



## **Design and Access Statement**

For a new lightweight rear extension to a Grade II listed Terraced House

No.68 Lorrimore Rd, London SE17 3LZ

October 2023

**BENJAMIN HALE**

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## 1.0 Introduction

This is an application for Listed Householder Building for No.68 Lorrimore Road SE17 3LZ. The proposal seeks approval for a rear single storey extension along with a series of internal and external alterations to the existing listed house. The applicant previously sought pre-application advice and has revised the design to accommodate the recommendations of this report.

The applicants, a young couple, recently purchased the house and have appointed Benjamin Hale Architects to explore possible options for extending the existing home. Both my clients fell in love with the character of the area and the existing home and have expressed a deep desire to retain the qualities that make this home such an important piece of architecture. No.68 Lorrimore Road is a 2 storey house located within the middle of a listed terrace of identical houses. A number of neighbours have made alterations, notably No.70 which has constructed a rear extension projecting further than proposed, No's. 56 and 58 which has approval for two identical conservatories. No.56 has also recently submitted a new application for a full width rear extension.

This proposal also looks to make improvements to the existing garden spaces at the front and the rear of the property. The aim is to return the front and rear gardens to a state more akin to the original conceived design using research and historical knowledge. This will involve replanting.

The works to No.68 Lorrimore Road will be overseen by Benjamin Hale Architects throughout the construction process, ensuring quality and well detailed design for the key elements of the completed project. Benjamin Hale Architects are quickly establishing themselves as a highly respected architectural studio, with past experience working on some key projects in London involving the restoration of existing buildings. Most notably The Museum of London's relocation to Smithfield Market and the reconfiguration of the grounds of the Natural History Museum. We also have significant experience dealing with alterations to listed homes in both Grade I and Grade II conservation settings. Our approach to restoration draws upon this broad experience and knowledge of sustainable and sensitive restoration practices.

For further information on the practice, please visit us at [www.benjaminhale.co.uk](http://www.benjaminhale.co.uk)

The proposals contained within this document have been developed in accordance with the following national and local guidance policies in mind;

- National Planning Policy Framework (NPPF) 2019
- The London Plan 2021
- Southwark Plan 2021

## 2.0 Background

### 2.1 Existing Site Description

<b>Site Address:</b>	No.68 Lorrimore Rd, London SE17 3LZ
<b>Borough:</b>	London Borough of Southwark
<b>Listing Status:</b>	The property is Grade II Listed and lies within the Sutherland Square Conservation Area.
<b>Current use:</b>	Residential house with a living, dining and kitchen at ground floor and three bedrooms at first floor.
<b>Description:</b>	The property is an early Victorian brick terraced house located within the Sutherland Square Conservation area. Many of the properties on the row have made similar applications and alterations.
<b>Location:</b>	<p>I would refer you to the Heritage Statement compiled by Peter Powlesand accompanying this application for a more in-depth assessment of the house, its history and its relevance to the context and history of the local area. The Heritage Statement also goes into detail regarding the amount of original historic fabric remaining.</p> <p>The surrounding area is predominantly residential with a varied mix of Architectural styles. Numbers 48 to 74 Lorrimore Road together along with No.68 form a row of Grade II listed Villas on the North East side of Lorrimore Road within the Sutherland Square Conservation Area.</p>

### 2.2 Planning History

00/AP/0275 Application type: Listed Building Consent (LBC) Erection of rear conservatory  
Decision date 22/05/2000 Decision: Grant (GRA)

99/AP/0987 Application type: Listed Building Consent (LBC)  
Addition to window openings to ground & first floor of rear elevation only Decision date 17/08/1999 Decision: Grant (GRA)

99/AP/1909 Application type: Approval of Details (AOD)  
Details relating to the joinery for the windows and door pursuant to condition 2 of listed building consent dated 17.8.1999 for addition to window openings to ground and first floor rear elevation.  
Decision date 27/01/2000 Decision: Grant (GRA)

### 2.3 Pre-Application 23/EQ/0140 Summary

A outlined above, a pre-application was submitted to Southwark council on June 19th 2023. The original pre-application proposed a modest side return and rear extension along the footprint of two already existing additions. The proposals sought to mitigate the negative impacts of these later additions to the heritage asset by replacing them with a harmonious singular extension, the materiality, composition and height of which looked to complement that of existing Grade II listed house. The pre-application proposals also sought to upgrade the thermal performance of the existing built fabric using sustainable insulation systems along with replacing or repairing original glazing bars and windows where necessary. We met with Tracy Chapman on August 8th 2023 where a constructive discussion was held regarding these proposals. A report was compiled and issued on August 30th 2023. The summary findings of this report are as follows;

1. Rear Extension - Proposed extension would result in the loss of the majority of the outrigger walls at ground floor, this area of the building has some historic interest as an ancillary feature. This area of the buildings has already been extended . Whilst some loss of the original walls could be accommodated, the extent proposed causes harm to the historic layout and fabric of the building. A solution was discussed on site which included the retention of nib walls and downstands to allow the plan of the original house to be clearly understood.
2. Replacement of Existing Glazing - The scheme proposes the replacement of existing glazing with a laminated Histoglass or Pilkington in order to improve the thermal performance of the building. The principle of replacing windows where it can be demonstrated that they are either modern or life expired is acceptable. Alterations to the fenestration will require listed building consent. A future application should be accompanied by detailed drawings to negate the need to impose conditions.
3. Assesment of Amenity - With regards to neighbouring amenity, from the sketches provided. The proposed extension would sit beneath the height of the existing extensions to No. 66 and 70, and no further forward. The replacement of glazing will impact on windows in existing openings. Therefore, on the basis of the information provided, there would be no concern regarding harm to the amenity of the adjacent properties and the proposal if brought forward would comply with P56 Protection of amenity of the Southwark Plan 2022.
4. *“The proposed changes to the ground floor and glazing are largely supported, subject to the amendments set out above, the proposal would be compliant to policies P19 Listed Buildings and structures, P20 Conservation Areas and P56 Protection of Amenity of the Southwark Plan 2022 and para 197 and 202 of the National Planning Policy Framework 2021.”*



Photo taken from the rear of No.68



Perry Vale East



View of side outrigger wall at ground floor, door and window E.D.02 and E.W.03 are relatively new additions



View of the rear wall at ground floor, the original window E.W.02 set within the existing unpainted brick wall



View looking back through the existing kitchen taken within the unoriginal lean to extension. E.W.03 is located above the sink.

