

10 Carson Road, SE21 8HU
Project Ref: 776

Ref. DA813 Revision A

Design and Access Statement

28th November 2023



Front Elevation of 10 Carson Road, SE21 8HU

MITTELMAN
ASSOCIATES LLP

STUDIO C22A PARKHALL
40 MARTELL ROAD
LONDON SE21 8EN

T 020 8766 6400
F 020 8655 7043
E info@mittelman.co.uk
W www.mittelman.co.uk

1.0 Introduction

1.1 This Planning Statement accompanies a Householder Planning Application. The works are for a ground floor rear extension, glazed side infill extension and rear dormer window including structural remedial works.

1.2 This application follows on from a pre-application REF: 23/02874/PREAPP assigned to Nadia Harper. A site meeting was held with Conservation Officer Lucy Wilson. This revised planning submission reflects the comments detailed in the Officer Report issued by Lucy Wilson on 22nd November 23 and supported by Nadia Harper.

Front Elevation:

1. Existing front dormer to remain in its existing design.

Side and Rear Elevation:

1. New single storey rear garden extension, brick to match existing with metal framed window and 1no. rooflight.
2. New single storey side glazed infill extension, stepped back to mirror no.12 Carson Road.
3. New window to side elevation at ground floor level, to match the existing side window adjacent.

4. New rear dormer timber window, detailing and scale to exactly match No.12 Carson Road – under separate application REF: 23/02859/FUL

2.0 Use and Area.

- 2.1 10 Carson Road is a semi-detached single-family home, twinned with No.12 Carson Road. The proposal is to extend to the rear and side of the property to provide a kitchen and modest living space resulting in a suitable home for the owner. The owners sole ambition is to restore and preserve what is a deteriorating asset and bring it back to its intended use.
- 2.2 The existing property has a gross internal floor area of approx. 171 m² and is set within a good sized garden area with a total site area of approximately 257m². The proposed extension generates an additional 12m² floor area to the ground floor.
- 2.3 The adjacent, attached property No.12 Carson Road has benefited from an approved extensive renovation. Our proposal at No.10 Carson Road is to mirror No.12 Carson in scale and function as recommended by Lucy Wilson and supported by Nadia Harper.

3.0 Layout and Scale

- 3.1 The extension has been carefully designed in response to the comments outlined in the Conservations Officers report by Lucy Wilson. The scale and use of materials are proposed with consideration given towards the local context, most notably neighbouring property No.12 Carson Road.
- Rear Extension – scale and projection to match No.12 Carson Road. The height of top of the parapet wall is to match No.12 Carson Road and does not exceed 4m in height. The material is brick to match the existing.
 - Side Infill Extension – In line with Conservation Officer’s recommendations the infill extension is largely glazed and set in, and stepped, from the rear of the proposed end extension which follows on from No.12. The projection of the glazed infill extension is to match No.12 Carson Road, see grid line 5 on drawings PL-31 and PL-33.
 - The total area of the ground covered by buildings within the curtilage of the dwellinghouse does not exceed 50% of the total area of the site.
 - Traditional materials, design, detailing and building methods are proposed.
 - The proposed rear dormer of identical scale, style and detailing to No.12 Carson Road, making a harmonious composition.

4.0 Access

- 4.1 Vehicle and pedestrian access to the main house is maintained as existing – **no change**.
- 4.2 Side access adjacent to the main house is maintained for garden maintenance, bins and cycle storage.– **no change**.

5.0 Parking

- 5.1 Existing parking maintained on street in the front of the site – **no change**.

6.0 Conservation Area and Heritage Statement

6.1 10 Carson Road does fall within a designated Conservation Area and respects its guidelines.

6.2 The proposal does **not** involve the loss of any trees.

7.0 Sustainable Design

In order to reduce CO2 emission, the scheme intends to incorporate sustainable techniques where possible. This includes a variety of sustainable features to ensure a high level of performance from the building envelope, to life style practices. For example:

Thermal Insulation: The roof space will be lined with insulation to meet current Building Regs requirements. All existing windows will be replaced with, low-e double glazed units, which are thermally broken timber frames to match the existing. The existing structure is to be repaired and relined with insulation to meet the current Building Regs requirement.

Ventilation: Passive cross ventilation will be provided through the front and rear windows.

Electricity and Lighting: Low energy lights will be installed throughout. The design also aims to allow a high degree of natural daylight into the property, to help alleviate the need for excessive use of electric lighting.

