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INTRODUCTION

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1.1 SUMMARY

This Design & Access Statement accompanies our application for Householder Planning Consent and Listed Building Consent for the above property. The application also includes a Heritage Impact Assessment completed by Handforth Heritage.

1.2 CONTEXT

1 Orient Street is a terraced property which is part of an 1800s Georgian terrace on the south side of the West Square. The property is Grade II listed and lies within the West Square Conservation Area in the London Borough of Southwark. The site is situated a 5 minute walk west from Elephant and Castle station and neighbours the Imperial War Museum.

1.3 EXISTING BUILDING

The property's appearance is typical of the square, constructed of yellow stock brick with white stucco on the lower ground floor and a richly detailed entrance porch. The mansard roof has one dormer on the front and an additional dormer window on the rear of the property. The dwelling has been extended to the rear, however the appearance is traditional, in bricks matched to the existing.

The house comprises four storeys including the lower ground floor that can be accessed via the front lightwell. The rest of the property is used as a single residence, accessed via the main entrance which leads you to the upper ground floor with living spaces, or down to the rear section of the lower ground floor, to existing single storey extension, with kitchen and dining space. The existing kitchen is a good size and connected to the garden, but is cold because of the glazed roof and lots of glazing on the rear elevation, along with undersized heating. The upper floors comprise 4 bedrooms, bathrooms and an en-suite.



AERIAL VIEW—FRONT

Source: Google Earth



AERIAL VIEW—REAR

Source: Google Earth

1.4.1 EXISTING PHOTOGRAPHS



FRONT ELEVATION



FRONT LIGHTWELL



MAIN ENTRANCE



VIEW DOWN ORIENT STREET



REAR GARDEN



VIEW TO THE REAR ELEVATION AND BOUNDARY WALL



VIEW TO THE HOUSE FROM THE GARDEN



VIEW TO REAR ELEVATION WITH NEIGHBOUR HOUSE

1.4.2 EXISTING PHOTOGRAPHS



LOWER GROUND FLOOR FRONT LOUNGE



LOWER GROUND FLOOR FRONT LOUNGE



LOWER GROUND FLOOR HALLWAY



LOWER GROUND FLOOR KITCHEN



LOWER GROUND FLOOR KITCHEN



LOWER GROUND FLOOR DINING AREA



VIEW FROM THE EXTENSION TO THE GARDEN



LOWER GROUND FLOOR SHOWER ROOM

## 1.5 FLOOD RISK ASSESSMENT

This statement has been prepared in accordance with guidance for applications for minor domestic extensions.

### THE EXISTING PROPERTY

The property is sited in Flood Zone 3, albeit benefitting from protection by flood defences by the Thames Barrier.

The existing lower ground floor level of the property is approximately 1m below pavement level to Orient Street. This means there is an inherent risk of surface water flooding in the case of excess storm water or overflowing of sewers.

The property relies on surface water drainage gullies in the front lightwell and the rear courtyard to remove any surface water within the site boundary. Both areas have impermeable hardstanding. These are connected to a combined sewer system.

The property also relies on the building fabric, with rendered plinths at the foot of the building externally, and waterproof rendered tanking internally to prevent water ingress from above and below ground.

### THE PROPOSALS

The proposed rear extension floor level is being lowered by approximately 600mm, meaning that the new FFL will be approximately 1.6m below pavement level. There is precedent for planning consent being granted for lowering the level in existing basements to create a better sense of space, notably at 24 West Square, where the basement was lowered to a level approximately 1.5m below pavement level.

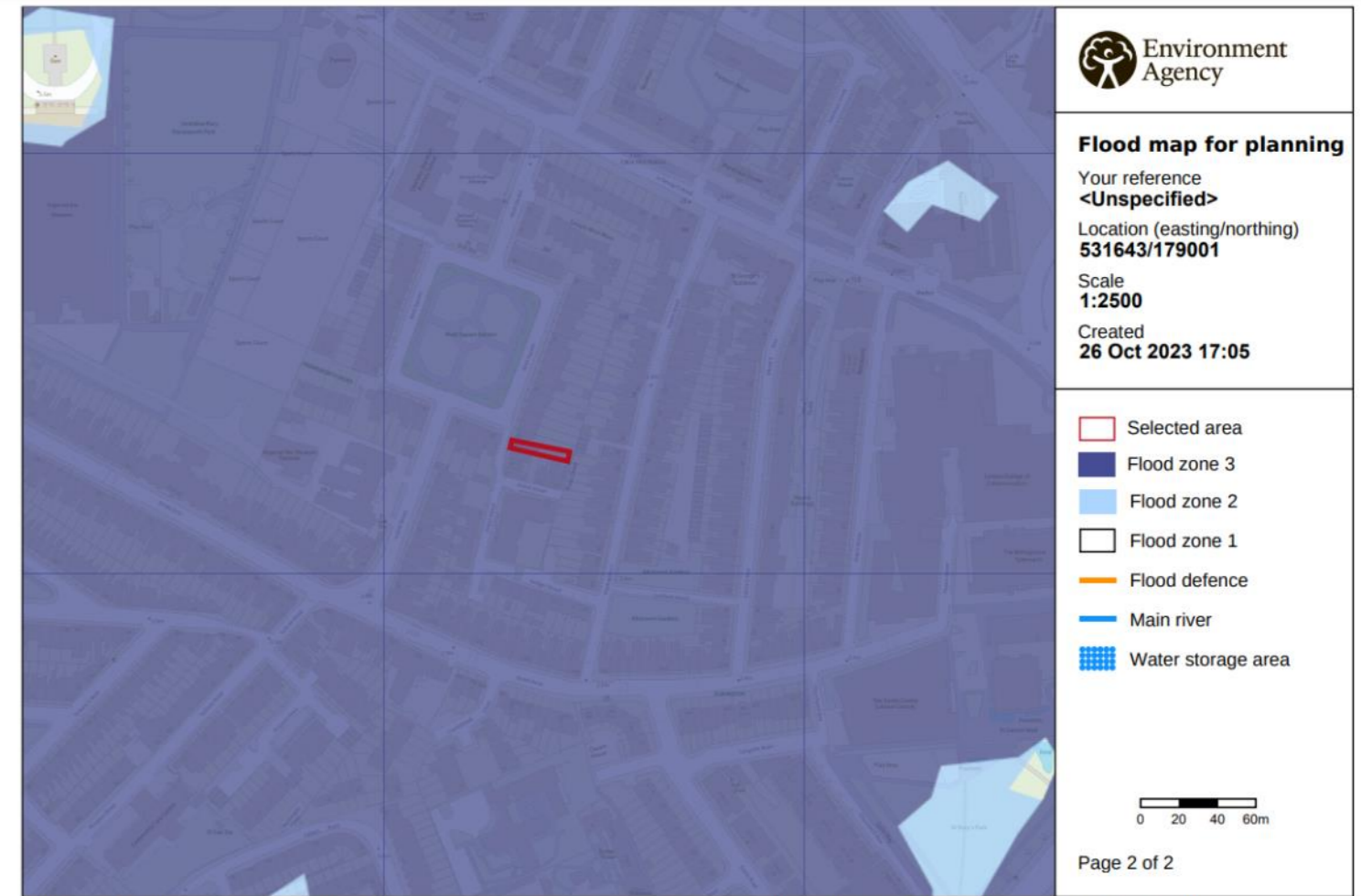
The lower patio level at the rear of the property will be lowered by the same amount, but will have the same situation as existing, with hardstanding and a gulley taking the surface water to the combined drainage system.

