

Design and Access Statement

Project
328 Coldharbour Lane
Brixton
London
SW9 8QH

Client: David Lau

Date: 28/11/2018

Prepared by:
Extension Architecture

1.0 Introduction and Site Location

This statement has been prepared to support the application at 328 Coldharbour Lane for a single storey extension to the rear back addition to the first floor above an existing ground floor addition which extends beyond the control of the property. The new extension will bring about a total protrusion of the rear addition of the property by 8000mm, with the current rear addition protruding 3070mm from the rear of the host structure. Whilst this extension would breach the limits of permitted development in regards to extensions to existing buildings, given that the property falls within one of the 62 designated Conservation Areas in London Borough of Lambeth, this statement has been prepared as part of a full planning application.

The proposal site falls within the Loughborough Park Conservation Area. This statement will illustrate that the proposed design and access to the proposal site is within the development planning policies nationally, that of London as well as that the London Borough of Lambeth.

328 Coldharbour Lane is a mid-terraced 19th century built stock brick Victorian property currently in use at the ground floor as a hot-food takeaway and Caribbean restaurant. Residential accommodation is found in the floors above, including at first floor level at which this proposal applies to. At ground floor level the property extends to the rear, beyond the limit of the rear wall. This section of the property has not been surveyed and is not included as part of the proposed development. This ground rear structure is also found at both 330 and 326 Coldharbour Lane.

The property is within a small parade of outlets, most of which are food related services and is approximately 0.3 miles from Brixton town centre, with Brixton station a 6 minute walk from the proposal site.

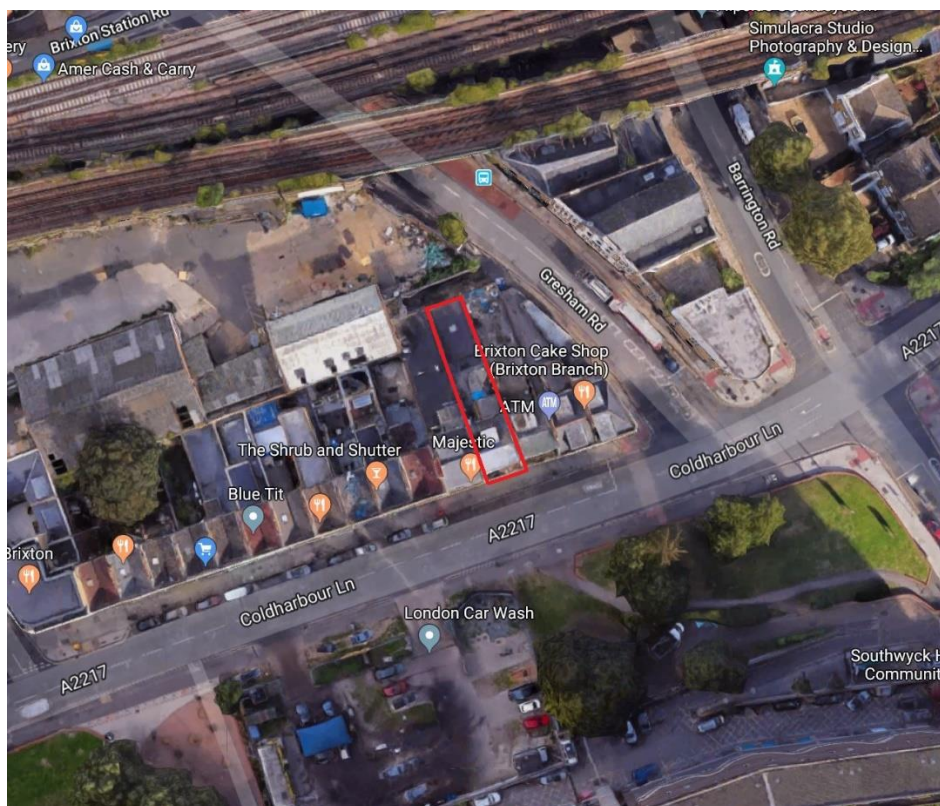


Fig 1. Aerial view, red line highlights and delineates site

1.2 Planning Constraints

328 Coldharbour Lane is a mid-terraced property dating back to the early to mid-19th century, reflecting the style of the time as overtly Regency, with Georgian detailing such as Georgian style sash fenestration and brick detail. The terrace within which the proposal site is located is a uniform terrace, with repeating architectural notes, reflecting the fashionable Georgian style of the early Victorian era. The property is three storeys, with a mansard roof to the third floor with a small terrace at the front elevation.

