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294-PS-001B rev C

PLANNING STATEMENT + DESIGN AND ACCESS STATEMENT

54 Dulwich Village, London, SE21 7AJ

18 JAN 2024

Introduction

This statement has been produced to accompany a householder and listed building application for proposed alterations and a rear extension to the residential property at No. 54 Dulwich Village, London, SE21 7AJ.

54 Dulwich Village is not listed, however the adjoining property at no.52 is Grade II listed. The two properties share a brick garden boundary wall in the rear garden which the proposed rear extension would run along, which is why the application includes listed building consent.

The proposal aims to improve the appearance of 54 Dulwich Village to be more in keeping with the conservation area and the close proximity to listed buildings.

A single-storey rear extension is proposed to be added, together with internal remodelling works and alterations to the external elevations through changes to window fenestration.

This document aims to show that the proposed alterations are appropriate and compatible with the scale and nature of development in the area and that they remain subservient and sympathetic to the original dwelling house.

In summary, the proposed works include

- Proposed rear extension and alterations to existing rear extension.
- Alterations to window and door sizes and addition of external decorative mouldings and corncicing around windows, to bay window, and to proposed rear extension.
- Replacement of existing low quality uPVC windows and doors with traditional timber framed windows and doors.
- Addition of low-profile skylights
- Internal remodelling
- Re-render existing house and proposed extensions with plain face render.
- Replace existing main roof covering with dark grey zinc .
- Replacement of existing poor quality asphalt with lead grey single ply membrane.
- Sedum proposed to be added to roof of rear extension.
- Adjustment of roof over existing bay window, replacement of existing shallow pitch with flat roof.

For the avoidance of doubt this document acts both as Design and Access Statement and Planning Statement.

Existing Site

Site Location and Access

The property, No. 54 Dulwich Village, is situated on the western side of Dulwich Village Road.

The existing entrance is on the side of the property with a 180mm step into the property. Access is proposed to remain unaltered.

Heritage and Archaeology

The site and property fall within the Dulwich Estate Scheme of Management boundary and the Dulwich Village Conservation Area.

The site is within the Dulwich Village Tier 2 Archaeological Priority Zone.

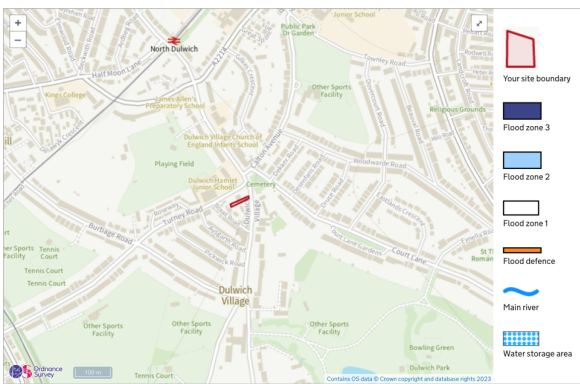
The property is not listed however attached neighbouring properties No. 50 and 52, and 60-62 Dulwich Village are Grade II listed. No. 54 Dulwich Village does not make a positive contribution to the streetscape. It has a shallow pitch parapet detail and bay window to the front, somewhat reminiscent of the nearby No.50-52, but the u-PVC windows, style/size of fenestration and low quality materials detract from the overall appearance of the property.

A Heritage Statement has been provided to supplement the application, and a Heritage Advice note provided by Forum Heritage Services about how the proposal will not detrimentally affect the shared rear garden wall.

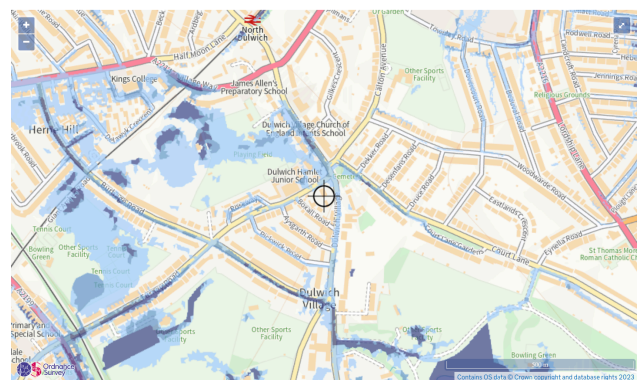
Flood Risk

The site location is in Flood Zone 1, an area with a ‘low probability of flooding from rivers or seas’.

