



Design & Access Statement
38 Lanbury Road

Feb 2024

Introduction

This Design & Access statement has been put together in support of the planning application for the proposed works to 38 Lanbury Road. The property is a two-storey semi-detached family house. The house is not Listed and does not fall within a Conservation area. This report should be read in conjunction with the existing and proposed plans as submitted for the application.

The proposed works comprise: the demolition of the existing single storey rear extension, construction of a new part 2-storey, part single-storey rear extension, internal reconfigurations.

As demonstrated below with the existing photograph and proposed elevation drawing, with the exception of a minor modification to the existing roof profile, the street facing elevation will remain unchanged.

The intention of the proposal is to sensitively extend the house to provide a comfortable but modest family home.



Existing house & Context

Lanbury Road is one of a number of roads in Nunhead, SE15, that have smaller houses than the surrounding earlier Victorian terraced housing stock. These smaller houses were built in the 1920s and 30s and are often referred to as "Homes for Heroes". They are a mixture of semi-detached and terraced 2 storey houses with shallow pitched roofs and overhanging eaves. They were typically built in yellow London stock brickwork with slate roofs. The shallow pitch of the roofs means that the roof spaces cannot be converted to living accommodation, unlike the surrounding Victorian houses. The overall plot size provides a relatively generous garden, but the footprint of the house makes the internal living space somewhat restricted as a modern family dwelling.

The house was previously extended in 2008 (refer to planning ref 07/AP/2175). These works included a 2 storey side extension, a single storey rear extension, a new timber clad entrance porch and some internal remodelling. The side and rear were finished with white painted render, while the front elevation of the side extension was brickwork to match the existing house. The roof was extended in slate to tie in with the existing roof. The existing photo below of the rear elevation shows these primary materials of slate, brick and white painted render

At ground floor, the original footprint of the house contains the stair, living room, compact kitchen an under-stair store with WC and water tank. The 2008 extension provides a hallway leading to the dining room at the rear of the house. Upstairs, are 3 modest bedrooms and a very narrow bathroom contained within the 2008 side extension.