Side Infill Extension: glazing will be high performance glazing with low-e and solar control specification.

Macerators in kitchen sinks will reduce waste storage issues, relating to odours and vermin. (Policy 3.12 & Strategic Policy 13).

The property is currently uninhabitable and in need to extensive repair work. The restoration and retrofitting of existing and aging housing stock is hugely sustainable.

8.0 Conclusion

8.1 The proposed extensions have been carefully designed with sensitivity with respect to the local context and conservation area. The design specifically responds to the pre-application comments outlined in the Conservation Officers report issued by Lucy Wilson, and supported by Nadia Harper, which states a revised scheme, as presented in this application, “*would not be considered to cause harm*” and would “*gain support at application stage*”. The scale and use of materials of the development validate this statement. Our Architecture and quality of construction has been locally trusted and appreciated for over 25 years.

9.0 Associated Drawings – Mittelman Associates LLP

9.1 PL-01 Rev B – Existing Site Plan – 813
PL-02 Rev B – Existing Basement & Ground Floor Plan – 813
PL-03 Rev B – Existing First & Second Floor Plan – 813
PL-04 Rev B – Existing Roof Plan - 813
PL-05 – Existing Front and Rear Elevation – 813
PL-06 Rev A – Existing Side Elevation – 813
PL-30 – Proposed Site Plan – 813
PL-31 – Proposed Ground Floor Plan – 813
PL-32 – Proposed First & Second Floor Plan – 813
PL-33 – Proposed Roof Plan - 813
PL-34 – Proposed Front & Rear Elevation – 813
PL-35 – Proposed Side Elevation – 813



Rear Elevation of 10 Carson Road



Side Passage to 10 Carson Road

APPENDIX

Conservation Officers Report by Lucy Wilson

INTERNAL MEMO: PLANNING CONSULTATION



Conservation & Urban Design
Conservation & Urban Design
3rd Floor, Civic Centre
6 Brixton Hill
London SW2 1EG

Case Officer: Miss Nadia Harper
Phone: 020 7926 1175
Email: nharper3@lambeth.gov.uk

Lambeth Planning
PO Box 734
Winchester
SO23 5DG

29th September 2023

Dear Conservation Officers

Application Ref:	23/02874/PREAPP
Site:	10 Carson Road London SE21 8HU
Proposed Development:	Request for pre-application advice in relation to erection of a ground floor side and rear extension, together with erection of a front dormer roof extension and a rear dormer roof extension.
Applicant:	Holly Bott

We have received the above application, and ask that you complete and return this form and any comments to us by **13 October 2023**. An early response is requested in order to be able to address any issues raised. We are required to make a decision on the application by 6 November 2023.

Design and Conservation Observations

Site and Context

No. 10 Carson Road is an unlisted semi-detached house within the Rosendale Road Conservation Area, to which it makes a positive contribution. The conservation area is made up of four residential streets representing a good example of late 19th century development. The houses are predominantly built of red and yellow brick with slate roofs and Gothic detailing. There is a mixture of single and double fronted properties and the majority are two storey. Some properties have retained attractive decorative details and features of the period. The brick work of some of the houses contains decorative band courses. Some roofs have decorative ridge tiles and there are some particularly attractive decorative bargeboards. A prominent feature of many of the houses is the decorative plaster work to doors and windows, with particularly attractive floral capitals to pilasters and decorative key stones. Carson Road runs at right angles from north to west; a relatively broad road, largely residential and is mainly composed of a pleasantly homogenous mix of identical semi-detached houses.

No. 10 is a semi-detached house built in yellow stock brick with dual pitched roofs. It forms a symmetrical pair with no. 12 Both have canted bays at ground floor level and paired entrances. The windows are timber sash at roof level, to the front, both houses have dormers, of different designs. That to no. 10 has a pair of casement windows and is similar to most others to houses within this group. To the rear no. 12 has a dormer and no. 10 has a rooflight. The houses have paired rear returns of two storeys with mono-pitched roofs. Both have single storey end extensions and no. 12 has a single storey, glazed infill extension.

Policy

Lambeth Planning
PO Box 734
Winchester
SO23 5DG

Telephone 020 7926 1180
Facsimile 020 7926 1171
www.lambeth.gov.uk
planning@lambeth.gov.uk

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Proposals will be expected to preserve or enhance the character or appearance of the conservation area and the application should be decided with regard to Policies Q5, Q11 and Q22 of the Lambeth Local Plan and relevant guidance contained within Lambeth's Design Guide SPD.