The rear extension space and kitchen will be tanked with a cavity drain membrane used to line the walls and slab, with any penetrating water taken to a drainage sump and into the combined drainage system.

The proposal has the following measures to make it resilient to flooding:

1. The existing method of removing surface water from the rear patio of the property is retained, with the use of surface water drainage gullies connected to the existing combined sewer system.
2. The protection against surface water to the rear patio will be enhanced by the inclusion of linear threshold drains in addition to the surface water gullies.
3. The new rear extension construction will incorporate cavity membrane tanking to ensure that there will be no below ground water ingress.
4. The surface water run-off rates will be no worse than existing. The current scenario presents 100% of the lower patio area as hardstanding. The new proposals incorporate the same, but there will be additional planted borders which will absorb rainwater and reduce run-off.

FLOOD MAP - Source: <https://flood-map-for-planning.service.gov.uk/>



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### RESIDUAL RISK

There is broadly the same or marginally increased residual risk of flooding to the property as a result of the extension. The following measures will be in place to manage this risk:

1. A flood plan for the property which documents the key cut off points for domestic services (electricity, gas and water). This will be kept in a prominent place inside the property for easy access and consultation; the document will be periodically updated.
2. The proposals retain dual access and egress points at the front and rear of the property to allow for safe escape and rescue in a flood scenario.
3. The lowered space is not sleeping accommodation
4. A maintenance programme will be in place for inspection and cleaning of all surface water gullies, drainage sumps, and threshold drains.

## 1.6 FIRE SAFETY STRATEGY

### POLICY D12

Policy D12 of the London Plan (2021) states that fire safety should be considered at the outset of a project. Section A, relating to development proposals which are not major, sets out the below requirements:

#### *Policy D12 Fire safety*

##### *Section A*

*In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:*

*1) identify suitably positioned unobstructed outside space:*

*a) for fire appliances to be positioned on*

*b) appropriate for use as an evacuation assembly point*

*2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures*

*3) are constructed in an appropriate way to minimise the risk of fire spread*

*4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users*

*5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in*

*6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.*

### OUR STRATEGY

To respond to the requirements, the below addresses the fire strategy incorporated within the proposals and application:

1. The property forms part of a row of terraced houses with rear gardens.
  - A. Fire appliances can be positioned exactly as existing, to be on the street in the case of a fire.
  - B. In the event of a fire, the occupants can escape to the street through the front entrance door at lower ground floor or through the front entrance door at upper ground floor.
2. The proposals have been designed to incorporate suitable features to reduce the risk to life and serious injury in the event of a fire. There is a protected lobby and stairwell running from the lower ground floor to the upper ground floor, with FD30 doors to enable suitable compartmentation and escape. There will be integrated mains operated smoke and heat detectors throughout the house.
3. Risk of fire spread will be managed through use of appropriate materials which do not support the spread of flame and will be specified where required, in accordance with Building Control. As above, further discussions will be had with Building control regarding compartmentation and protected corridors for the proposals.
4. There is one exit point at lower ground floor, one exit point at upper ground floor and through the windows onto the rear extension roof.
5. As a private house, there is limited opportunity for a periodically updated and published evacuation strategy. However, the applicants have been briefed on the suggested evacuation proposals, and a copy of this will be included in the health and safety file handed over prior to occupation.

6. The terraced single private residence benefits from access from Orient Street, via West Square. Access from West Square is relatively generous and is able to accommodate firefighting and associated equipment if necessary. There is no need for the inclusion for dry risers or similar, on the basis that firefighters will be able to access the entire house using a hose running from a fire engine on the street.



2

PLANNING CONTEXT

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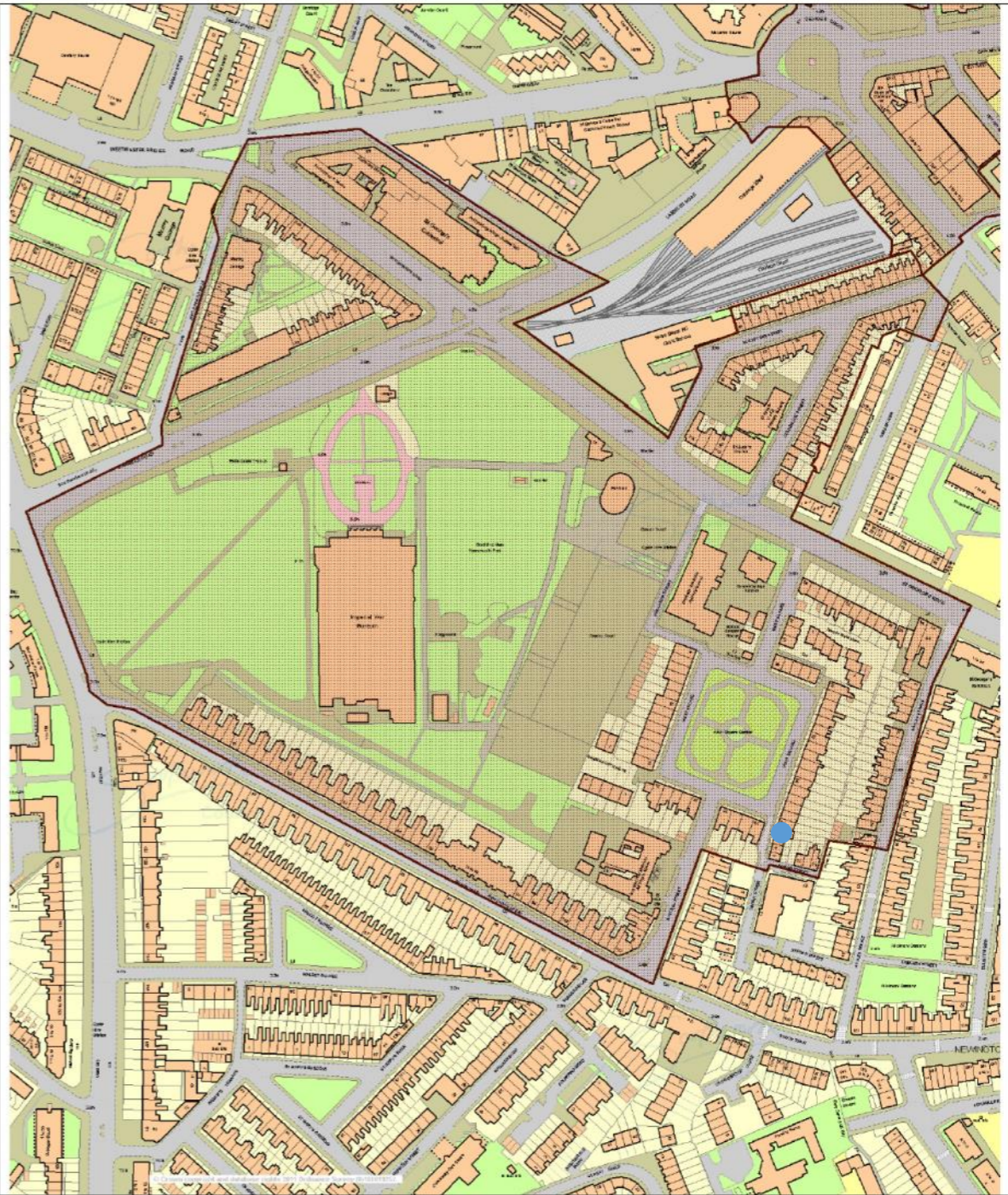
2.1 THE CONSERVATION AREA

