



# 143 Peckham Rye

Design, Access & Heritage Statement

Jan 2024

# Project details



## **Client property address:**

143 Peckham Rye,  
London,  
SE15 3UL

## **Resi address:**

29 Albert Embankment, London, SE1 7TJ,  
London Borough of Lambeth

## **Resi Contact:**

0208 068 4811  
planning@resi.co.uk

# Statement contents



## 1 Introduction & context

## 2 Site analysis

2.1 Conservation area map

2.2 Site location plan

2.3 Street view

2.4 Existing photographs

2.5 Existing plans

2.6 Proposed plans

2.7 Local precedents

## 3 General arrangement drawings

3.1 Plans, notes & considerations

3.2 Existing materials

3.3 Proposed materials

## 4 Our conclusion

4.1 Heritage Statement

# Introduction & context

## Description of proposed works

Proposed lower ground floor single storey rear extension, erection of new single storey rear extension, floor plan redesign and all associated works at 143 Peckham Rye.

The proposed work includes the following:

Demolition of existing single storey rear extension and an erection of new single storey rear extension

## Introduction

Resi has prepared this Design, Access and Heritage Statement on behalf of the applicant. It has been produced to support a planning application for a proposed development at 143 Peckham Rye.

The purpose of this document is to ensure that the Local Planning Authority has a proper understanding of the proposed work.

## Character of the area

The building is a No. 143 Peckham Rye a Grade II listed building. The building is in residential use. Previously, the building was used as a nursery and the change of use to a single dwelling, which has been in effect for several years, is also part of this application.

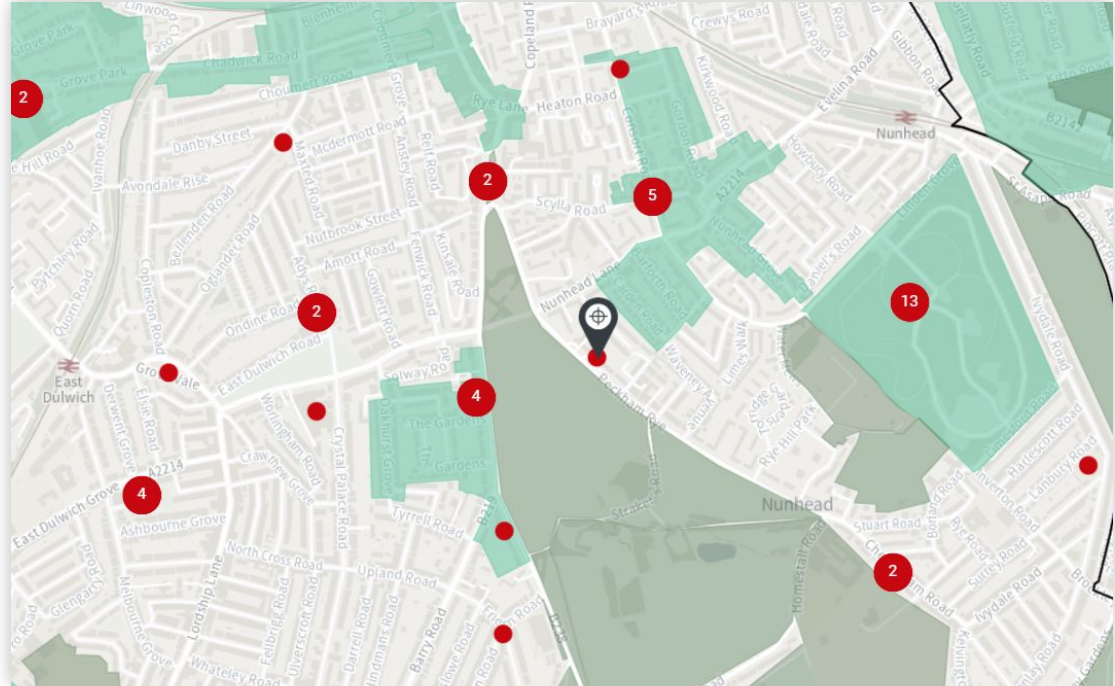
143 Peckham Rye is located in a residential area with a mix of property sizes, building types and architectural styles. The property is listed (Grade II). 143 Peckham Rye was previously used as a nursery but now has been converted to a four storey single dwelling.