In reflection of the historical character of the area and its value in contributing towards the unique area of Brixton, and to London as whole, the area was designated as Loughborough Park Conservation Area in 1981 and was further extended in 1986 to “link with Brixton Town Centre Conservation Area.” This extension resulted in the property becoming included in the Loughborough Park Conservation Area.



Fig 2. The site within the Loughborough Park Conservation Area

1.3 Planning History

More recently a previous application of the same scope of an *Erection of single storey rear extension at first floor level*, was approved April 2018 ref 18/01810/FUL. The revised application therefore aims to comply with the same format and recommendations with a further 997mm rear extension.

Historical applications at the proposal site have related primarily with its use as a hot-food takeaway and café. This includes installation of new illuminated fascia panels (2017), new shop frontage (2017) and an application for a Lawful Development Certificate for the premises as A5 use (2017);

permission granted). In 2007 permission was granted for the erection of a new roof section to accommodate additional storage and staff toilet facilities.

Nearby planning precedents nearby include:

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- Planning permission granted at 188 Coldharbour Lane on 22 March 2018 for the erection of a single storey ground floor rear extension (17/06031/FUL)
- Planning permission granted at 340 Coldharbour Lane on 21 February 2018 for the erection of a single storey rear extension; creation of a self-contained residential studio unit to the rear of the ground floor and; alterations to shopfront (17/04496/FUL)
- Planning permission granted at 350 Coldharbour Lane on 30 June 2017 for the erection of a first floor extension to the rear elevation (17/01779/FUL).
- Planning permission granted at 170 Coldharbour Lane on 9 June 2017 for the erection of a single storey lower ground floor rear extension, together with the replacement of a window. Replacement of existing external staircase (17/01356/FUL).

2.0 Design

The extension at the first floor will produce an overall protrusion from the rear wall of the property of 7000mm, as it will be an extension to the existing rear addition of the property, which currently protrudes 3060mm from the rear of the property.

Currently the rear back addition of the property provides a small bathroom space to supplement the existing bedroom and living accommodation. The extension will provide an additional bedroom and will also enable further works to be carried out on the internal layouts to include demolition of internal walls to allow for an open plan kitchen and living room.