The Gov.uk flood risk summary for the area around No. 54 Dulwich Village states the site has a low risk of surface water flooding, and therefore it is understood a Flood Risk Assessment is not required to accompany the planning application.



Source: <https://check-long-term-flood-risk.service.gov.uk/>



Source: <https://check-long-term-flood-risk.service.gov.uk/>

Trees

There are a number of trees to the front and rear garden of no.54, and also in neighbouring gardens. All trees are to be retained and protected during works. An Arboricultural Survey has been carried out and is included with the application. The arboriculturist considers the “works to 54 Dulwich that entail building being enlarged at the rear will not affect detrimentally the trees labelled T1, T2 and T3”.

Existing Property

The existing property is the end of a terrace of three houses No.50,52 and 54. The property is residential in use (Use class C3) and comprises of 2 storeys; a ground and first floor. The property is accessed via Dulwich Village Road where a generous front garden with paved walkway leads to the main entrance.

The front garden is bounded by a white painted timber fence at Dulwich Village Road, timber fencing towards No. 60, and is bounded by trees and planting to No. 52 Dulwich Village.

The property is attached to No.52 and 50 Dulwich Village both of which are Grade II listed. The neighbouring properties are described by the Dulwich Village Conservation Area Appraisal as a “refined early 19th century stuccoed...pair” (Dulwich Village Conservation Area Appraisal, page 24)

The front of the property comprises the original main section of the dwelling and a single storey front facing extension with bay window, finished in white painted render. Windows and doors are of low-quality white uPVC. The flat roof of the existing front facing extension is finished with white asphalt and is concealed from view by

parapet walls.

The gable end of the property, toward No. 60 Dulwich Village, is finished in brick.

The rear elevation comprises the original dwelling, finished in white painted render, and a rear single storey extension finished in brick with a rendered white band below the parapet. Windows and doors are of low-quality white uPVC. The existing extension roof is comprised of white asphalt, concealed from view by parapet walls.

The existing rear extension opens onto a paved area bounded by a high brick wall between No. 52 and 54 Dulwich Village. A planted timber pergola spans between the existing rear extension and a high brick wall.

The existing roof of the original dwelling is formed of 2 pitches, with low quality uPVC clerestory window between. The existing front roof pitch is covered with a felt membrane with copper overlay whilst the rear pitch is finished with felt.

The rear garden of the property is accessed via doors from the ground floor rear living room and kitchen. The garden comprises a section of brick paving and a lawn. It is bounded by a section of brick wall, noted above, and timber fencing towards No.52 and the rear. A brick wall bounds the garden towards No. 60.

Planning History

A desk top search of the Southwark planning website returns the following applications for the property:

Application Reference	Description	Decision	Decision Date
97/AP/1104	Erection of single storey ground floor kitchen/dining extension to rear of property and ground floor infill extension to front	Granted	22/10/1997
98/AP/0590	Single storey ground floor kitchen/dining extension to rear of property and single storey ground floor hall/cloaks in fill extension to front of property	Granted	19/06/1998
20/AP/1564	Demolition of the existing single storey garage building at rear of property and construction of a two storey two bedroom residential dwellinghouse.	Granted	14/08/2020
21/AP/2485	Variation Non Material amendment for planning permission 20AP1564 dated 14/8/2020 demolition of the existing single storey garage building at rear of property and construction of a two storey two bedroom residential dwellinghouse. Changes proposed are for omission of a window at ground floor level, slight increase of lantern rooflights and replacing a small window to the rear with a porthole window.	Agreed	11/08/2021
22/AP/1035	Details of Condition 3 (arboricultural survey), as required by planning permission 20/AP/1564 dated 14/08/2020 for -Demolition of the existing single storey garage building at rear of property and construction of a two storey two bedroom residential dwelling house.	Granted	16/05/2022
23/AP/2522	Certificate of Lawfulness (proposed): Replacement of windows with uPVC windows	Granted	26/10/23

