

# DESIGN & ACCESS STATEMENT

To be read in conjunction with Drawings P-01 to P-04



Fig.1 Photo showing rear elevation with neighbouring rear extensions

Address: 59 Jennings Rd, London SE22 9JU

## Introduction

This Design and Access Statement is in support of the planning application to construct a single storey rear extension to the full width of the plot, demolishing the existing rear addition with lean-to roof as seen in Fig. 1, in order to enlarge kitchen and provide new dining accommodation, and to enable a better connection between living spaces and the rear garden amenity area, together with increased levels of daylighting to the interior.

## Context for the Proposal

The application site is situated on the south side of Jennings Rd. The predominant building type is terraced houses, two stories in height, many of which have single storey extensions to the rear (See Fig. 2). It is noted that the adjacent properties either side, at no. 57 and no. 61, have already constructed rear extensions, thereby meaning that the proposal which is the subject of this application will have minimal impact on either of those properties.



Fig.2 Aerial View showing application site (third from left) in context, single storey extensions seen locally at no.'s 51, 57, 61 & 63

## Design & Appearance

The proposed design involves demolishing the existing lean-to rear addition and extending to full width to a depth to match the extension at no. 57, to have a pitched roof with central rooflights for maximum daylighting to the interior, and including structural alterations to open up the internal space between kitchen and dining areas, in order to provide new accommodation with an enhanced connection to the rear garden area. The extension is proposed to the rear and therefore would have no effect on the streetscene, and as noted earlier in this document, there are extensions either side (See Fig. 2), meaning the additional impact either side is minor. Similar pitched roof extensions can be seen at no.'s 15 & 31 (See Fig.'s 3 & 4).

The rear elevation would be painted render to match existing rear elevation appearance, which is considered a typical traditional finish, and therefore in keeping with the context. Brick walls are proposed to both sides because due to the existing limited space beyond the boundaries, it would be impossible to gain access to render the proposed side walls. Rear glazing will be PPC aluminium framed, for a high quality, durable finish and attractive appearance.





Fig.3 Aerial View of no. 15

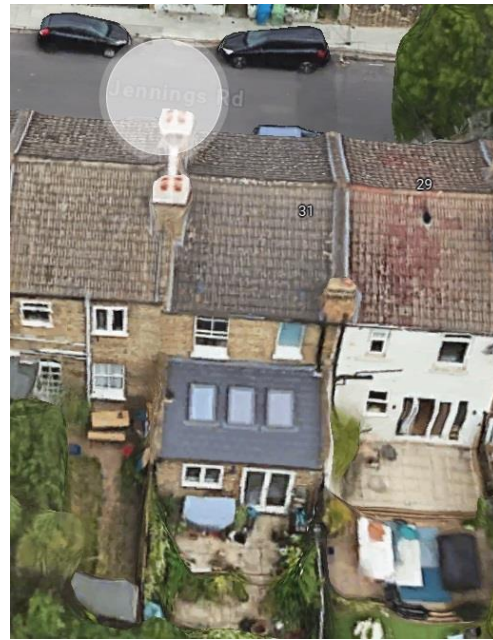


Fig. 4 Aerial View of no. 31

### Impact

It is considered that the extension will have an acceptable impact on the surrounding properties. There is considered to be no negative impact on the house at no. 57– due to an extension already being in place at that property. Similarly, at no. 61 there is also a rear extension in place and therefore no material harm would result on that neighbours amenity either, as a result of this proposal. It is therefore considered that there will be no excessive harm proposed by the proposed single storey extension which is the subject of this application, on either of the neighbouring properties.

### Policy & Precedent

The design proposal is considered with regards to the following local policies of Southwarks Residential Design Standards 2011(updated 2015):

- Generally, for most smaller terraced and semi-detached houses, be limited to a single-storey in height and must respect existing building heights – **the proposal is in accordance with this requirement**
- The eave level and ridge level must be no higher than the highest part of the roof - **the proposal is in accordance with this requirement**
- 3 metres is usually the maximum depth that can be added without harm to neighbours and preventing a feeling of enclosure **the proposal is marginally deeper than 3m (3.06m) to match the depth of the neighbouring extension**
- Should not exceed 3 metres in height to prevent a feeling of enclosure **the eaves height proposed is less than 2.5m height**
- Respect the design and windows features of the host building **as the rear elevation will consist of glazed bi-folding doors it is not considered that alignment with windows to first floor is appropriate – the intention is to maximise views from the ground floor interior spaces out towards the garden, to maximise its amenity value**

As discussed earlier in relation to the surrounding context of extensions either side, it is considered that there would be only a minor, and therefore, acceptable impact on neighbouring properties as a result of the proposed works. The appearance of the extension has been designed to appear consistent with that of the host property, due to the rendered finish on existing and proposed rear elevations. The extension will be well-built with easily maintainable materials (painted render, with brick to side walls which needs no maintenance) consistent with the rest of the application host property. The extension can be considered to be subordinate in form and volume to the original two-storey dwelling, and more than half of the rear garden area is retained as a result of the proposal. It is therefore considered that the proposed extension fully complies with all of the above relevant criteria as discussed in the policy.

### Conclusion

It respectfully submitted that the proposal to construct the single-storey full width rear extension is in accordance with both local and national planning policy in terms of design & appearance, that the design is comparable with other similar approved extensions and precedents, and that the impact on neighbouring properties and amenities is acceptable, and we respectfully request planning permission from the local planning authority on this basis.

Yours sincerely, John Quinn, Architect ARB reg no 0862501