## 3.0 Policy, Pre-Application Revisions and Design Justification

### 3.1 Policy

The National Planning Policy Framework (NPPF) mandates that local planning authorities carefully assess whether a proposed development would result in any harm to the significance of a heritage asset. This assessment involves determining whether the harm would be categorized as ‘substantial’ or ‘less than substantial’. Paragraphs 195 and 196 of the NPPF additionally require local planning authorities to balance the identified harm against the potential public benefits that the proposed development may bring. These benefits may include optimizing the use of the heritage asset and ensuring its long-term preservation. When considering works to a heritage asset, it is crucial to provide clear and convincing justifications supported by sound reasoning. The decision-making process should take into account the potential loss of historic fabric or features of significance, as well as the impact on the overall setting of the heritage asset.

The National Planning Policy Framework (NPPF) acknowledges the inevitability of change to our valuable historical assets and provides a framework for managing such change. Each proposed alteration should be assessed on an individual basis, taking into account the specific context and all relevant supporting documents. Based on the findings of our commissioned heritage report and Pre-Application advice, we have made the following determinations;

The original window located at ground floor level, specifically identified as E.W.02 on drawing X\_00\_03, retains its original shutters. The loss of this window would have a significant impact and should be considered as a “substantial” loss. Therefore it has been retained and the proposals have been adjusted to accommodate.

The ground floor side wall of the rear wing has undergone substantial modifications to accommodate new openings. Considering the absence of significant historic fabric in this area, the removal of these modifications would result in a loss that should be considered “less than substantial.” This has been corroborated by the Pre-Application advice.

Both the greenhouse and the rear back extension are not original features. However, their replacement would not negatively impact the overall setting of the heritage asset or the wider Sutherland Square Conservation Area.

Some of the existing windows at the front and rear of the building exhibit signs of needing repair and replacement. Upgrading these windows would enhance the building’s thermal performance, which could be seen as a public benefit. Additionally, the replacement of degraded glazing would contribute to the preservation of the heritage asset’s setting. As such all windows will be repaired and their removal does not form part of this application.

The London Plan 2021 spatial development strategy sets out the framework for planning in Greater London and forms part of the statutory development plan for Greater London. The relevant policies are;

Policy D4 - Delivering good Design and Policy

HC1 - Heritage conservation and growth.

The proposals contained within this application present high quality contemporary proposals for the alteration of a listed heritage asset. The outdated approach of ‘glass boxes’ stuck to the side of heritage asset is now widely regarded by experts such as Historic England as a redundant approach to conservation. Instead materials and design that aim to elevate the heritage asset should form the basis of any application and represent good design instead of ubiquitous ultra modern glass roofs that perform badly in terms of sustainability and are prone to over heating. Benjamin Hale Architects have a history of delivery high quality domestic extensions within the borough.



The Southwark Plan 2022 provides strategic policies, development management policies, area visions and site allocations which set out the strategy for managing growth and development across the borough from 2019 to 2036. The relevant policies are:

*P19 Listed buildings and structures*

*P20 Conservation areas*

*P21 Conservation of the historic environment and natural heritage*

The proposals, although contemporary in form, are not in materiality nor in composition. Many of Georgian and Victorian domestic gardens across London would have originally had timber garden structures, such as pergolas, greenhouses and rear lavatories. The use of timber in the design of these proposals is consistent with the utilitarian and even agrarian structures traditionally found in backland domestic sites across London. Internally we have proposed a material change between the 'existing' and 'new' spaces. Where possible, historic clay brick will be re-purposed and recycled for use internally. All Existing brick walls will be left as brick, with nibs and downstands retained. New walls will be plastered in a breathable lime skim. These proposals ensure the viable use of the heritage asset providing a much needed increase in living space for a growing family within the Centre of London consistent with the aims as set out in policy P19.

As outlined in policies P20 and P21, heritage assets should not be regarded as static, or overly 'disney-fied' elements within our dynamic and evolving city. Every possible endeavor must be made to assess a design in accordance with the principles outlined in the Plan. Through the engagement of a heritage consultant and early interaction with the local authority, we have strived to address the concerns discussed in our original pre-application site meeting. While the loss of historical material is lamentable, this must be balanced against the advantages these modifications will bestow upon the heritage asset and the broader group of listed properties, as articulated by the appointed case officer in the pre-application report. The high quality design elevates the existing asset and offers a thoughtful and restrained addition to the architectural style of the Conservation Area.

### **3.2 Pre-Application Revisions**

I would refer the reader to Section 2.3, Pre-Application 23/EQ/0140 Summary of this report. Following receipt of the pre-application report the applicant made the following changes to the design as a consequences of these recommendations;

1. The amount of historic fabric proposed for removal during the Pre-Application phase has been significantly minimized to align with the on-site discussions with the designated case officer. The circular column has been substituted with the retention of the existing brick 'L' shaped nib as requested whilst a number of other brick walls have been preserved. Please see refer to cgi on page 10.

Rationale:

This adjustment aims to enhance comprehension of the initial ancillary purpose of the outrigger and to reduce potential risks to the historical layout and fabric of the building.

2. All existing windows will be repaired and glass retained where possible.

Rationale:

In order to preserve as much historic fabric as possible and the appearance of the original windows. Therefore no

reference to their removal will be found within this application.

