

Design and Access Statement

Proposal for the installation of new roof lights, change in the size of the rear dormer, removal of the existing chimney on the roof, and repair works to the front bay of the house. (In relation to the Planning Permission issued on 11/05/2023, LBS Reg.No.: 23/AP/0749, for proposed development at 1 Pickwick Road, London, Southwark, SE21 7JN).

1 Pickwick Road, London, Southwark, SE21 7JN, is an existing semi-detached two-storey single-family dwelling located on the western side of the residential Pickwick Road. The neighbouring properties are of similar size and type. The property is not listed; however, it is located within the Dulwich Village Conservation Area.

The dwelling has main walls of solid brick construction with a pebble dash finish on the upper elevations. The windows are timber single-glazed, with white uPVC double-glazed windows on the upper floor.

Currently, refurbishment and building works are in progress on-site according to the approved development proposal issued on 11/05/2023, LBS Reg.No.: 23/AP/0749.

However, due to discovered subsidence of the foundation at the front of the house and major signs of significant movement and distortion of windows at the ground floor, the owner of the property is seeking a permit to undertake repair works to the front bay. The proposal is to disassemble the ground floor section of the bay, erect a new foundation, setting it at a lower depth, and rebuild the new ground floor section of the bay to match the existing in detail.

Additionally, several other amendments are proposed along with the aforementioned works following the elaboration of the design scheme and the intention to improve the quality of the family living and energy performance of their dwelling.

Please refer to the Heritage Statement where proposed works are described in detail and in relation to the context of the surrounding neighbourhood.

Please find attached drawings showing the following proposed alterations to the previously approved scheme at the aforementioned property:

- The partial demolition and reinstallation of the front bay at the ground floor level as existing, following instructions from the structural engineer in order to resolve the movement of some structural elements of the bay.
- The increase in the size of the previously approved roof dormer.
- The installation of new roof lights.
- The change in configuration and size of windows on the side elevation.
- The demolition of the roof chimney at the rear section of the roof.

The list of drawings:

- 001- Existing Ground Floor and First Floor
- 002- Existing Attic Floor Plan and Roof Plan
- 003- Existing Front Facade and Rear Façade
- 004- Existing Side Facade (East) and Side Facade (West)
- 005- Proposed Ground Floor and First Floor
- 006- Proposed Attic Floor Plan and Roof Plan
- 007- Proposed Front Facade and Proposed Rear Façade
- 008- Proposed Side Facade (East) and Side Facade (West)

The access to the property remains unchanged.

Yours faithfully,

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for and on behalf of Andrey Goryainov and Natalia Goryainov