

163 Parish Lane,
London
SE20 7JH

APPLICANT
Amir Sharon



**LONDON STAY
APARTMENTS
The Alexandra**

**DESIGN AND ACCESS
STATEMENT**

November, 2023

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INTRODUCTION

This assessment aims to outline the intentions of the proposal design and draw the relationship with its surroundings.

The purpose of this document is to support the planning application:

Planning permission is sought for the construction of a mansard roof at 60° over "163C Parish Lane" to create two HMO rooms and one communal kitchen (use class "Sui Generis") along with cycle parking spaces and bin storage at the edge of the curtilage. Retention of Pub on the ground floor (use class "Sui Generis"). Retention of use of upper floors HMO 'Sui Generis' accommodation comprising accessible unit on the ground floor, 14 bedrooms with communal kitchen facilities on first and second floors.

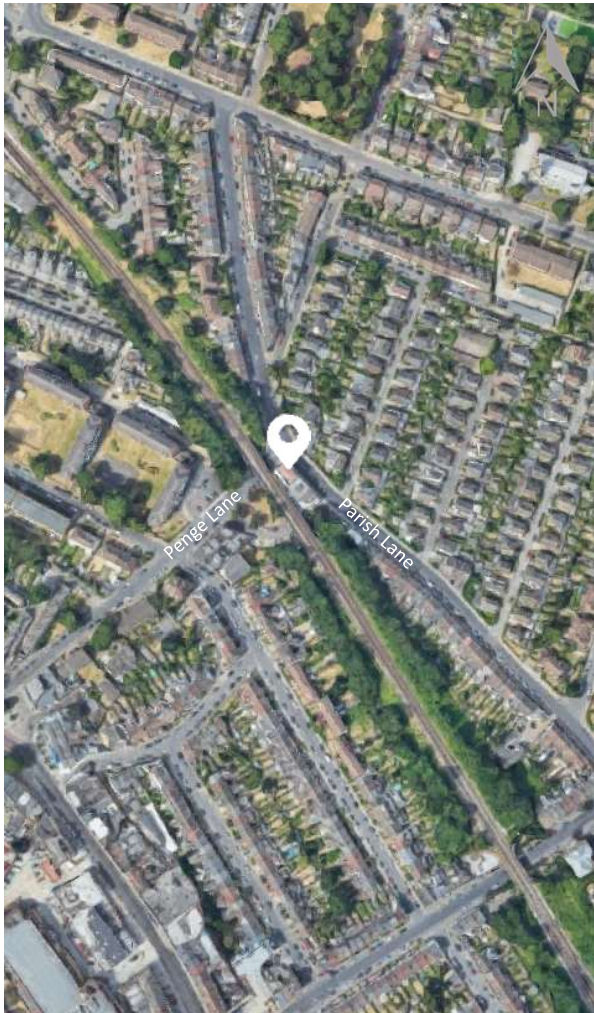
This proposed design was prepared by addressing issues raised for the previous refused application by the Planning Officer for the same property. In order to develop the proposed design it was necessary to analyse the existing site and its surroundings. The design also takes into account the importance of the historical character of the building, specifically the preservation of its façades while increasing the living quality internally with additional communal space.

The design parameters are based on the guidance and regulations, the Standards for HMO from Royal borough of Bromley. In terms of accessibility the Bicycle parking implementation plan (Transport For London) and universal access design for interior spaces among others.

LOCATION AND SURROUNDING AREA URBAN CONTEXT

Location

The site is located in the main residential area, close to Crystal Palace Park. There are several housing estates located on the road. It also has off-licence shops, laundromats, as well as other restaurants and businesses nearby shops.



Location of the site (Google Maps)



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<https://www.getthedata.com/postcode/SE20/where-is-SE20>

LOCATION AND SURROUNDING AREA URBAN CONTEXT



Aerial view

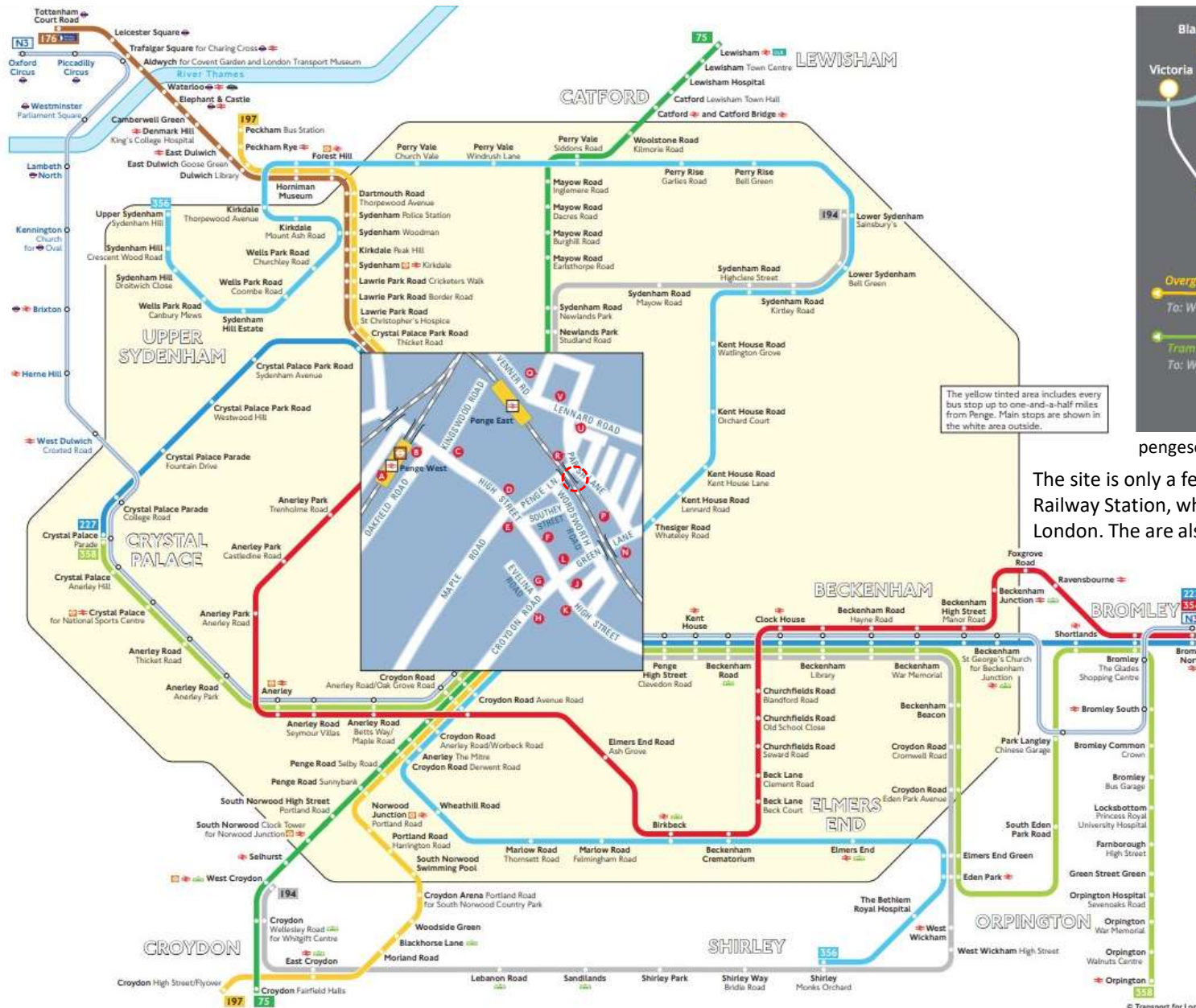


Street View from Corner of Parish Lane and Penge Lane




Aerial views (Google Maps)