3. No further consideration was given with regards to the impact on amenity of No.66 and No.70.

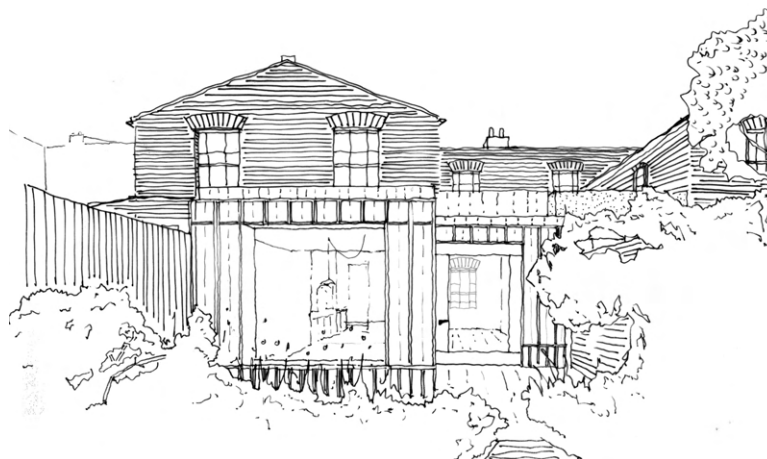
Rationale:

No concern was given at the Pre-Application stage in reference to the proposals presented in relation to amenity.

4. Proposed changes contained within the pre-application document have been met.

Rationale:

In order to satisfy the recommendations of the Pre-Application report.



Design presented at Pre-Application



Design presented as part of this application

## 4.0 Design Statement

### 4.1 Usage

The extension will make use of an underutilised and poorly constructed area of the current house.

### 4.2 Design

The intended design aims to create a contemporary yet harmonious side and rear extension, replacing a poorly constructed conservatory and lean-to structure. Careful consideration will be given to designing a structure that is subservient to the existing house, mitigating and rectifying the negative effects the existing structures have had on the heritage asset's setting. Inside, the ceiling of the new space will be raised to ensure it is perceived as an addition to the original house. The window E.W.02 has been retained with the wall around it to preserve historic fabric. A wall abutment rooflight directly above it ensures the existing house remains visually separate from the proposed side extension. By passing beneath a shallow downstand beam through the existing kitchen into a taller space, the scale, layout and plan of the original house is preserved. A single reclaimed brick corner column and brick nibs retain historic fabric and allow the cellular floor plan of the outrigger to be preserved. A large rooflight over the new side return allows natural daylight to pour into the new space. Externally, the design aligns with adjacent extensions, providing a tidy uniformity to the row.

### 4.3 Materials

The proposed extension will be constructed using a lightweight timber frame. It will be clad in a darkened timber material to distinguish it from the existing structure. Both structures will complement each other in terms of material choices. The Villas along Lorrimore Road were built using utilitarian masonry bricks, with minimal architectural embellishments at the rear. We would likely select a similar utilitarian finishing material, to enhance the existing house. Naturally, careful attention will be given to how these two elements meet. The use of different flooring materials between the new and old areas will further emphasise the contrast between them.

### 4.4 Daylighting and Amenity

The two proposed rooflights in the new extension pay homage to the existing rooflight at first floor that all of the properties in the row share. These two new rooflights will allow a significantly higher amount of natural light to enter the retained window and reach the deeper areas of the ground floor plan. There is no proposed impact on the amenity of neighbouring properties as a consequence of the proposed changes.

### 4.5 Flood Risk

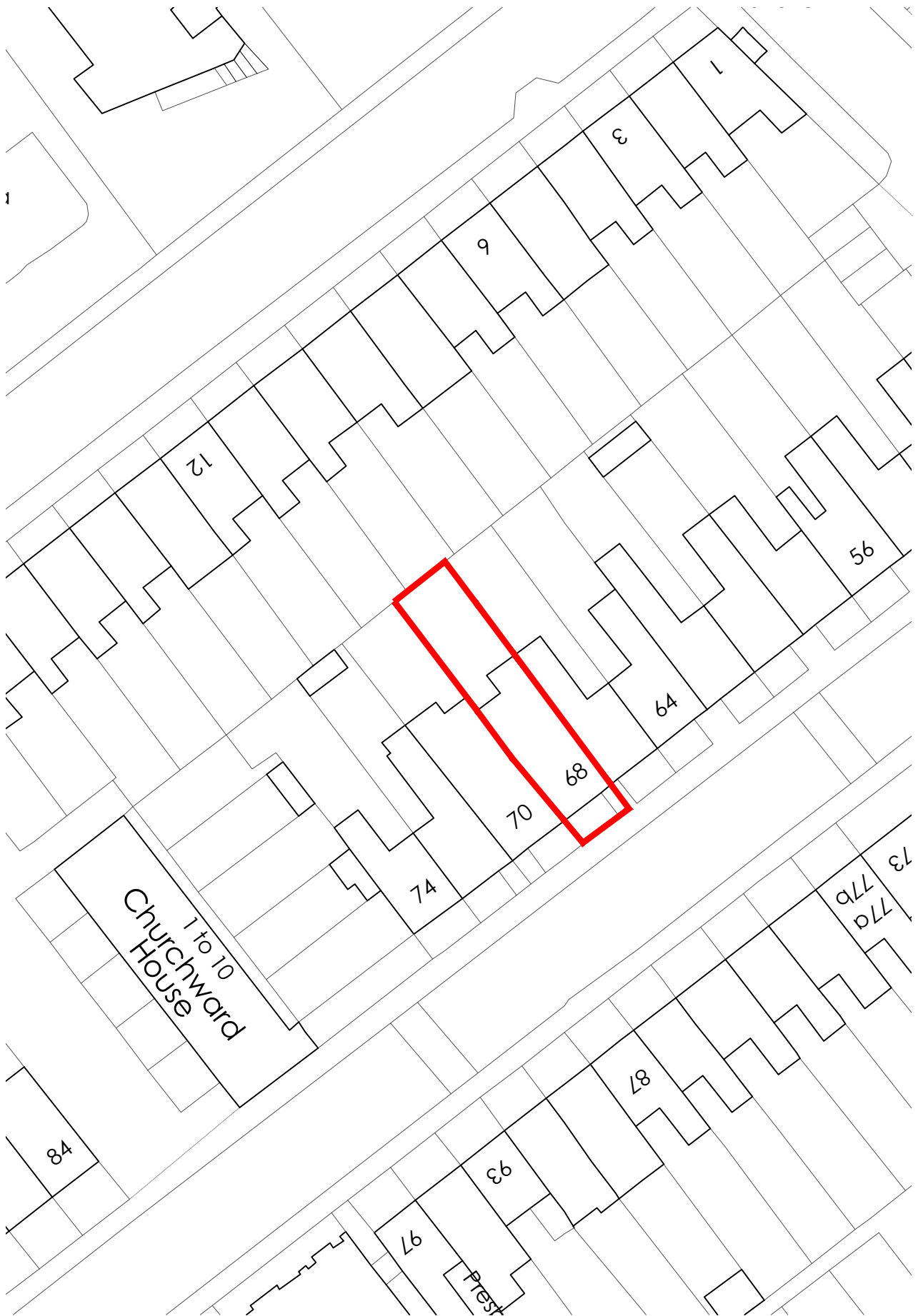
The property lies within Flood Zone 3, however, the scope of the works has no impact on this as no basement works are being proposed.

