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**PROPOSAL TO BUILD A ROOF EXTENSION  
AT 1258 BELLENDEN ROAD**  
DESIGN AND ACCESS STATEMENT

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## 1. Introduction

This document accompanies a planning application to build a roof extension over number 125 Bellenden Road, London, SE15 within the London Borough of Southwark.

The proposal will involve the replacement of the existing butterfly roofs with a dormer sloped on both rear and street elevations.

The new fourth floor will comprise for each house: a new room to be occupied as an additional bedroom.

The scale, materiality and shape of the extension will be in consideration of the surroundings, but it will clearly state it's condition of contemporary development within an existing building.

The roof extension meets the Southwark Council Residential design standards.

## 2. Context

The proposal site at 125 Bellenden Road sits in a row of Victorian terrace buildings with retail premises on the ground floor and accommodation on the upper floors. They varied between two, three and four storey.

Bellenden Road is one of the most active and up and coming streets in Peckham. In the last couple of years it has seen the development of refine restaurants, deli shops, street art, and contemporary architecture (see p5)

The rear consists of buildings and their extensions of different heights, sizes, shapes and forms. The buildings have roof extensions in the shape of dormers in black slate with sash windows

## 3. Planning History

A pre planning application was submitted earlier this year. The response received stated that "the overall design of the mansard roof respond positively to the surroundings and street scene. The scale and design is not overly dominant and the internal room layout provides a good level of accommodation"

There should be the incusion/continuation of the parapet in the middle of the mansard to provide a strong divide between the units and maintain uniformity within the terrace. There should be a screen provided in the terrace area for provacy for both occupiers and neighbours that adjoin the site from the rear"

We have taken in consideration all this comments for the design contained in this application.





## 4.Design Principles

### Street Elevation

The roof extension will be designed to match the existing roof extensions and the style of dormer window

This will ensure the continuity of the facades towards Bellenden Road

## 5. Amount

The proposal is for a roof extension resulting in the addition of a new fourth floor.

## 6. Layout

The proposal intends to create a new living space on each house to be occupied by the leaseholder of the shop downstairs.

## 7.Scale

The proposed development has been design taking in consideration the context of the front and rear streetscape and surrounding properties.

In terms of size and scale, bulk and massing matches the other roof extensions in the street in particular numbers 186-190

## 8. Appearance

The proposed roof extension is of one storey. The eaves of the roof extension are sloped on both sides.

### Materiality

The roof extension is to be built in materials to match adjacent properties. Rolled lead dormer on slate tiled mansard.

The windows and doors at the rear will be double glazed on powder coated metal frames in black to match in with slate.

## 9. Access

In terms of access the building is to remain the same.

## 10. Sustainability

All of the materials used in the roof extension have been chosen bearing in mind their sustainability credentials.