



## DESIGN AND ACCESS STATEMENT

166 Malpas Road

London

SE4 1DH

Dec 2023

The Design and Access Statement is to be read in conjunction with the Householder application for 166 Malpas Road, SE4 1DH

## Design and Access Statement

### General

The attached planning application relates to alterations to an end of terrace house (Malpas Road) in the Brockley area of the London Borough of Lewisham, SE4 1DH.

The proposed works comprise of a two-storey side extension to the end of terrace house to accommodate a new utility area on the ground floor and office on the first floor.

This proposal is for a side infill extension that uses the high-end external materials with the approach of sustainability in mind. While remaining complimentary, we have also proposed practical spaces for the family to grow.

### Consideration

In formulating our proposal we have been mindful of the existing conditions of the property. We aim to enhance the fundamental values of the home by creating a space that can be used by all the family that still remains very much a part of the original property. We have been sympathetic to the property and its surroundings.

### Use

- The proposed extension will provide an improved utility and storage space, in line with current standards and the way homes are now used.
- The first floor will allow for additional space to be used as an add-on to the master bedroom with the view of using it as an office and wardrobe.
- The proposal does not change the dwelling's existing residential use. The majority of surrounding properties are also residential; we therefore feel this proposal is appropriate in this location.
- Other nearby properties (in the surrounding area), have undergone comparable improvements and extension works in a similar strategy to help improve their overall use.

### Location

- We have taken the proposal's location into consideration, and we are aware that the property is in the Brockley area.
- The property is surrounded by terraced houses. During the development of the design for this proposal, we have considered any possible impact on the neighbouring properties; we believe this proposal will have little impact on the neighbours.
- Due to the position of the property the front facade will be visible from the street however the intention is to use Chard Timber to show the distinction between the old and new.
- We have also stepped back the first floor much more than the ground floor which will maintain and show separation which will avoid making the street connect like a terraced effect.

## Visibility

- The proposed extension will be visible from any public roads.

## Design and Layout

- By reconfiguring the internal space and making use of the external side space, the proposal will create a much more useable, lighter, and better configured space for a potential growing family to enjoy.
- The surrounding properties in the area have carried out a wide variety of similar alterations/developments by way of two-story side extension. Most notable is No 124 and 126 Shardeloes Road . See photo in the Appendix.
- Our approach resembles more towards the style used at 126 as we believe this would better integrate with the existing brick work façade.
- The use of render on the side is consistent with the original and will help reflect light into the side passage of next door which the adjoining owner was happy with when providing their input into the design.
- The front will be proposed of Timber vertical charred cladding. Currently on the side there is a plastic canopy which is being hidden by a vertically dark timber cladding. We have proposed to retain this affect and approach in our current design. Not only will this show that we are in keeping with the materials and style that is already adopted on site but we are also looking to further emphasise its distinction and separation between original and new through the use of high quality materials.

## Responses and Changes following the previous application.

Having reviewed the previous application with the client we have reassessed our design and made a few changes based on the comments that were made in the delegate report. We also looked to clarify the reasoning behind our approach for the changes which is explained below.

Quotes referenced from the Delegate Report for application number DC/23/132544

### PRINCIPLE OF DEVELOPMENT

General policy 15 The Development Plan is generally supportive of people extending or altering their homes. The principle of development is supported, subject to details.

### URBAN DESIGN

Policy 16 The NPPF at para 126 states the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

CSP 15 and 16, DMLP 30, 31 and the provisions of the Alterations and Extensions SPD reflect this and are relevant.

## Discussion

The proposal is for a two-storey side extension with a depth of 5.4m and a length of 2.2m. The ground floor extension would have a height of 2.7m and the first floor extension would have a height of 3.2m.

We have readjusted the heights of the extension on both the ground floor and first floor to show that the addition is separate from the original. This is more important as the first-floor roof will not look to connect with the original roof. Thus, creating further separation between the old and the new.

Although the extension would be set in from the front 0.4m, it is a prominent extension to the public view of Malpas Road. The proposed alteration would not adhere to the Alterations and Extension SPD. This would affect the streetscape and diminish the value of the side space as a visual amenity that re-inforces the pattern and spacing of the terraces (development) in the road. The proposed extension would also create a terracing effect which would impact the visual aesthetic of the street.

We have altered our approach regarding the step back and although the ground floor step back remains unchanged and is constant to the existing fence in both positioning and materials, we have stepped back the first floor by 1m. Thus maintaining visual separation between both the buildings either side although there is still a separation between the two. There are a few examples in the area which have infilled on the first floor level with the relevant step back from the principle façade. What we have proposed maintains the dominance of the original terrace through the use of the step back and the material choice. We believe this change will prevent the proposed creating a terrace effect with the street view.