### 4.6 Access

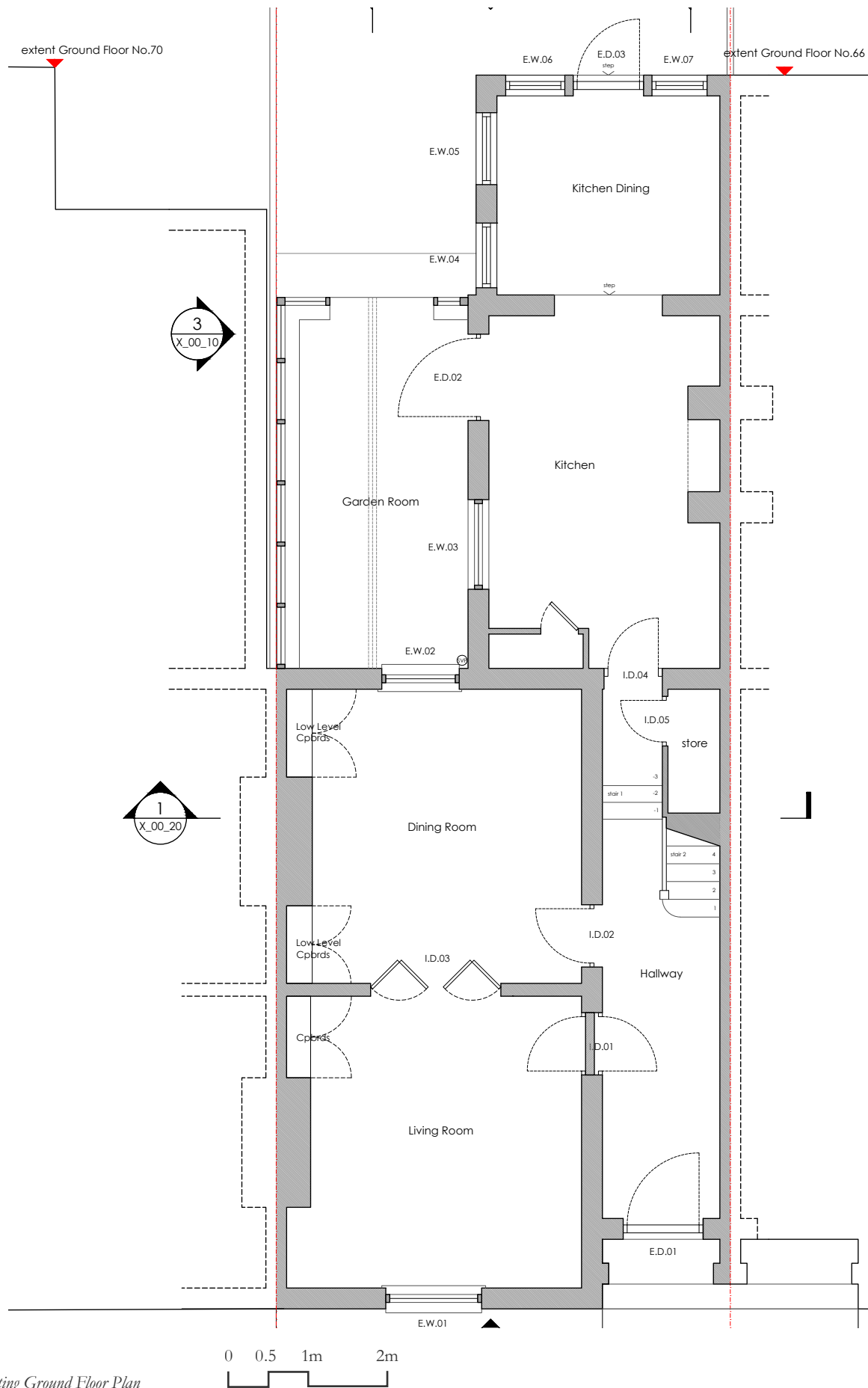
Access to the property from the front will remain as is.