# Site analysis

## 2.1 Listed building Area Map

143 Peckham Rye, London

- Grade II Listed Building



# Site analysis

## 2.2 Site location plan





# Site analysis

## 2.3 Site View

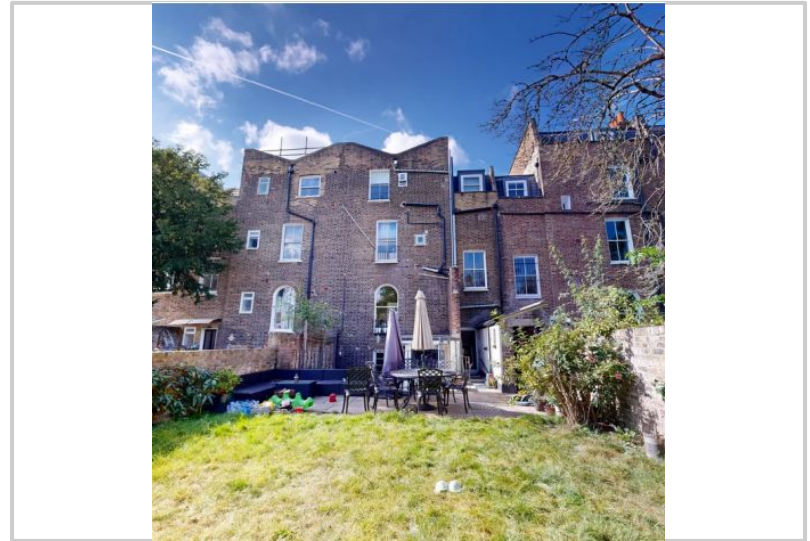


# Site analysis

## 2.4 Existing photographs



Front view



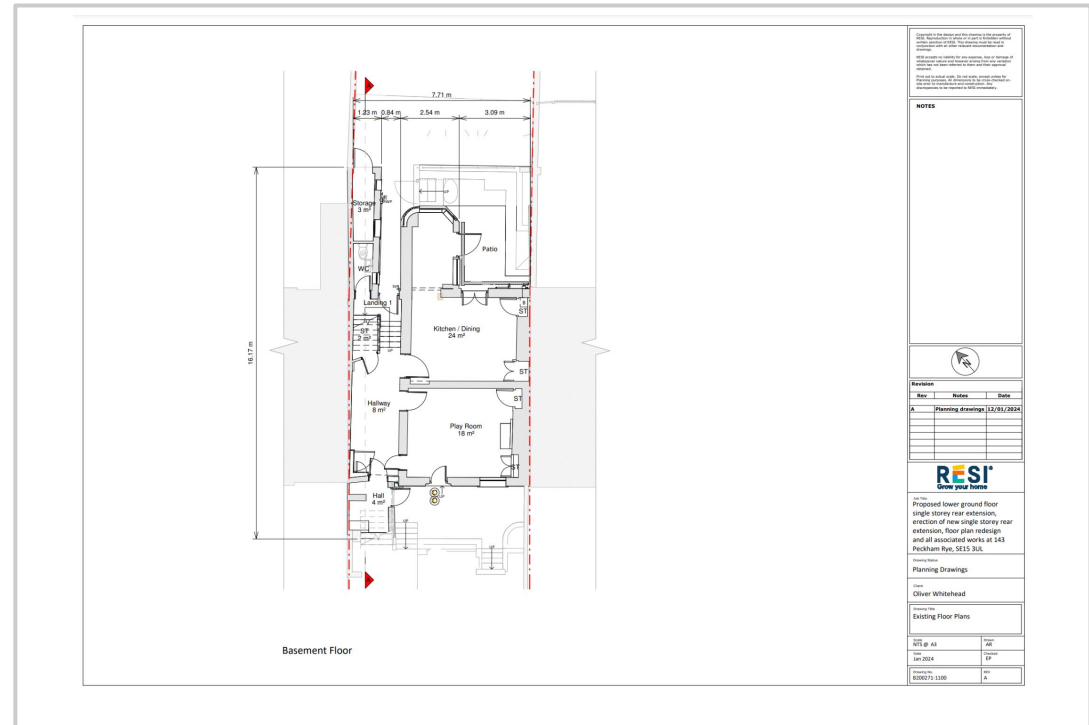
Rear view



# Site analysis

## 2.5 Existing plans

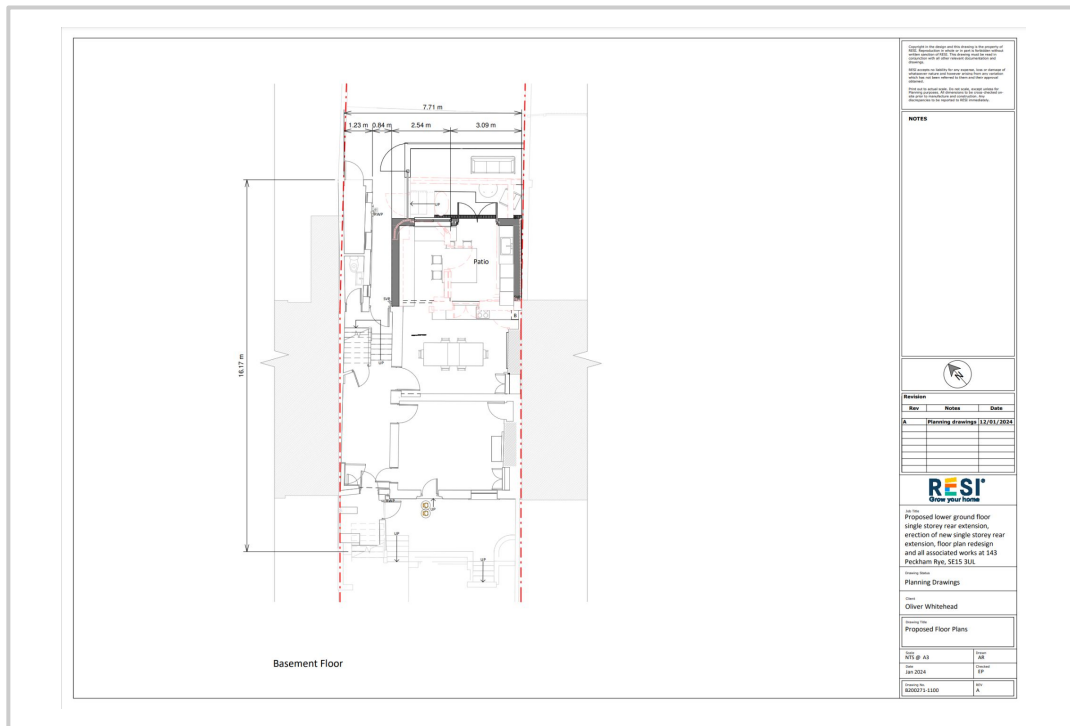
The existing basement rear extension only covers half width of the house which creates a cluster and L shaped kitchen dining room.



# Site analysis

## 2.6 Proposed plans

The proposed basement alterations will provide a desirable garden room extension to the dwelling, a relaxing and social space that will create a new connection with the garden with the resulting benefits to wellbeing accruing thereby. Moreover, the changes will bring the current layout to modern space and servicing standards.



# Site analysis

## 2.7 Property precedents

17/AP/3566 - Granted

Regularisation of change of use from nursery to current single dwelling house. Regularisation of internal changes implemented without recorded consent. Demolition of existing lower ground floor rear single storey extension and erection of new single storey rear extension.

Erection of new second floor extension to contain en-suite bathroom and dressing room with mansard roof and internal opening access. |

143 Peckham Rye London SE15 3UL

17/AP/3567 - Granted

Regularisation of internal changes implemented without recorded consent. Demolition of existing lower ground floor rear single storey extension and erection of new single storey rear extension. Erection of

new second floor extension to contain en-suite bathroom and dressing room with mansard roof and internal opening access. | 143 Peckham

Rye London SE15 3UL

The proposal responds to the scale, proportions, height, historic building lines, the pattern of historic development, design, detailing and materials of the existing building and local area.

The design has been carefully outlined to comply with all planning guidelines, and according to local supplementary planning documentation for design.

