellings and an appropriate design response.

- ♣ In streetscape terms a two-storey structure is considered acceptable. The key consideration is the effect of the bulk of the proposed building upon the occupiers of neighbouring dwellings. Given the scale, bulk and juxtaposition of the existing building, it is considered that there would be no overly material impact on residential amenity, nor cause material or unacceptable overshadowing.

6.04 In terms of a design response, given the characteristics of the surroundings, it is considered that it lends itself to a modern layout design. The development has due regard to relevant space standards as set out in the London Plan and the Council's Local Development Framework.