23/AP/2525	Certificate of Lawfulness (existing): This application seeks a Lawful Development Certificate to confirm consent for planning application Ref No. 98/AP/0590 has lawfully commenced and as such the remainder of the permission can be completed without the need for further consent.	Granted	26/10/23
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A Certificate of Lawfulness for the replacement of existing windows and changes to the fenestration size to be more traditional in style has been approved, ref: 23/AP/2522. This application builds upon that approval and seeks for the window materials to be traditional timber framed, which would be an improvement in quality over uPVC.

Planning Precedents

Permissions for alterations to the roof have been approved along the street at:

- No.60 Dulwich Village. ref: 13/AP/1869
- No.62 Dulwich Village. ref: 13/AP/3268
- No.82 Dulwich Village. ref: 15/AP/2148

Permission for rear extensions have been approved along the street at:

- No.60 Dulwich Village. ref: 12/AP/4045

Permission for alterations to window and door fenestration have been approved at:

- No.62 Dulwich Village. ref: 09/AP/1791
- No.82 Dulwich Village. ref: 15/AP/2148

The Proposal

Overview

The proposal aims to improve the appearance of No. 54 Dulwich Village to be more in keeping with the conservation area and nearby listed buildings.

The proposals are to be constructed to a high quality and seek to enhance the character and appearance of the dwelling and its contribution to the conservation area.

The proposed alterations are design-led and aim to provide our client with exemplary natural light, and improved connection to their garden.

Modifications to the Front of the Dwelling

Bay Window

Under the proposal, the existing bay window of the existing front facing extension is to benefit from the replacement of the low quality uPVC fenestration with timber sash windows.

The existing shallow pitched roof of the bay window is to be replaced with a flat roof to match the traditional style of the proposed front extension. External plaster mouldings and coricing are proposed to the bay window to further improve its appearance.

Window Fenestration

Three existing low-quality uPVC windows are to be replaced with timber sash windows, reduced in size, to better match the fenestration of the ground floor proposal.

It is proposed that the new timber framed traditional painted windows and doors be painted a light grey/putty colour. We would welcome a dialogue on if this would be acceptable.

The sizes and shape of the proposed windows follow those recently granted in a Certificate of Lawfulness, ref: 23/AP/2522.

Traditional plaster mouldings are proposed to be added around the new windows.

Roof Modifications

The low-quality white asphalt flat roof of the existing front part of the house is to be replaced with a lead grey EPDM flat roof. The existing low-quality domed skylights are to be removed and 2 no. low-profile aluminium framed skylights will replace them.

Render

The existing front elevation of the house is proposed to be re-rendered in a plain face render.

Extensions and Modifications to the Rear of the Dwelling

Rear extension

The aim of the rear extension is to provide a better connected, open plan kitchen, living and dining spaces connected to the garden. A rear, single storey, infill extension is proposed between the existing single storey rear extension and garden wall bounding No. 52 and 54 Dulwich Village.

The extension is set back 2.3m from the rear elevation of the existing rear extension, and does not extend further than the existing brick garden wall.

The proposed single storey extension is to have a parapet height to match that of the existing rear extension parapet.

To reduce the visual impact of the proposed extension on neighbouring properties the roof is to angle downwards at 45 degrees towards the boundary between No. 52 and No. 54, to meet the existing garden wall height of 2.45m. The roof is to be lead grey EPDM, with a sedum overlay with gravel added to the perimeter edges.

The amenity of the neighbouring window at no.52 has been checked using the 45° rule of thumb. Daylight and sunlight levels are unlikely to be adversely affected because light will continue to be received over the roof which has been chamfered in this location.

Three low profile skylights are proposed in the rear extension. The existing glazed roof lantern of the existing rear extension is to be removed and replaced with an octagonal low-profile aluminium framed skylight.

The rear elevation of both the existing and proposed extension is to be finished in render. External plaster mouldings are proposed to be added to the rear elevation to further improve its appearance.

