

54 NUTBROOK STREET, LONDON, SE15 4LE
DESIGN & ACCESS STATEMENT

NOVEMBER 2023



DHA

INTRODUCTION

This Design and Access Statement has been prepared to support the application for proposed alterations to the property at:

54 Nutbrook Street, London, SE15 4LE

This application seeks permission to form a rear and side return extension at ground floor level.

The following approved applications have been taken into consideration:

42 Nutbrook Street
56 Nutbrook Street
72 Nutbrook Street

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This page: Aerial image centred on 54 Nutbrook Street. (Google Maps)

54 NUTBROOK STREET, LONDON, SE15 4LE





SITE AND EXISTING BUILDING

54 Nutbrook Street is a mid-terrace house, built in London Stock brickwork, with a 2 storey bay window and pitched slate roof to the front elevation. The rear of the building has a 2 storey outrigger formed in London Stock brickwork with a single pitched slate roof and a tiled dormer loft extension.

DESIGN PROPOSALS

Ground Floor Side and Rear Extension. Total extension area - 16m²

The rear and side return extension has a dual pitch roof form, with new external masonry walls finished in external plaster render. A strip skylight is formed along the side return and continues over the rear extension roof. Aluminium framed glazed bi-fold doors open onto the patio and garden. There are minor internal alterations to the 1st floor rear bathroom and bedroom.



ACCESS STATEMENT

The front door is accessed from the main street pavement via 1 shallow step up. No alterations to the existing access are proposed.

SUMMARY

The following guidelines have been taken into account during the development of the proposals:

- National Planning Policy Framework
- London Plan

The proposed rear and side return extension seeks to provide additional space essential for family living. The extension will not impact on the neighbouring amenities as no. 52 already has a side return extension and no. 56 has a recently approved scheme similar in scale to the scheme for no. 54.



Site photographs

