

Behbahani Hall Architects



Design & Access Statement

For the single-storey rear & side extension of:

4 Elmworth Grove, London, SE21 8RA

December 2023

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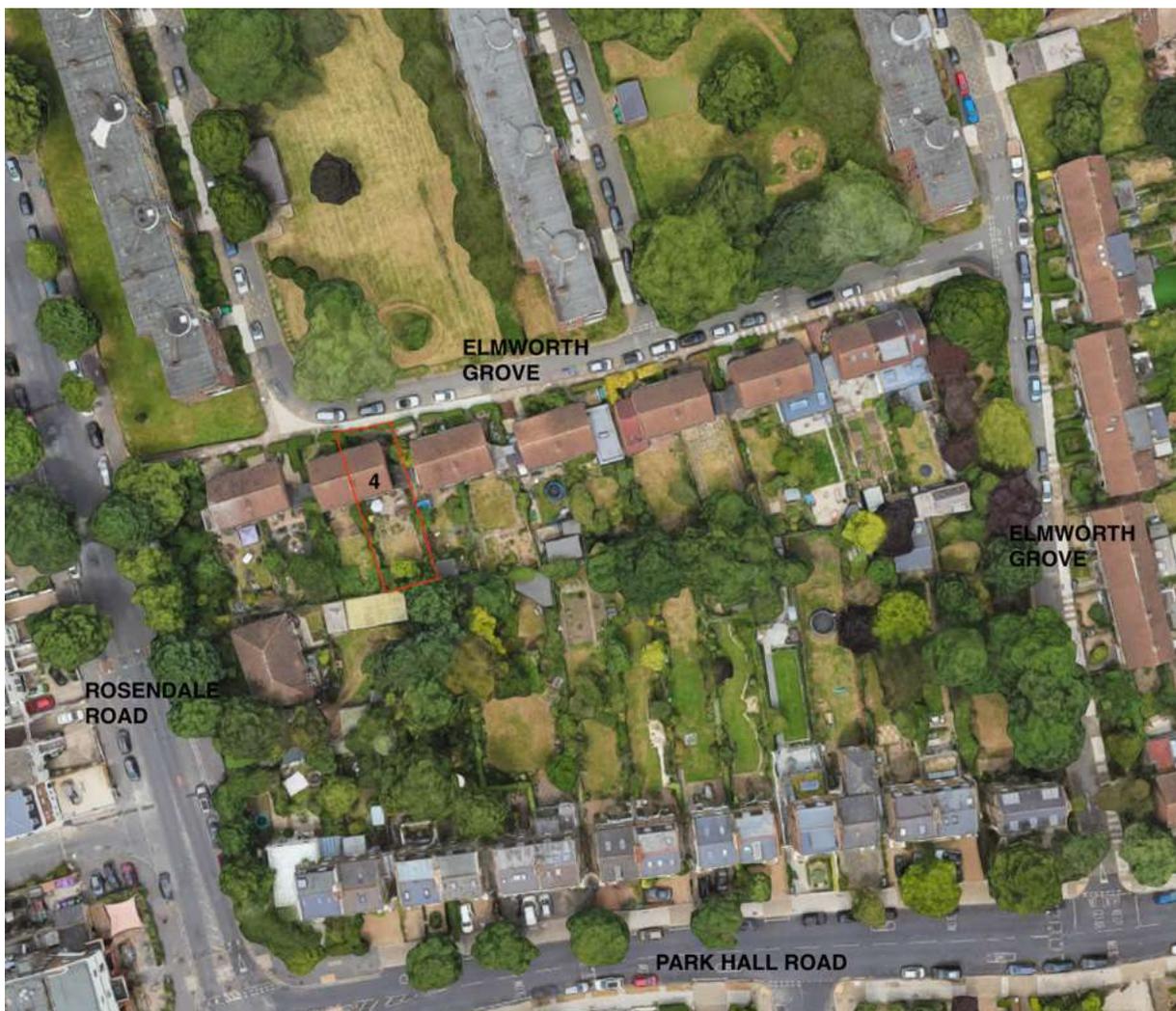
Introduction

This document has been prepared in support of our submission for planning permission for the rear & side extension at 4 Elmworth Grove, London, SE21 8RA. Its purpose is to describe the existing context, proposals and design considerations to assist Lambeth Council with their determination.