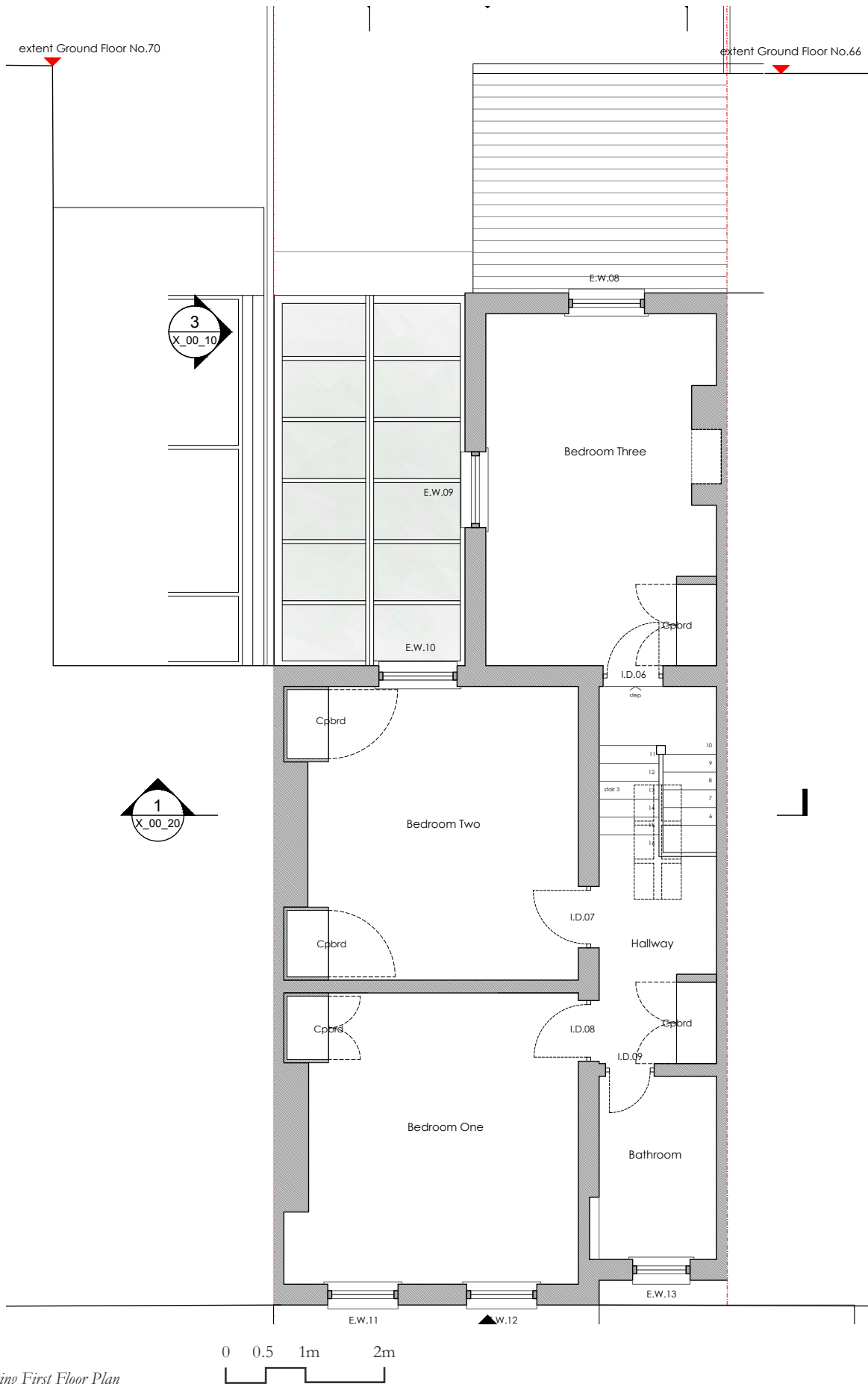
## 5.0 Appendices

5.1 Location Map

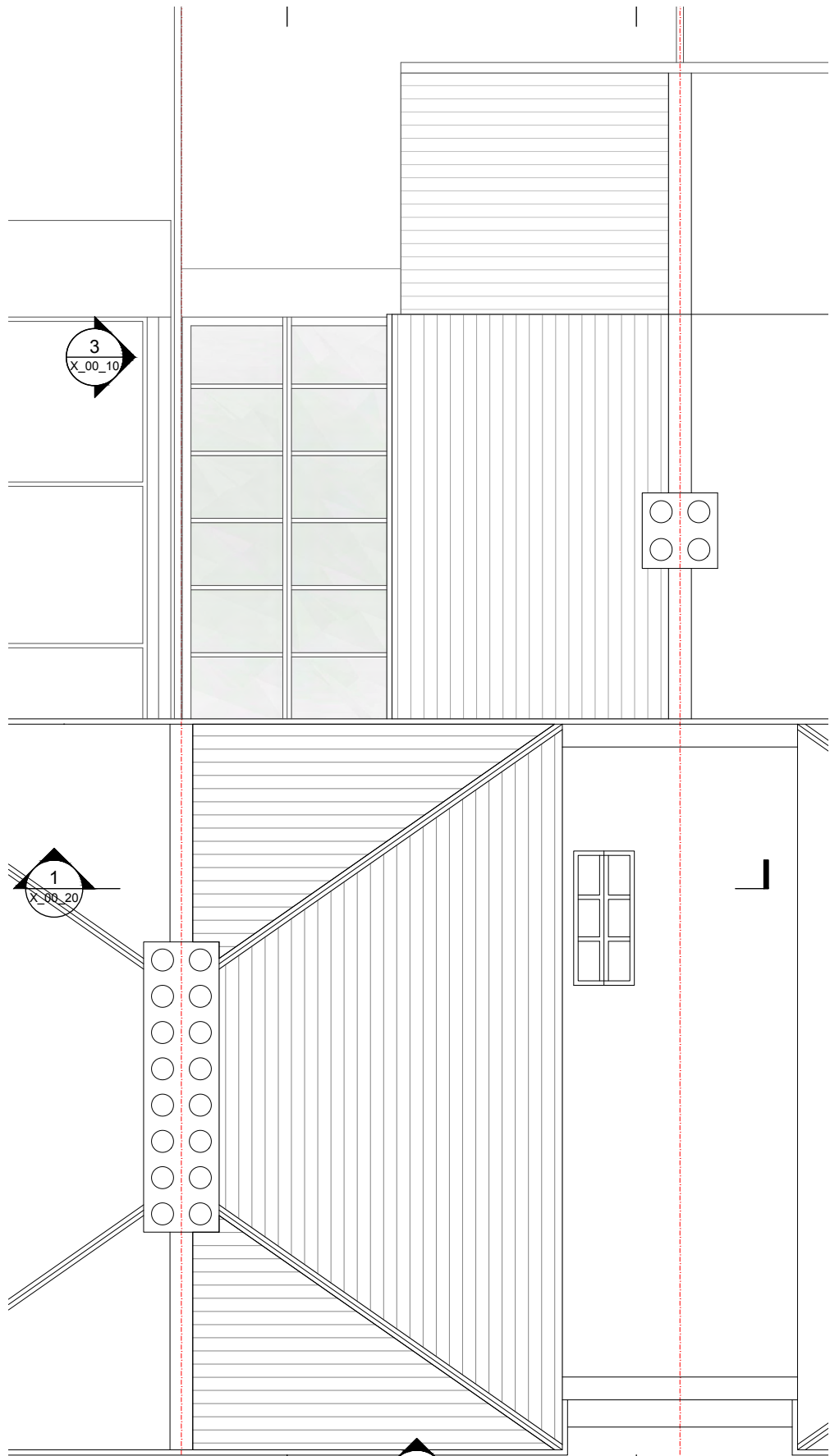


## 5.2 Existing Drawings



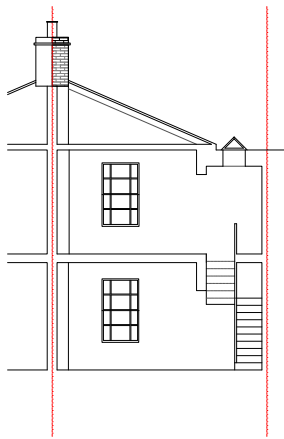


Existing First Floor Plan



Existing Roof Plan





1 Existing Section AA  
7/20/20

SCALE: 1/1600 (A3)

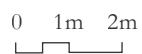


2 Existing Section BB  
7/20/20



3 Existing Section CC  
7/20/20

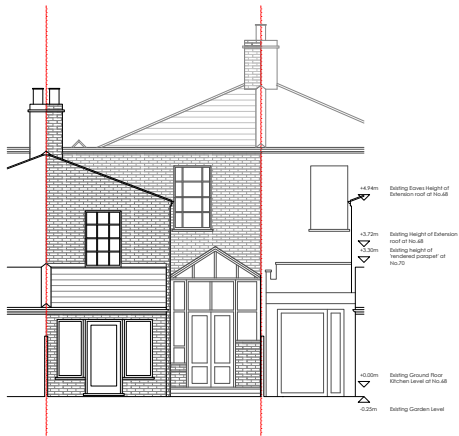
Existing Sections





1 Existing South Elevation (Front)

SCALE: 1:100 (A3)



2 Existing North Elevation (Rear)

SCALE: 1:100 (A3)

