

Bonfield Design

Design and Access Statement
27 Goodrich Road, SE22 9EQ



Design and Access Statement

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Revision -

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Introduction

27 Goodrich Road

27 Goodrich Road is a 2 bedroom Victorian terraced house located in East Dulwich, in the London Borough of Southwark. The house dates from the latter quarter of the 19th Century.

The house is in a poor state of repair and the existing fabric has deteriorated through years of significant neglect and inappropriate remedial works.

This application sets out proposals for:

- A new single storey rear and side return extension to match the current projection of the neighbouring extension at 29 Goodrich Road.
- A new dormer loft extension to the existing loft space, including the raising of the existing ridge of the house by 330mm.
- A new roof extension to the existing annex, including the demolition and rebuilding of the existing annex.

The existing fabric is, in places, in such bad condition that proposals include the rebuilding of certain elements. Images have been included of these areas.

To the east of the house, no's. 29, 31, 35 and 37 Goodrich Road have been extended at loft level with rear box dormer and annex extension, as well as no's 17, 19 and 23 Goodrich Road to the East

Planning History

No planning history for the property found when searches were carried on Southwark Council's planning database.

Drawings

This report is to be read in conjunction with the following Bonfield Design drawings.

400 - Site and Location Plan

100 - Ground Floor Plan as Existing

101 - First Floor Plan as Existing

102 - Loft Plan as Existing

103 - Roof Plan as Existing

110 - Section A-A as Existing

120 - Elevations as Existing

121 - Side Elevation as Existing

200 - Ground Floor Plan as Proposed

201 - First Floor Plan as Proposed

202 - Loft Plan as Proposed

203 - Roof Plan as Proposed

210 - Section A-A as Proposed

211 - Section B-B as Proposed

212 - Section C-C as Proposed

220 - Elevations as Proposed

221 - Side Elevation as Proposed

Applicant

The applicant is Mrs. Fiona Fogelman

Architect

This report has been prepared by Bonfield Design who are acting as Agent.

Address

27 Goodrich Road
London
SE22 9EQ

Existing Photos



The front of the house has been rendered in cement render, covering the original brickwork. The bay has been remodelled in the past with red brick and a steel roof. The original slate roof has been coated in a red bituminous paint.
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The existing rear of the house is in poor condition with vegetation covering much of the annex. The rear annex is also in a structurally precarious condition with cracked and missing brickwork. No original windows survive.

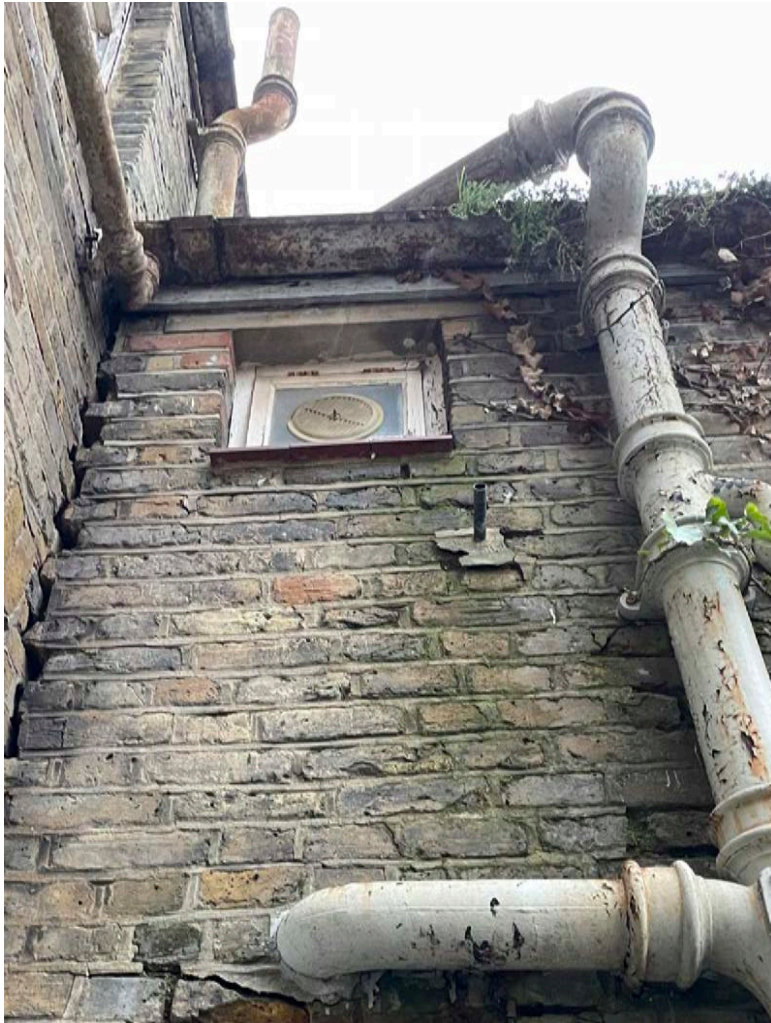


The existing side return of the house will be in-filled with a new side return extension. The existing dining room window opening will be retained as a feature in the new arrangement.