TRANSPORT LINKS URBAN CONTEXT



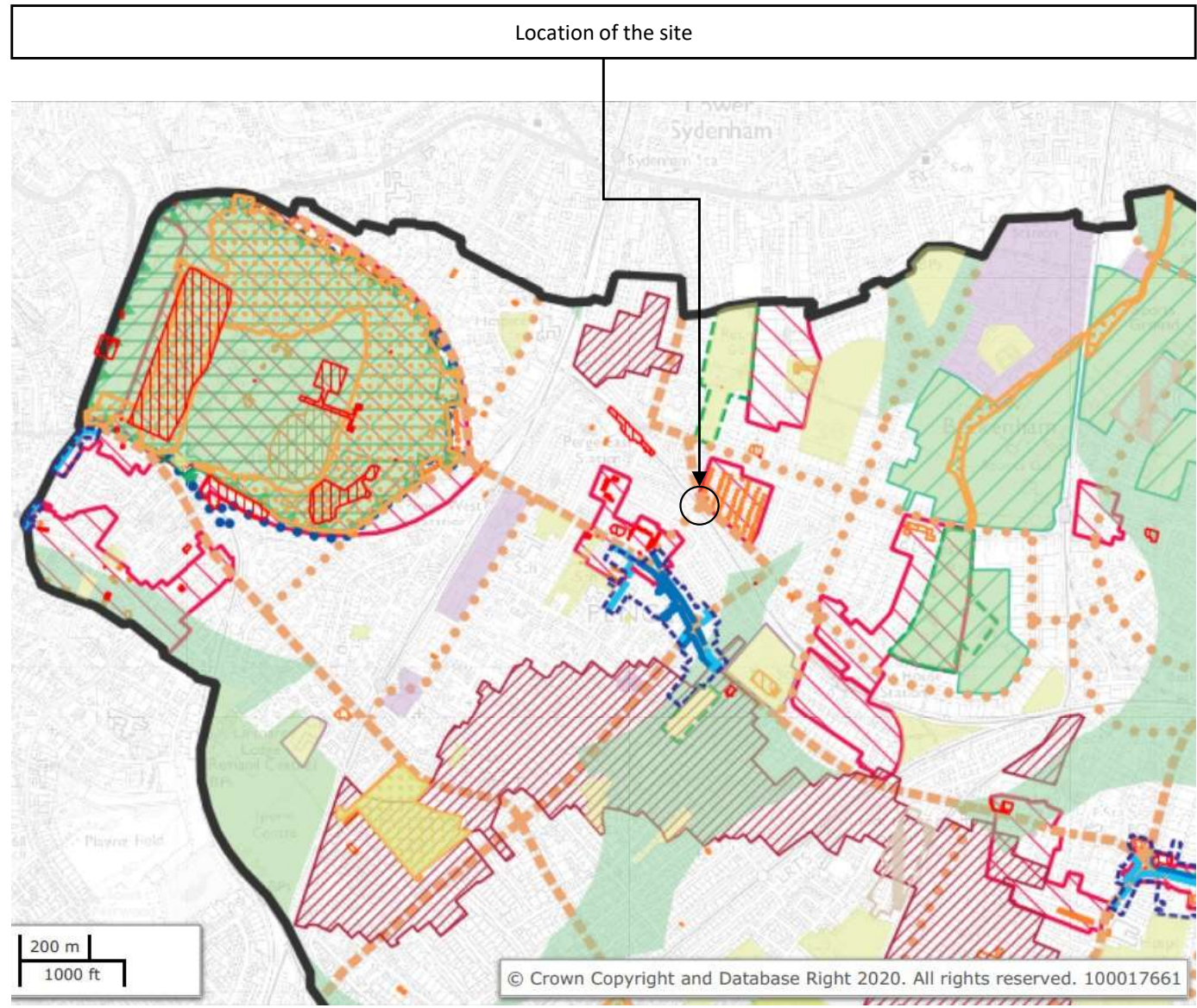
pengese20-travel-link-map | Penge SE20

The site is only a few steps away from Penge East Railway Station, which has direct access to central London. There are also 2 bus services in Parish Lane.

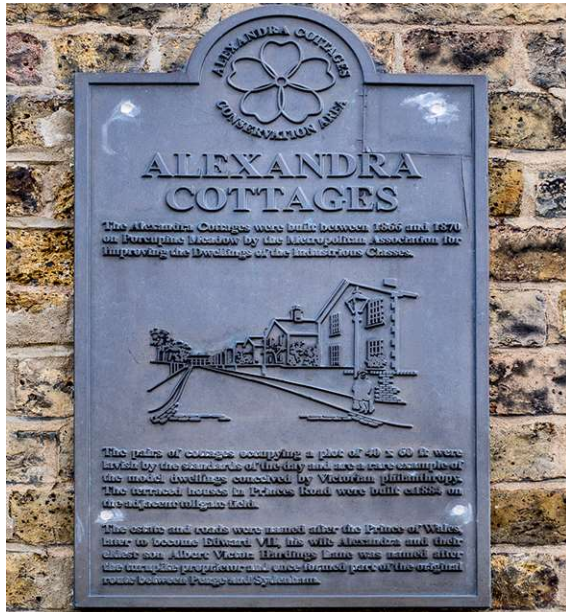
 Location of the site

PLANNING POLICIES URBAN CONTEXT

- Metropolitan Open Land
- Green Chain
(South East London Green Chain)
- Urban Open Space
- Local Green Space
- Sites of Importance for Nature Conservation
- Conservation Areas
- Areas of Special Residential Character
- Historic Parks and Garden's
- Geology RIGS and LIGS
- Archaeological Priority Areas
- Town Centre Boundaries
- Primary Retail Frontage
- Secondary Retail Frontage
- Locally Significant Industrial Site
- Crystal Palace Strategic Outer London Development Centre
- London Distributor Roads
- Local Distributor Roads
- Education Site Allocations
- Statutory Listed Buildings
- Locally Listed Buildings
- Areas deficient in Local Parks
- Areas of Deficiency in Access to Nature
- Borough Boundary



HISTORICAL CHARACTER URBAN CONTEXT



The building design dates to the mid-20th century and albeit its prominent location, its name is the same as the Alexandra Cottages located in Parish Lane, which were constructed between 1866-1868 by the “Metropolitan Association for Improving the Dwellings of the Industrious Classes”, built in pairs and occupied a generous plot of 40ft x 90ft which was lavish for the standards of the day. The cottages provided either two or three bedroom accommodation and each had their own front and back garden with a shared gate and path. They were intended as low cost housing for London workers, being close to Penge station.

The cottages were named after Princess Alexandra of Denmark who had married Queen Victoria’s eldest son, Edward, in 1863.

(<http://alexandracottages.co.uk/history>)



Much of what we know of Penge was part of the Great North Wood and situated in the extensive Manor of Battersea. The beginnings of the settlement have been cited as around the Parish Lane/Green Lane intersection, spreading outwards towards Penge Lane.

In the early twenty-first century Penge is undergoing a time of growth and change. New businesses have taken up residence, for example the popular Alexandra Nurseries in Parish Lane and the successful interior furnishings company, Designer Drapes. House prices have increased, possibly owing to the vast choice of Victorian and modern design on offer. New people moved into the area perhaps attracted by the sense of a diverse and thriving community and the attractive village atmosphere.

(<https://pengese20.co.uk/more-about-penge/history/>)

PLANNING HISTORY URBAN CONTEXT

The current use of the building is “Class E” in the ground floor and HMO “Sui Generis” in the floors above.

Summary of the planning history:



Property History

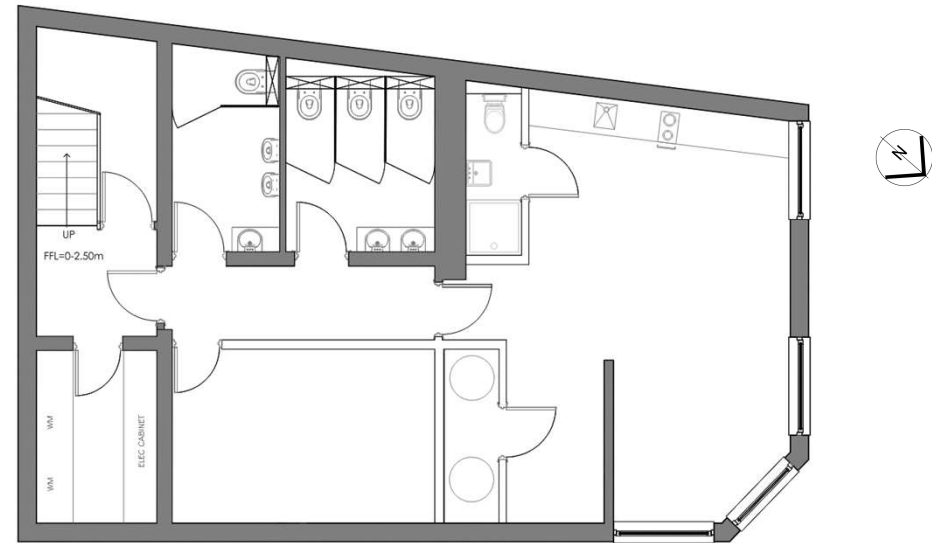
100020441205 | The Alexandra 163 Parish Lane Penge London SE20 7JH

Planning Applications (11)