1 Orient Street forms part of the West Square Conservation area. Some extracts discussing the area from the Conservation Area statement are below:

*“Although new design should be sympathetic to the existing characteristics of the area modern design is not necessarily to be precluded. Success of contemporary design in the conservation area will not come from aping the style of 18 and 19th century houses, but in building on the unique townscape opportunities of building height, set back, plot width (visual rhythm) and continuity that the development pattern affords.”*

Conservation Areas: New Development, including Alterations and Extensions

*Where appropriate development in Conservation Areas may include the use of modern materials or innovative techniques only where it can be demonstrated in a design and access statement that this will preserve or enhance the character or appearance of the Conservation Area.*



WEST SQUARE CONSERVATION AREA Source: West Square CA Appraisal

● 1 ORIENT STREET

## 2.2 GRADE II LISTING

The properties listing on Historic England is a part of a group of properties, the terrace on the south side of the Orient Street.

Listing Entry: NUMBER 1 AND ATTACHED RAILINGS, 1, ORIENT STREET

Entry No: 1385745

County: Greater London Authority

Borough: London Borough of Southwark

Date First Listed: 27 September 1972

### DETAILS

TQ3179 ORIENT STREET 636-1/4/554 (East side) 27/09/72 No.1 and attached railings (Formerly Listed as: ORIENT STREET No.1)

### GV II

Terrace house. Early C19. Brick with slate mansard with dormer behind coped parapet. 2 storeys, attic and basement, 2 bays (1 window on upper floor). Steps up to porch with reeded columns with acanthus capitals, and corresponding pilasters to rear supporting canopy with panelled ceiling, entablature with cornice. Door with 6 panels, reeded cornice head and oblong overlight. Sash windows with glazing bars and gauged brick segmental arches. INTERIOR: not inspected. SUBSIDIARY FEATURES: cast-iron area railings and handrails with urn finials at corners.

Listing NGR: TQ3163779003

### SUMMARY

The property is listed as 1 Orient Street with attached railings and the listing relies on the group value. It is the external appearance that contributes to the character of the listing, however all internal work will be subject to consent.

The only external works are to the rear lower ground floor opening onto the garden, which will not be visible from the street scene and therefore will not greatly impact the conservation area or listing.

The internal works and works to the rear will be carried out sensitively to ensure a clear legibility between the original building and the new interventions, all in accordance with conservation guidance.



VIEW FROM WEST SIDE

Source: Google Earth



VIEW FROM NORTH SIDE

Source: Google Earth

## 2.3 RELEVANT PLANNING POLICY

- **NATIONAL PLANNING POLICY FRAMEWORK (NPPF 2018)**

Paragraph 184 states heritage assets "should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations".

- **THE LONDON PLAN 2021**

Policy D4—Delivering good design

Policy HC1—Heritage conservation and growth

- **THE SOUTHWARK CORE STRATEGY 2011**

Strategic Policy 12 – Design and Conservation

- **SOUTHWARK PLAN (2022)**

Policy P15—Residential Design

Policy 19—Listed Buildings and Structures

Policy 20—Conservation Areas

- **HERITAGE SPD (2021)**

- **WEST SQUARE CONSERVATION AREA APPRAISAL (2013)**

5.3— New Design in the Conservation Area

5.8— Renewable Energy

2.4 PREVIOUS PLANNING HISTORY

The following information outlines the previous planning and listed building consent applications for No. 1 Orient Street which demonstrates the planning history over the years:

- **09/AP/2165 - APPLICATION GRANTED IN FEBRUARY 2010**

Demolition of existing rear conservatory and construction of a single storey rear extension with partially glazed roof. Reconfiguration of some internal partitions.

- **10/AP/0505 - APPLICATION GRANTED IN APRIL 2010**

On February 2010 the application for demolition of existing rear conservatory and construction of a single storey rear extension with partially glazed roof and reconfiguration of some internal partitions was granted, but the layout of the lower ground floor has been changed.

RELATED APPLICATIONS:

- **10/AP/1847 - APPLICATION REFUSED IN SEPTEMBER 2010**

Details showing the extent of retained nibs to the rear opening to the cross wall on both the ground and first floors, with a minimum nib to be retained of at least 250mm at each side as required by planning application 10-AP-0505: Demolition of existing rear conservatory and construction of a single storey rear extension with partially glazed roof. Reconfiguration of some internal partitions.

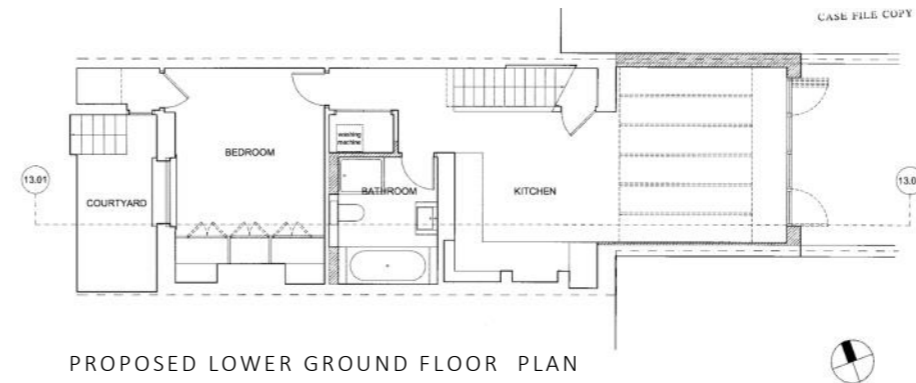
- **10/AP/1836 - APPLICATION REFUSED IN SEPTEMBER 2010**

Details for rainwater goods and new pipework runs shall be in cast iron and to match existing historic profiles as required by condition 2 of planning application 10-AP-0505. Demolition of existing rear conservatory and construction of a single storey rear extension with partially glazed roof. Reconfiguration of some internal partitions.