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It is proposed to demolish and rebuild the existing annex due to its poor condition. The reinstated annex will match the existing dimensions and the original roof pitch will be expressed in the form of the proposed roof extension.



Existing cracking to the connection between the annex and rear wall of the main house. Water damage and significant and damage vegetative growth are also evident.



Missing brickwork to the existing garden door is dangerous and reinforces the need to rebuild the annex before the property can be extended.



The flank wall of the neighbouring extension to 29 Goodrich Road. The proposed eaves of the new side return and rear extension will be set at this height in order to mitigate the height difference caused by the natural topography of the site.

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Proposals

Ground Floor Rear and Side Return Extension

It is proposed to construct a new gable ended rear and side return extension at the rear of the existing house. 27 Goodrich Road steps up from no. 29 Goodrich Road due to the topography of the road and, as such, a pitched extension will provide a lower height along the party wall line when compared to a flat roofed extension and parapet.

The proposed eaves of the new extension will be set at a level to match the existing parapet level of the rear extension at no. 29 and it is proposed to match the existing projection of this neighbouring extension too.

Box gutters is proposed along each of the proposed side eaves of the proposed extension.

The proposed extension will be constructed in London Yellow stock brick to match the existing brickwork and the roof will be in Welsh slate with rolled lead sheet flashings. This materiality is reflective of both the original Victorian house as well as the neighbouring modern extension to no. 29.

The proposed extension will have 2 no. Velux rooflights to the rear gable roof and an upstand rooflight is proposed above the side return of portion. This upstand rooflight will allow natural daylight into the centre of house in response to the deepening of the floor plan in this area.

New aluminium rainwater pipes and hoppers are proposed to the rear

elevation.

A set of triple bifold doors is proposed along the rear elevation with one leaf hung to provide garden access on a day-to-day basis.

Rear Dormer Roof Extension

It is proposed to extend the existing loft space with the addition of a new rear dormer extension. The new extended loft will contain a new bedroom as well as a shower room with separate access from a new flight of stairs from the first floor.

Necessary head room for the new spaces will be achieved by the raising of the existing ridge height of the roof by 330mm, a level commensurate with similar approved applications on Goodrich Road. The proposed raised ridge height will not exceed the existing height of the brick parapets on the party wall line with no's 25 and 29 Goodrich Road. The new flat roof of the dormer will not exceed the raised ridge height and will be stepped down slightly from this to preserve the form and appearance of the original roof from the front elevation.

The proposed dormer extension will be clad in hanging slate to match the adjacent extension at no. 29 Goodrich Road and will abut this neighbouring extension along the party wall line which runs along the centre of the existing raised brick parapets.

The new flat roof of the extension will be in single ply GRP membrane with a painted fascia board and new UPVC rainwater goods.

A new window is proposed to the rear elevation of the dormer extension which will match the width and alignment of the existing first floor window below.

The dormer base will retain the same gutter and eaves level as the existing roof in order to maintain the current uniformity of the rear elevation in relation to no. 25 Goodrich Road.

A single upstand rooflight is proposed to the new flat roof above the new loft stairwell. This rooflight will allow natural daylight into the stairwell.

Rear Annex Roof Extension

It is proposed to extend the existing annex roof with a box dormer, forming an 'L' shape configuration with the proposed dormer to the main roof.

Due to the rear and side extension below, the annex roof extension above and the poor state of repair that the annex is in, it is proposed to demolish the existing annex. The existing annex brickwork is in a very poor condition and is coming away from the existing house along its connecting line. Images have been provided of these areas. The annex brickwork will be rebuilt in a cavity wall construction with facing brick to match existing, in a Flemish bond. The external dimensions of the annex will be retained and not exceeded.

Furthermore, the existing side facing window to the existing bathroom

will be removed and not reinstated, offering increased privacy to the neighbours at no. 29.

The proposed annex extension will be clad in hanging slate to match the adjacent extension at no. 29 Goodrich Road.

The new flat roof of the extension will be in single ply GRP membrane with a painted fascia board and new UPVC rainwater goods.

A new window is proposed to the rear elevation of the annex extension which will match the width and alignment of the existing first floor window below.

The first floor window of the original annex will be reinstated in its existing location and a new UPVC sash window will be installed.

Front Elevation

The existing bay to the front elevation will be rendered and the existing roof will be replaced with Welsh slate and rolled lead flashings to match the existing bays on Goodrich Road.

The missing capitals to the columns will be reinstated to match the original existing capitals on Goodrich Road.

The existing cement render will be carefully removed from the front elevation in order to expose the original brickwork beneath. The existing brick will be lightly cleaned and repointed in lime mortar. Any missing or damaged bricks will be replaced with reclaimed London yellow stock bricks to match the existing.

The existing front roof pitch will retain its existing plane, despite the raising of the ridge itself. The existing roof slates have been over painted in red bitumen paint and will be replaced in Welsh slate.

All front modern timber windows will be replaced with UPVC sash windows.