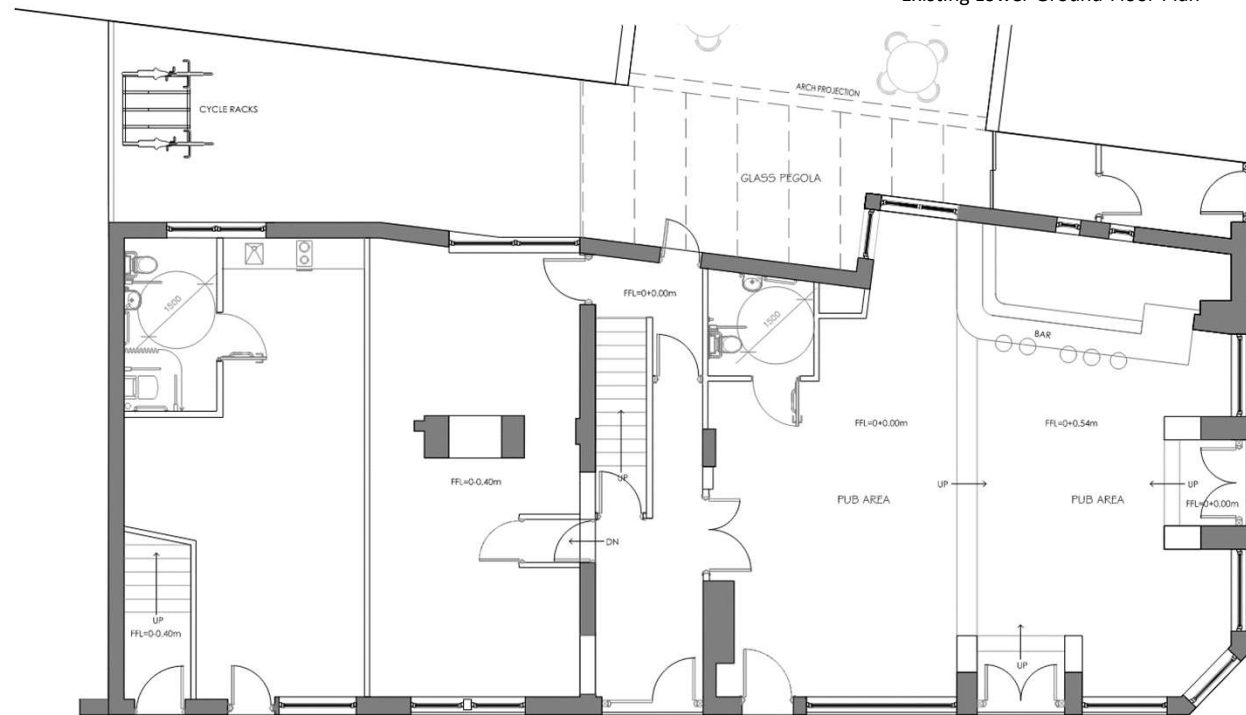
- Change of use from class A4 (public house) to Class A3/A4 (public house/restaurant) with hostel accommodation (sui generis) to provide 11 bedrooms with shared kitchens and 5 one bedroom suites, associated car parking, cycle storage and refuse storage.
Ref. No: 13/O4084/FULL1 | Status: Application Refused
- Elevational alterations including ventilation ducting to the rear, change of use of public house (Class A4) to mixed public house/restaurant use (Class A4/A3) and conversion to provide HMO accommodation comprising 1 self-contained unit on the ground floor, 12 bedrooms with shared kitchen facilities on first and second floors, amenity space, cycle and refuse storage (at the rear).
Ref. No: 14/O4392/FULL1 | Status: Application Permitted
- Details of conditions submitted in relation to planning permission ref: 14/O4392/FULL1 Condition 5: Construction Logistics Management Plan
Ref. No: 14/O4392/CONDT1 | Status: Decision for Planning Conditions
- Details of conditions submitted in relation to planning permission ref: 14/O4392/FULL1 Condition 10: Travel Plan
Ref. No: 14/O4392/CONDIT | Status: Decision for Planning Conditions
- Details of conditions submitted in relation to planning permission ref: 14/O4392 Condition 3: details of arrangements for storage of refuse and recyclable materials.
Ref. No: 14/O4392/CONDT2 | Status: Decision for Planning Conditions
- Details of conditions submitted in relation to planning permission ref: 14/O4392/FULL1 Condition 4 - Cycle Storage Condition 8 - Sound and Heat Transfer Condition 11 - Car Club
Ref. No: 14/O4392/CONDT3 | Status: Decision for Planning Conditions
- Internal layout amendment.
Ref. No: 14/O4392/AMD | Status: Approve Non Material Amendment
- Minor material amendment under Section 73 of the Town and County Planning Act 1990 to allow a variation of the planning permission 14/O4392 for elevational alterations including ventilation ducting to the rear, change of use of public house (Class A4) to mixed public house/restaurant use (Class A4/A3) and conversion to provide HMO accommodation comprising 1 self-contained unit on the ground floor, 12 bedrooms with shared kitchen facilities on first and second floors, amenity space, cycle and refuse storage (at the rear) to allow variation in the design and materials of fenestration on the first and second floor and the revised layout and materials of the ground floor elevations. (RETROSPECTIVE APPLICATION).
Ref. No: 17/O0455/RECON | Status: Approved
- The construction of a steel pergola in replacement of a wooden pergola to the rear elevation of the building.
Ref. No: 17/O0807/FULL1 | Status: Application Permitted
- Upward single storey roof extension to form 2 two bedroom flats with associated cycle and bin storage. Retention of Pub on the ground floor (use class A4/A3). Retention of use of upper floors HMO (Use class - sui generis) accommodation comprising 1 self-contained unit on the ground floor, 13 bedrooms with shared kitchen facilities on the first and second floors.
Ref. No: 20/O3972/FULL1 | Status: Application Refused
- Existing Use in respect of the residential use of the self-contained studio unit at ground floor level at The Alexander, 163C Parish Lane, London, SE20 7JH.
Ref. No: 22/O2421/ELUD | Status: Existing use/development is lawful

EXISTING LAYOUT

The existing configuration is currently a HMO building with pub space in the ground floor as shown in the floor plans.