The existing rear extension is to be adjusted so it reads as one with the newly proposed rear extension. Plaster mouldings and corning's are proposed to match the details of the new extension.

Works within the curtilage of the listed boundary wall

The extension is to be built as an independent structure, set a minimum of 50mm away from the listed garden boundary wall.

In order to construct the single storey extension careful excavation will be undertaken at No. 54 Dulwich Village. If required temporary works (including shoring/propping) will be carried out to maintain the integrity of the listed boundary wall in its temporary condition. A compressible polymer separational layer is to be laid over the existing footing of the listed boundary wall prior to the construction of the strip foundation and slab of the rear extension.

In order to remove any structural impact the proposed extension will have on the existing listed wall a cantilevered reinforced concrete slab is proposed. The slab is to be built over a compacted hardcore and sand binding; separated from the existing wall and its footings by the polymer layer noted above.

The slab is to cantilever from a strip foundation constructed on the external side of the 45-degree load path of the existing listed boundary wall footing. The foundation has been designed to a depth of 1000mm above ground level, with depth requirements confirmed with the Building Control authority in line with NHBC Chapter 4.2.

An independent, 230mm thick, solid masonry wall is to be constructed in solid brick set out a minimum of 50mm away from the face of the existing listed garden wall. This independent wall is to be lined and waterproofed internally to negate the need for cavity trays and brick weep holes, therefore removing the need to access and ventilate the void between the proposed and existing listed boundary wall.

No works are proposed to the shared, listed boundary wall on the side of No. 52 Dulwich Village. Limited works are proposed to the listed boundary wall on the side of No. 54.

In order to close the 50mm void between the existing boundary wall and independent wall of the proposed extension at No.54 a flexible fire stop will be inserted along the perimeter of the void (top and rear). This is to be covered with a pressed, lead grey, aluminium capping piece.

At the rear elevation of the proposed extension at No. 54 the aluminium capping/cover piece will be set back from the rear wall of the extension, recessed into the void, by approx. 150mm. This is to maintain the appearance of a separate structure whilst ensuring the void between the two walls is sealed from the elements. The cover piece in this location will be seamlessly terminated behind the render of the rear elevation.

Window Fenestration

The existing low quality u-PVC windows in the existing rear extension are to be replaced with timber framed traditional style windows and doors.

It is proposed that the new timber framed traditional painted windows and doors be painted a light grey/putty colour. We would welcome a dialogue on if this would be acceptable.

At the first floor level, two existing low quality u-PVC windows to the rear elevation are to be replaced with traditional style, timber framed, sash windows. The proportion and size of the window openings are to be revised to appear more traditional and better suit the fenestration of the ground floor, and to be in line with the recently granted Certificate of Lawfulness.

It is proposed the soft curved reveal detail seen at no. 52 Dulwich Village to the first floor rear elevation windows will be replicated at no.54.

Render

The existing rear elevation of the house is proposed to be re-rendered in a plain face render.

Original Dwelling Alterations & Maintenance

Roof Alterations

The existing roofing membrane on the main roof of the front facing pitch is to be replaced with dark grey zinc.

An existing covered clerestory window, located between the front and rear pitched roofs, is to be reinstated and all low quality uPVC clerestory windows are to be replaced with timber framed windows.

The existing rear pitched roof is to be replaced with lead grey single ply membrane and a low profile conservation skylight is to sit centrally, bringing light into the first and ground floors of the property.

Conclusion

The proposal seeks permission for the addition of a single storey rear extension, together with alterations and upgrades to the existing dwelling house.

The proposed rear extension seeks to enhance the connection with the garden and has been designed to be unobtrusive. The proposal is to be constructed to the highest quality and seeks to enhance the unique character of the property and its contribution to the wider conservation area. The design aims to provide our client with a home that has exemplary connections to the garden and an abundance of natural light.

Planning Considerations

The following Southwark planning policies and guides have been referred to while developing the proposals:

- Dulwich SPD
- Heritage SPD
- Dulwich Village Conservation Area Appraisal

Consultation

The client has begun a dialogue with Dulwich Estate and their neighbours on the proposals. Pre-Application advice has been sought.