

Householder Planning Application

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Project

42 Stradella Road, London, SE24 9HA

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Introduction | [The Practice](#)

Established in 1994, RDA is an internationally experienced architectural practice, designing and delivering innovative, ecologically sensitive buildings that are also balanced, harmonious and inspirational spaces to live and work in. They are one of the few Passivehaus specialists in the UK.

RDA has over 20 years' experience across the commercial and residential sectors and have successfully delivered over 150 projects. They have an extensive and diverse experience working on large commercial developments to bespoke contemporary homes and unique renovation work.

Shortlisted as BD's Sustainable Architect of the Year in 2018, the practice has also picked up awards and nominations for multiple projects in the Graphisoft ArchiCAD Awards, the NLA's Don't Move Improve Awards and the RICS Awards. Previous awards include runner-up for the Urban Passivhaus of the Year 2016, commended for the Best One-Off House or Extension between 2,500 and 5,000 sq ft by The Sunday Times British Homes Awards 2015. They also won gold medals in the London Design Awards 2015 for Best Medium Sized Studio and for a house submitted into the Constructed Residential Architecture category. RDA was also shortlisted for the Ideal Home Blue Ribbon Awards 2014, Passive House Awards 2014 and highly commended for the Greenbuild Awards 2014. Other awards and nominations come from Daily Telegraph Homebuilding & Renovating Awards, Mail on Sunday National Home Builder Design Awards.

Design and Appearance | Introduction

The site lies within the Dulwich Village Conservation Area. The building style is of late VictorianEdwardian. Presently seen is a door arch, plinths and a pitched slate covered roof with gables. N. 42 Stradella Road has chamfered bays and two pane vertical sliding sash windows.

The main entrance door is set back to provide a recessed entrance porch. Walls are solid red brick to the main elevation with side and rear in London stocks, with imitation stone lintels. The property is a double fronted, three-storey, semi-detached house with an extensive back garden.

Located in an open and green residential suburb of London, Dulwich Village offers a fine example of a carefully managed, semi-rural townscape. Often described as 'leafy Dulwich', the openness and green characteristics that make Dulwich so charming is worthy of preservation. Dulwich is a community that has a rich history and to date has maintained much of its original built form. Any proposed development needs to be approached cautiously or risk compromising this valued townscape, which is comprised of many fine listed buildings and has been acknowledged by its conservation area designation. The most important aspect of this proposal is to ensure that character and appearance of the Conservation Area is preserved through the understanding of the local context.

The Dulwich Village Conservation Area Appraisal outlines why the existing townscape is considered unique. The character is established by the historic layout of property boundaries and thoroughfares, the sense of openness and greenery, the street furnishings and hard and soft surfaces, routes through the area, views along streets as well as between buildings and other townscape characteristics. All of these make a positive contribution to establishing the special interest of Dulwich Village.

Design and Appearance | Proposal

The proposal is for a full refurbishment of the existing house and the construction of a new extension to the rear of this semi-detached house.

The proposal is for for a full refurbishment of the existing semi-detached house and the demolition of the rear outrigger to accommodate the new ground and first floor addition, in a contemporary manner using largely traditional construction methods. It is also proposed to add skylights to the flat part of the existing main roof to provide more daylight to the top floor bedrooms. The side passage has been enclosed with a brick wall giving an additional degree of fire separation with a glass roof to provide a sheltered passage to the rear garden area.

The proposal also includes the installation of an Air Source Heat Pump (ASHP) in acoustic enclosure as well as a bike storage, both located to the rear garden.

The primary access arrangement for the house remains unchanged, however the proposal seeks to provide new arrangement for refuse and recycling facilities along with new cycle parking and a new roof covering to the side passage at ground floor to allow covered access to a new side secondary entrance.

Design and Appearance | [Relevant Planning Policy](#)

The proposal has been designed to be in accordance with the Southwark 2015 Technical Update to the Residential Design Standards.

Within the street there are a number of similar types of extension all of which are modest in scale as is the proposal and the original building form can be clearly read.

The new extension has been specifically designed to avoid any overshadowing, loss of light or amenity to the adjoining owners.

The scheme demonstrates that National and Local Planning Policy have been taken into account; in particular the design is intended to provide an attractive, functional and adaptable building that optimises the potential of its site, whilst respecting the scale, form and massing of its immediate neighbours.

This proposal is compatible with the context of this site and the wider conservation area. The proposal should be seen as one part of the continuing growth and change of Dulwich, whilst making a contribution to housing need and improving its character and building stock at an appropriate form and scale.

Design and Appearance | Conclusion

This proposal takes the opportunity to remodel and enhance an existing semi-detached building. The interventions are to the rear of the building and maintain the historic architecture form of the dwelling.

The new materials are sympathetic to the host building and comprise of brickwork to match existing with triple glazed aluminum windows in dark grey.

The scheme is intended to achieve a high quality architecture enhancing the immediate built environment in order to create an attractive, high amenity living space using ecologically sound construction techniques and materials. It will provide a good quality home to meet the needs and aspirations of it's owner occupiers and takes a traditional approach to building form and style, through a contextual contemporary interpretation.

Drawings | Existing

8416-A3-E_001	LOCATION PLAN
8416-A3-E_002	EXISTING SITE PLAN
8416-A3-E_100	EXISTING GROUND FLOOR PLAN AND BASEMENT
8416-A3-E_101	EXISTING FIRST FLOOR PLAN
8416-A3-E_102	EXISTING SECOND FLOOR PLAN
8416-A3-E_103	EXISTING ROOF PLAN
8416-A3-E_200	EXISTING SECTION A-A
8416-A3-E_300	EXISTING FRONT AND REAR ELEVATIONS
8416-A3-E_900	EXISTING PHOTOGRAPHS