

Design & Conservation  
Planning Division  
London Borough of  
Southwark  
160 Tooley Street  
London  
SE1P 5LX

06/11/2023

## RE: 41 Lyndhurst Way, Peckham, SE15 5AQ

This design and access statement has been prepared by Knox Bhavan Architects on behalf of the applicant and owners of 41 Lyndhurst Way (41LHW).

This application is for a rear lower ground floor extension, internal alterations including lowering the existing lower ground floor level and upgrading of existing windows with double glazed units to match the existing.

The applicant has planning permission for a lower ground floor extension and lower ground floor internal alterations. These alterations are approved subject to conditions under application reference no. 22-AP-4273, approved 16/02/23.

### 1. Existing Building

41LHW is a grade II listed, semi-detached Victorian villa. The listing is as follows:

*Pair of semi-detached villas. Mid C19. Brick in Flemish bond with stucco facing to basement and stucco dressings. Insets with gable facing roofs of slate. Italianate style. 2 and 3 storeys over basement. One window each with recessed entrance range of one-window range to each unit. All openings are flat-arched unless otherwise stated. Up parapeted steps to paired entrances set under wood porch with concave metal roof: trellis and frets of original design remaining to No.39. Single window above each entrance, their lintels intersecting eaves' band; lean-to roof over entrance range below principal roof of the pair. To left and right of the entrance ranges a 3-storey gable facing pavilion, projecting well in front of entrance; each pavilion has full-height corner pilasters. Gable eaves have short returns which form a cornice block for each corner pilaster. The ground- and 1st-floor windows of each gabled pavilion are set into a 2-storey, stucco aedicule consisting of eared and shouldered architraves. Round-arched window to gable. Windows have projecting sill, those to 1st floor with cast-iron flower guards. Entrance to rear yard to side, set in single-storey shed. Stacks to returns. INTERIOR: not inspected. Nos 21-41 (odd) (qqv) form a group.*

The building consists of 4 bedrooms, upper ground floor living rooms and lower ground floor kitchen and dining. The staircase is mostly original other than a 1970s partition wall between the upper ground floor and lower ground floor staircase (see drawing 2500).

This proposal seeks to enhance and preserve the existing building whilst reducing energy usage, upgrading the plumbing, and heating, and future proofing the home.

## 2. The Proposal

The application detailed in the attached drawings has minor difference to the approved application 22-AP-4263: in the materials and form of the rear extension (see drawings 3000, 2700), and in interior alterations to the first and second floor landing (see drawing 2501). Additionally, it is proposed to replace the existing glazing with like for like double glazed units matching the existing window profiles (see drwg 4402).

A full description of the works has been outlined below:

## 3. External alterations

- 3.1. Proposed rear extension to lower ground floor in London stock brickwork laid in Flemish bond to match the existing brickwork. Rear extension to have sliding glass doors and wet room concealed under staircase with layout as per drawing no 3000. Railing to terrace above to be in metal.
- 3.2. External brickwork to front and rear elevation to be cleaned and repointed. Rear elevation white painting to brickwork to be removed to reveal original Flemish bond brickwork.
- 3.3. Existing upper section of timber fence to rear garden north boundary to be replaced with Flemish bond brickwork to match existing brickwork as per drawing 3000.
- 3.4. Replacement trellis to front elevation (as approved in 22-AP-4273) as per drawing 6300.
- 3.5. Replacement panelled front door as per drawing 6300.
- 3.6. Rear sash window at 1st floor landing level, opening adjusted; Head dropped by 3 brick courses and sill to be dropped by 9 courses. Existing window replaced with new double-glazed window with matching profiles. Width as existing.
- 3.7. New casement window added at second floor half landing level, to mirror window in neighbouring semi-detached villa as per drawing 2500, 2301.

