

PROJECT NO 23-008

ADDRESS 213 East Dulwich Grove, London, SE22 8SY

DESIGN, ACCESS & HERITAGE STATEMENT

1. Foreword

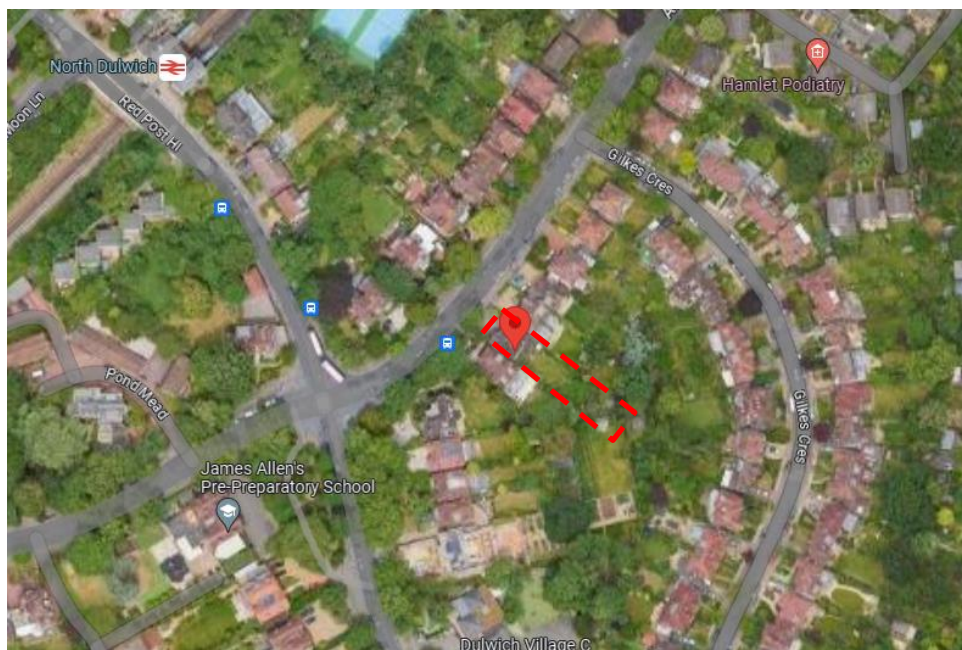
- a. Simon Whitehead Architects have been appointed to prepare a planning application for alterations to 213 East Dulwich Grove
- b. The Design and Access Statement forms part of a suite of application documents and should be read in conjunction with all the additional information submitted in this application.

2. Application Details

- a. This application proposes:
 - i. Single storey rear extension at ground floor level, with new rear terrace
 - ii. Removal of chimney to rear elevation.
 - iii. Addition of dormer to rear roof slope along with rooflights.
 - iv. Remodeling of interiors.
 - v. Remodelling of front and rear gardens.