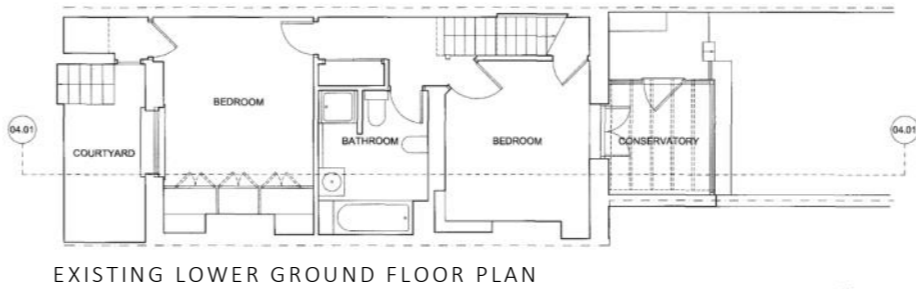
- **10/AP/1854- APPLICATION GRANTED IN SEPTEMBER 2010**

Details in relation to the roof design for the proposed extension, which shall incorporate a traditional patent glazed roof as required by condition 6 of planning application 10-AP-0505: Demolition of existing rear conservatory and construction of a single storey rear extension with partially glazed roof. Reconfiguration of some internal partitions.

DRAWINGS FROM FEBRUARY 2010 GRANTED APPLICATION

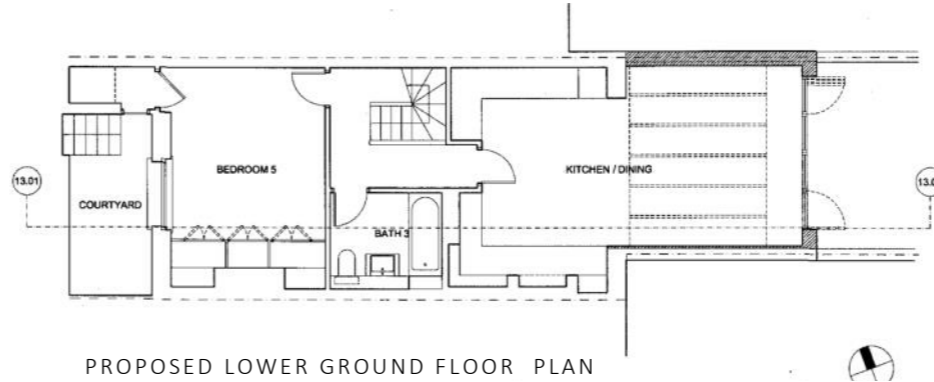


PROPOSED LOWER GROUND FLOOR PLAN



EXISTING LOWER GROUND FLOOR PLAN

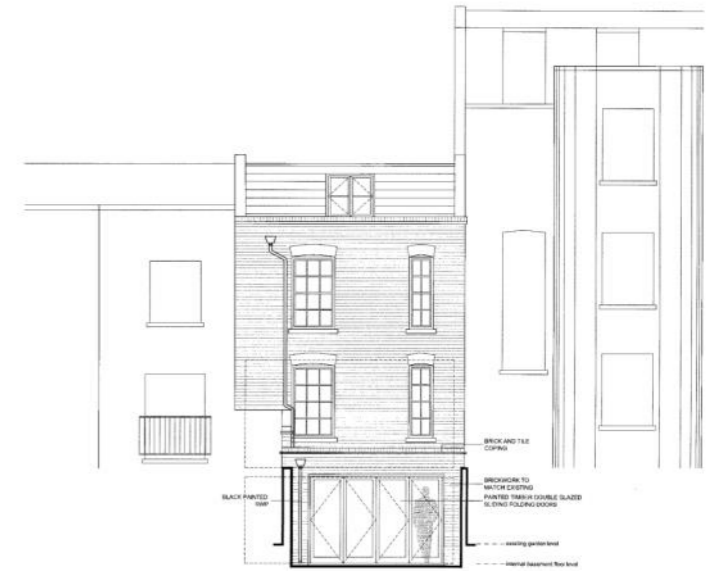
DRAWINGS FROM APRIL 2010 GRANTED APPLICATION



PROPOSED LOWER GROUND FLOOR PLAN



EXISTING LOWER GROUND FLOOR PLAN



PROPOSED REAR ELEVATION



PROPOSED REAR ELEVATION

## 2.4 PREVIOUS PLANNING HISTORY

### **-10/AP/1844 - APPLICATION GRANTED IN SEPTEMBER 2010**

Details for the new stair which must match the details of the original remaining stair at the upper levels, as required by condition 4 of planning application 10-AP-0505: Demolition of existing rear conservatory and construction of a single storey rear extension with partially glazed roof. Reconfiguration of some internal partitions.

### **-10/AP/1842 - APPLICATION GRANTED IN SEPTEMBER 2010**

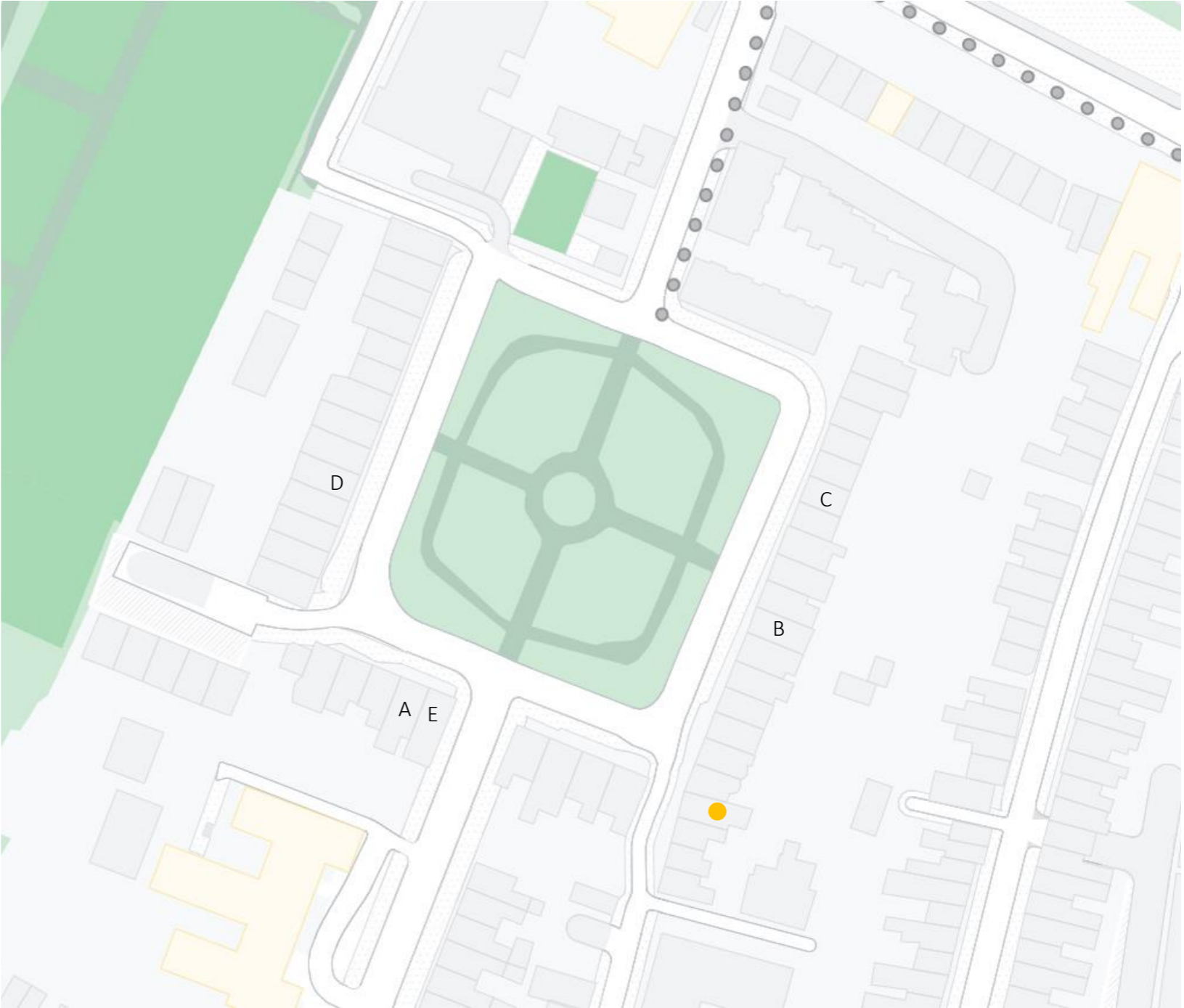
Details of the lead gutter to the southern garden party wall to discharge waste and rainwater from the down pipes above as required by condition 3 of planning application 10-AP-1050: Demolition of existing rear conservatory and construction of a single storey rear extension with partially glazed roof. Reconfiguration of some internal partitions.