## 4. Internal alterations

- 4.1. Removal of 1970s wall to LGF staircase, returning the hallway and staircase to original Victorian arrangement. Balustrade and handrail extended in profiles and materials to match the existing as per drawing 2500.
- 4.2. 'Outrigger' first and second floor half landing floor levels lowered to meet staircase half landing level, improving access and safety. The

staircase will be unchanged at these levels, and original skirtings will be retained and carefully adjusted as per drawing 2501.

4.3. Removal of internal wall at first floor internal half landing between 'Outrigger' and staircase as per drawing 2501.

4.4. Doorways/openings to lower ground floor as per application 22-AP-4273 with doors to be FD30 fire rated to protect staircase.

## **5. Improving the performance of the building**

The most up to date EPC certificate gives 41LHW an E rating. To improve this rating, reduce energy use and reduce the carbon footprint, it is proposed to replace the existing windows throughout with double glazed windows that match the appearance and profiles of the existing glazing. See drawing 4401 for glazing details.

This follows the recommendations of the EPC assessment, whilst retaining the appearance of the listed building.

## **6. Fire Strategy**

There is no change to the access to the property from the fire brigade or methods of egress associated with this application. Access is good to the front and rear of the property.

The staircase will be protected at lower ground floor levels by FD30 rated fire doors, protecting the main means of egress from the rest of the house. At lower ground floor level there are 2 means of escape as per drawing 2600.

At lower ground floor level there is a heat alarm in the kitchen and smoke alarm installed in the living space and hallway. Throughout the property there will be hard wired smoke alarm installed at staircase landings in accordance with the building regulations.

The proposed designs will be checked and signed off by the appointed Building Control Officer.

## **7. Trees**

1 no tree is removed in this proposal. It is to be replaced. 1no tree is to be moved to a new location in this proposal. See drawing 2800 for details.

The foundations of the proposed extension and adjustments to the existing building have been designed by structural engineers MAKE Structures. The foundations have been designed to take the existing trees, proposed alterations, and geotechnical survey of existing ground conditions into account.

## 8. Access

There is no change to vehicular or pedestrian access associated with this application. There is no change to the provision of parking.

## 9. Drawing Register

Please find enclosed the following documents:

41LHW\_DESIGN\_ACCESS\_STATEMENT (THIS DOCUMENT)

41LHW\_1000\_LOCATION\_PLAN  
41LHW\_1005\_SITE\_PHOTOS  
41LHW\_1100\_SITE\_PLAN  
41LHW\_1101\_EX\_LGF\_PLAN  
41LHW\_1102\_EX\_UGF\_PLAN  
41LHW\_1103\_EX\_FF\_SF PLAN  
41LHW\_1104\_EX\_ROOF PLAN  
41LHW\_1200\_EX\_SECTION AA  
41LHW\_1201\_EX\_SECTION BB  
41 LHW\_1300\_EX\_SIDE\_ELEVATION  
41LHW\_1301\_EX\_FRONT\_REAR\_ELEVATIONS  
41LHW\_1700\_PLANNING\_HISTORY\_LGF

41LHW\_2101\_PR\_LGF PLAN  
41LHW\_2102\_PR\_UGF PLAN  
41LHW\_2103\_PR\_FF\_SF PLAN  
41LHW\_2104\_PR\_ROOF PLAN  
41LHW\_2200\_P R S E CTI ON AA  
41LHW\_2201\_PR\_SECTION BB  
41LHW\_2300\_PR\_SIDE\_ELEVATION  
41LHW\_2301\_PR\_FRONT\_REAR\_ELEVATIONS  
41LHW\_2500\_LGF\_UGF STAIRCASE\_DETAIL  
41LHW\_2501\_FF\_SF LANDING\_DETAILS  
41 LHW 2600\_FIRE\_STRATEGY  
41LHW\_2700\_PLANNING\_HISTORY\_PROPOSED  
41 LHW 2800\_PR\_TREE\_PLAN

41LHW\_3000\_EXTENSION\_DETAILS\_01  
41LHW\_4402\_SASH\_WINDOW\_DETAILS  
41 LHW 6300\_TRELLIS\_DETAILS

Yours sincerely,



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