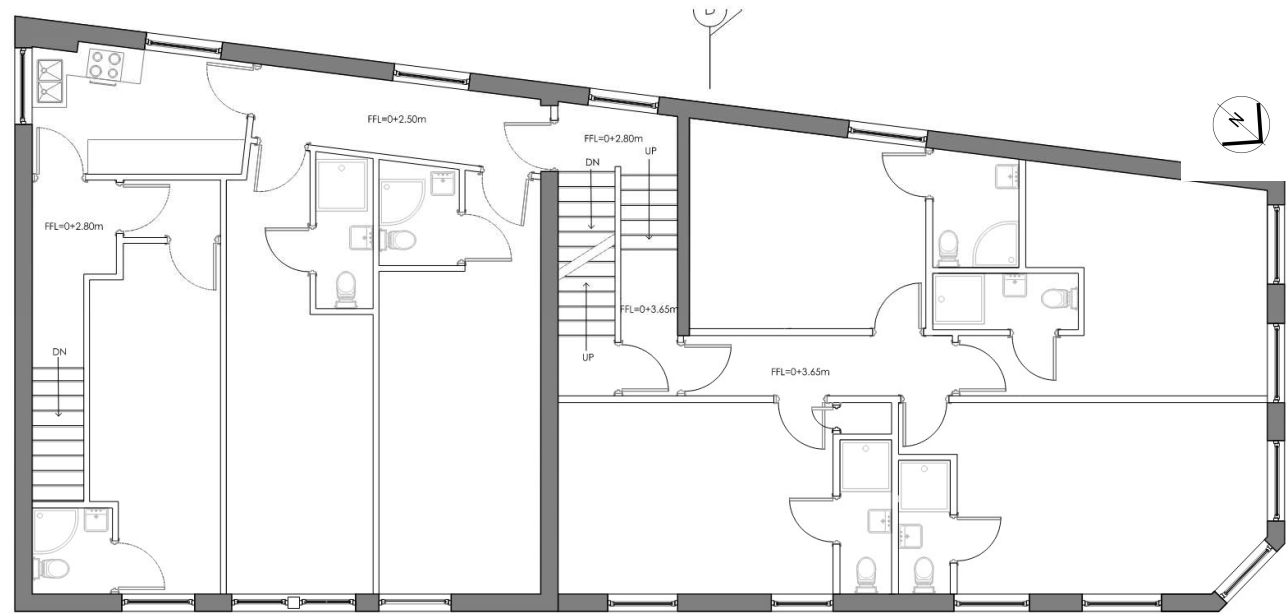


Existing Lower Ground Floor Plan

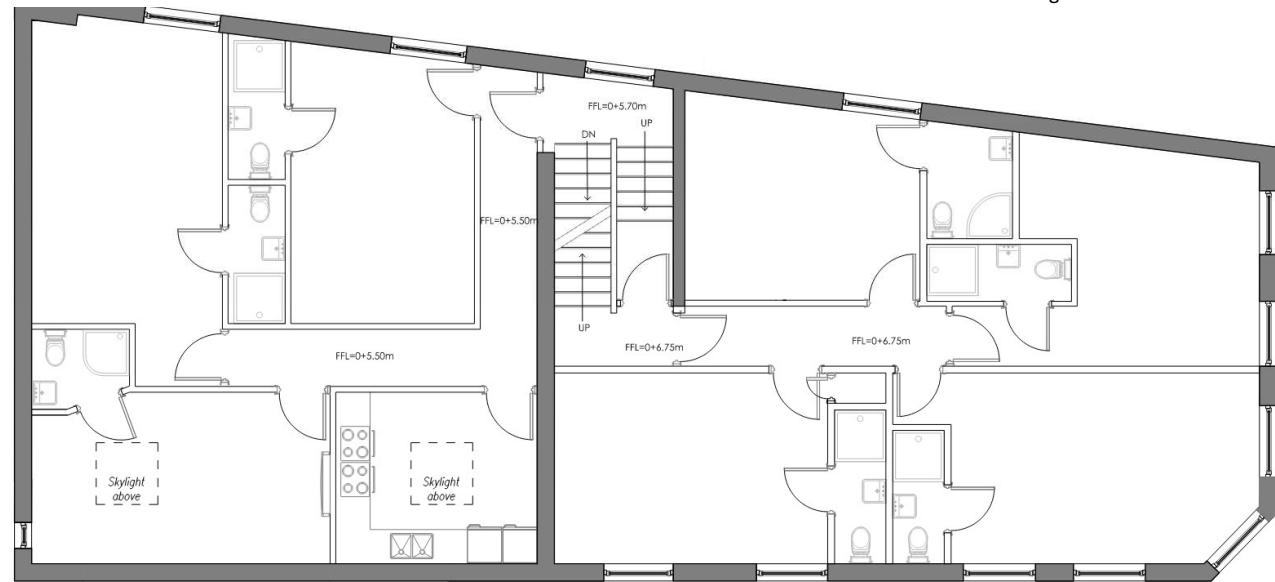


Existing Ground Floor Plan

EXISTING LAYOUT



Existing First Floor Plan

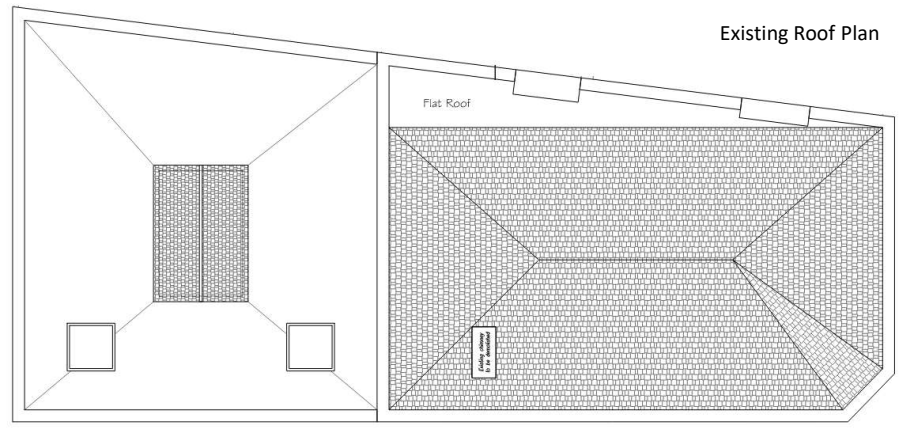


Existing Second Floor Plan

EXISTING LAYOUT



Existing Section



Existing Roof Plan

EXISTING LAYOUT



Existing North East Elevation

Existing North West Elevation



Existing South West Elevation

REFUSED APPLICATION PREVIOUS PLANNING APPLICATION

A recent application, which was refused, was proposing an additional storey on top of the shorter block with 3 HMO rooms and 1 communal kitchen and loft conversion of both blocks with 4 HMO rooms and 1 communal kitchen (use class “Sui-Generis”).

Some of the feedback for the refused application is listed below.

Comments from Local Residents and Groups

Nearby owners/occupiers were notified of the application and representations were received, which can be summarised as follows:

Objections:

Character

- o Additional storeys will be out of scale with the surrounding area.
- o Out of keeping with houses in the adjacent Alexandra Cottages Conservation Area and locality in general.

Neighbouring amenity

- o Additional storey will cause overlooking and loss of privacy.

o Housing Officer:

Part of the above property is a local authority licensed house in multiple occupation (HMO) and the proposal will add a further 7 bedsits and 2 shared kitchens to the existing 15 bedsits and 2 shared kitchens.

1. Inadequate provision of Natural Light to a Habitable Room

Adequate natural light is an unobstructed area of glazed window and or door equivalent to at least 1/10th the room's floor area, which provides a reasonable outlook and view of the surroundings.

Proposed Bedrooms 18, 19, 20 and 21 - The area of glazing to the windows serving these bedrooms will be approximately 0.85m². The minimum requirement for Bedroom 18 is 1.81m², Bedroom 19 is 1.52m², Bedroom 20 is 1.31m² and Bedroom 21 is 1.48m².

2. Lighting and ventilation

There must be an area of unobstructed window/door glazing (natural lighting) to a habitable room (i.e. bedroom or dining room) equivalent to at least 1/10th of the room's floor area to achieve the requirement for natural light. There must also be an area of openable window equivalent to 1/20th of the room's floor area to achieve the requirement for natural ventilation.

Windows to all living areas, including bedrooms, should be located and designed to provide for a reasonable view of the immediate surroundings. The view should not be of solely the sky or a single structure such as a flank elevation of a building or a brick wall. The view should allow one to see at least some of the surrounding roads, yards, gardens etc.

Sills in living areas should be low enough to allow a seated person a reasonable view. Window heads should be above eye level of someone standing. Ideally the views should be of open space through windows of all rooms, other than the bathroom or WC, and, for security purposes, the means of access to the building.

These and all other issues raised by London Borough of Bromley are now addressed with the new proposal.

PREVIOUS REFUSED APPLICATION



DESIGN REGULATIONS PROPOSED DEVELOPMENT

According to the London Housing Design Guide, The London Plan, and London Borough of Bromley's Adopted Standards for Houses of Multiple Occupation (HMO), the design is developed within the framework of the following minimum space design standards:

ROOM SIZES FOR BEDSITS AND BEDROOMS IN SHARED HOUSES

Bedsit and Bedroom sizes:

Internal layouts and the provision of private and shared facilities in an HMO vary. Some will have shared common rooms and some will have bedsits with their own private living rooms.

Minimum bedroom and bedsit room sizes (m²) are shown below in Table 1. Only useable floor space (m²) is included when calculating a room's floor area. The minimum floor area will vary depending on whether or not the bedroom or bedsit has private or shared kitchen facilities and whether or not the bedroom or bedsit shares a common room.

Table 1. Minimum room sizes for bedrooms or bedsits with adequately sized shared kitchens and common rooms

1 person	7
2 persons	11

Where private cooking/kitchen facilities are provided within a bedroom or bedsit, the minimum room size shall increase by 5m². Cooking/kitchen facilities provided in a bedroom or bedsit should be located away from the entrance to the bedroom or bedsit.

Where an HMO has no shared common room the bedroom or bedsit size shall increase by a further 4m².

Shared Kitchen Sizes:

Kitchens in a shared house with up to 5 people shall be a minimum of 7m². For each additional person, a further 1.5m² of usable floor area is required.

The criteria for kitchen facilities are detailed in Table 2: Minimum requirements for kitchen facilities.

KITCHEN FACILITIES

Table 2 below details the minimum requirements for kitchen facilities.

No. of Occupants	All Shared Kitchens					Facility in the room 1 or 2
	3	Up to 5	6	7	Up to 10	
Kitchen area (sqm)	7	7	8.5	10	14 (7 x 2)	5
Work surface (m) ^{* 1}	1	2	2.5	3	4	1
Power sockets above worktop	3	3 double	4 double	4 double	5 double	2 double
Hob rings	4	4	5	5	8	2
Ovens	1	1	2	2	2	1 ^{*2}
Grills	1	1	2	2	2	1 ^{*2}
Sinks/ drainers with hot and cold (drinking) water	1	1	2	2	2	1

London Borough of Bromley - Adopted Standards Houses in Multiple Occupation

CONCEPT IDEA PROPOSED DEVELOPMENT

Concept Idea

Planning permission is sought for the erection of a mansard roof extension to create an additional floor, comprising two double HMO bedrooms and a communal kitchen, creating an additional 53.02m² internal floor area for the property.

The proposal contemplates the erection of a "mansard" style roof with slopes at 60°, in order to create two additional HMO units with one additional communal kitchen while avoiding any harm to the neighbourhood and protecting the existing building's architectural character.

The design aims to reinforce the original spirit of this historical building, focused in the community life of neighbourhoods in the city of London and in the UK.

The following image shows the concept idea based on top floor additions in traditional buildings located in London.