The proposal seeks to enhance the character of the listed building, it has been designed to a high standard. All materials to be of a high quality and durable so the aging of the materials integrates well in the the listed building , it creates a positive impact on the urban landscape.

# General arrangement drawings

## 3.1 Plans, notes & considerations

### Plans

The intention is to construct a extension at the rear, including rear and side facade alterations, and to make alterations to the interior.

The proposed development has been designed in line with the Southwark Supplementary Planning Document.

### Notes

The proposed extension will have new french doors, to allow for a connection between the internal spaces with the rear garden and to improve the quality and brightness of the internal spaces.

The development will not be visible from the front of the property and will not affect the adjacent properties, as it will not protrude more than the neighbours extensions.

# General arrangement drawings

## 3.1 Plans, notes & considerations

### **Considerations**

#### Access and transport

Access to the property is to remain unchanged.

#### Light and overshadowing

There will be no impact on the neighbours.

#### Privacy

There will be no impact on the neighbours' privacy.

#### Trees or shrubs

There will be no impact to trees or shrubs.

# General arrangement drawings

## 3.2 Existing materials

### Existing Materials:

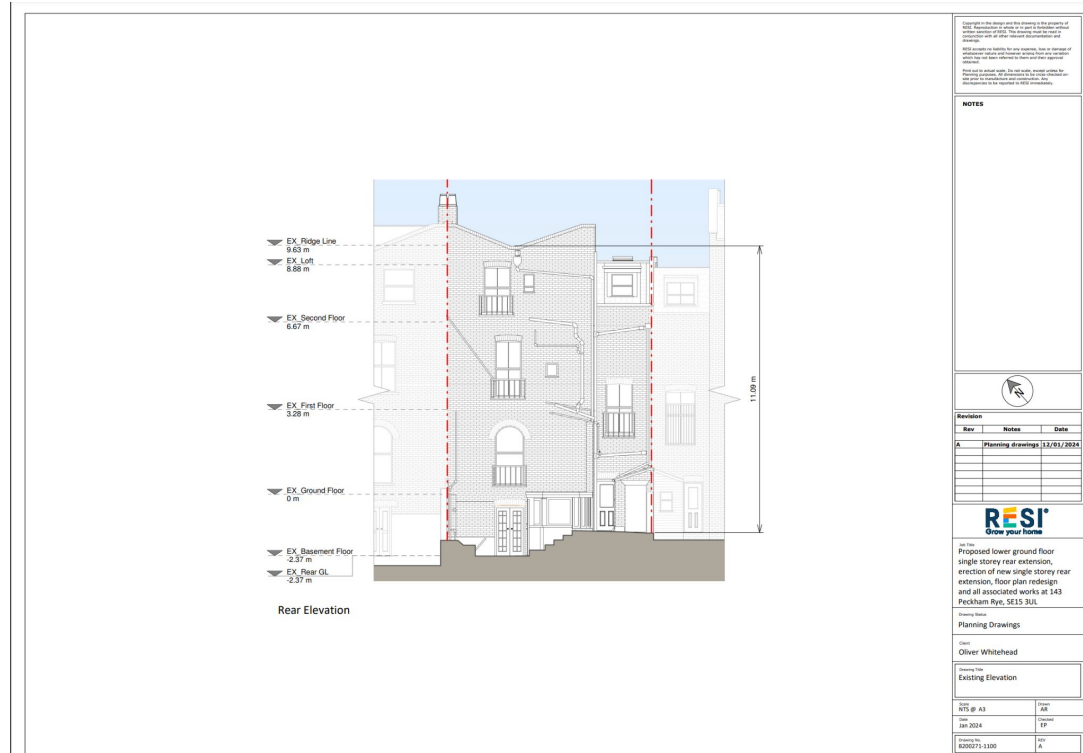
Brickwork / Walls - London stock yellow brick, Smooth white painted render, Red brickwork, Mock slate cladding dormer walls