The proposed flat roof design is also unharmonious with the existing hipped roof of the house and would result in design harm to the existing building. The proposed extension would not be therefore not be a high quality form of addition to the host building and is contrary to the Alterations and Extensions SPD.

We the reduction of height of the first floor we have kept the flat roof approach. The aim for this project is to create a design that distinguishes its self from the original and hence maintains the original visual dominance on the terrace scene. By not merging a like for like style with the original which in our view would look cluttered and squash we instead proposed a light timber approach with no connection with the original hipped roof and proposed a flat roof which is not imposing and further emphasises its separation. This approach had been done before as per Appendix B below. As well as the project indicated on Appendix A.

The extension would be constructed with charred timber, light grey render, GRP membrane roof, black framed casement windows. The charred timber is a contrasting material to the yellow stock brick of the existing house and its proposed use has not been explained.

The existing front façade of the elevation has a London stock brick which is no longer yellow and instead has darkened and discoloured over the many years through consistent wear and tear and is not more brown than yellow. The fence on the side which is the façade of the side return in question is different which obstructs view of the canopy behind and the extension which is of a light render finish. The fence is vertical timber cladding and our intention with the proposed was to stay true to that approach.

The use of charred timber as a number of benefits which helps the design and enhances the look. The timber façade is proposed to create separation between the old and new in a subtle manner. As seen from Appendix B. Should we have proposed London stock then even with a step back the façade would be too intertwined between the two properties that it would almost look like a terraced effect which we want to avoid. By adopting a timber effect, we create this distinction and separating along with emphasising the dominance of the original.

Visually we also believe that the timber creates a higher quality finish when compared to render or metal cladding like Zinc. It is also more linked to the environment and better blends in with the environment and yet enhances the quality of the original terrace that it's linked to.

We proposed a rendered façade on the side for two main reasons. One is that the building and current extension has a rendered façade on the side. This approach is not fitting for the side as it's not a high-quality finish like the timber however it has its perks on a side extension like we have proposed. With a light side elevation this would help brighten up the side passage of next door which is contrasting with what is happening at the moment as the darkened London stock brick have made the side passage feel dark and damp as the brightness of the yellow has faded over time. With the render on the side, it would drastically brighten up the side passage for next door which improved their amenity as they travel around the side passage.

## LIVING CONDITIONS OF NEIGHBOURS

### Policy

CP15, DMP31(c) and the provisions of the Alterations and Extensions SPD are relevant.

### Discussion

The main impacts on amenity arise from: (i) overbearing enclosure/loss of outlook; (ii) loss of privacy; (iii) loss of daylight within properties and loss of sunlight to amenity areas; and (iv) noise and disturbance.

### Summary

The proposed two storey extension would have a height of 5.9 on the boundary with no. 168 and officers believe it would be increase in sense of enclosure.

We have reduced the hight and emphasise the importance of the light rendered side façade to brighten up the side passageway. The use of the of the side passage next door is for the occasional access and its not used and a functional space. Though consultation with next door we have proposed the light render for the express reason it dose not feel dark and damp and instead feels light and comfortable.

The proposed height and depth of the extension would be excessive on the boundary with no.168, therefore the development will impact neighbouring amenity in terms of loss of daylight.

As outlined in the previous point we feel that by creating a light rendered façade this would create the opposite affect you have outlined. The proposal is not affecting their main garden, functional space or internal living space. The side passage for next door is used for access. We cannot see how proposing the extension would affect their amenity regarding daylight.

Officers do not consider that there would be any unreasonable loss of privacy, since the proposed rear extension has a window on the First Floor, with no windows on the side elevations of the rear extension.

The application site would remain a single family dwellinghouse. No increase in noise or disturbance is expected.

We would greatly appreciate if you could consider the viewpoints raised above in the determination of your application and we would welcome the discussion to understand your reasoning should you disagree with the statements above.

## Landscaping

- The new kitchen will lead straight onto an outside patio area with a step which will be in keeping with the existing access into the garden. This hard landscaped area will lead to and connect to the large lawn/grass area of the garden, enabling the children to play, whilst the parents are able to supervise from the new kitchen area.
- The mature plants and trees that are growing in the area will not be affected by the proposed extension.
- The current garden area does not contain any soft landscaping. The proposed extension will not affect the sunlight into the gardens of the property or the neighbouring properties, the extension will have a pitched roof to the side that will be symmetrical with the existing east side extension on the property.