This document should be read alongside the other documents submitted as part of the application and the architectural drawings by Behbahani Hall Architects.

The site is situated on the southern side of Elmworth Grove and consists of a two-storey semi-detached house. The area surrounding the property is predominantly residential with the application site forming part of a row of linked semi-detached houses facing onto a well-kept communal garden, which includes numerous trees and a children's play area. The immediate area is a mix of two-storey semi-detached houses, two-storey terraced houses and perpendicular blocks of flats up to four-storey in height.

The existing building incorporates a single storey side outhouse that aligns with rear south facing elevation and extends approximately half the depth of the property towards the front. The width of the outhouse extends fully from the existing house flank wall to the neighbouring boundary on the east.



Existing Site Plan



NOTE: All images and drawings in this supporting document are illustrative and provided for information only. Do not scale from this document – please refer to submitted application drawings.

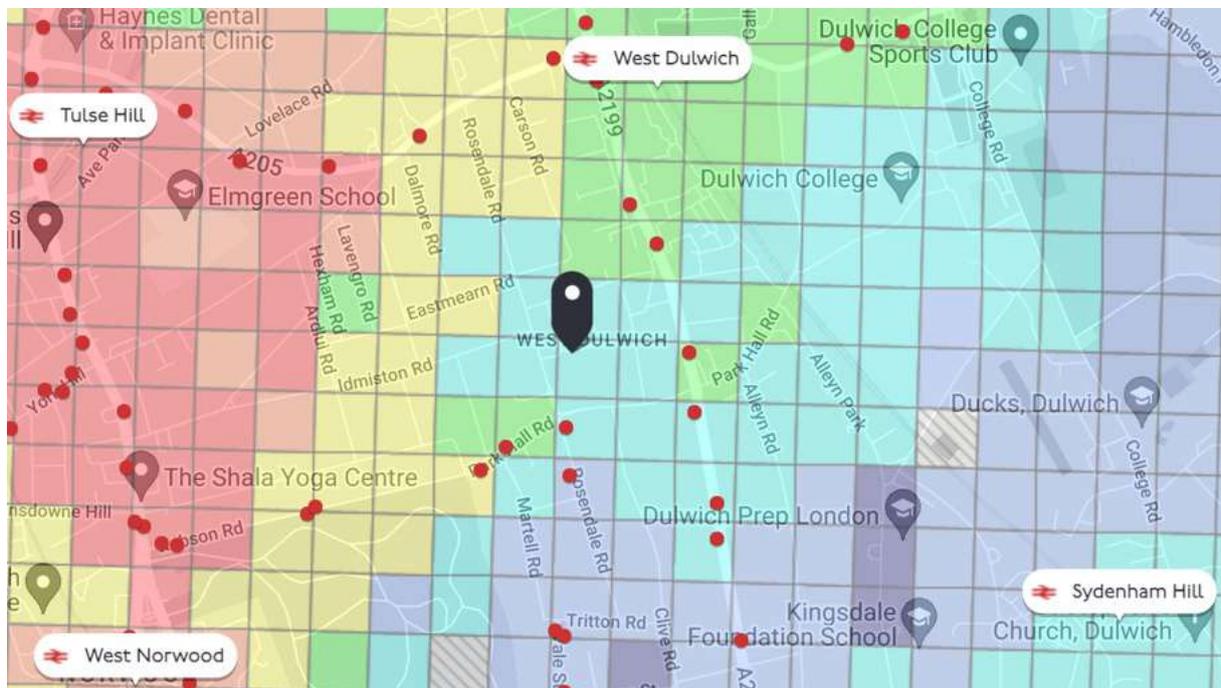
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Context

The property is located on 4 Elmworth Grove, within the London Borough of Lambeth.

The property is not within a conservation area, is not statutorily or locally listed, and is in flood zone 1. It is located outside of the Dulwich Estate boundary.