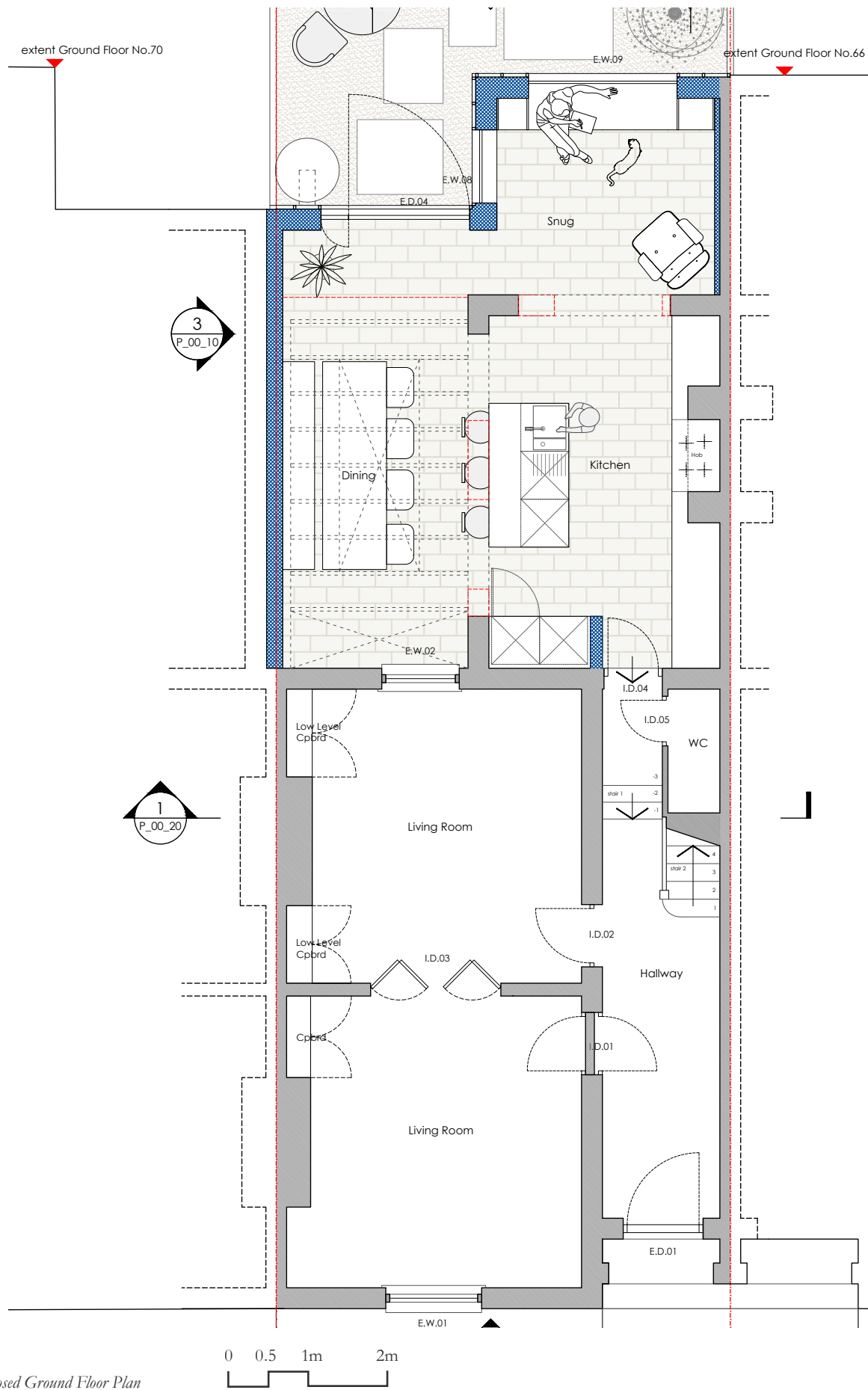


3 Existing West Elevation (Outrigger Side)

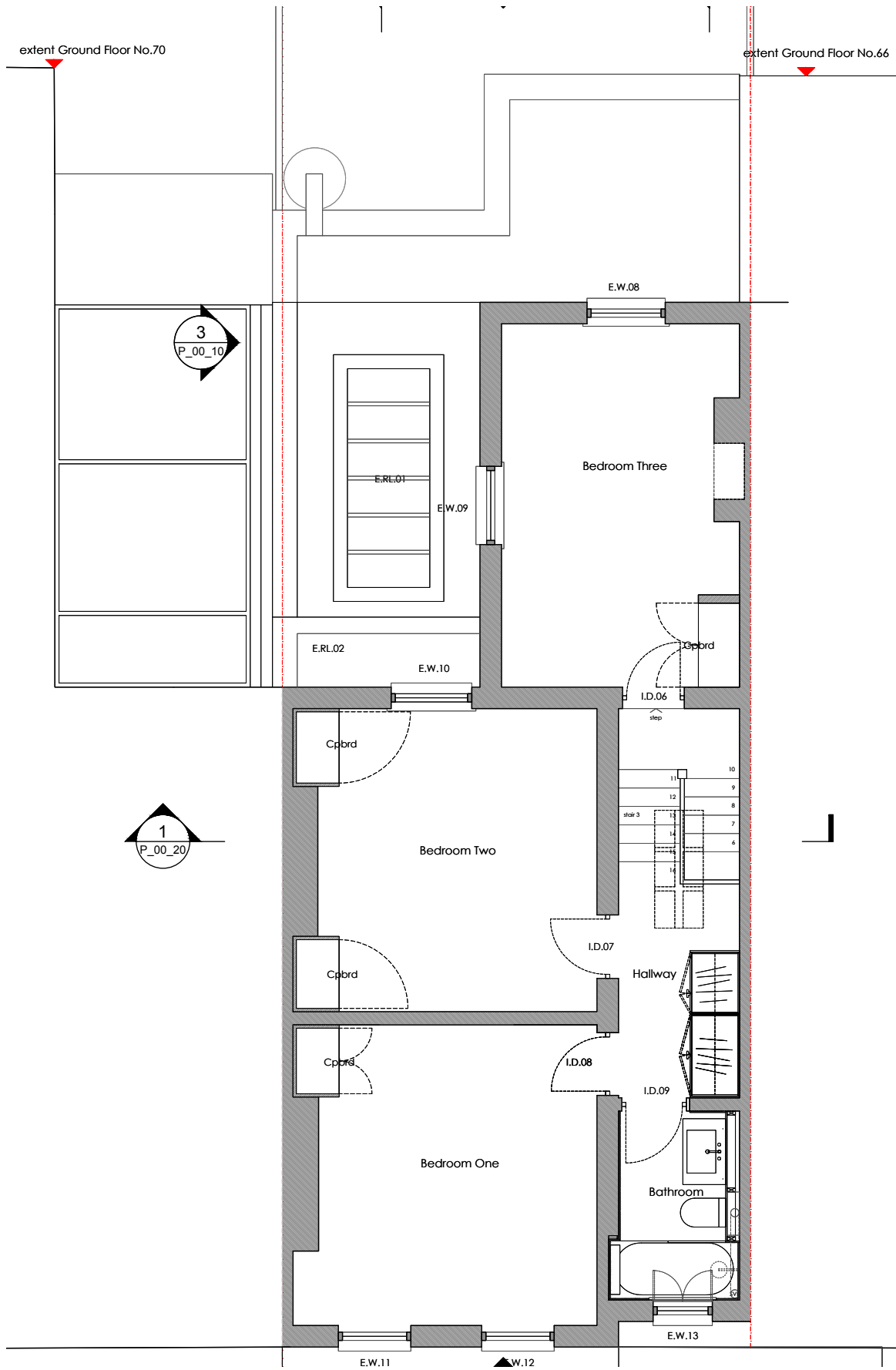
0 1m 2m

Existing Elevations

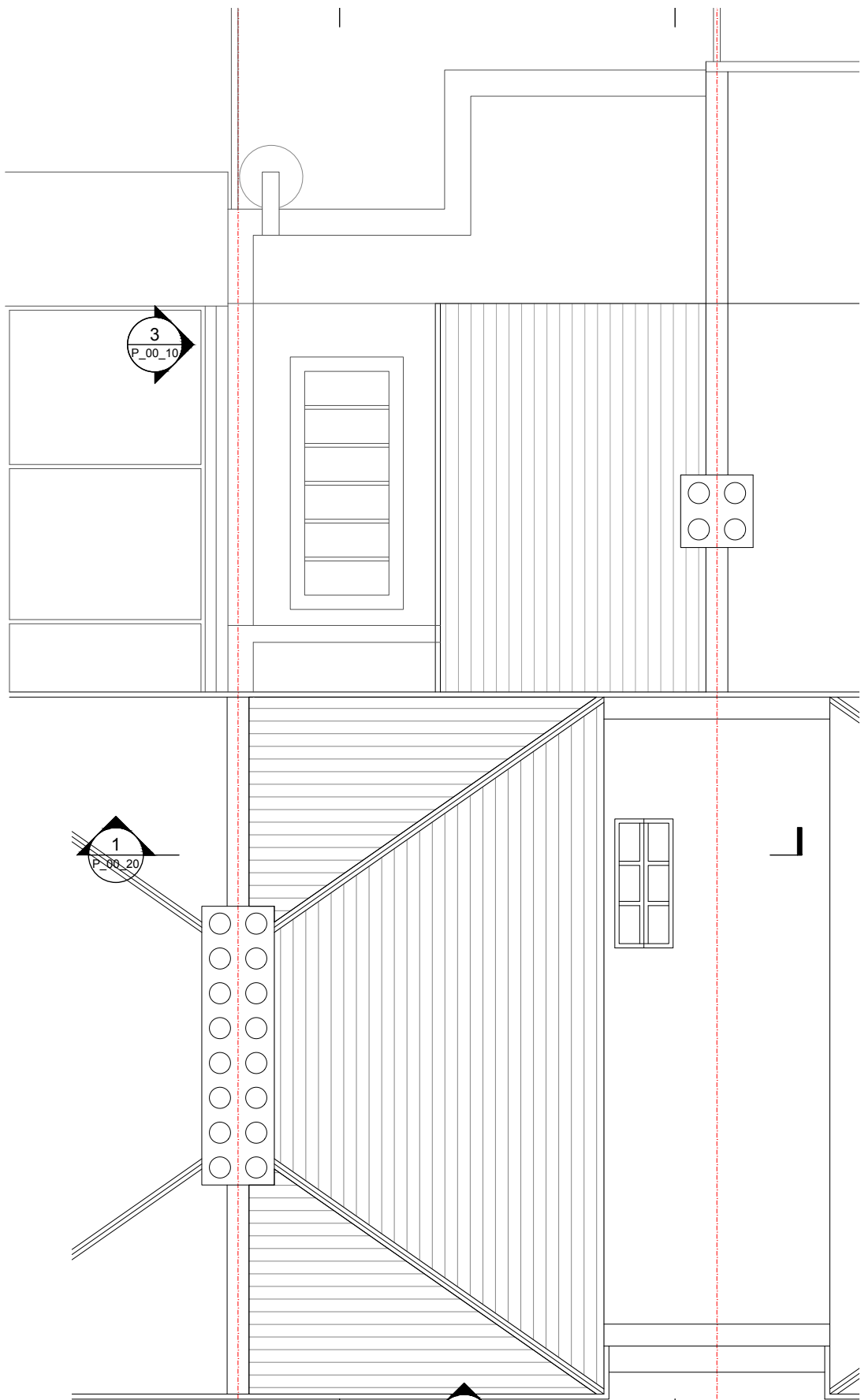
### 5.3 Proposed Drawings



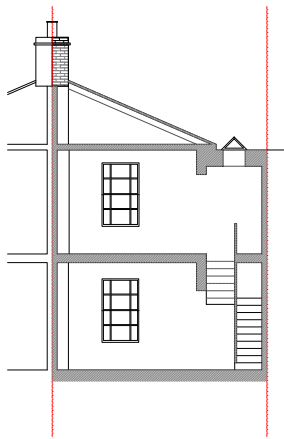
Proposed Ground Floor Plan



