

Design and Access

11 Criffel Avenue, SW2 4AY, London

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Fig.1- Front elevation of property

1.0 Introduction

This supplementary document supports a householder application submitted to Lambeth Borough Council, undertaken by dRAW Architecture. This is for the development proposal at 11 Criffel Avenue for a new rear extension and internal remodelling. This Design & Access Statement should be read in conjunction with all supporting documents and drawings within the referenced planning application that has been submitted.

The purpose of this writing is to assist with the determination of the applications by informing the decision makers on the effects of development on the historic built environment. Value judgements on the significance of the heritage assets affected are presented and the effects of the proposals upon that importance are appraised. Specifically, this report assesses that capability of the building to allow change without causing harm to its appearance and the effects of the proposed development within the conservation area.

The current usage class of the building is unaffected by the application and the existing access to the property will be unchanged.

This document has been prepared in line with Wandsworth Local Plan 2016, Local Application Requirements and the London Plan 2016.

2.0 National & Local Planning Policy Framework

Particular reward is given to the provisions of the Section 10: Quality of the built environment - Q22 Conservation Areas. Also, Policy Q18 Historic environment strategy. The report also sets out how the proposal complies with 19 - the guidance and policy of the National Planning Policy Framework (NPPF) 2012.

This statement fully demonstrates the manner in which the proposal complies with all relevant national and local planning policies; National Planning Policy Framework Section 7 - Requiring good design Paragraphs 56 to 68: The government attaches great importance to the design of the built environment, Policy 7.6 of the London Plan - Architecture: Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate

the highest quality materials and design appropriate to its context. Good design is a key aspect of sustainable development. We are of the view that the application design proposal has been executed to a high quality and that the proposal is supported by the NPPF.

Core Policies for Issues; Policy IS 3 - Good quality design and townscape:

- a. The council will protect and reinforce the existing varied character and heritage of the borough.
- b. The layout, form and design of new buildings and the spaces around them should contribute positively to the local environment, creating streets and spaces which meet the needs of people, are visually attractive, safe, accessible to all, sustainable, functional, adaptable, durable, inclusive, and while having their own distinctive identity maintain and reinforce local character. Designs and layouts which make efficient and effective use of land, including innovative approaches that help deliver high quality outcomes will be promoted.

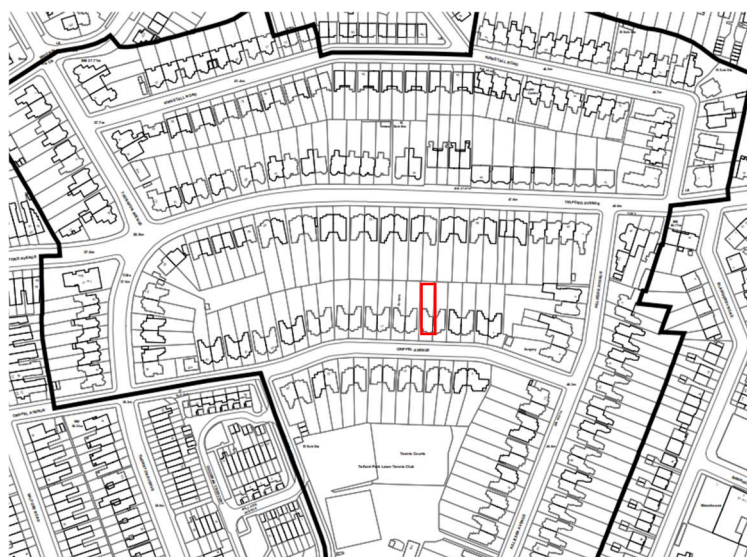
3.0 Site Description

11 Criffel Avenue forms a part of an attractive street façade made of semi-detached Victorian houses. The property is three storeys high. Criffel Avenue can be accessed from Killieser Avenue. The existing property has an existing rear conservatory style extension. It is located towards the eastern part of Criffel Avenue, on the northern side of the road. It hosts a medium sized front garden area of 50m² as well as a rear garden of 180m². The property is immediately adjoined on the right-hand side by no 9 Criffel Avenue with the neighbouring properties of very similar appearance and internal layout. Criffel Avenue is fully residential with a consistent façade of semi-detached houses on both sides. It lies within the Telford Park Conservation Area.

4.0 Conservation Area

The houses that remain in Telford Park (over 90 per cent of the total) are a stunning memorial to Tarver's success in creating a uniquely harmonious development in every sense of the term. Completely at variance with the traditional style of Victorian architecture, the houses all have generous ground floor areas, plus in many cases an effective use of wide staircases and split-level to achieve variety and light.

No two houses in the estate are exactly the same: there are Dutch gables, turrets, double and single fronted versions with an astonishing range of external decoration. However, all these houses with original windows demonstrate that the linking feature of the estate is it's distinctively Queen Anne fenestration. Thus, although the estate stretches over a considerable area, taking in Telford, Criffel,) Killieser, Thornton, and Sternhold Avenues and Kirkstall Road in Streatham Bill, Tarver's window layouts are always clearly recognisable.



5.0 Proposed Design & Appearance Impact

The proposed works sought permission for demolition of the existing (non-original) rear extension to the ground floor and construction of a new one, as well as internal remodelling (again, mostly on the ground floor). In specific, the proposal aims to create a more open, flexible layout to the ground floor that allows for a bigger kitchen and an arrangement making better use of the existing space. It will also result in better internal temperature regulation through reduction in the amount of glazing used.

The proposal aims to make a positive contribution to the street scene and conservation area with a crisp, well-detailed piece of contemporary architectural design that retains and enhances the original appearance.

All building materials for the proposal will be selected to closely match the existing elements of the building along with those of its immediate context, aiming to significantly respect the form and proportions of the property.

It is not considered that proposed alterations would result in any loss of light or outlook of the adjoining properties. The implementation of the proposal would also cause no loss of privacy to the neighbouring properties.

The front of the property, which is of main historic value, will remain unchanged.

6.0 Conclusion

This Design & Access has satisfied the requirements of the required planning policy framework and conservation area importance as it provides a proportionate assessment of the significance of the building within its location. Fully assessing the impact of proposals on that understanding too.

Overall, the proposals to the property provide a sensitive reorganisation based on an understanding and recognition of the asset's significance and what is desirable to preserve. The above statement fully demonstrates the manner in which the proposal complies with all relevant national and local planning policies.

The proposed alterations are subordinate in design, scale and are keeping with the appearance and aesthetic of the existing dwelling. Original features and details have been maintained throughout the proposal and are in keeping with its historical value. The form, materiality and design of the extension arrangements have been especially considered within our design stages, making sure it is respectful to its context and not detracted from the building. By carrying out the proposal to a high standard, the subject property will be further protected and future proofed for forthcoming users.

As such, it is respectfully requested that this application be approved subject to conditions, we trust that your local planning authority will come to the conclusion that our overall design proposal is appropriate.

Kind Regards,

Hanna Zbikowska
Project Designer
29.02.2024

RIBA 
Chartered Practice