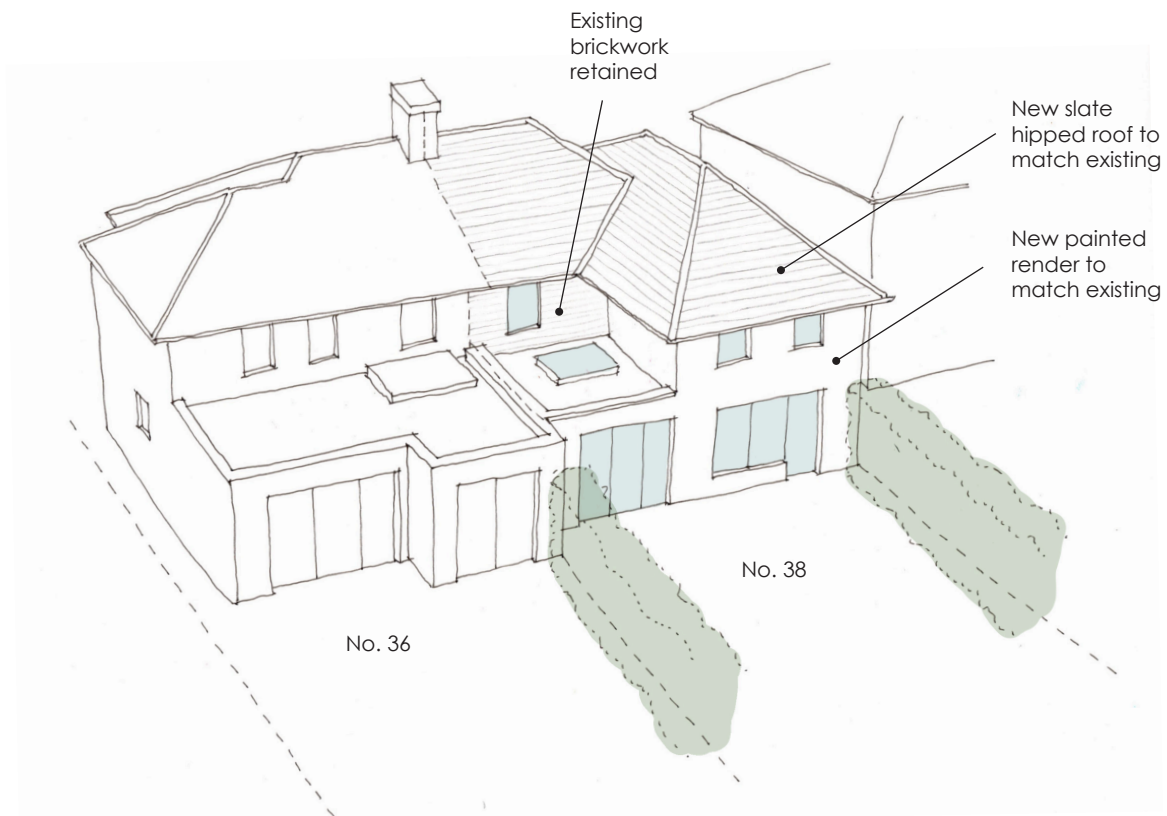
Proposed external appearance & massing

The proposals include for the demolition of the existing rear extension, and the construction of a new rear extension that would be partially two-storey and partially single storey. A number of other houses along Lanbury road have previously been extended in this configuration. Detailed comparisons with these local precedents are included later in this document.

As already mentioned above, the proposed street facing elevation will be almost entirely unaffected, except for a subtle variation to the roof line. The western side elevation (facing no. 40) is extended and the existing white rendered finish is continued. This white render finish is then continued around the proposed rear extension and serves to differentiate the new from the existing. This is the approach that was taken for the previous extension and the composition of the new render and the original brickwork works very well.

A new hipped slate roof is proposed to connect with the existing slate roof to maintain a homogenous roof material, with matching roof overhangs and pitches.

The sketch below shows the extent of the proposal from the rear. The single storey section to the rear extension will be built to match the height of the existing neighbouring extension. The two-storey section will be built to match the eaves height of the existing house. The sketch also demonstrates that the projection of the proposed rear extension is less than the neighbouring extension at the party wall line.



Proposed Layout

The main entrance, hallway and stair remain unaffected by the proposals. The existing kitchen is reconfigured slightly, and the existing downstairs WC is made a little larger in order to accommodate a shower. The new ground floor extension accommodates a new living room and dining room, both of which have glazing and doors to connect them with the garden. The existing living room can then become a home office or ground floor bedroom.

Upstairs the two larger existing bedrooms remain unaffected, and the landing is extended northwards to link to the new bedroom accommodated in the proposed first floor extension. The existing first floor bathroom is reconfigured and accessed from the new landing with new storage provision built-in. The new flat roof over the dining room has a rooflight to bring in natural light to the space below.

Access and Parking

Access to the property from the street remains unaffected, but the proposals include some improvements to the internal circulation. The existing bathroom at first floor is currently accessed rather awkwardly from the winding staircase which has led to small and steep stair treads in this location. The proposed extension at first floor means that access to the bath room can now be made from the extended flat landing.

The reconfiguration at ground floor allows for a shower to be accommodated in the area under the stairs and the home office at the front of the house on the ground floor could potentially become a bedroom. These two provisions provide facilities that would be beneficial to someone that might struggle with stairs.

There is no provision for off-street parking to any of the houses on Lanbury Road. The proposals will have no impact on the current off-street parking provision within the street. The existing front garden has ample space to accommodate a secure bicycle store should this be required in the future.

Precedents comparisons

As mentioned above, a number of other houses along Lanbury Road have been extended in ways similar to the proposals presented here for no. 38. The aerial view below highlights in red some of these that demonstrate relevance to the proposals. No. 38 is highlighted in yellow.

