

Smyth Dixon

PROPOSED ALTERATIONS TO THE TO THE REAR AND LOFT OF NO 364A IVYDALE ROAD, SE15 3DG DESIGN + ACCESS STATEMENT

Proposed Development: Addition of L-shape dormer over the main roof and outrigger including raising of the roof ridge by 450mm. Addition of a terrace over the existing outrigger at second floor level. Installation of roof lights including 3 to the front roof slope, internal reconfiguration and associated work.
Address: 364A Ivydale Road, SE15 3DG
Report Date: February 2024

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This statement has been prepared to support the application for: Addition of L-shape dormer over the main roof and outrigger including raising of the roof ridge by 450mm. Addition of a terrace over the existing outrigger at second floor level. Installation of roof lights including 3 to the front roof slope, internal reconfiguration and associated work.

1. **DESCRIPTION OF EXISTING PROPERTY**

Summary

No 364 Ivydale Road is a typical Victorian terraced property. 364A Ivydale Road is an upper floor flat accessed from an independent front door at ground floor level. The existing flat is a split level one bedroom property. The property has a North West facing garden overlooking Surrey Road.

This application relates to the addition of L-shape dormer over the main roof and outrigger including raising of the roof ridge by 450mm. Addition of a terrace over the existing outrigger at second floor level. Installation of roof lights including 3 to the front roof slope, internal reconfiguration and associated work.

Materials

The existing property is comprised of traditional building materials typical of the local vernacular. The front façade of the property is constructed from a stock brick in a painted finish. The existing upper roof is pitched and finished in a composite slate tile. The fenestration includes uPVC casement windows and timber doors with stone detailing.

The rear of the property is largely the same materiality. The brick finish to the rear is yellow stock brick, unpainted.

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2. DESCRIPTION OF PROPOSED WORKS

Design Considerations

Careful consideration has been given to Southwark Council's planning policies and the National Planning Policy Framework (NPPF) throughout the design process, which includes minimising the impact on neighbouring properties' amenity space and ensuring that the new construction benefits rather than harms the existing character of the area.

Materials

The proposed windows/doors added and altered to the existing building to the rear of the property will be uPVC to match the existing windows, the proposed windows and doors to the newly proposed loft extension will be aluminium frame in a grey colour. The roof lights will be glazed and aluminium framed. The proposed L shape dormer extension will be clad in standing seam zinc cladding. The raised front ridge will be tied in using a matching composite slate tile. The rear flat roofs will be finished in a EPDM flat roof finish. The low level raised wall to form the terrace will be in a render finish. The terrace glazing will be opaque and 1.7m above the terrace floor finish level. The proposed brickwork to allow the minor window alterations to the existing rear elevation will be yellow stock to match existing. There will be no other alterations to the external materials.

Planning Precedent

There are multiple examples of locally consented precedents for raising the ridge, L shape dormers and inclusion of zinc cladding. A few of these approved projects have been selected and are reference below including planning application references.

- 22/AP/1624 | Construction of L-shaped rear dormer extension including raising the ridge line by 400mm and the addition of 2no rooflights to the front roof slope; second floor terrace at end of outrigger. | 301 Ivydale Road London Southwark SE15 3DZ
- 21/AP/2657 | Raising of roof ridge by 450mm to facilitate L shaped dormer extension over main roof and outrigger, complete with terrace to the rear at second floor level and the installation of roof lights on the principal roof plane. Ground floor alterations to pantry roof forming small terrace above at first floor level with installation of large doors to kitchen. | 181 Ivydale Road London Southwark SE15 3DX
- 21/AP/0967 | Extension of roof ridge by 450mm, construction of L-shaped rear dormer with roof terrace and installation of three rooflights to front roofslope | 182 Ivydale Road London Southwark SE15 3BT
- 19/AP/7530 | Construction of an L-shaped roof extension with juliet balcony and roof terrace over part of the outrigger, including raising the roof ridge by 450mm. | 150 Ivydale Road London Southwark SE15 3BT

3. LOCATION

The building is not located within a conservation area.

4. ACCESS

No alterations to existing access or parking.

5. LANDSCAPING

There will be no alterations to the existing landscaping.

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