### **-10/AP/2588 - APPLICATION GRANTED IN SEPTEMBER 2010**

Details for all repairs to rainwater goods and new pipe work runs as required by condition 2 of planning application 10-AP-0505: Demolition of existing rear conservatory and construction of a single storey rear extension with partially glazed roof. Reconfiguration of some internal partitions.

2.5 LOCAL PLANNING HISTORY

YARD Architects have assessed relevant planning applications in the local area. We believe it is key to understand why adjoining applications have been (or not been) granted permission in order to fully engage with relevant planning policy and the neighbourhood’s character.



- KEY
- APPLICATION SITE
  - A 23 WEST SQUARE
  - B 35 WEST SQUARE
  - C 40 WEST SQUARE
  - D 15 WEST SQUARE
  - E 24 WEST SQUARE

SITE MAP SOURCE: GOOGLE MAPS

2.6 RELEVANT PLANNING APPLICATIONS

**A—23 WEST SQUARE FULL PA & LBC—06/AP/2279**

APPLICATION GRANTED 2007

Single storey lower ground floor extension to rear and excavation of lower ground floor & underpinning to party walls, new pipework to the rear, new bin store to front of the property and internal alterations.

NOTES: Contemporary rear lower ground floor extension with large glazing opening onto garden.



AERIAL VIEW  
Source: Google Maps

**B—35 WEST SQUARE FULL PA & LBC—11/AP/2358**

APPLICATION GRANTED 2011

Addition of single storey rear extension with glass and sedum planted roof. Construction of free standing timber clad building housing playroom & garden store at end of rear garden.

NOTES: Contemporary and full width rear lower ground floor extension with large glazing opening onto garden and large rooflight & sedum roof. Garden studio at rear of garden also with Sedum roof.



AERIAL VIEW  
Source: Google Maps



2.6 RELEVANT PLANNING APPLICATIONS

C-40 WEST SQUARE FULL PA & LBC-15/AP/4130

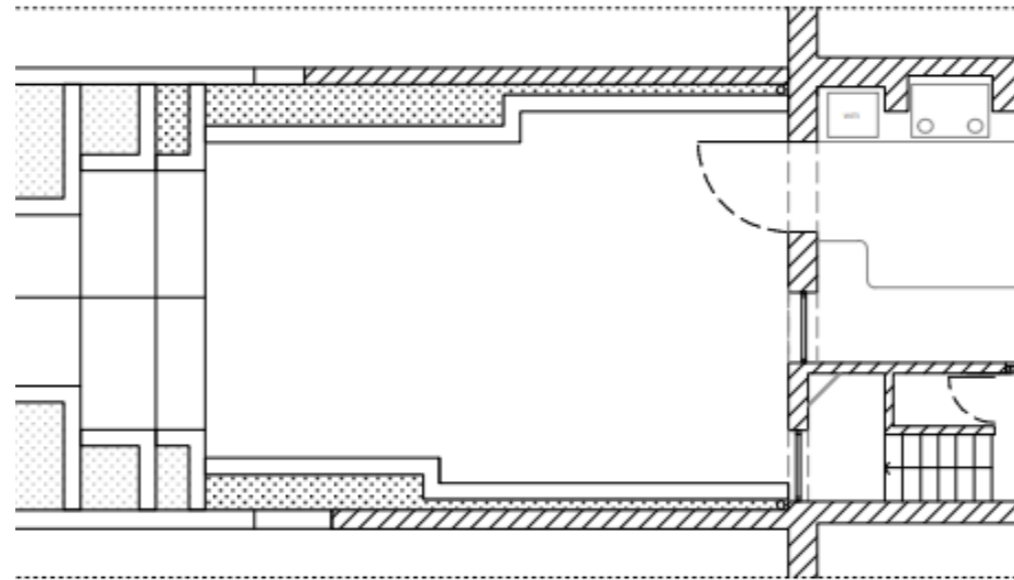
APPLICATION GRANTED DECEMBER 2015

*Erection of rear extension at lower ground floor level.*

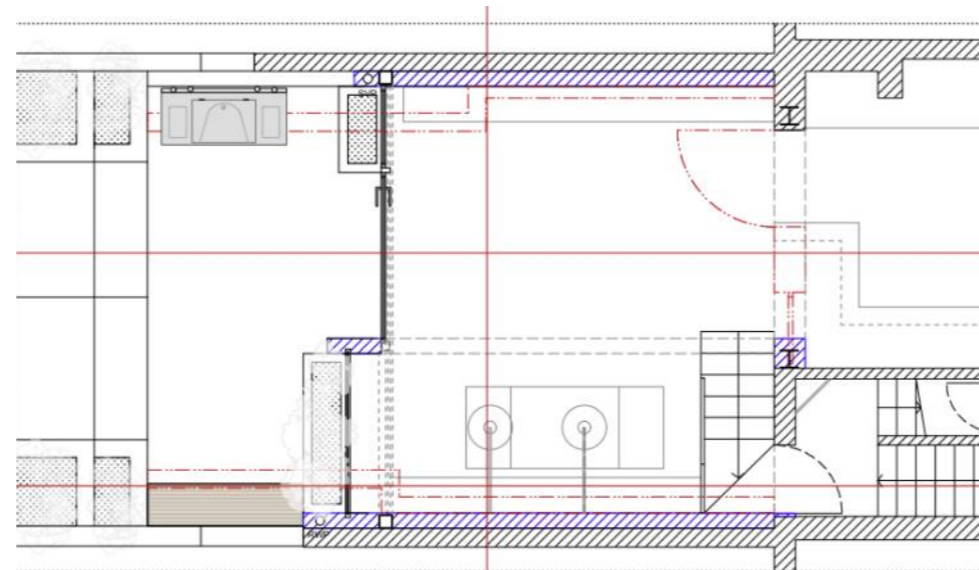
NOTES

Full width, highly glazed and contemporary single storey rear extension. The height differences create the appearance of two glazed volumes.