3. Introduction

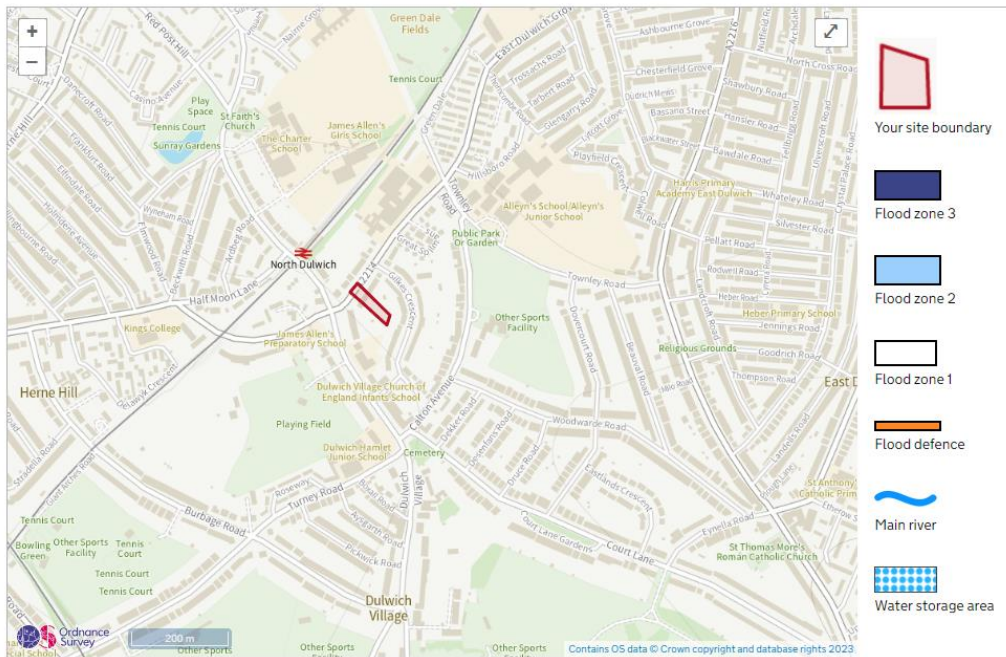
- a. East Dulwich Grove is a residential road located in the Dulwich area of South London.
- b. 213 East Dulwich Grove is a detached house.
- c. The front elevation of the property is brick with clay hung tiles. The rear elevation is brick
- d. The property is not listed and is located in the Dulwich Village conservation area.
- e. The location of the property is shown below.



f. Photographs of the existing dwelling are shown below:



- g. The road has a variety of property types and some have been subject to alteration in recent years with rear extensions
- h. The site is not located within a designated flood risk zone:



4. Amount

- a. The proposed extension adds approximately 42m² to the footprint of the house at ground floor level
- b. The loft space provides approximately 41m²

5. Use

- a. The current use of the building is a family residence (use class C3) and will remain the same following the proposed development.

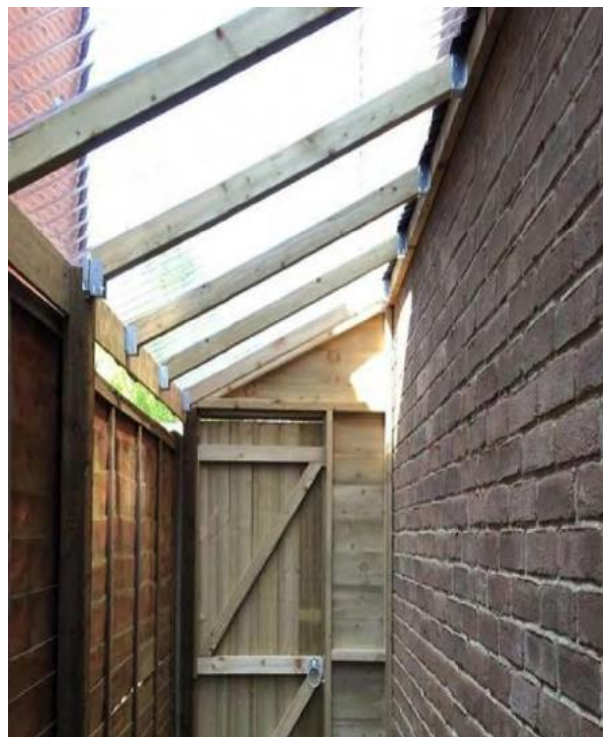
6. Appearance

- a. We are keen to deliver a project of the highest possible quality. We believe that the project will make a positive contribution to the appearance of the house.
- b. The materials have been chosen for their performance and sensitivity to the context.
- c. We have consulted the neighbours over the design
- d. The extension roof is to be single ply membrane with solar panels
- e. The extension walls are to be timber effect cladding with brick to the adjoining boundary
- f. The new doors to the extension will be powder coated aluminium frames.
- g. Skylights will be glazed with powder coated aluminium frames.
- h. The dormer is to be clad in aluminium.
- i. The existing garage door is to be replaced with timber cladding to match the gate.
- j. The existing windows are to be replaced in timber to match the existing where necessary
- k. Overall the proposal, through carefully considered design and a choice of high quality materials, will upgrade and improve the appearance of the existing property and complies with the residential design standards.
- l. A massing model of the proposal is show below:





m. The side passage is to be covered as per the image below to provide storage for bikes.