## Appearance

- All materials have been selected with careful consideration for the surroundings, the existing structure and the properties within the vicinity.
- The materials include:
  - GRP membrane Roof to match the existing roof.
  - Chard Timber for the external front wall.
  - Smooth render for the side and rear walls
  - A casement window (black framed) to be consistent with the Chard timber

## Sustainability

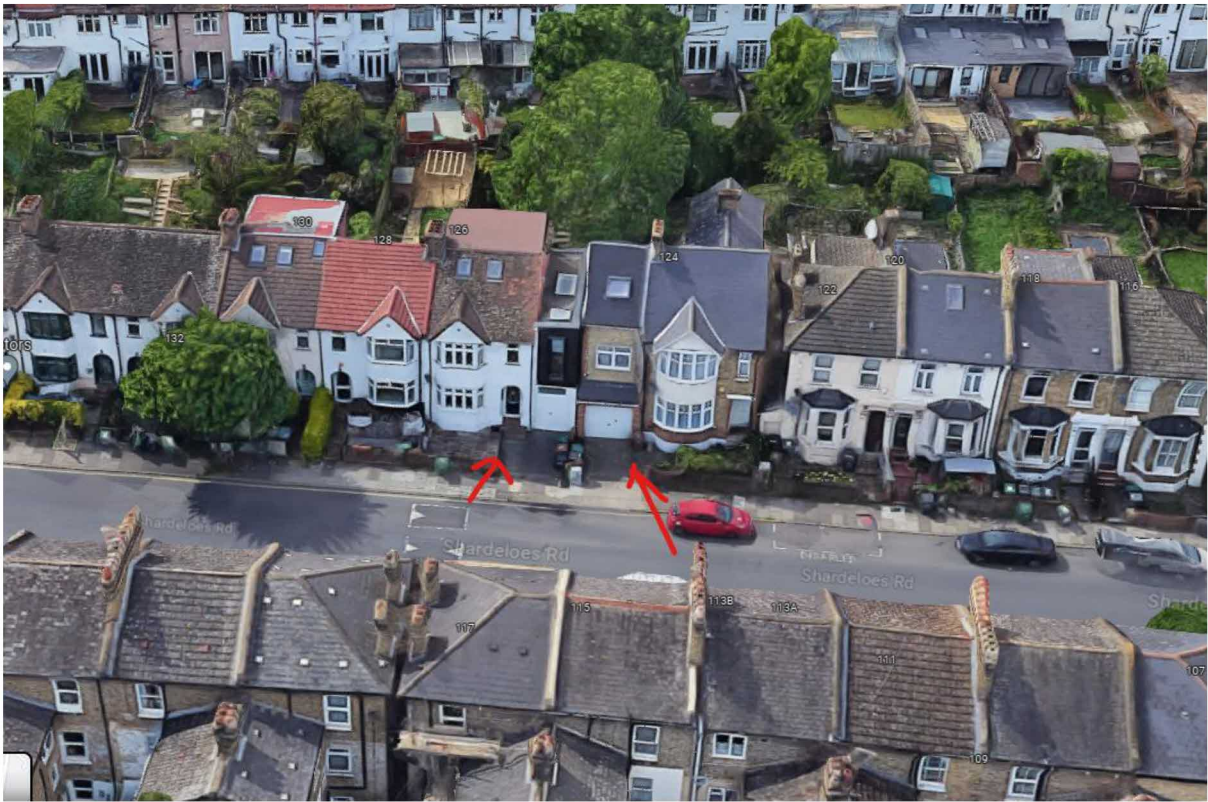
- The extension, coupled with the fenestration upgrades, will be in-line with current UV regulations. This will improve and maintain an excellent EPC value (Energy Performance Certificate) for the property.

## Conclusion

This proposal is to build a two side extension onto an original end of terrace house, to enhance the image and function of the house. In formulating our proposals we have considered the current conditions of the property which is currently configured as a dwelling. We aim to enhance the fundamental values of the family home by creating a space that can be used by the whole family yet is still very much a part of the property. We have been sympathetic to the property and its surroundings.