Planning consent was also granted for a detached garden studio in 2009 Ref. No. 09/AP/0004.



EXISTING LOWER GROUND FLOOR PLAN



PROPOSED LOWER GROUND FLOOR PLAN



PROPOSED REAR ELEVATION

2.6 RELEVANT PLANNING APPLICATIONS

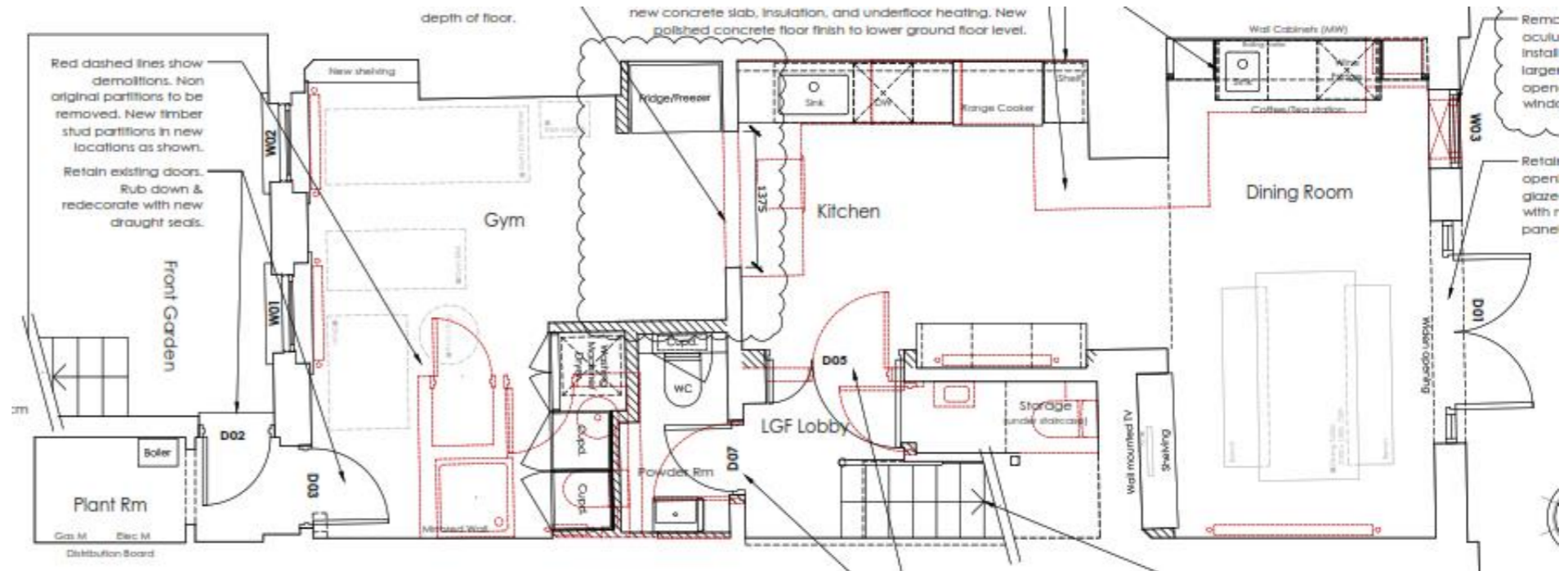
D—15 WEST SQUARE FULL PA & LBC—22/AP/1767

APPLICATION REFUSED FEB 2022

*Internal alterations to the lower ground, first floor and second floor plan. Alterations to the rear elevation removing the existing circular window and replacing it with a larger timber sash window.*

NOTES

Application refused due to the proposal to replace the oculus window on the 1990 rear extension (extended as part of a whole terrace extension) with an enlarged opening with sash window.



PROPOSED LOWER GROUND FLOOR PLAN (RED INDICATES EXISTING LAYOUT)

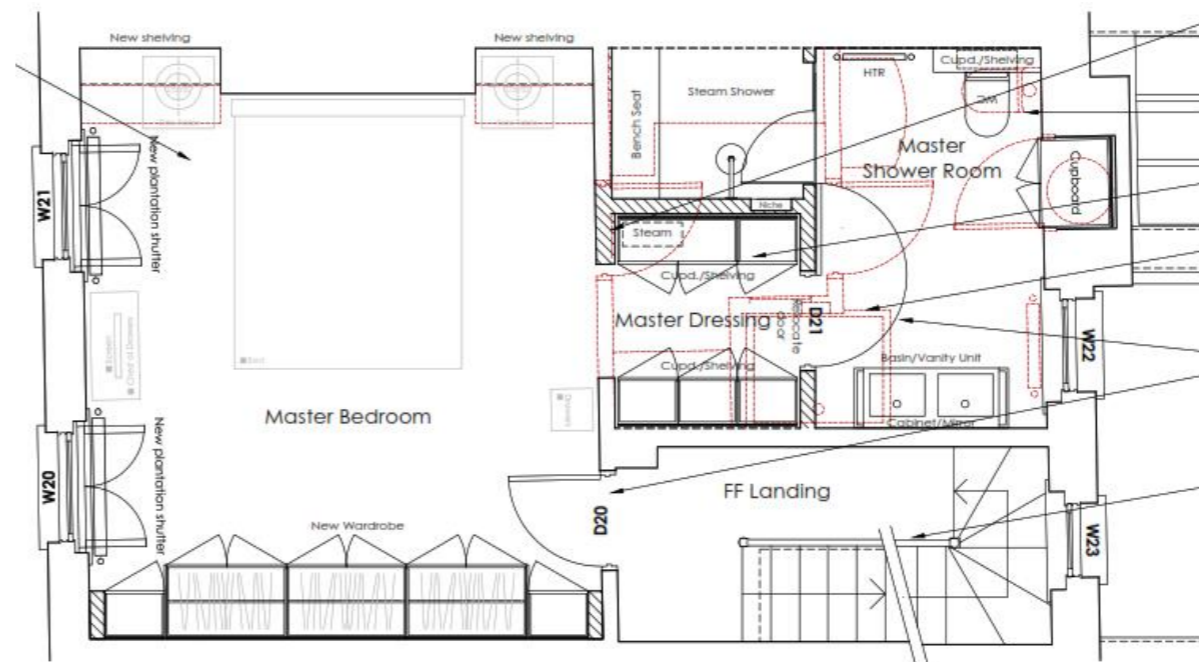
15 WEST SQUARE FULL PA & LBC—22/AP/1766

APPLICATION GRANTED MAY 2022

*Minor external and internal alterations and refurbishment to Grade II listed Georgian townhouse.*

NOTES

Lower ground floor internally reconfigured and opening made between front and rear areas. First floor reconfigured to the rear to create dressing room and new en suite layout. Second floor included minor layout alterations and the upper ground floor layout remained largely as existing.