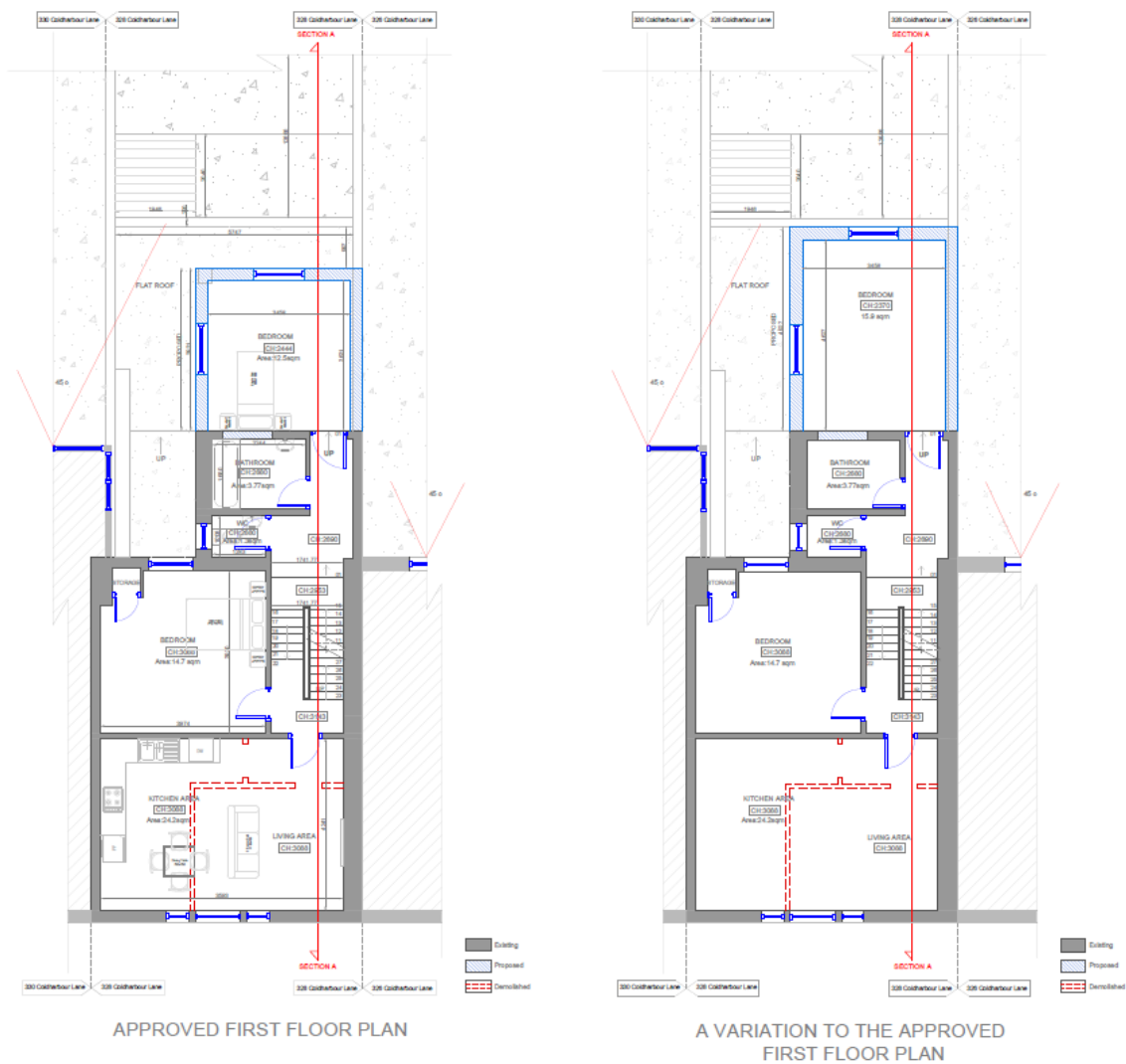


Fig 3. Proposed first floor plan illustrating the previously approved and proposed new extension to the existing rear addition.

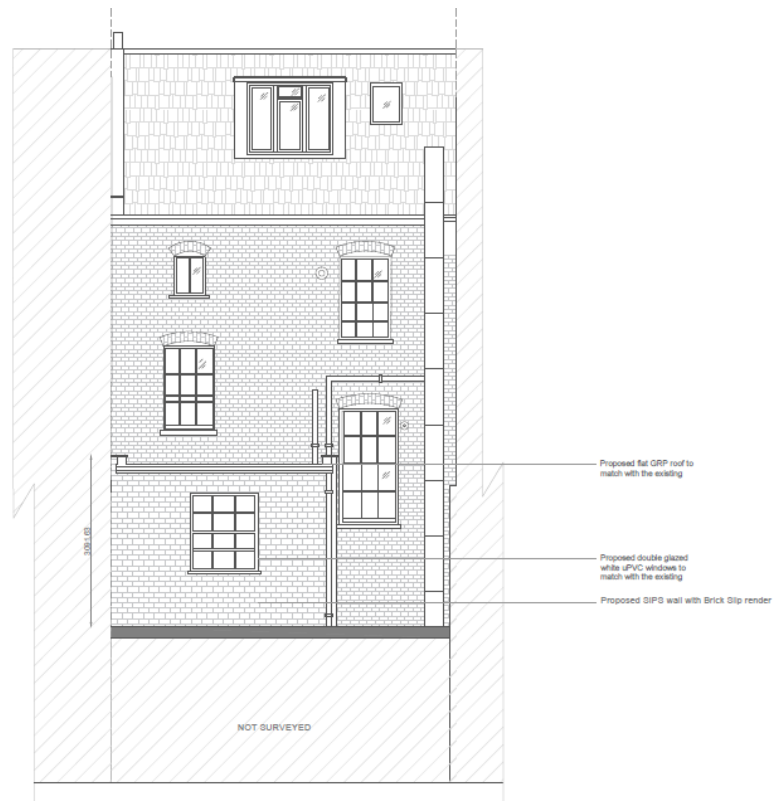


Fig 4. Previously approved and proposed rear elevation (no detail changes)

The extension to the existing back addition will extend a further 997mm from the previously approved April 2018 application and consist of a flat GRP roof which will match the existing flat roof of the current back addition. New fenestration to the extension will be uPVC matching that of the existing structure and built form of the host property.