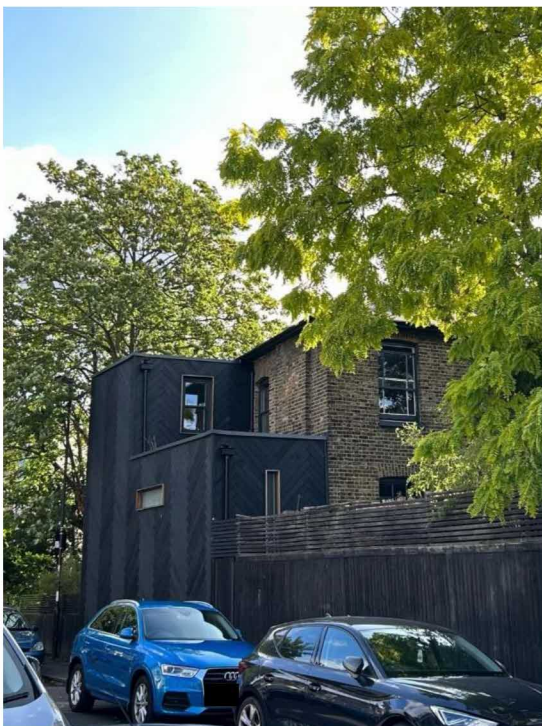
- In preparing this design, we have been particularly mindful of:
  - Creating a contemporary, yet complimentary family hub.
  - Creating a complete relationship with the front and side of the house.
  - The Council's Core Strategy, London Plan, relevant Supplementary Planning Guidance Papers.

## Appendix A



124 and 126 Shardeloes Road

## Appendix B



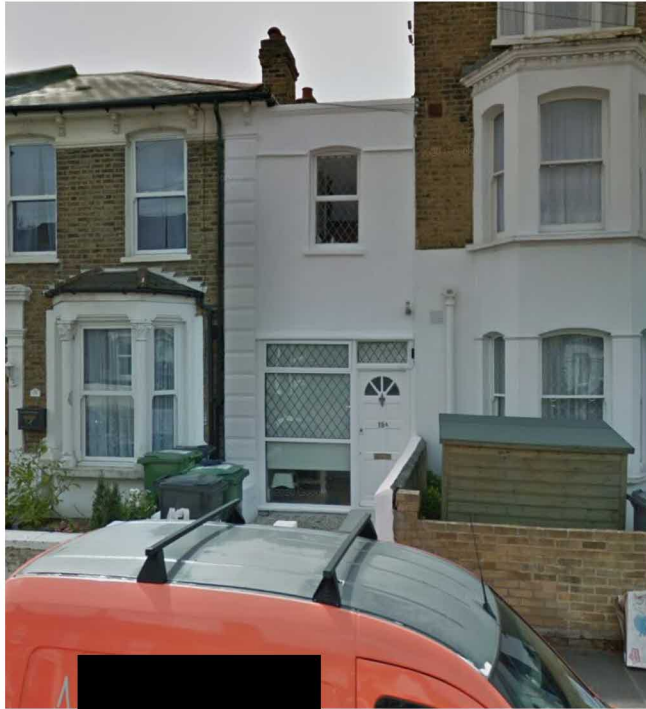




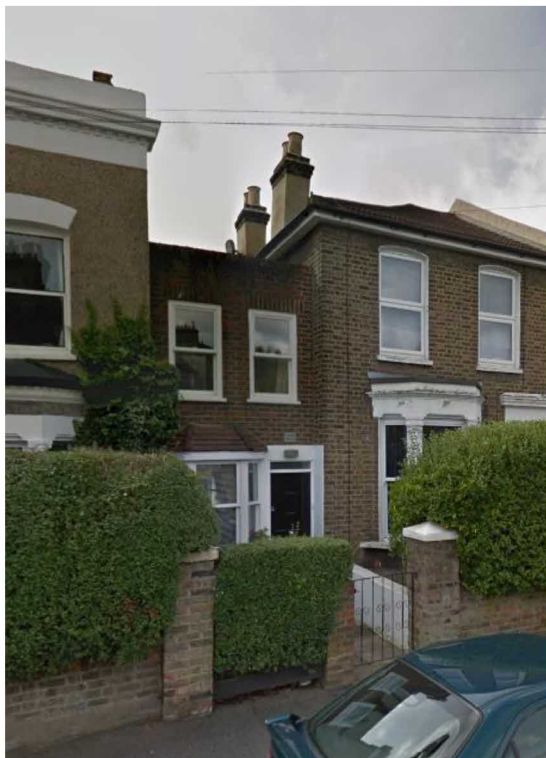
St Donatts Road – example of Timber cladding and a flat roof approved in the area. Along with leaving a alley way between the two properties



St Donatts Road – This example shows the flat roof was approved by stepping it from the main roof. However, there is no step back from the principal elevation.



Arabin Road - this project shows again a flat roof and a different material. for the façade to contrast with the brick work. It also shows a complete infill with no step back.



Arabin Road – shows red brick and render. This time with a small step back and a flat roof which is stepped off the main roof.

## Site Images

