

Design & Access Statement

8th December 2023

Application Site: 40 Sandhurst Road, London SE6 1XE

Planning Portal Ref: PP-12652424

This design and access statement supports the householder planning application submitted for the extension and refurbishment of the family home at 40 Sandhurst Road, London. The applicant is seeking to undertake changes to their home, including extending and refurbishing the property, to bring it up to modern standards.

Context

No. 40 Sandhurst Road is a three-storey terrace property, constructed in traditional masonry with a external render finish to ground and first floor levels, across the front and rear elevation respectively. The roof finish of the main house is concrete tile, while the existing rear single storey close wing and ad-hoc lean to rear extension[s] are a mix of concrete tile and polycarbonate sheeting.

- The application site is in the London Borough of Lewisham
- The application site is not in a designated Conservation Area within the local authority.
- The application site is not listed, locally or nationally.
- The application site is location in Flood Zone 01.

The immediate context comprises single family homes, generally set back from the roadway with a compact front garden. The existing property appears to have been previously modified and extended historically at second floor level. The existing closet wing and ad-hoc lean to structure at ground floor level predominately restrict any outlook to the south facing rear garden. The applicant would like to resolve the latter and improve the relationship with their private rear garden.

Proposed Works

The application works comprise:

- The demolition of the existing single storey rear closet wing and ad-hoc lean to structure at ground floor level;
- The development of a new single storey rear extension at ground floor level, comprising a vertical timber cladding external finish, timber frame window and external door-set to the rear elevation and a single fixed skylight to the proposed rear extension;
- The removal of the existing rear elevation rendered finish at first floor level and repair the original brickwork beyond/behind.

The proposed single storey rear extension is to have a warm roof flat construction, which does not extend any higher from ground level than the existing shared party wall (with the neighbouring No. 38 Sandhurst Road). The proposed roof height of the extension will be lesser than the existing height of the ad-hoc lean to structure which neighbours

No. 42 Sandhurst Road and improve this current condition. The proposed extension projects no further into the rear garden than specifically the existing closet wing structure which adjoins No. 38 Sandhurst Road. The proposed external timber cladding finish to the extension is to be a light and warm in tone to best complement the proposed / repaired yellow London stock brickwork at first floor level, when the existing render is removed. In addition, the proposed timber cladding finish is to ensure the extension maintains a subservient appearance to the main house.

The access to the property remains unchanged.

Planning History & Local Precedent

There is no recorded planning history for the property available on the local authority website, however we appreciate historic records may have been redacted from online access due to the extent of time that may have passed. In relation to local, and relevant planning history, the following proposed works have been either historically granted and/or not required prior approval:

- Proposed single storey rear extension at No. 78 Sandhurst Road, dated 2023. Ref: DC/23/132596.
- Prior approval for the construction of a single storey rear extension at a depth of 6m, an eaves height of 3m and a maximum height of 3m at 28 Sandhurst Road, dated 2022. Ref: DC/22/129044.
- Prior approval for the construction of a single storey rear extension extending 6m beyond the rear wall of the original dwelling and measuring a maximum height of 3.5m with eaves height of 2.5m at 76 Sandhurst Road, dated 2021. Ref: DC/21/120647.
- Prior approval for the construction of a single storey rear extension extending 4m beyond the rear wall of the original house, the maximum height would be 3m and the height at the eaves would be 3m.

The proposed works within this application are of similar scale, massing, and form to those previously granted planning consent on Sandhurst Road.

Summary

Overall, the proposed works to the application site will provide the homeowner with the required level of practical comfort to enjoy modern family life and improve the property's connection to the rear garden. The proposed extension address the challenges of the current restricted layout, to create a contemporary and proportionally improved elevation to the rear garden. The opportunity to fully refurbish the property will also allow for services, fixtures, and fittings to be brought up to modern standards, along providing a more thermally robust home.

We trust the proposed development will be viewed favourably and look forward to your assessment of the application in due course.