Pitched roof - Slate roof tiles

Flat roof - Felt flat roof

Windows - White timber frame windows, White uPVC frame windows,

Doors - Black timber front doors, White glazed uPVC doors





# General arrangement drawings

## 3.3 Proposed materials

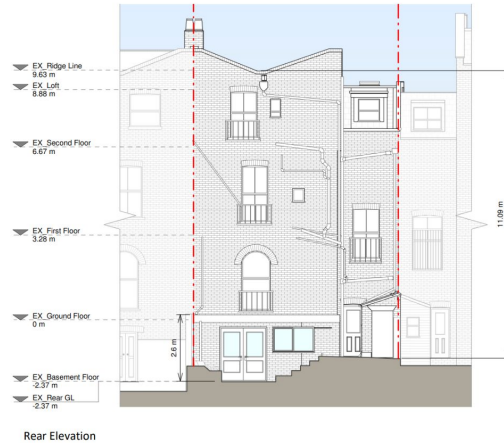
### Proposed Materials:

Brickwork / Walls - London stock brick to match existing

Flat roof - Fibreglass or similar

Windows - Timber framed windows

Doors - Grey painted aluminium bifolding door



Copyright in the design and the drawings is the property of  
RESI Limited. No part of this drawing may be reproduced  
without the written permission of RESI. The drawings, plans and  
specifications are for the use of the client only and are not to be  
used for any other purpose without the written permission of  
RESI Limited.

### NOTES

1. All work to be carried out in accordance with the Building Regulations and the relevant parts of the Building Code of Practice.

2. The client is responsible for obtaining all necessary planning and building control approvals.

3. The client is responsible for providing all necessary information and documents to the contractor.

4. The client is responsible for providing access to the site and for any necessary site preparation.

5. The client is responsible for providing all necessary materials and resources.

6. The client is responsible for providing all necessary labour and supervision.

7. The client is responsible for providing all necessary safety measures.

8. The client is responsible for providing all necessary insurance cover.

9. The client is responsible for providing all necessary site security.

10. The client is responsible for providing all necessary site access.

11. The client is responsible for providing all necessary site parking.

12. The client is responsible for providing all necessary site storage.

13. The client is responsible for providing all necessary site waste disposal.

14. The client is responsible for providing all necessary site clean up.

15. The client is responsible for providing all necessary site reinstatement.



### Revision

Rev	Notes	Date
A	Planning drawings	12/01/2024



Use Note  
Proposed lower ground floor  
single storey rear extension,  
erection of new single storey rear  
extension, floor plan redesign  
and all associated works at 143  
Peckham Rye, SE15 3UL

Project Name  
Planning Drawings

Client  
Oliver Whitehead

Drawing Title  
Proposed Elevation

Drawn	Checked
NTS @ A3	JAE
Date	EP
Jan 2024	
Drawing No.	Rev
B09271-1100	A

# Heritage statement

## 4.1

The building is Grade II listed building that is characterised by terrace housing. The house is located on 143 Peckham Rye, London, SE15 3UL and is accessed from the main street. The whole building, 143 Peckham Rye, is a listed building.

The property is converted to single dwelling. The property benefits from a large garden towards the rear. The property has also been extended at the rear with a generous and unattractive brick single storey rear addition that is half width of a house. The property is a Grade II listed building.

All the properties are usually protected with brick walls and timber fences.

A good number of the properties in the area have got lower ground floor rear extension with full width.

The property is characterised by the use of brick walls coated with black/dark brown shiplap timber, natural and slate tiles on the roof, timber frame windows and doors.

The proposal will have minimal impact on the elevations appearance and volume and will not be visible on the front elevation.

# Our conclusion

Our proposal at 143 Peckham Rye, that will benefit the current homeowners

We believe the proposal complements the building and is in context, it does not affect the streetscape. The plans utilise the site to its full potential without any adverse effects upon the neighbours or the area and vastly improves the character and composition of the existing dwelling.

The proposal responds to the scale, proportions, height, historic building lines, the pattern of historic development, design, detailing and materials of the existing building and local area.

The design has been carefully outlined to comply with all planning guidelines, and according to local supplementary planning documentation for the design.

All materials to be of a high quality and durable, so the aging of the materials integrates with the existing building, and creating a positive impact on the surrounding landscape.

Overall, the proposal will have minimal impact to the building and its surroundings.

The design preserves the original period features of the house, with the rear single storey extension, traditionally detailed to match the main dwelling in both scale and materiality.