



Design & Access Statement

154 Cherry Garden St. SE16 4PB

BACKGROUND / CONTEXT

Cherry Garden Street is a residential street in Bermondsey, accessible off Jamaica Road and a 2-minute walk from Bermondsey Underground station. 154 Cherry Garden Street is a three-storey terrace house on the street and forms part of a somewhat recent 1980s riverside development, Cherry Garden pier, built under planning application reference 86/AP/9039. The property and the development are not listed nor do they fall within a conservation area. Parking for the property is provided for by means of a single-bay garage.

PROPOSAL

The proposal is for a ground floor rear infill extension to form a larger bedroom/garden room with new glazed doors and roof together with new windows and associated alterations and refurbishments throughout.

LAYOUT

The buildings of the development have dual pitch roofs with a small protruding gable at the front and a larger gable at the rear that is shared with an adjacent property. The buildings are characterised by red brick walls with horizontal banding in dark blue engineering brick and timber windows. The first floor has a small bay window with a concrete apron and head and the drainage is black and square in section.

The property has four bedrooms, one on the ground floor which has its own shower room and kitchenette towards the rear of the property and three on the second floor. On the first floor the layout is simple, with the kitchen located to the rear of the property while the rest of the floor is made up of a generous staircase landing and an L-shaped living/dining space.

AMENITY

There is a medium sized private garden area located at the rear of the house. The garden is only accessible through a single rear door. A larger opening to the garden would greatly improve the amenity and enjoyment of the garden.

PRECEDENT

89 West Lane - 21/AP/3242 - Construction of a ground floor rear single storey extension and a flat roof dormer in the rear roof slope and 3 no. roof windows in the front roof slope - Granted 11/2021

91 West Lane - 19/AP/1369 - Construction of a rear dormer roof extension, including 2x roof lights to front slope and construction of a single storey rear extension - Granted 06/2019

93 West Lane - 15/AP/0270 - Erection of rear dormer extension and side extension at the loft level to provide space for internal staircase; installation of 1x roof light to front roof slope; erection of single storey rear ground floor extension - Granted 05/2015

150 Bermondsey Wall E - 18/AP/3327: Construction of a rear dormer roof extension and installation of three roof lights to front roof slope - Granted 12/2018

MASSING, LAYOUT & MATERIALS

The present ground floor layout is cramped, doesn't connect well with the garden and is not amenable to the clients' needs for their growing family. The proposed extension will replace the existing garden access and rear bedroom window and provide a flexible space, suitable for the clients as well as a more generous garden access via new powder coated patio doors. The resulting guest/garden room will be fitted with a utility area, accounting for the removal of the existing kitchenette. The roof to the extension will be glazed which, along with the new opening, will maximise the amount of natural daylight entering the space as well as improve ventilation. A small decking area will be installed outside and the existing tree will be retained. Other changes on the floor include the refurbishment of the shower room and the provision of direct garage access from the internal ground floor entrance lobby.

The ground floor rear infill extension will regularise the ground floor of the property and provide a more amenable space for the clients. The extension will be proportionate to the building and subordinate to the main body of the house.

On the first floor, the openness of the existing layout is expanded with the introduction of a new door from the lobbied staircase landing. The kitchen will also be refurbished.

The bedrooms on the second floor will remain with only the built-in wardrobes to bedroom 1 amended from swing doors to sliding doors and in bedroom 2 removed altogether. With the hot water tank moved to the ground floor, this allows for the bathroom to be extended onto the landing. The layout is very similar to the existing and the larger bathroom will be better suited to serve the three bedrooms on the floor.

The rotting front and rear timber windows will be replaced. The defunct garage door will be replaced with an aluminium roller shutter.

ACCESS

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

PARKING

No changes are proposed to the existing parking arrangements.

CONCLUSION

The scheme meets Southwark Council's and national policy standards and is sensitive in its approach as it takes into account the host building and surrounding context. The proposed changes will enhance the quality of living for the client and will create more amenable and interactive living spaces for them, with more natural light and better view and access to the rear garden. The principle of the development is well established in Cherry Garden Pier riverside development. The design is in keeping with by the following policies:

- *National Planning Policy Framework (NPPF) 2021 - Para 202 - The residential use of the building will be secured and protected.*
- *National Planning Policy Framework (NPPF) 2021 - Chapter 12 - Achieving well-designed spaces - The proposal has been carefully thought out and proposed spaces will be detailed to a high standard.*
- *London plan 2021 - Policy D4 - Delivering good design - The proposal will be a well-designed, considerate piece of architecture and will be a positive contribution to the house and wider area.*
- *Southwark Plan 2022 - Policy P13 - Design of places & P14 - Design quality - The proposal will enhance the built environment and building by incorporating high quality design.*
- *Southwark Plan 2022 - Policy P56 - Protection of amenity - The proposal will not cause any loss of amenity, including disturbance from noise, to present & future occupiers in the surrounding area or on the application site.*