Proposed Design Concept

CONCEPT IDEA PROPOSED DEVELOPMENT



View from Street Level - Penge Lane / Parish Lane

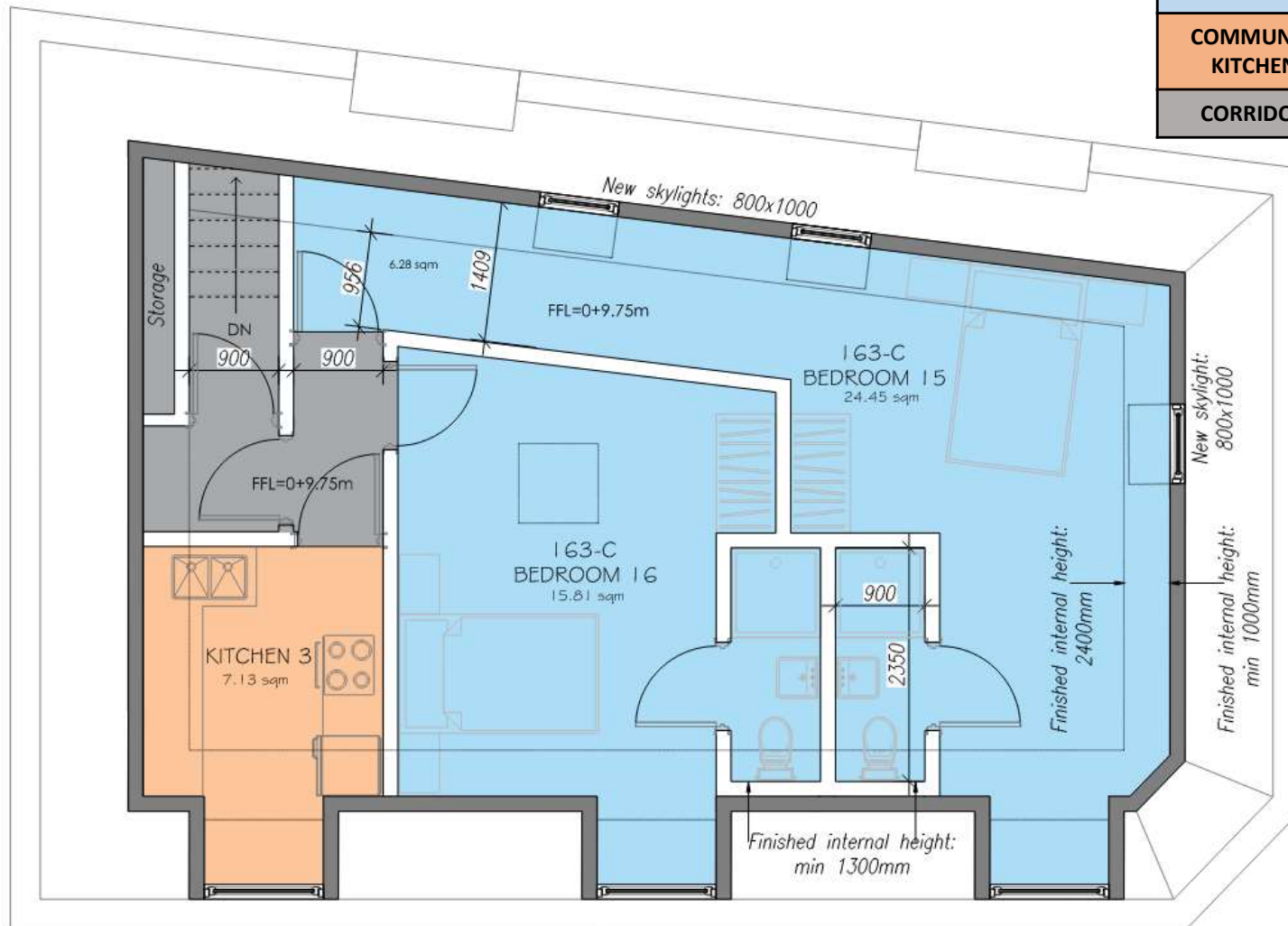


NEW LAYOUT PROPOSED DEVELOPMENT

Proposed Loft Floor

The loft is converted into a liveable place with 2 double HMO bedrooms and a communal kitchen.

Loft Floor (Total area 53.02m ²)	
BEDROOM 15	24.45m ²
BEDROOM 16	15.81m ²
COMMUNAL KITCHEN	7.13m ²
CORRIDOR	5.63m ²

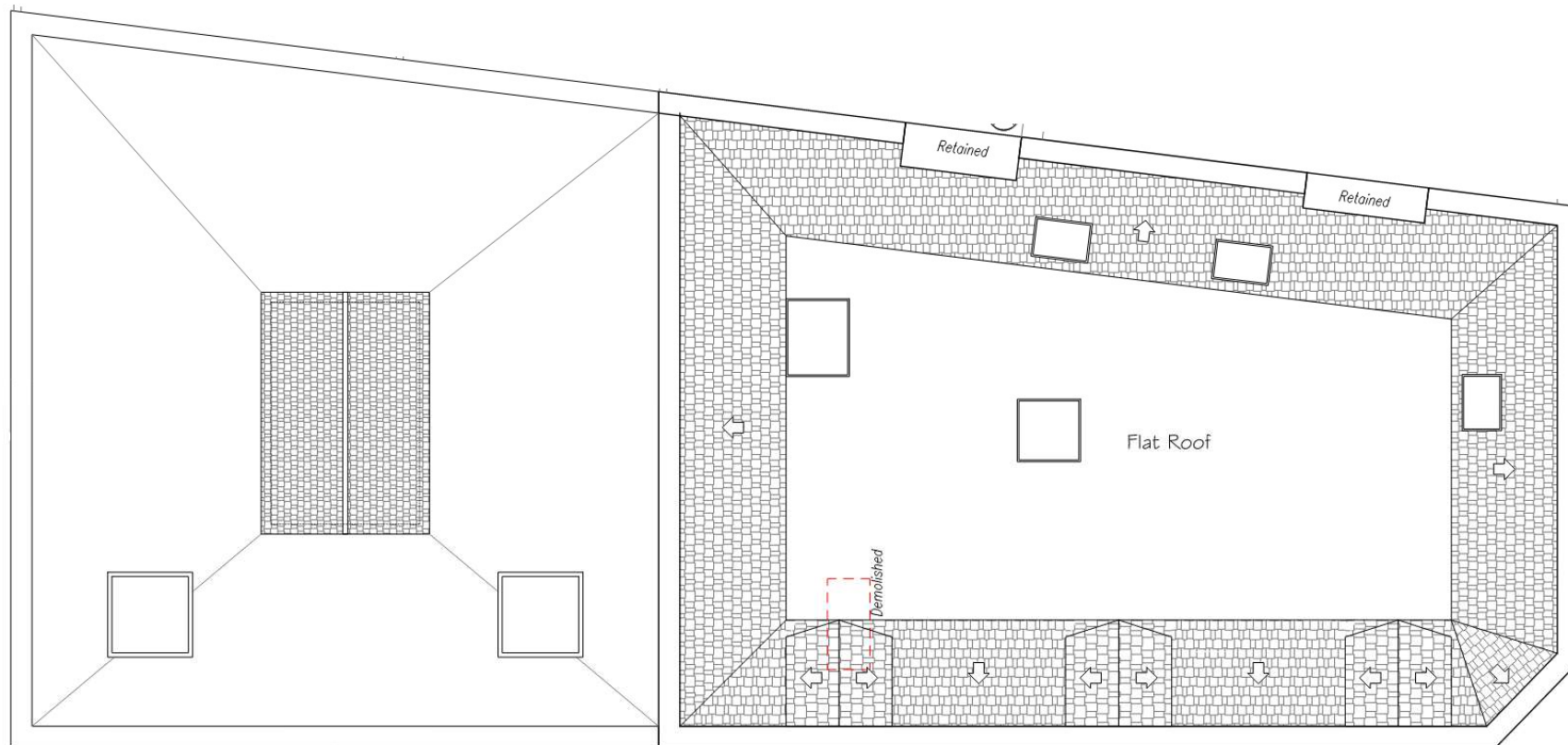


Proposed loft floor plan

NEW LAYOUT PROPOSED DEVELOPMENT

Proposed Roof

The roof of the lower body (163-D) remains unchanged, while the new roof over the taller body (163-C) is constructed at 60° and incorporates three symmetrically positioned dormers on the front façade, three small skylights on the sloped parts, one independent skylight over the proposed Bedroom 16 and one AOV window over the staircase.