Relevant Planning History

No. 10

22/03317/FUL – Erection of a single storey rear extension and new roof including a front and rear dormer window – refused November 2022 and dismissed at appeal August 2023.

Relevant application to adjoining no. 12

09/01824/FUL – Erection of a single storey ground floor rear/side infill extension and a rear dormer window – refused August 2009 and allowed at appeal September 2010.

Assessment and Recommendation

Rear extension

The planning inspector considered the proposed rear extension to be an uncharacteristic and dominant addition that would visually subsume the existing rear return at ground floor level. Some amendments have been made to the design of the extension, but due to its wrap-around nature, form and design, it is still considered to subsume the rear return and to appear over-dominant on the rear elevation. A further assessment was carried out on site and it is considered that, if the proposals were amended to bring the end extension in line with the width of the rear return, as it currently is, with a largely glazed infill extension that is set-in from the rear of the proposed end extension, this would not be considered to cause harm in this instance, given what exists to neighbouring properties and that the rear return would remain reflected in the width and solidity of the end extension, with the infill clearly a separate and largely glazed infill that reflects the solid-void rhythm to the rear of these houses. This amendment is required in order to gain support at application stage.

Dormers

The planning inspector described the dormer to the front roof slope of adjoining no. 12 as “a somewhat fussy three light dormer with semi-circular raised roof over the central light” and considered the introduction of another contrasting form, design and style of front dormer here to cause harm. The inspector also commented “I appreciate in terms of the width of the dormer it would serve to rebalance the symmetry of the semi-detached pair. However, I do not believe that this consideration would outweigh the harm the introduction of yet another large and uncharacteristic dormer in the context of the host property here would cause.” And went on to say “the proposed dormer should be of a design and built from materials and detailing appropriate to the host building. Accordingly, due to its design, scale and detailing the proposed rear dormer would add to the harm to the integrity of the host building and thereby the character and appearance of the conservation area.

The design of the dormer has been amended to match that to no. 12, which alleviates the concerns over the introduction of a new design, however, the scale of the proposed dormer remains the same and would still introduce a large and uncharacteristic dormer in the context of the host building. There are large dormers to the front slopes of both no. 12 and no. 2. However, they are not thought to be original and appear as over-dominant anomalies on the front roof slopes. Front dormers are not generally characteristic to the houses on this street, with front roof slopes characteristically unbroken. Where they do exist, they are modest in scale. In line with the Inspector's comments, the proposed dormer is not considered to be of a design, scale or detailing that is appropriate to the host building and would introduce another ‘somewhat fussy three light dormer with semi-circular raised roof over the central light’. As such, the proposed front dormer is not considered to preserve or enhance the character or appearance of the host building or wider conservation area and would cause a low level of less than substantial harm. As advised, the existing dormer should be retained. If it is to be replaced, this should be on a like-for-like basis.

With regard to the proposed rear dormer, the Inspector did not feel that the alignment of any proposed dormers with the existing windows was important and agreed that the scale of the dormer was subordinate. However, they advised that the dormer should be of a design and built from materials and detailing that are appropriate to the host building. The proposed rear dormer has been revised to match that to the rear of no. 12. The scale is similar to that previously proposed and the design is more sympathetic to the age and style of the host building. As such, given the views of the inspector, the proposed rear dormer is not considered harmful.

Lucy Wilson
Senior Conservation and Urban Design Officer

Confirmation of Support by Planning Case Officer, Nadia Harper – Email 29/11/23

From: Nadia Harper <NHarper3@lambeth.gov.uk>
Sent: Wednesday, November 29, 2023 1:30 PM
To: Michael Mittelman <michael.mittelman@mittelman.co.uk>
Cc: Lucy Wilson <LWilson2@lambeth.gov.uk>
Subject: RE: 10 Carson Road SE21 8 HU

Dear Michael

I can confirm I'm in support of Lucy Comments.

Nadia Harper
Planner (Vauxhall, Stockwell and West Norwood Area)
Planning, Transport & Development
Neighbourhoods & Growth
London Borough of Lambeth

Phone: 020 79261175
E-mail: Nharper3@lambeth.gov.uk
Website: <http://www.lambeth.gov.uk>

PO Box 734, Winchester, SO23 5DG

Items for courier or hand delivery should be delivered to:
Lambeth Council, Civic Centre, Planning, Transport & Development, 3rd Floor, 6 Brixton Hill, London, SW2 1EG