The property is well connected to public transport, with West Dulwich Railway Station only a 9-minute walk and Tulse Hill and West Norwood Railway Stations respectively a 15-minute walk. There are also strong bus connections serving the immediate area, giving the property a PTAL rating of 2.



The surrounding area is predominantly residential and ideal for families due to the combination of good schools and the proximity to numerous local parks.

Elmworth Grove is a quiet fully residential road with residents' only on-street parking. There are currently no off-street parking spaces provided for the property and the neighbouring properties.

The front of the house is a private garden and contains the provision of bins for general waste and recycling for weekly street side collection.

The proposals do not seek to change the current situation, refuse will be stored as at present in the front garden and no additional parking is required.

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Site and Access

The property is a 1950s linked semi-detached two-storey house with three bedrooms. The property is accessed directly from Elmworth Grove via the front garden with an established hedge enclosure on the front boundary. Means of access into the property will remain as existing.

The building is constructed with masonry cavity walls in two different brick types with a buff brick used for the front and rear inset elevations and a mixed brown brick forming the distinct flank wall, projecting side piers and outhouse. The existing roof is constructed from ribbed concrete roof tiles.

The house, as existing has a total GIA of 90.69 sqm, divided as following: Ground Floor GIA 40.39 sqm, First Floor GIA 40.68 sqm and Side Outhouse GIA 9.62 sqm.

The property benefits from a large rear south facing garden, which is approximately 17m deep by 8.5m wide.

Photos



View towards the front of the house – north facing elevation

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View towards the front entrance, garden and side outhouse



View towards the side outhouse – with concrete flat roof

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View along Elmworth Grove from No's 3 to No. 14.



View towards Elmworth Grove and communal gardens.

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View out from entrance.

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Views towards the rear of the house – south facing elevation



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Views towards the rear of neighbour at No. 5, showing how their house is staggered compared to No. 4



View from the house towards the end of the rear garden

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View from rear garden towards the rear elevation and neighbour at No. 3



View of boundary with neighbour at No. 3

Neighbouring Extensions

A number of the immediate neighbouring properties along Elmworth Grove have been subject to alterations and extensions that are in line with our proposals.

No.8 Elmworth Grove (15/03897/FUL Application permitted on 02/09/2015) have built a single-storey side extension 9.2M long and 3.8M wide. It sets back from the front elevation of the property by 1.2M and projects beyond the rear elevation by 2.3M. It has a flat roof 3.3M high with parapets at the front and rear ends that would be 3.75M high.

No.9 Elmworth Grove (04/01400/FUL Application permitted on 08/06/2004) has built a two-storey side full depth side extension that is slightly set back from the front elevation.

No.12 Elmworth Grove (19/02360/FUL Application permitted on 16/09/2019) received planning permission for the erection of a two-storey side extension and a single-storey ground floor rear extension. The side extension was set back from the front elevation of the property by 250mm. The rear extension was 4M deep from the rear elevation and spanned the full width of the property. The side and rear extension had a flat roof with parapet walls at the flanks with a height of 3.16M at the common boundaries. The parapet at the front elevation was a height of 3.275M. This permission was not implemented, and amendments were sought and granted in 2021 (21/12008).

No.12 Elmworth Grove (21/020009/FUL Application permitted on 15/07/2021) have constructed a single-storey ground floor wrap-around side and rear extension. The side and rear extension had a flat roof with parapet walls at the flanks with a height of 3.16M at the common boundaries. The rear extension projects 4M from the rear elevation and like the previous approval spans the full width of the property.

No.14 Elmworth Grove (14/04408/FUL Application permitted on 17/10/2014 & 15/00357/PDE Prior Approval on 20/03/2015) received planning permission and constructed a two-storey side extension and a single-storey ground floor rear extension incorporating a large lantern rooflight. The rear extension is 4M deep from the rear elevation and spans the full width of the property. The side extension is full depth from front to rear and two storeys high with a pitched roof. The rear extension has a flat roof at 3M high and a large lantern rooflight at a height of 3.5m.

Please refer to the Google Map aerial views on the following pages.

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Google Map aerial view showing the rear elevations from No.1 to No.14 Elmworth Grove

No.8 & No.9 Elmworth Grove



Google Map aerial view of Elmworth Grove, showing single-storey side extension at No.8 & double-storey side extensions at No.9.