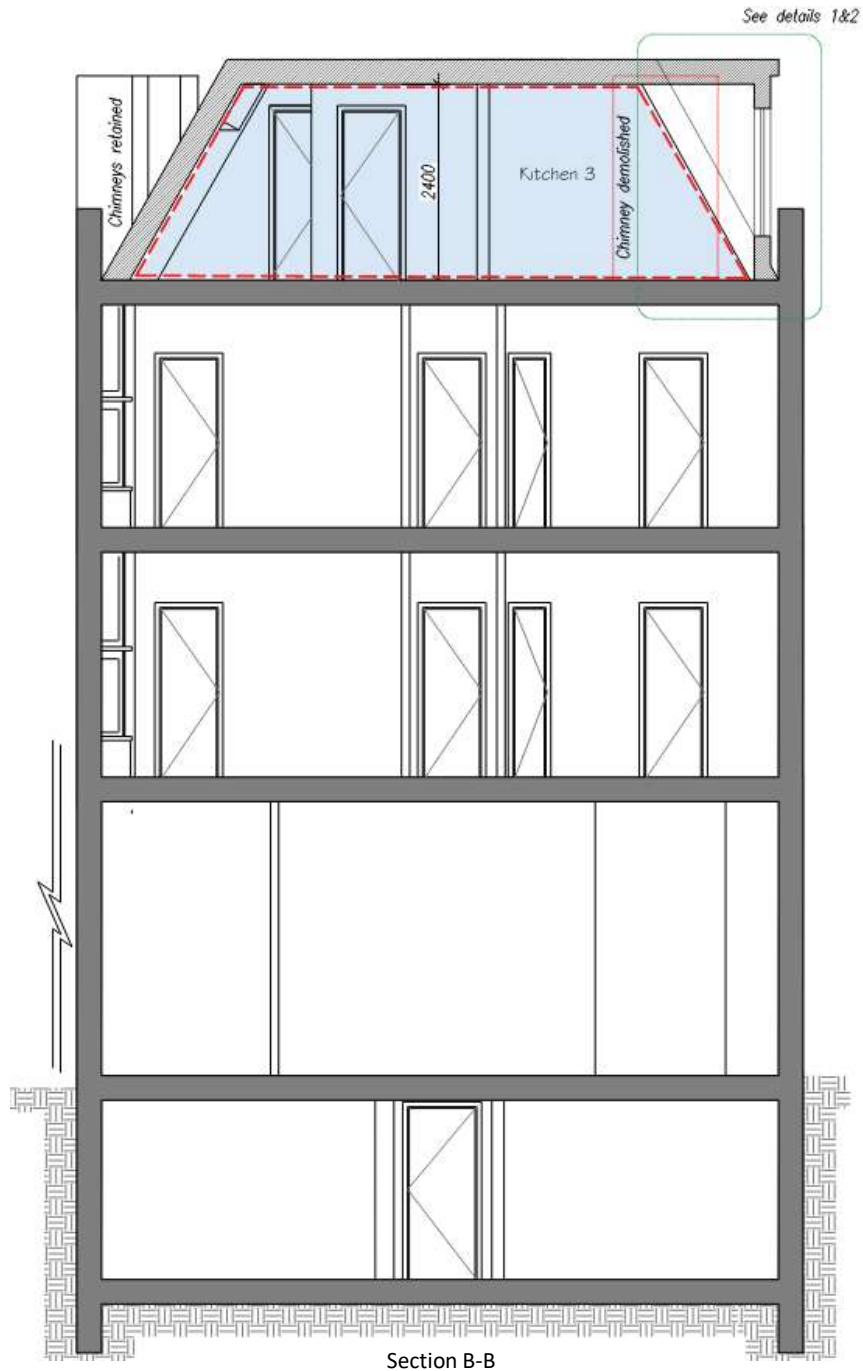
Proposed roof plan

NEW LAYOUT PROPOSED DEVELOPMENT



Section A-A

NEW LAYOUT PROPOSED DEVELOPMENT



SCALE AND APPEARANCE PROPOSED DEVELOPMENT



Proposed North East Elevation

SCALE AND APPEARANCE PROPOSED DEVELOPMENT



Proposed South East Elevation

CAR PARKING AND APPROACHES TO AND AROUND THE SITE PROPOSED DEVELOPMENT



- The property already has a cycle parking space, which is located in the back yard of the property. It will be able to take two additional bicycles.
- There is also another cycle shelter located across the road in Penge Lane as shown in the map below.



Bus Stop across the road, towards Lewisham Station.

Penge Lane (Stop R)

Stop ID: 49439
Bus stop · ♿



Buses

75

194



Current nearest car parking area



CYCLE PARKING PROPOSED DEVELOPMENT

Regulations

According to the Cycle parking implementation plan (Transport For London), one of the six approaches is the Residential Area which should meet the following requirements:

- For cycling to be a viable option for Londoners, people must be able to securely and conveniently store their cycles at home. The draft new London Plan requires developers to offer easily accessible and secure cycle parking for all new homes .
- For existing housing stock, secure on-street cycle parking provides sheltered places for people to park their cycles outside their homes.

Also the Cycle parking minimum standards Transport For London applicable for this project are:

Land use	Long-stay
HMO	1 space per studio and 1 bedroom unit

Data from The London Plan 2021 – Chapter 10 Transport

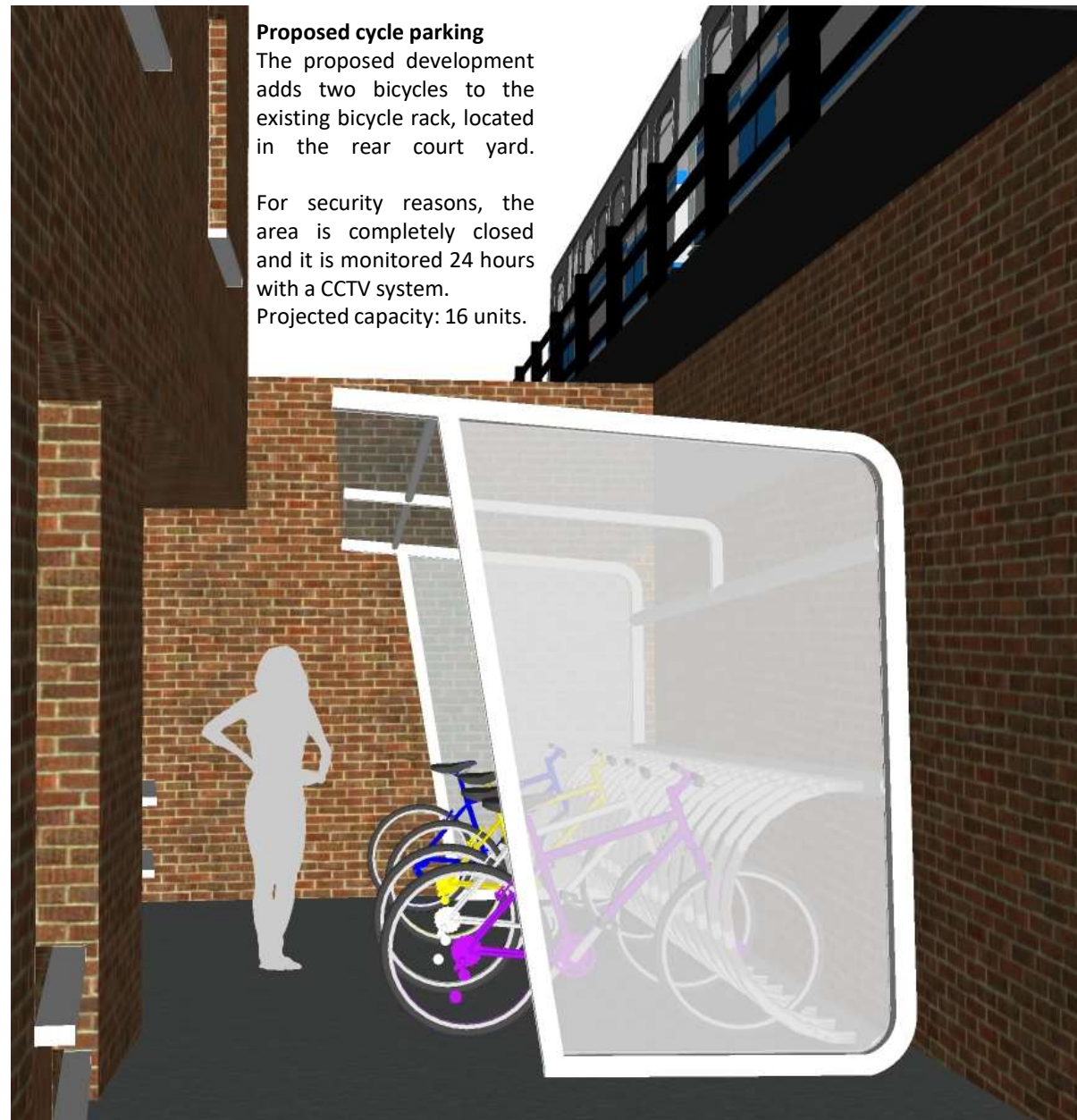
(https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf)

For this property:

14 Existing double units + 2 Proposed double units



16 cycle parking spaces



Proposed cycle parking

The proposed development adds two bicycles to the existing bicycle rack, located in the rear court yard.

For security reasons, the area is completely closed and it is monitored 24 hours with a CCTV system.

Projected capacity: 16 units.

PROPOSED WINDOWS PROVISION OF NATURAL LIGHT

Regulations

Adequate natural light is an unobstructed area of glazed window and or door equivalent to at least 1/10th the room's floor area, which provides a reasonable outlook and view of the surroundings. There must also be an area of openable window equivalent to 1/20th of the room's floor area to achieve the requirement for natural ventilation.

Calculations for Bedroom 15: 24.45m²

Proposed windows (unobscured glazing area):

- Dormer: $0.9 \times 1.2 = 1.08\text{m}^2$
 - Skylights: $3 \times (0.8 \times 0.6) = 1.44\text{m}^2$
- In total: $2.52\text{m}^2 > 2.45\text{m}^2$

Openable:

- Dormer: $0.9 \times 1.2 = 1.08\text{m}^2$
 - Skylights: min $1 \times (0.8 \times 0.6) = 0.48\text{m}^2$
- In total: $1.56\text{m}^2 > 1.23\text{m}^2$

Calculations for Bedroom 16: 15.81m²

Proposed windows (unobscured glazing area):

- Dormer: $0.9 \times 1.2 = 1.08\text{m}^2$
 - Skylight: $0.8 \times 0.8 = 0.64\text{m}^2$
- In total: $1.72\text{m}^2 > 1.58\text{m}^2$

Openable:

- Dormer: $0.9 \times 1.2 = 1.08\text{m}^2$
- In total: $1.08\text{m}^2 > 0.79\text{m}^2$