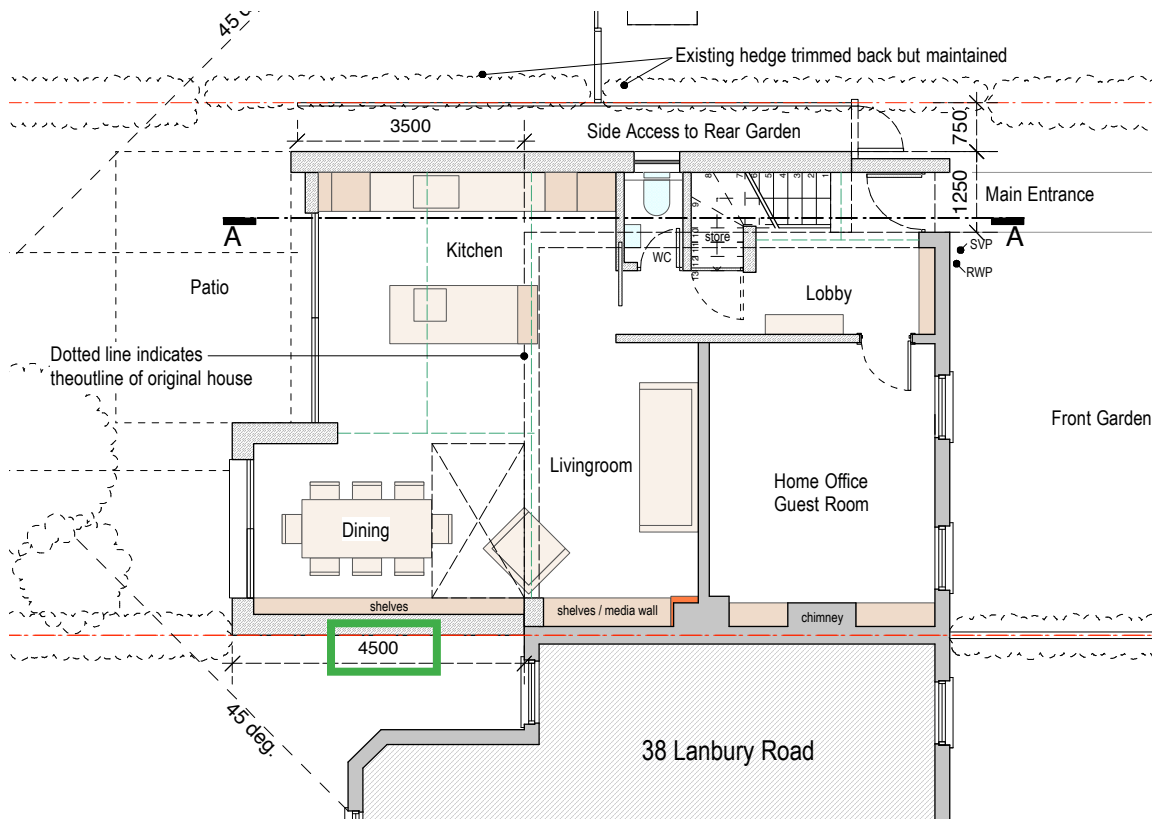


Precedent comparison - 36 Lanbury Road

Planning ref: 21/AP/0354
Date approved: 29.03.2021

No. 36 (the adjoining property) was extended in 2022 with rear and side extensions partially single storey and partially two-storey. The furthest projection of the rear extension at ground floor from the back of the original house is 4.5m. The proposal for no.38 has a maximum projection of 3.5m from the back of the original house.

The below drawing is the approved ground floor plan of no. 36 as submitted for the planning application. The dimension of 4.5m as noted above is highlighted in green.