The rear elevation as denoted in Fig 4 indicates there will be no further changes to the rear elevation, thus the existing character of the host building from what was previously deemed suitable by the Local Planning authority remains intact.

Given the nature and distance away of the rear additions of the neighbouring properties, there is still no possible impact or detriment to the amenity of the adjacent properties.

3.0 Policies and Impacts

The National Planning Policy Framework provides the fundamental basis for making planning decisions in England and forms the basis of all planning policy and frameworks of all Planning Authorities. It ensures that all development is “sustainable,” in social, economic and environmental terms. Development must be able to demonstrate that it is able to meet all of these strands of sustainability, and where they are unable to, demonstrate as to how this can outweighed in terms of other benefits.

The **NPPF** in **Part 7 “Requiring Good Design,”** states that any development or change to existing fabric must be within coherence with the existing built form of the environment and neighbourhood. Particularly, in **paragraph 59** it dictates that local policy must ensure that development is within an appropriate and reasonable extent; “[LPAs]...*should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.*”

Part 12 of the **National Planning Policy Framework** details in several parts/paragraphs that LPAs should preserve their historical environments and thus their heritage assets by clearly defining policy areas, such as Conservation Areas. Loss of heritage assets should be actively resisted and their conservation, improvement or enhancement should be actively sought. **Paragraph 137** of the **NPPF** states that any applications that seek to preserve elements of their setting should be viewed favourably and as this proposal does not affect the property’s streetside aesthetic, it does not change the pattern of the built form within the conservation area.

The **London Plan** identifies the importance of heritage assets as part of the built environment of London and **policy 7.8** stipulates that assets should be enhanced, re-used and/or preserved when taking into consideration development within sites of particular historical importance. Whilst the changes in the proposal include a new rear extension to the property which will total 7000m in protrusion from the main host building, it will not be visible from Coldharbour Lane and is sufficiently set back from Gresham Road to not impact on the street side aesthetic.

The London Plan in **policy 3.5** which stipulates that all housing development (new or tied to existing) should be of high quality, to ensure that this does not have a negative impact environmentally, socially or economically. In the Mayors Housing SPG, it is also stated in **paragraph 1.2.42** that extensions should not overtly contribute to over-intensification of areas whereby the amount of garden space taken by development should be resisted by LPAs. Given that the proposal is an extension to an existing back addition and will result in the provision of a new single bedroom, it cannot be deemed as over intensification and is policy compliant in that respect.

In terms of Local Planning Policy, the Lambeth Local Plan adopted in September 2015 provides the strategic development management policies for the borough as well as housing and employment provision over the planning period to 2030. In terms of where it sits in the planning framework for the borough, it sits below the NPPF and the London Plan which are national and regional development documents, but it is the most relevant and carries the most weight in terms of the planning balance within Lambeth. It provides detailed and relevant guidance in the context of the development proposal.

Policy Q2 Amenity provides the basis of how the LPA will approach development where it affects the amenity of residents as well as the wider area within which the development will occur. This includes the visual amenity of a public realm; privacy and light of residents as well as the amenity, such as internal space standards, of those who intend to take up residence inside new development.

In the context of the proposal, the intended extension will cause a new built form and structure to be created to the rear of the building. However, as the extension will not cause overlooking into other properties or into gardens as such, there is no risk to the amenity of others within the vicinity of the extension. Furthermore as the extension provides additional living space to the property, the proposal will be continuing positively towards the internal amenity space.