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No.12 & No.14 Elmworth Grove



Google Map aerial view showing No.12 Elmworth Grove with their single-storey side & rear extension & No.14 with their double-storey side & single-storey rear extension.



View towards the front of No.14 Elmworth Grove, showing their two-storey side extension

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Proposals

The proposals intend to extend the existing house to create a larger, more livable living / kitchen / dining area by adding a single-storey side and rear extension to the ground floor. This replaces the existing single-storey side outhouse which is currently an external storage space.

The proposal is to maintain the current use as a family home while extending its footprint at Ground Floor to allow for the increased needs of a family. The proposal does not alter or impact access to the site and aims to preserve the integrity of the existing building, with proposed alterations mainly to the rear.

The house already has a side outhouse built as part of the original fabric of the building. The proposed side extension will replace the existing, extending forwards and linking to the rear to create a wrap around single-storey extension.

In order to achieve subordination, the side extension sets back from the main front façade. The set back also responds to the staggered layout of No.4 compared to No.5 and the proposed side extension is positioned half way between the two houses to harmonise with both. It has been carefully sized to sit well alongside the existing dwelling while being subordinate. We are not seeking to extend out from the rear elevation by 6m as would be possible with Prior Approval to ensure that the proposals are sensitive and respond harmoniously to the existing and neighbouring dwellings.

The proposed rear extension extends out 4m from the rear elevation, in line with some of the already approved and built extensions further along the terrace. Due to No.5 being staggered compared to No.4, the proposed rear extension only extends out 2.1M from the rear elevation of No.5.

The proposal does not increase overlooking or overshadow neighbouring gardens, which are south facing and receive considerable sunlight throughout most part of the day.

The existing house is constructed using two different coloured bricks, a yellow stock for the main façade and a brown multi brick for the feature gable ends and the outhouse. A number of the neighbours had single & double-storey rear extensions, they are also all of varying designs and materials, some bare brick, some timber and some laminate boards cladding.

The appearance of the proposed side and rear extension has been carefully considered to reflect the original form and rhythm of the existing 1950's dwelling to extend the architectural language of the district and characterful existing brick piers and flank wall. The proposed materials and scale ensure the proposed extension to be well integrated with the dwelling and the existing context. The design of the new extension aims to continue the language of the brick flank wall and piers and is proposed with brown bricks to complement and harmonize with the existing. The design has a flat roof to minimize height, with concealed gutters behind parapets and a rooflight to bring light to the rear of the space.

The house, as proposed has a total GIA of 124.92 sqm, divided as following: Ground Floor GIA 84.24 sqm (including the new extension), First Floor GIA 40.68 sqm (remains as existing). The new proposed side & rear extension will add 34.23 sqm to the property footprint. An existing 9.62 sqm side extension will be demolished in order to facilitate the construction of the new extension. Therefore, the total footprint of the new proposed extension will be 43.85 sqm.

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Materiality

The new extension aims to continue the material language of the existing dwelling, in particular the brick flank wall and projecting piers. The design proposes masonry cavity construction with mixed brown brick to complement and harmonize with the existing.

To reflect the existing use of concrete gutters, flat roofs and window sills, we are also proposing new concrete parapet copings and concrete window sills to create a subtly distinct contemporary extension that harmonises appropriately to the existing 1950's dwelling and its neighbours.



Existing mixed brown brick. New brown brick to match existing brown tones.

Conclusion

The proposals seek to extend the layout of the existing house to facilitate it's use as a single-family home for a growing family. The proposed rear extension will provide additional space at ground floor to allow a new connection from the kitchen / dining / living spaces to the generously sized south facing garden.

The appearance of the proposed extension has been carefully considered and designed to complement and enhance the materials and architectural language of the existing dwelling and surrounding context to ensure that the proposals are sensitive and respond harmoniously to the existing dwelling, neighbouring context and the wider character of the area.

The scale and positioning of the extension has been carefully considered in relation to the site & the existing building to avoid any detrimental impact to neighbouring properties and the wider street scene.