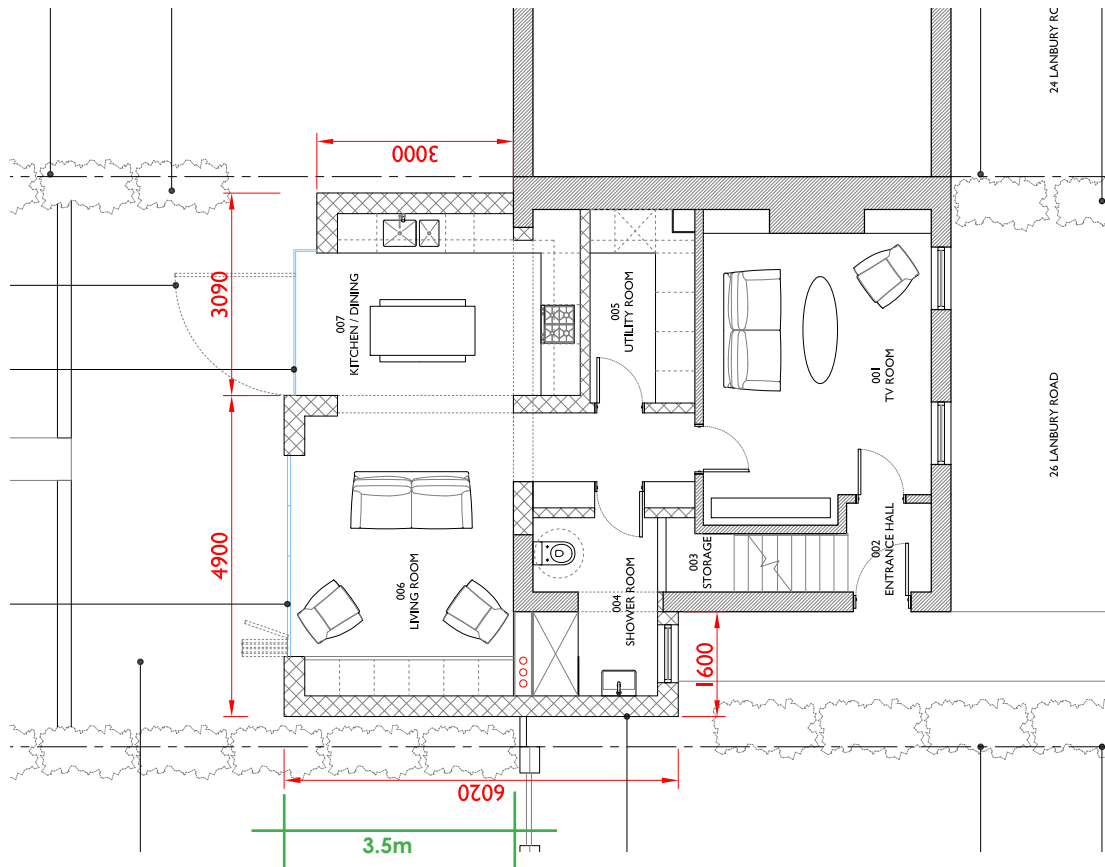


Precedent comparison - 26 Lanbury Road

Planning ref: 14/AP/4133
Date approved: 16.01.2015

No. 26 has been extended with rear and side extensions partially single storey and partially two-storey. The two-storey rear extension a maximum rear projection from the back of the original house of 3.5m over ground and first floor. This is the same projection as the proposal for no. 38.

The below drawing is the approved ground floor plan of no. 26 as submitted for the planning application. The dimension of 3.5m as noted above is shown below in green. This dimension was not made explicit in the planning drawing and so has been scaled off the drawing.