PROPOSED FIRST FLOOR PLAN (RED INDICATES EXISTING LAYOUT)

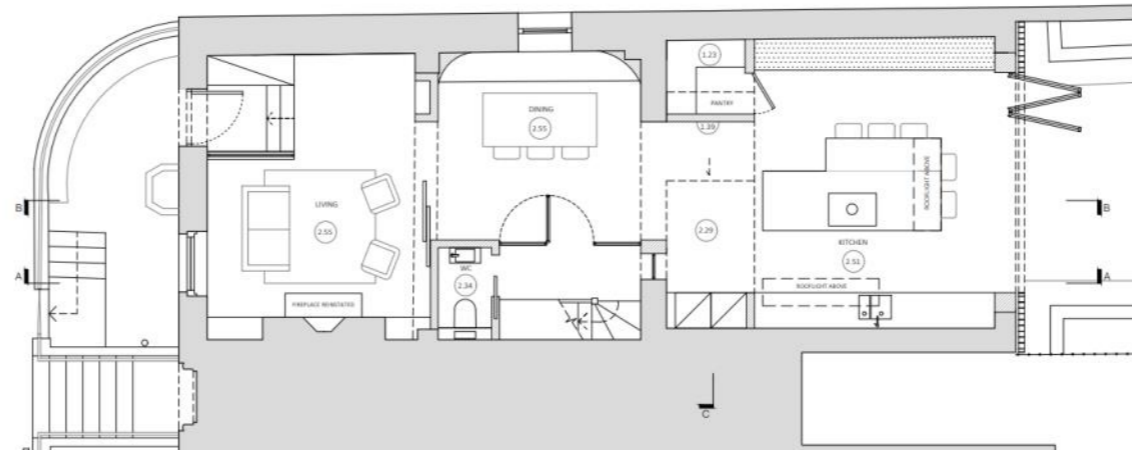
2.6 RELEVANT PLANNING APPLICATIONS

E — 24 WEST SQUARE FULL PA & LBC - 22/AP/3562

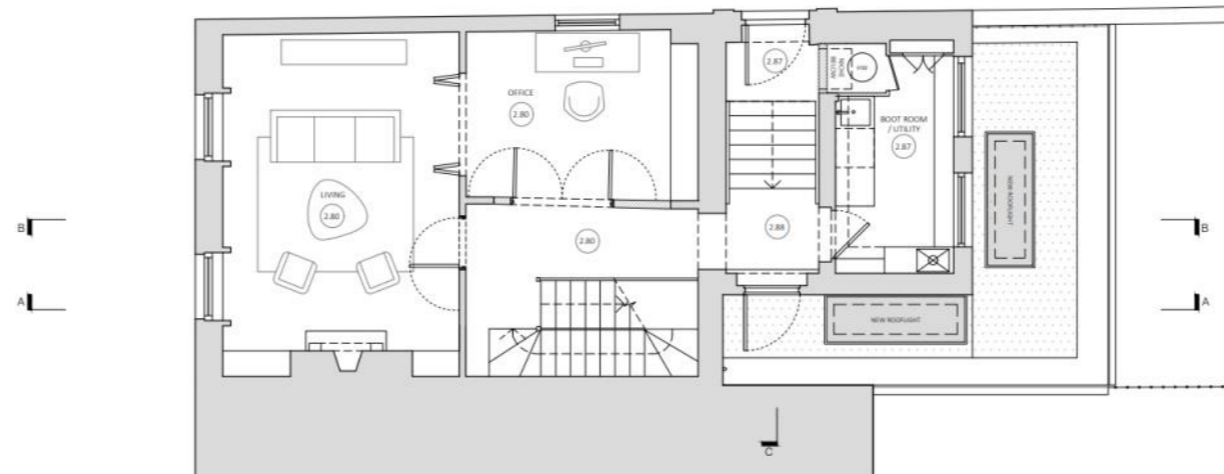
APPLICATION GRANTED NOVEMBER 2022

*Alterations including amalgamation of existing flat back into single dwelling house; alterations to existing rear extension including addition of rooflights and changes to rear fenestration with formation of single large opening and new cladding; rendering of exposed brick lintel detail to first floor rear elevation.*

Planning consent was also granted for a replacement of existing single glazing to windows with Mono Histoglass glazing in December 2022 Ref. No. 22/AP/3564.



PROPOSED LOWER GROUND FLOOR PLAN



PROPOSED UPPER GROUND FLOOR PLAN



PROPOSED REAR ELEVATION

3  
PROPOSALS

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3.1 SUMMARY OF PROPOSALS

In summary the proposals include the following:

- Additional excavation of the lower ground floor (or at least the rear part of it) to create greater head height and a more enjoyable kitchen and dining space.
- Removal of the existing rear extension glass roof, which is too cold in the winter and too warm in the summer, and a reworking of the rear elevation and new roof constructed to provide a high quality environmentally sound contemporary addition.
- Hard landscaping works adjacent to the extension to make the most of the additional level change, and to ensure a good connection with the garden.
- Alterations to the lower ground floor layout, with retention of the front room and reworking of the existing large bathroom which is to be replaced with a smaller shower room and utility.



3.2 LAYOUT ARRANGEMENT

The overall aim is to reconfigure and update the property to be suitable for modern family living. The guest bedroom is retained at the front, albeit with new double doors. This is to provide flexibility in case the space was to be used as an additional living area, providing a better connection to the rear spaces.