7. Layout

- a. The plans have been carefully developed with the property owners to meet their family needs.
- b. The rear extension and internal alterations form an open plan family space to the rear of the house overlooking a secluded garden.
- c. The first floor re-organises the layout to provide bedroom and bathroom accommodation
- d. The proposed loft extension to the second floor provide a bedroom, bathroom and storage space.
- e. The design has been carefully considered to be sympathetic with the existing property scale.

8. Planning Policy

- a. We have considered Southwark planning policy in the design of the proposal.
- b. With reference to SPD 'Residential design standards' section 3.4 'Extensions to existing residential dwellings', the proposal accords as follows:
 - i. The design and massing of the extension is clearly subservient to the existing house.
 - ii. The extension does not reduce the outdoor amenity space to less than half.
 - iii. The design and materiality of the extension harmonises with the character of the existing house.
 - iv. We believe that the proposal reflects our ambition to create a sensitive addition and modernisation of the existing house.
- c. With reference to the Southwark Plan the proposal accords as follows:
 - i. **Policy 3.2 Protection of amenity.**
 - There will be no loss of amenity as a result of the proposals.
 - ii. **Policy 3.12 Quality in design.**
 - The proposal embodies a creative and high-quality design solution that is appropriate for the site and the area.
 - iii. **Policy 3.13 Urban design.**
 - The height, scale and massing are appropriate for the local context.
- d. The proposed dormer does not take up more than 50% of the roof slope as required by the Dulwich Estate guidelines

9. Sustainability & Environment

- a. The proposal considers Southwark Council's planning guidance and seeks to uphold these principles.
- b. The application proposes to use sustainable materials where possible and recycle brickwork or metal where possible during the construction.
- c. Solar panels are to be added to the roof of the extension
- d. An air source heat pump is to be housed in an acoustic enclosure to the front garden, clad in timber with a sedum roof. The location for the heat pump has been selected as it is on the main road near a bus stop and will therefore have very little, if any, impact on the surrounding properties.
- e. All new elements including doors, walls and floors will be constructed in accordance with Building Regulations Part L and we will be providing high levels of insulation and detailing at junctions to minimise air leakage.
- f. New lights will be energy efficient.
- g. The scheme will provide very good levels of natural daylight resulting in a better amenity space for the inhabitants.
- h. A rainwater harvesting tank will be buried below the proposed patio area to collect rainwater from the existing house and the new extension roof.
- i. A wildflower roof is to be incorporated into the extension roof design.
- j. A retractable awning is to be incorporated into the design, surface mounted on the side of the extension to provide solar protection.

10. Landscaping

- a. The rear garden is to be landscaped to provide an attractive outdoor area with zones for seating, children's play area, vegetable planting and a greenhouse.
- b. The front garden is to be remodelled to provide more safe access for cars to East Dulwich Grove and the planting will be 50% of the area of the drive by using grasscrete, sedum planting to the bin store area and flower beds.
- c. The wall at the front of the property facing the road is to be brick, with metal railings
- d. A new access gate is to be added for cars and one for pedestrians.
- e. The main part of the drive is to be finished with resin bound gravel.

11. Access Statement

- a. Pedestrian access will be via the existing front door, as existing.
- b. The property is located close to North Dulwich Station with excellent transport links to central London.

12. Summary

- a. ***Overall, our designs will make much needed improvements to a family home and will do so in a non-invasive manner. The design has taken into consideration many of the policies that are central to the London Borough of Southwark's approach to this type of work.***