Proposed First Floor Plan

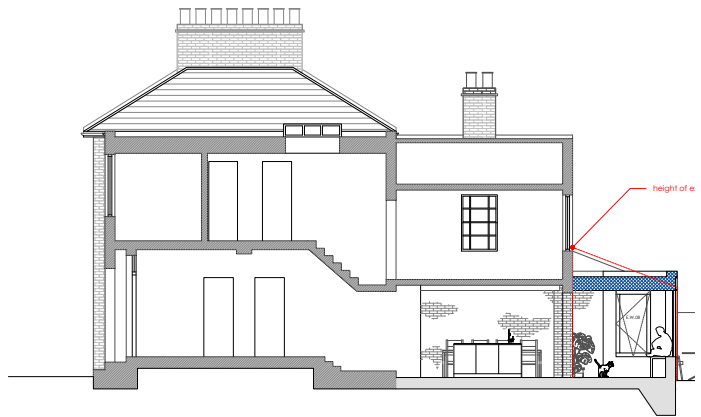


Existing Roof Plan

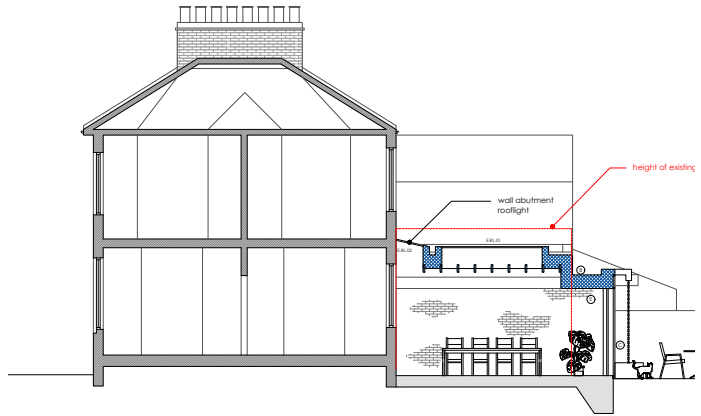


1 Proposed Section AA  
7.10.20

SCALE: 1:100 (A3)



2 Proposed Section BB  
7.10.20



3 Proposed Section CC  
7.10.20

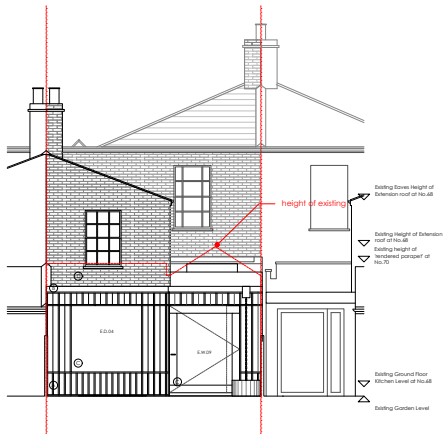
0 1m 2m

Proposed Sections



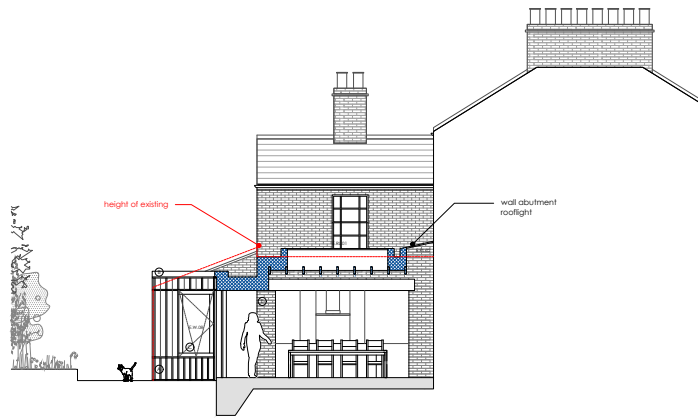
1 Proposed South Elevation (Front)

SCALE: 1:100 (A3)



2 Proposed North Elevation (Rear)

SCALE: 1:100 (A3)



3 Proposed West Elevation (Outrigger Side)

0 1m 2m

Proposed Elevations

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