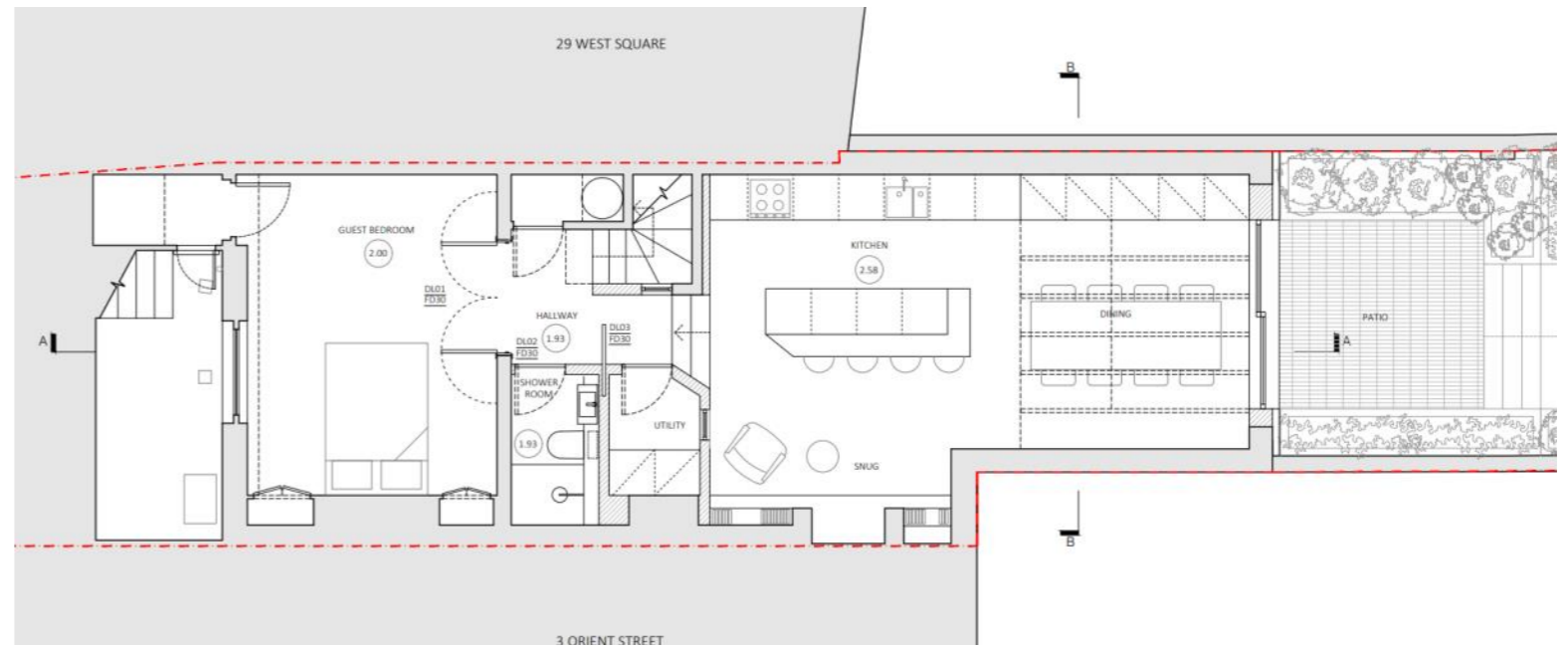
In the middle of the floor plan, the existing large bathroom will be reworked to provide a smaller shower room and separate utility.

The existing staircase is retained in the existing location, although the partition wall which partly encloses it is extended slightly to enable the hallway to be closed off from the kitchen. A new fire rated window will be inserted to provide natural light to the stairs from the kitchen space.

Part of the proposal seeks to excavate the rear part of the lower ground floor to add more head height to what is currently an incredibly low space. This all happens in a space which is clearly defined as a contemporary space at the back of the house, with no original features or any part of an original layout to be changed.

The roof above the existing extension is to be completely reconstructed. The existing modern flat roof and glazing is not fit for purpose. It provides a space which is too hot in the summer and too cold in the winter, whilst the parapet walls and single rainwater outlet, serving all the rainwater flow at the back of the house regularly blocks and floods the space.

Our proposals provide a smaller amount of high performance roof glazing, with exposed rafters below to baffle the light. The highly insulated roof is now without a parapet wall, and will be clad in anthracite coloured zinc, pitched towards an overhanging zinc gutter. The new rooflight is located towards the kitchen to provide more natural light to the middle of the house. The new opening to the garden has been made slightly smaller, to allow the space for the new long kitchen units alongside the party wall. The patio was created with group of the terraced planters.



PROPOSED LOWER GROUND FLOOR PLAN



PROPOSED SECTION AA

### 3.3 INTERNAL DETAILING

The front room, although having no internal original features, is retained as a traditional room, with panelled doors and skirting boards and architraves to match the existing house.

Within the hallway space in the middle of the plan, both traditional and contemporary treatments are clearly legible. The new shower room and utility configuration have flush jib doors, to minimise their impact and ensure the focus is on the traditional doors to the front room. The door into the kitchen is a flush pocket door, and will likely be open most of the time providing views to the garden.

The excavated kitchen and dining space at the rear of the house is contemporary throughout, with shadow gap skirting details and contemporary joinery and glazing details.

### 3.4 REAR ELEVATION

Our proposals create a more clearly contemporary façade treatment to the extension that is complimentary to the existing building fabric.

The new roof and overhanging gutter is proposed to be a high quality anthracite zinc, referencing the slate to the existing dormer in colour whilst distinguishing itself from the host building.

The small sections of cladding to each side of the sliding doors are proposed to be shou sugi ban, charred timber. This is to provide a lightweight and garden centric treatment to the extension, in contrast to the weighty aesthetic of the existing London stock brickwork, which we do not think is appropriate to replicate.

Slim profile aluminium sliding doors, powder coated in an anthracite colour to match the zinc ensure a lightweight and elegant fenestration, in keeping but distinct from the existing sash windows.



CONCLUSION

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#### 4.1 SUMMARY

The proposals within this application will rework an existing unsuccessful rear extension, and provide in its place a high quality contemporary addition befitting the calibre of the existing listed house at 1 Orient Street.

The external treatment of the extension, tucked between the retained garden walls has been carefully crafted to provide a purposefully distinct aesthetic. A shallow pitched zinc roof opens up views up to the back of the existing house, in place of the high parapet walls of the existing extension.

Internally, the layout broadly follows the existing non-original arrangement, but with greater clarity again between the contemporary and traditional spaces. There is no harm whatsoever caused to the setting or structure of the listed building, with no original features being removed or amended. The increase in head height through excavation at the rear serves to provide a higher quality space, and has precedent in the basement extension at 24 West Square amongst other examples.

The proposals have been carefully considered, and we hope should be approved.

#### 4.2 PRACTICE PROFILE

YARD Architects is an award winning creative design practice who deliver exceptional contemporary architecture. As a RIBA Chartered practice, YARD specialise in high quality, ambitious and design led residential schemes. The practice works closely with clients to create bespoke solutions which focus on imaginative use of light and quality of space and materials.

YARD have extensive experience with historic and listed buildings in conservation areas, working on refurbishment, extension and new-build schemes across London and the south of England. They are used to working on restricted sites with complex requirements, and have experience delivering intricate schemes for both developers and domestic clients. Since their formation in 2014, YARD have been featured in the 2016, 2017, 2019 and 2020 Don't Move, Improve! Awards, have a Best Extension LABC Award, and featured in the Camden Design Awards and their design guidance documents.

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