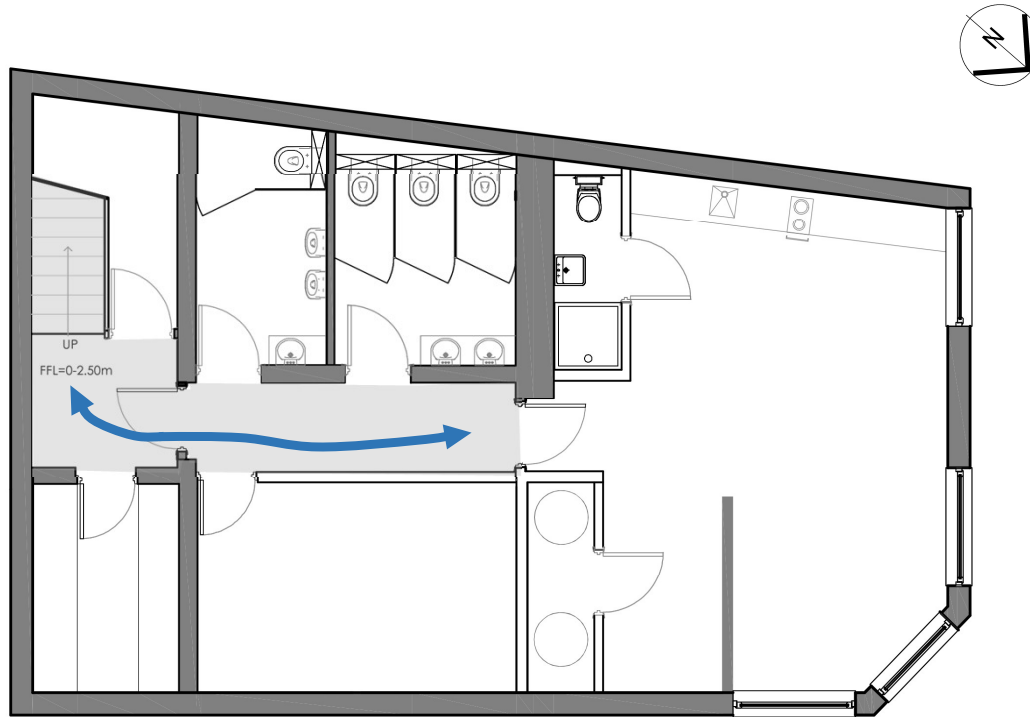
Conclusion:

The proposed windows/skylights are satisfactory.



ACCESSIBILITY PROPOSED DEVELOPMENT

Lower Ground Floor Accessibility

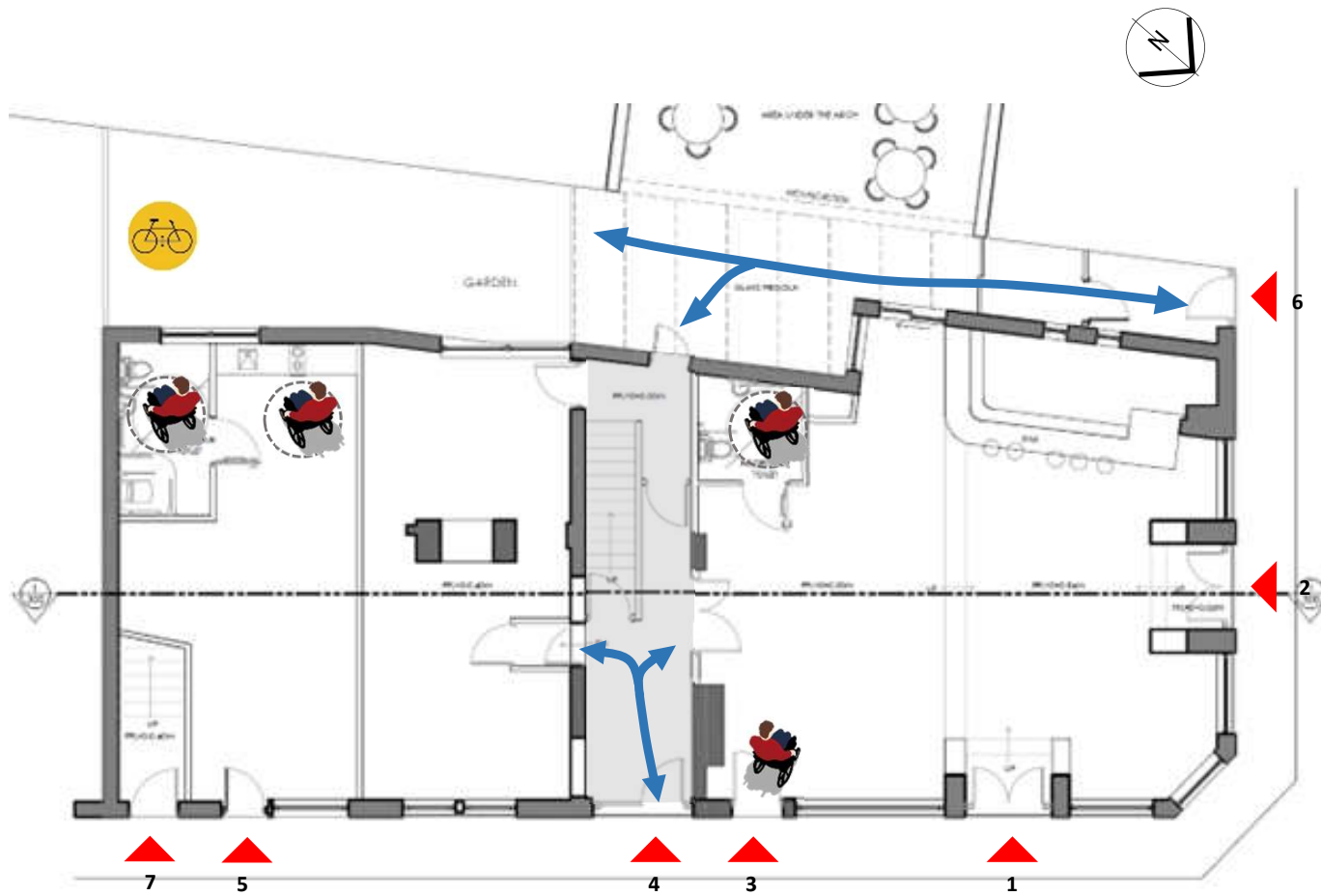
To access to the lower ground floor, the only way is through the entrances in the ground floor.



Existing Lower Ground Floor

	Corridors and stairs
	Horizontal circulations

ACCESSIBILITY PROPOSED DEVELOPMENT



Existing Ground Floor

Ground Floor Accessibility

The building features separate accesses, as explained below:

- The main accesses to the Pub area are located one in Parish Lane (1) and the other in Penge Lane (2), an accessible access to the pub is located in Parish Lane (3)
- A further access on Parish Lane (4) leads to the Pub and to a staircase that leads to the lower ground floor, to the "163E Parish Lane" on the first floor, and to the bedsit rental area on the upper floors, as well as to the lower ground area.
- Another access on Parish Lane (5) leads directly to "163D Parish Lane".
- A further fourth access on Penge Lane (6) grants access to the rear courtyard of the property, where the proposed cycle parking is located.

	Corridors and stairs
↻	Horizontal circulations
+ ▶	Entrance / Exit

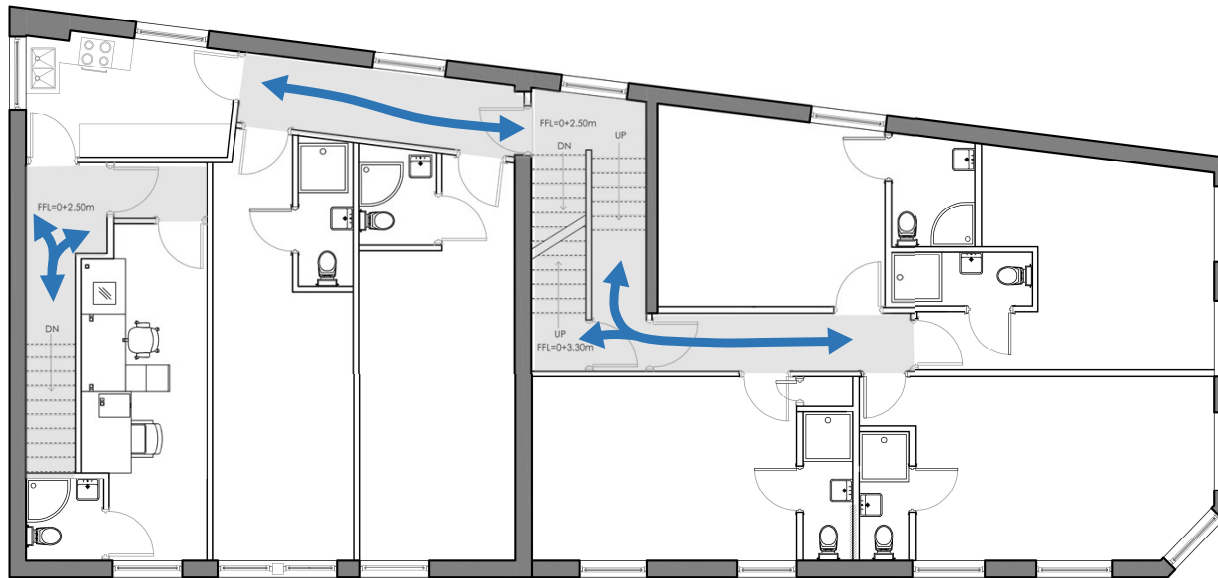
ACCESSIBILITY PROPOSED DEVELOPMENT



First Floor Accessibility

The access to the first floor is thorough the two stair cases shown in the plan.