Rear Elevation

The existing rear elevation brickwork will be cleaned and repaired with matching brickwork where necessary. The existing arch to the dining room window will be in-filled with London yellow stock brick where the new roof pitch meets it and the remaining brick arch above repointed in lime mortar.

The annex will be reconstructed in London yellow stock brick to match existing.

The existing rainwater and soil pipes will be replaced in UPVC.

Access

Access to the main house from Goodrich Road will remain as existing.

The stepped access from the hallway into the kitchen will remain as existing as will the first and second flights of stairs up to the existing first floor level.

2 new timber flights of stairs are proposed up to the new annex bedroom half landing and the loft itself containing a new bedroom with a separate shower room.

Vehicular Provision

There is currently no parking provision at 27 Goodrich Road. No parking provision is proposed as part of this application.

Drainage

The proposed shower room in the loft will connect to the existing foul water system via the existing bathroom location on the first floor.

The existing sewer for the house is a shared system and currently runs beneath the location of the proposed side return extension. The existing manhole will be moved away from the proposed extension into the main garden and a Build Over Agreement will be sought from Thames Water.

Rainwater from the flat roofs of the proposed dormer and outrigger extensions will be connected to and discharged via the existing rainwater pipework in the rear courtyard area.

Rainwater routes from the front roof pitch and bay window will remain unchanged by proposals.

Parking Provision

Due proposals outlining the addition of two bedrooms, parking provision details are required detailing the additional parking provision for the scheme.

The existing house has no car parking currently, nor is additional parking proposed.

Bicycle parking for two additional bicycles will be provided as part of the proposal, located in the front garden area in an enclosed timber storage unit measuring

(A) Width: 1.86m (6ft1)

(B) Depth: 0.96m (3ft2)

(C) Height: 1.26m (4ft1)

The location of the proposed cycle provision has been marked on the relevant drawings.

Relevant Planning Policy

National Planning Policy Framework (NPPF)

The revised National Planning Policy Framework ('NPPF') was published in July 2021 which sets out the national planning policy and how this needs to be applied.

The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.

Paragraph 218 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places

The London Plan 2021

On 2 March 2021, the Mayor of London published the London Plan 2021. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London.

Relevant policies are:

- Policy D4 - Delivering good design

Southwark Plan 2022

The Southwark Plan 2022 was adopted on 23 February 2022. The plan provides strategic policies, development management policies, area visions and site allocations which set out the strategy for managing growth and development across the borough from 2019 to 2036.

Relevant policies are:

- P14 Design quality
- P15 Residential design
- P18 Efficient use of lands
- P56 Protection of amenity

Area based AAP's or SPD's

Relevant policies are:

- 2015 Technical Updated to Residential Design Standards SPD (2011)
- Sustainable Design and Construction SPD (2009)

Planning Justification

The property is not a listed building and nor is it located in a conservation area.

The dormer extension part of the proposal is to the rear and will not be visible from the street scene.

The proposed development is an acceptable scale, massing and height in respect to both the host dwelling and adjacent, similarly extended, properties.

The dormer is scaled to appear as a subservient addition to the host dwelling.

The development proposes two roof lights to the front slope which will be visible from the street scene but will match those at neighbouring properties in scale and number.

The proposal raises the ridge line by 330mm and there are a range of ridge roof lines across the street due to the gentle natural slope of the terrain. Many properties on the street (22/AP/0071, 20/AP/1516, 19/AP/7444) have been granted a ridge level increases and 330mm has been approved on 2 separate occasions, notably at no. 29, the immediately neighbouring property.

The proposed increase does not extend above the parapet wall build up or chimney stack to the adjoining neighbours.

The proposed materials to the dormer match those of adjacent ap-

proved applications and are appropriate to the character of the area.

The dormer would create two new bedrooms and a shower room, all of which meet the minimum space requirements as set out in the council's Residential Design Standards SPD 2015.

Impact on the amenity of neighbouring occupiers

Policy 3.2 ('Protection of Amenity') of the Southwark Plan 2007 seeks to ensure an adequate standard of amenity for existing and future occupiers; Strategic Policy 13 ('High Environmental Standards') of the Core Strategy 2011 requires development to comply with the highest possible environmental standards, including in sustainability, flood risk, noise and light pollution and amenity problems.

The 2015 Technical Update to the Residential Design Standards SPD (2011) also sets out the guidance for rear extensions which states that development should not unacceptably affect the amenity of neighbouring properties. This includes privacy, outlook, daylight and sunlight.

The proposed pitch of the new ground floor extension has been carefully considered so as not to obscure sunlight from the neighbouring properties, despite the fact that the property is topographically higher than no. 29 Goodrich Road.

Conclusion

The proposed extensions to the house are in line with similar approved applications on Goodrich Road. The design is carefully considered and responds to the context, form and materiality of the site.

The property is in such poor condition that the proposed works will not only allow the house to again function as a home, but will improve the wider context and streetscape in general.

The form, design and scale of the proposed works have been carefully considered and justified with reference to local and national planning policies.



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