It is also advanced that the proposal is compliant with **Policy Q5 Local Distinctiveness** and **Policy Q8 Design Quality** given that there are a number of development precedents in the direct vicinity of the proposal site. The local distinctiveness of the area will be detrimentally impacted on by the development, given that the area is characterised by a large number of similar extensions. Indeed such development characterises Brixton and other such areas of the city. The design of the extension will be sympathetic to the existing structure, by using materials and fenestration which matches the existing and therefore will contribute towards a harmonious aesthetic.

Policy Q11 Building Alterations and extensions provides the general guidance in terms of developments which alter or extend existing buildings. Extensions should respond positively with their host buildings and should remain subordinate, so not to over-dominate or detract from the host building. Rear extensions should be single storey and should not protrude an inappropriate distance from the rear of the original property. The development proposal is an addition to the existing rear addition to the property and therefore remain subordinate to the property and does not unacceptably alter the property. In the context of this policy therefore, the development is in compliance.

The primary constraint affecting this proposal is its location within a designated Conservation Area. As previously discussed, these designated areas limit the extent and type of development allowable in the effort to preserve and enhance the unique historical landscape of the said Conservation Area as far as possible. **Policy Q22 Conservation Areas** directly addresses this, whereas **Policy Q18 Historic Environment** provides a wider and more general development management guidance in terms of heritage assets and landscapes. The key theme of policy Q22 is that development must not detrimentally effect the setting of the Conservation Area itself, or the assets which fall within it. The valued historic landscape must be preserved through any development and must not cause a deviation from the prevailing aesthetic which has informed on the area's unique surroundings;

(a) Development proposals affecting conservation areas will be permitted where they preserve or enhance the character or appearance of conservation areas by:

(i) respecting and reinforcing the established, positive characteristics of the area in terms of the building line, siting, design, height, forms, materials joinery, window detailing etc;

(ii) Protecting the setting (including views in and out of the area)

Whilst the proposal includes physical intervention of the property by way of the construction of a new rear extension to the existing back addition, it does not involve a physical alteration of the aesthetic of the building and thus will not cause a detriment or change to the street side aesthetic of the Conservation Area along Coldharbour Lane. Therefore, as no demonstrable harm can be shown, the proposal is in compliance with these policies of the Lambeth Local Plan.

To expand on the guidance as provided in the Lambeth Local Plan, the local authority has also prepared a Supplementary Planning Document which provides a greater depth of detail in regards to alterations and extensions to buildings. The Building Alterations and Extensions SPD was adopted in

September 2015 and forms part of the development plan of the borough. It therefore is a material consideration which must be taken into account in any relevant planning applications.

In terms of the development proposal, given that it involves an extension on the rear of the existing rear addition of the property, this SPD is particularly relevant and will form a consideration in the planning balance. The existing rear addition is known as a “closet return,” which is a common feature in buildings of this type and age. They are subordinate with their host building and given that the new extension to the existing closet return will not significantly increase the addition’s massing, it will remain subordinate and thus not dominate or over-intensify the rear of the building. The development complies with the guidance provided in the SPD.

4.0 Conclusion

The intention of this proposal is to extend to the property by constructing a new extension to the rear of existing closet return, or back addition, of the property. Given the recently approved past application, the new application intends to propose a further non-intrusive 997mm extension which complies with council requirements and maintain the characteristics of the host building.

This will be at first floor level over the top of the ground floor structure which provides space associated with the restaurant below. The extension will provide a further bedroom space for the property, contributing towards its improved liveability and amenity of its use by the residents of the property.

The site falls into the Loughborough Park Conservation Area first designated in 1981.

Restrictions to development are provided within the NPPF as the overarching planning document, as well as in the London Plan, the council’s Local Plan, and Supplementary Planning Document. The proposal is compliant with all policies within all documentation, as the proposal ensures conservation of heritage assets whereby the aesthetic of the building will be maintained, not detrimentally altered and the structure added to, not fundamentally changed. Thus the street-scape and architectural characteristic of the area will be maintained. Furthermore, the extension to the rear of the property will be subordinate the host property and will not cause a detriment to by way of over-bearing or dominance. It will not cause a demonstrable harm to the amenity of any nearby residents or to the local environment and/or surroundings.

Submitted alongside this Design & Access Statement are a full set of architectural drawings in support of the applicant.