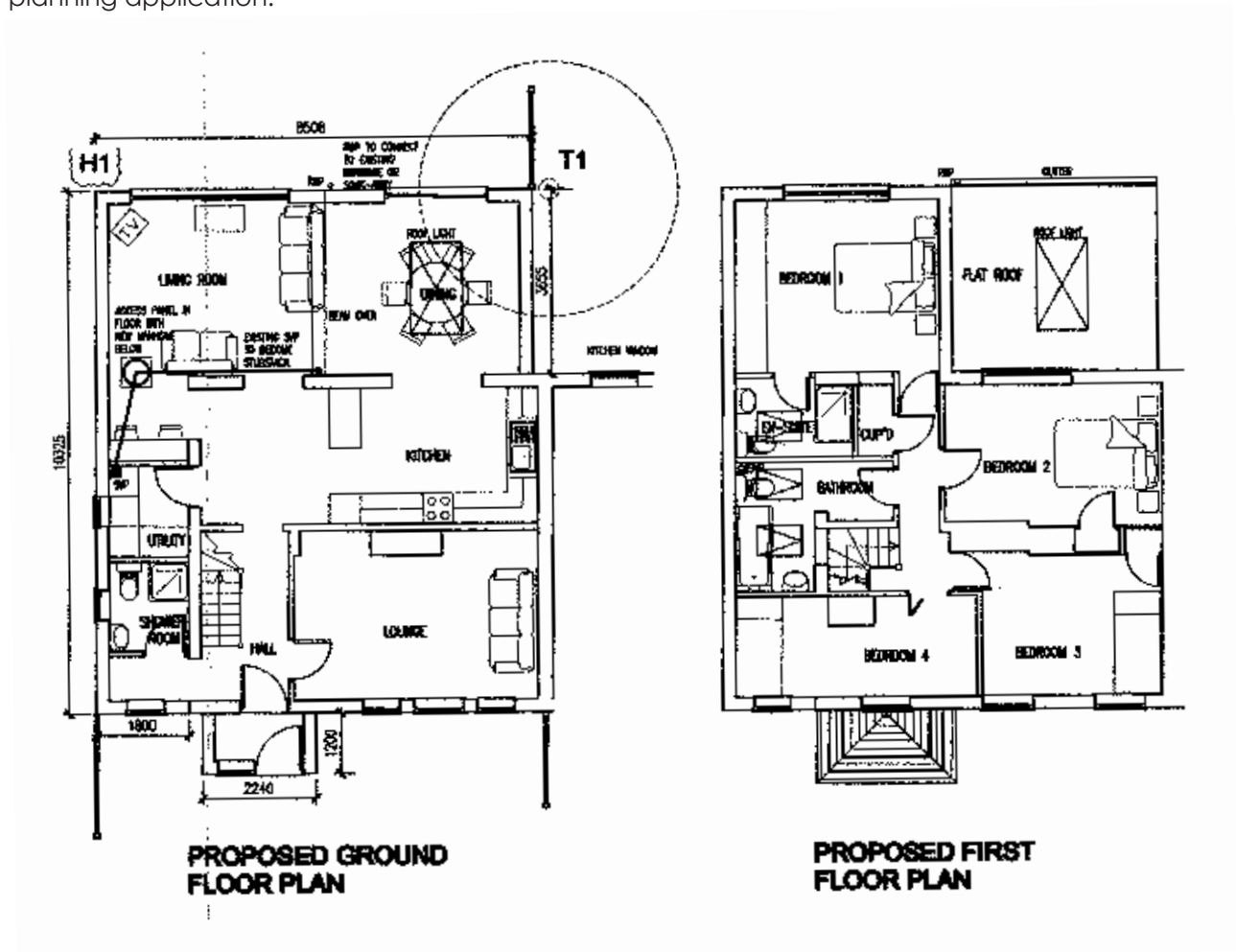


Precedent comparison - 17 Lanbury Road

Planning ref: 09/AP/0910
Date approved: 15.07.2009

No. 17 was extended with rear and side extensions partially single storey and partially two-storey, as well as single storey front porch extension. The overall footprint of the consented scheme (when scaling off the planning drawings) is 146m². The proposed overall footprint for no. 38 would be 147m², just fractionally over that of no. 17.

The below drawings are the approved ground and first floor plans of no. 17 as submitted for the planning application.

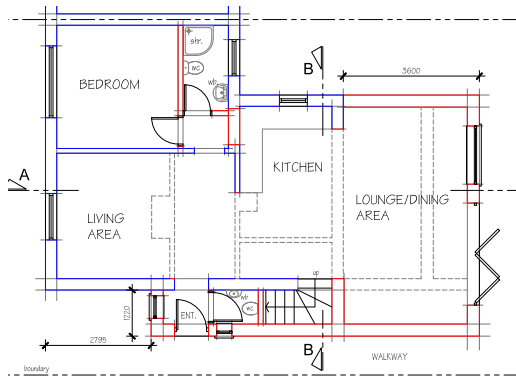


Precedent comparison - 48 Lanbury Road

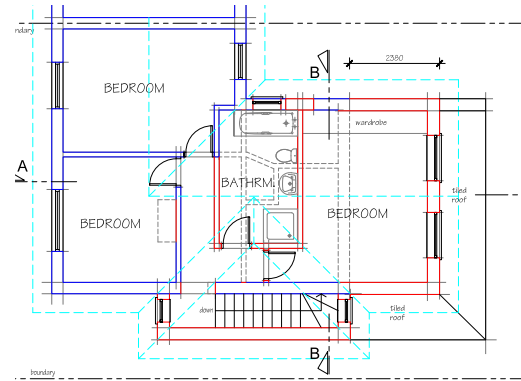
Planning ref: 17/AP/2382
Date approved: 15.08.2017

No. 48 was extended with rear and side extensions partially single storey and partially two-storey. In this case, the rear extension is two storeys over the full width of the original house. The overall footprint of the consented scheme (when scaling off the planning drawings) is 150m². The proposed overall footprint for no. 38 would be 147m², so smaller than this consented scheme.

The below drawings are the approved ground and first floor plans of no. 48 as submitted for the planning application.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

These local precedents demonstrate that the proposals for no. 38 are within the extremities of previously consented schemes for houses on Lanbury Road, both in terms of rear projection and overall footprint and scale.