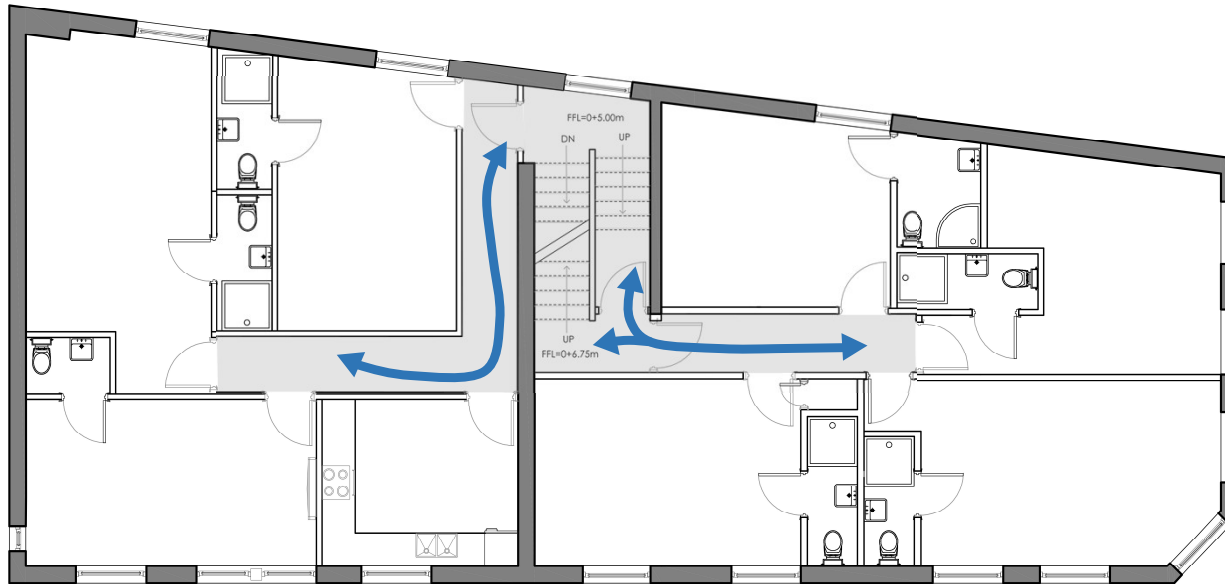
The access located to the left leads to the management office and to the communal kitchen of this floor.



Existing First Floor

	Corridors and stairs
↻	Horizontal circulations



ACCESIBILITY PROPOSED DEVELOPMENT



Existing Second Floor

Second Floor Accessibility

The central stair case provide access to the corridors of the second floor that lead to the existing spaces: the rooms and their communal kitchen.

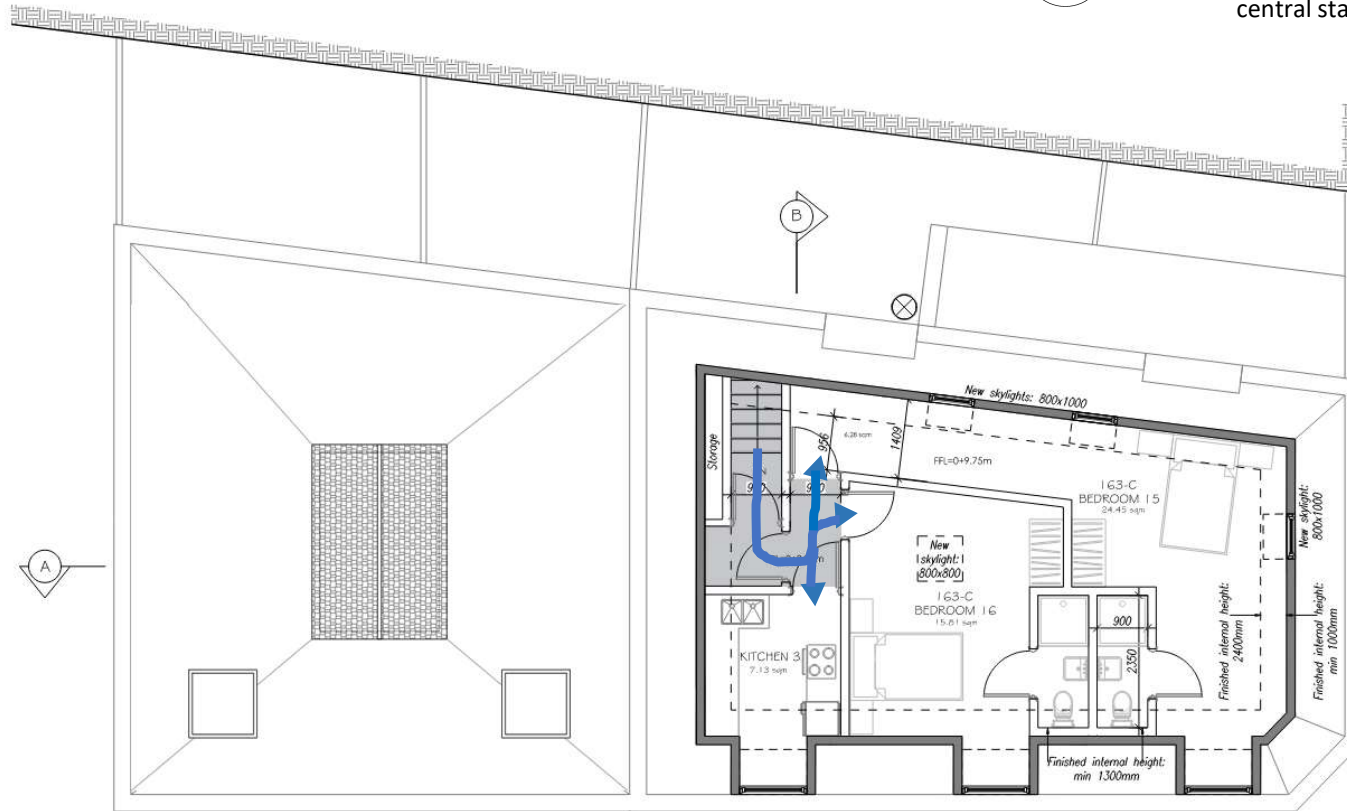
	Corridors and stairs
	Horizontal circulations

ACCESSIBILITY PROPOSED DEVELOPMENT



Third Floor Accessibility

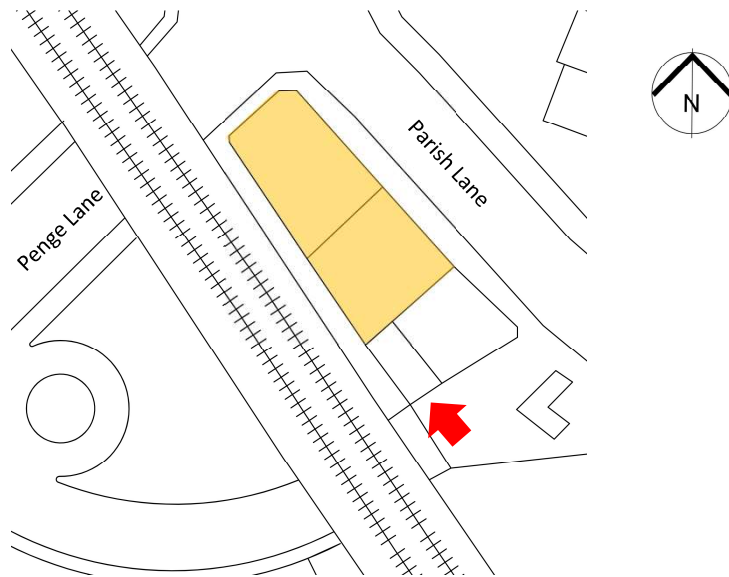
The access to the proposed HMO rooms which are located on the loft floor is through the same central staircase, at a FFL=0+9.75m



	Corridors and stairs
↻	Horizontal circulations

Proposed Loft Floor

WASTE MANAGEMENT PROPOSED DEVELOPMENT



According to the Notes for Developers and Architect (October 2011) of The London Borough of Bromley, the bin storage for residential units:

- 1100 litre for general waste per six-units.
- 240 litre wheeled bin for paper per six units.
- 240 litre wheeled bin for glass/plastic/cans - per six units.
- 240 litre wheeled bin for food waste per 20 units

The existing building shares a backyard with the adjacent property used as a waste area, which is partly enclosed to allow natural air change in conformity to the guidance mentioned above.



CONCLUSION

This statement provides a comprehensive overview of the site, incorporating its planning history, and assesses the proposed development in accordance with relevant planning policies. The design of the proposal demonstrates careful consideration, aiming to preserve the building's future use and historical character. Importantly, the scheme effectively aligns with the principles outlined in NPPF paragraph 123, ensuring efficient use of the land.

The proposal does not adversely affect the amenity of neighbouring properties. Moreover, the suggested uses conform to local policy, and the design meets the standards set by the local authority. The scheme should therefore be supported by the London Borough of Bromley, and consequently permitted.